

RECEIVED APR 25 2013

**SUBDIVISION REGULATIONS
TOWN OF CROYDON, NEW HAMPSHIRE
March 1, 1977
INDEX**

Article I – ADMINISTRATION	PAGE	Article IV-PROCEDURE	PAGE
1.1 Authority and Adoption	1	4.1 Administration	5
1.2 Title	1	4.2 Pre-application	5
1.3 Amendments	1	4.3 Application	5
1.4 Separability	1	4.4 Filing Fee	5
1.5 Penalty	1	4.5 Preliminary Layout	5
1.6 Other Regulations and Ordinances	1	4.6 Preliminary Layout Hearing	5
1.7 Relaxation of Requirements	2	4.7 Final Plat	6
1.8 Contracted Services	2	4.8 Final Plat Hearing	6
		4.9 Decision of the Board	6
		4.10 Certificate of Board Failure to Act	6
Article II – DEFINITIONS		4.11 Bond Requirements	6
2 Abutter	2	4.12 Release of Bond	7
2.1 Board	2	4.13 Abandonment and Re-submission	7
2.2 Easement	2	4.14 Revision after Approval voids Plat	7
2.3 Engineer	2	4.15 Default of Subdivider	7
2.3A High Water Mark	2	4.16 Modifications	7
2.4 Layout	2	4.17 Inspection of Improvements	8
2.5 Lot	2	4.18 Proper Installation of Improvements	8
2.6 Plat	2	4.19 Gurantee of Improvements Installations	8
2.6A Publicly Dedicated Street	2	4.20 Damage to Adjacent Property and Facilities	8
2.7 Reserve Strip	3	4.21 Annexation Waiver	9
2.8 Right-of-way	3		
2.9 Setback	3	Article V-DEVELOPMENT REQUIREMENTS	
2.1 Street	3	5.1 Cul-de-sac	9
2.11 Street Pavement	3	5.2 Dead End Streets	9
2.12 Street Width	3	5.3 Streets Width and Construction standards	9
2.13 Subdivider	3	5.4 Layout Arrangement	10
2.14 Subdivision	3	5.5 Layout Topography	10
2.14A Minor Subdivision	3	5.6 Layout, Horizontal and Vertical Curves	10
2.15 Resubdivision	3	5.7 Layout, Grades	10
2.16 Uninhabitable Land	3	5.8 Street Intersections	10
2.17 Annexation	3	5.9 Street Tangents	10
		5.10 Street Jogs	10
Article III – PURPOSE AND GENERAL REQUIREMENTS		5.11 Private Streets	11
3.1 Purpose	4	5.12 Streets Names and Numbers	11
3.2 Premature Development	4	5.13 Reserve Strips and Exclusion Water	11
3.3 Character of Land	4		
3.4 Conformity to Official Map and Master Plan	4		
3.5 Responsibility for Required Improvements	4		
3.6 Approval	4		
3.6A Approval, Conditional	4		
3.7 Erosion Control	4		

**SUBDIVISION REGULATIONS
TOWN OF CROYDON, NEW HAMPSHIRE
March 1, 1977
INDEX- Continued**

Article V - DEVELOPMENT REQUIREMENTS	PAGE	Article VII - FINAL PLAT	PAGE
5.15 Sewerage	11	7.1 Final Plat Drawings	16
5.16 Private Water Supply and/or Sewage Disposal	11	7.2 Title Information	16
5.17 Street Signs	11	7.3 Certification Form	16
5.18 Drainage, Removal of Spring and Surface Water	12	7.4 Property Lines	17
5.19 Drainage Structure to Accommodate Potential Development Upstream	12	7.5 Street Information	17
5.20 Drainage, Responsibility for Drainage Downstream	12	7.6 Monuments and Street Locations	17
5.21 Drainage, Other Provisions	12	7.7 Seasonal High Water Marks	17
5.22 Monumnets (Lot Makers)	12	7.8 Water and Sewer Line	17
5.23 Reserved Lands	13	7.9 Public Utilities	17
5.24 Preservation, Existing Features	13	7.10 Street Lighting Plan	17
5.25 Preservation, Natural Cover	13	7.11 Storm Drainage Plane	18
5.26 Erosion and Sediment Control	13	7.12 Erosion and Sediment Control	18
5.27 Subdivider's Restrictions	14		
5.28 Excavation and Grading, General	14	MINIMUM REQUIREMENTS FOR STREET CONSTRUCTION	19
5.29 Excavation and Grading Suitable Materials Required	14		
5.30 Excavation and Grading, Embankments	14		
5.31 Excavation and Grading, Subgrade	14		
5.32 Excavation and Grading, Side Slopes	14		
 Article VI - PRELIMINARY LAYOUT	 PAGE		
6.1 Preliminary Layout Drawings	15		
6.2 Title Information	15		
6.3 Ownership of Surrounding Area	15		
6.4 Property Lines and Physical Features	15		
6.5 Existing Conditions	15		
6.6 Proposed Streets	15		
6.7 Proposed Easements	15		
6.8 Proposed Lot Layouts	16		
6.9 Proposed Public Land	16		
6.1 Proposed Storm Drainage	16		
6.11 Preliminary ON-Site Layout	16		
6.12 Phasing if Applicable	16		

**TOWN OF CROYDON - NEW HAMPSHIRE
PLANNING BOARD OCTOBER 17, 1986**

CERTIFICATE OF AMENDMENT:

DEFINITION:

Subdivision means the division of a lot, tract, or parcel of land into two or more lots, plats, sites or other divisions of land for the purpose whether immediate or future, of sale or of building development. It includes resubdivision and when appropriate to the context, relates to the process of subdividing or to the land territory subdivided. The division of a parcel of land held in common and subsequently divided into parts among the several owners shall be deemed a subdivision.

DEFINITION AS AMENDED:

Subdivision means the division of the lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance or building development. It includes resubdivision and when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. The division of a parcel of land held in common and subsequently divided into parts among the several owners shall be deemed a subdivision under this chapter.

AMENDED MONDAY, OCTOBER 5, 1981

SIGNED:

MELBOURNE CUSHING, CHAIRMAN
WILLIAM F. HICKEY, SECRETARY
HARRY P. NEWCOMB, EXOFFICIO
ROBERT C. O'BRIEN, MEMBER
GERALD S. GROSS, ALTERNATE MEMBER

SUBDIVISION REGULATIONS TOWN OF CROYDON, NEW HAMPSHIRE

Article I - ADMINISTRATION

1.1 Authority and Adoption

Pursuant to the authority vested in the Town of Croydon Planning Board by voters at the annual town meeting of March 7, 1972 and in accordance with the provisions of Chapter 36, Sections 19-29, New Hampshire Revised Statutes Annotated 1955, all as amended, the Town of Croydon Planning Board adopts the following regulations governing the subdivision of all land within the boundaries of the Town of Croydon, New Hampshire.

1.2 Title

These regulations shall be known as the Town of Croydon, New Hampshire Subdivision Regulations.

1.3 Amendments

These regulations may be amended or rescinded by the Board, but only following public hearing on the proposed change. The Chairman or Secretary of the Board shall transmit a record of any changes so authorized to the Registry of Deeds of Sullivan County.

1.4 Separability

If any section, article, provision, portion or paragraph of these regulations shall be held to be invalid or unconstitutional by any court of competent authority, such holding shall not affect, impair or invalidate any other section, article, provision, portion or paragraph of these regulations.

1.5 Penalty

Any owner, or agent of the owner, of any land located within a subdivision in Croydon, New Hampshire, who transfers or sells any land, before a plat of the said subdivision has been approved by the Planning Board and recorded or filed in the office of the Sullivan County Register of Deeds, shall forfeit and pay a penalty of five hundred dollars for each lot or parcel so transferred or sold; and the description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties. The Town of Croydon, New Hampshire may enjoin such transfer or sale and may recover the said penalty by civil action. In any such action the prevailing party may recover reasonable court costs and attorneys fees as same may be ordered by the court.

1.6 Other Regulations and Ordinances

In any case where a provision of these regulations is found to be in conflict with a provision of any other regulation, ordinance, code or covenant in effect in the Town of Croydon the provision which is the more restrictive shall prevail.

SUBDIVISION REGULATIONS - Continued

1.7 *Relaxation of Requirements*

Where the Board makes appropriate findings of fact that strict conformity to these regulations would cause undue hardship or injustice to the subdivider or to the Town, a subdivision plat substantially in conformity with the regulations may be approved by the Planning Board, provided that the spirit of the regulations, public convenience, safety and welfare will not be adversely affected and that the relaxation granted will not necessitate and increase in the expenditure of public funds.

1.8 *Contracted Services*

The Planning Board may appoint an agent charged with the responsibility of receiving for the Planning Board preliminary layouts and final plats, checking them to determine if they meet the requirements of these Regulations, and inspecting improvements for compliance with these Regulations and the requirements of the planning board.

Article 11 - DEFINITIONS

2.0 **ABUTTER** means the current owner of record of any property which shares a common boundary with the property to be subdivided or which lies directly across a public right of way from the parcel to be subdivided.

2.1 **BOARD** means the Planning Board of the Town of Croydon, New Hampshire

2.2 **EASEMENT** means an acquired privilege or right of use which one party may have in the land of another, normally being a strip of land used or intended to be used for a sanitary sewer or storm sewer line or other utility when such utilities are not included in the street.

2.3 **ENGINEER** means the duly designated registered professional engineer of the subdivider

2.3A **HIGH WATER MARK** means the highest elevation the water reaches during the calendar year.

2.4 **LAYOUT** means a map, plan or drawing on which a subdivision of land is shown in less detail than is required for a plat.

2.5 **LOT** means a parcel of land capable of being occupied by one principal structure and its accessories, or used for one particular purpose and designated as such on a plat.

2.6 **PLAT** means a map, plan, drawing or chart on which a subdivision of land is shown and final plat means the final map, plan, drawing or chart on which the subdivider's plan or subdivision, in entirety or in phases, is presented to the Board for approval and which, if approved, will be submitted to the Registry of Deeds of Sullivan County for recording.

2.6A **PUBLICLY DEDICATED STREET** means any road, way, avenue, boulevard, or lane accepted by the Town of Croydon at a regular or special Town Meeting.

SUBDIVISION REGULATIONS - Continued

- 2.7 **RESERVE STRIP** means a strip of land which might be used to control access to any land within the subdivision; or access from the subdivision to any neighboring property.
- 2.8 **RIGHT-OF-WAY** means a strip of land, separate and distinct from the lots and parcels adjoining such right-of-way, not to be included within the dimensions or areas of such other lots or parcels, and will be intended for use as a street, crosswalk, or for other special public use.
- 2.9 **SETBACK** means the distance between a legal boundary (right-of-way, lot line or property line) and any part of a building, including but not limited to garages, greenhouses, porches, and patios.
- 2.10 **STREET** means street, avenue, boulevard, road, lane, alley, viaduct, highway, freeway and other ways.
- 2.11 **STREET PAVEMENT** means the wearing or exposed surface of the roadway used by vehicular traffic and the width of it shall be measured at right angles to the center line of the street.
- 2.12 **STREET WIDTH** means the width measured at right angles to the center line of the street.
- 2.13 **SUBDIVIDER** means the registered owner(s) or the authorized agent(s) of the registered owner(s) of a subdivision.
- 2.14 **SUBDIVISION** means the division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or of building development. It includes resubdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. The division of a parcel of land held in common and subsequently divided into parts among the several owners shall be deemed a subdivision.
- 2.14A **SUBDIVISION, MINOR** shall mean the subdivision of land into no more than two lot or sites, at least one of which shall be retained by the owner, requiring no new roads, utilities or other municipal improvements.
- 2.15 **RESUBDIVISION** means a change in a map of an approved or recorded subdivision or resubdivision if such change accomplishes any of the following:
- 2.15, 1 changes any street layout shown on such map
 - 2.15, 2 affects any area thereon reserved for public use
 - 2.15, 3 diminishes the size of any lot shown thereon, if any of the lots have been conveyed after the approval of such map.
- 2.16 **UNINHABITABLE LAND** means land which is subject to flooding, including swamp and marsh land, or which is otherwise unsuitable for building development. Land to be subdivided for building purposes shall be of such character that it can be used safely without danger to the residents from any menace.
- 2.17 **ANNEXATION** shall mean the sale, transfer or other conveyance which involves merely and exchange of land among two or more adjacent owners and which does not increase the number of parcels, lots or owners, and on which no sewage disposal system is proposed to be constructed.

SUBDIVISION REGULATIONS - Continued

Article III - PURPOSE AND GENERAL REQUIREMENTS

3.1 Purpose

The purpose of these regulations is to provide orderly and planned development of subdivisions in order to protect and promote the general health, safety, convenience and prosperity of the Town of Croydon in general and the inhabitants as a whole.

3.2 Premature Development

Scattered or premature subdivision of land as would involve danger or injury to health, safety, or prosperity by reason of the lack of water supply, drainage, transportation, schools, or other public services, or necessitate an excessive expenditure of public funds for the supply if such services shall not be approved. (Authorized by, N.H. RSA 36:21)

3.3 Character of Land

Land to be subdivided shall be of such character that it can be used safely for purposes without danger to health or peril from fire, flood, ground water or other menace.

3.4 Conformity of Official Map and Master Plan

Subdivisions shall conform to the Official Map, when such exists, and shall be in harmony with the Master Plan, when such exists.

3.5 Responsibility for Required Improvements

All costs of required improvements shall be borne by the subdivider.

3.6 Approval

Shall mean recognition by the Planning Board, certified by written endorsement on the plat, that the final plat submission meets the requirements of these regulations and all other applicable ordinances and regulations.

3.6A Approval, Conditional

Shall mean an expression by the Planning Board that the preliminary layout appears to satisfy all requirements established herein for the preliminary layout submission phase. Conditional Approval does not constitute, nor should it be construed as, approval, either implied or granted, of the final plat, nor does it bind the Planning Board to approval of the final plat, nor does it allow for the issuance of any municipal building permit, nor does it allow for any commencement of construction or development.

3.7 Erosion Control

The subdivider shall provide adequate control of erosion and sedimentation of both a temporary and permanent nature during all phases of clearing, grading and construction. Recommendations and guidance by the Soil Conservation Service of the U.S. Department of Agriculture and the Sullivan County Conservation District are available to the Board and will be extended to all subdividers for use in Croydon, New Hampshire.

SUBDIVISION REGULATIONS - Continued

Article IV - PROCEDURE

4.1 Administration

The Planning Board of the Town of Croydon, New Hampshire shall administer these regulations. Subdivision applications shall conform to specifications described herein, and comply fully with the Board's requirements.

4.2 Pre-application

Before the formal submission of a subdivision layout, a subdivider may appear at a regular meeting of the Board and submit a layout and soil survey of the area for discussion with the Board. This may save him the cost of needless changes at some later date.

4.3 Application

Whenever any subdivision is proposed to be made and before any contract for the sale of, or offer to sell, rent, or lease such subdivision of any part thereof shall have been negotiated, the subdivider shall apply in writing to the Board for approval of such subdivision. No utility installations, no grading or construction of roads, no grading of lands or lots, and no erection, construction or placement of buildings shall be done on any part of the land or lots within a subdivision until a final plat of such subdivision shall have been duly prepared, submitted, reviewed, approved and endorsed as provided in these regulations.

4.4 Filing Fee

Application for approval of a subdivision or any phase shall be accompanied by a filing fee of fifty (50) dollars for any subdivision or phase, plus fifty (5) dollars per lot in the proposed subdivision or phase. Application for approval of a minor subdivision shall be accompanied by a fee of ten (10) dollars, plus ten (10) dollars per lot. Making a total of Thirty (30) dollars, per Minor Subdivision.

4.5 Preliminary Layout

Three (3) black and white paper prints of the preliminary layout and three (3) similar prints of proposed street and utility profiles as described in Article VI shall be filed with the Town of Croydon, New Hampshire Planning Board. For a minor subdivision, three (3) paper prints of the preliminary subdivision shall be filed in accordance with Article VI. The Board will then review the preliminary layout and proposed street and utility profiles in connection with the topography of the area, the existing requirements of the zoning ordinance, and shall take into consideration the general requirements of the community and those of adjoining areas.

4.6 Preliminary Layout Hearing

Before taking formal action the Board may hold a hearing with the subdivider or his agents and may hear and confer with other parties whose interest may be affected by the preliminary layout. After such hearing the Board shall communicate in writing to the developer the specific changes, if any, which the Board will require in the preliminary layout and the amount of construction or improvements it may require as a prerequisite to the subsequent approval of the subdivision plat. The Board may disapprove of the preliminary layout in its entirety, but shall state its reasons for such disapproval.

SUBDIVISION REGULATIONS - Continued

4.7 Final Plat

The subdivider, after official notification by the Board with respect to the preliminary layout and the changes, if any, to be made therein, shall within six (6) months thereafter file with the Board drawings of the final plat and street and utility profiles as required in Article VII. The subdivider shall tender offers of cessation in a form certified as satisfactory by the Town Legal counsel of all land included by him, in streets, highways, or public open spaces, but approval of the plat by the Board shall not constitute an acceptance by the Town of any dedication.

4.8 Final Plat Hearing

Before the final plat shall be approved or disapproved, the Board shall hold a public hearing on the plat. Notice of such hearing shall be by advertisement in a newspaper of general circulation in the Town of Croydon and by notices posted at the Town Hall in Croydon; these shall state the time and place of such hearings, and a copy of notice shall be sent by registered or certified mail to the subdivider and to all owners of record of land abutting upon the subdivision as appearing in the most recent tax list, not less than five (5) days before the date fixed thereof.

4.9 Decision of the Board

The Board shall consider the final plat within thirty (3) days from the date of its submission. The Board shall approve or disapprove the plat within ninety (90) days, in accordance with section 23, Chapter 36, New Hampshire RSA 1955. Approval of the plat shall be made by the written endorsement of the Chairman of the Board on the copy of the final plat which shall be filed with the Register of Deeds of Sullivan County.

4.10 Certificate of Board Failure to Act

By action taken under Article II at the Croydon Town Meeting of March 7, 1972, it shall be the duty of the Town Clerk to issue all certificates of failure when the Planning Board shall fail to take action as provided in Chapter 36. Sections 19 and 19-29 inclusive, as amended.

4.11 Bond Requirements

Before final approval of a plat, the Board shall require the subdivider to file a bond or establish an escrow agreement of sufficient collateral with an appropriate agent in an amount equivalent to the full cost of the required public improvements, including water and sewer facilities. The full cost of the improvements shall be in an amount determined by the Board. The bond or escrow agreement shall be to guarantee the initial satisfactory completion of all public improvements, correction of all improvement deficiencies or failures and repair of damage.

SUBDIVISION REGULATIONS - Continued

4.12 Release of Bond

The performance bond or escrow agreement shall be released when the Board is satisfied that the subdivider has complied with all applicable provisions of these regulations and the subdivider's engineer certifies such compliance, including the total recertification of original installation guarantee and damage deficiencies. The subdivider's engineer will certify that all required work has been performed. If the subdivider has not totally complied within three (3) years of date of the original approval of the subdivision plat, the bond or escrow in total or any part not previously returned to the subdivider shall be forfeited. The Board may extend the date for the total completion of public improvements upon the written request of the subdivider, if reasonable conditions exist delaying the completion of the subdivision. A subdivider may be granted only one extension, to be limited to not more than six (6) months. Fifty (50) percent of the performance bond or escrow collateral shall be released by the Board, providing no deficiencies exist, upon written certification by the subdivider and verification by the Board that seventy-five (75) percent of the improvements have been satisfactorily completed.

4.13 Abandonment and Re-submission

A final plat shall be considered to have been abandoned by the subdivider if he has not complied with the bond requirements of this Article, any other conditions of approval established by the Board and has not submitted the final plat for endorsement by the Chairman of the Board within Sixty (60) days after being notified of approval by the Board. The subdivider may be granted only one extension to be limited to not more than sixty (60) days after being notified of approval by the Board. The subdivider may be granted only one extension to be limited to not more than sixty (60) days by the Board upon written application, and for adequate reason in the Board's judgement. An abandoned final plat shall require a complete new submission for further consideration by the Board.

4.14 Revision after Approval voids Plat

No changes, erasures, modifications or revisions shall be made in any subdivision plat after approval has been given by the Board and endorsed in writing on the plat, unless the said plat is first resubmitted to the Board and the Board approves any modifications. In the event that any such plat is recorded without complying with this requirement, the same shall be considered null and void, and the Board shall institute proceedings to have the plat stricken from the records of the Sullivan County Register of Deeds.

4.15 Default of Subdivider

A plat may be disapproved in its entirety by the Board if the subdivider is in default on any previously approved plat.

4.16 Modifications

The requirements of the foregoing regulations may be modified when, in the opinion of the Board, after public hearing, specific circumstances surrounding a subdivision, or condition of the land in such subdivision, indicate that such modifications will properly carry out the purpose and intent of the Master Plan and of these regulations. Notice of such hearing shall be given not less than 15 days prior to the date thereof by publishing in a newspaper of general circulation the date, time and place of the hearing and shall designate the location of the land in question and the nature of the modification being sought.

SUBDIVISION REGULATIONS - Continued

4.17 Inspection of Improvements

At least five (5) days prior to the commencing construction of required improvements, the subdivider shall pay to the Town an amount of money estimated by the Selectmen to fully compensate the Town for all inspection and testing charges deemed necessary for such improvements and also at the time shall notify the Selectmen in writing of the time he proposes to commence construction of such improvements so the Selectmen may cause inspection to be made to assure that all Croydon specifications and requirements shall be met during the construction or required improvements, and to assure the satisfactory completion of improvements and utilities by the Planning Board.

4.18 Proper Installation of Improvements

The subdivider shall notify the Board in writing when the improvements are completed. If the Board determines after inspections and test have been made, that any of the required improvements have not been completed in accordance with plans and specifications as filed by the subdivider and as required by the Town, the Board shall notify the subdivider in writing of such deficiency and have the subdivider rectify all deficiencies at the expense of the subdivider. If the subdivider does not substantially rectify all deficiencies with sixty (60) days of notice, the Board shall notify the subdivider's bonding company or escrow agent and take all necessary action to protect and preserve the Town's rights and interest.

4.19 Guarantee of Improvements Installations

One year after completion of all improvements or one year after the correction of all deficiencies referred to in paragraph 4.18 of these regulations, whichever occurs last, the Board shall have the required improvements inspected and tested, as it deems necessary to determine completeness and sufficiency. If the Board finds that the improvements have failed for any reason or do not meet the specifications as filed by the subdivider and as required by the Town, the Board shall notify the subdivider in writing of such failure and have the subdivider rectify all failures at the expense of the subdivider. If the subdivider does not substantially rectify all failures within sixty (6) days of notice, the Board shall notify the subdivider's bonding company or escrow agent and take all necessary actions to protect and preserve the Town's rights and interests.

4.20 Damage to Adjacent Public and Private Property, Drainage Facilities and Waterways, Streams and Brooks.

If at any time before all public improvements are finally accepted by the Town and before the bond is totally release, should any condition within the approved subdivision cause damage to adjacent public or private property, drainage facilities and waterways, streams and brooks, including but not limited to soil erosion and damage to standing vegetation, the Board shall notify the subdivider in writing of such damage and have the subdivider correct all damage at the expense of the subdivider. If the subdivider does not substantially correct all damage within sixty (60) days of notice, the Board shall notify the subdivider's bonding company or escrow agent and take all necessary action to protect and preserve the Town of Croydon's rights and interests.

SUBDIVISION REGULATIONS - Continued

4.21 Annexation Waiver

Any subdivision for the purpose of annexation as defined in section 4 shall be submitted to the Board for review. The Board, upon reviewing the facts and merits of the proposal, may in its discretion waive compliance with the requirements of the regulations, providing however, that the following conditions shall be met in all cases:

1. A general map shall be prepared and submitted to the Board showing the original boundaries of the adjacent parcels in question.
2. A detailed survey map shall be prepared and submitted to the Board showing the new property line or lines created as a result of the annexation.
3. A deed restriction shall be placed in the body of the deed or other instrument of transfer stating as follows: "The grantee(s) by virtue of acceptance of this deed agree that the premises hereby conveyed shall not be deemed or considered a separate lot of record, but shall be regarded as merged into and made an integral part of the continuous lot of land previously owned by the grantee(s) so that the same shall here after be one combined single lot of record".
4. A statement shall be placed at the end of the deed or other instrument of transfer stating as follows: "The above transfer constitutes an annexation of the tract herein conveyed to the tract conveyed to the said _____ by the deed of _____ dated _____, 19____ and recorded in the Sullivan County Register of deeds at Book _____ Page _____ and therefore does not require approval of the Planning Board of the Town of Croydon, New Hampshire.

Article V - DEVELOPMENT REQUIREMENTS

5.1 Cul-de-sac

A cul-de-sac street shall not exceed twelve hundred (1200) feet in length and shall not provide entrance to other streets. However, where the density is equal to or less than one (1) residential unit for each two (2) acres, the Board may increase the maximum length to two thousand (2000) feet. When there are six (6) residential units or less on a cul-de-sac the Board may modify the pavement width requirements, provided that the subdivider provides adequate off-street parking facilities. A turnaround shall be provided with a minimum radius of sixty (60) feet at the end of all cul-de-sacs.

5.2 Dead End Streets

No dead end street shall be designed to serve more than two hundred (200) lots, including those abutting on it and those abutting on streets served by dead end streets. A dead end street at its terminus shall have a turnaround with a minimum radius of sixty (60) feet.

5.3 Street Widths and Construction Standards

All streets shall be constructed on sixty (60) foot right-of-ways and shall be completely constructed by the subdivider in accordance with "Minimum Requirements for Street Construction", Town of Croydon, New Hampshire, reproduced as Exhibit A to these regulations.

SUBDIVISION REGULATIONS - Continued

5.4 Layout Arrangement

The arrangement of streets in the subdivision shall provide for the continuation of principal streets of adjoining subdivisions and for proper projection of principal streets into adjoining subdivisions which are not yet subdivided, in order to make possible necessary fire protection, movement of traffic and construction of extensions, presently or when later required, of needed utilities and public services such as sewers, water and drainage facilities. Where, in the opinion of the Board, topographic and other conditions make such continuance or impracticable, the above conditions may be modified.

5.5 Layout Topography

Streets shall be logically related to the topography so as to produce usable lots, reasonable grades and safe intersections in appropriate relation to the proposed use of the land to be served by such streets.

5.6 Layout, Horizontal and Vertical Curves

No horizontal curve shall have a center line radius of less than one hundred and fifty (150) feet. For changes in grade exceeding one (1) percent, a vertical curve shall be provided insuring a minimum sight distance of one hundred and fifty (150) feet.

5.7 Layout, Grades

Street grades shall be a minimum of one-half (1/2) percent. The maximum allowable grade shall be ten (10) percent. A ten (10) percent grade may be allowed for a distance not exceeding six hundred (600) feet. In no case shall a grade greater than five (5) percent be allowed at or within fifty (50) feet of an intersection. Areas of streets which are in excess of eight (8) percent shall be connected by areas of at least two hundred (200) feet in length of a grade of eight (8) percent or less. However, the Board may authorize on a cul-de-sac street as a variance, a maximum grade not to exceed ten (10) percent for a total distance not to exceed nine hundred (900) feet provided that a hundred and fifty (150) feet of an intersection. For grades in excess of eight (8) percent, the Board may require safety features as deemed necessary, such as guard rails and extended shoulders.

5.8 Street Intersections

Street intersections shall be as nearly at right angles as possible, and no intersection shall be at an angle of less than sixty (60) degrees: "T" type preferred over "Four-Way" type.

5.9 Street Tangents

Street tangents of at least one hundred (100) feet in length shall be introduced between reverse curves on all proposed streets.

5.10 Street Jogs

Street jogs with center line offsets of less than one hundred fifty (150) feet shall not be allowed.

SUBDIVISION REGULATIONS - Continued

5.11 Private Streets

There shall be no private streets in any subdivision. Every lot in a subdivision shall abut a publicly dedicated street.

5.12 Streets Names and Numbers

Streets shall be identified by name on the preliminary plat. Proposed streets which are obviously in alignment with others already existing and named shall bear the names of existing streets. Street names and numbers shall be subject to approval of the Planning Board.

5.13 Reserve Strips Exclusion

Reserve Strips restricting access to land dedicated or to be dedicated to public use will not be permitted, nor will reserve strips of land which may prove to be untaxable for improvements be permitted.

5.14 Water

An existing public utility system shall be extended or a community system provided so as to provide the necessary quantity of water, at acceptable pressure, for fire protection according to the requirements of the New Hampshire Board of Underwriters. The subdivider may be required by the Planning Board to provide or have installed at his expense larger transmission lines and storage and pumping facilities outside the subdivision if the supply and pressure would otherwise be inadequate.

5.15 Sewerage

The subdivider shall be required to meet the regulations of the New Hampshire Water Supply and Pollution Control Commission.

5.16 Private Water Supply and/or Sewage Disposal

In areas not served by a public sewer system and/or public water supply, the subdivider shall submit a certificate from the Town Health Officer that lots are of adequate size and arrangement to meet the standards of the Town and State Sanitary Codes for water supply and sewage disposal. Upon the recommendation of the Town Health Officer, the Board shall require that the subdivider provide a plan showing the location of wells, septic tanks and leaching fields for each parcel of property. The subdivider or his agent shall provide the necessary labor and equipment to the Health Officer for making tests necessary under the aforesaid sanitary codes. Sewage Disposal will be a minimum of forty (40) feet from any property line.

5.17 Street Signs

All street signs and posts shall be provided and installed by the Town at expense of the subdivider.

SUBDIVISION REGULATIONS - Continued

5.18 Drainage, Removal of Spring and Surface Water

The subdivider may be required to carry away by pipe or open ditch any water, considered undesirable by the Board, that may exist either previous to or as a result of the subdivision. Such drainage facilities shall be located in the street right-of-way where feasible, or in perpetual unobstructed easements of appropriate width.

5.19 Drainage Structure to Accommodate Potential Development Upstream

Culverts or other drainage facilities shall, in each case, be large enough to accommodate potential run-off from the entire subdivision, and future subdivisions. The Board shall approve the design and size of facilities based on anticipated run-off under conditions of total potential development. The subdivider's engineer shall provide such information as the Board deems necessary to the determination of the adequacy of the facilities.

5.20 Drainage, Responsibility for Drainage Downstream

The subdivider's engineer shall provide such information as the Board deems necessary to determine the effect of the subdivision on the existing downstream drainage facilities outside of the area of the subdivision. Where the Board anticipates that the additional run-off incident to the development of the subdivision will overload an existing downstream drainage facility so that there will be damage to private property or an increase in the expenditure of public funds, the Board shall not approve the subdivision until the subdivider and the Board of Selectmen agree to share the cost of the necessary improvement required. The Town's share shall be based upon the portion of run-off which the developed area downstream from the subdivider's subdivision contributes to the necessary improvement, except that there shall be credited to the Town's share that portion of the need which can be met by existing facilities.

5.21 Drainage, Other Provisions

IN design of the drainage system, natural waterways shall be utilized to the full extent feasible. There shall be at least eighteen (18) inches of cover over culverts crossing roadways and for culverts over twenty (20) inches in diameter the Selectmen may specify additional depth of cover. The minimum size culvert installed shall be sixteen (16) inches. Where catch basins are installed the street shall have curbing unless the Board shall approve an alternate method. Open roadside drainage ditches in excess of five (5) percent grade shall be paved with tone or asphalt as required by the Board. All culverts shall have headers. Header design shall be approved by the Board. Wherever possible natural drainage courses should be extended across a road and not diverted to roadside drainage ditches.

5.22 Monuments (Lot Markers)

Monuments constructed of concrete or stone at least 4 x 4 inches on the top and at least thirty-six (36) inches long shall be set at all block corners and iron pins or equivalent markers at all lot corners. The final plat shall be keyed to several block corner monuments within the subdivision.

SUBDIVISION REGULATIONS - Continued

5.23 Reserved Lands

Land shall be reserved for open space and recreation area or future municipal use as deemed necessary in proper cases by the Planning Board in any plat submitted to it for approval. Such land shall be either deeded to the Town or reserved for the common use of all property owners by covenant in the deed as determined by the Board. All such areas shall be of reasonable size, slope and character for neighborhood playground or other recreational uses, or future municipal use, including open space.

In cases where the Board and the subdivider agree that due to the size, topography, or location of the subdivision, land for park, playground or other recreation purpose or future municipal use cannot be properly located therein, or, if in the opinion of the Board and the subdivider it is not desirable, the Board may modify the requirement that the plat show land for such purposes. The Board and the subdivider may then agree that the subdivider will pay to the Town a sum of money equal to the market value of the subdivided land which was to be set aside for the purposes aforementioned. This cash payment shall be remitted to the Town for either land acquisition or development of public land for recreational purposes or future municipal use for the benefit of the residents of the subdivision, as deemed appropriate by the Board.

The Board may approve a combination of the two above methods in making provision for open space and recreation or future municipal use.

5.24 Preservation, Existing Features

Existing features which would add value to the subdivision, such as trees, watercourses and falls, brooks, historic spots and similar irreplaceable assets, shall be preserved, insofar as possible, through harmonious design.

5.25 Preservation, Natural Cover

Land shall be subdivided and improved in reasonable conformity to existing topography in order to minimize grading, cut and fill, and to retain, insofar as possible, the natural contours, limit storm water run-off, and conserve the natural cover and soil. After application for approval has been submitted to the Board, no topsoil, sand or gravel shall be removed from the subdivision for any purpose than to meet construction needs for that particular subdivision or to meet any requirements of these regulations.

5.26 Erosion and Sediment Control

The smallest practical area of land should be exposed at any time during development. When land is exposed during development, the exposure should be kept to the shortest practical period of time. Land should not be left exposed during the winter months. Where necessary, temporary vegetation and/or mulching and structural measures may be required by the Board to protect areas exposed during the development. Sediment basins (debris basins, desilting basins, or silt traps) shall be installed and maintained during development to remove sediment from run-off water and from land undergoing development. Where possible natural drainage-ways should be utilized and left open to remove excess surface water. The permanent final vegetation and structures should be installed as soon as practical in the subdivision.

SUBDIVISION REGULATIONS - Continued

5.27 Subdivider's Restrictions

The owner of the subdivision may place restrictions on the subdivision greater than those required by these regulations, the Zoning Ordinance and any other State or local regulations. Such restrictions shall be indicated directly on the plat and shall also, when applicable, be placed as covenants in the deeds of dedication to the Town.

5.28 Excavation and Grading, General

All excavating and filling required for construction of improvements shall be as specified herein and shall also conform to all pertinent State laws and Regulations. The entire area of work shall be brought to the required lines and grades by excavation or filling. A minimum of two (2) inches of top soil shall be provided to cover over all finished slopes. This material shall be spread uniformly over all finished slopes.

5.29 Excavation and Grading - Suitable Materials Required

No stumps, wood, roots, sod, or other fibrous materials shall be placed in any embankment. In those locations where the alignment crosses swamp or march lands, or other similar soil that is incapable of withstanding expected loads, such inadequate soil shall be entirely removed and replaced with adequate material. The materials so removed shall not be placed in embankment, but may be used in flattening embankment slopes. The Board may require the developer to submit evidence of boring and/or other soil investigations to determine the depth, composition and stability of the subgrade within the road section.

5.30 Excavation and Grading, Embankments

Embankments shall be formed of suitable and acceptable excavated materials and brought to the required lines and grades. The materials for embankment shall be placed in successive horizontal layers not exceeding six (6) inches in depth extending across the entire fill area. They shall be spread by a bulldoze or other acceptable methods, and shall be thoroughly compacted. Successive layers shall not be placed until the layer under construction has been thoroughly compacted. Where embankments are made of rock, the rock shall be so deposited that all voids are filled with earth and in such a way that the compaction specified above may be secured.

5.31 Excavation and Grading, Subgrade

Upon completion of filling and excavating, the subgrade shall be formed to the required grade and contour, and the entire surface again rolled as specified above. High spots shall be removed and low spots filled with acceptable material and the process of leveling and rolling continued until no further depression results.

5.32 Excavation and Grading, Side Slopes

Side slopes in embankment and on roadside drainage ditches shall descend one (1) foot vertically for at least each two (2) feet horizontally (2 on 1). Surplus material resulting from excavation of the road bed shall be used to flatten slopes of embankment so that they ascend one (1) foot vertically for at least two (2) feet horizontally (2 on 1). Side slopes in excavation rock shall ascend six (6) feet vertically for at least each one (1) foot horizontally (1 on 6). Where rock cuts have a face higher than ten (10) feet vertically, a three (3) foot berm shall be provided at each ten (10) foot level above the grade at the edge of the pavement. Side slopes shall not be graded so as to extend beyond the limits of the road right-of-way onto land not part of the subdivision unless a suitable slope easement has been properly established and granted by the affected property owner.

SUBDIVISION REGULATIONS - Continued

Article VI - PRELIMINARY LAYOUT

6.1 Preliminary Layout Drawings

Subdividers shall file with the Board 13) copies of all preliminary layout drawings on sheets at least 20" x 30" at an appropriate scale approved by the Board. Showing or accompanied by all information requested under the following paragraphs of this article.

6.2 Title Information

Proposed subdivision name; name and address of owner of record; name of subdivider; name of engineer and/or surveyor; name of draftsman; date, north arrow and bar scale. Details of any restrictions and/or reservations which will apply to the land and become covenants in the Deeds for Lots. A location map of the subdivision shall be included on the plat.

6.3 Ownership of Surrounding Area

Names and addresses of current abutters, abutting subdivision names, streets, easements, alleys, parks and public open spaces, and other properties, to a distance of at least two hundred (200) feet from the boundaries of the subdivision.

6.4 Property Lines and Physical Features

Location of property lines and their approximate dimensions; existing easements, buildings, water courses, ponds or standing water, and other essential features, including the mapping of the entire subdivision in twenty (20) foot contours. The Board may in its discretion require mapping of portions or all of the subdivision at more frequent contour intervals.

6.5 Existing Conditions

Existing water mains, sewers, culverts, drains and proposed connections or alternative means of providing water supply and disposal of sewage and surface drainage. Location of each percolation test hole, and the results and adequate information with respect to soil conditions to show that, with the lot sizes as proposed, a water well, if required, can be put on one lot without contamination of the water supply on such lot or on other property. A soil survey of the area showing the various kinds of land to be developed where such information was not submitted during pre-application and is considered essential by the Board.

6.6 Proposed Streets

Location, name and widths of existing and proposed streets and highways and their grades and profiles.

6.7 Proposed Easements

Where the topography is such as to make difficult the inclusion of any facilities mentioned above, within public areas, the preliminary layout shall show the boundaries of proposed permanent easements over or under private property.

SUBDIVISION REGULATIONS - Continued

6.8 Proposed Lot Layouts

Proposed lots, lot numbers, size of each lot in acres and setback lines.

6.9 Proposed Public Land

Location of all parcels of land proposed to be dedicated to public use and the conditions of such dedicated, and a copy of such private deed restrictions as are intended to cover part of all of the tract.

6.10 Proposed Storm Drainage

Preliminary location and size of any catch basins, surface drains, storm sewers, bridges, or culverts which may be required. This shall include any storm drainage improvements outside of the area, if needed.

6.11 Preliminary On-Site Layout

Temporary stakes along center lines of roads shall be driven in the ground to facilitate inspection, as required by the Board.

6.12 Phasing if Applicable

Where the preliminary layout submitted covers only a part of the subdivider's entire holding, a sketch of the prospective future street systems of the unsubmitted part shall be furnished and the street system of the submitted part will be considered in the light of adjustments and connections with the street system of the part not submitted.

Article VI I- FINAL PLAT

7.1 Final Plat Drawings

The final plat shall be furnished on Mylar or equal material with three (3) prints, at least 20" x 30" at an appropriate scale approved by the Board. Showing or accompanied by all information requested under the following paragraphs of this article.

7.2 Title Information

The final plat shall show the proposed subdivision name or identifying title; the name and address of owner of record and subdivider; the name, license number and seal of the professional engineer or surveyor; date, bar scale, and north arrow; location map of the subdivision, names and addresses of current abutters.

7.3 Certification Form

The final plat submitted for approval and subsequent recording shall conform to the requirements for recording in Sullivan County. Adequate space should be available on the map for the necessary endorsement by the proper authorities. Wording for this shall read: "Approved by the Croydon Planning Board and Certified by Chairman or Secretary".

SUBDIVISION REGULATIONS - Continued

7.4 Property Lines

Street lines, setback lines, pedestrian ways, lot lines, dimensions and bearings, lot sizes in square feet, reservations, easements and areas to be dedicated to public use and areas the title to which is reserved by the subdivider.

7.5 Street Information

Typical street cross-sections; approximate street grades and profiles; and locations and sizes of any bridges or culverts.

7.6 Monuments and Street Locations

Sufficient data to determine readily the location, bearing and length of every street right-of-way line, lot line, easement line, reservation line, and boundary line, and to permit reproduction of such lines upon the ground. All dimensions shall be shown to the nearest hundredth of a foot, and bearings to the nearest minute. The error or closure for blocks enclosed by streets shall not exceed on (1) in five thousand (5000). The final plat shall show the boundaries of the property. The degree of accuracy for survey may be decided by the Planning Board at time of application (according to the degree of development).

The location of monuments and bench marks shall be shown as well as the elevation of the bench marks.

7.7 Seasonal High Water Marks

The location of the seasonal high water mark or line of all water bodies and streams, including intermittent streams, within the platted area shall be shown.

The following information shall be submitted either on the Final Plat or by accompanying documents satisfactory to the Board, with five (5) copies of each.

7.8 Water and Sewer Line

A plan showing the location and size of all existing and proposed water line, valves, hydrants and sewer lines with connection to existing lines or alternate means of on lot water supply or sewage disposal and treatment, in which they shall be documented as to their acceptability. Profiles of all sewer lines shall be included, whether existing and/or proposed.

7.9 Public Utilities

A plan showing the electrical distribution lines, telephone lines network, TV cable lines if proposed, and fire alarm boxes.

7.10 Street Lighting Plan

Plan shall be in accordance with street lighting standards acceptable to the Board and shall include information on street light fixtures and poles.

SUBDIVISION REGULATIONS - Continued

7.11 Storm Drainage Plan

A complete plan and specifications, including equipment and construction, for the storm drainage system which shall include the location, size and cross-section views of culverts, underground channels, and all other pertinent information concerning the said drainage system, both as to the area within the subdivision and also as to affected areas outside of it.

7.12 Erosion and Sediment Control

Plans and specifications for the control of erosion and sedimentation.

A complete copy of these Regulations signed by at least three of the members of the Planning Board shall be recorded at the Office of the Town Clerk of the Town of Croydon and at the Register of Deeds of Sullivan County after their adoption but no failure or delay in such recording shall impair the legal effectiveness of these Regulations or subsequent amendments.

Certification:

Robert Burnside, Chairman
Ramona Truell, Secretary
David Shackett
William Walsh
Fredrich Hurd

Planning Board
Town of Croydon, New Hampshire

Authorized by Town Meeting:	March 7, 1972
Adopted by Planning Board:	April 7, 1972
Amended by Planning Board:	August 8, 1972
Amended by Planning Board:	August 17, 1972
Amended by Planning Board:	January 11, 1974
Amended by Planning Board:	February 16, 1977

EXHIBIT A

MINIMUM REQUIREMENTS FOR STREET CONSTRUCTION TOWN OF CROYDON, NEW HAMPSHIRE

Street Construction:

Streets shall be constructed in accordance with the following standards and procedures.

Subgrade:

All trees and roots shall be stripped below the base course of the pavement and shoulders for the full width of the pavement and shoulders. All soft spots, peat, organic material, soft clay, spongy soil, boulders and other unsuitable material shall be removed and replaced by material as approved by the Superintendent. All fill that is placed to an elevation of less than 3 feet above water table at the time of filling shall consist of rock or free draining soil as approved by the Superintendent. The subgrade shall be compacted in a manner approved by the Superintendent before placing the base course.

Base Course:

Twelve inches of bank run gravel shall be spread over the entire width of the proposed pavement and shoulders and compacted in a manner approved by the Superintendent or his agent.

Width of Traveled Surface:

Total width including shoulder, shall be a minimum of twenty-six (26) feet. The Planning Board may require paving of the traveled surface.

Width of Shoulders:

Street shoulders shall be a minimum of three (3) feet in width. The shoulder shall be treated to prevent erosion.

Surface Courses:

Surface courses shall be applied as specified by Section 410 of the published standards of the State of New Hampshire, Department of Public Works and entitled, Road and Bridge Construction, 1969.

Article VIII - EFFECTIVE DATE

Provisions of these regulations shall be deemed to be in force as soon as they have been adopted by the Planning Board and placed on file with the Sullivan County Register of Deeds.