

Subdivision Regulations

November 9, 2022



**Planning Board
Town of Londonderry
268B Mammoth Road
Londonderry, New Hampshire 03053**

Subdivision Regulations

Adopted at Town of Londonderry Meeting on March 8, 1966

| <u>DATE</u> | <u>AMENDMENT</u> |
|------------------------|---|
| 1. January 9, 1970 | |
| 2. December 12, 1973 | |
| 3. December 1, 1976 | |
| 4. December 11, 1985 | S - 4a |
| 5. March 28, 1988 | S - 4a |
| 6. June 22, 1988 | S - 6, 8, 16, 17, 24 |
| 7. June 26, 1989 | Articles 3:4, 4:2, and 4:3 |
| 8. August 23, 1989 | Articles 1:4, 3:2, 3:4 Exhibit 2 |
| 9. June 13, 1990 | Revised |
| 10. September 19, 1990 | Special Flood Hazard Areas |
| 11. June 23, 1993 | Section 1, Part 1.05 Section 5, Part 5.08 Section 7, Part 7.04 |
| 12. March 1, 2000 | Revised |
| 13. October 11, 2001 | Amendments to Sections: 2.02, 2.04, 2.06, 3.08, 3.09, 4.11, 5.01, 5.02, Exhibit 1, Exhibit 5 |
| 14. February 12, 2003 | Add Section 2.06.P, Create new Appendices 5-A & 5-B |
| 15. January 12, 2005 | Revised Section 2.06.N for requirements for digital submission requirements. Revised Exhibit 1 for administrative fee for recording plans at the registry of deeds. |
| 16. May 11, 2005 | Added new Section 2.06.Q, clarifying the amount of development needed for "active and substantial development" under RSA 674:39 |
| 17. November 9, 2005 | Amend Section 1.05 to update required FEMA Flood Insurance Study references & add new Section 3.02.C to specify the requirements for signing the CO District Boundaries on new site plans. |
| 18. September 13, 2006 | Fee Schedule Amended |
| 19. June 13, 2007 | Fee Schedule Amended |
| 20. April 9, 2008 | Amend Section 3.09.A relative to stonewall preservation and reconstruction |
| 21. September 10, 2008 | Amend Section 3.01.C (updating reference documents), Amend Section 3.09, various subsections to add standards for "Minor Streets." |
| 22. June 10, 2009 | Amend Sections 2.04.B, 2.04.D, 2.06.A, 3.01.C, 3.09.A.1, 4.14, 5.01.A, and Exhibits 2, 3, 5, 5-A, and 5-B for process improvements and addition of stonewall reconstruction detail. |
| 23. August 13, 2014 | Amended Sections 2.06.K.1, 2.06.M, 2.06.N, and 4.03 to reflect revisions to the Planning Board Signature Policy. |
| 24. November 10, 2021 | Amended Section 3.06, Water System |
| 25. November 9, 2022 | Added lot line adjustment definition; Amended Sections 2.02.D.1, 2.04.B, 2.06.A, 2.06.B, 2.06.N, 3.02.C.5 & 6, Fee Schedule, and Exhibits 4, 5 & 5A |

Table Of Contents

| | | |
|------------------|---|-----------|
| SECTION 1 | GENERAL PROVISIONS | 3 |
| 1.01 | AUTHORITY | 3 |
| 1.02 | TITLE | 3 |
| 1.03 | PURPOSE | 3 |
| 1.04 | DEFINITIONS | 3 |
| 1.05 | SPECIAL FLOOD HAZARD AREAS..... | 5 |
| SECTION 2 | SUBDIVISION APPLICATION PROCEDURE AND APPROVAL PROCESS..... | 6 |
| 2.01 | INITIAL INQUIRY (OPTIONAL) | 6 |
| 2.02 | GENERAL | 6 |
| 2.03 | PRE-APPLICATION REVIEWS - DISCUSSION OF CONCEPTUAL DESIGN INFORMATION (OPTIONAL) | 7 |
| 2.04 | PRE-APPLICATION SUBMISSIONS - DESIGN REVIEW (OPTIONAL)..... | 7 |
| 2.05 | DESIGN REVIEW MEETING (OPTIONAL) | 8 |
| 2.06 | FORMAL APPLICATION SUBMISSIONS AND PROCEDURES | 8 |
| SECTION 3 | DESIGN STANDARDS AND REQUIREMENTS FOR IMPROVEMENTS | 13 |
| 3.01 | GENERAL | 13 |
| 3.02 | MONUMENTS..... | 13 |
| 3.03 | LOTS..... | 16 |
| 3.04 | GRADING | 16 |
| 3.05 | UTILITIES | 16 |
| 3.06 | WATER SYSTEM | 16 |
| 3.07 | SANITARY SEWER SYSTEM | 17 |
| 3.08 | STORM DRAIN SYSTEM | 18 |
| 3.09 | STREETS..... | 20 |
| 3.10 | HIGH INTENSITY SOIL STUDY (HISS) | 26 |
| 3.11 | WETLAND DELINEATION | 26 |
| SECTION 4 | SPECIFICATIONS FOR PLANS AND DOCUMENTS | 27 |
| 4.01 | GENERAL | 27 |
| 4.02 | TITLE BLOCK | 27 |
| 4.03 | PLANNING BOARD SIGNATURE BLOCK..... | 27 |
| 4.04 | REVISION BLOCK | 27 |
| 4.05 | BENCHMARK DATA..... | 28 |
| 4.06 | NORTH ARROW | 28 |
| 4.07 | PLAN REFERENCE..... | 28 |
| 4.08 | LEGEND..... | 28 |
| 4.09 | VICINITY PLAN..... | 28 |
| 4.10 | INDEX | 28 |
| 4.11 | NOTES | 28 |
| 4.12 | BOUNDARY PLAN..... | 28 |
| 4.13 | ZONING DISTRICT BOUNDARY | 30 |
| 4.14 | PERMITS | 30 |
| 4.15 | TAX MAP | 30 |
| 4.16 | IMPROVEMENT PLANS..... | 30 |
| 4.17 | TOPOGRAPHIC/HIGH INTENSITY SOIL STUDY (HISS) PLAN..... | 35 |
| 4.18 | DOCUMENTS | 36 |

| | | |
|----------------------|--|-----------|
| SECTION 5 | ASSURANCES FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS..... | 38 |
| 5.01 | GENERAL | 38 |
| 5.02 | INSPECTION | 38 |
| 5.03 | AS-BUILT PLANS | 39 |
| 5.04 | ACCEPTANCE | 39 |
| 5.05 | MAINTENANCE OF IMPROVEMENTS | 40 |
| SECTION 6 | ADMINISTRATION AND ENFORCEMENT | 41 |
| 6.01 | AMENDMENTS | 41 |
| 6.02 | APPLICABILITY | 41 |
| 6.03 | INTERPRETATION, CONFLICT AND SEPARABILITY | 41 |
| 6.04 | WAIVERS..... | 41 |
| 6.05 | PREMATURE SUBDIVISION | 41 |
| 6.06 | APPEALS | 41 |
| 6.07 | ENFORCEMENT AND PENALTIES | 41 |
| EXHIBITS..... | | 42 |
| 1. | FEE SCHEDULE | 43 |
| 2. | SUBDIVISION FORMAL APPLICATION REQUEST FORM | 44 |
| 3. | SUBDIVISION DESIGN REVIEW APPLICATION REQUEST FORM | 46 |
| 4. | PROCEDURES FOR SUBDIVISION APPLICATIONS..... | 48 |
| 5. | SUBDIVISION APPLICATION & CHECKLIST | 50 |
| 5-A. | CONDOMINIUM CONVERSION APPLICATION & CHECKLIST | 65 |
| 5-B. | LOT LINE ADJUSTMENT APPLICATION & CHECKLIST | 700 |
| 6. | BOUNDARY PLAN LAYOUT..... | 76 |
| 7. | TOPOGRAPHIC/HISS PLAN LAYOUT..... | 77 |
| 8. | IMPROVEMENT PLAN LAYOUT..... | 78 |
| D1 | TYPICAL OUTLET STRUCTURE AT DETENTION BASINS..... | 79 |
| D2 | TYPICAL REQUIRED SIGHT DISTANCE PLAN & PROFILE FOR A RESIDENTIAL DRIVEWAY ENTRANCE..... | 80 |
| D3 | TYPICAL REQUIRED SIGHT DISTANCE PLAN & PROFILE FOR ROADWAYS..... | 81 |
| D4 | SIDEWALK AND GRANITE CURB DETAIL..... | 82 |
| D5 | TYPICAL ROADWAY SECTION..... | 83 |
| D6 | CUL-DE-SAC TERMINUS LAYOUT | 84 |
| D7 | TYPICAL MINOR ROADWAY SECTION..... | 85 |
| D8 | MINOR ROADWAY CUL-DE-SAC TERMINUS LAYOUT..... | 86 |

SECTION 1 GENERAL PROVISIONS

- 1.01 AUTHORITY:** These regulations have been prepared in accordance with the provisions of Chapter 674, Section 35 inclusive of the New Hampshire Revised Statutes.
- 1.02 TITLE:** These regulations shall be known and may be cited as "Subdivision Regulations," Town of Londonderry, New Hampshire.
- 1.03 PURPOSE:** The purpose of these regulations shall be to:
- A.** Provide against such 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, fire protection, or other public services, or necessitate the excessive expenditure of public funds for the supply of such services.
 - B.** Provide for the harmonious development of the municipality and its environs.
 - C.** Require the proper arrangement and coordination of streets within subdivisions in relation to other existing or planned streets or with features of the official map of the municipality.
 - D.** Provide for open spaces of adequate proportions.
 - E.** Require suitably located streets of sufficient width to accommodate existing and prospective traffic and to afford adequate light, air, and access for emergency equipment, fire fighting apparatus and equipment to buildings, and be coordinated so as to compose a convenient system.
 - F.** Require, in proper cases, that boundary plans showing new streets or narrowing or widening of such streets submitted to the Planning Board for approval, shall show a park or parks suitably located for playground or other recreational purposes.
 - G.** Require that proposed parks shall be of reasonable size for neighborhood playgrounds or other recreational uses.
 - H.** Require that the land indicated on boundary plans submitted to the planning board shall be of such character that it can be used for building purposes without danger and hazards to the public.
 - I.** Prescribe minimum areas of lots so as to assure conformance with local zoning ordinances and to assure such additional areas as may be needed for each lot for on-site sanitary facilities.
 - J.** Include provisions which will tend to create conditions favorable to health, safety, convenience, or prosperity.

- 1.04 DEFINITIONS:** For the purpose of these regulations certain terms used herein are defined as follows:

ABUTTER - shall mean any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association as defined in RSA 356-B:3, XXIII.

APPLICANT - the owner of land to be subdivided or developed or his agent or representative as he may authorize by a signed notarized statement.

APPROVED STREET - a Class V or better highway, or a street that corresponds in lines and location with

a street shown on a subdivision plan approved by the Planning Board.

BOARD - the Planning Board of the Town of Londonderry, New Hampshire.

BUFFER - a strip of land along a property line or zone district boundary line which shall be free of any building or use other than natural woody growth, landscaping, or screening.

BUILDING - any structure built for the purpose of support, shelter, or enclosure of persons, animals, or movable property of any kind.

CERTIFIED SOIL SCIENTIST - a person qualified in soil classification and mapping, who is certified by the State of New Hampshire.

CERTIFIED WETLAND SCIENTIST - a person qualified in wetland classification and mapping, who is certified by the State of New Hampshire.

DESIGN REVIEW COMMITTEE - a committee established by the Planning Board to provide technical advisory services.

EASEMENT - recorded authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his property.

FRONTAGE - the distance along a lot line dividing a lot from an approved street.

LICENSED LAND SURVEYOR - a land surveyor properly licensed in the State of New Hampshire.

LOT - a distinct tract of land recorded in a deed, Court decree, or subdivision plan filed in Rockingham County Registry of Deeds.

LOT LINE ADJUSTMENT – adjustments to the boundary lines and the exchange of abutting land among two or more lots where no new lots are created. A lot line adjustment may not create a more non-conforming lot per the Town of Londonderry Zoning Ordinance, except in cases where a variance or other appropriate relief has been granted. A lot line adjustment is deemed a subdivision by these regulations.

MASTER PLAN - a comprehensive plan consisting of documents, maps, and reports for development of the Town of Londonderry, prepared and adopted by the Board, pursuant to New Hampshire RSA 674 and including any part of such plan separately adopted and any amendment or parts to such a plan.

OFF-SITE - any premises not located within the area of the property to be subdivided.

OWNER - any person, group of persons, firm or firms, corporation or corporations, or other legal entity having title to the land sought to be subdivided or developed.

PROFESSIONAL ENGINEER - an engineer properly licensed in the State of New Hampshire.

RIGHT-OF-WAY (R.O.W.) - a strip of land that is used for the location of a street, that is separate and distinct from the lots and parcels adjoining such R.O.W. and not included within the dimensions or areas of such other lots or parcels.

STREET - means, relates to, and includes street, avenue, boulevard, road, lane, alley, viaduct, highway, freeway, and other ways.

SUBDIVISION -

- A. the division of the lot, tract, or parcel of land into two or more lots, 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.
- B. the division of a parcel of land held in common and subsequently divided into parts among the several owners shall be deemed a subdivision.

WETLAND - means an area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include, but are not limited to, swamps, marshes, bogs, and similar areas, as defined in the New Hampshire Department of Environmental Services, Wt 100-800: Rules Governing Wetlands.

ZONING - refers to the Zoning Ordinance of the Town of Londonderry.

1.05 SPECIAL FLOOD HAZARD AREAS: All development proposals governed by these Regulations having lands designated as special flood hazard areas in the "Flood Insurance Study: Town of Londonderry, New Hampshire" shall meet the following requirements:

- A. The Planning Board shall review the proposed development to assure that all necessary permits have been obtained from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, U.S.C. 1334.
- B. The Planning Board shall require that all proposals for development greater than fifty (50) lots or five (5) acres, whichever is lesser, include Base Flood Elevation (BFE) data within such proposals (ie. flood plain boundary and 100-year flood elevation).
- C. Sufficient evidence (construction drawings, grading and land treatment plans) shall be submitted so as to allow a determination that:
 - 1. all such proposals are consistent with the need to minimize flood damage;
 - 2. all public utilities and facilities such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage; and
 - 3. adequate drainage is provided so as to reduce exposure to flood hazards.

2.01 INITIAL INQUIRY (OPTIONAL): An Applicant preparing to create a subdivision is encouraged to make an initial inquiry to the Planning Department to discuss the merits of the proposed subdivision and its conformance with the Town of Londonderry Zoning and Subdivision Regulations.

A. Application procedure: There are two stages allowed for in the process used by the Town of Londonderry consisting of the following:

1. Pre-Application Reviews (optional); and
2. Formal Application

B. Notice to Abutters and General Public: For any meeting on any application for which notice is required, pursuant to RSA § 676:4 I(d), the Board shall notify the applicant; abutters; professionals whose seals appear on the plat; and holders of restrictions under RSA § 477:45 by certified mail at least ten (10) days prior to the meeting and notice shall be published in a newspaper of general circulation at least ten (10) days prior to the meeting. The notice shall include a general description of the proposal and shall identify the applicant and location of the land.

C. Specific studies: The Board or its designees, at its discretion, may either request the Applicant to prepare specific studies related to the project, or contract with a consultant to perform these studies at the Applicant's expense.

D. Review of application:

1. The Board may contract with consultants to review all or portions of any application, including design review and formal applications, or any requested studies. This review shall be at the Applicant's expense. The Applicant shall provide escrow for the review cost in sufficient amount determined by the Planning Department with input from the Town's third-party review consultants. The escrow account shall be reviewed periodically to assure that sufficient funds are available to cover all review costs and additional escrow provided as needed.
2. Professional Legal services: The applicant shall be responsible for the cost of all professional legal services retained by the town as part of a project. The applicant shall sign the Agreement for Professional Legal Services form at the time of application. This form is available at the Planning Department.

E. Board's hearing schedule: A monthly calendar cycle shall be used by the Board as follows:

1. 1st week: Regular Meeting/New Applications;
2. 2nd week: Continuation of Applications /Discussions/Boardwork;
3. 3rd, 4th (and 5th) week: No meeting.

F. Design Review Committee (DRC): The DRC consists of a representative from the following:

1. Assessor's Office;
2. Building Department;
3. Fire Department;
4. Planning and Economic Development Department
5. Police Department;
6. Department of Public Works;
7. Tax Collector's Office;
8. Zoning Board of Adjustment;
9. Conservation Commission;

10. Heritage/Historic District Commission;
11. Planning Board's designated engineering review consultant; and
12. Any other appropriate agency or board.

2.03 PRE-APPLICATION REVIEWS - DISCUSSION OF CONCEPTUAL DESIGN INFORMATION

(OPTIONAL): An Applicant may make a written letter request for discussion of conceptual design information, with two (2) copies of conceptual information (no surveying or engineering required) to be scheduled for discussion of the proposal in conceptual form, in accordance with RSA § 676:4 II, only with members of the Planning Board at a public meeting.

- A.** The Applicant may discuss with the Board the procedure for subdivision including the requirements as to general layout of streets, reservation of lands, street improvements, drainage, utilities, and similar activities, as well as availability of existing services.
- B.** The Applicant may seek advice of the Board only at a scheduled Boardwork meeting. A discussion may be sought for the purpose of discussing Board policies and standards and conclusions derived from the Master Plan, so that they may evaluate whether his/her concept is consistent with the Master Plan prior to submittal of an application.
- C.** The Board and Applicant may discuss proposals in conceptual form only, and in general terms, such as the desirability of types of development.
- D.** A discussion shall not bind either the Board or the Applicant.

2.04 PRE-APPLICATION SUBMISSIONS - DESIGN REVIEW (OPTIONAL):

A. Design Review: The design review submission is a tool to assist the Applicant in providing complete information for the project. The Applicant shall submit complete drawings and supporting information to address the requirements of the regulations. A complete checklist shall be provided to assist design review. The submittal package shall be checked for completeness. If all the required items are not submitted, the submittal will be returned to the Applicant.

B. Submission items: The Applicant shall file a completed design review request form and checklist for design review. A complete application is one which shall:

1. Include a design review request form available at the Planning Department (Exhibit 3);
2. Include two (2) copies of the completed subdivision application, all supporting documentation, and the checklist marked design review available at the Planning Department (Exhibit 5), as well as an electronic submission of the complete application and plan set in "portable document format" (.pdf format).
3. Be accompanied by an application fee schedule outlining the fee calculation (Exhibit 1);
4. The application form shall be signed by the property owner or the owner's agent. If an agent signs the application, an affidavit authorizing the agent to act on the owners behalf shall be submitted as well;
5. Include a list of names and addresses of all abutters provided in RSA 676:4, I(b) and one (1) set of mailing labels;
6. Include two (2) sets of plans and an electronic submission of the plans in "portable document format" (.pdf format) on a CD_ROM, as required by these regulations and in accordance with the requirements for design standards and improvements as outlined in these regulations. Alternatively, for those applicants that cannot provide an electronic submission, twelve (12) sets of plans (six full sets and six sets of only the sheets the Planning Board would sign).
7. Include escrow for review cost in sufficient amount determined by the Planning Department with input from the Town's third-party review consultants. Escrow account shall be

periodically reviewed to ensure that sufficient funds are available to cover all review costs and additional escrow provided as needed.

- C. **Notification of Design Review:** Abutters and the general public shall be promptly notified in accordance with Section 2.02.B that the Town of Londonderry is conducting DESIGN REVIEW of the project and plans for the project are available for review by the general public at the Planning Department.
- D. **Schedule:** The DRC shall review the submitted plans within thirty (30) calendar days of the submittal date of the complete Design Review Application, including all items specified in Section 2.04.B.
- E. **DRC Comments:** During the DESIGN REVIEW phase, comments which are generated during DRC review are forwarded to the Applicant for their use. The Applicant shall address the DRC comments as follows:
 - 1. The Applicant is responsible to address the DRC comments in writing, explaining how each comment is addressed and providing two (2) sets of revised drawings (with changes highlighted in yellow) to the Planning Department with the revision block appropriately noted and dated on the drawings;
 - 2. If the Applicant elects to have a design review meeting with the Planning Board, revised plans shall be submitted not later than ten (10) working days prior to the scheduled design review meeting with the Planning Board; and
 - 3. If the Applicant elects to not have a design review meeting with the Planning Board, the DRC comments shall be addressed, and comments incorporated into the design prior to Formal Application..

2.05 DESIGN REVIEW MEETING (OPTIONAL):

- A. **Submission Items:** An Applicant may make a written letter request for a public meeting with the Planning Board.
- B. **Notification:** The Board shall notify the abutters and the Applicant by certified mail, return receipt requested, of the date of the meeting. Notice will be mailed at least ten (10) days prior to the date of the meeting. Notice to the general public shall also be given at the same time. A notice shall be posted at two (2) public locations and in a general circulating publication.
- C. **Public Meeting:** The public meeting shall be held after receipt of comments from the DRC so that they are available for discussion. Any abutter or person with a direct interest in the matter may discuss the proposal in person or in writing. All discussion and comment by Board members shall be non-binding.

2.06 FORMAL APPLICATION SUBMISSIONS AND PROCEDURES:

- A. **Submission Items:** The Applicant shall file a completed Formal Application for consideration. A complete application is one which shall:
 - 1. If pre-application design review was pursued, include two (2) copies of a letter from the Applicant stating whether or not the Formal Application incorporates all changes called for by design review comments and an explanation of how each comment was addressed;
 - 2. Include two (2) copies of the application form available at the Planning Department (Exhibit 2);
 - 3. Include two (2) copies of a completed checklist available at the Planning Department (Exhibit 5);
 - 4. The application form shall be signed by the property owner or the owner's agent. If an agent signs the application, an affidavit authorizing the agent to act on the owners behalf shall be

submitted as well.

5. Be accompanied by the correct application fee schedule outlining the fee calculation (Exhibit 1), if not already paid under pre-application design review submittal;
6. Include two (2) copies of a list of the names and addresses of all abutters, as provided in RSA 676:4, I(b) and three (3) sets of mailing labels;
7. Include two (2) sets of as required by these regulations and in accordance with the requirements for design standards and improvements as outlined in these regulations;
8. Include an electronic submission of the complete plan set in “portable document format” (.pdf format) for use by the Planning Board at the public hearing;
9. Include two (2) copies applicable documents listed in Section 4.18;
10. Include two (2) copies of the materials quantity list on Town of Londonderry Department of Public Works forms and a summary total for bond estimate for the project; and
11. Include escrow for review cost in sufficient amount estimated by the Planning Department, if not already provided under pre-application design review submittal. Escrow account shall be periodically reviewed to assure that sufficient funds are available to cover all review costs and additional escrow provided as needed.

- B. Submittal date of Formal Application:** The date of delivery of a Formal Application to the Planning Department and issue of a receipt of acceptance by Planning staff.
- C. Acceptance process:** The Formal Application must be delivered at least fifteen (15) days prior to the Planning Board meeting at which the Application is considered for acceptance. The Board shall, at the next regular meeting for which notice can be given, or within thirty (30) days following the submittal date of the Formal Application, determine if the submitted application is accepted as complete.
- D. Formal acceptance date:** For the purpose of these regulations, the date of the meeting of the Board at which the Formal Application is accepted as complete shall constitute the formal acceptance date of the application.
- E. Time of consideration:** The Board shall have sixty-five (65) days in which to consider and act on the application, subject to extension or waiver as provided in NH RSA § 676:4, as most recently amended. The sixty-five (65) days shall begin at the formal acceptance date.
- F. Design Review Committee (DRC) Review:** Should the Applicant elect to submit a Formal Application without using the pre-application design review process, DRC comments will be forwarded to the Planning Board for consideration at the public hearing.
- G. Notification of Submission:** The Board shall notify the abutters and the Applicant in accordance with Section 2.02.B.
- H. Determination of Completeness of Application:** At the meeting to consider acceptance of an application, the Board shall determine whether or not the application is complete and vote formal acceptance or rejection of the application accordingly. If the application is incomplete, the Board shall notify the Applicant under RSA 676:3 and shall specify what would be required to make the application complete. If the application is complete, the Board may, but need not, begin formal consideration of the application at the same meeting.
- I. Public Hearing:** The Board shall hold a public hearing on an accepted application with notice as required by Section 2.02.B. Notice of the public hearing may be included in the notice for the meeting to consider Formal Acceptance as scheduling permits. A public hearing may be continued from meeting to meeting as needed.
- J. Special Studies or Reviews:** If, during the Board’s consideration of the application, the Board determines that certain additional information is necessary for a fully informed decision, it may request

the Applicant to provide the information or may hire a professional consultant itself with expenses charged as per Section 2.02.C and D.

- K. Board Action:** The Board shall act to approve, conditionally approve, or disapprove an application within the timeframe consistent with NH RSA § 676:4, as most recently amended, unless it deems more time necessary, in which case the Board must either obtain a written consent from the Applicant for an extension of a specified period or obtain in writing from the Town Council an extension of time not to exceed ninety (90) days. The Board shall take action as follows:
1. If the Board grants approval of an application as submitted, the plan shall be signed and dated by the Chairman and Secretary [or their designee]; and the plan is made available for recording in the Registry of Deeds;
 2. If the Board disapproves of an application, the Board shall state the grounds for disapproval in writing; and
 3. If the Board grants conditional approval of an application, the conditions shall be stated in writing and the plan shall not be signed and released for recording until fulfillment of such conditions, except such conditions as relate to the use of the property after subdivision and/or development of the property.
- L. Compliance with Conditions of Approval.** In order to determine fulfillment of conditions of approval, the Board shall hold a public hearing with notice as required in Section 2.02 B to receive evidence of compliance or non-compliance. No public hearing is required for conditions which are: (a) minor plan changes compliance with which is administrative and does not involve discretionary judgment; (b) conditions which are in themselves administrative and which involve no discretionary judgment on the part of the Board; or (c) conditions with regard to the Applicant's possession of permits and approval granted by other Boards or agencies.
- M. Time Limits for Fulfilling Conditions:** All precedent conditions necessary for release and recording of the plan shall be fulfilled within twenty-four (24) months of the Planning Board approval, or it shall be deemed null and void. The Board may grant an extension, upon written request filed with the Board at least fourteen (14) days prior to expiration of approval, stating the extenuating circumstances justifying an extension.
- N. Board Signature:** Prior to obtaining Board signature, the Applicant shall submit the mylar recording sheets acceptable to the Rockingham County Registry of Deeds and three (3) complete paper print plan sets and two (2) copies of all supporting documents as well as an electronic copy of all submitted plan sets, applications and supporting documentation as required by these regulations and the notice of decision issued by the Planning Board with a letter explaining how the Applicant addressed the conditions of approval. This shall include final and complete reports for all items submitted during review for the Town of Londonderry's file. Two members of the Planning Board shall endorse a reproducible mylar, and three (3) paper copies of the approved plan(s) meeting the conditions of approval upon receipt of an executed bond for all improvements, excluding buildings.

In addition, complete electronic files of all of the drawings in the plan set shall be provided for the Town of Londonderry's records, in accordance with the following:

1. All submitted plans shall also be submitted to the GIS Manager in .dxf (Drawing Exchange File) format, AutoCAD drawing (.dwg) format, ESRI Geodatabase format (.mdb), ESRI Export file format (.E00), or ArcView Shapefile format (.shp).
2. Where digital files are not projected in NH State Plane feet, NAD83, the applicant shall submit a brief explanation of how the coordinate system was established if it is not indicated on the submitted plans.
3. All digital Files shall be submitted on a CD-ROM or 3.5" floppy disk (note that files compressed and spanned with multiple floppy disks will not be accepted). Arrangements

may be made to send digital data via FTP, email, or on other media on a case-by-case basis by approval of the GIS Manager;

4. If submitted via disk the following information shall be labeled on the disk: file name; property owner name; parcel identification number (tax map and lot number); and name of submitting consultant;
5. Horizontal control points shall have an adjusted accuracy of 1:10,000 (Third Order, Class I);
6. Entities and their data layer properties shall correspond to the following:
 - i. Property lines entities shall be created on a "Lot Line" layer.
 - ii. Parking lots shall be created on a "Plot" layer.
 - iii. Driveways shall be created on a "Driveway" layer.
 - iv. Building outlines shall be created on a "Structure" layer.
 - v. Distance and bearing annotation shall be created on a "Dimtxt" layer.
 - vi. The digital file shall have a layer named "NHSPCS". NH State Plane NAD83 referenced points and the easting, northing and vertical descriptions of at least 2 referenced points shall be annotated on this layer.
7. All lines representing property lines shall consist of continuous line work snapped to endpoints. Stonewall representations, unless created using a line type will not be accepted.

O. Recording: The Town of Londonderry shall record the approved boundary plan(s) with the Rockingham County Registry of Deeds Office within seven (7) working days of the date of signature by the Board. The Applicant shall be responsible for all fees and expenses related to recording. At the same time the Applicant shall provide such legal documents as shall be required to be recorded by the Town Attorney.

P. Lot Line Adjustments and Condominium Conversions: For lot line adjustments and condominium conversion projects that involve no improvements to a site and which do not create new lots, the project shall be submitted using the application form and checklist contained in Exhibit 5-A for condominium conversions, and Exhibit 5-B for lot line adjustments.

Q. Approved subdivisions shall be protected from future changes in regulations and ordinances in accordance with NH RSA § 674:39 as summarized by the following:

1. Every subdivision approved by the planning board shall be exempt from all subsequent changes in subdivision regulations and zoning ordinances adopted by the Town of Londonderry, except those regulations and ordinances which expressly protect public health standards, such as water quality and sewage treatment requirements, for a period of 4 years after the date of certification of the subdivision by the Planning Board; provided, however, that once substantial completion of the improvements as shown on the plans have occurred in compliance with the approved plans, or the terms of said approval or unless otherwise stipulated by the planning board, the rights of the owner or the owner's successor in interest shall vest and no subsequent changes in site plan regulations or zoning ordinances shall operate to affect such improvements; and further provided that:
 - i. Active and substantial development or building has begun on the site by the owner or the owner's successor in interest in accordance with the approved plans within 12 months after the date of approval (certification by the Planning Board), or in accordance with the terms of the approval, and, if a bond or other security to cover the costs of roads, drains, or sewers is required in connection with such approval, such bond or other security is posted with the Town, at the time of commencement of such development;
 - ii. The development remains in full compliance with the public health regulations and ordinances of the Town of Londonderry; and
 - iii. At the time of approval (certification of the plans by the Planning Board), the

- subdivision conforms to the subdivision regulations, and zoning ordinances then in effect at the site of such plan.
2. For purposes of these regulations, “active & substantial development” shall be defined as:
 - i. Construction of and/or installation of basic infrastructure to support the development (including all of the following: at least 1 building foundation wall/footing, roadways, access ways, etc. to a minimum of gravel base; and utilities placed in underground conduit ready for connection to proposed buildings/structures) in accordance with the approved plans; and
 - ii. Construction and completion of drainage improvements to service the development (including all of the following: detention/retention basins, treatment swales, pipes, underdrain, catch basins, etc.) in accordance with the approved plans; and
 - iii. All erosion control measures (as specified on the approved plans) must be in place and maintained on the site; and
 - iv. Items i, ii, and iii shall be reviewed and approved by the Town Department of Public Works or designated agent.

Movement of earth, excavation, or logging of a site without completion of items i, ii, iii, & iv, above, shall not be considered “active and substantial development.” Plans approved in phases shall be subject to this definition for the phase currently being developed. The Planning Board may, for good cause, extend the 24-month period set forth in 2.06.M.

SECTION 3 DESIGN STANDARDS AND REQUIREMENTS FOR IMPROVEMENTS

3.01 GENERAL

- A. Approval of Improvements:** All improvements shall be designed and constructed in accordance with the Town of Londonderry regulations and standards, and shall be subject to the approval of the Board.
- B. Installation and Maintenance:** The Applicant is responsible for the satisfactory installation of all required improvements and maintenance of these improvements in a satisfactory condition without cost to the Town of Londonderry until their acceptance by the Town of Londonderry.
- C. Standards and Specifications:** The following standards and specifications shall include but not be limited to the following in the design and construction of all improvements:
1. ZONING ORDINANCE - Town of Londonderry, current edition;
 2. TYPICAL DETAILS FOR SITE AND ROADWAY INFRASTRUCTURE – Town of Londonderry, current edition;
 3. MANUAL ON DRAINAGE DESIGN FOR HIGHWAYS - State of New Hampshire, Department of Public Works and Highways, current edition;
 4. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - U.S. Department of Transportation, Federal Highway Administration, current edition;
 5. STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION - State of New Hampshire, Department of Transportation, current edition;
 6. HIGHWAY DESIGN MANUAL - State of New Hampshire, Highway Design Division, current edition;
 7. HIGH INTENSITY SOILS MAPS FOR New Hampshire STANDARDS AND ORIGINS - Society of Soil Scientists of Northern New England, Special Publication No. 1 - current edition;
 8. A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS - AASHTO – current edition;
 9. STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE - current edition, prepared by Rockingham County Conservation District (Green Book);
 10. STATE OF NEW HAMPSHIRE STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWERAGE AND WASTEWATER TREATMENT FACILITIES - New Hampshire Department of Environmental Services, Code of Administrative Rules, Env-ws 700, September 1997 (or latest revision);
 11. SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES - New Hampshire Department of Environmental Services, Code of Administrative Rules, Env-ws 1000, August 1999 (or latest revision); and
 12. STATE OF NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, DESIGN STANDARDS FOR SMALL PUBLIC DRINKING WATER SYSTEMS, Env-ws 372, June 1997 (or latest revision).
 13. Other standards and specifications as approved by the Town of Londonderry.

3.02 MONUMENTS

A. Location:

1. Street right-of-way: Monuments shall be placed at all angle points, points of curvature (PC) and points of tangents (PT) on both sides of the right-of-way. Monuments shall also be placed at any intermediate points, as required by the Town Engineer; and
2. Subdivision and lot: Monuments for the external boundaries of the tract being subdivided and the lots that are being created shall be placed not more than one-thousand (1000) feet apart in any straight line, at all corners, at the beginning and end of all curves and at all angle points.

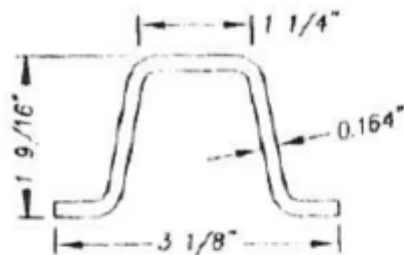
B. Type:

1. Street right-of-way: Shall be marked by a stone or concrete monument 4" x 4" x 36" in size (minimum); and
2. Lots: At least one lot corner at the right-of-way line shall be marked by a stone or concrete monument 4" x 4" x 36" (minimum). All other lot corners shall be marked by either a one (1)-inch diameter iron pipe or five-eighths (5/8)-inch steel rebar at least thirty (30) inches in length or a drill hole set in existing stone walls.

C. CO District Signage Requirements:

1. Any project that has a portion of the property within the Conservation Overlay District (See Zoning Ordinance, Section 2.6.3) shall coordinate with the Conservation Commission as to where "Protected Conservation Area" signs (see details below) will be placed on the site along the CO District Boundary at points indicated on the plans.
2. The maximum spacing between signs shall be 50 feet.
3. Signs shall be placed on trees at the buffer line, or shall be installed on sign posts as shown in the detail below.
4. Signs are available for purchase from the Planning & Economic Development Department at a cost determined by the Planning Department to recover the Town's costs of purchasing the signs to be made available.
5. Sign Detail: See next page

6. Sign Post Detail: See next page



POST SECTION
NOT TO SCALE

LENGTH: P-12, 12'-0",

P-14, 14'-0"

P-16, 16'-0"

WEIGHT PER LINEAR FOOT:

250 LBS (MIN)

HOLES: 3/8" DIA, 1" O-C

FULL LENGTH

STEEL: SHALL CONFORM TO ASTM A-499
(GRADE 60) OR ASTM A-576 (GRADE 1070-
1080)

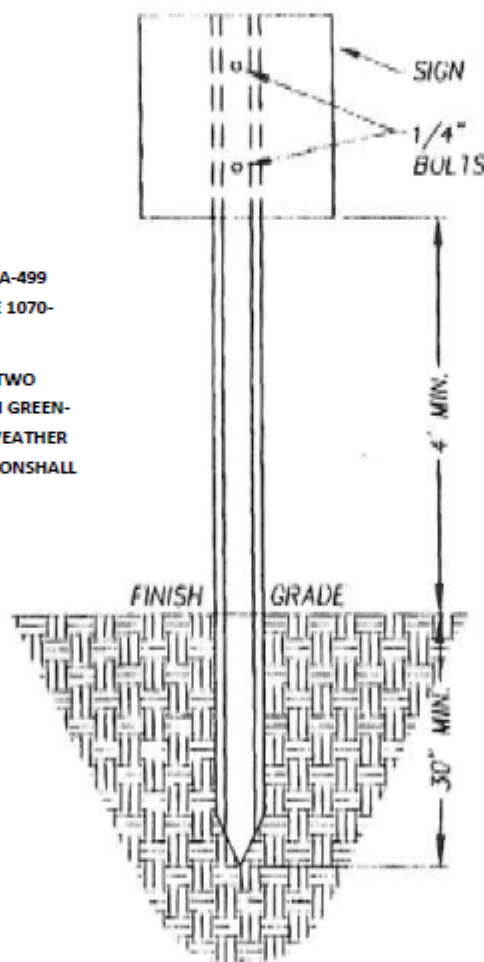
FINISH: SHALL BE PAINTED WITH TWO
COATS OF AN APPROVED MEDIUM GREEN-
BAKED ON AIR DRIED PAINT OF WEATHER
RESISTANT QUALITY. ALL FABRICATIONS SHALL
BE COMPLETE BEFORE PAINTING.

**PROTECTED
CONSERVATION AREA
DO NOT DISTURB SOILS OR
VEGETATION**

**VIOLATORS WILL BE
PROSECUTED**

For Information Or To Report A Violation
Call The Code
Enforcement Officer at
(603) 432-1100

SIGN DETAIL
NOT TO SCALE



POST NOTES:

- 1) POSTS SHALL BE PLUMB... ANY POST BENT OR OTHERWISE DAMAGED SHALL BE REMOVED AND PROPERLY REPLACED. POSTS MAY BE SET OR DRIVEN.
- 2) WHEN POSTS ARE SET, HOLES SHALL BE DUG TO THE PROPER DEPTH. AFTER INSERTING POSTS, THE HOLES SHALL BE BACKFILLED WITH SUITABLE MATERIAL IN LAYERS NOT TO EXCEED 6" DEEP THOROUGHLY COMPACTED, CARE BEING TAKEN TO PRESERVE THE ALIGNMENT OF THE POST.
- 3) WHEN POSTS ARE DRIVEN, A SUITABLE DRIVING CAP SHALL BE USED, AND AFTER DRIVING THE TOP OF THE POST SHALL HAVE SUBSTANTIALLY THE SAME CROSS-SECTIONAL DIMENSION AS THE BODY OF THE POST. BATTERED HEADS WILL NOT BE ACCEPTED.
- 4) POSTS SHALL NOT BE DRIVEN WITH THE SIGN ATTACHED TO THE POST.
- 5) SIGNS SHALL BE ERECTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES."
- 6) WHEN THE SIGN IS IN PLACE NO PART OF THE POST SHALL EXTEND ABOVE THE SIGN.
- 7) DIMENSIONS SHOWN ARE NOMIAL.
- 8) ALTERNATE SECTIONS MUST BE APPROVED PRIOR TO USE.

SIGN NOTES:

- 1) TAGS SHALL BE PLACED IN THE NEAREST TREE ALONG THE 50' WETLANDS BUFFER AS SHOWN IN AREAS WHERE THERE ARE NO TREES. SIGN POSTS SHALL BE USED AND INSTALLED.

CONSERVATION OVERLAY DISTRICT (C.O.) SIGN DETAIL

3.03 LOTS:

- A. Lot dimensions and building setback lines shall meet the requirements of the Zoning Ordinance for the district or districts in which the subdivision is located.
- B. Corner lots shall conform to the minimum setback line of each street as required by the Zoning Ordinance.
- C. The subdividing of land shall be such as to provide that all lots shall front upon a Class V or better road, or road shown on a plan approved by the Planning Board.
- D. If a tract of land is subdivided into larger parcels than ordinary building lots, such parcels shall be so arranged as to allow the opening of future streets and logical future re-subdivisions.
- E. Side lot lines shall be substantially (within 10 degrees) at right angles or radial to the street lines for a minimum one-hundred (100)-foot distance beginning at the R.O.W. line.
- F. All required easements, within and/or beyond the limits of the project, shall be provided where necessary and shall be at least twenty (20) feet wide.

3.04 GRADING: Grading shall be shown in the drawings with information including, but not limited to, the following:

- A. **Contours:** Existing and proposed contours at two (2)-foot intervals, based on USGS datum.
- B. **Spot Elevations:** Spot elevations shall be shown along all drainage facilities and adjacent streets at not more than one-hundred (100)-foot intervals in all directions.
- C. **Layout:** The layout of the existing and proposed streets, lots, wetlands (including square foot impact areas), and drainage facilities.
- D. **Buildings:** The location of all existing buildings and structures onsite and within fifty (50) feet of the property line.
- E. **Erosion control:** The erosion control measures shall be indicated on the plans and be in accordance with best management practices of the STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE. Proper construction details shall be provided in the plan set.

3.05 UTILITIES: The Applicant shall show the location and size of all underground and overhead non-municipal utilities. The location of all manholes, transformer poles and other appurtenant facilities or structures shall be shown. A UTILITY CLEARANCE LETTER shall be submitted for each non-municipal utility stating approval of the proposed improvements by the utility provider. Non-municipal utilities shall include but not be limited to:

- A. Gas;
- B. Electric;
- C. Telephone; and
- D. Cable Television.

All proposed utilities shall be underground and shall be located a minimum of seventeen (17) feet off the centerline of the roadway pavement. Utilities shall be located so as not to conflict with roadside drainage systems.

3.06 WATER SYSTEM:

- A. Subdivisions shall be required to connect to a municipal water system when the public water main is located within a distance of one hundred feet (100') times the number of lots within the subdivision. The distance between the public water main and the subdivision shall be measured along the most direct public right-of-way and shall be measured from the centerline of the existing water main to the closest property boundary of the subdivision. The subdivision shall not be required to connect to the public water main where the water pressure to serve the majority of the individual homes will be less than thirty-five pounds per square inch (psi). This formula is only for use by the Planning Board and is not intended to supersede the design requirements of any utility company. In the event that the public

water system owner deems the extension of the water main technically infeasible, on-site wells may be used to develop an appropriate water supply.

- B. Municipal Water System:** When a project is to be served by public water, the Applicant shall show the location of all existing and proposed water lines and all appurtenant structures on the plan. A UTILITY CLEARANCE LETTER shall be submitted from the appropriate water company approving the proposed water plan. The municipal water system shall be designed and constructed in accordance with the appropriate water company standards and the standards of the New Hampshire Department of Environmental Services.
- C. Individual Well:** When a project is to be served by an individual well, the well location and protective radius shall be shown on the plan. The State subdivision approval number shall be shown on the plan. Private individual wells shall be designed and constructed in accordance with the New Hampshire Department of Environmental Services Regulations and the Town of Londonderry Regulations. Protective well radius shall not encroach on right-of-ways.
- D. Common Water System:** When a common private water supply is to be utilized, plans similar to those for municipal water supply shall be submitted indicating the source of water, details of any pumping station and other distribution and treatment facilities. Certification from the New Hampshire Department of Environmental Services shall be submitted. The State subdivision approval number shall be shown on the plan. Common water systems shall be designed and constructed in accordance with the New Hampshire Department of Environmental Services Regulations.
- E. Fire Protection:** Fire protection (hydrants, cisterns or individual residential sprinkler systems) shall be provided where required by the Londonderry Fire Department as applicable. Flow rate for fire protection and hydrant locations shall be coordinated with and approved by the Town of Londonderry Fire Department. The Applicant shall provide a written report documenting the required information.

3.07 SANITARY SEWER SYSTEM:

- A. Municipal Sanitary Sewer System:** When a project is to be served by municipal sanitary sewer, the Applicant shall submit a plan showing the location of all existing and proposed sanitary sewer lines and all appurtenant structures. A permit is required from the Town of Londonderry Department of Public Works and the permit number shall be shown on the plans.

The municipal sanitary sewer system shall be designed and constructed in accordance with the Standards of the New Hampshire Department of Environmental Services, Town of Londonderry Sewer Ordinance, and Town of Londonderry Department of Public Works - Sewer Division requirements. The following design requirements shall apply:

1. Maximum peak flow velocity shall not exceed ten (10) feet per second. Minimum velocity shall not be less than two (2) feet per second;
 2. All drop manholes shall be a minimum of five (5) feet diameter;
 3. All manholes over fifteen (15) feet in depth (rim to bottom of structure) shall be minimum five (5) feet diameter;
 4. All manholes over twenty-five (25) feet in depth (rim to bottom of structure) shall be six (6) feet diameter; and
 5. Trench dams shall be provided for all sewer lines with a slope of seven percent (7%) or greater. The location of the trench dams shall be shown in the sewer profiles and construction details provided in the plan set.
 6. Maximum length between sewer manholes shall be three hundred (300) feet.
- B. Individual Disposal System:** When a project is to be served by an individual septic system, certification from the Town of Londonderry Health Officer and the New Hampshire Department of Environmental Services shall be submitted. The State subdivision approval number shall be shown on all plans. Individual disposal systems shall be designed and constructed in accordance with the New Hampshire Department of Environmental Services and the Town of Londonderry Regulations.
 - C. Privately-Owned Common Disposal Systems:** Common disposal systems shall be designed and

constructed in accordance with the New Hampshire Department of Environmental Services and the Town of Londonderry Regulations. The design and location of the common disposal system shall be approved by the New Hampshire Department of Environmental Services and the Town of Londonderry. The proposed ownership and operation shall be acceptable to the Town of Londonderry, including all necessary easements, agreements, and licenses.

3.08 STORM DRAIN SYSTEM

- A. General:** The proposed development shall provide for proper surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm water system and will help reduce flooding, erosion, and sedimentation. The drainage system shall be designed so that the post-development runoff rate does not exceed the pre-development runoff rate. Surface water runoff shall be controlled and directed in a system of catchbasins, pipes, swales, drainageways, culverts, or channels to a natural watercourse or existing drainage facilities. Where a subdivision is traversed by a watercourse, drainage way, channel, or stream, there shall be provided an easement conforming to the lines of such watercourse. When a proposed drainage system will result in water encroaching on land outside the subdivision, appropriate drainage rights must be secured and indicated on the plan. Where the Department of Public Works determines that the existing downstream, offsite drainage system is substandard, the Planning Board may require the Applicant to improve the drainage system.
- B. Design Computations:** A drainage study/stormwater management report shall be submitted for review and shall include:
1. A table of contents;
 2. A narrative statement indicating how the applicant has met the requirements of Section 3.07 and describing the methodology and results of the analyses;
 3. A summary table comparing the existing and post-development rates of runoff for each individual drainage basin/watershed to abutting properties. All watersheds and drainage areas shall be consistently labeled in the tables, calculations, and plans;
 4. A summary table of each pipe indicating project location, pipe size, type, length, slope, Manning's "n" value, peak discharge, depth of flow, and peak velocity for the design storm. The summary table shall also include hydraulic grade line (HGL) elevations at each location in closed conduit piping systems;
 5. A summary table of each swale and channel indicating project location, cross-section/channel width, slope, Manning's "n" value, peak discharge, depth of flow, and peak velocity for the design storm;
 6. The project location and watershed area shown on a USGS quadrangle or as a figure in the report;
 7. A watershed area plan for existing conditions showing topography and existing ground elevations at two (2) foot contour intervals for the project site. The plan shall clearly show the boundary of each drainage area and subarea with identifying label and the size indicated in acres;
 8. A watershed area plan for post-development conditions showing existing and proposed topography at two (2) foot contour intervals for the project site. The plan shall clearly show the boundary of each drainage area and subarea with identifying label and the size indicated in acres. The post-development area shall be shown on a separate plan from the existing conditions;
 9. Runoff calculations shall be completed for the existing and post-development conditions using Soil Conservation Service (SCS) methods as described in the Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire for the appropriate design storms as required by the regulations;
 10. Flood routing calculations shall be provided for the design of each detention basin and pond using acceptable methods such as Modified Puls, Storage Indication, or as may be approved by the Town Engineer. In addition to the design storm, a fifty (50) year storm analysis shall be conducted to establish the 50 year elevation at the detention basin. A minimum of 12 inches of free board shall be provided above the 50-year storm to the minimum elevation of embankment

at the detention basin;

11. Water quality treatment facilities shall be designed to the NH Department of Environmental Services standards and are in addition to these regulations;
12. Riprap design calculations shall be provided to the requirements of the Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire for each pipe outfall location and where necessary for open channels and swales; and
13. The report shall be stamped by a licensed professional engineer in the State of NH.

C. Hydraulic Grade Line (HGL):

1. Closed Conduit - Closed conduit systems shall be designed to convey the appropriate design storm required by the regulations under gravity flow conditions with no more than full flow pipe conditions;
2. Open Channels and Swales - For open channels and swales, the HGL shall be shown for the appropriate design storm required by the regulations; and
3. Detention Basins/Ponds - The HGL shall be shown for the 50-year flood event.

D. Flow Computations: Flow computations shall be in accordance with the following:

1. Manning's formula shall be used to compute capacities for all open channels, swales, and closed piping drainage systems; and
2. The capacity of cross culverts shall be computed in accordance with the Manual on Drainage Design for Highways - NH Department of Transportation.

E. Design Runoff: The rainfall frequency to be used with this formula shall be as follows:

1. Residential areas: 10 years;
2. Commercial areas: 25 years;
3. Industrial areas: 25 years; and
4. Flood protection works: 50 years.

F. Placement of Drain Lines: All off-site drain lines shall be placed within right-of-way dedicated for public streets unless use of easements is specifically approved by the Board.

G. Pipe Size, Velocity and Type:

1. Minimum allowable pipe diameter in any storm drain system shall be 15".
2. The minimum design velocity in pipes shall be 2 feet per second and the maximum velocity shall be 10 feet per second.
3. The minimum depth of cover for storm drain lines shall be 36 inches from the top of pipe to finished grade.
4. Bedding and backfill shall be 3/4 inch crushed stone. Bedding shall be a minimum 6-inch depth in earth and 12-inch depth in ledge.
5. Acceptable pipe material shall include ADS N12 and reinforced concrete pipe (RCP).
6. Maximum length between drain manholes shall be 300 feet.

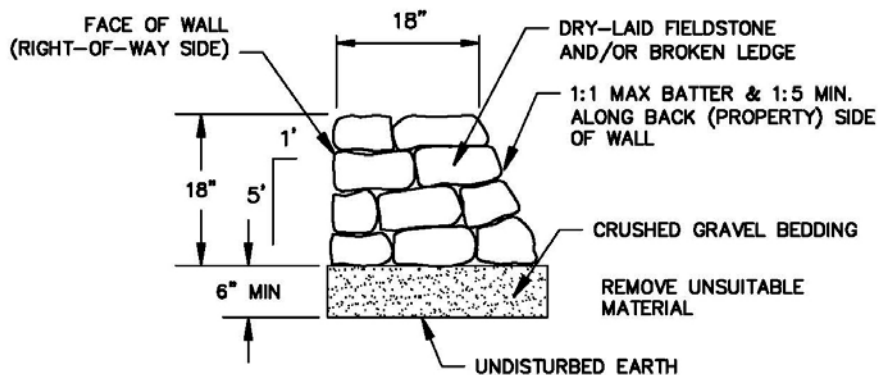
H. Drainage structures: Manholes and other drainage structures shall be pre-cast concrete meeting H-20 loading and constructed and installed in accordance with New Hampshire Department of Transportation Standards and Specifications for Road and Bridge Construction. Drainage structures shall not exceed eighteen (18) feet in depth (rim to bottom of structure). All catch basins shall be outfitted with a polyethylene liner downspout. Outlet structures at detention basins, when necessary, shall be the typical Town of Londonderry standard structure - a vertical slotted weir with overtopping grate and properly sized outlet pipe, as shown in Exhibit D1.

I. Driveway Culverts: The location, length, size, material, bedding and backfill of all driveway culverts shall be approved by the Town Engineer prior to construction. Driveway culverts shall be located a minimum of 11 feet off the edge of roadway pavement.

3.09 STREETS

A. **General:** All subdivisions shall have adequate provision for a safe and suitable access to a Class V or better road or shall make provisions for the construction and dedication of a Class V or better road in order to obtain safe and suitable access to the subdivision. Where an adjacent existing street from which access is gained is deemed to be substandard, the upgrading of said street shall be provided for, as may be required by the Town of Londonderry Department of Public Works. Where traffic from a proposed subdivision will adversely impact a nearby street or intersection, provisions shall be made for the mitigation of said impacts. Proposed streets, whether to be dedicated as public streets or retained as private streets, shall be of suitable location, width, grade, and improvement to accommodate prospective traffic and afford satisfactory access to police, fire fighting, emergency equipment, snow removal, sanitation, and road maintenance equipment. The arrangement and character of all streets in a subdivision shall conform to the Master Plan, and shall compose a safe and convenient system in relation to other existing and planned streets, to topographical conditions, and to the proposed uses of land to be served by street. Existing stone walls shall be retained where possible or relocated and restored as required by the Board.

1. No person shall deface, alter the location, of, or remove any stonewall which was made for the purpose of marking the boundary of, or borders, any road in the Town of Londonderry, except upon written consent of the Planning Board with written comments from the Heritage Commission.
 - i. The Heritage Commission will use the following guidelines for making recommendations to the Planning Board for the reconstruction of stone walls disturbed by construction activity:
 - a. Reconstruction should be done in a fieldstone farm-style wall.
 - b. Use of existing boulders and fieldstone already in place is strongly recommended.
 - c. Walls should be drystacked with a rustic level topline.
 - d. The center of the wall should be filled with smaller native stone.
 - e. Stone should be used from the property and mixed as needed with native New England fieldstone.
 - f. Walls should be no higher than 3 feet in height, and approximately 3-6 feet deep.
 - g. The Heritage Commission recommends applicants refer to Chapter 8 of "The Granite Kiss", by Kevin Gardner, Susan Allport, and Guillermo Nunez (ISBN# 0881505463, © 2003, Countryman Press)
 - h. The detail, below should be used as a general guideline for reconstruction of stone walls:



- ii. The Applicant shall take photographs of existing stone walls that are proposed to be disturbed by development. These photographs will be made part of the project file, and can be utilized by the Heritage Commission as they make recommendations on stonewall disturbances.

- B. Access:** No subdivision shall be approved unless the property to be subdivided shall have frontage on and access from an existing Class V or better road. Each lot shall have a safe, independent and direct access from a Class V or better road. Where warranted, the Board may require that a driveway be shared by two (2) lots. All portions of such a drive which are commonly shared shall be improved to facilitate two (2)-way traffic flow beyond Town right-of-way. Rights of passage over and across such a driveway shall be established by easement for each of the lots so served.
- C. Right-of-way:** The Board may require greater width of right-of-way where, in its judgement, the width is warranted due to present or future demands.
- D. Arrangement:** All streets shall be integrated with the existing and proposed street system. The Applicant shall provide for a circular terminus at the end of all proposed roads for all phases and situations where thru streets are not provided in the design. Where extension of existing roadways is proposed, the existing turnaround shall be removed in its entirety.
- E. Classification:**
1. Arterial street: Streets intended to carry traffic from collector streets to the system of highways. A street intended to move through traffic to and from major attracters;
 2. Collector street: Streets which carry traffic from local streets to the major system of arterial streets and highways. A street intended to collect and distribute traffic in minor traffic generating areas;
 3. Local street: Streets used primarily for access to abutting properties, designed and intended to carry through traffic;
 4. Minor Street: Streets used primarily for access to abutting properties which have been proven to carry less than 400 vehicles per day, both present day and in the future, as determined by a traffic impact analysis approved by the Planning Board.
 5. Cul-de-sac: Streets, including loop streets, with only one point of access from an approved street with multiple points of access; and
 6. Private street: All streets on property held under private ownership and not maintained by the Town.
- F. Driveways:**
1. When a proposed driveway is located on a State road, the Applicant is responsible for obtaining the necessary approval and permits from the State. A copy of the permit shall be submitted to the Town of Londonderry and the New Hampshire Department of Transportation approval number shall be shown on the plan;
 2. When a proposed driveway is located on a Town road, the Applicant is responsible for certifying that the proper sight distances are provided at the location indicated on the plans. For all residential driveways serving one or two single family or one duplex lot, the minimum all season sight distance shall be two-hundred fifty (250) feet in all directions meeting the requirements of Exhibit D2. For all other driveways (common, commercial, industrial, multi-family, etc.), the minimum all season sight distance shall be three-hundred sixty-five (365) feet in all directions meeting the requirements for roadway intersections and Exhibit D3. For purposes of sight distance requirements, the term "common driveway" is defined to be a driveway from which three (3) or more dwelling units obtain access to a Town road. Proper visibility easements shall be provided to meet the sight distance requirements. The Applicant is responsible for obtaining a driveway permit from the Town of Londonderry Department of Public Works prior to issuance of a building permit; and
 3. Driveway width for commercial and industrial subdivisions shall be in accordance with the Town of Londonderry Zoning Ordinance. Maximum driveway width for residential single family and duplex lots shall be twelve (12) feet at the right-of-way with five (5)-foot radius at

the edge of pavement of the street.

- G. Sidewalks:** The Board may require the construction of sidewalks for pedestrian access to schools, parks, shopping areas and transit stops or where population density and/or traffic volume conditions are such that the Board determines the construction of sidewalks to be prudent. In commercial and industrial districts, sidewalks may be required on both sides of the street. In residential districts, sidewalks may be required on one side of the street. Sidewalks shall be designed and constructed in accordance with Exhibit D4 - Sidewalk & Curb Detail. For minor streets, sidewalks, if constructed, shall be in accordance with the typical Minor Roadway Section – Exhibit D7.
- H. Walking Trails:** The Board may require the construction of walking trails for projects where the Board determines the construction of trails will connect to existing or planned trail systems and be desirable to the character and nature of the neighborhood.
- I. Curbs:** All roadways shall be curbed on both sides, except for those roads determined to qualify as Minor Streets. Roads without sidewalks shall be curbed with cape cod-type bituminous berm. Roads with sidewalks shall be curbed with vertical granite curbing on both sides of the roadway. Minor Streets shall not be curbed.
- J. Roadside drainage:** Roadside drainage shall be maintained by roadside swales, as required to control runoff and directed by the Town of Londonderry Department of Public Works. Street drainage shall be maintained by closed drainage system.
- K. Streets in cut/fill:** Side slopes in fills shall be no steeper than 4 horizontal to 1 vertical (4H:1V), graded, loamed and seeded as required to match to original ground with appropriate slope easements outside of the roadway right of way (R.O.W.). Typical section shall match Exhibit D5. Minor cuts are typically six feet or less. All slopes in ledge cut shall be no steeper than 1H:1V and provide for a fall zone (max slope at 4H:1V) with a width equal to fifty percent (50%) of the height of the cut. A chain link fence shall be provided at the top of the ledge cut and a minimum of 3 feet from the top of cut. The fall zone shall not be located in the roadway R.O.W. The Applicant shall provide proper construction details to show the required information. Underdrain shall be provided in all roadway cut sections.
- L. Easements:** Slope, visibility, sewer, and/or drainage easements shall be provided to the Town of Londonderry for proper maintenance.
- M. Street Signs:** The location and type of sign to be installed shall be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD).
- N. Street Light:** Street lights shall be provided if required by the Board.
- O. Street Name:** No street name shall be used which will duplicate or be confused with any street name already in use. Street names shall be subject to the approval of the Board.
- P. Guardrail:** Guardrail shall be metal beam on wood posts, meeting the New Hampshire Department of Transportation Standards and Specifications. All guardrail installation must end safely using a MELT-type terminal unit. FLEAT or ELT-type units may be permitted by the Department of Public Works. Guardrail shall be used in locations where the New Hampshire Department of Transportation's typical warrant for guardrail is met and/or as required by the Board. A minimum of three (3) feet is required from the back of curb/edge of pavement to the face of guardrail.
- Q. Underdrain:** Underdrain shall be provided in all roadway cut sections and where the seasonal high water table is within four (4) feet of finished grade.

R. Roadway Design Standards: The standards for roadway design shall be in accordance with Exhibit D5 - Typical Roadway Section or Exhibit D7 – Typical Minor Roadway Section, as appropriate, and Table 1. All design shall be in accordance with the latest edition of AASHTO, “A Policy for Geometric Design of Highways and Streets.”

| TABLE 1 | | | | |
|---|------------------------------|-------------------------------|--|--|
| | Arterial (Public) | Collector (Public) | Local (Public or Private) | Minor (Public or Private) |
| Right-of-way | 80 feet | 60 feet | 50 feet | 50 feet |
| Pavement width | 52 feet | 36 feet | 28 feet | 24 feet |
| Shoulder width/ Curb plateau | - 8 feet | 6 feet (cut) 3 feet (fill) | 6 feet (cut) 3 feet (fill) | - - |
| Shoulder Width | - | - | - | 2 feet |
| Sidewalk width | 6 feet | 6 feet | 6 feet | 6 feet |
| Grade: Minimum Maximum | 1% 4% | 1% 6% | 1% 6% | 1% 4% |
| Cross-slope | 2% | 2% | 2% | 2% |
| Maximum length* Minimum length* | - | - | 1200 feet 450 feet | 1200 feet 450 feet |
| Minimum tangent length between reverse curves | 800 feet | 200 feet | 100 feet | 100 feet |
| Design Speed | 35 MPH | 35 MPH | 35 MPH | 35 MPH |
| Cul-de-sac terminus center- line radius | | | 50 feet ** | 50 feet *** |

* roadway with one point of access (measured along the centerline from the farthest point of the street to the centerline of the nearest multiple access approved street)

** see Exhibit D6 for required cul-de-sac terminus layout

*** see Exhibit D8 for required cul-de-sac terminus layout

1. Vertical Curves: A vertical curve shall be introduced between tangents where the algebraic difference in grade is in excess of one percent (1%);
2. Horizontal Curves: Where street lines intersect at angle points, a curve of appropriate radius shall be introduced between horizontal tangents and in accordance with the latest edition of AASHTO, "A Policy for Geometric Design of Highways and Streets" and shall be based upon typical normal crown cross roadway section (no super-elevation); and
3. Maximum Grade on Local Streets: Where, in the opinion of the Board, and where it has been demonstrated to the satisfaction of the Board by the Applicant, that adherence to the maximum grade specified above will cause local streets to be constructed in what the Board considers to be excessive cuts or fills, a waiver from the above specified maximum grade may be granted, provided:
 - i. the maximum allowable grade be eight percent (8%);
 - ii. the maximum length of such grade, measured between vertical points of intersection (PVI) is five-hundred (500) feet;
 - iii. no other such slope greater than six percent (6%) occurs within five-hundred (500) feet measured along the centerline of the road from PVIs; and

- iv. the Applicant provide written justification to the Board for the design of a street grade greater than six percent (6%).
4. Maximum Grade on Minor Streets: Where, in the opinion of the Board, and where it has been demonstrated to the satisfaction of the Board by the Applicant, that adherence to the maximum grade specified above will cause minor streets to be constructed in what the Board considers to be excessive cuts or fills, a waiver from the above specified maximum grade may be granted, provided:
 - i. the maximum allowable grade be eight percent (8%);
 - ii. the maximum length of such grade, measured between vertical points of intersection (PVI) is five-hundred (500) feet;
 - iii. no other such slope greater than four percent (4%) occurs within five-hundred (500) feet measured along the centerline of the road from PVIs; and
 - iv. the Applicant provide written justification to the Board for the design of a street grade greater than four percent (4%) and justify the design properly addresses erosion.
5. Sight Distance: Minimum sight distance shall be designed in accordance with the latest edition of AASHTO, "A Policy for Geometric Design of Highways and Streets."

S. Intersections:

1. Offset intersections: Streets intersecting from opposite sides shall have their centerlines meet, or the offset between intersections shall be a minimum of one-hundred fifty (150) feet. The offset shall be measured from centerline to centerline.
2. Angles at intersections: Streets shall be designed to intersect at right angles with a fifty (50)-foot minimum tangent section. The centerlines of no more than two streets shall intersect at one point.
3. Right-of-way radii: Minimum right-of-way radii for intersection corner roundings shall be:

| TABLE 2 | |
|---------------------|--------------|
| Street R.O.W. Width | R.O.W. radii |
| 50 feet | 25 feet |
| 60 feet | 30 feet |
| 80 feet | 40 feet |

4. Pavement corner radii: Minimum edge of pavement radii for intersection corner roundings shall be:

| TABLE 3 | |
|---------------------|------------|
| Street R.O.W. Width | E.P. radii |
| 50-feet | 36 feet |
| 60 feet | 42 feet |
| 80 feet | 54 feet |

5. When streets of different widths intersect, the radius of the wider street shall apply;
6. Sight distance: Streets shall not be designed with intersections on the inside of curves or at any location where sight distance will be inadequate for drivers to tell if they can safely enter the traffic flow. The minimum sight distance shall be designed in accordance with Exhibit D3;
7. Visibility easements: Visibility easements shall describe an area to be maintained clear of any

and all obstructions and which provide sight distance in accordance with these regulations. No sign, hedge, structure, natural growth, fence or other obstruction of any kind which obstructs sight distance shall be installed or maintained within the visibility easement; and

8. **Grades at street intersections:** When two streets intersect, neither street shall have a grade greater than three percent (3%) for a minimum distance of fifty (50) feet measured from the edge of pavement of the intersecting street. The minimum vertical curve length allowable at the intersection shall be fifty (50) feet.

T. Structural sections: Structural sections shall be as shown below:

| TABLE 4 | | | | | |
|----------------|------------------------------|-------------------------------|-----------------------------------|-----------------------------------|------------------|
| | Arterial (Public) | Collector (Public) | Local (Public/Private) | Minor (Public/Private) | Sidewalks |
| Road base | 18 inches | 18 inches | 18 inches | 18 inches | - |
| Gravel | 12 inches | 12 inches | 12 inches | 12 inches | - |
| Crushed gravel | 6 inches | 6 inches | 6 inches | 6 inches | 8 inches |
| Base course | 2 ½ inches | 2 ½ inches | 2 ½ inches | 2 ½ inches | - |
| Wearing course | 1 ½ inches | 1 ½ inches | 1 ½ inches | 1 ½ inches | - |
| Wearing course | - | - | - | - | 2 inches |

All road materials and construction methods shall be in accordance with latest edition of the State of New Hampshire, Department of Transportation, Specifications for Road and Bridge Construction.

3.10 HIGH INTENSITY SOIL STUDY (HISS):

- A. **Standards and Specifications:** A High Intensity Soils Study (HISS) shall be prepared in accordance with the HIGH INTENSITY SOILS MAPS for NEW HAMPSHIRE - STANDARDS and ORIGINS published by the Society of Soil Scientists of Northern New England, Special Publication No. 1. The HISS shall be prepared and stamped by a certified soil scientist.
- B. **Lot Size Calculations:** Lot size calculations shall be submitted in accordance with the Town of Londonderry Zoning Ordinance.
- C. **Large Lots:** Any proposed subdivision plan which creates lots of more than five (5) acres may request a waiver from the Board from the requirement of the HISS. However, a sufficient area of the lot shall be HISS-mapped to substantiate a single building lot.

3.11 WETLAND DELINEATION:

- A. **Standards and Specifications:** Wetlands shall be identified using the following criteria:
 1. "Army Corps of Engineers Wetland Delineation Manual," Technical Report Y-87-1 (January 1987); and
 2. State of New Hampshire Department of Environmental Services, Wetland Bureau, using the current edition of the administrative rules. The wetland delineation shall be performed by and stamped by a certified wetland scientist.
- B. **Applicability:** Wetlands shall be delineated for all projects and shown on the plans in accordance with the requirements under Section 4.

SECTION 4 SPECIFICATIONS FOR PLANS AND DOCUMENTS

4.01 GENERAL

A. Preparer: All site plans shall be prepared and stamped by a professional engineer. Boundary monuments shall be certified by a licensed land surveyor.

B. Paper details: all plans shall be prepared on sheets not less than 34"x 22".

C. Scale:

| | | |
|----------------|-----------------|-----------------------------------|
| Horizontal: | Boundary Plans | 1" = 100' (maximum) |
| | All other plans | 1" = 40' (maximum) |
| Vertical: | | 1" = 4' (maximum) |
| Cross Section: | | 1" = 5' (horizontal and vertical) |

4.02 TITLE BLOCK: The title block shall be located as shown in Exhibit 6. The Title Block shall be shown on each sheet of the site plans. The following information shall be shown in the title block:

- A.** Drawing title;
- B.** Name of subdivision;
- C.** Location of subdivision;
- D.** Tax map and lot #s of subject parcel(s);
- E.** Name and address of owner(s);
- F.** Date of plan;
- G.** Scale of plan;
- H.** Sheet number;
- I.** Name, address, and telephone number of design firm;
- J.** Name and address of Applicant.

4.03 PLANNING BOARD SIGNATURE BLOCK: The signature block shall be located as shown in Exhibit 6. The signature block shall be placed on the title sheet and any sheet that is to be recorded.

| | |
|--|-----------------|
| Approved by the Londonderry, NH Planning Board | for Phase _____ |
| on Date: _____ | |
| Certified by: | |
| _____ | |
| _____ | |

4.04 REVISION BLOCK: The revision block shall be placed on each sheet of the plans located as shown in Exhibit 6.

| # | Date | Description | By |
|---|------|-------------|----|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

During the design process, if revisions are conducted to any sheet in the set of plans, then the revisions shall

be noted in the revision block on each sheet in the entire plan set. Individual sheets which do not require revision shall be described as “no change with the revision.”

- 4.05 BENCHMARK DATA:** Benchmark data shall include the location, elevation (USGS datum) and description of one benchmark per five (5) acres. Benchmark data shall be shown on each sheet of the plans as required by the regulations.
- 4.06 NORTH ARROW:** The north arrow shall be placed on each sheet of the plans.
- 4.07 PLAN REFERENCE:** Plan references shall be placed on the boundary plan.
- 4.08 LEGEND:** A legend shall be placed on each sheet of the plans. The legend shall show and describe each symbol used on the plan.
- 4.09 VICINITY PLAN:** The vicinity plan shall be located as shown in Exhibit 6. The scale shall be 1" = 2500'. The vicinity plan shall be placed on the title sheet.
- 4.10 INDEX:** An index shall be required if more than one sheet is submitted. The index shall be placed on the title sheet.
- 4.11 NOTES:** The notes shall be located on the title sheet as shown in Exhibit 6. The following notes shall be shown;
- A. Purpose of plan
 - B. Tax map and lot #s of all subject parcels
 - C. Area (existing and proposed) of subject parcel(s)
 - D. Zoning designation of subject parcel(s)
 - E. Minimum lot area, frontages and setback dimensions required for district(s)
 - F. Existing and proposed use
 - G. Sanitary sewer source (name of provider (company) if offsite)
 - H. Water supply source (name of provider (company) if offsite)
 - I. Zoning variances/special exceptions with conditions
 - J. List FEMA sheet(s) used to identify one-hundred (100)-year flood elevation (Note if no flood zone present as applicable)
 - K. List of required permits and permit approval numbers
 - L. List of Planning Board waivers (if applicable)
 - M. Note identifying # of bedrooms per dwelling for residential use
 - N. Phasing notes, as required, under Section 4.18I as applicable
 - O. Note identifying which plans are to be recorded and which are on file at the Town of Londonderry
 - P. Note the following: “If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Owner shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town.”
 - Q. Note the following: “If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town.”
 - R. Note the following: “All materials and methods of construction shall conform to Town of Londonderry Subdivision Regulations and the latest edition of the New Hampshire Department of Transportation’s Standard Specifications for Road and Bridge Construction”
- 4.12 BOUNDARY PLAN:** The boundary plan shall show the following:
- A. The error of closure should be stated on the plan and shall be no greater than one (1) part in ten thousand (10,000).

- B.** The boundary of the entire lot showing bearings to the nearest second and distances to the nearest 0.01 feet on all property lines.
- C.** Plan requirements:
1. Surveyor's certification stamped and signed by LLS
 2. Boundary of entire property to be subdivided
 3. Proposed lot configuration defined by metes and bounds
 4. Boundary monuments:
 - i. Monuments found
 - ii. Monuments to be set
 5. Map # and Lot #, name addresses, and zoning of all abutting land owners
 6. Existing streets:
 - i. Name labeled
 - ii. Status noted or labeled
 - iii. Right-of-way dimensioned
 - iv. Pavement width dimensioned
 7. Municipal boundaries (if any)
 8. Existing easements (identified by type)
 9. Proposed easements defined by metes and bounds. Check each type of proposed easement applicable to this application:
 - i. Drainage easement(s)
 - ii. Slope easement(s)
 - iii. Utility easement(s)
 - iv. Temporary easement(s) (such as temporary turnaround)
 - v. No-cut zone(s) along streams and wetlands (as may be requested by the Conservation Commission)
 - vi. Vehicular and pedestrian access easement(s)
 - vii. Visibility easements
 - viii. Fire pond/cistern easement(s)
 - ix. Roadway widening easement(s)
 - x. Walking trail easement(s)
 - xi. Other easement(s) _____ Note type(s) _____
 10. Designation of each proposed lot (by map and lot #s as provided by the assessor)
 11. Area of each lot (in acres and square feet):
 - i. Existing lot(s)
 - ii. Proposed lot(s)
 12. North arrow
 13. Locus map (at a scale of 1" = 2,500)
 14. Limits of wetlands and Conservation Overlay District Boundaries
 15. Wetland delineation:
 - i. Wetland delineation criteria
 - ii. Wetland Scientist certification
 16. Owner(s) signature(s)
 17. Proposed streets:
 - i. Name(s) labeled
 - ii. Width of right-of-way dimensioned
 18. All required setbacks (including any applicable buffers)
 19. Physical Features - Existing features:
 - i. Buildings
 - ii. Wells
 - iii. Septic systems
 - iv. Stone walls
 - v. Paved drives
 - vi. Gravel drives

- vii. Existing foundations
- 20. Location and name (if any) of any streams or waterbodies
- 21. Location and elevation(s) of one-hundred (100)-year flood zone per FEMA Flood Insurance Study or as determined by drainage study
- 22. Location of existing overhead and underground utility lines, poles, towers, etc.
- 23. Plan and deed references
- 24. Zoning District boundary lines (if any, and including the CO District).
- 25. Shoreland Protection boundaries

4.13 ZONING DISTRICT BOUNDARY: The zoning district boundary shall be shown for the subdivision and within one thousand (1000) feet of the subdivision.

4.14 PERMITS: The Applicant is responsible for obtaining the approval and necessary permits of governmental or municipal agencies. A copy of each permit shall be submitted to the Town of Londonderry and the permit number shall be shown on the plan. In order for the Planning Board to consider an application complete, as stipulated by Section 2.06 and RSA 676:4, proof of application for any state, federal, or local permits must be provided to the Planning Board..

4.15 TAX MAP: The tax map shall be located on the title sheet as shown in Exhibit 6. The scale shall be 1" = 400'. The tax map sketch shall show the proposed lot configuration.

4.16 IMPROVEMENT PLANS: When improvements are proposed to be constructed as part of the subdivision plans, the Applicant is required to submit improvement plans. All improvement plans shall be stamped and signed by a professional engineer licensed in the State of New Hampshire. The improvement plans shall include:

A. Grading and Drainage:

- 1. Existing topography (two (2)-foot contour interval minimum)
- 2. Proposed contours
- 3. Existing spot elevations
- 4. Proposed spot elevations
- 5. Existing edge of pavement
- 6. Proposed edge of pavement
- 7. Existing curb line
- 8. Proposed curb line
- 9. Existing buildings and structures
- 10. Proposed buildings and structures
- 11. Existing retaining walls
- 12. Proposed retaining walls
- 13. Existing stone walls
- 14. Reconstructed stone walls
- 15. Existing treeline
- 16. Proposed treeline
- 17. Benchmarks
- 18. Existing drainage systems:
 - i. Pipes/culverts (each location):
 - a. Type
 - b. Size
 - c. Length and slope
 - d. Inverts
 - e. End sections/Headwalls
 - ii. Structures (catchbasins, drain manholes, special structures):
 - a. Location (sta. and off-set)
 - b. Type

- c. Size
 - d. Rim elevations
 - e. Inverts
 - iii. Swales/Ditches/Waterways:
 - a. Flow arrows (direction of flow)
 - b. Topography
 - c. Spot elevations
- 19. Proposed Drainage Systems:
 - i. Pipes/culverts (each location):
 - a. Type
 - b. Size
 - c. Length and slope
 - d. Inverts
 - e. End sections/headwalls
 - f. Identify minimum cover and location
 - g. Outlet erosion protection
 - ii. Structures (catchbasins, drain manholes, special structures):
 - a. Location (sta. and off-set)
 - b. Type
 - c. Size
 - d. Rim elevations
 - e. Inverts
 - iii. Swales/ditches/waterways:
 - a. Flow arrows (direction of flow)
 - b. Grading
 - c. Spot elevations
 - d. Erosion protection (riprap, matting, etc.)
- 20. Temporary erosion protection during construction:
 - i. Silt fence, haybales, etc.
 - ii. Matting, mulch, etc.

B. Utilities:

- 1. Existing sanitary sewer system:
 - i. Pipes:
 - a. Type
 - b. Size
 - c. Length and slope
 - ii. Structures:
 - a. Location (sta. and off-set)
 - b. Type
 - c. Size
 - d. Rim elevations
 - e. Inverts
- 2. Proposed sanitary sewer system:
 - i. Pipes (gravity):
 - a. Type
 - b. Size
 - c. Length and
 - d. Separation (eighteen (18) inches)
 - e. Identify minimum cover and locations
 - ii. Force Main:
 - a. Type
 - b. Size
 - c. Direction of flow (flow arrows)

- d. Bends and thrust blocking
 - e. Air relief valves and structures
 - f. Clean-out structures
 - g. Identify minimum cover and locations
 - iii. Structures:
 - a. Location (sta. and off-set)
 - b. Type
 - c. Size
 - d. Rim elevations
 - e. Inverts
 - iv. Service laterals to each individual lot:
 - a. Type
 - b. Size
 - c. Length and slope
 - d. Separation (eighteen (18) inches)
 - e. Minimum cover and locations identified
 - f. Location of connection
- 3. Existing Water System:
 - i. Pipes
 - a. Type
 - b. Size
 - ii. Hydrants
 - iii. Valves
 - iv. Bends and thrust blocks
 - v. Tees
- 4. Proposed Water System:
 - i. Pipes
 - a. Type
 - b. Size
 - ii. Hydrants
 - a. Locations approved by Fire Department
 - iii. Valves
 - iv. Bends and thrust blocks
 - v. Tees
 - vi. Services to each lot
- 5. Existing Gas Lines:
 - i. Pipes
 - a. Type
 - b. Size
 - ii. Valves
- 6. Proposed Gas Lines:
 - i. Pipes
 - a. Type
 - b. Size
 - ii. Valves
 - iii. Services to each lot
- 7. Telephone/Electrical/Cable:
 - i. U-poles
 - ii. Pedestals/transformers
 - iii. Overhead lines
 - iv. Underground lines

C. Roadways:

- 1. Plan and profile drawings:

- i. All items required above under A. Grading and Drainage
- ii. All items required above under B. Utilities
- iii. Profile grid (station and elevation) with horizontal to vertical scale (ratio = 10:1) and datum
- iv. Existing grade profile
- v. Proposed profile:
 - a. PVI's (station and elevation)
 - b. PVC's (station and elevation)
 - c. PVT's (station and elevation)
 - d. Length of vertical curve
 - e. K-values
 - f. Tangent slopes
 - g. Drainage system
 - h. Sewer system
 - i. Water system
 - j. Crest stations identified (stations and elevations)
 - k. Sag stations identified (stations and elevations)
 - l. Existing and proposed grades at fifty (50)-foot stations
- vi. Road intersection (equation of stations of intersecting streets)
- vii. Label street name
- viii. Right-of-way lines
- ix. Easement lines:
 - a. Drainage
 - b. Sewer
 - c. Visibility
 - d. Utility
 - e. Access
 - f. Slope
- x. Wetlands Mapping:
 - a. Wetland limits identified
 - b. Impact area identified in square feet for each individual location
- xi. Driveway shown to each individual lot (with grading and culverts if required)
- xii. Centerline geometry including:
 - a. Bearings and distances labeled
 - b. Tangents
 - c. Curve data
 - d. PC's
 - e. PT's
- xiii. Pavement:
 - a. Width
 - b. Corner radius (edge of pavement)
 - c. Curbing
- xiv. Existing and proposed lot lines
- xv. Lot designations
- xvi. Underdrain location (beginning and end stations)
- xvii. Guardrail:
 - a. Location (beginning and end stations, off-set)
- xviii. Traffic control signs (stop, street, etc.)
- xix. Pavement markings

D. Construction Detail Drawings:

Note: Construction details to conform with New Hampshire Department of Transportation Standards and Specifications for Road and Bridge Construction, Town of Londonderry Department of Public Works requirements, and the Subdivision Regulations.

1. Typical cross-section of roadway
2. Typical driveway plan and profile apron detail
3. Curbing detail
4. Guardrail detail
5. Sidewalk detail
6. Traffic signs and pavement markings
7. Typical underdrain trench detail
8. Drainage structure(s):
 - i. Catchbasin (including frame and grate)
 - ii. Manhole (including frame and cover)
 - iii. Outlet structure (detention basins)
 - iv. Headwalls
 - v. Flared end sections
9. Outlet protection riprap apron
10. Level spreader
11. Treatment swale
12. Typical section at detention basin
13. Typical pipe trench:
 - i. Drainage
 - ii. Sewer
 - iii. Water
 - iv. Utilities
14. Sewer structures:
 - i. Manholes (including frame and cover, inverts)
 - ii. Drop manholes
 - iii. Special structures (pump stations, blowoffs, etc.)
 - iv. Pipe manhole joint details
15. Typical sewer lateral service connection detail
16. Typical chimney detail
17. Project specific sewer details (sleeves, etc.)
18. Typical sewer notes (as per New Hampshire Department of Environmental Services and Sewer Division requirements)
19. Hydrant
20. Thrust block details
21. Valve box detail
22. Typical water connection service detail
23. Erosion control details:
 - i. Haybale barriers at waterways
 - ii. Silt fence
 - iii. Stone check dam
 - iv. Stone construction entrance
 - v. Inlet filter basket
 - vi. Haybale barrier at catchbasin
24. Notes:
 - i. Notes as required by the Town of Londonderry Department of Public Works
 - ii. Construction sequence
 - iii. Erosion control notes
 - iv. Turf establishment notes
 - v. Sewer construction notes (as required by Sewer Ordinance)
 - vi. Water system construction notes (as required by local water company)

E. Cross-Sections:

1. Roadway cross sections at fifty (50)-foot intervals and culvert locations
2. Scale of sections at 1"=5' H and V

3. Existing and finish centerline grades
4. Proposed pavement, crushed gravel and bankrun gravel limits
5. Right-of-way and easement limits
6. Roadway and shoulder cross slopes
7. Embankment slopes
8. Underdrains
9. Drainage piping and structures
10. Sewer piping and structures
11. Utilities:
 - i. Water lines
 - ii. Gas lines
 - iii. Telephone/electric/cable
12. Guardrail

4.17 TOPOGRAPHIC/HIGH INTENSITY SOIL STUDY (HISS) PLAN: The Applicant shall submit a HISS in accordance with the Town of Londonderry Zoning Ordinance.

- A.** The topographic/HISS plan shall show the following:
1. Surveyor's stamp and signature by LLS
 2. Boundary of entire property to be subdivided
 3. Proposed lot configuration defined by metes and bounds
 4. Boundary monuments:
 - i. Monuments found
 - ii. Monuments to be set
 5. Map # and lot #, name addresses, and zoning of all abutting land owners
 6. Existing streets:
 - i. Name labeled
 - ii. Status noted or labeled
 - iii. Right-of-way dimensioned
 - iv. Pavement width dimensioned
 7. Municipal boundaries (if any)
 8. Existing easements (identified by type)
 9. Proposed easements defined by metes and bounds. Check each type of proposed easement applicable to this application:
 - i. Drainage easement(s)
 - ii. Slope easement(s)
 - iii. Utility easement(s)
 - iv. Temporary easement(s) (such as temporary turnaround)
 - v. No-cut zone(s) along streams and wetlands (as may be requested by the Conservation Commission)
 - vi. Vehicular and pedestrian access easement(s)
 - vii. Visibility easements
 - viii. Fire pond/cistern easement(s)
 - ix. Roadway widening easement(s)
 - x. Walking trail easement(s)
 - xi. Other easement(s)_____ Note type(s) _____
 10. Designation of each proposed lot (by map and lot #s as provided by the assessor)
 11. Area of each lot (in acres and square feet):
 - i. Existing lot(s)
 - ii. Proposed lot(s)
 12. North arrow
 13. Locus map (at a scale of 1" = 2,500) shown
 14. Limits of wetlands
 15. Wetland delineation:

- i. Wetland delineation criteria
 - ii. Wetland scientist certification (stamped and signed)
- 16. Proposed Streets:
 - i. Name(s) labeled
 - ii. Width of right-of-way dimensioned
 - iii. Pavement width dimensioned
- 17. All required setbacks (including any applicable buffers)
- 18. Physical features (existing Features)
 - i. Buildings
 - ii. Wells
 - iii. Septic systems
 - iv. Stone walls
 - v. Paved drives
 - vi. Gravel drives
 - vii. Existing foundations
- 19. Location and name (if any) of any streams or waterbodies
- 20. Location and elevation(s) of one-hundred (100)-year flood zone per FEMA Flood Insurance Study or as determined by drainage study
- 21. Location of existing overhead utility lines, poles, towers, etc.
- 22. Plan and deed references
- 23. Two (2)-foot contour interval topography shown over all subject parcels
- 24. Source and datum of topographic information (USGS required)
- 25. Show at least one benchmark per sheet (min.) and per five (5) acres (min.) of total site area
- 26. USDA-SCS soil survey information (where municipal sewer is to be provided)
- 27. Location, type, size and inverts of the following (as applicable):
 - i. Existing water systems
 - ii. Existing sewer systems
 - iii. Existing drainage systems
 - iv. Existing utilities
- 28. 4K Areas with test pits on all proposed lots (meeting New Hampshire Department of Environmental Services and Town of Londonderry setback requirements)
- 29. Location of all water wells with protective radii as required by the New Hampshire Department of Environmental Services (meeting Town of Londonderry and New Hampshire Department of Environmental Services setback requirements)
- 30. Existing treelines
- 31. Existing ledge outcroppings and other significant natural features
- 32. HISS requirements:
 - i. Criteria for HISS delineation
 - ii. Soil scientist certification on plan (stamped and signed, if HISS required)
 - iii. HISS mapping shown over all subject parcels (where no municipal sewer exists)
- 33. Plan as submitted to the New Hampshire Department of Environmental Services

4.18 DOCUMENTS:

- A. **Protective Covenants:** Covenants for the protection of open space or other purposes.
- B. **Utility Clearance Letters:** Certificates of approval from the appropriate utilities for extension and layout.
- C. **Deeds:** Deeds for land to be conveyed to the Town of Londonderry to be used for streets and other public purposes. Deeds shall be written in metes and bounds description.
- D. **Easements:** Deeds of easements and right-of-way. Deeds shall be written in metes and bounds description.
- E. **Permits:** (See Section 4.14)
- F. **Zoning Variances:** Documentation of any action of the Town of Londonderry Zoning Board of Adjustment relative to the subdivision. All variances shall be listed on the plans.

- G. **Agreements:** Agreements, if any between the Applicant and the Town of Londonderry regarding public improvements or other purposes.
- H. **Waivers:** (See Section 6.04)
- I. **Notes regarding phasing:** If the project is to be phased, the Applicant shall submit a document for review stating how the project is to be phased, work to be performed in each phase, and the schedule for each phase. Phasing shall meet the requirements and approval of the Town of Londonderry Department of Public Works and Fire Department. The phasing shall be noted on the plans.
- J. **Other documents as required by the Board.**

SECTION 5 ASSURANCES FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS

5.01 GENERAL:

- A.** Prior to commencing any construction on a project, all the conditions of approval shall be met, the plan has been signed by the Planning Board, a preconstruction meeting has taken place with the Public Works Department, and the applicant has posted a performance surety to guarantee the completion of improvements. The performance surety shall be in the form of the "Hampton Method Letter of Credit" (copy on file with the DPW), surety bond, or a cash bond on deposit with the Town in an interest bearing account. All Letters of Credit or surety bonds required by these regulations must be posted by a Town approved bank or a surety company listed on the current United States Department of Treasury "Department of the Treasury's listing of approved Sureties (Department Circular 570)" as authorized to do business in the State of New Hampshire.
- B.** When a revision to the approved plan is proposed, the Applicant shall submit a print of the approved plan indicating the proposed revision to the Town Engineer. The revision shall be reviewed by the Town Engineer and, if necessary, the Planning Board. All approved revisions shall be shown on the "as-built" plan required at the completion of the project. The Applicant shall be responsible for all costs associated with the Town of Londonderry's reviewing and recording of revised plans with the Registry of Deeds. In addition, electronic files shall be provided by the Applicant for all "as-built" plans.

5.02 INSPECTION

- A.** The Applicant shall be responsible for obtaining all necessary reports and obtaining the necessary inspections by the Department of Public Works for required improvements during construction. The necessary inspections and reports are as follows:
 - 1. Inspection of roadway subgrade and related improvements after clearing grubbing and excavation but prior to any filling;
 - 2. Inspection of the installation of all drainage structures, swales, and other drainage improvements;
 - 3. Inspection of the installation of all sewer structures and improvements. Reports of all sewer line testing shall be provided for review and approval;
 - 4. Road subgrade inspection prior to import of gravels. A compaction test report for review and approval indicating the subgrade is compacted in compliance with New Hampshire Department of Transportation requirements shall be provided;
 - 5. Sieve analysis reports of gravels to be used in subbase in compliance with New Hampshire Department of Transportation requirements shall be provided for review and approval prior to placement;
 - 6. Inspection during placement of bankrun gravel and crushed gravel and fine grading prior to placement of pavement. Compaction tests indicating the gravels were compacted in compliance with New Hampshire Department of Transportation requirements shall be provided;
 - 7. Inspection of base course and wearing course pavement installation;
 - 8. Inspection of removal of erosion control measures;
 - 9. Final inspection;
 - 10. Additional inspections as necessary to verify proper construction methods; and
 - 11. Certification statement(s) on the as-built plans verifying that each road intersection was properly constructed to provide the required sight distances. The certification statement shall be endorsed and stamped by a licensed land surveyor or professional engineer licensed in the State of New Hampshire..
- B. Inspection Service Fee and Costs:** All Applicants shall be required to deposit an inspection fee escrow with the Town of Londonderry. This fee shall cover all costs incurred by the Town of Londonderry and the cost of the Town of Londonderry's designated agent who shall monitor and inspect improvements for compliance with the approved plans and required engineering standards. Escrow shall be determined by the Department of Public Works but shall not be more than five percent

(5%) of the project bond estimate (all work required from start to completion). Ten percent (10%) of final inspection costs shall be retained by the Town of Londonderry to cover administrative costs. The Department of Public Works may contract with consultants for services. The Applicant shall be responsible for all costs of all inspections and associated work, and execute a signed agreement and guarantee as required by the Department of Public Works. If it is determined that any of the required improvements have not been constructed in accordance with the Town of Londonderry's construction standards and specifications, the Applicant shall be responsible for the reconstruction and reinspection of the improvements. Escrow account shall be periodically reviewed to assure that sufficient funds are available to cover all inspection costs and additional escrow provided as needed. Upon acceptance of the project, unused escrow amount shall be returned to the Owner.

- C. **Arrangement for Inspections:** At least fifteen (15) working days prior to commencing construction of any subdivision improvements, the Applicant shall notify the Department of Public Works in writing of the time when he proposes to commence construction of such improvements and shall pay to the Town of Londonderry the escrow for the inspection fee required by the Department of Public Works. The Department of Public Works will arrange for inspection by the Town's agent to assure that all standards, specifications and requirements are met during the construction of the required improvements and utilities. The Applicant shall request to schedule a preconstruction meeting with the Department of Public Works which is mandatory prior to the start of construction.
- D. **Proper Installation of Improvements:** If the Town of Londonderry or the Town's Agent finds, upon inspection of the improvements performed before the expiration date of any security, that any of the required improvements have not been constructed in accordance with approved plans and specifications or any conditions of approval of the Town of Londonderry Planning Board, the status shall be reported to the Town of Londonderry Department of Public Works. The Department of Public Works shall then notify the Applicant and, if necessary, the bonding company or escrow agent and take all necessary steps to preserve the Town of Londonderry's rights under the bond or agreement. No plan shall be approved by the Londonderry Planning Board as long as the Applicant is in default on a previously approved Subdivision Plan.
- E. **Failure to Complete Improvements or Abandon Project:** When a performance bond has been posted and required improvements have not been installed or completed within the terms of such performance, the Planning Board may declare the project in default and direct the Department of Public Works to use the bond to complete all outstanding required improvements.
- F. **No Cut Zones:** No cut zones indicated on the plans shall be clearly delineated in the field using flagging tape or similar approved methods prior to construction and shall be maintained throughout construction of the project.

5.03 AS-BUILT PLANS:

The Applicant shall submit to the Town Engineer a detailed "as-built" plans (one mylar reproducible, one paper print, and one electronic file) of the subdivision. The Applicant's engineer shall certify that the layout of the line and grade of all public improvements is in accordance with approved construction plans of the subdivision.

5.04 ACCEPTANCE:

The Town of Londonderry Department of Public Works will not execute a final bond release until the Applicant files a notarized letter with the Department of Public Works stating that all required improvements have been completed and are free and clear of any and all liens and encumbrances. The Department of Public Works will conduct a final inspection to verify that all required improvements have been completed and are ready for dedication to the Town of Londonderry. Upon approval and

recommendation from the Department of Public Works, the Town of Londonderry shall accept the improvements.

5.05 MAINTENANCE OF IMPROVEMENTS:

- A.** The Applicant is responsible and shall be required to maintain all improvements until the acceptance of said improvements by the Town of Londonderry.
- B.** The applicant may request reductions in performance surety prior to final acceptance. However, a minimum 10% retainage on each item shall remain until the final inspection and acceptance of the project by the Department of Public Works. Upon recommendation from the Department of Public Works and acceptance of the project by the Town Council, 2% retainage of the total performance surety, but not less than \$7,500, will remain in place in order to assure the satisfactory condition of the required improvements for a period of one (1) year after the date of their acceptance by the Town of Londonderry. The financial guarantee shall be in accordance with Section 5.01A.

SECTION 6 ADMINISTRATION AND ENFORCEMENT

- 6.01 AMENDMENTS:** For the purpose of providing for the public health, safety and general welfare, the Board may amend, change, alter, add or rescind the provisions imposed by these regulations. Notification, public hearings, publications and certification of all proposed amendments shall be accomplished by the Board in accordance with New Hampshire RSA 675:6 and 675:7.
- 6.02 APPLICABILITY:** These regulations replace and supersede the former regulations of the Board. Adoption of these regulations is not intended to invalidate any approval or requirement of approval under those former regulations and shall not be considered applicable to any application which has been formally accepted by the planning board pursuant to RSA 676:4, I(b) prior to the first legal notice of a proposed adoption of regulations.
- 6.03 INTERPRETATION, CONFLICT AND SEPARABILITY:** The provisions herein shall be considered the minimum requirements for the protection of public health, safety and welfare. These regulations are not intended to interfere with the application of other laws or regulations or privately imposed restrictions. Where these regulations may differ from other applicable laws or regulations, which ever provisions are more restrictive or impose higher standards shall govern. If any part of these regulations is determined to be invalid, that determination will be **construed** applicable to that part only and the remainder of these regulations will be construed to continue in full force.
- 6.04 WAIVERS:** In a case when the strict application of these regulations would cause practical difficulty, the Board may waive specific plan requirements where the Board has determined that such a waiver will not affect the purpose and intent of these regulations. The Applicant shall submit in writing a “request for waiver” to the Board citing the specific regulation and the reason the regulation cannot be met. Any waiver granted shall be shown on the Final Plan.
- In the case of proposals having lands designated as “special flood hazard areas,” these waiver provisions shall not apply to the requirements for such areas as cited in Section 1, Part 1.05 of these Regulations.
- 6.05 PREMATURE SUBDIVISION:** a subdivision application may be deemed premature by the Board where either of the following conditions exist:
- A.** The proposed subdivision will occur in a location where municipal services or facilities are overburdened or will become overburdened by the placement of additional demand.
 - B.** The proposed subdivision is located where adequate services are not available and are not as yet included in municipal plans of the Town of Londonderry.
- 6.06 APPEALS:** Any person aggrieved by any decision of the Board may appeal to the Superior Court as provided for in NH RSA § 677:15
- 6.07 ENFORCEMENT AND PENALTIES:** These regulations shall be enforced under the authority of New Hampshire RSA 676 and such authorities, as may be available

EXHIBITS:

- 1. Fee Schedule**
 - 2. Subdivision Formal Application Request Form**
 - 3. Subdivision Design Review Request Form**
 - 4. Procedures for Subdivision Applications**
 - 5. Subdivision Application Checklist**
 - 6. Boundary Plan Layout**
 - 7. Topographic/HISS Plan Layout**
 - 8. Improvement Plan Layout**
-
- D1 Typical Required Sight Distance Plan & Profile for a Residential Driveway Entrance**
 - D2 Typical Required Sight Distance Plan & Profile for Roadways**
 - D3 Sidewalk and Granite Curb Detail**
 - D4 Typical Roadway Section**
 - D5 Cul-de-sac Terminus Layout**

**EXHIBIT 1
FEE SCHEDULE**

| ITEM | Residential | Multi-family | Commercial | Industrial |
|--|---------------------------|---------------------------|---------------------------|---------------------------|
| Number of Lots | | | | |
| 1-2 | \$30/lot | \$30/lot | \$30/lot | \$30/lot |
| 3-5 | \$40/lot | \$40/lot | \$40/lot | \$40/lot |
| 6 or more | \$55/lot | \$55/lot | \$55/lot | \$55/lot |
| Municipal Storm Drainage/increment | \$75 | \$75 | \$150 | \$150 |
| Municipal Roads/increment | \$75 | \$75 | \$150 | \$150 |
| Notice to Abutters | \$12/abutter | \$12/abutter | \$12/abutter | \$12/abutter |
| Advertising | \$40 | \$40 | \$40 | \$40 |
| Administrative Fee for Recording of plans at Registry of Deeds by Town Staff | \$10/sheet to be recorded | \$10/sheet to be recorded | \$10/sheet to be recorded | \$10/sheet to be recorded |

* Fee is based on the square footage of the entire lot.

Roads and Drainage length increments will be determined from the following schedule:

Storm Drainage

0 - 500 ' = 1 increment
 501 - 1000 = 2 increments
 1001 - 1500 = 3 increments
 1501 - 2000 = 4 increments
 2001 - 2500 = 5 increments

Drainage lengths shall be based on the length of all drainage pipes, swales, channels, and travel length of overland flow.

Roads

0 - 1000 ' = 1 increment
 1001 - 2000 = 2 increments
 2001 - 3000 = 3 increments
 3001 - 4000 = 4 increments
 4001 - 5000 = 5 increments

Road length shall be based on the length of all roads that are to be improved or constructed.

Please itemize each fee category showing each fee calculation. Provide your methodology of calculating the fee using the space provided below showing the appropriate amounts for each fee category:

Lots/Lot Types: _____

Municipal Storm Drainage/Increment: _____

Municipal Roads/Increment: _____

Notice to abutters (# of abutters x \$12): _____

Advertising: _____

Administrative fee for recording (# sheets x \$10): _____

TOTAL: _____

A. Name of Subdivision: _____

B. Location of Subdivision: _____ (Street) _____ (Map #) _____ (Lot #)

Number of Lots: _____

Total Acreage: _____

Zoning: _____

Name: _____

Address: _____

Phone: _____

Fax: _____

E-Mail: _____

Signature: _____

Name: _____

Address: _____

Phone: _____

Fax: _____

E-Mail: _____

Signature: _____

Name: _____

Address: _____

Phone: _____

Fax: _____

E-Mail: _____

Page 44 of 86

G. Name of Licensed Professional Engineer: _____
(in responsible charge)

Signature: _____

H. Name of Certified Soil Scientist: _____

I. Name of Certified Wetland Scientist: _____

J. Date of Submittal to Planning Department: _____

| | |
|---|--------------------------|
| Application Fee Attached: | <input type="checkbox"/> |
| Escrow for Review Cost Attached: | <input type="checkbox"/> |
| Subdivision Plans Attached: | <input type="checkbox"/> |
| Abutters List Attached: | <input type="checkbox"/> |
| Subdivision Application Checklist Attached: | <input type="checkbox"/> |
| Required Documents Attached (As outlined in Subdivision Application Checklist) | <input type="checkbox"/> |

***For Planning Department Use Only (Date
Received Stamp)***

A. Name of Subdivision: _____

B. Location of Subdivision: _____ (Street) _____ (Map #) _____ (Lot #)

Number of Lots: _____

Total Acreage: _____

Zoning: _____

Name: _____

Address: _____

Phone: _____

Fax: _____

E-Mail: _____

Signature: _____

Name: _____

Address: _____

Phone: _____

Fax: _____

E-Mail: _____

Signature: _____

Name: _____

Address: _____

Phone: _____

Fax: _____

E-Mail: _____

Page 46 of 86

G. Name of Licensed Professional Engineer: _____
(in responsible charge)

Signature: _____

H. Name of Certified Soil Scientist: _____

I. Name of Certified Wetland Scientist: _____

J. Date of Submittal to Planning Department: _____

| | |
|---|--------------------------|
| Application Fee Attached: | <input type="checkbox"/> |
| Escrow for Review Cost Attached: | <input type="checkbox"/> |
| Subdivision Plans Attached: | <input type="checkbox"/> |
| Abutters List Attached: | <input type="checkbox"/> |
| Subdivision Application Checklist Attached: | <input type="checkbox"/> |
| Required Documents Attached (As outlined in Subdivision Application Checklist) | <input type="checkbox"/> |

***For Planning Department Use Only (Date
Received Stamp)***

EXHIBIT 4

LONDONDERRY PLANNING BOARD PROCEDURES FOR SUBDIVISION APPLICATIONS

All information provided and submitted with an application shall conform to the Londonderry Subdivision Regulations.

To conform with the new State legislation in 1998-1999, RSA 676:4, the Town of Londonderry Planning Board will henceforth use the following application procedure as follows:

1. Pre-application Reviews

- a. An Applicant may make a written letter request for discussion of CONCEPTUAL DESIGN INFORMATION, signed by the owner of the property, with 2 (two) copies of conceptual information (no surveying or engineering required) to be scheduled for discussion of the proposal in conceptual form only with the members of the Planning Board at a regular public meeting. No abutters need to be notified, and all discussion shall be non-binding.
- b. An Applicant may submit a completed Subdivision Design Review Request Form with required fees and completed Subdivision Application Checklist marked DESIGN REVIEW and all other documents and fees required by these regulations, signed by the owner of the property owner and the applicant, with two (2) copies of the design plan with engineering detail at a level addressing the requirements of the regulations and the completed checklist. The Design Review Committee (DRC) and the Planning Board's review engineering consultant shall conduct a review and forward comments to the Applicant for incorporation into design. Abutters and the general public shall be notified that the Town is conducting DESIGN REVIEW of the project and plans for the project are available for review by the general public at the Planning Department.

An Applicant may make a written letter request for a public meeting with the Planning Board with notification of abutters. All discussion and comment by Board members shall be non-binding.

It is strongly recommended to the Applicant to submit the project for DESIGN REVIEW. This will help identify concerns of the Board and DRC, identify necessary studies, problems and deficiencies, and could minimize potential revisions to the project based on review by DRC and the Board prior to a vote on formal acceptance. In addition, this may aid the Applicant in obtaining the proper and required permit approvals from other regulatory agencies necessary for Formal Application.

2. Formal Application, Acceptance and Review

- a. An Applicant shall submit a Subdivision Formal Application Request Form with required fees and the completed Subdivision Application Checklist marked FORMAL APPLICATION and all other documents and fees required by these regulations, signed by the owner of the property and applicant, with two (2) copies of the formal design plan and two (2) copies of all required accompanying data, studies, and approved permits. DRC and the Planning Board's review engineering consultant shall conduct a review of the application, all provided information and the completed checklist. The Planning staff shall schedule the Applicant for a public meeting with notice to abutters for acceptance of application. The Board shall, at the next meeting for which notice can be given, but not later than 30 (thirty) days following the official submittal date, determine if the submitted application is complete. If for any reason the Board determines the application is incomplete, the Planning staff shall notify the Applicant in writing, listing the major application deficiencies, within 72 hours of the Planning Board decision.
- b. An Applicant may request to have both a vote on acceptance and a public hearing on the

application at the same Board meeting by filing a written letter request with a complete application.

In an effort to provide the required information necessary for a Formal Application submittal to the Planning Board for acceptance and formal review, the attached Subdivision Application Checklist marked FORMAL APPLICATION will be required for each Formal Application to the Board. The intent is to provide a format to the Applicant as to the information necessary for proper review of the proposed project by the Board, the Board's review engineering consultant, and DRC to verify compliance with the Town's Zoning, Health and Subdivision regulations, and other applicable State and Federal Regulations. This should streamline the review process.

It is the Applicant's responsibility to provide clear and complete plans and all supporting and required information for review to allow the Board to render an informed decision on the proposed project. An application will not be accepted if the required items as outlined in the checklist are missing from the submittal.

EXHIBIT 5

LONDONDERRY PLANNING BOARD SUBDIVISION APPLICATION & CHECKLIST

☐ Design Review ☐ Formal Application

All information provided and submitted with this Application Checklist shall conform to the Londonderry Site Plan Regulations. **Please note that the Planning Board may not accept and consider the application complete if the required items as outlined in the checklist are missing from the submittal.**

I. General Information:

A. Name of Project: _____

B. Location of Project: _____
(street) (Map) (lot)

C. Owner: _____
(zoning)

Name: _____

Address: _____

Phone: _____

Fax: _____

E-Mail: _____

Signature: _____

D. Applicant:

Name: _____

Address: _____

Phone: _____

Fax: _____

E-Mail: _____

Signature: _____

E. Design Firm:
 Name: _____
 Address: _____
 Phone: _____
 Fax: _____
 E-Mail: _____

F. Name of Licensed Land Surveyor: _____
 (in responsible charge)
 Signature: _____

G. Name of Licensed Professional Engineer: _____
 (in responsible charge)
 Signature: _____

H. Name of Certified Soil Scientist: _____

I. Name of Certified Wetland Scientist: _____

J. Date of Submittal to Planning Department: _____

II. General Requirements (All Applications):

| | Provided | N/A |
|--|--------------------------|--------------------------|
| 1. Executed Subdivision Formal Application Request Form (Exhibit 2) | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Executed Subdivision Design Review Request Form (Exhibit 3) | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Two (2) copies of a complete abutters list verified by the Assessing Department with three (3) sets of mailing labels for a formal review application and one set of labels for a design review application | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. All required fees with the fee schedule showing the fee calculation | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Two (2) sets of plans and two copies of all required information in accordance with the site plan regulations and this checklist as well as an electronic "PDF" copy of complete submittal package including all documents and plans submitted. | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Two (2) copies of any proposed easement deeds, protective Covenants or other legal documents | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Two (2) copies of any waiver request(s) submitted with justification in writing | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Two (2) copies of any technical reports and supporting documents (see Sections X & XI of this checklist) | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|---|--|--------------------------|--------------------------|
| 9. | Two (2) copies of the completed Subdivision Application Checklist | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. | If submitting a formal application, two (2) copies of a letter explaining how DRC comments have been addressed and two (2) sets of highlighted, revised drawings (applicable if pre-application design review process was followed). | <input type="checkbox"/> | <input type="checkbox"/> |
| | | Provided | N/A |
| III. General Plan Information (All Plans): | | | |
| 1. | Size and presentation of sheet(s) per requirements of the subdivision regulations | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. | Title block information: | | |
| | a. Drawing title | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Name of site plan | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. Location of site plan | <input type="checkbox"/> | <input type="checkbox"/> |
| | d. Tax map & lot #s of subject parcel(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| | e. Name & address of owner(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| | f. Date of plan | <input type="checkbox"/> | <input type="checkbox"/> |
| | g. Scale of plan | <input type="checkbox"/> | <input type="checkbox"/> |
| | h. Sheet number | <input type="checkbox"/> | <input type="checkbox"/> |
| | i. Name, address, & telephone number of design firm | <input type="checkbox"/> | <input type="checkbox"/> |
| | j. Name and address of Applicant | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. | Revision block | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. | Planning Board approval block provided on appropriate sheets (Cover sheet, site plan, landscape plan only) | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. | Certification block (for engineer, surveyor, soil scientist, or wetland scientist) | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. | Match lines (if any) | <input type="checkbox"/> | <input type="checkbox"/> |
| IV. Title Sheet: | | | |
| (may be consolidated with Boundary Plan) | | | |
| 1. | The following notes shall be provided: | | |
| | a. Purpose of plan | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Tax map and lot #s of all subject parcels | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. Area (existing & proposed) of subject parcel(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| | d. Zoning designation of subject parcel(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| | e. Min. lot area, frontages & setback dimensions | <input type="checkbox"/> | <input type="checkbox"/> |
| | f. Existing and proposed use | <input type="checkbox"/> | <input type="checkbox"/> |
| | g. Sanitary sewer source (name of provider (company) if offsite) | <input type="checkbox"/> | <input type="checkbox"/> |
| | h. Water supply source (name of provider (company) if offsite) | <input type="checkbox"/> | <input type="checkbox"/> |
| | i. Zoning variances/special exceptions with conditions | <input type="checkbox"/> | <input type="checkbox"/> |
| | j. List FEMA sheet(s) used to identify 100-year flood elevation. (Note if no flood zone present as applicable) | <input type="checkbox"/> | <input type="checkbox"/> |
| | k. List of required permits and permit approval numbers | <input type="checkbox"/> | <input type="checkbox"/> |
| | l. List of Planning Board waivers (if applicable) | <input type="checkbox"/> | <input type="checkbox"/> |
| | m. Note identifying # of bedrooms per dwelling for | | |

| | | | |
|-----------|---|--------------------------|--------------------------|
| | residential use | <input type="checkbox"/> | <input type="checkbox"/> |
| n. | Phasing notes, as required, under Section 4.18i as applicable | <input type="checkbox"/> | <input type="checkbox"/> |
| o. | Note identifying which plans are to be recorded and which are on file at the town | <input type="checkbox"/> | <input type="checkbox"/> |
| | Provided | | N/A |
| p. | Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Owner shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town." | <input type="checkbox"/> | <input type="checkbox"/> |
| q. | Note the following: "If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town." | <input type="checkbox"/> | <input type="checkbox"/> |
| r. | Note the following: "All materials and methods of construction shall conform to Town of Londonderry Subdivision Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction." | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. | Tax map sketch plan (or detail) showing proposed lot configuration at a scale 1" = 400' | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. | Vicinity plan (at a scale of 1"=2500') | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. | Plan index indicating all sheets | <input type="checkbox"/> | <input type="checkbox"/> |
| V. | Boundary Plan (Subdivision, Consolidation and Lot Line Adjustment: | | |
| 1. | Surveyor's certification stamped and signed by LLS | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. | Boundary of entire property by metes and bounds | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. | Proposed lot configuration defined by metes and bounds | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. | Boundary monuments: | | |
| a. | Monuments found | <input type="checkbox"/> | <input type="checkbox"/> |
| b. | Monuments to be set | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. | Map # and Lot #, name addresses, and zoning of all abutting land owners | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. | Existing streets: | | |
| a. | Name labeled | <input type="checkbox"/> | <input type="checkbox"/> |
| b. | Status noted or labeled | <input type="checkbox"/> | <input type="checkbox"/> |
| c. | Right-of-way dimensioned | <input type="checkbox"/> | <input type="checkbox"/> |
| d. | Pavement width dimensioned | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. | Municipal boundaries (if any) | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. | Existing easements (identified by type) | <input type="checkbox"/> | <input type="checkbox"/> |

| | | Provided | N/A |
|-----|--|--------------------------|--------------------------|
| 9. | Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application: | | |
| a. | Drainage easement(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| b. | Slope easement(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| c. | Utility easement(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| d. | Temporary easement(s) (such as temporary turnaround) | <input type="checkbox"/> | <input type="checkbox"/> |
| e. | No-cut zone(s), including those along streams & wetlands (as may be requested by the Conservation Commission) | <input type="checkbox"/> | <input type="checkbox"/> |
| f. | Vehicular & pedestrian access easement(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| g. | Visibility easements | <input type="checkbox"/> | <input type="checkbox"/> |
| h. | Fire pond/cistern easement(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| i. | Roadway widening easement(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| j. | Walking trail easement(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| k. | Other easement(s) _____ Note type(s) _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. | Designation of each proposed lot (by map & lot #s as provided by the assessor) | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. | Area of each lot (in acres & square feet): | | |
| a. | Existing lot(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| b. | Proposed lot(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. | North Arrow | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. | Locus map (at a scale of 1" = 2,500) | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. | Limits of wetlands & CO District Boundary | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. | Wetland delineation: | | |
| a. | Wetland delineation criteria & Certification | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. | Owner(s) signature(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. | Proposed streets: | | |
| a. | Name(s) labeled | <input type="checkbox"/> | <input type="checkbox"/> |
| b. | Width of right-of-way dimensioned | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. | All required setbacks (including any applicable buffers) | <input type="checkbox"/> | <input type="checkbox"/> |
| 19. | Physical features: | | |
| a. | Existing features -- | | |
| | Buildings | <input type="checkbox"/> | <input type="checkbox"/> |
| | Wells | <input type="checkbox"/> | <input type="checkbox"/> |
| | Septic systems | <input type="checkbox"/> | <input type="checkbox"/> |
| | Stone walls | <input type="checkbox"/> | <input type="checkbox"/> |
| | Paved drives | <input type="checkbox"/> | <input type="checkbox"/> |
| | Gravel drives | <input type="checkbox"/> | <input type="checkbox"/> |
| 20. | Location & name (if any) of any streams or waterbodies | <input type="checkbox"/> | <input type="checkbox"/> |
| 21. | Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study or as determined by drainage study | <input type="checkbox"/> | <input type="checkbox"/> |
| 22. | Location of existing overhead utility lines, poles, towers, etc. | <input type="checkbox"/> | <input type="checkbox"/> |
| 23. | Plan and deed references | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|---|--|--------------------------------------|---------------------------------|
| 24. | Zoning District boundary lines (if any) | Provided <input type="checkbox"/> | N/A <input type="checkbox"/> |
| VI. Topographical/HISS Plan Requirements): | | | |
| 1. | Surveyor's stamp and signature by LLS | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. | Boundary of entire property to be subdivided | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. | Proposed lot configuration defined by metes and bounds | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. | Boundary monuments: | | |
| | a. Monuments found | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Monuments to be set | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. | Map # and lot #, name addresses, and zoning of all abutting land owners | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. | Existing streets: | | |
| | a. Name labeled | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Status noted or labeled | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. Right-of-way dimensioned | <input type="checkbox"/> | <input type="checkbox"/> |
| | d. Pavement width dimensioned | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. | Municipal boundaries (if any) | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. | Existing easements (identified by type) | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. | Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application: | | |
| | a. Drainage easement(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Slope easement(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. Utility easement(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| | d. Temporary easement(s) (such as temporary turnaround) | <input type="checkbox"/> | <input type="checkbox"/> |
| | e. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission) | <input type="checkbox"/> | <input type="checkbox"/> |
| | f. Vehicular & pedestrian access easement(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| | g. Visibility easements | <input type="checkbox"/> | <input type="checkbox"/> |
| | h. Fire pond/cistern easement(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| | i. Roadway widening easement(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| | j. Walking trail easement(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| | k. Other easement(s) _____ Note type(s) _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. | Designation of each proposed lot (by map & lot #s as provided by the assessor) | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. | Area of each lot (in acres & square feet): | | |
| | a. Existing lot(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Proposed lot(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. | North arrow | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. | Locus map (at a scale of 1" = 2,500) shown | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. | Limits of wetlands | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|-----|--|--------------------------|--------------------------|
| | | Provided | N/A |
| 15. | Wetland delineation: | | |
| | a. Wetland delineation criteria | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Wetland scientist certification | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. | Owner(s) signature(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. | Proposed streets: | | |
| | a. Name(s) labeled | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Width of right-of-way dimensioned | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. Pavement width dimensioned | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. | All required setbacks (including any applicable buffers) | <input type="checkbox"/> | <input type="checkbox"/> |
| 19. | Physical features (Existing Features): | | |
| | a. Buildings | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Wells | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. Septic systems | <input type="checkbox"/> | <input type="checkbox"/> |
| | d. Stone walls | <input type="checkbox"/> | <input type="checkbox"/> |
| | e. Paved drives | <input type="checkbox"/> | <input type="checkbox"/> |
| | f. Gravel drives | <input type="checkbox"/> | <input type="checkbox"/> |
| 20. | Location & name (if any) of any streams or waterbodies | <input type="checkbox"/> | <input type="checkbox"/> |
| 21. | Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study or as determined by drainage study | <input type="checkbox"/> | <input type="checkbox"/> |
| 22. | Location of existing overhead utility lines, poles, towers, etc. | <input type="checkbox"/> | <input type="checkbox"/> |
| 23. | Plan and deed references | <input type="checkbox"/> | <input type="checkbox"/> |
| 24. | Two-foot contour interval topography shown over all subject parcels | <input type="checkbox"/> | <input type="checkbox"/> |
| 25. | Source and datum of topographic information (USGS required) | <input type="checkbox"/> | <input type="checkbox"/> |
| 26. | Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area | <input type="checkbox"/> | <input type="checkbox"/> |
| 27. | USDA-SCS soil survey information (where municipal sewer is to be provided) | <input type="checkbox"/> | <input type="checkbox"/> |
| 28. | Location, type, size & inverts of the following (as applicable): | | |
| | a. Existing water systems | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Existing sewer systems | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. Existing drainage systems | <input type="checkbox"/> | <input type="checkbox"/> |
| | d. Existing utilities | <input type="checkbox"/> | <input type="checkbox"/> |
| 29. | 4K Areas with test pits on all proposed lots (meeting NHDES & Town setback requirements) | <input type="checkbox"/> | <input type="checkbox"/> |
| 30. | Location of all water wells with protective radii as required by the NHDES (meeting Town and NHDES setback requirements) | <input type="checkbox"/> | <input type="checkbox"/> |
| 31. | Existing treelines | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | | |
|-----|--|--------------------------|--------------------------------------|---------------------------------|
| 32. | Existing ledge outcroppings & other significant natural features | <input type="checkbox"/> | Provided <input type="checkbox"/> | N/A <input type="checkbox"/> |
| 33. | HISS requirements: | | | |
| a. | Criteria for HISS delineation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. | Soil scientist certification on plan (if HISS required) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. | HISS mapping shown over all subject parcels (where no municipal sewer exists) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 34. | Plan as submitted to the NHDES | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

VII. Improvement Plans (Stamped by Engineer Licensed in NH):

| | | | | |
|------|---|--------------------------|--------------------------|--------------------------|
| 1. | Grading and Drainage: | | | |
| a. | Existing topography (two-foot contour interval minimum) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. | Proposed contours | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. | Existing spot elevations | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. | Proposed spot elevations | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. | Existing edge of pavement | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. | Proposed edge of pavement | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. | Existing curb line | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h. | Proposed curb line | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i. | Existing buildings and structures | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j. | Proposed buildings and structures | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| k. | Existing retaining walls | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| l. | Proposed retaining walls | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| m. | Existing stone walls | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| n. | Reconstructed stone walls | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| o. | Existing treeline | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| p. | Proposed treeline | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| q. | Benchmarks | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| r. | Existing drainage systems: | | | |
| 1.) | Pipes/culverts (each location): | | | |
| i. | Type | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. | Size | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. | Length and slope | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iv. | Inverts | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| v. | End sections/Headwalls | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2.) | Structures (catchbasins, drain manholes, special structures): | | | |
| i. | Location (sta. and off-set) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. | Type | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. | Size | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iv. | Rim Elevations | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| v. | Inverts | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.) | Swales/Ditches/Waterways: | | | |
| i. | Flow arrows (direction of flow) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. | Topography | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. | Spot elevations | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| t. | Proposed Drainage Systems: | | | |
| 1.) | Pipes/culverts (each location): | | | |
| i. | Type | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. | Size | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. | Length and slope | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iv. | Inverts | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|-----|---|--------------------------|--------------------------|
| | | Provided | N/A |
| | v. End sections/headwalls | <input type="checkbox"/> | <input type="checkbox"/> |
| | vi. Identify minimum cover and location | <input type="checkbox"/> | <input type="checkbox"/> |
| | vii. Outlet erosion protection | <input type="checkbox"/> | <input type="checkbox"/> |
| 2.) | Structures (catchbasins, drain manholes, special structures): | | |
| | i. Location (sta. and off-set) | <input type="checkbox"/> | <input type="checkbox"/> |
| | ii. Type | <input type="checkbox"/> | <input type="checkbox"/> |
| | iii. Size | <input type="checkbox"/> | <input type="checkbox"/> |
| | iv. Rim elevations | <input type="checkbox"/> | <input type="checkbox"/> |
| | v. Inverts | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.) | Swales/ditches/waterways: | | |
| | i. Flow arrows (direction of flow) | <input type="checkbox"/> | <input type="checkbox"/> |
| | ii. Grading | <input type="checkbox"/> | <input type="checkbox"/> |
| | iii. Spot elevations | <input type="checkbox"/> | <input type="checkbox"/> |
| | iv. Erosion protection (riprap, matting, etc.) | <input type="checkbox"/> | <input type="checkbox"/> |
| u. | Temporary erosion protection during construction: | | |
| | 1.) Silt fence, haybales, etc. | <input type="checkbox"/> | <input type="checkbox"/> |
| | 2.) Matting, mulch, etc. | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. | Utilities: | | |
| a. | Existing sanitary sewer system: | | |
| | 1.) Pipes: | | |
| | i. Type | <input type="checkbox"/> | <input type="checkbox"/> |
| | ii. Size | <input type="checkbox"/> | <input type="checkbox"/> |
| | iii. Length and slope | <input type="checkbox"/> | <input type="checkbox"/> |
| | 2.) Structures: | | |
| | i. Location (sta. and off-set) | <input type="checkbox"/> | <input type="checkbox"/> |
| | ii. Type | <input type="checkbox"/> | <input type="checkbox"/> |
| | iii. Size | <input type="checkbox"/> | <input type="checkbox"/> |
| | iv. Rim elevations | <input type="checkbox"/> | <input type="checkbox"/> |
| | v. Inverts | <input type="checkbox"/> | <input type="checkbox"/> |
| b. | Proposed sanitary sewer system: | | |
| | 1.) Pipes (gravity): | | |
| | i. Type | <input type="checkbox"/> | <input type="checkbox"/> |
| | ii. Size | <input type="checkbox"/> | <input type="checkbox"/> |
| | iii. Length and slope | <input type="checkbox"/> | <input type="checkbox"/> |
| | iv. Separation (18" below water) | <input type="checkbox"/> | <input type="checkbox"/> |
| | v. Identify minimum cover and locations | <input type="checkbox"/> | <input type="checkbox"/> |
| | 2.) Force Main: | | |
| | i. Type | <input type="checkbox"/> | <input type="checkbox"/> |
| | ii. Size | <input type="checkbox"/> | <input type="checkbox"/> |
| | iii. Direction of flow (flow arrows) | <input type="checkbox"/> | <input type="checkbox"/> |
| | iv. Bends and thrust blocking | <input type="checkbox"/> | <input type="checkbox"/> |
| | v. Air relief valves and structures | <input type="checkbox"/> | <input type="checkbox"/> |
| | vi. Clean-out structures | <input type="checkbox"/> | <input type="checkbox"/> |
| | vii. Identify minimum cover and locations | <input type="checkbox"/> | <input type="checkbox"/> |
| | 3.) Structures: | | |
| | i. Location (sta. and off-set) | <input type="checkbox"/> | <input type="checkbox"/> |
| | ii. Type | <input type="checkbox"/> | <input type="checkbox"/> |
| | iii. Size | <input type="checkbox"/> | <input type="checkbox"/> |
| | iv. Rim elevations | <input type="checkbox"/> | <input type="checkbox"/> |
| | v. Inverts | <input type="checkbox"/> | <input type="checkbox"/> |

| | | Provided | N/A |
|------|--|--------------------------|--------------------------|
| 4.) | Service laterals to each individual lot: | | |
| i. | Type | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. | Size | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. | Length and slope | <input type="checkbox"/> | <input type="checkbox"/> |
| iv. | Separation (18" below water) | <input type="checkbox"/> | <input type="checkbox"/> |
| v. | Minimum cover and locations identified | <input type="checkbox"/> | <input type="checkbox"/> |
| vi. | Location of connection | <input type="checkbox"/> | <input type="checkbox"/> |
| c. | Existing Water System: | | |
| 1.) | Pipes: | | |
| i. | Type | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. | Size | <input type="checkbox"/> | <input type="checkbox"/> |
| 2.) | Hydrants | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.) | Valves | <input type="checkbox"/> | <input type="checkbox"/> |
| 4.) | Bends and thrust blocks | <input type="checkbox"/> | <input type="checkbox"/> |
| 5.) | Tees | <input type="checkbox"/> | <input type="checkbox"/> |
| d. | Proposed Water System: | | |
| 1.) | Pipes: | | |
| i. | Type | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. | Size | <input type="checkbox"/> | <input type="checkbox"/> |
| 2.) | Hydrants | | |
| i. | Locations approved by Fire Department | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.) | Valves | <input type="checkbox"/> | <input type="checkbox"/> |
| 4.) | Bends and thrust blocks | <input type="checkbox"/> | <input type="checkbox"/> |
| 5.) | Tees | <input type="checkbox"/> | <input type="checkbox"/> |
| e. | Existing Gas Lines: | | |
| 1.) | Pipes: | | |
| i. | Type | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. | Size | <input type="checkbox"/> | <input type="checkbox"/> |
| 2.) | Valves | <input type="checkbox"/> | <input type="checkbox"/> |
| f. | Proposed Gas Lines: | | |
| 1.) | Pipes: | | |
| i. | Type | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. | Size | <input type="checkbox"/> | <input type="checkbox"/> |
| 2.) | Valves | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.) | Services to each lot | <input type="checkbox"/> | <input type="checkbox"/> |
| g. | Telephone/Electrical/Cable: | | |
| 1.) | U-poles | <input type="checkbox"/> | <input type="checkbox"/> |
| 2.) | Pedestals/transformers | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.) | Overhead lines | <input type="checkbox"/> | <input type="checkbox"/> |
| 4.) | Underground lines | <input type="checkbox"/> | <input type="checkbox"/> |
| 5.) | Services to each lot | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. | Roadways: | | |
| a. | Plan and profile drawings (stamped by engineer licensed in NH) | <input type="checkbox"/> | <input type="checkbox"/> |
| 1.) | All items required above under a. Grading and Drainage | <input type="checkbox"/> | <input type="checkbox"/> |
| 2.) | All items required above under b. Utilities | <input type="checkbox"/> | <input type="checkbox"/> |

| | | Provided | N/A |
|------|--|--------------------------|--------------------------|
| 3.) | Profile grid (station and elevation) with horizontal To vertical scale (ratio = 10:1) and datum | <input type="checkbox"/> | <input type="checkbox"/> |
| 4.) | Existing grade profile | <input type="checkbox"/> | <input type="checkbox"/> |
| 5.) | Proposed profile: | | |
| | i. PVIs (station and elevation) | <input type="checkbox"/> | <input type="checkbox"/> |
| | ii. PVCs (station and elevation) | <input type="checkbox"/> | <input type="checkbox"/> |
| | iii. PVTs (station and elevation) | <input type="checkbox"/> | <input type="checkbox"/> |
| | iv. Length of vertical curve | <input type="checkbox"/> | <input type="checkbox"/> |
| | v. K-values | <input type="checkbox"/> | <input type="checkbox"/> |
| | vi. Tangent slopes | <input type="checkbox"/> | <input type="checkbox"/> |
| | vii. Drainage system | <input type="checkbox"/> | <input type="checkbox"/> |
| | viii. Sewer system | <input type="checkbox"/> | <input type="checkbox"/> |
| | ix. Water system | <input type="checkbox"/> | <input type="checkbox"/> |
| | x. Crest stations identified (stations and elevations) | <input type="checkbox"/> | <input type="checkbox"/> |
| | xi. Sag station identified (stations and elevations) | <input type="checkbox"/> | <input type="checkbox"/> |
| | xii. Existing and proposed grades at fifty (50) foot stations | <input type="checkbox"/> | <input type="checkbox"/> |
| 6.) | Road intersection (equation of stations) | <input type="checkbox"/> | <input type="checkbox"/> |
| 7.) | Label street name | <input type="checkbox"/> | <input type="checkbox"/> |
| 8.) | Right-of-way lines | <input type="checkbox"/> | <input type="checkbox"/> |
| 9.) | Easement lines: | | |
| | i. Drainage | <input type="checkbox"/> | <input type="checkbox"/> |
| | ii. Sewer | <input type="checkbox"/> | <input type="checkbox"/> |
| | iii. Visibility | <input type="checkbox"/> | <input type="checkbox"/> |
| | iv. Utility | <input type="checkbox"/> | <input type="checkbox"/> |
| | v. Access | <input type="checkbox"/> | <input type="checkbox"/> |
| | vi. Slope | <input type="checkbox"/> | <input type="checkbox"/> |
| 10.) | Wetlands Mapping: | | |
| | i. Wetland limits identified | <input type="checkbox"/> | <input type="checkbox"/> |
| | ii. Impact area identified in square feet for each individual location | <input type="checkbox"/> | <input type="checkbox"/> |
| 11.) | Driveway shown to each individual lot (with grading and culverts if required) | <input type="checkbox"/> | <input type="checkbox"/> |
| 12.) | Centerline geometry including: | | |
| | i. Bearings and distances labeled | <input type="checkbox"/> | <input type="checkbox"/> |
| | ii. Tangents | <input type="checkbox"/> | <input type="checkbox"/> |
| | iii. Curve data | <input type="checkbox"/> | <input type="checkbox"/> |
| | iv. PC's | <input type="checkbox"/> | <input type="checkbox"/> |
| | v. PT's | <input type="checkbox"/> | <input type="checkbox"/> |
| 13.) | Pavement: | | |
| | i. Width | <input type="checkbox"/> | <input type="checkbox"/> |
| | ii. Corner radius (edge of pavement) | <input type="checkbox"/> | <input type="checkbox"/> |
| | iii. Curbing | <input type="checkbox"/> | <input type="checkbox"/> |
| 14.) | Existing and proposed lot lines | <input type="checkbox"/> | <input type="checkbox"/> |
| 15.) | Lot designations | <input type="checkbox"/> | <input type="checkbox"/> |
| 16.) | Underdrain location (beginning and end stations) | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. | Guardrail Location (beginning and end stations, off-set) | <input type="checkbox"/> | <input type="checkbox"/> |
| 18.) | Traffic control signs (stop, street, etc.) | <input type="checkbox"/> | <input type="checkbox"/> |
| 19. | Pavement markings | <input type="checkbox"/> | <input type="checkbox"/> |

| | | Provided | N/A |
|--------------|---|--------------------------|--------------------------|
| VIII. | Construction Detail Drawings: | | |
| Note: | Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Londonderry Department of Public Works requirements, and Subdivision Regulations | | |
| 1. | Typical cross-section of pavement | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. | Typical driveway apron detail | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. | Curbing detail | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. | Guardrail detail | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. | Sidewalk detail | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. | Traffic signs and pavement markings | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. | Typical underdrain trench detail | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. | Drainage structure(s): | | |
| | a. Catchbasin (including frame and grate) | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Manhole (including frame and cover) | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. Outlet structure (detention basins) | <input type="checkbox"/> | <input type="checkbox"/> |
| | d. Headwalls | <input type="checkbox"/> | <input type="checkbox"/> |
| | e. Flared end sections | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. | Outlet protection riprap apron | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. | Level spreader | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. | Treatment swale | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. | Typical section at detention basin | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. | Typical pipe trench: | | |
| | a. Drainage | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Sewer | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. Water | <input type="checkbox"/> | <input type="checkbox"/> |
| | d. Utilities | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. | Sewer structures: | | |
| | a. Manholes (including frame and cover, inverts) | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Drop manholes | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. Special structures (pump stations, blowoffs, etc.) | <input type="checkbox"/> | <input type="checkbox"/> |
| | d. Pipe manhole joint details | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. | Typical sewer lateral service connection detail | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. | Typical chimney detail | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. | Project specific sewer details (sleeves, etc.) | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. | Typical sewer notes (as per NHDES and Sewer Division requirements) | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|-----|---|--------------------------|--------------------------|
| | | Provided | N/A |
| 19. | Hydrant detail | <input type="checkbox"/> | <input type="checkbox"/> |
| 20. | Thrust block details | <input type="checkbox"/> | <input type="checkbox"/> |
| 21. | Valve box detail | <input type="checkbox"/> | <input type="checkbox"/> |
| 22. | Typical water connection service detail | <input type="checkbox"/> | <input type="checkbox"/> |
| 23. | Erosion control details: | | |
| | a. Haybale barriers at waterways | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Silt fence | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. Stone check dam | <input type="checkbox"/> | <input type="checkbox"/> |
| | d. Stone construction entrance | <input type="checkbox"/> | <input type="checkbox"/> |
| | e. Inlet filter basket | <input type="checkbox"/> | <input type="checkbox"/> |
| | f. Haybale barrier at catchbasin | <input type="checkbox"/> | <input type="checkbox"/> |
| 24. | Notes: | | |
| | a. General notes as required by the Department of Public Works | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Construction sequence | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. Erosion control notes | <input type="checkbox"/> | <input type="checkbox"/> |
| | d. Turf establishment notes | <input type="checkbox"/> | <input type="checkbox"/> |
| | e. Sewer construction notes (as required by Sewer Ordinance) | <input type="checkbox"/> | <input type="checkbox"/> |
| | f. Water system construction notes (as required by local water company) | <input type="checkbox"/> | <input type="checkbox"/> |

IX. Cross-Sections:

| | | | |
|-----|--|--------------------------|--------------------------|
| 1. | Roadway cross sections at 50-foot intervals | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. | Roadway cross sections at culvert locations (inlet/outlet) | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. | Scale of sections at 1" = 5' H & V | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. | Existing & finish centerline grades | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. | Proposed pavement, crushed gravel and bank run gravel limits | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. | Right-of-way and easement limits | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. | Roadway & shoulder cross slopes | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. | Embankment slopes | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. | Underdrains | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. | Drainage piping and structures | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. | Sewer piping and structures | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. | Utilities: | | |
| | a. Water lines | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Gas lines | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. Telephone/electric/cable | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. | Guardrail | <input type="checkbox"/> | <input type="checkbox"/> |

| | | Provided | N/A |
|-----------|---|--------------------------|--------------------------|
| X. | Supporting Documentation: | | |
| 1. | Lot sizing calculations | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. | Test pit/perc.test data | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. | Stormwater management report including the following: | | |
| a. | Table of contents | <input type="checkbox"/> | <input type="checkbox"/> |
| b. | Narrative statement (including conclusions) | <input type="checkbox"/> | <input type="checkbox"/> |
| c. | Summary table comparing existing and post-development conditions | <input type="checkbox"/> | <input type="checkbox"/> |
| d. | Summary table of data for each pipe & piping system: | | |
| | 1.) Discharge | <input type="checkbox"/> | <input type="checkbox"/> |
| | 2.) Depth of flow | <input type="checkbox"/> | <input type="checkbox"/> |
| | 3.) Velocity | <input type="checkbox"/> | <input type="checkbox"/> |
| e. | Summary table of data for each swale & channel: | | |
| | 1.) Discharge | <input type="checkbox"/> | <input type="checkbox"/> |
| | 2.) Depth of flow | <input type="checkbox"/> | <input type="checkbox"/> |
| | 3.) Velocity | <input type="checkbox"/> | <input type="checkbox"/> |
| f. | Project location plan (on USGS quadrangle) | <input type="checkbox"/> | <input type="checkbox"/> |
| g. | Watershed area plan for existing condition | <input type="checkbox"/> | <input type="checkbox"/> |
| h. | Watershed area plan for post-development condition | <input type="checkbox"/> | <input type="checkbox"/> |
| i. | Runoff calculations for existing & post-developments | <input type="checkbox"/> | <input type="checkbox"/> |
| j. | Flood routing calculations for each detention basin | <input type="checkbox"/> | <input type="checkbox"/> |
| k. | Design for water quality treatment facilities (level spreaders, treatment swales, etc.) | <input type="checkbox"/> | <input type="checkbox"/> |
| l. | Riprap design calculations | <input type="checkbox"/> | <input type="checkbox"/> |
| m. | Report stamped by licensed professional engineer in NH | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. | Traffic Impact Analysis: | | |
| a. | Traffic Impact analysis as required by Section 3.14 | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. | Fiscal impact study provided (if required) | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. | Off-site improvements: | | |
| a. | Design plans included in the project drawings | <input type="checkbox"/> | <input type="checkbox"/> |
| b. | Arrangements and agreements | <input type="checkbox"/> | <input type="checkbox"/> |
| c. | Easements | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. | Utility clearance letters (as applicable): | | |
| a. | Electric | <input type="checkbox"/> | <input type="checkbox"/> |
| b. | Telephone | <input type="checkbox"/> | <input type="checkbox"/> |
| c. | Cable television | <input type="checkbox"/> | <input type="checkbox"/> |
| d. | Gas | <input type="checkbox"/> | <input type="checkbox"/> |
| e. | Water | <input type="checkbox"/> | <input type="checkbox"/> |
| f. | Sewer | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. | Other project-specific information as required by the Design Review Committee (DRC) | <input type="checkbox"/> | <input type="checkbox"/> |

XI. Required Project Permits (as applicable to applications):

| | | Provided | N/A | App Submitted |
|-----|--|--------------------------|--------------------------|--------------------------|
| 1. | NHDES subdivision approval | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. | NHDES site-specific approval | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. | NHDES wetlands permit | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. | NHDES sewer discharge permit | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. | NHDES water supply permit | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. | NHDES dam permit | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. | NHDOT driveway permit | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. | Londonderry ZBA variance(s)/special exception(s) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. | Londonderry sewer discharge permit | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. | Army Corps of Engineers | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. | Federal Aviation Administration | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. | Other federal, state or local permits (if applicable) for project | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

XII. Acknowledgment and Signature:

The undersigned acknowledges he/she has read and understands all of the Town's current zoning, subdivision, site plan, and health regulations and requirements for obtaining all required local, state, and federal permits. .

(Signature of person preparing plans)

(Name)

(Title)

(Date)

EXHIBIT 5-A

LONDONDERRY PLANNING BOARD
CONDOMINIUM CONVERSION APPLICATION & CHECKLIST

☐ Design Review ☐ Formal Application

All information provided and submitted with this Application Checklist shall conform to the Londonderry Site Plan Regulations. **Please note that the Planning Board may not accept and consider the application complete if the required items as outlined in the checklist are missing from the submittal.**

I. General Information:

A. Name of Project: _____

B. Location of Project: _____
(street) (Map) (lot)

C. Owner: _____
(zoning)

Name: _____

Address: _____

Phone: _____

Fax: _____

E-Mail: _____

Signature: _____

D. Applicant:

Name: _____

Address: _____

Phone: _____

Fax: _____

E-Mail: _____

Signature: _____

E. Design Firm:
 Name: _____
 Address: _____
 Phone: _____
 Fax: _____
 E-Mail: _____

F. Name of Licensed Land Surveyor: _____
 (in responsible charge)
 Signature: _____

G. Name of Licensed Professional Engineer: _____
 (in responsible charge)
 Signature: _____

H. Name of Certified Soil Scientist: _____

I. Name of Certified Wetland Scientist: _____

J. Date of Submittal to Planning Department: _____

II. General Requirements (All Applications):

| | Provided | N/A |
|---|--------------------------|--------------------------|
| 1. Executed Subdivision Formal Application Request Form (Exhibit 2) | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Executed Subdivision Design Review Request Form (Exhibit 3) | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Two (2) copies of a complete abutters list verified by the Assessing Department with three (3) sets of mailing labels for a formal review application and one set of labels for a design review application | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. All required fees with the fee schedule showing the fee calculation | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Two (2) sets of plans and two (2) copies of all required information in accordance with the subdivision plan regulations and this checklist as well as an electronic "PDF" copy of complete submittal package including all documents and plans submitted. | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Two (2) copies of any proposed easement deeds, protective covenants or other legal documents | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Two (2) copies of any technical reports and supporting documents | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Two (2) copies of any waiver request(s) submitted with justification in writing | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Two (2) copies of completed Condo Conversion Application Checklist | <input type="checkbox"/> | <input type="checkbox"/> |

- | | | | |
|-----|--|--------------------------|--------------------------|
| 10. | If submitting a formal application, two (2) copies of a letter explaining how DRC comments have been addressed and two (2) sets of highlighted, revised drawings (applicable if pre-application design review process was followed). | <input type="checkbox"/> | <input type="checkbox"/> |
|-----|--|--------------------------|--------------------------|

III. Required Information (All Plans):

- | | Provided | N/A |
|--|--------------------------|--------------------------|
| 1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Title block information: | | |
| a. Drawing title | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Name of Project | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Location of project | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Tax map & lot #s of subject parcel(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Name & address of owner(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Date of plan | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Scale of plan | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Sheet number | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Name, address, & telephone number of design firm | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Name and address of Applicant | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Revision block | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Planning Board approval block provided on each sheet to be recorded | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Certification block (for engineer or surveyor) | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Match lines (if any) | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. The following notes shall be provided: | | |
| a. Purpose of plan | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Tax map and lot #s of all subject parcels | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Zoning designation of subject parcel(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Min. lot area, frontages & setback dimensions required for district(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Existing and proposed use | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Sanitary sewer source (name of provider (company) if offsite) | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Water supply source (name of provider (company) if offsite) | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Zoning variances/special exceptions with conditions | <input type="checkbox"/> | <input type="checkbox"/> |
| i. List FEMA sheet(s) used to identify 100-year flood elevation. (Note if no flood zone present as applicable) | <input type="checkbox"/> | <input type="checkbox"/> |
| j. List of required permits and permit approval numbers | <input type="checkbox"/> | <input type="checkbox"/> |
| k. List of Planning Board waivers (if applicable) | <input type="checkbox"/> | <input type="checkbox"/> |
| l. Note identifying which plans are to be recorded and which are on file at the town | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Vicinity plan (at a scale of 1"=2500') | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Plan index indicating all sheets | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Reference to boundary survey done previously | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Surveyor's certification stamped and signed by LLS | <input type="checkbox"/> | <input type="checkbox"/> |

- | | | | |
|-----|--|--------------------------|--------------------------|
| | (if no previous boundary survey is available) | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. | Boundary of all subject properties defined by metes and bounds | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. | Boundary monuments: | | |
| | a. Monuments found | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Monuments to be set | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Map # and Lot #, name addresses, and zoning of all abutting land owners | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. | Existing streets: | | |
| | a. Name labeled | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Status noted or labeled | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. Right-of-way dimensioned | <input type="checkbox"/> | <input type="checkbox"/> |
| | d. Pavement width dimensioned | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. | Municipal boundaries (if any) | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. | Existing easements (identified by type) | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. | Proposed easements defined by metes & bounds. List type of proposed easement applicable to this application: | | |
| | a. Easement type(s) _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 19. | Area of each lot (in acres & square feet): | | |
| | a. Existing lot(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Common areas | <input type="checkbox"/> | <input type="checkbox"/> |
| 20. | North arrow | <input type="checkbox"/> | <input type="checkbox"/> |
| 21. | Limits of wetlands (by reference plan) | <input type="checkbox"/> | <input type="checkbox"/> |
| 22. | Owner(s) signature(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| 23. | All required setbacks shown on plan | <input type="checkbox"/> | <input type="checkbox"/> |
| 24. | Physical features (Existing features) | | |
| | a. Buildings | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Wells | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. Septic systems | <input type="checkbox"/> | <input type="checkbox"/> |
| | d. Stone walls | <input type="checkbox"/> | <input type="checkbox"/> |
| | e. Paved drives | <input type="checkbox"/> | <input type="checkbox"/> |
| | f. Gravel drives | <input type="checkbox"/> | <input type="checkbox"/> |
| 25. | Plan and deed references | <input type="checkbox"/> | <input type="checkbox"/> |
| 26. | Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study or as determined by drainage study | <input type="checkbox"/> | <input type="checkbox"/> |
| 27. | Zoning District boundary lines (if any) | <input type="checkbox"/> | <input type="checkbox"/> |
| 28. | Driveway Sight Distance Plans/Profiles (if new survey is performed) | <input type="checkbox"/> | <input type="checkbox"/> |

IV. Required Project Permits (as applicable to applications):

| | Provided | N/A | App Submitted |
|--|--------------------------|--------------------------|--------------------------|
| . NHDES subdivision approval | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Londonderry ZBA variance(s)/special exception(s) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Other federal, state or local permits (if applicable) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

V. Acknowledgment and Signature:

The undersigned acknowledges he/she has read and understands all of the Town's current zoning, subdivision, site plan, and health regulations and requirements for obtaining all required local, state, and federal permits.

(Signature of person preparing plans)

(Name)

(Title)

(Date)

EXHIBIT 5-B

LONDONDERRY PLANNING BOARD
LOT LINE ADJUSTMENT APPLICATION & CHECKLIST

☐ Design Review ☐ Formal Application

All information provided and submitted with this Application Checklist shall conform to the Londonderry Site Plan Regulations. **Please note that the Planning Board may not accept and consider the application complete if the required items as outlined in the checklist are missing from the submittal.**

I. General Information:

A. Name of Project: _____

B. Location of Project: _____
(street) (Map) (lot)

C. Owner: _____
(zoning)

Name: _____

Address: _____

Phone: _____

Fax: _____

E-Mail: _____

Signature: _____

D. Applicant:

Name: _____

Address: _____

Phone: _____

Fax: _____

E-Mail: _____

Signature: _____

E. Design Firm:
 Name: _____
 Address: _____
 Phone: _____
 Fax: _____
 E-Mail: _____

F. Name of Licensed Land Surveyor: _____
 (in responsible charge)
 Signature: _____

G. Name of Licensed Professional Engineer: _____
 (in responsible charge)
 Signature: _____

H. Name of Certified Soil Scientist: _____

I. Name of Certified Wetland Scientist: _____

J. Date of Submittal to Planning Department: _____

II. General Requirements (All Applications):

| | Provided | N/A |
|---|--------------------------|--------------------------|
| 1. Executed Subdivision Formal Application Request Form (Exhibit 2) | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Executed Subdivision Design Review Request Form (Exhibit 3) | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Two (2) copies of a complete abutters list verified by the Assessing Department with three (3) sets of mailing labels for a formal review application and one set of labels for a design review application. | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. All required fees with fee schedule showing the fee calculation | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Two (2) sets of plans and two (2) copies of all required information in accordance with the site plan regulations and this checklist as well as an electronic "PDF" copy of complete submittal package including all documents and plans submitted | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Two (2) copies of any proposed easement deeds, protective covenants or other legal documents | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Two (2) copies of technical reports and supporting documents | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Two (2) copies of any waiver request(s) submitted with justification in writing | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Two (2) copies of completed Lot Line Adjustment Application Checklist | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|-------------|--|--------------------------|--------------------------|
| 10. | If submitting a formal application, two (2) copies of a letter explaining how DRC comments have been addressed and two (2) sets of highlighted, revised drawings (applicable if pre-application design review process was followed). | <input type="checkbox"/> | <input type="checkbox"/> |
| | | Provided | N/A |
| III. | Required Information (All Plans): | | |
| 1. | Size and presentation of sheet(s) per registry requirements and the subdivision regulations | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. | Title block information: | | |
| a. | Drawing title | <input type="checkbox"/> | <input type="checkbox"/> |
| b. | Name of Project | <input type="checkbox"/> | <input type="checkbox"/> |
| c. | Location of project | <input type="checkbox"/> | <input type="checkbox"/> |
| d. | Tax map & lot #s of subject parcel(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| e. | Name & address of owner(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| f. | Date of plan | <input type="checkbox"/> | <input type="checkbox"/> |
| g. | Scale of plan | <input type="checkbox"/> | <input type="checkbox"/> |
| h. | Sheet number | <input type="checkbox"/> | <input type="checkbox"/> |
| i. | Name, address, & telephone number of design firm | <input type="checkbox"/> | <input type="checkbox"/> |
| j. | Name and address of Applicant | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. | Revision block | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. | Planning Board approval block provided on each sheet to be recorded | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. | Certification block (for engineer or surveyor) | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. | Match lines (if any) | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. | The following notes shall be provided: | | |
| a. | Purpose of plan | <input type="checkbox"/> | <input type="checkbox"/> |
| b. | Tax map and lot #s of all subject parcels | <input type="checkbox"/> | <input type="checkbox"/> |
| c. | Area (existing & proposed) of subject parcel(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| d. | Zoning designation of subject parcel(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| e. | Min. lot area, frontages & setback dimensions required for district(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| f. | Existing and proposed use | <input type="checkbox"/> | <input type="checkbox"/> |
| g. | Sanitary sewer source (name of provider (company) if offsite) | <input type="checkbox"/> | <input type="checkbox"/> |
| h. | Water supply source (name of provider (company) if offsite) | <input type="checkbox"/> | <input type="checkbox"/> |
| i. | Zoning variances/special exceptions with conditions | <input type="checkbox"/> | <input type="checkbox"/> |
| j. | List FEMA sheet(s) used to identify 100-year flood elevation. (Note if no flood zone present as applicable) | <input type="checkbox"/> | <input type="checkbox"/> |
| k. | List of required permits and permit approval numbers | <input type="checkbox"/> | <input type="checkbox"/> |
| l. | List of Planning Board waivers (if applicable) | <input type="checkbox"/> | <input type="checkbox"/> |
| m. | Note identifying # of bedrooms per dwelling for residential use | <input type="checkbox"/> | <input type="checkbox"/> |
| n. | Note identifying which plans are to be recorded and which are on file at the town | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|-----|--|--------------------------------------|---------------------------------|
| 8. | Tax map sketch plan (or detail) showing proposed lot configuration at a scale 1" = 400' | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. | Vicinity plan (at a scale of 1"=2500') | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. | Plan index indicating all sheets | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. | Surveyor's certification stamped and signed by LLS | Provided <input type="checkbox"/> | N/A <input type="checkbox"/> |
| 12. | Boundary of all subject properties | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. | Proposed lot configuration defined by metes and bounds | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. | Boundary monuments: | | |
| | a. Monuments found | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Monuments to be set | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. | Map # and Lot #, name addresses, and zoning of all abutting land owners | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. | Existing streets: | | |
| | a. Name labeled | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Status noted or labeled | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. Right-of-way dimensioned | <input type="checkbox"/> | <input type="checkbox"/> |
| | d. Pavement width dimensioned | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. | Municipal boundaries (if any) | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. | Existing easements (identified by type) | <input type="checkbox"/> | <input type="checkbox"/> |
| 19. | Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application: | | |
| | a. Drainage easement(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Slope easement(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. Utility easement(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| | d. Temporary easement(s) (such as temporary turnaround) | <input type="checkbox"/> | <input type="checkbox"/> |
| | e. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission) | <input type="checkbox"/> | <input type="checkbox"/> |
| | f. Vehicular & pedestrian access easement(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| | g. Visibility easements | <input type="checkbox"/> | <input type="checkbox"/> |
| | h. Fire pond/cistern easement(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| | i. Roadway widening easement(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| | j. Walking trail easement(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| | k. Other easement(s) _____ Note type(s) _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 20. | Area of each lot (in acres & square feet): | | |
| | a. Existing lot(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Proposed lot(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| 21. | North arrow | <input type="checkbox"/> | <input type="checkbox"/> |
| 22. | Limits of wetlands | <input type="checkbox"/> | <input type="checkbox"/> |
| 23. | Wetland delineation: | | |
| | a. Wetland delineation criteria | <input type="checkbox"/> | <input type="checkbox"/> |

- | | | | | |
|-----|--|--|--------------------------|--------------------------|
| | b. | Wetland Scientist certification | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. | CO District Boundaries | <input type="checkbox"/> | <input type="checkbox"/> |
| 24. | HISS requirements: | | | |
| | a. | Criteria for HISS delineation | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. | Soil scientist certification on plan (if HISS required) | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. | HISS mapping shown over all subject parcels (where no municipal sewer exists) | <input type="checkbox"/> | <input type="checkbox"/> |
| 25. | 4K Areas with test pits on all proposed lots (meeting NHDES & Town setback requirements) | | <input type="checkbox"/> | <input type="checkbox"/> |
| 26. | Location of all water wells with protective radii as required by the NHDES (meeting Town and NHDES setback requirements) | | <input type="checkbox"/> | <input type="checkbox"/> |
| 27. | Owner(s) signature(s) | | <input type="checkbox"/> | <input type="checkbox"/> |
| 28. | All required setbacks (including any applicable buffers) | | <input type="checkbox"/> | <input type="checkbox"/> |
| 29. | Physical features (Existing features) | | | |
| | a. | Buildings | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. | Wells | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. | Septic systems | <input type="checkbox"/> | <input type="checkbox"/> |
| | d. | Stone walls | <input type="checkbox"/> | <input type="checkbox"/> |
| | e. | Paved drives | <input type="checkbox"/> | <input type="checkbox"/> |
| | f. | Gravel drives | <input type="checkbox"/> | <input type="checkbox"/> |
| 30. | Location & name (if any) of any streams or waterbodies | | <input type="checkbox"/> | <input type="checkbox"/> |
| 31. | Location of existing overhead utility lines, poles, towers, etc. | | <input type="checkbox"/> | <input type="checkbox"/> |
| 32. | Plan and deed references | | <input type="checkbox"/> | <input type="checkbox"/> |
| 33. | Zoning District boundary lines (if any) | | <input type="checkbox"/> | <input type="checkbox"/> |
| 34. | Driveway sight distance plans/profiles | | <input type="checkbox"/> | <input type="checkbox"/> |

IV. Required Project Permits (as applicable to applications):

- | | | Provided | N/A | App Submitted |
|----|---|--------------------------|--------------------------|--------------------------|
| 1. | NHDES subdivision approval | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. | NHDOT driveway permit | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. | Londonderry ZBA variance(s)/special exception(s) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. | Other federal, state or local permits (if applicable) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

V. Acknowledgment and Signature:

The undersigned acknowledges he/she has read and understands all of the Town's current zoning, subdivision, site plan, and health regulations and requirements for obtaining all required local, state, and federal permits.


(Signature of person preparing plans)

(Name)

(Title)

(Date)

EXHIBIT 6
BOUNDARY PLAN LAYOUT – TITLE SHEET

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|--|-----------------------|-------------------------|--|--|----------------------|-----------------------------|--------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|  | | <u>PLAN REFERENCES</u> | | <u>VICINITY PLAN</u> | | <u>TAX MAP</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>NORTH ARROW</u> | | <div><u>BOUNDARY PLAN</u> OR FOR LARGER PROJECTS PROVIDE TAX MAP SKETCH AND ADDITIONAL SHEETS SHOWING BOUNDARY IN PLAN SET*</div> | | | | <u>NOTES</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>LEGEND</u> | | <u>BENCHMARK DATA</u> | | <u>L.S. STAMP</u> | <u>L.S. CERTIFICATE</u> | <table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <u>REVISION BLOCK</u> | | <table border="1"><tr><td><u>OWNER'S BLOCK</u></td></tr><tr><td><u>PLANNING BOARD BLOCK</u></td></tr><tr><td><u>TITLE BLOCK</u></td></tr></table> | | <u>OWNER'S BLOCK</u> | <u>PLANNING BOARD BLOCK</u> | <u>TITLE BLOCK</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>OWNER'S BLOCK</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>PLANNING BOARD BLOCK</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>TITLE BLOCK</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

*IF ADDITIONAL SHEETS ARE PROVIDED THEN PLAN REFERENCES, VICINITY PLAN, TAX MAP AND INDEX ARE NOT REQUIRED ON THE ADDITIONAL SHEETS.

EXHIBIT 7 TOPOGRAPHIC\HISS PLAN LAYOUT


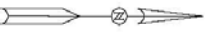
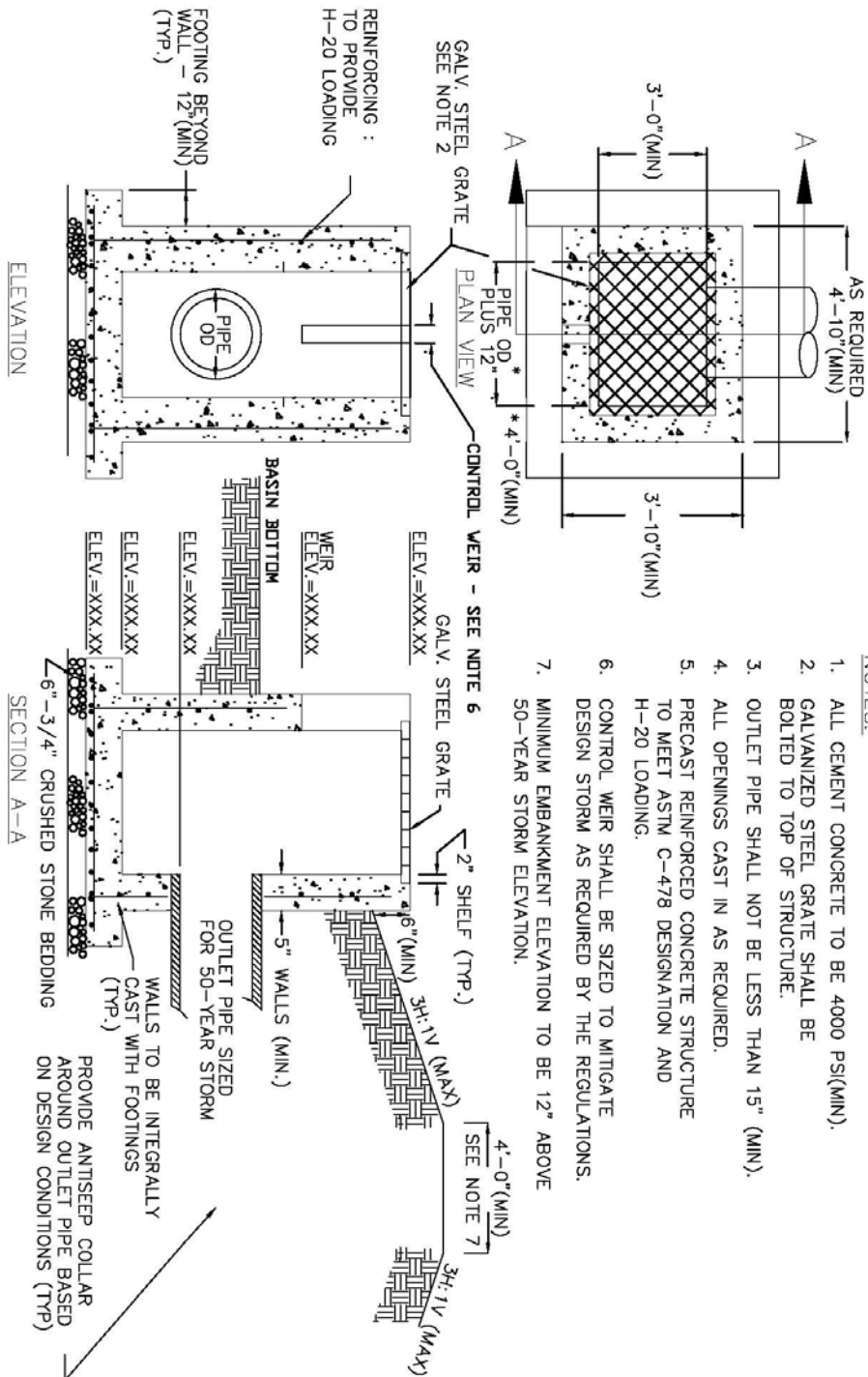
| | | | | | | | | | |
|--|--|--|--|--------------------------|--|--|--|---------------------------|--|
| <p>LEGEND</p> | | <p>BENCHMARK DATA</p> | | <p>L.S. STAMP</p> | | <p>REVISION BLOCK</p> | | <p>TITLE BLOCK</p> | |
| <p>NORTH ARROW</p>  | | <p>TOPOGRAPHIC\HISS PLAN (SEE SECTION 4.17)</p> | | | | <p>NOTES</p> | | | |
| | | <p>CRITERIA FOR HISS DELINEATION AND SOIL SCIENTIST STAMP</p> | | | | <p>WETLAND DELINEATION CRITERIA AND WETLAND SCIENTIST STAMP</p> | | | |

EXHIBIT 8 IMPROVEMENT PLAN LAYOUT

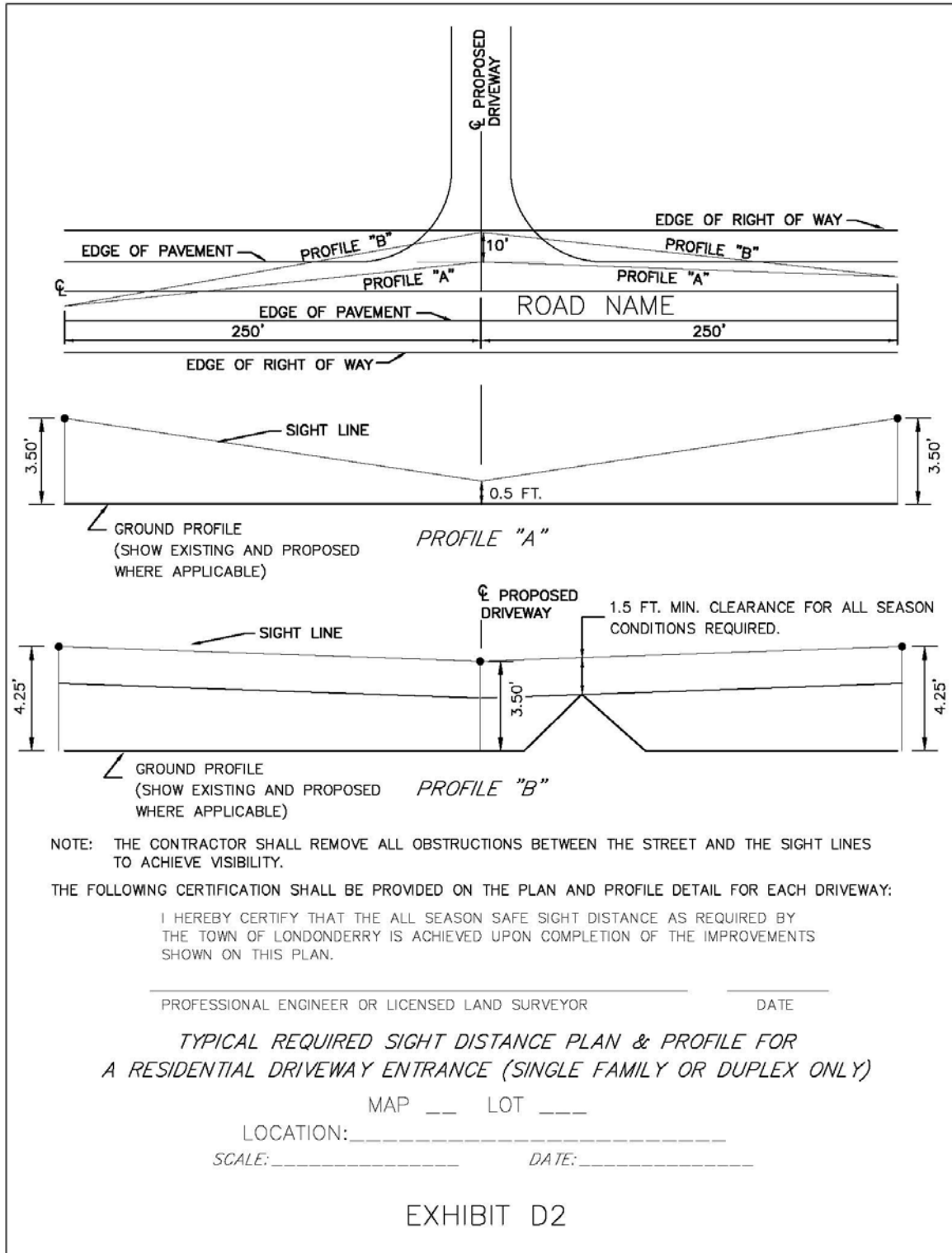
| | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---------------------------|
| <p>NORTH ARROW*</p>  | | <p>NOTES</p> | | | | | | | | | | | | | | | | | | | | | | |
| <p>LEGEND*</p> | | <p>IMPROVEMENT PLANS AS REQUIRED UNDER SECTION 4.16</p> | | | | | | | | | | | | | | | | | | | | | | |
| <p>BENCHMARK DATA*</p> | | <p>P.E. STAMP</p> <table border="1"> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table> | | | | | | | | | | | <p>REVISION BLOCK</p> <table border="1"> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table> | | | | | | | | | | | <p>TITLE BLOCK</p> |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |

*NORTH ARROW, LEGEND AND BENCHMARK DATA NOT REQUIRED ON
CONSTRUCTION DETAIL DRAWINGS AS DEFINED UNDER SECTION 4.16 D.



TYPICAL OUTLET STRUCTURE AT DETENTION BASINS

NOT TO SCALE
EXHIBIT D1



7

TAX MAP ____ LOT ____
 OWNER:
 ADDRESS:

TAX MAP ____ LOT ____
 OWNER:
 ADDRESS:

NOTE IMPROVEMENTS REQUIRED TO ACHIEVE VISIBILITY. (REGRAIDING, TREE REMOVAL, ETC.)

NOTE IMPROVEMENTS REQUIRED TO ACHIEVE VISIBILITY. (REGRAIDING, TREE REMOVAL, ETC.)

1.5 FT. MIN. CLEARANCE FOR ALL SEASON CONDITIONS REQUIRED.

PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR

DATE

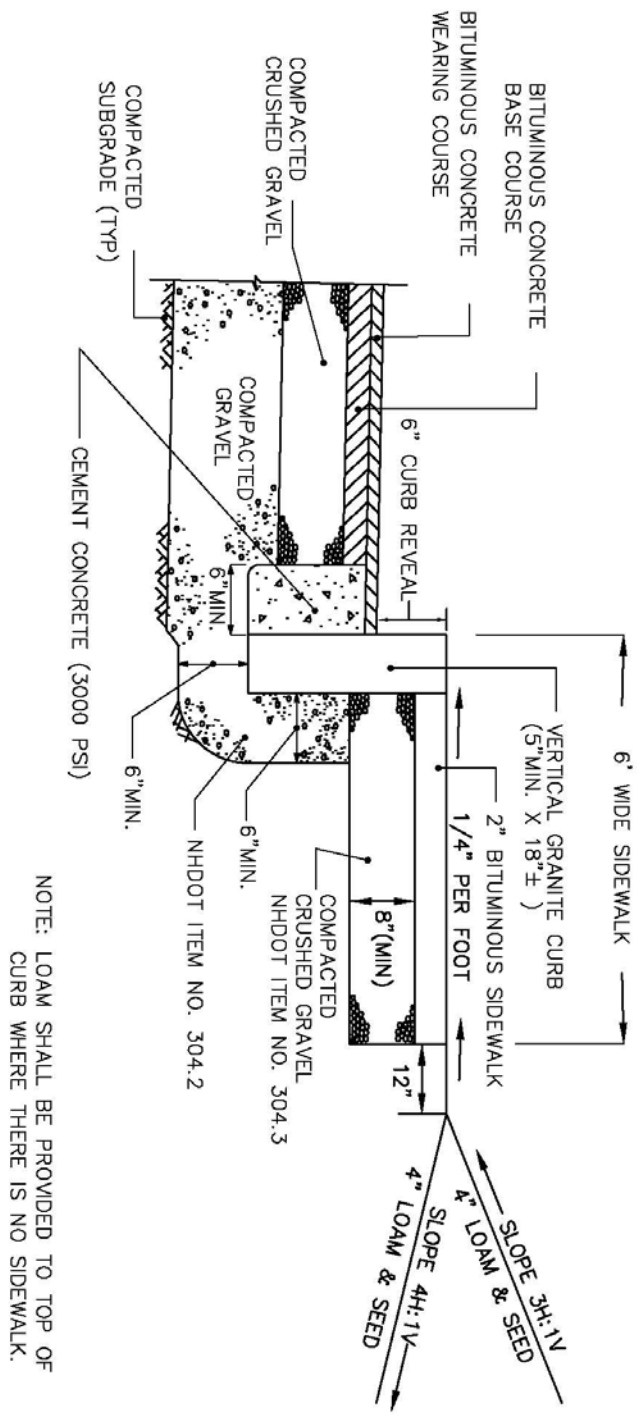
TYPICAL REQUIRED INTERSECTION SIGHT DISTANCE PLAN & PROFILE FOR ROADWAYS

MAP ____ LOT ____

LOCATION: _____

SCALE: _____ DATE: _____

EXHIBIT D3



SIDEWALK AND GRANITE CURB DETAIL

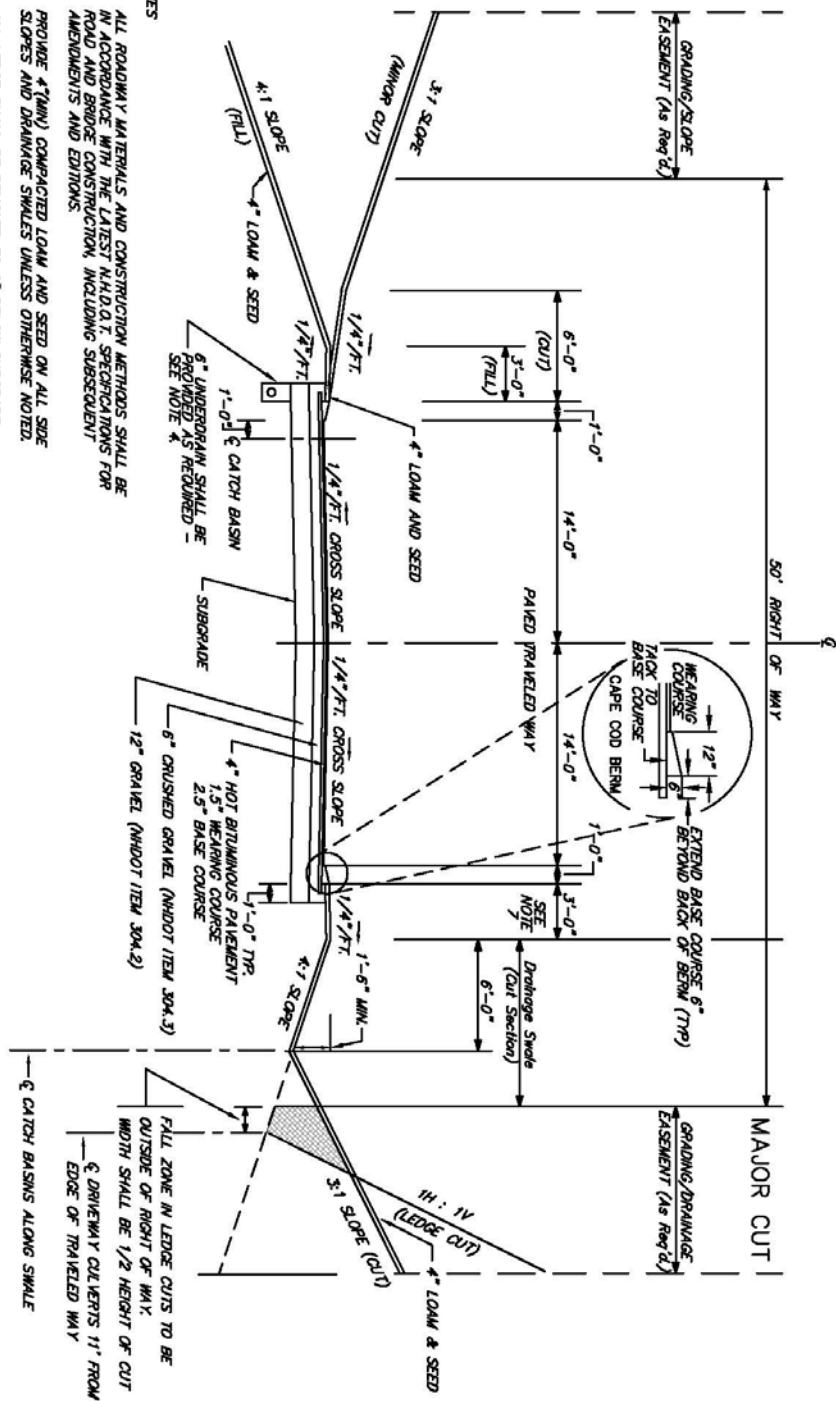
(NOT TO SCALE)
EXHIBIT D4

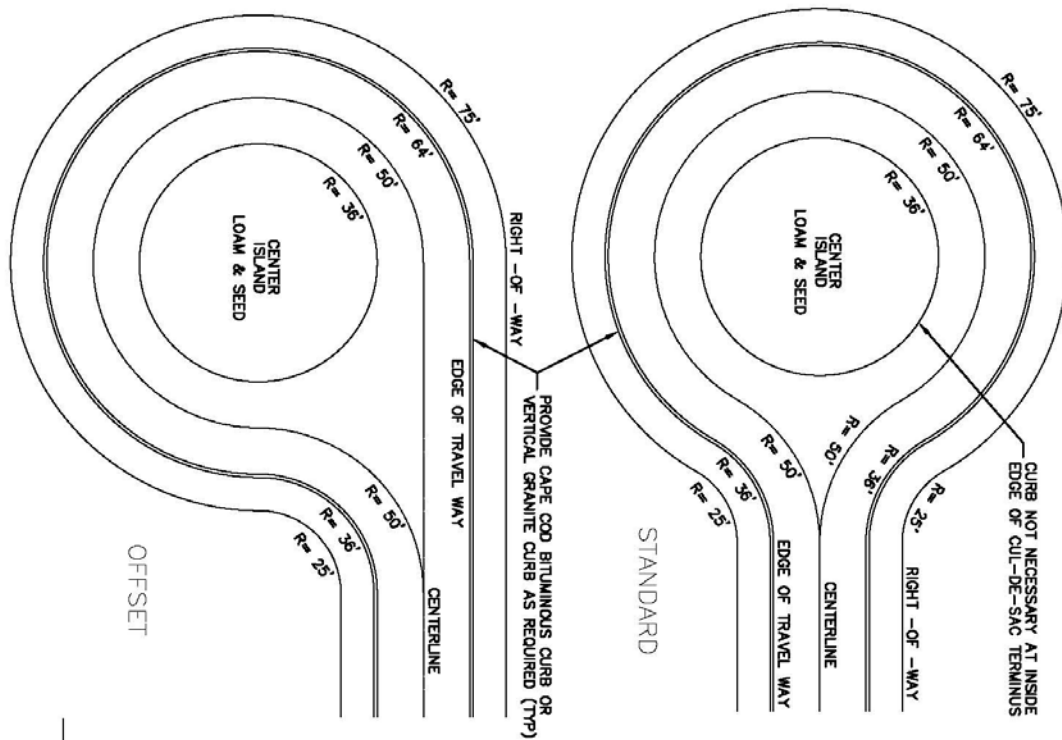
1. ALL ROADWAY MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST M.H.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, INCLUDING SUBSEQUENT AMENDMENTS AND EDITIONS.
2. PROVIDE 4"(MIN) COMPACTED LOAM AND SEED ON ALL SIDE SLOPES AND DRAINAGE SWALES UNLESS OTHERWISE NOTED.
3. ALL LEDGE SHALL BE REMOVED TO 6" BELOW SUBGRADE.
4. ROADWAY UNDERDRAIN SHALL BE PROVIDED IN ALL CUT SECTIONS (AT SIDE WITH CUT) AND WHERE SEASONAL HIGH WATER IS WITHIN FOUR (4) FEET OF FINISHED GRADE IN ALL OTHER AREAS. UNDERDRAIN SHALL HAVE A MINIMUM OF FOUR (4) FEET OF COVER.
5. GRANITE CURB SHALL BE PROVIDED WHERE SIDEWALK IS REQUIRED IN ACCORDANCE WITH EXHIBIT D4. FOR MINOR ROADWAYS SEE EXHIBIT D7 AND SECTION 3.09.
6. DIMENSIONS ARE FOR LOCAL ROADWAYS. SEE SECTION 3.09 - TABLE 1 FOR OTHER ROADWAY DIMENSIONS.
7. WHERE GUARDRAIL IS USED, MINIMUM WIDTH OF SHOULDER SHALL BE 6'-0" WITH FACE OF GUARDRAIL AT 4'-0" FROM EDGE OF TRAVELED WAY.

TYPICAL ROADWAY SECTION

NOT TO SCALE

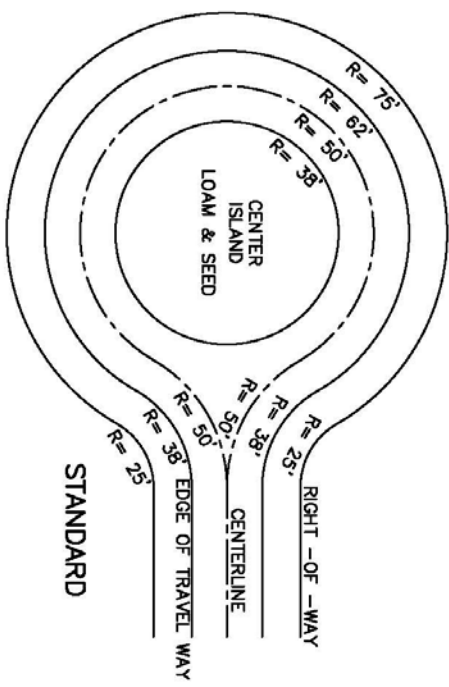
EXHIBIT D5



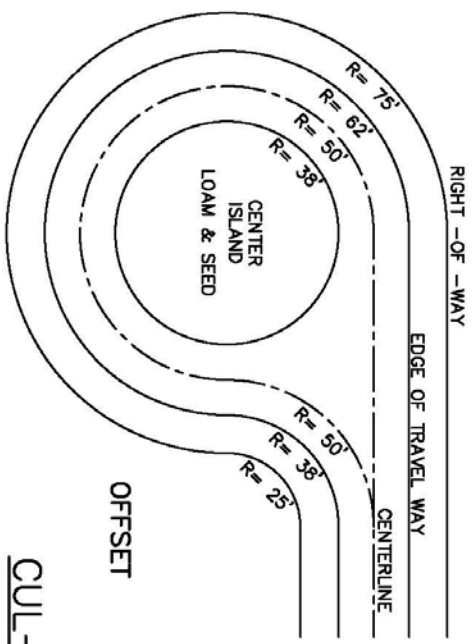


- NOTES:
1. ROADWAY SHALL HAVE NORMAL CROWN SECTION AROUND CUL-DE-SAC TERMINUS.
 2. ROADWAY CENTERLINE PROFILE SLOPE IN CUL-DE-SAC TERMINUS SHALL NOT TO EXCEED FOUR(4)%
 3. WHERE INSIDE EDGE OF CUL-DE-SAC TERMINUS IS NOT CURBED, INSTALL CATCHBASIN IN THE CENTER ISLAND AND GRADE ACCORDINGLY.
 4. WHERE INSIDE EDGE OF CUL-DE-SAC TERMINUS IS CURBED, PROVIDE CATCHBASIN AT SAG AND GRADE CENTER ISLAND TO DRAIN TO CURBLINE.
 5. GRANITE CURB SHALL BE PROVIDED WHERE SIDEWALK IS REQUIRED IN ACCORDANCE WITH EXHIBIT D3.
 6. RADII SHOWN FOR CUL-DE-SAC TERMINUS WITH 28' PAVEMENT AND 50' ROW WIDTH. ADJUST RADII BASED UPON DIMENSION FOR WIDER ROW WIDTHS.

CUL-DE-SAC TERMINUS LAYOUT
(NOT TO SCALE)
EXHIBIT D6



STANDARD



OFFSET

NOTES

1. ROADWAY SHALL HAVE NORMAL CROWN SECTION AROUND CUL-DE-SAC TERMINUS.
2. ROADWAY CENTERLINE PROFILE SLOPE IN CUL-DE-SAC TERMINUS SHALL NOT TO EXCEED FOUR(4) PER CENT.
3. INSTALL CATCHBASIN IN THE CENTER ISLAND AND GRADE ACCORDINGLY.
4. WHERE SIDEWALK IS REQUIRED, IT SHALL BE IN ACCORDANCE WITH EXHIBIT D7.
5. RADII SHOWN FOR CUL-DE-SAC TERMINUS WITH 24' PAVEMENT AND 50' ROW WIDTH. ADJUST RADII BASED UPON DIMENSION FOR WIDER PAVEMENT WIDTHS IF APPLICABLE.

MINOR ROADWAY
CUL-DE-SAC TERMINUS LAYOUT
 NOT TO SCALE
EXHIBIT D8