

A P P E N D I X A

NATURAL FACTORS MULTIPLIER TABLE

SLOPE		SOIL GROUPING					
CLASSIFICATION		1	2	3	4	5	6
AB	0-8%	1.0	1.3	1.6	2.0	3.0	NS
C	8.1-15%	1.1	1.43	1.76	2.2	NS	NS
D	15.1-25%	1.2	1.56	2.08	2.4	NS	NS
E	over 25%	1.3	1.69	2.4	2.6	NS	NS

Notes: 1. "NS = not suitable, i.e.: At least 5 acre maximum density with made land for on-site sewage.

2. % slope from topographic map of Springfield, N.H. (D.R.E.D. - Dec. '71).

3. Soils identification from USDA - SCS maps of the Town.

4. Soils definitions as follows:

No.	WSPCC Guide	NHOSP Handbook
1.	Well-drained, rapid permeability	Sandy and sandy skeletal
2.	Well-drained, moderate permeability	Coarse, loamy
3.	Moderately well-drained, and well-drained with hard pan	Coarse-loamy with pan or high water
4.	Bedrock relatively close to surface	Lithic (stony or rocky)
5.	Poorly drained	Poorly drained
6.	Floodplain or very poorly drained	Unrated

Revised Soil Grouping for Establishing Lot Size

<u>Group 1</u>	<u>Group 2</u>	<u>Group 3</u>	<u>Group 4</u>	<u>Group 5</u>	<u>Group 6</u>
(Well drained to excessively well drained soils with rapid permeability)	(Well drained soils with moderate permeability)	(Moderately well drained and well drained soils with hardpan)	(Bedrock relatively close to surface)	(Poorly drained soils)	(Floodplain soils or very poorly drained soils)
Adams (Ad) Colton (Co) Herman (He,Hm) Quonset (Qs) Warwick (Wa) Windsor (Wd)	Agawam (Ag) Monadnock (Me, Mr,Mu,Mv,Mw, Mf)	Bernardston (Bd,Be) Croghan (Cy) Marlow (Ma,Mb) Ninigret (Nn) Peru (Pc,Pe) Pittstown (Pt,Pv) Scio (Sd) Sunapee (Sn,So) Unadilla (Un)	Cardigan (Ca,Cb) Kearsarge (Ke) Lyman (Ls)	Lyme (Lu,Ly) Moosilauke (Lu) Naumburg (Na) Pillsbury (Pg, PI) Raynham (Ra) Stissing (Sg,Sh)	Borochemists, ponded (Bp) Chocorua-2 (Ch) Greenwood-2 (Gw) Hadley-1 (Ha,Hb) Limerick-1,2 (Lk) Ondawa-1 (Of) Ossipee Mucky Peat (Ot) Podunk-1 (Pw) Rumney-1 (Ru) Saco-1,2 (Sa,Sb) Sunday-1 (Su) Winooski-1 (Wn)
					Note: 1=floodplain 2=very poorly drained

NOTES: 1. This chart should be used as a general guide to enable people to make lot size determination. In no way does the series name and description replace an on-site evaluation of conditions in the field. These soils should be evaluated particularly closely because of possible site problems.

Not categorized: Duchess, Haven, Pits-gravel, Rock outcrop, Udorthents-smoothed (urban land).

Soil and Land Types - Springfield, NH - U.S.D.A./S.C.S., May 1973, pages 19-34

<u>Group</u>	<u>Name</u>	<u>Map Symbols</u>
('78)	('80)	Note: Letters in parenthesis are the new* map symbols that correspond to the preceding old number symbols.
3	B	Acton 46A(SnA), 46B2(SnB), 46C2(SnB), 47A(SoB), 47B(SoB), 47C(SoC)
2	A	Charlton 62B2(McB), 62C2(McC), 62D2(McD), 63B(MfB), 63C(MfC), 63RC(MrC), 63RE(MrD), 63RE(MrE)
3	B	Deerfield 313A(CyA), 313B2(CyA)
-	-	Fresh Water 197(Bp)
1		Gloucester 42B2(HeB), 42C2(HeC), 42D2(HeD), 43B(HmB), 43C(HmC), 43D(HmD), 43RC(MrC), 43RD(Mrd), 43RE(MrE)
-	-	Gravel Pits GP(Pr)
1	A	Hinckley 12A(CoA), 12B2(CoB), 12C2(CoC), 612D2(CoE), 312B2(WaB), 312C2(QsC), 312D2(QsD)
4	A-D	Hollis (Charlton) 60B2(MvB), 60C2(MvC), 60D2(MvD), 61B(MwB), 61C(MwC), 61D(MwD), 61RC(MwC), 61RD(MwD), 61RE(LsE)
5	C-D	Leicester 546A(LuA), 546B(LyB), 547A(LyA), 547B(LyB)
6	-	Muck & Peat 195(Gw), 295(Gw), 395(Ch), 495(Ot)
3	B-C	Paxton 66B2(MaB), 66C2(MaC), 66D2(MaD), 67B(MbB), 67C(MbC), 67D(MbD), 67E(MbE)
6	B-D	Podunk 4(Pw), 4G(Pw)
5	C-D	Ridgebury 646A(PgA), 646B(PgA), 647A(P1A), 647B(P1B)
6	B-D	Rumney 5(Ru), 5G(Ru)
3	B	Sutton 68A(SnA), 68B2(SnB), 68C2(SoC), 69B(SoB), 69C(SoC)
6	D	Whitman 549(plA)
3	B-C	Woodbridge 29A(PcA), 29B2(PcB), 29C2(PcC), 29D2(PcC), 129B(PeB), 129C(PeC), 129D(PeD)

Pages 12 & 13 list soil types in order of above symbols.

Pages 60 thru 64 list soil types in order of above symbols and estimate degree and kind of limitation.

*Letters in parenthesis taken from the Soil Survey of Sullivan County New Hampshire, December, 1983.

ALTERNATIVE SOILS, SLOPES CHART

PROPOSED NEW NATURAL FACTORS TABLE - 5/18/81
(For consistency with 12/10/80 WSPCC regulations)

Percent Slope	Soil Groups			D
	A	B	C	
0-8	1.5 A 65,250 S.F. (1.00)	2.25 A 97,875 S.F. (1.50)	3. A 130,500 S.F. (2.00)	4.5 A 195,750 S.F. (3.00)
8.1-15	1.65A 71,775 S.F. (1.10)	2.46 A 107,010 S.F. (1.64)	3.32A 144,203 S.F. (2.21)	<u>1</u>
15.1-25	1.8 A 78,300 S.F. (1.20)	2.67 A 116,145 S.F. (1.78)	3.62A 157,253 S.F. (2.41)	1

NOTES: 1 Does not occur on this slope.

1 Other Requirements: WS1004.06 calculate on basis of predominant soil type at least 20,000 S.F. if suitable soil and adequate sewage site.

WS1002.05 show suitable replacement system area and ledge and boulders within 75' of system. Maintain 75' from surface water, drainage, wells, etc. Keep wells up-slope from sewage systems.

A P P E N D I X B

REQUEST FOR DESIGN REVIEW

Springfield Planning Board, Springfield, NH

1. Subdivision Name: _____
2. Subdivision Location: _____
3. Owner of Record (Name): _____ Phone: _____
- Address: _____
- _____

4. Has an agent been appointed to represent the owner? Yes No

5. Agent's name (to be one individual not a company): _____

Agent's address: _____ Phone: _____

Number of lots proposed: _____

6. Purpose of subdivision: _____

8. All names and addresses of abutters within 200 feet. (Attach list)

9. Four (4) paper copies of Design Review plans are to be submitted with this request.

10. The undersigned hereby request an opportunity to consult and review the above identified subdivision proposal with the Planning Board.

11. The owner of the land to be subdivided hereby gives permission to the Planning Board to enter the proposed subdivision land for inspection purposes relative to this request.

Signature of Owner or legal agent: _____

Date: _____

(OFFICIAL USE ONLY)

Date received by Planning Board:

Signature: _____

Planning Board title: _____

Fee paid (amount): _____

A P P E N D I X C

APPLICATION FOR SUBDIVISION PLAT

Springfield Planning Board, Springfield, NH

Note: This form and all required information must be filed and in the hands of the Administrative Assistant or the Chairman at least 17 days, not counting the day of the hearing, before the date of the meeting at which it is to be submitted to the Board.

1. Subdivision Name: _____

2. Subdivision Location: _____

3. Owner of Record (Name): _____

Address: _____ Phone: _____

4. Has an agent been appointed to represent the owner? Yes No

5. Agent's name (individual not a company): _____

Agent's address: _____ Phone: _____

6. Number of lots or units proposed: _____

7. Purpose of subdivision: _____

8. All names and addresses of abutters within 200 feet as indicated in Town records within five (5) days prior to this application filing.
(attach list)

9. List any conditions or items required for final Plat approval not included with this application:

10. List any zoning restrictions that apply to this subdivision:

11. One Mylar and 4 paper copies are to accompany this application. List all other material submitted with this application:

12. List any deed restrictions that apply or are contemplated:
(Write "None" or attach list)

13. The owner of the land to be subdivided hereby gives permission to the Planning Board to enter the proposed subdivision land for inspection purposes relative to this request including inspection of pins.

Signature of Owner or legal agent: _____

Date: _____

(OFFICIAL USE ONLY)

APPLICATION FOR SUBDIVISION PLAT

Date received by Planning Board:_____

Signature: _____ Planning Board title:_____

Fees paid (amount): Filing:_____ Notices:_____

Date of submission of Application to Board:

Date public hearing held:_____

Date Plat approval granted:_____

Was approval conditional?

If so, list conditions:

Date conditions were met
and Mylar released:

List any responses from local or State agencies regarding this Plat:

PLANNING BOARD

TOWN OF SPRINGFIELD, N. H. 03284



A P P E N D I X D

RECEIPT OF COMPLETED APPLICATION

Springfield Planning Board, Springfield, NH

Name of Applicant:_____

Name of subdivision:_____

Location of subdivision:_____

Date Application accepted:_____

The Springfield Planning Board has, as of this date, accepted your complete application in the form specified and with the supporting data required. The Planning Board must within 30 days of the above date schedule the proposed subdivision on its agenda for consideration and, further, must act to approve or disapprove thereof within 90 days as per RSA 676:4.

Public Hearing date is:_____

Signature:_____

Chairman (or Admin. Asst.)
Springfield Planning Board

A P P E N D I X E

CHECKLIST - SUBDIVISION - DESIGN REVIEW 10/17/91
Springfield Planning Board, Springfield, NH

The purpose of the following checklist is to be a helpful reminder only. Refer to the Subdivision Regulations for exact requirements. Regulation section numbers are given.

SECTION V

- A. Location and dimensions of property lines
- B. General location map with main roads named
- C. Soils and slope information on plat
- D. Existing topography at 20 foot intervals or less
- E. Location, name and width of all existing streets, buildings, easements, watercourses, standing water, rock ledge and other essential site features
- F. Detailed description of all proposed streets including a description of grades, profiles and drainage
- H. Driveway entrances, single or common on all lots
- I,J. Subdivision name; Names of subdivider and designer
- K. Abutters, subdivision, buildings, streets, driveways within 200 feet
- L. Date, north arrow and bar scale
- M. All utility poles by number

NOTE: ITEMS REQUIRED FROM SECTION III:

All lots enter or exit onto approved roads
Required acreage for all lots according to soils and slope
Required lot frontage for each lot Subdivision is not considered premature
Proposed lot lines comply with zoning setbacks from existing buildings, well and septic systems. Is the property under Current Use?

TO BE SUBMITTED WITH DESIGN REVIEW - Section V: N.

Proposed subdivision use

- Q. Statement of work required on existing streets to meet minimum standards
- R. Future subdivision within and adjacent

The following must be shown if required by Board:

- G. Proposed systems of water supply and sewage disposal and the location in relation to approx. building site and lot boundaries
- N. Subdivision use
- O. Compatibility with land use from Town Plan & Zoning Ordinance
- P. Statement of soil suitability for development.

CHECKLIST - SUBDIVISION - FINAL PLAT
Springfield Planning Board, Springfield, NH

10/17/91

The purpose of the following checklist is to be a helpful reminder only. Refer to the Subdivision Regulations for exact requirements. Regulation section numbers are given. NOTE: If conditions required in the Design Review phase have not been met, then they must be included here.

Red: APPLICATION FORM _____ FEES PAID ____ ABUTTERS LIST _____ PLAT CONTENTS:

SECTION V

PLAT CONTENTS:

Mylar shall be stamped by licensed surveyor and of correct scale; Dates of revision recorded A-1, Names: Town, subdivision, and owner, designer, engineer, and/or surveyor

A-2;A-5. Boundaries and area of entire parcel; existing and proposed lot lines angles and dimensions

A-4. Existing and proposed street R.O.W. lines with dimensions and names

A-5. Lot size in acres

A-5. Consecutive numbering of lots

A-6. Location of existing and proposed easements, copy of any deed restrictions, significant natural or manmade features, and all dedicated land

A-6. Easements statements on plat

A-8. Common driveways shown to approximate building sites

A-10. Final plat statement shall be printed on plat

III. Test pit locations

ITEMS TO BE SUBMITTED WITH PLAT;

B-1 Conditions of all easements and all deed restrictions; including tax map numbers

B-2. Written acknowledgement of maintenance responsibility for easements and assumption of liability on dedicated land until Town takes over

B-3. Statement attesting availability of private water and/or sewer if applicable

B-4. NH subdivision approval regarding septic for lots under 5 acres

B-5. Driveway permits from Town or State for all lots

B-6. Boundary pins and lot line markers found in place by Board and of type required by Board; written certification from surveyor if required

III. Test pit log including dates

OTHER ITEMS THAT MAY BE REQUIRED:

B-7. Subdivision grading and drainage plan if required by Board

B-8. Subdivision street and utility plan if required by Board

C. Subdivision "As Built" plan for roads if applicable

VI. Any security required is in place.

CHECKLIST - ANNEXATION
Springfield Planning Board, Springfield NH

10/17/91

The purpose of the following checklist is to be a helpful reminder only. Refer to the Subdivision Regulations for exact requirements. Regulation section numbers are given.

SECTION V:

- A. General map showing original boundaries of adjacent parcels
- B. Detailed survey map showing new property line(s)
- C. Deed restriction on plat and in body of deed declaring the conveyance does not create a separate lot of record
- E. Statement placed at end of deed giving specifics of the deed transfer and requiring signature by Planning Board Chairman showing that subdivision approval is not required

OTHER BASIC ITEMS REQUIRED:

Names and addresses of annexers

Abutters

Date, north arrow and bar scale

Driveway entrances

Proposed lot lines should comply, where possible, with zoning setbacks from existing buildings, well and septic systems.

Mylar stamped by licensed surveyor (name and address shown)

Boundary pins and lot line markers found in place by Board and of type required by Board

All fees shall have been paid