

**ARTICLE IV**  
**APPLICATION PROCEDURES FOR**  
**MINOR SUBDIVISIONS, MINOR LOT LINE ADJUSTMENTS**  
**AND BOUNDARY AGREEMENTS**

**SECTION 18.**                      **APPLICABILITY**

- A. The following rules and regulations for minor subdivisions shall pertain to those applications which would create three (3) or fewer additional lots for building development purposes or for proposals which do not involve creation of lots for building development purposes (RSA 676: 4-III).
- B. The determination of whether a proposed subdivision is major or minor shall be made by the Planning Board based on initial discussions with the sub-divider.
- C. The determination may be revised by the Board at any time prior to approval of the final plat.

**SECTION 19.**                      **PRELIMINARY CONCEPTUAL CONSULTATION**

Prior to formal submission of an application, in order to determine, among other things, whether the proposed subdivision will be regarded as major or minor, a sub-divider may discuss the subdivision proposal with the Planning Board as outlined in Section 12.

**SECTION 20.**                      **APPLICATION SUBMITTAL AND REVIEW FOR MINOR SUBDIVISIONS**

Anyone desiring to subdivide a tract of land under the minor subdivision classification shall file an application with the Planning Board in accordance with the following requirements, except for minor lot line adjustments and boundary agreements as noted in Section 21 below. Only complete application will be reviewed by the Board. To be considered complete an application shall:

- A. Be made on forms available at the Planning Board Office. An example of the application form is included in the Appendix to these regulations
- B. Include five (5) copies of a plat layout as described in Section 30 of these regulations. Additional information/data may be requested by the Planning Board for proper review of said minor subdivision.
- C. Include five (5) copies of the Plat construction detail sheets, if appropriate, as described in Section 31 of this chapter.

- D. The applicant shall provide evidence that all proposed lots are of a sufficient size to support individual waste systems as required by the Water Supply and Pollution Control Division of the New Hampshire Department of Environmental Services.
- E. Include a fee in an amount to be determined in accordance with the fee schedule contained in Section 52.
- F. Be filed with the Planning Board at least fifteen (15) calendar days prior to a regularly scheduled meeting of the Board. Included with the application shall be the names and mailing addresses of all abutters as indicated in Town records. The names of all abutters shall be obtained from Town records not more than five (5) calendar days before the date of filing.

**SECTION 21.**

**APPLICATION SUBMITTAL AND REVIEW FOR MINOR  
LOT LINE ADJUSTMENTS AND BOUNDARY  
AGREEMENTS**

Anyone desiring to alter a line lot shall file an application with the Planning Board in accordance with the following requirements. Only complete applications will be reviewed by the Board. To be considered complete and application shall:

- A. Be made on forms available at the Planning Board Office. An example of this application form is included in the Appendix to these regulations.
- B. Include five (5) copies of a surveyed plat that contains the following information:
  1. Date, approximate true North point and scale.
  2. Name, address and signature of owner and stamp of registered New Hampshire surveyor.
  3. Names of owners of record of abutting properties or developments.
  4. Existing lot lines and lot areas.
  5. Square footage within newly adjusted lot lines.
  6. Lot lines with accurate dimensions and bearings of a sufficient scale to determine readily the location bearing and length of all lines.
  7. Zoning information and building setback lines for the zone.
  8. Location map.
  9. Existing structures
- C. Be filed with the planning Board at least fifteen (15) calendar days prior to a regularly scheduled meeting of the Board. Included with the application shall be the names and mailing addresses of all abutters as indicated in Town records. The names of all abutters shall be obtained from Town records not more than five (5) calendar days before the date of filing.
- D. Include a fee in amount to be determined in accordance with the fee schedule contained in Section 52 of these regulations.

**SECTION 22.**

**ACTIONS BY THE BOARD/PUBLIC HEARINGS**

- A.** The Planning Board shall, by a majority vote of its members present, accept a complete application for a minor subdivision at its regularly scheduled meeting only if the application has been submitted in accordance with Section 20 or Section 21.
- B.** After accepting a complete application, the Board may at the same meeting, proceed with a public hearing on the application providing that the applicant, abutters, and public have been notified of the hearing in accordance with section 16.
- C.** If the Planning Board does not hold a public hearing on the day of submission and acceptance of a completed application, the Board shall begin formal consideration of the accepted application within thirty (30) days of the acceptance date.
- D.** The Planning Board may approve without a public hearing, minor lot line adjustment or boundary agreements which do not create buildable lots. Notice to abutters shall be given prior to approval of the application in accordance with Section 16 and any abutter may be heard on the application upon request (RSA 674: 4-I (e) (1)).
- E.** A public hearing is not required for disapprovals of applications based upon failure of the applicant to supply information required by the regulations, including abutters identification, failure to meet reasonable deadlines established by the Board, or failure to pay fees required by the Board (RSA 674: 4-I (e) (2)).
- F.** After the public hearing, if any, the Board may act to approve, conditionally approve or disapprove the proposed subdivision application.
- G.** Any applicant that receives plat approval subject to conditions precedent must comply with conditions precedent prior to the Board's recording of the final plat. Additional public hearings, in accordance with Section 16 will be held by the Board to determine if the applicant has complied with all conditions precedent, except as noted below (RSA 676: 4-I (i)).

  - 1.** A public hearing is not required to determine compliance with conditions precedent of the Planning Board determines that the applicant has satisfactorily complied with the conditions precedent and that the conditions imposed by the Board were:

    - a.** Minor plat changes whether or not imposed by the Board as a result of a public hearing, compliance with which is administrative and which does not involve discretionary judgment; or

- b.** Conditions Which are in themselves administrative and which involves no discretionary judgment on part of the Board; or
  - c.** Conditions with regard to the applicant's possession of permits and approvals granted by other boards or agencies.
- 2.** All other conditions precedent shall require a public hearing and notice as required in this section and Section 16.

## **ARTICLE V REQUIRED IMPROVEMENTS AND AGREEMENTS**

### **SECTION 23.                    PERFORMANCE REQUIREMENTS**

- A.** All site improvements in an approved subdivision or part thereof shall be constructed and/or installed within two (2) years of the date of plat approval in accordance with the requirements specified herein, unless such time is extended by written mutual consent of Planning Board and the sub-divider.
  
- B.** Building certificates of occupancy shall be issued by the Building Inspector for all residential and/or nonresidential units only upon the receipt of a written memorandum cosigned by the Chairman of the Planning Board and the Chairman of the Board of Selectmen or designee as to the adequacy of all required improvements servicing the subject parcel or parcels.
  - 1.** A certificate of occupancy shall be issued, provided that all required roads, utilities and other improvements servicing the subject parcel have been constructed and/or installed in accordance with Town specifications.
  
  - 2.** A certificate of occupancy may be issued if only minor improvements are needed to complete the project and if the completion of these improvements have been delayed due to factors, such as the weather, beyond the control of the developer. The developer must demonstrate to the Planning Board, the Board of Selectmen and the Building Inspector the reason these improvements were not completed. In addition, the developer must demonstrate that the lack of these improvements as well as the eventual construction of the improvements will not impede the protection of public health and safety and that an irrevocable letter of credit will be in place to cover the cost of these improvements, as outlined in Article V. The developer must also indicate the time that will be required to make the necessary improvements.
  
- C.** Construction activities and storage of building materials shall only be carried out in such a manner and at such times that shall render said activities not unduly objectionable to adjacent properties.

### **SECTION 24.                    PERFORMANCE GUARANTY**

- A.** No subdivision plan filed with Planning Board shall receive approval from the Board until the applicant has filed with the Board and engineer's estimate of costs of required streets, roads, public improvements, drainage structures and other utilities along with a construction plan. Based on this engineering estimate, after review by the Planning Board, a irrevocable letter of credit or cash shall be filed with the Deerfield Planning



inspected by the appropriate Town Official. Any improvements covered without inspection shall be considered not accepted.

**SECTION 27. PREMATURE SUBDIVISIONS**

**A.** In accordance with RSA 674:36, II (a), the Board may provide against the premature subdivision of land which would involve danger of injury to health, safety or prosperity by reasons of lack of water supply, drainage, transportation, schools, fire protection, or other public services, or necessitate the excessive expenditure of public funds for the supply of such service.

**B.** A subdivision shall be considered premature by the Planning Board id:

- 1.** The roadways providing access to the subdivision have an insufficient traffic capacity to accommodate existing traffic or the additional traffic which would be generated by the proposed subdivision and;
- 2.** The roadways providing access to the subdivision are not designated for improvements in the Deerfield Capital Improvements Program or such improvements, if scheduled, would not be completed in time to accommodate the demand created by the subdivision; or
- 3.** The Subdivider is unwilling to make the improvements determined to be required in (1) above without participation in cost by the Town of Deerfield; or
- 4.** The Subdivider is unwilling to pay the off-site improvement fee determined for the development.

**C.** A proposed subdivision is also classified as premature when any existing street abutting the proposed development which provides either frontage to new lots or access to new streets along the front of the subdivision fails to meet any of the following minimum standards;

- 1.** The right of way width is less than described in the Appendix, Table A, “Table of Geometric and Other Standards for Streets”. Unless a narrower right-of-way is determined by the Board as adequate for all required traveled way, shoulders, grading and drainage;
- 2.** The street alignment, both horizontal and vertical, is such as to preclude unnecessary traffic hazards and the minimum stopping sight distance shall meet AASHTO minimum design requirements;

3. Adequate provision for surface water drainage to existing water courses or storm drains exist; or
4. The vehicular travel way is twenty (20) feet wide including a twelve (12) inch depth of gravel satisfactory to the Board.

**D.** The Subdivider may eliminate the premature subdivision classification listed under paragraph C above by making the required improvements and dedicating all land needed to meet the standards contained in paragraph C (1) through C (4) above and the Appendix, Table A, “Table of Geometric and Other Standards for streets”.

## **SECTION 28.**

### **OFF-SITE IMPROVEMENTS**

- A.** Approval of a formal subdivision application shall in all cases be conditioned upon the subdivision bearing the entire cost of designing and installing all on-site improvements and such off-site improvements that bear a rational relationship to the needs created by the subdivision and the benefits which will be conferred upon the subdivision by the improvements. Where off-site improvements will be required because of existence of the subdivision and would benefit other land extend beyond the subdivision, an apportionment of the expense between the Subdivider and the Town shall be made by the Board and shall be based in part upon a consideration of:
1. The standard which the Town presently applies to the construction and maintenance of other public facilities;
  2. The use which it can be expected will be made of the off-site improvements by the subdivision and its residents;
  3. The use which it can be expected that other residents of the Town will make of the off-site improvements; and
  4. The Town budget and capital improvements program for such improvements.
- B.** Should the Planning Board, after consultation with the Selectmen, decide that the Town’s proportionate share to the cost of any off-site improvements could be an excessive expenditure of Town funds, it may either refuse to approve the formal subdivision application or approve the formal subdivision application on the condition that the applicant volunteer to pay the Town’s share as outlined in Section 27, Premature Subdivision. Such a decision shall be forwarded to the applicant in writing. In the case of disapproval of any formal subdivision application, the grounds for disapproval shall be adequately stated upon the records of the Planning Board.

## **ARTICLE VI**

### **LAYOUT SPECIFICATION AND SUBMISSIONS DETAILS**

#### **SECTION 29.            DESIGN REVIEW PLAT LAYOUT AND SUBMISSION DETAILS**

The Planning Board, in considering a design review application for the submission of land shall be guided by the following considerations standards.

- A.** The design review plat layout shall be prepared by a registered land surveyor and/or engineer, shall contain the following information and be prepared to the following standards:
- 1.** The plat layout shall be drawn to a convenient scale, not less than one (1) inch equal fifty (50) feet.
  - 2.** A location map shall be drawn at a scale of one (1) inch equals two thousand (2,000) feet that shows the entire subdivision and its relationship to the surrounding area within a radius of three thousand (3,000) feet. The location map shall delineate all streets and other relevant physical/natural features that may either affect or be affected by the proposed development.
  - 3.** The proposed subdivision name or identifying title which shall not duplicate or closely approximate that of any other development in Town.
  - 4.** The name and address of the owner, applicant and the registered land surveyor or engineer who prepared the design review plat layout.
  - 5.** The date, approximate true North point and scale.
  - 6.** The name and addresses of all abutting property owners of record.
  - 7.** The location and approximate dimensions of all existing property lines including the entire area proposed to be subdivided and the remainder of the tract, if any, not subdivided.
  - 8.** All relevant features including soil information, existing structure, street, bodies of water, watercourses and significant vegetation that may influence the design of the subdivision.
    - a.** All relevant features, including soils information, existing structures, streets, bodies of water, watercourses and significant vegetation that may influence the design of subdivision.
    - b.** High intensity soils mapping (HIS) shall be provided for all major subdivisions. The HIS mapping requirements may be waived by the

Board for lots of five (5) acres or more, excluding poorly drained and very poorly drained soils.

- 9.** A topographic map of the entire site shall be prepared. All contours shall be at two-foot intervals, shown in dotted lines for the existing natural surface and in solid lines for proposed final grades, together with the final grade elevations shown in figures at all lot corners. If the existing grades are not to be changed, then the contours in these areas shall be solid lines. Upon request, contours delineating existing surfaces shall be extended on hundred (100) feet beyond the limits of the subdivision boundaries and shall be related to the United States Geological Survey, provided that bench marks exist within one half (1/2) mile of the boundary of the subdivision.
- 10.** The limits of special districts, including zoning, shall be shown within the scope of the layout.
- 11.** Streets and right-of-ways on and adjoining the site of the proposed subdivision, showing all names, and including street roadway and right-of-way widths, approximate gradients, types and widths of payments, curbs, sidewalks, crosswalks and other pertinent data, including the functional classification of all proposed streets.
- 12.** The location and dimensions of all property proposed to be dedicated or reserved for schools, parks, playgrounds, or other public, semipublic, or community purpose. The Town will not accept the ownership or maintenance of any land used to retain or impound storm water runoff.
- 13.** The location and results of test pits and soil percolation tests if individual sewage disposal systems are proposed and the 4,000 square foot receiving area for the proposed systems for each lot.
- 14.** The proposed location of all utilities, including water mains, storm and sanitary sewer mains, catch basin and culverts, streetlights, etc.
- 15.** The 100 year flood elevation data shall be provided for that portion of the subdivision located within a “Special Flood Hazard Area” as designated on the Flood Boundary and Flooding Maps and Flood Insurance Rate Maps for the Town of Deerfield.
- 16.** The areas of all proposed lots to nearest one hundredth of an acre. This determination of lot size shall include the acreage of poorly drained and very poorly drained soils.

**B.** In addition to the design review plat layout the applicant shall also submit the following information:

1. A completed application form that is signed by the owner of the land sought to be subdivided.
2. The fee for this application as determined in accordance with Section 52 of these regulations.

**SECTION 30.**

**FORMAL PLAT LAYOUT AND SUBMISSION DETAILS**

The Planning Board, in considering a formal application for the subdivision of land shall be guided by the following conditions and standards.

**A.** The formal plat layout shall be prepared by a registered land surveyor and/or engineer, shall contain the following information and be prepared to the following standards:

1. The formal plat layout shall be drawn to a scale of not less than one (1) inch equals fifty (50) feet, provided that the resulting drawing shall not exceed thirty-four (34) inches in the longest dimension. A scale of up to one-hundred (100) feet to one (1) inch may be used for such larger subdivisions. Five (5) black or blue line prints of the formal plat layout shall be submitted to the Board.
2. A location map at a scale of one (1) inch equals two thousand (2,000) feet showing the entire subdivision and its relationship to the surrounding area within a radius of three thousand (3,000) feet.
3. The proposed subdivision name or identifying title which shall not duplicate or closely approximate that of any other development in Town.
4. The name, address and signature of the owner and Subdivider.
5. The name and stamp of the registered land surveyor and/or registered engineer.
6. The date, magnetic North arrow and scale.
7. The names of all abutting property owners of record.
8. The locations, name and widths of existing streets, highways and easements, building lines, parks and other public property.

- 9.** The location and approximate dimensions of all existing property lines including the entire area proposed to be subdivided and the remainder of the tract, if any, not subdivided.
- 10.** The areas of all proposed lots shall be to the nearest one hundredth of an acre. This determination of lot size shall include the acreage of poorly drained soils and very poorly drained soils. Also, the original lot number shall be retained for the lots noted on the plan.
- 11.** All lot lines shall be prepared with accurate dimensions and bearings of a sufficient scale to determine readily the location, bearing and length of all lines. All property lines shall be cut, blazed, painted, flagged or so marked so as to be visible upon inspection.
- 12.** A topographical map of the entire site shall be prepared. All contour lines shall be at two-foot intervals, shown in dotted lines for the existing natural surface and in solid lines for proposed grades, together with the final, elevations shown in figures at all lot corners.
- 13.** All elevations shall be referenced to the United States Geological Survey, provided that bench marks exist within one-half (1/2) mile of the boundary of the subdivision.
- 14.** All relevant features including soils information, existing structures, bodies of water, water courses, and significant vegetation that may influence the design of the subdivision.
- 15.** Radius of all curves and length of acres.
- 16.** Location, material and approximate size of all permanent monuments with appropriate legend identifying type of monument.
- 17.** Minimum building line setback on at least one lot.
- 18.** All dimensions shall be shown in feet and decimals of a foot.
- 19.** Where proposed show location of storm drainage systems.
- 20.** Where proposed show locations of any essential equipment.
- 21.** Where proposed show location of sanitary sewer system.
- 22.** Where proposed show location of any water mains, municipal wells, and/or hydrants.
- 23.** The boundaries of all restrictive covenants.

- 24.** The 100 year flood elevation data shall be provided for that portion of the subdivision located within a “Special Flood Hazard Area” as designated on the Flood Boundary and Flooding Maps and Flood Insurance Rate Maps for the Town of Deerfield.
- 25.** The location and results of test pits and soil percolation tests if individual sewage disposal systems are proposed.
- 26.** The number and dates of all permits from governmental agencies which approval is required by Federal or State Laws.
- 27.** The limits of special districts, including zoning, shall be shown on the formal plat layout.
- 28.** The location and widths of all proposed streets and sidewalks, together with names of streets, street numbers for all structures and the locations, dimension and status of all easements proposed by the applicant.
- 29.** The location and dimensions of all property proposed to be dedicated or reserved for school, parks, playgrounds or other public, semipublic or community purpose. The Town will not accept the ownership or maintenance of any land used to retain or impound storm water runoff.
- 30.** The maximum error of closure shall not be more than one in five thousand, distance shall be to the nearest one-hundredth of a foot, and bearings shall be to the nearest thirty seconds.
- 31.** Suitable space shall be provided to record the action of Board and signature of the Chairman of the Planning Board. In addition there shall appear on the formal plat layout the following statement:
  - A.** “The subdivision regulations of the Town of Deerfield are part of this plat, and approval of this plat is contingent upon completion of all the requirements of said subdivision regulations excepting only any waivers granted by the Planning Board or variances granted by the Deerfield Zoning Board of Adjustments referred to in notes on this plat.”
  - B.** In addition to the formal plat layout the applicant shall also submit the following information:
    - 1.** A completed application form that is signed by the owner of the land sought to be subdivided.
    - 2.** The fee for this application as determined in accordance with Section 52 of these regulations.

3. A statement of the exact wording of any restrictive covenants or deed restrictions relating to the land within the subdivision.
4. Special studies, if required by the Planning Board, that may include but are not limited to the following:
  - a. Nutrient loading
  - b. Hydrogeological investigations
  - c. Pesticide analysis of soils and groundwater.
  - d. Environmental impact studies
  - e. Traffic impact studies
  - f. Fiscal impact analysis
  - g. Wetland mapping
  - h. High intensity soil survey

These studies should be prepared by a professional consultant approved by the Planning Board. However this shall not in any manner limit the Board's authority to employ a second consultant to review the findings. The expense of any studies or reviews shall be the responsibility of the applicant.

5. A written acknowledgement of the Subdivider's responsibility for maintenance and the assumption by the Subdivider of liability and damages that may occur on any streets within the subdivision and/or on any land to be dedicated for public use until such streets and/or land have been legally accepted by the Town.
6. Certificate of approval from all federal, state or local agencies whose approval is required.
7. Prior to signing of the formal plat layout by the Chairman of the Planning Board and the recording of the formal plat layout the Subdivider shall submit to the Board the following:
  - a. A registered engineer's estimate of the costs of required streets, roads, public improvements, drainage structures and other utilities.
  - b. An irrevocable letter of credit or cash in an amount satisfactory to ensure the completion of required projects. Said amount shall not be reduced below 10% until a maintenance guaranty is in place.
  - c. An escrow agreement that includes fees for inspections of improvements by appropriate Town officials and/or Town consultants as well as possible legal fees that may be required to enforce these regulations.

- d. Roadway off-site fees, as determined by the Board.

**SECTION 31.**

**CONSTRUCTION DETAIL SHEETS**

Construction detail sheets shall show the following information. Where requirements have been waived, applicable specifications may be omitted:

- A. Profiles showing existing and proposed elevations along the center line of all streets. Where a proposed street intersects an existing street or streets, within four hundred (400) feet of the intersection, the elevations along the center line of the existing street or streets, within one hundred (100) feet of the intersection, shall be shown. All elevations shall be referenced to the United States Geological Survey, provided that bench marks exist within one-half (1/2) mile of the boundary of the subdivision.
- B. Plans and profiles showing the locations and a typical section of street pavements, including curbs and gutters, manholes and catch basins; the location of street trees, and street signs; the location, size and invert elevations of existing and proposed storm water drains and fire hydrants; the exact location and size of all water, and other underground utilities or structures; and the location and elevation of the one hundred year floodplain, where applicable.

## **ARTICLE VII REQUIRED IMPROVEMENTS**

### **SECTION 32.                  MINIMUM STANDARDS; WAIVER**

In considering an application for the subdivision of land, the Planning Board shall be guided by the standards set forth hereinafter. Said standards shall be considered to be minimum requirements and shall be waived by the Planning Board only under circumstances set forth in Section 50.

In order that the Board may properly inspect the work as it progresses, the Subdivider shall keep Town officials informed at all times of the progress of the work and shall continuously provide safe and convenient access to all parts of the work for inspection by the Board or by such persons as it may designate for that purpose. No work shall be approved that has been covered before such inspection.

- A. Character of land: Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood soil failure or other hazard.
- B. Specifications for required improvements: All required improvements shall be constructed or installed to conform to the Town's specifications.

### **SECTION 33.                  STREET LAYOUT**

- A. ***Width, location and construction:*** Streets shall be of sufficient width, suitably located and adequately constructed to conform with the Master Plan and to accommodate the projected traffic and afford access for firefighting, snow-removal and other road maintenance equipment. The arrangement of streets shall be such as to avoid imposing undue hardship on adjoining properties and shall be coordinated so as to comprise a convenient system. In the event a subdivision adjoins or includes an existing street which does not conform to widths as required by these regulations or by the Master Plan of the Town of Deerfield, the developer shall dedicate as outlined in Section 28 sufficient land to bring such street into conformity. Subdivisions along one (1) side of any street or highway shall be required to dedicate only one half (1/2) of the required extra width.
- B. ***Arrangement:*** The arrangement of streets and/or rights-of-way in a subdivision shall provide for the continuation of streets and/or rights-of-way of adjoining subdivisions and for the proper protection of such access ways into adjoining properties which are not yet subdivided, in order to make possible necessary fire protection, movement of traffic and the construction or extension, presently or when later required, of needed utilities and public services, such as sewer, water and drainage facilities. Continuations or extensions of existing streets and/or rights-of-way shall be widths

equal to or greater than those appurtenances now existing; provided, however, that such improvements conform to those standards contained herein. Where, in the opinion of the Planning Board, topographic or other conditions make such continuance undesirable or impractical, the above conditions may be modified.

- C. *Local streets:*** Local streets shall be so arranged that their use by the through traffic shall be avoided.
- D. *Provision for future resubdivision:*** Where a tract is subdivided into lots substantially larger than the minimum size required in the zoning district in which a subdivision is located, the Planning Board may require that streets and lots be arranged so as to permit future resubdivision in accordance with the requirements contained in this chapter.
- E. *Dead-end streets (cul-de-sac):*** The creation of dead-end or loop residential streets shall be encouraged whenever the Planning Board finds that such type of development will not interfere with normal traffic circulation in the area. In the case of dead-end streets, the Planning Board may require the reservation of twenty (20) foot wide easement to provide for continuation of pedestrian traffic and utilities to the next street.
- F. *Intersection with collector or major arterial roads:*** Local or collector street openings into such roads shall, in general, be at least four hundred (400) feet apart. Intersections of more than two (2) streets at any one point shall not be allowed without Planning Board approval.
- G. *Street jogs:*** Street jogs with center line offsets of less than one hundred twenty-five (125) feet shall be avoided.
- H. *Angle of intersection:*** In general, all streets shall join each other so that for a distance of at least one hundred (100) feet the street is approximately at right angles to the street it joins. No Street shall intersect at an angle of less than sixty degrees.
- I. *Reverse curves:*** A minimum tangent of one hundred (100) feet shall be required between reverse curves on local streets, two hundred (200) feet on collector streets and three hundred (300) feet on arterials.
- J. *Relation to topography:*** The street plan of a proposed subdivision shall bear a logical relationship to the topography of the property, and all streets shall be arranged so as to obtain as many of the building sites as possible at or above grade of the streets. Grades of streets shall conform as closely as possible to original topography.
- K. *Special treatment along arterial streets:*** Where a subdivision abuts or contains an existing or proposed arterial street, the Planning Board may require limited-access streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots with rear service alleys or such other treatments

may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

**SECTION 34.**                      **STREET DESIGN**

- A. ***Widths of rights-of-way:*** Minimum street widths are outlined in Table A in the Appendix.
- B. ***Improvements:*** Streets shall be graded and improved with pavements, curbs and gutters, sidewalks, storm drainage facilities, water mains, sewers, streetlights and signs, street trees and fire hydrants, except where waivers may be requested and the Planning Board may waive, subject to appropriate conditions, such improvements as it considers may be omitted without jeopardy to the public health, safety and general welfare. Pedestrian easements shall be improved as required by the Planning Board.
- C. ***Utilities:*** The Planning Board shall whenever possible, require that underground utilities be placed in the street right-of-way to simplify location and repair of lines when they require attention. The Subdivider shall install underground service connections to the property lines of each lot within the subdivision for such required utilities before the street is paved.
- D. ***Utilities easements:*** Where topography is such as to make impractical the inclusion of utilities within the street right-of-way, perpetual unobstructed easements at least thirty (30) feet in width shall be provided with satisfactory access to the street. Easement of greater width may be required where more than one utility is located in the same easement. Wherever possible, easements shall be continuous. Such easements shall be cleared and graded where required.
- E. No tree, shrub or building shall be placed or erected in any easement for utility or drainage purposes or within the right-of-way of any street, except at the owner's risk as to all costs for demolition, removal or reconstruction or by arrangements made with the Planning Board. The proper authorities shall have free access to and use of the easements at any time. Any planting of trees within the street right-of-way shall be in accordance with a plan approved by the Planning Board.
- F. ***Curve radii at street intersections:*** Street right-of-way lines at local street intersections shall be rounded by the curves of at least a twenty-five (25) foot radius. Intersections involving collector or arterial streets shall have radii of not less than thirty (30) feet.
- G. ***Grades:*** No local streets grade shall be in excess of nine (9) percent, no collector street grade shall be in excess of eight (8) percent, and no arterial street shall have a grade greater than five (5) percent, except as otherwise approved by the Planning Board due to adverse topographical conditions. For adequate drainage, the minimum grade of any new street shall not be less than one-half (0.5) percent. No street shall support a grade in



either previous to or as a result of the subdivision. Adequate easements for storm water drainage shall be established along any natural channel and in such other locations as may be necessary to provide satisfactory disposal of storm water from streets and other portions of the subdivision. The locations and minimum width of such easements shall be approved by the Planning Board.

- B. *Drainage structure to accommodate potential development upstream:*** A culvert or other drainage facility shall, in each case, be of an adequate size to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision boundaries. The Planning Board shall approve the design and size of facility based on anticipated water runoff under conditions of total potential development permitted by the Zoning Ordinance in the watershed.
- C. *Responsibility for drainage downstream:*** The Subdivider's engineer shall also study the effect of such subdivision on the existing downstream drainage facilities outside the subdivision boundaries. Where it is determined by the Planning Board that the additional runoff incident to the development of the subdivision will overload an existing downstream drainage facility, the Planning Board may require the provision of water-retarding facilities, flowage easement or other improvements to alleviate said problem. Said improvements shall be assigned in accordance with the requirements of RSA 149:8 (a).
- D. *Flood hazard areas:*** Subdivisions involving land designated as flood areas shall be reviewed to determine whether such proposals will be reasonably safe from flooding and shall meet the following requirements:
- 1. *Permits:*** Prior to final approval, the Planning Board shall review the proposed development to assure that all necessary permits have been received from those government agencies from which approval is required by Federal and State law including Section 404 of the Federal Water Pollution Control Act Amendments of 1972 U.S.C. 1334
  - 2. *Minimization of Flood Damage:*** Sufficient evidence (construction drawings, grading and land treatment plans) shall be submitted so as to allow the Planning Board to determine that:
    - a.** All such proposals are consistent with the need to minimize flood damage;
    - b.** All public utilities and facilities, such as sewer, electrical and water systems are located and constructed to minimize or eliminate flood damage;
    - c.** Adequate drainage is provided so as to reduce exposure to flood hazards; and,
    - d.** New and replacement water and sewer systems (including on-site systems) are located, designed and constructed to minimize infiltration and avoid impairment.

3. Elevation and flood-proofing records: The Subdivider shall obtain and maintain records of elevations and flood-proofing levels for all new or substantially improved structures, whether or not such structures contain a basement.

**SECTION 37.**

**PARKS, OPEN SPACE AND NATURAL FEATURES**

- A. ***Open space provision:*** The minimum requirements concerning the provision of open space facilities in subdivisions shall be as specified herein and in the Zoning Ordinance.
- B. ***Reservation of park areas:***
  1. Where a proposed park, playground, open space or other public use is shown in the Master Plan and is located, in whole or in part, in a subdivision, the Planning Board may require the dedication or reservation of such area within the subdivision. The procedure used in this process shall conform with the criteria contained in Section 28.
  2. If no such areas are so delineated within the boundaries of a subdivision, the Planning Board may, where appropriate, as outlined in Section 28, require that the plat layout show sites of a character, extent and location suitable for the development of a park, playground or other recreation purpose. Said area(s) shall not exceed fifteen (15) percent of the total area of the subdivision and shall have a sufficient legal restriction to assure permanence of use for open space and maintenance with respect thereto.
- C. ***Reserve Strips:*** Reserve strips of land which might be used to control access from the proposed subdivision to any neighboring property, or to any land within the subdivision itself shall be prohibited.
- D. ***Preservation of natural features:*** The Planning Board shall, whenever possible, establish the preservation of those natural features which add value to residential/commercial developments and to the community, such as tree masses, watercourses, historic sites, vistas and similar irreplaceable assets.
- E. ***Buffer Zones:*** The Planning Board may require the designation of buffer zones of at least fifty (50) feet in width around surface water, wetlands or other natural features which may be adversely affected by erosion or storm water runoff. The Planning Board may require a vegetative buffer to provide screening where non-residential development abut a residential zone.

## **ARTICLE VIII DESIGN STANDARDS**

### **SECTION 38.                    CONSTRUCTION PLANS AND SPECIFICATIONS**

- A.** Before final plat approval is granted for any subdivision, the developer shall submit a complete set of plat construction detail sheets and specifications to the Planning Board for evaluation. Once approved by the Planning Board, the Developer shall not alter or vary the construction documents without prior consultation with the Planning Board.
- B.** As a minimum, the plat construction detail sheets and specification shall incorporate the requirements of these regulations.

### **SECTION 39.                    UTILITY CONSTRUCTION STANDARDS**

- A.** All utilities shall be installed on or before the completion of the roadway base course. Work shall be constructed with the deepest utility being installed first and working up to the road surface. The Road Agent or Town Engineer shall be notified seventy-two (72) hours prior to start of any construction. All subsurface work shall be visually inspected by either the Road Agent, Town Engineer or his agent prior to back filling.
- B.** These inspections shall be completed during normal working hours within a twenty-four (24) hour period after notification. Covering work before it has been inspected shall be sufficient cause for rejection. Final testing of subsurface utilities for acceptance by the Town shall be completed prior to paving the road surface. All testing and inspections shall be at the expense of the developer.

### **SECTION 40.                    REFERENCE MONUMENTS**

Utility and street improvements shall be provided by the Subdivider in accordance with the standards and requirements described hereinafter. The standards contained hereinafter shall be considered as minimum requirements, and nothing contained herein shall be construed to imply that the Subdivider cannot construct or provide improvements of a higher quality.

- A.** The developer shall provide permanent reference monuments to determine the limits of street right-of-way and reference pins along the side of any easement. Monuments shall be set on the exterior street lines at all angle points, at the beginning and end of all curves, and all intersections. Such monuments shall be set in six inches of screened gravel with their tops at the proposed finished grade.

**B. Monument Specifications:**

1. A permanent monument shall be of stone or reinforced concrete four by four by thirty-six (4 X 4 X 36) inches, with a drill hole in the center, set in such a manner so that they will not be disengaged by frost; if of concrete, the mix shall be Class A.
2. All reference pins shall be of ferrous metal, one-half (1/2) inch in diameter or larger and a minimum of thirty-six (36) inches in length. The pin may be solid, hollow, round, square or any other standard configuration normally used by surveyors. The pin shall be driven into the ground and shall not protrude above the ground surface any more than six (6) inches.

**SECTION 41.**

**STREET IMPROVEMENTS**

**A. General:** In general, all new streets within the subdivision and all work to be undertaken thereon shall be designed and constructed according to the specifications adopted by the New Hampshire Department of Transportation. All plans for such improvements shall be submitted for approval or approval with modifications to the Planning Board.

**B. Grading Roadway and Side Slopes:** The roadway and side slopes thereof shall be considered as part of a site's improvements and as such, shall be constructed substantially in accordance with the street cross-sectional design standards. Side slopes shall not exceed one-foot vertical rise per every four (4) feet of horizontal length without a retaining structure or other special considerations. If the depth of fill is over five (5) feet, the Subdivider may be required to perform certain operations to ensure that major settlement will occur prior to continuing construction. All side slopes have to be loamed and seeded.

**C.** All backfill in trenches and fill for roadbeds shall be thoroughly compacted to ninety-five (95) percent of optimum density, unless otherwise specified in the approval specifications. All compaction is subject to testing by the Town's engineers.

**D. Street construction standards:** All streets within the jurisdictional authority of the Town, with the exception of state highways, shall be improved in accordance with the following minimum criteria and shall further be arranged and constructed in accordance with the provisions set forth in Table A in the Appendix and hereinafter:

**1. BASE COURSE:**

- A.** The depth of the base course shall be as shown on Table A in Appendix.
- B.** Base course shall not be constructed during freezing weather or on a wet or frozen sub grade. Blading and rolling shall be required to provide a smooth, even and uniformly compacted course true to cross section and grade. A

minimum slope of the finished base course shall be one-quarter (1/4) inch per foot or as may be required on curves or on super elevations.

- C. Any portion of the base course material which is not accessible to means of proper compaction with rolling equipment shall be compacted thoroughly by methods satisfactory to the Town. All yielding or unstable material shall be excavated as directed and brought up to grade with satisfactory material.
- D. At all times during construction, the sub grade and all ditches shall be constructed and maintained so that the roadbed will be effectively drained to prevent erosion.
- E. In areas with excessive clay, water or loam base, the depth of the base course shall be more than the minimum depth. The base course depth and required base drainage shall then be properly designed by the subdivision engineer and approved by the Town (e.g., by increasing base depth as needed or road under- drains, or both).
- F. Design depth shall be based on current engineering practices, using percolation results obtained during the wet season, soil-bearing capacity and type.
- G. Samples of all gravel materials to be used in project shall be submitted to the Town's Engineer.

## 2. **STREET PAVING:**

- a. Street paving shall be accomplished by placing a minimum of two (2) courses of hot asphalt concrete, which shall be placed with a mechanical spreader and compacted with a minimum ten (10) ton tandem roller under the same specifications and conditions stated in the State of New Hampshire Department of Transportation standard specifications for road and bridge construction, adopted and approved, latest edition. Minimum thickness of each course shall be as shown on Table A in the Appendix.
- b. The hot asphalt concrete shall consist of the following materials: The aggregate shall be a bankrun crushed gravel, with a maximum sieve size as indicated in New Hampshire Department of Transportation Specifications. Bituminous material shall be asphalt cement that meets New Hampshire Department of Transportation Specifications. This is in no way to relieve the contractor from designing a road pavement for a higher classification of traffic which would require a heavy pavement for strength or a different design mix as approved by the Town.

- c. The Subdivider shall be required to improve arterial and collector streets only to the width required by the current and immediate needs of his subdivision consistent with the standards and specifications herein contained.

## **SECTION 42.**

## **STORM SEWERS AND DRAINAGE APPURTENANCES**

All areas of a subdivision shall be graded to prevent ponding of water or eroding of property. In addition to the installation of curbs or gutters along the streets as required by Section 34, storm sewers or other drainage appurtenances shall be constructed throughout the entire subdivision to carry off water from all inlets and catch basins and be connected to an adequate outfall. The storm water drainage system shall be in accordance with the drainage laws of the State of New Hampshire. Provisions shall be made to accommodate the increased runoff caused by changed soil and surface conditions during and after development. Sediment shall be trapped in runoff basins or by other acceptable methods, until the disturbed area is stabilized. Diversions, sediment retention basins and so forth, shall be constructed prior to any on-site grading of existing surface material. Included in the overall design shall be any work necessary in order to provide adequate and satisfactory drainage along the side of any existing street which is adjacent to the subdivision. The plans and specifications for the disposing of stormwater and the construction thereof shall be approved by the Planning Board. Manholes will be required upon request, to be located between catch basins. No increase in surface runoff shall be permitted if such increased runoff passes beyond the property lines unless it is to be within an approved public storm drainage system.

### **A. DESIGN:**

1. Proper sizing of culverts, pipes, etc., shall be by acceptable established engineering practice.
2. Design storm frequency requirements shall be as follows:
  - a. Major streams, rivers, bridges, culverts:  
Fifty-year storm or flood of record.
  - b. Minor brook culverts: fifteen-year storm
  - c. Storm sewers: ten-year storm
3. A sample set of the calculations used in sizing the various pipes and a list of the variables used must be submitted to the Planning Board. Failure to including this information could result in a delay of the review process.

**B. STANDARDS OF CONSTRUCTION:**

1. All improvements shall meet the specifications of American Association of State Highway Transportation Officials (ASSHTO) and the New Hampshire Department of Transportation in regards to material and strength requirements.
2. Catch basins or drop inlets shall be equal to New Hampshire Standard Type A with three (3) foot sumps.
3. Minimum-size pipe shall be twelve (12) inches in diameter for storm drains. Minimum size culvert shall be fifteen (15) inches diameter.
4. All pipes shall be one (1) of the following:

<u>Typical Use</u>	<u>RCP</u>	<u>PVC</u>
Culverts	X	-----
Storm Sewers	X	-----
Drive Culverts	X	-----

Notes: **X** = acceptable; **RCP** = reinforced concrete pipe (Class III minimum);  
**PVC** = polyvinyl SDR 35 pipe.

5. There shall be a three (3) foot minimum cover over all pipes except for driveways.
6. Culvert headwalls/end walls, when required, shall be either concrete or mortar rubble masonry.
7. Erosion protection of ditches or pipe outlets shall be provided where soil and/or velocity conditions warrant protection by paving or use of stone.

**SECTION 43. WATER AND SEWER FACILITIES**

- A. Water mains, with hydrants, valves and other fittings and sanitary sewers with manholes and other appurtenances where required by the Planning Board, shall be constructed and installed within the subdivision as necessary to provided to all lots therein adequate sewage disposal and adequate water supply for domestic and fire protection use.
- B. All septic systems must be approved by the Water Supply and Pollution Control Division of the New Hampshire Department of Environmental Services.

- C.** Any Community Leach (septic) System (CLS) designed to serve more than four dwelling units shall comply with the following conditions:
- 1.** A Community Leach System (CLS) may only be used in those areas that would not present a danger to public health and safety.
  - 2.** All CLS's shall meet the design requirements of the Water Supply and Pollution Control Division of the New Hampshire Department of Environmental Services and these regulations:
    - a.** Each dwelling structure shall have its own septic holding tank of sufficient capacity to serve the number of dwelling units in the structure. Each tank shall be located so that periodic pumping may be accomplished with minimum disruption to the lot.
    - b.** The leach field shall be large enough to contain the design size leach field, suitable vacant land to replicate that field, sufficient buffer so that the boundaries of the leach field may be set back from the active and potential field by the required distance to a domestic well.
    - c.** In order to guard against failure, the design of each leach field shall contain extra construction leaching capacity, to be used in alternation with the primary capacity, to be at least fifty (50) percent of the design size required by the Water Supply and Pollution Control Division of the New Hampshire Department of Environmental Services. Where more than one leach field is contained in a subdivision, a piped connection between the leach fields including valves and distribution boxes to allow the temporary use of the leach fields by dwellings connected to a failed leach field, while their leach field is being repaired, will meet this requirement.
    - d.** All piping connecting septic tanks to leach systems and other mechanical equipment such as pumps, valves, etc. shall meet the standards of the Water Supply and Pollution Control Division of the New Hampshire Department of Environmental Services. All such equipment used by more than one dwelling shall be placed in an easement which shall be deeded to lot owner's association and such authority shall have the right to access at any time for the purposes of maintaining the system.
    - e.** The Town shall have the right to maintain the CLS if owner fails to do so and recover the expense from the owner.

3. **Facility Ownership:** At the conclusion of the construction of all piping, equipment and leach fields, a complete set of “As-Built” drawings of the systems will be filed with the Building Inspector. The owners of the Common Leach System shall also comply with the following requirements:
  - a. The common leach system shall be owned and managed by a lot owner’s association under a condominium law pursuant to RSA 356-B.
  
4. **Facility Maintenance Requirements:** The following requirements shall be made part of any lot owners agreement or condominium instruments:
  - a. The owner of the common leach system shall maintain a service contract with a licensed septic system service and installation contractor to perform the required maintenance. Such a contract shall detail the periodic maintenance to be performed on the distribution/collection system including leach fields, distribution boxes, pumps and collection pipes, etc. The service contract shall provide for an annual report to the Building Inspector by the licensed septic system installer detailing the condition of the system and any repairs made that year or anticipated at the time of the report. A copy of the service contract shall be delivered to the Building Inspector for review at least 30 days before it goes into force.
  - b. The owner of the common leach system shall collect from the users of the system an annual fee equal to the cost of repairs and an amount sufficient to establish a reasonable cost of replacement reserve. The fee should be assessed annually based upon the previous year’s experience and the forth coming service contract amount.
  - c. The maintaining authority shall keep a record of each individual septic tank, showing its location and the frequency of its pumping. As a guide to maintenance, each tank should be pumped at least once in every five year period and not more frequently than every two years.
  - d. No structure shall be built on a leach field system.

**SECTION 44.**

**STREET MARKER AND TRAFFIC SIGNS**

All regulatory signs shall be installed in conformance with the Uniform Code for Traffic Signs. A permanent street marker shall be placed at each intersection designating the streets entering said intersection and shall comply with the specifications as provided by the Town. All street

signs shall be of the approved size, color and type set forth by the Planning Board. The signs shall be installed at the expense of the developer and done to the satisfaction of the Road Agent.

**SECTION 45.**                      **TELEPHONE AND ELECTRIC UTILITIES**

All utility lines for telephone and electric service shall be placed in the right-of-way or in rear-lot easements. Where telephone and electric service lines are placed underground entirely throughout a subdivision area said conduits or cables shall be placed within easements or dedicated public ways in a manner which will not conflict with other underground services. They shall be a minimum of five (5) feet from any other utility. Wherever possible, underground services will be placed under grassed areas rather than paved areas. Further, all transformer boxes shall be located so as not to be unsightly or hazardous to the public.

**SECTION 46.**                      **SIDEWALKS**

Sidewalks shall be installed where required by the planning Board and shall be of bituminous concrete or Portland cement concrete. Bituminous concrete shall not be less than two and one half (2 ½) inches in thickness and placed over a six-inch gravel base. Portland cement concrete sidewalks shall not be less than four (4) inches in thickness, reinforced by eight by eight (8 x 8) – six by six (6 x 6) wire mesh and placed on a suitable base not less than twelve (12) inches thick. Portland cement concrete sidewalks that cross driveways shall not be less than six (6) inches thick and meet all the standards listed above. All sidewalks shall be five (5) feet in width and constructed adjacent to property line within the street right-of-way.

**SECTION 47.**                      **CURBS**

- A. All new improved streets will be provided with granite or bituminous curbs where required by the Planning Board. When the curb forms one (1) edge of the sidewalk, the granite curbing shall be straight faced. Curbs used to define driveway entrances shall be tapered.
  
- B. Granite slope edge curb shall be installed as specified in the State of New Hampshire Standards for Road and Bridge Construction; minimum cross section of stone to be four by twelve (4 x 12) inches.

**SECTION 48.**                      **REQUIRED CHANGES**

Changes in the terms and specifications contained in Planning Board approval of the improvement aspects of a subdivision application may be required in the event subsequent excavations reveal subsurface conditions which require special attention, e.g., underground water requiring side drains, etc. All such changes must be approved by the Planning Board.

**SECTION 49.**                      **AS-BUILT PLANS**

The developer shall be responsible for submitting an “As-Built” drawing of the project to the Building Inspector. The drawings shall include all items as required in the final plan with as-built

locations, dimensions and sizes. Also included on the “As-Built” drawings shall be water and community septic locations, depths and ties.

## **ARTICLE IX ADMINISTRATION AND ENFORCEMENT**

### **SECTION 50.                    WAIVERS**

- A. When in the judgment of the Planning Board, special circumstances exist where strict conformity with any specific requirements of these regulations would cause extraordinary and unnecessary hardship, the Board may waive certain portions of the regulations so that substantial justice may be achieved and the public interest secured, provided that such waivers shall not have the effect of nullifying the intent and purpose of the Zoning Ordinance or the Master Plan.
  
- B. In granting waivers, the Planning Board may require such conditions as will in the Board's judgment, secure substantially the objectives of the standards or requirements of these regulations.
  
- C. The Planning Board shall not approve waivers unless it shall make finding based upon the evidence presented to it in each specific case that granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other adjacent property;
  
- D. Procedures: A petition for any such waiver shall be submitted in writing by the applicant at the time when the application is filed for consideration by the Planning Board. The petition shall state fully the ground for the waiver and all of the facts relied upon by the petitioner. The Planning Board may also, in its discretion, grant such waiver without written application if the requirements of this section are met.

### **SECTION 51.                    ENFORCEMENT**

These regulations shall be enforced under RSA 676: 15 through 17.

### **SECTION 52.                    FEES**

- A. ***Preliminary Conceptual Consultation:*** An administrative fee will not be charged for an applicant to engage in preliminary conceptual consultation with the Planning Board
  
- B. ***Design Review for Major Subdivision:*** An administrative fee of \$50 will be charged for a design review of a major subdivision application. The applicant will also be responsible for paying the cost of mailing certified notices to abutters as well as paying the cost of advertising or posting a notice of application.
  
- C. ***Formal Application Review for Major Subdivision:*** The administrative fee for processing a formal application for a major subdivision shall be \$100.00, plus \$50.00 per lot, plus \$0.10 per linear foot of new road, plus the recording fee. The applicant shall also be responsible for paying the cost of mailing certified notices to abutters, the cost of advertising or posting a notice of the application, and the cost of special investigative



**SECTION 56.**

**AMENDMENTS**

In accordance with RSA 675:6, these regulations may be amended or rescinded by the Board following a public hearing as specified in RSA 675:7 on the proposed change. The Chairman of the Board shall transmit a copy certified by a majority of the Planning Board members of any changes so adopted by the Town Clerk. A copy shall also be filed with the New Hampshire Office of State Planning.

**SECTION 57.**

**APPEALS**

As provided for in RSA 677:15, any persons aggrieved by any decision of the Planning Board concerning a plat or subdivision may present to the Superior Court a petition, duly verified, setting forth that such decision is illegal or unreasonable in whole or in part, specifying the grounds upon which the same is claimed to be illegal or unreasonable. Such petition shall be presented to the Court within thirty (30) days after the filing of the decision in the office of the Planning Board.

**APPENDIX**  
**To**  
**Deerfield, New Hampshire**  
**Subdivision Regulations**

- A. Table of Geometric and Other Standards for Streets
- B. Typical Roadway Section
- C. Suggested Procedure for Processing Subdivisions
- D. Sample Applications

**Appendix A**  
**Table of Geometric and Other Standards for Streets**

<u>ITEM</u>	<u>ARTERIAL STREET</u>	<u>COLLECTOR STREET</u>	<u>LOCAL STREET</u>
1. Average daily Traffic	800-3,000	200 – 1,000	0- 350
2. Minimum width of Right-of-way	80'	60'	50'
3. Minimum pavement width	42'	36'	24'
4. Minimum grade	1%	1%	½ %
5. Minimum grade	6%	6%	9%
6. Minimum angle of Intersections	60°	60°	60°
7. Width of Shoulders	4'	4'	4'
8. Minimum center-line Radii on curves	800'	200'	200'
9. Minimum tangent length Between reversed curves	300'	200'	100'
10. Road base (minimum)	24"	24"	18"
Sub-base - bank run	16"	16"	12"
Gravel	8"	8"	6"
Upper-base – Crushed Gravel			
11. Bituminous Concrete			
Paving	2"	2"	2"
Binder Course	1"	1"	1"
Surface Course			
(Depths are “in Place”)			
12. Road Crown (Minimum)	¼ “ / 1’	¼ “ / 1’	¼ “ / 1’
13. Cul-de-sac Streets			
Maximum length	-----	-----	1,200'
Diameter of turn –around			
Property line	-----	-----	150'
Pavement	-----	-----	124'
Pavement Width	-----	-----	24'
14. Driveway Aprons			
Width (minimum)	12'	12'	12'
Bituminous Concrete			
Paving	1.5"	1.5"	1.5"
Binder Course	1.5"	1.5"	1.5"
Wearing Course	6"	6"	6"
Gravel Base			