

TOWN OF CANDIA  
NEW HAMPSHIRE

SUBDIVISION REGULATIONS

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## TABLE OF CONTENTS

SECTION I: AUTHORITY .....	5
ARTICLE 1. ADOPTION AND AMENDMENT .....	5
1.01 (a) Authority:.....	5
1.02 Title:.....	6
1.03 Validity:.....	6
1.04 Amendment:.....	6
ARTICLE 2. ADMINISTRATION AND ENFORCEMENT .....	6
2.01 Administration and Enforcement:.....	6
2.02 Approval by Planning Board:.....	6
2.03 Special Use Permits:.....	6
2.04 Prohibition of Construction Prior to Approval: .....	6
2.05 Building Permits:.....	6
2.06 Prohibition of Sale Prior to Endorsement and Recording:.....	7
2.07 Penalties: .....	7
2.08 Appeals:.....	7
2.09 Construction of Subdivision:.....	7
2.10 Acceptance of Streets and Utilities: .....	7
2.11 Maintenance of Streets:.....	8
2.12 National Flood Insurance Requirements:.....	8
2.13 Active and Substantial Development or Building:.....	9
2.14 Development of Regional Impact: .....	9
ARTICLE 3. WAIVERS OF COMPLIANCE .....	10
3.01 Relaxation of Requirements:.....	10
3.02 Expedited Review for Lot Line Adjustments, and Boundary Agreements Which .....	11
Create No New Lots or Non-conforming Lots: .....	11
SECTION II: PROCEDURES AND SUBMISSION REQUIREMENTS .....	11
ARTICLE 4. APPLICATION PROCEDURE FOR SUBDIVISION .....	11
4.01 Submission of Application and Review Period: .....	11
4.02 Notice - When notice is required, the Board shall give Notice as follows: .....	12
4.03 Filing, Review and Compliance Monitoring Fees .....	13
4.04 Fee Schedule: .....	13
4.05 Types of Subdivision: .....	13
ARTICLE 5. MINOR SUBDIVISION .....	14
5.01 Definition: .....	14
5.02 Standards:.....	14
5.03 Procedure for Review:.....	14
5.04 Expansion of Procedures:.....	15
5.05 Description of Final Plat: .....	15
5.06 Information Required: .....	15
5.07 Other Information:.....	16
ARTICLE 6. MAJOR SUBDIVISION .....	16
6.01 Definition: .....	16
6.02 Standards:.....	16
6.03 Procedure for Review:.....	16
6.04 Submission Requirements:.....	17
ARTICLE 7. CLUSTER SUBDIVISION REPEALED .....	17
ARTICLE 8. MANUFACTURED HOUSING CLUSTER SUBDIVISION REPEALED..	17

ARTICLE 9. PLANNED RESIDENTIAL DEVELOPMENT REPEALED ..... 17

ARTICLE 10. PLATTING PROCEDURE ..... 17

A. INFORMAL DISCUSSION ..... 17

    10.01 Procedure: ..... 17

    10.02 Information Required: ..... 17

    10.03 Action of the Board: ..... 17

B. REVIEW OF PRELIMINARY LAYOUT ..... 17

    10.04 Procedure: ..... 17

    10.05 Description of Layout: ..... 17

    10.06 Information Required: ..... 18

    10.07 Review of Layout: ..... 19

    10.08 Action of the Board: ..... 20

C. REVIEW OF FINAL PLAT ..... 20

    10.09 Procedure: ..... 20

    10.10 Description of Final Plat: ..... 20

    10.11 Information Required on Final Plat ..... 20

    10.12 Additional Information on Final Plat: ..... 21

D. ACTION ON FINAL PLAT ..... 23

    10.13 Submission of an Application for Final Plat Approval: ..... 23

    10.14 Consideration and Action on Final Plat: ..... 23

    10.15 Notice for Meetings/Hearings; ..... 23

    10.16 Notice of Action on the Final Plat: ..... 24

    10.17 Acknowledgment of Receipt of Notice: ..... 24

    10.18 Performance Bond: ..... 24

    10.19 Description and Recording of Final Plat: ..... 24

    10.20 Failure to Record: ..... 25

    10.21 Modification of Official Map: ..... 25

SECTION III: STANDARDS FOR SUBDIVISION DESIGN ..... 25

ARTICLE 11. GENERAL PROVISIONS ..... 25

    11.01 Compliance with Other Ordinances: ..... 25

    11.02 Character of Land for Subdivision: ..... 25

    11.03 Prohibition of Premature or Scattered Subdivision: ..... 26

    11.04 Off-site Improvements: ..... 26

    11.05 Preservation of Existing Features: ..... 26

    11.06 Fire Protection and Fire Suppression Water Source Requirements: ..... 26

    11.07 Sewage Disposal Requirement: ..... 26

    11.08 Liability for Public Use of Land: ..... 27

    11.09 Groundwater Protection: ..... 27

ARTICLE 12. LOT AND SITE LAYOUT ..... 27

    12.01 Compliance with Zoning Ordinances: ..... 28

    12.02 Lots on Public Streets: ..... 28

    12.03 Entrance into Public Streets: ..... 28

    12.04 Marking of Lots: ..... 28

ARTICLE 13. OPEN SPACE AND COMMON AREA REQUIREMENT ..... 28

    13.01 Reservation of Land: ..... 28

ARTICLE 14. STREET LAYOUT AND DESIGN ..... 28

    14.01 Conformance with Official Map: ..... 28

    14.02 Conformance with Construction Standards: ..... 28

14.03 Utility Connections with Existing Subdivision:.....	29
14.04 Adjustment of Alignment of Right-of-Way:.....	29
14.05 Harmony with Topography:.....	29
14.06 Street Patterns and Extensions:.....	29
14.07 Traffic Deterrents:.....	29
14.08 Curb Cuts:.....	29
14.09 Intersections and Grades:.....	29
14.10 Multiple Intersections:.....	29
14.11 Permanent Cul-de-Sac Streets:.....	29
14.12 Temporary Cul-de-sac Streets:.....	30
14.13 Dead End Streets:.....	30
14.14 Tree Plantings:.....	30
14.15 Classification of Streets:.....	30
14.16 Roadways in Commercial and Industrial Zones:.....	31
14.17 Marking of Proposed Streets:.....	31
14.18 Street Rough-Grading:.....	31
14.19 Alteration of Right-of-Way or Travel Surface:.....	31
14.20 Curbing:.....	31
14.21 Pedestrian Walks, Sidewalks and Crosswalks:.....	32
14.22 School Bus Boarding Area:.....	32
14.23 Street Lighting:.....	32
14.24 Naming of Streets:.....	32
14.25 Street and Traffic Control Signs:.....	32
ARTICLE 15. UTILITIES, DRAINAGE AND SEWAGE DISPOSAL.....	32
15.01 Provision for Utilities and Drainage:.....	32
15.02 Avoidance of Flood Damage:.....	32
15.03 Installation of Utilities:.....	32
15.04 Installation of Laterals:.....	33
15.05 Underground Placement of Utilities:.....	33
15.06 Storm Water Drainage System:.....	33
15.07 Sewage Disposal Design:.....	36
ARTICLE 16. SEDIMENT AND EROSION CONTROL.....	36
16.01 Purpose:.....	36
16.02 Standards:.....	36
16.03 Sediment and Erosion Control Plan:.....	37
16.04 Notice of Intent to Initiate Construction Activity:.....	37
ARTICLE 17. DISPOSITION OF EXCAVATION MATERIALS.....	37
17.01 Disposition and Excavation of Materials:.....	37
17.02 Disposition of Construction Generated Materials:.....	37
17.03 Hazardous Waste:.....	38
SECTION IV: STANDARDS FOR SUBDIVISION CONSTRUCTION.....	38
ARTICLE 18. ADMINISTRATIVE PROVISIONS.....	38
18.01 Administrative Authority:.....	38
18.02 Administrative, Legal and Engineering Fees:.....	38
18.03 Time for Completion of Construction:.....	38
18.04 Performance Bond:.....	38
18.05 Modification of Design and Improvements:.....	39
18.06 Inspection of Construction:.....	39

18.07 Certification of Compliance: ..... 39

18.08 Correction of Deficiencies: ..... 40

18.09 Guarantee of Installation of Improvements:..... 40

18.10 Damage to Adjacent Public and Private Property, Drainage Facilities, Waterways,  
Streams and Brooks:..... 40

18.11 Correction of Defects: ..... 40

18.12 Erosion Control after Construction: ..... 40

18.13 Subdivision Record Drawing Plans: ..... 41

18.14 Monuments:..... 41

18.15 Offer of Cession: ..... 41

ARTICLE 19. CONSTRUCTION SPECIFICATIONS..... 41

19.01 Conformance with Construction Standards: ..... 41

19.02 Settlement of Design & Road Construction Questions:..... 42

19.03 Pre-Construction Conferences: ..... 42

19.04 Clearing and Grubbing: ..... 42

19.05 Excavation and Embankments: ..... 42

19.06 Drainage: ..... 43

19.07 Structural Design Requirements : ..... 43

19.08 Sub-Base Specifications:..... 45

19.09 Base Material: ..... 45

19.10 Compaction: ..... 46

19.11 Surface Course: ..... 46

19.12 Profiles: ..... 46

19.13 Miscellaneous Items:..... 46

19.14 Fire Protection: ..... 47

19.15 Construction of a Fire Suppression Water Source: ..... 49

19.16 Permanent Cul-de-Sac Turnaround:..... 50

19.17 Temporary Turnaround Design:..... 51

SECTION V: DEFINITIONS..... 53

ARTICLE 20. DEFINITIONS..... 53

APPENDIX A..... 56

APPENDIX B..... 57

APPENDIX C..... 58

## **SECTION I: AUTHORITY**

### **ARTICLE 1. ADOPTION AND AMENDMENT**

#### **1.01 (a) Authority:**

Pursuant to the authority granted by the voters of the Town of Candia, and in accordance with the provisions of Chapter 674: Section 35, Revised Statutes Annotated, the Candia Planning Board adopts the following Regulations governing the subdivision of land in the Town of Candia, New Hampshire.

#### **1.01 (b) Purpose:**

To assure that the land indicated on plats submitted to the Planning Board shall be of such character that it can be used for the building purposes without danger to public health.

To protect ground water quality for purposes of public health and safety (RSA 674:36).

**1.02 Title:**

These Regulations shall be known as the Town of Candia Subdivision Regulations, hereinafter referred to as “these Regulations”.

**1.03 Validity:**

If any portion of these Regulations is found for any reason to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of these Regulations.

**1.04 Amendment:**

These Regulations may be amended whenever such action is deemed advisable by the Board following a duly noticed public hearing on the proposed amendment. All changes to these Regulations shall become effective when adopted and signed by majority of the Planning Board members and filed with the Town Clerk and with the Board of Selectmen. The amendment shall be filed in a central file with the Office of State Planning.

**ARTICLE 2. ADMINISTRATION AND ENFORCEMENT**

**2.01 Administration and Enforcement:**

The administrative and enforcement officer for these Subdivision Regulations shall be the Candia Selectmen.

**2.02 Approval by Planning Board:**

All subdivision of land in the Town of Candia requires approval by the Planning Board in accordance with these Regulations.

**2.03 Special Use Permits:**

No special use permit for use of land or building related to a proposed subdivision shall be granted prior to review and approval of said subdivision by the Planning Board and the recording of an endorsed Final Plat in the Rockingham County Registry of Deeds.

**2.04 Prohibition of Construction Prior to Approval:**

No construction, land clearing or building development shall be initiated until the Final Plan of the proposed subdivision has been approved by the Planning Board, as evidenced by the issuance of the Notice of Action (Art. 10.17).

**2.05 Building Permits:**

No building permit shall be issued and no building or other structure shall be erected on any lot within the Town unless the street giving access to said lot is a public street, or unless authorized by the Board of Adjustment pursuant to RSA 674:41. Any building erected in violation of these provisions is an unlawful structure and the Board of Selectmen or appropriate agent of the governing authority shall enjoin any erection or cause the building to be vacated or removed.

**2.06 Prohibition of Sale Prior to Endorsement and Recording:**

No sale, rental, lease or other conveyance of any part of a proposed subdivision shall be entered into by the subdivider until an approved Final Plat has been endorsed by the Planning Board and recorded in the Rockingham County Registry of Deeds.

- A. In the event the Planning Board accepts a performance bond, in a form acceptable to the Selectmen after review by Town Counsel, the Final Plat shall be endorsed by the Planning Board at the time of approval and thereupon recorded in the Rockingham County Registry of Deeds.
- B. If construction of the subdivision is not secured by a performance bond, construction of said subdivision shall be fully completed in accordance with Article 19, following which the approved Final Plat shall be endorsed by the Planning Board and recorded in the Rockingham County Registry of Deeds.

**2.07 Penalties:**

As provided in RSA 676:16, any Owner or agent of the Owner of any land located within a subdivision who transfers or sells any land before a Plat of the said subdivision has been approved and endorsed by the Planning Board and filed with the appropriate recording official under RSA 674:35 II., shall forfeit and pay a civil penalty of one thousand dollars (\$1,000.00) for each lot or parcel so transferred or sold; and the description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not be exempt the transaction from such penalties.

The Town may enjoin such transfer or sale and may recover the said penalty by civil action. In any action to recover a penalty, the prevailing party may recover reasonable court costs and Attorney's fees as may be ordered by the court (August 4, 2010).

**2.08 Appeals:**

Any person aggrieved by an official action of the Board may appeal there from to the Superior Court as provided in RSA 677:15.

**2.09 Construction of Subdivision:**

A subdivider shall construct the subdivision to comply with the approved Final Plat and all requirements set forth in the Notice of Action (Article 10.16). Construction of improvements shall be in accordance with the provisions of Article 19.

**2.10 Acceptance of Streets and Utilities:**

The Applicant should be aware that the Planning Board's approval of a road does not constitute acceptance of the road, or a statement that the Town will take over the road. This can only be done by the Board of Selectmen after the road has been completed and built to the Town's requirements, and satisfactory confirmation of same is received from the Planning Board and the Town's consulting Engineer.

Any new street or utility will not be considered for acceptance by the Town until such time as all improvements have been completed as shown on the final plat, in accordance with these Regulations and Town road specifications, and subject to any conditions established by the Board at the time of the approval of the final plat. The Town is under no obligation

to accept the offer to dedicate the street. When the Planning Board and Board of Selectmen have voted to accept the street as complete, the Selectmen may hold a public hearing upon request to consider dedication of the street as a Town road. If the Board accepts the dedication, a deed, signed by the Applicant and the Board of Selectmen must be provided and will be recorded in the Rockingham County Registry of Deeds.

### **2.11 Maintenance of Streets:**

The Applicant shall make arrangements for maintenance of any new street within a subdivision for the period prior to its acceptance by the Town as a public highway, and a deed has been accepted, signed and recorded in the registry of deeds.

The Applicant may choose to maintain the street prior to its acceptance as a public highway by providing a notarized letter to that effect, and by notifying all of the residents of the street. Alternatively, the Applicant may enter into an agreement with the Town to undertake winter maintenance at the Applicant's cost. However, no such agreement will be entered into unless and until the construction of the road is complete in accordance with these Regulations and Town road specifications and subject to any conditions established by the Board at the time of the approval of the final plat.

### **2.12 National Flood Insurance Requirements:**

For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP):

- A. The Planning Board shall review the proposed development to assure that all necessary permits have been received 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, 33 U.S.C. 1334.
- B. The Planning Board shall require that all proposals for development include Base Flood Elevation (BFE) data within such proposals (i.e. floodplain boundary and 100-year flood elevation).
- C. The Planning Board shall require the Applicant to submit sufficient evidence (construction drawings, grading and land treatment plans) so as to allow a determination that:
  - (i) all such proposals are consistent with the need to minimize flood damage;
  - (ii) all public utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage;
  - (iii) Adequate drainage is provided so as to reduce exposure to flood hazards; and
  - (iv) No filling or alterations shall be allowed within the regulated floodway unless it can be demonstrated that the proposed development provides



a 'no rise' in the 100-year surface water condition for the site and abutting properties.

### **2.13 Active and Substantial Development or Building:**

In approving any application, the Planning Board may specify the threshold level of work which shall constitute "active and substantial development or building" for the purpose of determining the minimum amount of work required in order to satisfy the provisions of RSA 674:39. Active and substantial development, in the absence of a specific finding of the Planning Board shall mean the construction of one or more subdivision roads as shown on an approved and recorded subdivision plat in accordance with the construction specifications shall be completed within Article 19 of these Regulations. Such road construction shall be completed through the final wearing course, sufficient to cause eligibility for certificates of occupancy to be issued for structures on those lots fronting the road. This active and substantial development would thus entitle the subdivision to the four-year exemption as provided under RSA 674:39.

### **2.14 Development of Regional Impact:**

#### A. Purpose:

1. Provide timely notice to potentially affected municipalities concerning proposed developments which are likely to have impacts beyond the boundaries of the Town of Candia.
2. Provide opportunities for the regional planning commission and the potentially affected municipalities to furnish timely input to the Town of Candia.
3. Encourage the Town of Candia to consider the interests of other potentially affected municipalities.

#### B. Definitions:

Fulfill the statutory Definition – Any development which the Planning Board determines could reasonable be expected to impact on a neighboring municipality, because of factors such as, but not limited to, the following:

- a. Relative size or number of dwelling units as compared with existing stock.
- b. Proximity to the borders of a neighboring community.
- c. Transportation networks.
- d. Anticipated emissions such as light, noise, smoke, odors, or particles.
- e. Proximity to aquifers or surface waters which transcend municipal boundaries.
- f. Shared facilities such as schools and solid waste disposal facilities.

#### C. Review Required:

The Candia Planning Board, upon receipt of an application for subdivision, shall review it promptly and determine whether or not the development, if approved, reasonably could be construed as having the potential for regional impact. Doubt concerning regional impact shall be resolved in a determination that the development has a potential regional impact.

D. Procedure:

- a. Upon determination that a proposed development has a potential regional impact, the Candia Planning Board shall afford the regional planning commission and the affected municipalities the status of abutters as defined in RSA 672:3 for the limited purpose of providing notice and giving testimony.
- b. Not more than five (5) business days after reaching a decision regarding a development of regional impact, the Candia Planning Board shall, by certified mail, furnish the regional planning commission and the affected municipalities with copies of the minutes of the meeting at which the decision was made. The Candia Planning Board shall, at the same time, submit an initial set of plans to the regional planning commission, the cost of which shall be borne by the Applicant.
- c. At least fourteen (14) days prior to public hearing, the Candia Planning Board shall notify, by certified mail, all affected municipalities and the regional planning commission of the date, time, and place of the hearing and their right to testify concerning the development.
- d. Notwithstanding the foregoing, when the building inspector determines that a use or structure proposed in a building permit application will have the potential for regional impact and no such determination has previously been made by another local land use Board, he or she shall notify the local governing body. The building inspector shall also notify by certified mail the regional planning commission and the affected municipalities, who shall be provided thirty (30) days to submit comment to the local governing body and the building inspector prior to the issuance of the building permit. Applicability: The provisions of this section shall superseded any contrary or inconsistent provisions of local land use regulations enacted under RSA 155-E and RSA 674.
- e. Regional impacts in other towns such as Raymond, Chester and Auburn.

### **ARTICLE 3. WAIVERS OF COMPLIANCE**

#### **3.01 Relaxation of Requirements:**

Upon the written request of the subdivider, the Board may grant a relaxation of one or more of the provisions of these Regulations as it deems appropriate, provided the Board shall first determine the following:

- A. That the relaxation is related to unique physical conditions peculiar to the proposed subdivision;

- B. That the granting of the relaxation will not be contrary to the purposes and objectives of these Regulations; and
- C. That the public good will not be adversely affected.

**3.02 Expedited Review for Lot Line Adjustments, and Boundary Agreements Which Create No New Lots or Non-conforming Lots:**

- A. Notice is required.
- B. Any abutter may be heard on the application for review at the public meeting when the matter is discussed by the Board. If deemed necessary, the Board may adjourn its consideration to another date and time to allow further abutter participation.
- C. A site location shall be submitted to the Board showing the original boundaries of the adjacent parcels.
- D. A detailed plan shall be submitted to the Board showing the new property line or lines created as a result of the lot line adjustment/boundary agreement.
- E. A statement shall be placed on the plan stating as follows:  
"This Plan shows a division of land for the purpose of lot line adjustment/boundary agreement as defined in the Candia Subdivision Regulations and does not require the approval of the Candia Planning Board as a subdivision."
- F. The plan shall be filed in the Rockingham County Registry of Deeds and with the Candia Board of Selectmen.
- G. A Lot Line Adjustment is an exchange of land or the transfer of part of one lot to an adjoining landowner where such exchange or transfer does not convey an area of land equal to the minimum lot size.

**SECTION II: PROCEDURES AND SUBMISSION REQUIREMENTS**

**ARTICLE 4. APPLICATION PROCEDURE FOR SUBDIVISION**

**4.01 Submission of Application and Review Period:**

Application to the Planning Board for subdivision approval, and subsequent submission of required information, shall be made through the Office of the Planning Board. Inquiries for advice concerning procedures, requirements or the status of a particular application may be made to the Planning Board during regular business hours.

- A. Upon receipt of an application, the Board shall provide decision in writing within seven (7) business days regarding the completeness of the application. Should it be deemed by the Board that the submitted application is incomplete the application will be rejected by the Board and the Applicant shall then be required to submit all necessary information prior to the application being reconsidered for acceptance by

the Planning Board. All additional fees associated with re-notifying abutters for the re-submittal of an incomplete application shall be borne by the Applicant.

- B. Once a complete application has been provided to the Board, the Town's Engineer will provide a cost estimate for the technical review of the submission. If the estimated amount is greater than the remaining completeness review deposit the Applicant shall provide the additional balance to the Town, to be held in escrow to pay for the technical review of the plans.

In accordance with RSA 676:4 (c)(1) the Board shall act to approve, approve with modification, or disapprove the proposed subdivision within sixty-five (65) days following the public hearing at which the application was deemed complete and accepted as presented, excepting that the Board may apply to the Board of Selectmen prior to the expiration of the sixty-five (65) day period for an extension of time not to exceed ninety (90) day period within which to act upon the application. The Applicant may consent to an extension of time for the Board to act beyond the initial sixty-five (65) day period on the condition that such consent shall be in writing and shall be made part of the Board's record.

- C. Technical reviews and associated review letters shall be provided to the Applicant by the Town within fourteen (14) days of the Town's receipt of the Town Engineer's technical review fee costs. Subsequent technical reviews and associated review letters shall be completed by the Town within seven (7) days of receipt of all revised or modified plans, reports, waivers or other submitted documents.
- D. An application shall be heard within thirty (30) days of the notification of a complete application by the Planning Board.
- E. Revised plans shall be reviewed by the Town's Engineer within seven (7) days of all resubmittals.

**4.02 Notice - When notice is required, the Board shall give Notice as follows:**

- A. The Notice shall include a general description of the proposed subdivision which is the subject of the application, shall identify the subdivider and the location of the proposed subdivision, and shall state the date, time and place of the public hearing/meeting.
- B. A copy of the Notice shall be sent to the abutters and the subdivider by certified mail.
- C. For the purpose of these Regulations in counting days, the day on which Notice is given and the day of the public hearing/meeting shall be excluded.
- D. Notice shall be mailed at least ten (10) days prior to the public hearing/meeting.
- E. Notice to the general public shall be given, by one publication of a copy of the Notice in the Union Leader or such other paper as may be designated by the Planning Board, at least ten (10) days prior to the public hearing/meeting, and at least two (2) places in the Town of Candia.

- F. The application shall include the names and addresses of the subdivider and all abutters as indicated in the Town records not more than five (5) days before the day of filing. Abutters shall also be identified on any plat submitted to the Board.
- G. The subdivider shall pay in advance all costs of Notice to Abutters. Failure to pay costs may be basis for disapproval of the Application.

#### **4.03 Filing, Review and Compliance Monitoring Fees**

- A. The subdivider shall pay the filing fees in advance according to the Schedule of Fees adopted by the Planning Board and placed on file in the Office of the Selectmen. In addition, the Board may require the subdivider to pay additional reasonable fees to cover its administrative expenses and costs of special investigative studies, review of documents, and other matters which may be required by particular applications (RSA 676:4(G)). Such additional fees may also include an appropriate allocation of legal expenses incurred by the Board.
- B. All Subdivisions requiring new street/roads are subject to review by the Candia Town Engineer and Town Road Agent, at the Applicant's expense. The site Owner or authorized agent shall meet with the Planning Board's Completeness Review Committee to perform a completeness review of all Major Subdivision applications.
- C. Upon a determination by the Completeness Review Committee that the application is complete the Town's Engineer shall develop a cost to perform a technical review of the application. The review fee amount must be submitted to the Town and will be held in escrow for the technical review of the application.
- D. Upon approval of a Major Subdivision application, the Town's Engineer shall develop a construction cost estimate for the purpose of establishing a project completion surety. The Applicant or the Developer shall provide an acceptable form of the surety in the amount determined prior to the Planning Board signing the final plat plans.
- E. Upon approval of a Subdivision application, the Town's Engineer shall develop a Construction Inspection and Compliance Monitoring fee estimate for the purpose of inspecting the work for compliance with the approved plans and Town regulations and standards. The Applicant or the Developer shall provide the estimated amount in escrow prior to the Planning Board signing the final plat plans.

#### **4.04 Fee Schedule:**

Reference Appendix C for fee schedule:

- A. Failure to provide any of the required application fees shall be grounds for the Planning Board to not accept the application.

#### **4.05 Types of Subdivision:**

For the purposes of these Regulations, five (5) types of subdivision are defined. Types (A) and (B) may involve residential, commercial or industrial development.

- A. Minor Subdivision: The subdivision of land into three (3) or fewer lots with no potential for re-subdivision and requiring no new roads, utilities or other municipal improvements. The procedure, requiring only the Final Plat, is set forth in Article 5.
- B. Major Subdivision: The subdivision of land into four (4) or more lots, plats or other sites for the purpose whether immediate or future, of sale or of building development. It includes re-subdivision and when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. Procedure and requirements are set forth in Article 6.
- C. Cluster Subdivision: When permitted by zoning ordinance, an optional form of subdivision for single-family housing, allowing the division of land into lots of reduced dimensions and the sharing of open space.
- D. Manufactured Housing Subdivision: When permitted by zoning ordinances, an optional form of subdivision for manufactured housing allowing the division of land into lots of reduced dimensions and the sharing of open space. Procedures and requirements are set forth in Article 8.
- E. Planned Residential Development: When permitted by zoning ordinances, Planned Residential Development is a form of subdivision intended for mixed housing types, from single-family to multi-family, in which buildings are grouped in patterns which allow a large percentage of space to be retained for common use.

## **ARTICLE 5. MINOR SUBDIVISION**

### **A. Definition**

#### **5.01 Definition:**

The subdivision of land into three (3) or fewer lots with no potential for re-subdivision and requiring no new roads, utilities or other municipal improvements.

### **B. Procedure**

#### **5.02 Standards:**

All Minor Subdivision shall conform to applicable standards set forth in Sections III and IV. In addition, the subdivision may not adversely affect any adjoining property.

#### **5.03 Procedure for Review:**

The Minor Subdivision process requires only the submission of the Final Plat, as set forth in Article 5.06 below. At an informal meeting with the subdivider, the Board shall first determine that the proposed subdivision qualifies for the Minor Subdivision procedure, following which the subdivider may submit the Final Plat immediately or at a subsequent meeting of the Board. Review of the Final Plat shall be in accordance with the procedures in Article 10.C. Notice is required in accordance with RSA 676:4.II.B.

**5.04 Expansion of Procedures:**

If in the judgment of the Board, the subdivision as initially presented does not meet the requirements for a Minor Subdivision as stated in the Definition, the Board shall require the subdivision to be processed as a Major Subdivision.

**C. Submission Requirements****5.05 Description of Final Plat:**

The Final Plat shall be in permanent black ink on permanent reproducible polyester film. It shall be submitted in one (1) polyester film copies, and four (4) black line paper prints. Sheet sizes shall be in accordance with the requirements of the Rockingham County Registry of Deeds. Space shall be reserved on the Plat for endorsement by the four (4) Board members. The Final Plat shall contain the following statement:

"The Subdivision Regulations of the Town of Candia and Notice of Action are a part of this Plat, and approval of the Plat requires the completion of all the requirements of said Subdivision Regulations except in only any relaxation of requirements granted in writing by the Board."

**5.06 Information Required:**

For Minor Subdivision, the Final Plat shall contain or be accompanied by the following information. Final Plat shall be drawn at a scale of no more than 100-feet per inch, unless otherwise specified by the Board.

- a) Name of municipality and subdivision, names and addresses of the subdivider and Designer(s).
- b) Names and addresses of abutting property owners, subdivisions and buildings within 200-feet of the parcel to be subdivided, and also roads, streets and driveways within 200-feet of the parcel to be subdivided.
- c) Name and seal of the licensed State of New Hampshire Engineer and/or land surveyor who prepared the Final Plat.
- d) A general site location map locating the proposed Minor Subdivision boundaries in relation to major roads. A vicinity map showing the location of the proposed subdivision in relation to abutting properties and existing streets, highways or municipal facilities.
- e) Boundaries and areas of the entire parcel referenced to a public street intersection or USGS benchmark, north point, bar scale, date and dates of any revisions. The Board may waive the requirement of a perimeter survey for the entire parcel and may require specific data only for lots for which sale or lease is contemplated, in such instances; the Final Plat shall include a general map insert which indicates approximately the size and shape of the entire parcel to be subdivided.
- f) Approximate contour lines at 5-foot intervals for the entire parcel, sketched from a standard USGS map or a Town base map.

- g) Existing and proposed building sites and lot lines, angles and dimensions, lot sizes in square feet and acres, consecutive numbering of lots.
- h) Location of existing and proposed easements, deed restrictions, building set-back lines, parks and other open space, water courses, stone walls and significant natural and manmade features. This includes culverts, and the direction of flow indicated by arrows through those culverts.
- i) Where individual on-lot sewage disposal systems are proposed or in existence, the subdivider shall present evidence of State approval of the suitability of each lot for on-site sewage disposal for building purposes. For lots greater than 5-acres, an opinion by a registered Professional Engineer that a suitable site for a subsurface disposal system exists may be substituted for state approval. For lots greater than 10-acres, a request for a waiver from this requirement may be made when supported by appropriate soil data. In all instances shall specifically indicate on each such lot that state approval for an on-site subsurface disposal system has not been applied for nor has been granted.
- j) Where the minor Subdivision is to be supplied by public water supply or sewers, the Plat shall show the location of such existing service. A statement from the municipal department or company involved attesting to the availability of such service shall be submitted.
- k) A statement from the Candia Tax Collector indicating whether the property is under current use taxation status or not.

### **5.07 Other Information:**

When in the judgment of the Board, additional information is required to serve the purposes of these Regulations, the Board may require such other information as set forth in Articles 10.06, 10.11 and 10.12, Final Plat Requirements.

## **ARTICLE 6. MAJOR SUBDIVISION**

### **6.01 Definition:**

The subdivision of land into four (4) or more lots, plats or other sites for the purpose whether immediate or future, of sale or of building development. It includes re-subdivision and when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided.

### **6.02 Standards:**

All Major Subdivisions shall conform to the requirements within Sections III and IV of the Candia Subdivision Regulations, Standards for Subdivision Design, and Standards for Subdivision Construction, respectively.

### **6.03 Procedure for Review:**

The procedures of Article 10 may be followed for the review of Major Subdivision. These procedures involve three steps: 1) an Informal Discussion for which no fee shall be assessed (see Article 10A) 2), a review of the Preliminary Layout (see Article 10B) and 3) a review of and public hearing on the Final Plat (see Article 10C).



The Informal Discussion and the Preliminary Layout review shall be conducted at separate meetings of the Board and on separate dates from the public hearing on the Final Plat.

**6.04 Submission Requirements:**

Submission Requirements for Major Subdivision shall be as set forth in Article 10.

**ARTICLE 7. CLUSTER SUBDIVISION REPEALED**

**ARTICLE 8. MANUFACTURED HOUSING CLUSTER SUBDIVISION REPEALED**

**ARTICLE 9. PLANNED RESIDENTIAL DEVELOPMENT REPEALED**

**ARTICLE 10. PLATTING PROCEDURE**

**A. INFORMAL DISCUSSION**

**10.01 Procedure:**

Upon request of the subdivider, the Planning Board shall place on the agenda of the Planning Board at a regularly scheduled meeting an Informal Discussion between the subdivider and the Board. No fee shall be assessed for the Informal Discussion. No notice to abutters is required. A notarized statement authorizing representation by an agent of the land Owner is required if the land Owner is not present.

**10.02 Information Required:**

The subdivider shall provide the Board with a sketch plan showing the location and type of proposed development, including such information as general topography including prominent natural features of the tract and how the concept conforms with the Master Plan.

**10.03 Action of the Board:**

The Informal Discussion between the subdivider and the Board shall be limited to a discussion as to concept for the limited purpose of familiarizing the Board with the location and type of development. Following the Informal Discussion, and after determining the general character of the proposed subdivision, the Board shall advise the subdivider concerning subsequent procedures and submission requirements.

**B. REVIEW OF PRELIMINARY LAYOUT**

**10.04 Procedure:**

The subdivider shall submit to the Planning Board a Preliminary Layout of the proposed subdivision.

**10.05 Description of Layout:**

The Preliminary Layout shall be drawn in pencil or ink and submitted in four (4) black line paper prints. Dimensions may be approximate, date may be tentative, but shall be sufficiently clear to establish the basis of and to clarify the design requirements for the subdivision Final Plat. Maps shall be at a scale of no more than 100-feet per inch unless otherwise specified by the Board.

**10.06 Information Required:**

The following information shall be submitted to the Planning Board as the Preliminary Layout:

- a) Name of municipality and subdivision, name and address of subdivider and Designer or Engineer, names and addresses of property owners within 200-feet of the parcel to be subdivided.
- b) General site vicinity map showing the subdivision boundaries and proposed streets in relation to existing streets, highways, abutting parcels of land and other features shown on the Town highway map.
- c) Boundaries and area of the entire parcel owned by the subdivider, whether or not all land therein is to be subdivided, referenced to a public street intersection or USGS bench mark, north point, bar scale, date and dates of revision.
- d) Boundaries and designation of zoning districts within the subdivision, municipal boundary, if any, land use designation from the Zoning Ordinance.
- e) Existing and Proposed contours at 2-foot minimum intervals developed from an on the ground survey by a surveyor licensed in the state of New Hampshire.
- f) The subdivision plan shall provide soil maps and information in accordance with Site Specific Soil Maps for New Hampshire Special Publication No. 3, June, 1997, and as amended. Maps prepared by field examination shall be prepared and stamped by a Certified Soil Scientist and include the date of the field examination. All costs of preparing soil data shall be borne by the Applicant.
- g) Subdivision and buildings within 200-feet of the parcel to be subdivided; roads, streets and buildings within 200-feet of the parcel to be subdivided.
- h) Location of parks and other open space, watercourses, flood prone areas, foliage lines, stone walls that are existing and new boundaries, significant natural and manmade features.
- i) Existing and proposed lot lines: Existing and proposed easements, deed restrictions, deed covenants, building, accessory buildings and building set-back lines.
- j) Preliminary road profiles showing grades, existing and proposed street right-of-way lines (including side slopes), widths of streets, proposed names of new streets.
- k) Location of existing and proposed water mains, sanitary sewers, storm drainage lines, drainage structures and drainage ways, existing and proposed telephone, electricity, water, sewer, fire protection lines and other proposed facilities and/or utilities.
- l) A preliminary drainage design of all proposed drainage features, analysis and comparisons of pre and post conditions.

- m) A statement from the Candia Tax Collector indicating whether the property is under current use taxation status or not.
- n) A letter from the Road Agent, Fire Chief and Police Chief regarding safety issues is required. A copy of the plan shall be submitted to these agencies: Road Agent, Conservation Commission, Building Inspector, and the Town Engineer at least thirty (30) days prior to any public hearings to allow their recommendations to be part of the hearing process.
- o) Proposed streets, driveways, and sidewalks, with indication of direction of travel and inside radii of all curves.
- p) All existing and proposed pavement markings, signage and other traffic devices.
- q) Building, driveway, well and septic system locations for each proposed lot, demonstrating that the lot can be constructed.
- r) A sight distance profile for proposed driveways and proposed roads at the intersection of the proposed and/or existing road.
- s) The location of any fire suppression system as required by the Fire Dept. must be shown on the plans.
- t) A statement that all lots contain a minimum of 1 ½ acres of contiguous non-poorly drained soils shall be placed on the final plan.
- u) A vehicle turning movements plan with truck turning movements into and out of the proposed road without potentially impacting other vehicle or pedestrian traffic.
- v) The limit of existing wetlands, delineated in the field and certified by a Wetlands Scientist registered in the State of New Hampshire.
- w) The limit of the FEMA FIS floodway.
- x) All required state, federal or local permits, associated permit numbers or permit applications.
- y) A list of all proposed waivers, with the date of the Planning Board meeting that a ruling was made on said waivers.
- z) A list of all proposed special exceptions and/or variances, with the date of the Zoning Board meeting that the ruling was made of said special exceptions.

#### **10.07 Review of Layout:**

Upon receipt of the complete Preliminary Layout, the Board shall conduct a review of the proposed sub-division during a regularly scheduled public meeting. Notice shall be given to the subdivider, the abutters and the general public. No action to approve or disapprove will be taken at the preliminary hearing

**10.08 Action of the Board:**

After review of the Preliminary Layout by the Board, the Board shall submit in writing its Recommendations and Reservations with respect to the proposed subdivision and the advisability of preparing a Final Plat.

**C. REVIEW OF FINAL PLAT****10.09 Procedure:**

A completed application for Final Plat approval for review and action by the Board shall be submitted to the Planning Board within ninety (90) days of the completion of the preliminary hearing. Notice is required. If not submitted by this time a new preliminary could be required.

**10.10 Description of Final Plat:**

The Final Plat shall be submitted on four (4) blackline paper prints and an electronic PDF copy.

**10.11 Information Required on Final Plat**

The Final Plat shall contain or be accompanied by all of the information listed in Article 10.06 for the Preliminary Layout, whether or not a Preliminary Layout has been prepared for the proposed subdivision. In addition, the Final Plat shall contain the following maps and information. Maps shall be drawn at a scale or no more than 100-feet per inch unless otherwise specified by the Board.

- a) A boundary survey certified and identified by a seal of a land surveyor licensed to practice in the State of New Hampshire.
- b) Existing and proposed contour lines at 2-foot intervals for the entire parcel to be subdivided.
- c) Soil test data, sewage disposal information, and approvals as required in Article 11.07.
- d) Existing and proposed lot lines and building sites, angles and dimensions, lot sizes in square feet and acres, consecutive numbering of lots.
- e) Existing and proposed street right-of-way lines, dimensions of tangents, chords and radii, location of all monuments to be set at street intersections, points of curvature and tangency of curved streets and angles of lots, names of existing and proposed streets.
- f) Wasting site noted on plan as specified in Article 17.
- g) A signature block for signing by seven (7) members of the Board, including a space for the Chairperson.

- h) Construction details for all proposed utilities cross sections, roadway and pavement cross sections and features proposed as part of the project.
- i) A final drainage design of all proposed drainage features, analysis and comparisons of pre and post conditions.
- j) Plans stamped by either a professional Engineer or land surveyor licensed in the state of New Hampshire, as appropriate.
- k) A SWPPP in conformance with the requirements of NHDES.

#### **10.12 Additional Information on Final Plat:**

As part of the Final Plat submission, the Board may require the subdivider to submit any or all of the following information:

- a. Subdivision Grading and Drainage Plans: This Plan shall be submitted on a separate sheet or sheets and shall provide the following information for the entire area of the proposed subdivision, unless there is a determination by the Board that a lesser area is sufficient:
  - 1) Basic street and lot layout, with all lots or sites numbered consecutively.
  - 2) Location of all existing buildings and approximate location of proposed building.
  - 3) Contours of existing grades at intervals of not more than 2-feet. Intervals less than 5-feet, including spot elevations, may be required, depending on the character of the topography.
  - 4) Final identification, location, elevation, grades and/or contours at intervals of not more than 2-feet for the existing and proposed drainage ways, drainage easements, drainage structures, and water bodies. Intervals of less than 5-feet may be required by the Board, depending on the topography.
  - 5) Final identification and location of proposed soil erosion and sediment control measures and structures.
  - 6) Final drawings and specifications for each proposed soil erosion and sediment control measure in accordance with the standards set forth in Article 16.
  - 7) Final drawings, details and specifications for proposed flood hazard measures and structures, and for proposed storm water retention facilities for ground water recharge. This includes culverts and the direction of flow indicated by arrows through those culverts.
  - 8) Final slope stabilization details and specifications.

- 9) A timing schedule indicating the anticipated starting and completion date of the subdivision development and the duration of exposure of each area prior to the completion of effective soil erosion and sediment control measures.
  - 10) A statement acknowledging the requirements of Article 19.03 and confirmation that said pre-construction conference has been scheduled.
  - 11) A deed dedicating the road to the Town and any easements with respect to drainage etc. must be presented before the plans are signed. This also includes deeds and easements to fire ponds, detention ponds, cisterns, and access to same.
- b. Subdivision Street and Utility Plan: This Plan shall be submitted on a separate sheet or sheets and shall provide the following information:
- 1) Complete plans and profiles of all proposed streets, including but not limited to horizontal and vertical curve data at the street centerline, street stationing every 50-feet, intersection and turnaround radii and typical sections of proposed streets.
  - 2) Complete plans and profiles of all proposed sanitary and storm sewers, including invert elevations, original and finished ground profiles, grades of storm sewer lines and inlets, type and class of material used.
  - 3) A statement as to the adequacy of flow and pressure for proposed subdivision and surrounding properties, the flow available on existing and proposed water main, the proposed number of units and anticipated sanitary sewer flow, and the available storm water facilities downstream of the subdivision.
  - 4) A statement from the appropriate utility company that utilities will be placed underground and that the work will be done within a reasonable time and without expense to the Town, and that the appropriate easements are available and have been granted.
  - 5) Location and details of all existing and proposed utilities (including water mains, telephone, electric and television distribution lines) on and adjacent to the land to be subdivided.
  - 6) Any other details pertinent to street and/or utility construction.
- c. Fire Protection and Emergency Access Plan: This Plan shall be submitted to show conformity with the recommendations of the Candia Police and Fire Departments, and shall comply with Article 19.14.
- d. Requests for Waivers: All requests for relaxation of requirements as described in Section 3.01 shall be in writing and included in the Application.

- e. Surety: The subdivider shall put in place prior to the Planning Board signing the plans a surety based on the estimate developed by the Town's Engineer of the full cost of all improvements and description of the surety or security to be offered to secure the surety.
- f. Other Plans: The Board may require such other information as it deems necessary to serve the purpose of these Regulations. Any expense incurred by the Board in developing such information shall be paid by the subdivider.

#### **D. ACTION ON FINAL PLAT**

##### **10.13 Submission of an Application for Final Plat Approval:**

- a. Necessity for Acceptance of a Completed Application: Before any review of the proposed final subdivision Application, the Board shall first determine if the Application is complete.
- b. Time for Filing an Application: The subdivider shall file the Application for Final Plat approval with the Planning Board at least thirty (30) days prior to the public meeting at which the Application is to be considered for acceptance by the Board.
- c. Action by the Board on the Request to Accept the Completed Application: The Application shall be presented to the Board by the subdivider at a public meeting of the Board for which Notice has been given. The Board, by motion, shall accept or reject the Application at the public meeting or an adjourned session thereof, and such action shall be noted on the application and in the records of the Board.

##### **10.14 Consideration and Action on Final Plat:**

The accepted Application shall be deemed to be submitted to the Board as of the date on which the Board accepted the Application. Within thirty (30) days of such date the Board shall begin formal consideration of the Application at a public hearing for which notice has been given.

The Board shall act to approve, approve with modifications or disapprove the Application within sixty-five (65) days of the date of acceptance. The Board may apply to the Board of Selectmen prior to the expiration of the sixty-five (65) day period for an extension of time not to exceed ninety (90) days before acting to approve or disapprove the Application. The subdivider may consent to an extension of time for the Board to act beyond the initial sixty-five (65) day period on the condition that such consent shall be in writing and shall be made part of the Board's record.

##### **10.15 Notice for Meetings/Hearings:**

Notice shall be given to the property owners within 200-feet, the subdivider and the general public as to all public hearings on the Application. Any public meeting or public hearing for which Notice was required may be adjourned without additional Notice, provided the Board announces at the public meeting or hearing that such meeting or hearing will be adjourned to a fixed date, time and place. For a valid adjournment the records of the Board must contain a statement that such announcement was made and include also the date, time and place when the adjourned meeting/hearing is to be held.

**10.16 Notice of Action on the Final Plat:**

The Board shall notify the subdivider, by Notice in writing signed by the Chairman, of its actions on the Final Plat. In case of disapproval, the grounds for such disapproval shall be set forth in the Notice, which shall become part of the records of the Board. In case of approval, the Notice of Action shall set forth the following:

- a. A copy of any deed restrictions submitted by the subdivider and accepted by the Board;
- b. All requirements for off-site improvements;
- c. A description of the land, if any, to be dedicated to widen existing streets;
- d. A description of any relaxation of requirements granted to the subdivider;
- e. Requirements, if any, relative to underground utilities;
- f. When applicable, the statement described in Article 1.08 concerning liability for public use of land;
- g. All agreements, if any, between the subdivider and the Board concerning matters not required by these Regulations, but to be performed by the subdivider;
- h. A statement that the subdivision shall be completed and constructed in conformity with the Final Plat and these Regulations, as set forth in Article 19; and
- i. A reference to the bond to be provided by the subdivider as guarantee of performance in construction of the subdivision as set forth in Article 10.19 and Article 19.

**10.17 Acknowledgment of Receipt of Notice:**

The subdivider shall acknowledge receipt of the Notice and acceptance of all provisions set forth therein and shall return a signed copy of same to the Board for its records. Until such acknowledgment and acceptance has been filed with the Board, no further action shall be taken with regard to the Final Plat. Failure to acknowledge receipt of Notice of Action and acceptance within ninety (90) days of mailing of the Notice of Action will cause approval to lapse.

**10.18 Performance Bond:**

The subdivider shall submit a performance bond providing for and securing to the Town the completion of the actual construction and installation of all improvements and utilities within four (4) years from the date of acknowledgment and acceptance of the Notice of Action. The bond shall be in an amount determined by the Planning Board and in conformity with the requirements of Article 18.04.

**10.19 Description and Recording of Final Plat:**

The subdivider shall submit to the Board one (1) mylar copy and four (4) black line copies of the approved Final Plan. Sheet sizes shall be in accordance with the requirements of the



Rockingham County Registry of Deeds. Space shall be reserved on the Plat for endorsement by four (4) Board members. The Final Plat shall contain the following statement:

"The Subdivision Regulations and the Notice of Action of the Town of Candia are a part of the Plat, and approval of this Plat requires the completion of all the requirements of said Subdivision Regulations excepting only any relaxation of requirements granted in writing by the Board."

The Board shall cause one (1) copy of the Plat to be recorded in the Rockingham County Registry of Deeds and shall deliver a copy to the Town for its records. All graphic material and presentations shall be on the surface of the mylar Plat which is suitable for writing. The act of recording an approved subdivision Plat shall not in itself constitute acceptance by the Town of any street or easement shown thereon.

#### **10.20 Failure to Record:**

No sale or transfer of land within the subdivision may be entered into until an approved subdivision Final Plat has been recorded in the Rockingham County Registry of Deeds. Approval of a Final Plat shall lapse if such Plat is not recorded in the Registry of Deeds within three (3) years from the date of acknowledgment and acceptance of the Notice of Action (Section 10.17), unless the Planning Board extends the time.

#### **10.21 Modification of Official Map:**

When there exists an Official Map of the Town of Candia, the recording of an approved Final Plat shall without further action modify the Official Map. The act of modifying the Official Map shall not constitute acceptance by the Town of any street or easement shown thereon.

### **SECTION III: STANDARDS FOR SUBDIVISION DESIGN**

#### **ARTICLE 11. GENERAL PROVISIONS**

##### **11.01 Compliance with Other Ordinances:**

All subdivisions shall be in harmony with the Master Plan and shall be in conformance with the Official Map, when such exists and shall be in conformance with other applicable Federal, State and local by-laws, ordinances and regulations. Where these Regulations are in conflict with such other ordinances or regulations, the more stringent of those setting the higher standard shall apply.

##### **11.02 Character of Land for Subdivision:**

Land of such character that it cannot, in the judgment of the Board, be safely used for building development because of danger to health or peril from fire, flood, poor drainage, excessive slope (25% or greater), or other hazardous conditions, and/or because of these conditions does not provide a contiguous acceptable area of 50% of the minimum lot size, shall not be platted for residential, commercial, industrial or institutional subdivision, nor for such other uses as may increase danger to life, property or the environment. Land with inadequate characteristics or capacity for on-site sanitary sewage disposal shall not be

subdivided for residential, commercial, industrial or institutional subdivision purposes unless each lot is connected to a public sewer system.

**11.03 Prohibition of Premature or Scattered Subdivision:**

Scattered or premature subdivisions of land as would involve danger or injury to health, safety or prosperity by reason of inadequate water supply, drainage, transportation, school, fire protection or other public services, or would necessitate an unplanned and/or excessive expenditure of public funds for the supply of such services, shall not be approved by the Board.

**11.04 Off-site Improvements:**

If, upon the finding of fact, the Board determines that the proposed subdivision will adversely affect existing public facilities, such as streets, sidewalks, drainage, sewer and water supply, causing them to be inadequate to meet the additional needs created by the subdivision, then the subdivider shall pay for such upgrading of the public facilities to an extent necessary to protect the public interest. If other properties benefit from the upgrading of such off-site public improvements, the Board shall determine the portion of the cost to be paid by the subdivider, taking into consideration the following elements:

- a) The character of the area;
- b) The extent that other public and private property will be benefited by the upgrading;  
and
- c) Any other factors that the Board deems appropriate to establish a rational connection between the needs created by the subdivision and the amount to be paid by the subdivider.

**11.05 Preservation of Existing Features:**

Prominent natural and archaeological features within a subdivision such as trees, shrubs, scenic points, brooks, streams, rock outcroppings, water bodies, stone walls, boundary markers, historic markers and historic landmarks, shall be preserved and protected to the maximum extent possible by the subdivider. The subdivider shall demonstrate to the satisfaction of the Board the manner by which said existing features will be protected.

**11.06 Fire Protection and Fire Suppression Water Source Requirements:**

All Major subdivisions shall meet the approval of the Candia Fire Department regarding fire prevention, protection, emergency access and fire suppression water source requirements and shall conform to the specifications in Section IV, article 19.14. Minor subdivision three (3) lots or less may receive a waiver from fire suppression if safety is not a concern.

**11.07 Sewage Disposal Requirement:**

No subdivision of land will be approved by the Board where it creates a lot or site that will not meet the minimum design, construction standards, and requirements imposed by the State of New Hampshire Water Supply and Pollution Control Division regarding subdivision for building purposes, and any standards imposed by the Town of Candia regulations. Unless the proposed subdivision will be connected to a public sewage or other

state-approved central sewage system, all proposed lots or sites shall include an "approval for subdivision for building purposes" for at least one subsurface disposal system on each such lot or site, in accordance with the most recent regulations of the New Hampshire Water Supply and Pollution Control Division. In minor subdivisions, for lots greater than 5 acres which meet land character requirements (Article 11.02), an opinion by a registered Professional Engineer that a suitable site for a subsurface disposal system exists, may be substituted for state approval. In minor subdivisions, for lots greater than 10-acres which meet land character requirements (Article 11.02), a request for a waiver from this requirement may be made when supported by appropriate soil data. In all instances where state approval was not required, the plat shall specifically indicate on each such lot that neither state approval for an on-site subsurface disposal system has been applied for nor has been granted.

#### **11.08 Liability for Public Use of Land:**

On land required to be dedicated for public use, the subdivider shall file a statement in writing accepting liability for personal injuries and/or property damage arising from any negligence of the subdivider or agents of the subdivider suffered by any person or to the property of any person until such offer of dedication is accepted by the Town. In addition, the subdivider's statement shall acknowledge responsibility for the maintenance of the easement areas until such time as the areas are dedicated and accepted by the Town or transferred to an association of Owners or the like. The subdivider shall furnish evidence of sufficient insurance coverage with regard to such liability in an amount and form satisfactory to the Town legal counsel and the Selectmen. This statement required of the subdivider shall be approved as to form and substance by the Selectmen after review by the Town legal counsel.

#### **11.09 Groundwater Protection:**

The quality of groundwater as defined in RSA 485-C: 2 VIII shall not be adversely affected by the proposed development. The Applicant shall certify that the proposed development does not violate the rules and regulations of Chapter 485-C Groundwater Protection Act with regard to groundwater and shall meet the following requirements:

- A. Groundwater Pollution Monitoring Devices:  
Any proposed or expanded site with the potential for contaminate leaching shall have provision for suitably designed and approved monitoring wells installed around the perimeter of the site. Said design and installation shall be approved by the Planning Board through its Town's Engineer at the expense of the Applicant.
- B. Surface Drainage Control Measures:  
Any proposed or expanded site with the potential for surface runoff degradation shall have provision for the containment and diversion of surface water runoff to suitable and approved catchment facilities. Said design and construction to be approved by Planning Board through its Town's Engineer at the expense of the Applicant.

### **ARTICLE 12. LOT AND SITE LAYOUT**

**12.01 Compliance with Zoning Ordinances:**

The general layout of lots, lot sizes and dimensions, sites and buildings shall conform to the requirements of the Candia Zoning and Wetlands Ordinances in effect at the time of application.

**12.02 Lots on Public Streets:**

All lots shall abut and have frontage access on a regularly maintained public street or at the discretion of the Board, on a street planned, built and maintained to Town specifications and standards.

**12.03 Entrance into Public Streets:**

Where lots abut existing Town, State or Federal streets, there shall be a minimum number of driveways and/or streets entering into said Town, State or Federal streets. Lots which can be serviced by both existing Town roads and a proposed road shall be accessed from the proposed subdivision road. Double frontage and reverse frontage lots may be allowed where essential to provide separation of residential development from traffic arteries. A planting screen easement of at least 10-feet, and across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery.

**12.04 Marking of Lots:**

Within thirty (30) days, the subdivider shall place on the ground clearly observable survey stakes or ribbons marking the corners of all proposed lots or sites. At the time of submission of the Final Plat, the subdivider shall place granite blocks with adjacent iron detection pins at the corners of all lots. Use of slash marks on trees, paint on rocks and drill holes in small boulders to identify permanent boundary lines is prohibited.

**ARTICLE 13. OPEN SPACE AND COMMON AREA REQUIREMENT****13.01 Reservation of Land:**

When deemed necessary in the judgment of the Board, land for recreation areas, schools and other municipal needs within a subdivision shall be reserved. The Board shall determine whether such land shall be deeded to the Town or shall be reserved for the common use of all property owners of the subdivision by covenant in the deeds to the lots. All areas to be reserved for recreation, schools or other requirements shall be of reasonable size, slope and character.

**ARTICLE 14. STREET LAYOUT AND DESIGN****14.01 Conformance with Official Map:**

The layout of all streets shall conform to the Official Map, if such exists.

**14.02 Conformance with Construction Standards:**

All streets whether existing or proposed and all bridges, culverts, drainage structures, storm drains, gutters, drainage ditches, sidewalks and any other improvements shown on the Final Plat and/or required by any accompanying documents shall be constructed in conformance with the Standards for Subdivision Design and the Standards for Subdivision Construction adopted by the Town of Candia, New Hampshire.

**14.03 Utility Connections with Existing Subdivision:**

When utilities are to be installed between the proposed street patterns and any connecting street in an existing subdivision, they shall be indicated on the Final Plat.

**14.04 Adjustment of Alignment of Right-of-Way:**

When a subdivision abuts an existing street and the right-of-way width of such street is rendered inadequate because of the needs created by the proposed subdivision, the subdivider shall include in the street dedication all land needed to provide access and right of way to said street. Such a dedication shall be shown on the Final Plat.

**14.05 Harmony with Topography:**

Street patterns shall give due consideration to contours and natural features. Subdivision streets shall be laid out to blend with the topography.

**14.06 Street Patterns and Extensions:**

The layout of the street pattern shall be based on a minor street system connected to a collector street system connected to an arterial street system, in conformance with the standards set forth in Article 14.15. In addition, streets shall be arranged to provide for extension or connection of eventual street systems necessary to develop abutting land in future subdivisions. Loop roads are preferred.

**14.07 Traffic Deterrents:**

Minor residential streets shall be designed to discourage through traffic. Said methods of traffic deterrents may take the form of undulating street lines and other forms of passive traffic controls.

**14.08 Curb Cuts:**

A maximum of two (2) driveways (curb cuts) per lot may be permitted if approved by the Road Agent or New Hampshire Department of Transportation (hereinafter "NHDOT") as appropriate.

**14.09 Intersections and Grades:**

Streets shall intersect so that within 75-feet of the intersection the street lines are at right angles, and in no case shall said angle be less than seventy-five degrees (75°). The grade within 50-feet of an intersection shall be negative two percent (-2%) and shall not exceed three percent (3%) +/- within. At no time shall the roadway grade exceed as outlined in Section 14.15 percent or be less than one percent (1%).

**14.10 Multiple Intersections:**

Multiple intersections involving a junction of more than two (2) streets shall be prohibited. Four-way intersections shall be avoided on all minor streets. The minimum distance between center line offsets of successive intersections shall be 150-feet.

**14.11 Permanent Cul-de-Sac Streets:**

A permanent cul-de-sac street in excess of 1,000-feet may be permitted at the discretion of the Planning Board provided that public safety issues are addressed. The maximum 1,000-foot length shall be measured from the intersecting center line of the closest class V or better road to the center point of the turn around. A cul-de-sac street shall not be brought

to the property boundary line, but shall be placed so that the lots are contiguous with the property line of the subdivision. The cul-de-sac shall be designed for storm drainage and provided with proper turn around termination, as specified in Section IV, Article 19.16. The minimum length of a cul-de-sac shall be 400-feet and the maximum road grade within the cul-de-sac shall be identified at 4% maximum.

**14.12 Temporary Cul-de-sac Streets:**

Temporary cul-de-sac streets shall not be allowed. In the case of temporary streets, where future extension to another outlet is approved by the Board, the full width of the right-of-way shall be shown on the plat. Provisions shall be made for future extension of the street through to adjacent property and for reversion of the excess right-of-way to the adjoining properties. A temporary turn around shall be designed with proper turn around termination as specified in Section IV, Article 19.18.

**14.13 Dead End Streets:**

Dead end streets which do not end in a cul-de-sac conforming to Article 19.16 shall be prohibited.

**14.14 Tree Plantings:**

The Board may require the planting of trees and/or shrubs within the street right-of-way in those subdivisions where, due to the nature and character of the land, it would be appropriate. Such plantings shall be indicated on the Final Plat.

**14.15 Classification of Streets:**

Classification standards for street design shall be as set forth below:

STANDARDS FOR STREET DESIGN

	<u>Minor</u>	<u>Collector</u>	<u>Arterial</u>
Number of Units	1 – 30	31 - 50	50+
Average Daily Traffic (a)	1 – 300	300 - 500	500+
Minimum Right-of-Way (b)	60'	60'	60'
Minimum Paved Travel Surface Width	22'	22'	24'
Minimum Shoulder Width (each side)	4'	4'	6'
Minimum Horizontal Curve Radii	300'	575'	950'
Minimum Vertical Curve Radii	200'	300'	400'
Maximum Profile Grade	7%	6%	5%
Minimum Profile Grade	1%	1%	1%

Minimum Stopping Sight Distance	250'	300'	400'
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Minimum "K" Value \*

\* K is defined as the length of the vertical curve divided by the algebraic difference of the tangent grades entering and exiting the vertical curve. K indicates numerically that the combination of the length of curve and the tangent grades provide adequate sight distance at a particular speed.

- (a) Shall be future anticipated traffic (assuming 10 trips per day per dwelling unit)
- (b) All cross-section horizontal distances shall be measured perpendicular to straight-line sections and radial to curved sections.
- (c) Sight distance is the distance along a roadway that an object of specified height is continuously visible to the driver. This distance is dependent on the height of the driver's eye above the road surface, the specified object height above the road surface, and the height of sight obstructions within the line of sight. The height of the driver's eye is considered to be 3.5-feet above the road surface. The height of the object is 30-inches above the road surface. The minimum sight distance shall be all-season sight distance of 2.5-feet above finished grade.
- (d) All other roadway requirements not stated herein shall be specified by the most current AASHTO standards.

#### **14.16 Roadways in Commercial and Industrial Zones:**

All roads in Commercial and Industrial zones shall comply with the design and specifications of an Arterial Street.

#### **14.17 Marking of Proposed Streets:**

At the earliest practical stage during the application the subdivider shall place on the ground clearly observable survey stakes or ribbons marking the center line of all proposed streets.

#### **14.18 Street Rough-Grading:**

Streets shall be rough-graded to the minimum extent necessary to provide for the construction of paving surface and required drainage features. Trees, stone walls and other natural features shall be protected and preserved whenever possible.

#### **14.19 Alteration of Right-of-Way or Travel Surface:**

The Board will require greater width of right-of-way and/or travel surface where in the judgment of the Board, the demands of present or future traffic make it desirable or where topographic conditions create a need for greater width for grading.

#### **14.20 Curbing:**

The Board may require curbing for closed drainage systems in urban or village areas. All curbing shall be sloped granite curbing only unless the proposed curbing is between the roadway and a proposed sidewalk. Curbing proposed between a roadway and a sidewalk shall be vertical granite curbing.

**14.21 Pedestrian Walks, Sidewalks and Crosswalks:**

Where necessary in the judgment of the Board, rights-of-way for pedestrian access shall be required between parts of the subdivision or between a subdivision, a school, and/or other public property. When such need has been created by the subdivision, the Board may require the subdivider to provide sidewalks outside the subdivision. shall comply with Americans for Disability Act (ADA) standards and shall be constructed in accordance with the NHDOT's most recently amended Specifications. Pedestrian crossings and crosswalks of Town roadways shall be approved by the Road Agent. The crosswalk shall be marked to be visible by both the pedestrian and vehicle driver. Crossings are encouraged at street corners and mid-block, or 100-150-feet apart in areas of pedestrian activity. New sidewalks and crossings shall be linked and connected to existing walkways and bicycle paths.

**14.22 School Bus Boarding Area:**

Boarding areas shall be required by the Board where deemed necessary.

**14.23 Street Lighting:**

The Board shall require the installation of street lighting in any subdivision where it deems it necessary.

**14.24 Naming of Streets:**

No street shall have a name which will duplicate or closely duplicate the name of an existing street. The continuation of an existing street shall have the same name. The names of public ways shall be approved by the Board.

**14.25 Street and Traffic Control Signs:**

Street and traffic control signs shall be furnished and installed by the sub divider, as directed by the Planning Board or its designated agent. A stop sign shall be placed at intersection where the street intersects with existing street or road. All cul-de-sac streets shall have appropriate signage to indicate that this is not a through street.

**ARTICLE 15. UTILITIES, DRAINAGE AND SEWAGE DISPOSAL****15.01 Provision for Utilities and Drainage:**

All subdivisions shall make adequate provision for water supply, storm water, sanitary sewage disposal, required utilities and improvements.

**15.02 Avoidance of Flood Damage:**

All public utilities and facilities, such as sewer, gas, electrical and water systems shall be located, elevated, and/or constructed to minimize or eliminate flood damage. All utilities and drainage construction in subdivisions shall conform to the flood plain protection requirements of the Candia Zoning Ordinance.

**15.03 Installation of Utilities:**

All utility system installations shall be at the expense of the subdivider and shall be installed under the supervision of the Planning Board's designated agent.



**15.04 Installation of Laterals:**

The subdivider shall install laterals from all utilities in the street right-of-way to 5-feet inside the property line of each proposed building lot within the subdivision.

**15.05 Underground Placement of Utilities:**

Electric, telephone, cable television distribution and alarm systems shall be placed underground, including services to street lights. The subdivider shall coordinate subdivision design with the utility companies to insure adequate and suitable area for underground installations. This design shall be on the Final Plat plan before final approval by the Board.

**15.06 Storm Water Drainage System:**

An adequate surface storm water drainage system for the entire subdivision area shall be provided by the subdivider. The subdivider shall provide a suitable designed on-site drainage retention system wherever needed, that shall carry storm drainage. Drainage calculations must be submitted by a licensed professional Engineer and shall include both pre and post development runoff and sizing of all proposed drainage facilities. Otherwise, storm drainage shall be carried to existing watercourses or shall connect to existing storm drains. Storm water drainage shall not create additional flow over any adjacent property. The following standards shall be applied in the design and analysis of the proposed stormwater management systems:

- A. Rainfall Intensity – Rainfall intensities (24 hour) for Candia shall be established using Cornell Universities Extreme Precipitation rates for New York and New England a copy of the extreme rainfall events for the modelled storms shall be provided as part of the drainage report.
- B. All runoff, erosion, and sediment control measures and the design of all drainage structures and systems shall meet the design standards and specifications set forth in these Regulations or in the current “Manual on Drainage Design for Highways” published by the NHDOT and the most recent New Hampshire Department of Environmental Services Alteration of Terrain manuals.
- C. All private drainage systems are to be maintained as necessary and minimally on an bi-annual basis. Upon request, written records verifying compliance with this requirement shall be provided to the Town. A note requiring this annual report must appear on the recorded cover sheet and site plan.
- D. No LID drainage structures (i.e. rain gardens, bio-retention basins, underground infiltration systems, etc.) shall be installed within the Town right-of-way or in any drainage easements to be maintained by the Town.
- E. On all projects requiring United States Environmental Protection Agency SWPPP Plan and NOI Permit, the Applicants must provide copies of the SWPPP inspection reports to the Town and the Town’s Consulting Engineer within three (3) days of each site inspection and resulting report.

- F. All drainage computations and related submissions shall be stamped and signed by a Professional Engineer registered in the State of New Hampshire.
- G. The design shall not direct concentrated flows across property lines where the flows were not concentrated in the existing conditions.
- H. The drainage design shall model the pre- and post-development 2-year, 10-year, 25-year, 50-year and 100-year storm events for the site using the rainfall intensities described in Section 8.06 (A). The design shall demonstrate no increase of rate of runoff at any point on abutting properties for any of the modeled events. The entire event shall be modeled and the hydrograph for each structure shall be provided.
- I. The drainage system shall be sized as follows:
  - a. Closed Drainage System = 25-Year storm event, with no overtopping in the 50-year storm.
  - b. Open Drainage System = 25-Year storm event, with no overtopping in the 50-year storm.
  - c. Cross-Culverts Connecting Wetlands or outletting to a Wetland = 100-Year storm event.
  - d. Detention Ponds = 100-Year storm event with 1' freeboard to the top of the berm.
  - e. Box Culverts or Bridges = 100-Year with zero surcharge.
  - f. Scour Protection Measures = 25-Year storm event.
- J. Pipes and culverts shall not be surcharged during the design storm event. Outlet control structures (relating to detention ponds only) may be surcharged. Culverts shall be placed to accommodate natural drainage courses.
- K. Acceptable pipe material for roadway drainage systems and driveway culverts is: Reinforced Concrete Pipe (RCP).
- L. Stormwater shall not be impounded adjacent to roadways. The 100-Year Detention Pond elevation shall be designed to be a minimum of 10-feet from the edge of the right-of-way or otherwise a minimum of 25-feet from the edge of pavement.
- M. Maximum flow velocity in any pipe during the 25-year storm shall be 10 fps. When the computed outlet pipe velocity is in excess of 10 fps, additional outlet protection shall be employed. The minimum allowable flow velocity in a pipe or culvert during a 2-year storm event is 2 fps.
- N. Maximum flow velocity in a vegetated channel is 3.5 fps during the 25-year storm event. Maximum flow velocity in a rock lined channel is 6 fps during the 25-year storm event. These swales shall be analyzed for stability during this storm event.
- O. All culverts, including driveway culverts, shall be constructed with end treatments (flared end section, headwalls, etc.).

- P. A ditch or swale shall have a minimum 6-inches of loam and seed and a minimum slope of 1.0-percent, except for treatment swales which shall have a minimum slope of 0.5-percent.
- Q. Minimum pipe diameter in a closed drainage system is 12-inches. Minimum pipe diameter in an open drainage system is 15-inches.
- R. Standard roadway catch basin grates shall be limited to a design inlet flow of 2-CFS unless manufacturer's data (based on transverse and longitudinal slopes) indicates greater capacity at a gutter line depth of 2-inches.
- S. When two different diameter culverts enter one basin, the crown inverts shall be matched.
- T. The compatibility of grate capacity, pipe capacity and design flow must be considered in closed drainage system design.
- U. Test pits or boring logs stamped and signed by a professional Engineer registered in the State of New Hampshire in the roadway cut sections shall be taken, as required or ordered by the Town's Engineer, to locate the Seasonal High Water Table (SHWT) and determine the need for underdrain pipe. This pipe shall be perforated PVC or HDPE with a minimum diameter of six (6) inches, placed one (1) foot outside the edge of pavement at a centerline depth of four (4) feet.
- V. Catch basins shall be spaced less than or equal to three hundred feet between basins.
- W. The Applicant shall provide the following information in the drainage report/analysis with adequate description of the drainage system features. Submission shall include pre- and post-drainage plans with catchments (area, slope, length and flow path) and other drainage system components clearly identified.
  - 1. **Detention/Retention Ponds:** Elevations, incremental storage capacity, stage-discharge relationship, areas, critical depth, flood elevation, inflows, outflows, outlet information.
  - 2. **Pipes and Culverts:** Inlet and outlet inverts, base flows, material, slope, length, dimensions, roughness, restrictions, and special conditions.
  - 3. **Channels:** Inlet and outlet inverts, base flows, stability, construction and lining, slope, length, dimensions, roughness, restrictions, and special conditions.
  - 4. **Catchments:** Also known as "subcatchments." Slope, average length, changes in flow modes, soils, CN, condition, time of concentration, area, rainfall information, description of specific location.
  - 5. Modeling should include the entire storm event with a minimum time of twenty-four (24) hours.

**X. Detention/Retention Ponds**

1. Both retention and detention ponds shall provide a minimum of 1-foot of freeboard at peak elevation during the 50-year storm event.
2. Detention and retention ponds shall be provided with an emergency overflow with an invert at the peak elevation of the 50-year storm event preferably provided as part of the outlet control structure. Overflow weirs are permitted if designed with erosion protection for the 50-year storm event.
3. Slopes shall have 6-inches of loam and be fully grassed. Permanent fencing (4-foot minimum) and a locking gating (minimum 12-foot width) shall be required if the pond permanently retains more than 12-inches of water or the peak depth (measured from the invert of lowest outlet to the invert of the emergency overflow) is greater than 6-feet.
4. Slopes and contouring are critical to a drainage system. Maximum slopes, directly relating to the construction of ponds, swales, or diversions, and cut slopes intercepting the estimated seasonal high water table, shall be limited to 3:1 unless the design Engineer provides a geotechnical evaluation showing that steeper slopes are stable and sustainable in a saturated and surcharged condition. The evaluation shall examine all failure modes and provide calculations with supporting documentation based on individual soil types, compaction requirements, surcharge loads, and moisture content. Other methods providing additional structural support and stability to a proposed slope may be approved by the Board on a case-by-case basis.
5. Test pits and percolation rates shall be taken at the proposed depth and shall be provided in the drainage report when infiltration is being considered as part of the drainage system design. When infiltration is included as part of the drainage calculations the Applicant shall also demonstrate that the proposed drainage system(s) are sized appropriately for no infiltration.

**15.07 Sewage Disposal Design:**

The design of sewage disposal systems for all subdivisions shall meet the requirements of Article 11.07.

**ARTICLE 16. SEDIMENT AND EROSION CONTROL****16.01 Purpose:**

The purpose of this article is to control soil erosion and to prevent the resulting sedimentation from occurring in subdivision areas by requiring proper provision for water disposal and protection of soil surfaces during and after construction, in order to promote the public health, safety, convenience and general welfare of the community.

**16.02 Standards:**

The following standards shall be observed by the subdivider in the design, layout and construction of the subdivision:

- a. Stripping of vegetation, regarding or other development shall be done in such a way that will minimize on-site and off-site soil erosion.
- b. Whenever practical, natural vegetation shall be retained, protected and supplemented.
- c. The disturbed area shall be kept to a minimum, and the duration of exposure shall not exceed six (6) months.
- d. Temporary seeding and/or mulching shall be used to protect exposed critical areas during development.
- e. The subdivider shall make provisions to accommodate the increased runoff caused by changed soil and surface conditions during and after development.
- f. The subdivider shall make reasonable effort to trap sediment in the runoff water until the disturbed area is stabilized by the use of sediment basins or other acceptable methods.
- g. Diversion, sediment basins and other erosion control mechanisms shall be constructed by the subdivider prior to any on-site grading or disturbance of existing surface material.

**16.03 Sediment and Erosion Control Plan:**

The Board shall require the filing of a plan incorporating the standards outlined in Article 16.02, and the proposed facilities. Plans developed for the State of New Hampshire Dredge and Fill and/or Site Specific Approval may be acceptable for this purpose.

**16.04 Notice of Intent to Initiate Construction Activity:**

A Permit must be submitted to the EPA prior to the Pre-Construction meeting with the Town.

**ARTICLE 17. DISPOSITION OF EXCAVATION MATERIALS**

**17.01 Disposition and Excavation of Materials:**

Disposition of stumps, rubble, road construction material and brush which are unsuitable to be used as embankment fill shall be wasted to a designated area within the subdivision. Said wasting area shall not be within an undivided lot or the proposed street right-of-way. The wasting area shall be located by plan, copies of which shall be given to the Board and the eventual property Owner. Waste areas shall be above ground water and capped with fill, loam and seeded. All Local, State and Federal regulations pertaining to disposal of solid wastes shall be met. Wasting areas shall be subject to the approval of the Board.

**17.02 Disposition of Construction Generated Materials:**

Construction generated materials shall not be wasted or burned on site.

**17.03 Hazardous Waste:**

Hazardous waste shall be disposed of in accordance with all applicable local, state, and federal regulations and not within the subdivision.

**SECTION IV: STANDARDS FOR SUBDIVISION CONSTRUCTION**

**ARTICLE 18. ADMINISTRATIVE PROVISIONS**

**18.01 Administrative Authority:**

During construction of an approved subdivision the Planning Board is the administrative authority for all regulations, not specifically the authority of the Selectmen.

**18.02 Administrative, Legal and Engineering Fees:**

Any expenses incurred by the Planning Board in the direct or indirect supervision, administration or evaluation of a subdivision construction shall be paid by the subdivider. Final approval for any proposed subdivision shall be conditional upon such payment.

**18.03 Time for Completion of Construction:**

The subdivider shall construct the subdivision and shall comply with all requirements of the Final Plat within four (4) years from the date of signing the plat.

**18.04 Performance Bond:**

The subdivider shall execute and deliver to the Selectmen, in form acceptable to Town Counsel, a bond or letter of credit to ensure performance of all terms and conditions of Final Plat approval. The bond shall be provided in incremental amounts corresponding with construction cost estimates for each phase of the project.

- A. Amount of Bond: The Town Engineer and Road Agent shall furnish to the Board an estimate of the full cost of all improvements for each phase of the project. Such estimate shall be reviewed by the Board's designated agent who will recommend the amount of the bond to the Board. The Board shall determine the final amount of the bond and shall notify the Board of Selectmen accordingly.
- B. Surety or Security: The subdivider's obligations as set forth in the performance bond shall be secured by surety or security at the value determined by the Town's Engineer and approved by the Selectmen, in form acceptable to Town Counsel. All documents evidencing or establishing the surety or security shall be prepared at the subdivider's expense and approved by Town Counsel.
- C. Reduction of Security: The security may be reduced by the Board of Selectmen during the course of construction in such amounts as deemed by the Planning Board to be in the best interest of the Town, but on the condition that the remaining security shall be sufficient to complete all remaining construction and provide adequate retainage. The subdivider may provide a construction completion schedule and the Board may partially release the bond in stages corresponding with completion of construction at predetermined intervals. Said release shall be in increments corresponding to the bonded increments required in 18.04.

- D. Release of Bond: 90% of the performance bond shall be released when the Selectmen are satisfied that the subdivider has complied with all requirements as set forth in the Final Plat. The decision to release the bond shall be based upon an assessment of the plans, the Engineer's preparatory work for construction, engineering inspection during construction, the record drawing survey and the final plans on completed work. The Selectmen shall notify the Board that all conditions of the bond have been performed and shall have the authority to release the bond unless, after notification, the Board directs otherwise.
- E. Retainage: The Board shall retain 10% of the total of the original bond to guarantee correction of latent defects and potential damage from erosion and sedimentation as required in Article 18.11.
- F. Enforcement of Bond: If the subdivider has not totally complied within four (4) years of the date of the recording of the final plat in the Rockingham County Registry of Deeds, the Town shall enforce its rights under the performance bond and the surety or security given it to secure it. In the event that the Town is required to enforce the bond, it shall be entitled to have reasonable Attorney's fees paid by the subdivider and awarded by the Court.

#### **18.05 Modification of Design and Improvements:**

All alterations or modifications of the plans not approved by the Town Engineer, Road Agent, or Fire Chief require approval by the Planning Board, and copies of the proposed changes shall be submitted and approved by Planning Board, the Road Agent and Town Engineer prior to the alterations being made. If at any time before or during the construction of the subdivision the Applicant determines that unforeseen conditions make it necessary or desirable to modify the location or design of any of the proposed improvements or installations, the Board may authorize such modification which shall be set forth in writing and signed by the Chairman of the Planning Board. No revision to approved plans shall be valid or binding until approved by the Planning Board.

#### **18.06 Inspection of Construction:**

Prior to commencing construction, the subdivider shall pay to the Town an amount of money estimated by the Town's Engineer to fully compensate the Town for all inspection and testing charges deemed necessary. The subdivider shall submit a construction schedule and shall update and resubmit said schedule as required or as requested by the Town. Prior to the start of construction, the subdivider shall request and attend a pre-construction meeting with the Town's departments and Town's Engineer. Work performed that has been identified as requiring inspection by the Town's Road or the Town's Engineer without the presence of either parties is subject to be removed and reconstructed at the discretion of the Road Agent.

#### **18.07 Certification of Compliance:**

The subdivider shall notify the Board in writing when all requirements of the Final Plat have been met. At the Board's discretion, the Town's Engineer shall perform an inspection and shall certify compliance with the Final Plat, including total and/or partial recertification's of any original installations, guarantee of installation improvements or correction of deficiencies.

**18.08 Correction of Deficiencies:**

If it is determined that any of the required improvements have not been completed in accordance with the plans and specifications as filed by the subdivider and as required by the Town, the Selectmen shall notify the subdivider in writing of any such deficiencies. The subdivider shall rectify all deficiencies at the expense of the subdivider. If the subdivider does not substantially rectify all deficiencies within a reasonable time as determined by the Town, the Town shall take all necessary actions to protect and preserve the Town's rights and interests including suspension or revocation of Final Plat approval. In the event of legal action, the Town shall be entitled to have reasonable Attorney's and Engineer's fees paid by the subdivider and awarded by the court.

**18.09 Guarantee of Installation of Improvements:**

For a period of two (2) years after completion of all improvements or one year after the correction of all deficiencies as described above, whichever comes last, if the Selectmen determine that the improvements have failed for any reason or do not meet the specifications as filed by the subdivider and as required by the Town, the Selectmen shall notify the subdivider in writing of such failure and the subdivider shall rectify all failures at the expense of the subdivider. If the subdivider does not substantially rectify all deficiencies within a reasonable time as determined by the Town, the Selectmen shall take all necessary action to protect and preserve the Town's rights and interests. In the event of legal action, the Town shall be entitled to have reasonable Attorney's and Engineer's fees paid by the subdivider and awarded by the court.

**18.10 Damage to Adjacent Public and Private Property, Drainage Facilities, Waterways, Streams and Brooks:**

If at any time before all public improvements are finally accepted by the Town and before the performance bond is totally released should any conditions within the approved subdivision cause damage to adjacent public or private property, drainage facilities and waterways, streams and brooks, including but not limited to soil erosion and damage to standing vegetation, the Selectmen shall notify the subdivider in writing of such damage and the subdivider shall correct all damage within a reasonable period of time as set forth in the notice by the Town, the Town shall take all action necessary to protect and preserve its rights and interests including injunctive relief. The Town shall be entitled to have reasonable Attorney's and Engineer's fees paid by the subdivider and awarded by the court.

**18.11 Correction of Defects:**

Upon completion of improvements and acceptance by the Town, the subdivider shall furnish a bond sufficient to correct defects and make required improvements for a period of two years from completion as may be required by the Selectmen in an amount based on the cost of such improvements. Said bond shall include an amount to correct any potential damage resulting from erosion or sedimentation, and shall be a minimum of 10% of the total of the original bond.

**18.12 Erosion Control after Construction:**

For a period of eighteen (18) months after completion of all improvements, the subdivider shall be responsible for the control of soil erosion and any resulting sedimentation, in accordance with the requirements of Article 16.



**18.13 Subdivision Record Drawing Plans:**

Following completion of all improvements, the subdivider shall submit to the Town Record Drawings. This plat shall be drawn to scale and shall indicate by dimensions, angles and distances, as applicable, the location of sewer and drain Y-branches, laterals, manholes, catch basins, hydrants, valves, curb shut-offs, road profiles and center line elevations, and final grading plan showing swales and ditches. The plan shall show easements, dedicated roadways and roadbeds. The Record Drawing Plan shall be evaluated by the Road Agent, the Town's Engineer and the Planning Board, any expenses associated or expense related to required revisions shall be paid by the subdivider.

**18.14 Monuments:**

Permanent survey monuments shall be set in the boundary of rights-of-way at intersecting streets, point of curvature, and point of tangency of curves; the point of intersections of short curves may be used instead, where such is practical, at the discretion of the Board. Monuments shall be placed on one side of the street only and at only one corner of intersecting streets. Adjacent monumental points shall be in sight of one another. Monuments shall be referenced to a public street intersection, USGS benchmark or other recognized existing monument. Monument locations and benchmark locations and elevations shall be of granite, set adjacent to an iron detection pin, and not less than 4-inches in diameter or square, and not less than 48-inches long. Iron pipes shall not be considered permanent monuments for the purpose of these Regulations. When a bound is to be placed in an existing stone wall, the monumentation may be an offset bound of a type acceptable to the Board.

All boundary markers to be set with thirty (30) days of the plan being recorded. If this cannot be accomplished prior to recording, the cost of the marker shall be bonded for an amount and type to be recommended by the Planning Board.

**18.15 Offer of Cession:**

Before signing the final approval for the construction of the subdivision, the subdivider shall convey all necessary deeds and documents pertaining to easements and right-of-way as may be required.

The road within the subdivision will not be considered to be accepted until the Planning Board and the Board of Selectmen have voted to accept the road and the selectmen have accepted the deed at a public hearing. As per Article 2:11 the Town will not be liable for any maintenance until the deed is accepted. An agreement may be made with the Town for winter maintenance at the developer's expense.

**ARTICLE 19. CONSTRUCTION SPECIFICATIONS****19.01 Conformance with Construction Standards:**

Compliance with the construction standards set forth below is required as a condition of acceptance of newly developed roads and improvements dedicated for public ownership.

**19.02 Settlement of Design & Road Construction Questions:**

The State of NH Department of Transportation Regulations shall be the final authority on any issues related to design and road construction.

**19.03 Pre-Construction Conferences:**

Least fourteen (14) days before any construction begins the subdivider will schedule a pre-construction meeting with the Board or its designated agent, Road Agent and Town Engineer. The purpose of the meeting will be to review the Owner's schedule, means, methods and materials in relation to the construction of the subdivision, and to introduce all parties by opening the lines of communication. All technical submittals for the project shall be provided by the Developer at the pre-construction meeting.

**19.04 Clearing and Grubbing:**

Right-of-way width shall be cleared and grubbed to the minimum extent necessary to facilitate construction of the roadway surface and required drainage features. Trees, stone walls and other natural features shall be preserved whenever possible.

- A. **Limits:** The limits of clearing and grubbing areas shall be clearly defined prior to the pre-construction meeting defined in 19.03.
- B. **Clearing:** All trees, down timber, brush, bushes and debris within 5-feet of a cut and fill area shall be cleared by cutting and proper disposal as described in Article 17.01.
- C. **Grubbing:** Stumps, roots, duff, grass, turf, debris and other unsuitable material will be removed within all excavation limits and fill limits where the embankments are to be made to a depth not more than 5-feet below subgrade. Removal and disposal of all material shall be in conformance with Article 17.01.
- D. **Inspection and Approval:** All clearing and grubbing shall be pre-marked prior to cutting and shall be conducted under the supervision of the Board or its designated agent.

**19.05 Excavation and Embankments:**

All material will be of suitable nature with no stumps, roots, sod or frozen lumps permitted. All excavation and embankments shall be brought within required lines and grades. Fine grading of the sub-grade shall be within 1/2" of the final grade.

- A. **Suitable Material:** Suitable material is free of debris, pieces of pavement, organic matter, topsoil, wet or soft muck, peat, clay, silt and all excavated ledge or rocks over 6-inches in largest dimension. Suitable material for re-use shall be approved for said re-use by the Board or its designated agent.
- B. **Earth Excavation:** Earth excavation shall consist of all material not classified as rock. Any suitable material may be used to flatten slopes where possible.
- C. **Earth Embankments:** Earth embankments shall consist of all suitable material other than rock. The soil shall be placed in layers not exceeding 12-inches in depth.

Each layer shall be compacted to a minimum of 95% before successive layers are placed. Compaction tests shall be performed a minimum of one (1) test per 300-feet of roadway.

- D. **Rock Excavation:** Rock excavation, required for the preparation of road sub-grade, shall consist of the removal of all solid rock which requires for its removal: blasting, wedging or sledging. In roadways, rock removal shall be to a depth of 2-feet below roadway sub-grade. For utilities trenches or proposed stormwater systems rock removal shall be performed to a minimum depth of 12-inches below the proposed feature or utility.
- E. **Rock Embankment:** Rock embankments shall consist of solid rock placed in not more than 12-inch lifts. Rocks shall be placed to the best advantage of roadway construction. All rock embankment plans, under roadways, shall be designed and stamped by a Registered Professional Engineer and shall incorporate use of a filter fabric or material needed to control particle migration between road bedding and rock embankment.
- F. **Muck or Organics Excavation:** Muck excavation shall consist of the removal and disposal of organic matter, which is not suitable for roadway foundation material. In those locations where the road alignment crosses swamp or marshlands or other similar soil that is incapable of supporting expected loads, such inadequate soil shall be entirely removed and replaced with suitable material. The Board or its designated agent shall require the subdivider to submit evidence either by boring tests or other investigation to determine the depth of composition and stability of the subgrade. In roadways all muck shall be removed below the in roadway sub-base. For utility trenches or proposed stormwater systems all muck shall be removed below the bottom of the utility trench.

#### **19.06 Drainage:**

All culverts shall be reinforced concrete pipe class IV or V. Pipe shall be bell and spigot or tongue and groove type with elastomeric oil resistant compression ring jointing. All pipes shall have a minimum cover of 3-feet. Minimum culvert size shall be 15-inches. Class IV shall be allowed under shoulder and green areas, class V under roadways and fill areas deeper than 15-feet. All roadway culverts shall be a minimum 32-foot length.

#### **19.07 Structural Design Requirements :**

##### A. Catch Basins and Culverts:

- i. Catch basins shall be constructed of precast reinforced concrete and shall be designed to withstand HL-93 wheel loadings, or as directed by the Board or its designated agent.
- ii. All culverts, catch basins and headwalls shall be backfilled with suitable material in maximum 12-inch lifts to 95% compaction when compared to the suitable materials standard optimum proctor value.
- iii. All materials supplied for the project shall be in compliance with subdivision and Town Regulations pertaining to the material, and shall be so certified by the vendor.

**B. Retaining Walls:**

- a. Retaining walls are discouraged within the Town right-of-way. If a retaining is to be allowed, as determined by the Planning Board, a typical detail of the proposed retaining wall must be included in the plans. The following requirement must be included with the typical detail: “The stamped shop drawings and calculations for the actual retaining wall must be provided for review and approval at or prior to the project’s required preconstruction meeting.”
- b. All retaining walls shall be designed by a professional Engineer with expertise in this field. A note must appear on the plans requiring that the provided plans and supporting calculations address the following criteria:
  - i. Design calculations stamped by a Professional Engineer of the appropriate discipline, licensed in New Hampshire;
  - ii. Stability calculations (including bearing capacity, global stability, overturning and sliding);
  - iii. Geogrid pullout and other pertinent data & evaluations;
  - iv. Construction installation specification;
  - v. Lateral earth pressure coefficient;
  - vi. Surcharge load, embedment depth;
  - vii. Both a plan and profile of each wall section;
  - viii. Guardrail / handrail installation details and geogrid penetration procedures; and
  - ix. Location of the required pedestrian barrier.
- c. If requested by the Planning Board or the Town Consulting Engineer, a pedestrian barrier, (i.e. 4-foot chain link fence), must be installed at the top of the proposed retaining wall. If guardrail is also proposed, the requested pedestrian barrier must be installed between the guardrail and the top of the retaining wall.
- d. A note must appear on the approved plans and the stamped shop drawings requiring the design Engineer, after the retaining wall construction is completed, provide a stamped letter certifying that: “the retaining wall was fully constructed per the approved design plans and will function as intended.”

**C. Box Culverts, Bottomless Spans, Bridges, Headwalls, and Wingwalls:**

- a. A typical detail of the proposed structure(s) must be included in the design plans. The following requirement must be included with the typical detail: “The stamped shop drawings and calculations for the actual structure(s) must be provided for review and approval at or prior to the project’s required preconstruction meeting.”
- b. All structural designs shall meet or exceed HL-93 loading.

- c. These structures shall be designed by a professional Engineer with expertise in this field. A note must appear on the plans requiring that the provided plans and supporting calculations must address and/or include the following criteria:
- i. Hot dipped galvanized hardware connection details;
  - ii. Cementitious patching of all hardware pockets;
  - iii. Flexible sealant (i.e. Sika 1A or equal), specified between structure sections;
  - iv. Connection details for headwalls and/or wingwalls;
  - v. Specify steel shimming material;
  - vi. Cast in place concrete minimum design strength equal to 4,000 psi;
  - (vii). Precast concrete minimum design strength equal to 5,000 psi;
  - vii. Note requiring the structure to also meet NHDOT roadway and bridge design standards;
  - viii. Design elevations such as top/bottom of footing, top of structure, finish grade, select gravel and pavement thicknesses, etc.;
  - ix. Dimensions for all pieces;
  - x. Backfill specifications and compaction requirements;
  - xi. Subgrade preparation requirements, minimum of 12-inches of crushed gravel;
  - xii. Epoxy coated rebar to be used for all bridge decks and box culverts with less than 5-feet of cover and all rebar to be 60 grade steel; and
  - xiii. Applicable membrane and/or coatings for both backfilled and exposed surfaces.

**19.08 Sub-Base Specifications:**

Roadway sub-base material shall consist of a minimum of 12-inches of sand and 12-inches of gravel. Sand and gravel shall meet the following specifications:

**SAND:**

Sand shall be consistent with the material specifications and gradation of NHDOT Item# 304.1 Embankment Fill.

**GRAVEL:**

Gravel sub-base shall be consistent with the material specifications and gradation of NHDOT Item#304.2 or 304.5.

**19.09 Base Material:**

Roadway base material shall consist of a minimum of 6-inches of crushed gravel. Crushed gravel shall meet the following specifications.

**CRUSHED GRAVEL:**

Crushed gravel shall be consistent with the material specifications and gradation of NHDOT Item#304.3 or 304.4.

**19.10 Compaction:**

Finish grade and sub-base grade material shall be thoroughly compacted in lifts not to exceed 6-inches. Final compaction shall be equal to or greater than 95% of the base or sub-base standard optimum proctor value.

**19.11 Surface Course:**

Surface layer shall consist of one (1) 2.5-inch layer of Type B binder course, and one (1) 1.5-inch layer of Type E wearing course. Surface course work shall conform to all requirements listed in Section 401 of the NHDOT standard specifications including the requirements for materials, batch and drum plants, hauling, placing, compacting, joints, and surface tolerances.

- A. Approval of Paving Materials and Contractor: The Planning Board or its designated agent shall approve the paving material and Contractor to be used on the project.
- B. Representation: A representative from the Town or the Town's Engineer shall be present prior to and during all paving operations. The Town shall be notified a minimum of seventy-two (72) hours prior to scheduled paving to coordinate inspections.

**19.12 Profiles:**

Typical road profiles are shown in Appendix B.

**19.13 Miscellaneous Items:**

- A. Utilities: Utilities will be placed after the project has been brought to subgrade and rough slope work has been completed. The lines will be inspected by their respective companies and letter of acceptance will be provided to the Board or its designated agent.
- B. Bituminous Concrete Sidewalk: All bituminous concrete Sidewalk pavement shall be placed in two (2) courses and shall meet the current NHDOT construction standards for 2-inch bituminous sidewalk. Bituminous sidewalks shall have a base course consisting of a minimum 9-inch deep layer of crushed gravel meeting the gradation requirements of 19.09.
- C. Guard Rail: Guardrail shall be provided for all locations where side slopes exceed 3-foot horizontal and 1-foot vertical, for a vertical drop greater than 5-feet. All proposed guardrail limits, end sections, materials and details shall meet all NHDOT roadway and bridge design standards.
- D. Topsoil: Topsoil shall consist of a loose friable soil with no admixture, refuse or material toxic to plant growth. Topsoil shall be free from stones, lumps, stumps or similar objects larger than 2-inches in greatest diameter. Prior to stripping material to be used as topsoil, it shall have demonstrated by the occurrence upon it of healthy crops, grass or other plant growth, that it is of good quality and reasonably free drainage. All

- topsoil material shall be approved for use by the Board or its designated agent. All disturbed areas shall receive a 6-inch layer of approved topsoil.
- E. Seeding: All graded areas shall be seeded with the Rockingham County Slope mix (USDA approved) at the rate of 65-lbs. per acre.
  - F. Offsite Improvements: The Board may require that existing public streets, sidewalks and utilities providing access to the subdivision be upgraded and improved to accommodate the additional burden placed on the streets, sight distance, sidewalks and utilities by proposed subdivision. The subdividers share of such cost for off-site improvements shall be determined by the Town's Engineer.
  - G. Fertilizer: All seeded areas shall be fertilized with an appropriate type of fertilizer and application rate for the existing soil type.
  - H. Mulch: All seeded areas shall be mulched within twenty-four (24) hours of seeding. A good quality of mulch hay shall be used and applied at the rate of 2-tons per acre.
  - I. Temporary Signage: The developer shall obtain and post signs to warn motorists of construction and construction vehicles in the area of the proposed roadway construction. All signage shall be in accordance with the Manual of Uniform Traffic Control Devices published by the Federal Highway Administration. The subdivider shall post a sign stating "Road Not Approved or Maintained by the Town" until the roadway has been accepted by the Town.

#### **19.14 Fire Protection:**

An adequate fire suppression water source is required for any of the following:

1. A major subdivision creating nine (9) or more dwelling units;
2. A major subdivision more than 1,000-feet from an arterial road;
3. A subdivision with multi-family structures of three or more dwelling units; or
4. Any commercial and/or industrial subdivision.

For residential subdivisions, an additional water supply may be included as specified in Section 19.14 A per each addition of houses up to nine (9) as determined by the Fire Department. The water supply requirements can be met by cisterns, individual building sprinkler systems, or an approved fire pond if a natural water supply is present on the site.

Actual water supply requirements will be determined by the Fire Chief in conjunction with the Town's engineering consultant based on the use, type of construction, and fire load inside the building(s) or of the number of residential units within a development after plan review by the Fire Department.

If cisterns are chosen as the water supply, the volume and construction of the cistern shall be a minimum supply consisting of a 30,000 gallon, 30 year warranty fiberglass tank which

the property Owner shall be responsible for maintaining and maintaining access to. The required number of cisterns shall be as follows:

# of houses	# of cisterns
3-9	1
10-18	2
19-27	3

Additional cisterns may be required for the specific subdivision and lot spacing as determined by the Fire Department.

If sprinkler systems are chosen to meet the water supply requirements, the systems shall be designed and installed in accordance with NFPA Standard 13 for commercial and industrial buildings, NFPA Standard 13D for single family structures and NFPA Standard 13R for multi-family structures.

The fire department may, at the discretion of the Chief, require the developer to contribute the cost for the installation of the determined adequate fire suppression water source to the Town of Candia Water Supply Capital Reserve Fund if it is determined that this option will improve the overall fire protection of the Town. The cost basis for this contribution shall be as estimated by the Town’s engineering consultant.

- A. Adequacy: A water supply using a cistern is deemed adequate if it is capable of providing 30,000 gallons of water during the driest time of the year. Fire suppression ponds shall contain a minimum of 90,000 gallons of water. More than nine (9) homes may require an additional water supply at the discretion of the Fire Chief.
- B. Upgrading an existing source: If a fire suppression water source is located on a proposed subdivision but is not deemed adequate by the Chief of the Candia Fire Department, it will be the responsibility of the subdivider to upgrade the storage capacity to conform with article 19:14 A. Costs incurred for the upgrading will be the responsibility of the subdivider.
- C. All new driveways shall have a minimum 10-foot drivable surface capable of supporting fire apparatus. There shall be a 3-foot clear area on both sides of the driveway with a minimum clearance height of 12-feet, and a maximum grade of 10%.
- D. Street address numbers shall be a minimum of 4-inches high with a contrasting background and posted on a minimum 4 x 4 post or mailbox within 10-feet of the roadway. Existing structures less than 20-feet from the road may display the address numbers on the building. The street address shall be obtained from the Fire Department prior to obtaining a building permit and be posted prior to the



commencement of any construction activity Temporary markers shall be allowed with prior approval of the Fire Department.

- E. For major residential subdivisions, if individual sprinkler systems are chosen as the means to meet these Regulations, deed restrictions shall be required as part of the subdivision approval. The subdivision approval shall be contingent upon the recorded deed restrictions.

**19.15 Construction of a Fire Suppression Water Source:**

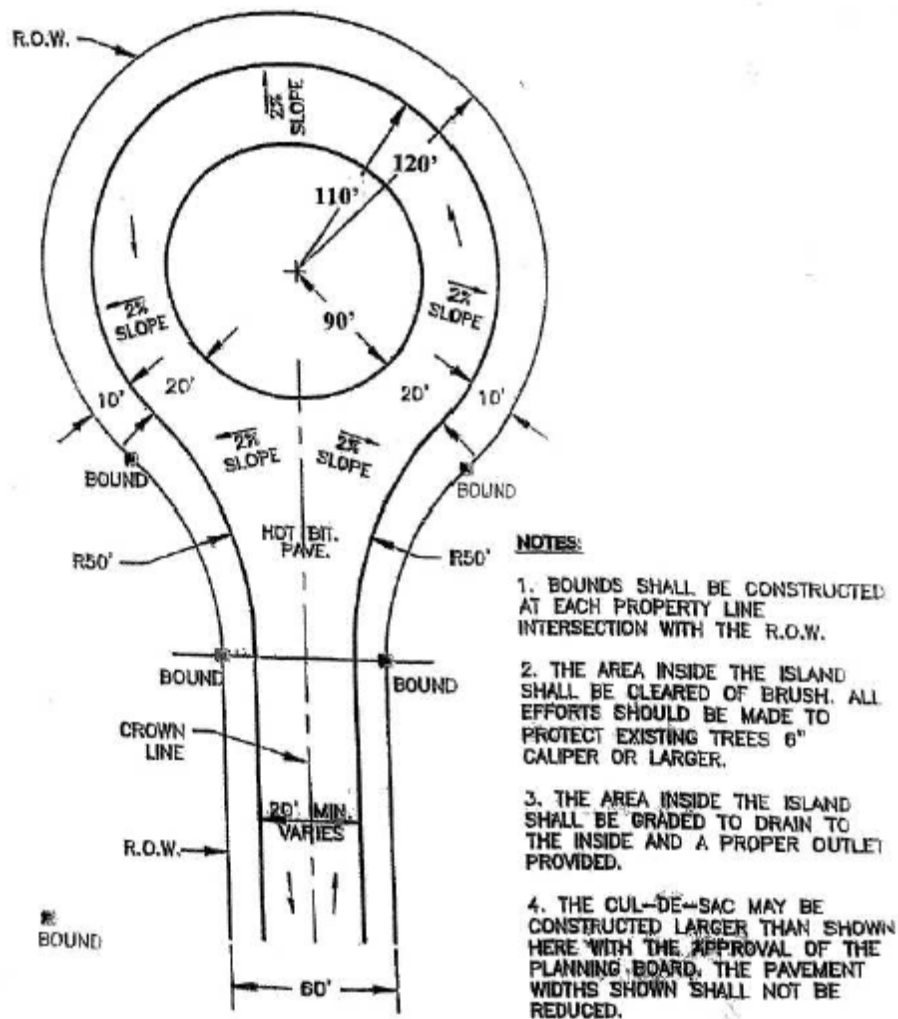
All construction for a Fire suppression water source shall meet the following specifications:

- A. The piping system will be constructed of schedule 40 steel piping and fittings.
- B. Piping for dry hydrants and cistern supply lines will be schedule 40 steel with a minimum diameter of 8-inches to be reduced at the dry hydrant steamer connection.
- C. The dry hydrant head will be equipped with a female N.S.T. 6-inch diameter fire department hydrant connection, and will be no higher than 24-inches nor less than 20-inches from the finished grade, to the outlet center line.
- D. Finished grade will be no less than 4-inches or more than 10-feet above the high water table.
- E. The piping will be equipped with an inlet strainer, capable of a minimum of 1,500 G.P.M. to be constructed of the same non-corrosive material.
- F. The top of the inlet strainer will be no less than 18-inches from the bed of the water supply and will have a minimum of 36-inches between the strainer surface and the low water line.
- G. The dry hydrant will be located not less than 22-feet or more than 24-feet from the edge of the paved roadway or as per Town of Candia requirements.
- H. The dry hydrant will be located at the inner edge of a pull off area. Pull off areas are to be constructed with the same material and specifications required for the roadway, with a minimum width of 25-feet and a minimum length of 40-feet to be parallel with the roadway or as per Road Agent. All pull off areas are to be on a level area unless a waiver is granted by the Fire Chief.
- I. The fire suppression system will be constructed so as not to create any life-safety or traffic hazards.
- J. Where there is an existing acceptable water source; it may be utilized in place of constructing one, provided a hydrant and pull off area are constructed.

- K. Gallonage required for a fire pond is 25,000 gallons for each living unit, (one family is one unit, four families are four units), with a minimum of 125,000 gallons and a maximum of 500,000 gallons. A fire pond must fill naturally and shall be fenced in with an access gate in the front for the fire department, if in the opinion of the Fire Chief; the pond presents an undue hazard to public safety. Cisterns will be filled and maintained originally by the Applicant. Cisterns are to be filled with clean water, not pond or swamp water.
- L. Piping will have a minimum of 5-foot earthen coverage, (suitable frost free material) laid in a manner eliminating all potential pockets.
- M. The subdivider/developer is responsible for the construction of the fire suppression water source.
- N. All subdivisions of nine (9) or more living units or with the future potential of 9 or more units will have sources of water for fire suppression.
- O. The Town shall have a deeded right-of-way to allow access and repair to the system.
- P. System shall be in place and approved prior to the issuance of any Certificate of Occupancy.
- Q. Beaver ponds and seasonal wetlands are not considered acceptable as fire suppression water sources.
- R. All detention ponds, fire ponds, and cisterns shall be deeded to the Town with access to the area for upkeep and repair and shall not be included in the acreage for the lot where they are located.

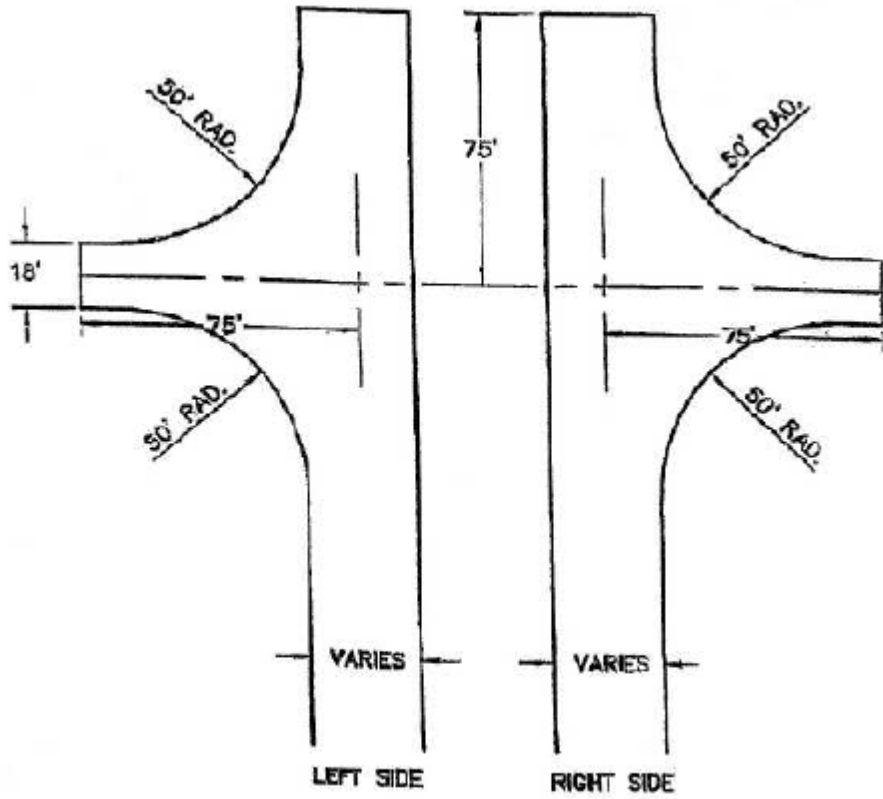
**19.16 Permanent Cul-de-Sac Turnaround:**

Permanent Cul-de-Sac turnarounds shall be constructed in conformance with the following design standard:



**19.17 Temporary Turnaround Design:**

A) Left and Right Hatchet Designs:



HATCHET HEAD

## SECTION V: DEFINITIONS

### ARTICLE 20. DEFINITIONS

**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 Planning Board. For purposes of receiving testimony only and not for purposes of notification, the term "abutter" shall also include any person who is able to demonstrate that such person's land will be directly affected by the proposal under consideration.

**Approval**: Shall mean recognition by the Planning Board, certified in written endorsement on the plat, that the Final Plat submission meets the requirements of these Regulations and satisfies, in the judgment of the Planning Board, all criteria of good planning and design.

**Approval, Conditional**: Shall mean an expression by the Planning Board that the plat is approved, but requires additional information or must meet specific conditions for the approval to be valid. Conditional approval does not constitute, nor should be construed as approval, either implied or granted, of the Final Plat, nor does it bind the Planning Board to approval of the Final Plat.

**Board**: Shall mean the Planning Board of the Town of Candia, New Hampshire.

**Bond, Performance**: Shall mean a bond filed with the Board of Selectmen whose purpose is to ensure that work specified by the Planning Board is completed satisfactorily. The amount of the bond shall be recommended by the Planning Board with such assistance as it deems necessary. This amount shall be sufficient to cover all costs for completion of the work by the Town in the event that the Applicant defaults. In all other respects, the action of the Board shall be governed by NH RSA 674:36.

**Boundary Agreement**: A Boundary Agreement is an agreement between adjoining owners of real estate for the purpose of establishing a common boundary.

**Condominium**: Real Property and any interests therein, lawfully submitted through the recording of condominium instrument pursuant to the provisions of Chapter 356:9 NH Revised Statutes Annotated. No project shall be deemed a condominium unless the undivided interests in the common area(s) (all portions of the condominium other than the units) are vested in the unit owners.

**Certified Soil Scientist**: A person qualified in soil classification and mapping, who is certified by the State of New Hampshire Board of Natural Scientists.

**Cluster Subdivision**: Shall mean when permitted by zoning ordinance is an optional form of subdivision which provides for lots of reduced dimensions and the sharing of open space.

**Driveway**: Shall mean a vehicular entrance to public or private land built for direct access to a garage, residence, business, or off-street parking area serving not more than two (2) adjacent dwelling units. Maximum number of driveways (curb cuts) per lot shall be two.

**Easement**: Shall mean an acquired privilege or right of use acquired in the land of another and is used to create facilities for access, space for emplacement of public utilities and right-of-way, both in favor of the municipality and/or in favor of its residents. It shall include, without limitation, streets and roads, electronic

telephone utilities, vehicular and pedestrian traffic, sidewalks, water, storm drainage and sanitary sewer utilities, pipelines, street lighting, slopes, ingress and egress, construction and conservation easements.

**Endorsement**: Shall mean certification of approval of a Final Plat, as evidenced by the signatures of the Chairman of the Planning Board and three Board members, on the Final Plat.

**Engineer**: Shall mean an individual licensed to practice engineering in the State of New Hampshire.

**Erosion**: Shall mean the wearing away of land surface by the action of wind, water or other natural forces.

**Final Plat**: Shall mean the final drawing or drawings on which a plan of subdivision is indicated, prepared as required under the provisions of Article 10 of these Regulations.

**Lot**: Shall mean a single parcel of land in the same ownership throughout as shown on or described in an instrument recorded in the Registry of Deeds.

**Lot Line**: Shall mean the property line dividing a lot from a street right-of-way, a body of water or adjacent property.

**Lot Line Adjustment**: A Lot Line Adjustment is an exchange of land or the transfer of part of one lot to the adjoining landowner where such exchange or transfer does not convey an area of land equal to the minimum lot size.

**Manufactured Housing Cluster Subdivision**: An optional form of subdivision for manufactured housing allowing the division of land into lots of reduced dimensions and the sharing of open space.

**Master Plan**: Shall mean the comprehensive plan or plan of development for the community as adopted by the Planning Board under RSA 674:4.

**Official Map**: Shall mean the Zoning Map for the Town of Candia, New Hampshire.

**Open Space**: Shall mean a recreational area that includes either private or public facilities for both active and passive types of recreation including playgrounds, parks and undeveloped land of all types and at all levels.

**Planned Residential Development**: a form of subdivision intended for mixed housing types, from single-family to multi-family, in which buildings are grouped in patterns which allow a large percentage of open space to be retained for common use.

**Plat**: Shall mean Final Plat.

**Preliminary Layout**: Shall mean a plan of a proposed subdivision prepared as required in Article 10 of these Regulations and submitted to the Board for consideration prior to preparation of the Final Plat.

**Right-of-Way**: Shall mean a strip of land used for or intended to be used for a street, cross-walk, water main, sanitary or storm sewer main or for other special use including public use. The usage of the term for land platting purposes in these Regulations shall mean that every right-of-way hereafter established and shown on a recorded plat is to be separate and distinct from the lots and parcels adjoining such right-of-way, and is not to be included with the dimensions or areas of such other lots or parcels.

**Sediment**: Shall mean solid material, both mineral and organic, that is in suspension, is being transported or has been moved from its site of origin by air, water or gravity as a product of erosion.

**Subdivision**: Shall mean the division of a lot, tract or parcel of land into two or more lots, plats, sites or other division of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance, building development or other form of conveyance. When appropriate to the context, subdivision refers to the process of subdividing, or to the land subdivided. The division of a parcel of land held in common and subsequently divided into parts among the several owners shall be deemed a subdivision. A division of land resulting from the laying out of a public street or streets shall be considered a subdivision.

**Surveyor**: Shall mean a person duly registered and licensed as such under the laws of the State of New Hampshire.

**Town**: Shall mean the Town of Candia, New Hampshire.

**Zoning Ordinance**: Shall mean the Zoning Ordinance for the Town of Candia, New Hampshire.

**APPENDIX A**

Subdivision Application



**PLANNING BOARD  
TOWN OF CANDIA, NEW HAMPSHIRE  
INSTRUCTIONS FOR MAKING APPLICATION FOR MINOR SUBDIVISION**

- I. **DEFINITION:** A minor subdivision of land into three or fewer lots with no potential for re-subdivision and requiring no new roads, utilities or other municipal improvements.
- II. **SUBMISSION REQUIREMENTS:** The subdivider shall file a complete application for Final Plan approval with the Land Use Assistant at least 30 days prior to the public meeting at which time the application is to be considered for acceptance by the Planning Board. *All plans must also be submitted electronically via e-mail or approved storage media in the portable document format (PDF) with a maximum file size of 10 M.B.*
- III. **PROCEDURE:** 1) The plat shall be drawn in permanent blue or black ink on permanent reproducible polyester film. It shall be submitted in 2 polyester film copies and 4 blue/black line paper prints. Sheet sized shall be in accordance with the requirements of the Rockingham County Register of Deeds. Space shall be reserved on the plat for endorsement by the Chairman and 3 other board members. The Final Plat shall contain the following:
- “The Subdivision Regulations of the Town of Candia and Notice of Action are a part of this plat, and approval of the plat requires the completion of all the requirements of said subdivision regulations, excepting only any relaxation of requirements granted in writing by the board.”
- 2) Complete attached application for subdivision. Provide necessary supporting statements and pay required application fee.
- IV. **STANDARDS:** All minor subdivisions shall conform to the requirements of Article V and Article X (where referenced by Article V) of the Candia Subdivision regulations.
- V. **ACTION OF THE BOARD:** After acceptance of the application by the assistant, within 30 days the board shall begin formal consideration of the application at a noticed public hearing. The board shall act to approve, disapprove or approve with modifications within 90 days of the date of acceptance of the application by the board. The board may apply to the Board of Selectmen prior to expiration of the 90-day period, for an extension of time not to exceed 90 days before acting to approve or disapprove the application. The subdivider may consent to an extension of time for the board to act beyond the initial 90 day period on the condition that such consent shall be in writing and shall be made part of the board’s records.

**APPROVAL:** The board shall notify the subdivider by notice in writing signed by the Chairman, of its actions on the final plat.

**DISAPPROVAL:** In case of disapproval, the grounds for such disapproval shall be set forth in the notice which shall become part of the records of the board.

The subdivider shall acknowledge receipt of the notice and acceptance of all provisions set forth therein and shall return a signed copy of same to the board for its records. Until such acknowledgements and acceptance has been filed with the board, no further action shall be taken with regard to the final plat. Failure to acknowledge receipt of the Notice of Action will cause approval to lapse.

**APPLICATION FOR MINOR SUBDIVISION – SCHEDULE A**

1. Name and street address of subdivider \_\_\_\_\_  
\_\_\_\_\_ phone # \_\_\_\_\_
2. Name and street address of property owner \_\_\_\_\_  
\_\_\_\_\_ phone # \_\_\_\_\_
3. Name and street address of authorized agent (if any) \_\_\_\_\_  
\_\_\_\_\_ phone # \_\_\_\_\_
4. Name and street address of land surveyor \_\_\_\_\_  
\_\_\_\_\_ phone # \_\_\_\_\_
5. Location of subdivision: Street \_\_\_\_\_  
Tax Map and Lot # \_\_\_\_\_  
Total number of acres in parcel \_\_\_\_\_
6. Number of new lots to be created \_\_\_\_\_ Acreage of each \_\_\_\_\_
7. Intended use: Commercial \_\_\_\_\_ Residential \_\_\_\_\_ Industrial \_\_\_\_\_
8. Name and street address of abutters – complete attached abutters list – also show all abutters names and addresses on plat
9. Statement of intent \_\_\_\_\_

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**THIS APPLICATION MUST BE ACCOMPANIED BY THE FOLLOWING**

- A. Subdivision plat – 4 blue line/black line paper prints
  - B. Completed abutters list
  - C. Approval from Department of Public Works and Highways for driveways (if land to be Subdivided abuts state highway) or driveway permit from Road Agent
  - D. Notarized statement authorizing agent to represent owner at hearings\*
  - E. Payment to the Town of Candia for the following application fees:

1. application fee	\$100.00
2. lot origination fee (\$75.00 per newly created lot)	\$
3. abutter notices (\$7.67 per abutter) *	\$
4. legal notice fee	\$ 100.00
5. Mylar recording fee *\$26 per sheet	\$
L-Chip fee \$25 per set – delivery fee may apply	\$
5. total all fees	\$

\*Postal rates plus \$1
- IF AN APPLICANT IS NOT THE OWNER OF THE LAND TO BE SUBDIVIDED, A NOTARIZED STATEMENT GIVING AUTHORITY TO THE APPLICANT TO SUBDIVIDE THIS LAND MUST BE SUBMITTED WITH THIS APPLICATION. THIS STATEMENT MUST INCLUDE ANY CONDITIONS OR RESTRICTIONS SET FORTH BY THE OWNER, AND AN EXPIRATION DATE, IF ANY.
10. Signature of applicant \_\_\_\_\_ Date \_\_\_\_\_
  11. Date of receipt of application with all required information \_\_\_\_\_
  12. Application classified as \_\_\_\_\_

**SCHEDULE A – ABUTTERS LIST**

\* Include property owner, agent and surveyor/engineer on the abutters list \*

Subdivider/applicant \_\_\_\_\_  
 Property owner \_\_\_\_\_  
 Property Tax Map and Lot No. \_\_\_\_\_

ABUTTER NAME AND STREET ADDRESS LOT#	ABUTTER NAME AND STREET ADDRESS LOT#
1. _____	10. _____
_____	_____
_____	_____
2. _____	11. _____
_____	_____
_____	_____
3. _____	12. _____
_____	_____
_____	_____
4. _____	13. _____
_____	_____
_____	_____
5. _____	14. _____
_____	_____
_____	_____
6. _____	15. _____
_____	_____
_____	_____
7. _____	16. _____
_____	_____
_____	_____
8. _____	17. _____
_____	_____
_____	_____
9. _____	18. _____
_____	_____
_____	_____

Applicant bears full responsibility that all required abutters notices were given. The Planning Board reserves the right to continue the hearing if proper notice was not given (Ref. RSA 672:3).

**APPLICATION FOR MINOR SUBDIVISION – SCHEDULE B**

**INFORMATION REQUIRED ON FINAL PLAT AND PLAT CHECKLIST**

For Minor Subdivision, the plans shall contain or be accompanied by the following maps and information. Maps shall be drawn at a scale of no more than 100 feet per inch unless otherwise specified by the Planning Board.

**\*TO BE COMPLETED BY THE APPLICANT\***

- 5.06a \_\_\_\_\_ 1. Name of municipality  
\_\_\_\_\_ 2. Name of subdivision (plat title)  
\_\_\_\_\_ 3. Name and addresses of subdivider, designer or engineer
  
- 5.06b \_\_\_\_\_ 1. Name and addresses of abutting property owners  
\_\_\_\_\_ 2. Subdivision buildings within 200 feet of the parcel to be subdivided  
\_\_\_\_\_ 3. Roads, streets and driveways within 200 feet of the parcel to be subdivided
  
- 5.06c \_\_\_\_\_ 1. Name and seal of the licensed State of New Hampshire engineer and/or land surveyor surveyor who prepared the Final Plat.
  
- 5.06d \_\_\_\_\_ 1. General site location map locating the proposed Minor Subdivision boundaries in relation to major roads.  
\_\_\_\_\_ 2. A vicinity map showing the location of the proposed subdivision in relation to abutting properties and existing streets, highways, or municipal facilities.
  
- 5.06e \_\_\_\_\_ 1. Boundaries and areas of the entire parcel referenced to a public street intersection or USGS benchmark, north point, bar scale, date and dates of any revisions. (The Board may waive the requirement of a perimeter survey for the entire parcel and may require specific data only for lots for which sale or lease is contemplated, in such instances, the Final Plat shall include a general map insert which indicates approximately the size and shape of the entire parcel to be subdivided.)
  
- 5.06f \_\_\_\_\_ 1. Approximate contour lines at 5 foot intervals for the entire parcel, sketched from a standard USGS map or a Town base map.
  
- 5.06g \_\_\_\_\_ 1. Existing and proposed building sites and lot lines, angles and dimensions, lot sizes in square feet and acres, consecutive numbering of lots.
  
- 5.06h \_\_\_\_\_ 1. Existing and proposed easements  
\_\_\_\_\_ 2. Deed restrictions or covenants  
\_\_\_\_\_ 3. Building set-back lines  
\_\_\_\_\_ 4. Parks and other open space  
\_\_\_\_\_ 5. Water courses, stone walls and significant natural and manmade features. This includes culverts, and the direction of flow indicated by arrows through those culverts.
  
- 5.06i \_\_\_\_\_ 1. Where individual on-lot sewage disposal systems are proposed or in existence, the subdivider shall present evidence of State approval of the suitability of each lot for on-site sewage disposal for building purposes. For lots greater than 5 acres, an opinion by a registered Professional Engineer that a suitable site for a subsurface disposal system exists may be substituted for state approval. For lots greater than 10 acres, a request for a waiver from this requirement may be made when supported by appropriate soil data. In all instances shall specifically indicate on each such lot that state approval for an on-site subsurface disposal system has not been applied for nor has been granted.

5.06j \_\_\_\_\_ 1. Where the minor Subdivision is to be supplied by public water supply or sewers, the Plat shall show the location of such existing service. A statement from the municipal department or company involved attesting to the availability of such service shall be submitted.

5.06k \_\_\_\_\_ 1. A statement from the Candia Tax Collector indicating whether the property is under current use taxation status or not.

**5.07**

**When in judgment of the Board additional information is required to serve the purposes of these Regulations, the Board may require such other information as set forth in Articles 10.06, 10.11, and 10.12, Final Plat Requirements.**

This Minor Subdivision Application is accepted as complete this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_.\*

By: \_\_\_\_\_  
Candia Planning Board

ACCEPTANCE OF THE APPLICATION DOES NOT IMPLY APPROVAL OF THE SUBDIVISION

Other information

\_\_\_\_\_ Correct new lot numbers

\_\_\_\_\_ WSPCD approval for subdivision (for new lots less than 5 acres)

\_\_\_\_\_ Article 12.04 requires that all new lot corners be marked with granite blocks and adjacent iron detection pins prior to recording of the final plat.

## CANDIA PLANNING BOARD

### INSTRUCTIONS FOR MAKING APPLICATION FOR PRELIMINARY LAYOUT AND REVIEW – MAJOR SUBDIVISION

- I. DEFINITION: A major subdivision is the subdivision of land into four or more plats, lots or other sites for the purpose whether immediate or future, of sale or building development.
- II. PROCEDURE:
1. Description of Layout: The preliminary layout shall be drawn in pencil or ink and submitted in 4 black line paper prints. Dimensions may be approximate, date may be tentative, but plan shall be sufficiently clear to establish the basis of, and to clarify the design requirements for the subdivision Final Plat. Maps shall be at a scale of no more than 100 feet per inch unless otherwise specified by the Board. *All plans must also be submitted electronically via e-mail or approved storage media in the portable document format (PDF) with a maximum file size of 10 M.B.* Additional required information is shown on the attached checklist.
  2. Complete attached application for subdivision. Provide necessary supporting statements and pay required application fees.
  3. Submit 1 and 2 above to the Land Use Office.
- III. STANDARDS All major subdivisions shall conform to the requirements of Articles 11 through 17, Standards for Subdivision Design, and to Articles 18 and 19, Standards for Subdivision Construction, of the Candia Subdivision Regulations. Copies of the regulations are available at the Land Use Office.
- IV. ACTION OF THE BOARD
- After review of the preliminary layout by the Board, the Board shall submit in writing, its recommendations and reservations with respect to the proposed subdivision and the advisability of preparing a Final Plat.
- NOTE: All items on the attached checklist shall be completed and submitted before the proposal is scheduled for a meeting with the Planning Board.**
- NOTE: For a major subdivision, there are two application forms, this preliminary application and a final application. Submission of both in their completed form is a requirement that must be satisfied prior to noticing of the second required public hearing on the proposal.**
- NOTE: The final plat shall contain the following statement:**
- “The Subdivision Regulations of the Town of Candia and Notice of Action within 90 days are a part of this plat, and approval of the plat requires the completion of all the requirements of said Subdivision Regulations, accepting only any relaxation of requirements granted in writing by the Board.”

**APPLICATION FOR PRELIMINARY LAYOUT AND REVIEW – MAJOR SUBDIVISION –  
SCHEDULE A**

1. Name and address of subdivider \_\_\_\_\_  
\_\_\_\_\_ phone # \_\_\_\_\_
2. Name and address of property owner \_\_\_\_\_  
\_\_\_\_\_ phone # \_\_\_\_\_
3. Name and address of authorized agent \_\_\_\_\_  
\_\_\_\_\_ phone # \_\_\_\_\_
4. Name and address of surveyor preparing plat \_\_\_\_\_  
\_\_\_\_\_ phone # \_\_\_\_\_
5. Location of subdivision: Street \_\_\_\_\_ Total acreage \_\_\_\_\_  
Tax Map # \_\_\_\_\_ Lot # \_\_\_\_\_
6. Number of new lots to be created \_\_ Acreage of each \_\_\_\_\_
7. Intended Use: Commercial \_\_\_\_\_ Residential \_\_\_\_\_ Industrial \_\_\_\_\_
8. Name and address of abutters: (complete attached list) include property owner, agent and surveyor
9. Statement of intent: \_\_\_\_\_

**THIS APPLICATION MUST BE ACCOMPANIED BY THE FOLLOWING:**

- A. Subdivision plat prepared by licensed land surveyor – 4 black line paper prints. *All plans must also be submitted electronically via e-mail or approved storage media in the portable document format (PDF) with a maximum file size of 10 M.B.*
- B. Completed abutters list
- C. Approval from Department of Transportation (if land to be subdivided abuts state highway) or approval from Candia Road Agent for driveway permit
- D. Notarized statement for property owner to agent for representation at public hearings\*
- E. Payment to the Town of Candia for the following application fees:

1. APPLICATION FEE	\$150.00
2. LOT ORIGINATION FEE (\$75 PER NEWLY CREATED LOT)	\$
3. ABUTTERS NOTICES (\$7.67 PER ABUTTER*)	\$
4. LEGAL NOTICE FEE	\$100.00
5. TOTAL ALL APPLICATION FEES	\$

\*Postal rates plus \$1

**IF AN APPLICANT IS NOT THE OWNER OF THE LAND TO BE SUBDIVIDED, A NOTARIZED STATEMENT GIVING AUTHORITY TO THE APPLICANT TO SUBDIVIDE THIS LAND MUST BE SUBMITTED WITH THIS APPLICATION. THIS STATEMENT MUST INCLUDE ANY CONDITIONS OR RESTRICTIONS SET FORTH BY THE OWNER, AND AN EXPIRATION DATE, IF ANY.**

10. Signature of subdivider \_\_\_\_\_ Date \_\_\_\_\_
11. Date of receipt of required information \_\_\_\_\_
12. Application classified as \_\_\_\_\_ By \_\_\_\_\_

Additional Notes:

**SCHEDULE A – ABUTTERS LIST**

\* Include property owner, agent and surveyor/engineer on the abutters list \*

Subdivider/applicant \_\_\_\_\_

Property owner \_\_\_\_\_

Property Tax Map and Lot No. \_\_\_\_\_

<b>ABUTTER NAME &amp; STREET ADDRESS</b>	<b>LOT #</b>	<b>ABUTTER NAME &amp; STREET ADDRESS</b>	<b>LOT #</b>
1. _____ _____ _____	_____ _____ _____	10. _____ _____ _____	_____ _____ _____
2. _____ _____ _____	_____ _____ _____	11. _____ _____ _____	_____ _____ _____
3. _____ _____ _____	_____ _____ _____	12. _____ _____ _____	_____ _____ _____
4. _____ _____ _____	_____ _____ _____	13. _____ _____ _____	_____ _____ _____
5. _____ _____ _____	_____ _____ _____	14. _____ _____ _____	_____ _____ _____
6. _____ _____ _____	_____ _____ _____	15. _____ _____ _____	_____ _____ _____
7. _____ _____ _____	_____ _____ _____	16. _____ _____ _____	_____ _____ _____
8. _____ _____ _____	_____ _____ _____	17. _____ _____ _____	_____ _____ _____
9. _____ _____ _____	_____ _____ _____	18. _____ _____ _____	_____ _____ _____

All the above names and addresses must be shown on the site plan, *for a definition of an abutter refer to RSA 672.3*. Applicant bears full responsibility that all required abutters notices were given. The Planning Board reserves the right to continue the hearing if proper notice was not given.



**APPLICATION FOR PRELIMINARY LAYOUT AND REVIEW – MAJOR SUBDIVISION  
SCHEDULE B  
INFORMATION REQUIRED ON PLANS AND PLAN CHECKLIST**

For Preliminary Layout, the plans shall contain or be accompanied by the following maps and information. Maps shall be drawn at a scale of no more than 100 feet per inch unless otherwise specified by the Board.

**• THIS LIST TO BE COMPLETED BY THE APPLICANT \***

10.06a

- \_\_\_\_\_ 1. Name of municipality
- \_\_\_\_\_ 2. Name of subdivision
- \_\_\_\_\_ 3. Name and address of subdivider, designer and agent
- \_\_\_\_\_ 4. Name and addresses of abutters

10.06b

- \_\_\_\_\_ 1. General site vicinity map (map may be shown on plat)
- \_\_\_\_\_ 2. Subdivision boundaries
- \_\_\_\_\_ 3. Proposed streets in relation to existing streets, highways, abutting parcels of land or other features shown on the town highway map

10.06c

- \_\_\_\_\_ 1. Boundaries and area of entire parcel, in acres and square feet, referenced to a public street intersection or USGS bench mark
- \_\_\_\_\_ 2. North Point
- \_\_\_\_\_ 3. Bar scale
- \_\_\_\_\_ 4. Dates of revision

10.06d

- \_\_\_\_\_ 1. Boundaries and designation of zoning districts
- \_\_\_\_\_ 2. Municipal boundary, where applicable
- \_\_\_\_\_ 3. Land use designation from zoning ordinance

10.06e

- \_\_\_\_\_ 1. Approximate contours at 5' intervals taken from a standard USGS map or a town map. Contour lines should be shown on a separate page.

10.06f

- \_\_\_\_\_ 1. The subdivision plan shall provide soil maps and information in accordance with Site Specific Soil Maps for New Hampshire Special Publication No. 3, June, 1997, and as amended. Maps prepared by field examination shall be prepared and stamped by a Certified Soil Scientist and include the date of the field examination. All costs of preparing soil data shall be borne by the applicant.

10.06g

- \_\_\_\_\_ 1. Subdivision buildings within 200 feet of parcel to be subdivided
- \_\_\_\_\_ 2. Roads, streets and driveways within 200 feet of the parcel

**INFORMATION REQUIRED ON PLANS AND PLAN CHECKLIST – CONTINUED**

10.06h

- \_\_\_\_\_ 1. Location of parks and other open space
- \_\_\_\_\_ 2. Watercourses and flood prone areas
- \_\_\_\_\_ 3. Stone walls
- \_\_\_\_\_ 4. Significant natural and man made features (large boulders, cemeteries, etc.)

10.06I

- \_\_\_\_\_ 1. Existing and proposed lot lines
- \_\_\_\_\_ 2. Existing and proposed easements
- \_\_\_\_\_ 3. Deed restrictions
- \_\_\_\_\_ 4. Deed covenants
- \_\_\_\_\_ 5. All buildings and accessory buildings

10.06k

- \_\_\_\_\_ 1. Preliminary road profiles showing grades, existing and proposed street r.o.w. lines, (including side slopes), width of streets
- \_\_\_\_\_ 2. Drainage structures and drainage ways
- \_\_\_\_\_ 3. Existing and proposed telephone, electricity, water and sewer lines
- \_\_\_\_\_ 4. Fire protection facilities
- \_\_\_\_\_ 5. Other proposed facilities or utilities

10.06l

- \_\_\_\_\_ 1. Preliminary drainage analysis
- \_\_\_\_\_ 2. Watershed areas

10.06m

- \_\_\_\_\_ 1. A statement from the Assessor's Office indicating whether or not the property is under current use taxation status (if yes, then include a note on the plan, too)

10.06n \_\_\_\_\_ 1. A Letter from the Fire Chief and the Police Chief regarding safety issues is required.

12.04 - Requires that all new lot corners be marked with granite blocks and adjacent iron detection pins unless a written waiver is granted by the Board

OTHER INFORMATION: NH State Septic Approval # for all new lots less than 5 acres in size \_\_\_\_\_

Correct new lot numbers \_\_\_\_\_

This Preliminary Layout Application is accepted as complete this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_.

By: \_\_\_\_\_  
Candia Planning Board

\_\_\_\_\_ \* Also required is an approved local or state driveway permit for each new lot created.

CANDIA PLANNING BOARD

INSTRUCTIONS FOR MAKING APPLICATION FOR FINAL PLAT APPROVAL – MAJOR SUBDIVISION

A. PROCEDURAL INSTRUCTIONS

- I. Submission Requirements: The subdivider shall file the application for Final Plat approval with the Land Use Assistant at least 30 days prior to the public meeting at which the application is to be considered for acceptance by the Board. Before any review of the proposed final subdivision application, the Board shall first determine if the application is complete. *All plans must also be submitted electronically via e-mail or approved storage media in the portable document format (PDF) with a maximum file size of 10 M.B.*

The application shall be presented to the Board by the subdivider at a public meeting of the Board for which notice has been given. The Board, by motion, shall accept or reject the application at the public meeting or an adjournment session thereof, and such action shall be noted on the application and in the records of the Board.

- II. Hearing on Final Plat: The accepted application shall be deemed to be submitted to the Board as of the date on which the Board accepted the application. Within 30 days of such date, the Board shall begin formal consideration of the application at a public hearing for which notice has been given. The Board shall act to approve, approve with modification, or disapprove the application within 65 days of the date of submission.

- III. Notice of Action on Final Plat: The Board shall notify the subdivider by notice in writing signed by the Chairman, of the action on the final plat. In case of disapproval, the grounds for such disapproval shall be set forth in the notice, which shall become part of the records of the Board. In case of approval, the Notice of Action shall set forth the following:

1. A copy of any deed restrictions submitted by the subdivider and accepted by the Board.
2. All requirements for off-site improvements
3. A description of the land, if any, to be dedicated to widen existing streets.
4. A description of any relaxation of requirements granted to the subdivider
5. Requirements, if any, relative to underground utilities
6. When applicable, the statement described in Article 11.08 concerning liability for public use of land
7. All agreements, if any, between the subdivider and the Board concerning matters not required by the Subdivision Regulations
8. A statement that the subdivision shall be completed and constructed in conformance with the Final Plat and the Subdivision regulations as set forth in Article 10.19 and Article 19.

- IV. Performance Bond: When the Board agrees to accept a performance bond, the subdivider shall submit a performance bond providing for and securing to the Town, the completion of the actual construction and installation of all improvements and utilities within 4 years from the date of acknowledgement and acceptance of the Notice of Action. The bond shall be in an amount recommended by the Planning Board and in conformity with the requirements of Article 18.04.

- V. Description and Recording of Final Plat: The subdivider shall submit to the Board one mylar copy and three black line prints of the approved final plat. Sheet sizes shall be in accordance with the requirements of the Rockingham County Register of Deeds. Space shall be reserved on the plat for endorsement by four Board members. The Final Plat shall contain the following statement:

“The Subdivision Regulations and the Notice of Action of the Town of Candia are a part of the plat, and approval of this plat requires the completion of all the requirements granted in writing by the Board.”

The Board shall cause one copy of the plat to be recorded in the Rockingham County Register of Deeds and shall deliver a second copy to the Town for its records. All graphic material and presentations shall be on the surface of the mylar plat which is suitable for writing. The act of recording an approved subdivision plat shall not in itself constitute acceptance by the Town of any street or easement shown thereon.

CANDIA PLANNING BOARD

INSTRUCTIONS FOR MAKING APPLICATION FOR FINAL PLAT APPROVAL – MAJOR SUBDIVISION

A. PROCEDURAL INSTRUCTIONS

Page 2

- VI. Failure to Record: No sale or transfer of land within the subdivision may be entered into until an approved subdivision final plat has been recorded in the Rockingham County Register of Deeds. Approval of a final plat shall lapse if such plat is not recorded in the Register of Deeds within three years (Section 10.20 ), unless the Planning Board extends the time.

B. INFORMATION REQUIRED

- I. Completed Application Form: See Schedule C attached.
- II. Information required on Final Plat: See Schedule D attached.
- III. Additional Information for Final Plat: See Schedule E attached.

CANDIA PLANNING

APPLICATION FOR FINAL PLAT APPROVAL – MAJOR SUBDIVISION

SCHEDULE C

Note: This application shall conform in all respects to the Subdivision Regulations of the Town of Candia and shall be submitted to the Land Use Assistant with 4 black line paper prints of the final plat 20 days prior to the public meeting at which the application will be considered by the Board. The charge for the newspaper notice and abutters charges must accompany the application. A filing fee (mylar recording fee), determined by the fee schedule, shall accompany this application.

1. Date on which Preliminary Layout was accepted by the Board \_\_\_\_\_.

2. The undersigned hereby makes application for approval of a Final Plat entitled \_\_\_\_\_, for

Tax Map \_\_\_\_\_ Lot No. \_\_\_\_\_, for which: (circle one of the following)

A. included on the Final Plat is all area of the entire parcel to be subdivided.

OR

B. included on the final plat is only phase \_\_\_\_\_ of the subdivision, as there is the potential for subdivision on lot \_\_\_\_\_, containing \_\_\_\_\_ acres.

3. The proposed final plat is submitted and contains all information as required and in accordance with the Candia Subdivision Regulations. All requests, if any, for the relaxation of requirements under 3.01 are contained herein.

Date \_\_\_\_\_ Signed \_\_\_\_\_  
Property Owner

Signed \_\_\_\_\_  
Authorized Agent, if applicable

4. I hereby acknowledge receipt of the Application for Final Plat approval.

Date \_\_\_\_\_ Signed \_\_\_\_\_  
Land Use Assistant

\*5. This Application for Final Plat approval is accepted as complete this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Signed \_\_\_\_\_  
Candia Planning Board

**\* ACCEPTANCE OF THE APPLICATION DOES NOT IMPLY APPROVAL OF THE SUBDIVISION**

CANDIA PLANNING BOARD

INSTRUCTIONS FOR MAKING APPLICATION FOR FINAL PLAT APPROVAL – MAJOR SUBDIVISION

SCHEDULE D – INFORMATION REQUIRED ON FINAL PLAT AND PLAT CHECKLIST

The Final Plat shall contain or be accompanied by all of the following information listed in Article 10.06 for the Preliminary Layout. In addition, the Final Plat shall contain the following maps and information. Maps shall be drawn at a scale of not more than 100 feet per inch unless otherwise specified by the Planning Board.

\_\_\_\_\_ 10.11a – boundary survey certified and identified by a seal of a New Hampshire licensed land surveyor

\_\_\_\_\_ 10.11b – contour lines at 5 foot intervals for the entire parcel to be subdivided, preferably shown on a separate plan

\_\_\_\_\_ 10.11c – soil test data, sewage disposal information and approvals, as required in Article 11.07

10.11d:

\_\_\_\_\_ 1) existing and proposed lot lines and building sites

\_\_\_\_\_ 2) angles and dimensions

\_\_\_\_\_ 3) lot sizes in acres and square feet

\_\_\_\_\_ 4) consecutive numbering of new lots

10.11e:

\_\_\_\_\_ 1) existing and proposed street r.o.w. lines

\_\_\_\_\_ 2) dimensions of tangents, chords and radii

\_\_\_\_\_ 3) location of all monuments to be set at street intersections

\_\_\_\_\_ 4) points of curvature and tangency of curved streets

\_\_\_\_\_ 5) angles of all lots

\_\_\_\_\_ 6) names of existing and proposed streets

\_\_\_\_\_ 10.11f – wasting site noted on plat, as required in Article 17

\_\_\_\_\_ 10.11g - A Statement that all lots contain a minimum of 1 ½ acres of contiguous non poorly drained soils shall be placed on the final plan

\_\_\_\_\_ 10.12 c – Fire protection and Emergency Access Plan: This Plan shall be submitted to show conformity with the recommendations of the Candia Police and Fire Departments, and shall comply with Article 19.14.

\_\_\_\_\_ 12.04 - Requires that all new lot corners are to be marked with granite blocks and adjacent iron detection pins, unless otherwise written waiver is granted by the Planning Board

\_\_\_\_\_ \* Also required is an approved local or state driveway permit for each new lot

CANDIA PLANNING BOARD

INSTRUCTIONS FOR MAKING APPLICATION FOR FINAL PLAT APPROVAL – MAJOR SUBDIVISION

SCHEDULE E

1. Subdivision Grading and Drainage Plan: See Article 10.12a of the Subdivision Regulations for complete details.
2. Subdivision Street and Utility Plan: See Article 10.12b of the Subdivision Regulations for complete details.
3. Fire Protection and Emergency Access Plan: See Article 10.12c of the Subdivision Regulations for complete details.
4. Request for Waiver or Relaxation of Requirements: as described in Article 3.01, shall be in writing and included with the application.
5. Cost Estimate of all Improvements and a description of the surety or security to be offered to secure the performance bond: See Article 10.12e of the Subdivision Regulations for complete details.
6. Other Plans: The Board may require such other information as it deems necessary to sense the purpose of these regulations. See Article 10.12f of the Candia Subdivision regulations for complete details.

CANDIA PLANNING BOARD

INSTRUCTIONS FOR MAKING APPLICATION FOR FINAL PLAT APPROVAL – MAJOR SUBDIVISION

A. PROCEDURAL INSTRUCTIONS

- I. Submission Requirements: The subdivider shall file the application for Final Plat approval with the Land Use Assistant at least 30 days prior to the public meeting at which the application is to be considered for acceptance by the Board. Before any review of the proposed final subdivision application, the Board shall first determine if the application is complete. . *All plans must also be submitted electronically via e-mail or approved storage media in the portable document format (PDF) with a maximum file size of 10 M.B.*

The application shall be presented to the Board by the subdivider at a public meeting of the Board for which notice has been given. The Board, by motion, shall accept or reject the application at the public meeting or an adjournment session thereof, and such action shall be noted on the application and in the records of the Board.

- II. Hearing on Final Plat: The accepted application shall be deemed to be submitted to the Board as of the date on which the Board accepted the application. Within 30 days of such date, the Board shall begin formal consideration of the application at a public hearing for which notice has been given. The Board shall act to approve, approve with modification, or disapprove the application within 65 days of the date of submission.

- III. Notice of Action on Final Plat: The Board shall notify the subdivider by notice in writing signed by the Chairman, of the action on the final plat. In case of disapproval, the grounds for such disapproval shall be set forth in the notice, which shall become part of the records of the Board. In case of approval, the Notice of Action shall set forth the following:

1. A copy of any deed restrictions submitted by the subdivider and accepted by the Board.
2. All requirements for off-site improvements
3. A description of the land, if any, to be dedicated to widen existing streets.
4. A description of any relaxation of requirements granted to the subdivider
5. Requirements, if any, relative to underground utilities
6. When applicable, the statement described in Article 11.08 concerning liability for public use of land
7. All agreements, if any, between the subdivider and the Board concerning matters not required by the Subdivision Regulations
8. A statement that the subdivision shall be completed and constructed in conformance with the Final Plat and the Subdivision regulations as set forth in Article 10.19 and Article 19.

- IV. Performance Bond: When the Board agrees to accept a performance bond, the subdivider shall submit a performance bond providing for and securing to the Town, the completion of the actual construction and installation of all improvements and utilities within 4 years from the date of acknowledgement and acceptance of the Notice of Action. The bond shall be in an amount recommended by the Planning Board and in conformity with the requirements of Article 18.04.

- V. Description and Recording of Final Plat: The subdivider shall submit to the Board one mylar copy and three blackline prints of the approved final plat. Sheet sizes shall be in accordance with the requirements of the Rockingham County Register of Deeds. Space shall be reserved on the plat for endorsement by four Board members. The Final Plat shall contain the following statement:

“The Subdivision Regulations and the Notice of Action of the Town of Candia are a part of the plat, and approval of this plat requires the completion of all the requirements granted in writing by the Board.”

The Board shall cause one copy of the plat to be recorded in the Rockingham County Register of Deeds and shall deliver a second copy to the Town for its records. All graphic material and presentations shall be on the surface of the mylar plat which is suitable for writing. The act of recording an approved subdivision plat shall not in itself constitute acceptance by the Town of any street or easement shown thereon.



CANDIA PLANNING BOARD

INSTRUCTIONS FOR MAKING APPLICATION FOR FINAL PLAT APPROVAL – MAJOR SUBDIVISION

A. PROCEDURAL INSTRUCTIONS

Page 2

- VI. Failure to Record: No sale or transfer of land within the subdivision may be entered into until an approved subdivision final plat has been recorded in the Rockingham County Register of Deeds. Approval of a final plat shall lapse if such plat is not recorded in the Register of Deeds within three years (Section 10.20 ), unless the Planning Board extends the time.

B. INFORMATION REQUIRED

- I. Completed Application Form: See Schedule C attached.
- II. Information required on Final Plat: See Schedule D attached.
- III. Additional Information for Final Plat: See Schedule E attached.

CANDIA PLANNING

APPLICATION FOR FINAL PLAT APPROVAL – MAJOR SUBDIVISION

SCHEDULE C

Note: This application shall conform in all respects to the Subdivision Regulations of the Town of Candia and shall be submitted to the Land Use Assistant with 4 blackline paper prints of the final plat 30 days prior to the public meeting at which the application will be considered by the Board. The charge for the newspaper notice and abutters charges must accompany the application. A filing fee (Mylar recording fee), determined by the fee schedule, shall accompany this application.

1. Date on which Preliminary Layout was accepted by the Board \_\_\_\_\_.

2. The undersigned hereby makes application for approval of a Final Plat entitled \_\_\_\_\_, for

Tax Map \_\_\_\_\_ Lot No. \_\_\_\_\_, for which: (circle one of the following)

A. included on the Final Plat is all area of the entire parcel to be subdivided.

OR

B. included on the final plat is only phase \_\_\_\_\_ of the subdivision, as there is the potential for subdivision on lot \_\_\_\_\_, containing \_\_\_\_\_ acres.

3. The proposed final plat is submitted and contains all information as required and in accordance with the Candia Subdivision Regulations. All requests, if any, for the relaxation of requirements under 3.01 are contained herein.

Date \_\_\_\_\_ Signed \_\_\_\_\_  
Property Owner

Signed \_\_\_\_\_  
Authorized Agent, if applicable

4. I hereby acknowledge receipt of the Application for Final Plat approval.

Date \_\_\_\_\_ Signed \_\_\_\_\_  
Land Use Assistant

\*5. This Application for Final Plat approval is accepted as complete this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Signed \_\_\_\_\_  
Candia Planning Board

**\* ACCEPTANCE OF THE APPLICATION DOES NOT IMPLY APPROVAL OF THE SUBDIVISION**

CANDIA PLANNING BOARD

INSTRUCTIONS FOR MAKING APPLICATION FOR FINAL PLAT APPROVAL – MAJOR SUBDIVISION

SCHEDULE D – INFORMATION REQUIRED ON FINAL PLAT AND PLAT CHECKLIST

The Final Plat shall contain or be accompanied by all of the following information listed in Article 10.06 for the Preliminary Layout. In addition, the Final Plat shall contain the following maps and information. Maps shall be drawn at a scale of not more than 100 feet per inch unless otherwise specified by the Planning Board.

\_\_\_\_\_ 10.11a – boundary survey certified and identified by a seal of a New Hampshire licensed land surveyor

\_\_\_\_\_ 10.11b – contour lines at 5 foot intervals for the entire parcel to be subdivided, preferably shown on a separate plan

\_\_\_\_\_ 10.11c – soil test data, sewage disposal information and approvals, as required in Article 11.07

10.11d:

\_\_\_\_\_ 1) existing and proposed lot lines and building sites

\_\_\_\_\_ 2) angles and dimensions

\_\_\_\_\_ 3) lot sizes in acres and square feet

\_\_\_\_\_ 4) consecutive numbering of new lots

10.11e:

\_\_\_\_\_ 1) existing and proposed street r.o.w. lines

\_\_\_\_\_ 2) dimensions of tangents, chords and radii

\_\_\_\_\_ 3) location of all monuments to be set at street intersections

\_\_\_\_\_ 4) points of curvature and tangency of curved streets

\_\_\_\_\_ 5) angles of all lots

\_\_\_\_\_ 6) names of existing and proposed streets

\_\_\_\_\_ 10.11f – wasting site noted on plat, as required in Article 17

\_\_\_\_\_ 10.11g - A Statement that all lots contain a minimum of 1 ½ acres of contiguous non poorly drained soils shall be placed on the final plan

\_\_\_\_\_ 10.12 c – Fire protection and Emergency Access Plan: This Plan shall be submitted to show conformity with the recommendations of the Candia Police and Fire Departments, and shall comply with Article 19.14.

\_\_\_\_\_ 12.04 - Requires that all new lot corners are to be marked with granite blocks and adjacent iron detection pins, unless otherwise written waiver is granted by the Planning Board

\_\_\_\_\_ \* Also required is an approved local or state driveway permit for each new lot

CANDIA PLANNING BOARD

INSTRUCTIONS FOR MAKING APPLICATION FOR FINAL PLAT APPROVAL – MAJOR SUBDIVISION

SCHEDULE E

1. Subdivision Grading and Drainage Plan: See Article 10.12a of the Subdivision Regulations for complete details.
2. Subdivision Street and Utility Plan: See Article 10.12b of the Subdivision Regulations for complete details.
3. Fire Protection and Emergency Access Plan: See Article 10.12c of the Subdivision Regulations for complete details.
4. Request for Waiver or Relaxation of Requirements: as described in Article 3.01, shall be in writing and included with the application.
5. Cost Estimate of all Improvements and a description of the surety or security to be offered to secure the performance bond: See Article 10.12e of the Subdivision Regulations for complete details.
6. Other Plans: The Board may require such other information as it deems necessary to sense the purpose of these regulations. See Article 10.12f of the Candia Subdivision regulations for complete details.

CANDIA PLANNING

FINAL MAJOR SUBDIVISION FEES

Note: This application shall conform in all respects to the Subdivision Regulations of the Town of Candia and shall be submitted to the Land Use Assistant with 4 blackline paper prints of the final plat 30 days prior to the public meeting at which the application will be considered by the Board.

The charge for the newspaper notice and abutters charges must accompany the application. A filing fee (Mylar recording fee), determined by the fee schedule, shall accompany this application.

FILING FEES:

- A. Payment to the Town of Candia for the following application fees:
- |  |          |
|--|----------|
| 1. ABUTTERS NOTICES (\$7.67 PER ABUTTER*)                | \$       |
| 2. LEGAL NOTICE FEE                                      | \$100.00 |
| 3. MYLAR RECORDING FEE \$26.00 per sheet (22" x 34")     | \$       |
| L-CHIP CHARGE \$25.00 per set                            | \$25.00  |
| Delivery fees may apply – check with the Land Use Office | \$       |
| 4. TOTAL FEES  | \$       |
- \*Postal rates plus \$1

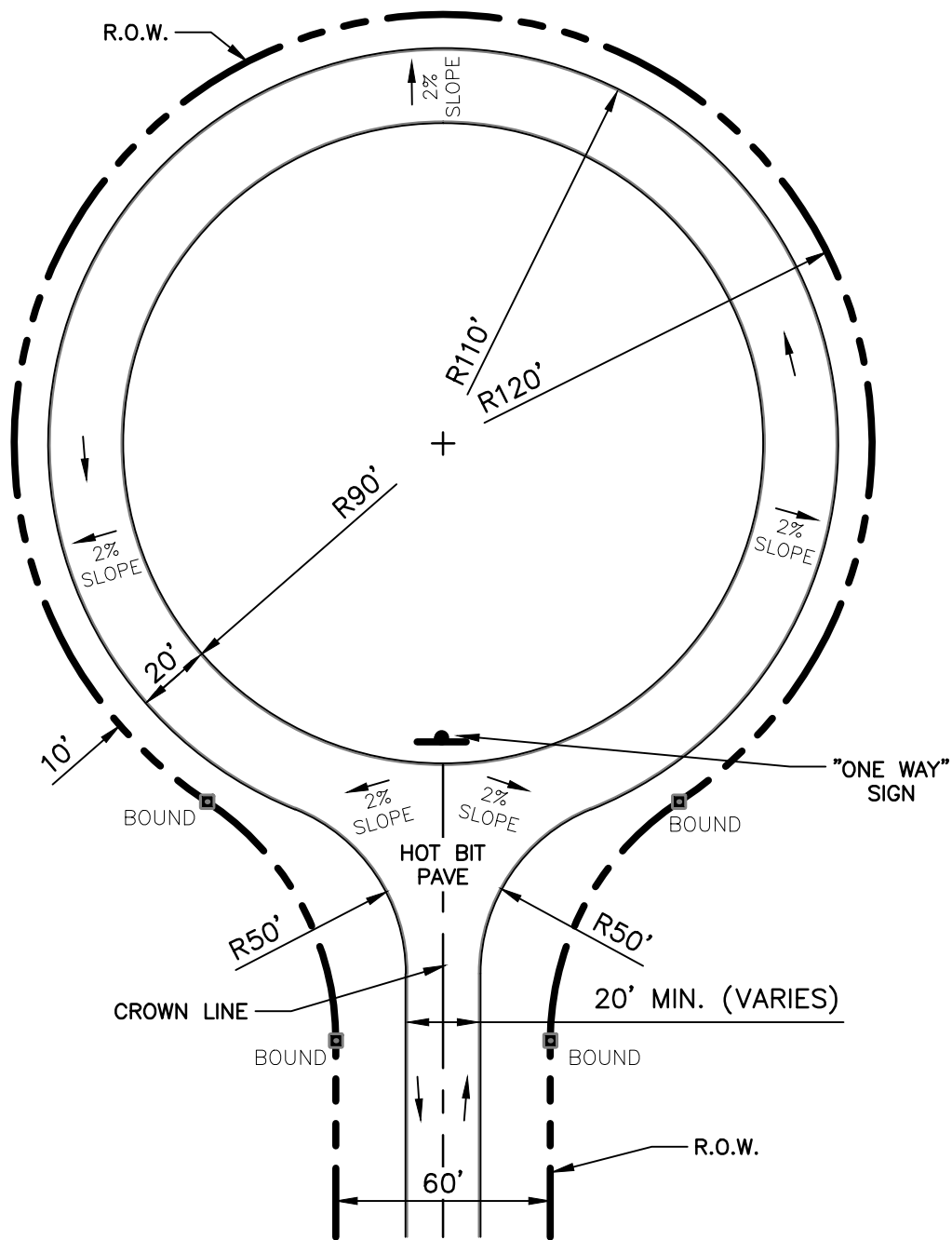
**APPENDIX B**

Design Specifications

INDEX OF SHEETS

DETAIL NO.	DESCRIPTION
	INDEX SHEET
A	TYPICAL CUL-DE-SAC DETAIL
B	TYPICAL ROADWAY SECTION OPEN DRAINAGE
C	PRECAST DRAIN MANHOLE DETAIL
D	TYPE A FRAME AND GRATE DETAIL
E	TORRENT FRAME AND GRATE DETAIL
F	TYPE C CATCH BASIN DETAIL
G	TYPICAL ELECTRIC AND COMMUNICATIONS TRENCH DETAIL
H	TYPICAL STORM DRAIN TRENCH DETAIL
I	TYPICAL WATER TRENCH DETAIL
J	TYPICAL SEWER TRENCH DETAIL
K	TYPICAL 30,000 GALLON FIRE CISTERN PLAN AND DETAILS SHEET 1
	TYPICAL 30 000 GALLON FIRE CISTERN PLAN AND DETAILS SHEET 2

DRAWN BY: DMB	TOWN OF CANDIA, NEW HAMPSHIRE	REV. DATE:
CHECKED BY: BMR	DESIGN SPECIFICATIONS	REV. DATE:
APPROVED BY: RL	INDEX SHEET	SCALE:
PLOT SCALE: NONE		DATE: JULY 2017
CAD FILE: 195113265		FIGURE:



**NOTES:**

1. IF A CLOSED DRAINAGE SYSTEM IS PROPOSED, THE CURBING ON INSIDE AND OUTSIDE OF CUL-DE-SAC SHALL BE VERTICAL GRANITE CURB.
2. BOUNDS SHALL BE CONSTRUCTED AT EACH PROPERTY LINE INTERSECTION WITH THE R.O.W.
3. THE AREA INSIDE THE ISLAND SHALL BE CLEARED OF BRUSH LEAVING TREES 3" CALIPER OR LARGER.
4. THE AREA INSIDE THE ISLAND SHALL BE GRADED TO DRAIN TO THE INSIDE AND A PROPER HEADWALL OR CATCH BASIN TO AN OUTLET PIPE PROVIDED.
5. THE CUL-DE-SAC MAY BE CONSTRUCTED LARGER THAN SHOWN HERE WITH THE APPROVAL OF THE PLANNING BOARD. THE PAVEMENT WIDTHS SHOWN SHALL NOT BE REDUCED.

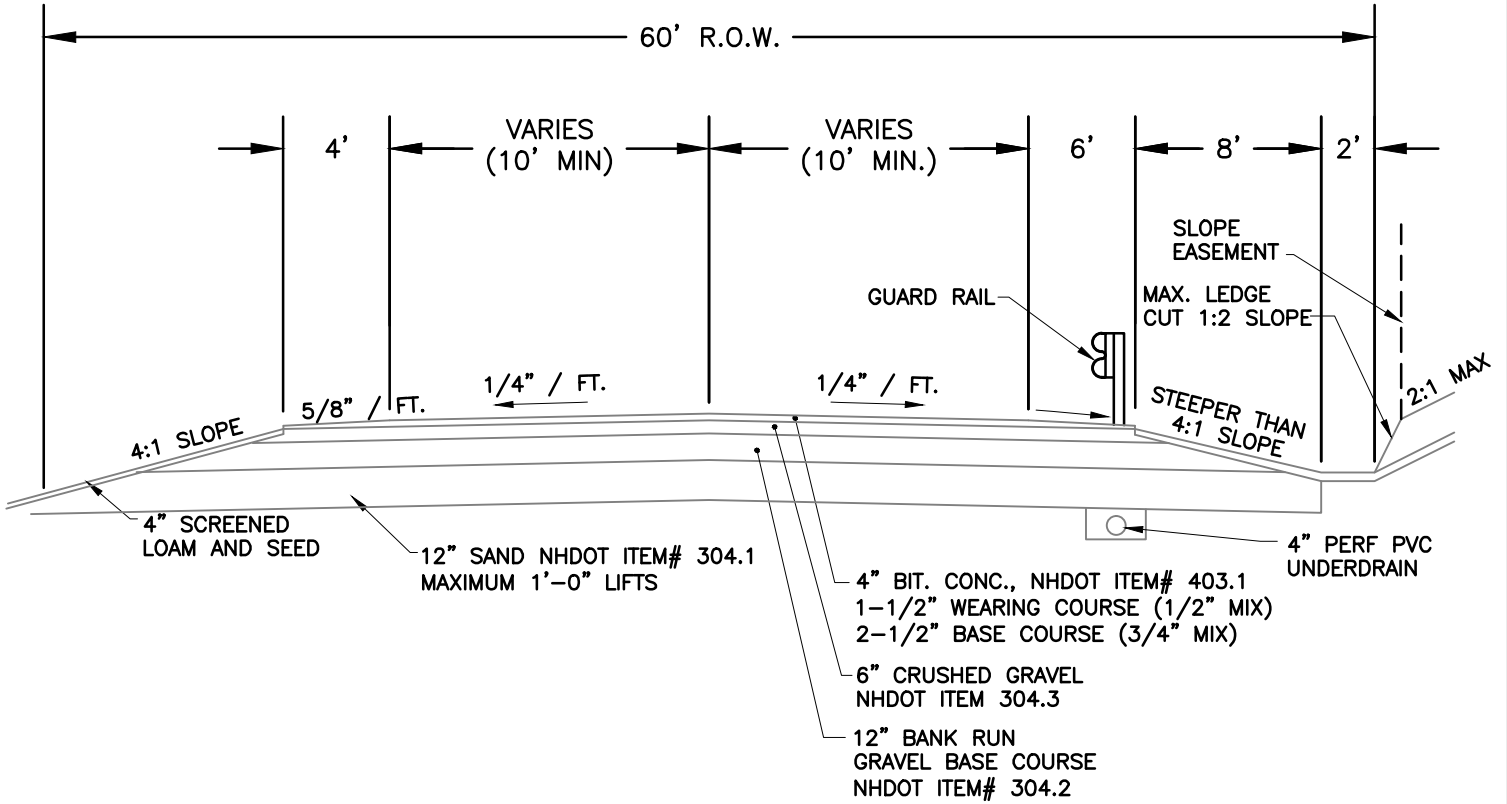
DIMENSIONS ARE FACE OF CURB TO EDGE OF PAVEMENT

DRAWN BY:	DMB
CHECKED BY:	BMR
APPROVED BY:	RL
PLOT SCALE:	
CAD FILE:	195113265

TOWN OF CANDIA, NEW HAMPSHIRE  
DESIGN SPECIFICATIONS

**TYPICAL CUL-DE-SAC DETAIL**

REV. DATE:	
REV. DATE:	
SCALE:	1"=50'-0"
DATE:	JULY 2017
FIGURE:	A



ALL ROADWAY FILL SLOPES STEEPER THAN 4:1 OR GREATER THAN 5 VERTICAL FEET SHALL BE PROTECTED WITH STEEL W-BEAM GUARDRAIL. THE GUARDRAIL AND END-SECTIONS SHALL CONFORM TO THE MOST RECENT NHDOT REQUIREMENTS. WHERE GUARDRAILS ARE PROPOSED, THE GRAVEL SHOULDERS SHALL BE 6' WIDE. THE FACE OF THE RAIL SHALL BE PLACED OUTSIDE OF THE REQUIRED 5/8" / FT SHOULDER (DIMENSION B). THE SHOULDER SLOPE SHALL EXTEND AT LEAST 12" BEHIND THE POSTS, PRIOR TO THE SLOPE BREAK.

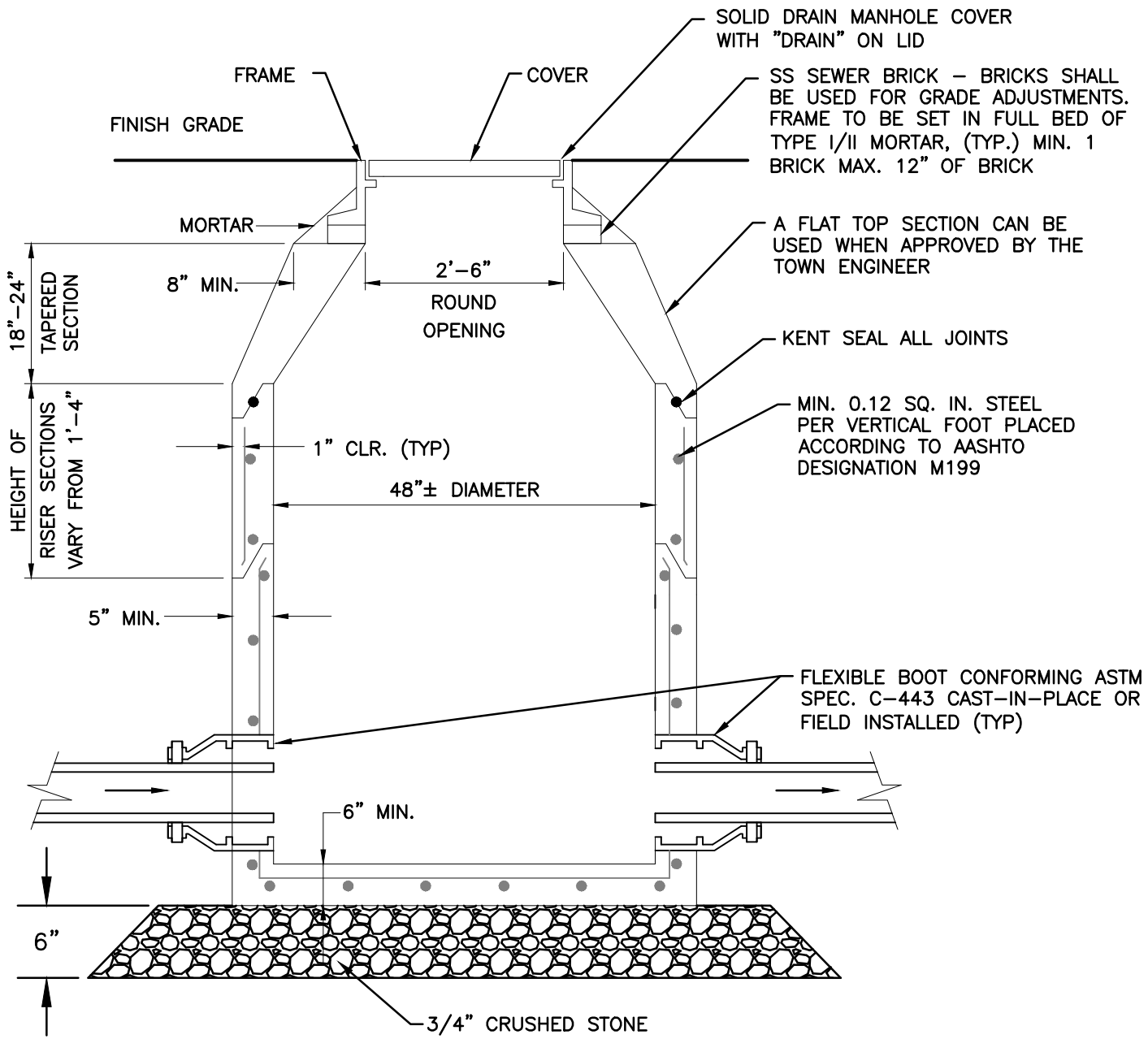
DRAWN BY:	DMB
CHECKED BY:	BMR
APPROVED BY:	RL
PLOT SCALE:	
CAD FILE:	195113265

TOWN OF CANDIA, NEW HAMPSHIRE  
DESIGN SPECIFICATIONS

## TYPICAL ROADWAY SECTION OPEN DRAINAGE

REV. DATE:	
REV. DATE:	
SCALE:	NONE
DATE:	JULY 2017
FIGURE:	B



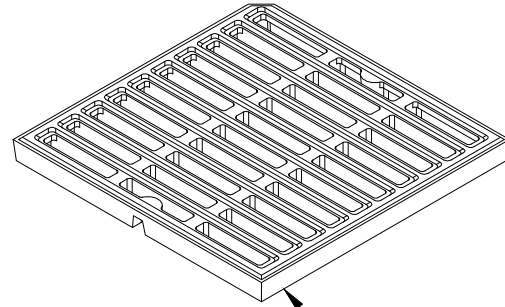
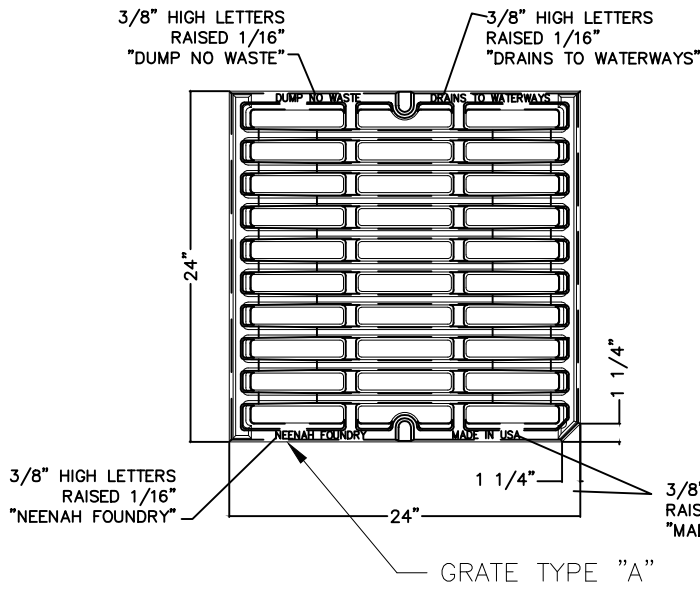


NOTE:  
 MANHOLE STRUCTURE TO BE CAPABLE OF AASHTO HL-93 LOADING WITHOUT FAILURE.  
 THE CONCRETE COMPRESSIVE STRENGTH SHALL BE 5000 PSI MIN.

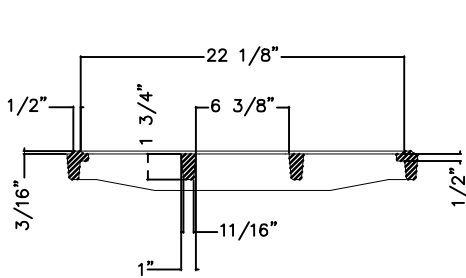
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CHECKED BY:	BMR
APPROVED BY:	RL
PLOT SCALE:	
CAD FILE:	195113265

TOWN OF CANDIA, NEW HAMPSHIRE  
 DESIGN SPECIFICATIONS  
**PRECAST DRAIN MANHOLE DETAIL**

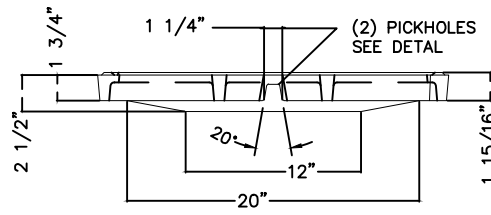
REV. DATE:	
REV. DATE:	
SCALE:	NONE
DATE:	JULY 2017
FIGURE:	C



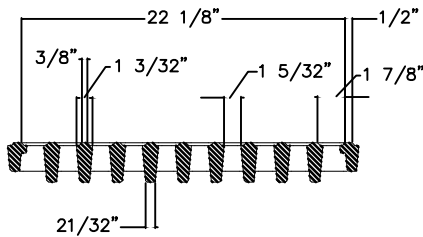
GRATE TYPE "A"



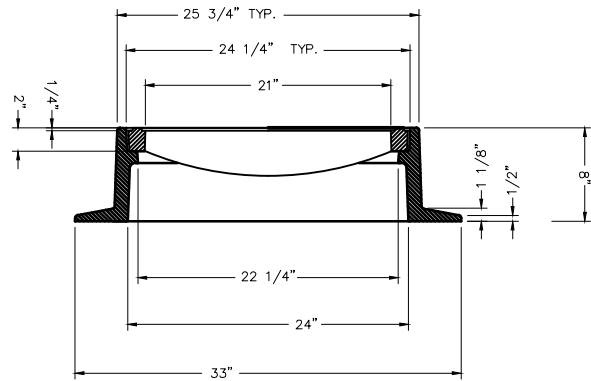
GRATE SECTION



GRATE SECTION



GRATE SECTION



FRAME SECTION

(NEENAH R-3570)

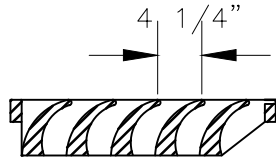
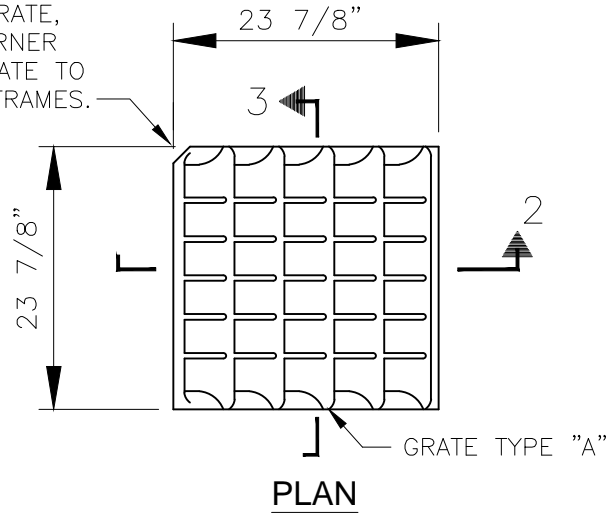
DRAWN BY: DMB  
 CHECKED BY: BMR  
 APPROVED BY: RL  
 PLOT SCALE:  
 CAD FILE: 195113265

TOWN OF CANDIA, NEW HAMPSHIRE  
 DESIGN SPECIFICATIONS

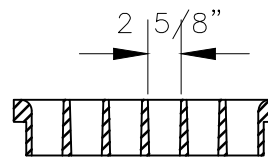
TYPE A FRAME AND GRATE DETAIL

REV. DATE:  
 REV. DATE:  
 SCALE: NONE  
 DATE: JULY 2017  
 FIGURE: D

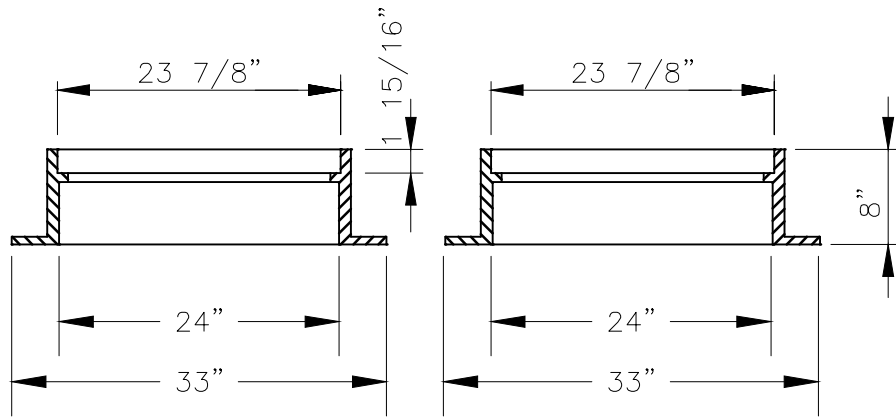
THIS CORNER LEFT OFF  
FOR "RIGHT" GRATE,  
DIAG. OPP. CORNER  
FOR "LEFT" GRATE TO  
FIT IN KEYED FRAMES.



**GRATE SECTION 2**



**GRATE SECTION 3**



**FRAME SECTIONS**

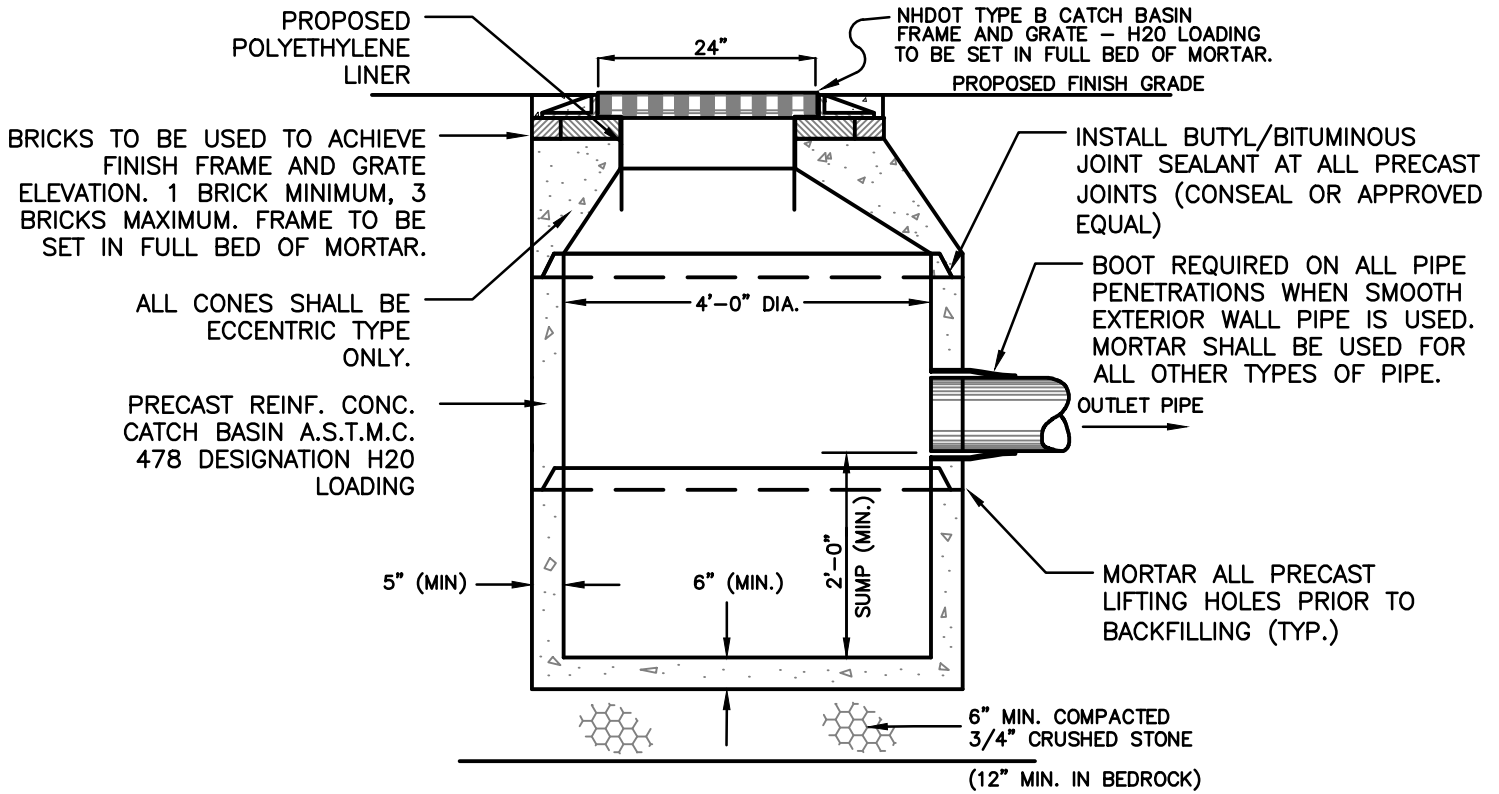
**(NEENAH R-3588-LL)**

DRAWN BY: DMB  
CHECKED BY: BMR  
APPROVED BY: RL  
PLOT SCALE:  
CAD FILE: 195113265

TOWN OF CANDIA, NEW HAMPSHIRE  
DESIGN SPECIFICATIONS

**TORRENT FRAME AND GRATE DETAIL**

REV. DATE:  
REV. DATE:  
SCALE: NONE  
DATE: JULY 2017  
FIGURE: A



POLYETHYLENE LINER NOTES:

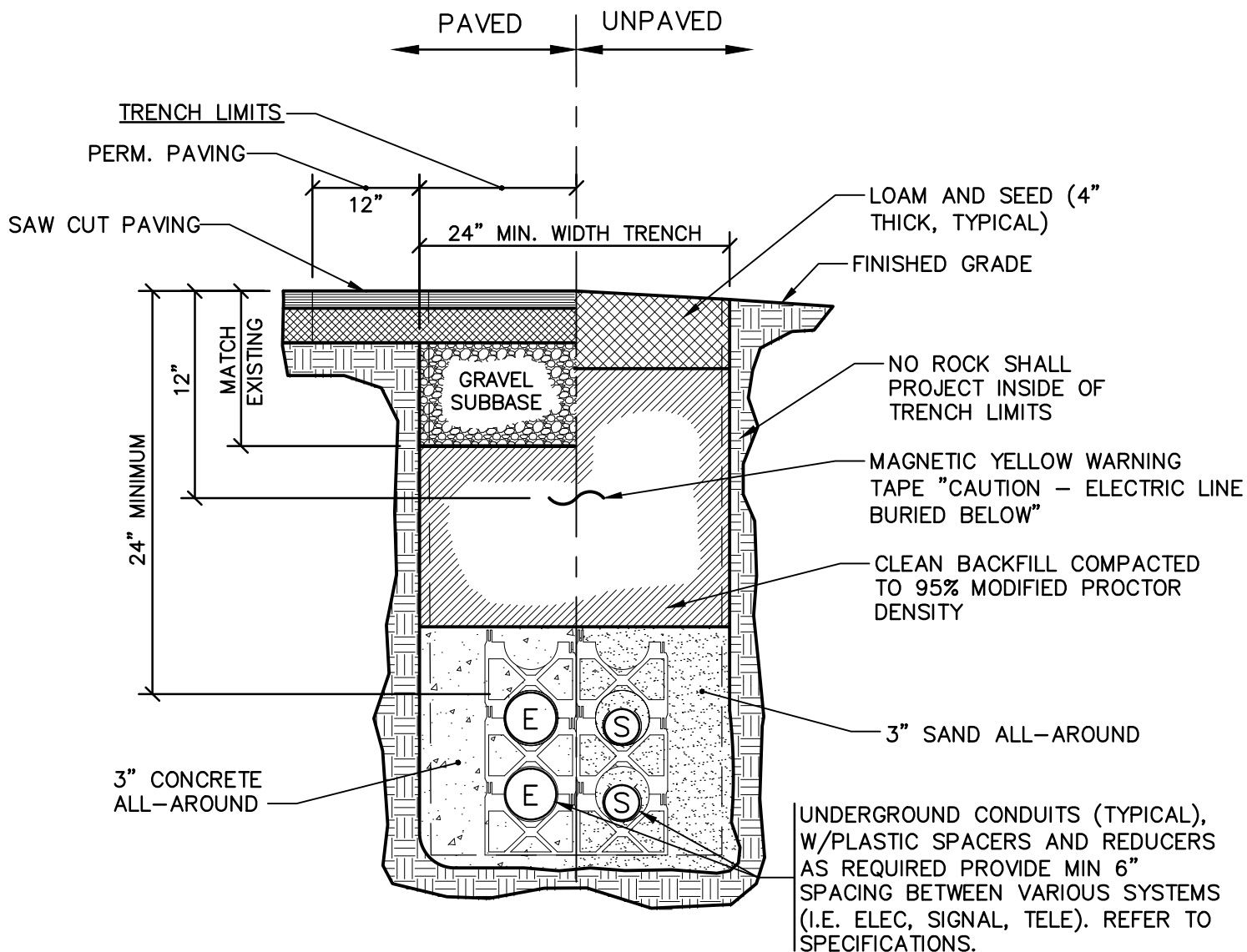
1. ALL SINGLE FRAME AND GRATE CATCH BASINS SHALL BE OUTFITTED WITH A POLYETHYLENE LINER DOWNSPOUT.
2. POLYETHYLENE LINER (ITEM 604.0007) SHALL BE FABRICATED AT THE SHOP. DOWNSPOUT SHALL BE EXTRUSION FILLET WELDED TO THE POLYETHYLENE SHEET.
3. PLACE A CONTINUOUS BEAD OF AN APPROVED SILICONE SEALANT BETWEEN FRAME AND POLYETHYLENE SHEET.
4. PLACE CLASS AA CONCRETE TO 2" BELOW THE TOP OF GRATE ELEVATION (SUBSIDIARY TO DRAINAGE STRUCTURE).
5. TRIM POLYETHYLENE SHEET A MAXIMUM OF 4" OUTSIDE THE FLANGE ON THE FRAME FOR THE CATCH BASIN BEFORE PLACING CONCRETE (EXCEPT AS SHOWN WHEN USED WITH CURB).
6. THE CENTER OF THE GRATE & FRAME MAY BE SHIFTED A MAXIMUM OF 6" FROM THE CENTER OF THE DOWNSPOUT IN ANY DIRECTION.

DRAWN BY: DMB  
 CHECKED BY: BMR  
 APPROVED BY: RL  
 PLOT SCALE:  
 CAD FILE: 195113265

TOWN OF CANDIA, NEW HAMPSHIRE  
 DESIGN SPECIFICATIONS

TYPE C CATCH BASIN DETAIL

REV. DATE:  
 REV. DATE:  
 SCALE: NONE  
 DATE: JULY 2017  
 FIGURE: F



**NOTE:**

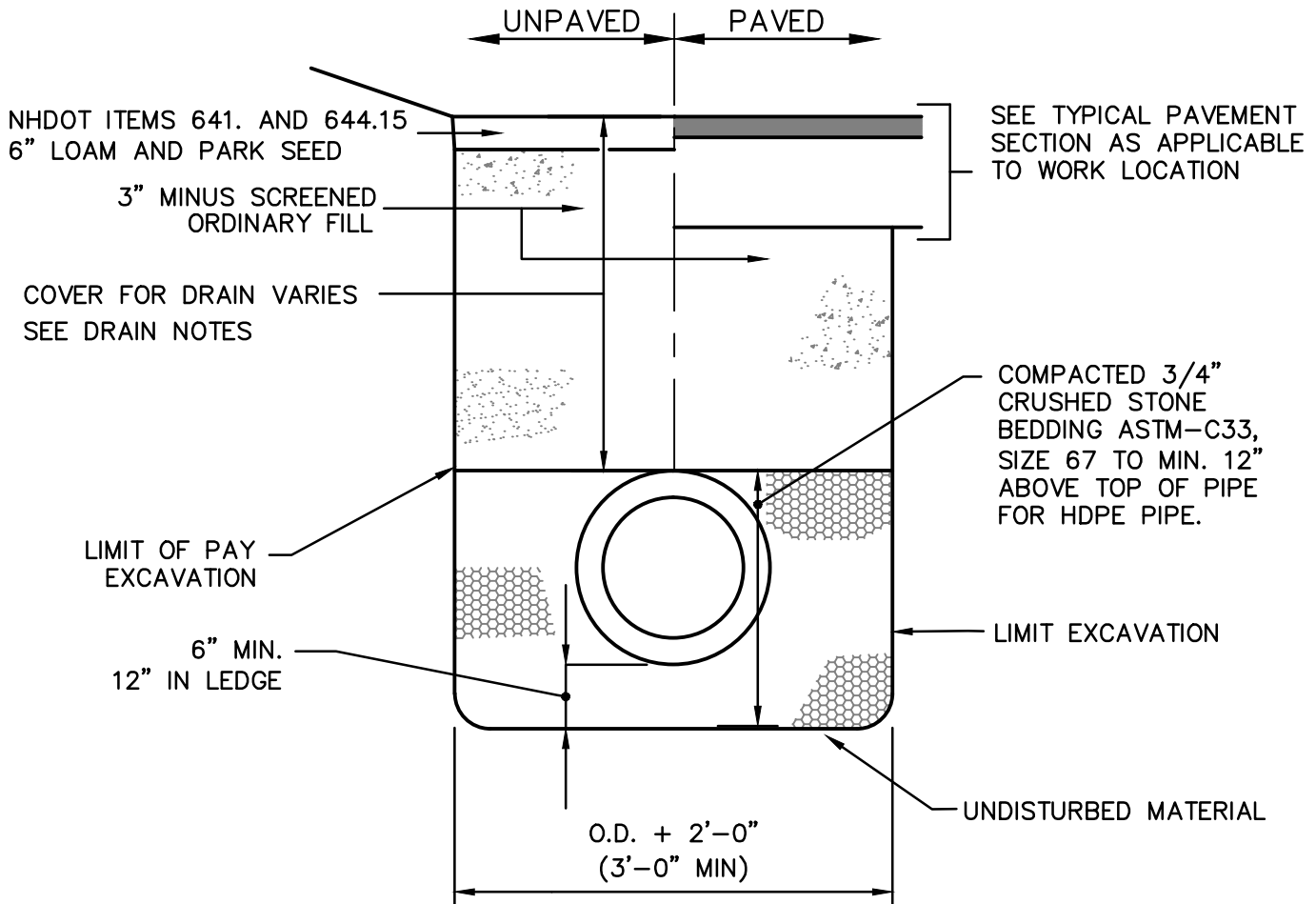
REFER TO ELECTRICAL SITE PLAN & DUCT BANK SCHEDULE FOR SPECIFIC REQUIREMENTS.

DRAWN BY: DMB  
 CHECKED BY: BMR  
 APPROVED BY: RL  
 PLOT SCALE:  
 CAD FILE: 195113265

TOWN OF CANDIA, NEW HAMPSHIRE  
 DESIGN SPECIFICATIONS

**TYPICAL ELECTRIC AND COMMUNICATIONS  
 TRENCH DETAIL**

REV. DATE:  
 REV. DATE:  
 SCALE: NONE  
 DATE: JULY 2017  
 FIGURE: G



DRAIN PIPE TRENCH NOTES:

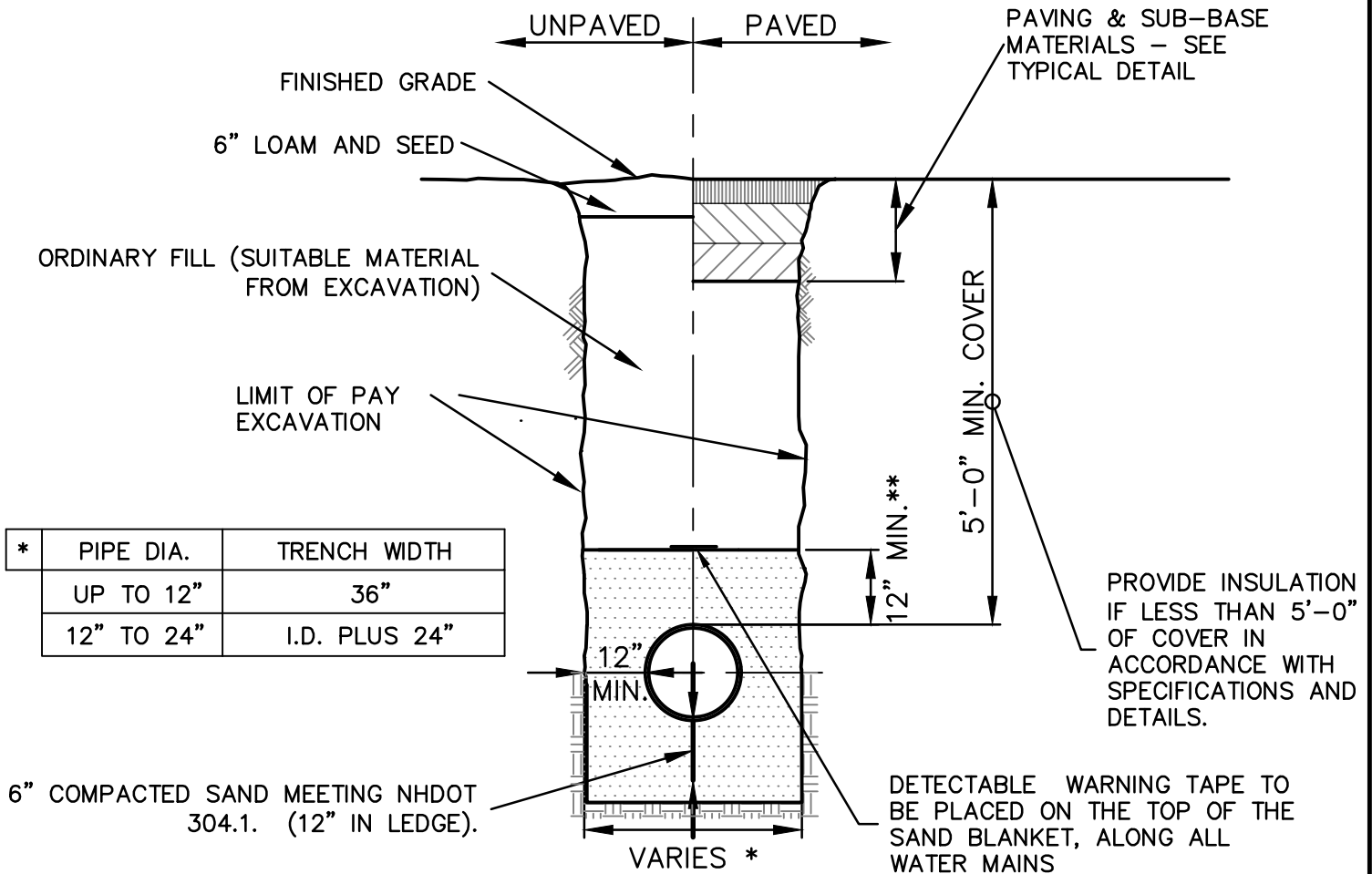
1. SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL AND ALL ROCKS OVER SIX INCHES IN THE LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE OWNER DEPARTMENT OF ENGINEERING, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION. SUITABLE MATERIAL SHALL BE PLACED IN 12" LIFTS AND THOROUGHLY COMPACTED FOR NO ADDITIONAL COST.
2. BACKFILL OF THE TRENCHES SHALL BE COMPACTED TO TO 95% MAX. DRY DENSITY UNDER ALL PAVED AREAS AND 92% MAX. DRY DENSITY UNDER OTHER AREAS IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS – SECTION 304.
3. RC DRAIN PIPE SHALL BE CLASS III, WITH GASKETED JOINTS, UNLESS OTHERWISE NOTED.
4. SHORING AND STABILIZING OF TRENCH SIDEWALLS DURING EXCAVATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ANY TRENCH EXCAVATION BEYOND THE LIMITS OF PAY EXCAVATION INDICATED INCLUDING ROCK EXCAVATION.

DRAWN BY: DMB  
 CHECKED BY: BMR  
 APPROVED BY: RL  
 PLOT SCALE:  
 CAD FILE: 195113265

TOWN OF CANDIA, NEW HAMPSHIRE  
 DESIGN SPECIFICATIONS

TYPICAL STORM DRAIN TRENCH DETAIL

REV. DATE:  
 REV. DATE:  
 SCALE: NONE  
 DATE: JULY 2017  
 FIGURE: H



**WATER TRENCH NOTES**

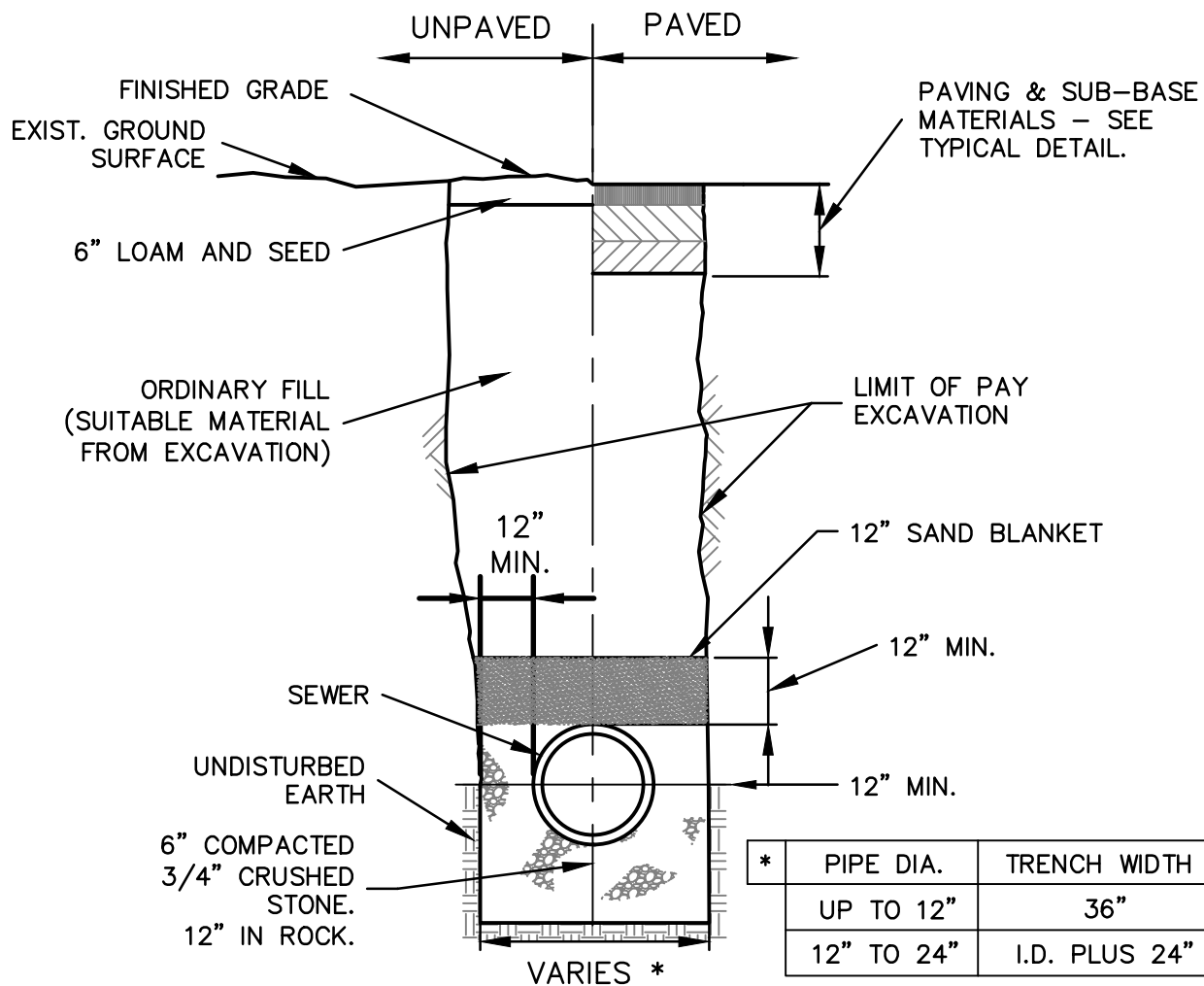
1. SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL AND ALL ROCKS OVER SIX INCHES IN THE LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE OWNER DEPARTMENT OF ENGINEERING, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION. SUITABLE MATERIAL SHALL BE PLACED IN 12" LIFTS AND THOROUGHLY COMPACTED FOR NO ADDITIONAL COST.
2. BACKFILL OF THE TRENCHES SHALL BE COMPACTED TO TO 95% MAX. OF THE MODIFIED PROCTOR VALUE UNDER ALL PAVED, CONCRETE, AND GRAVEL AREAS AND 92% MAX. OF THE MODIFIED PROCTOR VALUE UNDER OTHER AREAS.

DRAWN BY:	DMB
CHECKED BY:	BMR
APPROVED BY:	RL
PLOT SCALE:	
CAD FILE:	195113265

TOWN OF CANDIA, NEW HAMPSHIRE  
DESIGN SPECIFICATIONS

**TYPICAL WATER TRENCH DETAIL**

REV. DATE:	
REV. DATE:	
SCALE:	NONE
DATE:	JULY 2017
FIGURE:	I



* PIPE DIA.	TRENCH WIDTH
UP TO 12"	36"
12" TO 24"	I.D. PLUS 24"

**SEWER PIPE TRENCH NOTES:**

1. SHORING AND STABILIZING OF TRENCH SIDEWALLS DURING EXCAVATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ANY TRENCH EXCAVATION BEYOND THE LIMITS OF PAY EXCAVATION INDICATED INCLUDING ROCK EXCAVATION.
2. FOR TRENCH EXCAVATION IN ROCK AS DETERMINED BY THE ENGINEER, REQUIRED LIMIT OF EXCAVATION SHALL BE AS DEFINED IN THE DETAIL ABOVE.
3. SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL AND ALL ROCKS OVER THREE INCHES IN THE LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE OWNER DEPARTMENT OF ENGINEERING, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION. SUITABLE MATERIAL SHALL BE PLACED IN 12" LIFTS AND THOROUGHLY COMPACTED FOR NO ADDITIONAL COST.
4. BACKFILL OF THE TRENCHES SHALL BE COMPACTED TO TO 95% MAX. DRY DENSITY UNDER ALL PAVED AND CONCRETE AREAS AND 92% MAX. DRY DENSITY UNDER LAWN, VEGETATION, AND OTHER AREAS IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS – SECTION 304.

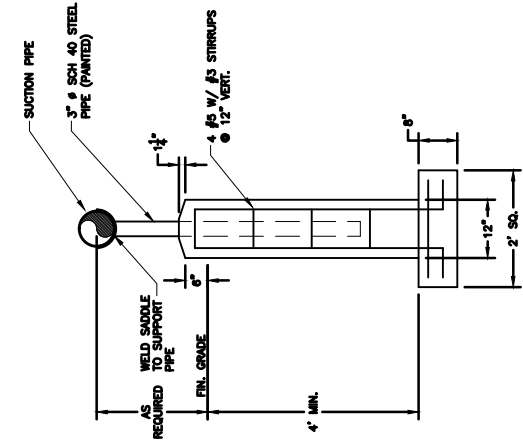
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TOWN OF CANDIA, NEW HAMPSHIRE  
 DESIGN SPECIFICATIONS

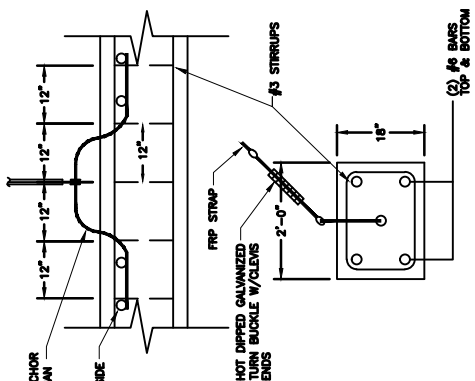
**TYPICAL SEWER TRENCH DETAIL**

REV. DATE:  
 REV. DATE:  
 SCALE: NONE  
 DATE: JULY 2017  
 FIGURE: J

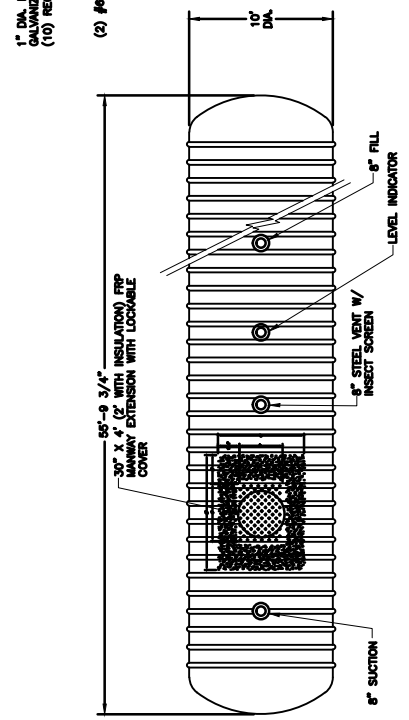




PIPE SUPPORT - DETAIL

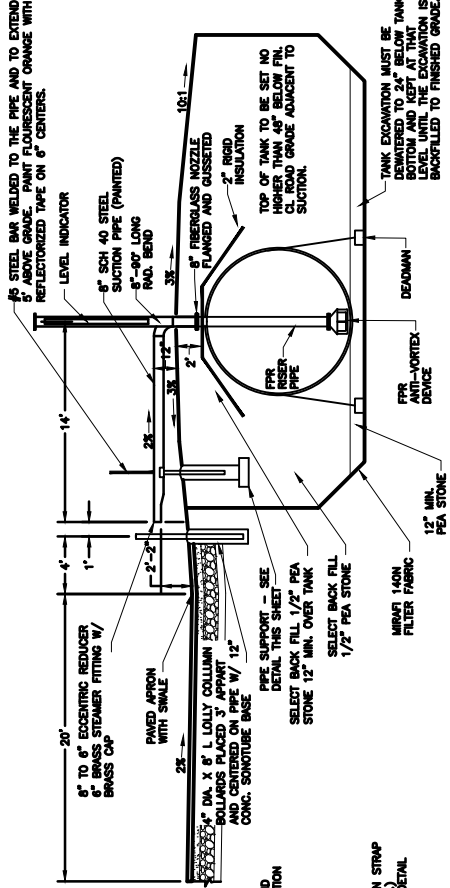


DEADMAN - DETAIL

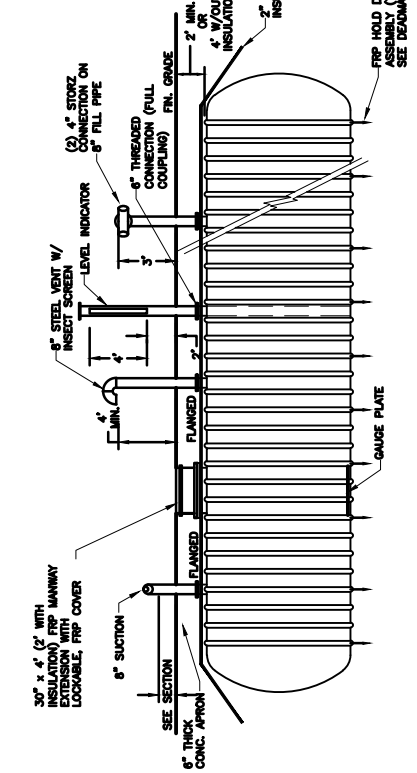


30,000 GAL. FIRE CISTERN TANK - PLAN VIEW

NOTE:  
ALL CAST-IN PLACE CONCRETE TO BE  
4,000 P.S.I. COMPRESSIVE STRENGTH MIN.



30,000 GAL. FIRE CISTERN TANK - SECTION



30,000 GAL. FIRE CISTERN TANK - ELEVATION

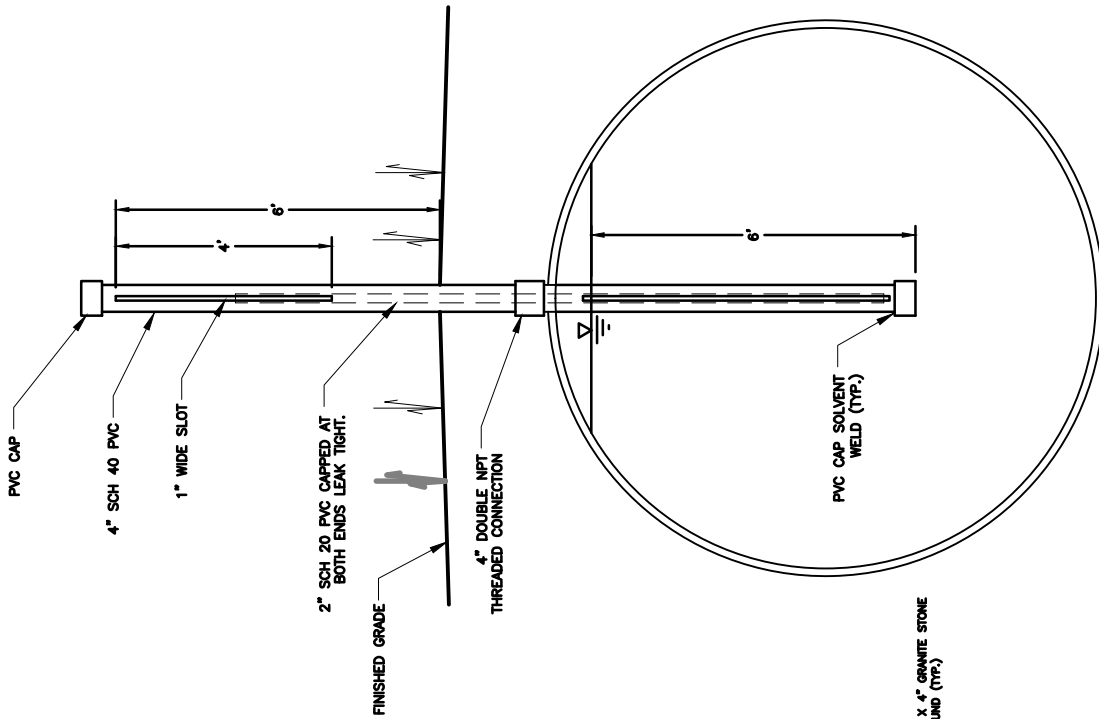
DRAWN BY:	DMB
CHECKED BY:	BMR
APPROVED BY:	RL
PLOT SCALE:	
CAD FILE:	195113265

TOWN OF CANDIA, NEW HAMPSHIRE  
DESIGN SPECIFICATIONS  
TYPICAL 30,000 GALLON FIRE CISTERN PLAN  
AND DETAILS - SHEET 1

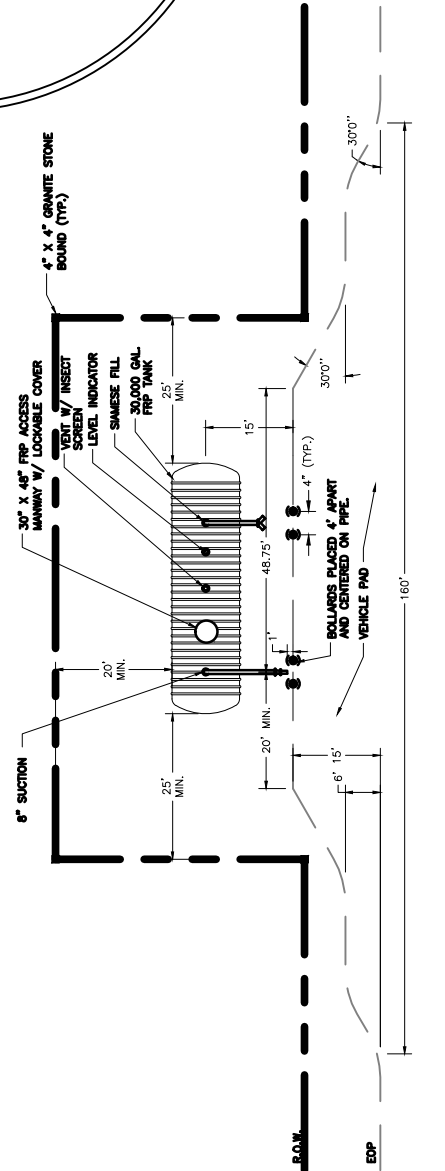
REV. DATE:	
REV. DATE:	
SCALE:	NONE
DATE:	JULY 2017
FIGURE:	K

**NOTE:**

1. IF THE VEHICLE PAD IS TO BE CONSTRUCTED AT A LOCATION WHERE A ROADSIDE SWALE OR DITCH EXISTS AN APPROPRIATELY SIZED SMOOTH INTERIOR CULVERT PIPE MUST BE INSTALLED THE FULL LENGTH OF THE PAD WITH MORTAR AND RUBBLE HEADWALLS AT EACH END.
2. THE INTENT OF SHEETS 1 AND 2 FOR THE 30,000 GALLON F.R.P. CISTERN IS TO PROVIDE A STANDARD DESIGN APPROACH TO BE USED BY PROJECT DESIGN ENGINEERS. EACH PROPOSED CISTERN MUST BE SPECIFICALLY DESIGNED FOR THE SITE.
3. FINAL FIRE CISTERN DESIGN PLANS MUST BE SUBMITTED TO THE PLANNING BOARD SEALED BY A NH PROFESSIONAL ENGINEER. THE FINAL DESIGN MUST MEET OR EXCEED THE REQUIREMENTS INCLUDED ON SHEETS 1 AND 2 AND THE APPLICABLE TOWN OF CANDIA FIRE DEPARTMENT REQUIREMENTS.
4. THE VEHICLE PAD SHALL BE CONSTRUCTED WITH 12" BANK RUN GRAVEL (NHDOT 304.2), 6" CRUSHED GRAVEL (304.3), 3" TYPE "B" BINDER AND 1" TYPE "E" WEARING COURSE PAVEMENT. THE VEHICLE PAD SHALL ALSO HAVE 4 FT GRAVEL SHOULDERS.



TYPICAL LEVEL INDICATOR DETAIL



FIRE CISTERN - SITE PLAN

DRAWN BY: DMB  
 CHECKED BY: BMR  
 APPROVED BY: RL  
 PLOT SCALE:  
 CAD FILE: 195113265

TOWN OF CANDIA, NEW HAMPSHIRE  
 DESIGN SPECIFICATIONS  
**TYPICAL 30 000 GALLON FIRE CISTERN PLAN  
 AND DETAILS - SHEET 2**

SHEET 2 OF 2

REV. DATE:  
 REV. DATE:  
 SCALE: NONE  
 DATE: JULY 2017  
 FIGURE: ----

**APPENDIX C**

## SCHEDULE OF FEES

A.	Application for Subdivision	- Minor	\$100.00
		- Major	\$150.00
B.	Lot Origination Fee		\$75.00 per lot/ dwelling unit
C.	Engineering Review Fee		\$ at cost
D.	Compliance Inspection Fee		\$ at cost
E.	Boundary Line Adjustment		\$50.00
F.	Site Plan Review	- Minor	\$75.00
		- Major	\$150.00
G.	Legal Notice (per hearing)		\$100.00
H.	Abutters (include owner and agent)		\$7.80*
	<b>* Or Current rates established by the US Postal Service</b>		
I.	Driveway Permit		\$25.00
J.	Gravel Pit Permit		\$100.00
K.	Mylar Recording Fees: (22" x 34" sheet)		\$45.00 plus \$26.00 per sheet
	L-Chip Charge (6/2008 new fee)		\$25.00
	Delivery to Registry Charge	add	\$20.00
L.	Fire Dept. Inspection Fee For Major Subdivisions		\$50.00