

LOCATION PLAN
SCALE: 1" = 2,000'±

WILDLIFE PROTECTION NOTES (ENV-WQ 1504.17)

- ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY TELEPHONE 603-271-2551 AND BY EMAIL TO NHFGREVIEW@WILDLIFE.NH.GOV. EMAIL SUBJECT LINE: NHFG-1504.17-JENNESSTOWN MANOR - SPECIES OBSERVATION.
- PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHFG&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 NHFG&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHFG&G, IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 102.04.
- THE NHFG, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

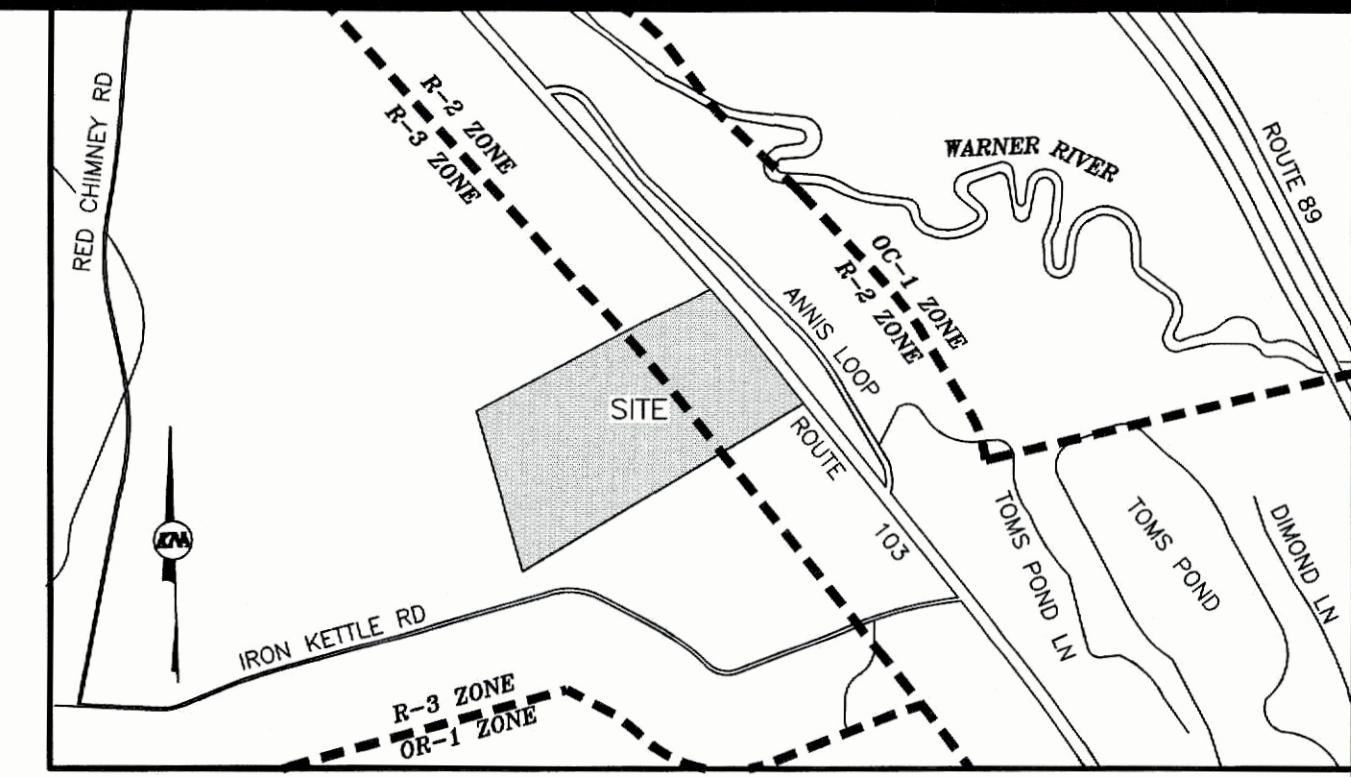
RESIDENTIAL SITE PLAN

JENNESSTOWN MANOR

MAP 7; LOTS 39 & 39-1

ROUTE 103

WARNER, NEW HAMPSHIRE



VICINITY MAP
SCALE: 1" = 1,000'



SITE PLAN
SCALE: 1" = 40'



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

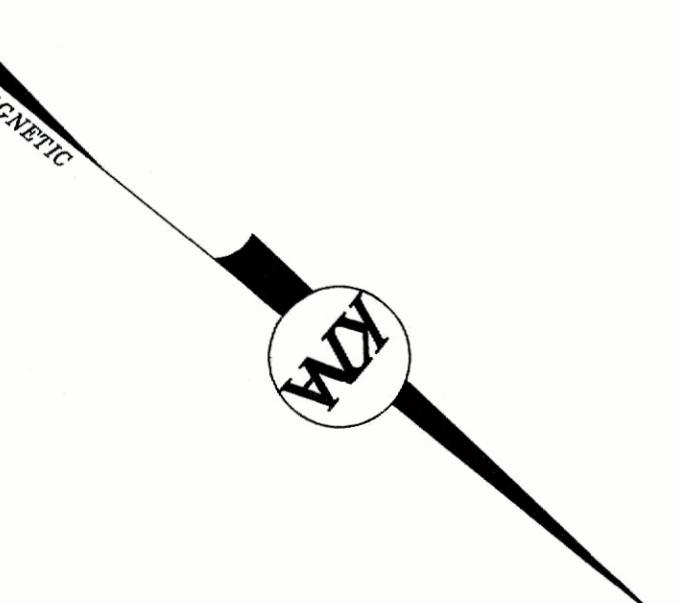
MARCH 25, 2024
REVISED DECEMBER 16, 2025
PROJECT NO. 24-0307-1

LEDGE AND ROCK REMOVAL

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

GARY FITZGERALD, MEMBER

DATE



LEGEND

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

SHEET TITLE

EXISTING CONDITIONS PLAN

SITE PLAN

EASEMENT PLAN

GRADING, DRAINAGE & UTILITY PLAN

EROSION CONTROL PLAN

LANDSCAPE PLAN

LIGHTING PLAN

SITE VISIBILITY FROM ROAD PLAN & PROFILE

SIGHT DISTANCE PLAN

DRIVEWAY PROFILE PLAN

CONSTRUCTION DETAILS

ARCHITECTURAL DRAWINGS

SHEET No.

1 - 2

3

4

5

6

7

8

9

10

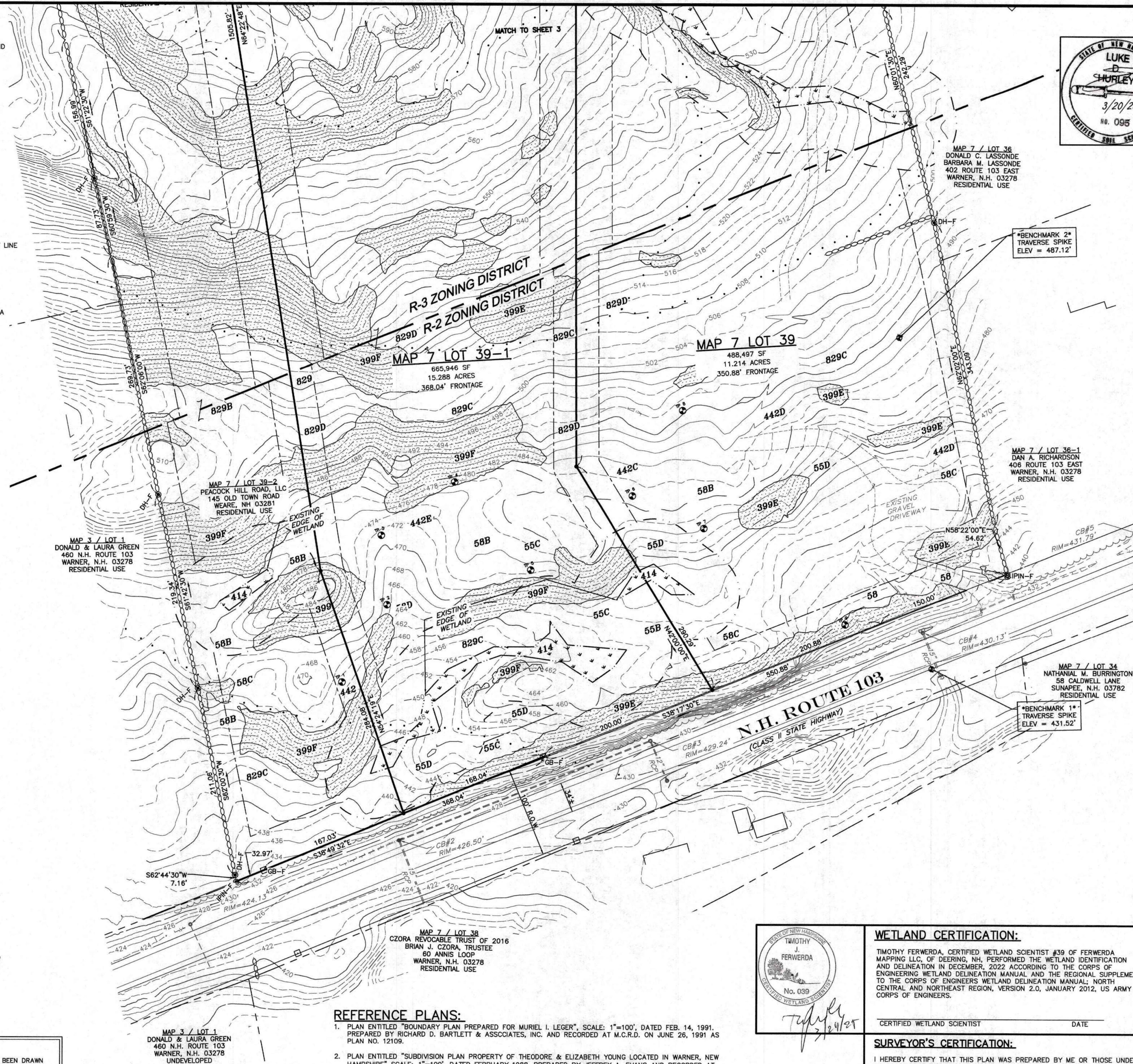
11

12 - 16

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
	UTILITY POLE
	CATCH BASIN
	ABUTTER LINE
	PROPERTY LINE
	SETBACK
	OVERHEAD UTILITIES
	TREELINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	10' CONTOUR
	2' CONTOUR
	PROPOSED PROPERTY L
	EASEMENT
	WETLAND
	WETLAND BUFFER
	STEEP SLOPES NON-BUILDABLE AREA
	WETLAND



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

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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.

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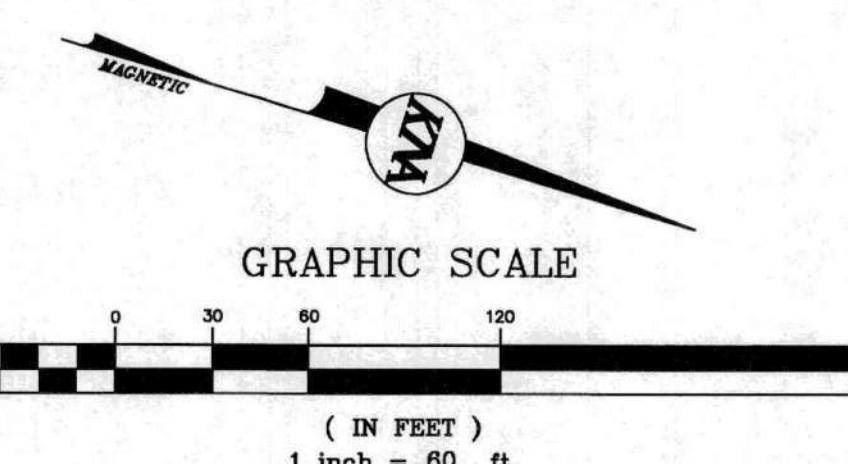
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NOTES:

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	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.

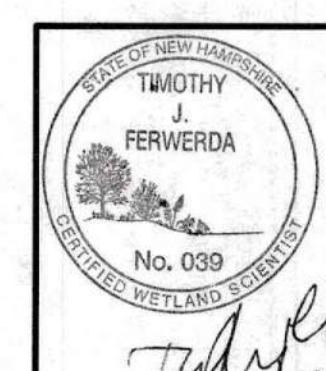


EXISTING CONDITIONS PLAN

**JENNESSTOWN MANOR
MAR 7 LOTS 30 8 30 1**

ROUTE 103
WERNER, NEW HAMPSHIRE
MERRIMACK COUNTY

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.

KNA KEACH-NORDSTROM ASSOCIATES, INC.

10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2888

REVISIONS	
DESCRIPTION	BY
PB AND AOT COMMENTS	AEW
AOT COMMENTS	AEW
AOT COMMENTS	AEW
ARIES & FIRE COMMENTS	JDL
AOT & COND. OF APPROVAL	AEW

DATE: MARCH 25, 2025 SCALE: 1"

3/24/26 PROJECT NO: 24-0307-1 SHEET 1 OF 16

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRIZE 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.

DONALD & BONN GALE
460 N.H. ROUTE 103
WARNER, N.H. 03278
UNDEVELOPED

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

1. PLAN ENTITLED "SUBDIVISION PLAN PROPERTY OF MURKIL L. ECKER", SCALE: 1"=100', DATED FEB. 14, 1991.
PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, INC. AND RECORDED AT M.C.R.D. ON JUNE 26, 1991 AS
PLAN NO. 12109.

2. PLAN ENTITLED "SUBDIVISION PLAN PROPERTY OF THEODORE & ELIZABETH YOUNG LOCATED IN WARNER, NEW
HAMPSHIRE" SCALE: 1"=100', DATED FEBRUARY 1988. PREPARED BY JEFFREY A. EVANS AND RECORDED AT
M.C.R.D. ON JUNE 7, 1988 AS PLAN NO. 10385.

3. PLAN PREPARED BY B.F. HOWARD ASSOCIATES, FOR GILBERT J. TEDSTONE, SCALE: 1"=100', DATED 8/29/77
RECORDED AT M.C.R.D. ON NOVEMBER 14, 1977 AS PLAN NO. 5047.

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

5. "SUBDIVISION PLAN JENESSTOWN MANOR MAP 7 LOT 39 PREPARED FOR PEACOCK HILL ROAD, LLC", SCALE:
1"=100', DATED MARCH 25, 2025. PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC.

LEGEND

□ GB-F	GRANITE BOUND FOUND
◎ IPIN-F	IRON PIN FOUND
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	BENCHMARK
	UTILITY POLE
	CATCH BASIN
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	TREELINE
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	EDGE OF GRAVEL
	10' CONTOUR
	2' CONTOUR
	PROPOSED PROPERTY LINE
	EASEMENT
	WETLAND
	WETLAND BUFFER
	STEEP SLOPES NON-BUILDABLE AREA
	WETLAND

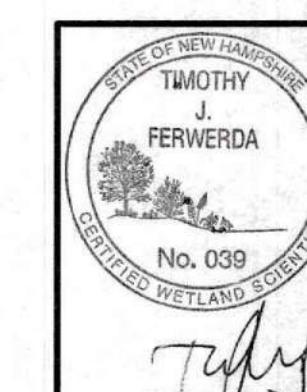


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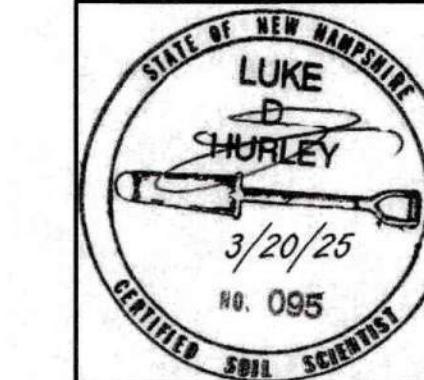
2011 RELEASE UNDER E.O. 14176

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John B. W.

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
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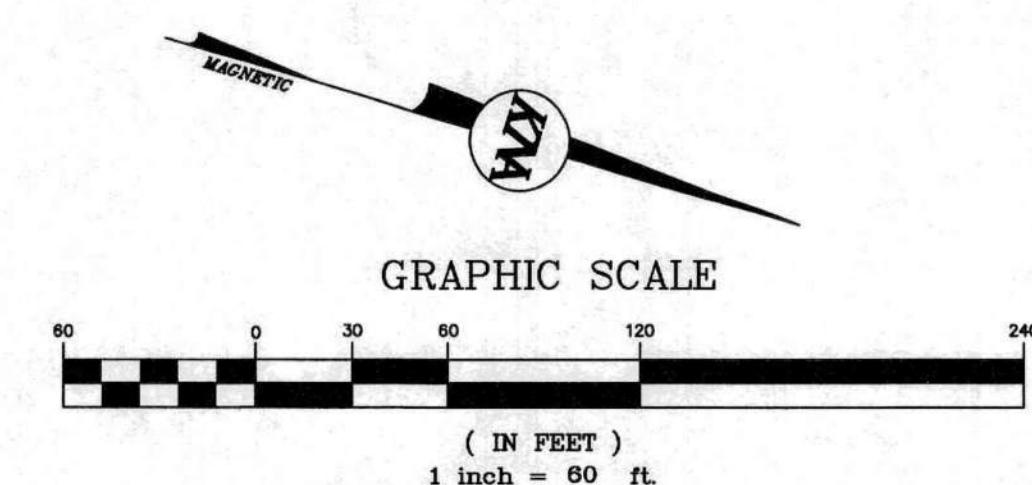
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MAP 7 LOT 39-1	665,946 SF	15.288 AC	368.04'	11.050 AC
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PEACOCK HILL ROAD, LLC
145 OLD TOWN ROAD
WEARE, NH 03281
BK. 3829 PG. 2512
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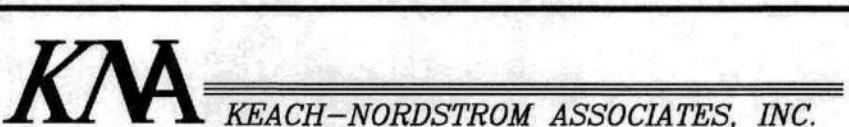
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EXISTING CONDITIONS PLAN

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

ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

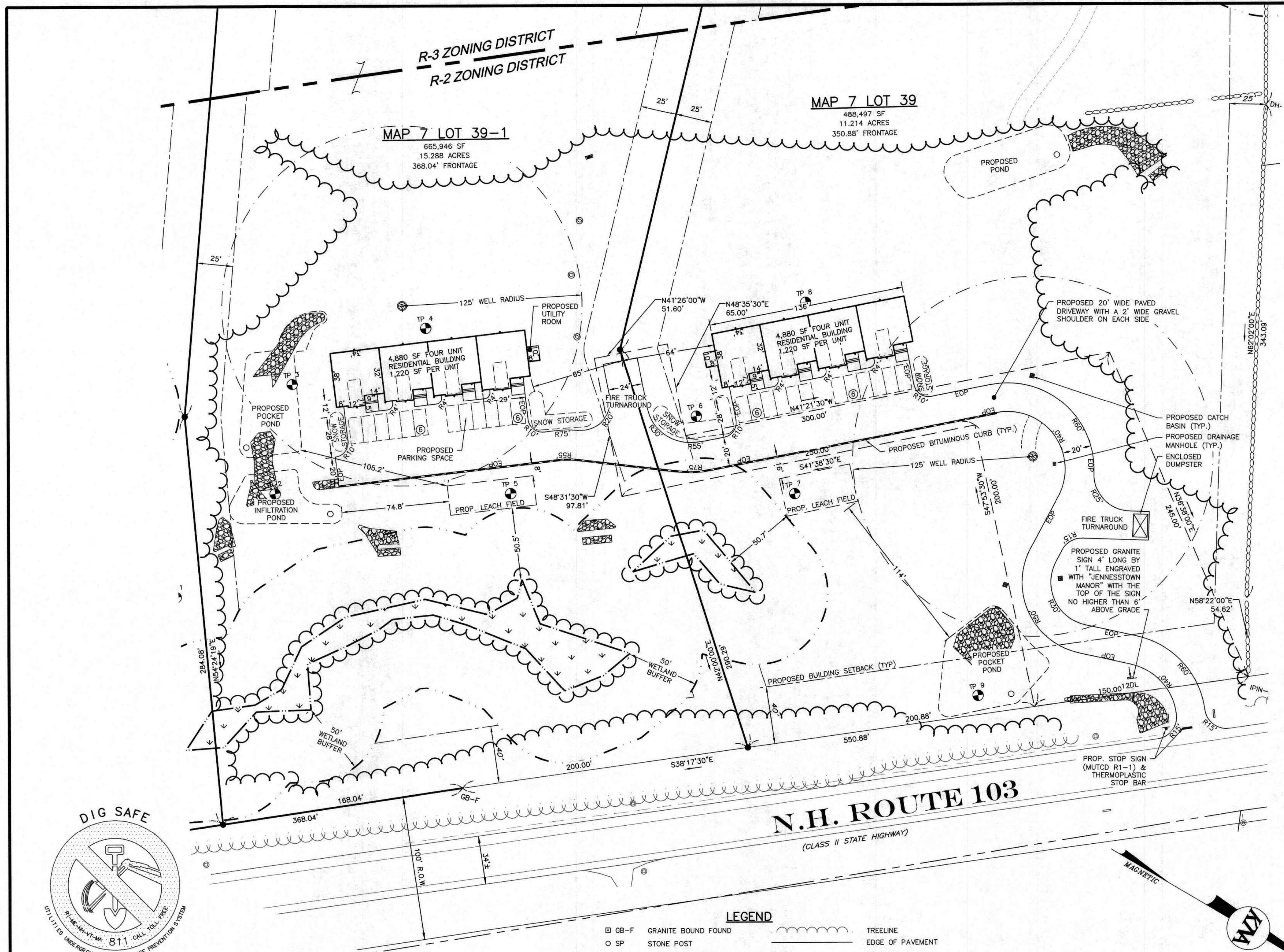


Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North Suite 3B Bedford, NH 03110 Phone (603) 627-2881

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
5	11/18/25	PER AOT & COND. OF APPROVAL	AEW

DATE: MARCH 25, 2025 **SCALE: 1" = 60'**

PROJECT NO: 24-0307-1 **SHEET 2 OF 16**



UTILITY NOTE

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

<u>LEGEND</u>	
<input type="checkbox"/> GB-F	GRANITE BOUND FOUND
<input type="circle"/> SP	STONE POST
<input checked="" type="checkbox"/> SB-F	STONE BOUND FOUND
<input checked="" type="radio"/> DH-S	DRILL HOLE SET
	BENCHMARK
	UTILITY POLE
	CATCH BASIN
	PROPOSED CATCH BASIN
	PROPOSED OUTLET STRUCTURE
	PROPOSED END SECTION
	PROPOSED UTILITY POLE
	
	
	
	
	
	
	
	
	
	
	
	

GRAPHIC SCALE

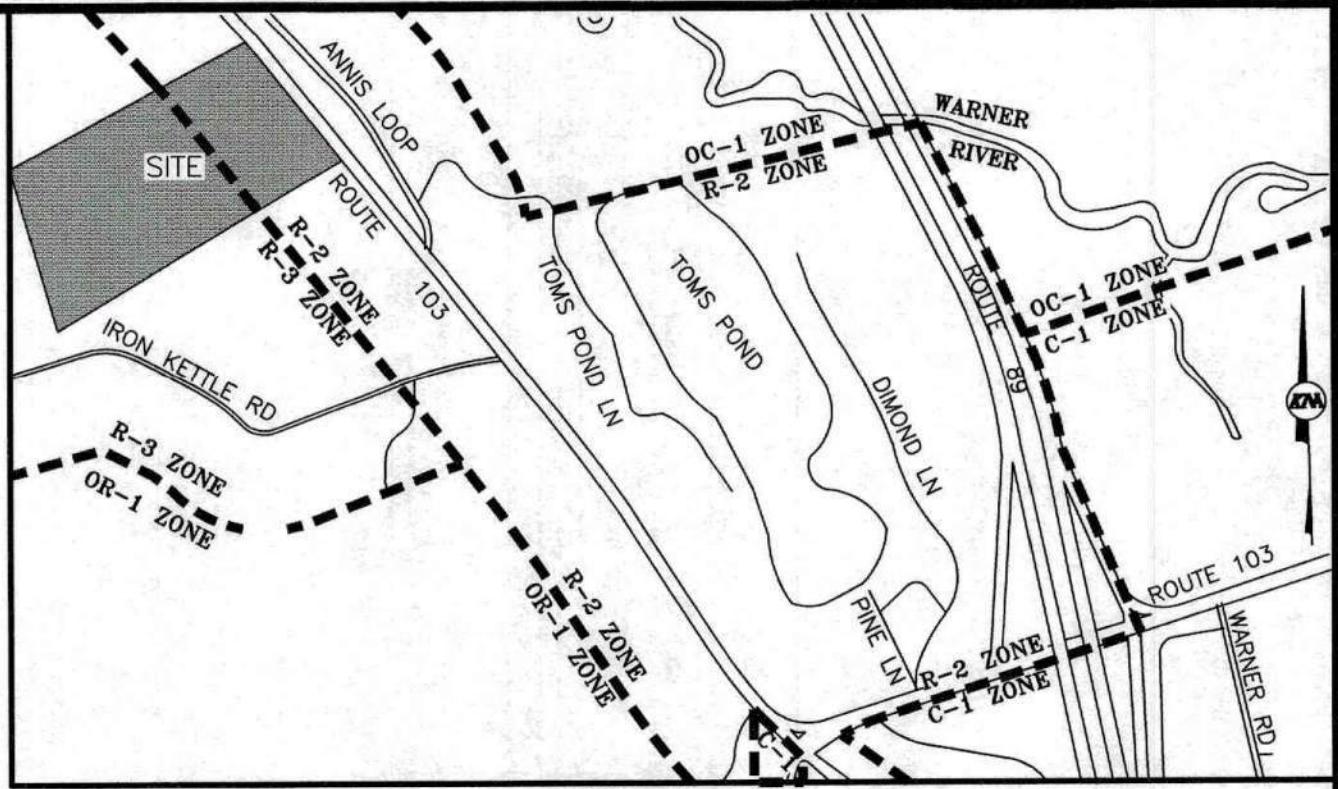
(IN FEET)

1 inch = 40 ft.

REFERENCE PLANS:

REFERENCE PLANS.

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



WORRITT, MA.
SCALE: 1" = 1,000'

TO DEPICT THE IMPROVEMENT REQUIRED FOR A 4 UNIT BUILDING ON ASSESSOR'S MAP # LOTS 33 AND
LOT 39 ON WARNER TAX MAP 7.

RESTED AND CONTAINS NO EXISTING STRUCTURES. IT IS PARTIALLY CLEARED AND CONTAINS AN EXISTING
DRAINAGE DITCHES. THE EXISTING AREA IS 1,507,247 S.F. OR 34.60 AC.

IN THE R2 AND R3 DISTRICT, BUT CONSTRUCTION IN ITS ENTIRETY WILL TAKE PLACE IN R2. THE
RDS APPLY:

R2	R3
2 ACRES	3 ACRES
200 FT	250 FT
40 FT	50 FT
25 FT	40 FT
25 FT	40 FT
WETLANDS	50 FT

2 ACRES + $(\frac{1}{2} \times 2 \text{ ACRES})/\text{EXTRA UNIT} \times 3 \text{ EXTRA UNITS} = 5 \text{ ACRES}$
8.774 ACRES

2 ACRES + $(\frac{1}{2} \times 2 \text{ ACRES})/\text{EXTRA UNIT} \times 3 \text{ EXTRA UNITS} = 5 \text{ ACRES}$
11.050 ACRES

LL OVER 5 ACRES IN SIZE AND THEREFORE DO NOT REQUIRE NHDES SUBDIVISION APPROVAL.

HAVE A SHARED DRIVEWAY.

E SERVICED WITH ON-SITE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS.

NATIONAL FLOOD INSURANCE RATE MAPPING FOR MERRIMACK COUNTY, NEW HAMPSHIRE (PANEL NO. 100-100-000-000) SUGGESTS THOSE PORTIONS OF THE SUBJECT PARCEL SHOWN ON THIS MAP ARE LOCATED IN A SIGNATED FLOOD HAZARD AREA HAVING A BASE FLOOD ELEVATION (100-YEAR) ELEVATION OF 396.

ATION SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NVGD) OF 1929.

ROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO WARRANTY AS TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR OR OWNER SHALL CALL 811.

S AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE RECORDS OF THE TOWN OF WARNER. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE PROPERTY WILL REVEAL.

NY OTHER FEDERAL, STATE, OR LOCAL APPROVALS THAT MAY BE REQUIRED.

DRIVEWAY PERMIT PERMIT #: DOT-DRI-001264 APPROVED
ERATION OF TERRAIN
DES SEPTIC APPROVAL

RED 14 DAYS PRIOR TO CONSTRUCTION

OF THE TOWN OF WARNER ARE A PART OF THIS PLAT, AND APPROVAL OF THE PLAT REQUIRES THE APPROVAL OF THE TOWN PLANNING BOARD.

WORKING SPACES AND ONE GARAGE SPACE.

WITH EXCAVATION REGULATIONS, SECTION IV.E. ALL EXCAVATION ASSOCIATED WITH THIS APPLICATION IS PERMITTED AND CAN COMMENCE UPON RECEIPT OF LOCAL AND STATE PERMITS AND/OR APPROVALS.

IONS SERVICES SHALL BE INSTALLED UNDERGROUND FROM THE NEW POLE TO BE PROVIDED BY THE UTILITY COMPANY.

IN $\frac{1}{2}$ MILE OF THE WARNER RIVER.

ON AND/OR FIRE SUPPRESSION SHALL BE DESIGNED AND PRESENTED AT THE TIME OF BUILDING PERMIT. APPROVAL IS PROVIDED BY THE AUTHORITY HAVING JURISDICTION.

SHALL BE PROVIDED TO THE PLANNING BOARD AND THE FIRE DEPARTMENT PRIOR TO THE ISSUANCE OF AN

SITE PLAN

JENNESSTOWN MANOR
MAP 7 LOTS 39 8 39-1

ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

OWNER/APPLICANT:
ROCK HILL ROAD, LLC
5 OLD TOWN ROAD
WEARE, NH 03281
K. 3829 PG. 2512

The logo for Keach-Nordstrom Associates, Inc. (KNA) features a large, bold, black, serif-style 'K' and 'N' followed by a bold, black, sans-serif 'A'. A horizontal line extends from the right side of the 'A' to the right edge of the page. Below the letters, the company name 'KEACH-NORDSTROM ASSOCIATES, INC.' is written in a smaller, black, serif font.

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
5	11/18/25	PER AOT & COND. OF APPROVAL	AEW
DATE: MARCH 25, 2025		SCALE: 1" = 40'	
PROJECT NO: 24-0307-1		SHEET 3 OF 16	



NOTE

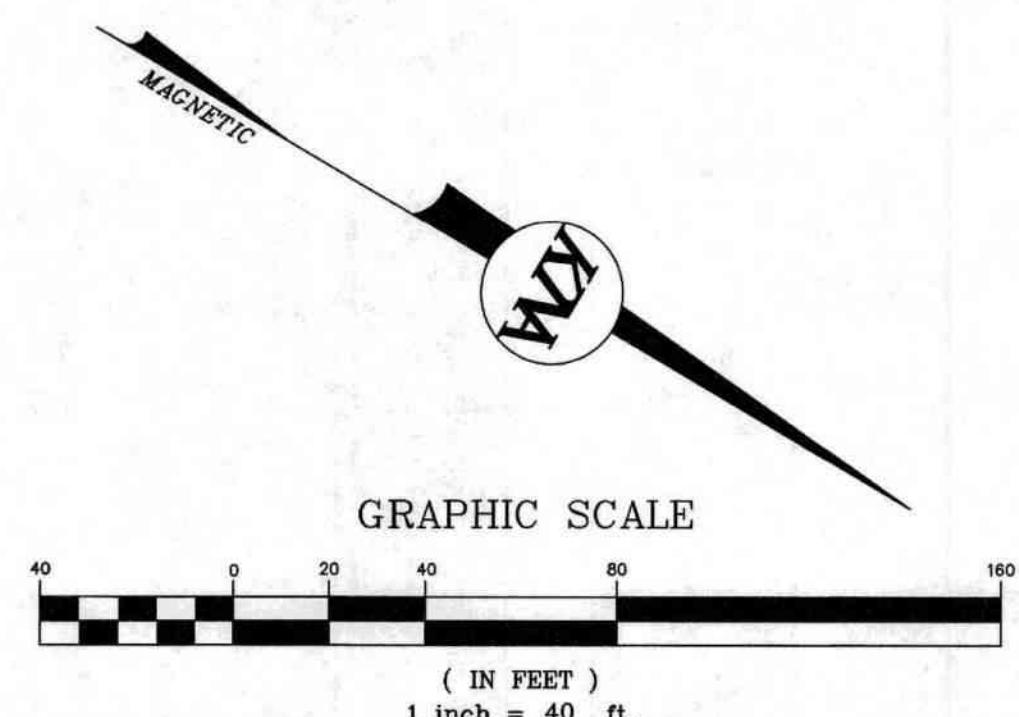
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED EASEMENTS ON ASSESSOR'S MAP 7 LOTS 39 AND 39-1, SHOWN HEREON.
2. REFERENCE THESE PARCELS AS LOT 39 ON WARNER TAX MAP 7.
3. EASEMENTS:
 - ACCESS AND MAINTENANCE EASEMENT - ON MAP 7 LOT 39 TO BENEFIT MAP 7 LOT 39-1
 - ACCESS AND MAINTENANCE EASEMENT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

LEGEND

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

REFERENCE PLANS:

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EASEMENT PLAN

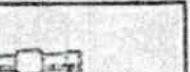
JENNESSTOWN MANOR
MAP 7. LOTS 39 & 39-1

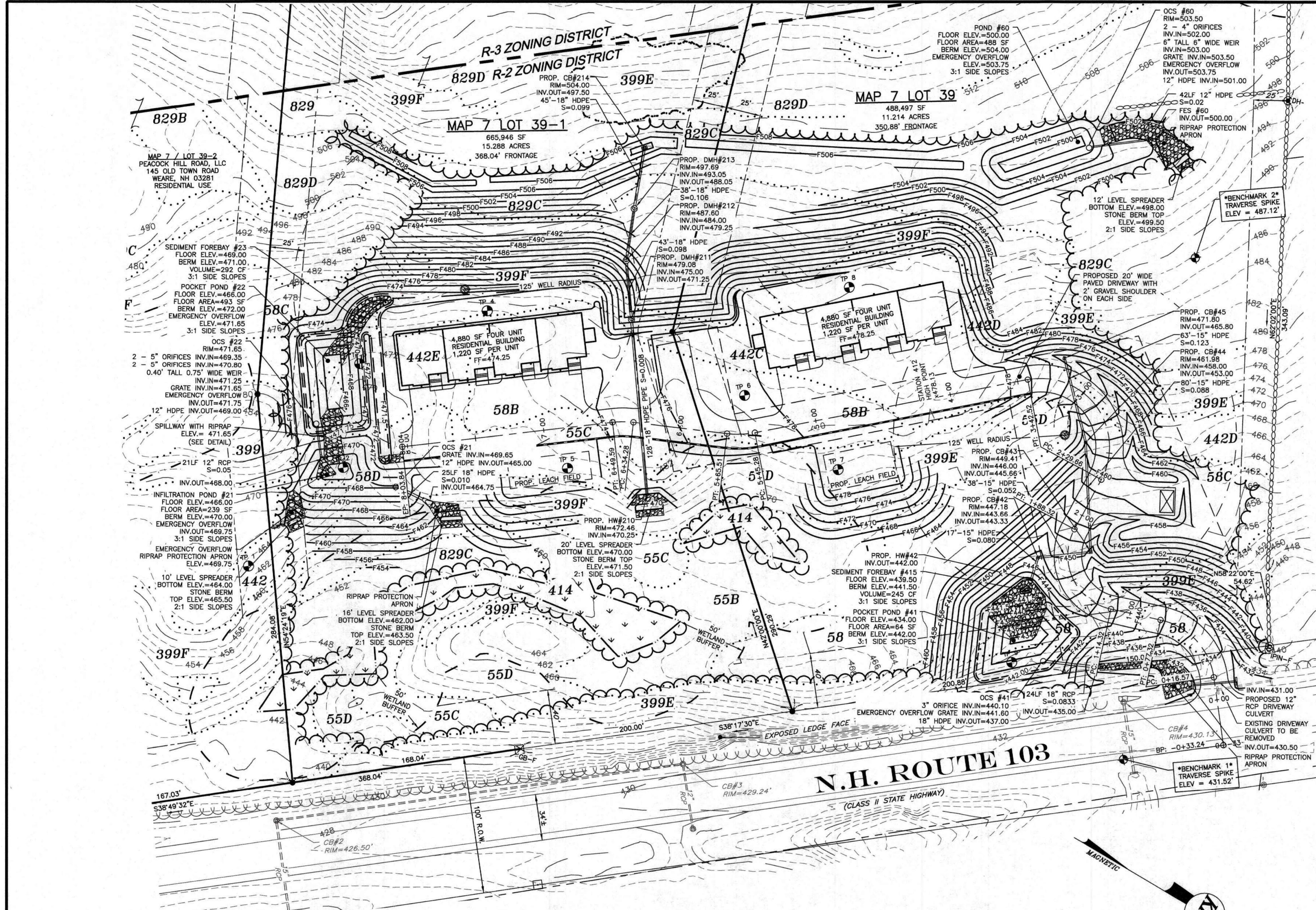
ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

OWNER/APPLICANT:

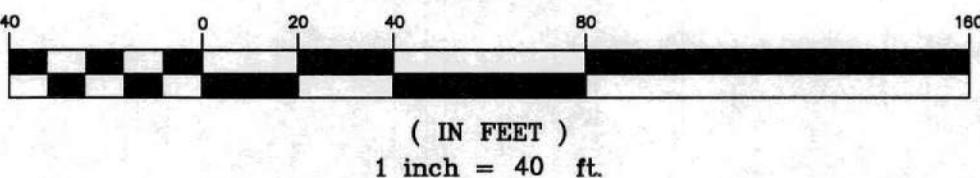
OWNER/APPLICANT:
PEACOCK HILL ROAD, LLC
145 OLD TOWN ROAD
WEARE, NH 03281
BK. 3829 PG. 2512

The logo for Keach-Nordstrom Associates, Inc. (KMA) features a large, bold, serif capital letter 'K' followed by a bold, serif capital letter 'M' on a horizontal line. Below the line, the company name 'KEACH-NORDSTROM ASSOCIATES, INC.' is written in a smaller, all-caps serif font.

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



GRAPHIC SCALE



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	WAUMBEB-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.



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 PERFORMED 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 AND 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 SEDED.
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.

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

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



LEGEND

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

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

UTILITY NOTE

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

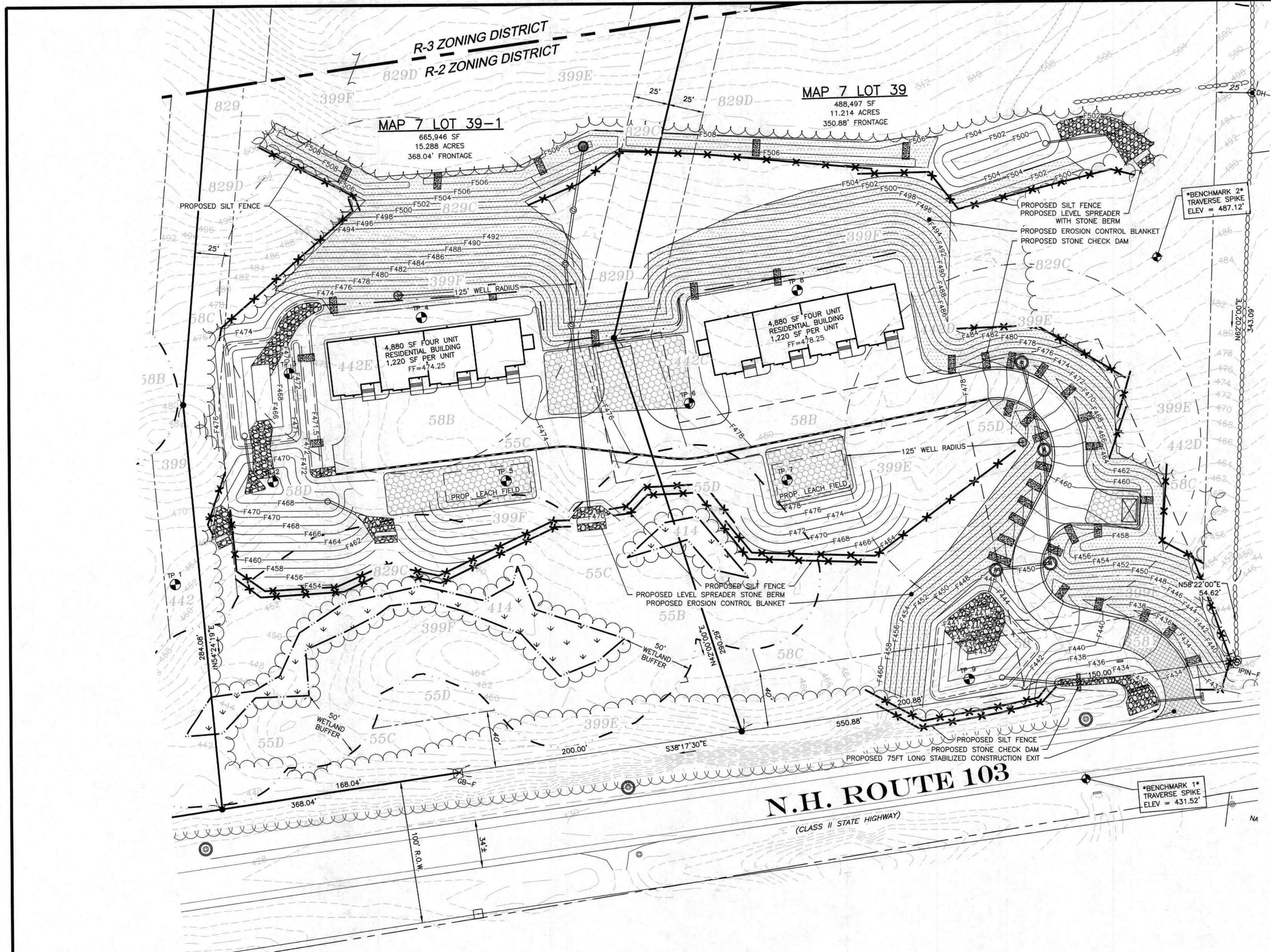
NPDES NOTE

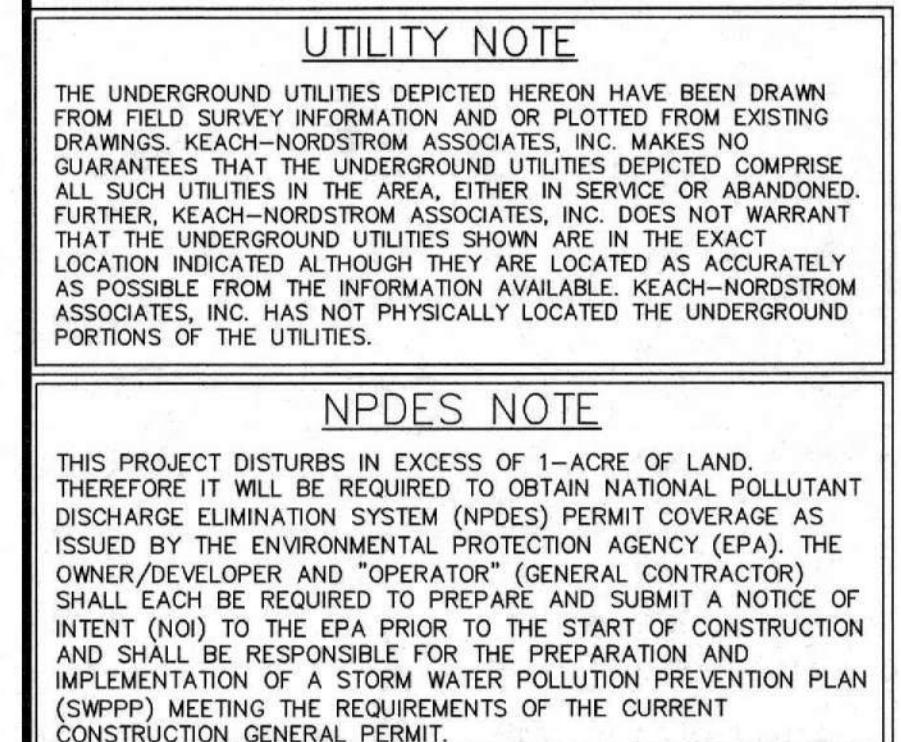
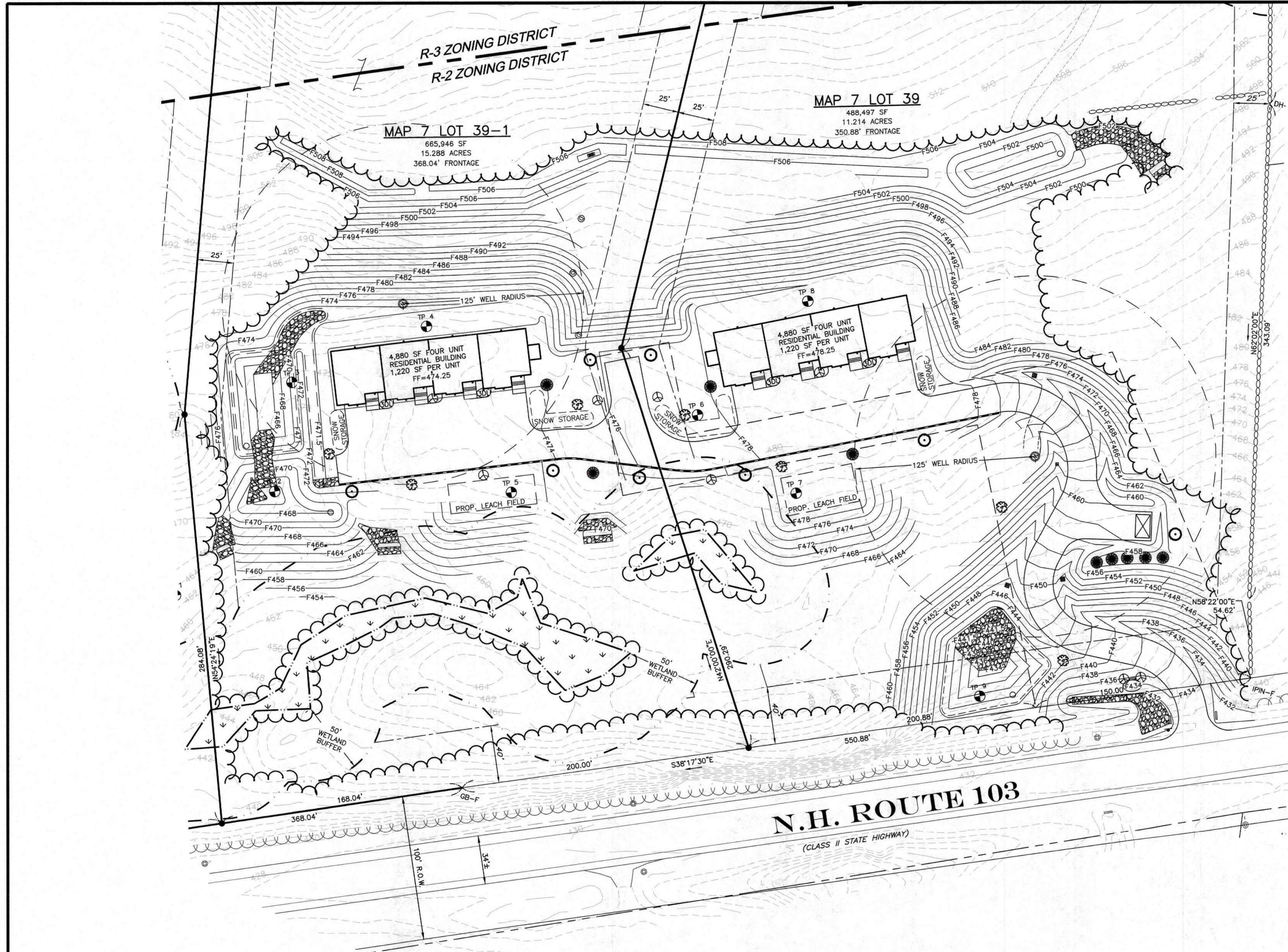
THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO 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.



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 CONTRACTOR'S 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.





MAP 7 LOT 39

488,497 SF
11.214 ACRES
350.88' FRONTAGE

MAP 7 LOT 39-1

665,946 SF
15.288 ACRES
368.04' FRONTAGE

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 NEEDED. SCATTERED REPLANTING AS NEEDED.
3. CONSTRUCTION ACTIVATION 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. 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:

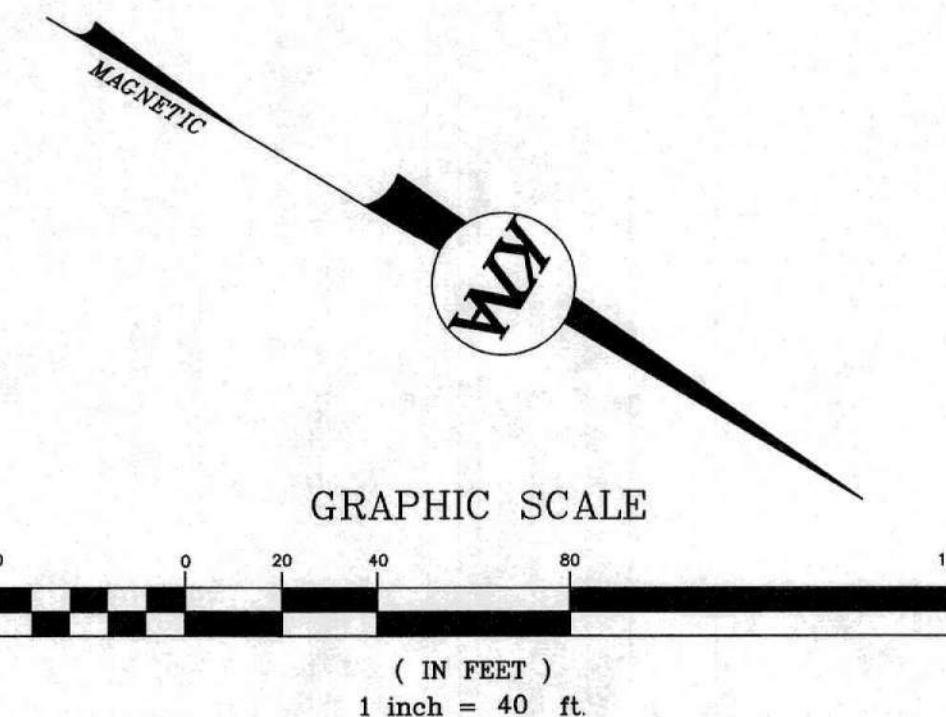
ONE TREE PER 60 FEET OF ACCESS WAY: 800 LF / 60 FT = 13.3 TREES

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"
JDL	24	HEMEROCALLIS HYBRIDS	DAYLILY	#3	4'-8"	4'-8"



N.H. ROUTE 103
(CLASS II STATE HIGHWAY)

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
□ C	UTILITY POLE	—	WETLAND
□ C	CATCH BASIN	—	WETLAND BUFFER
□ C	PROPOSED CATCH BASIN	○○○○○	PROPOSED TREELINE
□ C	PROPOSED OUTLET STRUCTURE	—	PROPOSED BITUMINOUS CURB
□ C	PROPOSED END SECTION	—	PROPOSED SWALE
□ C	PROPOSED UTILITY POLE	—	ABUTTER LINE
		—	PROPERTY LINE

LANDSCAPE PLAN
JENNESSTOWN MANOR
MAP 7, LOTS 39 & 39-1

ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

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5	11/18/25	JDL PER AOT & COND. OF APPROVAL

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



UTILITY NOTE
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMprise ALL UTILITIES PRESENT ON THE PROPERTY. UTILITIES NOT SHOWN. 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.

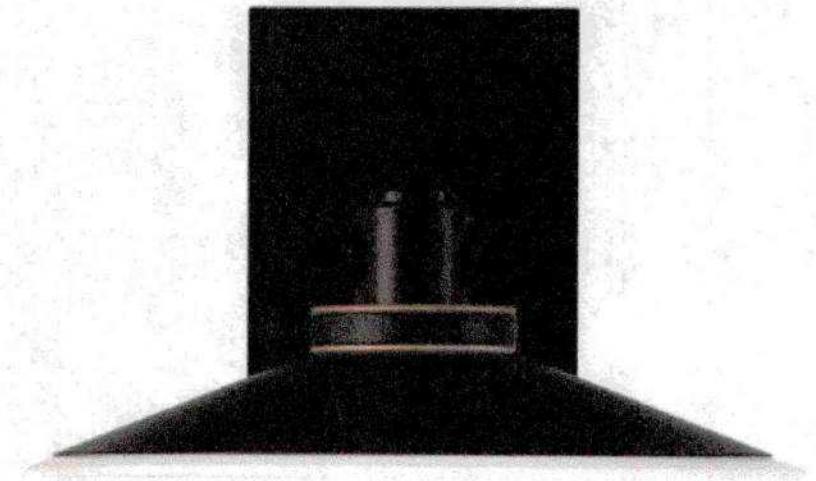
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LIGHTING NOTES:

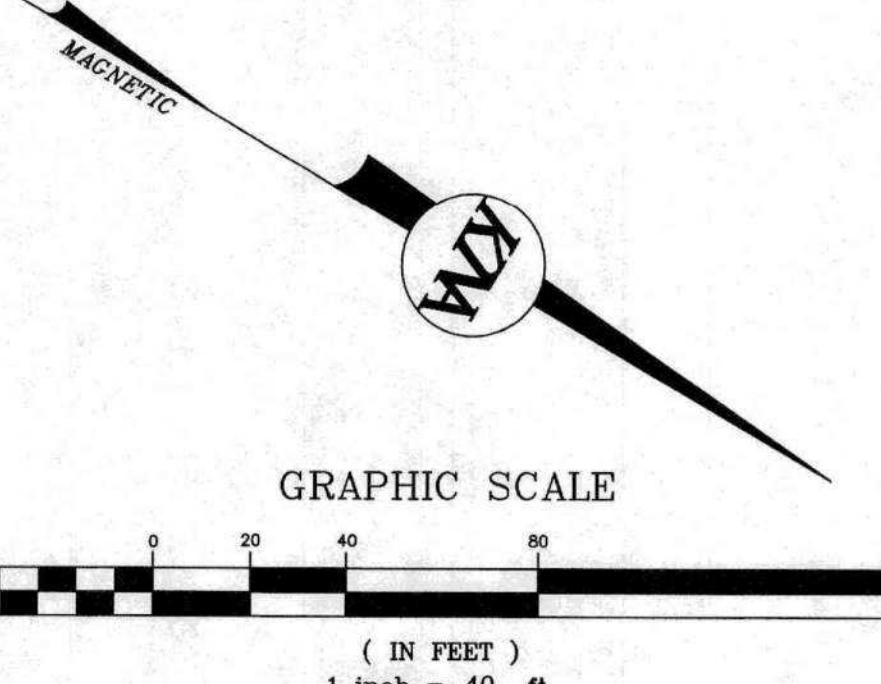
- EXTERIOR LIGHTING SHALL BE DESIGNED TO COORDINATE WITH THE BUILDING ARCHITECTURE AND LANDSCAPING, AND SHOULD CONTRIBUTE TO THE CHARACTER OF THE PROPERTY, NEIGHBORHOOD, AND STREET.
- THE STYLE OF LIGHTING FIXTURES USED SHALL BE UNIFORM FOR THE ENTIRE SITE.
- OUTDOOR LIGHTING IS RESTRICTED TO THAT WHICH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



LIGHTING PLAN

JENNESSTOWN MANOR MAP 7, LOTS 39 & 39-1

ROUTE 103

WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

OWNER/APPLICANT:

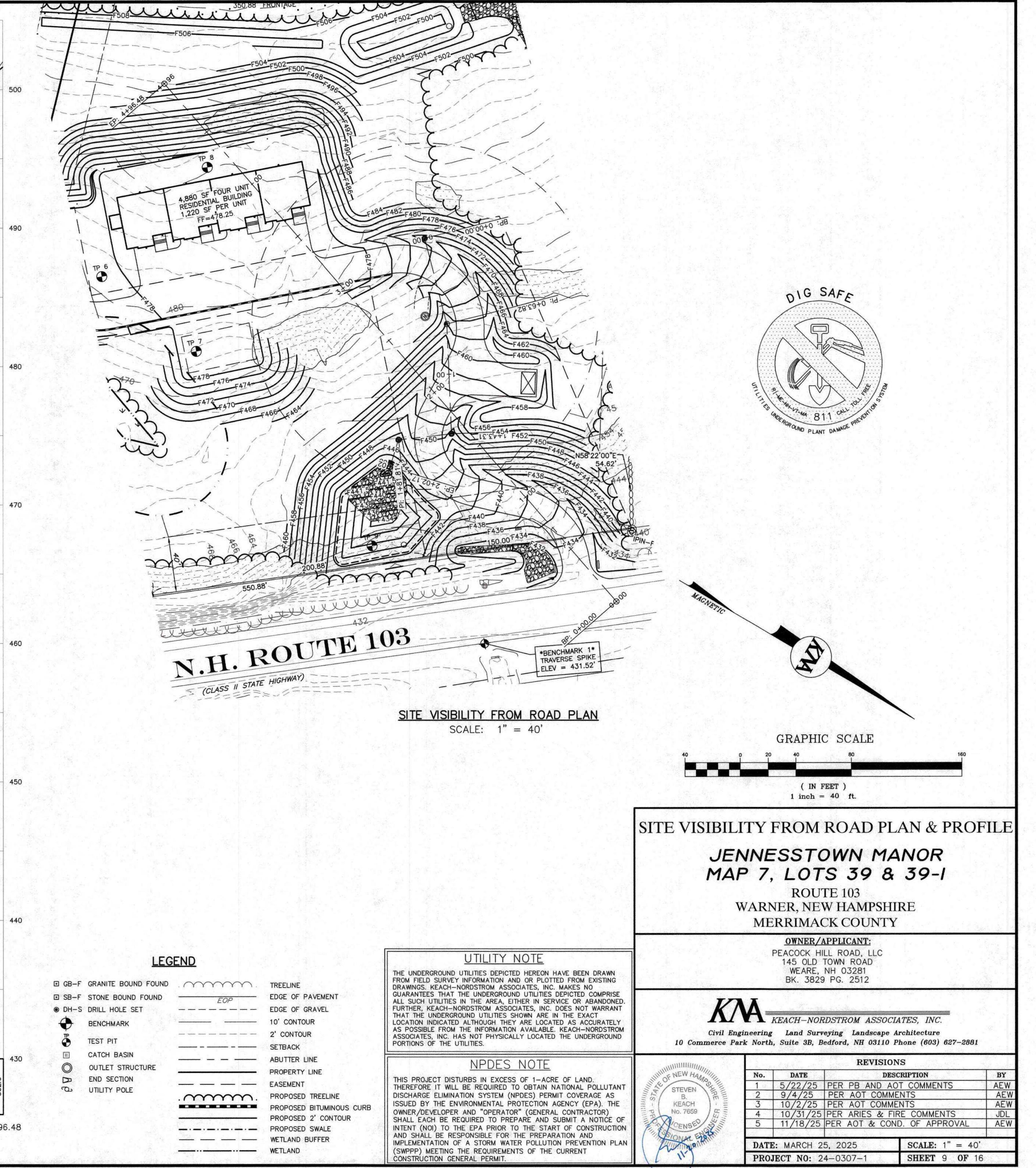
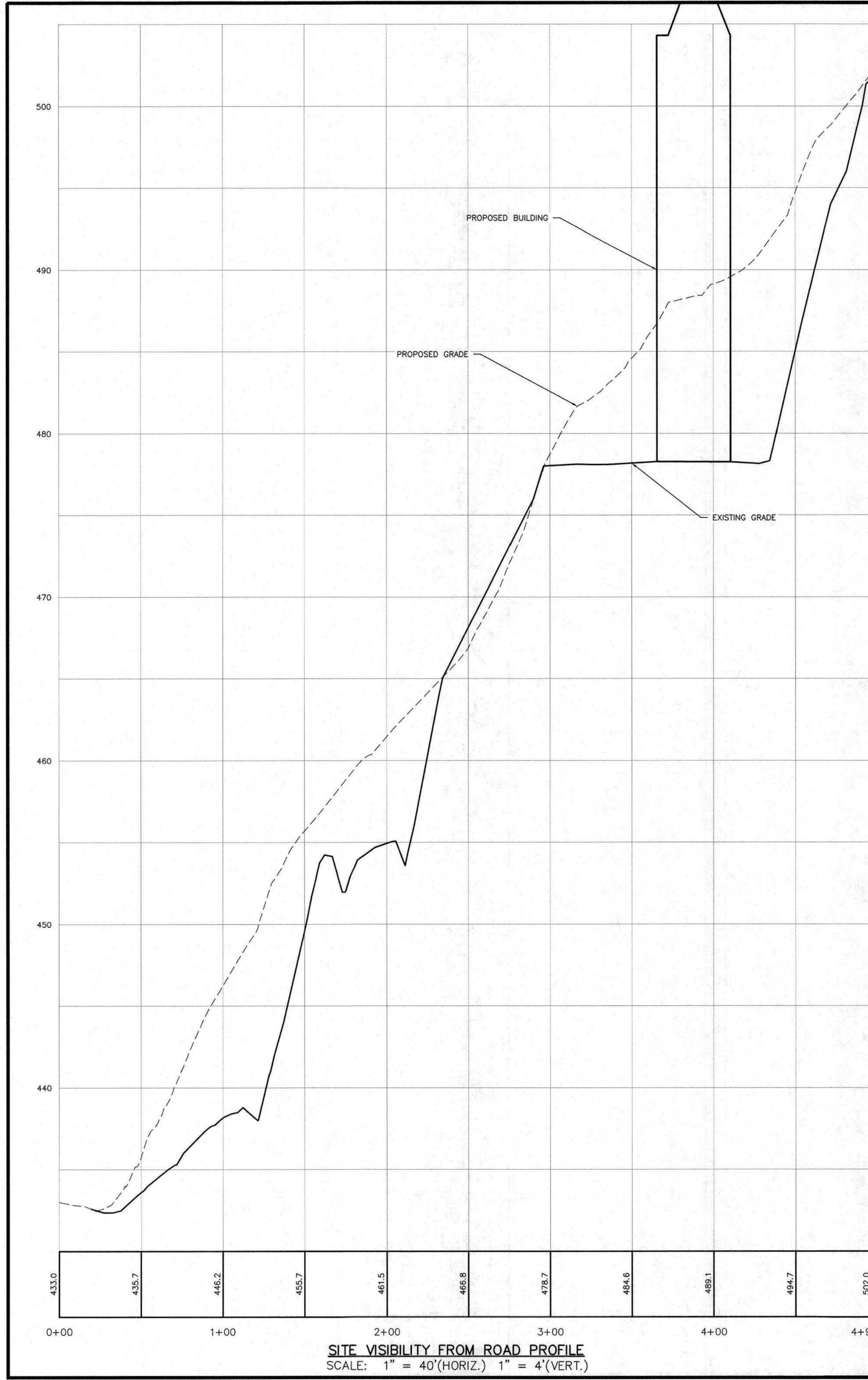
PEACOCK HILL ROAD, LLC
145 OLD TOWN ROAD
WEARE, NH 03281
BK. 3829 PG. 2512

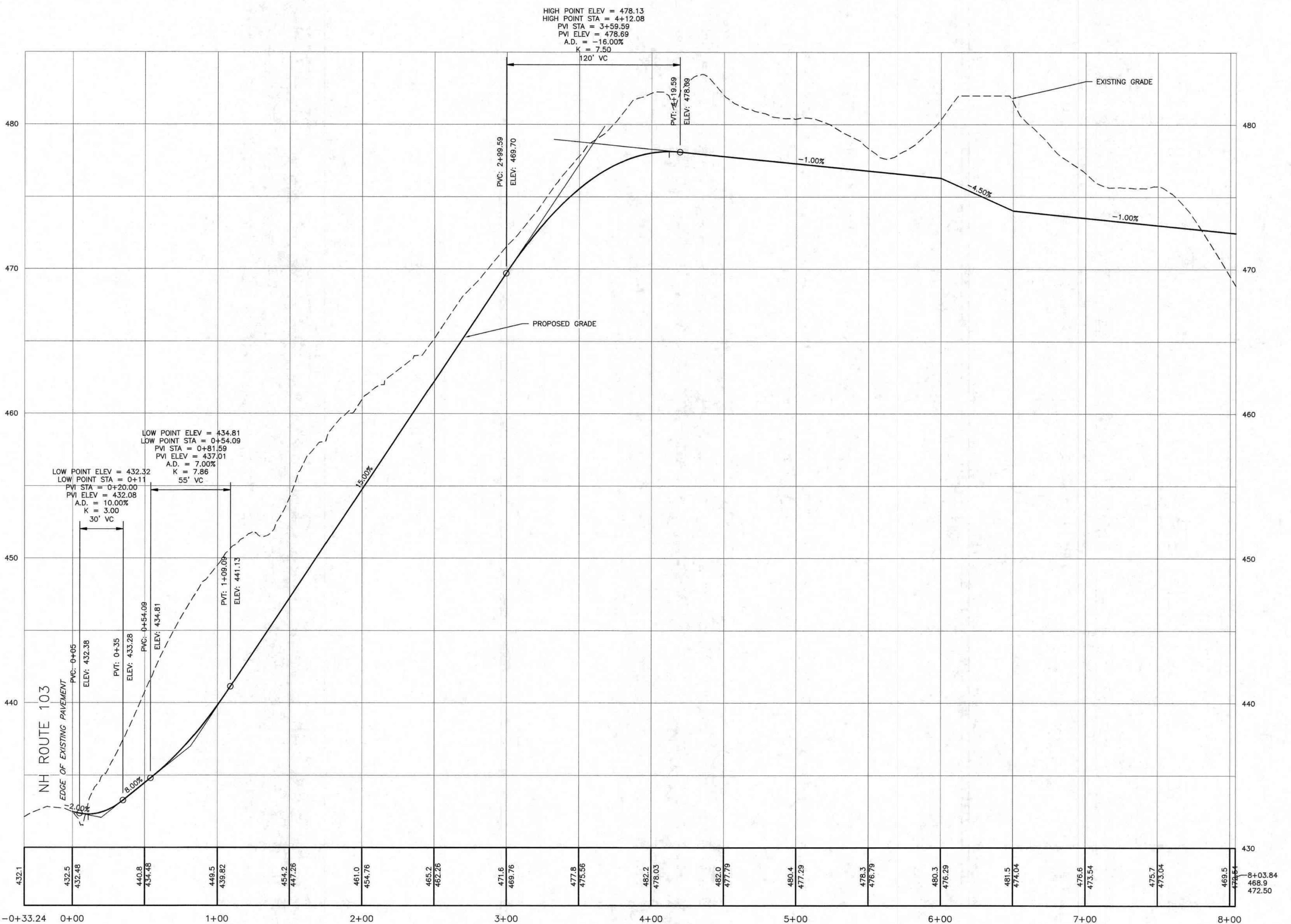
KNA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

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
5	11/18/25	PER AOT & COND. OF APPROVAL	AEW

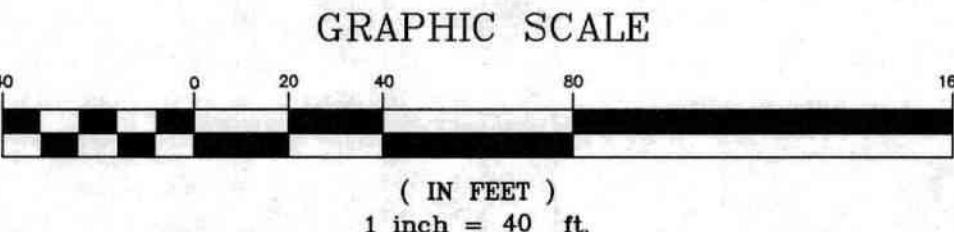
DATE: MARCH 25, 2025
PROJECT NO: 24-0307-1
SCALE: 1" = 40'
SHEET 8 OF 16





UTILITY NOTE

UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN
FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING
LINES. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO
GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMprise
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
LINES OF THE UTILITIES.



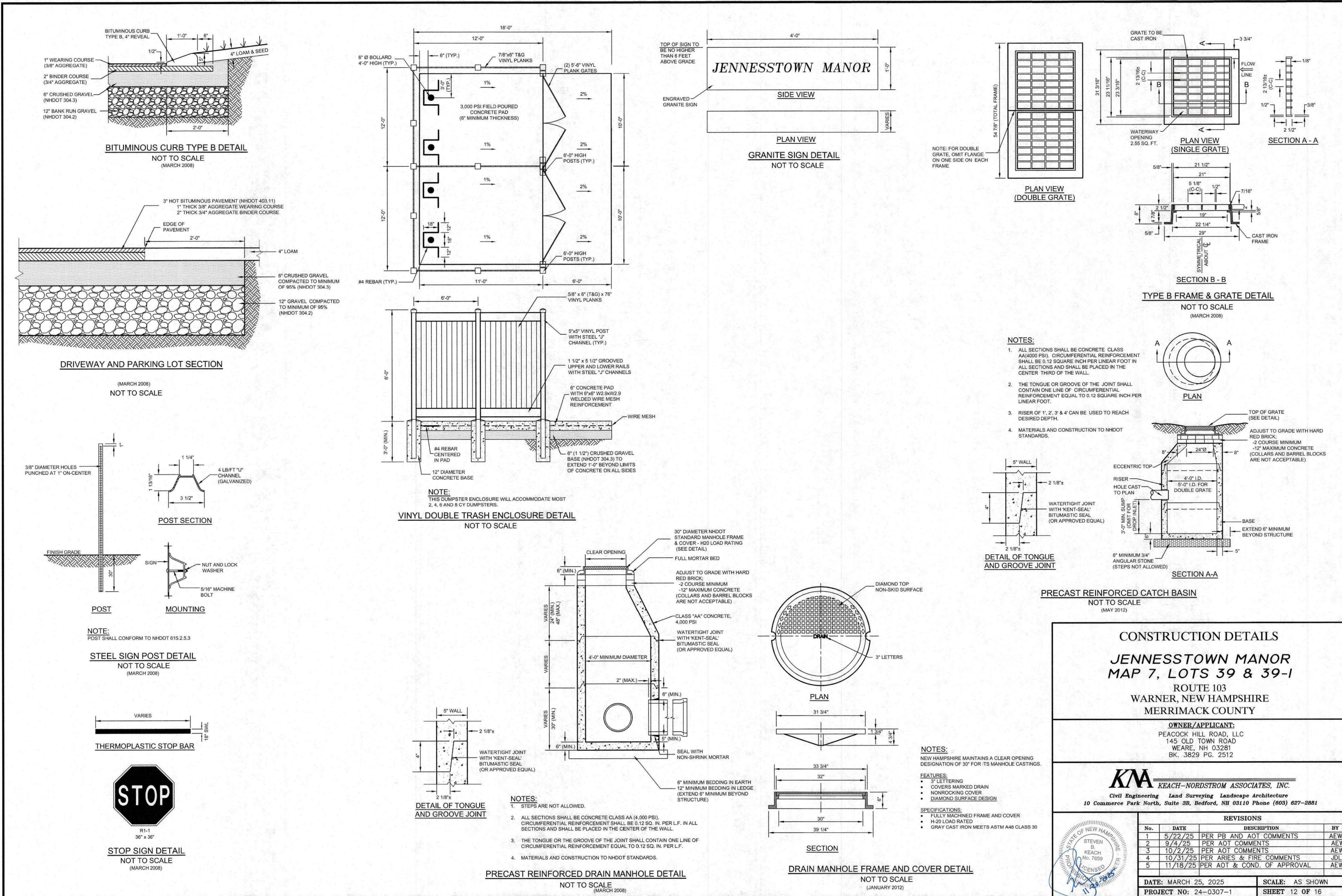
DRIVEWAY PROFILE PLAN
JENNESSTOWN MANOR
MAP 7 LOTS 39 & 39-1

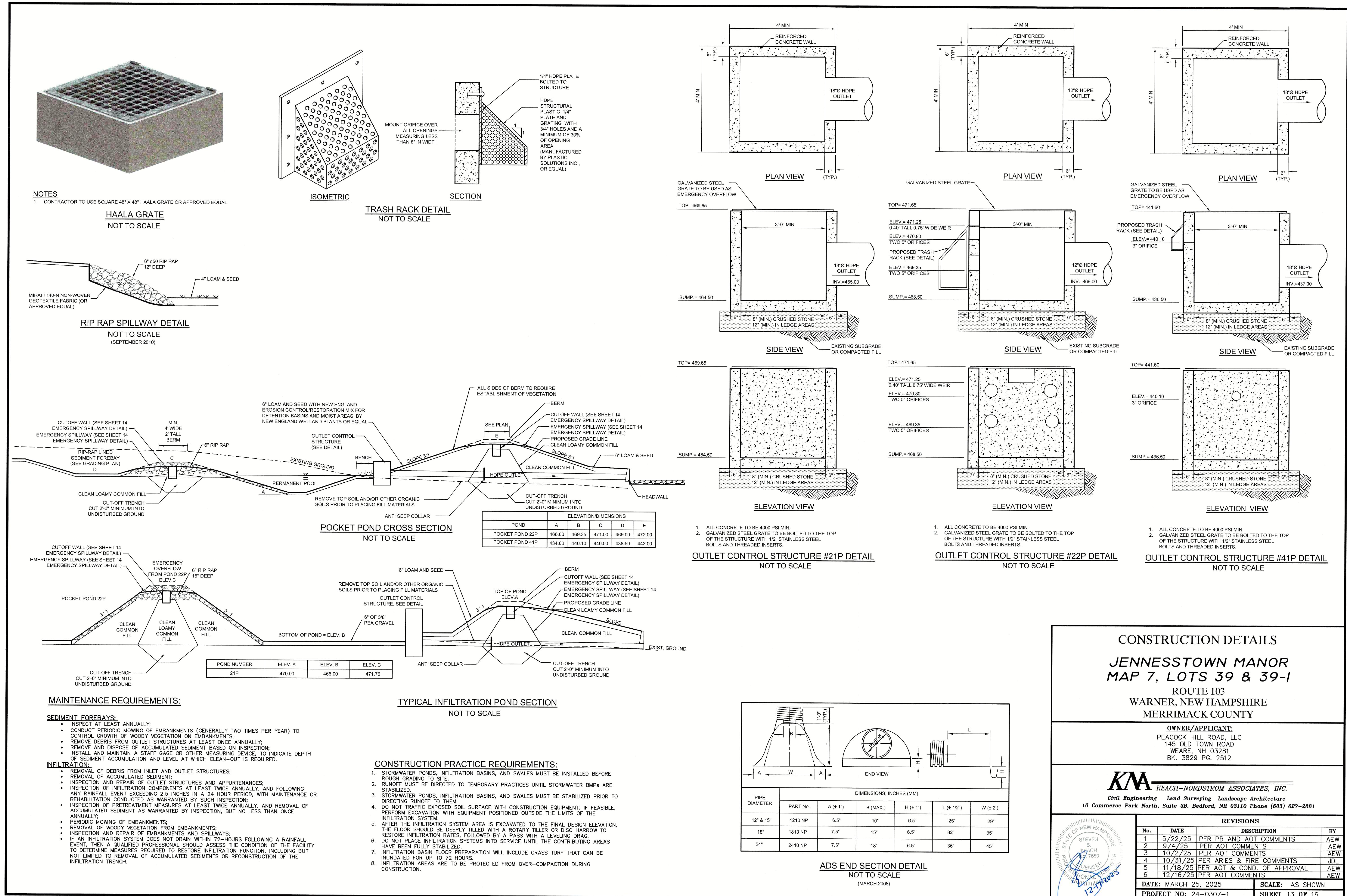
ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

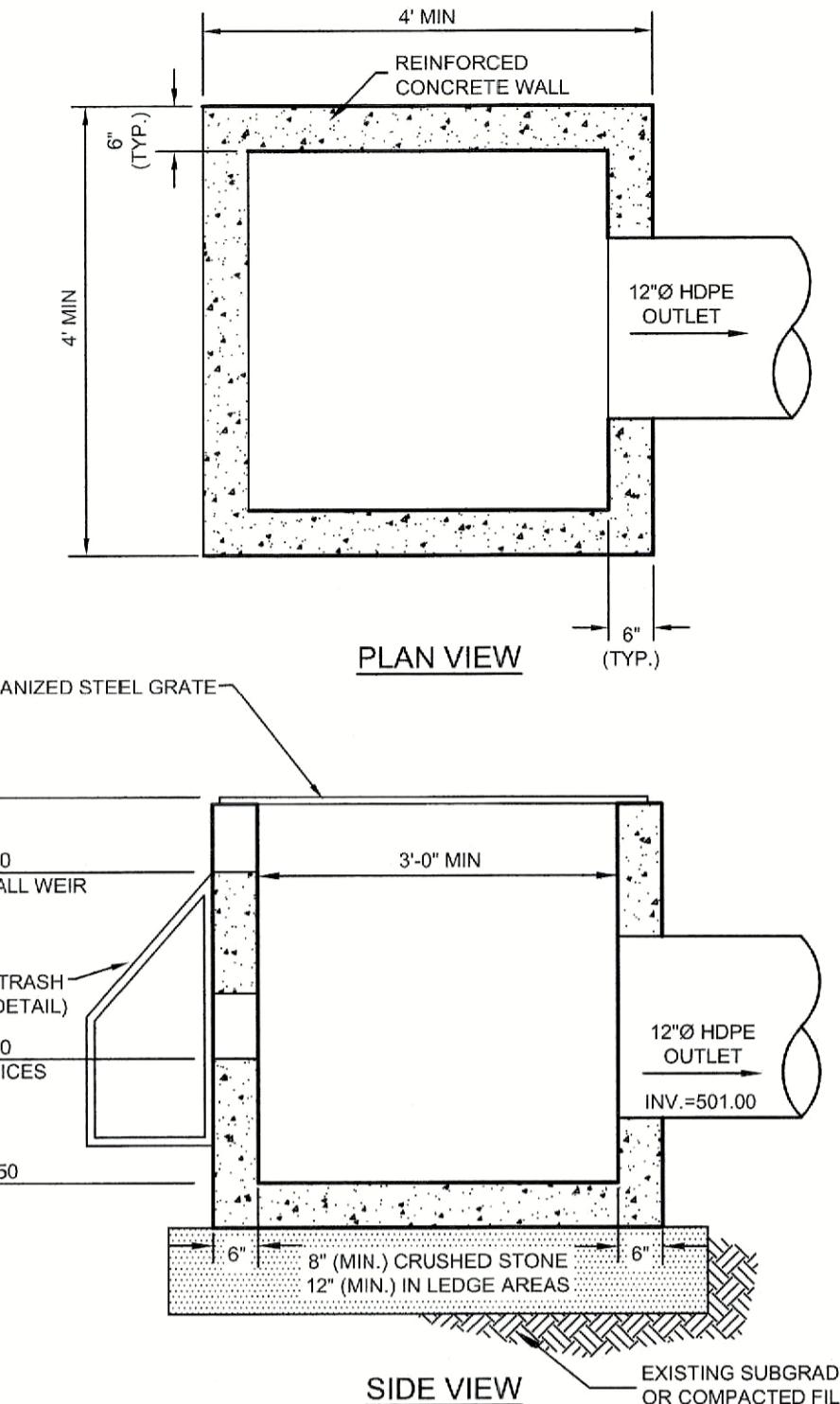
OWNER/APPLICANT:
PEACOCK HILL ROAD, LLC
145 OLD TOWN ROAD
WEARE, NH 03281
BK. 3829 PG. 2512

KNA *KEACH-NORDSTROM ASSOCIATES, INC.*

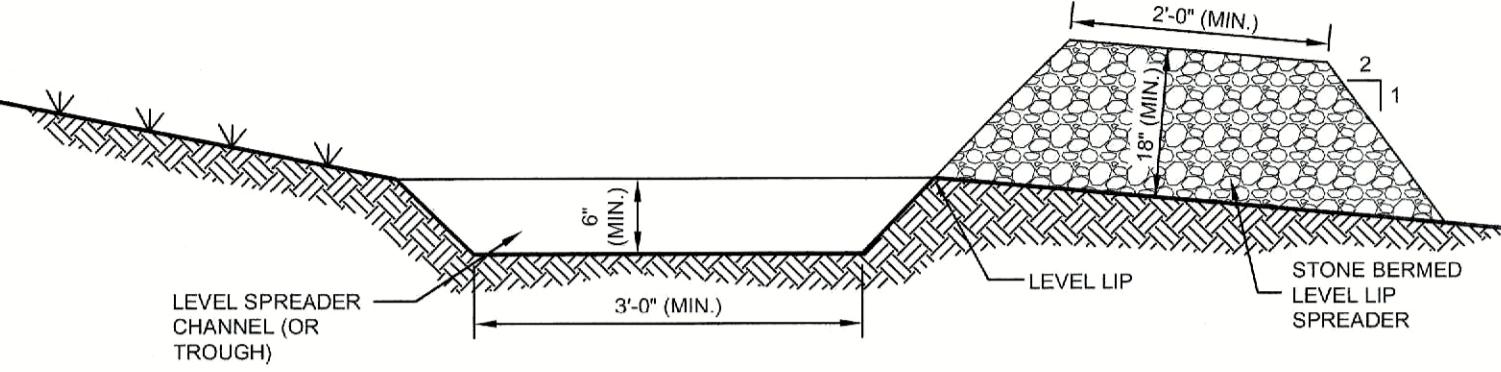
REVISIONS		
DATE	DESCRIPTION	BY
5/22/25	PER PB AND AOT COMMENTS	AEW
9/4/25	PER AOT COMMENTS	AEW
10/2/25	PER AOT COMMENTS	AEW
10/31/25	PER ARIES & FIRE COMMENTS	JDL
11/18/25	PER AOT & COND. OF APPROVAL	AEW







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:

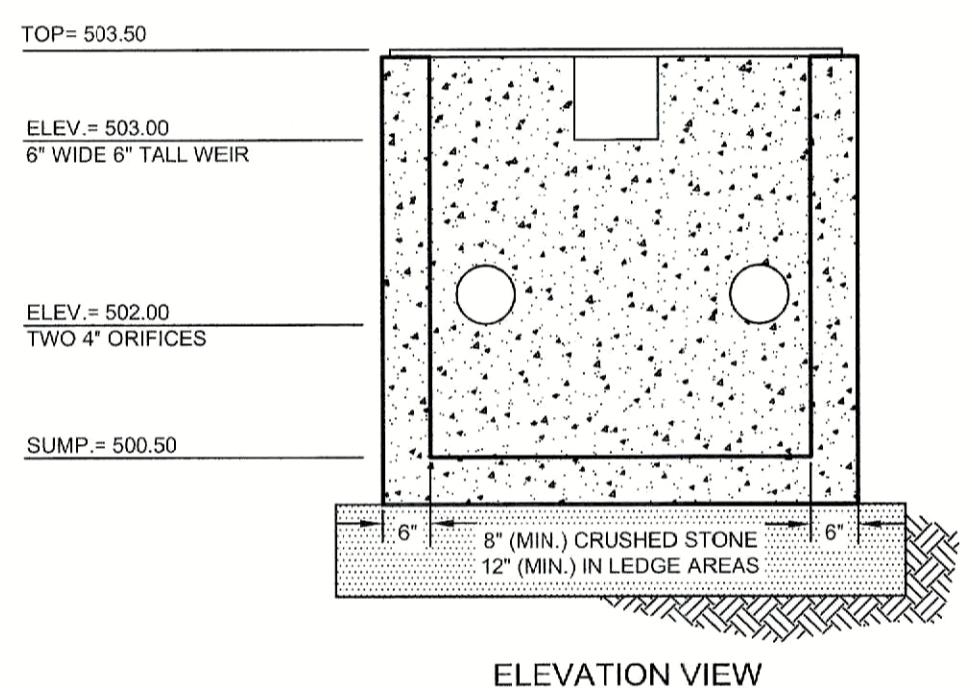
1. CONSTRUCT THE LEVEL SPREADER LIP ON A ZERO PERCENT GRADE TO INSURE UNIFORM SPREADING OF RUN-OFF.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND STABILIZED.
3. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET INTO STABILIZED AREAS. WATER SHOULD NOT RECONCENTRATE IMMEDIATELY BELOW THE SPREADER.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



ELEVATION VIEW

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

OUTLET CONTROL STRUCTURE #60P DETAIL

NOT TO SCALE

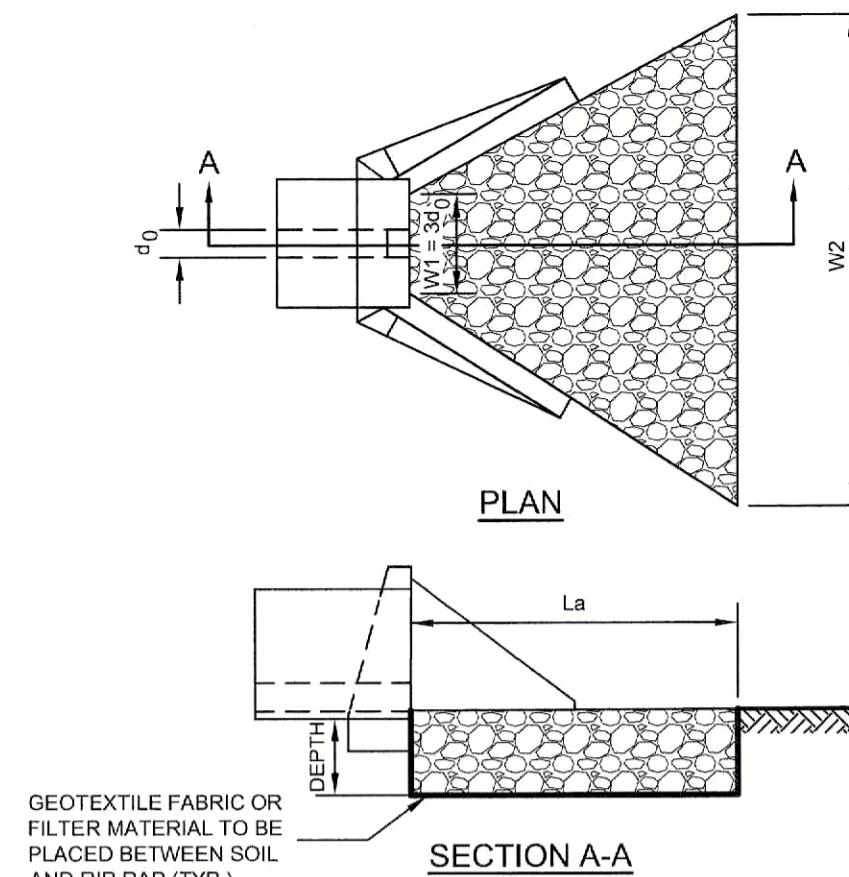


TABLE 7-24 - RECOMMENDED RIP RAP GRADATION RANGES	
PERCENT OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE
100%	1.5 TO 2.0 IN.
85%	1.3 TO 1.8 IN.
50%	1.0 TO 1.5 IN.
15%	0.3 TO 0.5 IN.

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.

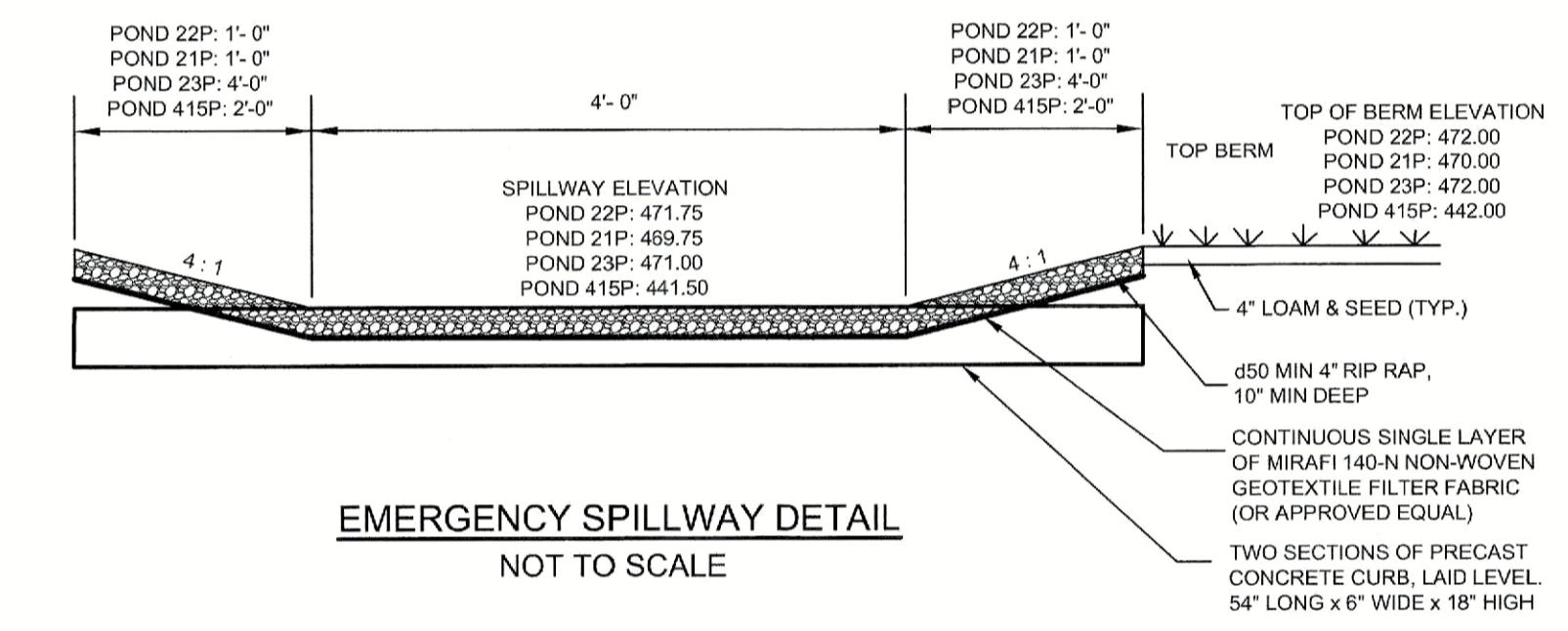
MAINTENANCE:

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 ENSURE PROPER DRAINAGE. 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.

PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL

NOT TO SCALE
(MARCH 2008)

LOCATION	ELEVATION/DIMENSIONS			
	LENGTH FT	W1 FT	W2 FT	d50 IN. DEPTH IN.
POCKET POND 41P OUTLET	11	5	16	4 6
INFILTRATION POND 21P OUTLET	13	5	17	5 8
POCKET POND 22P OUTLET	11	3	14	6 9
DMH 21P OUTLET (HW #210)	13	5	17	3 6
OUTLET FES #60 (60P)	9	3	7	3 6
ALL LOCATIONS USE				6 9



EMERGENCY SPILLWAY DETAIL

NOT TO SCALE

CONSTRUCTION DETAILS

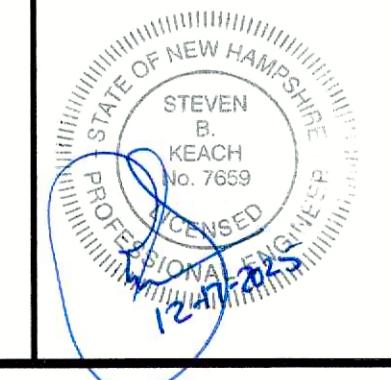
JENNESSTOWN MANOR MAP 7, LOTS 39 & 39-1

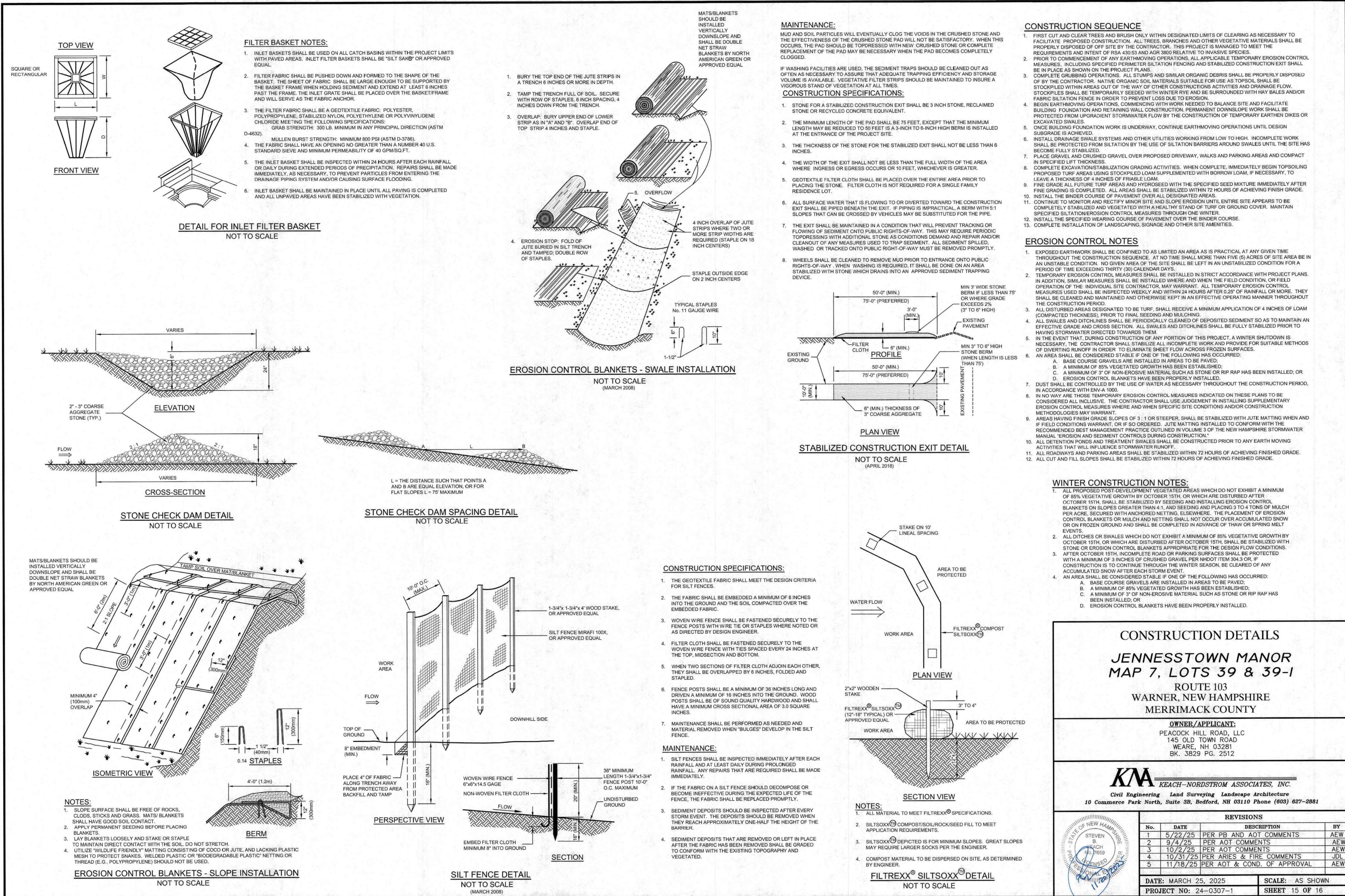
ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

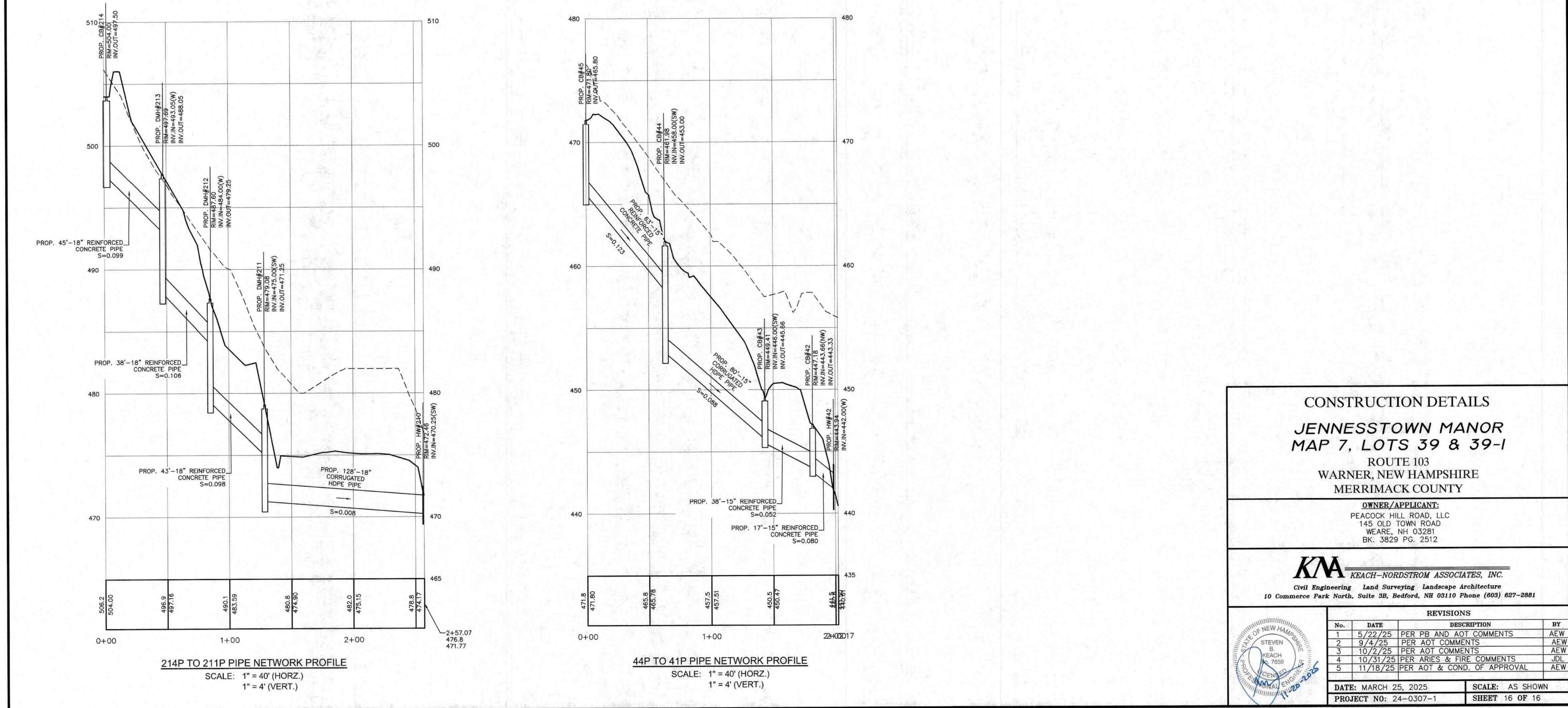
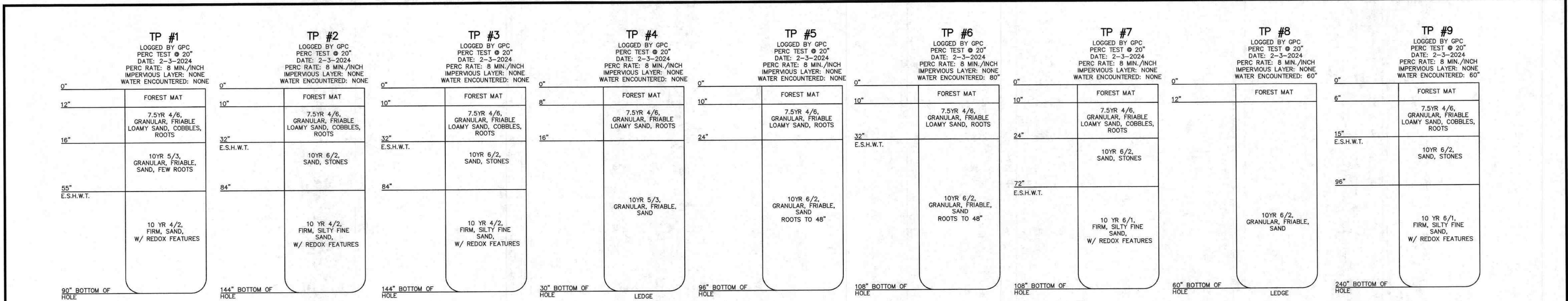
OWNER/APPLICANT:
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KNA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

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4	10/31/25	PER ARIES & FIRE COMMENTS	JDL
5	11/18/25	PER AOT & COND. OF APPROVAL	AEW
6	12/16/25	PER AOT COMMENTS	AEW
DATE: MARCH 25, 2025		SCALE: AS SHOWN	
PROJECT NO: 24-0307-1		SHEET 14 OF 16	







TO THE BEST OF MY KNOWLEDGE THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH OWNERS AND OWNERS AGENTS REQUIREMENTS AND HAVE BEEN ISSUED WILL BE A THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR ADHERING TO ALL LOCAL AND STATE BUILDING CODES. CONTRACTOR SHALL VERIFY ALL FRAMING AND STRUCTURAL MEMBERS WITH MANUFACTURER AND OR LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL MEMBERS. FRAMING CONNECTIONS. POINT LOAD TRANSFER TO FOUNDATION. CONTRACTOR TO HAVE ALL PLANS REVIEWED BY A LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

RESIDENTIAL DESIGN SOLUTIONS
BY LISA MELVIN, LLC
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603-235-4246
LMELVIN548@GMAIL.COM

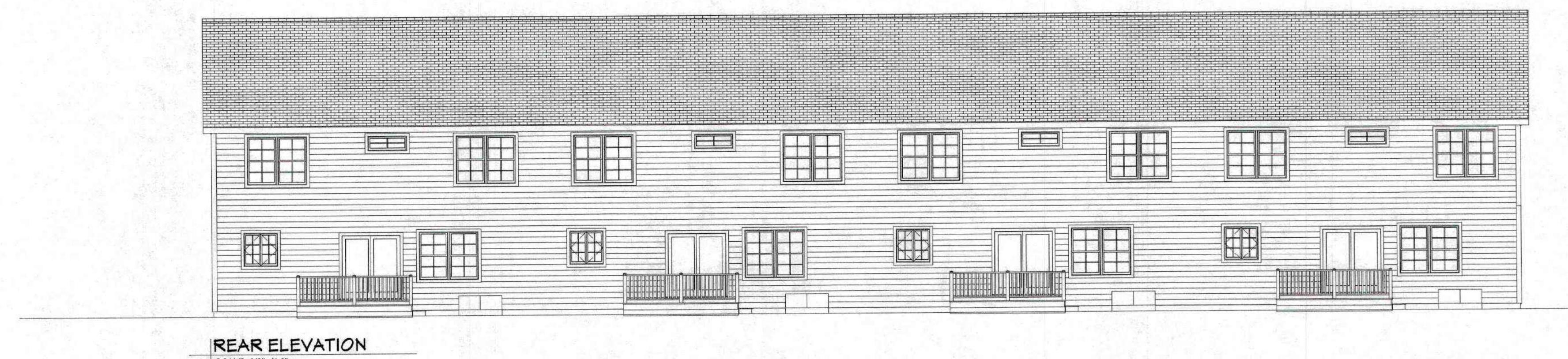
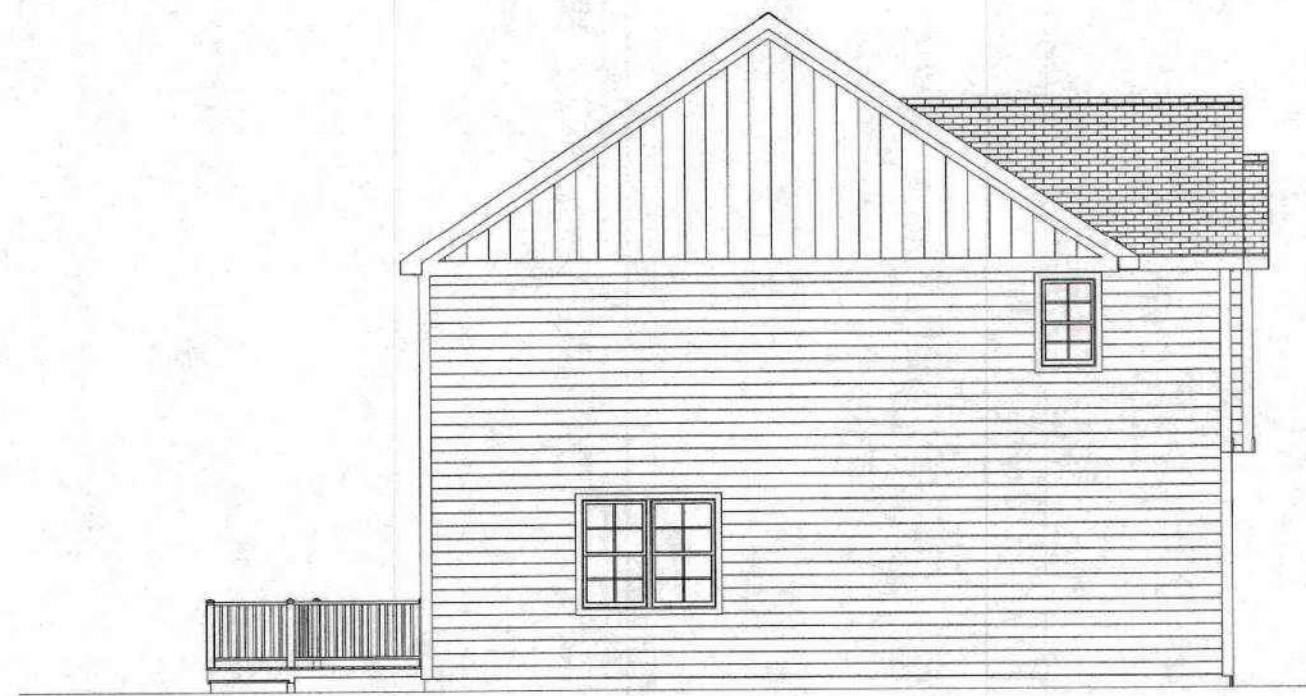
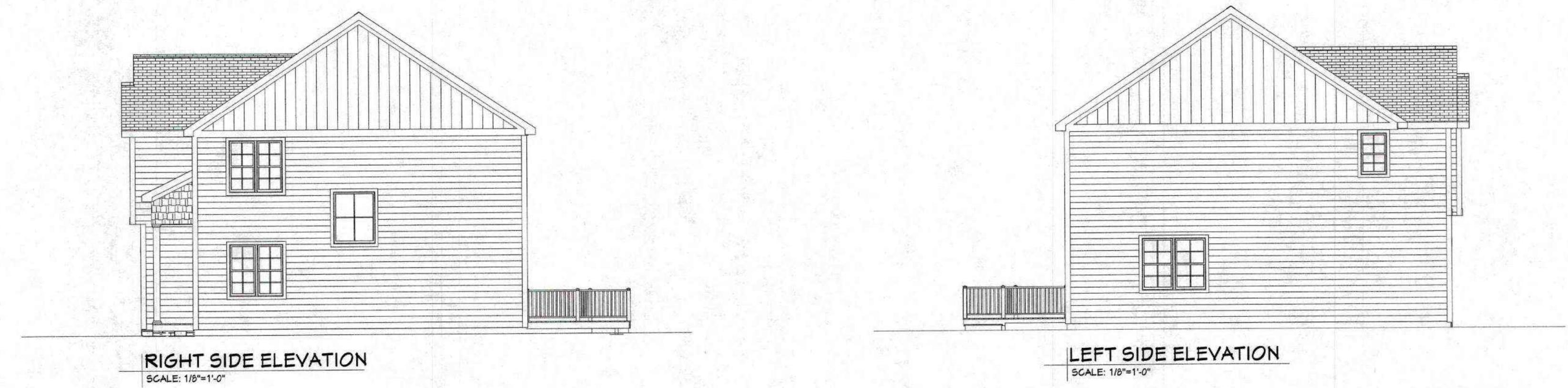
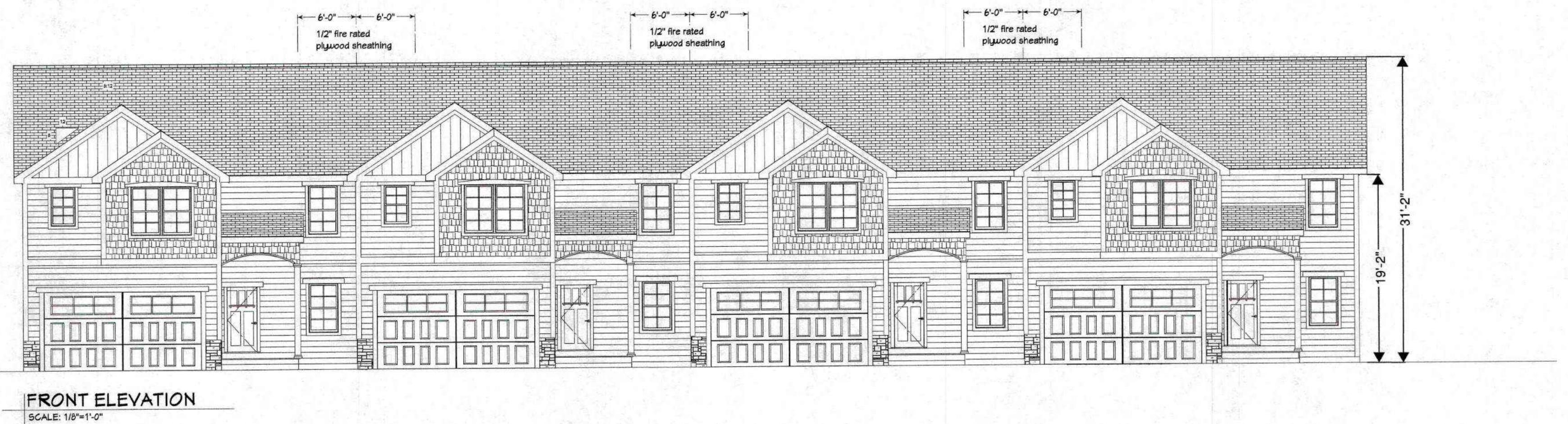
PREPARED FOR:
4 UNIT DNELLING
ELEVATIONS

REVISIONS

DATE: 1-26-2025
SCALE: AS NOTED
DRAWN BY: LAM
JOB NO.: FIT-2501

A-1

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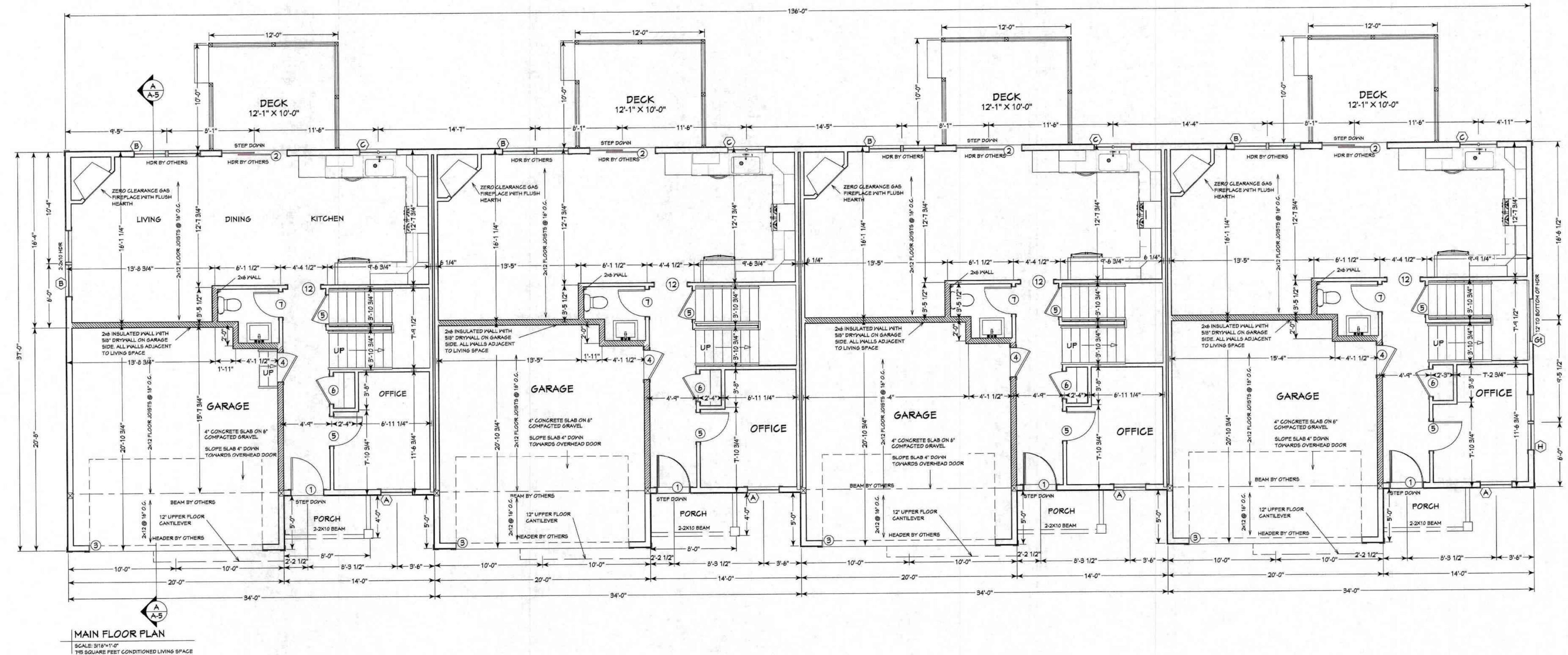
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PREPARED FOR:
4 UNIT DWELLING

REVISIONS

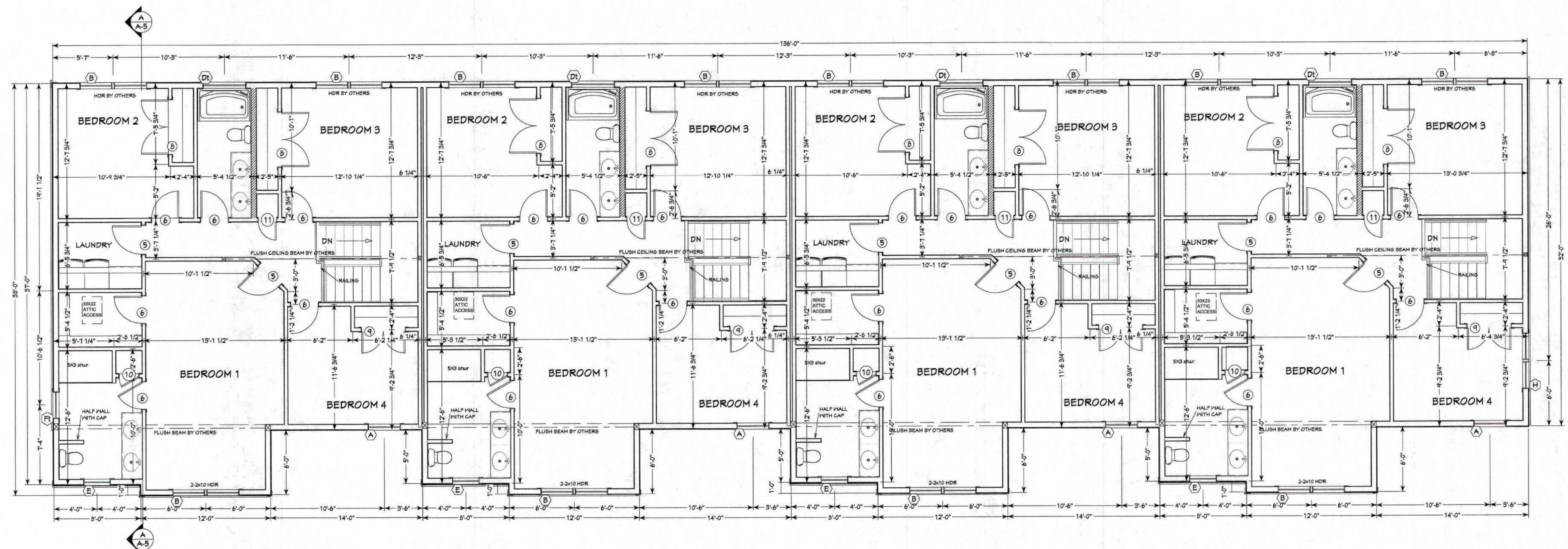
DATE: 1-26-2025
SCALE: AS NOTED
DRAWN BY: LAM
JOB NO.: FIT-2501

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603-235-4246
LMELVINS548@GMAIL.COM

TO THE BEST OF MY KNOWLEDGE THESE PLANS HAVE BEEN DRAWN TO CORRECTIVE MEASURES PROVIDED. THESE PLANS HAVE BEEN ISSUED AS THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR ADHERING TO ALL LOCAL AND STATE BUILDING CODES. CONTRACTOR SHALL VERIFY ALL FRAMING AND STRUCTURAL MEMBERS WITH MANUFACTURER AND OR LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL MEMBERS. FRAMING CONNECTIONS ARE RESPONSIBLE FOR TRANSFER TO FOUNDATION. CONTRACTOR TO HAVE ALL PLANS REVIEWED BY A LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.



UPPER FLOOR PLAN

SCALE: 3/16"=1'-0"
1,049 SQUARE FEET CONDITIONED LIVING SPACE
1. 8'-0" PLATE HEIGHT
2. ALL EXTERIOR WINDOW HEADERS TO BE 2x6 UNLESS OTHERWISE NOTED

PREPARED FOR:
4 UNIT DWELLING

UPPER FLOOR PLAN

REVISIONS

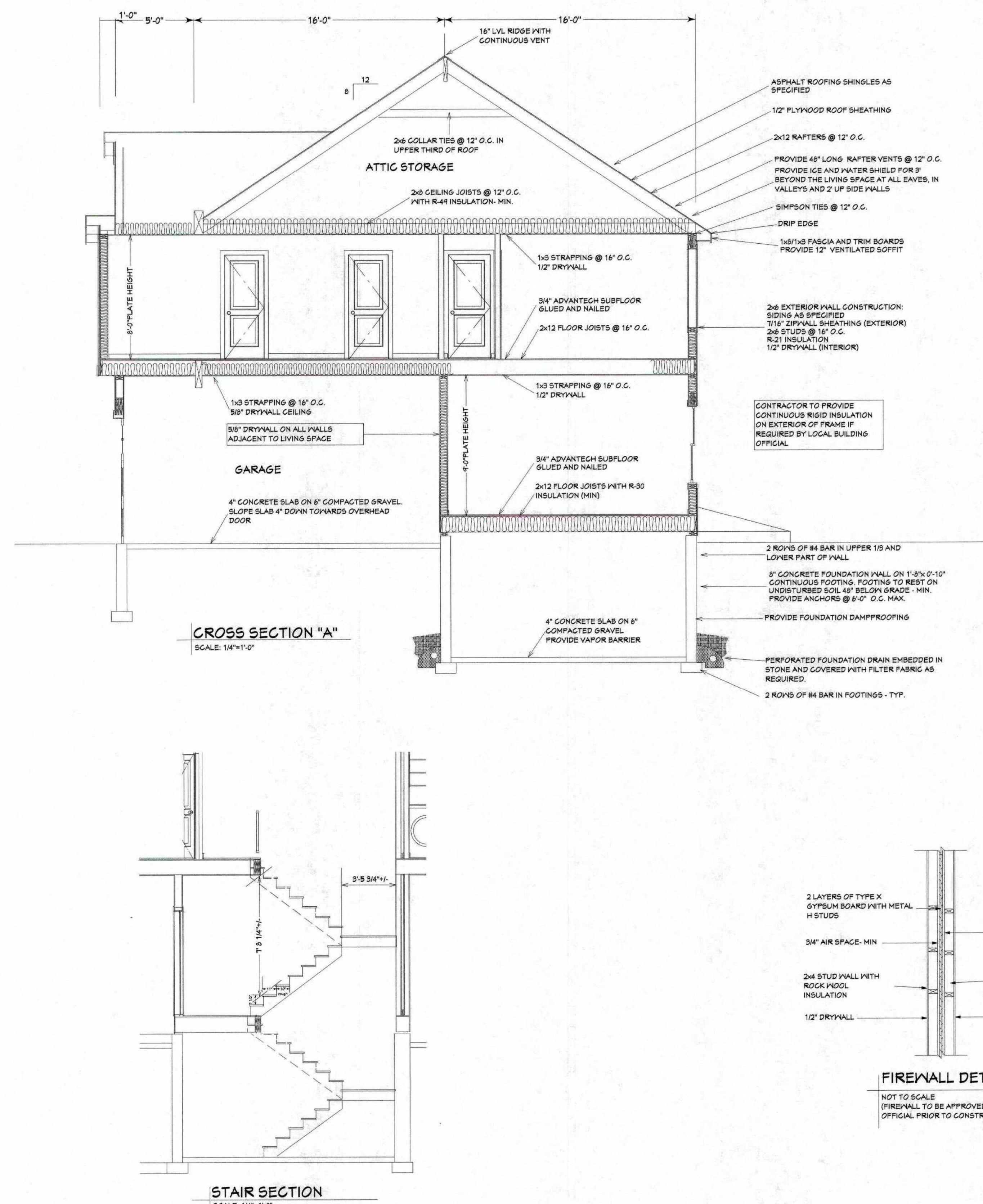
DATE: 1-26-2025
SCALE: AS NOTED
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JOB NO.: FIT-2501

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WINDOW SCHEDULE

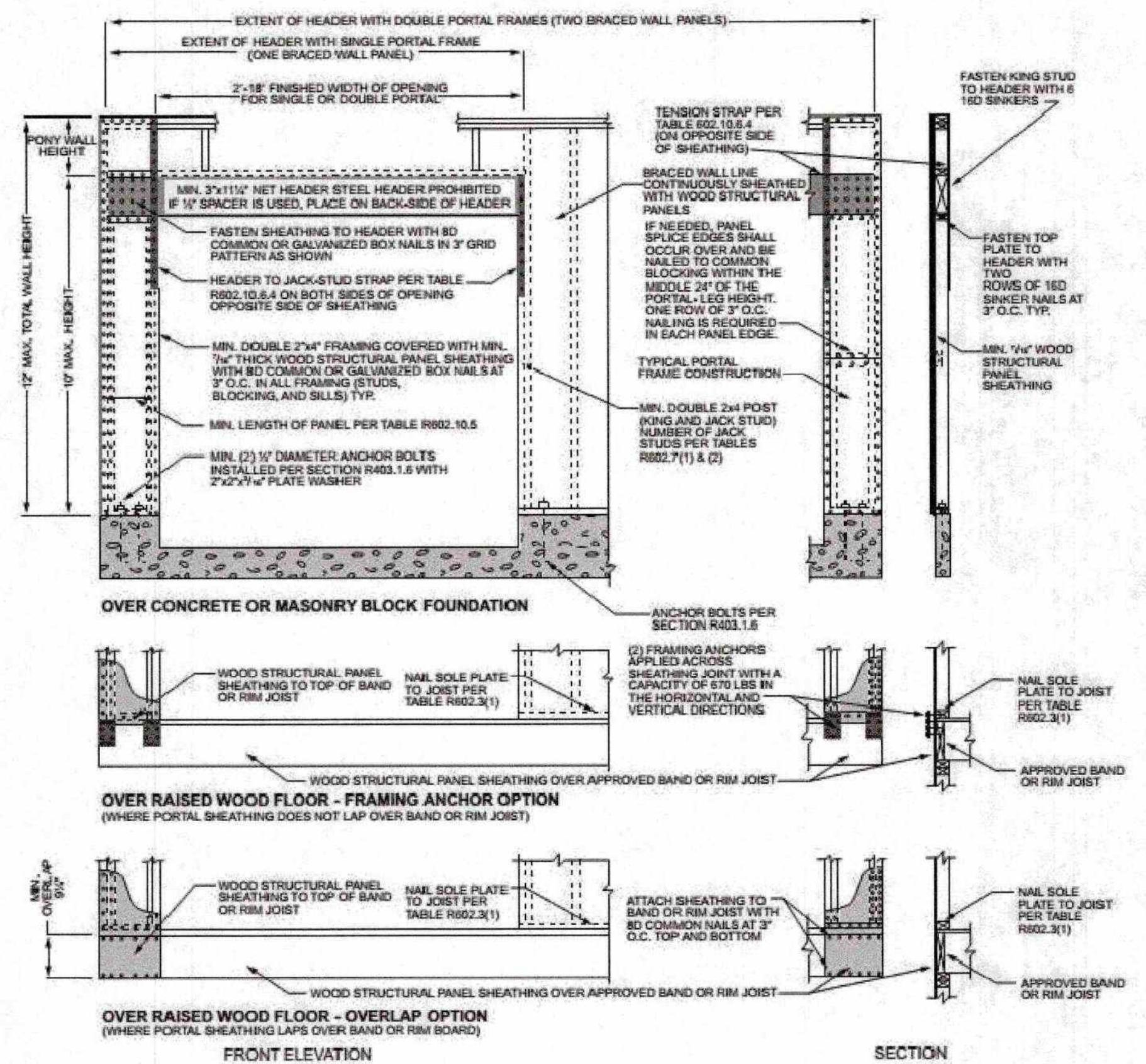
MARK	QTY	R.O.	DESIGNATION	DESCRIPTION
A	8	36"x60"+/-		DOUBLE HUNG - EGRESS
B	17	72"x60"+/-		MULLED DOUBLE HUNG- EGRESS
C	4	42"x42"+/-		DOUBLE CASEMENT
Dt	4	48"x18"+/-		AWNING - TEMPERED
E	4	30"x48"+/-		DOUBLE HUNG
Ft	1	30"x48"+/-		DOUBLE HUNG - TEMPERED
Gt	1	48"x60"+/-		FIXED - TEMPERED
H	2	60"x60"+/-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

FIREWALL DETAIL

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



**PREPARED FOR:
4 UNIT DWELLING**

SECTIONS AND DETAILS

RESIDENTIAL DESIGN SOLUTIONS
BY LISA MELYIN, LLC
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DATE: 1-26-2025
SCALE: AS NOTED
DRAWN BY: LAM
JOB NO.: FIT-2501

A-5