

WATERVILLE ESTATES VILLAGE DISTRICT

562 Winterbrook Road, Box 19
Campton, NH 03223

Development Policy For Contractors and Private Land Owners.

This policy is established to promote safe, efficient and properly engineered and constructed infrastructure upgrades to the Waterville Estates Village District roads.

In the event that a Living Unit is to be constructed on a Living Site which lies on an unfinished road, approval of construction for said Living Unit will be contingent on the satisfactory completion of upgrades to the road servicing the Site as follows:

All topsoil and other yielding material shall be removed from the proposed roadway location and be replaced with suitable fill material to establish the proper grade for the Road Sub Base. All brush, stumps boulders and ledge shall be removed to a uniform cross sectional depth of not less than 12 inches below the sub grade and replaced with sand or 12 inch minus gravel. The Road base should be a compacted thickness of not less than 12 inches, per NH Standard Specifications, 1974, Section 304.

The Finish Base course shall consist of crushed bank run gravel of 1 ½ inch diameter as a maximum and to a minimum depth of 6 compacted inches covering the entire road width.

Road Width minimum will be 20 feet with additional 3 foot gravel Shoulders on both sides of the road.

Dead-End Where dead-end roads are included in the district; the following shall be laid out at the end; A cul-de-sac or hammerhead in conformance with specifications shown in Appendix B of the Campton Road Policy and attached here.

Drainage

1. Surface water shall be disposed of by means of culverts of sufficient capacity at water courses as determined by standard hydraulic methods and by construction of a longitudinal storm drainage system whenever required to relieve water in such ditch sections. Construction to be in accordance with the New Hampshire Standard Specifications for Road and Bridge Construction,

1980, Sections 603 and 504. Storm water or drainage easements shall be provided for watercourses or drainage traversing subdivision. All culverts shall be of plastic construction with a smooth bore. Minimum culvert size shall be 15 inches for any application including driveways.

2. All proposed drainage facilities and culverts shall be installed. Natural watercourses shall be cleaned and increased in size where necessary to take care of storm runoff. Drainage ditches at least three feet in width and sixteen inches in depth at their midpoint below centerline grade shall be constructed in the road right-of-way on both sides of the paved roadway. At its discretion the District Commissioners may require curbs and gutter. All ditches shall have a flat or round bottom to help prevent erosion

3. No water shall be permitted to run across the roadway on the surface, but be directed into catch basins, or otherwise into ditches, and shall be piped underground in a pipe of not less than 15 inches in diameter, or such size as may be deemed necessary by the Planning Board.

4. Paving or stone of a sufficient size shall be provided in ditches where soil or velocity conditions warrant protection from erosion.

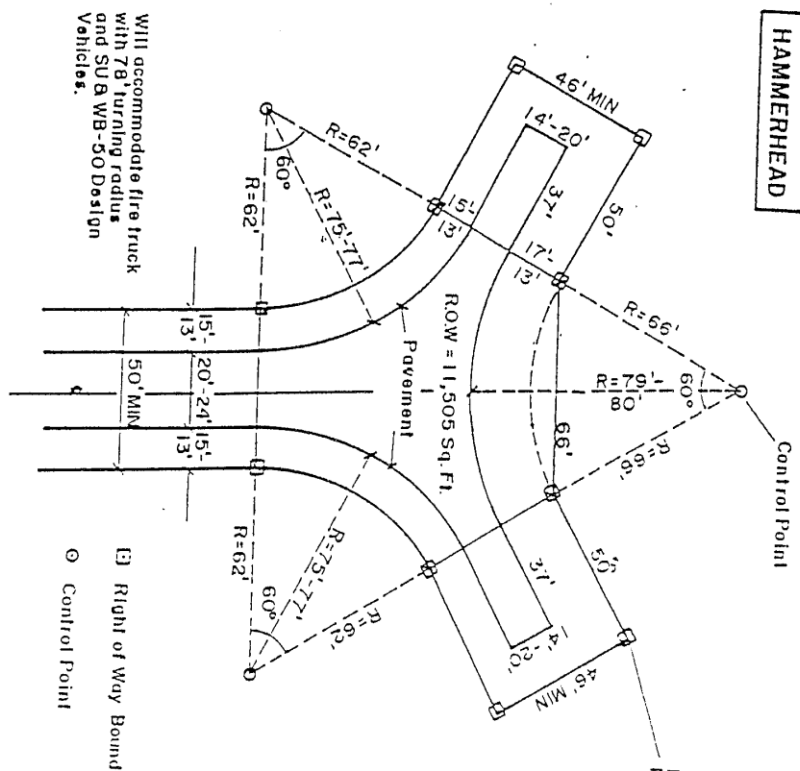
Paving with hot bituminous with a base course of 2 inches of $\frac{3}{4}$ inch mix and a top coat of 1 inch of $\frac{3}{8}$ mix may be required for Road Surfaces on roads with grades of 8% or greater or corners with curve radius of less than 500 feet.

Construction is to be supervised by WEVD management. These standards are general guidelines and the WEVD Commission retains the right to modify these standards on a case by case basis. The Waterville Village District Commissioners will not accept maintenance on any new road until built to these standards.

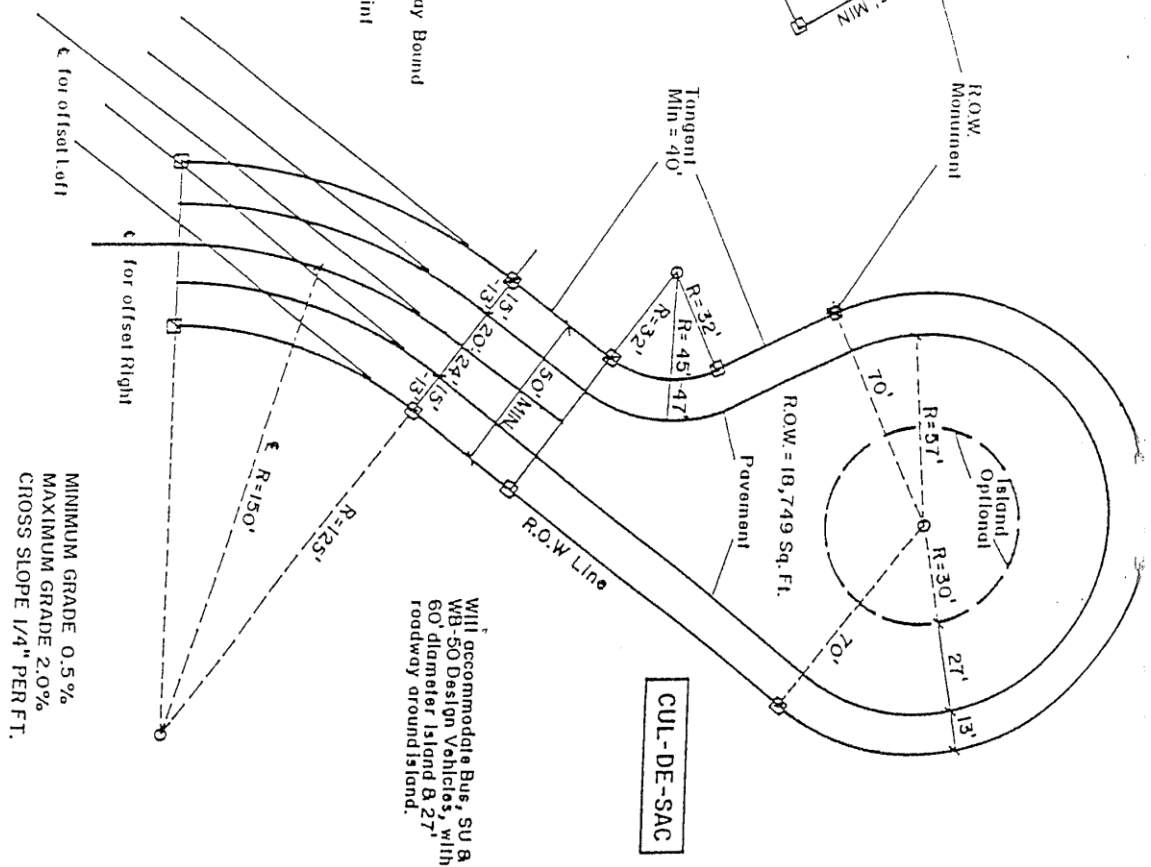
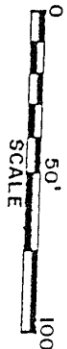
Approved 8/25/06
Amended 1/12/2022

Attached Hammerhead/cul-de-sac design

HAMMERHEAD



SUGGESTED LAYOUT & MINIMUM REQUIREMENTS
FOR HAMMERHEAD OR CUL-DE-SAC



CUL-DE-SAC

MINIMUM GRADE 0.5%
MAXIMUM GRADE 2.0%
CROSS SLOPE 1/4" PER FT.