

Town of Stratford Planning Board

Subdivision Application

FILE #: _____

RECEIVED: _____

DATE _____

PROPOSED SUBDIVISION LOCATION: TAX MAP _____ LOT _____

APPLICANT: _____ SIGNATURE: _____

MAILING ADDRESS: _____

CONTACT PHONE #: _____

I/we, the owner(s) of the above named lot(s), authorize the above named applicant to act as my/our agent for the sole purpose of representing me/us during the procedures for this proposed subdivision.

OWNER: _____ SIGNATURE: _____

MAILING ADDRESS _____

OWNER: _____ SIGNATURE: _____

MAILING ADDRESS _____

OWNER: _____ SIGNATURE: _____

MAILING ADDRESS _____

OWNER: _____ SIGNATURE: _____

MAILING ADDRESS _____

OWNER: _____ SIGNATURE: _____

MAILING ADDRESS _____

WITNESSED BY:

SIGNATURE: _____ DATE: _____

Attach separate notarized letters of authorization as needed.

DESCRIPTION and NAME of PROPOSED SUBDIVISION CONCEPT: _____

PROPOSED NUMBER OF NEW LOTS _____

BUILDING LOT SIZES _____

PROPOSED TOTAL ACREAGE OF NEW LOTS _____

NAME(S) OF ROADS(S) ABUTTING EXISTING LOT(S) _____

NAME, ADDRESS AND PHONE OF THE SURVEYOR _____

MAP & LOT, NAMES, AND COMPLETE ADDRESSES OF ABUTTERS

Attach a list of all abutters to the lot or lots proposed for subdivision. List the tax map and lot numbers for each abutting lot, and the owners of record names and addresses taken from Town records not more than five days before submission.

PERMISSION IS GRANTED FOR BOARD MEMBERS TO ACCESS THE ABOVE PROPERTY FOR THE PURPOSE OF DETERMINING THE FEASIBILITY OF THIS APPLICATION.

YES _____ NO _____

REQUESTING A WAIVER(S)? YES _____ NO _____

The final application shall be filed with the Board on the appropriate form only at a regularly scheduled business meeting prior to the business meeting when review of the final application will take place.

Refundable and non-refundable application fees are a required part of the completed application. Additional reasonable fees may be imposed by the Board to cover the costs of special investigative studies, review of documents, and other matters which may be required by particular applications [RSA 676:4, I(g)]. Throughout the application process the Board may consult with engineers, architects, soil scientists, attorneys, planners, Town officials, or others, at the expense of the applicant. The following items, if applicable, are to be submitted with the final application and, as indicated below, be included on the proposed subdivision map:

- Payment for all application fees in accordance with the Board's current fee schedule.
- Notarized authorization(s) from the owner(s) of the lot proposed for subdivision if the applicant is not the sole owner.
- Copies of the deeds and all easements and deed restrictions for the lot or lots proposed for subdivision.
- All abutter names and addresses of record, taken from Town records not more than 5 days before the day of filing the application with the Board.
- Names and addresses of all easement holders, including, but not limited to, conservation, preservation, or agricultural preservation restrictions.
- Any required Town, State, or Federal permits that have been received at the time of application.
- Plans for stormwater management and erosion control.
- Plans for roads.

- Engineering reports for roads, sewage and stormwater management, potable water supply, erosion control, and any other reports or studies deemed necessary by the Board to make an informed decision. The Board reserves the right to request such information at any time prior to approval.
- One mylar original subdivision map that satisfies all requirements of RSA 478:1-a, the Coös County Registry of Deeds and, where not in conflict, the below listed requirements for paper copies.
- Three paper copies of the subdivision map, equal to the mylar in size, that clearly define the proposed subdivision and include the following:
 - Name of the subdivision.
 - Owner(s) name(s) and address(es) and, if not the owner, the applicant name and address.
 - Address(es), license number(s), and seal(s) of all surveyors and engineers whose names appear on the map.
 - Plan date and all revision dates.
 - A scale bar, which shall be 1:1200 unless approved otherwise by the Board.
 - Locus map that clearly shows the location of the proposed subdivision within the town.
 - North Arrow
 - Signature block for the Board with lines for five signatures.
 - All current lots identified with tax map numbers, lot numbers, and owner names.
 - All current easements identified with holders' names.
 - All proposed lot and easement boundaries including bearings, horizontal distances, and the location of permanent monuments; curved boundary lines shall show radii, deltas, and horizontal arc lengths.
 - Location of existing and proposed buildings and other structures.
 - Location of all areas designated for public use.
 - Non-buildable lots must be so labeled.
 - Locations, dimensions, and descriptions of all existing or proposed roads, easements, and rights-of-way with names and classifications.
 - Final profiles and cross sections of all roads and driveway entrances showing existing and proposed grades.

- Sight distances at intersections.
- Location, width, and design of proposed driveway entrances.
- Existing and proposed surface drainage culverts, drains and areas subject to flooding.
- Base flood elevation data.
- Existing and proposed topographic contours based on current USGS topographical data in 5 foot or less intervals.
- Slopes greater than 25%.
- Location of all existing and proposed utilities.
- Location of all existing and proposed water sources.
- Location and description of natural features, including, but not limited to, rock ledges, wetlands, permanent and seasonal water courses, and tree lines.
- Soils and wetlands delineation; soil conditions must be identified per NRCS soil types and soil boundaries.
- Location of all existing and/or proposed sanitary sewers showing size, profile and cross section or location of percolation tests and test results; certification of official witnessing the tests.
- Locations of proposed and existing potable water wells showing protective well radii appropriate for the respective design flows for each well. No protected area around a potable water well shall cross any lot boundary line.
- Any special conditions or other requirements made at the Board's discretion must be shown.
- All surveys, control points, and boundary information shall be based on the current NH State Grid Coordinate System and be prepared according to the standards of the N.H. Land Surveyors Association and the Coös County Registry of Deeds.