

**RULES AND REGULATIONS
GOVERNING THE SUBDIVISION OF LAND**

**Haverhill, Massachusetts
Revised June 14, 2000**

INDEX

SECTION I. PURPOSE7

AUTHORITY 8

WAIVER OF CONDITIONS.....8

COMPLIANCE WITH RULES AND REGULATIONS. 10

SECTION II.

A DEFINITIONS 11

B GENERAL REQUIREMENTS FOR THE SUBDIVISION OF LAND .. 20

C MORE THAN ONE BUILDING ON A LOT 20

E FEE 21

F ZONING REGULATIONS 22

SECTION III. SUBMISSION OF PLANS 23

- A. ANR (FORM A) PLANS 23

- B. PRELIMINARY SUBDIVISION PLANS 30
 - 1. GENERAL
 - 2. PROCEDURE
 - 3. SUBMISSION REQUIREMENTS

- C. DEFINITIVE SUBDIVISION PLANS 34
 - 1. GENERAL
 - 2. PROCEDURE
 - 3. SUBMISSION REQUIREMENTS
 - 4. STATEMENT OF ENVIRONMENTAL IMPACT

- D. REVIEW OF PLANS SUBMITTED BY CITY DEPARTMENTS . 46

SECTION IV. FILING REQUIREMENTS, LOT RELEASE PROCEDURE AND
CONSTRUCTION OF THE SUBDIVISION 48

- A. PLANS IN CONFORMANCE WITH PLANNING BOARD DECISION . 48

- B. PERFORMANCE GUARANTEE 48

- C. LOT RELEASE BY THE PLANNING BOARD 49

- D. EASEMENT AND UTILITY AGREEMENT 49

- E. CONFIRMATION OF FILING - REGISTRY OF DEEDS OFFICE . 49

- F. CONSTRUCTION OF THE SUBDIVISION 50

G.	"FORM U" PROCEDURE	51
SECTION V. SUBDIVISION DESIGN STANDARDS		52
5.1	STREETS	
	LEVEL OF SERVICE	
	CLASSIFICATION.....	
	TOPOGRAPHY, LOCATION, ALIGNMENT, ARRANGEMENT...	
	DEAD END STREETS	
	WIDENING AND REALIGNMENT OF EXISTING STREETS	
	DESIGN STANDARDS	54
	GENERAL	
	WIDTH	
	PAVEMENT	
	GRADE	
	CUL-DE-SAC STREETS	
	CURBING	
	SIDEWALKS	
	GRASS STRIPS/PLANTING STRIPS	
	SIDE SLOPES/SHOULDERS	
	STREET LIGHTS	
	STREET SIGNS	
	STREET GRADING/ROADWAY RESURFACING	

MOMUMENTS

5.2 UTILITIES
 WATER FACILITIES
 WASTEWATER FACILITIES.....
 DRAINAGE FACILITIES
5.3 SUBDIVISION STANDARD FOR THE FLOOD PLAIN DISTRICT. . 73
5.4 ADDITIONAL DESIGN STANDARDS.....73
5.5 DESIGN STANDARDS FOR OPEN SPACE CLUSTER PROJECTS. .75
5.6 PUBLIC SAFETY DESIGN STANDARDS.....75

SECTION VI. REQUIRED IMPROVEMENTS FOR AN APPROVED
 SUBDIVISION 76

A. STREET AND UNDERGROUND SERVICES
B. STREET GRADING
C. ROADWAY SURFACING
D. CURBING
E. SIDEWALKS
F. PLANTING STRIPS
G. SIDE SLOPES
H. MONUMENTS
I. DRAINAGE
J. WATER
K. SEWAGE

L.	CLEANING UP	
M.	AS-BUILT PLANS	
SECTION VII.	BOND RELEASE PROCEDURE	80
A.	TIMING OF BOND RELEASE	
B.	REQUIREMENTS FOR BOND RELEASE REQUESTS	
SECTION VIII.	EVIDENCE OF SATISFACTORY PERFORMANCE	82
A.	INSPECTIONS BY CITY DEPARTMENTS	
B.	CERTIFICATE OF COMPLIANCE	
C.	FINAL ACCEPTANCE OF THE LOT/ISSUANCE OF A CERTIFICATE OF OCCUPANCY	
SECTION IX.	CONVEYANCE OF PUBLIC IMPROVEMENTS	83
A.	ACCEPTANCE OF PUBLIC IMPROVEMENTS BY THE CITY ...	
SECTION X.	ADMINISTRATION	84
A.	VARIATION	
B.	REFERENCE	
C.	CONFLICT OF LAWS	
D.	SEVERABILITY CLAUSE	
E.	PROCEDURAL DEFECTS	
APPENDIX	85
	CITY ENGINEER REQUIREMENTS FOR DIGITAL SUBMISSIONS	
	FEEES	
	FORMS	
	ENVIRONMENTAL IMPACT STATEMENT CONTENTS	

INDEX TO THE
AMENDMENTS OF THE
RULES AND REGULATIONS

THE RULES AND REGULATIONS WERE COMPLETELY REVISED (SECTIONS I THROUGH X INCLUSIVE AT A PUBLIC MEETING DULY HELD ON JUNE 14,2000 BY THE PLANNING BOARD OF THE CITY OF HAVERHILL, MASSACHUSETTS.

RULES AND REGULATIONS
GOVERNING THE SUBDIVISION OF LAND
HAVERHILL, MASSACHUSETTS

(Adopted under the Subdivision Control Law
Sections 81-K to 81 GG inclusive, Chapter 41 M.G.L.)