

TOWN OF HENNIKER, NEW HAMPSHIRE



CHAPTER 202 LAND SUBDIVISION REGULATIONS

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Revised December 14, 1994
Revised December 22, 2004
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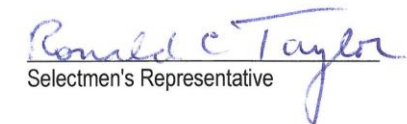
CERTIFICATE OF ADOPTION

In accordance with New Hampshire RSA 674:36, Subdivision Regulations, and RSA 675:6, Method of Adoption, the Henniker Planning Board, having held the final duly noticed public hearing on June 27, 2012, hereby adopts and certifies these revised Subdivision Regulations, dated June 27, 2012.

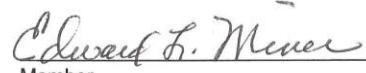

Chair


Secretary


Vice-Chair

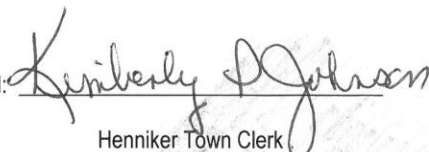

Selectmen's Representative


Member


Member


Member

This document was received and recorded by the Town Clerk on Aug. 9, 2012.

Signed: 
Henniker Town Clerk

Seal:

Article I

General Requirements

202-1. Authority and Title

Pursuant to the authority vested in the Henniker Planning Board by the voters of the Town of Henniker in accordance with the provisions of RSA 674:35, as amended, the Henniker Planning Board adopts the following regulations governing the subdivision and development of land in the Town of Henniker, New Hampshire, such regulations to be known as the "Land Subdivision Regulations of the Town of Henniker."

202-2. General Requirements

This section sets forth certain standards that apply to major and minor subdivisions and lot line adjustments in the Town of Henniker.

A. Applicant Responsibility

It is the responsibility of each Applicant to read and follow these regulations. If an Applicant does not fully understand the regulations, it is his/her responsibility to seek the advice and counsel of qualified persons.

B. Compliance with Regulations

All applications shall comply with Chapter 133, Henniker Zoning Ordinance, and all other ordinances and regulations of the Town of Henniker.

C. Expenses and Fees

All expenses incurred by the Town of Henniker in processing an application for Board action shall be paid by the Applicant.

1. The application fee shall be paid at the time of filing the application with the designated agent of the Board. The fee will be set and from time to time amended by the Board of Selectmen.
2. At its option, the Board may assess the Applicant for such costs as the Town incurs, such as independent studies and professional review of applications. An escrow account will be established by the Applicant with the Town for all subdivisions and lot line adjustments applications, project studies and plan reviews, an escrow account shall be funded by the Applicant. Voluntary mergers shall not require an escrow account.
3. Failure to pay these costs, as specified, will be valid grounds for the Board to refuse to accept the application as complete, or to disapprove the application.

D. Scattered or Premature Subdivisions

1. The Board may disapprove any proposed plat that the Board determines would result in the scattered or premature subdivision of land that would endanger or injure health, safety or prosperity by reason of lack of water supply, drainage, transportation or other public services or facilities, or necessitate an excessive expenditure of public funds for the supply of such services or facilities, and in this connection, may take into consideration off-site factors affecting the provision of public services, including the adequacy of existing roads and streets.
2. The Board may disapprove any proposed plat that the Board determines would be contrary to the harmonious, coordinated development and growth of the town as provided in the Master Plan.

E. Road Frontage

All land proposed for subdivision shall have the necessary road frontage along an existing Class V or better road, as defined in RSA 229:5-VI, where access for the subdivision is to occur.

F. Lot Configuration

The arrangement of all platted lots within any subdivision shall conform to all applicable requirements of the Zoning Ordinance and shall, in the judgment of the Planning Board, be appropriate in terms of orientation and location for their intended use. To the extent practical, all lots shall be configured so as to have ordinary geometric shapes (such as rectangles, triangles and trapezoids), with sidelines generally perpendicular or radial to the street(s) upon which they front; and when possible and practical, be oriented to facilitate opportunities for passive solar exposure and active solar access.

G. Unsuitable Land

1. Land of such character that it cannot be safely used for building purposes because of danger to health or peril from fire, flood, or other hazard shall not be platted for residential occupancy, nor for other uses which would tend to increase the danger to health, life or property or aggravate the flood hazard.
2. Every proposed lot requiring individual water supply or sewage disposal shall contain a minimum of two acres of contiguous buildable land. At least one test pit, meeting New Hampshire Department of Environmental Services, shall be provided for each platted lot.
 - a. No land listed below shall be counted toward the required minimum of buildable land:
 - i. Land designated as a flood zone as shown on the Flood Insurance Rate Map of the Town of Henniker;
 - ii. Shown to be wetlands, as defined in the Henniker Zoning Ordinance;
 - iii. Slopes in excess of 33%;
 - iv. Ledge which is exposed. ;
 - v. Land which is subject to an easement or a right-of-way in favor of the town, county, state, federal government, or any third party.

- b. A minimum of one test pit with corresponding 4,000 square foot receiving area, meeting all applicable New Hampshire Department of Environmental Services standards, shall be provided for each platted lot.
- c. In the event that a subdivision contains any land, soils or natural features described in **section 333 202-2.G.**, the Board may require that the Applicant submit as part of his/her application the report of an accredited soil scientist who has performed a high intensity soil survey of the subdivision. The report shall clearly identify, describe and delineate all unsuitable lands.

H. **Flood Hazards**

For those proposals submitted to the Henniker Planning Board for review and subject to the Henniker Subdivision Regulations, sufficient evidence shall be submitted to determine that:

1. All such proposals are consistent with the need to minimize flood damage;
2. All public utilities and facilities, such as sewer, gas, electrical and water systems, are located and constructed to minimize flood damages; and
3. Adequate drainage is provided so as to reduce exposure to flood hazards.

I. **Protection of Natural and Historic Features**

Due regard shall be shown for all natural and historic features, such as stone walls, historic structures and foundations, ledges, trees, watercourses, hydrographic features, scenic locations, rare plant and animal species (as defined by the NH Natural Heritage Inventory), and community assets, which if preserved, will add attractiveness and value to the subdivision or preserve the natural and historic resources of the town.

J. **Disturbing the Environment**

1. Once an application has been submitted for Subdivision approval, the construction of roads, the clearing of land or natural vegetation, the placement of any artificial fill, or doing any other act or acts which will alter the land natural state or environment within the land proposed to be subdivided shall not be permitted unless and until the plat has been approved in accordance with the requirements of these regulations and RSA 227-J:9, III and RSA 485-A:32.
2. Nothing in this subsection shall be construed to prevent such preliminary ground surveys, marking by stakes, engineering studies, inspections and testing (including test boring and test pits) as may be necessary to evaluate the suitability of the land for subdivision and to assemble the information required to be shown on a plat; provided, however, that such preliminary surveys, staking, studies, inspection and testing shall be accomplished with the minimum disturbance or alteration of the natural state of the land environment.

K. **Conveyances of lands to the Town of Henniker:**

1. All conveyances to the Town shall be subject to review and approval by Town Counsel. Cost will be paid by the Applicant. .

2. As may be deemed necessary by the Planning Board, all lands required for new road construction, along with any related utility and drainage improvements, shall be transferred to the Town of Henniker by warranty or easement deed. Deeds for proposed roads shall not be accepted until such time all required inspections have been completed by the Town Engineer certifying compliance with all applicable road standards. Acceptance by the Town of said improvements shall only occur as described by the appropriate Board of Selectmen policy.

L. Legal Documentation

All easements, deeds, and other legal documentation associated with the subdivision or lot line adjustment shall be subject to review and approval by Town Counsel at the Applicant's expense. All costs shall be paid by the Applicant.

M. Exactions

The Planning Board has the right to assess exaction fees for certain offsite improvements under RSA 674:21-V(j).

As a condition to the final approval of an application, the Board may require an Applicant to undertake the installation of off-site improvements determined by the Board to be necessary for the occupancy of any portion of the development. For purposes of this section, the term "off-site improvement" means those improvements that are necessitated by or occasioned by a development but that are located outside the boundaries of the subdivision. Such off-site improvements shall be limited to any necessary road, drainage, and sewer and water upgrades pertinent to the development. The amount of any such exaction shall be a proportional share of municipal improvement costs not previously assessed against other developments, which is necessitated by the development, and which is reasonably related to the benefits accruing to the development from the improvements financed by the exaction. As an alternative, the Applicant may be required to contribute financially its proportional share of the required off site improvement, these funds would be combined with other monies to complete the required improvements.

Any exaction imposed pursuant to this section shall be assessed at the time of approval of the subdivision. Whenever the calculation of an exaction for an off-site improvement has been predicated upon the town's bearing some portion of the cost of that improvement, the exaction shall be refunded to the Applicant if the town does not appropriate its share of the cost within 6 years from the date of collection.

Article II

Definitions

202-3. Definitions

The definitions contained in the Henniker Zoning Ordinance shall apply to these Regulations. In addition, the following definitions apply to these Regulations:

APPLICANT -- Any individual, firm, association, syndicate, co-partnership or corporation, trust, or other legal entity commencing proceedings under these regulations to effect a subdivision of land or lot line adjustment hereunder for himself or herself or for another.

APPLICATION -- Minor Subdivision, Major Subdivision, and Lot Line Adjustment application, which is submitted to the Town for review by the Planning Board.

BOARD -- The Planning Board of the Town of Henniker, New Hampshire.

BUILDABLE LAND -- All land except that which is defined or described as unsuitable for subdivision or building purposes in **Section 202-2.F** of these regulations.

CONCEPT PLAN -- A conceptual plan of a proposed subdivision which satisfies the provisions of Article III of these regulations. At a minimum, the concept plan shall require a scaled drawing of existing and proposed lot lines, major hydrographic features, abutting lot lines, existing structures on the site and on the abutting parcels, roads, driveways, stonewalls, and existing trees.

COMMON DRIVEWAY. A private driveway which serves two houses which is bound by an easement agreement.

CUL-DE-SAC (Dead end road) – A local street, having a maximum length of 1,200 feet measured to the furthest extent of the proposed roadway, having only one outlet and having an appropriate terminus for the safe and convenient reversal of traffic movement.

DRAINAGE RIGHT-OF-WAY -- Land required for the installation of stormwater sewers or drainage ditches, or required along a natural stream or watercourse for preserving the channel and providing for the flow of water therein to secure safety from flood damage and to preserve natural amenity.

DRIVEWAY - An area located on a lot, tract or parcel of land, and built for access to a garage or off-street parking space, serving one (1) or more lots or sites. A driveway serving one lot shall be considered a single driveway.

ESCROW ACCOUNT – An account established by the Applicant with the Town to pay for independent studies and reviews associated with an application. Unused money in the escrow account will be returned to the Applicant once the application has been approved or denied and all outstanding expenses have been paid for.

FLOOD ZONE -- Any area designated as a Flood Zone Area on the Town of Henniker Flood Insurance Rate Map, as indicated in Chapter 133, Henniker Zoning Ordinance.

FRONTAGE -- The length of the lot bordering on and providing access to the lot from a Class V highway or state-maintained highway, but not including frontage along a limited access highway or Class VI highway.

HIGH INTENSITY SOIL SURVEY -- A study or survey of the soil types and characteristics of a plot or parcel of land which describes and defines the soil properties and soil types of the parcel in accordance with the Standards for a High Intensity Soil Map, which are adopted from time to time by the Society of Soil Scientists of Northern New England or comparable standards of other comparable professional organization.

LOCAL STREET -- A residential street having the primary function of providing direct access to adjoining properties, such street not being designed to provide for traffic service between and among areas of the community.

LOT LINE ADJUSTMENT -- An adjustment of the location of the boundary between two or more lots which results in no additional lots and which involves no construction of new streets or other public improvements.

MAJOR SUBDIVISION -- Any subdivision not classified as a minor subdivision, including but not limited to subdivisions resulting in a total of four or more lots or condominium units.

MASTER PLAN -- The Master Plan for the Town of Henniker of 2002, as it may be amended from time to time.

MINOR SUBDIVISION -- Any subdivision which results in a total of three or fewer lots or condominium units, which does not require the construction of any new street or the extension of municipal facilities, and which is not in conflict with any duly accepted or approved street, plan or map.

PERFORMANCE GUARANTY -- Any security, including performance bonds, escrow agreements, letters of credit, and other similar collateral or surety agreements, which may be required of the Applicant by the Planning Board before or as a condition of the Board approving an application.

PLAT or PLAN -- A map or plan of a subdivision or lot line adjustment.

POSTED SCHEDULE -- The annual Planning Board meeting schedule which includes submission deadlines that is posted in the Town Office and on the Town's website.

PRIVATE ROAD -- A common driveway that serves three or more houses.

SITE PLAN REVIEW -- The review by the Board of an Applicant's plans for nonresidential or multi-family development pursuant to the Chapter 203, Henniker Site Plan Review Regulations.

STREET -- Any street, avenue, boulevard, road, lane, alley, viaduct, highway, freeway and other public roadway.

SUBDIVISION -- Per RSA 672:14, as amended:

- I. "Subdivision" means the division of the lot, tract, or parcel of land into 2 or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance or building development. It includes resubdivision and,

when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided.

- II. The division of a parcel of land held in common and subsequently divided into parts among the several owners shall be deemed a subdivision under this title.
- III. The grant of an easement in gross to a public utility for the purpose of placing and maintaining overhead and underground facilities necessary for its transmission or distribution network such as poles, wires, cable, conduit, manholes, repeaters and supporting apparatus, including any unstaffed structure which is less than 500 square feet, shall not be construed as a subdivision under this title, and shall not be deemed to create any new division of land for any other purpose.
- IV. The rent, lease, development, or grant of an easement to a person for the purpose of placing and maintaining a wireless communications facility shall not be construed as a subdivision under this title, and shall not be deemed to create any new division of land for any other purpose. For purposes of this paragraph, "wireless communications facilities" means any towers, poles, antennas, or other unstaffed structure of less than 500 square feet intended for use in connection with licensed transmission or receipt of radio or television signals, or any other licensed spectrum-based transmissions or receptions. This paragraph shall not be deemed to affect other local zoning, site plan, or regulatory authority over wireless communications facilities.

TOWN CONSULTING ENGINEER -- The engineer/engineering firm retained by the Town of Henniker to act on the Town's behalf.

TURNAROUND, PERMANENT -- The permanent termination of a street that will not, or cannot, be extended. This classification shall be made by the Planning Board after initial review and consultation.

TURNAROUND, TEMPORARY -- The area constructed at the termination point of any street which, in the foreseeable future, will be extended, either further onto the developer's/owner's holdings or onto abutting properties. This classification shall be made by the Planning Board after initial review and consultation.

Article III

Pre-Application Review

The following provisions in Article III regulate the two stages of pre-application review which are required before an application is submitted to the Planning Board for formal consideration:

- **Preliminary Conceptual Consultation** (mandatory for major subdivisions)
- **Design Review** (mandatory for major and multi-family subdivisions)

202-4. Purpose of Preliminary Conceptual Consultation

To expedite subdivision review by identifying potential problems as early as possible, all major subdivision Applicants shall engage in a non-binding conceptual consultation as described below. Applications for lot merger, lot line adjustment, and minor subdivision are encouraged, but not required, to engage in a non-binding conceptual consultation.

202-5. Parameters of Preliminary Conceptual Consultation

- A. The prospective Applicant will describe the basic concept of the proposed development, and the Planning Board will offer suggestions to resolve problems that might arise during formal review. This consultation will not bind either the Applicant or the Board, and statements made by members of the Planning Board will not be the basis for disqualifying the members or invalidating any subsequent action on the application.
- B. The Board and prospective applicant may discuss proposals in conceptual form only in the general terms such as desirability of types of developments and proposals under the master plan and zoning ordinance. The Board may explain the state and local regulations that may apply to the proposal. The Board shall not give any indication of approval or disapproval of the proposal.
- C. The Board shall not accept any application by the potential Applicant under this procedure.
- D. No notification of abutters or the public is required other than the consultation being listed on the Planning Board Agenda.
- E. Public input may be received during the conceptual consultation with the Board.

202-6. Procedure for Preliminary Conceptual Consultation

- A. The prospective Applicant is required to submit the following information at least seven (7) calendar days prior to the next regularly scheduled Planning Board meeting.:
 - 1. Seven (7) copies of a concept plan, in 11"x17" size, of the site and surrounding properties, prepared by the Applicant, in sufficient detail to allow the Planning Board to discuss the proposal. In addition, an electronic PDF version of the plan shall be supplied.
 - 2. Correct names and mailing addresses of owner(s) of record (and the Applicant, if different).
 - 3. Seven (7) copies of a brief, clear, typewritten narrative description of the proposal describing the current conditions on and characteristics of the property and, generally describing the intended project. The narrative shall include the map and lot number, zoning district, and street address of the property.
 - 4. Seven (7) copies of a tax map excerpt, in 8.5"x11" size, displaying the parcel in relation to nearby parcels and the area.
 - 5. Any other information that the prospective Applicant feels will be helpful.
- B. At the meeting, the prospective Applicant may address the Board concerning the conceptual application, but shall limit the presentation to the intent and the location of the proposal, without going beyond a description of the basic concept of the proposal.
- C. The Board may discuss the content of the Master Plan of the Town and its relation to the potential Applicant's proposal. The Board may also cite specific sections of these regulations or Chapter 133, Henniker Zoning Ordinance. The Board may make suggestions, which might be of assistance in resolving problems or meeting requirements during final consideration.

202-7. Purpose of Design Review

To expedite subdivision review by identifying potential problems as early as possible, all major subdivision Applicants shall engage in Design Review as described below.

202-8. Procedure for Design Review

- A. Prior to submission of a formal application pursuant to **Section 202-9.A** of these regulations for Planning Board action, a prospective Applicant shall submit a preliminary design of the subdivision and meet with the Board for non-binding discussions beyond the conceptual and general, involving more specific design and engineering details of the potential application.
- B. The prospective Applicant is required to submit the following information at least 21 calendar days prior to the next regularly scheduled Planning Board business meeting or in accordance with the posted submission schedule, whichever is sooner:
 - 1. Two (2) sets of 1" x 2 5/8" mailing labels, containing names and mailing addresses of the abutters, property owners, agents, prospective Applicants, easement (conservation, preservation, and agricultural) holders, and any professional whose seal appears on the plans.

- a. These names comprise the mailing notification list.
 - b. The list of abutters shall be based on the Town Hall records, shall include the mailing addresses of the owners and shall be prepared no more than five (5) days prior to submittal.
 2. A clear, typewritten narrative description of the proposed project addressing its scope of operation, purpose, and projected impact on the immediate area of influence and on the town in general. The narrative shall include the name of the property owner, the prospective Applicant (if different), the property address, the map and lot number, and the zoning district of the lot. The narrative shall also state potential options which are reflected on the preliminary plan.
 3. Seven (7) copies of a preliminary plan, 11"x17" sized and one (1) full size display copy of the site and surrounding properties, prepared by the prospective Applicant, in sufficient detail to allow the Planning Board to discuss the proposal. In the event of an open space residential development, the same number of copies of the conventional subdivision plan shall also be provided.
 4. Four (4) copies of a preliminary plan in 22"x34" of the site and surrounding properties, prepared by the Applicant's engineer and/or surveyor, in sufficient detail to allow the Planning Board to discuss the proposal.
 5. If no detailed locus map is present on the plans, the prospective Applicant shall submit ten (10) copies of a tax map excerpt, in 8.5"x11" size, displaying the parcel in relation to nearby parcels and the area.
 6. Any requests for waivers of the submission requirements of these regulations.
 7. The administrative and notification fees based upon the fee schedule as may be revised by the Board of Selectmen from time to time.
 8. All materials submitted to the Planning Board shall be stamped by the prospective Applicant with "Design Review" designation.
 9. Any other information that the prospective Applicant feels will be helpful.
- C. The Board shall, as necessary, distribute the project narrative and an 11"x17" plan copy to the Town Engineer, Chief of the Police Department, the Chief of the Fire Department, the Highway Superintendent, and the Conservation Commission to solicit review and comment. The Board may also request that other Town officials review the plans and provide comment.
- D. The Board shall hold a public meeting to discuss the design review at a regularly scheduled business meeting. All discussion shall be informal and non-binding. During the review, the Planning Board may provide an opportunity for abutters to provide written and/or oral input on the submission. Public input shall be limited to factual information only directly related to the design proposed by the prospective Applicant.

- E. The Board shall consider any input received from Town officials or abutters to the project. The Board may provide the prospective Applicant with advice as to revisions or additional information that will be required as part of the formal application. Statements made by Board members shall not be the basis for disqualifying said members or invalidating any action eventually taken on the application.
- F. Once the Planning Board is satisfied that the Purpose of the Design Review process has been completed, the Board shall vote to end Design Review. A positive vote shall allow the Applicant to submit final plans to the Board.

Article IV

Subdivisions and Lot Line Adjustments

202-9. Procedure for Subdivision Application

The Applicant and Board shall follow the following procedures for all applications for subdivisions and lot line adjustments except voluntary merger.

A. Filing

The Applicant shall file with the designated agent, within the posted time schedule, or a minimum of 21 days before the next regularly scheduled business meeting, which ever is sooner:

1. One original copy of a completed application form, including property owner signatures.
2. A complete digital document containing names and mailing addresses of the abutters, property owners, agents, prospective Applicants, easement (conservation, preservation, and agricultural) holders, and any professional whose seal appears on the plans.
 - a. The list of abutters shall be based on the Town Hall records, shall include the mailing addresses of the owners and shall be prepared no more than five (5) days prior to submittal.
 - b. Two (2) sets of 1" x 2 5/8" mailing labels containing names and addresses.
3. Seven (7) 22"x34", ten (10) 11"x17" size copies of the plan shall be submitted with the application.
4. A clear, typewritten narrative description of the proposed project addressing its scope of operation, purpose, and projected impact on the immediate area of influence and on the town in general. The narrative shall include the name of the property owner, the Applicant (if different), the property address, the map and lot number, and the zoning district of the lot.
5. If an application is accepted as complete by the Board, the Board may begin formal consideration immediately or shall begin formal consideration of the proposal within 30 days thereafter or at the next regular business meeting. The Applicant may waive this and all other time periods and consent to such extensions as may be mutually agreeable.

B. Requirement for Public Hearing

1. Once an application has been accepted as complete by the Board, no application may be denied or approved without a public hearing.
2. Notice of any public hearing on an application shall be given in accordance with RSA 675:7. If notice of the hearing was included in any prior notice, it will not be repeated. If a

hearing is adjourned, no written notice of the continuation date will be given if the date, time and place of the continuation was made known at the prior hearing.

3. The public hearing shall be conducted in accordance with the Rules of Procedure adopted by the Board.

C. Waivers

In accordance with RSA 674:36 II (n), the Planning Board may waive any portion of the regulations in such cases where, in the opinion of the Board, that either:

1. Strict conformity would pose an unnecessary hardship to the applicant and a waiver would not be contrary to the spirit and intent of the regulations. or
2. Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Applicants are required to submit any waivers in writing with a clear and detailed explanation detailing how the waiver request meets one of the noted reasons.

D. Board Consultation with Specialists

Throughout the process of Board consideration of an application, the Board may consult with appropriate consultants as deemed necessary at the expense of the Applicant.

E. Review by Other Town Officials

1. Before approval of a major subdivision, the Board will request that the Chief of the Police Department, the Chief of the Fire Department, the Highway Superintendent, and the Conservation Commission to review and comment on the submitted plan. The Board may also request that Town Engineering Consultant, Town Counsel, Water Commissioner, Sewer Commissioner, and other Town officials review the plans.

F. Consent to On-Site Board Inspection

1. By filing an application, the Applicant consents to the inspection of the property by Board members and Board agents at reasonable times and in a reasonable manner.
2. The public will be notified of any on-site inspection via posting in two public places at least 24 hours in advance of the inspection. The Conservation Commission, Fire Department, Police Department, and Highway Superintendent shall be notified of all on-site inspections.
3. Prior to the Board's approval of a major subdivision application, at least three members of the Board may undertake an on-site inspection of the property. At the direction of the Board, lot corners on existing streets, the center line of all new streets, the driveways, the wetlands, and the perimeter of the subdivision shall be staked and flagged prior to such inspection.

4. An on-site inspection may be required by the Board, if necessary, for minor subdivisions and lot line adjustments, and for modifications of previous approvals.

G. Final Action on an Application

1. Upon the submittal of a Completed Application and Acceptance by the Planning Board, the Board shall approve or deny an application within 65 days. The Applicant may waive this time period and consent to such extensions as may be mutually agreeable.
2. If the Board denies an application, it shall provide the Applicant with written notice of its decision, which shall describe the reasons for the denial.
3. If the Board approves an application, it shall notify the Applicant in writing of the approval and any conditions of such approval.
4. After approval and after all conditions of approval have been met, the Applicant shall submit three (3) paper 22"x34" copies of the final plan with all changes incorporated, and the mylar(s) to be signed by the Chair. The Planning Board shall request that the Applicant submit a final digital copy of the subdivision in a geographic information system (GIS) format in the State Plane Coordinate System projection suitable for insertion into a town tax parcel GIS layer.
5. The Chair shall sign and date the mylar plat and paper plans as approved, or at a later date when all conditions of approval have been met. The Town shall file the final plat, and any documents effecting covenants, deed restrictions, etc., with the Merrimack County Registry of Deeds within 10 business days of signature.

H. Extensions

The Board may apply to the Board of Selectmen for an extension to the 65 day review period, not to exceed an additional 90 days, to act on the application. The Applicant may also waive this review period and consent to such extensions as may be mutually agreeable.

I. Conditional Approval

1. The Board may grant conditional approval of an application, which shall become a final approval without further public hearing, upon certification to the Board by its designee or based upon evidence submitted by the Applicant of satisfactory compliance with the conditions imposed. Final approval may occur in this manner only when the conditions are:
 - a. Minor plan 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 involve no discretionary judgment on the Conditions with regard to the Applicant's possession of permits and approvals granted by other boards or agencies.
2. All other conditions that do not satisfy section **202- 9.I.1** shall require a public hearing after notice in accordance with **202- 9.B.**

3. Conditional approval time limit:

- a. Conditional approvals granted by the Board shall be valid for a period of twelve (12) months from the date of the vote granting the conditional approval.
- b. Failure on the part of the Applicant to satisfy all of the conditions imposed by the Board as part of the conditional approval within the twelve (12) month period shall negate the conditional approval and shall be cause for the Board to deny the application, at a hearing after proper notice in accordance with section 202- 9.B.
- c. The Applicant may petition the Board for an extension beyond twelve (12) months from the date of approval.

J. Active or Substantial Development or Building/Substantial Completion

All subdivision plans are subject to the following definition upon approval unless otherwise modified by the Board:

- 1. For purposes of the subdivision regulations, "active & substantial development" shall be defined as:
 - a. Construction of and/or installation of basic infrastructure to support the development in accordance with the approved plans; and
 - i. "Basic Infrastructure to support the development" shall include all of the following as applicable to the development: at least 1 building foundation wall/footing; roadways, access ways, etc. to a minimum of gravel base (if any); and utilities placed overhead or in underground conduit ready for connection to proposed buildings/structures.
 - b. Construction and completion of drainage improvements to service the development in accordance with the approved plans; and
 - i. Drainage improvements to service the development" shall include all of the following as applicable to the development: detention/retention basins, treatment swales, pipes, underdrains, catch basins, etc.
 - c. All erosion control measures (as specified on the approved plans) shall be in place and maintained on the site; and
 - d. Items **a**, **b**, and **c** shall be reviewed and approved by the Town Highway Department or designated agent and the Town's Consulting Engineer.
 - e. Within two years of Planning Board approval, movement of earth, excavation, or logging of a site without completion of items **a**, **b**, **c**, & **d**, above, shall not be considered "active and substantial development."
- 2. Plans approved in phases shall be subject to this definition for the phase currently being developed.

K. Time to Complete

At the time of the Board's approval of a final plat, the Board may specify a time limit, not to exceed five years, within which all required improvements caused in the course of the work performed in the development of the subdivision shall be completed. In the event that no time limit is specified by the Board, all such improvements and repairs shall be completed within

three years of the date of such final approval. This time may be extended by mutual agreement of the subdivider and the Board.

202-10. Procedure for Voluntary Merger Application

The Applicant and Board shall follow the following procedures for all voluntary merger applications.

A. Filing

The Applicant shall file a voluntary merger form with the designated agent, within a minimum of seven (7) days before the next regularly scheduled business meeting, which ever is sooner:

1. One original copy of a completed application form, including property owner signatures in black ink.
2. A clear, typewritten narrative that includes the name of the property owner, the property address(es), the map and lot numbers, the zoning district of the lots, and the existing physical characteristics of the parcels.
3. Tax map excerpt, in 8.5"x11" size, displaying the parcel in relation to nearby parcels and the area.
4. The administrative fees based upon the fee schedule as may be revised by the Board of Selectmen from time to time.

B. Action on an Application

1. The official submission date of the application shall be the date of the first regular business meeting at which the application is considered. At that meeting, the Board will consider whether the application fulfills the following criteria:
 - a. Administrative requirements have been met and fees have been paid.
 - b. The property owner is currently the identical property owner, as recorded in the Town of Henniker assessing records, for each lot to be merged.
 - c. The lots to be merged shall be contiguous, pre-existing lots.
 - d. The merger shall not violate the Zoning Ordinance or Subdivision Regulations.
2. If the criteria in **section 202- 10.A** are satisfactorily met, the Planning Board shall immediately vote to approve the voluntary merger. No public hearing is necessary. If the criteria are not met, the Board shall immediately vote to disapprove the voluntary merger or table the application.
3. Upon approval, the Chair shall sign and date the application. The Town shall file the voluntary merger form with the Merrimack County Registry of Deeds within 10 business days of signature.
4. If the voluntary merger application is denied, the Applicant may resubmit the application after the outstanding issues which resulted in the denial are resolved.

202-11. Plan Details Required for All Subdivisions and Lot Line Adjustments

All minor and major subdivision plans submitted to the Planning Board shall be developed according to the following standards and shall contain the following elements.

A. Plan Standards

The plat shall be prepared to a scale of not less than one inch equals 100 feet or at greater detail as directed by the Board to indicate clearly the existing and proposed features of the site. Said plat shall be prepared on standard sheets 22 by 34 inches measured from cutting edges. If one sheet 22 by 34 inches is not of sufficient size to contain the entire area for the site and environs, the plat shall be divided into sections to be shown on separate sheets of equal size with reference on each sheet to the adjoining sheets. The recordable plan shall be prepared in accordance with Merrimack County Registry of Deeds standards, as amended.

B. Plan Details

The following information shall be provided on the plat and/or submitted to the Board:

1. Date of the survey, name and location (street, map and lot number) of subdivision, name of owner of record and Applicant, graphic scale (standard title block). The title block is to appear in the bottom right hand corner of the plan.
2. True north and magnetic north displayed.
3. **Data Listing:** The following data shall be displayed in the plan notes and/or on the plan as appropriate:
 - a. Total area of the parent lot to be subdivided.
 - b. Total area of each of the subdivided lots.
 - c. Buildable area of each lot.
 - d. Number of building lots.
 - e. Length, width, and class of abutting streets.
 - f. Area of open space/conservation land.
 - g. List of abutters with mailing addresses and map and lot numbers.
 - h. Zoning District.
 - i. Overlay District.
 - j. Owner of the property.
 - k. Plan and deed references.
 - l. Phasing plan in accordance with the Henniker Zoning Ordinance.
4. Name, address, seal, and signature of every engineer, scientist, and surveyor associated with the project.

5. Names of all holders of conservation, preservation, agricultural, utility, or other easements and the locations of such easements on the plan with accompanying citations in the plan notes.
6. Display of the parcel boundaries, driveways, map and lot number of the parcels and names of owners of parcels abutting the tract to be divided. The abutter information shall be based on the Town Hall records, shall include the mailing addresses of the owners, and shall be prepared no more than five (5) days prior to submittal.
7. Complete and detailed legend. Revision block with accurate dates of any revisions.
8. Locus map at a scale appropriate to indicate its location in the community.
9. Tract boundary lines, right-of-way lines of streets, street names, easements and other right-of-way, park areas or land to be reserved or dedicated to public use.
10. All lot lines and other site lines, and the general location of watercourses, flood zone locations, and base flood elevations that may exist within 250 feet of the subdivision.
11. Approximate location of structures, wells, septic systems, and driveways on abutting properties if they are within 100 feet of the boundary lines.
12. Utilities and drainage shall be located and designed to minimize flood damage and to provide adequate drainage for the area.
13. Note on the plan whether the site is within a flood zone or flood hazard area.
14. Existing ground elevation contours based on acceptable photogrammetric mapping methods or ground survey with a maximum of two-foot contour intervals. Contours shall be accurate within 1/2 a contour interval. All slopes equal to or greater than 25% shall be noted.
15. The purpose of any easement or land reserved or dedicated to public use shall be designated, and the proposed use of sites other than residential shall be noted.
16. Magnetized granite bounds, 4" x 4", placed by a Licensed Land Surveyor shall be set on the right-of-way lines, at beginning and end of curves, angle points, and on tangents with a maximum distance between bounds of 1,000 feet. Granite bounds shall be installed on all front lot corners at the right-of-way line and shall be installed upon the completion of the road construction but prior to the issuance of any building permits. The front lot corners for lots fronting on existing streets shall also be marked with similar monuments, at the right-of-way line. All rear lot corners or side lot angle points shall be marked with permanent objects, i.e., iron pipes, iron pins, monuments, etc.
17. The location of proposed driveways and buildings.

18. Existing soils delineation based on the current "Soils Survey, Merrimack County, New Hampshire", Include a legend which explains the map symbols.

- a. Group 1: well to excessively well drained with rapid permeability.
 - i. Colton (CoA, CoB, CoC, CtE).
 - ii. Gloucester (GcB, GcC, GcD, GrB, GrC, GrD, GrE, GsD, GsE).
 - iii. Hermon (HmB, HmC, HmD, HnB, HnC, HnD, HoD, HoE).
 - iv. Hinckley (HrE, HsA, HsB, HsC).
 - v. Merrimack (MmA, MmB, MmC).
 - vi. Windsor (WdA, WdB, WdC, WdE).
- b. Group 2: well drained with moderate permeability.
 - i. Agawam (AfA, AfB).
- c. Group 3: moderately well drained and well drained with hardpan.
 - i. Acton (AcB, AdB, AdC).
 - ii. Belgrade (PcB).
 - iii. Duane(DuB).
 - iv. Ninigret (NnA).
 - v. Paxton (PaB, PaC, PaD, PnB, PnC, PnD, PnE).
 - vi. Sudbury (SuA, SuB).
 - vii. Woodbridge (WoB, WoC, WvB, WvC).
- d. Group 4: bedrock relatively close to surface.
 - i. Canaan (CaC, Cad).
 - ii. Shapleigh (SgB, SgC, ShC, ShD, SoD, SoE).
- e. Group 5: poorly drained.
 - i. Au Gres (AgA, AgB, AuB).
 - ii. Ridgebury (RbA, RbB, RdA, RdB).
- f. Group 6: floodplain or very poorly drained.
 - i. Limerick (Lm).
 - ii. Ondawa (Of,Oh).
 - iii. Podunk(Po).
 - iv. Rumney (Ru).
 - v. Scarboro (Sc).
 - vi. Suncook(Sy).
 - vii. Muck and Peat (Mp).

If deemed necessary by on site conditions, the Planning Board may require that site specific soils be mapped.

19. The locations of proposed individual sewage disposal systems and wells, with protective radius indicated. Regardless of lot size, if individual sewage disposal systems are to be used, the location of the percolation tests and the results of such tests shall be submitted

meeting all applicable NHDES requirements. Display wellhead protection areas, and Town wells and their protection areas.

20. Locations of all stormwater management facilities, including but not limited to catch basins, culverts, drainage swales, rip-rap areas, detention/retention areas, and dams and weirs, and a separate stormwater drainage plan in accordance with section 202-12.A.
21. Locations of existing and proposed aboveground and underground utilities, including telephone lines, electrical service, waterlines, sewerlines, etc and proposed connections to these utilities, and/or a separate utilities plan in accordance with section 202-12.B.

22. **Best Management Practices for Soil Erosion and Sedimentation Control**

All subdivisions require adherence to best management practices to minimize erosion, sedimentation, stormwater run off, nonpoint source pollution, etc when constructing on the site. Sources of information to manage these issues include NH Department of Environmental Services, University of New Hampshire, US Environmental Protection Agency, and NH Department of Transportation. A note shall be included on the plan stating that best management practices will be utilized during construction and which techniques/reference sources will be utilized, and/or a Soil Erosion and Sedimentation Control Plan shall be submitted in accordance with **section 202-12.F**.

23. **Certifications**

The following listed certifications which shall be affixed to the final plan together with the appropriate signatures and seals (when available) prior to the approval of the Planning Board:

It is hereby certified that the lands subdivided on this map are owned by title of record and that consent to the approval of said map is given.

Date

Corporate or individual name

This plan and the survey upon which it is based, was made on the ground under my direct supervision on (DATE) in accordance with the rules and regulations of the state of New Hampshire and the Town of Henniker within which it is located with a traverse error of closure better than 1 part in 10,000. The survey performed is classified as an Urban Standard Survey (Category 1, Condition 1) as codified in the State of New Hampshire Administrative Rules.

Date

Licensed Land Surveyor, License # _____

This map is hereby approved by the Henniker Planning Board at an official meeting held on _____ and shall be filed with the Merrimack County Registry of Deeds.

24. Other material as required by the Planning Board.**202-11a Plan Details Required for and Lot Line Adjustments**

All lot line relocation plans submitted to the Planning Board shall be developed according to the following standards and shall contain the following elements.

A. Plan Standards

The plat shall be prepared to a scale of not less than one inch equals 100 feet or at greater detail as directed by the Board to indicate clearly the existing and proposed features of the site. Said plat shall be prepared on standard sheets 22 by 34 inches measured from cutting edges. If one sheet 22 by 34 inches is not of sufficient size to contain the entire area for the site and environs, the plat shall be divided into sections to be shown on separate sheets of equal size with reference on each sheet to the adjoining sheets. The recordable plan shall be prepared in accordance with Merrimack County Registry of Deeds standards, as amended.

B. Plan Details

The following information shall be provided on the plat and/or submitted to the Board:

1. Date of the survey, name and location (street, map and lot number) of subdivision, name of owner of record and Applicant, graphic scale (standard title block). The title block is to appear in the bottom right hand corner of the plan.
2. True north and magnetic north displayed.
3. Data Listing: The following data shall be displayed in the plan notes and/or on the plan as appropriate:
 - a. Total area of the parent lot to be subdivided.
 - b. Total area of each lot, noting areas that are being exchanged.
 - c. List of abutters with mailing addresses and map and lot numbers.
 - d. Zoning District.
 - e. Overlay District.
 - f. Owner of the property.
 - g. Plan and deed references.
 - h. Note that the proposed area of transfer shall not be considered lots of record.
 - i. Note existing lot frontages.
4. Name, address, seal, and signature of every engineer, scientist, and surveyor associated with the project.

5. Names of all holders of conservation, preservation, agricultural, utility, or other easements and the locations of such easements on the plan with accompanying citations in the plan notes.
6. Display of the parcel boundaries, driveways, map and lot number of the parcels and names of owners of parcels abutting the tract to be divided. The abutter information shall be based on the Town Hall records, shall include the mailing addresses of the owners, and shall be prepared no more than five (5) days prior to submittal.
7. Complete and detailed legend. Revision block with accurate dates of any revisions.
8. Locus map at a scale appropriate to indicate its location in the community.
9. Tract boundary lines, right-of-way lines of streets, street names, easements and other right-of-ways.
10. Magnetized granite bounds, 4" x 4", placed by a Licensed Land Surveyor shall be set on the right-of-way lines, at beginning and end of curves, angle points, and on tangents with a maximum distance between bounds of 1,000 feet. Granite bounds shall be installed on all front lot corners at the right-of-way line and shall be installed upon the completion of the road construction but prior to the issuance of any building permits. The front lot corners for lots fronting on existing streets shall also be marked with similar monuments, at the right-of-way line. All rear lot corners or side lot angle points shall be marked with permanent objects, i.e., iron pipes, iron pins, monuments, etc.
11. The locations of existing individual sewage disposal systems, wells, waterlines, and sewer lines.
12. Certifications

The following listed certifications which shall be affixed to the final plan together with the appropriate signatures and seals (when available) prior to the approval of the Planning Board:

It is hereby certified that the lands subdivided on this map are owned by title of record and that consent to the approval of said map is given.

Date

Corporate or individual name

This plan and the survey upon which it is based, was made on the ground under my direct supervision on (DATE) in accordance with the rules and regulations of the state of New Hampshire and the Town of Henniker within which it is located with a traverse error of closure better than 1 part in 10,000. The survey performed is classified as an Urban Standard Survey (Category 1, Condition 1) as codified in the State of New Hampshire Administrative Rules. In addition, I certify that this survey plat is not a subdivision

pursuant to this title and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown.

Date

Licensed Land Surveyor, License #

This map is hereby approved by the Henniker Planning Board at an official meeting held on _____ and shall be filed with the Merrimack County Registry of Deeds.

Date

Chair of Henniker Planning Board

13. Other material as required by the Planning Board, including the mapping of wetland areas.

202-12. Supplementary Requirements for Subdivisions

As applicable, the following plans, reports, and documentation shall be submitted to the Planning Board with the application for subdivision:

A. Drainage Plans, Profiles, and Permits

1. Plans and profiles of sewers, storm drains, culverts, catch basins, headwalls easements, other drainage structures, and other proposed improvements shall be submitted.
2. The Planning Board may, because of steep slopes, soil types, wetland areas, required that a stormwater management plan , no matter how much total land area is being disturbed, be performed in a manner consistent with the design requirements for the Alteration of Terrain Program required under RSA 485-A:7. If any of the criteria below are stricter than the referenced requirements, then the stricter criteria shall apply.
3. All drainage analyses shall be evaluated and designed following AOT State Standards. Any increase in the volume of run-off will be mitigated to the maximum extent practicable by implementing infiltration practices when subsurface conditions allow and at least as required by the Alteration of Terrain Program under RSA 485-A:7 .
4. No surcharging of stormwater in any piped drainage system is permitted, except for detention /retention ponds, treatment and infiltration systems.
5. All of the computations for all components of the stormwater management system shall be documented and included in the drainage report. This report and any supplemental information shall be prepared and performed by a registered engineer, or a person under the supervision of a registered engineer, who shall stamp and sign the report.

6. For any stormwater basin, the seasonal high groundwater elevation must be determined and the soils shall be analyzed to determine the ability of the basin to perform as designed. All stormwater basins shall be designed as dry basins unless otherwise approved by the Board, where any stormwater will fully drain and exit the basin within 72 hours following the end of the storm event. A percolation test shall be performed in each infiltration facility [basin, trench, subsurface, etc.] to verify infiltration design parameters.
 - a. All subdivisions shall meet the requirements for a USEPA Phase II Permit. If improvements at the site involve over one (1) acre of site disturbance, the construction site operator(s) is required to comply with the USEPA - NPDS General Permit for storm water discharges from construction activities..

The Planning Board shall be provided with copies of all correspondences with Federal or State agencies regarding compliance with their rules or regulations.

7. Drainage easements for shall be at least twenty (20) feet wide and shall be indicated on the plan.

B. Utility Plans and Profiles

Plans and profiles of sanitary sewers, water, gas and underground electric layouts showing feasible connections to existing or proposed utility systems shall be submitted.

C. Utility Documentation

Easement documentation from Public Service of New Hampshire, telephone companies, cable providers, Cogswell Springs Waterworks, Henniker Wastewater Treatment Department, and others shall be provided if utility easements are required on the subdivision. If no easements are required, then letters shall be obtained for Major Subdivisions from the utility companies stating that said utilities will service the lot(s).

D. Zoning Board Documentation

Any variances or special exceptions shall be obtained from the Zoning Board of Adjustment prior to application submittal and the notice of decision shall be supplied as a component of the application to the Planning Board and noted on all plans.

E. Construction Sequencing Plan

A plan outlining the construction processes for all improvements required for the subdivision shall be supplied as required by NHDES Alteration of Terrain requirements.

Topsoil (loam) moved during the course of construction shall be redistributed to provide at least four inches of cover to all areas of the subdivision and shall be immediately stabilized by seeding and mulching or planting. All disturbed topsoil shall be appropriately redistributed on the site.

F. Soil Erosion and Sedimentation Control Plan

The plan shall be required for a disturbed area greater than twenty thousand (20,000) square feet, construction or reconstruction of street or road, subdivision greater than three (3) building lots, or disturbed critical areas. Erosion and sedimentation controls shall be implemented, and

Soil Erosion and Sedimentation Control Plans prepared, in accordance with NH Stormwater Manual, Volume 3 - Erosion and Sedimentation Controls During Construction (2008 Edition with all latest revisions) by the New Hampshire Department of Environmental Services. Land shall be subdivided and improved in reasonable conformity to existing topography to minimize grading, cut and fill, and to retain natural contours insofar as possible. In addition to other construction components such as roads, public improvements, drainage structures and other utilities, erosion control shall be subject to the performance guarantees described in section 202-20.

G. Road Cross Sections and Profiles

Plans shall be submitted in accordance with Article V, Streets.

H. Landscaping Plan

Landscaping shall be installed per a landscape plan approved by the Planning Board. The landscape plan should include native plantings and shall show the type, number, location, and size of trees, shrubs, ground cover and walls, fences, lighting and other features to stabilize the soil and enhance the development. The plan shall retain all possible trees. The Planning Board may require other landscaping to preserve the rural character and aesthetics of the area. All naturally vegetated or installed landscaping shall be maintained in good condition by the property owner. Plants that die shall be replaced within the next planting season. Any landscaping will require a one-year performance guaranty in accordance with section **202-19**.

I. Street and Neighborhood Lighting

Street and neighborhood lighting, if any, shall be low intensity, and fully screened to maintain a dark sky. All street and other lighting in the subdivision shall be consistent with dark sky policies and implementation strategies. Lighting details shall be specified on the plan.

J. State Approvals

Copies of all applications to the State of New Hampshire for approval of the design of on-site septic systems, for terrain alteration approval, for dredge and fill permits, for driveway cuts or for any other permit or approval required by the State of New Hampshire with regard to the subdivision shall be filed with the application. Approval of any application will be conditioned upon filing with the Planning Board evidence of the issuance of all such state approvals. The Applicant shall also submit certification of approval accompanied by a duplicate copy of all data submitted and any stipulations related to the approval.

K. Federal Approvals

Copies of all applications to the federal government with regard to the subdivision shall be filed with the application. Approval of any application will be conditioned upon filing with the Planning Board evidence of the issuance of all such federal approvals. The Applicant shall also submit certification of approval accompanied by a duplicate copy of all data submitted and any stipulations related to the approval.

L. Town Sewer

The Planning Board shall supply a set of plans and the project narrative to the Waste Water Departments for review and comment. If the proposed project is located near or on the Town Sewer, the prospective Applicant shall discuss the project with the Waste Water Department prior to application submittal and request that a letter be submitted to the Planning Board stating

the sufficiency of the capacity to support such a project. This letter shall be included with the application submission to the Planning Board.

M. Town Water

The Planning Board shall supply a set of plans and the project narrative to the Cogswell Springs Water Works for review and comment. If the proposed project is located near or on the Town Water, the prospective Applicant shall discuss the project with the Cogswell Springs Water Works prior to application submittal and request that a letter be submitted to the Planning Board stating the sufficiency of the capacity to support such a project. This letter shall be included with the application submission to the Planning Board.

N. Condominium Documentation

An Applicant who is seeking approval of a condominium shall also file, at the time of an application, copies of:

1. Condominium declaration.
2. Condominium bylaws.
3. Condominium site plan.
4. Condominium floor plan.

O. Fiscal Impact Analysis (FIA)

Under appropriate circumstances where the Board believes a proposed development may create unmanageable financial impacts upon town services. The Board may require that the Applicant submit an analysis of the projected tax and fee income to the town and projected service costs of the town with the application.

P. Traffic Impact Assessment (TIA)

1. Where a subdivision will result in the generation of an average of two hundred (200) weekday vehicle trip ends (according to the most recent edition of Trip Generation, An Informational Report, Institute of Transportation Engineers), the Applicant shall submit a TIA to the Board with its preliminary application. The TIA shall include, but not be limited to, information with respect to:
 - a. Turning movement counts at all intersections within the study area
 - b. Automatic Traffic Counts (48 hour) at all roadway approaches within the study area
 - c. Estimated vehicular trips per day generated by the proposed site.
 - d. Future traffic projections for a period of not less than 10 years
 - e. An analysis of approaches for existing conditions, future conditions (no-build) and future conditions including build out.
 - f. An analysis of the circulation and channelization patterns.
 - g. A description and analysis of the location and type of existing and proposed traffic control devices.
 - h. Pedestrian traffic and systems deficiencies and improvements.
 - i. Traffic safety analysis including historical crash data (three most current years minimum)
 - j. An analysis of signal warrants.
 - k. A description of the condition and capacity of the road network.

Other analysis of specific impacts as identified by the Planning Board.

2. A "trip end" is defined as a vehicle movement either entering or leaving the site.

Q. Environmental Impact Assessment (EIA)

The Applicant of each development containing twenty (20) or more acres shall submit a report from the New Hampshire Natural Heritage Inventory (New Hampshire Department of Resources and Economic Development) which identifies rare plant and animal species and exemplary natural communities in or near the proposed subdivision with the preliminary application. If any of the species or communities are identified within or adjacent to the subdivision, an EIA addressing the impacts on the species and communities shall be submitted with the application.

R. Other Considerations

The requirements contained in this section are based on thresholds at which the expected impacts will be measurable and at which point mitigation measures by the Applicant may be required by the Board. Nothing contained in this section shall be construed to prevent the Planning Board from requiring other special investigations or from requiring the above-identified investigations at lower thresholds where, in the opinion of the Board, circumstances related to the development or the area warrant such special studies. An Applicant may not evade the application of the provisions of this through phased or scattered development of a parcel. The Board may, in its discretion, consider the effects of both prior and potential developments of the land owned by the Applicant or other prior or future owners of the subdivision and require compliance with the terms of this section.

S. Other material as deemed necessary by the Planning Board.

Article V

Streets

The following provisions apply to those subdivision applications with common driveway access, with any improvement or modification to existing streets, or with the construction of new private and public streets.

202-13. Driveways

The provisions of RSA 236:13, Driveways and Other Accesses to the Public Way, and RSA 236:14, Penalty, are adopted by reference into these regulations, and the provisions and conditions thereof are extended to include town classified roads.

A. **Common Driveway**

When an Applicant requests to have two (2) houses served by a common driveway, language for a common driveway easement shall be submitted which states that the shared driveway is a private agreement and not under the jurisdiction of the Town, which will be recorded in the deeds of the lots that will be using the common driveway. A note shall be added to the plan referencing the easement.

B. **Private Right of Way**

Where a private road serves three (3) or more houses the roadway shall be considered a private right of way built to town road specifications, except that the Planning Board may consider a minor reduction in width requirements under advisement from the Town Consulting Engineer and the Fire, Highway, and Police Departments.

C. Copies of Town and State driveway permit applications for single driveways, common driveways, and private driveways shall be submitted as deemed necessary by the Planning Board.

D. Prior to the construction of any driveway that will enter onto a town road, the Board of Selectmen shall approve the Driveway Permit Application.

202-14. Signs

A. All signs to regulate traffic (i.e., stop signs, speed limits signs, curve and intersection signs, etc.) as required, shall be installed by the Applicant at his/her expense and conform to the latest version of the Manual on Uniform Traffic Control Devices (MUTCD) and approved by the Board of Selectmen or designee.

B. **Street Name Signs**

1. Signs shall be built to town standards and installed at each intersection by the Applicant at his/her expense.

2. No street shall have a name which duplicates or which is substantially similar to the name of an existing street. The continuation of an existing street shall have the same name.
3. Proposed street names shall be submitted to the Board of Selectmen, or their designee, for review and approval.

202-15. Standards

- A. All streets in the subdivision shall be designed to provide safe vehicular travel. Due consideration shall be also given to the attractiveness of the street layout in order to obtain an optimum livability and amenity of the subdivision. Street dimensional requirements, along with other typical sections are located in the Appendix.
- B. Provisions shall be made for the future extension of streets to adjoining property.
- C. Proposed subdivisions that adjoin or include existing streets that do not conform to the ROW width requirements of these regulations shall dedicate the differential width along either or both sides of said existing streets. If the subdivision is along one side only, 1/2 of the differential width shall be dedicated into the Town's right-of-way. Setbacks shall be measured from the new or future right-of-way line.
- C. All Streets shall have a 50 foot right-of-way width, a paved travel surface of 20 feet and three foot gravel shoulders on each side. Maximum grade shall be 8%, or up to 10% with the Board's approval and a minimum grade shall be 1%.
- D. **Dead-end streets** Dead-end streets shall be provided with an approved type turnaround, as determined by the Planning Board to be temporary or permanent. Design for the turnaround shall be as follows:
 1. **Temporary turnaround**
 - a. The right-of-way width shall be maintained to the end of the improvements and further, to the property line, if so ordered by the Board. A T-type turnaround shall be constructed at the end of the road.
 - b. The "ears" or extensions that form the "T" shall be deeded to the Town of Henniker in the form of an easement.
 - c. The easement shall stipulate that the town has sole rights to use and maintain the area until such time as the easement shall expire and those portions of the "T", which are no longer needed, expire. Those portions of the "T" no longer needed shall revert to owners of the abutting lots. For the purposes of frontage requirements only, that portion of a lot that would front on an extension of a street when the "T" is discontinued, or the width of the right-of-way for the "T", shall be counted and not the lines around the "T". This type of turnaround shall be used only when the possibility

of extension is evident. This type of turnaround shall not be considered as a permanent turnaround. See detail in Appendix.

- d. Where an Applicant proposes to extend a street which currently ends in a T-type turnaround or other temporary dead end, it is the Applicant's responsibility to restore the temporary turnaround to through street standards.

2. **Permanent turnaround**

- a. All streets that shall permanently terminate, as shown on plans, shall have a turnaround constructed to the following minimum specifications: The right-of-way shall be flared so as to form a circular or partially circular section or roadway for the ease of maintenance and travel. The radius of the center line of the pavement around the turnaround shall be a minimum of 85 feet. Shapes such as a "t=drop" or a "P" are preferred over the "lollypop" shape. Pavement widths shall be the same as for the road servicing the development. Pavement widths for road improvements within the turnaround area shall be the same as for the road servicing the development. The deed to the town for the roadway shall include all lands within the outermost dimensions of the turnaround area. All drainage, signs and other improvements within the area of the turnaround shall be as per guidelines contained within these regulations for required improvements. See detail in Appendix.
- b. Where an Applicant proposes to extend a street which currently ends in a permanent-type turnaround, it is the Applicant's responsibility to restore or reconstruct the turnaround to provide a road which meets through standards. At the Board's discretion, this may include the removal of excess pavement and relocation of existing driveways, as well as the maintenance of adequate access for undeveloped parcels.

- E. **Trees** Trees in the right-of-way will be cut if the trunks are within the side slope area required for the road.

F. **Subgrades**

1. All topsoil, stumps, roots, brush, boulders and like material will be removed from under the roadway and shoulders. All ledge and boulders will be removed to a depth of 18 inches from under the roadway and shoulders subbase. All organic or clay-type soft or spongy materials will be excavated to such depth as necessary to stabilize the subgrade.
2. The subgrade will be inspected by the Town's Consulting Engineer and Highway Superintendent before the subbase is placed. Compaction will be obtained by use of approved rollers and equipment to at least 95% of the Standard Proctor Density (ASTM-698). Density shall be checked by an approved testing service, and the results of all tests are to be provided to the town. All costs incurred for performing such tests shall be the responsibility of the applicant and the Town reserves the right to be present when testing is being performed, and shall be provided with a minimum of 24 hours notice or a mutually acceptable time. Documentation of testing shall be forwarded to the Highway Superintendent and Town Consulting Engineer for each layer.

G. **Embankments**

1. Embankments shall be formed of suitable material placed in successive layers of not more than 12 inches in depth for the full width of the roadway cross section and shall be compacted uniformly and sufficiently to prevent settlement. Stumps, trees, frozen material, rubbish, stones greater than 2/3 loose lift thickness, and other unsuitable materials of substance shall not be placed in the fill. Common fill shall not contain more than 35 percent by weight of silt and clay. The fill shall be thoroughly compacted and tested before applying gravel. Embankments and any fill construction shall be in accordance with NHDOT "Standard Specifications for Road and Bridge Construction," latest version.
2. Compaction is to be obtained by use of approved rollers and equipment, to at least 95% of the Standard Proctor Density (ASTM-698), said density to be checked by an approved testing service, and the results of all tests are to be provided to the town for incorporation into the proper records. All costs incurred for the conduction of such tests shall be the responsibility of the applicant and the Town reserves the right to be present when testing is being performed. The Town shall be contacted at least 24 hours in advance or at a mutually acceptable time. Documentation of testing shall be forwarded to the Highway Superintendent and Town Consulting Engineer for each layer.

H. **Base & Sub-base Course**

1. A sub-base of bank run gravel will be placed in one twelve -inch layer. The sub-base material will be free of clay, silt and frozen material and will have a maximum rock size of four inches. A base of inch-and-one-half crushed bank run gravel will be placed in a six-inch layer. All sub-base and base layers will be compacted to a 95% Standard Proctor. Bank run gravel shall meet the materials and construction requirements as outlined in NHDOT "Standard Specifications for Road and Bridge Construction," latest version.
2. The crushed gravel shall not be laid until the gravel has been inspected by the Highway Superintendent and the Town Consulting Engineer. The crushed gravel shall be laid in layers not to exceed six inches. Crushed gravel shall meet the materials and construction requirements as outlined in NHDOT "Standard Specifications for Road and Bridge Construction," latest version.
3. Compaction is to be obtained by use of approved rollers and equipment, to at least 95% of the Standard Proctor Density (ASTM-698), said density to be checked by an approved testing service, and the results of all tests are to be approved by the town for incorporation into the proper records. All costs incurred for the conduction of such tests shall be the responsibility of the applicant and the Town reserves the right to be present when testing is being performed, and shall be provided with a minimum of 24 hours notice or another mutually agreeable time. The testing lab shall be approved by the Town in consultation with the Town Engineer. Documentation of testing shall be forwarded to the Highway Superintendent and Town's Consulting Engineer for each layer.

- I. **Hot bituminous concrete pavement**: 3 ½ inch in conformance with the material and construction requirement of the NHDOT "Standards and Specifications for Road and Bridge Construction," latest edition.

1. Base course = 2 inch (after compaction) $\frac{3}{4}$ aggregate
2. Wearing course = a 1 $\frac{1}{2}$ " (after compaction) course of $\frac{1}{2}$ " aggregate

- J. **Shoulders**: Shoulders shall be constructed in the same manner as described above in Section H without paving and as directed by the Highway Superintendent and the Town's Consulting Engineer. See Typical Section D-1 in Appendix.
- K. **Sidewalks**: When required by the Planning Board, sidewalks shall be designed and constructed in accordance with the *AASHTO Guide for the Planning, Design, and Operation of Pedestrian Facilities* in accordance with the Americans with Disability Act requirements and as approved by The Highway Superintendent and the Town's Consulting Engineer.
- L. **Loam and Seed**: Loam, either from on site or from borrow, shall be placed in a minimum of 4 inch thick layer and shall be suitable to sustain growth of proposed grasses (Vermont Conservation Mix or an acceptable equal as appropriate by location). The loam must be free of stones, sticks and other debris so mowing is possible by residential style lawn mowers in areas adjacent to improved yards and in cul-de-sacs. Maintenance of the seeding must be continued until at least 85% vegetative growth is accomplished in all areas.
- M. **Winter repairs**: After a base course of pavement has been installed, a minimum of one winter season, all settlements will be regraded and all heaves noted will be excavated to remove the unsuitable materials and regraded. The wearing course will not be placed until all heavy construction equipment and large trucks are off the project and any damage repaired and utility cuts repaired. All repairs will be made with hot asphalt and the approval of The Highway Superintendent and Town's Consulting Engineer.
- N. **Drainage**
1. Underdrains shall be installed where the character and composition of the soil in the roadbed and other areas of the subdivision render such installation necessary in the opinion of the Highway Superintendent and Town's Consulting Engineer. These underdrains shall consist of plastic pipe that conforms to NHDOT standards and be a minimum six inches in diameter and laid in the bottom of a trench at such depth and width as may be necessary. The underdrain shall be a minimum 2 feet below the structural box, at a point 1 foot off the edge of the pavement to the top of the pipe and shall be a maximum of 600 feet long. The trench shall be filled with $\frac{3}{4}$ clean crushed stone wrapped in filter fabric or $\frac{3}{8}$ inch pea stone without filter fabric. See detail in appendix
 2. Storm drains, culverts and related installations, including catch basins and drop inlets, shall be installed within or without the subdivision as necessary to permit unimpeded flow of all natural watercourses, to ensure adequate drainage of all low points along streets and to intercept stormwater runoff along streets at intervals reasonably related to the extent and grade of the area drained. (Where required, catch basins may be on both sides of the roadway on continuous grade at intervals not to exceed 300 feet.)
 3. Drainage improvements shall meet the specification of AASHTO HS20 in regard to material and strength loading requirements. Catch basins and drop inlets shall be equal to New

Hampshire Standard Type B or as acceptable to the Highway Superintendent and Town's Consulting Engineer. Storm sewer pipes and culverts shall be reinforced concrete, HDPE, or equivalent and shall have a minimum four-foot cover over all pipes crossing beneath roadways and two feet of cover in ditchlines. Headwalls, where required, shall be either reinforced concrete or mortar rubble masonry.

4. Erosion protection ditches. Appropriate stone shall be provided in ditches where soil or velocity conditions warrant protection from erosion as determined by the Highway Superintendent and Town's Consulting Engineer.

O. **Easements**

1. Easements for utilities across lots or centered on rear or side lot lines shall be provided where necessary and shall be at least 20 feet wide.
2. Where a subdivision is traversed by a watercourse, drainageway, channel or stream, the Board may require that there be provided a stormwater easement or drainage right-of-way of adequate width to conform substantially to the lines of such watercourses, drainageway, channel or stream, and a ten foot buffer on one side and provide for construction and other necessary maintenance purposes.

P. **Standards and Specifications**

The following standards and specifications shall include but not be limited to the following documents for the design and construction of all improvements:

1. Zoning Ordinance – Town of Henniker, current edition
2. Manual on Drainage Design for Highways – State of New Hampshire, Department of Transportation, current edition
3. Manual on Uniform Traffic Control Devices (MUTCD) – U.S. Department of Transportation, Federal Highway Administration, current edition
4. Standard Specifications for Road and Bridge Construction – State of New Hampshire, Department of Transportation, Current Edition
5. Highway Design Manual – State of New Hampshire, Highway Design Division, Vol. 1 & 2, current edition
6. High Intensity Soils Maps for New Hampshire Standards and Origins – Society of Soil Scientists of Northern New England, Current Edition
7. A Policy on Geometric Design of Highways and Streets – AASHTO – current edition
8. Highway Capacity Manual – Transportation Research Board, current edition
9. Roadside Design Guide – AASHTO – Current Edition
10. Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire – Current Edition

Article VI

Water and Wastewater Facilities

202-16. Common Systems

Such systems proposed by an Applicant shall be of sufficient capacity to serve the subdivision and shall be designed and constructed for incorporation into the future town or precinct systems. All such facilities shall meet the requirements of and be approved by, the New Hampshire Department of Environmental Services, Division of Water Supply and Pollution Control, local and county health and public works agencies, and/or other public body having jurisdiction, and shall be accepted by the Town's Consulting Engineer and Town Departments.

202-17. Individual Service

Individual wells and subsurface disposal facilities shall, in all respects, comply with all applicable local, county and/or state requirements, including those of the State Water Supply and Pollution Commission.

- A. In areas not currently served by common sewer systems, it shall be the responsibility of the Applicant to provide adequate information to the installation and operation of an individual sewage disposal system (septic tank and drain field). The Applicant shall be required to provide the necessary equipment and labor for the making of these tests, required by local, county and/or state authorities having jurisdiction.
- B. Test pit data shall be provided and their locations noted on the plan.
- C. Septic design plans shall be prepared by a licensed designer meeting all criteria established by NHDES.

Article VII

Inspections and Performance Guaranty

202-18. Performance and Inspection of Work

- A. All work necessary for the construction of required improvements and the repair of damage to existing public improvements shall conform to the requirements of these Regulations.
- B. All work shall be performed in a good and workmanlike manner, and shall be free from faults and defects. All materials incorporated in such construction shall conform to the requirements of these Regulations and shall be of good quality. Any work, materials, or construction not conforming to the standards outlined in these regulations or other Town Ordinances may be considered defective and rejected by the Town's Consulting Engineer and Town Department Heads. All work and materials rejected by the Town's Consulting Engineer and Town Department Heads as defective shall be removed and corrected by the Applicant.
- C. All work shall be completed within the time limits, if any, specified by the Board and/or Board of Selectmen, but in the absence of such specified limits and in all events no later than three years from the date of the approval of the final plat, unless the time limit is extended by mutual agreement of the Board of Selectmen and the Applicant.
- D. The Town's Consulting Engineer shall represent the Town during the construction of the required roadway and utility improvements.
 - 1. The Applicant shall provide the Town with funds to be placed in an escrow account, which shall be used to pay for the services of the Town's Consulting Engineer during the inspection of work. Any unused funds shall be returned to the Applicant at the completion of the project and the sign-off of the Consulting Engineer.
 - 2. A pre-construction meeting must be held prior to the start of any work on site that includes the Contractor, Developer, Town and the Consulting Engineer at a minimum.
 - 3. The Town's Consulting Engineer shall at all times have access to the site when the work is in preparation and progress. He or she shall make periodic visits to the site to familiarize himself or herself generally with the progress and quality of the work and to determine in general if the work is proceeding in accordance with the requirements of these regulations.
 - 4. The Applicant shall provide the Consulting Engineer in advance with a schedule of work to be performed and give the Consulting Engineer timely notice of the completion of each major stage in the construction of any required improvement so that the Consulting Engineer may inspect the work so completed prior to the covering thereof, and the Consulting

Engineer shall make all such inspections with reasonable promptness so as to cause no delay in the work.

5. In general, the Applicant shall in the case of streets, give timely notice to the Consulting Engineer of the completion of clearing, subgrades, drainage, each base course, and base and final pavement. See Inspection Schedule for additional details.
6. The Applicant shall give the Town's Consulting Engineer notice (24 hours minimum) when any required improvement is completed and ready for final inspection. The Consulting Engineer shall promptly make such inspection and, when he or she finds that the particular improvement has been fully completed in accordance with the requirements of these Regulations, he or she shall approve the same in writing. Such approval, in the case of a street, shall not constitute the legal acceptance of the street by the Town nor shall it modify in any way the requirements of law for the acceptance of streets by the Town.
7. The Applicant shall promptly remedy any defects in any required improvement due to faulty workmanship or materials, which appear within a period of one year after approval thereof by the Consulting Engineer.
8. Notwithstanding the on-site observations and inspections and any approvals of required improvements issued by the Consulting Engineer, the Applicant shall be and remain fully responsible for the performance of the construction work in accordance with the requirements of these Regulations, and the Consulting Engineer shall have no responsibility for the failure of the Applicant to carry out the work as required herein.
9. The Town's Consulting Engineer may set out a job specific construction observation schedule and criteria, to be agreed upon by the Applicant, for all public improvements.

202-19. Performance Guaranty

A. Estimate of Cost

Prior to the approval of a plat by the Board, the Applicant or owner shall obtain from the Consulting Engineer an estimate of the cost of construction of all improvements, which shall be required by the Board as a condition of final approval up to the standards set forth in these Regulations, together with an estimate of any damage to any existing public improvements caused in the course of the work performed in the development of the subdivision.

B. Posting of Performance Guaranty

As a condition of the approval of a plat by the Board, the Applicant shall provide the Town with a performance guaranty to assure the Town of the completion of improvements required under these Regulations and repair of potential damage to existing public improvements. The performance guaranty shall be posted and in full effect prior to any construction of any improvements. Building permits shall not be issued until an acceptable Performance Guaranty has been submitted and Certificate of Occupancies shall not be issued until such time the binder course of pavement has been satisfactorily installed.

C. **Amount**

The performance guaranty shall be in an amount equal to 110% of the estimated cost of required improvements and potential damages to public improvements as determined by the Consulting Engineer, and shall be upon conditions and in such form as the Board and the Board of Selectmen may require. The performance guaranty shall be in the form of a bond issued by a surety company registered and licensed to do business in the State of New Hampshire, a letter of credit or other collateral or surety arrangement, all in form and substance satisfactory to the Board of Selectmen, or a cash escrow, or a savings bank deposit book properly endorsed to the town and deposited with it.

D. **Term**

1. The performance guaranty shall remain in effect until the expiration of 13 months after the date of the approval by the Town's Consulting Engineer of the completion of all required improvements and repair of all damages to public improvements in accordance with the provisions of these Regulations, or the date that all latent defects have been corrected by the Applicant and approved by the Consulting Engineer, whichever is later, and shall be conditioned in part upon the faithful correction by the Applicant of any latent defects which appear within the period of one year after the approval by the Consulting Engineer of any required improvements as set forth in these Regulations.
2. In the case of a letter of credit, cash deposit or an assignment of a savings bank deposit book, the amount on deposit may be reduced by the Board of Selectmen by resolution when portions of the required improvements have been installed, provided that a sufficient amount, not to exceed 25% of the total, is retained to cover the correction of any latent defects which may appear within one year following the approval by the Consulting Engineer of any required improvements as set forth in these Regulations.
3. A joint inspection for latent defects shall be made by the Consulting Engineer and Applicant not earlier than the 10th nor later than the 11th month following approval by the Consulting Engineer.
4. Release of the Performance Guarantee shall be requested in writing by the Applicant to the Town Department and Consulting Engineer, with the Planning Board and the Board of Selectmen approving such release.

E. **Default**

If the required improvements and repairs to public improvements have not been installed and completed in accordance with the requirements of these Regulations or if any latent defects in such improvements or repairs appearing within a period of one year after approval thereof by the Consulting Engineer have not been corrected as required herein above, then and in that event any cash deposit or savings bank deposit may be used to complete the improvements or correct the latent defects, and in the event the performance guaranty is in the form of a performance bond, letter of credit, cash escrow or other surety, the Town shall be entitled to exercise its rights under the appropriate documents to require the surety or issuer of the letter of credit to provide the Town with sufficient funds to complete such work.

F. **Road Maintenance**

The Applicant/owner of the subdivision project shall be fully responsible for all costs associated with maintaining the proposed town road until such time all work have been satisfactorily performed to town standards and accepted as a town road.

Article VIII

Miscellaneous

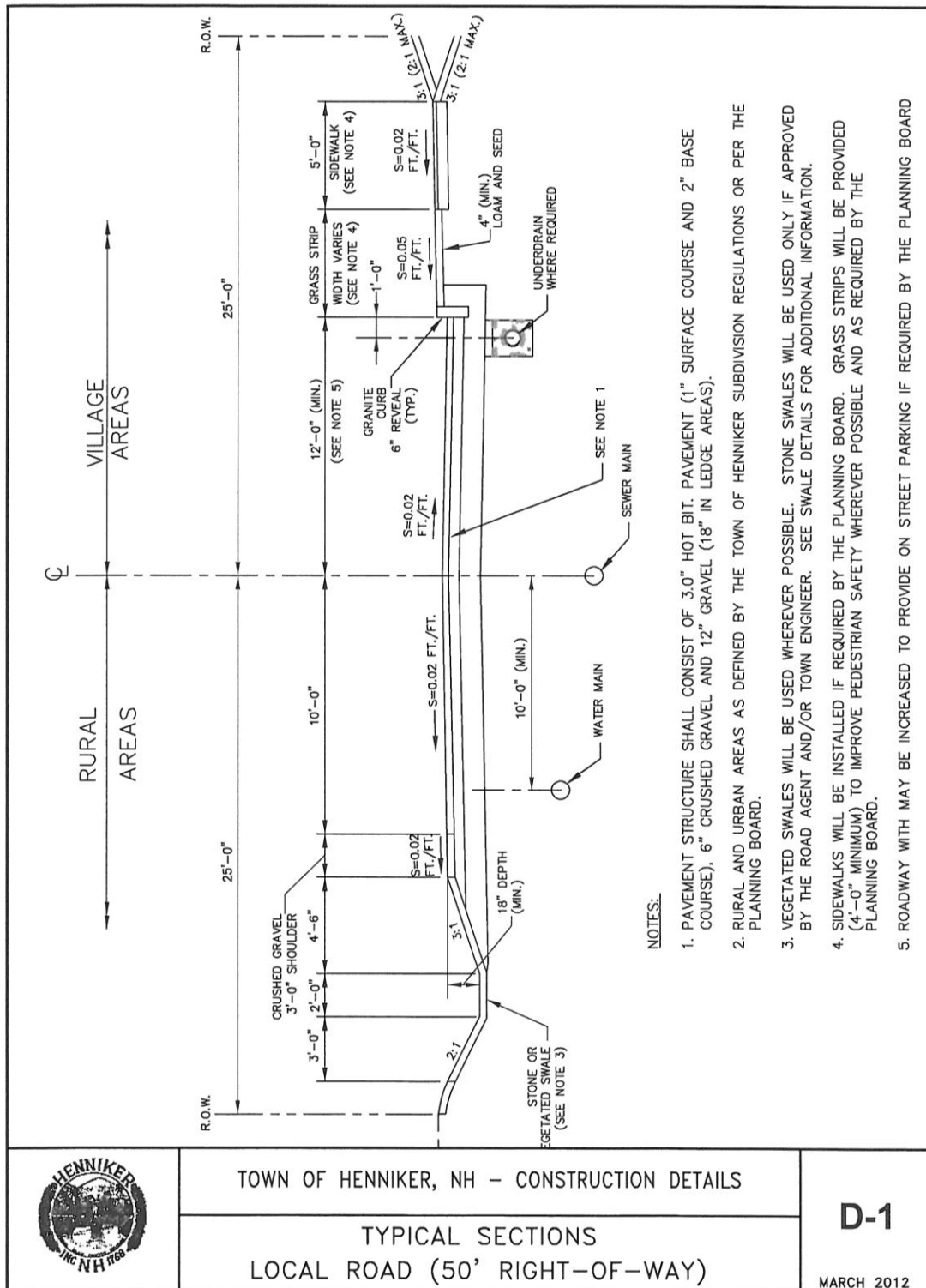
202-20. Violations and Penalties

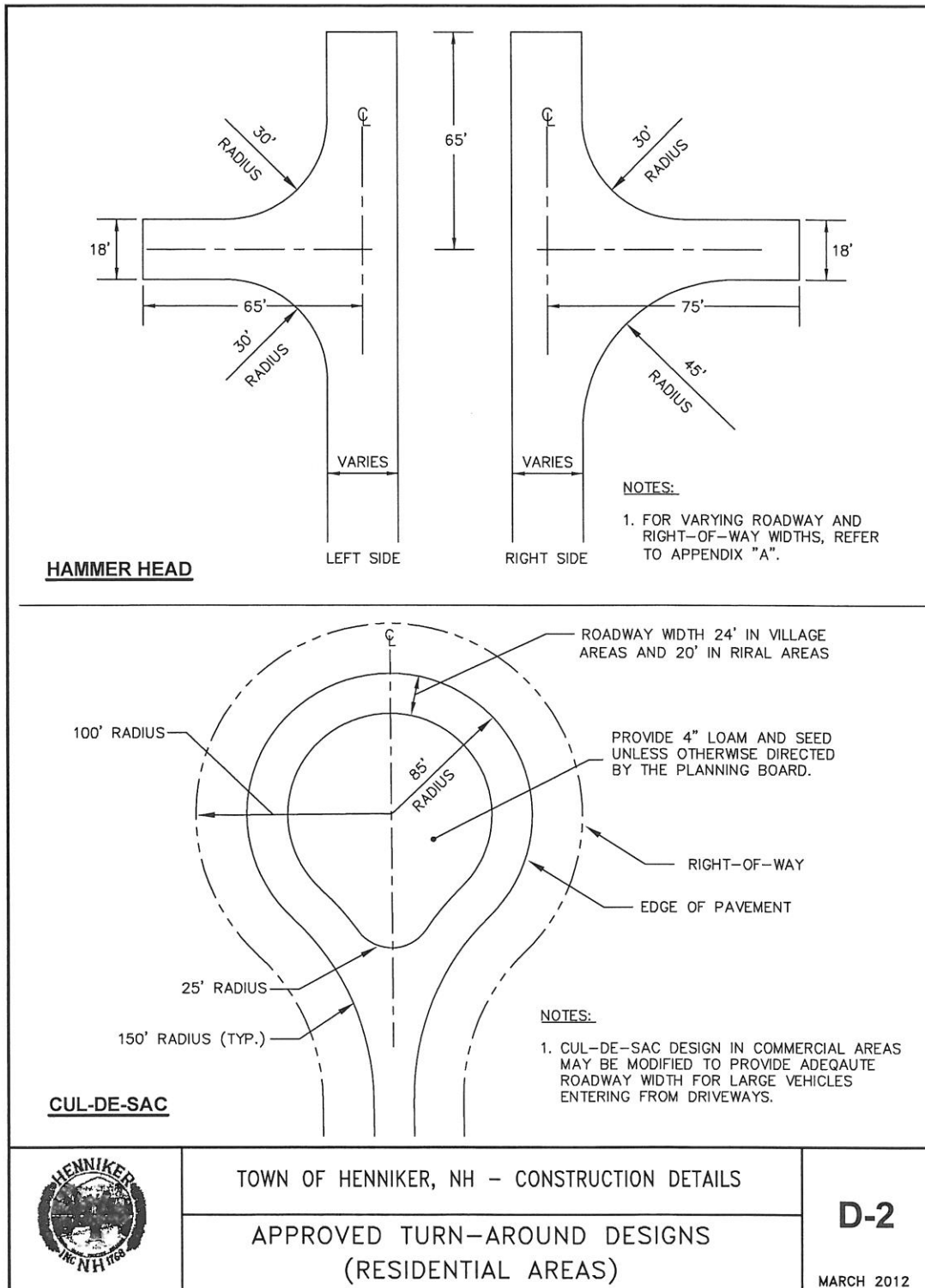
- A. No Subdivision of land shall be made, and no land in any Subdivision shall be transferred, sold or offered for sale until a final plat, prepared in accordance with the requirements of these regulations, has been approved by the Planning Board.
- B. As provided in RSA 676:16, any owner, or agent of the owner, of any land located within a Subdivision, who transfers or sells any land before a plan of the said Subdivision has been approved by the Planning Board and recorded or filed in the office of the Merrimack County Registry of Deeds shall forfeit and pay a penalty of \$500 for each lot or parcel so transferred or sold and the description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the transaction from such penalties.
- C. The Town may enjoin a transfer or sale which violates the provisions of this section and may recover the penalty imposed by civil action. In any action to recover a penalty, the prevailing party may recover reasonable court costs and attorney's fees as may be ordered by the court.

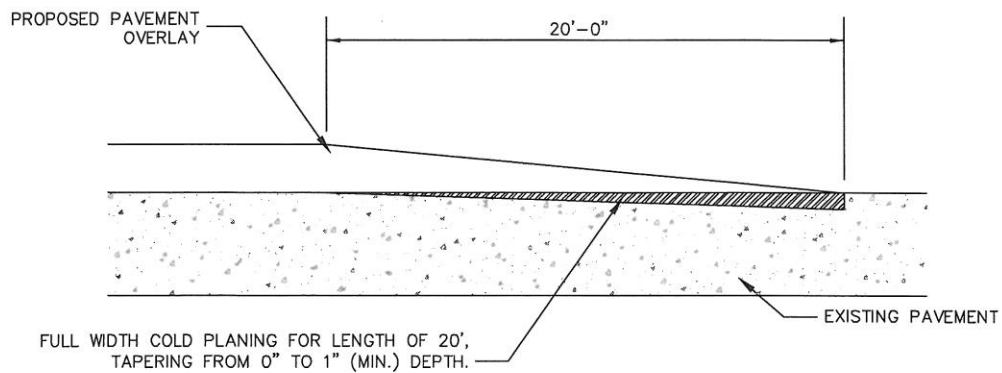
202-21. Amendments

These Regulations may be amended or rescinded by the Planning Board, but only following a public hearing on the proposed changes in accordance with RSA 675:6.

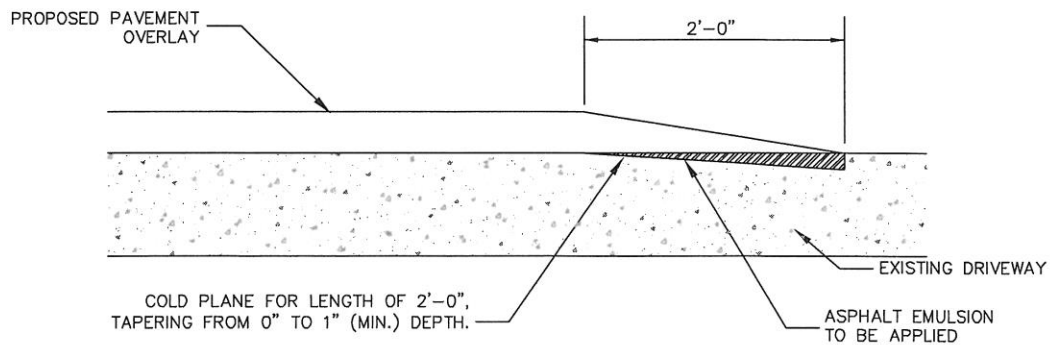
Appendix Road Details



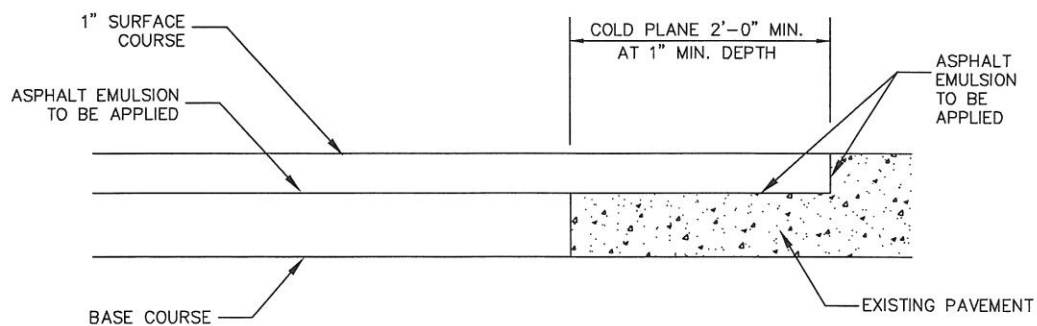




PAVEMENT OVERLAY - TOWN STREETS



PAVEMENT OVERLAY - DRIVEWAYS



NEW PAVEMENT - TOWN STREETS

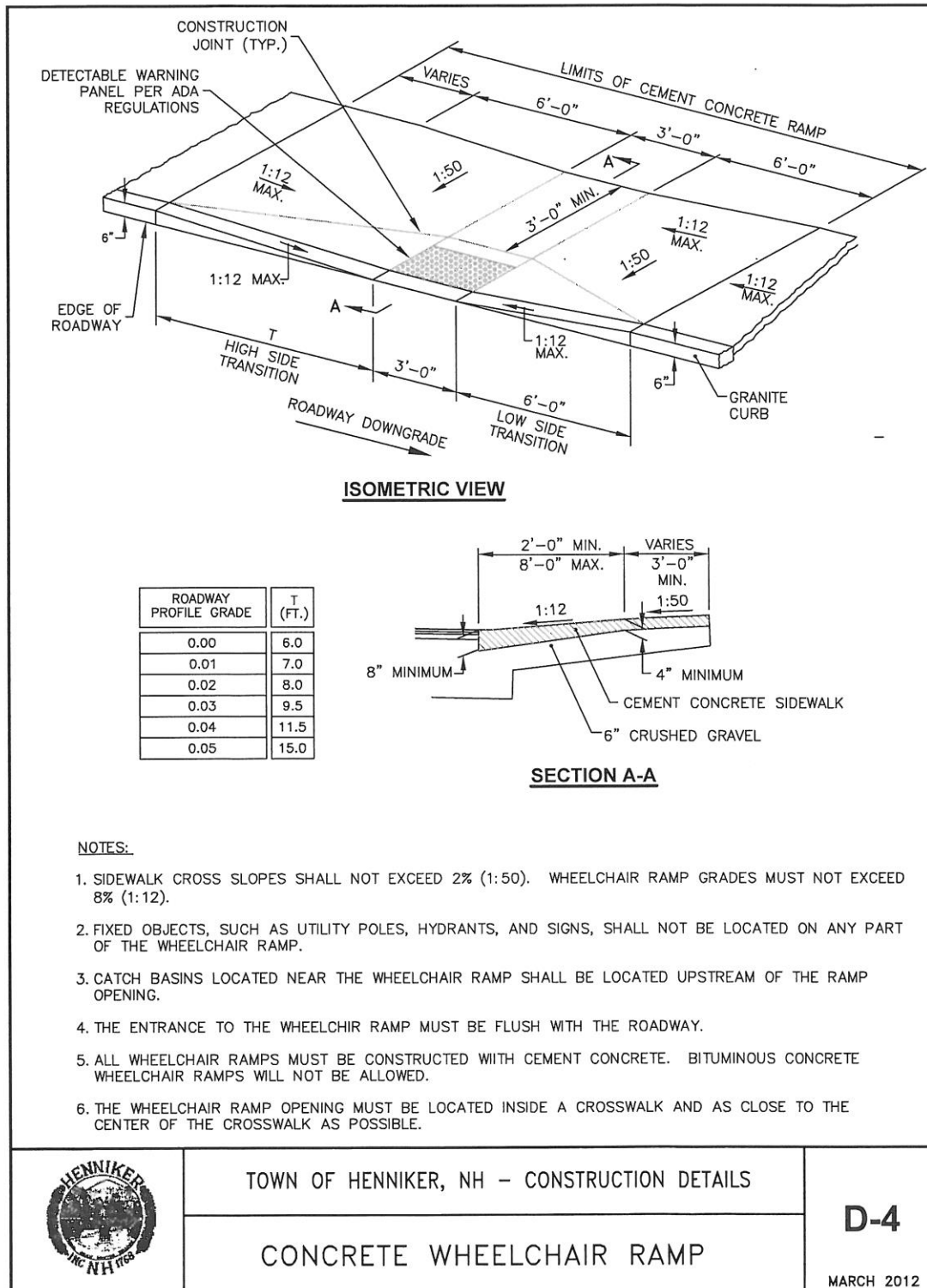


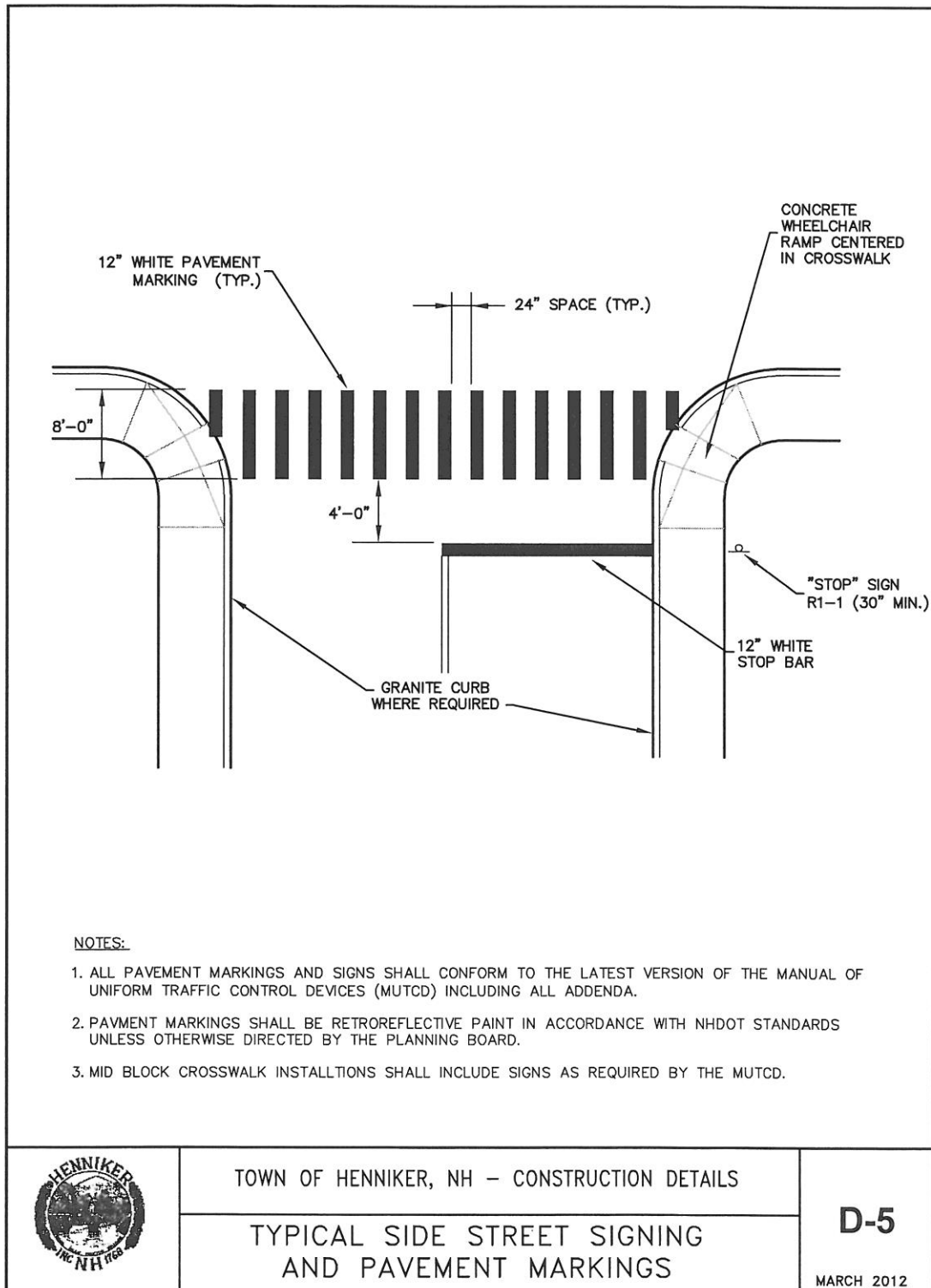
TOWN OF HENNIKER, NH – CONSTRUCTION DETAILS

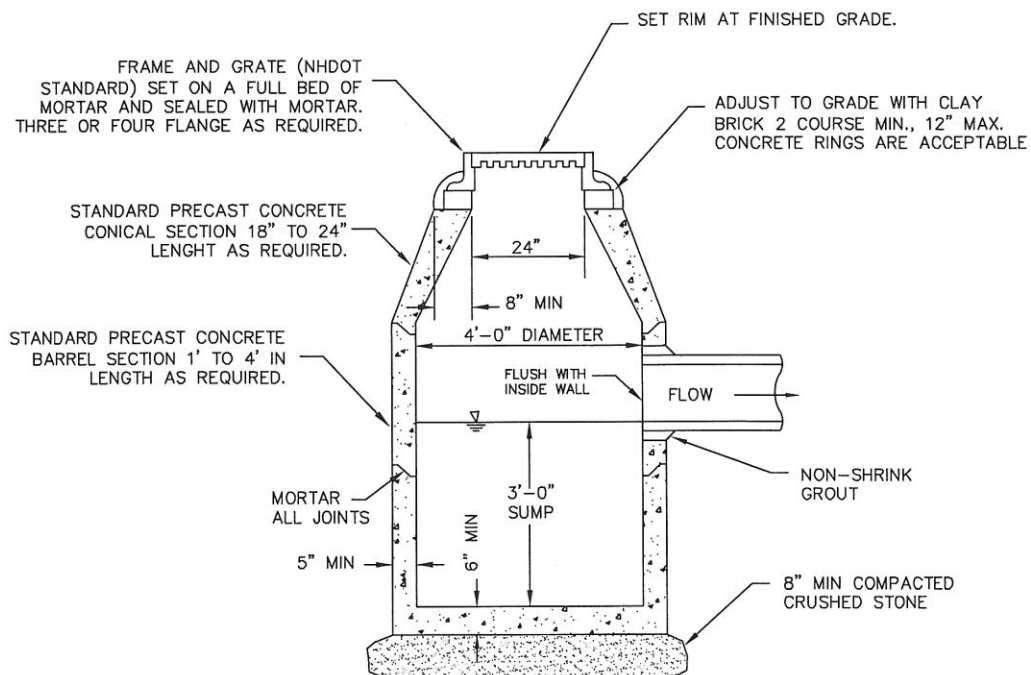
PAVEMENT JOINTS

D-3

MARCH 2012







NOTES:

1. PRECAST CONCRETE SECTION ASSEMBLIES SHALL WITHSTAND H-20 LOADING AND SHALL CONFORM TO ASTM C478.
2. PIPE OPENINGS SHALL BE LOCATED WITH A MINIMUM DISTANCE OF 12" BETWEEN OPENINGS AND A MINIMUM OF 6" TO SECTION JOINTS.

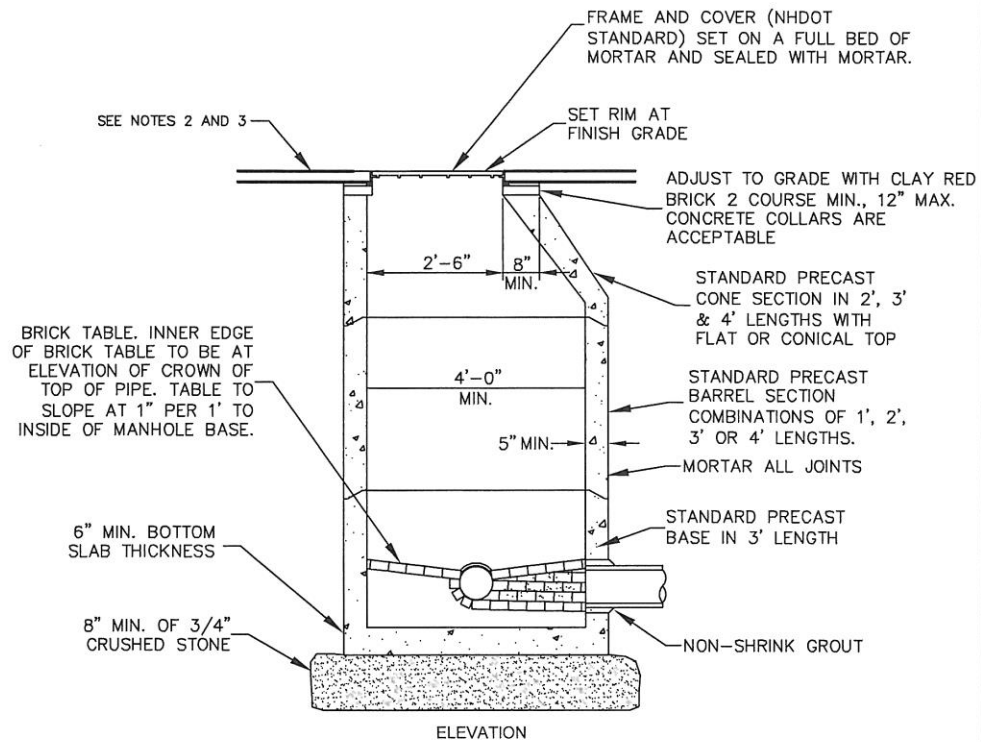


TOWN OF HENNIKER, NH – CONSTRUCTION DETAILS

CATCH BASIN

D-6

MARCH 2012



NOTES:

1. PRECAST MANHOLE SECTION ASSEMBLIES SHALL WITHSTAND H-20 LOADING AND SHALL CONFORM TO ASTM C478.
2. WHERE GRASS OCCURS, LOAM AND SEED ALL DISTURBED AREAS TO A MINIMUM DEPTH OF 4 INCHES UNLESS OTHERWISE NOTED. WHERE NO GRASS OCCURS, MATCH EXISTING MATERIALS AND DEPTHS OR PLACE A MINIMUM OF 6 INCHES OF GRAVEL, WHICHEVER IS GREATER.
3. PIPE OPENINGS SHALL BE LOCATED WITH A MINIMUM DISTANCE OF 12" BETWEEN OPENINGS AND A MINIMUM OF 6" TO SECTION JOINTS.

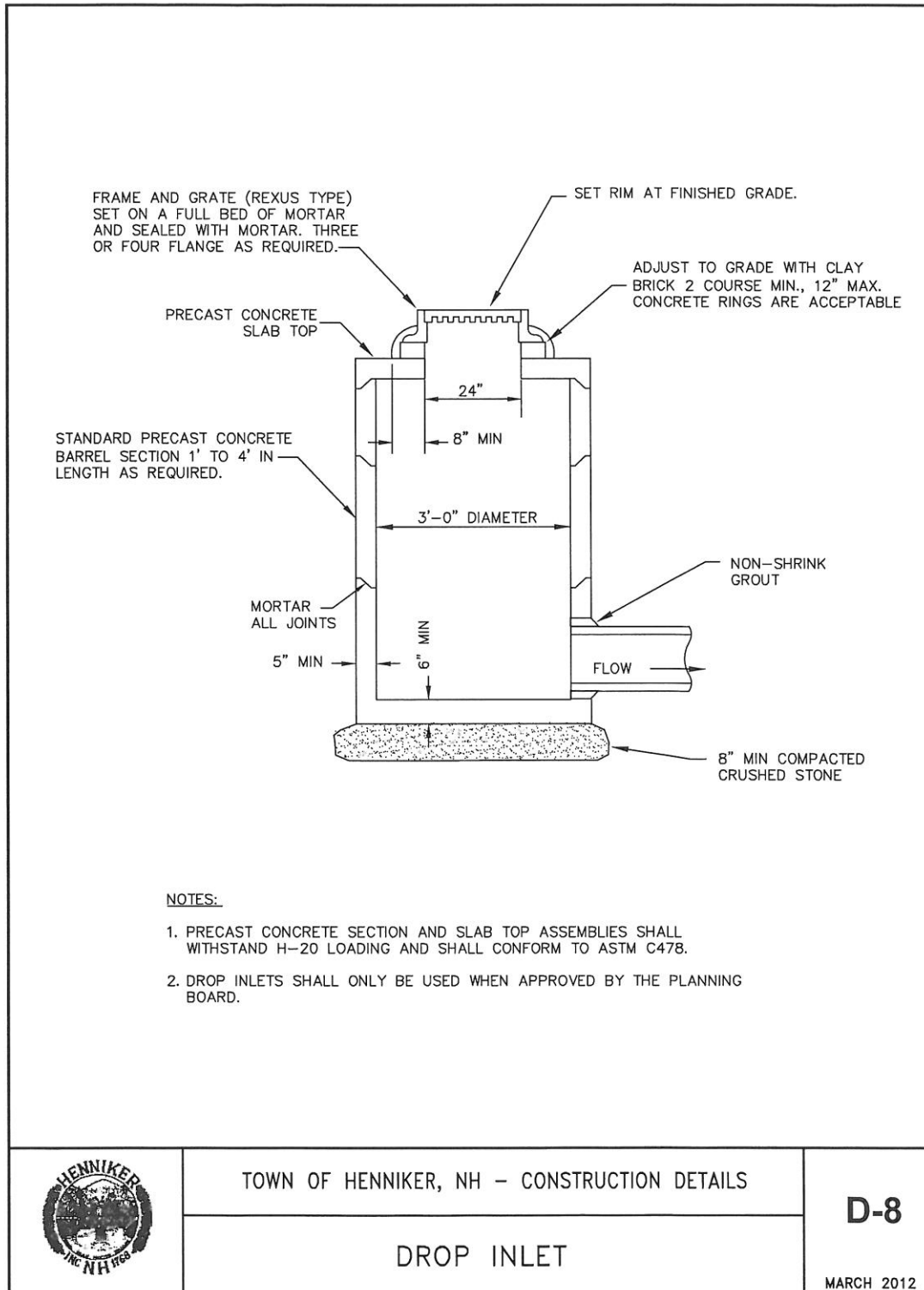


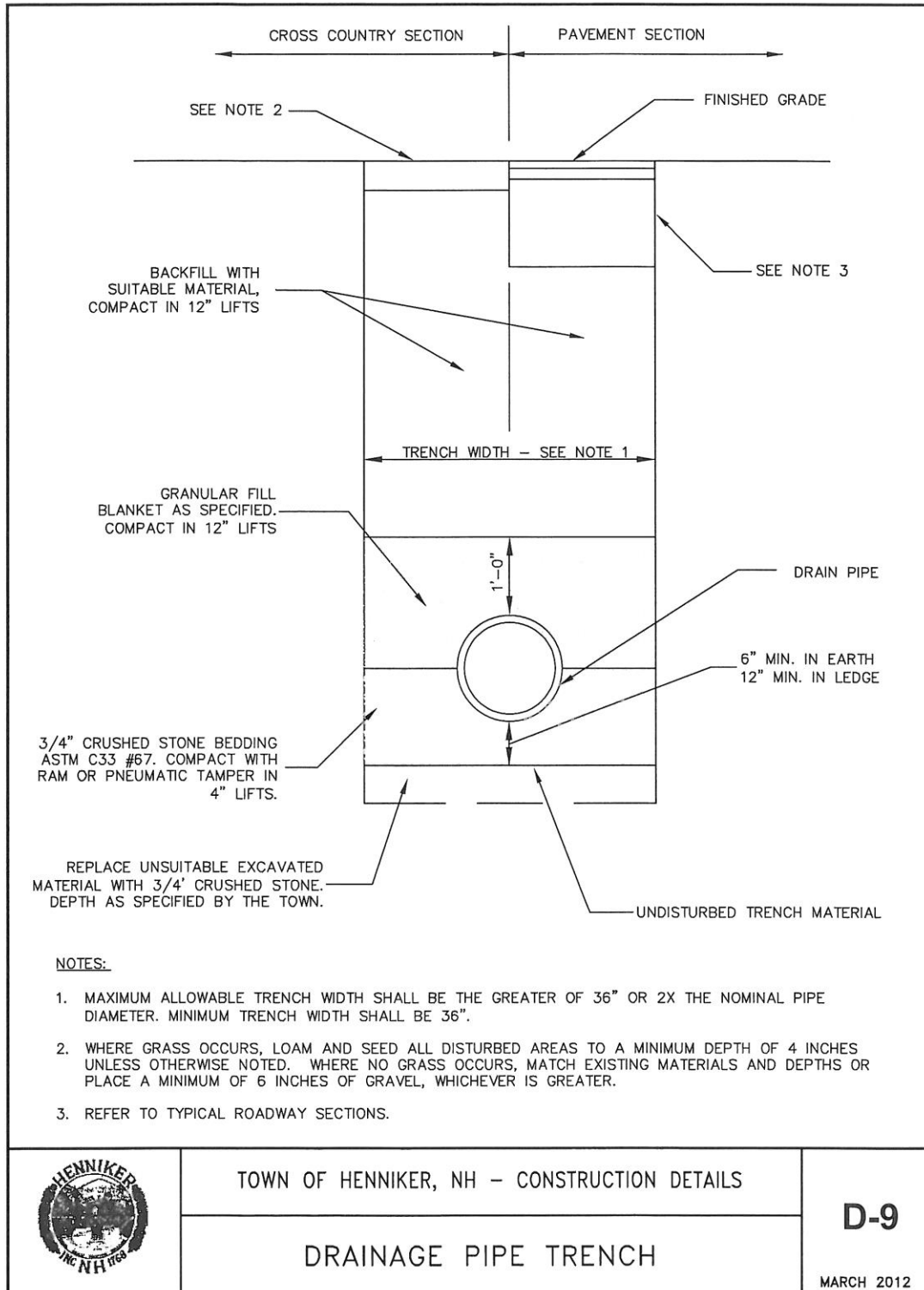
TOWN OF HENNIKER, NH – CONSTRUCTION DETAILS

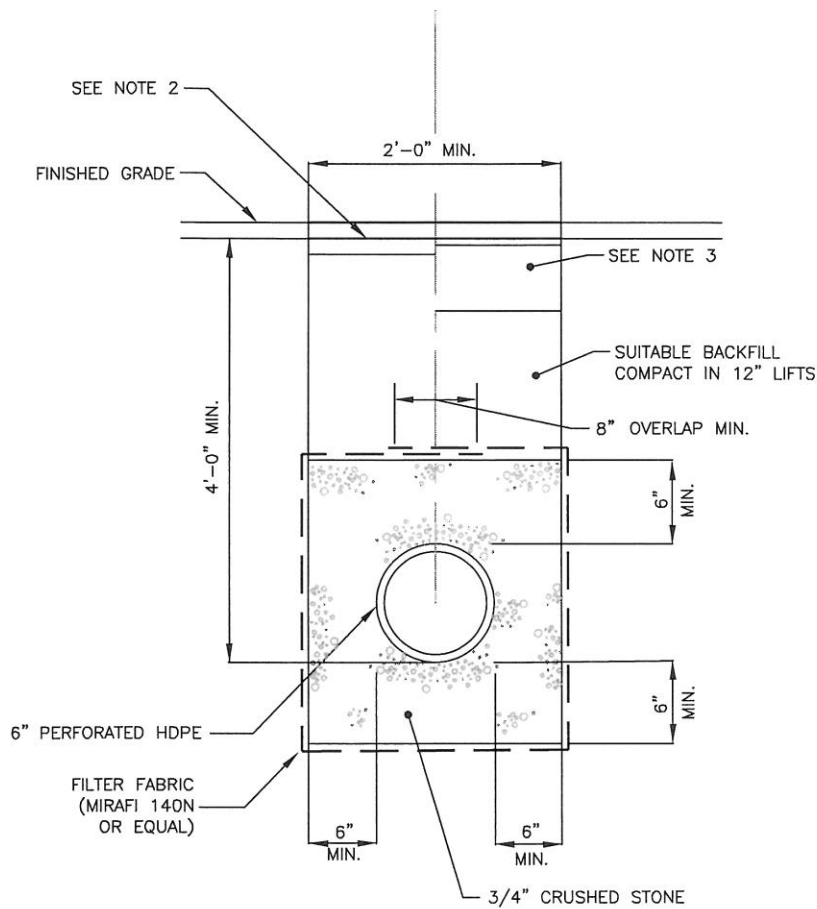
DRAINAGE MANHOLE

D-7

MARCH 2012







NOTES:

1. ALL UNDERDRAIN PIPES SHALL DISCHARGE TO A DRAINAGE MANHOLE, CATCH BASIN, OR HEADWALL.
2. WHERE GRASS OCCURS, LOAM AND SEED ALL DISTURBED AREAS TO A MINIMUM DEPTH OF 4 INCHES UNLESS OTHERWISE NOTED. WHERE NO GRASS OCCURS, MATCH EXISTING MATERIALS AND DEPTHS OR PLACE A MINIMUM OF 6 INCHES OF GRAVEL, WHICHEVER IS GREATER.
3. REFER TO TYPICAL ROADWAY SECTIONS.
4. UNDERDRAIN LOCATIONS WILL BE AS SHOWN ON THE APPROVED PLANS OR AS DIRECTED BY THE TOWN.

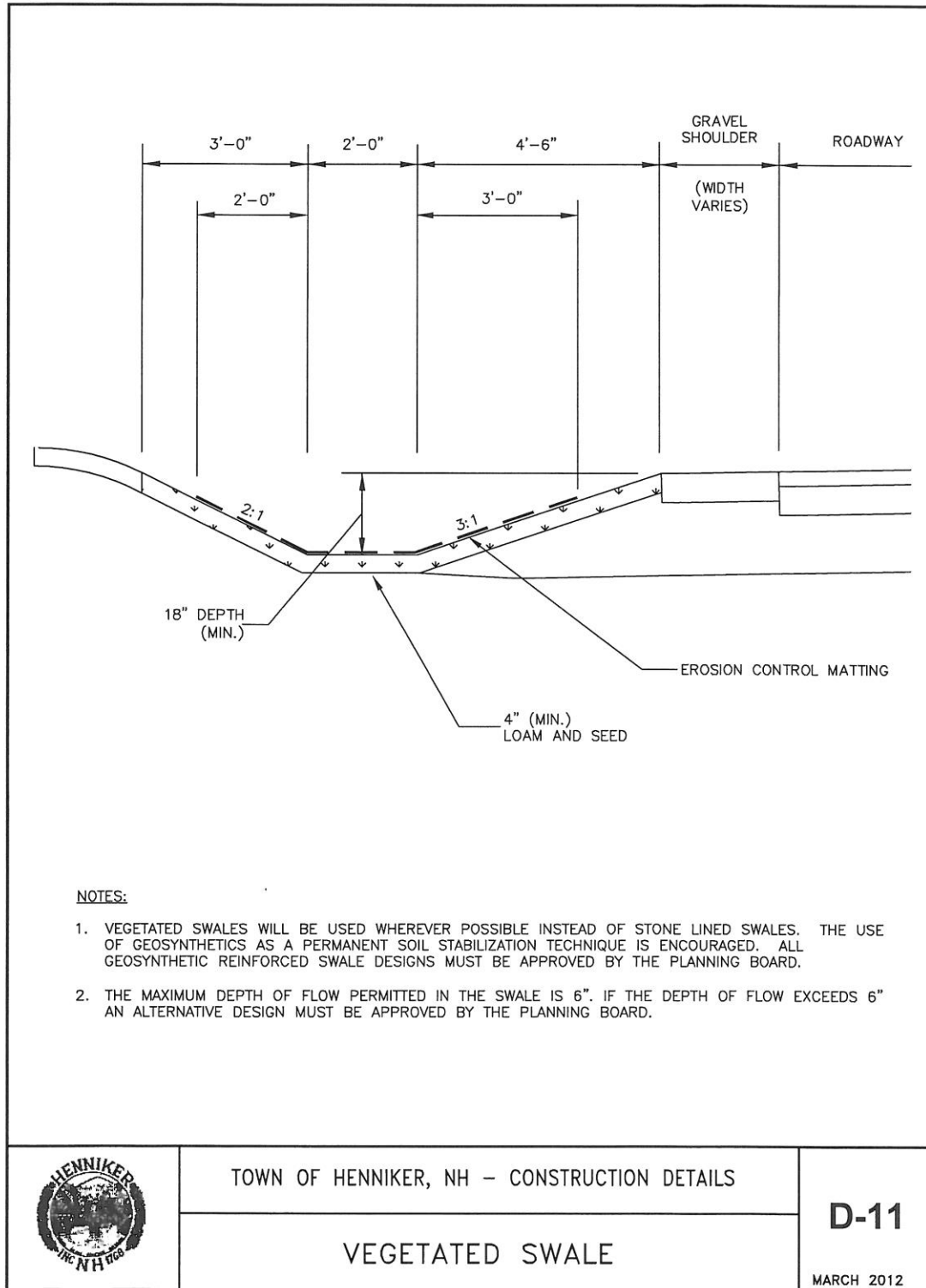


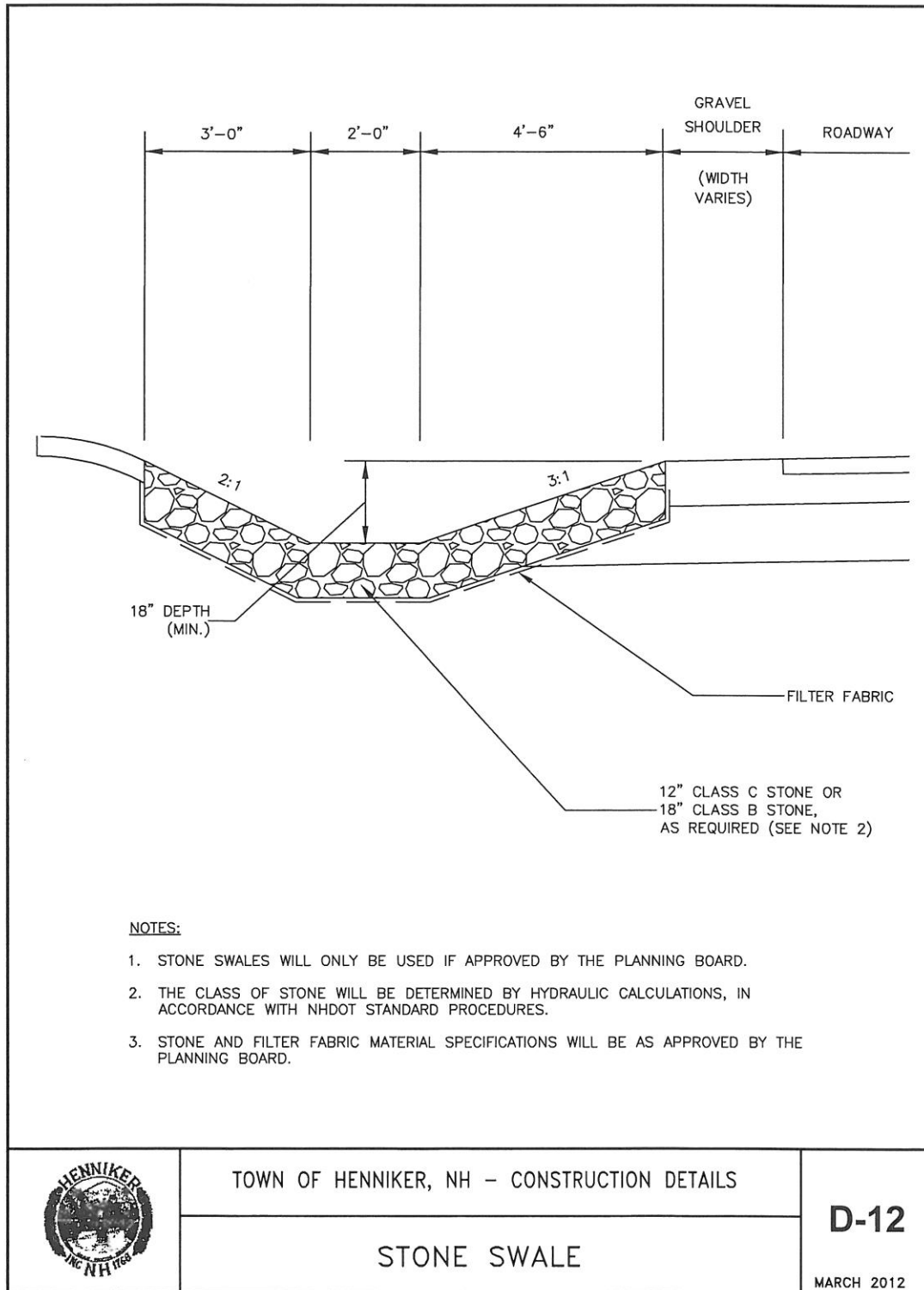
TOWN OF HENNIKER, NH – CONSTRUCTION DETAILS

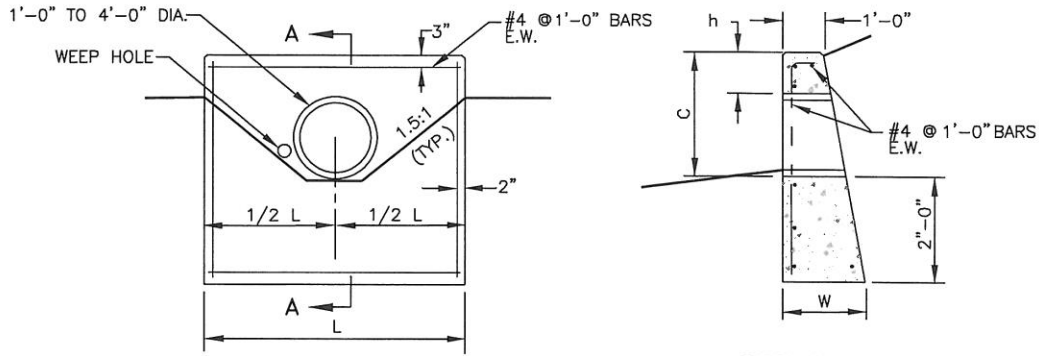
UNDERDRAIN

D-10

MARCH 2012







DIAMETER OF PIPE	L	H	W	h
12"	4'-3"	4'-3"	2'-1"	1'-0"
15"	6'-0"	4'-6"	2'-3"	1'-3"
18"	7'-0"	5'-0"	2'-4"	1'-6"
24"	9'-0"	5'-6"	2'-5"	1'-6"
30"	11'-0"	6'-0"	2'-7"	1'-6"
36"	13'-0"	6'-6"	2'-8"	1'-9"
42"	15'-9"	7'-3"	2'-10"	1'-9"
48"	17'-9"	7'-9"	3'-0"	1'-9"

NOTES:

1. MORTAR RUBBLE HEADWALLS ARE ACCEPTABLE. ALL FIELD STONES MUST BE EMBEDDED IN MORTAR AND A 1" MORTAR CAP MUST BE INSTALLED.
2. 3/4" CHAMFER ON ALL EXPOSED EDGES.
3. 1'-0" COMPACTED GRAVEL UNDER HEADWALL.
4. ALL REINFORCING BARS SHALL BE EPOXY COATED.
5. ALL MATERIALS SHALL BE IN CONFORMANCE WITH NHDOT STANDARD SPECIFICATIONS.



TOWN OF HENNIKER, NH – CONSTRUCTION DETAILS

HEADWALL

D-13

MARCH 2012

