

TABLE OF CONTENTS

ARTICLE I – AUTHORITY AND PURPOSE	5
ARTICLE II – JURISDICTION CLAUSE	5
ARTICLE III – DEFINITIONS	6
ARTICLE IV – COMPLIANCE	7
400: No Conveyance Without Approval	
401: Approval of Plats	
402: Permits and Construction	
ARTICLE V – GENERAL REQUIREMENTS AND DESIGN STANDARDS FOR SUBDIVISIONS	8
500: Suitability of Land	
501: Streets	
502: Water and Sewer Systems	
503: Stormwater Drainage	
504: Sedimentation Control	
505: Surveying and Placement of Monuments	
506: Preservation of Natural Environment	
507: Lots	
508: Easement	
ARTICLE VI – PROCEDURE FOR REVIEW AND APPROVAL OF SUBDIVISION PLATS	14
600: General	
601: Minor Subdivisions	
602: Sketch Plan Requirements	
603: Preliminary Plan	
604: Improvements Installation and Guarantees	
605: Final Plat	
606: Variances	
607: Appeals	
608: Amendments	
ARTICLE VII – PLANNING AND ZONING COMMISSION OF THE TOWN OF MONTREAT	26
700: Legal Authority	
701: Power and Duties	
702: Funding	

ARTICLE VIII – LEGAL PROVISIONS	27
800: Criminal and Civil Procedures	
801: Severability	
802: Registration by Ordinance	
803: Abrogation	
804: Effects on Existing Legislation	
805: Effective Date	
APPENDIX A – APPROVAL OF WATER AND SEWAGE DISPOSAL SYSTEM	29
APPENDIX B – SKETCH PLAN CHECKLIST	30
APPENDIX C – PRELIMINARY PLAN CHECKLIST	32
APPENDIX D – FINAL PLAN CHECKLIST	34
APPENDIX E – ADMINISTRATIVE FORMS	36
1) Certificate of Improvements	37
2) Certificate of Completion and Warranty	38
3) Certificate of Dedication and Maintenance	40
4) Improvements Guarantee Agreement	42
5) Performance Bond	45
6) Certificate of Approval of Water Supply System	47
7) Certificate of Approval of Sewage Disposal System	48
8) Certificate of Approval of Septic System	49
9) Certificate of Approval of Town Streets	50