

# TABLE OF CONTENTS

Subdivision Check List for Town of Deerfield .....	1-5
Abutters List .....	6
Excavation Regulations .....	1-7
Application for Major Subdivision .....	1a-5a
Application for Minor Subdivision .....	1b-4b
<b>ARTICLE I - GENERAL PROVISIONS .....</b>	<b>8</b>
Section 1. Title .....	8
Section 2. Legislative Authority .....	8
Section 3. Purpose .....	8-9
Section 4. Applicability .....	9
Section 5. Interpretation .....	9
Section 6. Responsibility of the Applicant .....	9
Section 7. Lot Layout .....	9
Section 8. Non-residential and Multi-family Dwellings Subdivision Review .....	10
<b>ARTICLE II - WORDS AND PHRASES .....</b>	<b>11</b>
Section 9. Word Usage .....	11
Section 10. Definitions .....	11-20
<b>ARTICLE III – APPLICATION PROCEDURES FOR MAJOR SUBDIVISIONS .....</b>	<b>21</b>
Section 11. Applicability .....	21
Section 12. Phase I: Preliminary Conceptual Consultation .....	21
Section 13. Phase II: Design Review for Major Subdivision .....	21-22
Section 14. Phase III: Formal Application Submittal and Review for Major Subdivision ....	22
Section 15. Actions by Board/Public Hearings .....	23
Section 16. Public Notice Requirements .....	24
Section 17. Plat Certification, Recording, Performance and Maintenance Guaranty .....	25

ARTICLE IV – APPLICATION PROCEDURES FOR MINOR SUBDIVISIONS, MINOR LOT LINE ADJUSTMENTS AND BOUNDARY AGREEMENTS .....	26
Section 18. Applicability .....	26
Section 19. Preliminary Conceptual Consultation .....	26
Section 20. Application Submittal and Review for Minor Subdivision .....	26-27
Section 21. Application Submittal and Review for Minor Lot Line Adjustment And Boundary Agreements .....	27
Section 22. Actions by the Board/Public Hearings .....	28-29
ARTICLE V – REQUIRED IMPROVEMENTS AND AGGREEMENTS .....	30
Section 23. Performance Requirements .....	30
Section 24. Performance Guaranty .....	30-31
Section 25. Maintenance Guaranty .....	31
Section 26. Inspection of Improvements .....	31-32
Section 27. Premature Subdivisions .....	32-33
Section 28. Off-Site Improvements .....	33
ARTICLE VI – LAYOUT SPECIFICATIONS AND SUBMISSION DETAIL .....	34
Section 29. Design Review Plat Layout and Submission Details .....	34-36
Section 30. Formal Plat Layout and Submission Details .....	36-40
Section 31. Construction Detail Sheets .....	39
ARTICLE VII - REQUIRED IMPROVEMENTS. ....	41
Section 32. Minimum Standards; Waiver .....	41
Section 33. Street Layout .....	41-43
Section 34. Street Design .....	43

Section 35.	Street Names .....	44
Section 36.	Drainage Improvements .....	44-46
Section 37.	Parks, Open Space and Natural Features .....	46
ARTICLE VIII – DESIGN STANDARDS .....		47
Section 38.	Construction Plans and Specifications .....	47
Section 39.	Utility Construction Standards .....	47
Section 40.	Reference Monuments .....	47
Section 41.	Street Improvements .....	48-49
Section 42.	Storm Sewers and Drainage Appurtenances .....	50-51
Section 43.	Water and Sewer Facilities .....	51-53
Section 44.	Street Markers and Traffic Signs .....	53
Section 45.	Telephone and Electric Utilities .....	53
Section 46.	Sidewalks .....	54
Section 47.	Curbs .....	54
Section 48.	Required Changes .....	54
Section 49.	As-Built Plans .....	54
ARTICLE IX – ADMINISTRATION AND ENFORCEMENT .....		55
Section 50.	Waivers .....	55
Section 51.	Enforcement .....	55
Section 52.	Fees .....	55-56
Section 53.	Adoption .....	56
Section 54.	Interpretation and Conflict .....	56
Section 55.	Separability .....	56

Section 56. Amendments .....	57
Section 57. Appeals .....	57
APPENDIX .....	58