TOWN OF WARNER, NEW HAMPSHIRE

SUBDIVISION REGULATIONS

Prepared by the
Warner Planning Board
with the assistance of the
Central New Hampshire Regional Planning Commission
28 Commercial St.
Concord NH 03301

Adopted on February 4, 1991 by the
Warner Planning Board
following a public hearing on that date
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Effective Date

The effective date of these regulations shall be _____

Planning Board Members

_____ _____

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Judith A. Newman-Rogers Oct 19, 2015

Certified by Judith A. Newman-Rogers - Town Clerk Date

Town of Warner, N.H.
Subdivision Regulations

Section I Authority and Purpose

The Warner Planning Board prescribes the following rules and regulations to control the subdivision of land pursuant to RSA 674:35,36, II New Hampshire Revised Statutes Annotated (RSA), 1983, as amended. As provided in said Laws, no subdivision, either public or private, shall be authorized in the Town until it has been submitted and approved by the Warner Planning Board.

The Purpose of the Subdivision Regulations is to:

A. Provide against such scattered or premature subdivision of land as would involve danger or injury to health, safety, or prosperity by reason of the lack of water supply, drainage, transportation, schools, fire protection, or other public services, or necessitate the excessive expenditure of public funds for the supply of such services;

B. Provide for the harmonious development of the municipality and its environs;

C. Require the proper arrangement and coordination of streets within subdivisions in relation to other existing or planned streets or with the official map of the municipality;

D. Provide for open spaces of adequate proportions;

E. Require suitably located streets of sufficient width to accommodate existing and prospective traffic and to afford adequate light, air, and access for firefighting apparatus and equipment to buildings, and be coordinated so as to compose a convenient system;

F. Require, in proper cases, that plats showing new streets or narrowing of or widening of such streets submitted to the planning board for approval shall show open a parks or parks suitably located for playground or other recreational purposes;

G. Require that proposed parks shall be of reasonable size for neighborhood playgrounds or other recreational uses;

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

I. Prescribe minimum areas of lots so as to assure conformance with local zoning ordinances and provide to assure such additional areas as may be needed for each lot for on-site sanitary facilities;

J. Include provisions which will tend to create conditions favorable to health, safety, convenience or prosperity; and

K. Encourage the installation and use of solar, wind, or other renewable energy systems and protect access to energy sources by the regulation of orientation of streets, lots and buildings; establishment of maximum building height, minimum set back requirements, and limitations on type, height and placement of vegetation, and encouragement of the use of solar skyspace easements under RSA 477.

L. Provide for efficient and compact subdivision development which promotes retention and public usage of open space and wildlife habitat, by allowing for village plan alternative subdivision as defined in RSA 674:21, VI.

M. Require innovative land use controls on lands when supported by the master plan.

Section II Definitions

For the purpose of these regulations certain words used herein are defined as follows:

Abutter: Any person whose property is located in New Hampshire and (1) adjoins or is directly across a street or stream from, or (2) has a boundary which is within two hundred (200) feet of any boundary of the land under consideration by the Planning Board, or (3) has frontage on a pond on which the land under consideration by the Planning Board also has frontage. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his or her land will be directly affected by the proposal under consideration. For purposes of receipt of notification by the Planning Board of a hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term "abutter" means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. [RSA 672:3]

Active and Substantial building or development: "Active and substantial building or development" shall be deemed to have occurred when building foundations have been installed, inspected and approved by the Building Inspector; basic infrastructure roads and/or access drives are constructed to a gravel base; erosion control measures as specified on the approved plan for the area of disturbance must be installed; drainage systems and swales are completed; utilities have been extended to the site; a certified plot plan of the foundation if required has been submitted; and if a bond or other security to cover the costs of roads, drains, or sewers is required in connection with such approval, such bond or other security is posted with the Town at the time of commencement of such development; and there is continuous productive work on the building structures.

Annexation: The combination of two (or more) lots into a smaller number of lots by the elimination of one or more boundary lines separating the original lots, by either (1) the complete incorporation of one lot into an abutting lot or, (2) the division of one lot and complete incorporation of all the parts of that lot into multiple adjoining lots. The number of lots resulting from annexation is fewer than the number of pre-existing lots.

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 him/herself or for another.

Approval: Recognition by the Planning Board certified by written endorsement on the plat that the final Subdivision plot plan submission meets the requirements of these regulations and all other applicable ordinances and regulations.

Buildable Area: Shall mean "Buildable Area" as defined in the Town of Warner Zoning Ordinance.

Building: Means any combination of materials constructed for the shelter of persons, animals or property and is not temporary in nature.

Common Open Space: Shall mean Common Open Space as defined in the Warner Zoning Ordinance.

Consultant: A person or firm designated by the Planning Board to perform such duties as may be determined by the Planning Board.

Final Plat: The final plan of a subdivision which is presented to the Planning Board for final approval in accordance with Section V of these regulations, which complies with these regulations and which, if approved, shall be filed with the Registrar of Deeds of Merrimack County.

Flood Plain shall mean Flood Plain as defined in the Warner "Flood Plain Development Ordinance"

Frontage: Means the continuous length of a lot bordering on a Class I, II, III, or V highway (as defined in RSA 229:5) or an approved subdivision road, or in the case of an existing lot of record, a Class VI highway, provided the provisions of RSA 674:41 are met.

Lot: Means a parcel or portion of land separated from other parcels or portions of land by description as on a subdivision or survey map, or by metes and bounds, for purpose of sale, lease, rent, condominium conveyance, building development or any other reason.

Lot Line Adjustment: A change in property lines for the purpose of the sale, transfer, or other conveyance which involves merely a transfer of land between two (2) or more adjacent lots, which does not increase the number of parcels, lots, or owners, and which involves no new Streets or other public improvements.

Major Subdivision means any subdivision which creates 4 or more lots within a 5 year period or which requires the construction of a new street of the extension of municipal facilities.

Minor Subdivision means any subdivision which creates three (3) or fewer lots or condominium units which does not require the construction of any new street of the extension of municipal facilities, and which is not in conflict with any duly accepted or approved street, plan or map.

Plat: A map, drawing, plan or chart on which the applicant's subdivision is presented.

Public Works Director: Town of Warner Public Works Director.

Selectmen: The Board of Selectmen of the Town of Warner

Sketch Plan: A rough drawing indicating the proposed manner or layout of the proposed subdivision. A sketch plan shall not be construed as being either a preliminary, final or any other type of plat.

Street: means, relates to and includes any street, right-of-way, avenue, road, boulevard, lane, alley, viaduct, highway, freeway, and other public ways. Street shall include the entire right-of-way.

Surveyor: A person properly licensed and registered in the State of New Hampshire in accordance with Chapter 310-A, Sections 53-74, New Hampshire Revised Statutes Annotated, 1955, as amended.

Subdivision: The division of a lot, tract, or parcel of land into two (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. The division of a parcel of land held in common and subsequently divided into parts among the several owners shall be deemed a subdivision. 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, including any unmanned structure which is less than 200 square feet, shall not be construed as a subdivision, and shall not be deemed to create any new division of land for any other purpose.

Substantial Completion: Substantial completion of project improvements, unless otherwise specified by the Planning Board in connection with a subdivision approval, shall include the improvement of all on-site and off-site improvements specified in the subdivision approval, except for those improvements which are specifically deferred by recorded vote of the Planning Board prior to the expiration of the five year period specified in RSA 674:39.

Town Agent: Person employed by the Town or retained by the Town's Planning Board. At the discretion of the Planning Board this could be the Public Works Director, Compliance Officer, licensed professional engineer, or other agent retained for the project.

Voluntary Merger: The combination of two (2) or more existing contiguous lots owned by a single owner into a single lot.

Section III Procedures

A. General Information

1. Whenever any subdivision of land or buildings is proposed, the owner thereof, or his agent, shall make application to the Planning Board for approval on forms supplied by the Planning Board. The application shall conform to these regulations.
2. Once an application has been filed, no subdivision of land shall be made and no land in any subdivision shall be transferred nor any contract for sale, lease or rental executed, no structure shall be erected and no land cleared, no fill placed, no streets constructed, and no alteration of the natural state of the land shall be made, until a plat of the subdivision has been approved by the Planning Board and recorded at the Merrimack County Registry of Deeds, or until the application has been withdrawn or denied. In accordance with RSA 676:16, as amended, the transfer or sale of any lot in an unapproved subdivision will be enjoined by the Town and subject to a civil penalty as allowed by the RSA. Nothing in this paragraph shall be construed to prevent such preliminary ground surveys, marking by stakes, engineering studies, inspections, and testing (including test pits and borings) as may be necessary to evaluate the suitability of the land for subdivision, provided that such activities shall be accomplished with a minimum of disturbance or alteration of the natural state of the land.
3. Lot line adjustments require application and approval in the same manner as subdivisions, except that a public hearing shall not be required. However, notice to abutters shall be given prior to approval and any abutter may be heard on the application upon request. (RSA 676:4,I(e))
4. By filing an application, the applicant consents to a visual onsite inspection of the property by the Planning Board or its agents at any stage of the proposal. Such site visits will be preceded by notification to the applicant. The applicant will be responsible for adequately flagging all lot corners, lot lines, test pits, and street centerlines prior to on-site inspection.
5. If an application is withdrawn prior to having notification for the public hearing, no further action is required by the Planning Board, and it will be considered terminated. One copy of any such application(s) shall be retained for Planning Board files.
6. Approval of the plan by the Planning Board shall not constitute an acceptance by the Town of the dedication of any proposed street, highway, park or other public open space.

B. Fees

1. A filing fee must accompany any application for subdivision, the fee being equal to such fee schedule as may be set by the Planning Board from time to time. A current fee schedule is available upon request.
2. In addition to the fees above, the Planning Board may require payment into an escrow account throughout the process of consideration of an application and during performance and inspection of work performed pursuant to the application. Fees to cover its administration expenses, costs of any special investigative studies, review of documents, legal counsel, engineers or other professional expertise, verification of compliance with the final approval by Town agent, and other matters which may be required by particular applications shall be at the expense of the applicant. The Planning Board may require prepayment of such fees or other payment guarantees such as bonds, written authorization, escrow account or irrevocable letter of credit.
3. Failure of the applicant to pay such costs shall constitute valid grounds for refusal to accept the application as complete, or for disapproval of the application.

C. Application Procedures

1. Preliminary Conceptual Consultation

   a. A preliminary conceptual consultation and review on applications according to RSA 676:4,II(a) shall be mandatory for all Major Subdivisions and shall be optional, at the discretion of the applicant, for all Minor Subdivisions. Such review shall not bind either the applicant or the Planning Board and time limits for Planning Board action under RSA 676:4,I(c) shall not apply. Statements made by Planning Board members shall not be the basis for disqualifying said members or invalidating any action eventually taken on the application. The preliminary conceptual consultation may include discussions of the proposal in general terms to include the desirability of the development and the development's relationship to the Master Plan. Preliminary consultation may occur without the necessity of giving formal public notice as required by RSA 676:4,1(d) but must occur only at a regularly scheduled meeting of the Planning Board. Review beyond such conceptual and general discussion may proceed only after identification of, and notice to, abutters and the general public as required by Section III.C.7 of these regulations.

   b. In a preliminary conceptual consultation, the applicant is encouraged to provide information useful in defining the general scope and concept of the subdivision including how the land will be divided. The applicant shall provide a rough sketch of the land and eleven (11) copies 11x17 showing lot size, natural features (lakes, streams, fields etc.), streets, buildings, property lines, etc. The Planning Board may make suggestions to assist the applicant in preparing the formal application and in resolving problems foreseen with meeting subdivision requirements or other applicable regulations of the Town. The Planning Board shall not accept any submission by the applicant under this procedure.

2. Design Review Phase

   a. A Design Review Phase prior to submission of an application for Planning Board action, as allowed under RSA 676:4,II(b), shall be mandatory for all Major Subdivisions, and shall be optional, at the discretion of the applicant, for all Minor Subdivisions. Time limits for Planning Board action under RSA 676:4,I(c) shall not apply. The public must be notified and abutters must be notified by certified mail 10 days before a regularly scheduled meeting of the Planning Board according to RSA 676:4,I(d) and Section III.C.7 of these regulations.

   b. The Planning Board shall not approve, disapprove or accept the proposal but may join in non-binding discussions beyond the conceptual or general level involving more specific design and engineering details. Statements made by the Planning Board members shall not be the basis for disqualifying said members or invalidating any action eventually taken on the application. At the discretion of the Planning Board abutters may speak.

   c. Consistent with RSA 676:12, VI, the Planning Board shall indicate when the design review process has ended. The proposal presented to the Planning Board during design review shall not be subject to amendments to the zoning ordinance or to these regulations for a period of 12 months following the end of the design review process, during which time the owner may submit a complete application that conforms to the proposal.

3. Completed Application

   Application for approval of the final plat shall be filed with the Planning Board by the subdivider or his agent in writing on forms provided by the Town. Submitted material shall

be complete and include material described in Section V (The Final Subdivision Plan, see page 10 Section V A). Should an application be found incomplete, the Planning Board at its discretion, shall notify the applicant, requesting that the necessary documentation be submitted and informing the applicants that no further consideration of the application can be made until the application is complete. The Applicant should consult the checklist provided with these regulations (see Appendix A) to be sure his/her application is complete. Signed copies of the checklist shall be submitted by the applicant as required under submittals for a complete application.

4. Plan Format, See Section V A

5. Timing for Formal Consideration

   a. A completed application sufficient to invoke jurisdiction of the Planning Board shall be filed with the Planning Board's Secretary during regular office hours at least fifteen (15) days prior to the regularly scheduled Public meeting of the Planning Board (excluding work sessions) at which it is to be submitted.

   b. The public shall be notified and abutters shall be notified by Certified Mail at least ten (10) days prior to the regularly scheduled meeting of the Planning Board at which the application will be formally submitted to the board, in accordance with RSA 676: 4,I(d) and Section III.C.7 of these regulations.

   c. A completed application shall consist of all data required in Section V, The Final Subdivision Plan.

   d. The completed application shall include all required fees for notices and any administrative or other fees assessed by the Planning Board under the provisions of RSA 676:4,I(g).

   e. Any major subdivision may be required to be reviewed by the Planning Board's designated reviewing agent. The fee shall be determined by the Planning Board, after reviewing the application.

   f. The official submission date of the Application shall be the date of the regular meeting at which the application is accepted as complete by the Planning Board. Acceptance will be by affirmative vote of a majority of the Planning Board members present.

6. Developments Having Regional Impacts

   a. A development shall be considered to have regional impact if it can reasonably be expected to impact on a neighboring municipality, because of factors such as, but not limited to, the following:

      (1) Relative size or number of dwelling units as compared with existing stock.

      (2) Proximity to the borders of a neighboring community.

      (3) Transportation networks.

      (4) Anticipated emission such as light, noise, smoke, odors or particles.

      (5) Proximity to aquifers or surface waters which transcend municipal boundaries.

      (6) Shared facilities such as schools and solid waste disposal facilities.

      (7) Other factors which, in the sole discretion of the Planning Board, are reasonably likely to have substantial effect on another municipality.

   b. If the application is found to have regional impact, refer to RSA 36:54 through 36:59 for proper procedures and notifications.

7. Planning Board Action on Completed Application

   a. The Planning Board shall begin consideration of the Completed Application within 30 days of its submission.

   b. The Planning Board shall act to approve, conditionally approve, or disapprove the Completed Application within 65 days of the date on which the application was accepted as complete.

   c. The Planning Board may apply to the Selectmen for an extension not to exceed an additional 90 days before acting to approve, conditionally approve or disapprove an application. An applicant may waive the requirement for Planning Board action within the time periods specified in these regulations and consent to such extension as may be mutually agreeable.

8. Notice to the Applicant, Abutters and the Public

   The Planning Board shall notify the abutters and the applicant by certified mail of the date upon which the application will be formally submitted to the Planning Board. Notice shall be mailed at least ten (10) days prior to submission. Notice to the general public shall also be given at the same time by posting at the Town Hall, the Warner Post Office, the Town website, and by publication in the Concord Monitor.

   Notice shall include a general description of the proposal which is the subject of the application (supplied by the Applicant) and shall identify the applicant and the location of the proposal. If proper legal notice of public hearing has been included in the notice of submission or any prior notice, additional notice of that hearing is not required, nor shall additional notice be required for a public hearing that has been continued ("adjourned session" in the statutes) if the date, time, and place of the continued hearing (adjourned session) was made known at the prior hearing.

   All costs of notice, whether mailed, posted or published, shall be paid in advance by the applicant. Failure to pay such costs shall constitute valid grounds for the Planning Board to terminate further consideration and to disapprove the plat without a public hearing.

9. Public Hearings

   a. Except as provided in this section, no application may be denied or approved without a public hearing on the application. At the public hearing, the applicant, any abutter or any person with a direct interest in the matter may testify in person or in writing. Other persons may testify as permitted by the Planning Board. Public hearings shall not be required, unless specified by the subdivision regulations, when the Planning Board is considering or acting upon:

      (2). Lot line adjustments which do not create buildable lots. However, notice to the abutters is required prior to approval of the application in accordance with subparagraph III.C.7 and any abutter may request to be heard on the application; or

      (3). Voluntary mergers; or

      (4). Disapprovals of applications based upon failure of the applicant to supply information required by the regulations, including abutters' identification; or failure to meet reasonable deadlines established by the Planning Board; or failure to pay costs of notice or other fees required by the Planning Board.

10. Conditional Approval

The Planning Board may grant conditional approval of an application or plat, which shall become a final approval without further public hearing, upon certification to the Planning 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 Planning 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 part of the Planning Board; or

c. conditions with regard to the applicant's possession of permits and approvals granted by other boards or agencies.

Subdivision Approval expires if:

1. A Subdivision is conditionally approved and within the specified period of time, or if not specified, within three (3) months, the applicant fails to meet any of the conditions that the Board determines must be met prior to signing of the plan by the Planning Board Chair. If an extension is required, the Planning Board may grant up to three (3) additional three (3) month extensions, normally not to exceed a total of 12 months from the original date of approval.

2. The above deadlines or others imposed conditionally by the Planning Board are not met resulting in automatic expiration of the Planning Board approval.

11. Issuance of Decision (RSA 676:3, I&II)

a. The Planning Board shall issue a final written decision of its action to approve or disapprove the completed application. If the application is not approved, the Planning Board shall provide the applicant with written reasons for the disapproval. The written decision shall be placed on file in the Planning Board's office and shall be made available for public inspection within seventy-two (72) hours after the decision is made.

b. The Planning Board shall forward the Notice of Decision to the applicant within 5 business days. The Notice of Decision may include but is not limited to only the following:

(1) Description of the Site

(2) Description of the Project

(3) Name of Applicant and Owner

(4) List of plans & documents which were the basis for the decision (reference document name and date).

(5) Statement of any Variance(s) or Special Exception(s)

(6) List of approved Waivers to these Subdivision Regulation

(7) Conditions to be met prior to start of construction

(8) Requirements for additional submittals or approved permits to be submitted to the Planning Board.

(9) If the Decision is to deny the project, in addition to appropriate items listed above, there shall be a summary of the reason(s) for the Planning Board's decision to deny the project.

12. Compliance Officer Visits

After approval or conditional approval, the applicant will contact the Compliance Officer to review and schedule necessary site visits to ensure that all facets of the approved subdivision have been met.

13. Failure to Act

The Planning Board shall act to approve, conditionally approve, or disapprove the plat within the time period specified in Section III.C.6 of these regulations, subject to extension or waiver as provided in Section III.C.6. Upon failure of the Planning Board to approve, conditionally approve, or disapprove the application, the Selectmen shall, upon request of the applicant, immediately issue an order directing the Planning Board to act on the application within 30 days. If the Planning Board does not act on the application within that 30 day time period, then within 40 days of the issuance of the order, the Selectmen shall certify on the applicant's application that the plat is approved pursuant to RSA 676:4, I(c), unless within those 40 days the Selectmen have identified in writing some specific subdivision regulation or zoning or other ordinance provision with which the application does not comply.

Section IV Requirements for the Subdivision of Land

A. General Requirements

Any proposed subdivision shall conform to the Zoning Ordinance of the Town of Warner.

The applicant shall observe the following general requirements and principles of land subdivision:

1. Land of such character that it cannot be safely used for building purposes because of danger to health or peril from fire, flood, impermeable soil, or other hazard shall not be considered as part of the Buildable Area of any lot or parcel, nor shall it be designated for other use which would tend to increase the danger to health, life or property or aggravate the flood or sewage hazard. Land with unsuitable soil or inadequate capacity for individual sanitary sewage disposal systems shall not be subdivided unless connected to a common sewer system.

   In the event that a Subdivision contains any land, soils or natural features described in this Subsection, the Planning Board may require that the applicant submit as part of the application, the report of an accredited NH certified soil scientist who has performed a High Intensity Soil Survey of the Subdivision.

2. Due regard shall be given to the preservation and protection of existing natural and cultural features, such as scenic vistas, streams, rock outcroppings, water bodies, rare plant or animal species, exceptional wildlife habitat, areas of ecological significance, other natural resources and historic landmarks (e.g., foundations, archaeological sites). Such features shall be preserved and protected to the maximum extent possible by the applicant. The Planning Board may require the applicant to demonstrate to the satisfaction of the Planning Board the manner by which such features will be protected. Where appropriate, the Planning Board may request the applicant dedicate lands or grant conservation easements to the Town to protect such resources.

3. The Planning Board may disapprove any plat or application which results in scattered or premature subdivision of land as would involve danger or injury to the public health, safety, or prosperity by reason of the lack of water supply, drainage, transportation, schools, fire protection, or other public services and facilities or necessitate an excessive expenditure of public funds for the supply of such services or facilities.

4. The proposed subdivision shall conform to the Zoning Ordinance, Master Plan, Flood Plain Development Ordinance and any other applicable Federal, State and local laws or regulations. Where these regulations are in conflict with such other ordinances or regulations, the more stringent or those setting the higher standard shall apply.
5. Lot and area dimensions and minimum Buildable Area of each lot shall conform to the Zoning Ordinance and each lot shall be of adequate width and area, considering its location and size of adjoining lots, so as to avoid congestion of population and conditions unfavorable to health, safety and prosperity.
6. Off-site improvements: If the Planning Board determines that the proposed subdivision will adversely affect existing public facilities, such as streets, sidewalks, drainage, sewer, and water supply, causing them to be inadequate to meet the additional needs created by the subdivision, then the subdivider shall pay for such upgrading of the public facilities to the extent necessary to protect the public interest. If other properties benefit from the upgrading of such off-site public improvements, the Planning Board shall determine the portion of the cost to be paid by the subdivider, taking into consideration the following elements:
    a. the character of the area;
    b. the extent that other public and private property will be benefited by the upgrading; and
    c. any other factors that the Planning Board deems appropriate to establish a rational connection between the needs created by the subdivision and the amount to be paid by the subdivider.
7. Fire Protection Requirement: All subdivisions shall meet the approval of the Warner Fire Department relative to fire prevention and protection and emergency access.
8. Liability for Public Use of Land: On land required to be dedicated for public use, the subdivider shall file a statement in writing accepting liability for personal injuries and/or property damage arising from any negligence of the subdivider or agents of the subdivider suffered by any person or to the property of any person until such offer of dedication is accepted by the Town. In addition, the subdivider's statement shall acknowledge responsibility for the maintenance of the easement areas until such time as the areas are dedicated and accepted by the Town or transferred to an association of owners or the like. The subdivider shall furnish evidence of sufficient insurance coverage with regard to such liability in an amount and form satisfactory to the Town legal counsel and the Selectmen. This statement required of the subdivider shall be approved as to form and substance by the Selectmen after review by the Town legal counsel.
9. Substandard Streets: Where a subdivision borders an existing street that is below the standards set forth herein, the Applicant shall set aside and show areas for widening or realigning such street. Any land set aside for this purpose shall be deeded to the Town and shall not be counted for lot size, setbacks, or frontage. Said areas shall be marked "Road Right of Way" on the Final Plat.
10. Town Sewer/Water: On-site sewage disposal systems shall not be permitted where sewer service is available at the time of approval of the Building Permit Application. Additionally, if any portion of a subdivision fronts on an existing street served or reasonably expected to be served by Town sewer/water, or a new street leading directly from a street served or reasonably expected to be served by town sewer/water, then the plat shall show appropriate extensions to the existing sewer/water lines and appropriate sewer/water connections from all improvements to the new or existing sewer/water lines.

    If the subdivision contains 10 or more lots and the subdivision lies within a distance of 1,000 feet at its closest approach to the existing water/sewer system, then the plat shall show

appropriate extensions to the existing sewer/water lines and appropriate sewer/water connections from all improvements to the new or existing sewer/water lines. Subdivisions of 9 or fewer lots shall be required to extend sewer/water only if the subdivision lies within a distance at its closest approach to the existing water/sewer system that is calculated as follows:

Distance to water/sewer < (Number of lots in subdivision) x 100 feet

(Example: A subdivision of 7 lots would be required to extend sewer/water if the subdivision is less than {7x100} or 700 feet from the existing sewer/water system at its point of closest approach.)

11. For subdivisions having land designated as "Special Flood Hazard Areas" by the National Flood Insurance Program:

    a. The Planning Board shall review the proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33U.S.C. 1334.

    b. The Planning Board shall require that all subdivision proposals greater than 50 lots or 5 acres (whichever is the lesser) include Base Flood Elevation data within such proposals (i.e., floodplain boundary and 100-year flood elevation).

    c. The Planning Board shall require the applicant to submit sufficient evidence (construction drawings, grading and land treatment plans) so as to allow a determination that:

        (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 or eliminate flood damage, and

        (3). adequate drainage is provided so as to reduce exposure to flood hazards.

B. Resubdivision

A parcel of land which has been subjected to Minor Subdivision shall not be eligible for further subdivision under the Minor Subdivision procedures within a five (5) year period, measured from the date the subdivision is recorded. If such a subdivision is proposed for further subdivision within the 5-year period, it shall be subject to the requirements for Major subdivisions as outlined in these regulations and the Town of Warner Zoning Ordinance. This requirement shall run with the land.

C. Voluntary Merger

Any request for a voluntary merger shall be made in writing to the Planning Board, and all such requests shall be approved. No public hearing or notice to abutters shall be required. No new survey plat need be recorded, but a notice of the merger, sufficient to identify the relevant parcels and endorsed in writing by the Planning Board or its designee, shall be filed for recording in the registry of deeds, and a copy mailed to the municipality's assessing officials. No such merged parcel shall thereafter be separately transferred without subdivision approval.

Section V The Final Subdivision Plan

A. General Information Required for all Subdivisions, Lot Line Adjustments and Annexations

1. Proposed subdivision name and/or names and addresses of the applicant and owner. If applicant is not the owner of the land in question, the applicant must provide written certification that they represent the owner.

2. Document Requirements.

   a. During the application phase the applicant shall provide three (3) paper copies (22x34 inches) of each page of the final plat and eleven (11) copies 11x17 showing lot size, natural features (lakes, streams, fields etc.), streets, buildings, property lines, etc.

   b. Upon receiving approval the final plat shall be in permanent black ink, on a permanent reproducible Mylar in conformance with the requirements of the Registry of Deeds of Merrimack County. Sheet size no larger than 22 x 34 inches. If one sheet is not of sufficient size to contain the entire area of the site, 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. Margins shall be at least 1/2" outside ruled border lines on three sides and at least 2" along the left side for bindings.

   c. The Final Plat shall contain the following statement:

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

   d. In the case of a Voluntary Merger, no new survey plat need be recorded, but a notice of the merger, sufficient to identify the relevant parcels and endorsed in writing by the planning board or its designee, shall be filed for recording in the registry of deeds, and a copy mailed to Town of Warner's assessing officials.

   e. One paper copy of the survey map at either of 1" = 100', or 1" = 400' shall also be provided for Town use depending on the scale of the Warner tax map for that location.

3. Scale of final plat: not less than 1" = 100' (1 inch = 100 feet) unless otherwise specified by the Planning Board. Graphic or bar scale is required.

4. The location, bearings to at least the nearest thirty seconds, and dimensions to the nearest hundredth of a foot of all existing and proposed lot lines, with error of closure not more than 1:10,000. Total areas of all existing or proposed lots in square feet and acres. The type and location of all existing and proposed monuments or property boundary markers. Survey shall be tied to the State Grid Coordinate System where a monument referenced to the system is within 1,000 feet. Tape and compass survey with minimum accuracy of 1:500 may be accepted by the Planning Board for Lot Line Adjustments, Annexations, and Minor Subdivisions.

5. Current owner(s) of record (and applicant, if different) and all abutters must be keyed to the plan. Certification that the Applicant is the agent for the owner or is the owner of the land, or that the owner has given consent under an option agreement. Abutters must be verified at the Town Offices as owners of record within 5 days prior to submission of the application to the

Planning Board. The correct names and mailing addresses of the owner(s) of record (and applicant, if different) and all abutters shall be shown on a separate paper.

6. Name, address, signature, license number, and seal of the N.H. registered Land Surveyor, and/or engineer who prepared the Final Plat.
7. Date of survey, dates of any revisions, north arrow (true north and magnetic north), and bar scale. A location (locus) map shall be provided at a scale of 1" = 1,000' showing the relation of the proposed subdivision to existing streets and surrounding property within 1,000 feet.
8. Tax map and parcel number. The numbering to be approved by the Assessing office before the plans are brought to the Planning Board. The parent lot should survive in the subdivision. The parent lot should be the lot with the existing building on it or if all the land is vacant it is the larger of the new lots.
9. Zoning District(s) and District lines. Building setback lines.
10. Title and deed references.
11. Provide full legal descriptions of all existing and proposed easements, deed restrictions, and other encumbrances, covenants, reservations or restrictions benefiting or burdening the property. Appropriate notations should also be made on the plat.
12. The plat should list all variances and special exceptions granted by the Board of Adjustment for the parcel involved and dates granted.
13. Names of all adjoining street(s).
14. Approximate contours at 10 foot intervals and taken from standard USGS maps. Significant natural features including perennial streams, wetlands, etc.
15. Location of existing and proposed buildings, drives, wells, septic systems and all other manmade features.

B. Additional Information Required for Lot Line Adjustment or Annexation

1. A lot line adjustment or annexation shall be submitted to the Planning Board for review. The Planning Board upon reviewing the facts and merits of the proposal, may at its discretion act upon the application provided that the following conditions shall be met in all cases:
   a. A lot line adjustment cannot create a non-conforming lot.
   b. A detailed survey map shall be prepared and submitted to the Planning Board showing the original boundaries of the adjacent parcels in question, and the new property line or lines created as a result of the annexation or lot line adjustment. The format for this plan is outlined in Section V.A.
   c. The Planning Board at its discretion may consider the requirement of a tape and compass survey with a minimum accuracy of 1:500 of the entire parcel of land and require a metes and bounds survey only for the land being transferred. This consideration would generally apply only on a lot of 10 acres or more.
2. Public hearings shall not be required for lot line adjustments except that notice to abutters shall be given prior to approval of the application and any abutters may be heard on the application upon request to the Planning Board and may request a public hearing.
3. In the case of annexation, a deed restriction shall be placed in the body of the deed or other instrument of transfer and on the plat, stating as follows: "The grantee(s) by virtue of acceptance of this deed agree that the premises hereby conveyed shall not be deemed or considered a separate lot of record, but shall be regarded as merged into and made an integral

part of the contiguous lot of land previously owned by the grantee(s) so that the same shall hereafter be one combined single lot of record."

4. A statement shall be placed on the plat stating as follows: "This plan shows a conveyance of land for the purpose of lot line adjustment/annexation as defined in the Warner subdivision regulations. This approval does not constitute a subdivision." This statement shall be signed by the Planning Board Chairman.

C. Additional Information Required for all Minor/Major Subdivisions

1. All soil types and boundaries based on the latest "Soils Survey, Merrimack County, New Hampshire". Soil boundaries shall be shown on the plat by dotted lines. In addition the location of all test pits and test borings and a legend which explains the map symbols, describes the NH Department of Environmental Services soil groups, and describes the properties of the soils regarding their suitability for septic systems, foundations, basements, building and road construction shall be shown.

2. When individual water service and or sewage disposal systems are proposed the plans for such systems must be approved by the appropriate local, county or state agency. When a public sewage disposal system is not available, the applicant shall have percolation tests made on each lot and submit the results with the Final Plat. Where the subdivision is to be served by the Warner Village Water District (WVWD), public water supply or sewers, the plat shall show the location of such existing service. A statement from the Warner Village Water District attesting to the availability of such service shall be submitted.

3. Location of all water courses, wetlands and floodplains, ponds, rock ledges, tree lines, hydric soils as determined by NH Department of Environmental Services regulations, and other important natural and cultural features (see Section IV-A-2 of these regulations). The applicant shall also comply with Town of Warner Flood Plain Development Ordinance and any other applicable regulations.

4. Existing ground elevation contours based on acceptable photogrammetric mapping methods or ground survey as follows:

Grade	**Contour Interval**
0 - 2%	2 foot plus spot elevations
2 - 5%	2 foot
5+%	5 foot

Also all low points, high points and other areas needing spot elevations should be shown. Existing contours should be shown in dashed lines. More detailed topographical data may be required by the Planning Board.

5. All monuments adjacent to the subdivision shall be shown on the plat. If the subdivision is a Major Subdivision, then prior to the Design Review Phase of the application, the subdivider shall place on the ground clearly observable survey stakes or ribbons marking the corners of all proposed lots or sites.

6. The applicant must disclose the existence of any environmentally sensitive, significant, or unique areas within or abutting the parcel. The applicant shall submit a report from the NH Natural Heritage Bureau (NH Dept. of Resources and Economic Development) which identifies rare plant and animal species and exemplary natural communities in or near the

proposed subdivision. In the case of a Major Subdivision, this information shall be provided during the Design Review Phase. In the case of a Minor Subdivision, this information shall be submitted with the Final Subdivision Plan. If any such species or communities are identified within or adjacent to the subdivision, an Environmental Impact Assessment (EIA) addressing the impacts on the species and communities shall be submitted with the Final application.

7. The applicant must disclose the existence of any culturally or historically sensitive, significant, or unique features such as cellar holes, stone walls, or foundations within or bounding the parcel. In the case of a Major Subdivision, this information shall be provided during the Design Review Phase; in the case of a Minor Subdivision, this information shall be submitted with the Final Subdivision Plan.

D. Additional Information Required for all Major Subdivisions

1. Location and width of existing and proposed streets and roads, with grades, cross-sections at 50 feet intervals plotted at 1"=10' horizontal and vertical scale, and road profiles plotted with the same horizontal scale as the plans and a horizontal to vertical scale ratio of 5 to 1 respectively for proposed streets. See Appendix B of these Subdivision Regulations.
2. Utilities on and adjacent to the tract including location, size and invert elevation of sanitary and storm water sewers; location and size of water mains; location of gas mains, fire hydrants, conduits, electric and telephone poles, and street lights; all drainage ways and drainage structures. Electric, telephone, cable TV, internet, and similar systems are encouraged to be installed underground. If water and sewer mains are not on or adjacent to the tract, indicate the direction, distance to, and the size of the nearest one.
3. Where the layout submitted covers only a part of the subdivider's entire holding, a sketch (see definitions) of the proposed future subdivision, together with its street system, lot layout and drainage system shall be furnished. The layout of the submitted part will be considered in the light of adjustments and connection with the layout of the part not submitted. Approval of the submitted area does not guarantee approval of the unsubmitted area.
4. The centerline of all streets shall be shown on the plan together with the centerline stationing. The stationing shall show all points of curvature and all points of tangency so that at a later date independent engineers may accurately lay out all the highways within the subdivision and check their work without any reference other than the recorded plan.
5. Where an applicant proposes a hammerhead turnaround, sufficient documentation must be submitted to demonstrate that the road terminus is suitably located to facilitate the future extension of the road into adjoining properties.
6. Where an applicant proposes to extend a street which currently ends in a hammerhead type turnaround, a plan for restoring the "ears" of the turnaround to a "natural" condition and continuing surface drainage through must be submitted. The "ears" may be left where the abutting property owners specifically request such treatment and where surface drainage is appropriately accommodated.
7. A statement that the proposed street centerlines and lot locations have been adequately flagged on the ground at the site to allow onsite evaluation of the proposed subdivision by the Planning Board and its agents. This flagging shall be completed during the Design Review Phase of the application process.
8. <u>Data Listing</u>: The following listed data shall be included on the face of the Final Plan:
   a. Area of Land subdivided _____ (in acres).
   b. Number of building lots _____.

c. Length of streets _____ (in feet).

d. Area of Common Open Space _____ (in acres).

9. Erosion Plan: All Applications shall include a "Soils Erosion and Sediment Control Plan", that shall meet with all Local, State, and Federal requirements. Said plan shall address slopes, embankments, ditches, drainage ways, and the effect of the subdivision on water bodies and all disturbed areas. These plans shall bear the stamp of a New Hampshire Registered Professional Engineer in a relevant field.

10. Land Disturbance: If more than one (1) acre is disturbed by development of the subdivision, the subdivision is subject to regulation of the National Pollutant Discharge Elimination System administered by the U.S. Environmental Protection Agency, and relevant State requirements. The Planning Board may require copies of all relevant documentation and approvals to verify compliance with these requirements.

11. Drainage Plan: All Applications shall include a Drainage and Watershed Map showing the entire area which is directly involved. The plan shall show areas and computed flowage volumes. All drainage plans for the subdivision shall be based on hydrological calculations from said Watershed Maps. These Maps-and accompanying calculations shall bear the stamp of a New Hampshire Registered Professional Engineer in a field relevant to this requirement. If the storm water drainage system creates increased flows over or increased velocities on other properties, the developer shall obtain easements therefore all owners of said downstream properties or provide appropriate detention facilities to assure existing flow quantities or velocities will not be exceeded.

12. Phasing Plan Required: A written phasing plan and map shall accompany all Applications for Major Subdivisions. The plan shall specify the development time table for each phase of the subdivision. The plan shall include approximate dates for road and other public improvement construction, for lot sales/development commencement, and for building occupancy. In cases where specific impacts have been identified, the Planning Board may require that the development of a subdivision proceed at a rate which will allow the applicant and the Town a reasonable length of time in which to plan and prepare for impacts and to take steps to mitigate adverse impacts.

13. Any other information required by the Planning Board. (4/9)

14. Certifications: The following listed certifications shall be affixed to the Final Plan together with the appropriate signatures and seals (when available) prior to the approval by the Planning Board.

a. 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)_____

b. I hereby certify that this map and survey has been made under my supervision.

The date of the survey was:
(Date) _____ (licensed land surveyor)_____

c. I certify that a bond has been given to the municipality guaranteeing the construction of all public facilities such as roads, drains and monuments and other appurtenances as shown on this map.

(Date)_____ (Selectmen or Treasurer)_____

d. This map is hereby approved by the Planning Board at an official meeting held on_____and shall be filed on or before _____ with the Merrimack County Registrar of Deeds.

(Date)_____ (Chairman of the Planning Board)_____

E. Special Requirements

The following general requirements apply to certain large scale developments or developments which may have a significant impact on the Town, its services or facilities, as specifically provided herein. The cost of these assessments and studies will be borne by the applicant.

1. Traffic Impact Assessment (TIA):

   a. Where a subdivision will result in the generation of an average of one hundred (100) weekday vehicle trip ends (according to relevant trip generation estimates from the Institute of Transportation Engineers), the Applicant shall submit a TIA to the Planning Board with its Preliminary Application. The TIA shall include, but not be limited to, information with respect to:

      (1). estimated vehicular trips per day,

      (2). an analysis of approaches and parcel access,

      (3). an analysis of the circulation and channelization patterns,

      (4). a description and analysis of the location and type of existing and proposed traffic control devices,

      (5). pedestrian traffic and systems,

      (6). an analysis of signal warrants,

      (7). a description of the condition and capacity of the road network within and providing access to the subdivision,

      (8). an analysis of the efficiency, sufficiency, and appropriateness of the design of the proposed road network and its interface with the existing road network,

      (9). other analyses of specific impacts as identified by the Planning Board.

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

   c. Applicant to submit with application a copy of the Land Use types and average weekday trip generation using the current edition of the *Trip Generation Manual 7th Edition.*

2. Fiscal Impact Analysis (FIA): Where a subdivision would contain dwelling units equal to or greater than two percent (2%) of the existing dwelling units within the Town at the time of the application, or where the Planning Board finds that a commercial or industrial subdivision may have an adverse fiscal impact upon the Town, the applicant must submit with the Final Subdivision Plan an analysis of the projected tax and fee income to the Town and the projected operating, maintenance and capital costs to the town that will be associated with the Subdivision when fully developed.

3. School Impact Analysis (SIA): Where a subdivision would generate a school age population equal to 25 or more students, the applicant must submit an analysis of the impact of the subdivision on the school system with the Final Subdivision Plan.

4. Community Services Impact Assessment (CSIA): Where a subdivision would contain dwelling units equal to or greater than two percent (2%) of the existing dwelling units within

the Town at the time of the application, or where the Planning Board finds that a commercial or industrial subdivision may have an adverse fiscal impact upon the Town, the applicant shall submit an assessment of the demands that the development will place on existing or proposed community services including, but not limited to, police, fire, emergency, water, sewer, solid waste, roads, recreation, and Town offices with the Preliminary Application.

5. 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 Planning Board. Nothing contained in this Section shall be construed to prevent the Planning Board from requiring other special investigations, at the applicant's expense, or from requiring the above identified investigations at lower thresholds where, in the opinion of the Planning 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 Section through phased or scattered development of a parcel. The Planning Board may, at its discretion, consider the effects of both prior and potential development 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.

F. Off-Site Proportionate Share Fees. As a condition of the Final Approval of an Application the Planning Board may require the subdivider to pay a proportionate share of the costs of municipal improvements which are necessitated in whole or in part by the subdivision. Such fees shall be limited to capital costs and shall be expended only on new or additional capital facilities. At its discretion, the Planning Board may require the subdivider to provide capital improvements, as an alternative.

Section VI Required Improvements

A. Streets

1. Design

a. Conform to current Town of Warner Subdivision Regulations. These are the minimum design requirements.

b. Professional Engineering shall be required as per Section III B. 2 of the Subdivision Regulations

c. All design, testing, inspection, investigation, and other costs shall be borne by the applicant.

d. Road cross-sections, cul-de-sac design options, and design requirements shall be followed as summarized in the Town of Warner Subdivision Regulations (also see Appendix B).

e. Town of Warner requirements shall govern; however, if not indicated specifically herein, current NHDOT Standard Specifications shall be adhered to unless otherwise approved by the Town Agent.

2. Before any clearing has started on the right-of-way, the center line of the new road shall be staked and side-staked at 50 foot intervals. Sidestakes to be set back off the right-of-way at right angles from the centerline so as to be out of the construction area and with stationing and distances to the centerline of the road.

3. Limits of clearing shall be marked by stakes or flagging. Distance from the centerline to be obtained from the cross-section.

4. Subgrades: All topsoil, trees, stumps, brush, roots, boulders, rocks, ledge, unsuitable soils, and other deleterious materials shall be stripped and removed to provide proper subgrade area, proper slopes, and good visibility. Ledge, boulders, and rock shall be removed to flush or below bottom of subgrade. Minimum tree clearing width will be determined following

consultation with the Town Agent. The subgrade shall be shaped as shown on the profile (see Appendix B). The subgrade soils shall be proofrolled with at least four passes of a vibratory drum roller in directions perpendicular to one another. Silty subgrades that are saturated or are observed to pump and weave during rolling shall be rolled statically. Unstable subgrade areas shall be undercut at least 12 inches, or to dry, competent soil, and replaced with bank run gravel (NH DOT Item 304.2) or crushed stone.

At the discretion of the Town Agent, geotextile separator fabric may be used to stabilize a subgrade. Compaction shall be provided by vibratory drum rollers.

5. Embankments: Embankments and raise-in-grade fills shall be constructed of suitable material placed in 12-inch (maximum) loose lifts for the full width of the roadway cross-section. Stumps, trees, organic topsoils, trash, refuse, and other unsuitable materials shall not be placed in the fill. The fill shall be compacted to a minimum of 95 percent of the material's maximum dry density as determined by ASTM D 1557 (modified proctor test) and confirmed by field density testing using ASTM D6938. Field density testing shall be performed by independent Testing Service. All testing reports shall be submitted to the Town Agent for review. All costs incurred for the performance of the testing program shall be the responsibility of the Developer/Contractor.

6. Slopes: The Town Agent, after consultation with the Applicants Engineer shall determine the grade of slopes and set-back of ledge faces. Stone, rip-rap, jute mat, mulch, or other appropriate material shall be used to control erosion.

7. Base and Subbase Course: The subbase course shall not be placed until the subgrade has been proofrolled and inspected by the Agent. Subbase materials shall be placed as close as practicable following proofrolling of the subgrade.

   The Sub-base course shall consist of at least 18 inches of bank- run gravel (NHDOT Item #304.2) placed in 12-inch maximum loose lifts. Subbase course materials shall be compacted to at least 95 percent of the material's maximum dry density as determined by ASTM D 1557 (modified proctor test) and confirmed in the field with testing in accordance with ASTM D 6938.

   The base course-shall consist of at least 12 inches of crushed gravel (NHDOT Item #304.3) placed in 12-inch maximum loose lifts. Base course materials shall be compacted to at least 95 percent of the material's maximum dry density as determined by ASTM D 1557 (modified proctor test) and confirmed in the field with testing in accordance with ASTM D 6938.

8. Hot Bituminous Asphalt Pavement: Streets shall be paved with a minimum of 3 inches of hot mix asphalt.

   a. The lower course of asphalt pavement shall be the binder course composed of at least 2 inches (after compaction) of NHDOT Type "¾ inch".

   b. The upper course of asphalt pavement shall be the surface course composed of at least 1 inch (after compaction) of NHDOT Type "1/2 inch".

   c. A 4-inch heavy-duty pavement (1.5 inches of surface course underlain by 2.5 inches of binder course) should be considered where heavy commercial traffic is expected.

   d. All utility trenching in existing paving shall be backfilled with appropriate backfill gravels with compaction. Pavement patching shall have edges sawcut, edges covered with liquid asphalt emulsion, and a full depth patch installed. Complete removal and installation of another patch may be required at the discretion of the Town Agent. Final approval must be given in writing by the Town Agent.

9. Shoulders and Slopes: Shoulders and slopes shall be constructed in the same manner as described above as noted on the typical cross sections or as directed by the Town Agent. On

all the road sections the minimum depth of drainage swale on both sides is three feet below the top of finish Surface Treatment or as agreed to in consultation between the Applicant's Engineer and the Town Agent.

10. Roadway Width: Centerlines of roadways shall coincide with centerlines of street rights-of-way and shall have the dimensions shown in Appendix B. All travel surfaces shall have a minimum of 24 feet of travel surface with 3 feet of gravel shoulders.

11. Curb: Where used for sidewalks, curb shall be 5 inch by 17 inch vertical granite. Where used to direct storm water flow and at intersection's radius curves, 4 inch by 11 inch sloped granite curb may be used in lieu of vertical granite curb. Concrete can be substituted for asphalt when creating a curb patch.

12. Sidewalks:

    a. Sidewalks shall be constructed with similar preparation to street construction. Subbase gravel shall be 12 inches minimum of bankrun gravel (NHDOT Item 304.2). Base course gravels shall be a minimum of 4 inches of crushed gravel (NHDOT Item 304.3). All compaction criteria used in street construction apply.

    b. Sidewalk surface shall be 2 inches minimum hot bituminous asphalt (NHDOT Type ½ inch), 4 inches of reinforced concrete 4500 psi with 6x6 2.9x2.9 wire mesh, or pavers set on 1 inch of stone dust.

    c. Provide ADA compliance curb-cuts and warning surfaces as required. Provide proper pitch to sidewalk for ADA compliance.

    d. See typical sidewalk cross section in Appendix B.

13. Guardrail: Guard rails shall be required to comply with NHDOT slope requirements; or where the slopes are excessive in the opinion of the Public Works Director after consultation with the Engineer.

14. Traffic control: Traffic control signage, cross walks, painted striping, and painted symbols shall be provided.

15. Electric, telephone, cable TV, internet, and similar systems are encouraged to be installed underground in accordance with the Town of Warner building code.

B. Drainage

1. Underdrains: 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 Town Agent. These underdrains shall consist of perforated Schedule 40 PVC pipe of a minimum six (6) inches in diameter enclosed in the center of 24" of ¾ inch crushed stone all wrapped in filter fabric and laid in the bottom of a trench at such depth and width as may be necessary to promote gravity flow. The trench shall be filled with clean bank run gravel, or equivalent material approved by the Town Agent.

2. Storm drains, culverts catch basins: Storm drains, culverts and related installations, including catch basins and drop inlets, shall be installed within or without the subdivision as appropriate to permit unimpeded flow of all natural water courses, to insure adequate drainage of all low points along streets, and to intercept storm water runoff along streets at intervals reasonably related to the extent and grade of area drained. (Where required, catch basins may be on both sides of the roadway on continuous grade at intervals of approximately 300 feet.) Drainage improvements shall meet the specification of AASHTO (American Association of State Highway Transportation Officials) in regard to material and strength requirements. Catch basins and drop inlets shall be equal to New Hampshire Standard Type A or equivalent approved by the Town Agent. Load capacity shall be per NHDOT standards.

Storm sewer pipes shall be a minimum 15” diameter reinforced concrete or plastic, and culverts shall be a minimum of 15" diameter reinforced concrete, bituminous coated corrugated galvanized steel, or plastic and shall have adequate cover over all pipes unless otherwise approved by the Town Agent. Headwalls on inlets and outlets shall be either of concrete or rubble masonry.

3. All culvert work shall have adequate drainage ditches to and from culverts with concrete or rubble masonry headwalls. Drainage ditches shall be lined with grass or rip-rap. All driveways shall have culverts unless waiver granted by the Town Agent.
4. Erosion protection: Erosion control stone shall be provided in ditches where soil or velocity conditions warrant protection from erosion as determined by the Town Agent. Stone rip-rap, jute matting, mulch, or other appropriate materials shall be used to control erosion of slopes.
5. Any condition that is found unsatisfactory shall be resolved to the satisfaction of the Town Agent.

C. Topsoil and Seeding:

Topsoil moved during the course of construction shall be redistributed to provide at least four (4) inches (measured after consolidation) of cover to all areas of the subdivision and shall be stabilized by seeding and mulching or planting. No topsoil shall be removed from the subdivision site, unless specifically authorized by the Planning Board.

Topsoil shall be limed, fertilized, seeded, and mulched. Scarify and reseed until full healthy grass is accepted by the Town Agent.

D. Monuments

Monuments shall be set on the right-of-way lines, at the beginning and end of the project, beginning and end of curves, angle points, and on tangents with a maximum distance between bounds of 500 feet. Such bounds to be stone (or reinforced concrete) 4" x 4" x 36" long. Concrete monuments shall be reinforced with steel rods. A magnetic rod or other suitable metal device shall be placed adjacent to any stone monument to allow for recovery. The bound shall be flush with finished grade in lawn areas and 4" above grade in wooded or undeveloped areas. No permanent monuments shall be set until all road construction which would disturb or destroy the monuments is completed. Bounds shall be set by a registered professional engineer or land surveyor. Similar monuments 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 shall be marked with permanent objects, i.e, iron pins, monuments, etc. Other proposed monuments may be considered and accepted by the Planning Board when conditions warrant. Monuments shall be installed before the final plat is signed by the Planning Board.

E. Water and Sewer Facilities

1. If the development is within Precinct boundaries, the applicant must seek the approval of the Warner Village Water District to connect to the water system. If approved for connection, the development shall comply with the Village Water District standards.
2. Common systems: Such systems proposed by a subdivider 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 NH Department of Environmental Services, local and county health and public works agencies, and/or other public body having jurisdiction, and shall be accepted by the Selectmen.
    a. Site plans to include:

(1). Five (5) foot contour intervals

(2). Well site with protective radius according to State standard.

(3). All lots numbered.

(4). Distribution system with water line sizes, pipe material, buried depth of piping, all valving and hydrant locations.

(5). Indicate type of establishment; mobile home park, apartment buildings, etc.

b. Complete quality analysis for the well water as conducted by the State Water Testing Laboratory within the past six (6) months.

c. Continuous 48-hour yield test log of the well showing water level and rate of pumping at one hour intervals.

d. Schematic drawing of pumphouse piping.

e. Detailed elevation of pumphouse facilities.

f. Detailed elevations of well design.

g. Storage facilities to be provided.

h. Characteristic curve for all pumps-well and booster.

i. The proposed water systems must meet all the requirements of the Department of Environmental Services (DES) at the date plans are presented to and accepted by the Planning Board.

j. Show that new and replacement water and sewer systems including on site and common systems be located, designed and constructed to minimize infiltration and avoid impairment when locations fall within 500 feet of a Flood Zone.

3. 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 Department of Environmental Services (DES). In areas not currently served by common sewer systems, it shall be the responsibility of the subdivider to provide adequate information to the installation and operation of an individual sewerage disposal system (septic tank and drain field). The subdivider 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.

a. Show that new and replacement water and sewer systems including on site and common systems be located, designed and constructed to minimize infiltration and avoid impairment when locations fall within 500 feet of a Flood Zone.

F. Time Limit to Complete

Consistent with RSA 674:39 as a condition of approval, the Planning Board shall state time periods for work to proceed on the development. The Planning Board shall allow for no less than 24 months for the commencement of active and substantial development or building, and if that threshold is met, then the board shall allow no less than five years for substantial completion of improvements shown on the approved subdivision plan. Developments meeting these threshold requirements shall not be subject to amendments to the zoning ordinance or to these regulations. The Planning Board may also establish a time limit for completion of a project, which shall be no less than five years, after which the Planning Board's approval will expire. To the extent that the Planning Board calls a bond or other security for such improvements and the funds are paid to the Town, substantial completion of the improvements in the subdivision shall be deemed to have occurred.

Section VII Design Standards

The subdivision plat shall conform to the design standards set forth herein to encourage good development patterns within the Town. Whether either or both an official map or comprehensive plan has or have been adopted, the subdivision shall conform thereto with respect to streets, public open spaces and drainage ways.

A. Streets

1. General Design: 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. Provisions shall be made for the future extension of streets to adjoining unsubdivided property. Subdivisions that adjoin or include existing streets that do not conform to the width shown on the comprehensive plan or official maps or the street width requirements of these regulations shall dedicate the differential width along either or both sides of said existing streets in accordance with Section IV.A.10. If the subdivision is along one side only, one-half (1/2) of the differential width shall be dedicated. Setbacks shall be measured from the new or future right of way line.
2. Naming: 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, however, shall have the same name. Proposed street names shall be submitted to the Board of Selectmen for review and approval. Submittals shall be on the form and in the manner prescribed by the Selectmen. All street signs shall conform to current Local, State, and Federal Standards.
3. Cross-Section: Street right-of-way width shall be as follows:

Type of Street	**Minimum (ft)**
Collector (Class B)	70
Local (Class C)	60

Right-of-way widths and other applicable cross-sectional standards are shown in Appendix B.

4. Alignment: Street jogs at intersections shall have a minimum centerline offset of one hundred twenty-five (125) feet. The minimum centerline radii of curved streets shall be as follows:

Type	**Distance**
Collector (Class B)	300 feet
Local (Class C)	150 feet

All reversed curves on Class A and B streets shall be separated by a tangent at least one hundred (100) feet long. Streets shall be laid out so as to intersect as nearly as possible at right angles. No street shall intersect any other street at less than seventy-five (75) degrees.

5. Design of intersection roadway surfaces: Intersecting roadway pavements shall have a paved transitional area at all corners to accommodate turning movements according to the following radii:

From:		**Class B**	**Class C**
Class B	**To:**	30	30
Class C		30	30

For all intersections in commercial and industrial areas, this paved area shall have a minimum radius of fifty (50) feet.

Lot line corners shall be rounded at street intersections to be parallel to the intersection radii of the street surface.

6. Grade: The centerline grade for any street shall not be less than 0.5 percent. Maximum allowable centerline grades shall be as follows:

Type	**Percentage Grade**
Collector (Class B)	8%
Local (Class C)	10%

All changes in grade exceeding 0.5 percent shall be connected by vertical curves of sufficient length to afford adequate sight distances, in the opinion of the Planning Board.

7. Dead end Streets: Dead end streets shall be provided with an approved type turnaround, as determined by the Planning Board. Design for the turn-arounds shall be as follows:

   a. "Hammerhead" turnaround: The right-of-way width, per classification the roadway, shall be maintained to the end of the improvements and further, to the property line, if so ordered by the Planning Board. A "hammerhead" type turnaround shall be constructed at the end of the road. Said "hammerhead" to have the dimensions shown on the typicals.

   b. The "ears" or "extensions" that form the "hammerhead" shall be deeded to the Town of Warner in the form of an Easement. The Easement shall stipulate that the Town has sole rights to use and maintain the area and that such Easement shall expire when those portions of the "hammerhead" are no longer needed. Those portions of the "hammerhead" 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 "hammerhead" is discontinued, or the width of the right-of-way for the "hammerhead", shall be counted and not the lines around the "hammerhead". This type of turnaround shall be used only when the possibility of extension is evident. (See Appendix B)

Where a subdivider proposes to extend a street which currently ends in a hammerhead-type turnaround or other temporary deadend, it is the subdivider's responsibility to restore the temporary turnaround to through street standards. This includes, but is not limited to removing the "ears" or other maneuvering facilities where abutters desire and installing a suitable drainage system.

c. "Rounded" turnarounds: The right-of-way shall be flared to form a circular, or partially circular section of roadway for the ease of maintenance and travel. The radius of the centerline of the pavement around the turnaround shall be a minimum of 100 feet. The "tear drop" shape is preferred over the "P" or "lollipop" shape. Pavement widths shall be the same as for the road servicing the development as will all other improvements within the turnaround area. 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 Appendix B)

Where a subdivider proposes to extend a street which currently ends in a permanent turnaround, it is the subdivider's responsibility to restore the turnaround to "through street" standards, including, but not limited to, removing unnecessary street surface and subsurface, replanting areas previously used for street, restoring lot access, installing drainage facilities, and necessary title and deed work, as directed by the Planning Board.

d. General:

(1) Delineator posts or reflectors of a design approved by the Public Works Director, shall be furnished, located and installed as a part of the required improvements for all turnarounds.

(2) The roadways constructed within the turnaround areas, shall conform exactly with the design criteria contained in these Regulations.

B. Blocks

In general, block length shall not be less than 500 feet, nor greater than 1200 feet. In blocks over 1000 feet long, pedestrian crosswalks may be required in locations deemed necessary by the Planning Board.

C. Lots

1. Lot dimensions and area shall not be less than the requirements of the zoning ordinance, or as required by soil and/or topographic conditions.
2. Insofar as is practical, side lot lines should be at right angles to straight streets, and radial to curved streets.
3. Where extra width has been dedicated for widening of existing streets, lots shall begin at such extra width line, and all setbacks shall be measured from such line.
4. Where there is a question as to the suitability of a lot or lots for its or their intended use due to the presence of such factors as rock formations, steep slopes, unusual surface configurations, tendency to periodic flooding, poor drainage, unsuitable soil or soils, and inadequate capacity for sanitary sewer disposal, the Planning Board may withhold approval of such lot or lots.
5. Lots shall be graded in such a manner so as to prevent the collection of water at low points thereon.
6. Any land designated as Flood Zone or shown to be bog, marsh, swamp area, area of high water table or any similar situation, shall not be counted toward the required minimum buildable lot requirement, but shall be allowed to be added to lots if the Public Welfare and safety is protected. Any soils listed by the Department of Environmental Services (DES) as

Group 5 or 6, in addition to the above conditions, shall not be counted towards the minimum buildable lot requirement.

D. 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 twenty (20) feet wide.
2. Where a subdivision is traversed by a water course, drainage way, channel or stream, the Planning Board may require that there be provided a storm water easement or drainage right-of-way of adequate width to conform substantially to the high water lines of such water courses, drainage way, channel or stream, and provide for construction of other necessary facilities.

E. Subdivisions Subject to Article XIV of the Warner Zoning Ordinance ("Open Space Development"). The common open space in any subdivision developed under Article XIV of the Warner Zoning Ordinance shall meet the following standards:

1. The location of common open space shall be consistent with the objectives of the Warner Master Plan.
2. All common open space areas shall be part of a larger continuous and integrated open space system within the parcel being developed.
3. Developable building lots shall be grouped in contiguous areas sharing common boundaries, and shall not be scattered throughout the subdivision. (See Appendix C)
4. The location of developable lots and common open space shall take advantage of natural features of the landscape, and minimize the required construction of new roads and/or common driveways, as consistent with the purpose and goals of Article XIV of the Zoning Ordinance.
5. Common open space shall protect site features that have particular value in the context of preserving Warner's historic heritage and rural character, in compliance with the intent of this ordinance and the goals laid out in Warner's Master Plan. These features include, but may not be limited to:
   a. Existing fields that are used for pasturage, production of hay and/or other crops, and other agricultural purposes.
   b. Cellar holes, foundations, and other sites of historic value.
   c. Environmental or wildlife corridors, important wildlife habitat (such as deer yards), isolated natural resource areas, or other areas of environmental significance that may be identified by the Warner Conservation Commission, New Hampshire Natural Heritage Inventory, or other competent authorities.
6. Common open space shall generally be maintained in its natural condition, but may continue to be managed in accordance with historic land uses, including, for example:
   a. Management for timber production;
   b. Production of hay and other crops;
   c. Pasturage.

   In addition, activities may be undertaken to improve or restore the overall condition and natural processes on the open space, including, for example: woodland management; reforestation; meadow or wetland management; streambank protection.

7. The common open space shall wherever possible connect or provide avenues of connection to other open space areas on adjacent land, including areas preserved by easement, town or state ownership, or other restriction on future development.
8. Common open space shall be laid out in a manner that assures the availability of access to the common open space by all who are entitled to such access.
9. No area of common open space shall be less than 30 feet in its smallest linear dimension or less than 10,000 square feet in area. Open space not meeting this standard shall not be counted toward the total required percentage of common open space as specified in Article XIV of the Zoning Ordinance. (See Appendix C)
10. Common open space shall be distributed throughout the subdivision to serve and enhance all dwelling units and groups of dwelling units.

Section VIII Inspections and Performance Guarantee

A. Performance and Inspection of Work

1. The Planning Board, with input from the Town Agent and/or Compliance Officer will be the Town's representative during the construction of required improvements. He or she shall at all times have access to the site when the work is in preparation and progress. He or she will make periodic visits to the site to familiarize him/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. The subdivider shall provide the Planning Board in advance with a schedule of work to be performed outside of the Planning Boards normal office hours and give the Planning Board timely notice of the completion of each major stage in the construction of any required improvement so that the Planning Board may inspect the work so completed prior to the covering thereof, and the Planning Board shall make all such inspections with reasonable promptness so as to cause no delay in the work. In particular, the subdivider shall in the case of streets, give timely notice to the Planning Board of the completion of subgrades, drainage, base course, and base and final surfacing.
2. 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. Such 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 or materials not conforming to the foregoing standards may be considered defective and rejected by the Planning Board. All work and materials rejected by the Planning Board as defective shall be removed and corrected by the subdivider. All work shall be completed within the time limits, if any, specified by the Planning Board, but in the absence of such specified limits no later than three (3) years from the date of the approval of the Final Plat.
3. The subdivider shall give the Planning Board notice when any required improvement is completed and ready for final inspection. Planning Board or its agent will promptly make such inspection and, when he/she finds that the particular improvement has been fully completed in accordance with the requirements of these Regulations, he/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.
4. The subdivider shall promptly remedy any defects in any required improvement due to faulty workmanship or materials.

5. Notwithstanding the on-site observations and inspections and any approvals of required improvements issued by the Planning Board or its agent, the subdivider shall be and remain fully responsible for the performance of the construction work in accordance with the requirements of these regulations and the Planning Board or its agent shall have no responsibility for the failure of the subdivider to carry out the work as required herein.
6. The subdivider shall upon demand, promptly reimburse the Town for the expense of all inspection work performed by the Planning Board or its agent outside of normal working hours pursuant to the provisions of subparagraphs 2 and 3 of this Paragraph A, Section VIII. In the case of a Major Subdivision, the subdivider shall file with the Town a cash deposit of such amount as the Planning Board may reasonably require as security for such reimbursement, and if the subdivider fails to make reimbursement as and when required hereunder the Town may appropriate such cash deposit as necessary to affect reimbursement.

B. Performance Guarantee

1. Estimate of Cost: Prior to the submission of the Final Plat to the Board, the subdivider or owner shall submit to the Planning Board or its agent for their approval an estimate of the cost of construction of all improvements which will be required as a condition of final approval up to the standards set forth in these regulations. Also include an estimate of any damage to any existing public improvements caused in the course of the work performed in the development of the subdivision.
2. Posting of Performance Guarantee: As a condition of the approval of a Final Plat by the Planning Board the subdivider shall provide the Town with a Performance Guarantee to assure the Town of the completion of improvements required under these Regulations and repair of potential damage to existing public improvements. The Performance Guarantee shall be posted and in full effect prior to any construction of any improvements. The Performance Guarantee shall be issued by a State of New Hampshire approved bonding company.
3. Amount: The Performance Guarantee shall be in an amount equal to one hundred and ten percent (110%) of the estimated cost of required improvements and potential damages to public improvements as determined by the Planning Board, and shall be upon conditions and in such form as the Planning Board may require. The Performance Guarantee 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 Planning Board, or a cash escrow, or a savings bank deposit book properly endorsed to the Town and deposited with it.
4. Term: The Performance Guarantee shall remain in full force and effect until the expiration of thirteen (13) months after the date of the approval by the Planning Board, of the completion of all required improvements and repair of all damages to public improvements in accordance with the provisions of these regulations, or thirteen (13) months after the date that all latent defects have been corrected by the subdivider and approved by the Planning Board, whichever is later. The Performance Guarantee shall be conditioned in part upon the faithful correction by the subdivider of any latent defects which appear within the period of one (1) year after the approval by the Planning Board of any required improvements as set forth in these regulations. 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 Planning Board by resolution when portions of the required improvements have been installed, provided a sufficient amount not to exceed twenty-five percent (25%) of the total is retained to cover the correction of any latent defects which may appear within one (1) year following the approval by the Planning Board of any required improvements as set forth in these Regulations. A joint inspection for latent defects shall be made by the Planning Board, Town Agent and owner or

subdivider not less than ten (10) months nor more than twelve (12) months following approval by the Planning Board and Town Agent.

5. Commencement of Work: After approval of the Final Plat but prior to the commencement of any such work, the applicant or owner shall:

   Notify the Board of Selectmen and Planning Board, in writing of the date on which work or required improvements are to be commenced and the date by which work is to be completed in accordance any conditions imposed by the Planning Board and the provisions of these Regulations.

6. Default: If required improvements, repairs to public property, and public improvements have not been installed and completed in accordance with the requirements of these regulations or if any latent defect(s) in such improvements or repairs appear(ing) within a period of one (1) year after approval thereof by the Planning Board then and in that event any cash deposit or savings bank deposit may be used to complete the improvements or correct the latent defects. In the event the Performance Guarantee is in the form of a performance bond, Letter of Credit, cash escrow or other suretyship, 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.

Section IX Waivers

Pursuant to RSA 674:36 II.N, the Planning Board may only grant a waiver if the boards finds, by majority vote that:

1. strict conformity would pose an unnecessary hardship to the applicant and 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.

All requests for waiver of any part of these regulations shall be in writing, stating the undue hardship or injustice strict application of these Regulations would impose on the Applicant. The basis for any waiver granted by the Planning Board shall be recorded in the minutes of the board.

Section X Amendments

These regulations may be amended or rescinded by the Planning Board following public hearing in accordance with RSA 675:6. The Secretary of the Planning Board shall transmit a record of any changes so authorized to the Merrimack County Registrar of Deeds.

Section XI Appeals and Separability

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

If any provision of these regulations is held to be invalid by a court, such holding shall not invalidate any other provision herein.

Warner, NH Subdivision Regulations

Appendix A

Subdivisions, Boundary or Lot Line Adjustments and Annexations Checklist

Amended 9/14/2015

Subdivisions, Boundary or Lot Line Adjustments and Annexations Checklist

Town of Warner, NH

The following checklist shall be completed by the applicant, signed, and submitted along with the application package. For full descriptions of the checklist items, see the referenced sections of the Warner Subdivision Regulations.
The checklist refers only to the required submittals necessary to begin Planning Board review of a project. The Warner Subdivision Regulations should be consulted for design standards and other requirements. Applicants should familiarize themselves with the Warner Subdivision Regulations as well as any other pertinent Ordinances and Regulations prior to filing an application. Applicants may schedule a preliminary conceptual consultation with the Board to discuss any proposal on an informal basis.

APPLICABLE (Y/N)	INCLUDED (Y/N)	General Information Required for all Subdivisions, Boundary or Lot Line Adjustments and Annexations (Section V.A)
____	____	(V.A.1) Subdivision name; Names and addresses of the applicant and owner; Written certification from owner.
____	____	(V.A.2) Three (3) paper copies on 22x34 with appropriate references and eleven (11) copies of 11x17.
____	____	(V.A.3) Graphic or bar scale shown on plat; Scale not less than 1" = 100'.
____	____	(V.A.4) Location of existing and proposed lot lines; Bearings to the nearest thirty seconds; Dimensions to the nearest hundredth of a foot; Error of closure not more than 1:10,000; Area of existing and proposed lots in square feet and in acres; Type and location of existing and proposed monuments or boundary markers; Tie to State Grid Coordinate System shown on plat if within 1000 feet.
____	____	(V.A.5) Current owners and all abutters keyed to plan; Correct names and mailing addresses of owner and abutters on separate paper.
____	____	(V.A.6) Name, address, signature, license number, and seal of the NH registered land surveyor and/or engineer who prepared the Final Plat.
____	____	(V.A.7) Date of survey, dates of any revisions, north arrow (true north and magnetic north); Location (locus) map at 1" = 1000'.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
____	____	(V.A.8) Tax map and parcel number. The numbering is to be approved by the Accessing office BEFORE the plans are brought to the Planning Board.
____	____	(V.A.9) Zoning District(s) and District lines; Building setback lines.
____	____	(V.A.10) Title and deed references.
____	____	(V.A.11) Legal description of existing and proposed easements, deed restrictions, and other encumbrances, covenants, reservations or restrictions and appropriate notations on plat.
____	____	(V.A.12) Listing of all variances and special exceptions granted by the ZBA for the parcel involved and dates granted.
____	____	(V.A.13) Name of all adjoining street(s)
____	____	(V.A.14) Approximate contours at 10' intervals; Significant natural features, including perennial streams, wetlands, etc.
____	____	(V.A.15) Location of existing and proposed buildings, drives, wells, septic systems, and all other manmade features.
		Additional Information Required for Lot Line Adjustments and Annexations (Section V.B)
____	____	(V.B.1.a.) Detailed survey map showing original boundaries of the adjacent parcels and the new property line or lines created as a result of the annexation or lot line adjustment.
____	____	(V.B.1.b) Tape and compass survey with a minimum accuracy of 1:500 of the entire parcel of land and a metes and bounds survey only for the land being transferred may be required.
____	____	(V.B.2) Abutters may be heard and may request a public hearing.
____	____	(V.B.3) In the case of annexation, a deed restriction in the body of the deed or other instrument of transfer and on the plat.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
____	____	(V.B.4) Statement placed on plat stating: "This plan shows a conveyance of land for the purpose of lot line adjustment/annexation as defined in the Warner subdivision regulations. This approval does not constitute a subdivision."
		Additional Information Required for all Minor/Major Subdivisions (Section V.C)
____	____	(V.C.1) Soil types and boundaries shown by dotted lines based on Merrimack County Soil Survey; Location of all test pits and test borings and a legend which explains map symbols, describes NHDES soils groups, and describes the properties of the soils regarding their suitability for septic systems, foundations, basements, building and road construction.
____	____	(V.C.2) Local, County, or State approvals for individual water service and sewage disposal systems; Percolation test results. A statement from WVWD attesting to the availability of such service shall be submitted when applicable.
____	____	(V.C.3) Location of water courses, wetlands, floodplains, ponds, rock ledges, tree lines, hydric soils as determined by NHDES regulations, other natural features; Compliance with Town of Warner Flood Plain Development Ordinance.
____	____	(V.C.4) Contours at 2' or 5' intervals, depending on grade, shown with dashed lines; Spot elevations at low points, high points, and other areas.
____	____	(V.C.5) Location of all monuments; Placement of stakes and ribbons marking corners of all proposed lots or sites of a Major Subdivision.
____	____	(V.C.6) Report from the NH Natural Heritage Inventory identifying rare plant and animal species and exemplary natural communities in or near the proposed subdivision; Environmental Impact Assessment, if such species or communities are identified.
____	____	(V.C.7) Location within or bounding the parcel of all culturally, historically or unique features.

APPLICABLE (Y/N)	INCLUDED (Y/N)	

		Additional Information Required for all Major Subdivisions (Section V.D)
____	____	(V.D.1) Location and width of existing and proposed streets and roads, with grades, cross-sections at 50 feet intervals plotted at 1"=10' horizontal and vertical scale, and road profiles plotted with the same horizontal scale as the plans and a horizontal to vertical scale ratio of 5 to 1 respectively for proposed streets.
____	____	(V.D.2) Location, size and invert elevation of sanitary and stormwater sewers; Location and size of water mains; Location of gas mains, fire hydrants, electric and telephone poles and street lights. All drainage ways and drainage structures; Distance to, and size of nearest water and sewer mains.
____	____	(V.D.3) Sketch plan of contiguous holdings showing future layout, street and drainage systems.
____	____	(V.D.4) Centerline and centerline stationing of all streets; Stationing shall show all points of curvature and all points of tangency.
____	____	(V.D.5).Where an applicant proposes a hammerhead turnaround, sufficient documentation must be submitted to demonstrate that the road terminus is suitably located to facilitate the future extension of the road into adjoining properties.
____	____	(V.D.6) Plan for restoring hammerhead turnaround where extension of street is shown.
____	____	(V.D.7) Statement that proposed street centerlines and lot locations have been adequately flagged on the ground to allow onsite evaluation of the proposed subdivision by the Board and its agents.
____	____	(V.D.8) Data listing. Area of land; number of lots; length of streets in feet; acres of open space.
____	____	(V.D.9) Erosion plan.
____	____	(V.D.10) Land disturbance.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
____	____	(V.D.11) Drainage Plan.
____	____	(V.D.12) Phasing plan.
____	____	(V.D.13) Other information required by the Board.
____	____	(V.D.14) Certifications affixed to Plan with signatures and seals.
		Special Requirements (Section V.E)
____	____	(V.E.1) Traffic Impact Assessment.
____	____	(V.E.2) Fiscal Impact Analysis.
____	____	(V.E.3) School Impact Analysis.
____	____	(V.E.4) Community Services Impact Assessment.
____	____	(V.E.5) Other considerations, special investigations.

To the best of my knowledge, the information provided herein is accurate and is in accordance with the Town of Warner Zoning Ordinance and other land use regulations of the Town including but not limited to the Subdivision Plan Regulations, and other applicable state and federal regulations which may apply.

Printed Signature Name: _____

Authorized Signature: _____ Date: _____

Applicant

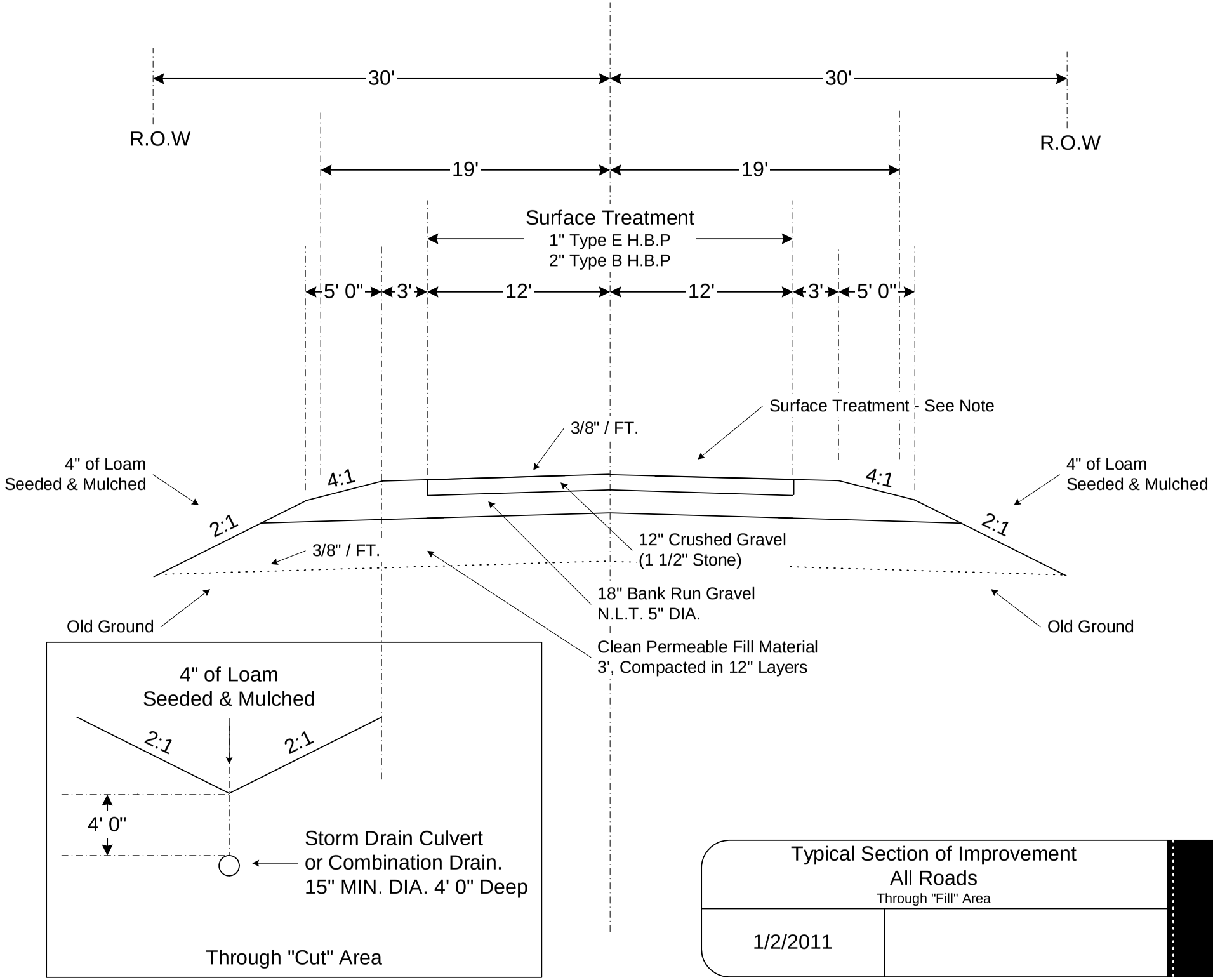
Name:_____**Date:**_____

Warner, NH Subdivision Regulations

Appendix B

Street and Road Sample Drawings

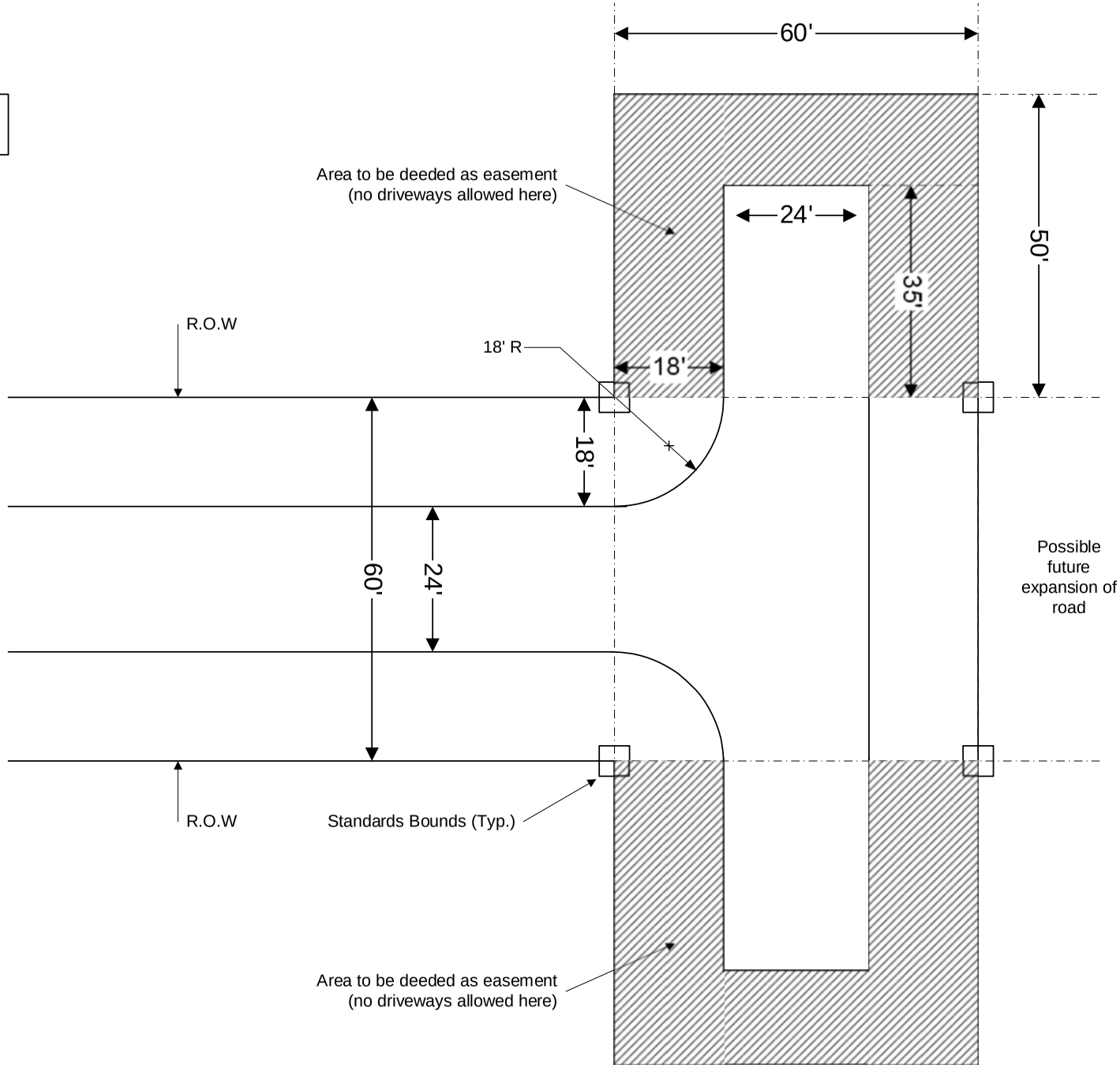
Amended 1-24-11



Typical Section of Improvement
All Roads
Through "Fill" Area

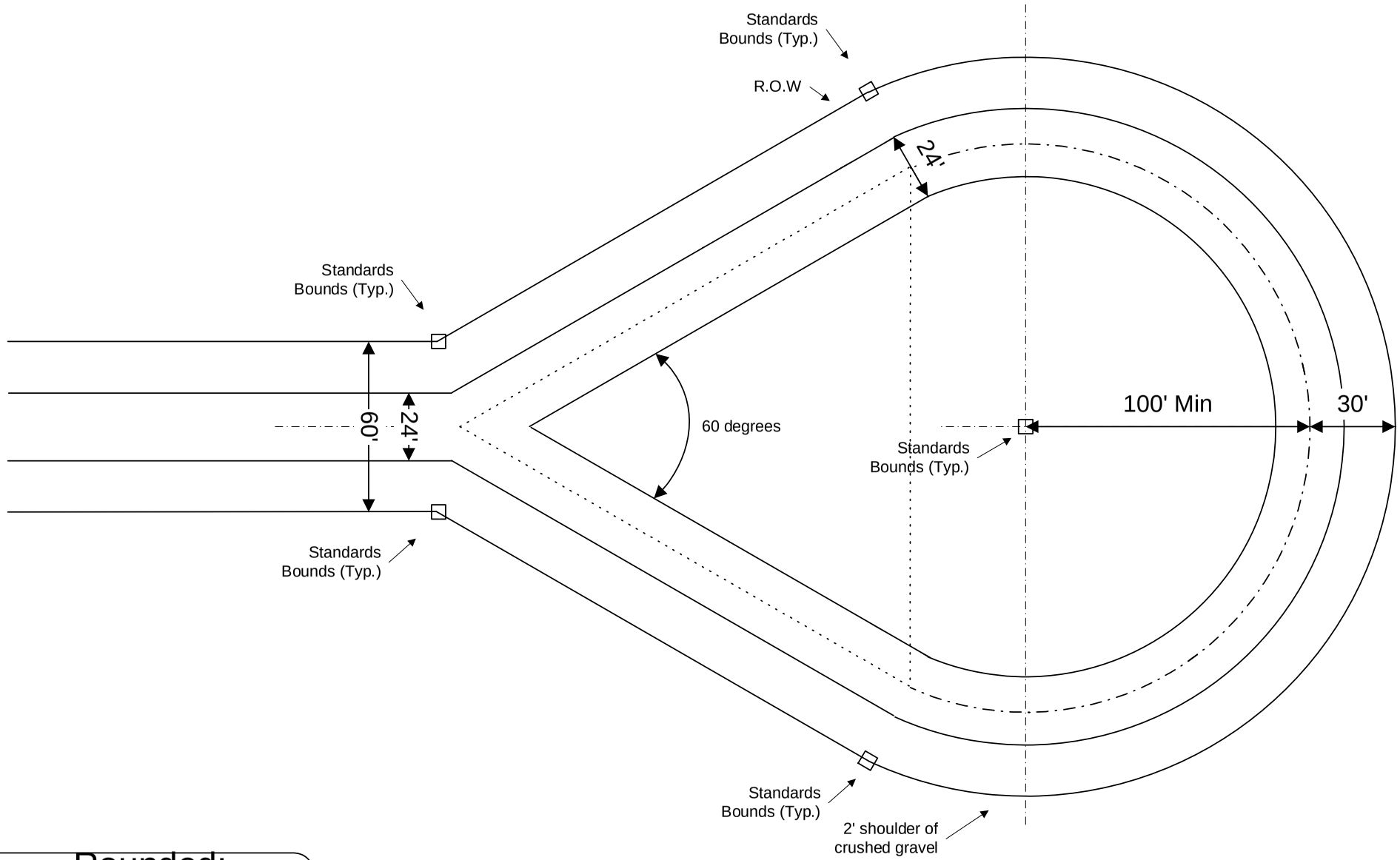
1/2/2011

All dimensions are typical



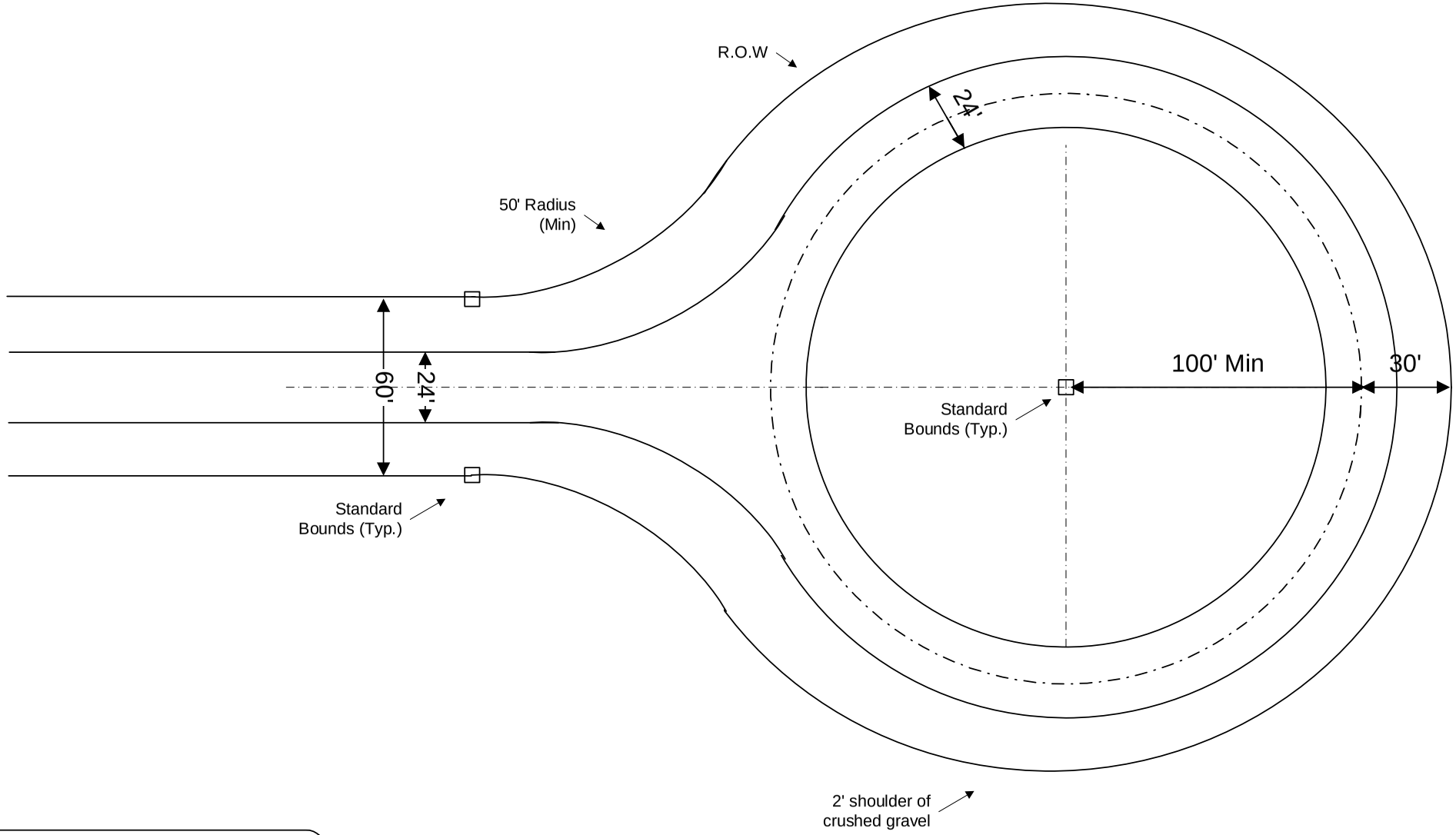
Hammerhead Turnaround

5/12/2010



Rounded:
Tear Drop

5/17/2010



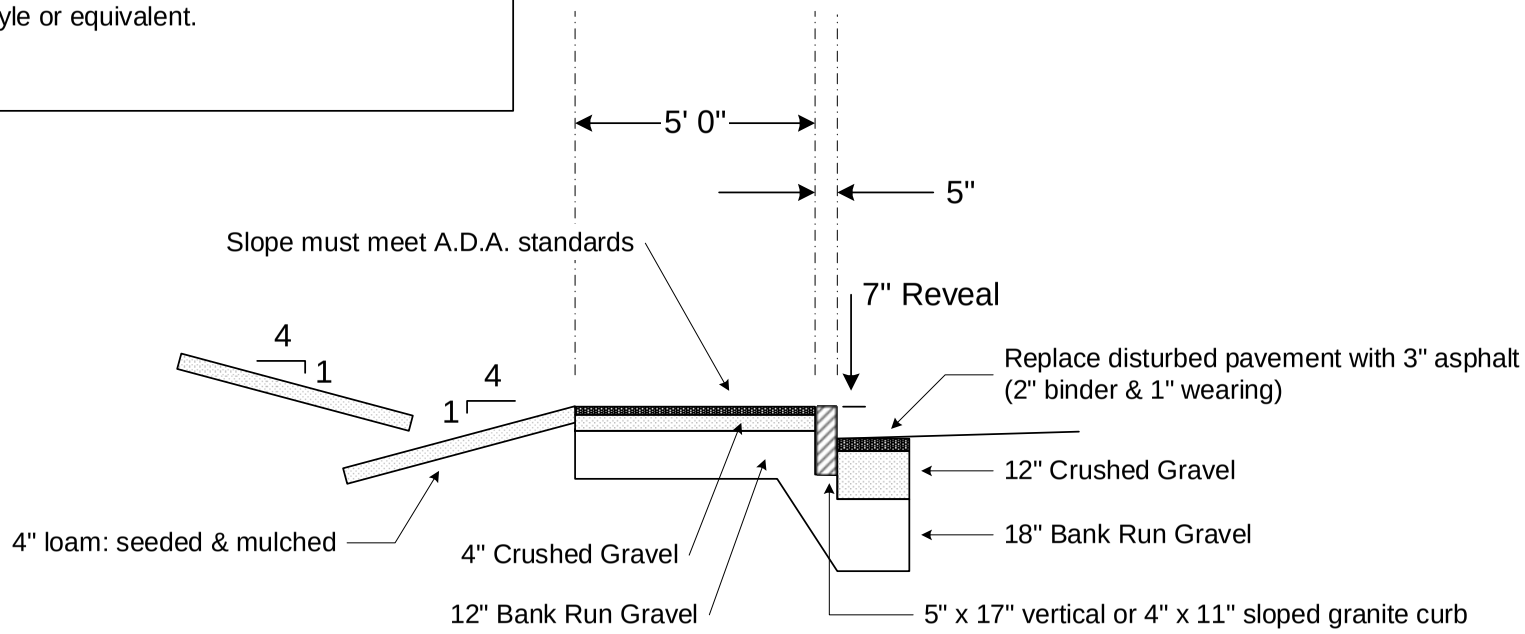
Lollipop

5/17/2010

a. Subbase gravel shall be 12” of bankrun (NHDOT 304.2).

b. Base gravel shall be a minimum of 4” of crushed gravel (NHDOT 304.3). All compaction criteria used in street construction apply.

c. Sidewalk surface shall be one of:
1. 2” hot bituminous asphalt (NHDOT type E)
2. 4” reinforced concrete 4500 psi with 6x6 2.9x2.9 wire mesh
3. Pavers set on 1” of stone dust. Pavers shall be uni-Decor concrete paver, key lock style or equivalent.
4. 4" seeded loam.



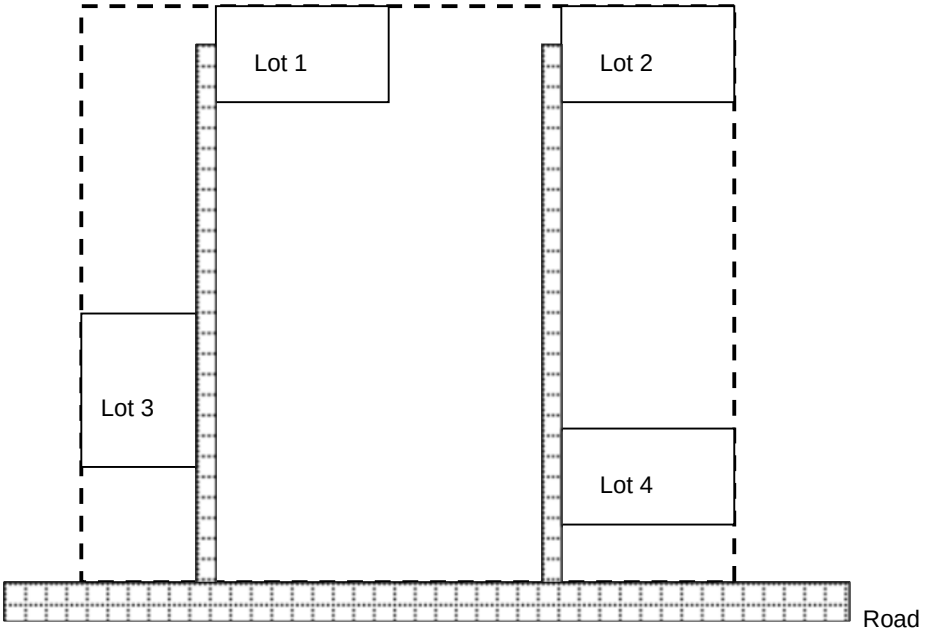
Sidewalks See "All Roads" for road detail	
5/17/2010	

Warner, NH Subdivision Regulations

Appendix C

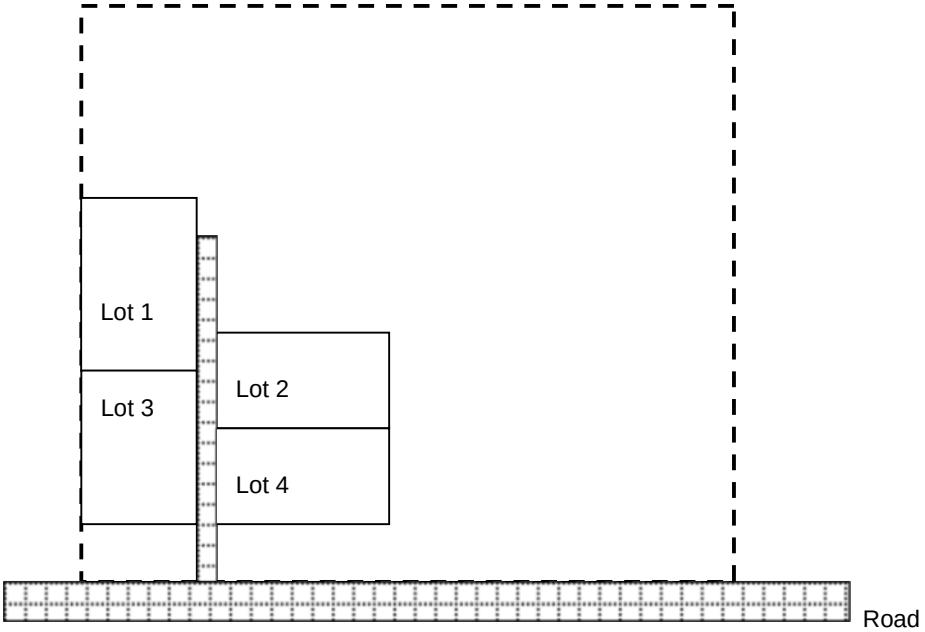
Open Space Example Drawings

Amended June 2006



Unacceptable Open Space Subdivision

Lots scattered throughout parcel

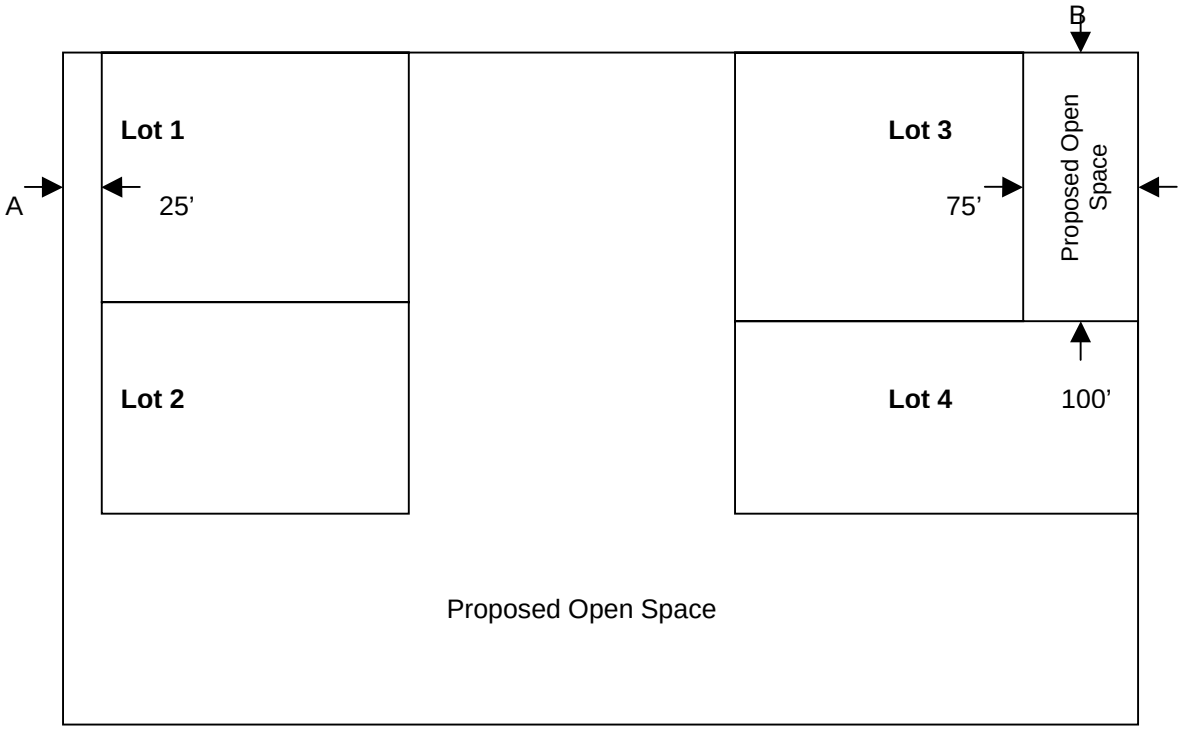


Acceptable Open Space Subdivision

Lots clustered leaving large unbroken areas of open space

Examples of Acceptable and Unacceptable Open Space Subdivision

Drawings are for illustration purposes only and are not to scale



Example: Open Space Parcel with Four Lots

Area “A” does not contribute toward Open Space calculation because smallest linear dimension (25 feet) is less than 30 feet

Area “B” does not contribute toward Open Space calculation because total area (7,500 sq ft) is less than 10,000 sq ft