Subdivision Regulations (2009)
Soils / HIS mapping
High Intensity Soils mapping

Selected pages.

LAND SUBDIVISION CONTROL REGULATIONS

By

The Planning Board
of
The Town of New London
New Hampshire
2009

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b. Topographic Map: The topographic map shall show existing topography and proposed changes in topography. Contours of existing grade shall be shown at intervals of not more than five (5) feet unless otherwise approved by the Planning Board. Intervals less than five (5) feet may be required depending on the character of the topography. All low points, high points and other areas needing spot elevations shall be shown. Two (2) foot contour intervals shall be provided in areas where soils are mapped to conform to the soil classification and standards prepared by the Society of Soil Scientists of Northern New England in their publication "High Intensity Soil Maps for New Hampshire". Contour lines shall extend a minimum of one hundred (100) feet beyond the subdivision boundary if requested by the Planning Board.

Contour lines are to be actual and not interpolations of USGS maps unless otherwise approved by the Planning Board. The Planning Board may accept interpolations of USGS maps for large lots to be served by Town sewer. Existing contours shall be shown as dashed lines and proposed contours shall be shown as solid lines.

c. Soils Map: The soils map shall show the location of all percolation test sites, soil test pits and borings, and soil mapping units and boundaries. The soils map shall be prepared by a Soils Scientist to conform with the soil classifications and standards prepared by the Society of Soil Scientists of Northern New England in their publication "High Intensity Soil Maps for New Hampshire". A legend on the soils map shall identify soil mapping unit symbols and soil names. Also to be shown on the soils map are the results of all soil tests including dates, locations by reference to soil map, percolation rates, soil profile with depth to ledge, clay, hard pan and existing and seasonal high water table.

d. Utilities and Fire Protection Plan Map: This map shall show the location and details of all existing and proposed utilities including lines and associated facilities for water, sewer, telephone, electric, gas, and cable as well as the location of existing or proposed wells and on-site sewage disposal systems, including the 4,000 square foot area required by the NH Department of Environmental Services for on-site waste disposal. This map shall show the fire protection measures to be provided to include fire hydrants (active or dry), fire ponds or on-site water supply tanks. In addition to this map, the applicant shall submit the covenant relating to the release of the Town of New London from furnishing any public fire protection facilities in the proposed subdivision of land as outlined in Exhibit B3.

Plans shall specify pipe type, size, length, slope and invert elevations.

b. All catch basins, drop inlets and man-holes shall be shown in profile, the type of grate with rim elevations shall be specified.

c. Any ditch section proposed, which is different from the typical roadside ditch, shall be shown in detail giving the bottom width, side slopes and minimum depth of ditch.

d. Permanent erosion control measures shall be specified and detailed on the plans for all roadside ditches (where required) and the drainage pipe outlets. Sufficient detail shall be provided to properly construct the intended item (i.e., stone size, thickness of stone layer, subgrade preparation or protection, depth of stone lining in ditch, etc).

e. Sufficient plans and construction details for Detention and Retention Ponds shall be provided.

11. Soils Report

In addition to the Soils Map, the subdivider shall submit a Soils Report prepared by a Soils Scientist or an engineer which provides an analysis of the suitability of the soils for the proposed development. The Soils Report shall also include a report by the Town Health Officer on his/her review of the suitability of the soils for the proposed development given the percolation test pit results, the soils mapping and the soils report prepared by a soils scientist or engineer.

12. Wildlife Habitat Impact Report

The subdivider shall have a wildlife biologist assess the significant wildlife habitat located on the property proposed for development including, but not limited to, deer wintering yards, wildlife corridors, significant wildlife feeding areas, vernal pools, etc. The Wildlife Habitat Impact Report shall include recommendations on how to mitigate or eliminate the impacts on the significant wildlife habitat resources.

13. Road Profiles, Cross Sections and Details

a. Profiles shall be provided of all proposed streets showing existing and proposed elevations along the centerlines and proposed grades. Profiles shall be drawn at a scale of one (1) inch equals fifty (50) feet horizontal scale and one (1) inch equals five (5) feet vertical scale.

b. Cross-sections shall be provided of all proposed streets at fifty (50) foot stations and at all catch basins, bridges, or culverts. Cross-sections shall be

or for land disturbance in excess of 50,000 square feet in area when project borders a body of water; and

d. A Dredge and Fill Permit from the N.H. Wetlands Board.

e. Approval from the New London/Springfield Water System Precinct if the Precinct is to provide water service to the subdivision; and

f. Approval from the Public Works Director if sewer service is to be provided by the Town of New London.

17. Additional Information

The Planning Board may require such additional information to be provided at the subdivider's expense as it deems necessary in order to evaluate the subdivision in relation to the purposes and scope of these regulations.

C. MINOR SUBDIVISION

A complete application for a Minor Subdivision shall include of the following items:

1. An application form completed and signed by the landowner or the landowner's authorized agent (refer to Exhibit A1) and a Minor Subdivision Checklist of Application Requirements (refer to Exhibit A3);

2. Written authorization from the landowner of record for any agent(s) to represent and sign for the owner;

3. A list of Abutters within two hundred (200) feet of the subject property; any professionals assisting with preparing the application such as engineers, architects, land surveyors, or soil scientists; holders of conservation, preservation or agricultural preservation restrictions; and the applicant.

4. Payment of the application fee based on the current Planning Board fee schedule;

5. Any requests for waivers presented in writing including the rationale for the waiver(s);

6. Copies of a Site Survey Map as required by Section V-B:7.a.: three (3) copies of the full-scale plan (36" x 48") and ten (10) copies of the reduced-scale plan (11" x 17").

7. Copies of a Topographic Map as required by Section V-B:7.b.: three (3) copies of the full-scale plan (36" x 48") and ten (10) copies of the reduced-scale plan (11" x 17").

8. Copies of a Soils Map as required by Section V-B:7.c.: three (3) copies of the full-scale plan (36" x 48") and ten (10) copies of the reduced-scale plan (11" x 17").

(refer back to Major Subdivision requirements (V)(B)(7)(c) > page 31

Section VI – Standards for Subdivision Design.

The Planning Board, in considering any proposed subdivision plan, will be concerned with the requirements of the community and the best use of the land being subdivided.

The Planning Board will give particular attention to the following items within the proposed subdivision as well as how they may affect existing and potential adjoining land use: width, arrangement and location of streets, sanitation, drainage systems; steep slopes, shorelands, streams, wetlands, buffers, soil erosion, wildlife habitat, sizes and arrangement of lots, open space, parks and retention of major site features. Adequate street connections will be required whenever feasible to ensure access to adjoining subdivisions and lands.

2. Special Features

The Planning Board may require that the plat show a park or parks suitably located for playground or recreation area. Due regard shall be shown for all natural features, such as large trees, water courses, scenic points, historic spots, and other community assets, which if preserved will enhance the value of the subdivision and enrich the neighborhood.

B. CHARACTER OF LAND FOR SUBDIVISION

1. General

Land of such character that it cannot, in the judgment of the Planning Board, be safely used for building development purposes because of danger to health or peril from fire, flood, poor drainage, excessive slope, or other hazardous conditions, shall not be platted for residential or commercial subdivision, nor for such other uses as may increase danger to life or property, or aggravate the flood hazard. Land with inadequate characteristics or capacity for sanitary sewage disposal shall not be subdivided for residential or commercial subdivision purposes unless connected to the town sewage system

2. Minimum Lot Size by Soil Type

a. Minimum Lot Sizes: In the absence of municipal sewerage facilities minimum lot sizes in all subdivisions shall, in addition to meeting the requirements for the use district of the zoning ordinance, also meet the minimum lot size requirements specified in Exhibit C "Minimum Lot Size By Soil Type Using HIS Maps." Each lot shall have a soil carrying capacity of one or greater.

1) Lots With Multiple Soils Types: Where more than one soil type is found on a lot, a soil carrying capacity of the sum of all soil types occurring on the lot shall be used to determine the minimum lot size.

2) Wetlands: Wetlands may be used as part of the minimum lot size as specified by the provisions of the Zoning Ordinance.

3) Public Water: Where municipal or community water systems are available, the minimum lot size required by Exhibit C may be reduced by 33 1/3 percent (but not to a smaller size than required by the use districts of the zoning ordinance).

4) Large Residential Developments: Minimum lot sizes for residential developments with greater than four (4) bedrooms per unit shall be determined as follows:

a) For residential use with 5 or more bedrooms per unit, the minimum lot size shall be proportionately larger than the lot size indicated in Exhibit C determined by the formula:

Lot Size $\frac{\text{No. of Bedrooms}}{4}$ x (Lot size from Exhibit C)
(Sq. Ft.)=

b) For two-family dwellings, the lot size shall be increased by 50% of the minimum size as determined from Exhibit C.

5) Commercial and Industrial Developments: Commercial and industrial developments must be served by municipal sewerage facilities. Lot sizes for commercial and industrial uses are determined based on compliance with setback requirements of the Zoning Ordinance and conformance with the development standards of the Site Plan Review Regulations

* b. Determination of Soil Type: Soils data used for making the determinations required by Section VI-B:2.a. above shall be presented on plans which shall be mapped to High Intensity Soils Mapping Standards (HIS) as set forth in the publication High Intensity Soils Mapping for New Hampshire, Society of Soils Scientists of Northern New England, January, 1987.

See pg. 46

C. SCATTERED & PREMATURE SUBDIVISION DEVELOPMENT, IMPACT FEES & OFF-SITE IMPROVEMENTS

1. Scattered & Premature Subdivision Development: The Planning Board shall

EXHIBIT C MINIMUM LOT SIZE BY SOIL TYPE USING HIS MAPS

Soil Type	Slope B	C	D	E
111-H	35500	42000	51500	68000
112-H	35500	42000	51500	68000
11X-H	68000	76000	86000	100000
121-H	35500	42000	51500	68000
122-H	35500	42000	51500	68000
12X-H	68000	76000	86000	100000
161-H	35500	42000	51500	68000
16X-H	68000	76000	86000	100000
211-H	35500	42000	51500	68000
212-H	35500	42000	51500	68000
213-H	68000	76000	86000	100000
21X-H	68000	76000	86000	100000
221-H	44500	56000	68000	86000
222-H	44500	56000	68000	86000
223-H	68000	76000	86000	100000
22X-H	68000	76000	86000	100000
231-H	44500	56000	68000	86000
233-H	68000	76000	86000	100000
23X-H	68000	76000	86000	100000
241-H	68000	76000	86000	100000
243-H	68000	76000	86000	100000
24X-H	68000	76000	86000	100000
251-H	68000	76000	86000	100000
253-H	68000	76000	86000	100000
25X-H	68000	76000	86000	100000
261-H	44500	56000	68000	86000
263-H	68000	76000	86000	100000
26X-H	68000	76000	86000	100000
275-H	44500	56000		
311-H	44500	56000	68000	86000
312-H	44500	56000	68000	86000
313-H	68000	76000	86000	100000
31X-H	68000	76000	86000	100000
321-H	44500	56000	68000	86000
322-H	44500	56000	68000	86000
323-H	68000	76000	86000	100000
325-H	68000	76000		
32X-H	68000	76000	86000	100000
331-H	44500	56000	68000	86000

EXHIBIT C (continued)

Soil Type	Slope B	C	D	E
333-H	68000	76000	86000	100000
33X-H	68000	76000	86000	100000
341-H	68000	76000	86000	100000
343-H	68000	76000	86000	100000
34X-H	68000	76000	86000	100000
351-H	68000	76000	86000	100000
353-H	68000	76000	86000	100000
35X-H	68000	76000	86000	100000
361-H	44500	56000	68000	86000
363-H	68000	76000	86000	100000
36X-H	68000	76000	86000	100000
375-H	44500	56000		
411-H	44500	56000	68000	
412-H	44500	56000		
413-H	68000	76000		
41X-H	68000	76000		
421-H	68000	76000	86000	
422-H	68000	76000	86000	
423-H	68000	76000	86000	
42X-H	68000	76000	86000	
431-H	68000	76000		
433-H	68000	76000		
43X-H	68000	76000		
441-H	68000	76000		
443-H	68000	76000		
44X-H	68000	76000		
451-H	68000	76000		
453-H	68000	76000		
45X-H	68000	76000		
461-H	68000	76000		
463-H	68000	76000		
46X-H	68000	76000		
475-H	68000			
511-H	44500	56000	68000	
512-H	44500	56000		
513-H	68000	76000		
51X-H	68000	76000		
521-H	68000	76000	86000	
522-H	68000	76000	86000	
523-H	68000	76000	86000	
52X-H	68000	76000	86000	
531-H	68000	76000		
533-H	68000	76000		
53X-H	68000	76000		
541-H	68000	76000		
543-H	68000	76000		
54X-H	68000	76000		
551-H	68000	76000		

EXHIBIT C (continued)

Soil Type	Slope B	C	D	E
553-H	68000	76000		
55X-H	68000	76000		
561-H	68000	76000		
563-H	68000	76000		
56X-H	68000	76000		
575-H	68000			

The soil types listed below have one or more limiting characteristics that make the soil type "NA" or require on-site investigation, no matter what other characteristics of the soil may be present.

Soil Type	Minimum Lot Size
6***H	NA, very poorly drained soil, Type A hydric
*66*H	NA, fill does not meet the Standards for Fill Material (see Key to Soil Types)
76**H	On-site evaluation needed

The Soil Type symbols are explained in "High Intensity Soil Maps for New Hampshire, Standards and Origins. SSSNH Special Publication No. 1".

"NA" means not allowed.
"*" means any slope or any number.