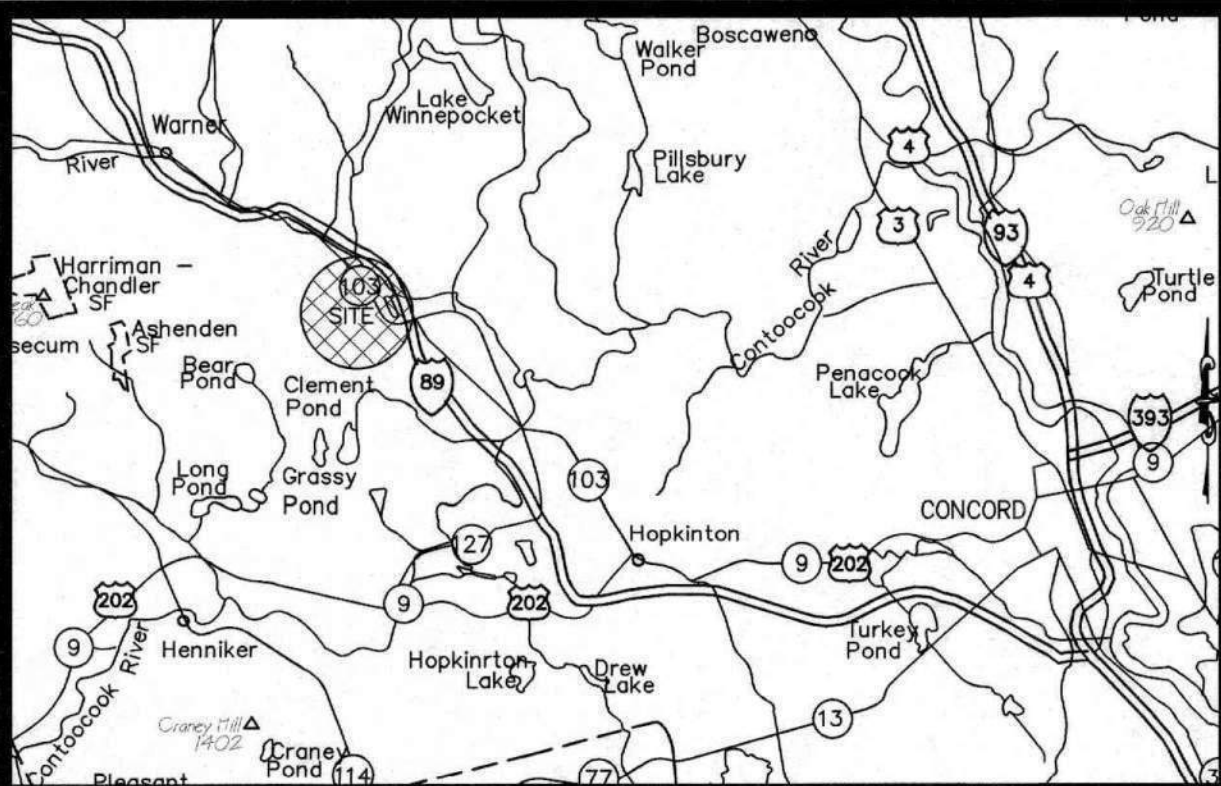




LOCATION PLAN
SCALE: 1" = 2,000'±

WILDLIFE PROTECTION NOTES (ENV-WQ 1504.17)

- ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV. EMAIL SUBJECT LINE: NH824-0767, JENNESSTOWN MANOR, WILDLIFE SPECIES OBSERVATION.
- PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NH&G IN DIGITAL FORMAT FOR VERIFICATION AS FEASIBLE.
- IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NH&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NH&G. IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04.
- THE NH&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

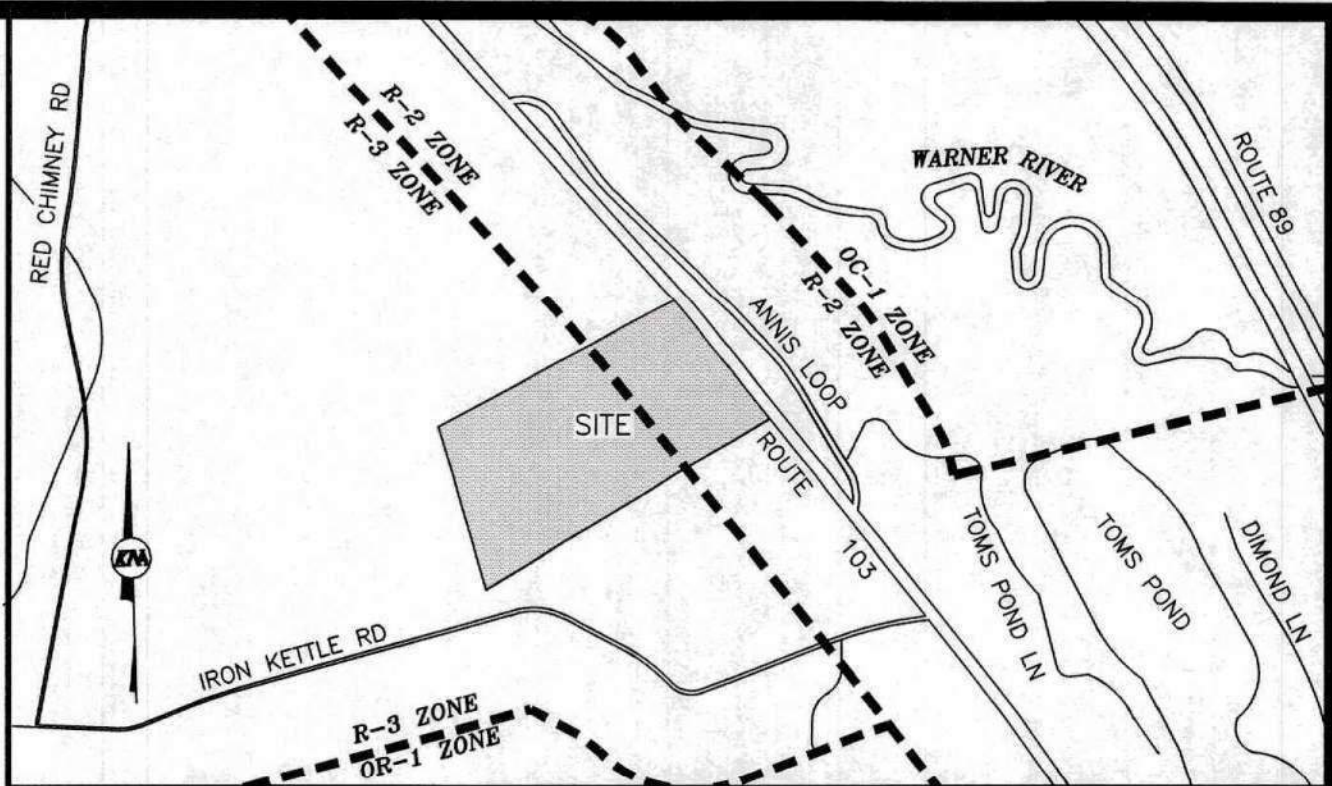
RESIDENTIAL SITE PLAN

JENNESSTOWN MANOR

MAP 7; LOTS 39 & 39-1

ROUTE 103

WARNER, NEW HAMPSHIRE



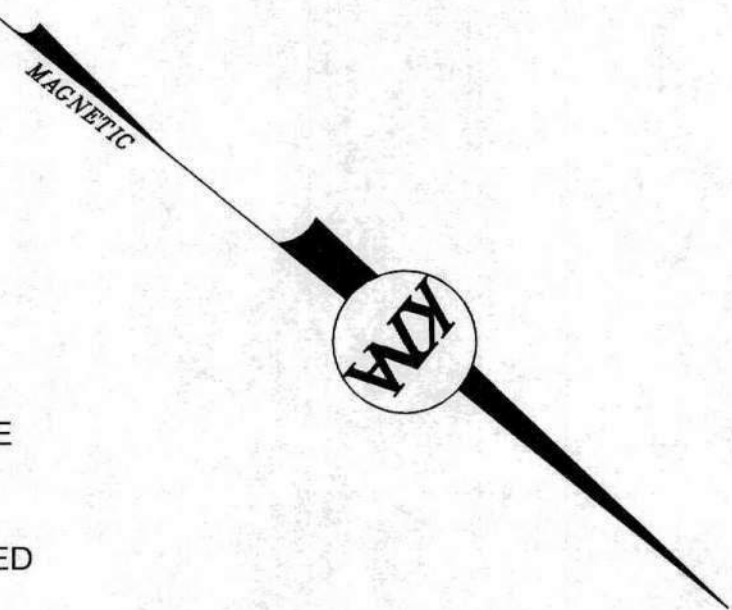
VICINITY MAP
SCALE: 1" = 1,000'



SITE PLAN
SCALE: 1" = 40'

LEDGE AND ROCK REMOVAL
PEACOCK HILL ROAD, LLC CERTIFIES THAT THE INTENT IS THAT ALL LEDGE AND ROCK REMOVAL WILL BE CONDUCTED BY MECHANICAL MEANS. SHOULD SITE CONDITIONS DETERMINE BLASTING OF LESS THAN 5,000 CY IS REQUIRED, PEACOCK HILL ROAD, LLC CERTIFIES BLASTING BEST MANAGEMENT PRACTICES OUTLINED IN ENV-WQ 1510 WILL BE FOLLOWED. NO BLASTING IN EXCESS OF 5,000 CY IS PERMITTED WITHOUT CONTACTING THE DESIGN ENGINEER AND NHDES ALTERATION OF TERRAIN.

GARY FITZGERALD, MEMBER DATE



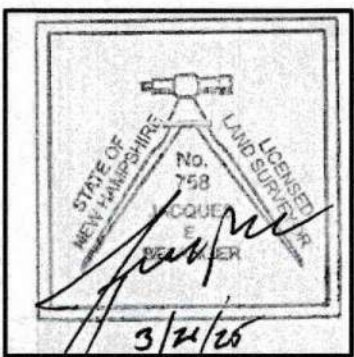
LEGEND

- TREE
- PAVED
- WETLANDS
- OPEN AREA & LANDSCAPE
- GRAVEL
- BUILDINGS
- LOT BOUNDARY
- SEPTIC
- WELL RADIUS

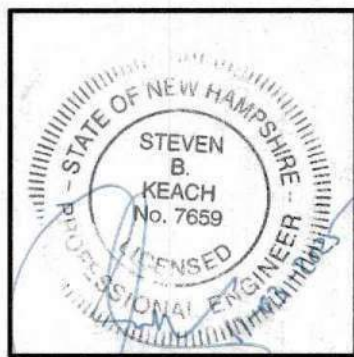
OWNER/APPLICANT:
PEACOCK HILL ROAD, LLC
145 OLD TOWN ROAD
WEARE, NH 03281

ENGINEER:
KEACH-NORDSTROM ASSOCIATES, INC.
10 COMMERCE PARK NORTH, SUITE 3B
BEDFORD, NEW HAMPSHIRE 03110
(603) 627-2881

SURVEYOR:
J.E. BELANGER LAND SURVEYING PLLC
61 OLD HOPKINTON ROAD
DUNBARTON, NEW HAMPSHIRE 03046
(603) 774-3601



J.E. BELANGER LAND SURVEYING PLLC
LICENSED LAND SURVEYOR
61 OLD HOPKINTON ROAD, DUNBARTON, NH 03046
* BOUNDARY SURVEYS
* SUBDIVISIONS
* LAND PLANNING
* SEPTIC DESIGN



KNA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

MARCH 25, 2024
REVISED OCTOBER 31, 2025
PROJECT NO. 24-0307-1

SHEET TITLE	SHEET No.
EXISTING CONDITIONS PLAN	1 - 2
SITE PLAN	3
EASEMENT PLAN	4
GRADING, DRAINAGE & UTILITY PLAN	5
EROSION CONTROL PLAN	6
LANDSCAPE PLAN	7
LIGHTING PLAN	8
SITE VISIBILITY FROM ROAD PLAN & PROFILE	9
SIGHT DISTANCE PLAN	10
DRIVEWAY PROFILE PLAN	11
CONSTRUCTION DETAILS	12 - 16
ARCHITECTURAL DRAWINGS	A1 - A5

LEGEND

GB-F	GRANITE BOUND FOUND
IPIN-F	IRON PIN FOUND
DH-F	DRILL HOLE FOUND
IPIN-TBS	IRON PIN TO BE SET
BENCHMARK	BENCHMARK
UTILITY POLE	UTILITY POLE
CATCH BASIN	CATCH BASIN
ABUTTER LINE	ABUTTER LINE
PROPERTY LINE	PROPERTY LINE
SETBACK	SETBACK
OHU	OVERHEAD UTILITIES
TREELINE	TREELINE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
EDGE OF GRAVEL	EDGE OF GRAVEL
10' CONTOUR	10' CONTOUR
2' CONTOUR	2' CONTOUR
PROPOSED PROPERTY LINE	PROPOSED PROPERTY LINE
EASEMENT	EASEMENT
WETLAND	WETLAND
WETLAND BUFFER	WETLAND BUFFER
STEEP SLOPES	STEEP SLOPES
NON-BUILDABLE AREA	NON-BUILDABLE AREA
WETLAND	WETLAND

SITE SPECIFIC SOIL MAP UNIT KEY

SYMBOL	MAP UNIT	HISS SYM	HSG
55	HERMON VERY STONY	121	B
442	CHICHESTER	221	B
58	WAUMBEC	321	A
829	WAUMBEC-HERMON ASSOCIATION	321	B
414	MOOSILAUKE POORLY DRAINED	521	C
399	LEDGE OUTCROP	228	D

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.

THE SITE SPECIFIC SOIL SURVEY (SSSS) WAS PRODUCED NOVEMBER 23, 2024 AND WAS PREPARED BY LUKE HURLEY, CSS # 095, HURLEY ENVIRONMENTAL AND LAND PLANNING, LLC. SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH, ISSUE # 10, JANUARY 2011. THE NUMERIC LEGEND WAS AMENDED TO IDENTIFY THE CORRECT SOIL COMPONENTS OF THE COMPLEX.

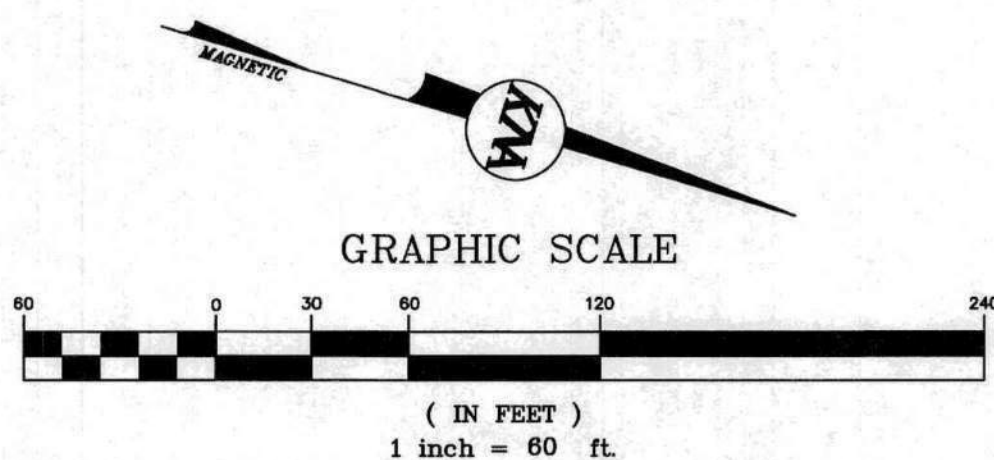
HYDROLOGIC SOIL GROUP FROM KSAT VALUES FOR NEW HAMPSHIRE SOILS, SOCIETY OF SOIL SCIENTISTS OF NEW ENGLAND, SPECIAL PUBLICATION NO. 5, SEPTEMBER, 2009.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF MAP 7 LOTS 39 AND 39-1.
- MAP AND LOT NUMBERS INDICATE THE TOWN OF WARNER ASSESSOR'S MAP AND LOT NUMBERS.
- PARCEL INFORMATION

MAP	SQUARE FEET	ACRES	FRONTAGE	BUILDABLE AREA
MAP 7 LOT 39	488,497 SF	11.214 AC	350.88'	8,774 AC
MAP 7 LOT 39-1	665,946 SF	15.288 AC	368.04'	11,050 AC
- MAP 7 LOTS 39 AND 39-1 ARE PRIMARILY FORESTED AND CONTAIN NO EXISTING STRUCTURES. THEY ARE PARTIALLY CLEARED AND CONTAIN AN EXISTING GRAVEL DRIVEWAY.
- SUBJECT PARCEL IS SITUATED IN THE R2 AND R3 DISTRICT. THE FOLLOWING DIMENSIONAL STANDARDS APPLY:

REQUIREMENT	R2	R3
MIN BUILDABLE AREA	2 ACRES	3 ACRES
MIN LOT FRONTAGE	200 FT	250 FT
FRONT SETBACK	40 FT	50 FT
SIDE SETBACK	25 FT	40 FT
REAR SETBACK	25 FT	40 FT
MIN STRUCTURE SETBACK FROM WETLANDS	50 FT	50 FT
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE OFFICE OF J.E. BALENGER LAND SURVEYING, PLLC IN MAY OF 2023.
- THE PARCELS WILL BE SERVICED WITH ON-SITE WATER SUPPLY AND ON-SITE SEWAGE DISPOSAL SYSTEMS.
- AN INVESTIGATION OF FEMA'S NATIONAL FLOOD INSURANCE RATE MAPPING FOR MERRIMACK COUNTY, NEW HAMPSHIRE (PANEL NO. 33013C0294E) HAVING AN EFFECTIVE DATE OF APRIL 19, 2010 SUGGESTS THOSE PORTIONS OF THE SUBJECT PARCEL SHOWN ON THIS PLAN IS NOT SITUATED IN A DESIGNATED FLOOD HAZARD AREA HAVING A BASE FLOOD ELEVATION (100-YEAR) ELEVATION OF 396.
- TOPOGRAPHICAL SURVEY INFORMATION SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR OR OWNER SHALL CONTACT DIG-SAFE AT 811.
- SUBJECT TO EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.



EXISTING CONDITIONS PLAN

JENNESSTOWN MANOR
MAP 7, LOTS 39 & 39-1

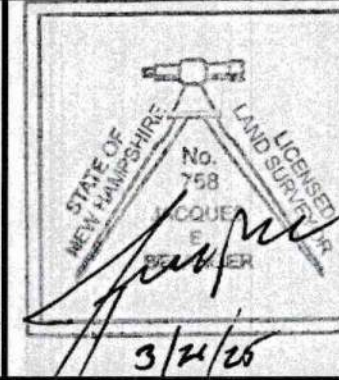
ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

OWNER/APPLICANT:

PEACOCK HILL ROAD, LLC
145 OLD TOWN ROAD
WEARE, NH 03281
BK. 3829 PG. 2512

KEACH-NORDSTROM ASSOCIATES, INC.

Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2801



WETLAND CERTIFICATION:

TIMOTHY FERWERDA, CERTIFIED WETLAND SCIENTIST #39 OF FERWERDA MAPPING LLC, OF DEERING, NH, PERFORMED THE WETLAND IDENTIFICATION AND DELINEATION IN DECEMBER, 2022 ACCORDING TO THE CORPS OF ENGINEERING WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

CERTIFIED WETLAND SCIENTIST

DATE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING MAY OF 2023. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

LICENSED LAND SURVEYOR

DATE

REFERENCE PLANS:

- PLAN ENTITLED "BOUNDARY PLAN PREPARED FOR MURIEL I. LEGER", SCALE: 1"=100', DATED FEB. 14, 1991. PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, INC. AND RECORDED AT M.C.R.D. ON JUNE 26, 1991 AS PLAN NO. 12109.
- PLAN ENTITLED "SUBDIVISION PLAN PROPERTY OF THEODORE & ELIZABETH YOUNG LOCATED IN WARNER, NEW HAMPSHIRE" SCALE: 1"=100', DATED FEBRUARY 1988. PREPARED BY JEFFREY A. EVANS AND RECORDED AT M.C.R.D. ON JUNE 7, 1988 AS PLAN NO. 10385.
- PLAN PREPARED BY B.F. HOWARD ASSOCIATES, FOR GILBERT J. TEDSTONE, SCALE: 1"=100', DATED 8/29/77. RECORDED AT M.C.R.D. ON NOVEMBER 14, 1977 AS PLAN NO. 5047.
- STATE OF NEW HAMPSHIRE R.O.R. PLANS - PROJECT NO. F243(B) FISCAL YEAR 1953, SHEETS 10 THRU 12.
- "SUBDIVISION PLAN JENNESSTOWN MANOR MAP 7 LOT 39 PREPARED FOR PEACOCK HILL ROAD, LLC", SCALE: 1"=100', DATED MARCH 25, 2025. PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC.

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



MAP 3 / LOT 1
DONALD & LAURA GREEN
460 N.H. ROUTE 103
WARNER, N.H. 03278
UNDEVELOPED

MAP 7 / LOT 39-2
PEACOCK HILL ROAD, LLC
145 OLD TOWN ROAD
WEARE, NH 03281
RESIDENTIAL USE

MAP 7 / LOT 38
CZORA REVOCABLE TRUST OF 2016
BRIAN J. CZORA, TRUSTEE
60 ANNIS LOOP
WARNER, N.H. 03278
RESIDENTIAL USE

MAP 7 / LOT 36
DONALD C. LASSONDE
BARBARA M. LASSONDE
402 ROUTE 103 EAST
WARNER, N.H. 03278
RESIDENTIAL USE

BENCHMARK 2
TRAVERSE SPIKE
ELEV = 487.12'

MAP 7 / LOT 36-1
DAN A. RICHARDSON
406 ROUTE 103 EAST
WARNER, N.H. 03278
RESIDENTIAL USE

MAP 7 / LOT 34
NATHANIAL M. BURRINGTON
58 CALDWELL LANE
SUNAPEE, N.H. 03782
RESIDENTIAL USE

BENCHMARK 1
TRAVERSE SPIKE
ELEV = 431.52'

LEGEND

GB-F	GRANITE BOUND FOUND
IPIN-F	IRON PIN FOUND
DH-F	DRILL HOLE FOUND
IPIN-TBS	IRON PIN TO BE SET
BENCHMARK	BENCHMARK
UTILITY POLE	UTILITY POLE
CATCH BASIN	CATCH BASIN
ABUTTER LINE	ABUTTER LINE
PROPERTY LINE	PROPERTY LINE
SETBACK	SETBACK
OVERHEAD UTILITIES	OVERHEAD UTILITIES
TREELINE	TREELINE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
EDGE OF GRAVEL	EDGE OF GRAVEL
10' CONTOUR	10' CONTOUR
2' CONTOUR	2' CONTOUR
PROPOSED PROPERTY LINE	PROPOSED PROPERTY LINE
EASEMENT	EASEMENT
WETLAND	WETLAND
WETLAND BUFFER	WETLAND BUFFER
STEEP SLOPES	STEEP SLOPES
NON-BUILDABLE AREA	NON-BUILDABLE AREA
WETLAND	WETLAND



SITE SPECIFIC SOIL MAP UNIT KEY

SYMBOL	MAP UNIT	HISS SYM	HSG
55	HERMON VERY STONY	121	B
442	CHICHESTER	221	B
58	WAUMBKE	321	A
829	WAUMBKE-HERMON ASSOCIATION	321	B
414	MOOSILAUKE POORLY DRAINED	521	C
399	LEDGE OUTCROP	228	D

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.

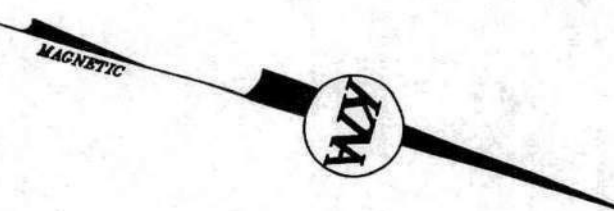
THE SITE SPECIFIC SOIL SURVEY (SSSS) WAS PRODUCED NOVEMBER 23, 2024 AND WAS PREPARED BY LUKE HURLEY, CSS # 095, HURLEY ENVIRONMENTAL AND LAND PLANNING, LLC. SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH, ISSUE # 10, JANUARY 2011. THE NUMERIC LEGEND WAS AMENDED TO IDENTIFY THE CORRECT SOIL COMPONENTS OF THE COMPLEX.

HYDROLOGIC SOIL GROUP FROM KSAT VALUES FOR NEW HAMPSHIRE SOILS, SOCIETY OF SOIL SCIENTISTS OF NEW ENGLAND, SPECIAL PUBLICATION NO. 5, SEPTEMBER, 2009.

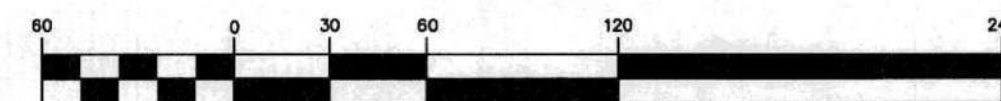
NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF MAP 7 LOTS 39 AND 39-1.
- MAP AND LOT NUMBERS INDICATE THE TOWN OF WARNER ASSESSOR'S MAP AND LOT NUMBERS.
- | PARCEL INFORMATION | SQUARE FEET | ACRES | FRONTAGE | BUILDABLE AREA |
|--------------------|-------------|-----------|----------|----------------|
| MAP 7 LOT 39 | 488,497 SF | 11.214 AC | 350.88' | 8,774 AC |
| MAP 7 LOT 39-1 | 665,946 SF | 15.288 AC | 368.04' | 11,050 AC |
- OWNER OF RECORD: PEACOCK HILL ROAD, LLC
145 OLD TOWN ROAD
WEARE, NH 03281
BK. 3829 PG. 2512
- MAP 7 LOTS 39 AND 39-1 ARE PRIMARILY FORESTED AND CONTAIN NO EXISTING STRUCTURES. THEY ARE PARTIALLY CLEARED AND CONTAIN AN EXISTING GRAVEL DRIVEWAY.
- SUBJECT PARCEL IS SITUATED IN THE R2 AND R3 DISTRICT. THE FOLLOWING DIMENSIONAL STANDARDS APPLY:

REQUIREMENT	R2	R3
MIN BUILDABLE AREA	2 ACRES	3 ACRES
MIN LOT FRONTAGE	200 FT	250 FT
FRONT SETBACK	40 FT	50 FT
SIDE SETBACK	25 FT	40 FT
REAR SETBACK	25 FT	40 FT
MIN STRUCTURE SETBACK FROM WETLANDS	50 FT	50 FT
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE OFFICE OF J.E. BALENGER LAND SURVEYING, PLLC IN MAY OF 2023.
- THE PARCELS WILL BE SERVICED WITH ON-SITE WATER SUPPLY AND ON-SITE SEWAGE DISPOSAL SYSTEMS.
- AN INVESTIGATION OF FEMA'S NATIONAL FLOOD INSURANCE RATE MAPPING FOR MERRIMACK COUNTY, NEW HAMPSHIRE (FEMA NO. 33013C0294E) HAVING AN EFFECTIVE DATE OF APRIL 19, 2010 SUGGESTS THOSE PORTIONS OF THE SUBJECT PARCEL SHOWN ON THIS PLAN IS NOT SITUATED IN A DESIGNATED FLOOD HAZARD AREA HAVING A BASE FLOOD ELEVATION (100-YEAR) ELEVATION OF 396.
- TOPOGRAPHICAL SURVEY INFORMATION SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR OR OWNER SHALL CONTACT DIG-SAFE AT 811.
- SUBJECT TO EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.



GRAPHIC SCALE



EXISTING CONDITIONS PLAN

JENNESSTOWN MANOR
MAP 7, LOTS 39 & 39-1

ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

OWNER/APPLICANT:

PEACOCK HILL ROAD, LLC
145 OLD TOWN ROAD
WEARE, NH 03281
BK. 3829 PG. 2512

KEACH-NORDSTROM ASSOCIATES, INC.

Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

No.	DATE	DESCRIPTION	BY
1	5/22/25	PER PB AND AOT COMMENTS	AEW
2	9/4/25	PER AOT COMMENTS	AEW
3	1/2/25	PER AOT COMMENTS	AEW
4	10/31/25	PER ARIES & FIRE COMMENTS	JDL

DATE: MARCH 25, 2025

PROJECT NO: 24-0307-1

SCALE: 1" = 60'

SHEET 2 OF 16

WETLAND CERTIFICATION:

TIMOTHY FERWERDA, CERTIFIED WETLAND SCIENTIST #39 OF FERWERDA MAPPING LLC, OF DEERING, NH, PERFORMED THE WETLAND IDENTIFICATION AND DELINEATION IN DECEMBER, 2022 ACCORDING TO THE CORPS OF ENGINEERING WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL; NORTH CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

CERTIFIED WETLAND SCIENTIST

DATE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING MAY OF 2023. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

James Blum
LICENSED LAND SURVEYOR

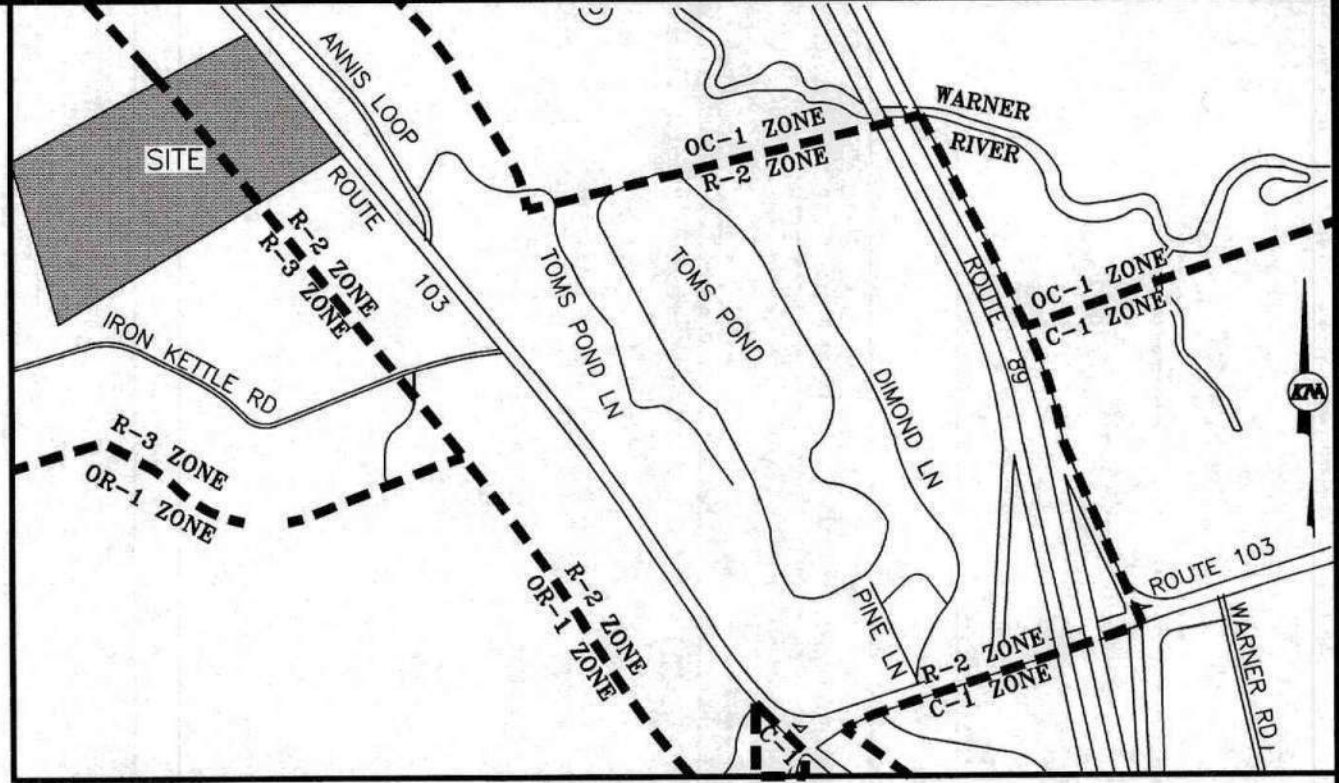
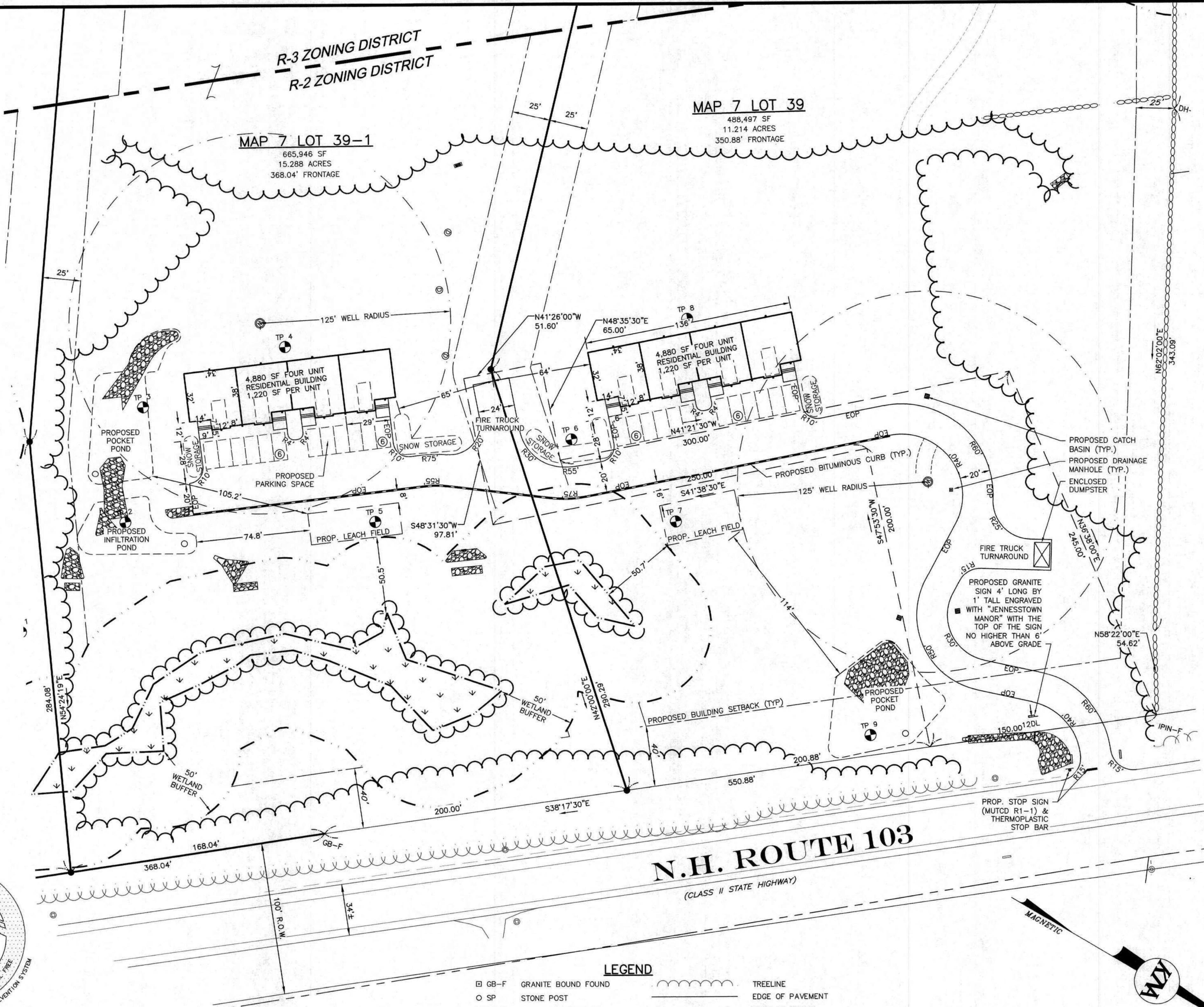
March 21/25
DATE

REFERENCE PLANS:

- PLAN ENTITLED "BOUNDARY PLAN PREPARED FOR MURIEL I. LEGER", SCALE: 1"=100', DATED FEB. 14, 1991, PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, INC. AND RECORDED AT M.C.R.D. ON JUNE 26, 1991 AS PLAN NO. 12109.
- PLAN ENTITLED "SUBDIVISION PLAN PROPERTY OF THEODORE & ELIZABETH YOUNG LOCATED IN WARNER, NEW HAMPSHIRE" SCALE: 1"=100', DATED FEBRUARY 1988, PREPARED BY JEFFREY A. EVANS AND RECORDED AT M.C.R.D. ON JUNE 7, 1988 AS PLAN NO. 10385.
- PLAN PREPARED BY B.F. HOWARD ASSOCIATES, FOR GILBERT J. TEDSTONE, SCALE: 1"=100', DATED 8/29/77, RECORDED AT M.C.R.D. ON NOVEMBER 14, 1977 AS PLAN NO. 5047.
- STATE OF NEW HAMPSHIRE R.O.R. PLANS - PROJECT NO. F243(8) FISCAL YEAR 1953, SHEETS 10 THRU 12.

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE IMPROVEMENT REQUIRED FOR A 4-UNIT BUILDING ON ASSESSOR'S MAP 7 LOTS 39 AND 39-1, SHOWN HEREON.
 - REFERENCE THESE PARCELS AS LOT 39 ON WARNER TAX MAP 7.
 - MAP 7 LOT 39 IS PRIMARILY FORESTED AND CONTAINS NO EXISTING STRUCTURES. IT IS PARTIALLY CLEARED AND CONTAINS AN EXISTING GRAVEL DRIVEWAY AND RIPRAP DRAINAGE DITCHES. THE EXISTING AREA IS 1,507,247 S.F. OR 34.60 AC.
 - SUBJECT PARCELS ARE SITUATED IN THE R2 AND R3 DISTRICT, BUT CONSTRUCTION IN ITS ENTIRETY WILL TAKE PLACE IN R2. THE FOLLOWING DIMENSIONAL STANDARDS APPLY:

REQUIREMENT	R2	R3
MIN BUILDABLE AREA	2 ACRES	3 ACRES
MIN LOT FRONTAGE	200 FT	250 FT
FRONT SETBACK	40 FT	50 FT
SIDE SETBACK	25 FT	40 FT
REAR SETBACK	25 FT	40 FT
MIN STRUCTURE SETBACK FROM WETLANDS	50 FT	50 FT
 - BUILDABLE AREA REQUIRED:

4 UNITS ON MAP 7 LOT 39	2 ACRES + (1/2 x 2 ACRES)/EXTRA UNIT x 3 EXTRA UNITS = 5 ACRES
MINIMUM AREA REQUIRED:	8,774 ACRES
MINIMUM AREA PROVIDED:	8,774 ACRES
4 UNITS ON MAP 7 LOT 39-1	2 ACRES + (1/2 x 2 ACRES)/EXTRA UNIT x 3 EXTRA UNITS = 5 ACRES
MINIMUM AREA REQUIRED:	11,050 ACRES
MINIMUM AREA PROVIDED:	11,050 ACRES
 - THE PROPOSED PARCELS ARE ALL OVER 5 ACRES IN SIZE AND THEREFORE DO NOT REQUIRE NHDES SUBDIVISION APPROVAL.
 - MAP 7 LOTS 39 AND 39-1 WILL HAVE A SHARED DRIVEWAY.
 - THE PROPOSED PARCELS WILL BE SERVICED WITH ON-SITE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS.
 - AN INVESTIGATION OF FEMA'S NATIONAL FLOOD INSURANCE RATE MAPPING FOR MERRIMACK COUNTY, NEW HAMPSHIRE (PANEL NO. 3301300294E) HAVING AN EFFECTIVE DATE OF APRIL 19, 2010 SUGGESTS THOSE PORTIONS OF THE SUBJECT PARCEL SHOWN ON THIS PLAN IS NOT SITUATED IN A DESIGNATED FLOOD HAZARD AREA HAVING A BASE FLOOD ELEVATION (100-YEAR) ELEVATION OF 396.
 - TOPOGRAPHICAL SURVEY INFORMATION SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR OR OWNER SHALL CONTACT DIG-SAFE AT 811.
 - SUBJECT TO EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
 - THE APPLICANT SHALL OBTAIN ANY OTHER FEDERAL, STATE, OR LOCAL APPROVALS THAT MAY BE REQUIRED.
 - REQUIRED PERMITS:

	A. DOT DRIVEWAY PERMIT	B. DOT R.O.W. WORK PERMIT	C. ALTERATION OF TERRAIN
14.			
 - EPA NOTICE OF INTENT- REQUIRED 14 DAYS PRIOR TO CONSTRUCTION
 - 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.
 - PARKING: EACH UNIT HAS 3 PARKING SPACES AND ONE GARAGE SPACE.
 - PER THE TOWN OF WARNER EARTH EXCAVATION REGULATIONS, SECTION I.V.E. ALL EXCAVATION ASSOCIATED WITH THIS APPLICATION IS INCIDENTAL TO CONSTRUCTION AND CAN COMMENCE UPON RECEIPT OF LOCAL AND STATE PERMITS AND/OR APPROVALS
 - ALL ELECTRIC AND COMMUNICATIONS SERVICES SHALL BE INSTALLED UNDERGROUND FROM THE NEW POLE TO BE PROVIDED BY THE UTILITY COMPANY.
 - THE PROJECT IS LOCATED WITHIN 1/4 MILE OF THE WARNER RIVER.
 - THE METHOD OF FIRE PROTECTION AND/OR FIRE SUPPRESSION SHALL BE DESIGNED AND PRESENTED AT THE TIME OF BUILDING PERMIT. THE DESIGN SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.

SITE PLAN

JENNESSTOWN MANOR

MAP 7, LOTS 39 & 39-1

ROUTE 103

WARNER, NEW HAMPSHIRE

MERRIMACK COUNTY

OWNER/APPLICANT:

PEACOCK HILL ROAD, LLC

145 OLD TOWN ROAD

WEARE, NH 03281

BK. 3829 PG. 2512

KEACH-NORDSTROM ASSOCIATES, INC.

Civil Engineering Land Surveying Landscape Architecture

10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

No.	DATE	DESCRIPTION	BY
1	5/22/25	PER PB AND AOT COMMENTS	AEW
2	9/4/25	PER AOT COMMENTS	AEW
3	10/2/25	PER AOT COMMENTS	AEW
4	10/31/25	PER ARIES & FIRE COMMENTS	JDL

DATE: MARCH 25, 2025 **SCALE:** 1" = 40'

PROJECT NO: 24-0307-1 **SHEET** 3 **OF** 16



UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

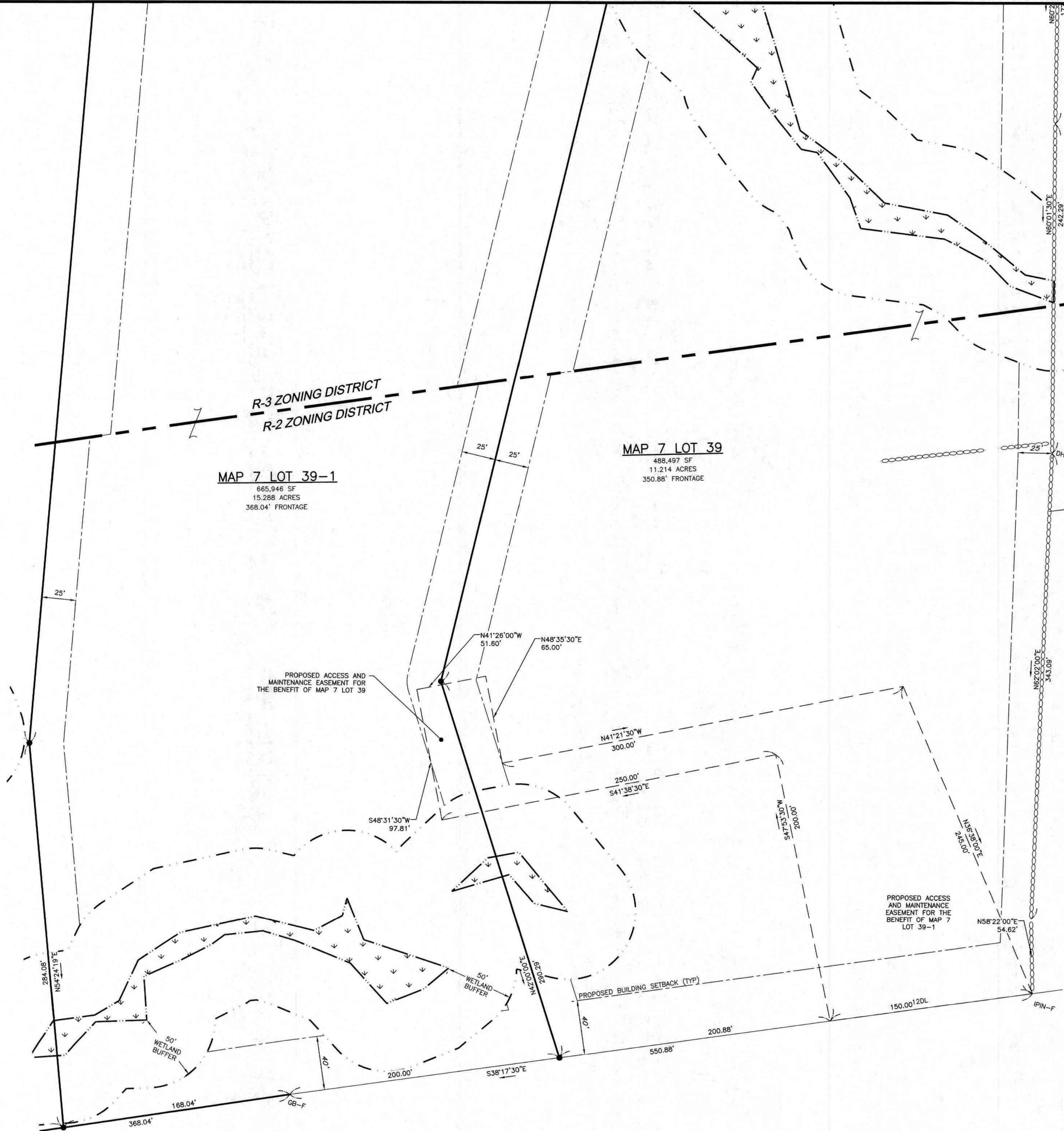
NPDES NOTE

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.

LEGEND					
GB-F	GRANITE BOUND FOUND	TREELINE			
SP	STONE POST	EDGE OF PAVEMENT			
SB-F	STONE BOUND FOUND	EDGE OF GRAVEL			
DH-S	DRILL HOLE SET	SETBACK			
	BENCHMARK	EASEMENT			
	UTILITY POLE	WETLAND			
	CATCH BASIN	WETLAND BUFFER			
	PROPOSED CATCH BASIN	PROPOSED TREELINE			
	PROPOSED OUTLET STRUCTURE	PROPOSED BITUMINOUS CURB			
	PROPOSED END SECTION	PROPOSED SWALE			
	PROPOSED UTILITY POLE	ABUTTER LINE			
		PROPERTY LINE			
		PARKING SPACE LINES			

LOT NUMBER	LOT AREA (SF)	LOT AREA (ACRES)	R-2 BUILDABLE AREA (ACRES)	R-3 BUILDABLE AREA (ACRES)	TOTAL BUILDABLE AREA (ACRES)
MAP 7 LOT 39	488,497	11.2140	4.3100	4.4640	8.7740
MAP 7 LOT 39-1	665,946	15.2280	2.5480	8.5020	11.0500

- REFERENCE PLANS:**
- PLAN ENTITLED "BOUNDARY PLAN PREPARED FOR MURIEL I. LEGER", SCALE: 1"=100', DATED FEB. 14, 1991. PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, INC. AND RECORDED AT M.C.R.D. ON JUNE 26, 1991 AS PLAN NO. 12109.
 - PLAN ENTITLED "SUBDIVISION PLAN PROPERTY OF THEODORE & ELIZABETH YOUNG LOCATED IN WARNER, NEW HAMPSHIRE" SCALE: 1"=100', DATED FEBRUARY 1988. PREPARED BY JEFFREY A. EVANS AND RECORDED AT M.C.R.D. ON JUNE 7, 1988 AS PLAN NO. 10385.
 - PLAN PREPARED BY B.F. HOWARD ASSOCIATES, FOR GILBERT J. TEDSTONE, SCALE: 1"=100', DATED 8/29/77. RECORDED AT M.C.R.D. ON NOVEMBER 14, 1977 AS PLAN NO. 5047.
 - STATE OF NEW HAMPSHIRE R.O.R. PLANS - PROJECT NO. F243(8) FISCAL YEAR 1953, SHEETS 10 THRU 12.
 - "SUBDIVISION PLAN JENNESSTOWN MANOR MAP 7 LOT 39 PREPARED FOR PEACOCK HILL ROAD, LLC", SCALE: 1"=100', DATED MARCH 25, 2025. PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC.

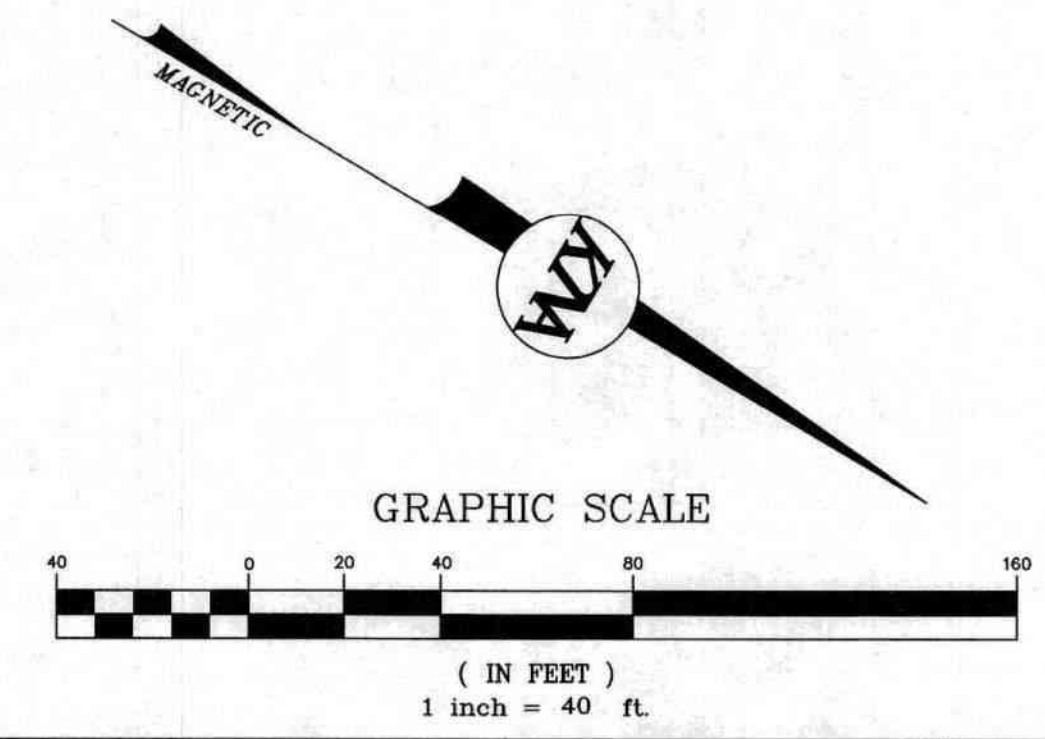


- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED EASEMENTS ON ASSESSOR'S MAP 7 LOTS 39 AND 39-1, SHOWN HEREON.
 2. REFERENCE THESE PARCELS AS LOT 39 ON WARNER TAX MAP 7.
 3. EASEMENTS:
ACCESS AND MAINTENANCE EASEMENT - ON MAP 7 LOT 39 TO BENEFIT MAP 7 LOT 39-1
ACCESS AND MAINTENANCE EASEMENT - ON MAP 7 LOT 39-1 TO BENEFIT MAP 7 LOT 39
DRAINAGE EASEMENT - GENERAL DRAINAGE EASEMENT ON MAP 7 LOTS 39 AND 39-1 FOR MUTUAL BENEFIT



- LEGEND**
- GB-F GRANITE BOUND FOUND
 - SB-F STONE BOUND FOUND
 - DH-S DRILL HOLE SET
 - ABUTTER LINE
 - PROPERTY LINE
 - SETBACK
 - EASEMENT
 - WETLAND
 - WETLAND BUFFER

- REFERENCE PLANS:**
1. PLAN ENTITLED "BOUNDARY PLAN PREPARED FOR MURIEL I. LEGER", SCALE: 1"=100', DATED FEB. 14, 1991, PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, INC. AND RECORDED AT M.C.R.D. ON JUNE 26, 1991 AS PLAN NO. 12109.
 2. PLAN ENTITLED "SUBDIVISION PLAN PROPERTY OF THEODORE & ELIZABETH YOUNG LOCATED IN WARNER, NEW HAMPSHIRE" SCALE: 1"=100', DATED FEBRUARY 1988, PREPARED BY JEFFREY A. EVANS AND RECORDED AT M.C.R.D. ON JUNE 7, 1988 AS PLAN NO. 10385.
 3. PLAN PREPARED BY B.F. HOWARD ASSOCIATES, FOR GILBERT J. TEDSTONE, SCALE: 1"=100', DATED 8/29/77, RECORDED AT M.C.R.D. ON NOVEMBER 14, 1977 AS PLAN NO. 5047.
 4. STATE OF NEW HAMPSHIRE R.O.R. PLANS - PROJECT NO. F243(8) FISCAL YEAR 1953, SHEETS 10 THRU 12.
 5. "SUBDIVISION PLAN JENESSTOWN MANOR MAP 7 LOT 39 PREPARED FOR PEACOCK HILL ROAD, LLC", SCALE: 1"=100', DATED MARCH 25, 2025. PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC.



EASEMENT PLAN

JENNESSTOWN MANOR

MAP 7, LOTS 39 & 39-1

ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

OWNER/APPLICANT:

PEACOCK HILL ROAD, LLC
145 OLD TOWN ROAD
WEARE, NH 03281
BK. 3829 PG. 2512

KEACH-NORDSTROM ASSOCIATES, INC.

Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	5/22/25	PER PB AND AOT COMMENTS	AEW
2	9/4/25	PER AOT COMMENTS	AEW
3	10/2/25	PER AOT COMMENTS	AEW
4	10/31/25	PER ARIES & FIRE COMMENTS	JDL

DATE: MARCH 25, 2025

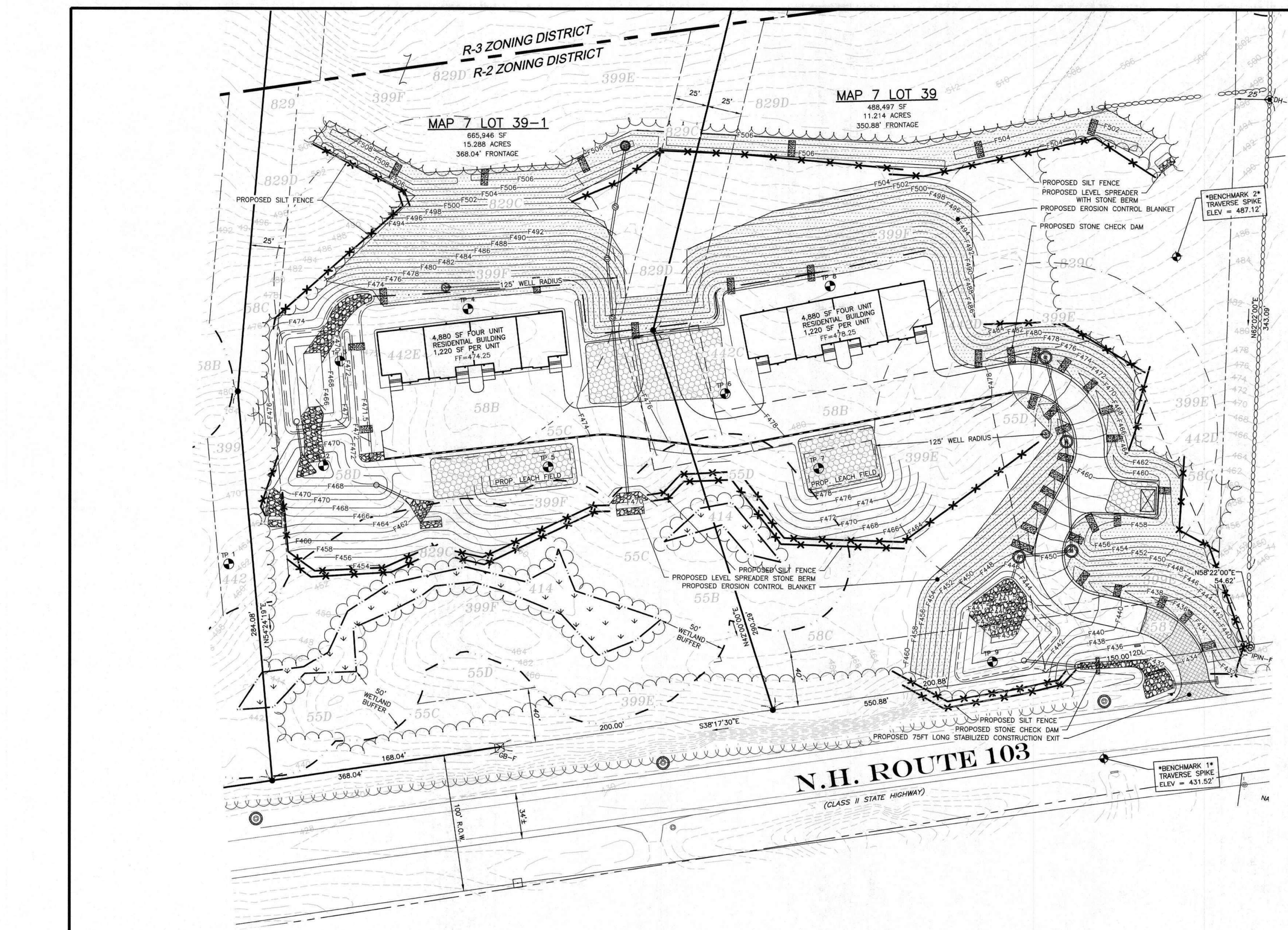
PROJECT NO: 24-0307-1

SCALE: 1" = 40'

SHEET 4 OF 16

Q:\Project\240307\Map\Production Drawings\Set.dwg 11/20/2025 3:57:10 PM

C:\project\240307\Drawings\Production Drawings\Sheeting\11-25-2025 3:58:10 PM



GRAPHIC SCALE
1 inch = 40 ft.

LEGEND

● IR-F	IRON ROD FOUND	---	EOP	EDGE OF PAVEMENT
● RRSFK-F	RAILROAD FOUND	---	---	EDGE OF GRAVEL
● DH-F	DRILL HOLE FOUND	---	---	10' CONTOUR
⊕	BENCHMARK	---	---	2' CONTOUR
⊕	UTILITY POLE	---	---	STONEWALL
⊕	SPOT LIGHT	---	---	SOIL LINE
⊕	WELL	---	---	SETBACK
⊕	DOUBLE CATCH BASIN	---	---	EASEMENT
⊕	FLARED END SECTION	---	---	RIP-RAP
---	ABUTTER LINE	---	---	
---	PROPERTY LINE	---	---	
---	DRAINAGE LINE	---	---	
---	TREELINE	---	---	

LOAM & SEED ALL
DISTURBED AREAS (TYP.)

EROSION & SEDIMENT CONTROL LEGEND

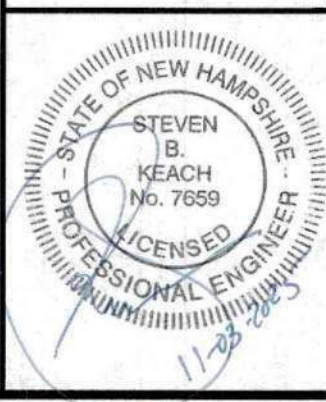
⊕	PERMANENT OUTLET PROTECTION APRON (RIP RAP)
⊕	PERIMETER CONTROL
⊕	TEMPORARY INLET CONTROLS
⊕	STABILIZED CONSTRUCTION EXIT
⊕	STAGING AND STOCKPILE AREA
⊕	EROSION CONTROL BLANKETS

- EROSION CONTROL NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE REQUIRED ONSITE TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES AS WELL AS THE PERMANENT EROSION CONTROL MEASURES.
 2. ALL MEASURES IN THE PLAN SHALL MEET AS A MINIMUM THE BEST MANAGEMENT PRACTICES SET FORTH IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL TITLED "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION," DATED DECEMBER 2010, AS AMENDED FROM TIME TO TIME.
 3. WHENEVER PRACTICAL, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED OR SUPPLEMENTED. THE STRIPPING OF VEGETATION SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
 4. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE USING WILDLIFE FRIENDLY EROSION CONTROL MATERIALS TO PREVENT TRAPPING OF ANIMALS.
 5. THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 5 DAYS SHALL BE STABILIZED.
 6. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA USING APPROVED MEASURES. WETLAND AREAS AND SURFACE WATERS SHALL BE PROTECTED FROM SEDIMENT.
 7. OFFSITE SURFACE WATER AND RUNOFF FROM UNDISTURBED AREAS SHALL BE DIVERTED AWAY FROM DISTURBED AREAS WHERE FEASIBLE OR CARRIED NON-EROSIVELY THROUGH THE PROJECT AREA.
 8. INTEGRITY OF DOWNSIDE DRAINAGE SYSTEMS SHALL BE MAINTAINED.
 9. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED.
 10. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 5 DAYS UNLESS CONDITIONS DICTATE OTHERWISE.
 11. THE TOWN OF WARNER SHALL RESERVE THE RIGHT TO REQUIRE FURTHER EROSION CONTROL PRACTICES DURING CONSTRUCTION SHOULD THEY FIND IT NECESSARY.
 12. SNOW ACCUMULATED DURING THE WINTER CONSTRUCTION CONDITIONS SHOULD BE STORED IN THE STAGING & STOCKPILE AREA DETERMINED BY THE CONTRACTOR, SURROUNDED BY SILT FENCE. THE CONTRACTOR SHALL NOT DISCHARGE RUNOFF FROM UNSTABILIZED AREAS OF THE SITE TO INFILTRATION BMPs.
 13. PERIODIC INSPECTION AND MAINTENANCE OF THE CULVERTS AND CATCH BASINS SHALL OCCUR. SEE OPERATIONS AND MAINTENANCE PLAN FOR DETAILS.

EROSION CONTROL PLAN
JENNESSTOWN MANOR
MAP 7, LOTS 39 & 39-1
ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

OWNER/APPLICANT:
PEACOCK HILL ROAD, LLC
145 OLD TOWN ROAD
WEARE, NH 03281
BK. 3829 PG. 2512

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	5/22/25	PER PB AND AOT COMMENTS	AEW
2	9/4/25	PER AOT COMMENTS	AEW
3	10/2/25	PER AOT COMMENTS	AEW
4	10/31/25	PER ARIES & FIRE COMMENTS	JDL
DATE: MARCH 25, 2025		SCALE: 1" = 40'	
PROJECT NO: 24-0307-1		SHEET 6 OF 16	

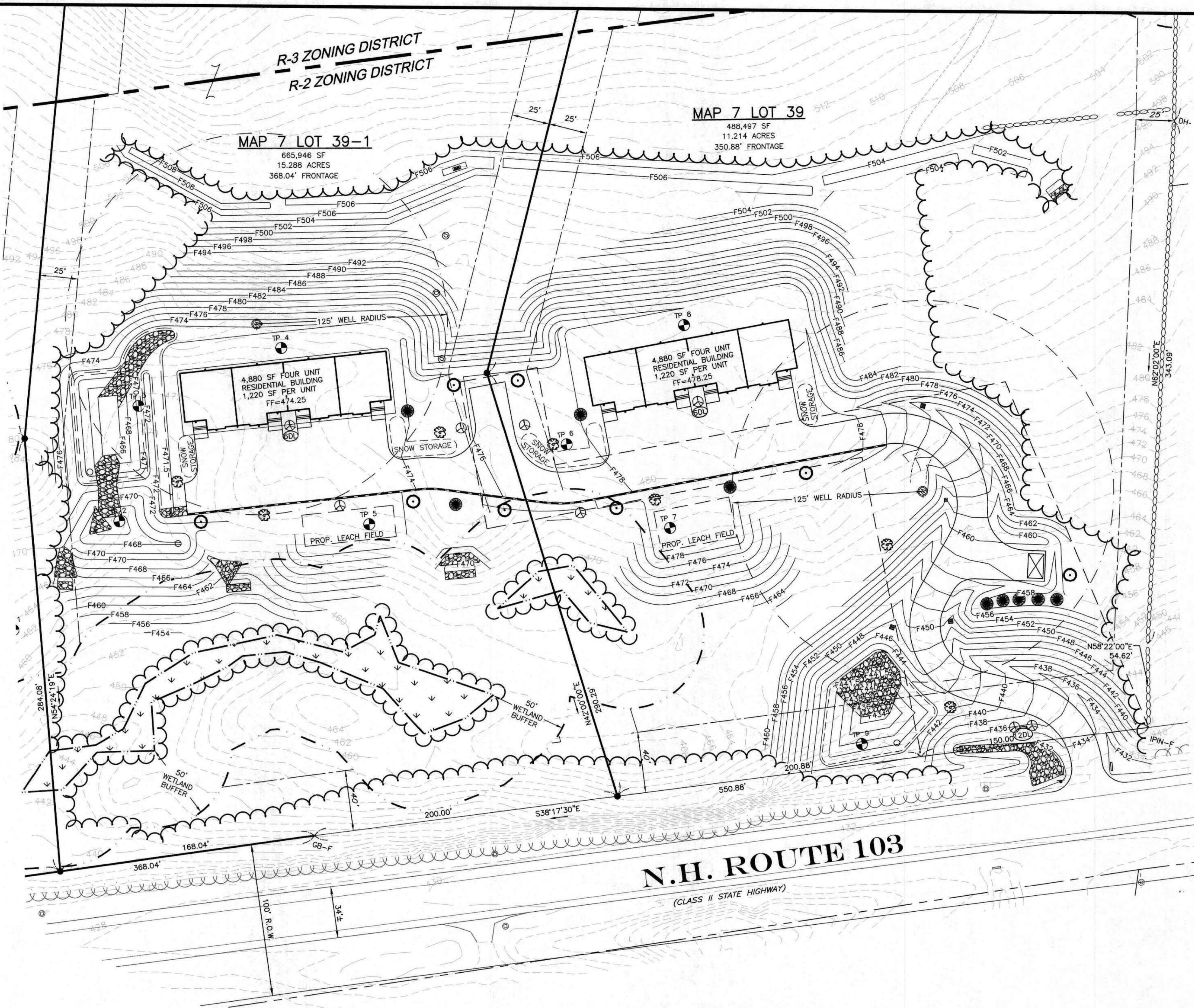
UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND/OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

NPDES NOTE

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.

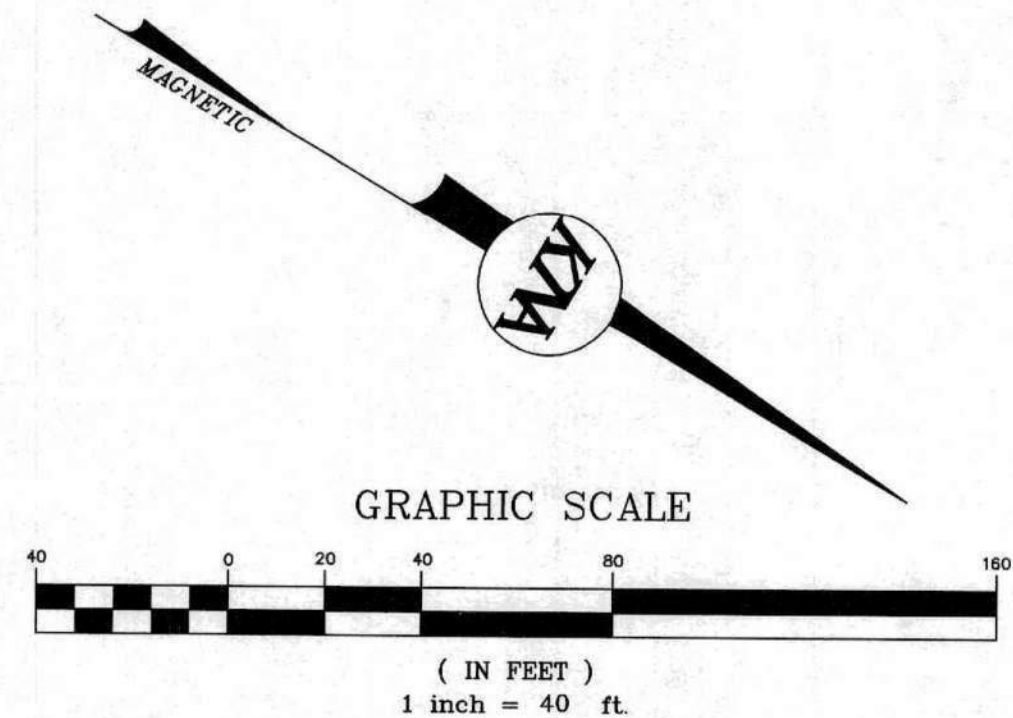




- LANDSCAPE NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE LANDSCAPE WHICH PROVIDES CLIMATIC RELIEF AND AESTHETIC APPEAL.
 2. STRIPPED TOPSOIL SHALL BE STOCKPILED AND REUSED ON THE SITE WHERE NEEDED. TOPSOIL SHALL BE A MINIMUM OF 4 INCHES DEEP (MEASURED WHEN CONSOLIDATED). TOPSOIL SHALL BE TREATED IF NEEDED TO PROMOTE HEALTHY GRASS WHEN SEEDING. SCARIFY AND REPEAT SEEDING AS NECESSARY.
 3. SITE PREPARATION IS TO BE CONDUCTED WITH MINIMAL DISTURBANCE TO EXISTING VEGETATION WHICH WILL REMAIN.
 4. CONSTRUCTION MATERIALS, EQUIPMENT, VEHICLES OR TEMPORARY SOIL DEPOSITS SHALL NOT BE LOCATED WITHIN THE DRIP-LINE OF TREES THAT ARE TO BE PRESERVED.
 5. EXISTING TREES WHICH REMAIN SHALL BE PRUNED AND THINNED IF APPROPRIATE PER UNH COOPERATIVE EXTENSION RECOMMENDATIONS TO MAINTAIN HEALTHY APPEARANCES.
 6. ALL OPEN SPACE AREAS NOT COVERED WITH PLANTINGS SHALL BE COVERED WITH GRASS OR OTHER VEGETATIVE GROUNDCOVERS, WITH THE EXCEPTION OF PLANTING BEDS WHICH MAY BE MULCHED.
 7. WHERE SLOPES OF 33% OR GREATER ARE CREATED OR DISTURBED, THEY SHALL BE COVERED OR PLANTED WITH DEEP ROOTED SPECIES TO PREVENT EROSION.
 8. ALL DEAD, DYING, OR DISEASED VEGETATION SHALL BE PROMPTLY REPLACED, BASED ON SEASONAL PLANTING PRACTICES, WITH HEALTHY LIVING PLANTS IN ALL REQUIRED LANDSCAPE AREAS.
 9. PROVIDE A MAINTENANCE ESCROW ACCOUNT TO ENSURE THAT ANY PLANTED MATERIALS WILL BE REPLACED IN THE EVENT THEY ARE DAMAGED OR DIE WITHIN ONE YEAR AFTER FINAL COMPLETION OF THE PROJECT.
 10. NO PLANTINGS SHALL CONFLICT WITH SNOW STORAGE AREAS, LIGHT FIXTURES AND UNDERGROUND UTILITIES.
 11. NO LANDSCAPING CONFLICTS WITH SIGHT DISTANCE.

LANDSCAPE CALCULATION:
ONE TREE PER 60 FEET OF ACCESS WAY: 800 LF / 60 FT = 13.3 TREES
ONE TREE PER 20 PARKING SPACES: 24 SPACES / 20 SPACES = 1.2 TREES
14.5 = 15 TREES

PROJECT PLANT LIST						
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	SPREAD
	8	ACER RUBRUM "REDPOINTE"	RED MAPLE	12' B&B	30'-40'	30'-40'
	7	PRUNUS SEROTINA	BLACK CHERRY	12' B&B	40'-60'	30'-40'
	8	SYRINGA PATULA "MISS KIM"	MISS KIM LILAC	2'-2.5' B&B	8'-10'	6'-8'
	9	RHODODENDRON PRINOPHYLLUM	EARLY AZALEA	#7	6'-8"	4'-5'
	24	HEMEROCALLIS HYBRIDS	DAYLILY	#3	4'-8"	4'-8"
				#2	2'-3'	3'



UTILITY NOTE
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND/OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

NPDES NOTE
THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.



LEGEND		
	GB-F GRANITE BOUND FOUND	TREELINE
	SP STONE POST	EDGE OF PAVEMENT
	SB-F STONE BOUND FOUND	EDGE OF GRAVEL
	DH-S DRILL HOLE SET	SETBACK
	BENCHMARK	EASEMENT
	UTILITY POLE	WETLAND
	CATCH BASIN	WETLAND BUFFER
	PROPOSED CATCH BASIN	PROPOSED TREELINE
	PROPOSED OUTLET STRUCTURE	PROPOSED BITUMINOUS CURB
	PROPOSED END SECTION	PROPOSED SWALE
	PROPOSED UTILITY POLE	ABUTTER LINE
		PROPERTY LINE

LANDSCAPE PLAN

JENNESSTOWN MANOR

MAP 7, LOTS 39 & 39-1

ROUTE 103

WARNER, NEW HAMPSHIRE

MERRIMACK COUNTY

OWNER/APPLICANT:

PEACOCK HILL ROAD, LLC

145 OLD TOWN ROAD

WEARE, NH 03281

BK. 3829 PG. 2512

KEACH-NORDSTROM ASSOCIATES, INC.

Civil Engineering Land Surveying Landscape Architecture

10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

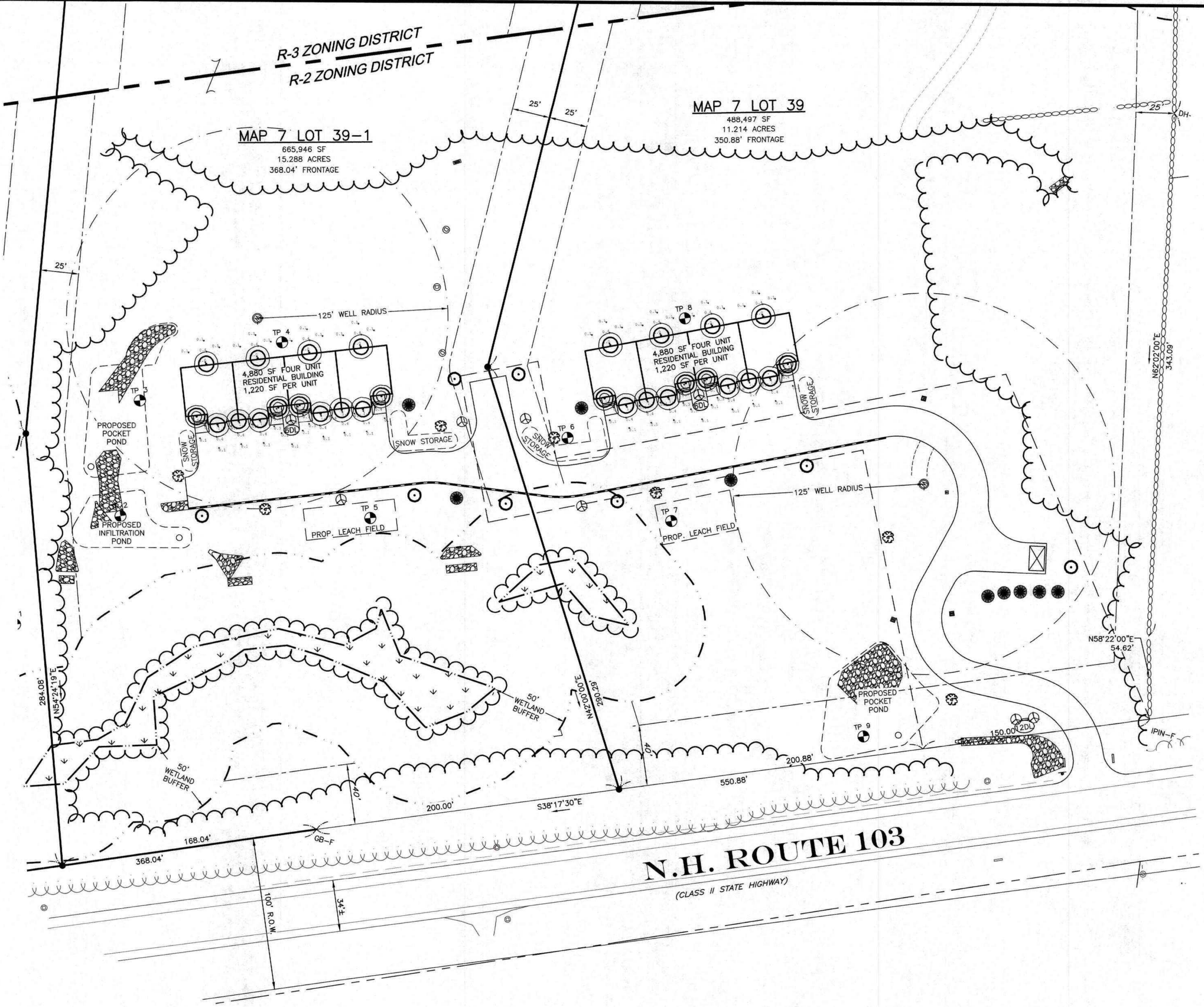
REVISIONS			
No.	DATE	DESCRIPTION	BY
1	5/22/25	PER PB AND AOT COMMENTS	AEW
2	9/4/25	PER AOT COMMENTS	AEW
3	10/2/25	PER AOT COMMENTS	AEW
4	10/31/25	PER ARIES & FIRE COMMENTS	JDL

DATE: MARCH 25, 2025

PROJECT NO: 24-0307-1

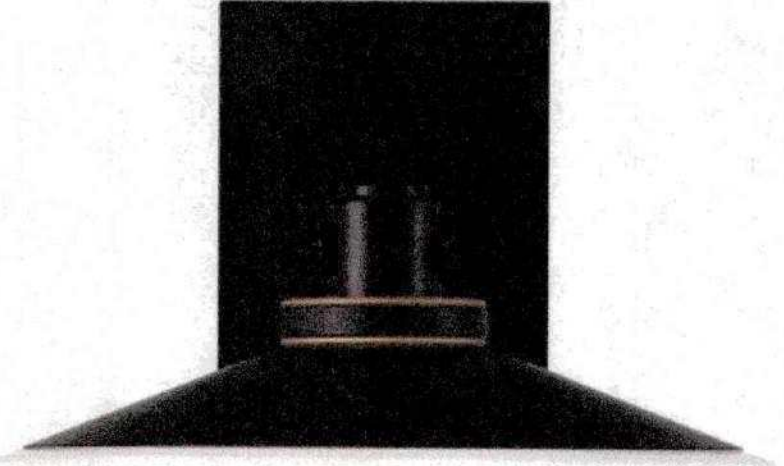
SCALE: 1" = 40'

SHEET 7 OF 16

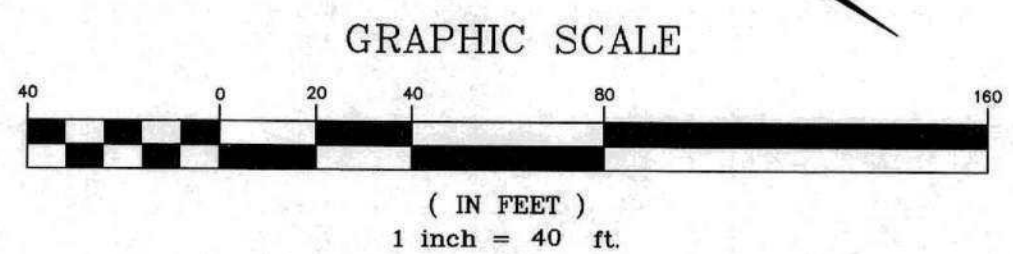
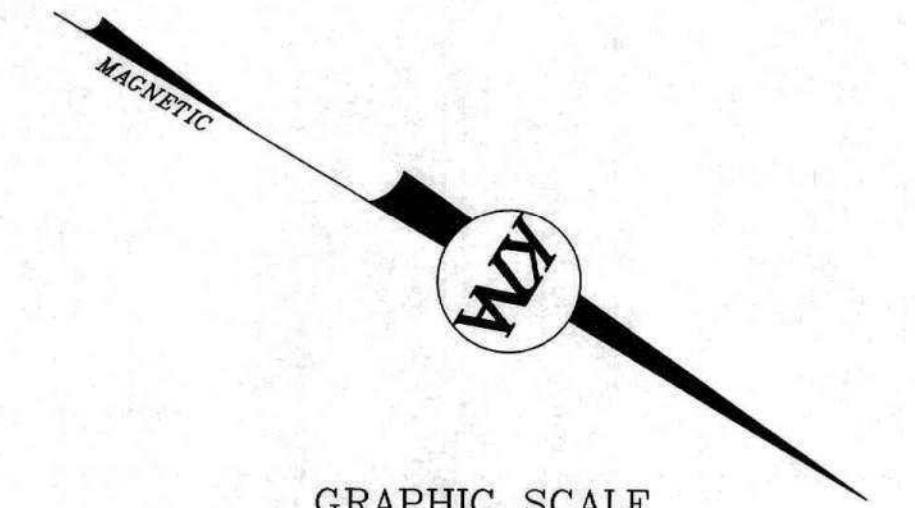


- LIGHTING NOTES:**
- EXTERIOR LIGHTING SHALL BE DESIGNED TO COORDINATE WITH THE BUILDING ARCHITECTURE AND LANDSCAPING, AND SHOULD CONTRIBUTE TO THE CHARACTER OF THE PROPERTY, NEIGHBORHOOD, AND STREET.
 - THE STYLE OF LIGHTING FIXTURES USED SHALL BE UNIFORM FOR THE ENTIRE SITE.
 - OUTDOOR LIGHTING IS RESTRICTED TO THAT WHICH IS NECESSARY FOR SAFETY AND SECURITY OF THE DEVELOPMENT.
 - WHERE PRACTICAL, EXTERIOR LIGHTING INSTALLATIONS SHALL INCLUDE TIMERS, DIMMERS, MOTION SENSORS, OR PHOTOCELL CONTROLLERS THAT TURN THE LIGHTS OFF DURING DAYLIGHT HOURS OR HOURS WHEN LIGHTING IS NOT NEEDED TO ELIMINATE UNNEEDED LIGHTING.
 - EXTERIOR LIGHTING INSTALLATIONS SHALL BE DESIGNED TO AVOID HARSH CONTRASTS IN LIGHTING LEVELS.
 - CONTROL OF GLARE
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE LIGHTING.
 - LIGHTING SHALL BE POSITIONED TO PREVENT UNDESIRABLE INCIDENTAL ILLUMINATION OF ADJACENT PROPERTIES, THE STREET, AND THE NIGHTTIME SKY.
 - SECURITY, [PARKING LOT, AND SIGN LIGHTING SHALL BE SHIELDED OR OTHERWISE DESIGN THE ENSURE THE LIGHT IS DIRECTED DOWNWARD.
 - TO PREVENT LIGHT POLLUTION AND IMPACTS ON ADJACENT PROPERTIES, THE TOTAL CUTOFF OF LIGHT SHOULD OCCUR WITHIN THE PROPERTY LINES OF THE LOT TO BE DEVELOPED.

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	[MANUFAC]
⊕	28	W	Single	47356-016	EUROFASE



DECKARD, 12IN INTEGRATED LED OUTDOOR WALL LANTERN
NOT TO SCALE



UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

NPDES NOTE

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.



- LEGEND**
- | | | |
|---------------------------|---------------------------|--------------------------|
| GB-F | GRANITE BOUND FOUND | TREELINE |
| SP | STONE POST | EDGE OF PAVEMENT |
| SB-F | STONE BOUND FOUND | EDGE OF GRAVEL |
| DH-S | DRILL HOLE SET | SETBACK |
| BENCHMARK | BENCHMARK | EASEMENT |
| UTILITY POLE | UTILITY POLE | WETLAND |
| CATCH BASIN | CATCH BASIN | WETLAND BUFFER |
| PROPOSED CATCH BASIN | PROPOSED CATCH BASIN | PROPOSED TREELINE |
| PROPOSED OUTLET STRUCTURE | PROPOSED OUTLET STRUCTURE | PROPOSED BITUMINOUS CURB |
| PROPOSED END SECTION | PROPOSED END SECTION | ABUTTER LINE |
| PROPOSED UTILITY POLE | PROPOSED UTILITY POLE | PROPERTY LINE |

LIGHTING PLAN

JENNESSTOWN MANOR
MAP 7, LOTS 39 & 39-1
ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

OWNER/APPLICANT:
PEACOCK HILL ROAD, LLC
145 OLD TOWN ROAD
WEARE, NH 03281
BK. 3829 PG. 2512

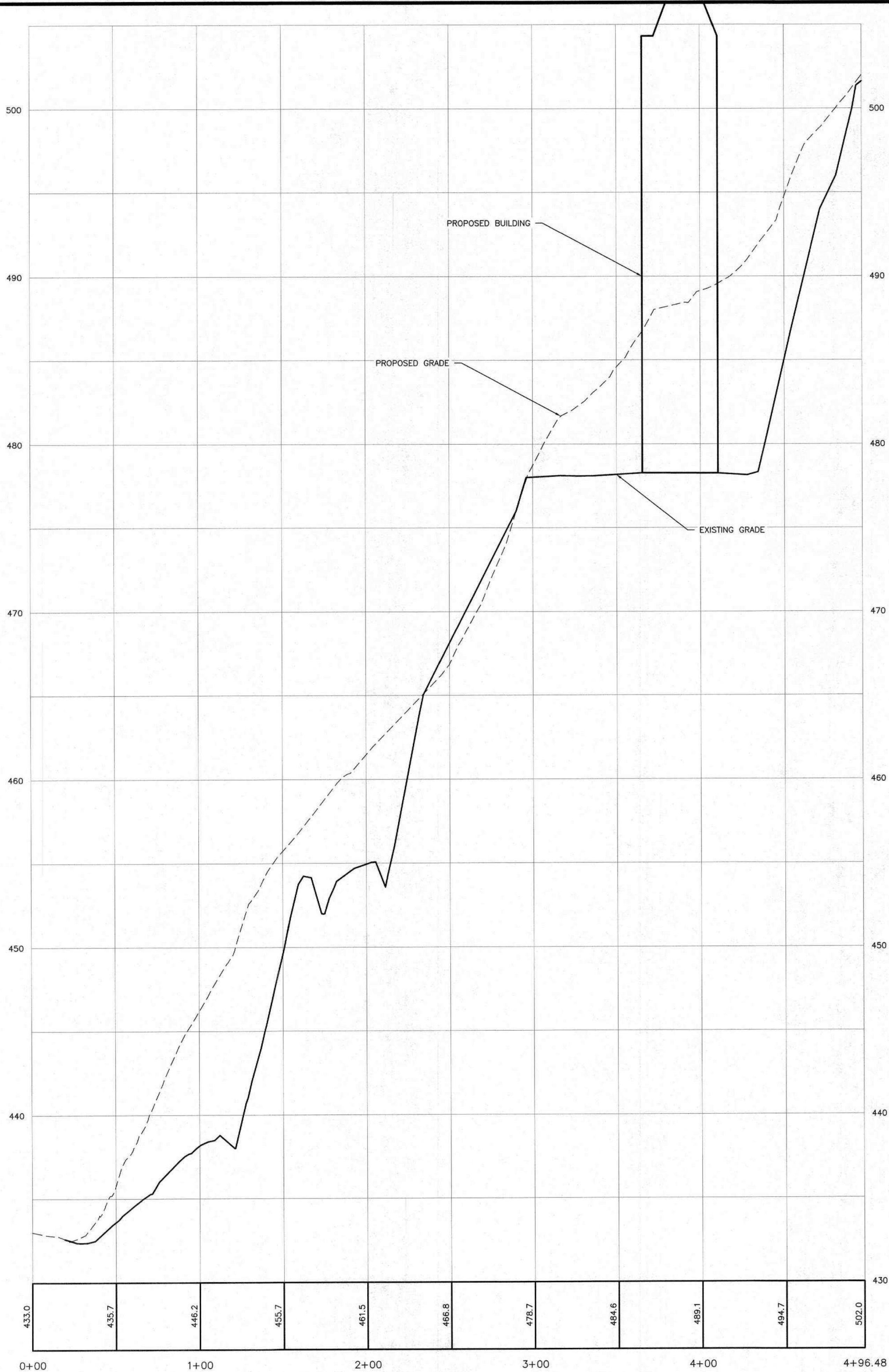
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

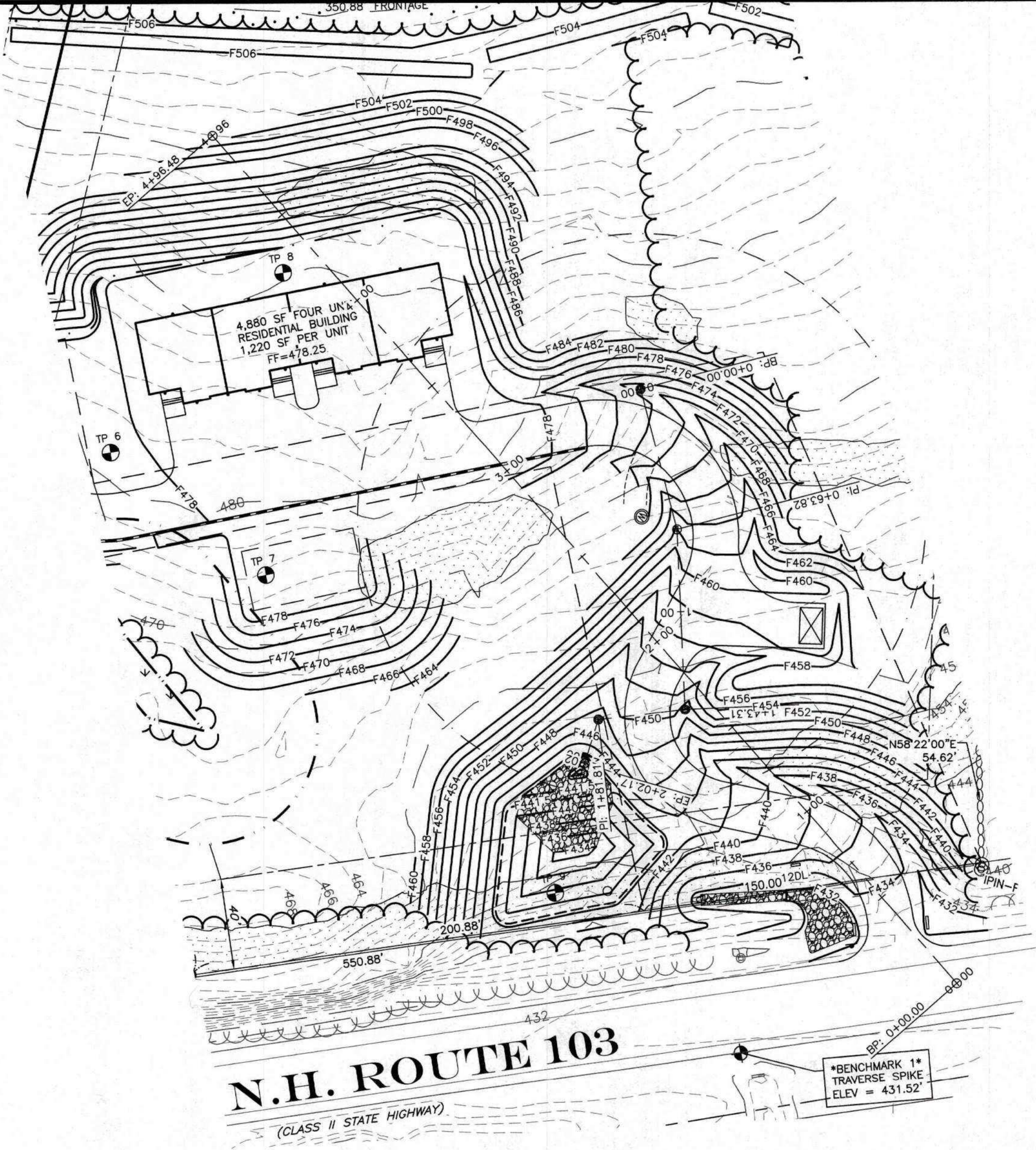
No.	DATE	DESCRIPTION	BY
1	5/22/25	PER PB AND AOT COMMENTS	AEW
2	9/4/25	PER AOT COMMENTS	AEW
3	10/2/25	PER AOT COMMENTS	AEW
4	10/31/25	PER ARIES & FIRE COMMENTS	JDL

DATE: MARCH 25, 2025 **SCALE:** 1" = 40'

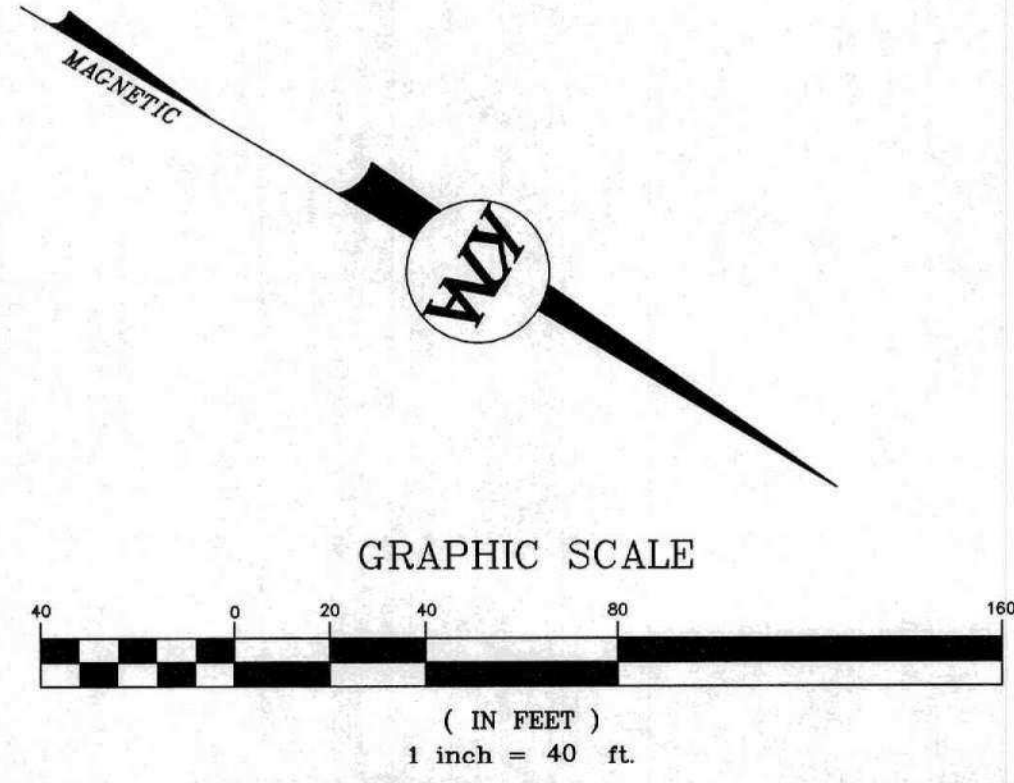
PROJECT NO: 24-0307-1 **SHEET** 8 **OF** 16



SITE VISIBILITY FROM ROAD PROFILE
SCALE: 1" = 40'(HORIZ.) 1" = 4'(VERT.)



SITE VISIBILITY FROM ROAD PLAN
SCALE: 1" = 40'



SITE VISIBILITY FROM ROAD PLAN & PROFILE

JENNESSTOWN MANOR
MAP 7, LOTS 39 & 39-1
ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

OWNER/APPLICANT:
PEACOCK HILL ROAD, LLC
145 OLD TOWN ROAD
WEARE, NH 03281
BK. 3829 PG. 2512

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

LEGEND

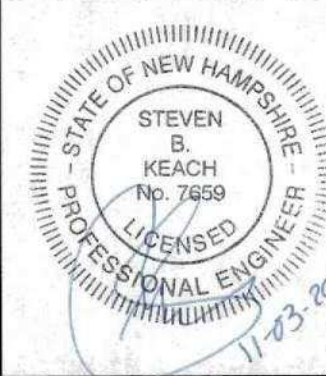
- GB-F GRANITE BOUND FOUND
- SB-F STONE BOUND FOUND
- DH-S DRILL HOLE SET
- BENCHMARK
- TEST PIT
- CATCH BASIN
- OUTLET STRUCTURE
- END SECTION
- UTILITY POLE
- TREELINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- SETBACK
- ABUTTER LINE
- PROPERTY LINE
- EASEMENT
- PROPOSED TREELINE
- PROPOSED BITUMINOUS CURB
- PROPOSED 2' CONTOUR
- PROPOSED SWALE
- WETLAND BUFFER
- WETLAND

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

NPDES NOTE

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.

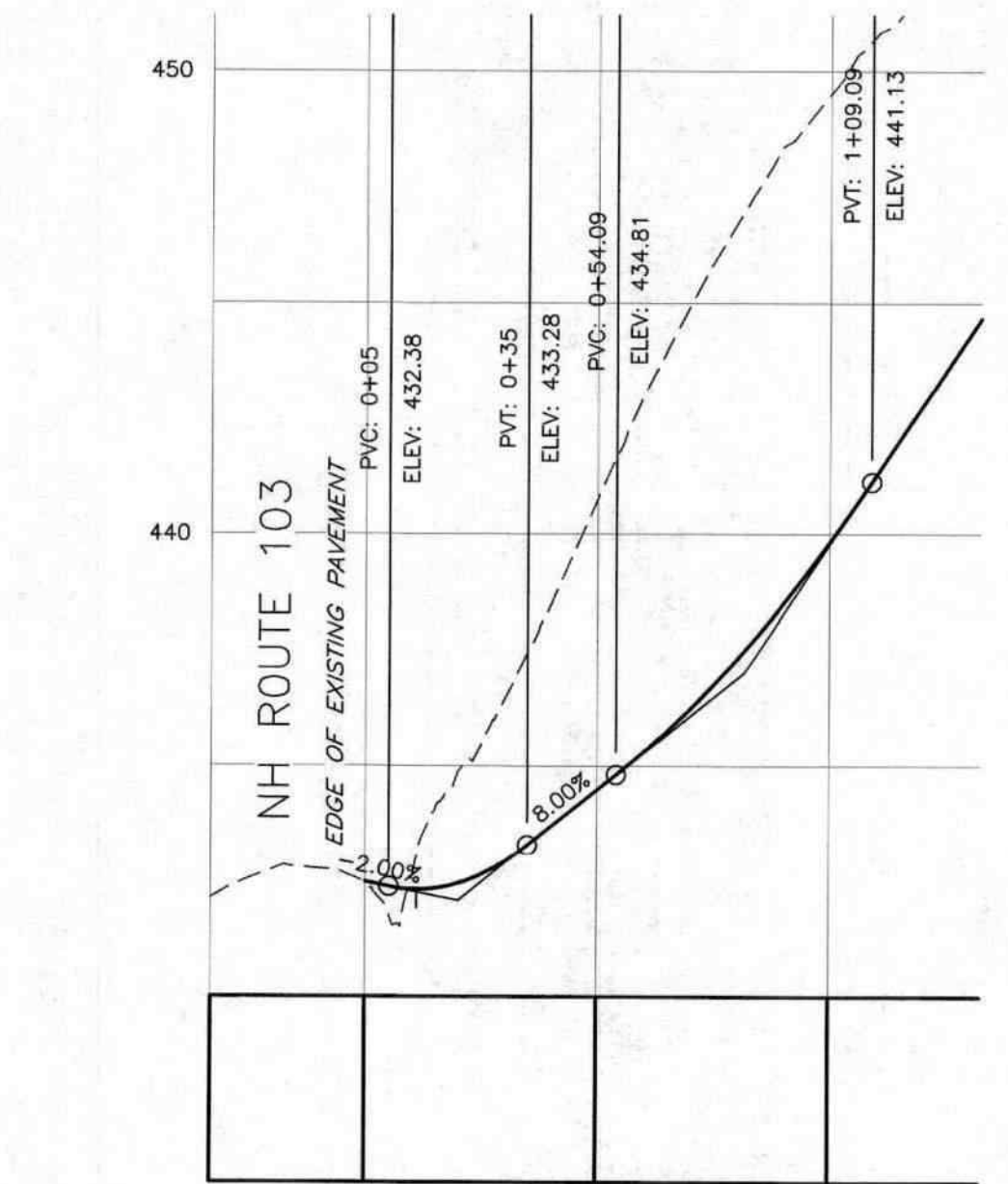


REVISIONS

No.	DATE	DESCRIPTION	BY
1	5/22/25	PER PB AND AOT COMMENTS	AEW
2	9/4/25	PER AOT COMMENTS	AEW
3	10/2/25	PER AOT COMMENTS	AEW
4	10/31/25	PER ARIES & FIRE COMMENTS	JDL

DATE: MARCH 25, 2025 SCALE: 1" = 40'
PROJECT NO: 24-0307-1 SHEET 9 OF 16

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE SIGHT DISTANCE FOR MAP 7 LOT 39 IN WARNER, NEW HAMPSHIRE.
 2. THE POSTED SPEED LIMIT ON ROUTE 103 IS 50 MPH.
 3. ALL WORK PERFORMED WITHIN THE STATE R.O.W. SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NHDOT STANDARD SPECIFICATIONS AND DETAILS.
 4. LANDOWNER SHALL REMOVE VEGETATION AND OBSTRUCTIONS AS NEEDED TO MAINTAIN ALL SEASON SIGHT DISTANCE.



UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

SITE DISTANCE PLAN

JENNESSTOWN MANOR
MAP 7, LOTS 39 & 39-1

ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

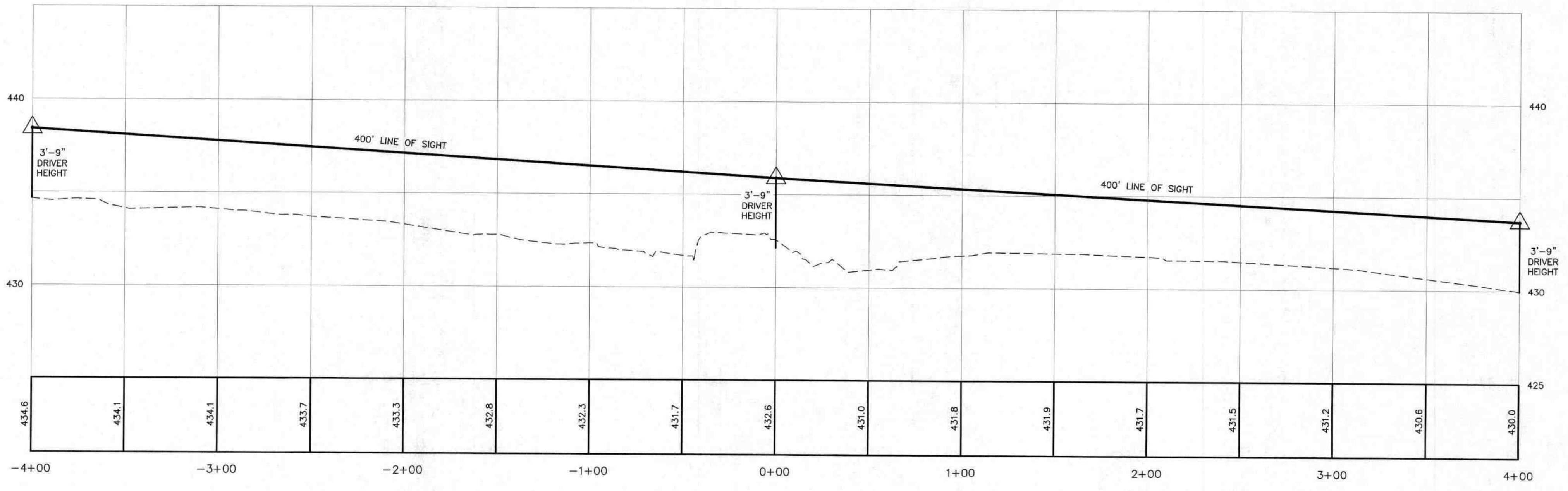
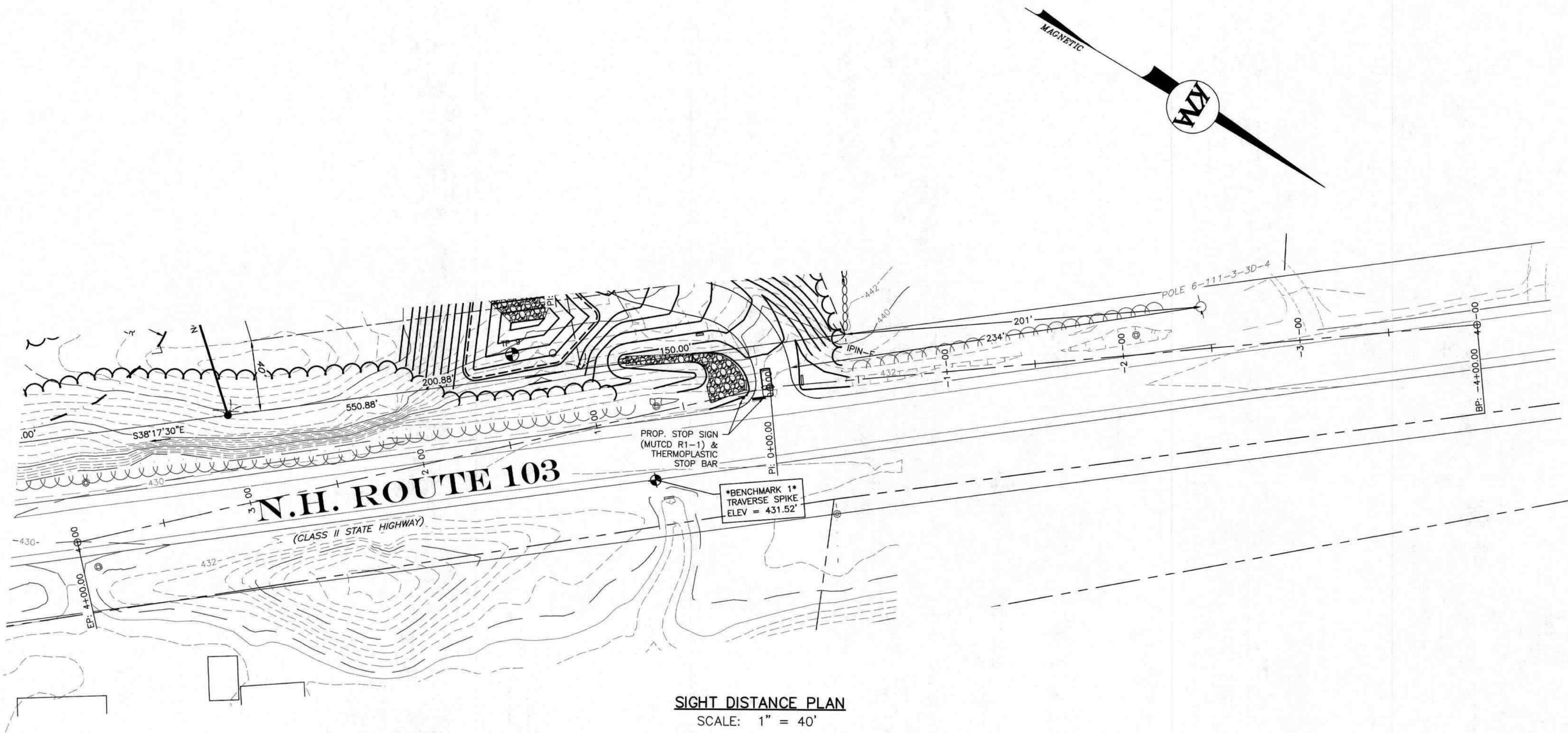
OWNER/APPLICANT:
PEACOCK HILL ROAD, LLC
145 OLD TOWN ROAD
WEARE, NH 03281
BK. 3829 PG. 2512

KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	5/22/25	PER PB AND AOT COMMENTS	AEW
2	9/4/25	PER AOT COMMENTS	AEW
3	10/2/25	PER AOT COMMENTS	AEW
4	10/31/25	PER ARIES & FIRE COMMENTS	JDL

DATE: MARCH 25, 2025
PROJECT NO: 24-0307-1

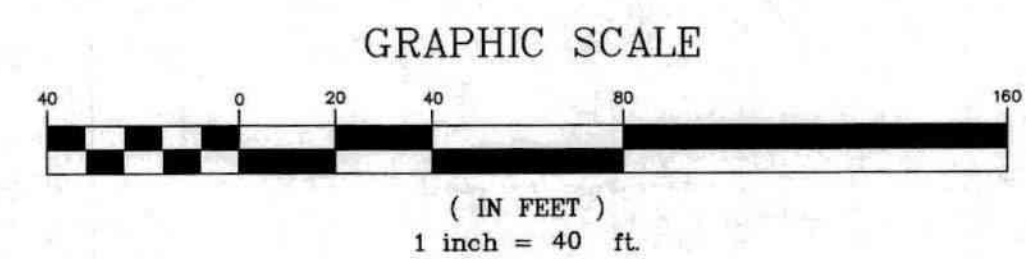
SCALE: 1" = 40'
SHEET 10 OF 16





UTILITY NOTE

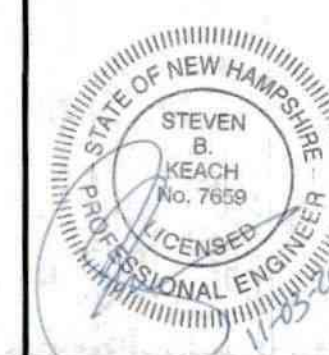
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



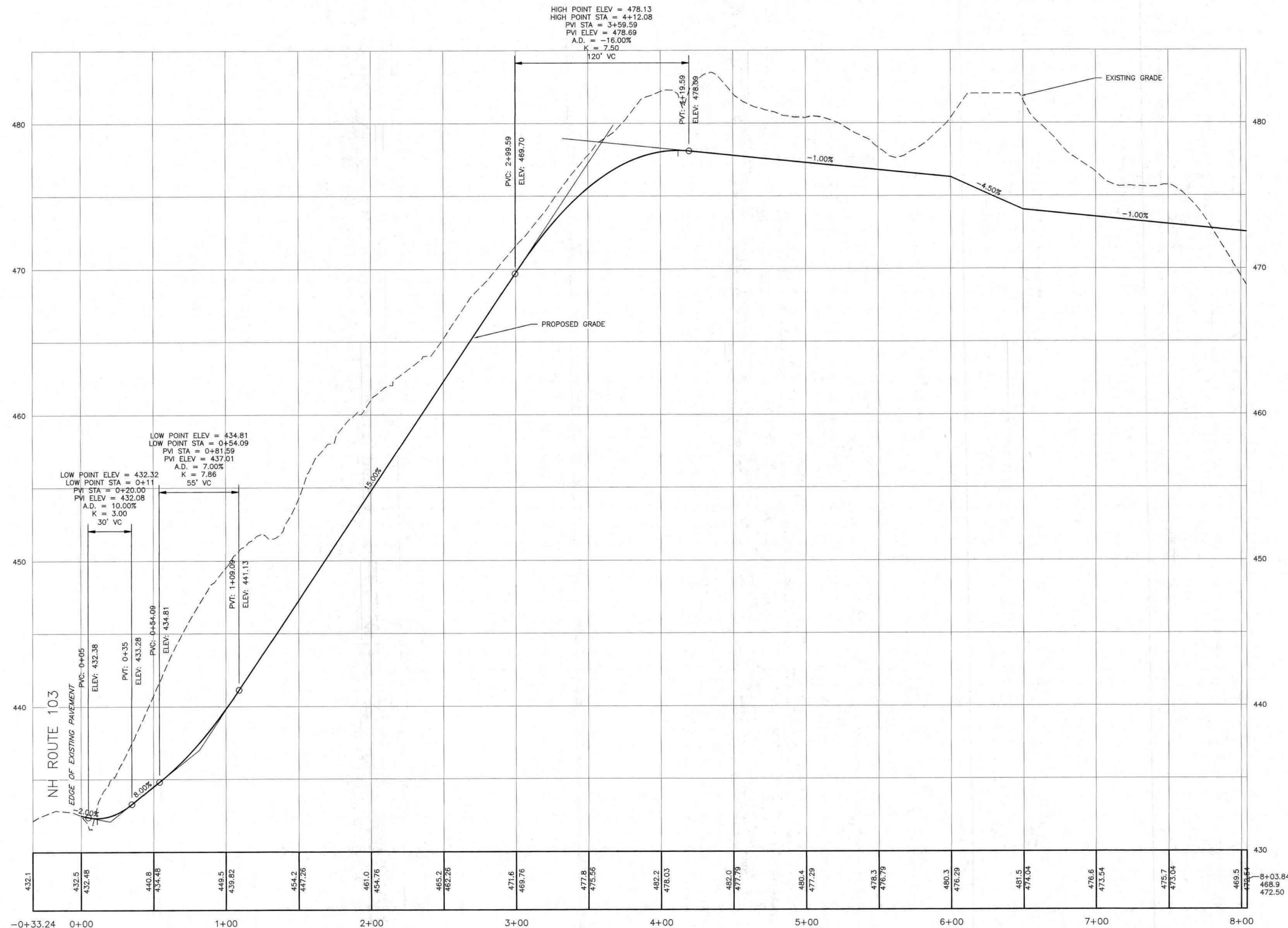
DRIVEWAY PROFILE PLAN
JENNESSTOWN MANOR
MAP 7, LOTS 39 & 39-1
ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

OWNER/APPLICANT:
PEACOCK HILL ROAD, LLC
145 OLD TOWN ROAD
WEARE, NH 03281
BK. 3829 PG. 2512

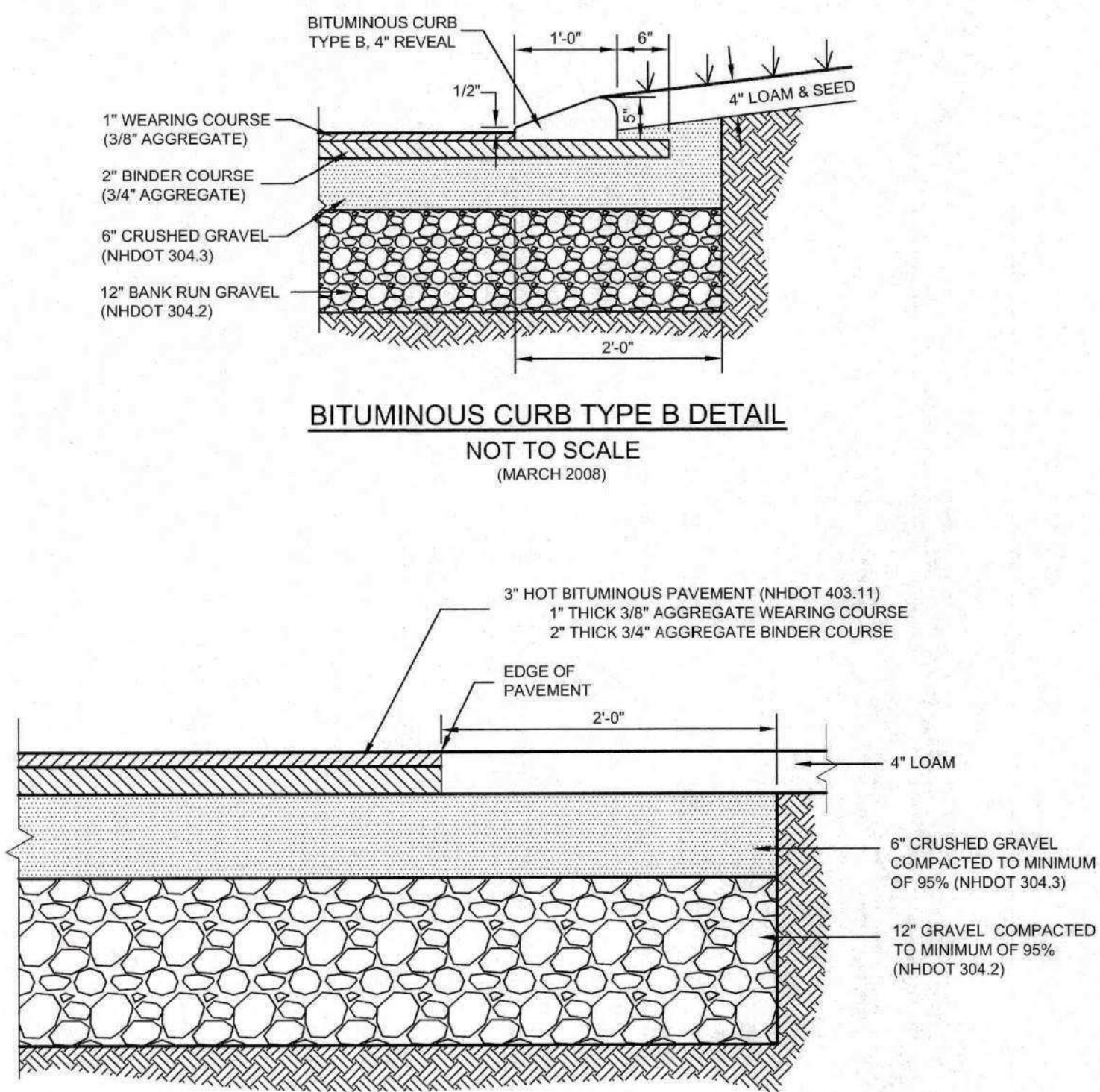
KN KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881



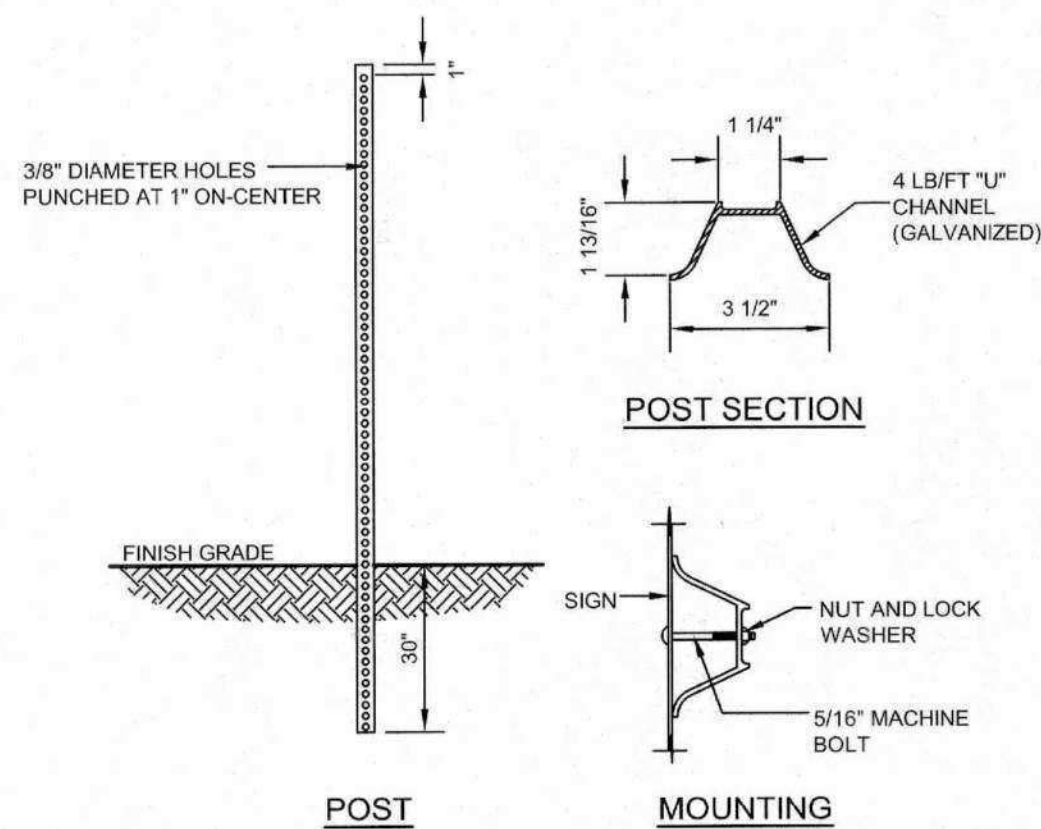
REVISIONS			
No.	DATE	DESCRIPTION	BY
1	5/22/25	PER PB AND AOT COMMENTS	AEW
2	9/4/25	PER AOT COMMENTS	AEW
3	10/2/25	PER AOT COMMENTS	AEW
4	10/31/25	PER ARIES & FIRE COMMENTS	JDL
DATE: MARCH 25, 2025		SCALE: 1" = 40'	
PROJECT NO: 24-0307-1		SHEET 11 OF 16	



DRIVEWAY PROFILE
SCALE: 1" = 40'(HORIZ.)
1" = 4'(VERT.)

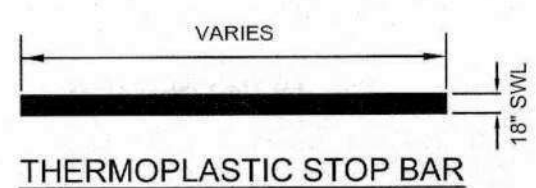


DRIVEWAY AND PARKING LOT SECTION
(MARCH 2008)
NOT TO SCALE

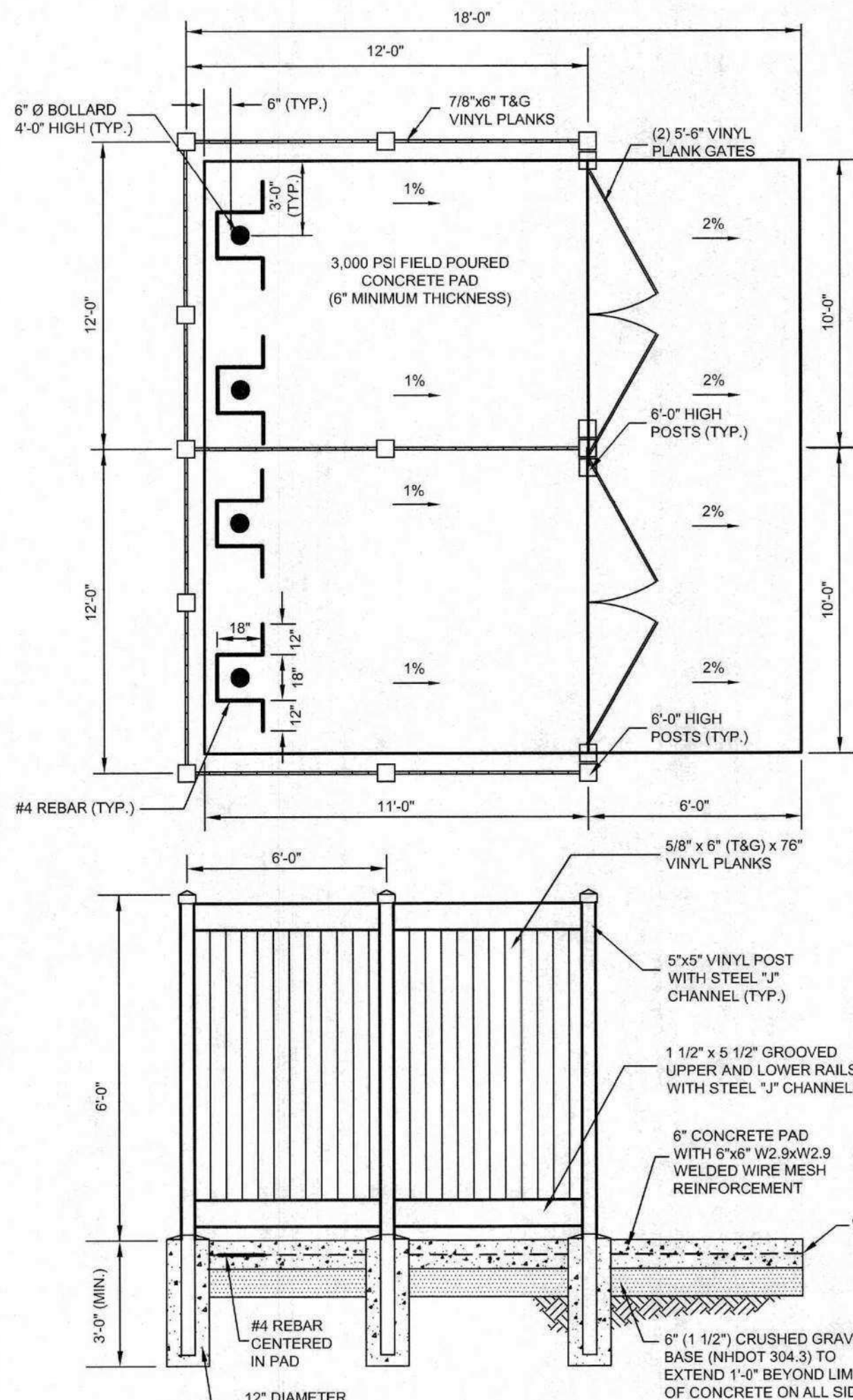


NOTE:
POST SHALL CONFORM TO NHDOT 615.2.5.3

STEEL SIGN POST DETAIL
NOT TO SCALE
(MARCH 2008)

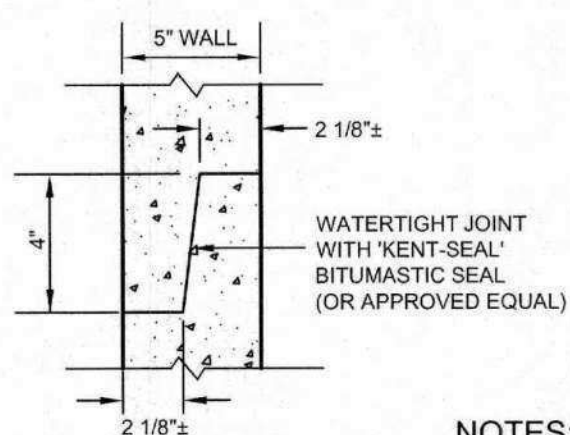


STOP SIGN DETAIL
NOT TO SCALE
(MARCH 2008)



NOTE:
THIS DUMPSTER ENCLOSURE WILL ACCOMMODATE MOST 2, 4, 6 AND 8 CY DUMPSTERS.

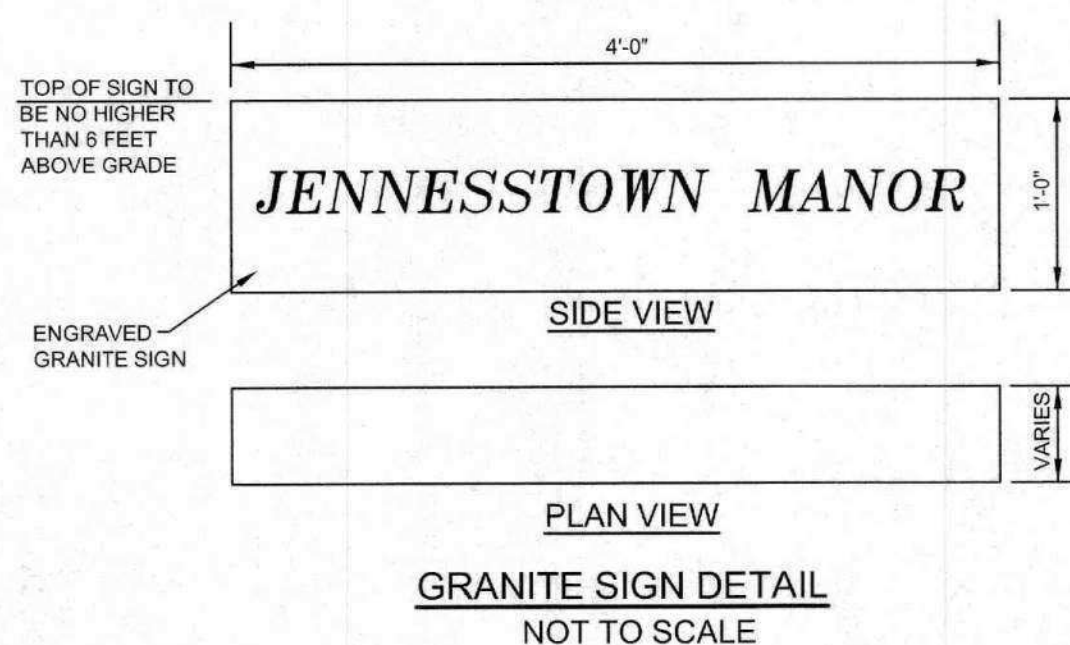
VINYL DOUBLE TRASH ENCLOSURE DETAIL
NOT TO SCALE



DETAIL OF TONGUE AND GROOVE JOINT

- NOTES:
1. STEPS ARE NOT ALLOWED.
 2. ALL SECTIONS SHALL BE CONCRETE CLASS AA (4,000 PSI). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER L.F. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER OF THE WALL.
 3. THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER L.F.
 4. MATERIALS AND CONSTRUCTION TO NHDOT STANDARDS.

PRECAST REINFORCED DRAIN MANHOLE DETAIL
NOT TO SCALE
(MARCH 2008)

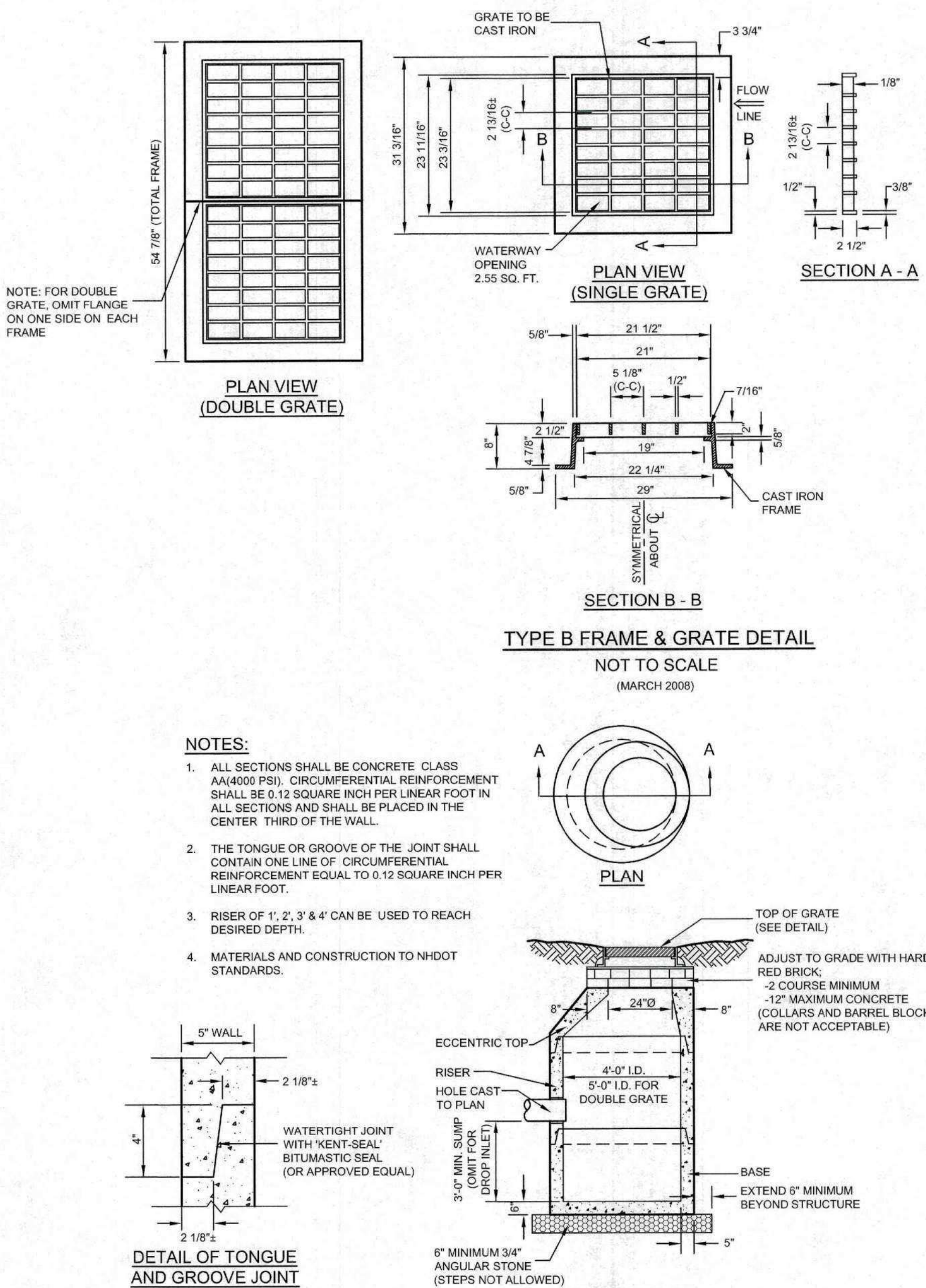


DRAIN MANHOLE FRAME AND COVER DETAIL
NOT TO SCALE
(JANUARY 2012)

- NOTES:
- NEW HAMPSHIRE MAINTAINS A CLEAR OPENING DESIGNATION OF 30\"/>

- FEATURES:
- 3\"/>

- SPECIFICATIONS:
- FULLY MACHINED FRAME AND COVER
 - H-20 LOAD RATED
 - GRAY CAST IRON MEETS ASTM A48 CLASS 30



PRECAST REINFORCED CATCH BASIN
NOT TO SCALE
(MAY 2012)

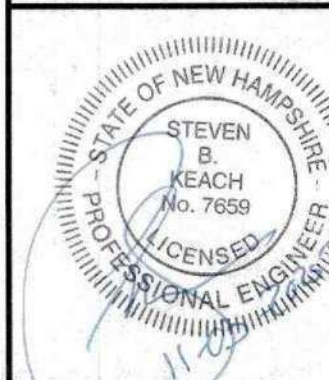
CONSTRUCTION DETAILS

JENNESSTOWN MANOR MAP 7, LOTS 39 & 39-1

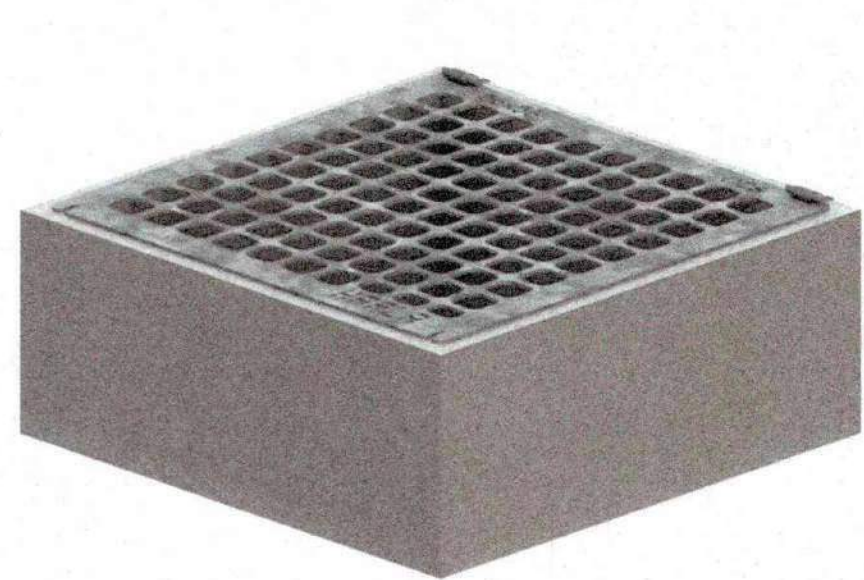
ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

OWNER/APPLICANT:
PEACOCK HILL, LLC
145 OLD TOWN ROAD
WEARE, NH 03281
BK. 3829 PG. 2512

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

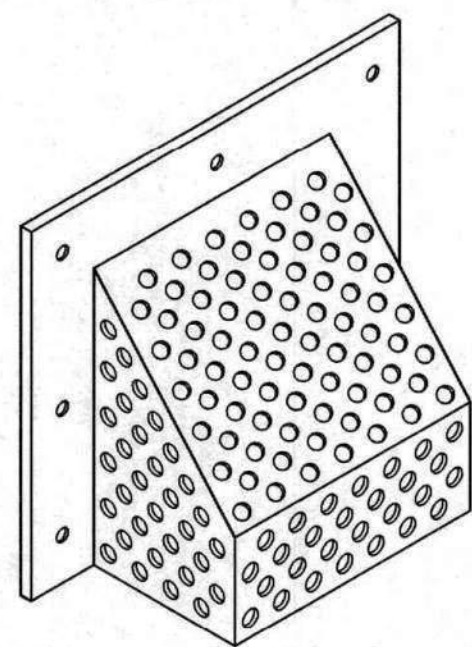


REVISIONS			
No.	DATE	DESCRIPTION	BY
1	5/22/25	PER PB AND AOT COMMENTS	AEW
2	9/4/25	PER AOT COMMENTS	AEW
3	10/2/25	PER AOT COMMENTS	AEW
4	10/31/25	PER ARIES & FIRE COMMENTS	JDL
DATE: MARCH 25, 2025 SCALE: AS SHOWN			
PROJECT NO: 24-0307-1 SHEET 12 OF 16			



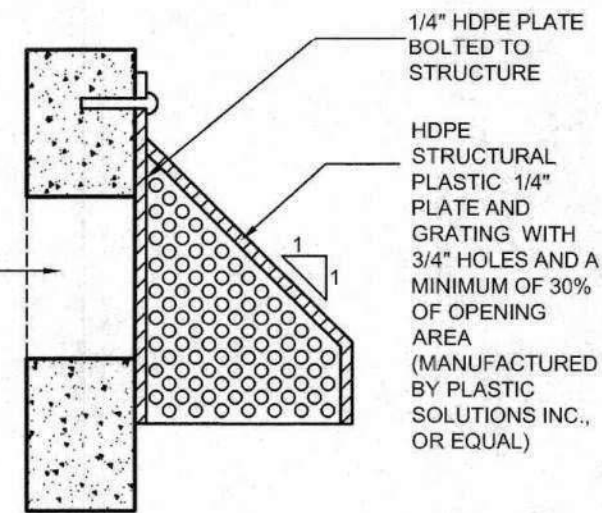
NOTES
1. CONTRACTOR TO USE SQUARE 48" X 48" HAALA GRATE OR APPROVED EQUAL

HAALA GRATE
NOT TO SCALE



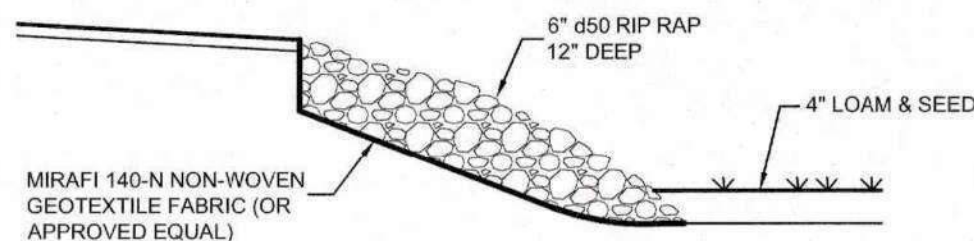
ISOMETRIC

MOUNT ORIFICE OVER
ALL OPENINGS
MEASURING LESS
THAN 6" IN WIDTH

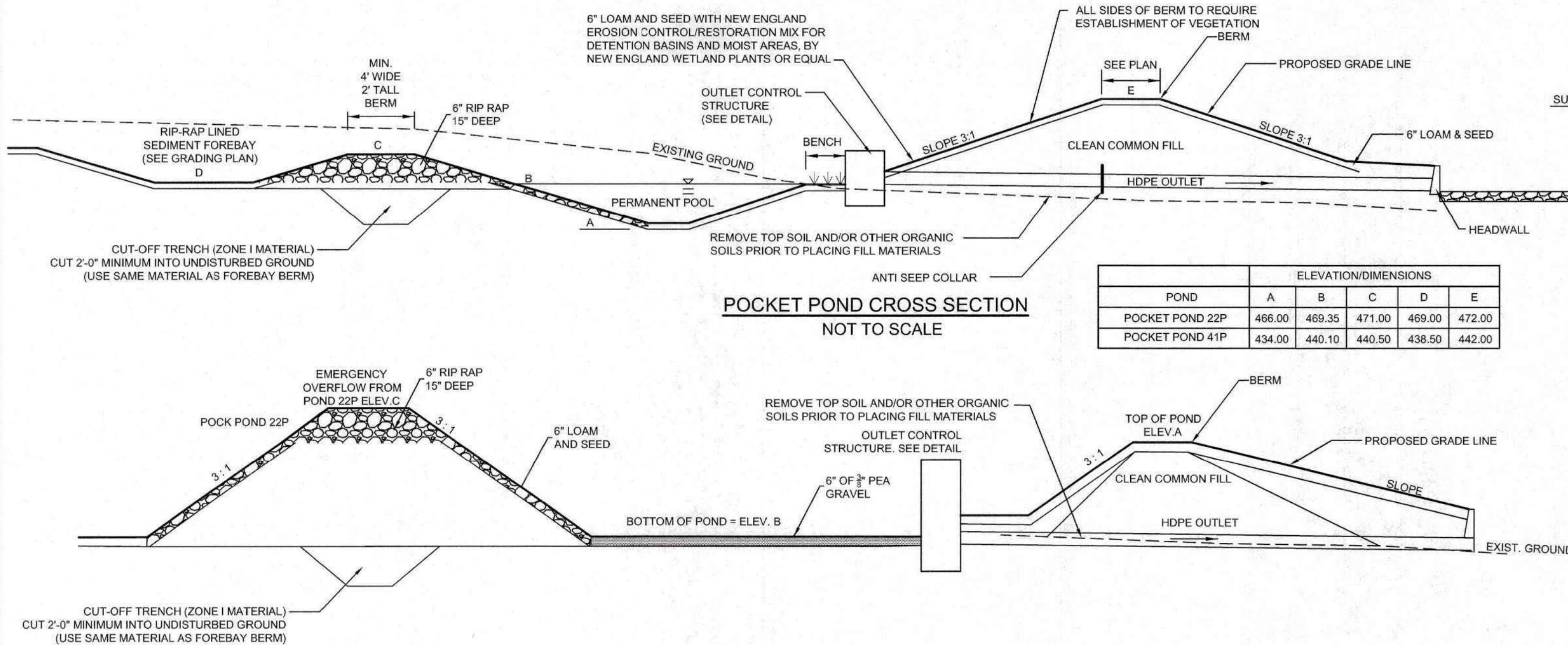


SECTION

TRASH RACK DETAIL
NOT TO SCALE



RIP RAP SPILLWAY DETAIL
NOT TO SCALE
(SEPTEMBER 2010)



POCKET POND CROSS SECTION
NOT TO SCALE

POND	ELEVATION/DIMENSIONS				
	A	B	C	D	E
POCKET POND 22P	466.00	469.35	471.00	469.00	472.00
POCKET POND 41P	434.00	440.10	440.50	438.50	442.00

MAINTENANCE REQUIREMENTS:

SEDIMENT FOREBAYS:

- INSPECT AT LEAST ANNUALLY;
- CONDUCT PERIODIC MOWING OF EMBANKMENTS (GENERALLY TWO TIMES PER YEAR) TO CONTROL GROWTH OF WOODY VEGETATION ON EMBANKMENTS;
- REMOVE DEBRIS FROM OUTLET STRUCTURES AT LEAST ONCE ANNUALLY;
- REMOVE AND DISPOSE OF ACCUMULATED SEDIMENT BASED ON INSPECTION;
- INSTALL AND MAINTAIN A STAFF GAGE OR OTHER MEASURING DEVICE, TO INDICATE DEPTH OF SEDIMENT ACCUMULATION AND LEVEL AT WHICH CLEAN-OUT IS REQUIRED.

INFILTRATION:

- REMOVAL OF DEBRIS FROM INLET AND OUTLET STRUCTURES;
- REMOVAL OF ACCUMULATED SEDIMENT;
- INSPECTION AND REPAIR OF OUTLET STRUCTURES AND APPURTENANCES;
- INSPECTION OF INFILTRATION COMPONENTS AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EVENT EXCEEDING 2.5 INCHES IN A 24 HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION;
- INSPECTION OF PRETREATMENT MEASURES AT LEAST TWICE ANNUALLY, AND REMOVAL OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY;
- PERIODIC MOWING OF EMBANKMENTS;
- REMOVAL OF WOODY VEGETATION FROM EMBANKMENTS;
- INSPECTION AND REPAIR OF EMBANKMENTS AND SPILLWAYS;
- IF AN INFILTRATION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE INFILTRATION FUNCTION, INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE INFILTRATION TRENCH.

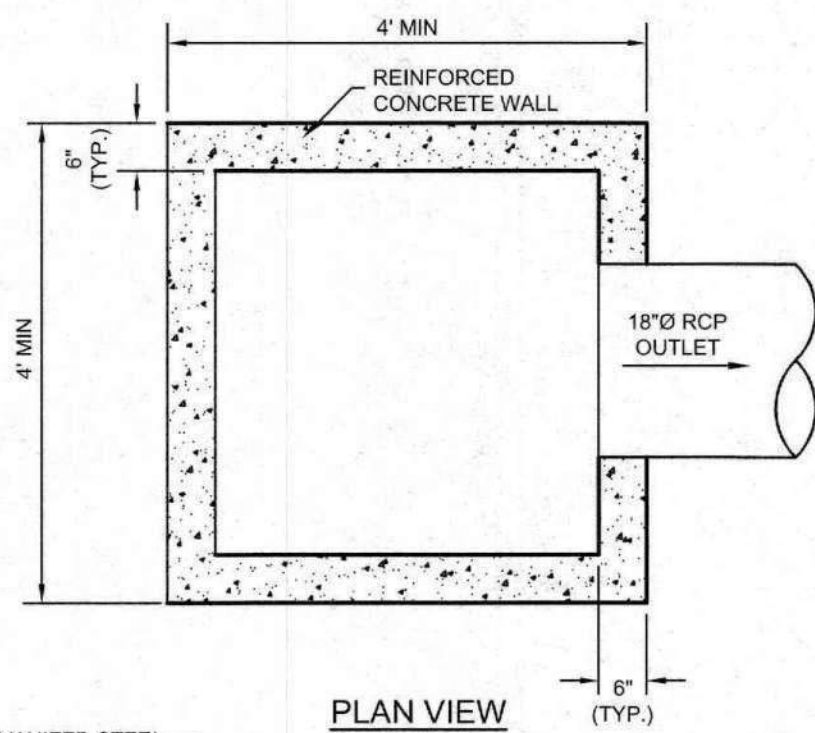
TYPICAL INFILTRATION POND SECTION

NOT TO SCALE

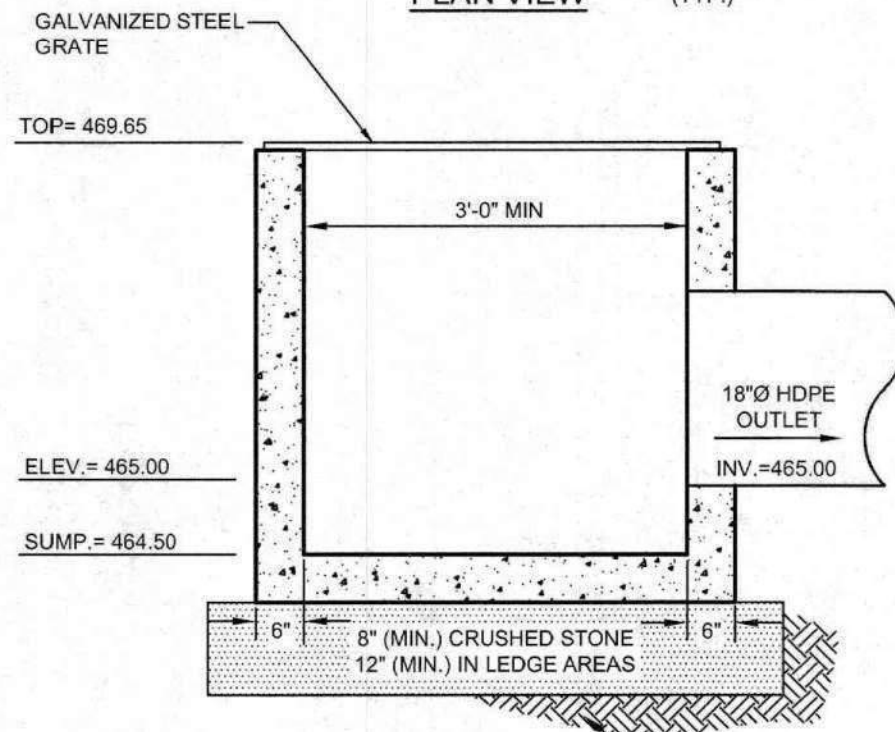
POND NUMBER	ELEV. A	ELEV. B	ELEV. C
21P	470.00	466.00	471.75

CONSTRUCTION PRACTICE REQUIREMENTS:

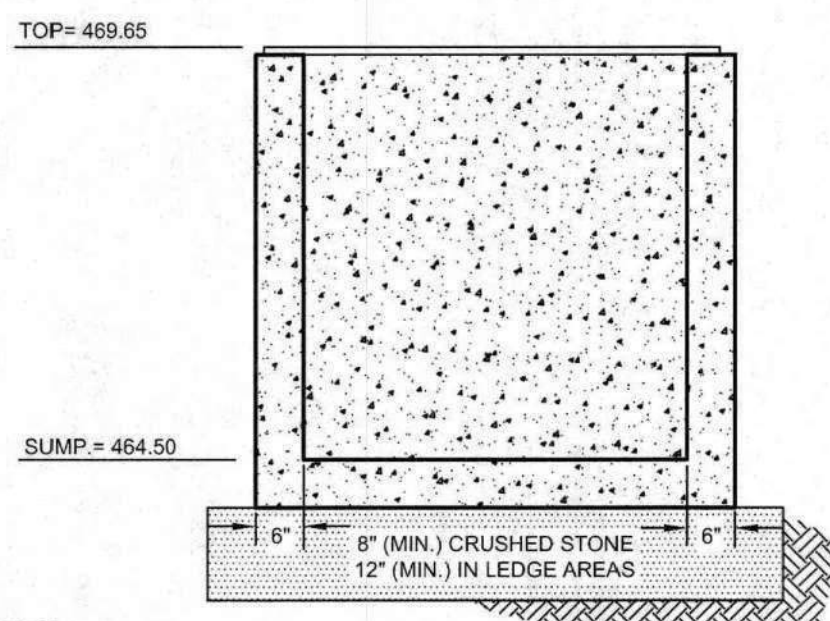
1. STORMWATER PONDS, INFILTRATION BASINS, AND SWALES MUST BE INSTALLED BEFORE ROUGH GRADING TO SITE.
2. RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMPs ARE STABILIZED.
3. STORMWATER PONDS, INFILTRATION BASINS, AND SWALES MUST BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
4. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATION WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
5. AFTER THE INFILTRATION SYSTEM AREA IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
6. DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
7. INFILTRATION BASIN FLOOR PREPARATION WILL INCLUDE GRASS TURF THAT CAN BE INUNDATED FOR UP TO 72 HOURS.
8. INFILTRATION AREAS ARE TO BE PROTECTED FROM OVER-COMPACTION DURING CONSTRUCTION.



PLAN VIEW



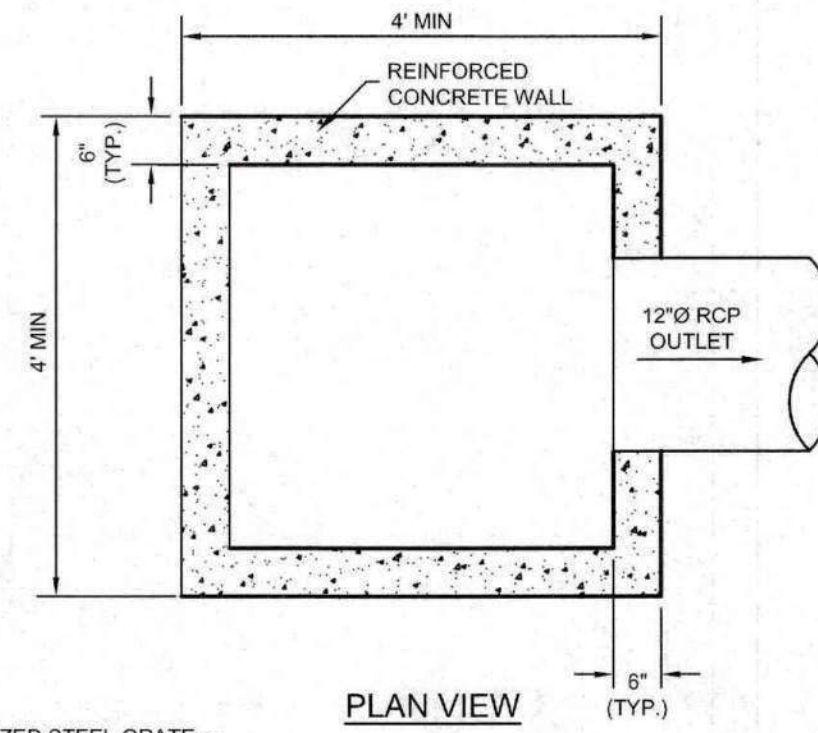
SIDE VIEW



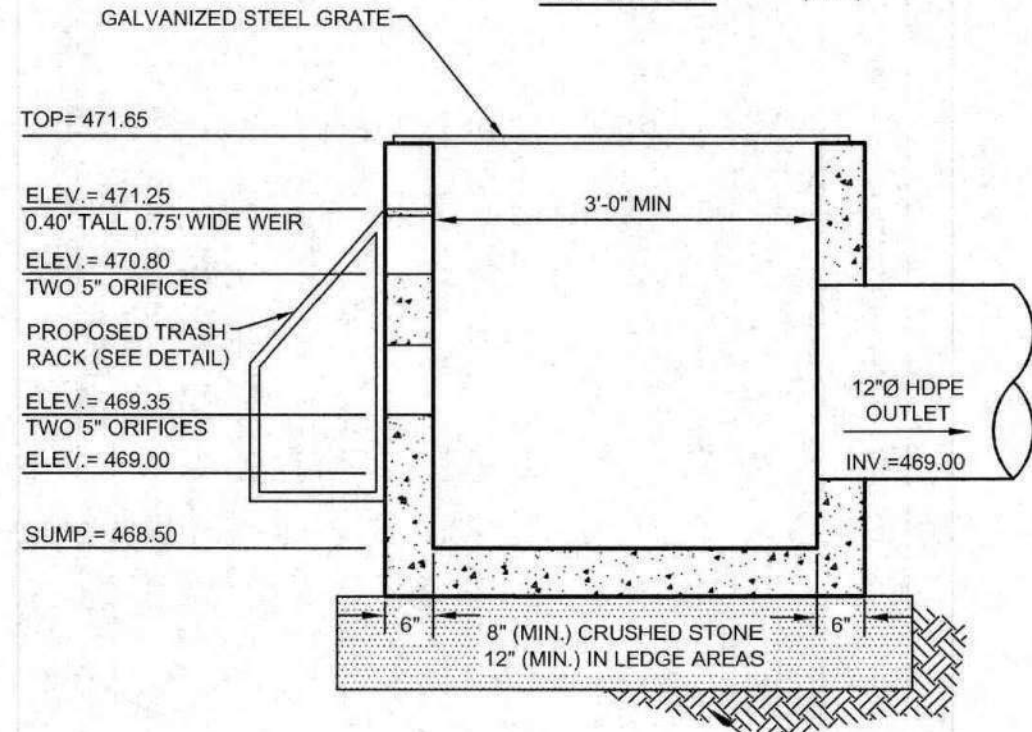
ELEVATION VIEW

1. ALL CONCRETE TO BE 4000 PSI MIN.
2. GALVANIZED STEEL GRATE TO BE BOLTED TO THE TOP OF THE STRUCTURE WITH 1/2" STAINLESS STEEL BOLTS AND THREADED INSERTS.

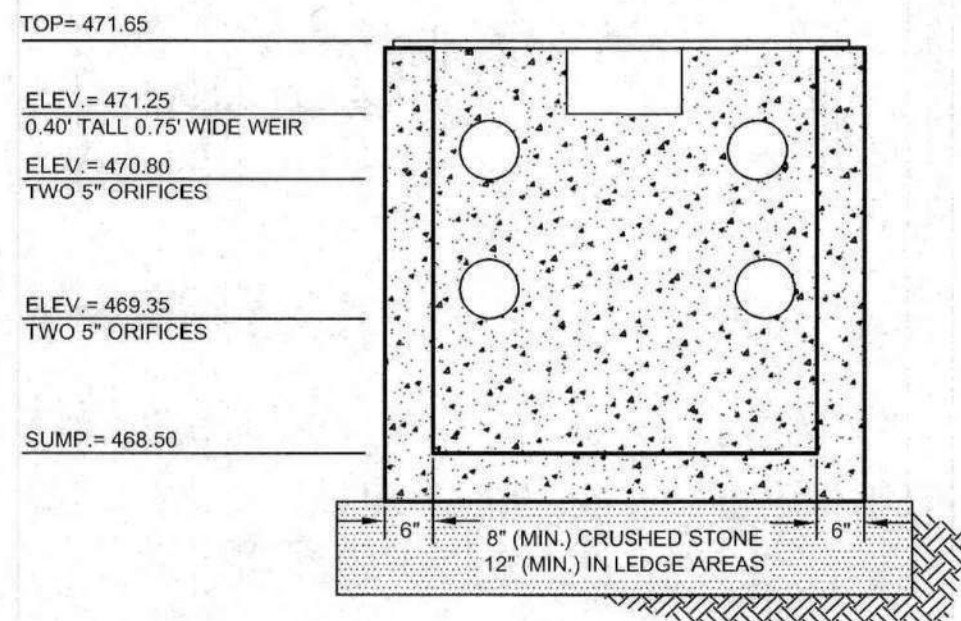
OUTLET CONTROL STRUCTURE #21P DETAIL
NOT TO SCALE



PLAN VIEW



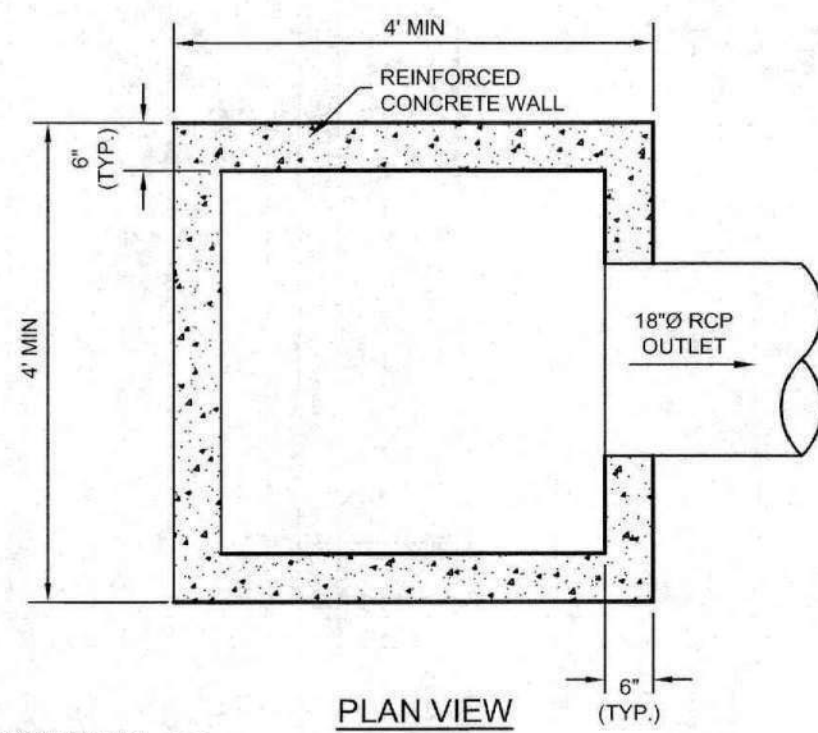
SIDE VIEW



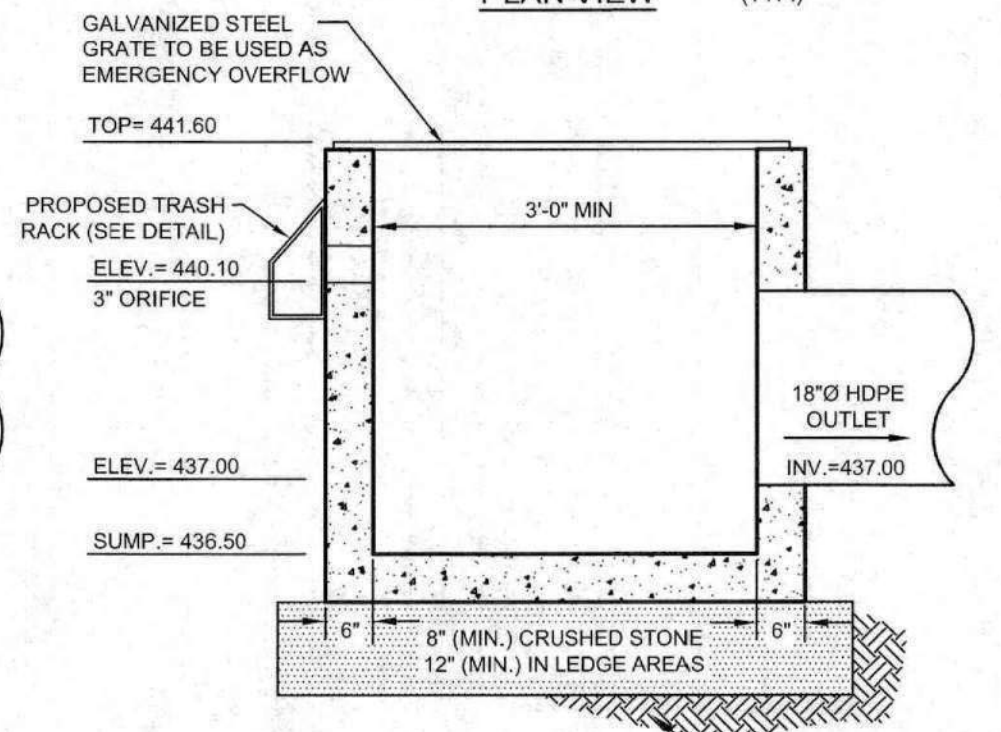
ELEVATION VIEW

1. ALL CONCRETE TO BE 4000 PSI MIN.
2. GALVANIZED STEEL GRATE TO BE BOLTED TO THE TOP OF THE STRUCTURE WITH 1/2" STAINLESS STEEL BOLTS AND THREADED INSERTS.

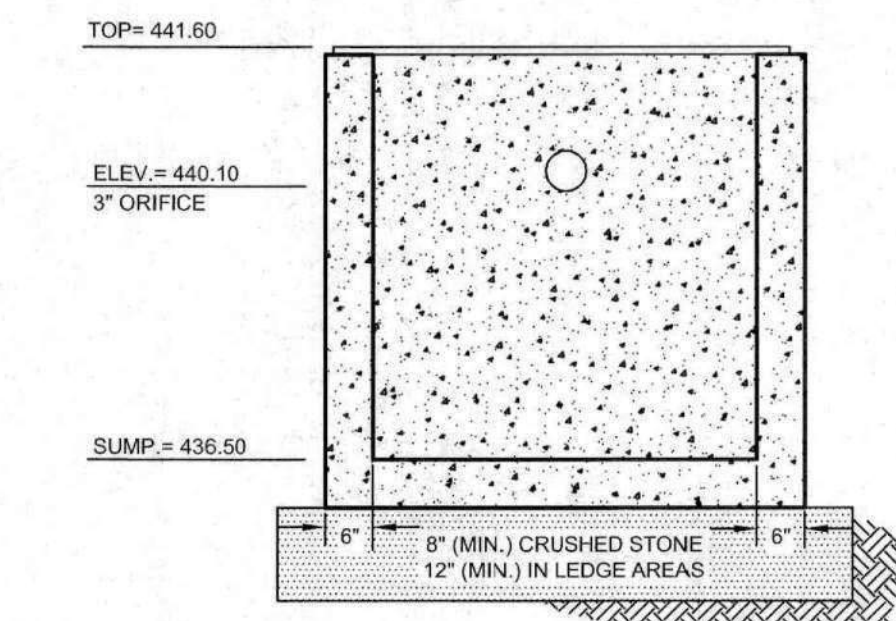
OUTLET CONTROL STRUCTURE #22P DETAIL
NOT TO SCALE



PLAN VIEW



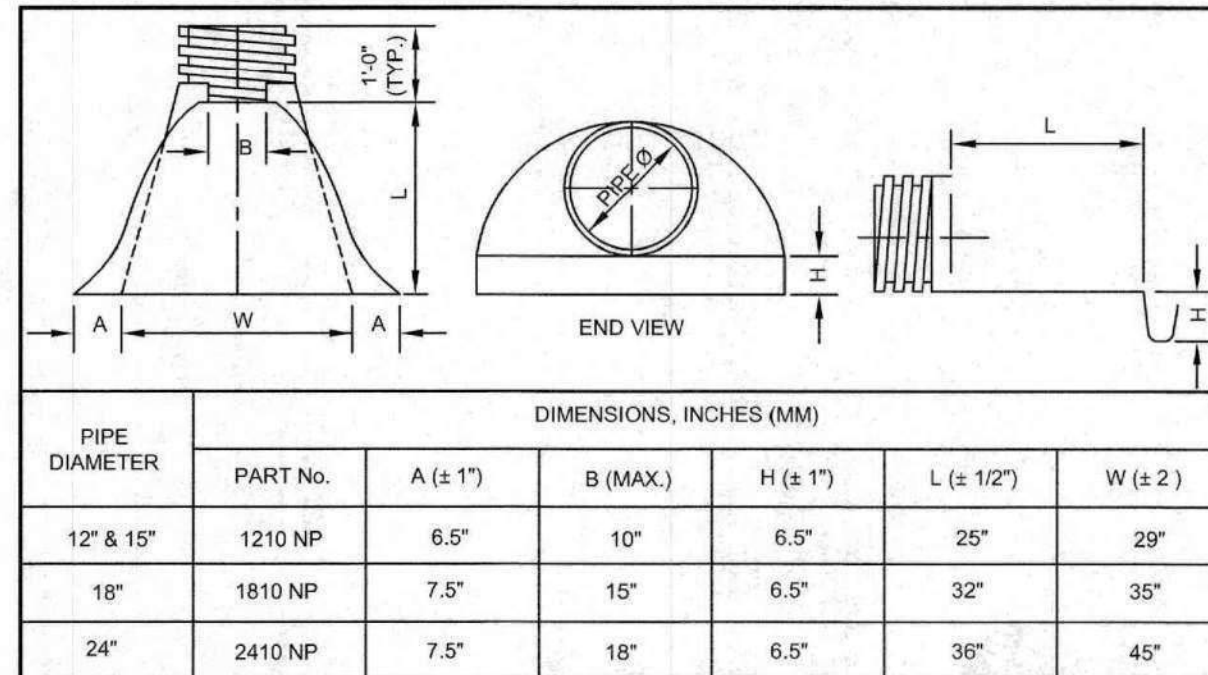
SIDE VIEW



ELEVATION VIEW

1. ALL CONCRETE TO BE 4000 PSI MIN.
2. GALVANIZED STEEL GRATE TO BE BOLTED TO THE TOP OF THE STRUCTURE WITH 1/2" STAINLESS STEEL BOLTS AND THREADED INSERTS.

OUTLET CONTROL STRUCTURE #41P DETAIL
NOT TO SCALE



ADS END SECTION DETAIL
NOT TO SCALE
(MARCH 2008)

CONSTRUCTION DETAILS

**JENNESSTOWN MANOR
MAP 7, LOTS 39 & 39-1**

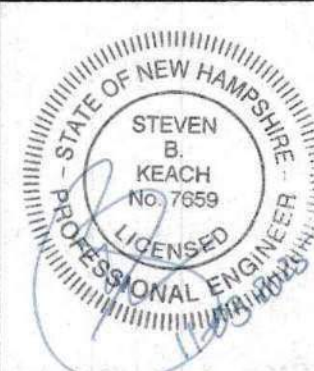
ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

OWNER/APPLICANT:

PEACOCK HILL ROAD, LLC
145 OLD TOWN ROAD
WEARE, NH 03281
BK. 3829 PG. 2512

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture

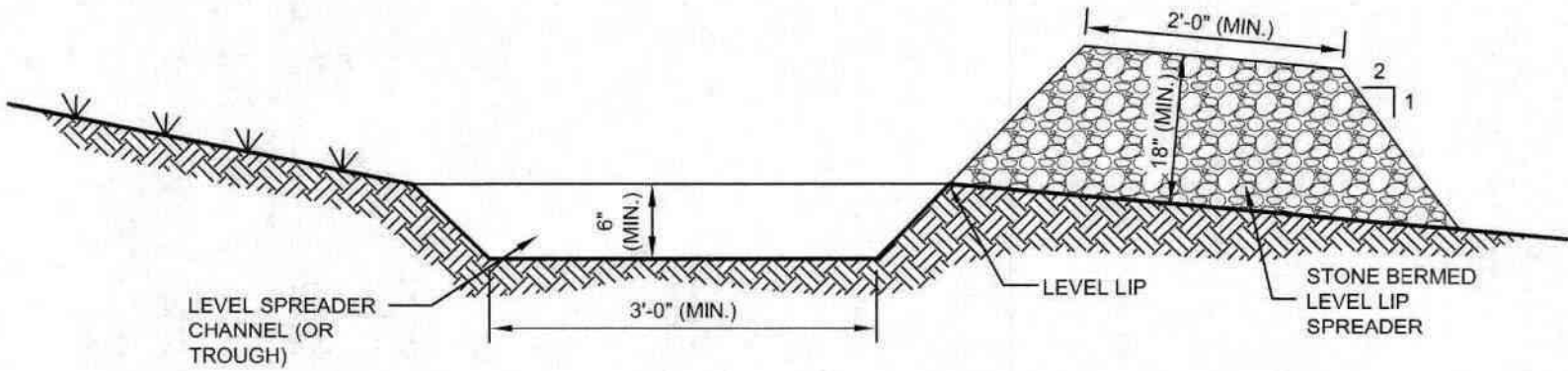
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881



REVISIONS

No.	DATE	DESCRIPTION	BY
1	5/22/25	PER PB AND AOT COMMENTS	AEW
2	9/4/25	PER AOT COMMENTS	AEW
3	10/2/25	PER AOT COMMENTS	AEW
4	10/31/25	PER ARIES & FIRE COMMENTS	JDL
DATE: MARCH 25, 2025			
SCALE: AS SHOWN			
PROJECT NO: 24-0307-1			
SHEET 13 OF 16			

GRADATION OF STONE FOR LEVEL SPREADER BERM	
SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
12 INCH	100%
6 INCH	84 - 100%
3 INCH	68 - 83%
1 INCH	42 - 55%
NO. 4	8 - 12%



NOTES:

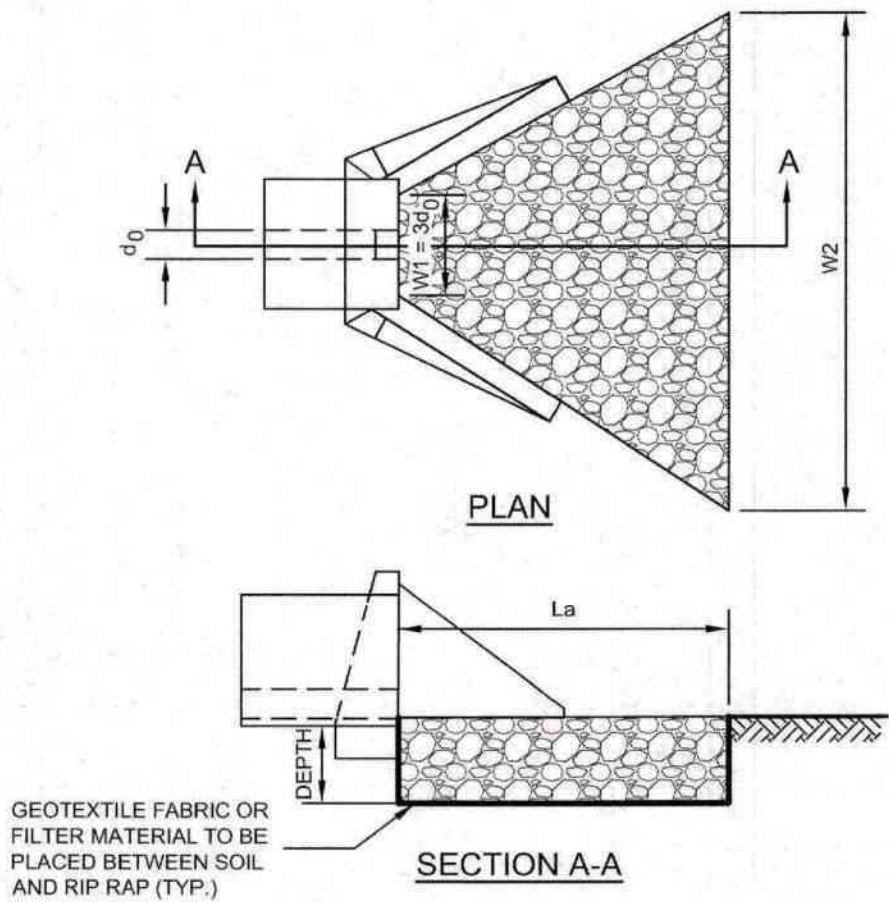
1. CONSTRUCT THE LEVEL SPREADER LIP ON A ZERO PERCENT GRADE TO INSURE UNIFORM SPREADING OF RUN-OFF.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
3. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET INTO STABILIZED AREAS. WATER SHOULD NOT RECONCENTRATE IMMEDIATELY BELOW THE SPREADER.
4. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PERFORMED.

MAINTENANCE REQUIREMENTS:

1. INSPECT AT LEAST ONCE ANNUALLY FOR ACCUMULATION OF SEDIMENT AND DEBRIS AND FOR SIGNS OF EROSION WITHIN APPROACH CHANNEL, SPREADER CHANNEL OR DOWN-SLOPE OF THE SPREADER.
2. REMOVE DEBRIS WHENEVER OBSERVED DURING INSPECTION.
3. REMOVE SEDIMENT WHEN ACCUMULATION EXCEEDS 25% OF SPREADER CHANNEL DEPTH.
4. MOW AS REQUIRED BY LANDSCAPE DESIGN. AT A MINIMUM, MOW ANNUALLY TO CONTROL WOODY VEGETATION WITHIN THE SPREADER.
5. SNOW SHOULD NOT BE STORED WITHIN OR DOWN-SLOPE OF THE LEVEL SPREADER OR ITS APPROACH CHANNEL.
6. REPAIR ANY EROSION AND RE-GRADE OR REPLACE STONE BERM MATERIAL, AS WARRANTED BY INSPECTION.
7. RECONSTRUCT THE SPREADER IF DOWN-SLOPE CHANNELIZATION INDICATES THAT THE SPREADER IS NOT LEVEL OR THAT DISCHARGE HAS BECOME CONCENTRATED, AND CORRECTIONS CANNOT BE MADE THROUGH MINOR RE-GRAING.

STONED BERMED LEVEL LIP SPREADER DETAIL

NOT TO SCALE
(APRIL 2010)



PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL

NOT TO SCALE
(MARCH 2008)

LOCATION	ELEVATION/DIMENSIONS				
	LENGTH FT	W1 FT	W2 FT	d50 IN.	DEPTH IN.
POCKET POND 41P OUTLET	11	5	16	4	6
INFILTRATION POND 21P OUTLET	13	5	18	5	8
POCKET POND 22P OUTLET	13	3	16	6	9
DMH 211P OUTLET (HW #210)	14	5	19	3	6
ALL LOCATIONS USE			6		9

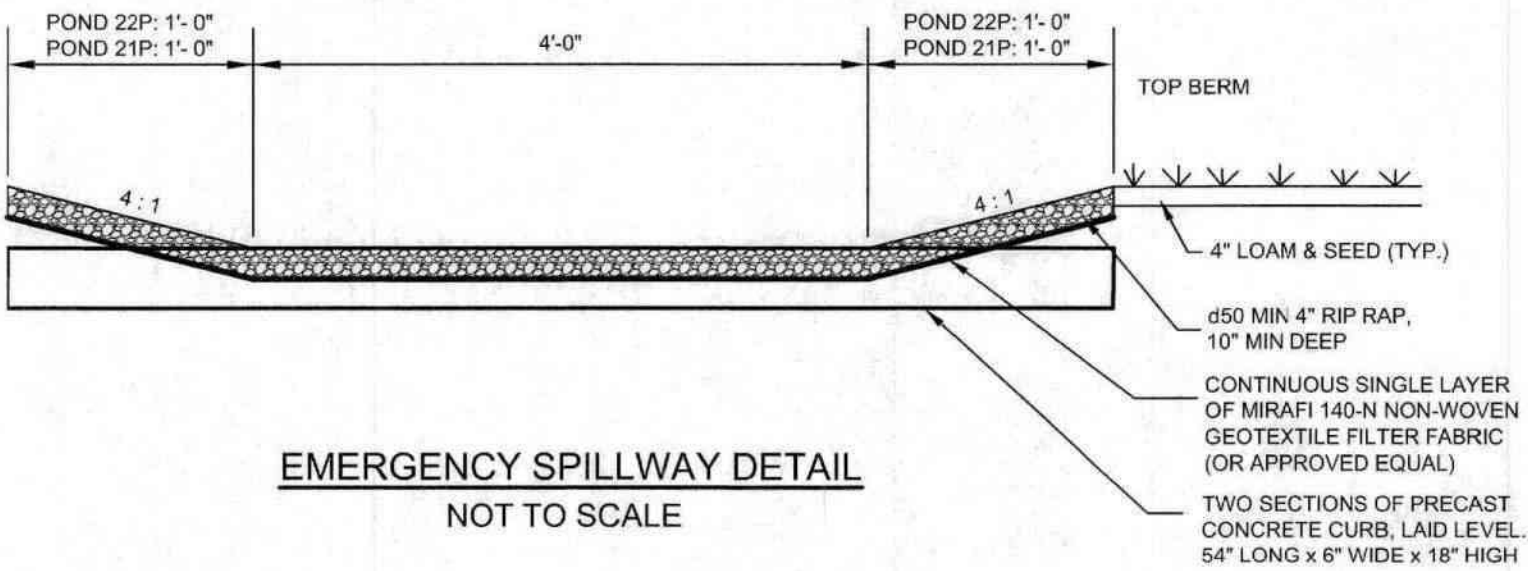
TABLE 7-24 -- RECOMMENDED RIP RAP GRADATION RANGES	
PERCENT OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE
100%	1.5 TO 2.0 d50
85%	1.3 TO 1.8 d50
50%	1.0 TO 1.5 d50
15%	0.3 TO 0.5 d50

CONSTRUCTION SPECIFICATIONS:

1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OR RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

MAINTENANCE:

THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR RAIN EVENT. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED, OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.



EMERGENCY SPILLWAY DETAIL
NOT TO SCALE

CONSTRUCTION DETAILS

JENNESSTOWN MANOR
MAP 7, LOTS 39 & 39-1

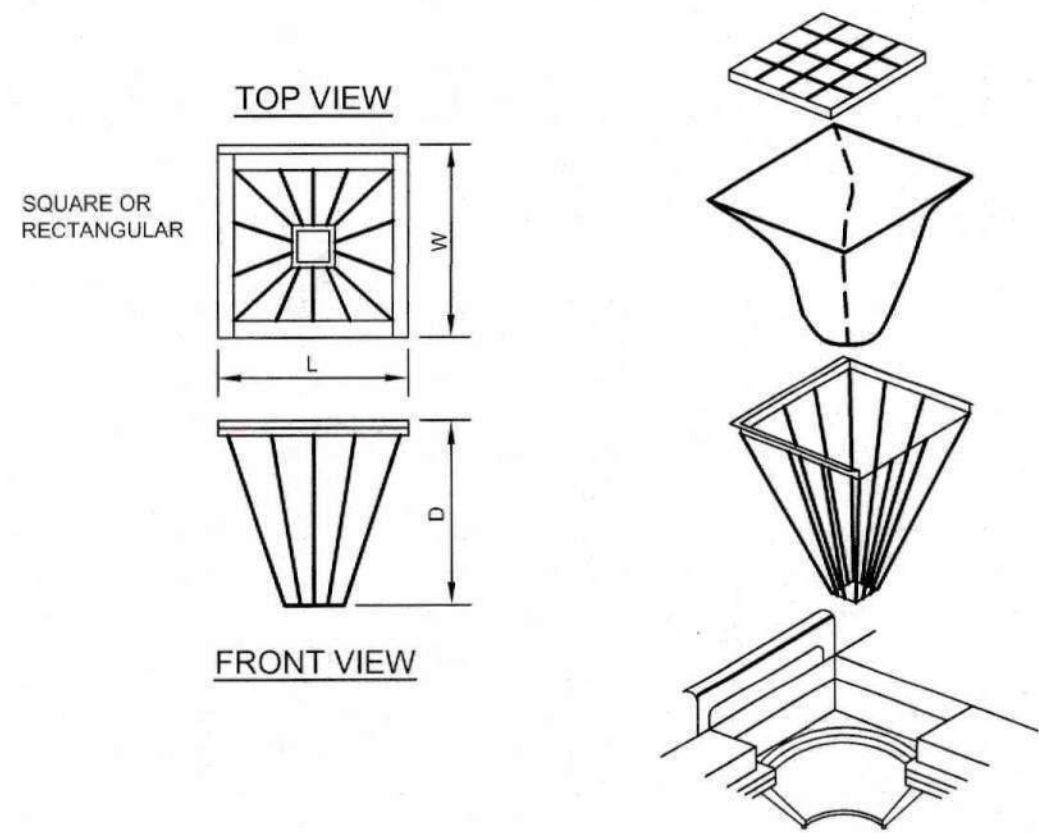
ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

OWNER/APPLICANT:
PEACOCK HILL ROAD, LLC
145 OLD TOWN ROAD
WEARE, NH 03281
BK. 3829 PG. 2512

KM KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881



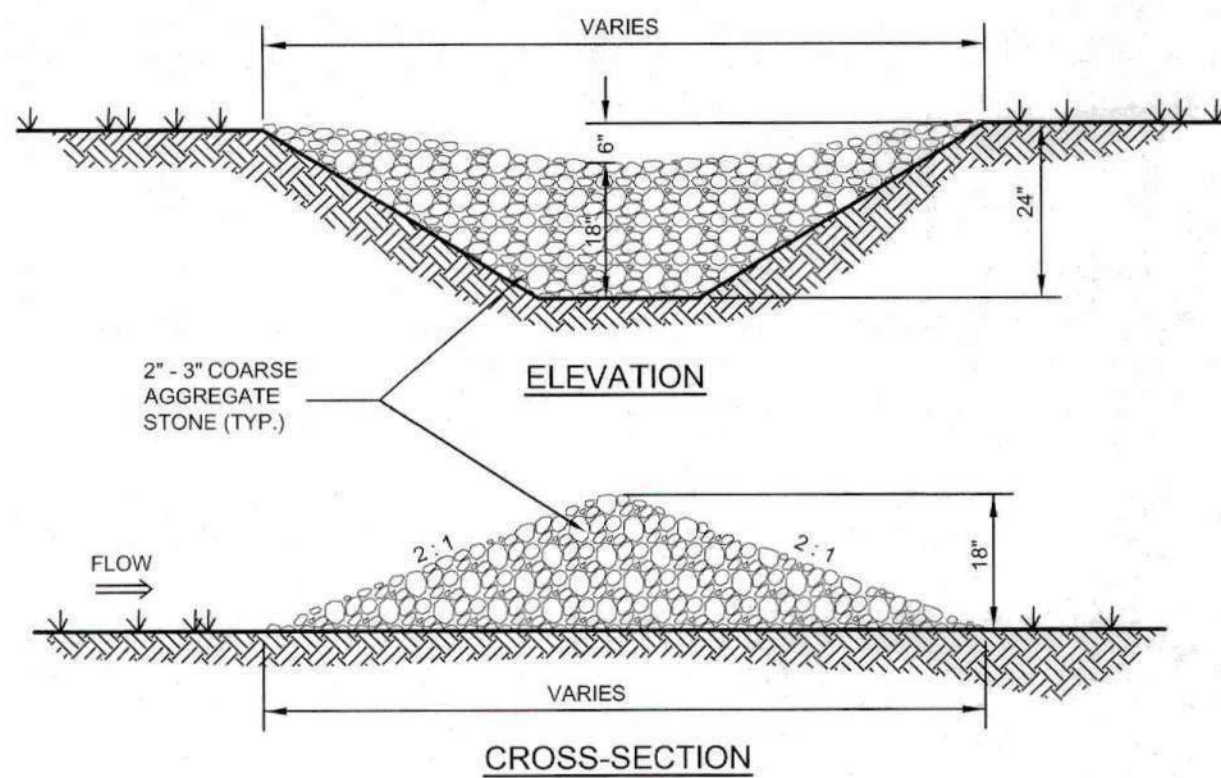
REVISIONS			
No.	DATE	DESCRIPTION	BY
1	5/22/25	PER PB AND AOT COMMENTS	AEW
2	9/4/25	PER AOT COMMENTS	AEW
3	10/2/25	PER AOT COMMENTS	AEW
4	10/31/25	PER ARIES & FIRE COMMENTS	JDL
DATE: MARCH 25, 2025			
SCALE: AS SHOWN			
PROJECT NO: 24-0307-1			
SHEET 14 OF 16			



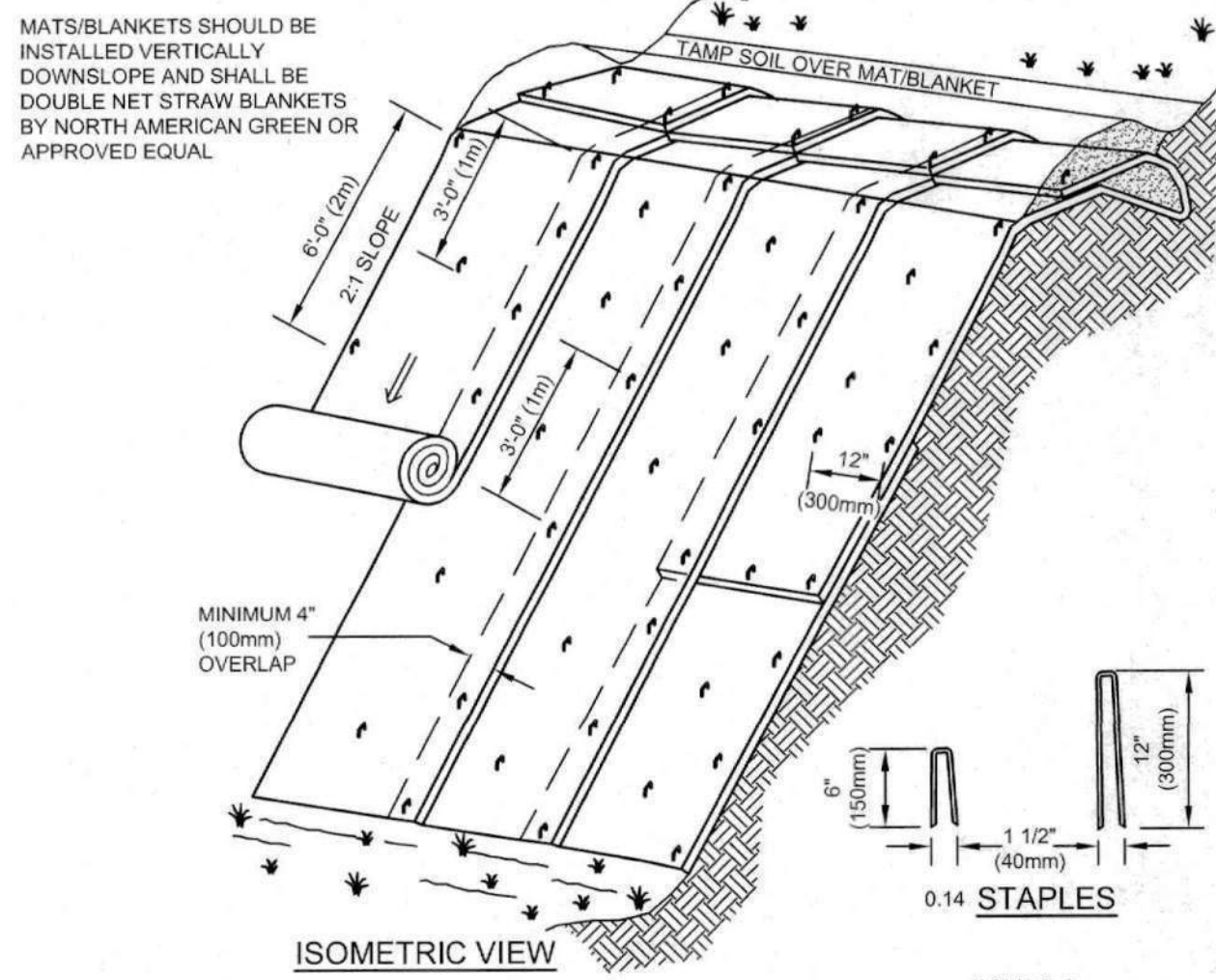
FILTER BASKET NOTES:

1. INLET BASKETS SHALL BE USED ON ALL CATCH BASINS WITHIN THE PROJECT LIMITS WITH PAVED AREAS. INLET FILTER BASKETS SHALL BE "SILT SAK" OR APPROVED EQUAL.
2. FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT AND EXTEND AT LEAST 6 INCHES PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET FRAME AND WILL SERVE AS THE FABRIC ANCHOR.
3. THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC: POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:
GRAB STRENGTH: 300 LB. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D-4632).
MULLEN BURST STRENGTH: MINIMUM 800 PSI (ASTM D-3786).
4. THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 40 U.S. STANDARD SIEVE AND MINIMUM PERMEABILITY OF 40 GPM/SQ.FT.
5. THE INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM ENTERING THE DRAINAGE PIPING SYSTEM AND/OR CAUSING SURFACE FLOODING.
6. INLET BASKET SHALL BE MAINTAINED IN PLACE UNTIL ALL PAVING IS COMPLETED AND ALL UNPAVED AREAS HAVE BEEN STABILIZED WITH VEGETATION.

DETAIL FOR INLET FILTER BASKET NOT TO SCALE



STONE CHECK DAM DETAIL NOT TO SCALE

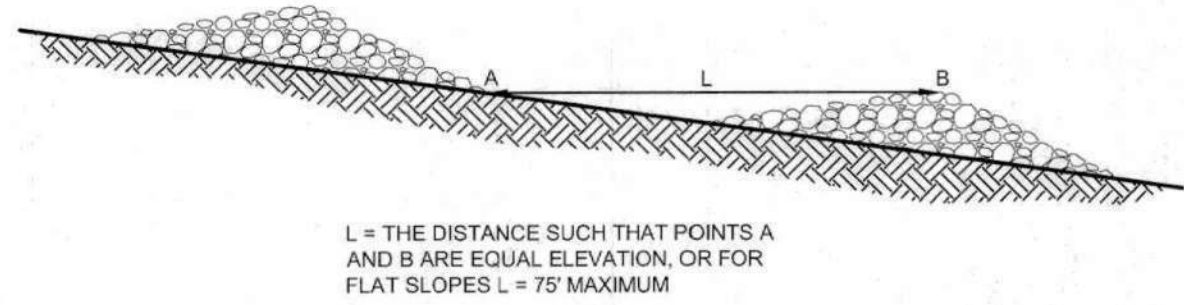


NOTES:

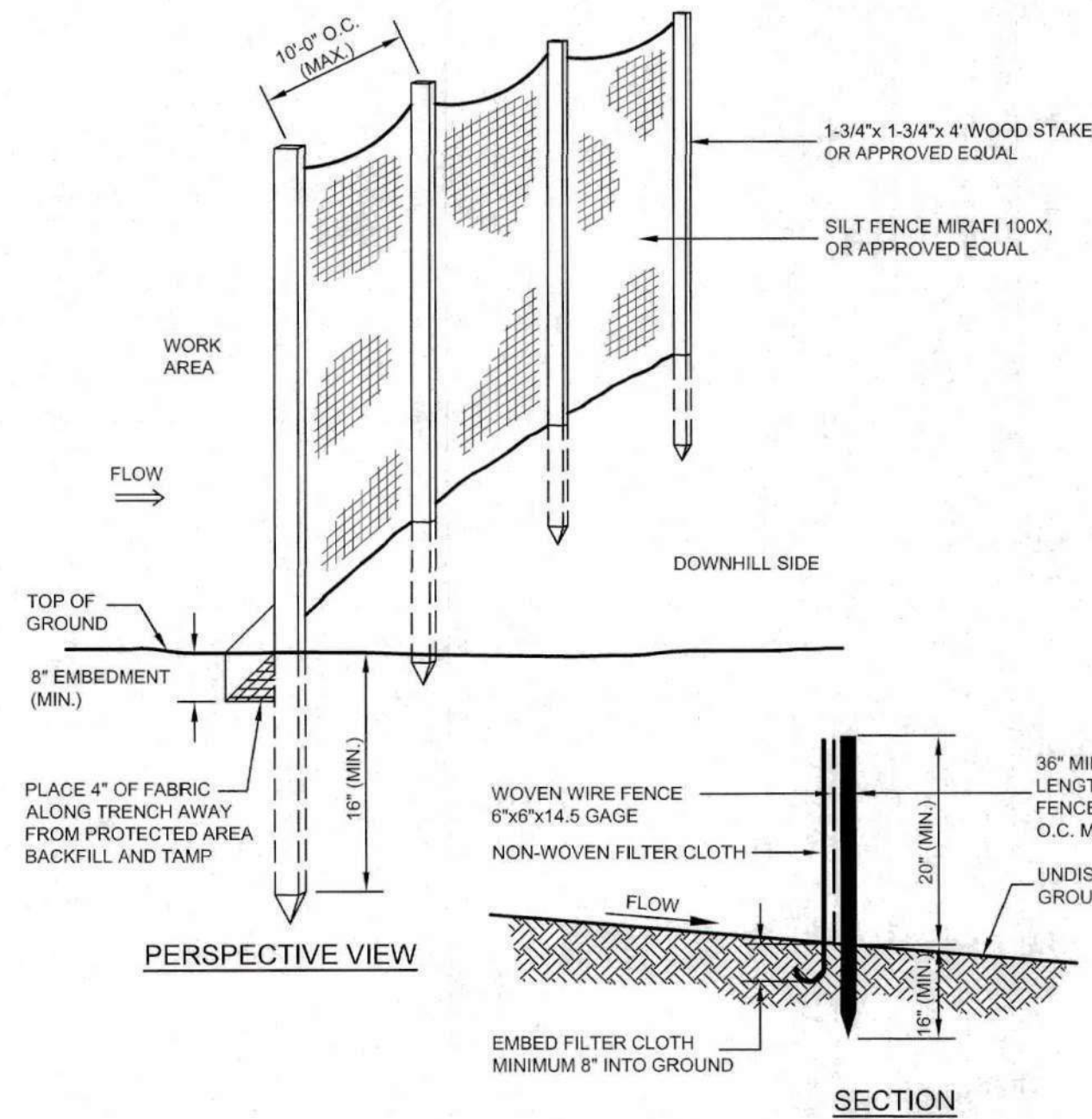
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLOUDS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
4. UTILIZE "WILD LIFE FRIENDLY" MATTING CONSISTING OF COCO OR JUTE, AND LACKING PLASTIC MESH TO PROTECT SNAKES. WELDED PLASTIC OR "BIODEGRADABLE PLASTIC" NETTING OR THREAD (E.G., POLYPROPYLENE) SHOULD NOT BE USED.

EROSION CONTROL BLANKETS - SLOPE INSTALLATION NOT TO SCALE

EROSION CONTROL BLANKETS - SWALE INSTALLATION NOT TO SCALE (MARCH 2008)



STONE CHECK DAM SPACING DETAIL NOT TO SCALE



SILT FENCE DETAIL NOT TO SCALE (MARCH 2008)

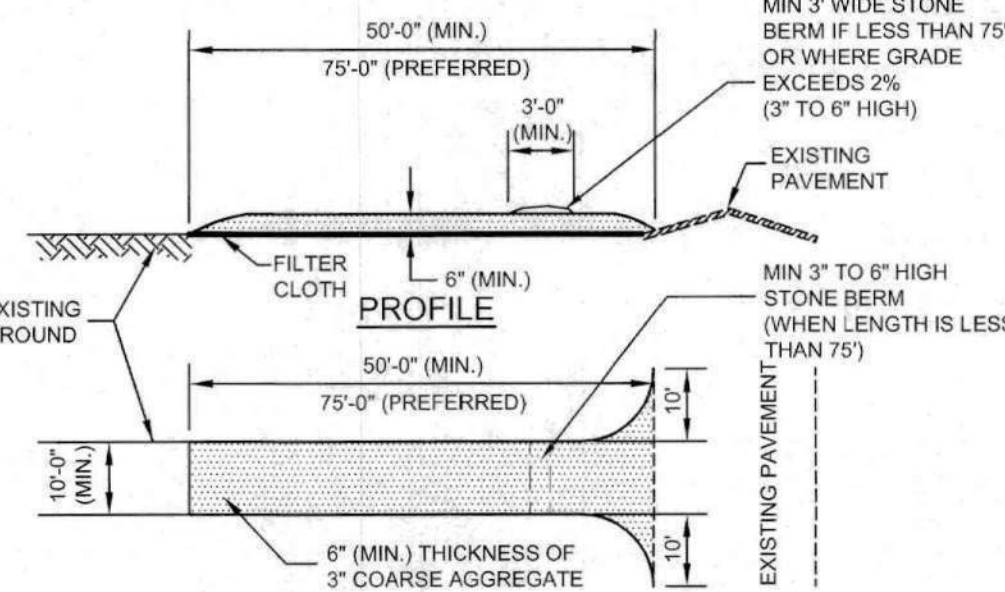
MAINTENANCE:

MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE CRUSHED STONE AND THE EFFECTIVENESS OF THE CRUSHED STONE PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOPDRESSED WITH NEW CRUSHED STONE OR COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.

IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATIONS:

1. STONE FOR A STABILIZED CONSTRUCTION EXIT SHALL BE 3 INCH STONE, RECLAIMED STONE OR RECYCLED CONCRETE EQUIVALENT.
2. THE MINIMUM LENGTH OF THE PAD SHALL BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED EXIT SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE EXIT SHALL NOT BE LESS THAN THE FULL WIDTH OF THE AREA WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION EXIT SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.



PLAN VIEW

STABILIZED CONSTRUCTION EXIT DETAIL NOT TO SCALE (APRIL 2018)

CONSTRUCTION SEQUENCE

1. FIRST CUT AND CLEAR TREES AND BRUSH ONLY WITHIN DESIGNATED LIMITS OF CLEARING AS NECESSARY TO FACILITATE PROPOSED CONSTRUCTION. ALL TREES, BRANCHES AND OTHER VEGETATIVE MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE BY THE CONTRACTOR. THIS PROJECT IS MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
2. PRIOR TO COMMENCEMENT OF ANY EARTH-MOVING OPERATIONS, ALL APPLICABLE TEMPORARY EROSION CONTROL MEASURES, INCLUDING SPECIFIED PERIMETER SILTATION FENCING AND STABILIZED CONSTRUCTION EXIT SHALL BE IN PLACE AS SHOWN ON THE PROJECT PLANS.
3. COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND SIMILAR ORGANIC DEBRIS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR. NATIVE ORGANIC SOIL MATERIALS SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED WITHIN AREAS OUT OF THE WAY OF OTHER CONSTRUCTIONS ACTIVITIES AND DRAINAGE FLOW. STOCKPILES SHALL BE TEMPORARILY SEEDED WITH WINTER RYE AND BE SURROUNDED WITH HAY BALES AND/OR FABRIC SILTATION FENCE IN ORDER TO PREVENT LOSS DUE TO EROSION.
4. BEGIN EARTH-MOVING OPERATIONS, COMMENCING WITH WORK NEEDED TO BALANCE SITE AND FACILITATE BUILDING FOUNDATION AND RETAINING WALL CONSTRUCTION. PERMANENT DOWNSLOPE WORK SHALL BE PROTECTED FROM UPGRADIENT STORMWATER FLOW BY THE CONSTRUCTION OF TEMPORARY EARTHEN DIKES OR EXCAVATED SWALES.
5. ONCE BUILDING FOUNDATION WORK IS UNDERWAY, CONTINUE EARTH-MOVING OPERATIONS UNTIL DESIGN SUBGRADE IS ACHIEVED.
6. INSTALL DRAINAGE SWALE SYSTEMS AND OTHER UTILITIES WORKING FROM LOW TO HIGH. INCOMPLETE WORK SHALL BE PROTECTED FROM SILTATION BY THE USE OF SILTATION BARRIERS AROUND SWALES UNTIL THE SITE HAS BECOME FULLY STABILIZED.
7. PLACE GRAVEL AND CRUSHED GRAVEL OVER PROPOSED DRIVEWAY, WALKS AND PARKING AREAS AND COMPACT IN SPECIFIED LIFT THICKNESS.
8. COMPLETE EXCAVATIONS/STABILIZATION GRADING ACTIVITIES. WHEN COMPLETE, IMMEDIATELY BEGIN TOPSOILING PROPOSED TURF AREAS USING STOCKPILED LOAM SUPPLEMENTED WITH BORROW LOAM, IF NECESSARY, TO LEAVE A THICKNESS OF 4 INCHES OF FRIABLE LOAM.
9. FINE GRADE ALL FUTURE TURF AREAS AND HYDROSEED WITH THE SPECIFIED SEED MIXTURE IMMEDIATELY AFTER FINE GRADING IS COMPLETED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
10. INSTALL THE BINDER COURSE OF PAVEMENT OVER ALL DESIGNATED AREAS.
11. CONTINUE TO MONITOR AND RECTIFY MINOR SITE AND SLOPE EROSION UNTIL ENTIRE SITE APPEARS TO BE COMPLETELY STABILIZED AND VEGETATED WITH A HEALTHY STAND OF TURF OR GROUND COVER. MAINTAIN SPECIFIED SILTATION/EROSION CONTROL MEASURES THROUGH ONE WINTER.
12. INSTALL THE SPECIFIED WEARING COURSE OF PAVEMENT OVER THE BINDER COURSE.
13. COMPLETE INSTALLATION OF LANDSCAPING, SIGNAGE AND OTHER SITE AMENITIES.

EROSION CONTROL NOTES

1. EXPOSED EARTH-WORK SHALL BE CONFINED TO AS LIMITED AN AREA AS IS PRACTICAL AT ANY GIVEN TIME THROUGHOUT THE CONSTRUCTION SEQUENCE. AT NO TIME SHALL MORE THAN FIVE (5) ACRES OF SITE AREA BE IN AN UNSTABLE CONDITION. NO GIVEN AREA OF THE SITE SHALL BE LEFT IN AN UNSTABILIZED CONDITION FOR A PERIOD OF TIME EXCEEDING THIRTY (30) CALENDAR DAYS.
2. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION OF THE INDIVIDUAL SITE CONTRACTOR, MAY WARRANT. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE INSPECTED WEEKLY, AND WITHIN 24 HOURS AFTER 0.25" OF RAINFALL OR MORE. THEY SHALL BE CLEANED AND MAINTAINED AND OTHERWISE KEPT IN AN EFFECTIVE OPERATING MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
3. ALL DISTURBED AREAS DESIGNATED TO BE TURF, SHALL RECEIVE A MINIMUM DEPOSIT OF 4 INCHES OF LOAM COMPACTED THICKNESS, PRIOR TO FINAL SEEDING AND MULCHING.
4. ALL SWALES AND DITCHLINES SHALL BE PERIODICALLY CLEANED OF DEPOSITED SEDIMENT SO AS TO MAINTAIN AN EFFECTIVE GRADE AND CROSS SECTION. ALL SWALES AND DITCHLINES SHALL BE FULLY STABILIZED PRIOR TO HAVING STORMWATER DIRECTED TOWARDS THEM.
5. IN THE EVENT THAT, DURING CONSTRUCTION OF ANY PORTION OF THIS PROJECT, A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
6. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
A. BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED;
B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
7. DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD, IN ACCORDANCE WITH ENR-A 1000.
8. IN NO WAY ARE THOSE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT IN INSTALLING SUPPLEMENTARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS AND/OR CONSTRUCTION METHODOLOGIES MAY WARRANT.
9. AREAS HAVING FINISH GRADE SLOPES OF 3:1 OR STEEPER, SHALL BE STABILIZED WITH JUTE MATTING WHEN AND IF FIELD CONDITIONS WARRANT, OR IF SO ORDERED. JUTE MATTING INSTALLED TO CONFORM WITH THE RECOMMENDED BEST MANAGEMENT PRACTICE OUTLINED IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL. EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION.
10. ALL DETENTION PONDS AND TREATMENT SWALES SHALL BE CONSTRUCTED PRIOR TO ANY EARTH MOVING ACTIVITIES THAT WILL INFLUENCE STORMWATER RUNOFF.
11. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
12. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

WINTER CONSTRUCTION NOTES:

1. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 4:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER WHDOT ITEM 304.3 OR, IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON, BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.
4. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
A. BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED;
B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

CONSTRUCTION DETAILS

JENNESSTOWN MANOR MAP 7, LOTS 39 & 39-1

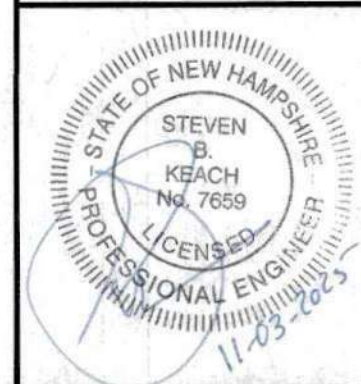
ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

OWNER/APPLICANT:

PEACOCK HILL ROAD, LLC
145 OLD TOWN ROAD
WEARE, NH 03281
BK. 3829 PG. 2512

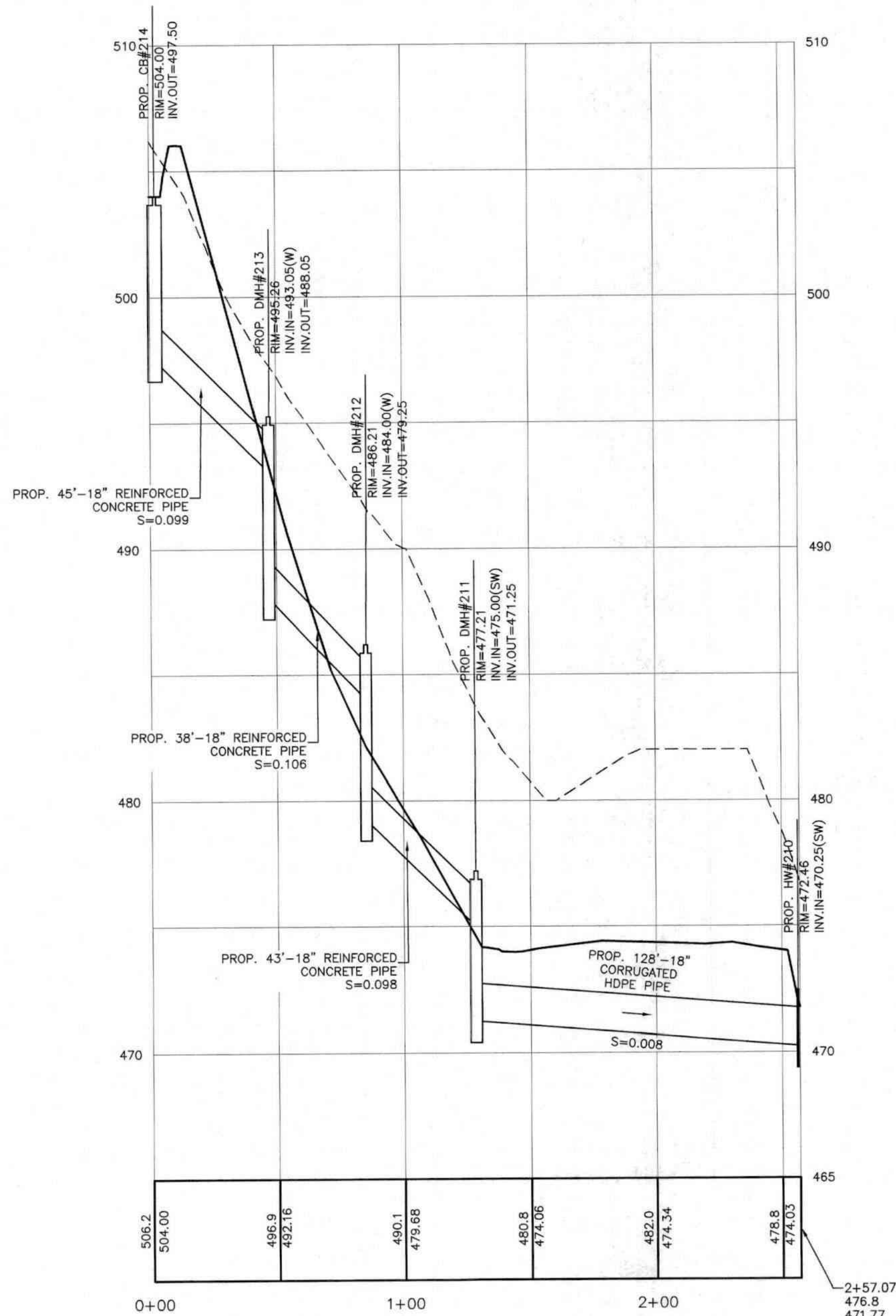
KMA KEACH-NORDSTROM ASSOCIATES, INC.

Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881



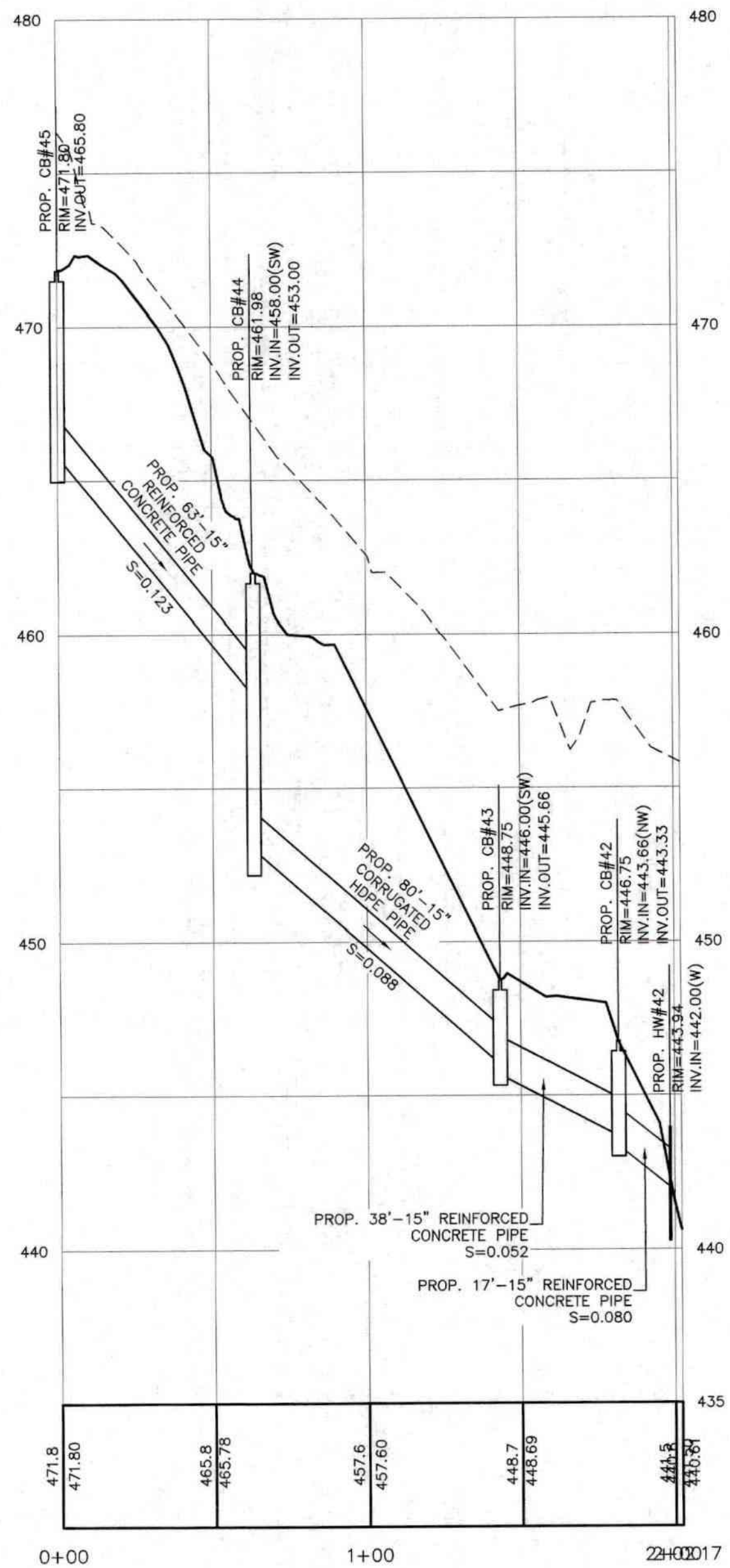
REVISIONS			
No.	DATE	DESCRIPTION	BY
1	5/22/25	PER PB AND AOT COMMENTS	AEW
2	9/4/25	PER AOT COMMENTS	AEW
3	10/2/25	PER AOT COMMENTS	AEW
4	10/31/25	PER ARIES & FIRE COMMENTS	JDL
DATE: MARCH 25, 2025		SCALE: AS SHOWN	
PROJECT NO: 24-0307-1		SHEET 15 OF 16	

TP #1 LOGGED BY GPC PERC TEST @ 20" DATE: 2-3-2024 PERC RATE: 8 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE		TP #2 LOGGED BY GPC PERC TEST @ 20" DATE: 2-3-2024 PERC RATE: 8 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE		TP #3 LOGGED BY GPC PERC TEST @ 20" DATE: 2-3-2024 PERC RATE: 8 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE		TP #4 LOGGED BY GPC PERC TEST @ 20" DATE: 2-3-2024 PERC RATE: 8 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE		TP #5 LOGGED BY GPC PERC TEST @ 20" DATE: 2-3-2024 PERC RATE: 8 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE		TP #6 LOGGED BY GPC PERC TEST @ 20" DATE: 2-3-2024 PERC RATE: 8 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: 80"		TP #7 LOGGED BY GPC PERC TEST @ 20" DATE: 2-3-2024 PERC RATE: 8 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE		TP #8 LOGGED BY GPC PERC TEST @ 20" DATE: 2-3-2024 PERC RATE: 8 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: 60"		TP #9 LOGGED BY GPC PERC TEST @ 20" DATE: 2-3-2024 PERC RATE: 8 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: 60"	
0"	FOREST MAT	0"	FOREST MAT	0"	FOREST MAT	0"	FOREST MAT	0"	FOREST MAT	0"	FOREST MAT	0"	FOREST MAT	0"	FOREST MAT	0"	FOREST MAT
12"	7.5YR 4/6, GRANULAR, FRIABLE LOAMY SAND, COBBLES, ROOTS	10"	7.5YR 4/6, GRANULAR, FRIABLE LOAMY SAND, COBBLES, ROOTS	10"	7.5YR 4/6, GRANULAR, FRIABLE LOAMY SAND, COBBLES, ROOTS	8"	7.5YR 4/6, GRANULAR, FRIABLE LOAMY SAND, ROOTS	10"	7.5YR 4/6, GRANULAR, FRIABLE LOAMY SAND, ROOTS	10"	7.5YR 4/6, GRANULAR, FRIABLE LOAMY SAND, ROOTS	10"	7.5YR 4/6, GRANULAR, FRIABLE LOAMY SAND, COBBLES, ROOTS	12"	FOREST MAT	6"	7.5YR 4/6, GRANULAR, FRIABLE LOAMY SAND, COBBLES, ROOTS
16"	10YR 5/3, GRANULAR, FRIABLE, SAND, FEW ROOTS	32" E.S.H.W.T.	10YR 6/2, SAND, STONES	32" E.S.H.W.T.	10YR 6/2, SAND, STONES	16"	10YR 6/2, SAND, STONES	24"	10YR 6/2, GRANULAR, FRIABLE, SAND ROOTS TO 48"	32" E.S.H.W.T.	10YR 6/2, GRANULAR, FRIABLE, SAND ROOTS TO 48"	24"	10YR 6/2, SAND, STONES	15" E.S.H.W.T.	10YR 6/2, SAND, STONES	15" E.S.H.W.T.	10YR 6/2, SAND, STONES
55" E.S.H.W.T.	10 YR 4/2, FIRM, SAND, W/ REDOX FEATURES	84"	10 YR 4/2, FIRM, SILTY FINE SAND, W/ REDOX FEATURES	84"	10 YR 4/2, FIRM, SILTY FINE SAND, W/ REDOX FEATURES		10YR 5/3, GRANULAR, FRIABLE, SAND		10YR 6/2, GRANULAR, FRIABLE, SAND ROOTS TO 48"	72" E.S.H.W.T.	10 YR 6/1, FIRM, SILTY FINE SAND, W/ REDOX FEATURES	72" E.S.H.W.T.	10 YR 6/1, FIRM, SILTY FINE SAND, W/ REDOX FEATURES	96"	10YR 6/2, GRANULAR, FRIABLE, SAND	96"	10 YR 6/1, FIRM, SILTY FINE SAND, W/ REDOX FEATURES
90" BOTTOM OF HOLE		144" BOTTOM OF HOLE		144" BOTTOM OF HOLE		30" BOTTOM OF HOLE	LEDGE	96" BOTTOM OF HOLE	LEDGE	108" BOTTOM OF HOLE		108" BOTTOM OF HOLE		60" BOTTOM OF HOLE	LEDGE	240" BOTTOM OF HOLE	



214P TO 211P PIPE NETWORK PROFILE

SCALE: 1" = 40' (HORZ.)
1" = 4' (VERT.)



44P TO 41P PIPE NETWORK PROFILE

SCALE: 1" = 40' (HORZ.)
1" = 4' (VERT.)

CONSTRUCTION DETAILS

JENNESSTOWN MANOR

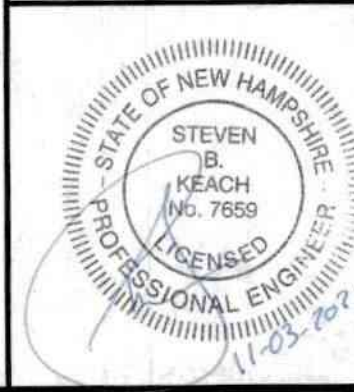
MAP 7, LOTS 39 & 39-1

ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

OWNER/APPLICANT:

PEACOCK HILL ROAD, LLC
145 OLD TOWN ROAD
WEARE, NH 03281
BK. 3829 PG. 2512

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

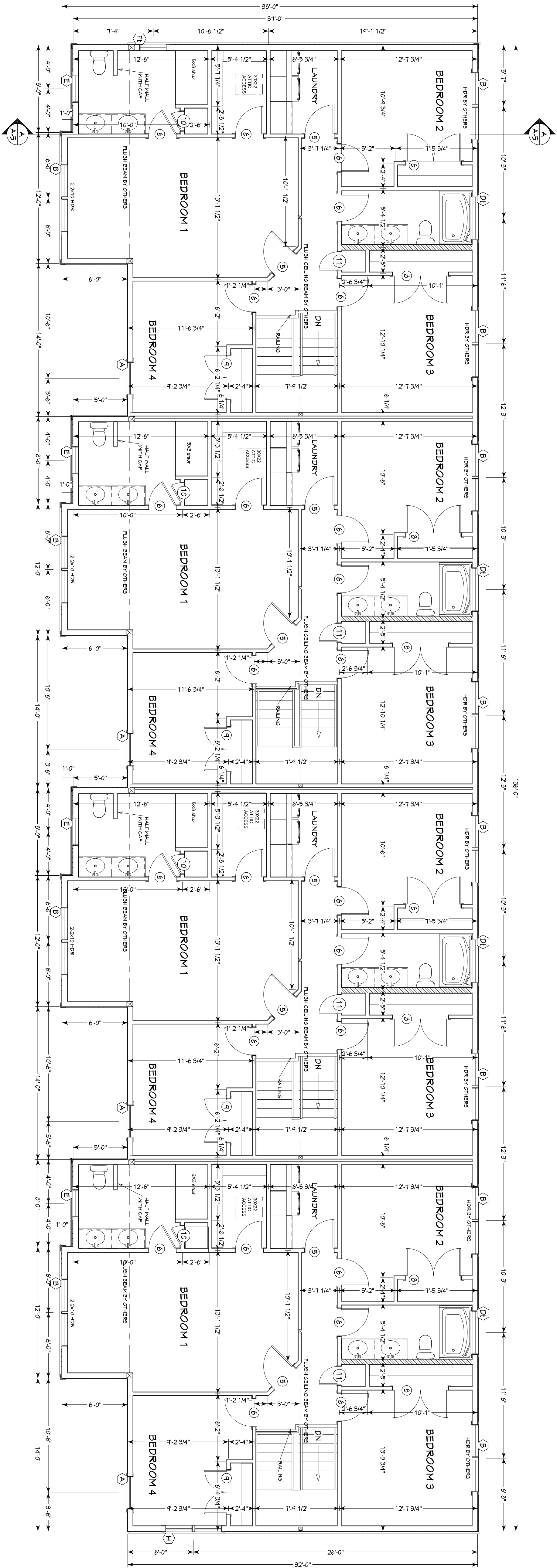


REVISIONS			
No.	DATE	DESCRIPTION	BY
1	5/22/25	PER PB AND AOT COMMENTS	AEW
2	9/4/25	PER AOT COMMENTS	AEW
3	10/2/25	PER AOT COMMENTS	AEW
4	10/31/25	PER ARIES & FIRE COMMENTS	JDL
DATE: MARCH 25, 2025			
SCALE: AS SHOWN			
PROJECT NO: 24-0307-1			
SHEET 16 OF 16			





DATE: 11/1/2011
SCALE: 1/4"=1'-0"
DRAWN BY: JAC
JOB NO.: 11111



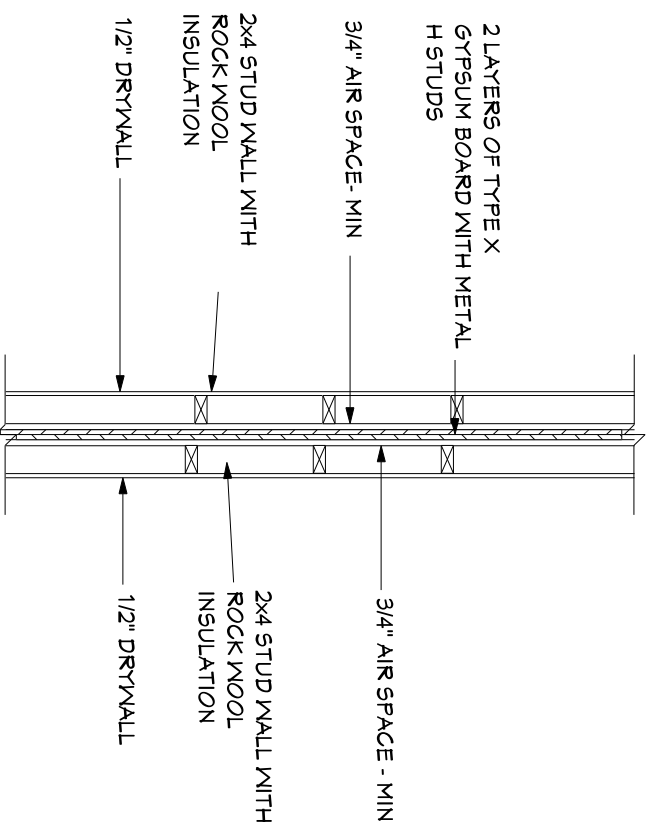
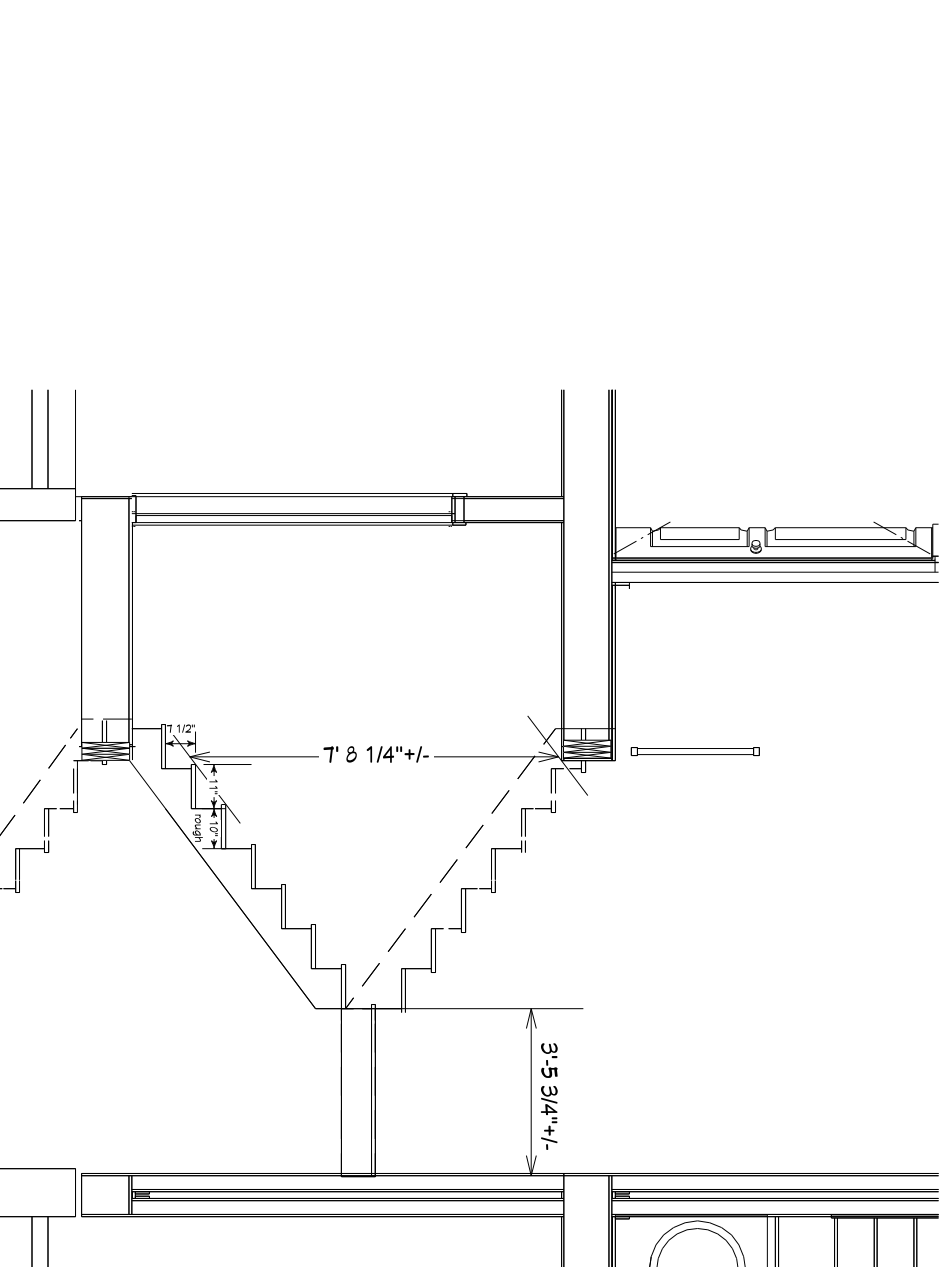
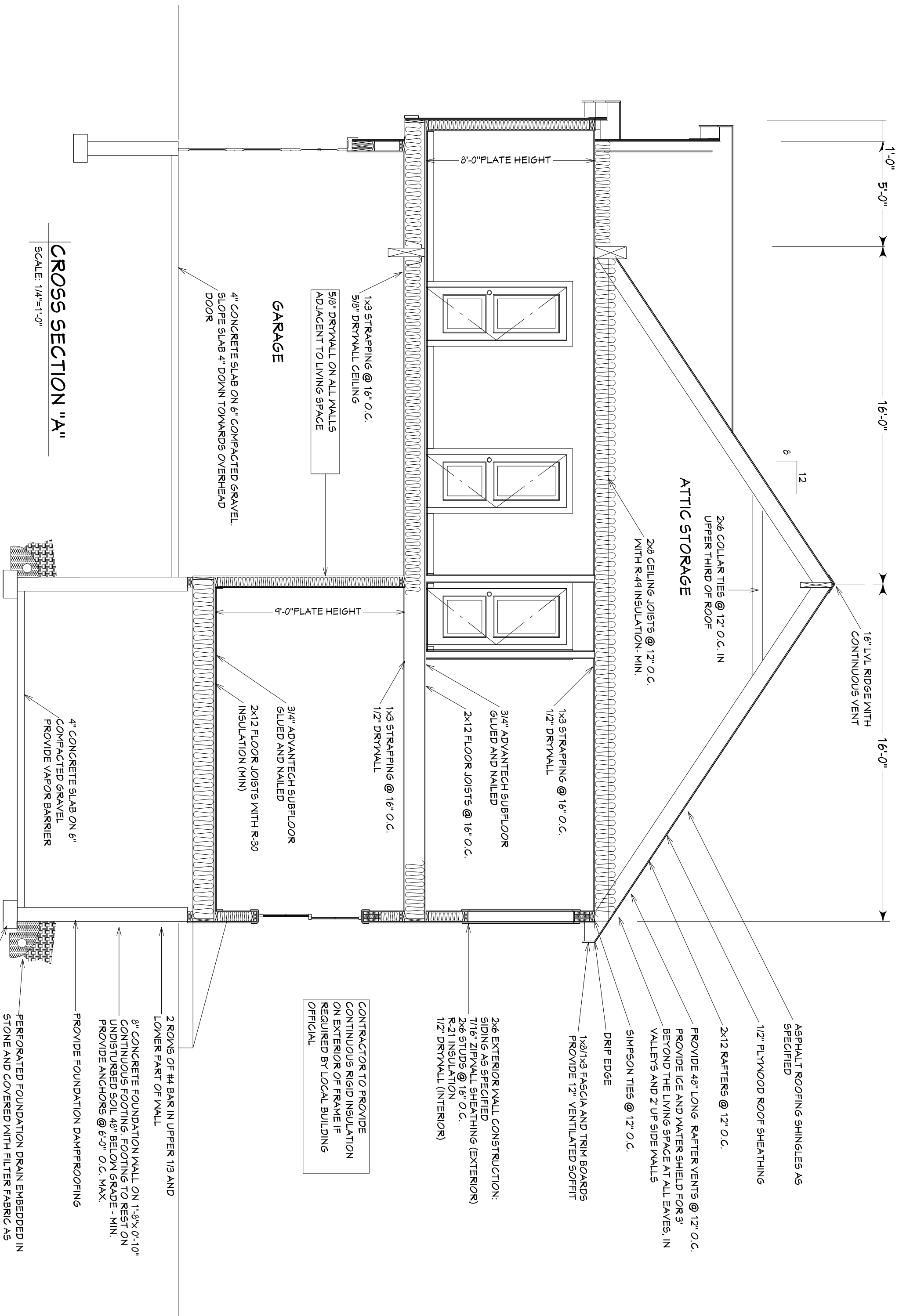
UPPER FLOOR PLAN
SCALE 3/8"=1'-0"
1.08 SQUARE FEET CONTINUED LIVING SPACE
2. 8'-0" PLATE HEIGHT
3. ALL INTERIOR ANNOTATION HEADINGS TO BE 2x26 UNLESS OTHERWISE NOTED

PREPARED FOR:
4 UNIT DWELLING

RESIDENTIAL DESIGN SOLUTIONS
BY LISA MELVIN, LLC
PO BOX 518 MONT VERNON, NH 03057

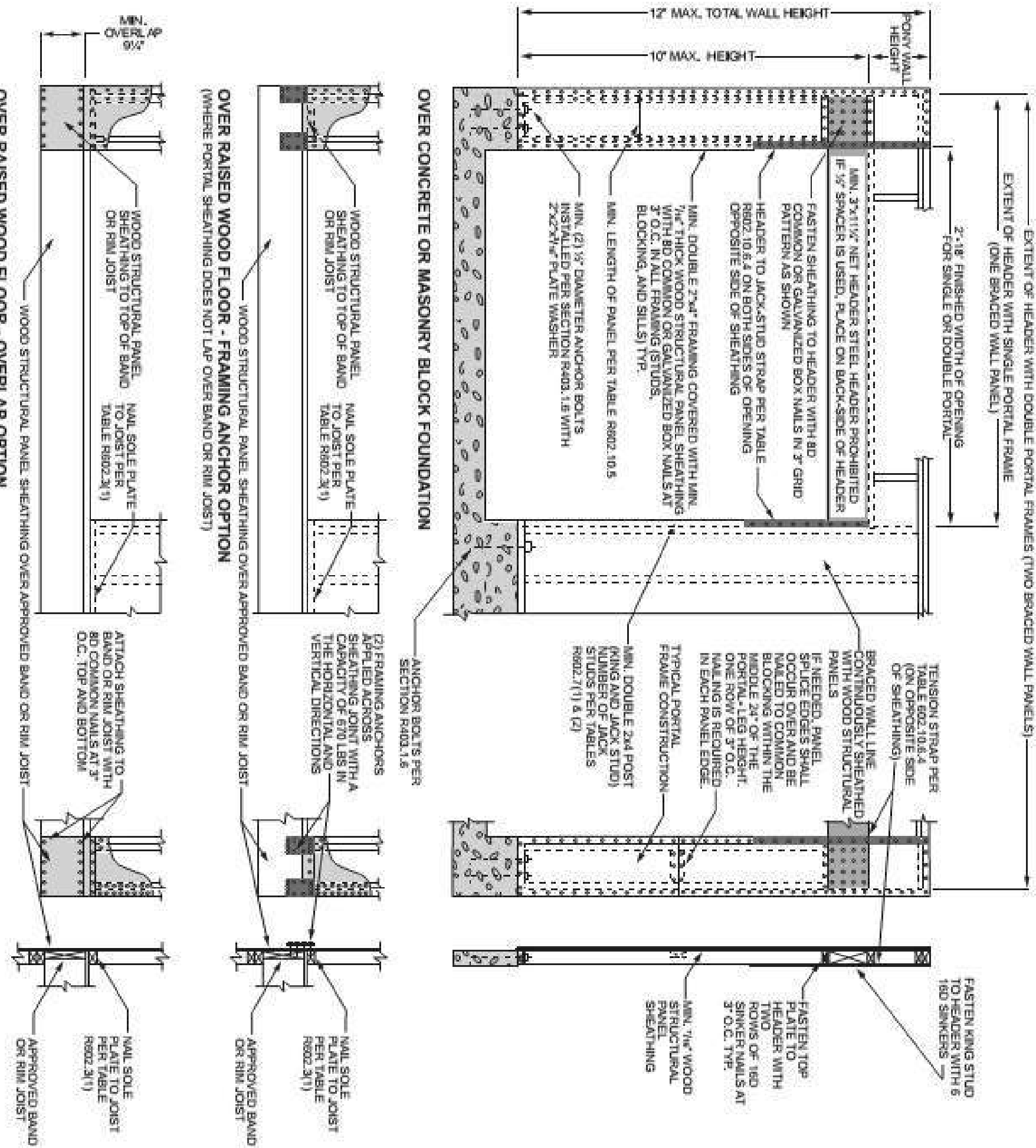
TO THE BEST OF MY KNOWLEDGE THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH OWNERS AND/ OR BUILDERS SPECIFICATIONS. ANY CHANGES MADE AFTER PLANS HAVE BEEN ISSUED WILL BE AT THE EXPENSE AND RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS ALSO

RE
DATE: 1
SCALE: 1/8"
DRAWN BY: J
JOB NO.: F



WINDOW SCHEDULE		
MARK	QTY	R.O.
A	8	36"x60"+/-
B	17	72"x60"+/-
C	4	42"x42"+/-
D	4	48"x18"+/-
E	4	30"x48"+/-
F	1	30"x48"+/-
G	1	48"x60"+/-
H	2	60"x60"+/-

DOOR SCHEDULE		
MARK	QTY	SIZE
1	4	3068
2	4	6068
3	4	16x8'
4	4	2868
5	16	2868
6	28	2668
7	4	2468
8	8	5068
9	4	4068
10	4	2068
11	4	1868
12	4	3068



PREPARED FOR:
4 UNIT DWELLING

RESIDENTIAL DESIGN SOLUTIONS
BY LISA MELVIN, LLC

TO THE BEST OF MY KNOWLEDGE THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH OWNERS AND/OR BUILDERS SPECIFICATIONS. ANY CHANGES MADE AFTER PLANS HAVE BEEN ISSUED WILL BE AT THE EXPENSE AND RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS ALSO

RE

DATE: 1/1/2020
SCALE: 1/4\"/>