KNA KEACH-NORDSTROM ASSOCIATES, INC.

October 31, 2025

Chrissy Almanzar
Warner Planning Board
5 East Main Street
Warner, NH 03278

RE: Jennesstown Manor Site Plan Application
Tax Map 7, Lots 39 & 39-1 – Warner

Dear Ms. Almanzar:

Our office is in receipt of the Aries Engineering review comments dated Oct. 20, 2025, and the Fire Department comments dated July 6, 2025. Based on the comments, we have made the required modifications and attached revised plans for review. A response to each comment has been provided below.

Aries Engineering Review Comments, dated October 20, 2025

Soils

1. Aries' review of the U.S. Department of Agriculture (USDA) Web Soil Survey indicated site soils are generally moderately to excessively well-drained soil, with the exception of an approximate 8,200-square-foot (sf) area of poorly drained soils along the southwestern property boundary of Lot 39-1. It is unclear if this area was excluded from the "buildable area" calculation for Lot 39-1, but due to the limited area, this area of poorly-drained soils should not reduce the number of permitted dwelling units on the lot. The Web Soil Survey report is attached.

   The project wetland consultant has flagged all wetlands on the property, and the project surveyor has located all the flags and depicted the location on the plan. All poorly drained soils have been accounted for in the lot sizing calculations.

Site Access

2. Site access is proposed via a 20-foot-wide single access road to the proposed site facilities with steep grades of up ~ 15%. Section III (E.) of the Town Site Plan Review Regulations 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". Further, Section XXIII (A.)(6) state that, "...adequate provisions must be made for fire safety, prevention, and control". Aries recommends that the proposed site access be reviewed and approved by both the Town fire and police department to ensure that site access for life-safety responses can be met by the Town.

   The common driveway has been reviewed by the Fire Department, and their comments are outlined below. No comments have been received from the Police Department.

3. Available Town Driveway Regulations allow for driveway grades of up to 15%. However,

consideration should be given to the fact that the proposed driveway provides access to eight dwelling units that will require a greater level of life-safety support than a single-family residence.

The design has been reviewed by the Fire Department and the 15% grade will be maintained in accordance with the Town of Warner Driveway Regulations.

4. Site plans show a 20-foot-wide access road with 2-foot-wide shoulders. Aries recommends that the proposed access road meet the Town road construction standards provided in the Town Subdivision Regulations, Appendix B1, including 24-foot-wide paved roadway, with 3-foot minimum width shoulders.

The Town of Warner Subdivision Regulations define street as "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." The proposed driveway is intended on being a common driveway and not a publicly owned and maintained right-of-way.

The Town of Warner Site Plan Regulations define a common driveway as "Joint / Shared Access: a driveway connecting two or more contiguous sites to the public street system."

The Town of Warner Driveway Regulations require "Driveways shall be a minimum of fifteen (15) feet wide"

National Fire Protection Association access requirements states that an unobstructed width of at least 20 feet and a vertical clearance of at least 13 feet 6 inches be provided. A 16 foot wide paved section flanked on both sides with a 2 foot gravel should fulfills this requirement. Due to the grade we, as the Engineer of Record, have proposed a 20 foot wide pave section with 2 foot gravel shoulders, to maintain pavement under emergency vehicle tires.

Based on compliance with the above mentioned requirements no modifications have been made to the design.

5. The site plans depict a fire truck turnaround and enclosed dumpster located approximately halfway down the proposed steep access road. Based on this location, it is presumed that fire trucks would need to back halfway down the steep access road to turn around. Aries recommends relocating the turnaround and dumpster area adjacent to and at the same level of the dwelling units where both fire apparatus will need to reverse direction and where refuse will be generated. This would provide a second fire truck turnaround.

The Site Plan currently places a fire truck turn-around between the two buildings, as seen on Sheet 3. The location mentioned in this comment is a second location. This location is also shared with the common dumpster location. The Owner/Developer desires to maintain the dumpster in the current location

6. The site plans indicated an approximate access road starting elevation of 433 feet and a high point elevation of approximately 478 feet for the site access road, which is approximately 420 feet in length. The average grade is approximately 10.7%, while the majority of the access road is at a grade of 14.26%. Aries recommends that the proposed site access road be lengthened to meet the Section VII Design Standards grade of 10% for a local street for all portions of the access

road.

We understand the concept of obtaining lower slope based on averaging the number but offer the following. The driveway is located on a state road under the jurisdiction of NHDOT. The edge of road is a fixed elevation. The NHDOT Driveway Policy requires the driveway to slope away from the road for drainage purposes. We also need to maintain a "flat" area for the vehicle to stop and assess approaching vehicles prior to entering the roadway. Due to the slope of the existing property the abrupt change in angle from a negative grade to a positive grade needs to be assessed. This angle needs to be analyzed for a proper vertical curve to transition for drivers comfort and physical limitation of vehicles with long bumper overhangs like fire trucks.

As can be seen on Sheet 11, the centerline profile of the driveway transitions from a -2% grade, to a +8% grade to a +15% grade. Between each change in slope a transition vertical curve has been added. This permits the appropriate platform adjacent to the roadway. To reduce the grade from 15% to the suggested 10.7% grade the point of vertical curve at the top of the "hill" would result in an additional 12 foot cut into the slope. This would also cause the structures to be about 10 lower. We have chosen to hold the 15% grade outlined in the driveway regulations to minimize the cuts and constructability of the project. No modification has been made.

Water System

7. Section XXIII (A.) of the Town Site Plan Review Regulations require, "...the applicant to provide adequate information to prove that the area of the lot is adequate to permit the installation and operation of water and sewage systems...in areas not currently served by public water and sewer".

   This office and the owner are aware of the requirement for a Construction Approval from the NHDES Subsurface System Bureau. Upon conditional approval the Owner will complete the required design and application to obtain approval.

8. The site plans depict four bedrooms per dwelling unit, which results in a total of 32 bedrooms at the proposed development. Although the two four-unit buildings are situated on separate parcels, the buildings share a common access road and other facilities and should be considered one project. NHDES community water system rules, part Env-Dw 405.02, apply to water systems that supply water to 25 or more people, at least 60 days each year. According to Douglas Sayer, NHDES Drinking-Water-and-Groundwater Bureau Design Specialist, the proposed 8-unit development does not qualify as a community water system.

   We concur with this assessment, the project does not qualify as a community water system.

9. The well radius proposed for the two wells (one on each lot) is 125', as depicted on the site plans. Using NHDES Water Supply Rules as best management guidance, including Env-Dw 405.10 - Design Flow regulations, a four-bedroom design requires 150 gallons per day (gpd) per bedroom for residential uses. As such, the design flow for each 4-unit building is:
   150 gpd/ Bedroom = 600 gpd * 4 units = 2,400 gpd

   Part Env-Dw 405 are the Design Standards for Small Community Water Systems. As determined in the prior comment Env-Dw 100 – 1507 do not apply to this project, as it is not a community water system.

The governing Code of Administration Rules is found in Env-Wq 1008.06 Protective Well Radii – Distances.
Each building will be served by it's own well. We agree with the flow calculation of 2,400 gpd per building. Table 1008-4 outlines a well radius of 125' for flows between 1,441 gpd and 4,320 gpd. Therefore, the project complies with the regulations as proposed, no modification has been made.

10. NHDES community water system rules (Env-Dw 405.12) require a source capacity that is two time the required design flow, which is 4,800 gpd, or approximately 3.3 gallons per minute (gpm) on average for each building's water supply system. This accounts for domestic water use but does not account for fire suppression or irrigation. Aries considers this to be a recommended best management practice. Based on a required minimum source capacity of 4,800 gpd per building, a Sanitary Protective Radius of 150' will be required. The current site plans depict 125' well radius.

As outlined above the referenced rules do not apply to this project. The 125' well radius has been maintained.

11. Based on this guidance, the minimum sustainable well yield needs to be greater than 3.3 gpm for each building.

Well yield is addressed by the Licensed Well Contractor at the time of occupancy permit.

12. Because an adequate water supply is a requirement for Site Plan approval, Aries recommends that certification of sustainable well yield for the proposed development be provided to the Town as a pre-condition of approval of the site plan.

This request is not outlined as a requirement in the Site Plan Regulations. As with any residential well there is a certain level of risk with well production. It is the responsibility of the Developer to ensure that well depth or diameter is increased, or storage capacity is provided, if needed, to meet the minimum requirements to obtain an occupancy permit. Simply, no water, no occupancy permit.

Alteration of Terrain Permit Application #250327-055

13. The site plans depict a cut of approximately 20 feet in Pocket Pond #41, where a proposed base elevation of 434 feet is located in the vicinity an existing ground surface elevation of 454.

No response required.

14. Test Pit #9 is shown to be located within the proposed pocket pond. The excavation log for Test Pit #9 indicated the ground surface at the test pit was approximately 450 feet, and that the test pit was extended to a depth of approximately 20 feet below ground surface (bgs), or to an elevation of approximately 430 feet. Estimated Seasonal High-Water Table (ESHWT) was present at approximately 15 inches (1.25 feet) bgs, at an estimated elevation of approximately 448.75 feet, with observed water at a depth of 60 inches (5 feet) bgs, or at an elevation of approximately 445 feet. Based on these observations, the pocket pond will constantly discharge groundwater out of the Outlet Control Structure (OCS) #41, which has a proposed outlet invert elevation of 440.1 feet.

No response required.

15. Based on this configuration, the proposed stormwater management system will unnecessarily cause groundwater levels in this area to decline due to the anticipated constant discharge from OCS #41.

We agree that this will cause a decline in the groundwater level, but disagree with the statement "unnecessarily". Altering the groundwater level in construction projects is a common occupancy. This is like the function of a foundation drain, underdrains installed along roadways, and drainage installed behind retaining walls. In accordance with the NHDES Alteration of Terrain requirements wet ponds and pocket ponds are required to have a large enough area to maintain a permanent pool of water or prove the pool will be maintained by groundwater. The biggest concern with groundwater movement into the pond will be slope stability and "sluffing" of the sidewall. As with any construction project, groundwater management needs to be addressed and controlled. If the contractor determines that the groundwater needs to be reduce in the work zone or on the pond slopes our recommendation would be for the installation of a french drain system surrounding the upslope side of the pond.

16. The presence of standing water within Pocket Pond #41 will reduce the intended storage capacity, which is not likely accounted for in the stormwater model flows.

Env-Wq 1508.03 Stormwater Treatment Practices: Stormwater Ponds. Stormwater ponds, including but not limited to micropool extended detention ponds, wet ponds, wet extended detention ponds, multiple pond systems, and pocket ponds, shall comply with the following:
(b) Stormwater ponds shall have a permanent pool, or combination of permanent pool and extended detention, greater than or equal to the WQV;
(g) The permanent pool depth shall be:
(1) Not less than 3 feet; and
(2) Demonstrated by providing:
a. A stormwater pond having a pond floor at least 5 feet below the SHWT or the lowest elevation pond outlet, whichever is lower; or
b. A hydrologic budget that accounts for the inflow to, outflow from, and storage in the stormwater pond, showing that sufficient water is available to maintain the water depth in the permanent pool;
(h) The permanent pool depth shall not be greater than 8 feet;

Based on the administrative rules a pocket pond is required to maintain the standing water.

Below is a snapshot of Node 41P of the HydroCAD analysis. Storage capacity is adjusted by the use of a starting elevation. In the case of this pond the starting elevation is set at 440.10 to match the elevation of the lowest outlet (device 2). The total cumulative storage of the pond is 10,747 cf, but the flood elevation lists 5,215 cf above start.

The calculations properly address the storage capacity.

Post *Type III 24-hr 100 yr Rainfall=6.94"*
Prepared by Keach-Nordstrom Associates, Inc Printed 10/30/2025
HydroCAD® 10.20-6a s/n 01045 © 2024 HydroCAD Software Solutions LLC

Summary for Pond 41P: Pocket Pond 41P

Inflow Area = 1.681 ac, 8.55% Impervious, Inflow Depth > 2.52" for 100 yr event
Inflow = 4.02 cfs @ 12.12 hrs, Volume= 0.354 af
Outflow = 2.47 cfs @ 12.29 hrs, Volume= 0.331 af, Atten= 39%, Lag= 10.6 min
Primary = 2.47 cfs @ 12.29 hrs, Volume= 0.331 af
Routed to Pond 40P : Existing CB

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 3
Starting Elev= 440.10' Surf.Area= 2,197 sf Storage= 5,532 cf
Peak Elev= 441.75' @ 12.29 hrs Surf.Area= 3,123 sf Storage= 9,941 cf (4,410 cf above start)
Flood Elev= 442.00' Surf.Area= 3,207 sf Storage= 10,747 cf (5,215 cf above start)

Plug-Flow detention time= 355.2 min calculated for 0.204 af (58% of inflow)
Center-of-Mass det. time= 109.2 min (947.0 - 837.9)

Volume	Invert	Avail.Storage	Storage Description
#1	434.00'	10,747 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
434.00	64	44.5	0	0	64
436.00	472	91.7	473	473	593
438.00	1,164	139.2	1,585	2,058	1,496
440.00	2,142	186.2	3,257	5,315	2,756
441.50	3,044	214.5	3,870	9,184	3,707
442.00	3,207	219.2	1,563	10,747	3,902

Device	Routing	Invert	Outlet Devices
#1	Primary	437.00'	**18.0" Round Culvert** L= 24.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 437.00' / 435.00' S= 0.0833 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf
#2	Device 1	440.10'	**3.0" Vert. 3" Orifice** C= 0.600 Limited to weir flow at low heads
#3	Device 1	441.60'	**2.0" x 2.0" Horiz. Grate X 10.00 columns** X 10 rows C= 0.600 in 36.0" x 36.0" Grate (31% open area) Limited to weir flow at low heads

Primary OutFlow Max=2.46 cfs @ 12.29 hrs HW=441.75' TW=0.00' (Dynamic Tailwater)
↑1=**Culvert** (Passes 2.46 cfs of 17.01 cfs potential flow)
↑2=**3" Orifice** (Orifice Controls 0.29 cfs @ 5.94 fps)
3=**Grate** (Weir Controls 2.17 cfs @ 1.25 fps)

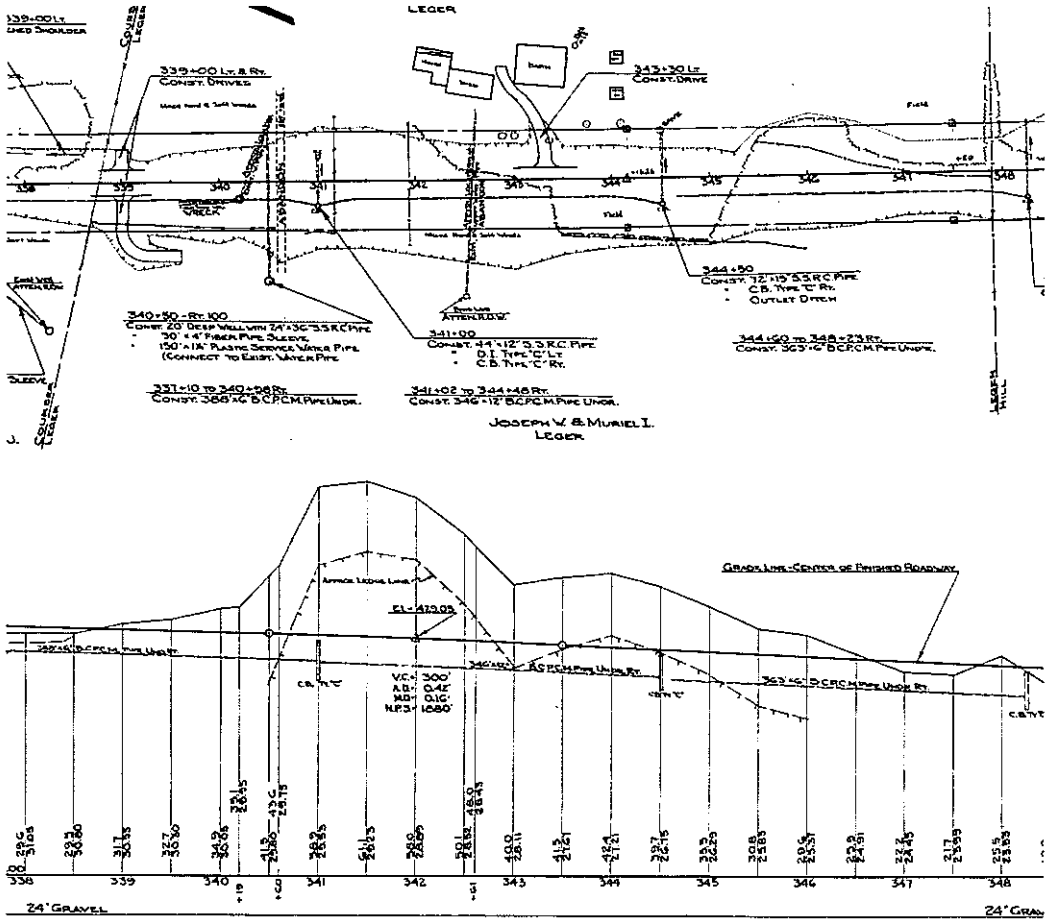
17. Lastly, the groundwater discharge from OCS#41 will increase the volume of water discharge to the State Right-of-Way (ROW), where it will flow to catch basing CB#4 and be directed beneath Route 103 through an existing 15-inch reinforce concrete pipe (RCP) culvert. This additional contribution of groundwater is not accounted for in the KNA drainage model and report. However, this additional discharge should not affect the northwesterly abutting property.

Groundwater discharge is a valid point. Groundwater will be dependent on subsurface water levels and seasonal conditions. Groundwater flow is factor separate from the storm event evaluated by the analysis. Groundwater is potentially flowing while it is not raining.

Based on an educated assumption about our design and the construction of Route 103, it can be suggested that the current subsurface groundwater flows toward Route 103. In 1953 Route 103 was constructed with underdrains on the south side of the highway that outlet into the subject catch basin, as shown in the NHDOT design plan below. Some of the groundwater flow will be intercepted by the underdrains, directed to the catch basin, and then outlet to the

surface through the 15" RCP. Based on the current design groundwater intercepted by the pond will flow to the same catch basin. We suggest that this should reduce the subface flow intercepted by the underdrain system.

What we know is groundwater outlets the pipe in the predevelopment conditions and will outlet in the post development condition. Again, groundwater flow is factor separate from the storm event evaluated by the analysis. But, based on the explanation above we know the Administrative Rules require the introduction of groundwater into the stormwater pond for proper function.



18. Aries recommends that the stormwater storage in Pocket Pond #41 be evaluated and redesigned to provide adequate stormwater storage and to mitigate groundwater discharge.

As previously outlined above, the design complies with the design requirements of NHDES Env-Wq 1500. Further the design has been reviewed by NHDES Alteration of Terrain and did not receive comments to revise the design. No modifications have been made.

Parking

19. Section IX - Site Plan Application Requirements require provision of off-street parking and loading spaces with a layout of the parking indicated snow storage locations. The site plans

appear to provide adequate parking and snow storage.

No response required.

20. Section XVII - Landscaping Standards require a minimum of one 2-1/2" caliper deciduous tree for every 20 parking spaces and every 60 feet of access roads. Available Landscape Plan details list only three deciduous trees to be planted, which does not meet the Town's Landscaping Standards.

The landscape calculations for the deciduous trees have been added to Sheet 7. Twelve additional trees have been added to the plan.

21. Handicapped parking is required under the Town Site Plan Regulations and shall conform to the most current State and Federal law in place at the time of the application. Adequate provisions shall be made for handicapped parking and safe accessibility for the handicapped from the parking spaces to the proposed building(s)/use(s). Handicap parking areas should be shown on the Site Plan and should follow the 2010 Americans with Disabilities Act of 1990 (ADA) Standards for Accessible Design.

Each unit provides 3 exterior parking spaces and 1 garage space. A total of 32 spaces have been provided. 2% of the parking spaces are required to be ADA accessible, which rounds up to one space. The ADA space can be one of the garage spaces. Should a owner request additional accommodations the developer will address on a case by case basis.

Refuse

22. Section IX - Site Plan Application Requirements require exterior solid waste disposal or recycling facilities be screened on each side. The site plans provide adequate details for the proposed solid waste disposal infrastructure.

No response required.

Minimum Buildable Area

23. The 8 residential units are located within the Medium Density Residential (R2) Zoning District, which requires a buildable area of 2 acres per dwelling unit.

No response required.

24. Note 2 of the Existing Conditions Plan indicates that Lot 39 has a buildable area of 8.774 acres, while Lot 39-1 has a buildable area of 11.05 acres. Both Lots meet the minimum buildable area.

No response required.

Drainage

25. The site plans depict four proposed stormwater discharge structures that direct stormwater to level spreaders, all of which terminate on steeply sloping land. Aries anticipates that these level spreaders will not adequately distribute the runoff and that rills and channelization will develop over time causing erosion. Aries recommends that riprap armoring be installed downslope of the outlets to a point where slopes moderate. Check dams should be installed along the anticipate flow path.

The four level spreaders as shown were added to the plan per request of the NH AoT review agent.

26. A level spreader is depicted on Lot 39 at an approximate elevation of 498 feet located along the northerly property line. The site plans depict a drainage swale at an approximate elevation starting at 506 feet that captures surface water from the upper portion of Lot 39 and directs this stormwater to the aforementioned level spreader that is located near the northerly boundary of Lot 39. As previously noted, Aries anticipates that the level spreader will not adequately distribute the runoff and that rills and channelization will develop over time causing erosion. Further, this drainage swale concentrates stormwater flows from the upland areas of Lot 39 and directs it without adequate treatment toward the northerly abutting property. It is anticipated that stormwater flows from the swale will cause increased stormwater runoff onto the northerly abutting property. Aries recommends drainage from this outfall be directed to a stormwater infiltration practice located at distance from the northerly site property boundary to limit concentrated stormwater flows toward the northerly abutting property.

The intent of the swale flowing to the level spreader is to divert "clean" runoff around the area of development. By utilizing this recommended diversion practice, runoff that passes through the construction zone will be limited and the transport of sediment will be minimized. The level spreader meets the design requirements and the drainage analysis documents that the peak rate of runoff in subcatchment 40S will be equal to or less than the predevelopment conditions. The design meets the requirements.

Erosion and Sediment Control

27. Erosion Control notes are provided in the site plan construction details. Aries recommends that the Town conduct periodic inspections to ensure that specified erosion control procedures are followed.

Note 10 on Sheet 6 provides the Town oversight on the placement and function of the erosion control.

Jennesstown Manor, Map 7 Lots 39 & 39-1- FD Comments, email dated July 6, 2025

1. The State Fire Code (NFPA 1, 2021 edition, Chapter 18) requires fire department access. Please clarify the following:
    a. Show turning template for FD access on site plan. We use the 40' bus template.

A Fire Access Plan has been attached to show the turning template.

    b. Confirm the dead-end distance from the FD turnaround between the buildings. NFPA 1 18.2.3.5.4 requires a turnaround for dead-ends over 150'.

A permanent paved turnaround has been provided between the two buildings.

    c. Confirm the approach angle coming off Route 103. See attached fire engine details. (NFPA 1 18.2.3.5.6.2 The angle of approach and departure for any means of fire apparatus access road shall not exceed 1 ft drop in 20 ft or the design limitations of the fire apparatus of the fire department).

The vertical approach angle is demonstrated in the profile view on the Fire Access Plan.

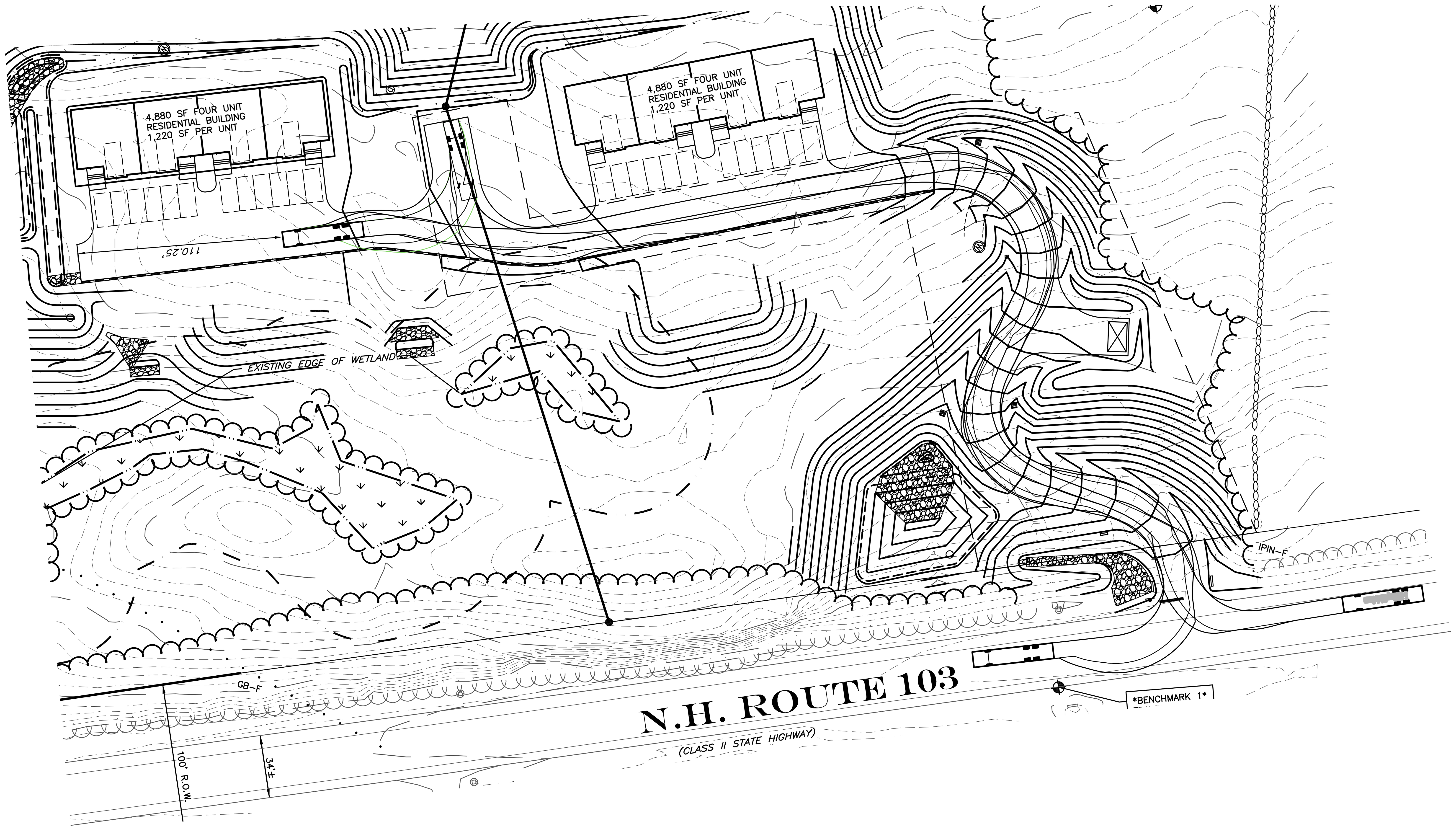
2. Buildings will require automatic sprinkler protection in accordance with the State Building Code and State Fire Code. Submit plans for review prior to construction.

Note 21 has been added to Sheet 3.

I trust the content of this response letter and its attachments will address each of the comments, as noted. Should you have further questions or require additional information, please do not hesitate to contact our office.

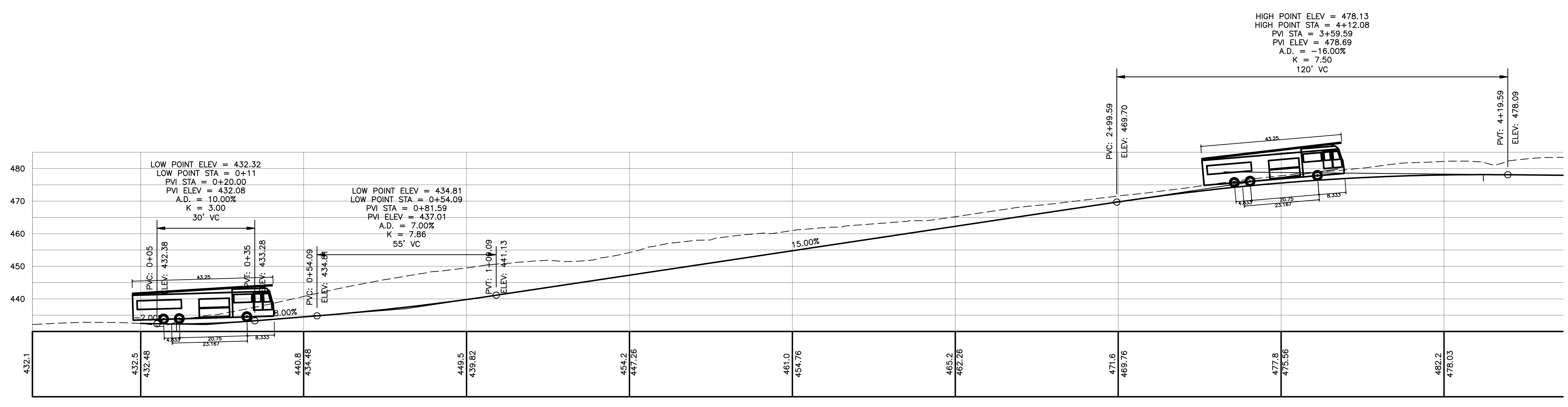
Respectfully,

Jason Lopez
Senior Project Manager
Keach-Nordstrom Associates, Inc.



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



DRIVEWAY PROFILE
SCALE: 1" = 20'(HORIZ.)
1" = 10'(VERT.)

FIRE ACCESS PLAN

JENNESSTOWN MANOR
MAP 7, LOTS 39 & 39-1

ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

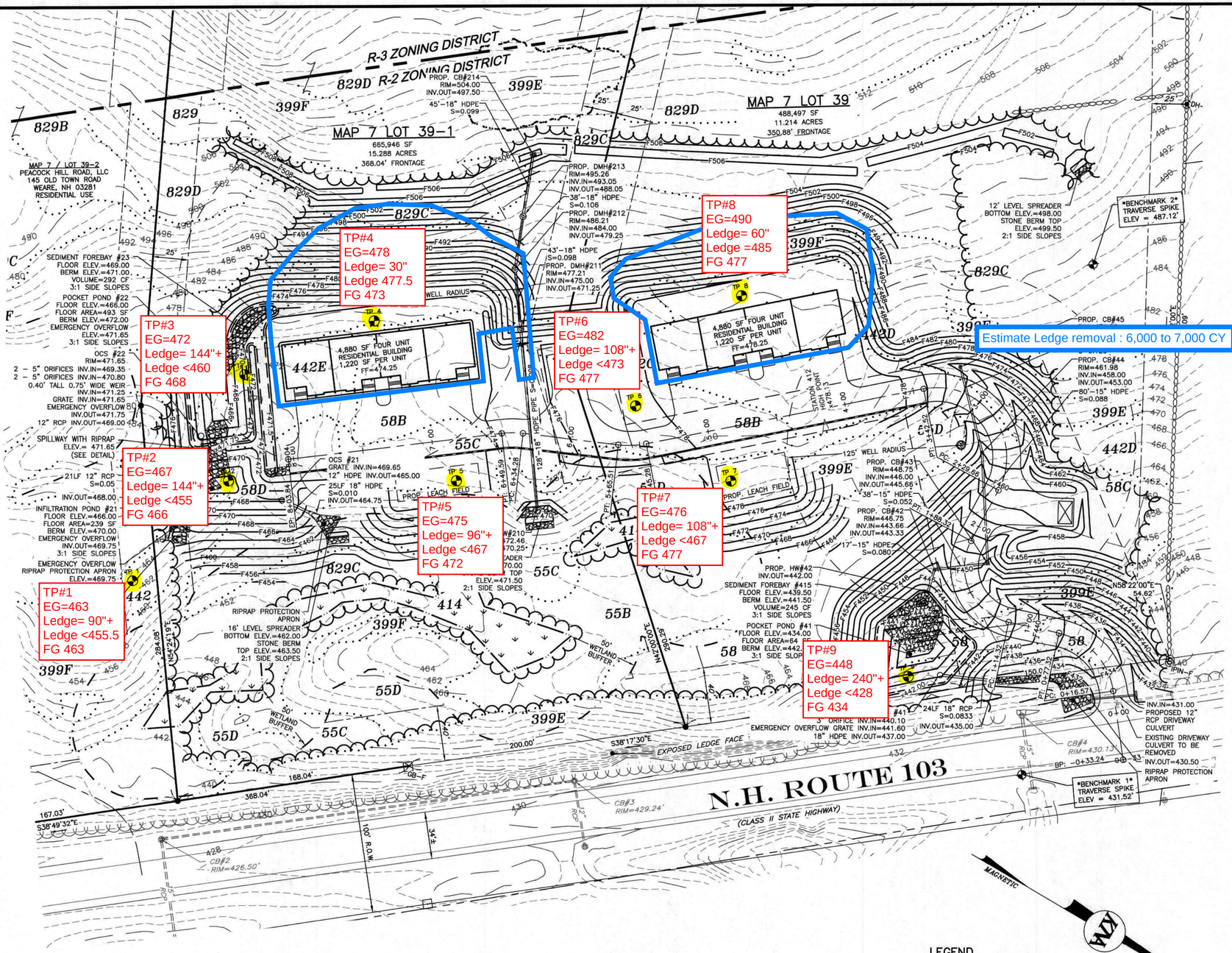
OWNER/APPLICANT:
PEACOCK HILL ROAD, LLC
145 OLD TOWN ROAD
WEARE, NH 03281
BK. 3829 PG. 2512

KNA 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

DATE: MARCH 25, 2025	SCALE: 1" = 40'
PROJECT NO: 24-0307-1	SHEET 11 OF 16



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SITE SPECIFIC SOIL MAP UNIT KEY

SYMBOL	MAP UNIT	HISS SYM	HSG
55	HERMON VERY STONY	121	B
442	CHICHESTER	221	B
58	WAUMBEK	321	A
829	WAUMBEK–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.

STATE OF NEW HAMPSHIRE
LUKE B HURLEY
3/20/25
NO. 095
CERTIFIED SOIL SCIENTIST

LOAM & SEED ALL DISTURBED AREAS (TYP.)

CONSTRUCTION NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED GRADING, DRAINAGE AND UTILITY SYSTEMS FOR THIS SITE.
2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF WARNER, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
3. ALL STUMPS, ROOTS, BRANCHES, BRUSH, WOODS AND OTHER PERISHABLE MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATIONS SHALL BE DISPOSED OF BY AN APPROVED METHOD.
4. DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
5. PARKING LOT CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS.
6. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED.
7. SEE DETAILS FOR DRAINAGE SPECIFICATIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
9. NO TEST BORINGS WERE COMPLETED OR PROVIDED.

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.

DIG SAFE
811 CALL TOLL FREE
DIG SAFE SYSTEM, INC.
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

REMOVAL NOTES:

1. ALL STUMPS, ROOTS, BRANCHES, BRUSH, WOODS AND OTHER PERISHABLE MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATIONS SHALL BE DISPOSED OF BY AN APPROVED METHOD.
2. ALL EXISTING PAVEMENT AND GRAVEL WITHIN THE CROSS HATCHED AREA IS TO BE REMOVED DURING THE DEMOLITION PHASE OF THE PROJECT. EXCESS MATERIAL FROM THESE AREAS SHALL BE APPROPRIATELY DISPOSED OF OFFSITE BY AN APPROVED METHOD.
3. THE CONTRACTOR SHALL CONTROL ALL DUST GENERATED DURING THE REMOVAL PHASE AND CONSTRUCTION PHASE SO THAT NO DUST LEAVES THE SITE.
4. ANY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AT THE SITE CONTRACTORS EXPENSE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
6. DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

LEGEND

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

GRADING, DRAINAGE, & UTILITIES 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

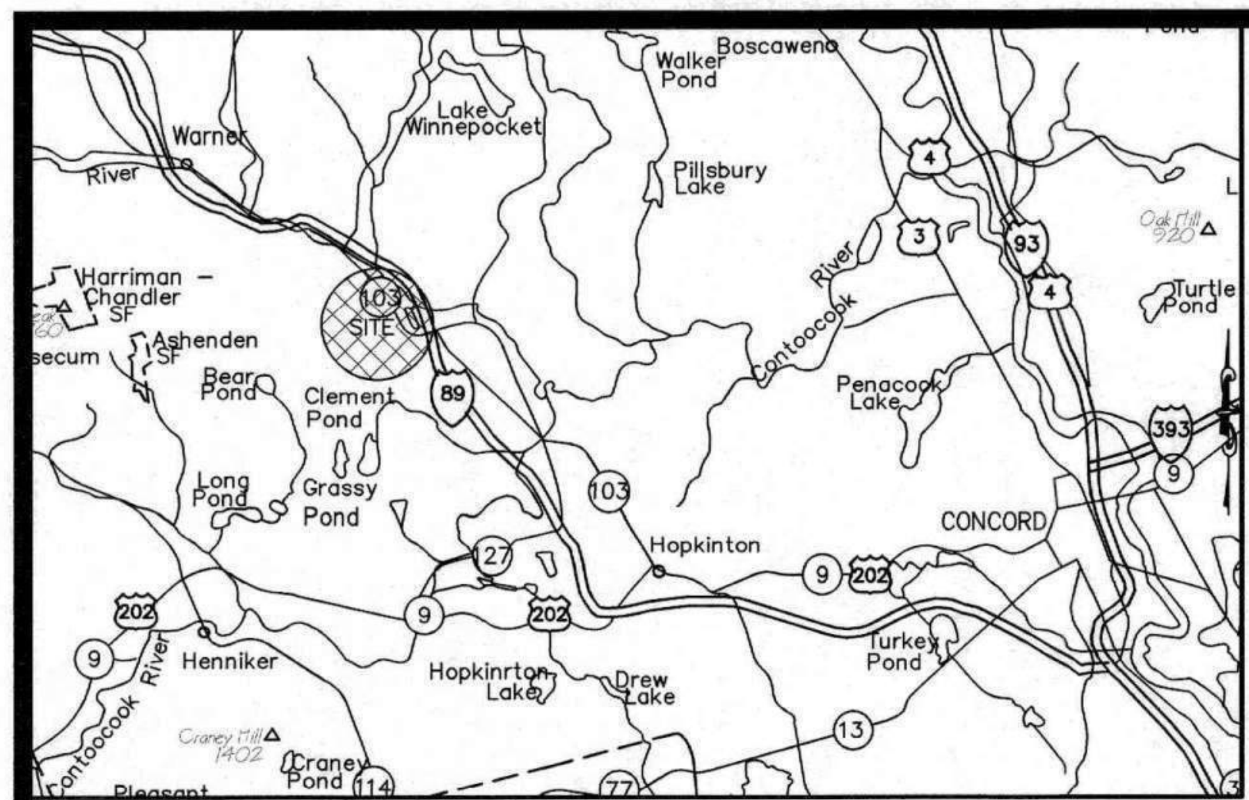
KEACH–NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627–2881

STATE OF NEW HAMPSHIRE
STEVEN B. KEACH
No. 7659
LICENSED
PROFESSIONAL ENGINEER
11/31/25

REVISIONS

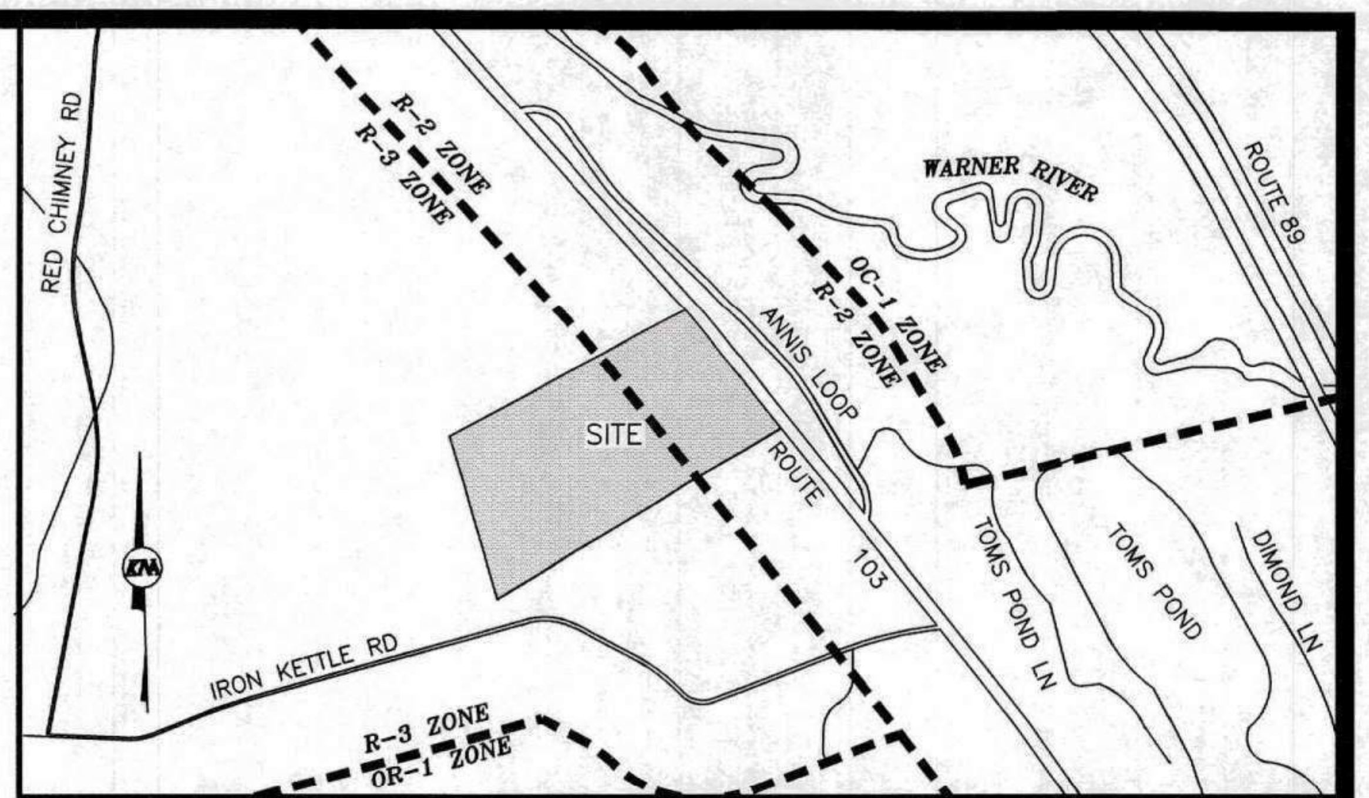
No.	DATE	DESCRIPTION	BY
1	5/22/25	PER PB AND AOT COMMENTS	AEW
2	9/4/25	PER AOT COMMENTS	AEW
3	10/2/25	PER AOT COMMENTS	AEW
4	10/31/25	PER ARIES & FIRE COMMENTS	JDL

DATE: MARCH 25, 2025 **SCALE:** 1" = 40'
PROJECT NO: 24–0307–1 **SHEET** 5 **OF** 16



LOCATION PLAN
SCALE: 1" = 2,000'±

RESIDENTIAL SITE PLAN
JENNESSTOWN MANOR
MAP 7; LOTS 39 & 39-1
ROUTE 103
WARNER, NEW HAMPSHIRE



VICINITY MAP
SCALE: 1" = 1,000'

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: NHB24-0767, JENNESSTOWN MANOR, WILDLIFE SPECIES OBSERVATION.
- PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&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 NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&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 NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

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

MAGNETIC

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

DIG SAFE
811 CALL TOLL FREE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

STATE OF NEW HAMPSHIRE
STEVEN B. KEACH
No. 7659
LICENSED PROFESSIONAL ENGINEER

3/24/25

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
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- WETLAND BUFFER
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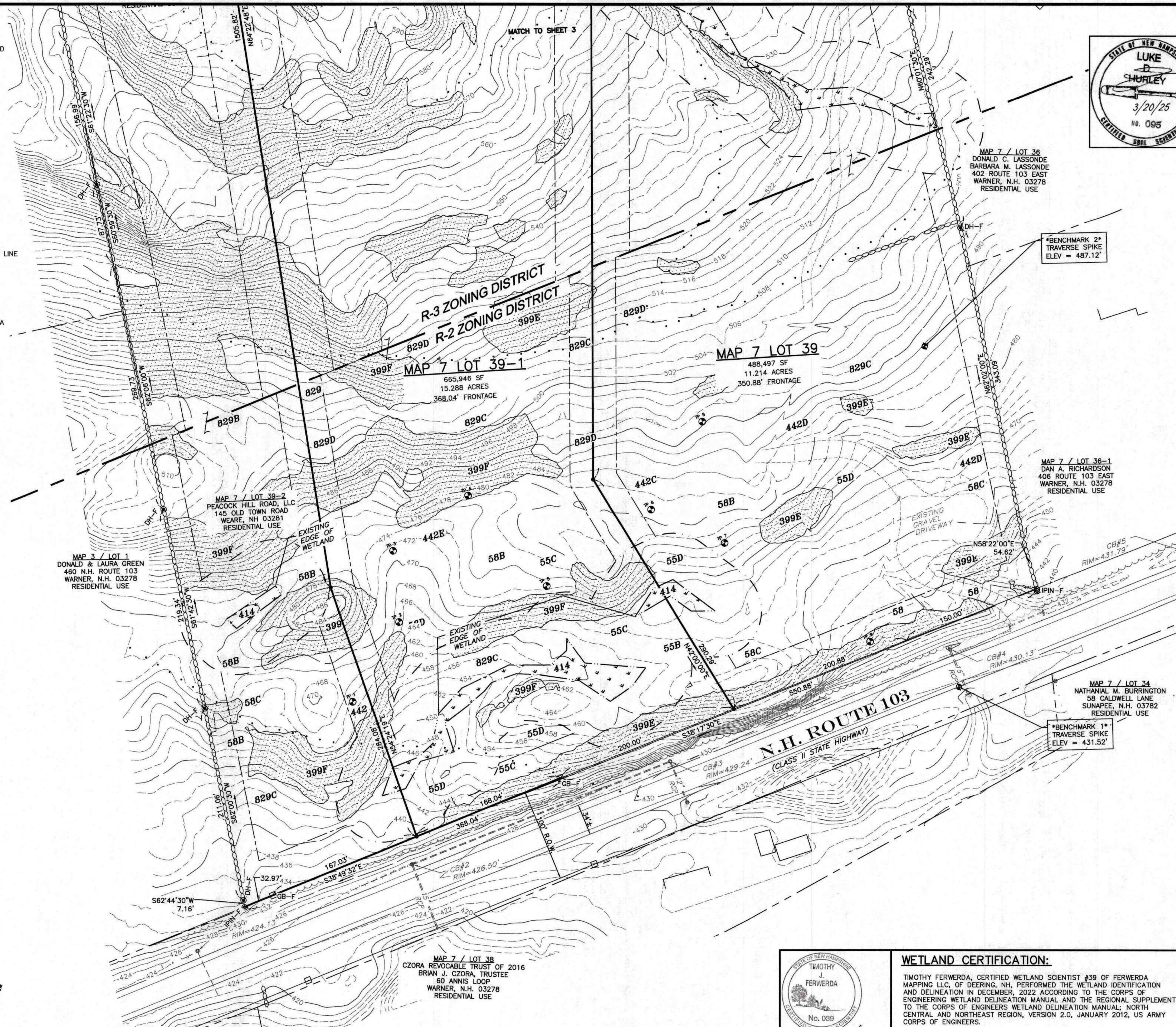
- WETLAND



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

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

DIG SAFE — UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM — RI-ME-NH-VT-MA 811 CALL TOLL FREE

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.

SITE SPECIFIC SOIL MAP UNIT KEY

STATE OF NEW HAMPSHIRE — LUKE D. HURLEY — No. 095 — CERTIFIED SOIL SCIENTIST — 3/20/25

SYMBOL	MAP UNIT	HISS SYM	HSG
55	HERMON VERY STONY	121	B
442	CHICHESTER	221	B
58	WAUMBEK	321	A
829	WAUMBEK–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:

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

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

4. 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.
5. 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

6. 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.
7. THE PARCELS WILL BE SERVICED WITH ON–SITE WATER SUPPLY AND ON–SITE SEWAGE DISPOSAL SYSTEMS.
8. 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.
9. TOPOGRAPHICAL SURVEY INFORMATION SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NVGD) OF 1929.
10. 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.
11. 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.

REFERENCE PLANS:

1. PLAN ENTITLED "BOUNDARY PLAN PREPARED FOR MURIEL I. LEGER", SCALE: 1"=100', DATED FEB. 14, 1991. PREPARED BY RICHARD D. BARTLETT & ASSCCIATES, 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.

STATE OF NEW HAMPSHIRE — TIMOTHY J. FERWERDA — No. 039 — CERTIFIED WETLAND SCIENTIST — 3/24/25

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: March 21/25

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — No. 758 — 3/21/25

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

KNA 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" = 60'
PROJECT NO: 24–0307–1 — **SHEET** 1 **OF** 16

LEGEND

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

DIG SAFE
811 CALL TOLL FREE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

SITE SPECIFIC SOIL MAP UNIT KEY

STATE OF NEW HAMPSHIRE — LUKE D HURLEY — 3/20/25 — NO. 095 — CERTIFIED SOIL SCIENTIST

SYMBOL	MAP UNIT	HISS SYM	HSG
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442	CHICHESTER	221	B
58	WAUMBEK	321	A
829	WAUMBEK–HERMON ASSOCIATION	321	B
414	MOOSILAUKE POORLY DRAINED	521	C
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1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF MAP 7 LOTS 39 AND 39–1.
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3.

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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

4. OWNER OF RECORD:
   PEACOCK HILL ROAD, LLC
   145 OLD TOWN ROAD
   WEARE, NH 03281
   BK. 3829 PG. 2512
5. 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.
6. 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
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MAGNETIC

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

UTILITY NOTE

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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.
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4. STATE OF NEW HAMPSHIRE R.O.R. PLANS – PROJECT NO. F243(8) FISCAL YEAR 1953, SHEETS 10 THRU 12.

STATE OF NEW HAMPSHIRE — TIMOTHY J. FERWERDA — No. 039 — CERTIFIED WETLAND SCIENTIST — 3/24/25

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 — March 21, 25 — DATE

STATE OF NEW HAMPSHIRE — No. 794 — LICENSED LAND SURVEYOR — JOSEPH E. BALENGER — 3/24/25

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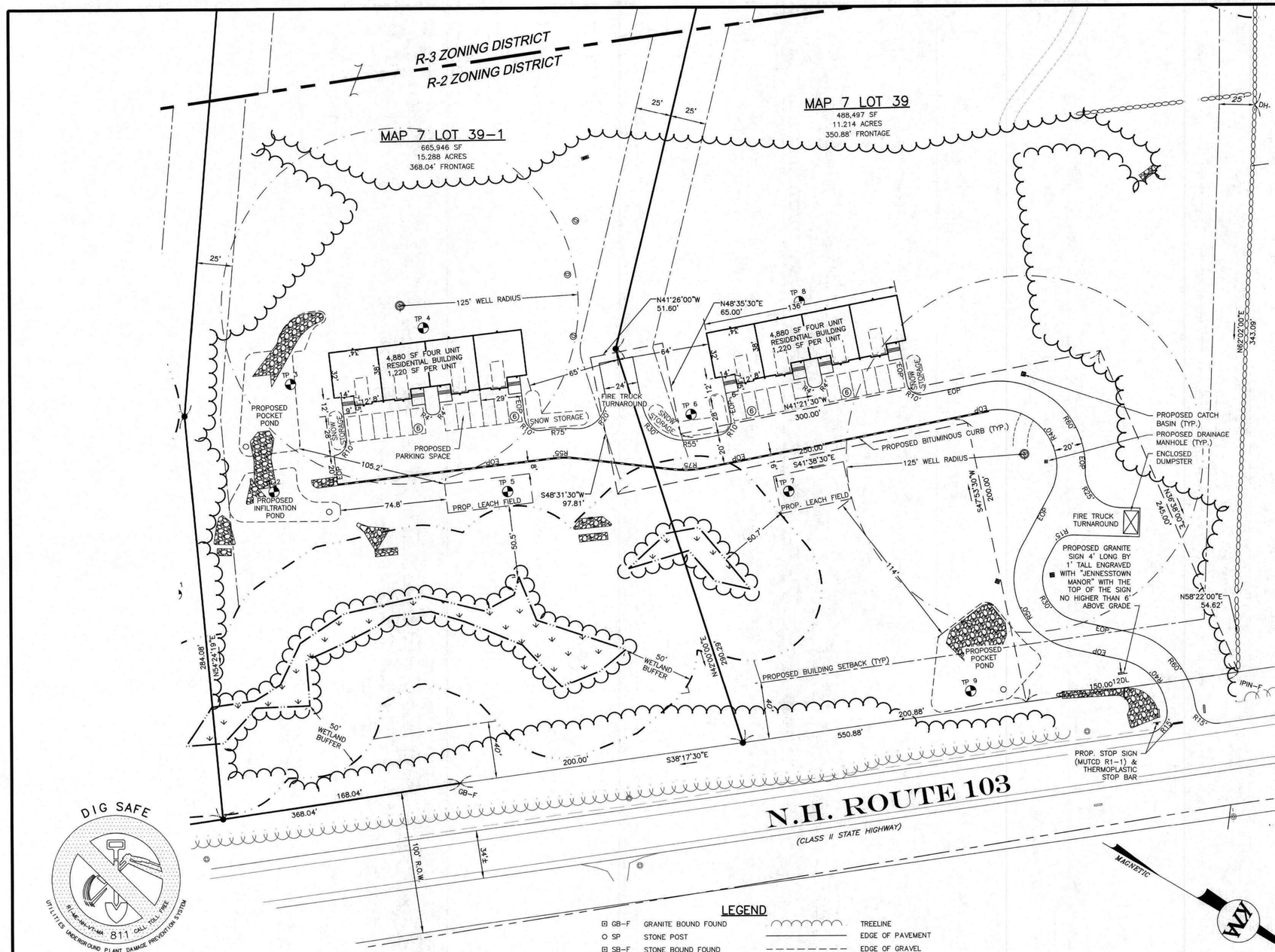
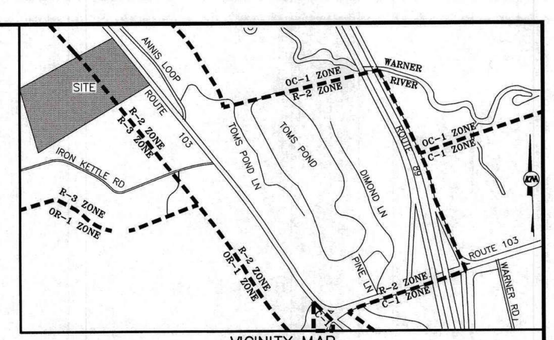
No.	DATE	DESCRIPTION	BY
1	5/22/25	PER PB AND AOT COMMENTS	AEW
2	9/4/25	PER AOT COMMENTS	AEW
3	10/2/25	PER AOT COMMENTS	AEW
4	10/31/25	PER ARIES & FIRE COMMENTS	JDL

DATE: MARCH 25, 2025 — SCALE: 1" = 60'
PROJECT NO: 24–0307–1 — SHEET 2 OF 16





VICINITY MAP
SCALE: 1" = 1,000'

NOTES:

1. 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.
2. REFERENCE THESE PARCELS AS LOT 39 ON WARNER TAX MAP 7.
3. 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.
4. 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

5. BUILDABLE AREA REQUIRED
   4 UNITS ON MAP 7 LOT 39
   MINIMUM AREA REQUIRED: 2 ACRES + ($\frac{1}{4}$ x 2 ACRES)/EXTRA UNIT x 3 EXTRA UNITS = 5 ACRES
   MINIMUM AREA PROVIDED: 8.774 ACRES
   4 UNITS ON MAP 7 LOT 39-1
   MINIMUM AREA REQUIRED: 2 ACRES + ($\frac{1}{4}$ x 2 ACRES)/EXTRA UNIT x 3 EXTRA UNITS = 5 ACRES
   MINIMUM AREA PROVIDED: 11.050 ACRES
6. THE PROPOSED PARCELS ARE ALL OVER 5 ACRES IN SIZE AND THEREFORE DO NOT REQUIRE NHDES SUBDIVISION APPROVAL.
7. MAP 7 LOTS 39 AND 39-1 WILL HAVE A SHARED DRIVEWAY.
8. THE PROPOSED PARCELS WILL BE SERVICED WITH ON-SITE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS.
9. 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.
10. TOPOGRAPHICAL SURVEY INFORMATION SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NVGD) OF 1929.
11. 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.
12. 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.
13. THE APPLICANT SHALL OBTAIN ANY OTHER FEDERAL, STATE, OR LOCAL APPROVALS THAT MAY BE REQUIRED.
14. REQUIRED PERMITS:
    A. DOT DRIVEWAY PERMIT
    B. DOT R.O.W. WORK PERMIT
    C. ALTERATION OF TERRAIN
15. EPA NOTICE OF INTENT- REQUIRED 14 DAYS PRIOR TO CONSTRUCTION
16. 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.
17. PARKING: EACH UNIT HAS 3 PARKING SPACES AND ONE GARAGE SPACE.
18. PER THE TOWN OF WARNER EARTH EXCAVATION REGULATIONS, SECTION IV.E. ALL EXCAVATION ASSOCIATED WITH THIS APPLICATION IS INCIDENTAL TO CONSTRUCTION AND CAN COMMENCE UPON RECEIPT OF LOCAL AND STATE PERMITS AND/OR APPROVALS
19. ALL ELECTRIC AND COMMUNICATIONS SERVICES SHALL BE INSTALLED UNDERGROUND FROM THE NEW POLE TO BE PROVIDED BY THE UTILITY COMPANY.
20. THE PROJECT IS LOCATED WITHIN ½ MILE OF THE WARNER RIVER.
21. 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.

DIG SAFE
811 CALL TOLL FREE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

LEGEND

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

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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.

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:

1. PLAN ENTITLED "BOUNDARY PLAN PREPARED FOR MURIEL I. LEGER", SCALE: 1"=100', DATED FEB. 14, 1991. PREPARED BY RICHARD D. BARTLETT & ASSCIATES, 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.

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

STATE OF NEW HAMPSHIRE
STEVEN B. KEACH
No. 7659
LICENSED PROFESSIONAL ENGINEER

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

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

DIG SAFE
811 CALL TOLL FREE
RI-MA-NH-VT-ME
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

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 & ASSCOIATES, INC. AND RECORDED AT M.C.R.D. ON JUNE 26, 1991 AS PLAN NO. 12109.
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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.

MAGNETIC

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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

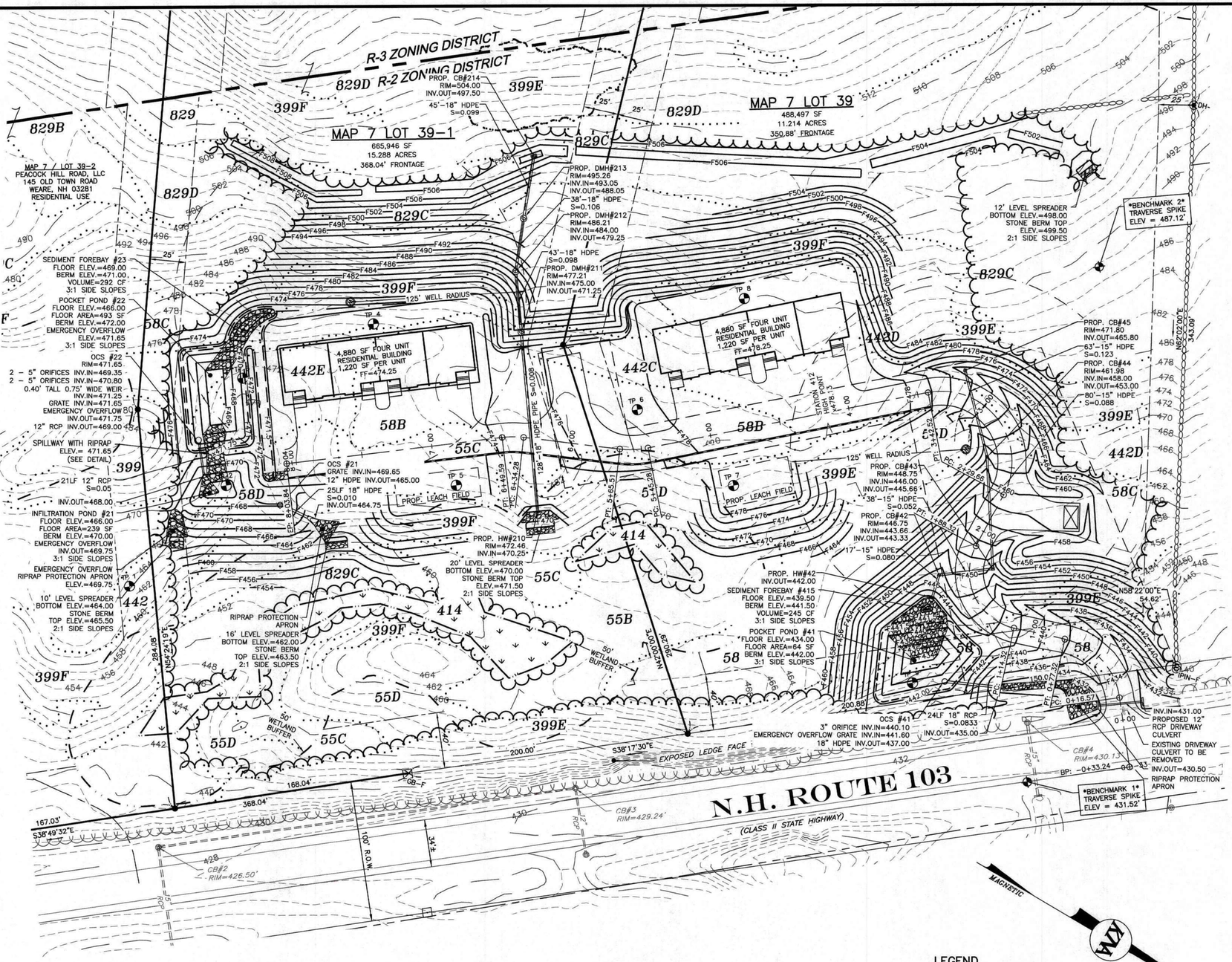
KNA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

STATE OF NEW HAMPSHIRE No. 758 LICENSED LAND SURVEYOR
3/27/26

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** 4 **OF** 16



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SITE SPECIFIC SOIL MAP UNIT KEY

SYMBOL	MAP UNIT	HISS SYM	HSG
55	HERMON VERY STONY	121	B
442	CHICHESTER	221	B
58	WAUMBEK	321	A
829	WAUMBEK–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.

STATE OF NEW HAMPSHIRE
LUKE
B.
HURLEY
3/20/25
NO. 095
CERTIFIED SOIL SCIENTIST

LOAM & SEED ALL DISTURBED AREAS (TYP.)

CONSTRUCTION NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED GRADING, DRAINAGE AND UTILITY SYSTEMS FOR THIS SITE.
2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF WARNER, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
3. ALL STUMPS, ROOTS, BRANCHES, BRUSH, WOODS AND OTHER PERISHABLE MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATIONS SHALL BE DISPOSED OF BY AN APPROVED METHOD.
4. DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
5. PARKING LOT CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS.
6. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED.
7. SEE DETAILS FOR DRAINAGE SPECIFICATIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
9. NO TEST BORINGS WERE COMPLETED OR PROVIDED.

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.

DIG SAFE
811 CALL TOLL FREE
DIAL 811 OR 1-888-DIG-SAFE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

REMOVAL NOTES:

1. ALL STUMPS, ROOTS, BRANCHES, BRUSH, WOODS AND OTHER PERISHABLE MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATIONS SHALL BE DISPOSED OF BY AN APPROVED METHOD.
2. ALL EXISTING PAVEMENT AND GRAVEL WITHIN THE CROSS HATCHED AREA IS TO BE REMOVED DURING THE DEMOLITION PHASE OF THE PROJECT. EXCESS MATERIAL FROM THESE AREAS SHALL BE APPROPRIATELY DISPOSED OF OFFSITE BY AN APPROVED METHOD.
3. THE CONTRACTOR SHALL CONTROL ALL DUST GENERATED DURING THE REMOVAL PHASE AND CONSTRUCTION PHASE SO THAT NO DUST LEAVES THE SITE.
4. ANY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AT THE SITE CONTRACTORS EXPENSE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
6. DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

LEGEND

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

GRADING, DRAINAGE, & UTILITIES 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

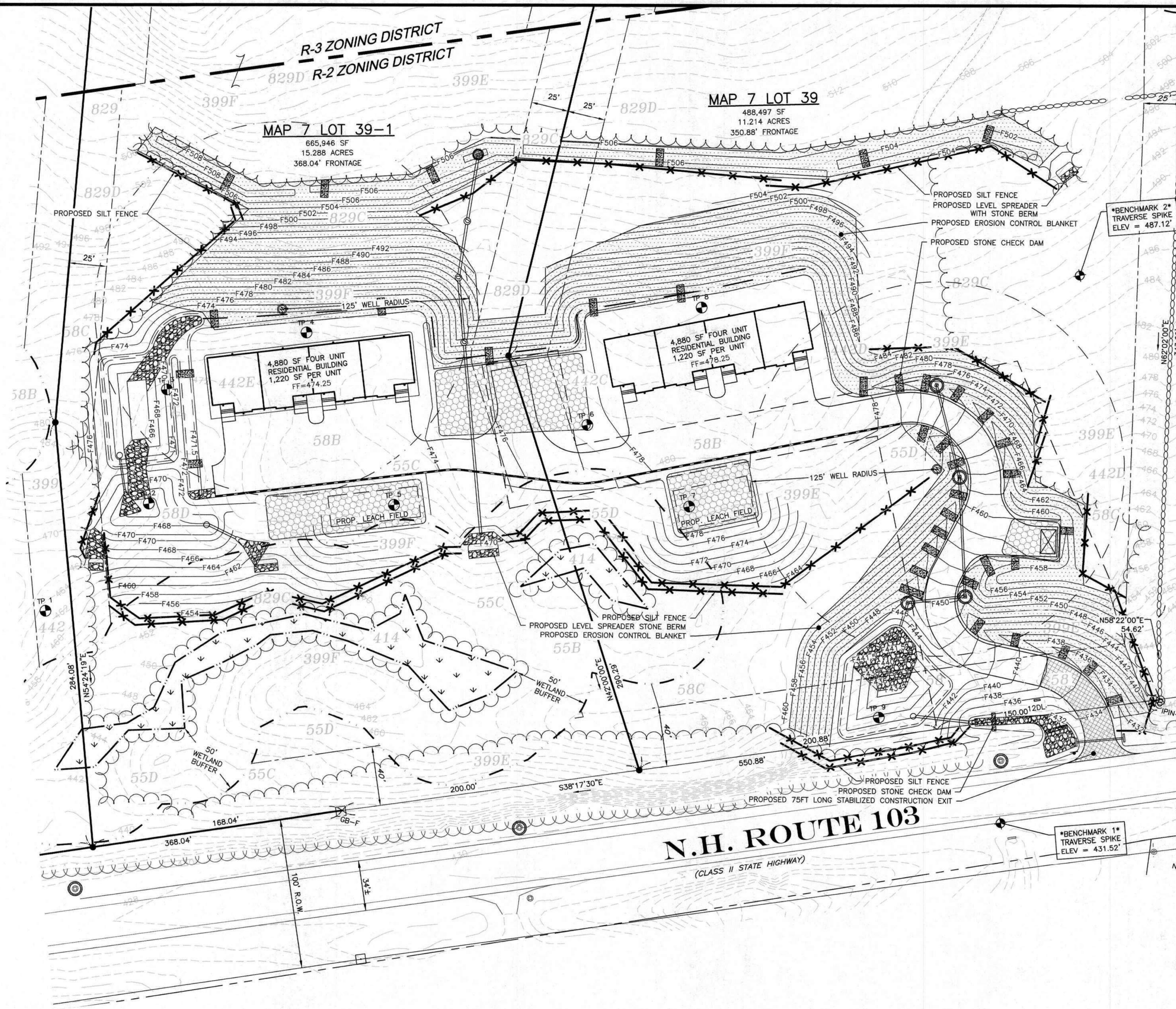
KNA KEACH–NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627–2881

STATE OF NEW HAMPSHIRE
STEVEN B. KEACH
No. 7659
LICENSED
PROFESSIONAL ENGINEER
11/31/25

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** 5 **OF** 16



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGEND

IR-F	IRON ROD FOUND	EOP	EDGE OF PAVEMENT
RRSPK-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 MANUEL 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. INTEGRITY OF DOWNSTREAM DRAINAGE SYSTEMS SHALL BE MAINTAINED.
8. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED.
9. 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.
10. THE TOWN OF WARNER SHALL RESERVE THE RIGHT TO REQUIRE FURTHER EROSION CONTROL PRACTICES DURING CONSTRUCTION SHOULD THEY FIND IT NECESSARY.
11. SNOW ACCUMULATED DURING THE WINTER CONSTRUCTION CONDITIONS SHOULD BE STORED IN THE STAGING & STOCKPILE AREA DETERMINED BY THE CONTRACTOR, SURROUNDED BY SILT FENCE.
12. 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.

UTILITY NOTE

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NPDES NOTE

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DIG SAFE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM
811 CALL TOLL FREE

MAGNETIC

EROSION CONTROL PLAN

JENNESSTOWN MANOR
MAP 7, LOTS 39 & 39-I

ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

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

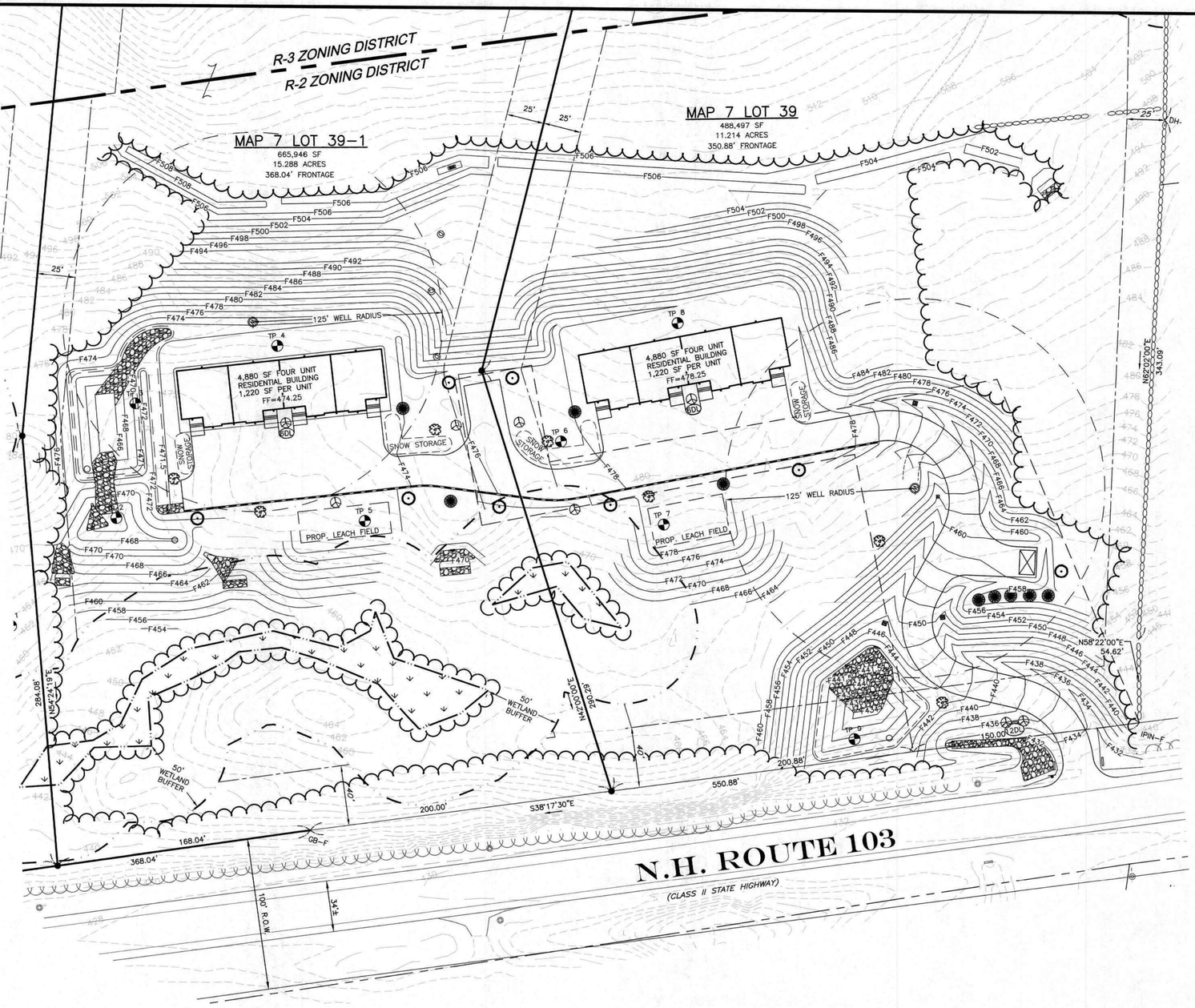
KNA KEACH–NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627–2881

STATE OF NEW HAMPSHIRE – STEVEN B. KEACH No. 7659 LICENSED PROFESSIONAL ENGINEER
11-03-2025

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



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 SEEDED. 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:

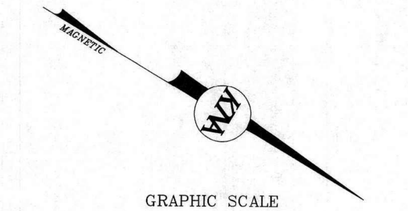
ONE TREE PER 60 FEET OF ACCESS WAY: 800 LF / 60 FT = 13.3 TREES

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'
(#DL)	24	HEMEROCALLIS HYBRIDS	DAYLILY	#3	4'-8'	4'-8'
				#2	2'-3'	3'



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

UTILITY NOTE

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DIG SAFE
811 CALL TOLL FREE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

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

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

STATE OF NEW HAMPSHIRE
STEVEN R. KEACH No. 7659 LICENSED PROFESSIONAL ENGINEER
11/3/2025

REVISIONS

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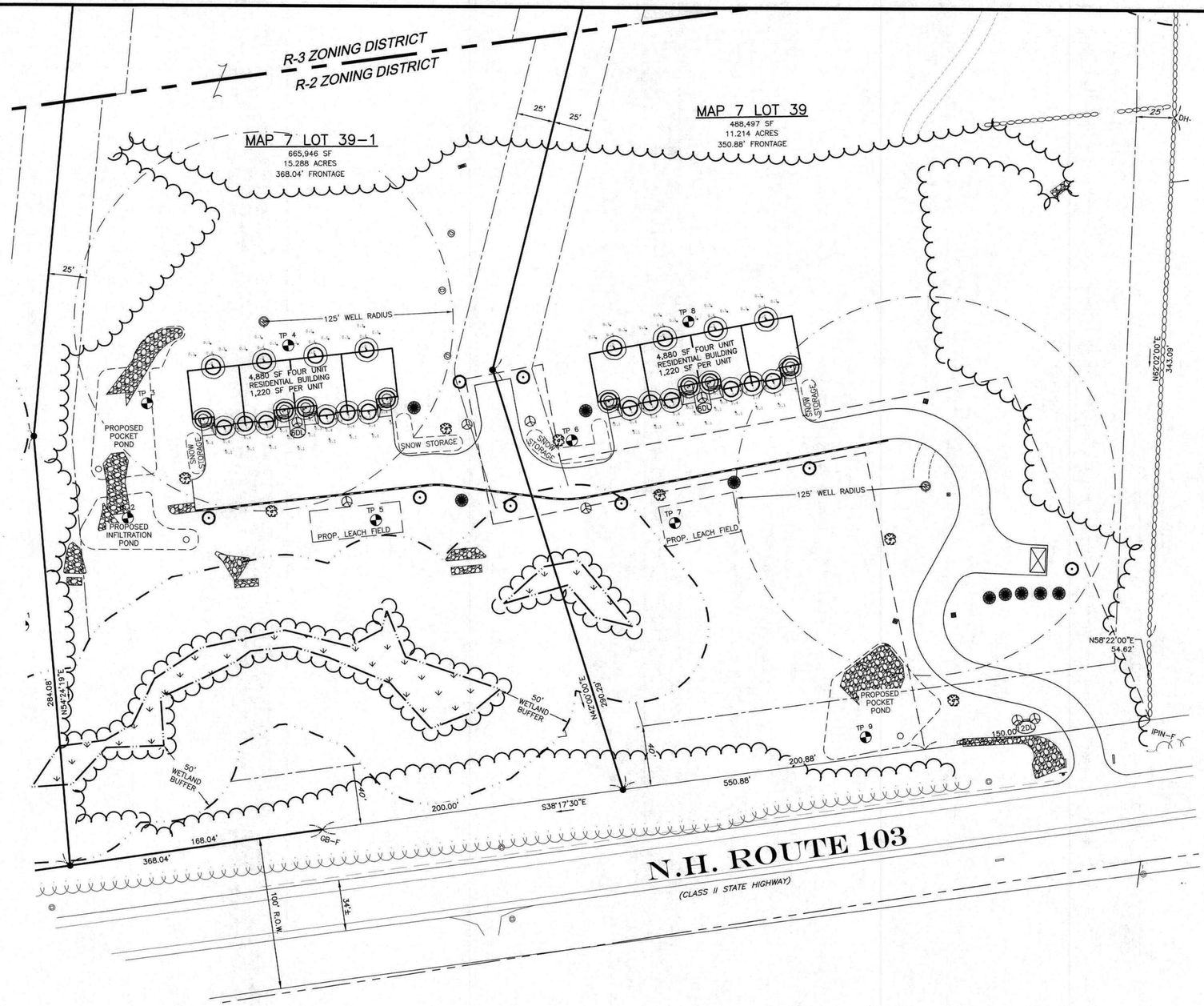
DATE: MARCH 25, 2025 | **SCALE:** 1" = 40'
PROJECT NO: 24-0307-1 | **SHEET** 7 **OF** 16



LIGHTING NOTES:

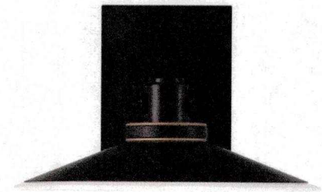
EXTERIOR LIGHTING

1. 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.
2. THE STYLE OF LIGHTING FIXTURES USED SHALL BE UNIFORM FOR THE ENTIRE SITE.
3. OUTDOOR LIGHTING IS RESTRICTED TO THAT WHICH IS NECESSARY FOR SAFETY AND SECURITY OF THE DEVELOPMENT.
4. 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 ELIMINATE UNNEEDED LIGHTING.
5. EXTERIOR LIGHTING INSTALLATIONS SHALL BE DESIGNED TO AVOID HARSH CONTRASTS IN LIGHTING LEVELS.

CONTROL OF GLARE

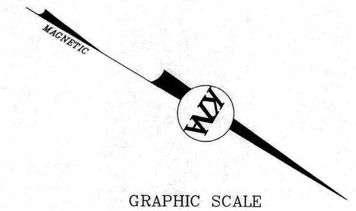
6. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE LIGHTING.
7. LIGHTING SHALL BE POSITIONED TO PREVENT UNDESIRABLE INCIDENTAL ILLUMINATION OF ABUTTING PROPERTIES, THE STREET, AND THE NIGHTTIME SKY.
8. SECURITY, [PARKING LOT, AND SIGN LIGHTING SHALL BE SHIELDED OR OTHERWISE DESIGN THE ENSURE THE LIGHT IS DIRECTED DOWNWARD.
9. TO PREVENT LIGHT POLLUTION AND IMPACTS ON ABUTTING 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



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

UTILITY NOTE

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LEGEND

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○ SP	STONE POST		EDGE OF PAVEMENT
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◉ 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		ABUTTER LINE
	PROPOSED UTILITY POLE		PROPERTY LINE

LIGHTING PLAN

JENNESSTOWN MANOR
MAP 7, LOTS 39 & 39-1

ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

OWNER/APPLICANT:
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145 OLD TOWN ROAD
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BK. 3829 PG. 2512

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

STEVEN B. KEACH No. 7859 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE 11-25-2025

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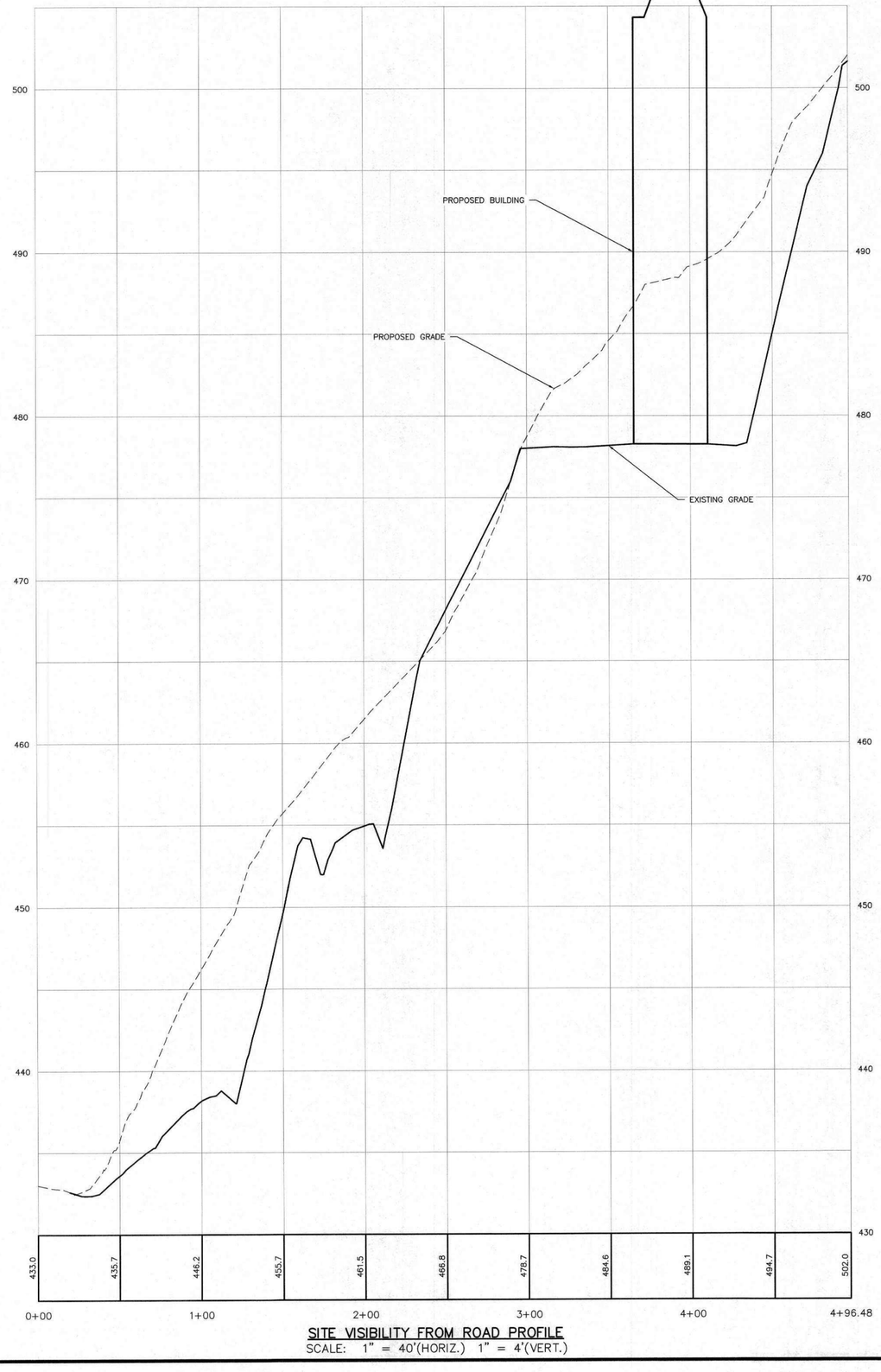
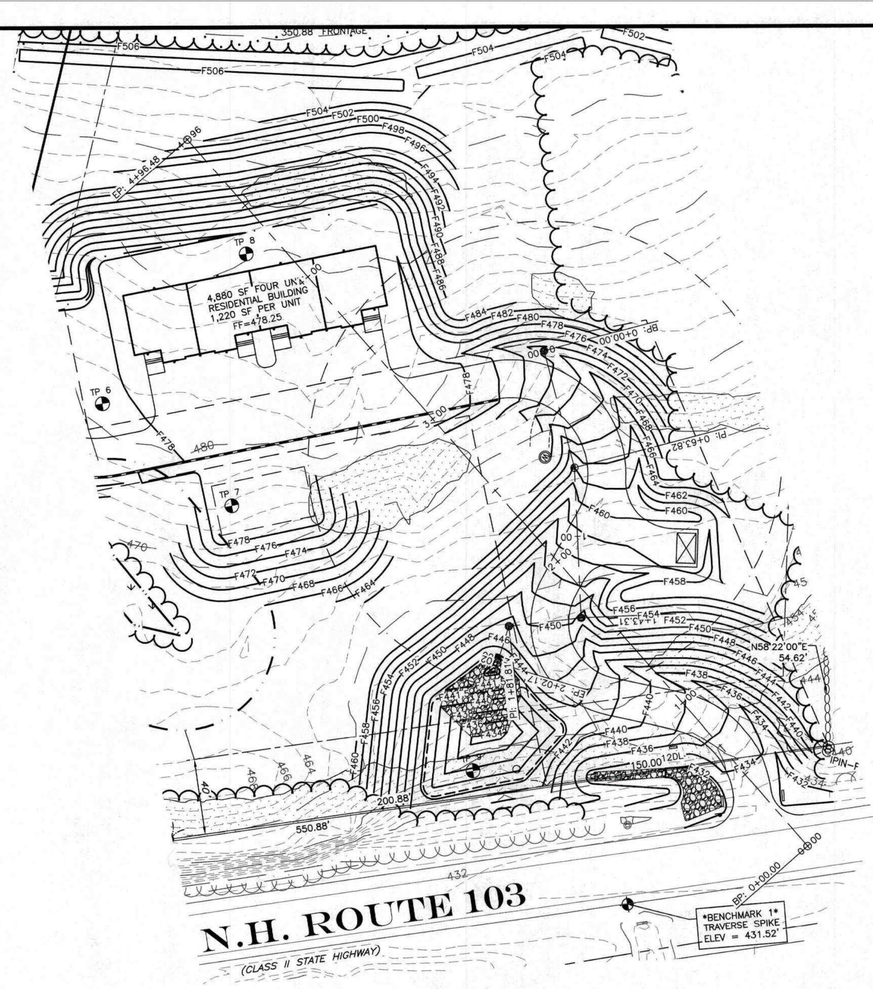
4	10/31/25	PER ARIES & FIRE COMMENTS	JDL

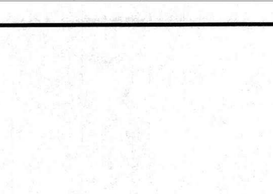
DATE: MARCH 25, 2025 | **SCALE:** 1" = 40'
PROJECT NO: 24-0307-1 | **SHEET** 8 **OF** 16



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



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



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

DIG SAFE
811 CALL TOLL FREE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

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

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STATE OF NEW HAMPSHIRE
STEVEN B. KEACH
No. 7859
LICENSED PROFESSIONAL ENGINEER
11-03-2025

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

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

REVISIONS

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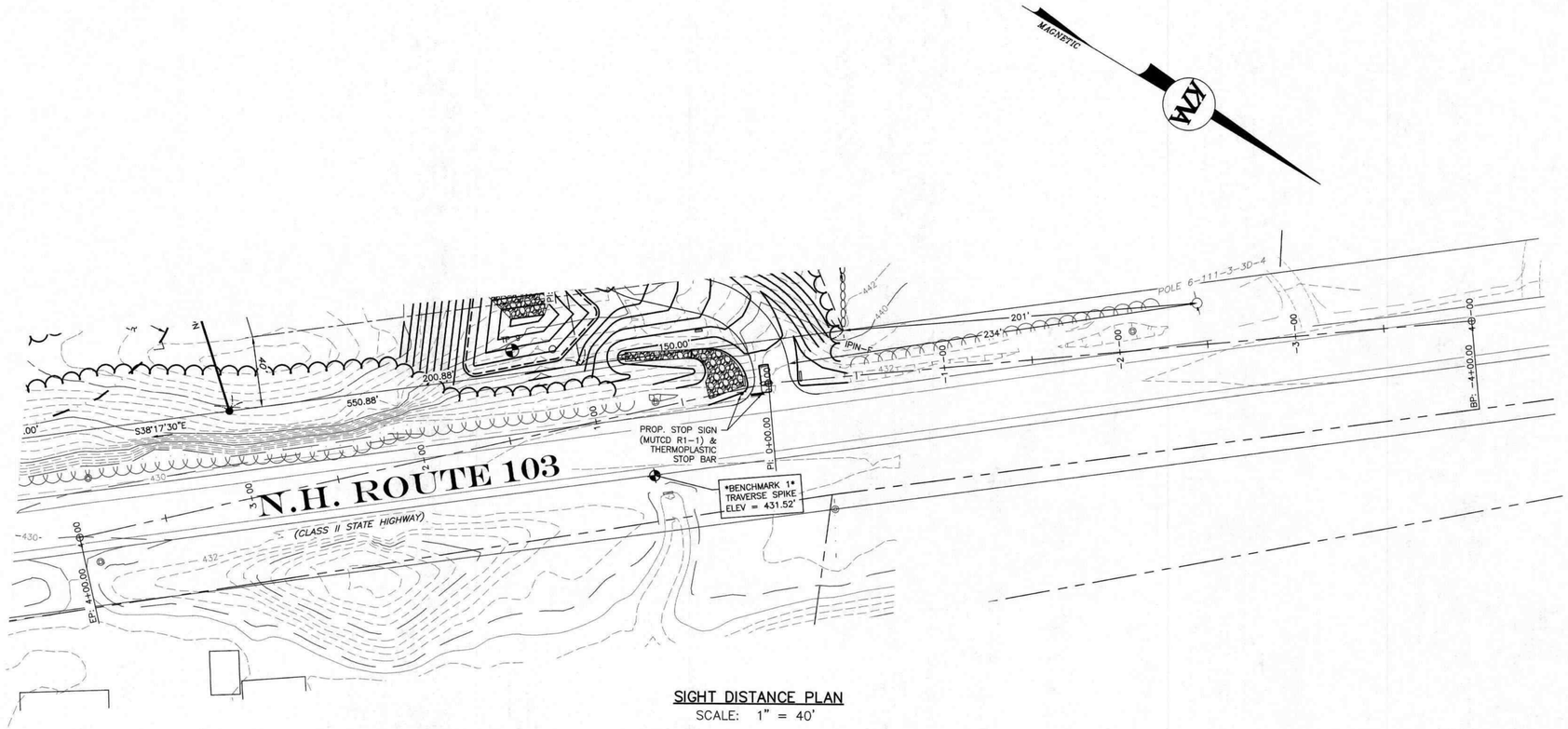
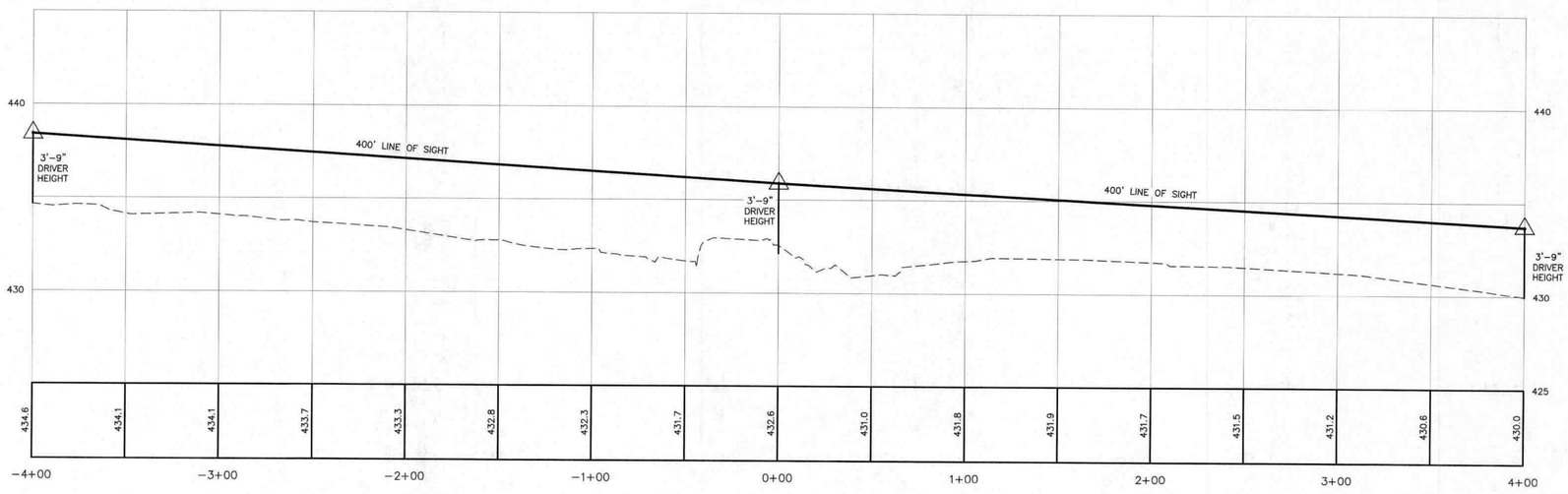
DATE: MARCH 25, 2025 **SCALE:** 1" = 40'
PROJECT NO: 24–0307–1 **SHEET** 9 **OF** 16



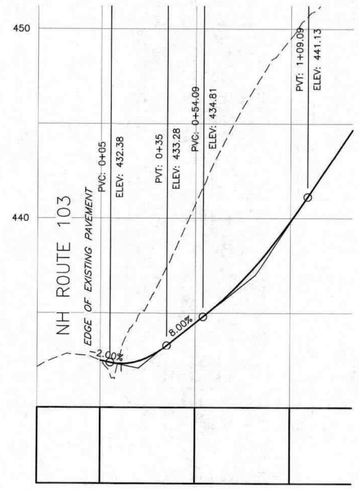
SIGHT DISTANCE PLAN
SCALE: 1" = 40'



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

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.



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

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

DIG SAFE
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811 CALL BEFORE YOU DIG - MA-NH-VT
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

UTILITY NOTE

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SITE DISTANCE PLAN

JENNESSTOWN MANOR
MAP 7, LOTS 39 & 39-1

ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

OWNER/APPLICANT:
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STATE OF NEW HAMPSHIRE
STEVEN B. KEACH No. 7659 LICENSED PROFESSIONAL ENGINEER
11-13-2025

REVISIONS

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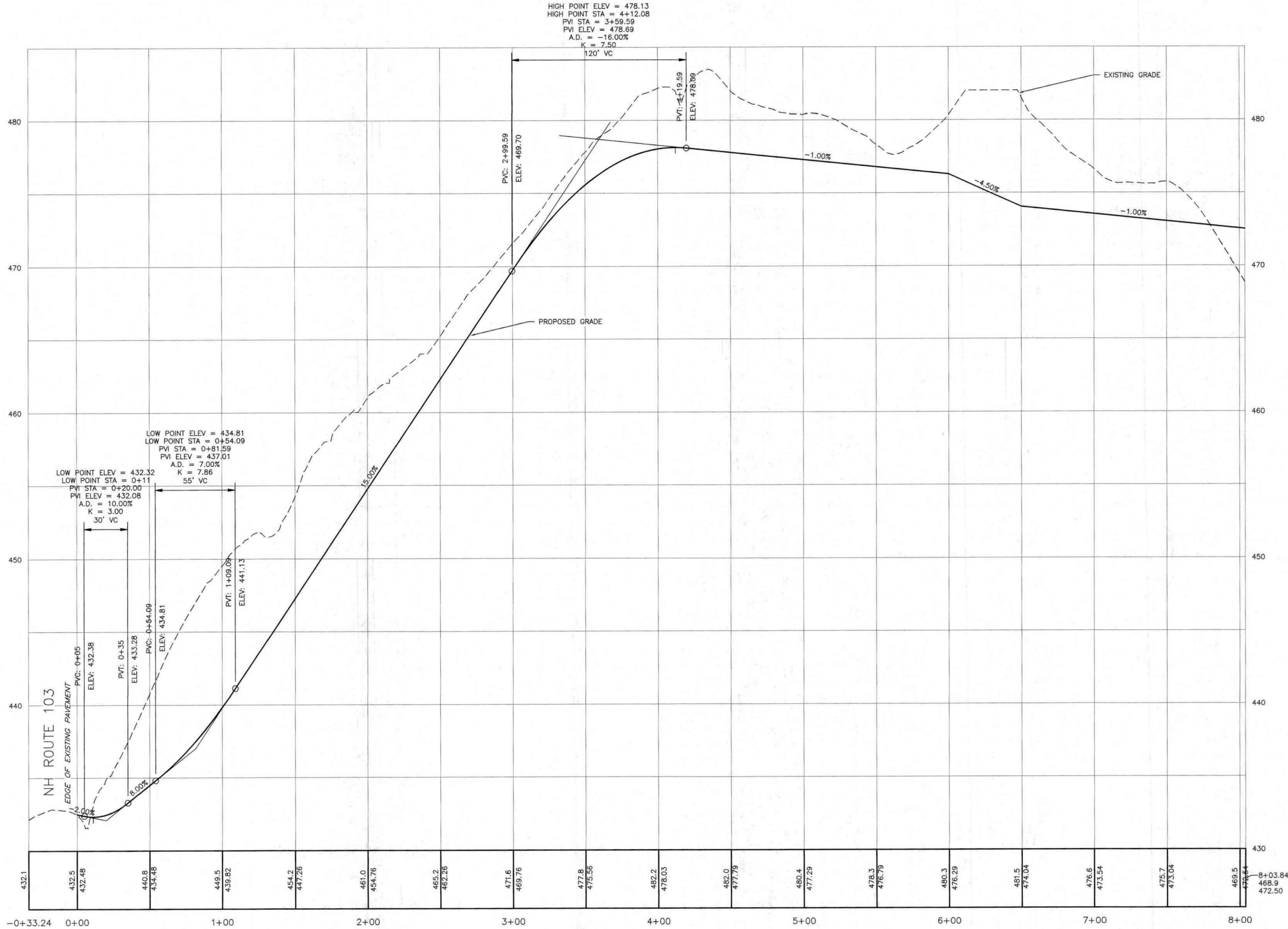

DRIVEWAY PROFILE
SCALE: 1" = 40'(HORIZ.)
1" = 4'(VERT.)

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811 CALL TOLL FREE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

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GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

DRIVEWAY PROFILE PLAN

JENNESSTOWN MANOR
MAP 7, LOTS 39 & 39-1

ROUTE 103
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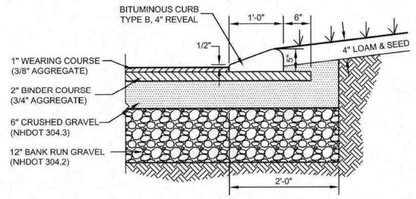
2	9/4/25	PER AOT COMMENTS	AEW
3	10/2/25	PER AOT COMMENTS	AEW
4	10/31/25	PER ARIES & FIRE COMMENTS	JDL

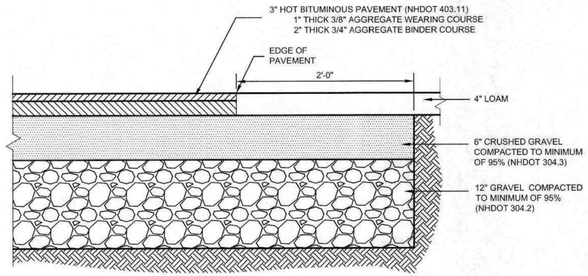
DATE: MARCH 25, 2025	SCALE: 1" = 40'
PROJECT NO: 24-0307-1	SHEET 11 OF 16



BITUMINOUS CURB TYPE B DETAIL

NOT TO SCALE

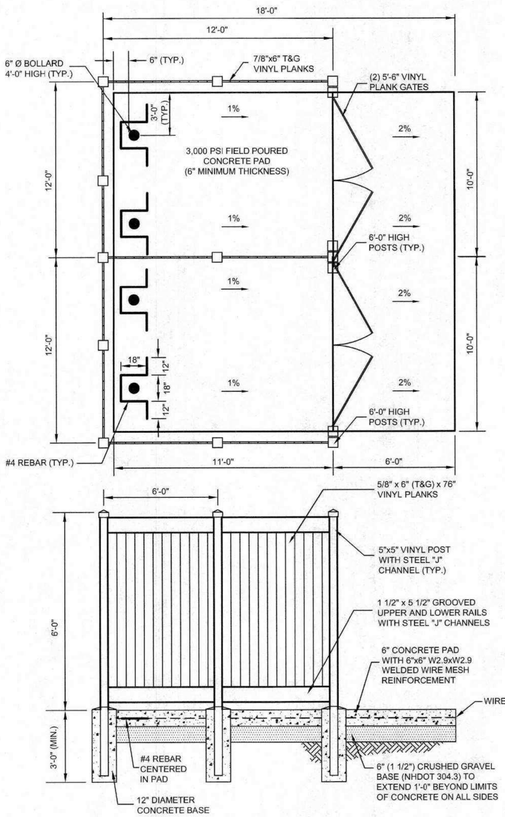
(MARCH 2008)



DRIVEWAY AND PARKING LOT SECTION

(MARCH 2008)

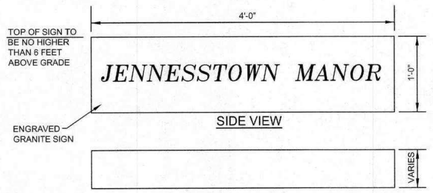
NOT TO SCALE



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

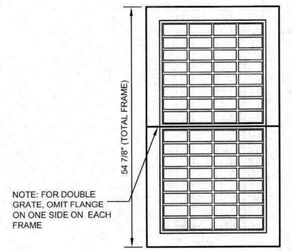
VINYL DOUBLE TRASH ENCLOSURE DETAIL

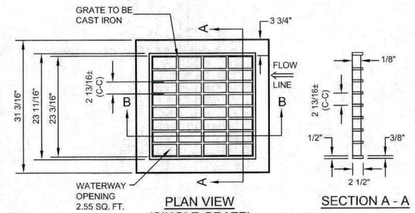
NOT TO SCALE

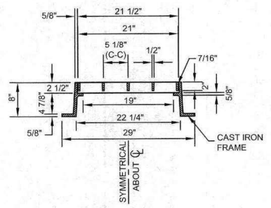


GRANITE SIGN DETAIL

NOT TO SCALE







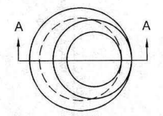
TYPE B FRAME & GRATE DETAIL

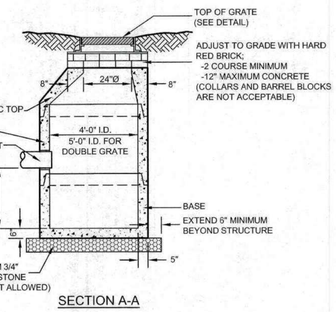
NOT TO SCALE

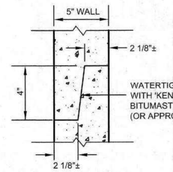
(MARCH 2008)

NOTES:

1. ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 PSI). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCH PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
2. THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCH PER LINEAR FOOT.
3. RISER OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
4. MATERIALS AND CONSTRUCTION TO NHDOT STANDARDS.



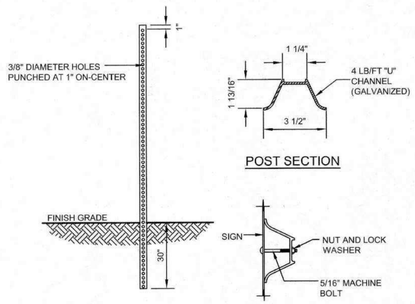




PRECAST REINFORCED CATCH BASIN

NOT TO SCALE

(MAY 2012)

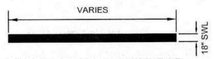


NOTE:
POST SHALL CONFORM TO NHDOT 615.2.5.3

STEEL SIGN POST DETAIL

NOT TO SCALE

(MARCH 2008)



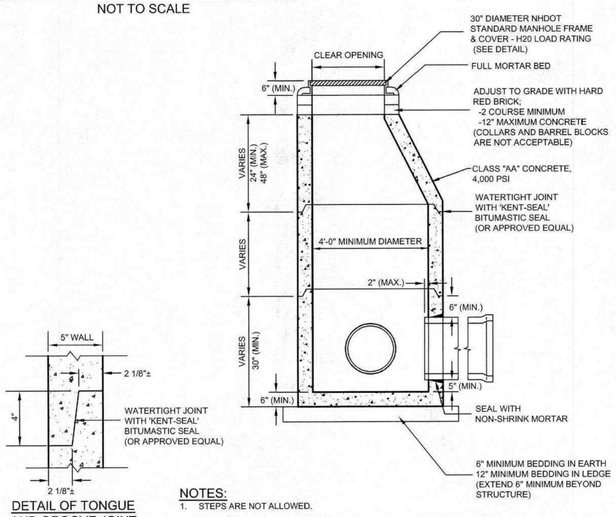
THERMOPLASTIC STOP BAR

R1-1
36" x 36"

STOP SIGN DETAIL

NOT TO SCALE

(MARCH 2008)



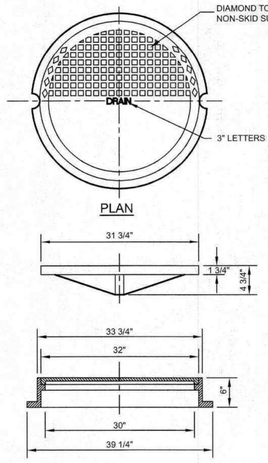
NOTES:

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 THE 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)



NOTES:

NEW HAMPSHIRE MAINTAINS A CLEAR OPENING DESIGNATION OF 30" FOR ITS MANHOLE CASTINGS.

FEATURES:

- 3" LETTERING
- COVERS MARKED DRAIN
- NONROCKING COVER
- DIAMOND SURFACE DESIGN

SPECIFICATIONS:

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

DRAIN MANHOLE FRAME AND COVER DETAIL

NOT TO SCALE

(JANUARY 2012)

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

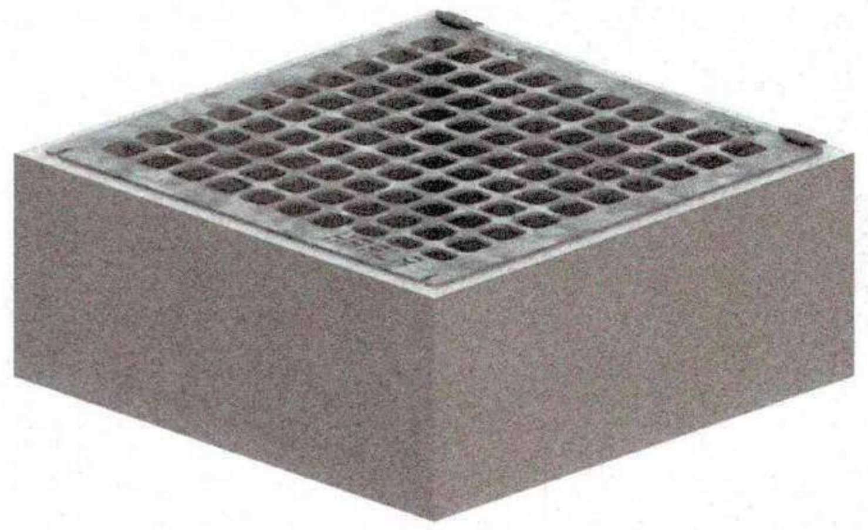
KEACH–NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

STATE OF NEW HAMPSHIRE
STEVEN B. KEACH No. 7659 LICENSED PROFESSIONAL ENGINEER
11/7/2025

REVISIONS

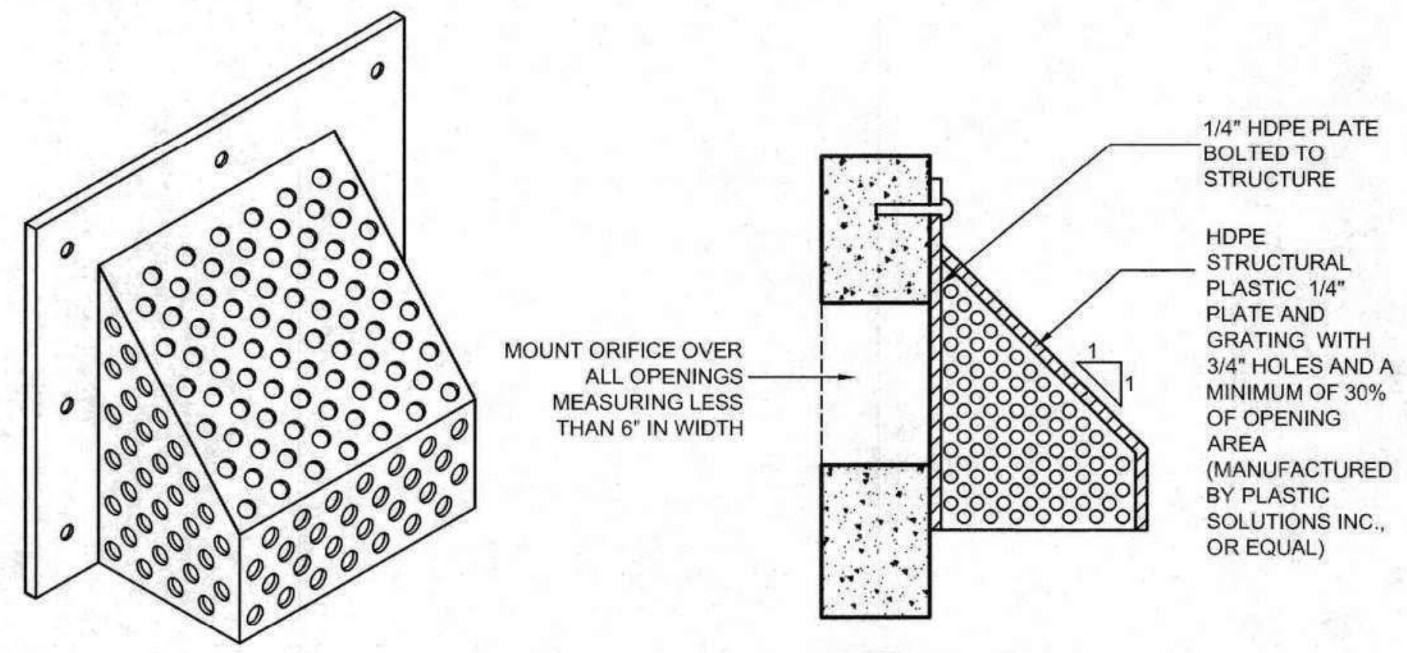
No.	DATE	DESCRIPTION	BY
1	5/22/25	PER PB AND AOT COMMENTS	AEW
2	9/4/25	PER AOT COMMENTS	AEW
3	10/2/25	PER AOT COMMENTS	AEW
4	10/31/25	PER ARIES & FIRE COMMENTS	JDL

DATE: MARCH 25, 2025	**SCALE:** AS SHOWN
PROJECT NO: 24-0307-1	**SHEET** 12 **OF** 16

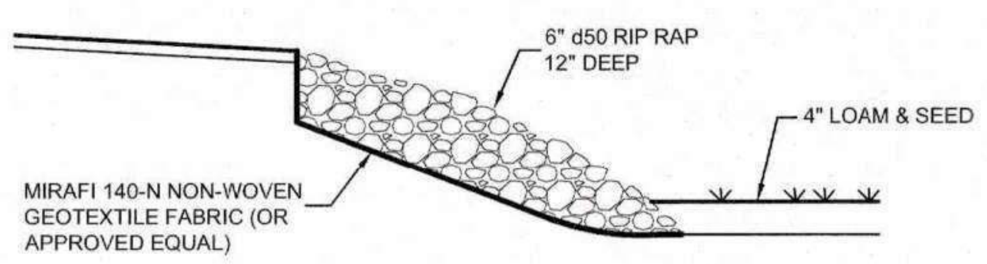


NOTES
1. CONTRACTOR TO USE SQUARE 48" X 48" HAALA GRATE OR APPROVED EQUAL

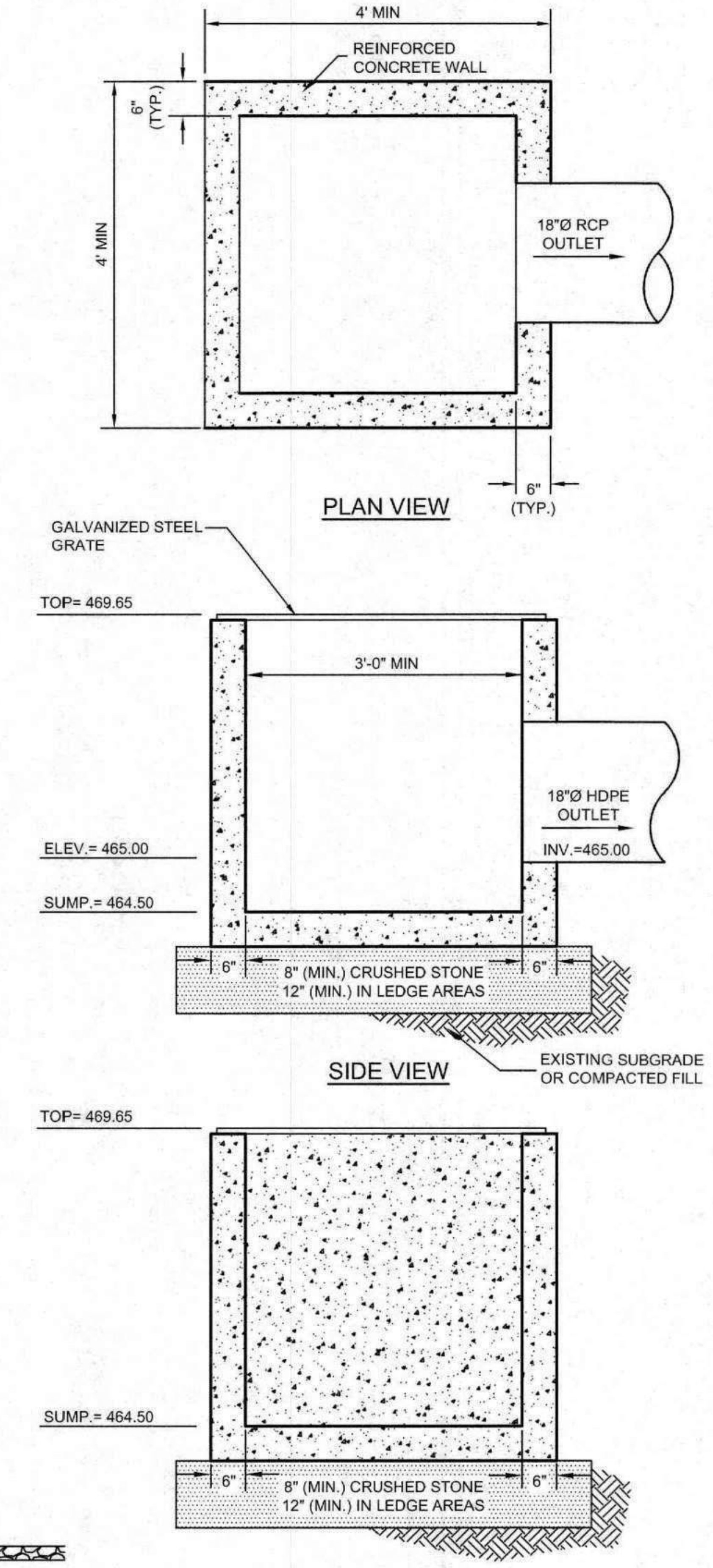
HAALA GRATE
NOT TO SCALE



TRASH RACK DETAIL
NOT TO SCALE

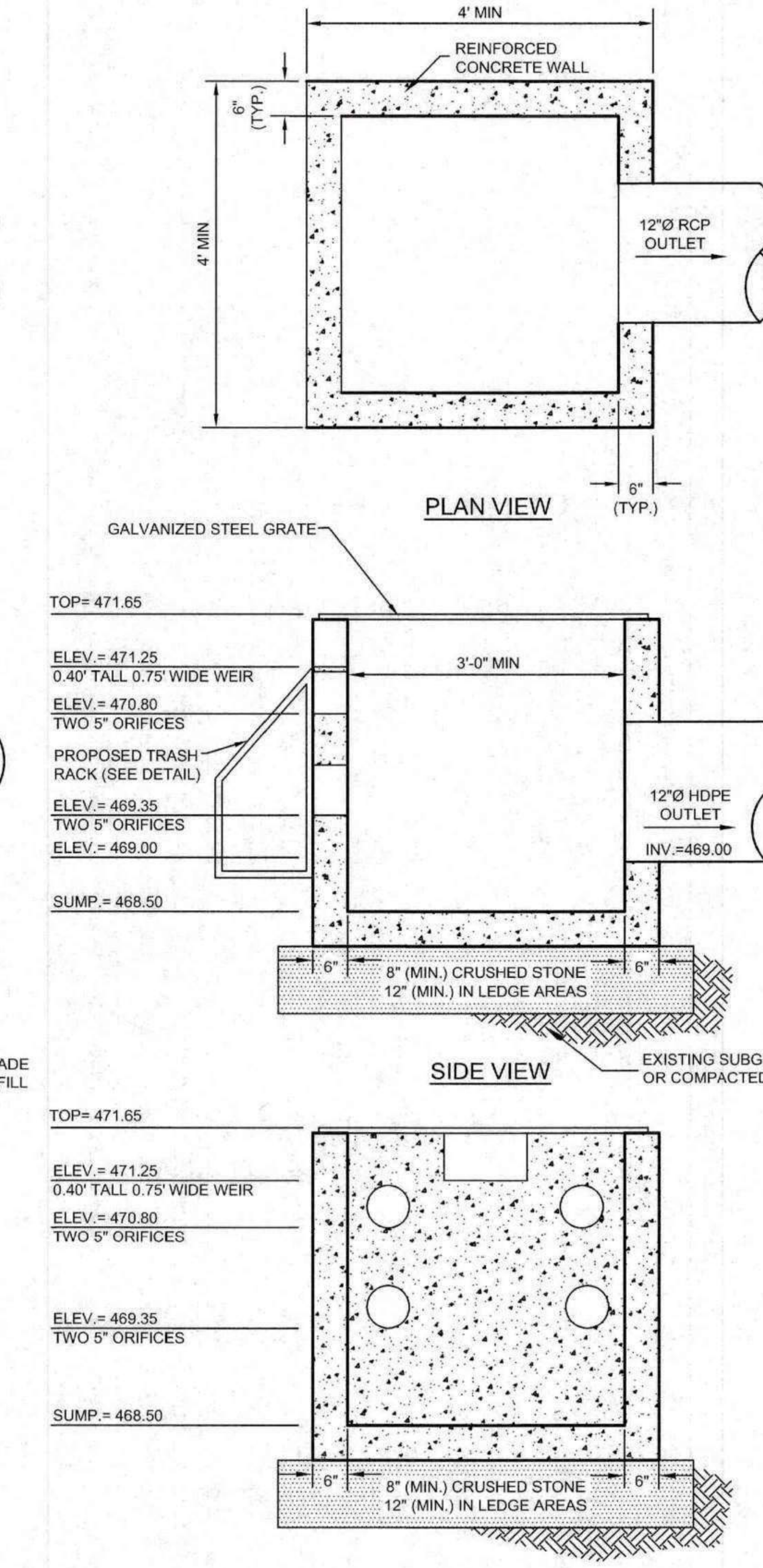


RIP RAP SPILLWAY DETAIL
NOT TO SCALE
(SEPTEMBER 2010)



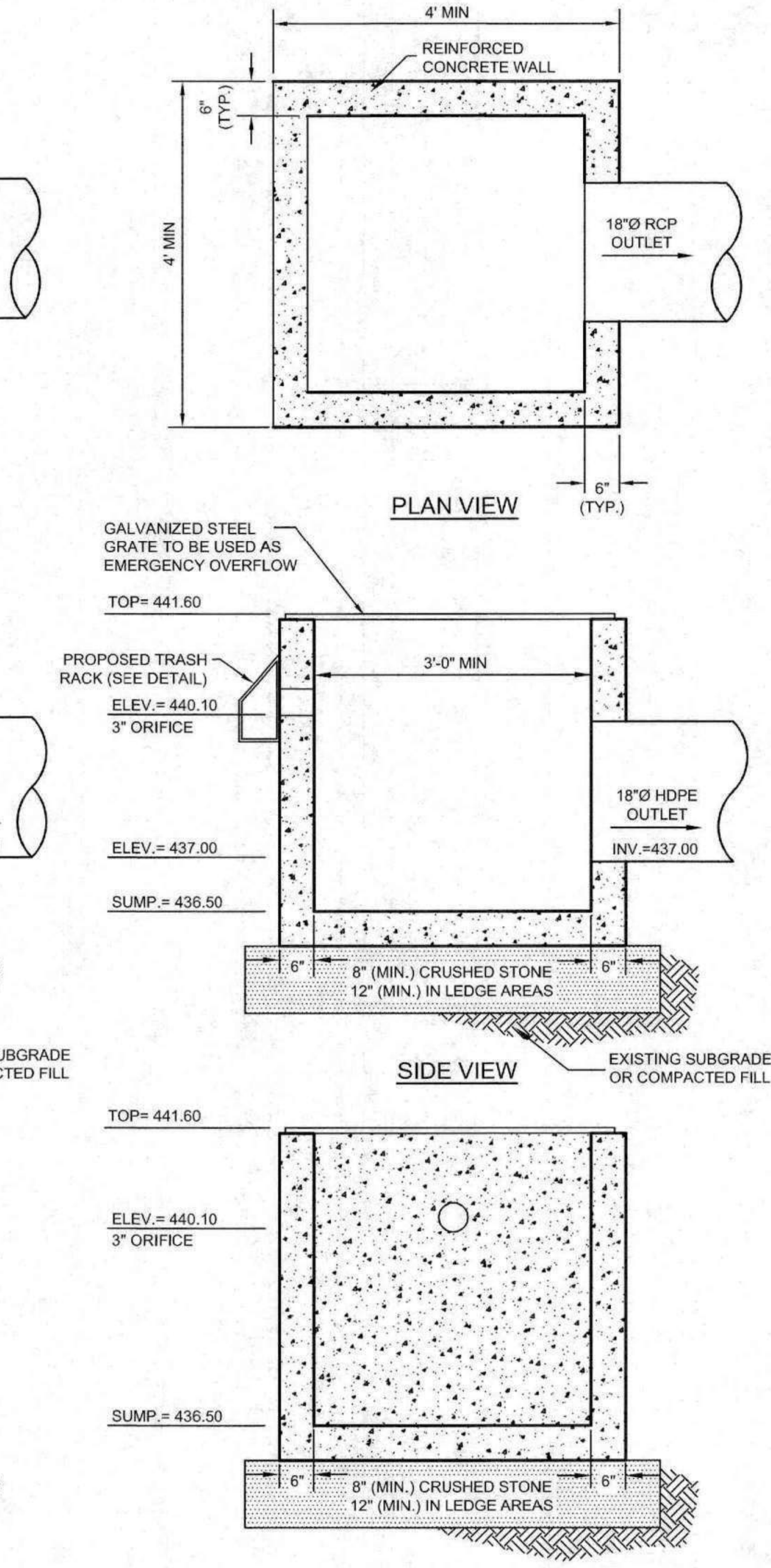
1. ALL CONCRETE TO BE 4000 PSI MIN.
2. GALVANIZED STEEL GRATE TO BE BOLTED TO THE TOP OF THE STRUCTURE WITH 1/2" STAINLESS STEEL BOLTS AND THREADED INSERTS.

OUTLET CONTROL STRUCTURE #21P DETAIL
NOT TO SCALE



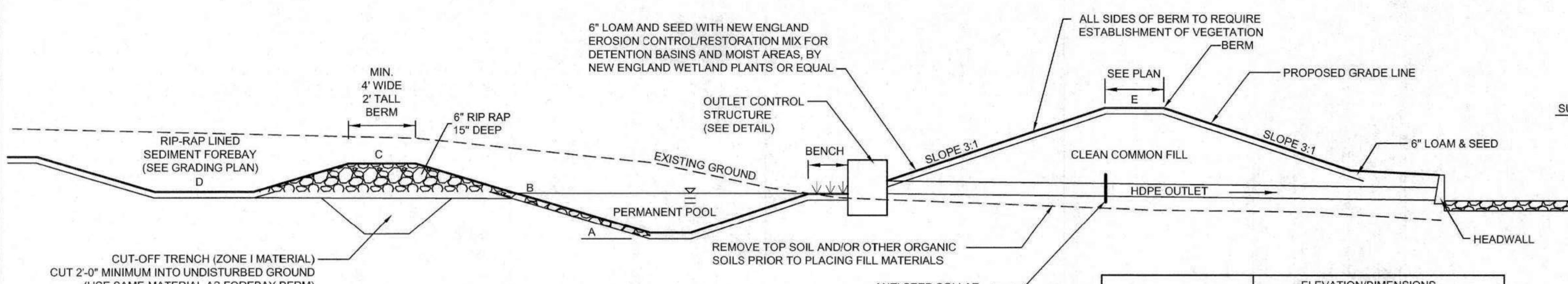
1. ALL CONCRETE TO BE 4000 PSI MIN.
2. GALVANIZED STEEL GRATE TO BE BOLTED TO THE TOP OF THE STRUCTURE WITH 1/2" STAINLESS STEEL BOLTS AND THREADED INSERTS.

OUTLET CONTROL STRUCTURE #22P DETAIL
NOT TO SCALE



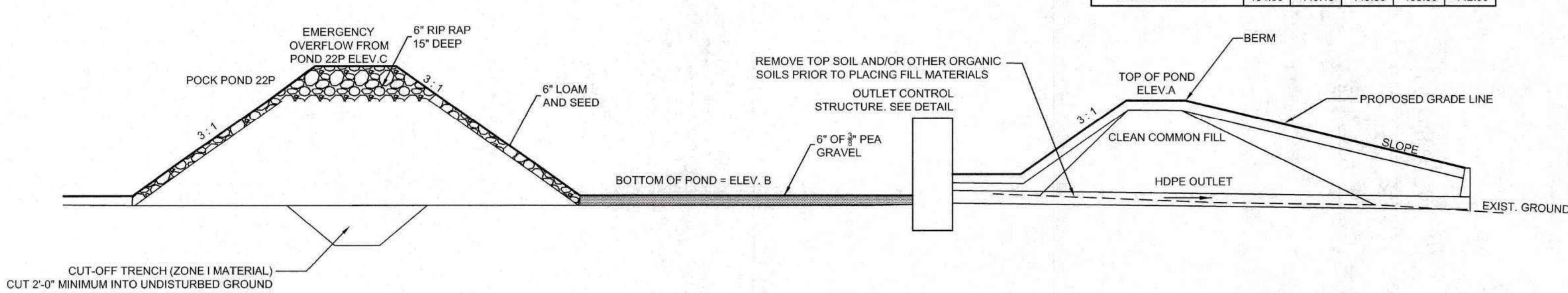
1. ALL CONCRETE TO BE 4000 PSI MIN.
2. GALVANIZED STEEL GRATE TO BE BOLTED TO THE TOP OF THE STRUCTURE WITH 1/2" STAINLESS STEEL BOLTS AND THREADED INSERTS.

OUTLET CONTROL STRUCTURE #41P DETAIL
NOT TO SCALE



POCKET POND CROSS SECTION
NOT TO SCALE

	ELEVATION/DIMENSIONS				
POND	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



TYPICAL INFILTRATION POND SECTION
NOT TO SCALE

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

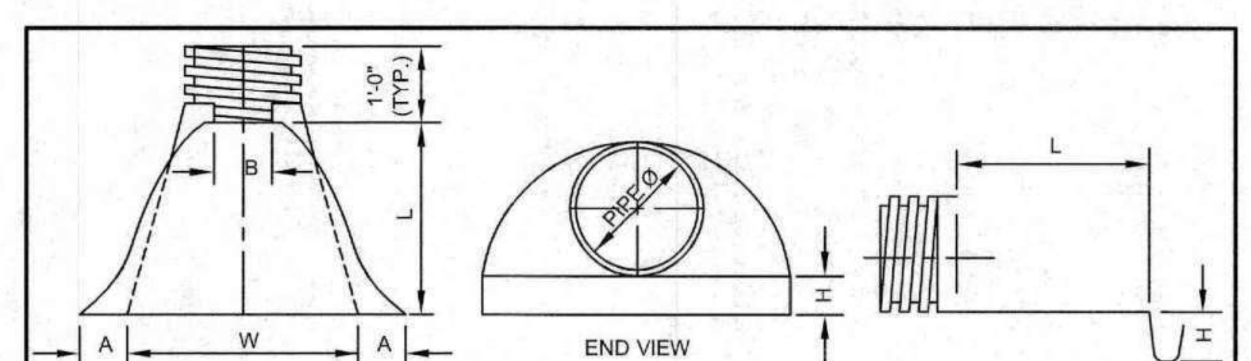
MAINTENANCE REQUIREMENTS:

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.

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.



PIPE DIAMETER	DIMENSIONS, INCHES (MM)					
	PART No.	A (± 1")	B (MAX.)	H (± 1")	L (± 1/2")	W (± 2)
12" & 15"	1210 NP	6.5"	10"	6.5"	25"	29"
18"	1810 NP	7.5"	15"	6.5"	32"	35"
24"	2410 NP	7.5"	18"	6.5"	36"	45"

ADS END SECTION DETAIL
NOT TO SCALE
(MARCH 2008)

CONSTRUCTION DETAILS

JENNESSTOWN MANOR
MAP 7, LOTS 39 & 39-I

ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

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

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

STATE OF NEW HAMPSHIRE - STEVEN B. KEACH No. 7659 - LICENSED - PROFESSIONAL ENGINEER

REVISIONS

No.	DATE	DESCRIPTION	BY
1	5/22/25	PER PB AND AOT COMMENTS	AEW
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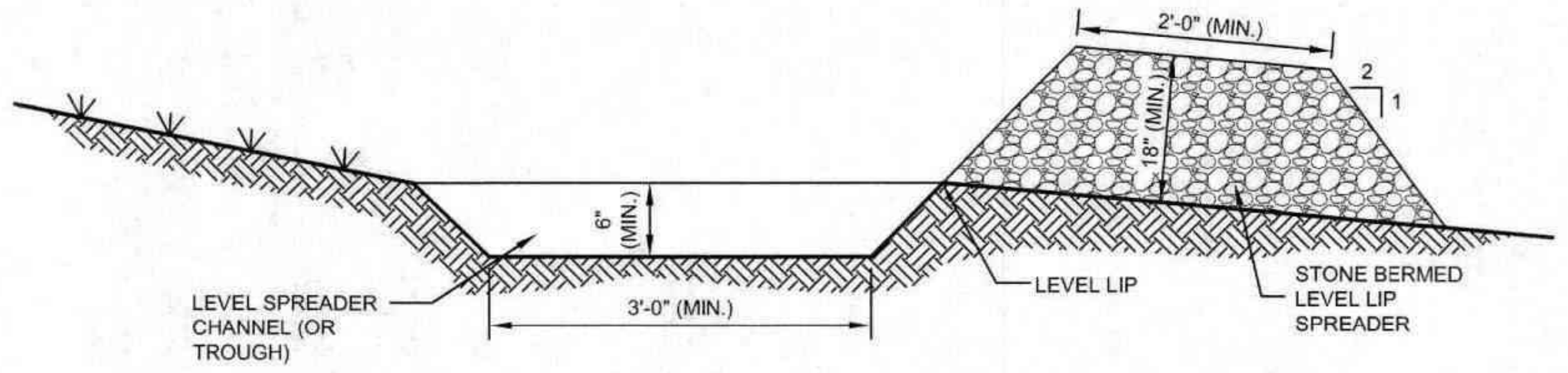
DATE: MARCH 25, 2025 | **SCALE:** AS SHOWN
PROJECT NO: 24-0307-1 | **SHEET** 13 **OF** 16

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:

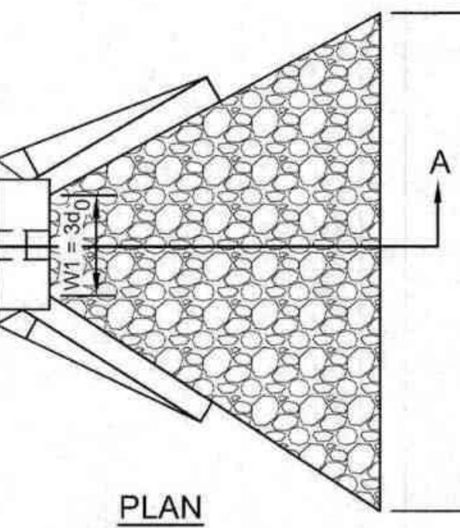
1. CONSTRUCT THE LEVEL SPREADER LIP ON A ZERO PERCENT GRADE TO INSURE UNIFORM SPREADING OF RUN-OFF.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
3. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET INTO STABILIZED AREAS. WATER SHOULD NOT RECONCENTRATE IMMEDIATELY BELOW THE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

MAINTENANCE REQUIREMENTS:

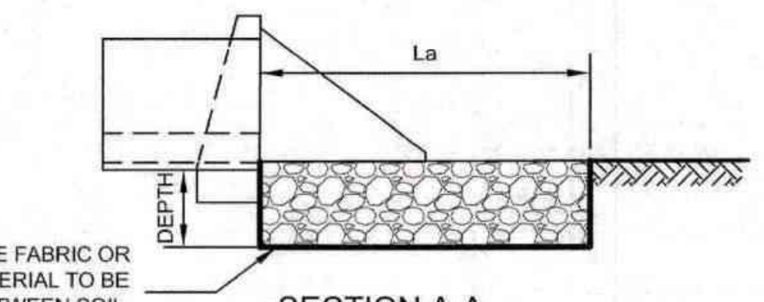
1. INSPECT AT LEAST ONCE ANNUALLY FOR ACCUMULATION OF SEDIMENT AND DEBRIS AND FOR SIGNS OF EROSION WITHIN APPROACH CHANNEL, SPREADER CHANNEL OR DOWN-SLOPE OF THE SPREADER.
2. REMOVE DEBRIS WHENEVER OBSERVED DURING INSPECTION.
3. REMOVE SEDIMENT WHEN ACCUMULATION EXCEEDS 25% OF SPREADER CHANNEL DEPTH.
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-GRADING.

STONED BERMED LEVEL LIP SPREADER DETAIL

NOT TO SCALE
(APRIL 2010)



PLAN



GEOTEXTILE FABRIC OR FILTER MATERIAL TO BE PLACED BETWEEN SOIL AND RIP RAP (TYP.)

SECTION A-A

PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL

NOT TO SCALE
(MARCH 2008)

	ELEVATION/DIMENSIONS				
LOCATION	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

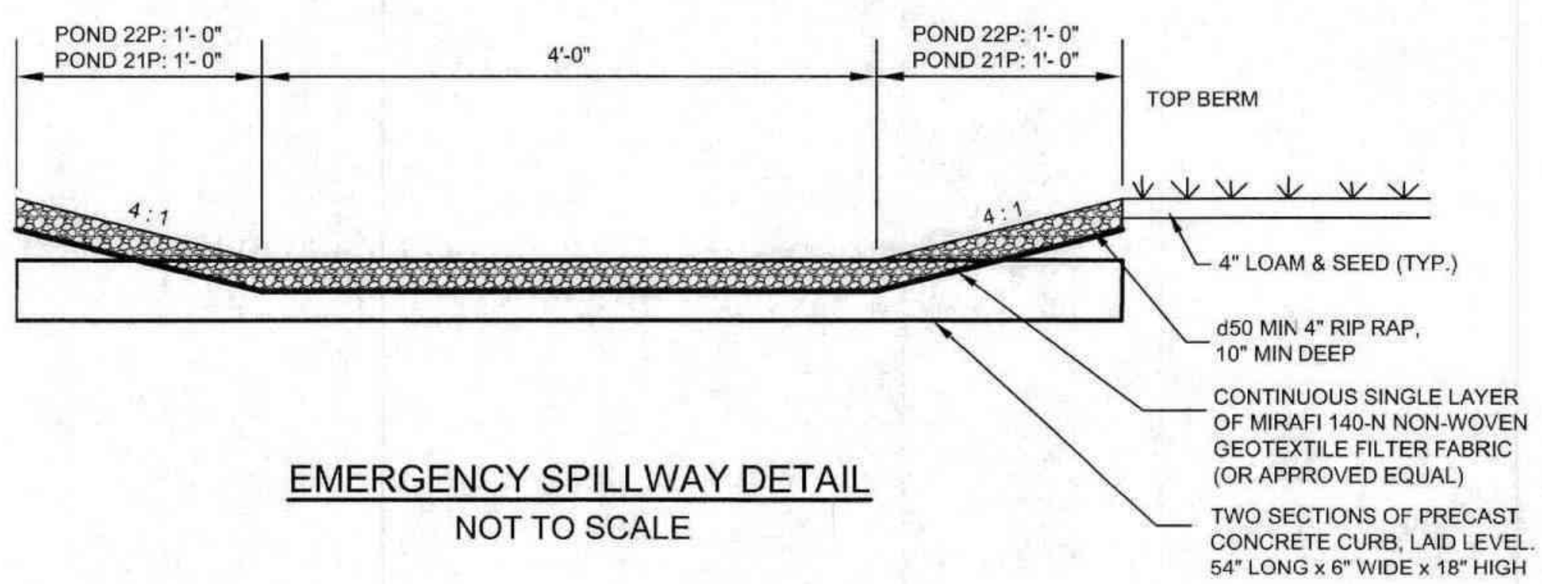
TABLE 7-24 -- RECOMMENDED RIP RAP GRADATION RANGES	
PERCENT OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE
100%	1.5 TO 2.0 d50
85%	1.3 TO 1.8 d50
50%	1.0 TO 1.5 d50
15%	0.3 TO 0.5 d50

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
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KNA KEACH-NORDSTROM ASSOCIATES, INC.
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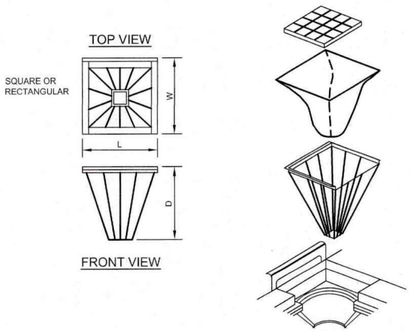
STATE OF NEW HAMPSHIRE
STEVEN B. KEACH
No. 7659
LICENSED
PROFESSIONAL ENGINEER
11-03-2025

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

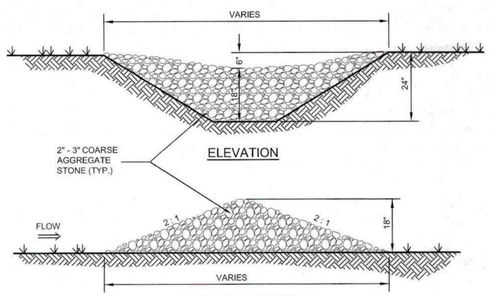
DATE: MARCH 25, 2025	SCALE: AS SHOWN
PROJECT NO: 24-0307-1	SHEET 14 OF 16



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 600 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

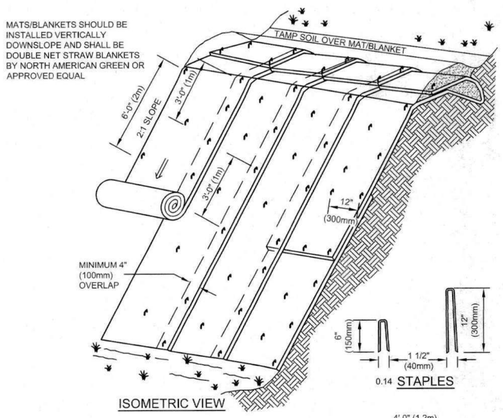


STONE CHECK DAM DETAIL
NOT TO SCALE

L = THE DISTANCE SUCH THAT POINTS A AND B ARE EQUAL ELEVATION, OR FOR FLAT SLOPES L = 75' MAXIMUM

STONE CHECK DAM SPACING DETAIL
NOT TO SCALE

MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE AND SHALL BE DOUBLE NET STRAW BLANKETS BY NORTH AMERICAN GREEN OR APPROVED EQUAL



ISOMETRIC VIEW

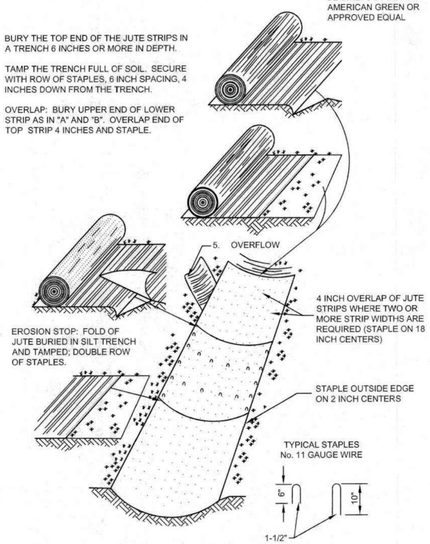
BERM

NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, 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 "WILDLIFE 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.

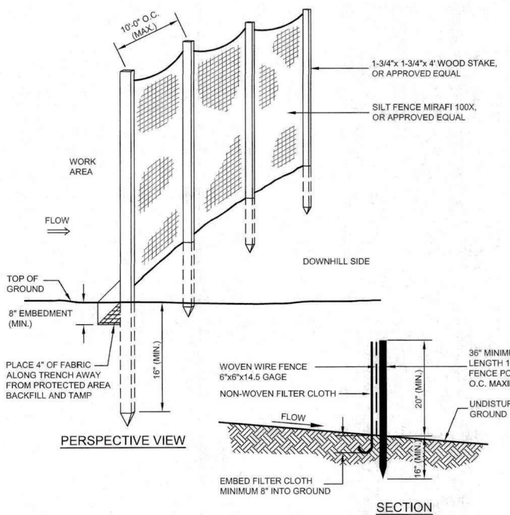
EROSION CONTROL BLANKETS - SLOPE INSTALLATION
NOT TO SCALE

MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE AND SHALL BE DOUBLE NET STRAW BLANKETS BY NORTH AMERICAN GREEN OR APPROVED EQUAL

1. BURY THE TOP END OF THE JUTE STRIPS IN A TRENCH 6 INCHES OR MORE IN DEPTH.
2. TAMP THE TRENCH FULL OF SOIL. SECURE WITH ROW OF STAPLES, 6 INCH SPACING, 4 INCHES DOWN FROM THE TRENCH.
3. OVERLAP: BURY UPPER END OF LOWER STRIP AS IN "A" AND "B". OVERLAP END OF TOP STRIP 4 INCHES AND STAPLE.



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



PERSPECTIVE VIEW

SECTION

SILT FENCE DETAIL
NOT TO SCALE
(MARCH 2008)

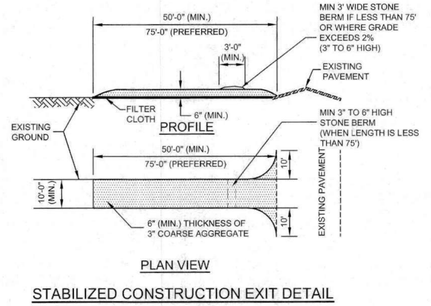
CONSTRUCTION SPECIFICATIONS:
1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIE OR STAPLES WHERE NOTED OR AS DIRECTED BY DESIGN ENGINEER.
4. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MIDSECTION AND BOTTOM.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
6. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
7. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

MAINTENANCE:
1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

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.

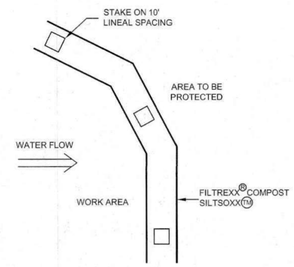
IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

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 IS 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.

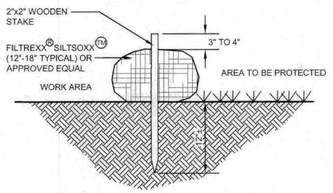


PLAN VIEW

STABILIZED CONSTRUCTION EXIT DETAIL
NOT TO SCALE
(APRIL 2018)



PLAN VIEW



SECTION VIEW

NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. SILTSOXX™ COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
3. SILTSOXX™ DEPICTED IS FOR MINIMUM SLOPES. GREAT SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX® SILTSOXX™ DETAIL
NOT TO SCALE

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 EARTHMOVING 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 EARTHMOVING 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 EARTHMOVING 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 EXCAVATION/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 EARTHWORK 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 APPLICATION 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 ENV-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 NHDOT 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

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

STATE OF NEW HAMPSHIRE — STEVEN B. KEACH No. 7659 — LICENSED PROFESSIONAL ENGINEER — 11-25-2025

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

0"	FOREST MAT
12"	7.5YR 4/6, GRANULAR, FRIABLE LOAMY SAND, COBBLES, ROOTS
16"	10YR 5/3, GRANULAR, FRIABLE, SAND, FEW ROOTS
55" E.S.H.W.T.	10 YR 4/2, FIRM, SAND, W/ REDOX FEATURES
90" BOTTOM OF HOLE	

TP #2

LOGGED BY GPC
PERC TEST @ 20"
DATE: 2-3-2024
PERC RATE: 8 MIN./INCH
IMPERVIOUS LAYER: NONE
WATER ENCOUNTERED: NONE

0"	FOREST MAT
10"	7.5YR 4/6, GRANULAR, FRIABLE LOAMY SAND, COBBLES, ROOTS
32" E.S.H.W.T.	10YR 6/2, SAND, STONES
84"	10 YR 4/2, FIRM, SILTY FINE SAND, W/ REDOX FEATURES
144" BOTTOM OF HOLE	

TP #3

LOGGED BY GPC
PERC TEST @ 20"
DATE: 2-3-2024
PERC RATE: 8 MIN./INCH
IMPERVIOUS LAYER: NONE
WATER ENCOUNTERED: NONE

0"	FOREST MAT
10"	7.5YR 4/6, GRANULAR, FRIABLE LOAMY SAND, COBBLES, ROOTS
32" E.S.H.W.T.	10YR 6/2, SAND, STONES
84"	10 YR 4/2, FIRM, SILTY FINE SAND, W/ REDOX FEATURES
144" BOTTOM OF HOLE	

TP #4

LOGGED BY GPC
PERC TEST @ 20"
DATE: 2-3-2024
PERC RATE: 8 MIN./INCH
IMPERVIOUS LAYER: NONE
WATER ENCOUNTERED: NONE

0"	FOREST MAT
8"	7.5YR 4/6, GRANULAR, FRIABLE LOAMY SAND, ROOTS
16"	10YR 5/3, GRANULAR, FRIABLE, SAND
30" BOTTOM OF HOLE	LEDGE

TP #5

LOGGED BY GPC
PERC TEST @ 20"
DATE: 2-3-2024
PERC RATE: 8 MIN./INCH
IMPERVIOUS LAYER: NONE
WATER ENCOUNTERED: NONE

0"	FOREST MAT
10"	7.5YR 4/6, GRANULAR, FRIABLE LOAMY SAND, ROOTS
24"	10YR 6/2, GRANULAR, FRIABLE, SAND ROOTS TO 48"
96" BOTTOM OF HOLE	

TP #6

LOGGED BY GPC
PERC TEST @ 20"
DATE: 2-3-2024
PERC RATE: 8 MIN./INCH
IMPERVIOUS LAYER: NONE
WATER ENCOUNTERED: 80"

0"	FOREST MAT
10"	7.5YR 4/6, GRANULAR, FRIABLE LOAMY SAND, ROOTS
32" E.S.H.W.T.	10YR 6/2, GRANULAR, FRIABLE, SAND ROOTS TO 48"
108" BOTTOM OF HOLE	

TP #7

LOGGED BY GPC
PERC TEST @ 20"
DATE: 2-3-2024
PERC RATE: 8 MIN./INCH
IMPERVIOUS LAYER: NONE
WATER ENCOUNTERED: NONE

0"	FOREST MAT
10"	7.5YR 4/6, GRANULAR, FRIABLE LOAMY SAND, COBBLES, ROOTS
24"	10YR 6/2, SAND, STONES
72" E.S.H.W.T.	10 YR 6/1, FIRM, SILTY FINE SAND, W/ REDOX FEATURES
108" BOTTOM OF HOLE	

TP #8

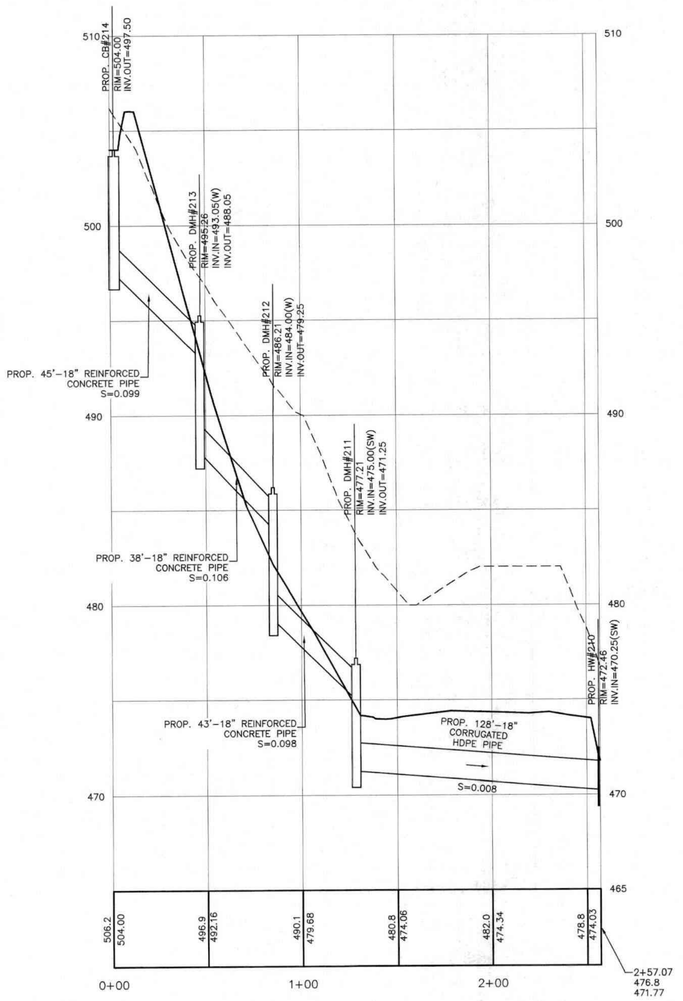
LOGGED BY GPC
PERC TEST @ 20"
DATE: 2-3-2024
PERC RATE: 8 MIN./INCH
IMPERVIOUS LAYER: NONE
WATER ENCOUNTERED: 60"

0"	FOREST MAT
12"	10YR 6/2, GRANULAR, FRIABLE, SAND
60" BOTTOM OF HOLE	LEDGE

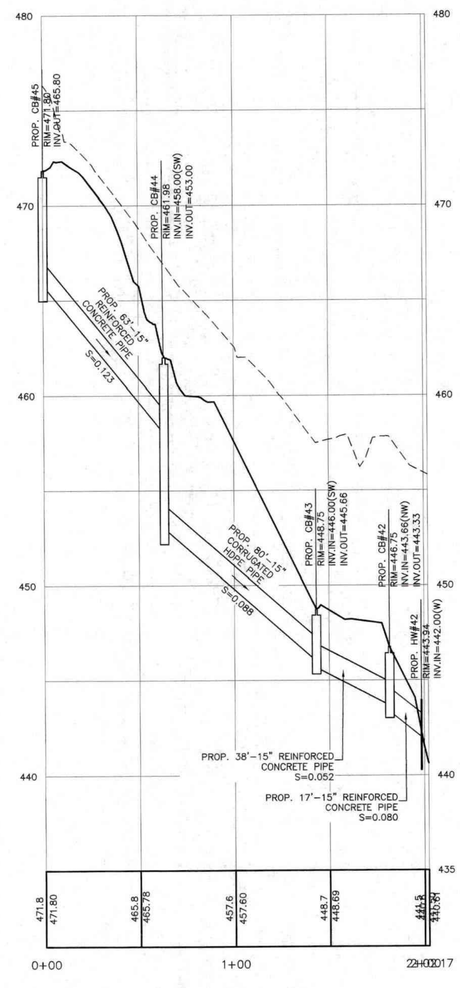
TP #9

LOGGED BY GPC
PERC TEST @ 20"
DATE: 2-3-2024
PERC RATE: 8 MIN./INCH
IMPERVIOUS LAYER: NONE
WATER ENCOUNTERED: 60"

0"	FOREST MAT
6"	7.5YR 4/6, GRANULAR, FRIABLE LOAMY SAND, COBBLES, ROOTS
15" E.S.H.W.T.	10YR 6/2, SAND, STONES
96"	10 YR 6/1, FIRM, SILTY FINE SAND, W/ REDOX FEATURES
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

KNA 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

STATE OF NEW HAMPSHIRE — STEVEN J. KEACH NO. 7659 — LICENSED PROFESSIONAL ENGINEER — 11-25-25

DATE: MARCH 25, 2025 **SCALE:** AS SHOWN
PROJECT NO: 24-0307-1 **SHEET** 16 **OF** 16

REAR ELEVATION

SCALE: 1/8"=1'-0"

RIGHT SIDE ELEVATION

SCALE: 1/8"=1'-0"

LEFT SIDE ELEVATION

SCALE: 1/8"=1'-0"

FRONT ELEVATION

SCALE: 1/8"=1'-0"

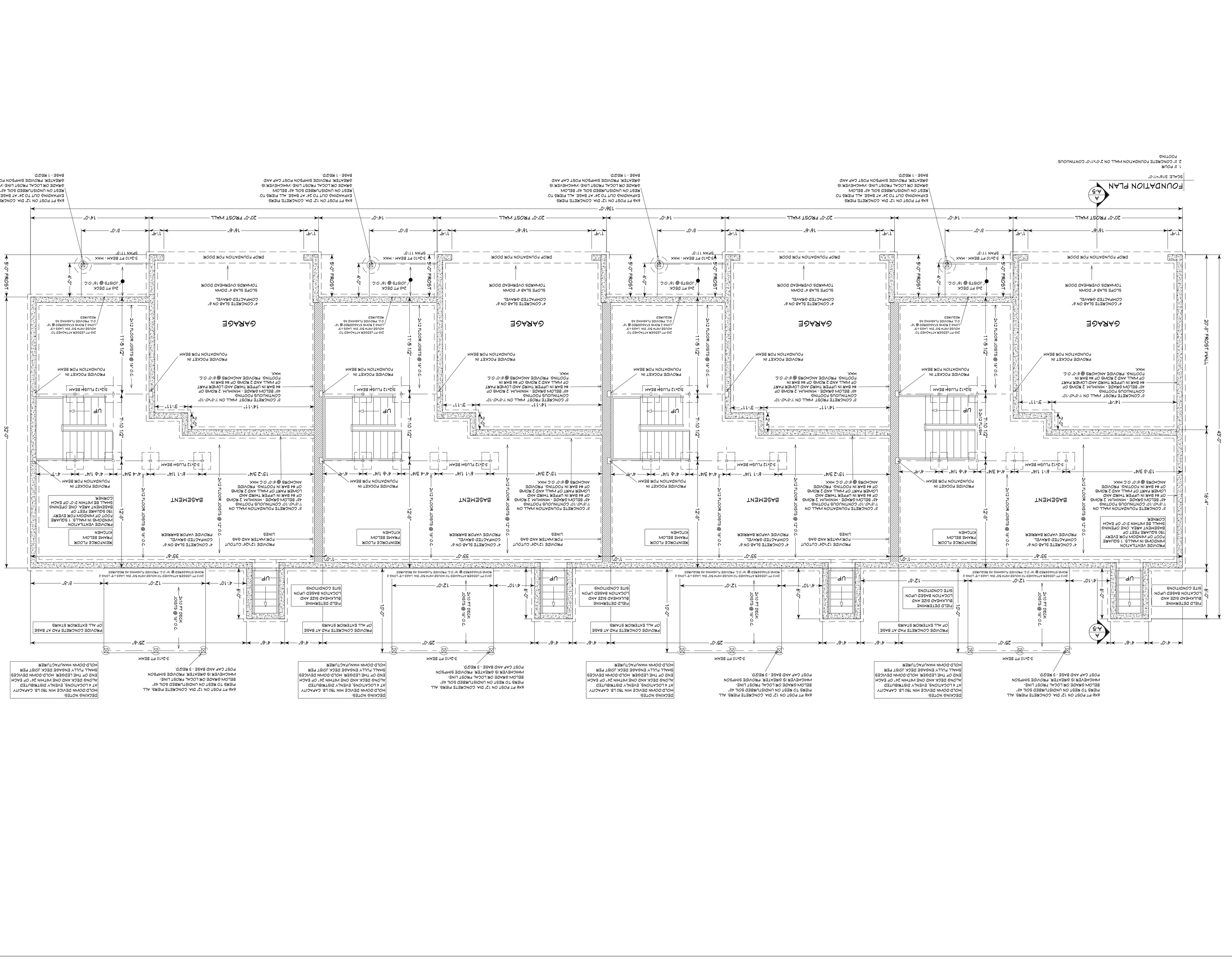
PREPARED FOR:
4 UNIT DWELLING

RESIDENTIAL DESIGN SOLUTIONS
BY LISA MELVIN, LLC
PO BOX 548 MONT VERNON, NH 03057

REV

DATE:
SCALE:
DRAWN BY:
JOB NO.:

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 OWNER/CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS ALSO



FOUNDATION PLAN

SCALE: 3/16"=1'-0"

1. 8' POUR
2. 8" CONCRETE FOUNDATION WALL ON 2'-0"x1'-0" CONTINUOUS FOOTING

DATE:
SCALE:
DRAWN BY:
JOB NO.:

REV

PREPARED FOR:
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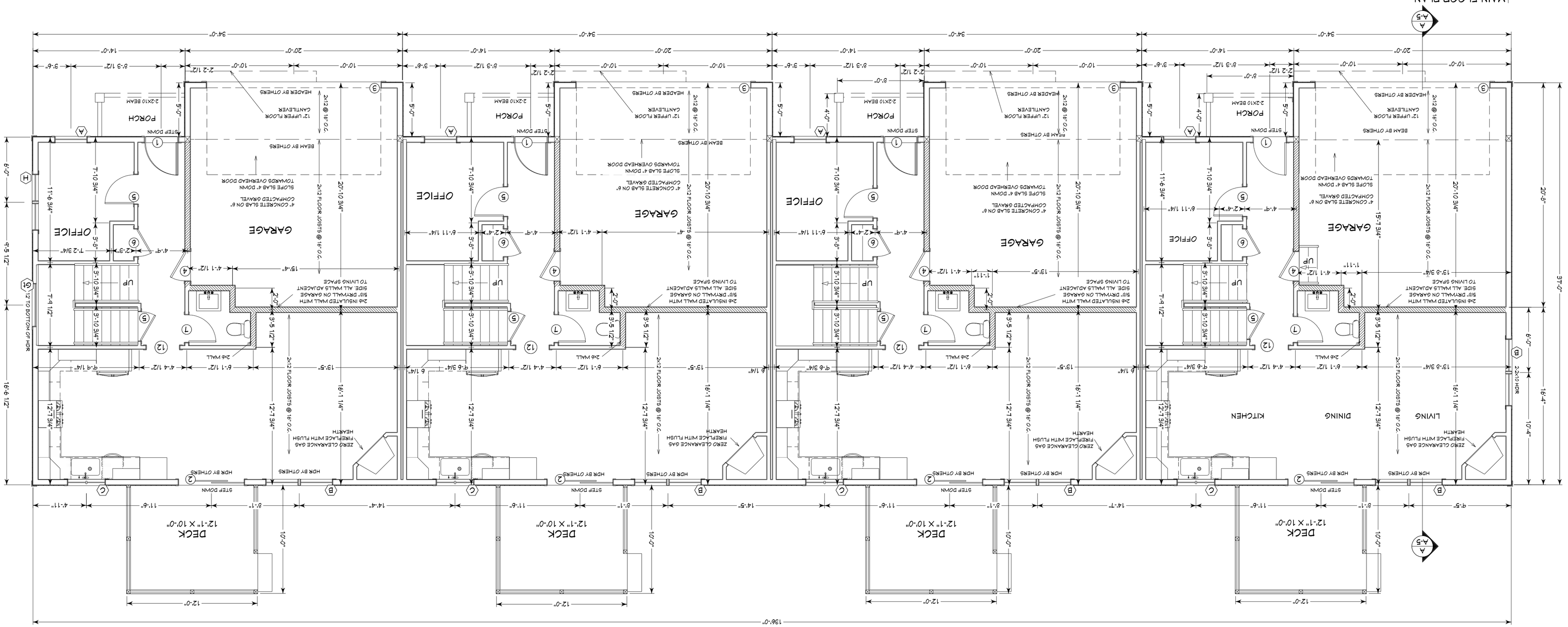

RESIDENTIAL DESIGN SOLUTIONS

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PO BOX 548 MONT VERNON, NH 03057

PREPARED FOR:

4 UNIT DWELLING

REVISIONS

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JOB NO.:

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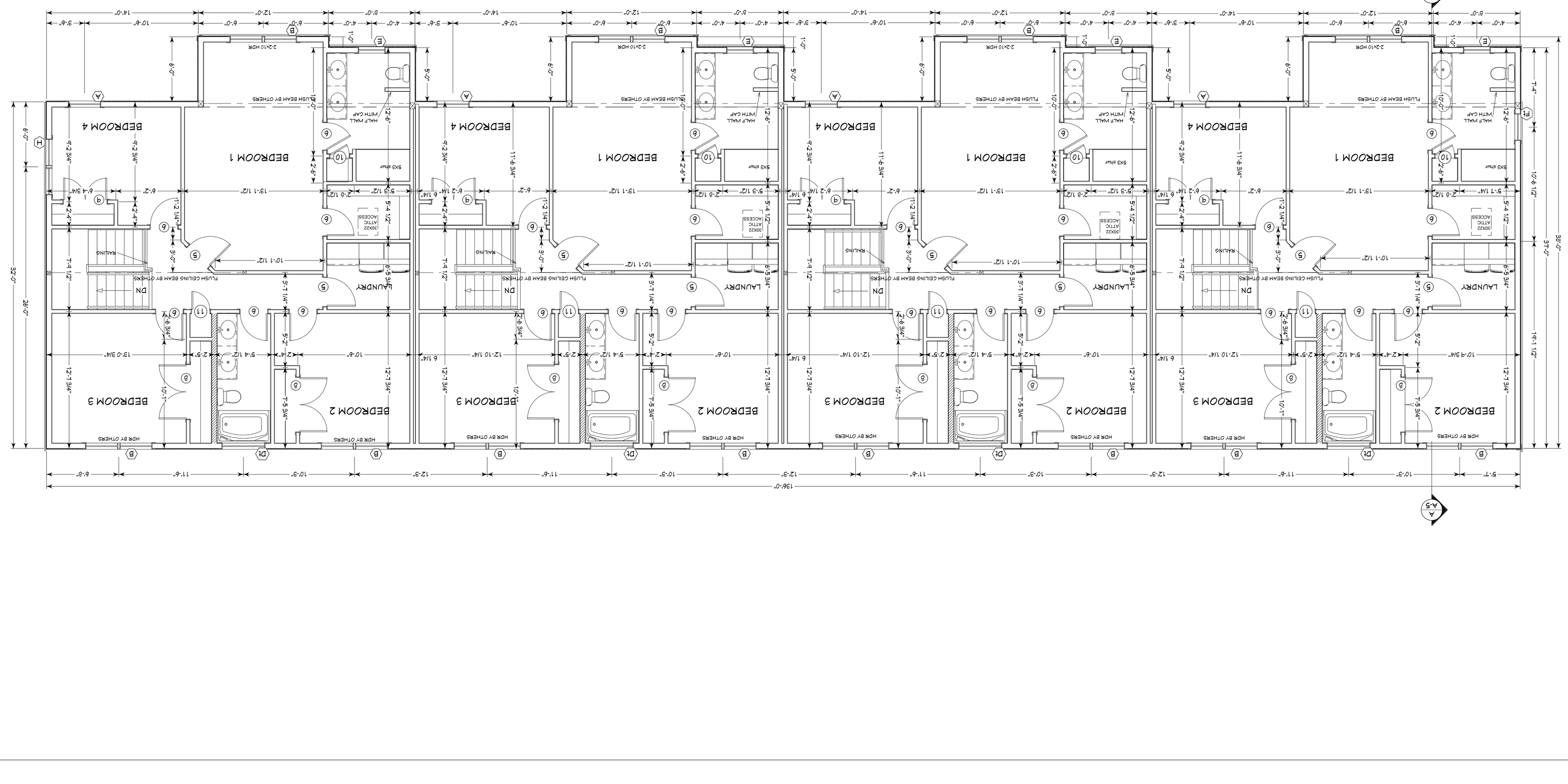
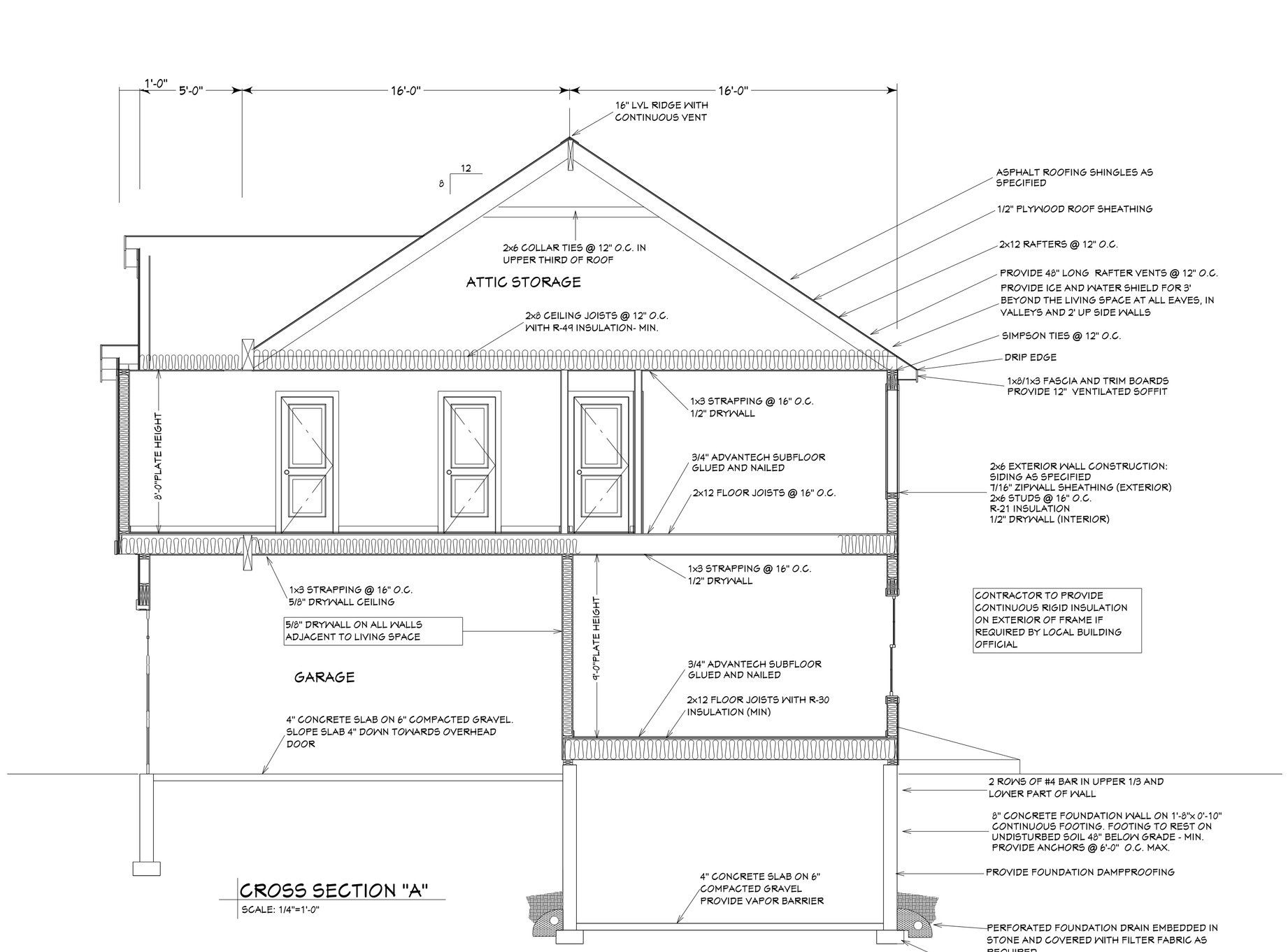
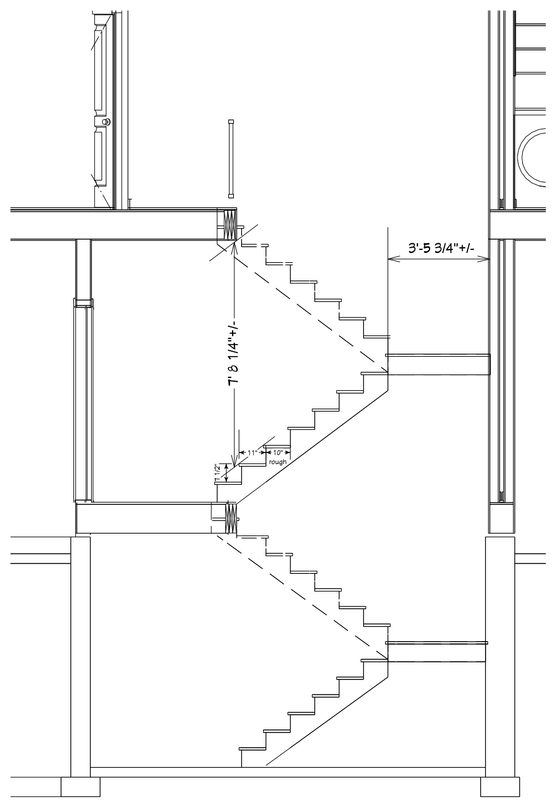




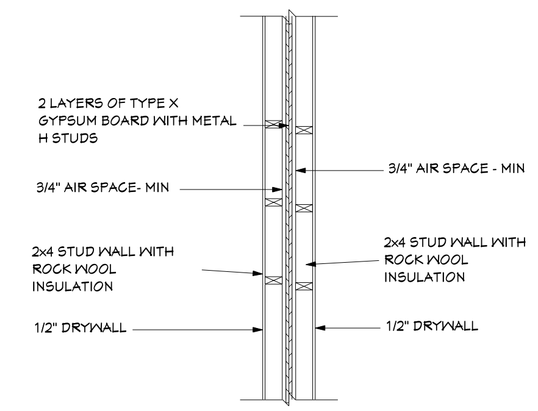
CROSS SECTION "A"

SCALE: 1/4"=1'-0"



STAIR SECTION

SCALE: 1/4"=1'-0"



FIREWALL DETAIL

NOT TO SCALE
(FIREWALL TO BE APPROVED BY LOCAL BUILDING OFFICIAL PRIOR TO CONSTRUCTION)

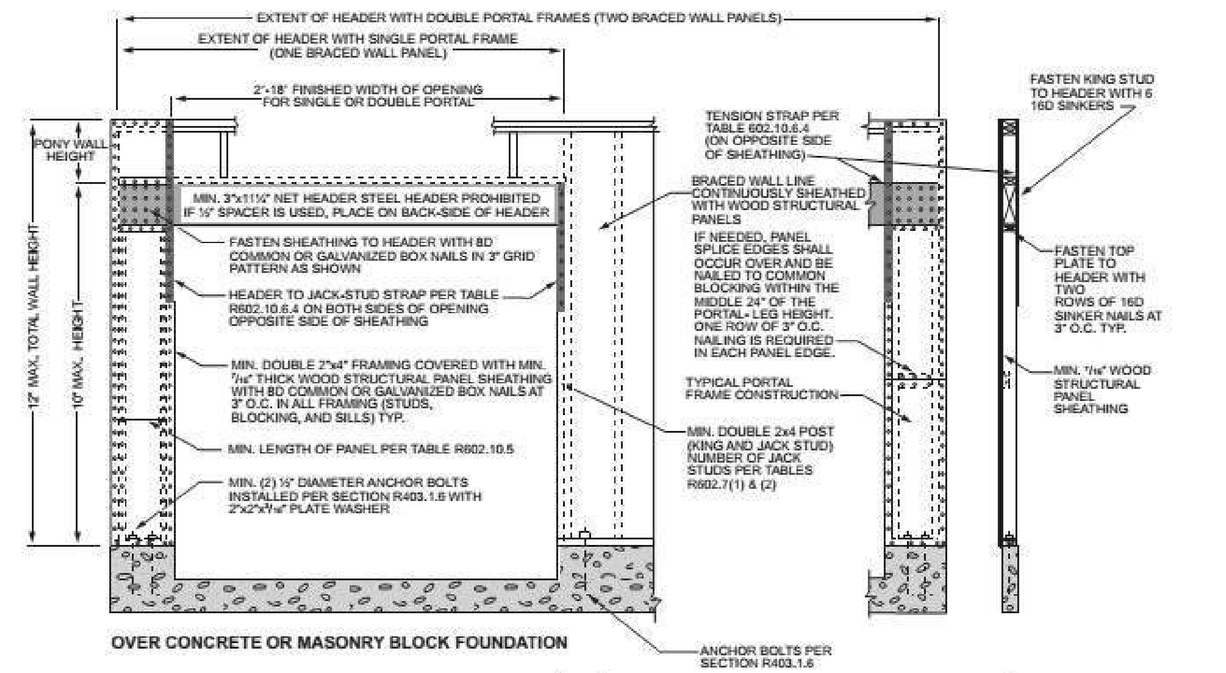
NOTE: SILLS OF ALL WINDOWS TO BE 24" ABOVE FLOOR (MIN.) IF THEY ARE HIGHER THAN 6'-0" ABOVE GRADE

WINDOW SCHEDULE

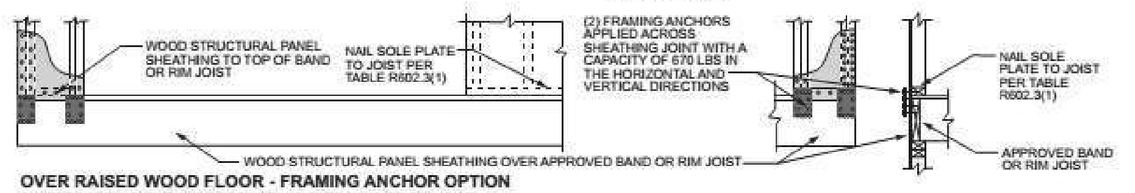
MARK	QTY	R.O.	DESIGNATION	DESCRIPTION
A	8	36"x60"+/-		DOUBLE HUNG - EGRESS
B	17	72"x60"+/-		MULLED DOUBLE HUNG- EGRESS
C	4	42"x42"+/-		DOUBLE CASEMENT
Dt	4	48"x18"+/-		AWNING - TEMPERED
E	4	30"x48"+/-		DOUBLE HUNG
Ft	1	30"x48"+/-		DOUBLE HUNG - TEMPERED
Gt	1	48"x60"+/-		FIXED - TEMPERED
H	2	60"x60"+/-		MULLED DOUBLE HUNG

DOOR SCHEDULE

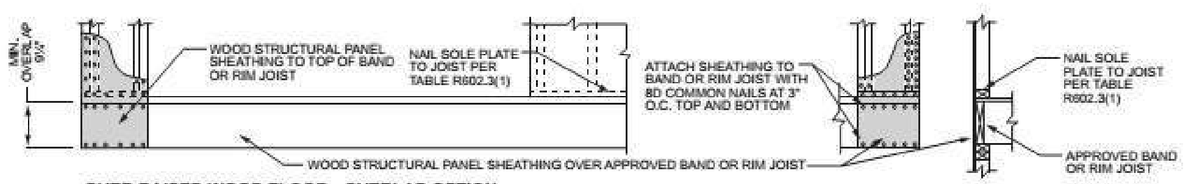
MARK	QTY	SIZE	DESCRIPTION
1	4	3068	GLAZED ENTRY
2	4	6068	SLIDER
3	4	16'x8'	OVERHEAD GARAGE DOOR
4	4	2868	B-LABEL W/ SELF CLOSING HINGES
5	16	2868	INTERIOR
6	28	2668	INTERIOR
7	4	2468	INTERIOR
8	8	5068	INTERIOR DOUBLE
9	4	4068	INTERIOR DOUBLE
10	4	2068	INTERIOR
11	4	1868	INTERIOR
12	4	3068	CASED OPENING



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
(WHERE PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)



OVER RAISED WOOD FLOOR - OVERLAP OPTION

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