RECEIVED

AUG 24 2026

Initial: JRC

TOWN OF WARNER PLANNING BOARD

P.O. Box 265
Warner, New Hampshire 03278-0059
Telephone: (603) 456-2298, ext. 7
Fax: (603) 456-2297

APPLICATION FOR SITE PLAN REVIEW

Please note that this application is subject to NH RSA 91-A which affords the public access to this information.

ACTION NEEDED FROM THE ZONING BOARD OF ADJUSTMENT? YES_____ NO_____

SELECT ONE: FINAL PLAN SUBMISSION _____ DESIGN REVIEW X **MODIFICATION TO A PREVIOUSLY APPROVED PLAN _____**

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES_____ NO_____

NAME OF APPLICANT: Ron King
ADDRESS: 10 Pine Street, Concord, NH 03301
PHONE # 1: 888-290-8405 **PHONE # 2:** _____ **E-MAIL:** ron@naturalplaygrounds.com

OWNER(S) OF PROPERTY: Natural Playgrounds Shop Properties
ADDRESS: 10 Pine Street, Concord, NH 03301
PHONE # 1: 888-290-8405 **PHONE # 2:** _____ **E-MAIL:** ron@naturalplaygrounds.com

AGENT NAME: Meridian Land Services, Inc. c/o Doug Brodeur
ADDRESS: PO Box 118, Milford, NH 03055-0118
PHONE # 1: (603) 673-1441 **PHONE # 2:** _____ **E-MAIL:** DVBrodeur@meridianlandservices.com

LICENSED LAND SURVEYOR: Samuel D. Ingram
LICENSED PROFESSIONAL ENGINEER: Douglas V. Brodeur
CERTIFIED SOIL SCIENTIST: Spencer C. Tate
CERTIFIED WETLAND SCIENTIST: Aspynn E. Kutz
OTHER PROFESSIONAL(S): _____

STREET ADDRESS & DESCRIPTION OF PROPERTY: Warner Road
Vacant land

MAP # 3 **LOT #** 40 **ZONING DISTRICT:** C1 **NUMBER OF LOTS/UNITS:** 1
FRONTAGE ON WHAT STREET(S): Warner Road
DEVELOPMENT AREAS: 95,000± **acres/sq.ft.** **BUILDING/ADDITION:** _____ **sq. ft.**
DEED REFERENCE: Book 3930 **Page** 270 **Please include a copy of the Deed.**
PROPOSED USE: Commercial warehouse

DETAILS OF REQUEST: Indicate number of separate pages attached, if necessary.

SUBMIT ONE 22X34 COLOR CODED DRAWING OF SITE PLAN (MAY BE HAND COLORED) PER THE FOLLOWING SPECIFICATIONS: Lot Boundary & Buildings = red, Tree = green, Paved = grey, Gravel = brown, Septic & Well Radius = orange, Open Space & Landscape = yellow, Surface Water=blue, Wetlands = blue stripe.

Authorization/Certification from Property Owner(s)

I (We) hereby designate Meridian Land Services, Inc. to serve as my agent and to appear and present said application before the Warner Planning Board.

By submitting this application I (We) hereby authorize and understand that agents of the Town may visit the site without further notice. I (We) further understand the Planning Board may at some point during the review process schedule a Site Visit, which will be duly posted.

I (We) understand that the Planning Board will review the plan and/or may send the plan out for review. The applicant shall pay for such a review. A Public Hearing shall not be held until the Planning Board determines if the application is complete.

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

All sections of this application must be completed, including Owners Authorization/Certification, Abutters List, and Appendix A Checklist.

Signature of Property Owner(s): _____ Date: 8/5/2026
(Need signatures of all owner's listed on deed)

_____

Print Names Ethan kin

Signature of Applicant(s) if different from Owner:

_____ Date: 8/5/2026

_____

Abutter(s) List

Please list the names and addresses of all owners of property that abut the subject property, defined as follows:

"Abutter" as defined in RSA 672:3 also includes any person whose property has a boundary which is within two hundred (200) feet of any boundary of the land under consideration, or has frontage on a pond on which the land under consideration also has frontage.

The abutters list must be obtained from the Town of Warner's Assessors records within 5 days of submission of this application

In addition to abutters, please include the names and addresses of the applicant, owner(s) of the subject property, and, as applicable, the owners' agent, engineer, land surveyor, architect, soil scientist, wetland scientist, and holders of conservation, preservation, or agricultural preservation restrictions.

I certify that this abutters list was obtained from the Town of Warner Assessor's records on:

8/21/2026 (date)

Signature: _____

Print Name: JASPER ANDERSON

Map:_____ Lot:_____

Name:_____

Address:_____

_____

Map:_____ Lot:_____

Name:_____

Address:_____

_____

Map:_____ Lot:_____

Name:_____

Address:_____

_____

MERIDIAN
LAND SERVICES, INC.
CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

31 Old Nashua Road, Suite 2, Amherst NH 03031
95 N State Street, Suite 1, Concord NH 03301
Mailing: PO Box 118, Milford NH 03055
Phone: 603-673-1441
www.MeridianLandServices.com

LIST OF ABUTTERS

Tax Map 3 Lot 40
Natural Playground's Shop, LLC
Warner. NH

August 21, 2026
#13124-00

Meridian Land Services, Inc.
PO Box 118
Milford, NH 03055
Attn: Sam Foisie

MAP 3 LOT 40
NATURAL PLAYGROUNDS SHOP PROPERTY, LLC
10 PINE STREET
CONCORD, NH 03301

MAP 3 LOT 40-1
MADGETECH INC
6 WARNER ROAD
WARNER, NH 03278

MAP 3 LOT 60
CS PROPERTY, LLC
950 ROUTE 7 SOUTH
MILTON, VT 05468

MAP 3 LOT 39
11 COMMERCE AVE. LLC
PO BOX 91
WARNER, NH 03278

MAP 3 LOT 39-1
CWCOLLINS LLC
470 NEWMARKET ROAD
WARNER, NH 03278

MAP 223 LOT 1
FRYE KRISTEN M, FRYE DAVID L III
251 WILDWOOD
HOPKINTON NH, NH 03229

MAP 223 LOT 1-2
MEFFERT CAROLYN F, MEFFERT SEAN P
248 WILDWOOD
HOPKINTON, NH 03229

MAP 223 LOT 2
PERSECHINO FAMILY TRUST
PERSECHINO JOSEPH M & GAIL M
888 KEARSARGE AVE
CONTOOCOOK, NH 03229

MAP 223 LOT 2-5
NASH DUSTIN LEE
NASH KIRSTEN GILES
35 DREW RD
DERRY, NH 03038

TOWN OF WARNER
Land Use Office
P.O. Box 265
Warner, New Hampshire 03278-0059
Telephone: (603) 456-2298, ext. 7
Fax: (603) 456-2297
E-Mail: landuse@warnernh.gov

Planning Board - Application Fees

Name of Applicant Ron King Project Location: Warner Road Map 3 Lot 40

Received By _____ Date Fee Received _____

Type of Application	Fee Schedule	Fee Calculation
____Conceptual Consultation (submit application with no plans to copy)		$ No Fee
____Subdivision	$250 Base Fee (Final Application or Design Dev.)	$_____
	$50 per lot # of lots _____x $50 =	$_____
	$15 per notification # notices _____x $15 =	$_____
	$25 minimum compliance inspect, additional per Board	$_____
	Legal Notice in Publication - due prior to Hearing	$_____
	$125.00 Intertown Record (depending on size), or,	
	$300.00 Concord Monitor (special request posting)	
	Escrow for 3rd party review or inspection – per Board	$ TBD by Board
	MCRD** recording fee – separate check charged below	$ separate**
	LCHIP*** – separate $25 check – charged below	$ separate***
	Subtotal	$_____* (Check made out to **"Town of Warner"**)
X___Site Plan Review	$400 Base Fee (Final Application or Design Development)	$ 400
	$15 per notification # notices 10 x $15 =	$ 150
	$25 minimum compliance inspect, additional per Board	$ 25
	Legal Notice in Publication - due prior to Hearing	$_____
	$125.00 Intertown Record (depending on size), or,	
	$300.00 Concord Monitor (special request posting)	
	Escrow for 3rd party review or inspection – per Board	$ TBD by Board
	MCRD** recording decision – check per rate below	$ separate**
	Subtotal	$ 575* (Check made out to **"Town of Warner"**)
____ Home Occupation	$25 Base Fee (plus $100 if a Hearing is required)	$_____
	If a Hearing is required add $15 per notification	$_____
	If a Hearing add $25 for compliance inspection	$_____
	Legal Notice in Publication due prior to Hearing	$ invoiced
	Subtotal	$_____* (Check made out to **"Town of Warner"**)

Amended July 2025

___Lot Line Adjustment	$150 Base Fee (plus $100 if abutters request a Hearing)		$_____
	$15 per notification – if requested by abutter(s)		$_____
	$25 minimum compliance inspection		$_____
	Legal Notice Publication -due prior to Hearing		$_____
	MCRD** recording fee – separate check per rate below		$ separate**
	LCHIP*** – separate $25 check		$ separate***
		Subtotal	$_____* (Check made out to **"Town of Warner"**)

____ Voluntary Merger	$60 Base Fee		$_____
	MCRD** recording fee – separate check per rate below		$ separate**
		Subtotal	$_____* (Check made out to **"Town of Warner"**)

* = Subtotals above **due with application**. Please make check payable to **"TOWN OF WARNER"** for the above amount.

Escrow amount shall be determined by the Board. Minimum amount shall be $500; $1,000 if new road.
Re-notifications: Additional $100 fee (or per Board), plus publication notice cost, plus $15 per notification.

TWO Separate Checks (Upon completion / approval):

_____	$26.00 per plan mylar and $12.49 per document page – recording fee check payable to **"Merrimack County Registry of Deeds"**	$_____**
_____	$25.00 per plan set for LCHIP fee (RSA 478:17-g) – check payable to **"Merrimack Country Registry of Deeds"**	$_____***

** = $26 per plan mylar & $12.49 per doc. page -**Check payable** to **"Merrimack County Registry of Deeds"**

*** = $25 per plan set for LCHIP Fee (RSA 478:17-g) - **Check payable** to **"Merrimack County Registry of Deeds"**

APPENDIX A - Application Checklist - for SITE PLAN REVIEW

Planning Board, Warner, NH

Applicant Name: Ron King Date: 8/21/2026

This checklist refers only to the required submittals necessary to begin Planning Board review of a project.

Instructions:

1. Review Warner's Zoning Ordinance and Site Plan Review Regulations prior to completing.
2. Place a checkmark adjacent to all items included with the application & plan.
3. In cases where all items on the line are not applicable to the project, indicate N/A.
4. Where some items are applicable, write "some" and circle & strike a line through items N/A.
5. Indicate 'Waiver" and provide formal request if requesting a Waiver.

ITEMS SUBMITTED WITH APPLICATION

X a. Completed Site Plan Review application;

X b. Completed Site Plan Review checklist;

____ c. Plot plan (see requirements in #A2 below);

X d. Provide a separate list including names, addresses of the abutters, applicant's agent; holders of conservation, preservation restrictions, agriculture preservation restrictions; and every engineer, architect, land surveyor, or soil scientist whose professional seal appears or will appear on the documents; and information required for submission to assist in notification; (see RSA 676:4.I.b)

X e. Fees as set by the Planning Board;

____ f. Copy of deed, easements or right-of-way;

____ g. A colored elevation view or photograph of all buildings indicating height, width and surface treatment;

____ h. Information on specific materials anticipated to be used and stored on site using title 49 Code Federal Regulations as a standard for hazardous materials;

____ i. Special site preparation such as excavation and blasting, as well as extent of hauling materials to and from the site;

X j. Any other exhibits or data that the Planning Board may require in order to adequately evaluate the propose development for Site Review including but not limited to any state, federal or local requirements and permits (driveways, drainage, flood plan, DES, traffic studies, etc), special studies or analysis environmental assessments and legal review of documents.

PLOT PLAN REQUIREMENTS

X a. Provide six (6) prints of each plan sheet (blue or black ink) 22"x34" and eleven (11) copies 11"x17". Provide one 22"x34" colored-in site plan which highlights regions (landscaped, roads, buildings, drainage, utility systems, etc) to assist in illustrating the project scope.

X b. Scale: not less than 1" = 100';

X c. Match lines when needed;

X d. Date, title, scale, north arrow, location map, legend;

X e. Name and address of developer, designer/engineer if required, and owner(s) of record;

X f. All existing and proposed easements and right-of-ways;

____ g. List any approved Variances and Special Exceptions;

X h. Indicate Zoning Ordinance items: proposed type of use, minimum lot size minimum frontage, buildable area, impervious area, and other pertinent items. If applicable indicate building separation, shared driveway, cross lot traffic provisions;

X i. The zoning districts and boundaries for the site and within 1,000 feet of the site;

X j. Current names and addresses of all abutters, use of abutting properties, and location of the structures thereon including access roads, keyed on the plan;

_X_k. Drawing of site showing boundaries, existing natural features including watercourses and water bodies, wetlands, trees and other vegetation, topographical features, any other features including existing structure that should be considered in the site design process;

____l. Any existing hazardous and contaminated materials;

_X_m. One hundred year flood elevation line, where applicable;

_X_n. Existing and propose contours and finished grade elevations - all contours shall be a minimum of 2-foot intervals;

_X_o. Surveyed property lines showing their angles, distances, radius, lengths of arcs, control angles, along property lines and monument locations;

_X_p. Right-of-way lines of all existing adjoining streets;

_X_q. Plan of all buildings with their type, size, location (setbacks) and elevation of first floor indicated (assume a permanent onsite elevation);

____r. If a subdivision, the lines and names of all proposed streets, lanes, ways or easements intended to be dedicated for public use shall be indicated and all Subdivision Regulations shall apply;

_X_s. Location of off-street parking and loading spaces with a layout of the parking indicated.

____t. Snow storage locations;

_X_u. Driveway, road, parking, pavement marking and exterior storage areas including construction details;

____v. If a road is planned with the anticipation of its acceptance by the Town as a Town road, the construction design and details shall be shown per the requirements in the Warner Subdivision Regulations;

_X_w. Traffic control signs, locations and details; traffic circulation plan;

_X_x. The location, width, curbing and type of access ways and egress ways (driveways) plus streets and sidewalks within and around site;

_X_y. The type and location of solid waste disposal facilities, including enclosures and screening;

_X_z. The size and proposed location of water supply and sewage facilities. Indicate the distances from the proposed facilities to all existing water and sewage facilities (on site and abutters) within 200 feet (or greater if required by DES) of each of these proposed facilities;

- _X_aa. The location, elevation and layout of catch basins and other surface and underground drainage features, storm-water drainage system, applicable permits;
- _X_bb. Erosion and sedimentation control plan;
- ____cc. The size and location of all public utility service connections - gas, power, telephone, fire alarm (overhead or underground);
- _X_dd. The location, type and lumens of lighting for al outdoor facilities, including direction and area of illumination;
- _X_ee. The location, size and design of proposed signs and other advertising or instructional devices (sign permit is through the Selectmen's office);
- _X_ff. The type, extent and location of existing and proposed landscaping and open space areas indicating what existing landscaping and open space areas will be retained, as described within these regulations;
- _X_gg. Any other information or data that the Planning Board may require in order to adequately evaluate the proposed development for Site Review;

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

Printed Signature Name: _____

Authorized Signature: _____ Date: _____

NATURAL PLAYGROUNDS

SITE PLAN
TAX MAP 3 LOT 40
WARNER, NEW HAMPSHIRE

PREPARED FOR: NATURAL PLAYGROUNDS SHOP PROPERTIES

AUGUST 24, 2026

REFERENCE PLANS:

1. *"COMMERCIAL SUBDIVISION OF TAX MAP 3 LOT 39, WARNER ROAD WARNER NH MERRIMACK COUNTY" SCALE 1"=50', REVISED 3/21/2006, RECORDED AT THE M.C.R.D. AS PLAN #17832.*
2. *"BOUNDARY AND TOPOGRAPHIC SURVEY OF TAX MAP 3, LOTS 39 & 40 WARNER ROAD WARNER, MERRIMACK COUNTY, N.H." SCALE 1"=100', DATED 1-20-05, PREPARED BY PROVAN & LORBER, INC., RECORDED AT THE M.C.R.D. AS PLAN # 17354.*

PLAN INDEX:

SHEET	NAME	DESCRIPTION
1	K-1	COVER
2	GN-1	GENERAL NOTES
3	GN-2	GENERAL NOTES & LEGEND
4	O-1	OVERVIEW PLAN
5	SP-1	DEMOLITION PLAN
6	SP-2	EROSION & SEDIMENTATION CONTROL PLAN
7	SP-3	LAYOUT AND UTILITIES PLAN
8	SP-4	GRADING & DRAINAGE PLAN
9	P-1	DRIVEWAY PLAN & PROFILE
~~10~~	~~SD-1~~	~~SIGHT DISTANCE PLAN & PROFILE~~
11	LS-1	LANDSCAPING PLAN
12	LT-1	LIGHTING PLAN
13	D-1	CONSTRUCTION AND UTILITY DETAILS
14	D-2	DRAINAGE DETAILS
15	D-3	POND DETAILS
16	D-4	EROSION & SEDIMENTATION CONTROL NOTES
17	D-5	EROSION & SEDIMENTATION CONTROL DETAILS
18	D-6	TEST PIT INFORMATION

ATTACHMENTS

1	EXISTING CONDITIONS

MUNICIPAL CONTACTS:

LAND USE COORDINATOR
MARGARET BASTIEN, PE
5 EAST MAIN STREET
PO BOX 265
WARNER, NEW HAMPSHIRE 03278
(603)456-22998 x7

FIRE DEPARTMENT
JONATHAN FRANCE, FIRE CHIEF
148 WEST MAIN STREET
WARNER, NEW HAMPSHIRE 03278
(603)456-2222

POLICE DEPARTMENT
WILLIAM CHANDLER, POLICE CHIEF
180 WEST MAIN STREET
PO BOX 268
WARNER, NEW HAMPSHIRE 03278
(603)456-3433

BUILDING OFFICIAL
SCOTT LACROIX, BUILDING INSPECTOR
5 EAST MAIN STREET
PO BOX 265
WARNER, NEW HAMPSHIRE 03278
(603)456-2298 x3

PROFESSIONAL CONTACTS:

CIVIL ENGINEER
DOUGLAS BRODEUR, PE
MERIDIAN LAND SERVICES, INC.
PO BOX 118
MILFORD, NH 03055
(603)673-1441

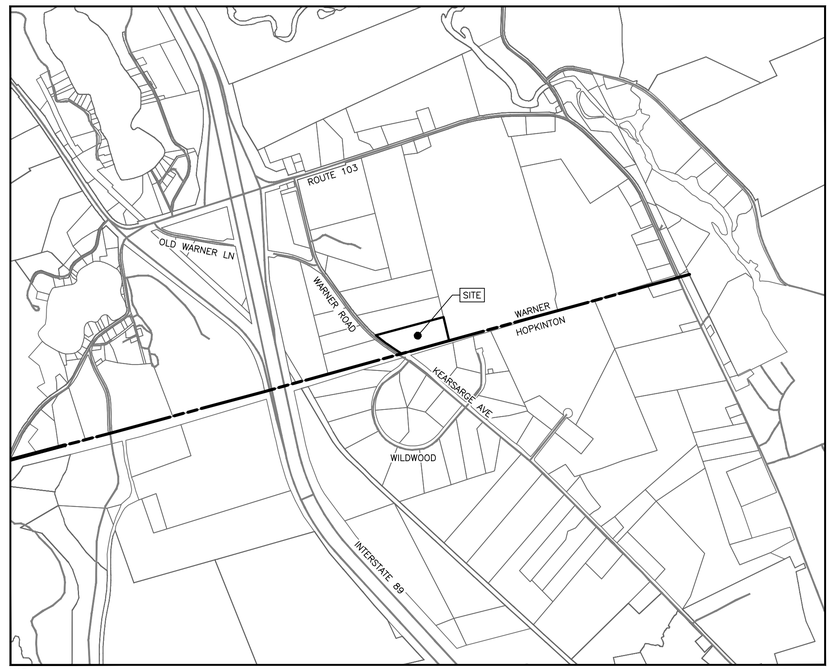
LAND SURVEYOR
SAMUEL INGRAM, LLS
MERIDIAN LAND SERVICES, INC.
PO BOX 118
MILFORD, NH 03055
(603)673-1441

UTILITY PROVIDERS:

ELECTRIC
EVERSOURCE
370 AMHERST ST.
NASHUA, NH 03063
(603)662-7764

TELEPHONE/CABLE
TDS TELECOM

VICINITY MAP



MAP

SCALE 1" = 1,000'

PERMITS/APPROVALS:

THIS PROJECT IS SUBJECT TO AND/OR REQUIRES THE FOLLOWING APPROVALS:

1. TOWN OF WARNER SITE PLAN APPROVAL
   [STATUS: PENDING] [PERMIT #: XXXX]
2. NHDES INDIVIDUAL SEWAGE DISPOSAL SYSTEM
   [STATUS: PENDING] [PERMIT#: XXXX]

WAIVERS:

OWNER'S SIGNATURE:

OWNER

DATE

OWNER/APPLICANT:
RON KING, PRESIDENT
NATURAL PLAYGROUNDS SHOP PROPERTIES
10 PINE STREET
CONCORD, NH 03301

MERIDIAN DESIGN PROFESSIONALS:

LLS

PE

CWS

CSS

APPROVED BY WARNER PLANNING BOARD

ON: _____ CERTIFIED BY
CHAIRMAN: _____ AND
SECRETARY: _____ .

REV.	DATE	DESCRIPTION	DR	CK
I	--	--	--	--
H	--	--	--	--
G	--	--	--	--
F	--	--	--	--
E	--	--	--	--
D	--	--	--	--
C	--	--	--	--
B	--	--	--	--
A	--	--	--	--

Issued For:
AUGUST 24, 2026
SITE PLAN DESIGN REVIEW APPLICATION

MERIDIAN LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
MERIDIANLANDSERVICES.COM FAX 603-673-1584

FILE:13124K00.dwg | PROJECT NO. 13124.00 | SHEET NO. 1 OF 18

Plotted: 8/24/2026 10:22 AM By: CONCORD-5
H:\MLS\13124\13124.00 Natural Playgrounds ~ Warner\0_Drawings\ENG\13124K00.dwg

PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN SET IS TO SHOW THE IMPROVEMENTS NECESSARY TO PERMIT AND CONSTRUCT A 18,750 SF WAREHOUSE AND ITS ASSOCIATED ACCESS DRIVES, PARKING AREAS, UTILITIES, AND STORMWATER MANAGEMENT PRACTICES.

GENERAL NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTION ACCORDING TO AGENCY INSTRUCTION.
2. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.
3. THE PROJECT DISTURBS MORE THAN ONE (1) ACRE OF LAND AND REQUIRES A CONSTRUCTION GENERAL PERMIT (CGP) FROM THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AS PART OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II STORMWATER ACT. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND FILE A NOTICE OF INTENT (NOI) WITH THE EPA. THE CONTRACTOR SHALL CONFIRM THAT THE OWNER HAS ALSO FILED AN NOI.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
5. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE TOWN OF WARNER ZONING ORDNANCES AND SITE REGULATIONS.
6. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
7. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
8. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, INCLUDING LANDSCAPING.
9. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER'S CONSTRUCTION MANAGER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO USE ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. CONSTRUCTION MANAGER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE CONTRACTOR'S RESPONSIBILITY FOR PERFORMANCE OF THE ITEM.
10. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT IS NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY WITH OTHER CONTRACTOR'S AND UTILITY COMPANIES.
11. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT SPECIFICATIONS THERETO.
12. CONTRACTOR SHALL REVIEW SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
13. AT LEAST 3 WORKING DAYS (72 HOURS) PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER OR WITHOUT AGENCY INSPECTOR PRESENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR SHALL USE EACH PLAN IN CONJUNCTION WITH THE ENTIRE SET OF DRAWINGS AND JOB SPECIFICATIONS. DO NOT REMOVE OR DEMOLISH ANYTHING WITHOUT VERIFYING AND COORDINATING WITH ALL ELECTRICAL, PLUMBING, MECHANICAL, GENERAL TRADES, AND UTILITY COMPANIES AS THEY EFFECT THE OVERALL PROJECT.
15. ANYTHING WITHOUT VERIFYING AND COORDINATING WITH ALL ELECTRICAL, PLUMBING, MECHANICAL, GENERAL TRADES, AND UTILITY COMPANIES AS THEY EFFECT THE OVERALL PROJECT.
16. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
17. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NO REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
19. WHERE APPLICABLE, IMPACT FEES TO BE APPLIED AT WARNER FEE SCHEDULE.
20. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INTERNAL AND EXTERIOR DIMENSIONS.

DEMOLITION NOTES:

1. PRIOR TO ANY WORK ONSITE, THE CONTRACTOR SHALL CONTACT DIG SAFE AT 888-344-7233. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY REMOVALS WHETHER LOCATED BY DIG SAFE OR NOT. CONTRACTOR SHALL COORDINATE REMOVAL OF EXISTING ELECTRICAL SERVICES ON SITE WITH THE POWER COMPANY. POWER COMPANY IS RESPONSIBLE FOR THE DISCONNECTION AND REMOVAL OF EXISTING SERVICES.
2. IF PRESENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING STRUCTURES PRIOR TO DEMOLITION OF THE BUILDINGS. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES.
3. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS NOT RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE, COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS INVOLVED AND IS RESPONSIBLE FOR REMOVING AND DUMPING THE DEBRIS IN AN APPROVED, LAWFUL MANNER.
5. ALL EXISTING UTILITIES ARE TO BE REMOVED, TERMINATED, AND CAPPED AT THE RIGHT-OF-WAY. ALL EXISTING METERS, VALVES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS.
6. ALL EXISTING SERVICE LINES FOR TELEPHONE, ELECTRIC, SEWER, AND CABLE T.V. SERVICES ARE TO BE REMOVED TO EXISTING TRUNK LINES.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH APPLICABLE UTILITY COMPANIES. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE EXISTING ADJACENT BUSINESSES AT ALL TIMES. THE CONTRACTOR SHALL COORDINATE WITH THE TENANT AND UTILITY COMPANY FOR THE RELOCATION AND/OR REMOVAL OF UTILITIES IF NECESSARY. SERVICE SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE TENANT.
8. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS INVOLVED IN THE REMOVAL OR RELOCATION OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH APPLICABLE UTILITY COMPANIES.
9. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS REQUIRED TO CARRY OUT THE WORK AS SHOWN ON THIS PLAN.
10. SITE IS OCCUPIED BY EXISTING STRUCTURES, STORM LINES, PAVEMENT, POWER POLES AND UTILITIES. IT IS CONTRACTORS' RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES THAT MAY HAVE UTILITIES ON THE SITE TO GET A DETERMINATION IF ANY UTILITIES EXISTING WILL BE IMPACTED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF THE UTILITIES SHOULD BE ABANDONED OR REMOVED.
11. ALL AREAS WHERE PAVEMENT, STRUCTURE SLABS, FOUNDATIONS, UTILITIES, CONDUITS, AND/OR UTILITY STRUCTURES HAVE BEEN REMOVED SHALL BE BACKFILLED WITH SELECT BACKFILL MATERIAL. ALL SELECT BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED PER THE REQUIREMENTS OF SPECIFICATIONS AND THE OWNER'S GEOTECHNICAL ENGINEER.
12. ALL EXISTING FENCES, SIGNS, POWER POLES, AND LIGHT POLES LOCATED ON-SITE SHALL BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED.
13. EXISTING CAST IN PLACE SEPTIC TANKS (IF FOUND ON-SITE) SHALL BE PUMPED BY A LICENSED CONTRACTOR. THE SEPTIC TANK SHALL THEN BE REMOVED, AND THE AREA BACKFILLED PER THE PROJECT SPECIFICATIONS. ALL WORK SHALL BE IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS.
14. CONTRACTOR IS RESPONSIBLE FOR WALKING SITE AND DETERMINING EXTENTS OF DEMOLITION WORK PRIOR TO BID DATE.
15. EXISTING MANHOLES AND VALVE BOXES TO REMAIN IN PLACE SHALL BE ADJUSTED TO FINAL GRADES.
16. LIMITS OF PAVEMENT SHOWN TO BE REMOVED ARE APPROXIMATE AND FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY THE LIMITS OF PAVEMENT TO DETERMINE THE EXTENT OF THE EXISTING PAVEMENT TO BE REMOVED. CONTRACTOR SHALL REMOVE PAVEMENT AND CONCRETE IN ACCORDANCE WITH NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.

SITE PLAN NOTES:

1. CONTRACTOR SHALL REFER TO PLANS BY ARCHITECT FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE,SLOPE PAVING & SIDEWALKS CONNECTIONS, EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS
2. ALL UNSURFACED AREAS ARE TO RECEIVE A MINIMUM OF FOUR INCHES OF TOPSOIL, SEED, MULCH, OR SOD, AND WATERED UNTIL A HEALTHY STAND OF GRASS OR LANDSCAPING IS OBTAINED AS PER THE LANDSCAPE PLAN.
3. BOUNDARY & TOPOGRAPHIC SURVEY WAS PREPARED BY MERIDIAN LAND SERVICES, DATED 7/7/2026.
4. WETLANDS SHOWN AS "DELINEATED WETLANDS" HEREON WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEER'S WETLAND DELINEATION MANUAL. TECHNICAL REPORT Y-87-1, ALONG WITH THE NORTHEAST REGIONAL SUPPLEMENT BY ASPYNN E, KUTZ C.W.S. OF MERIDIAN LAND SERVICES, DATED 6/17/2026.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES,STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR ALL SITE IMPROVEMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
6. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALLEXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER AND/OR ENGINEER PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL REFER TO PLANS BY OTHERS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE,ELECTRICAL, AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION AND TIE-INS/CONNECTIONS TO THEIR FACILITIES.
8. SEE COVER SHEET FOR LIST OF UTILITY COMPANIES AND CONTACT PERSONS.
9. ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
10. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
12. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
13. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, AND ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
14. CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES ADJACENT TO DRIVE AREAS.
15. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
16. CONTRACTOR TO REMOVE OR RELOCATE WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, BASEMENTS, AND CONNECTING IMPROVEMENTS, DRAINPIPES, SANITARY SEWER PIPE, POWER POLES AND GUY WIRES, WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, AND ASPHALT SHOWN WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED TO ALLOW FOR FILL MATERIAL. CONTRACTOR TO REVIEW SITE AS IT RELATES TO DEMOLITION WORK TO ENSURE ALL DEMOLITION ITEMS ARE INCLUDED IN THE BASE BID.
17. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND IMPROVEMENTS SHALL BE CONSTRUCTED TO THE SAME.
18. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

LAYOUT AND MATERIALS:

1. DIMENSIONS ARE FROM FACE OF CURB, FACE OF BUILDINGS, FACE OF WALLS, CENTER OF PIPE, AND CENTER OF

   PAVEMENT MARKINGS, UNLESS OTHERWISE INDICATED, AND AS FOLLOWS:
   a. SIDEWALK/WALKWAYS WIDTHS ARE MEASURED FROM THE BACK FACE OF CURB TO THE OUTSIDE EDGE OF SIDEWALK;
   b. PIPE SEPARATION IS MEASURED FROM THE OUTSIDE DIAMETERS OF PIPE(S).
2. SEE ARCHITECTURAL DRAWINGS FOR EXACT STRUCTURE DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDINGS,

   INCLUDING SIDEWALKS, RAMPS, STAIRWAYS, ENTRANCES, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
3. ALL BUILDING LOCATION DIMENSIONS ARE TO THE FACE OF THE STRUCTURAL.
4. EXISTING PROPERTY MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A

   LICENSED LAND SURVEYOR (LLS).
5. IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS NOT ALL DEPICTED ITEMS ARE SHOWN ON EVERY PLAN SHEET THE CONTRACTOR SHALL USE ENTIRE PLAN SETS AND NOT RELY ON INDIVIDUAL SHEETS DURING CONSTRUCTION.
6. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
7. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS LITERATURE, SHOP DRAWINGS, AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM DESIGNERS. BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH PAPER COPIES OF THE DRAWINGS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

GRADING NOTES:

1. TOPOGRAPHIC INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY BY MERIDIAN LAND SERVICES. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEY SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
2. EXISTING GRADE CONTOURS INTERVAL SHOWN AT TWO FOOT (2').
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
5. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
6. FINISHED GRADE CONTOUR INTERVALS SHOWN AT TWO FOOT (2') UNLESS INDICATED OTHERWISE. FINISH GRADE CONTOURS ARE SUPPLEMENTED WITH SPOT ELEVATIONS.
7. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
8. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
9. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
10. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE A MINIMUM 4 INCHES OF TOPSOIL, SEED, MULCH, WATER, ETC. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH THE LANDSCAPE PLAN SPECIFICATION UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
11. CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
12. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
13. REFERENCE STRUCTURAL SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD PREPARATION AND COMPACTION.

PAVING NOTES:

1. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER, FOR TESTING MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
2. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT OF 1990 AND THE 2010 STANDARDS FOR ACCESSIBLE DESIGN
3. ALL DISCREPANCIES FOUND BY CONTRACTOR RELATED TO UNDERGROUND UTILITIES OR OTHER APPURTENANCES SHALL BE RESOLVED TO THE SATISFACTION OF OWNER AND ENGINEER PRIOR TO PLACEMENT OF ANY PAVING. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN SUBGRADE OF AREAS TO BE PAVED, AND NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND PRIOR TO INSTALLATION OF ANY PAVING.
4. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
5. COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
6. ALL PAVEMENT TO BE SLOPED FOR POSITIVE DRAINAGE.

POWER NOTES:

1. REFERENCE ARCHITECT'S PLANS FOR ALL BUILDING SERVICE CONNECTIONS.

TELEPHONE NOTES:

1. REFERENCE ARCHITECT'S PLANS FOR ALL BUILDING SERVICE CONNECTIONS.

SIGNAGE AND MARKING NOTES:

1. ALL SIGNING SHALL BE IN ACCORDANCE WITH THE N.H.D.O.T. STANDARDS.
2. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE N.H.D.O.T. STANDARDS.
3. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 18" THICK PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE. ALL OTHER STRIPING SHALL BE 4" THICK PAINTED YELLOW UNLESS OTHERWISE NOTED
4. ALL SIGNING, PAVEMENT MARKINGS, STREET NAME SIGNS, ETC. ARE TO BE INCLUDED IN THE LUMP SUM PRICE FOR SIGNING AND MARKING.
5. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING.
6. THE CONTRACTOR SHALL COMPLY WITH THE STATE OF NEW HAMPSHIRE TRAFFIC CONTROL.
7. ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH (T) SHALL BE THERMOPLASTIC.
8. PAVEMENT MARKINGS WITHIN THE NHDOT RIGHTS-OF-WAY AND/OR ASSOCIATED WITH A NHDOT DRIVEWAY SHALL BE THERMOPLASTIC.
9. CONTACT THE BUREAU OF TRAFFIC (BOT-PM-NOTIFICATION@DOT.NH.GOV) AT LEAST TWO WEEKS IN ADVANCE OF FINAL PAVEMENT MARKING OPERATIONS FOR BOT TO REVIEW THE CONTRACTORS COMPLETED LAYOUT INCLUDING ALL PASSING ZONES.
10. PAVEMENT MARKINGS SHALL EXTEND BEYOND PROJECT PAVING LIMITS TO OVERLAP EXISTING MARKINGS DISTURBED BY CONSTRUCTION.
11. SSLW = SINGLE SOLID LINE WHITE

    SSLY = SINGLE SOLID LINE YELLOW

UTILITY NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE SERVICEABILITY OF UTILITIES, DOES NOT GUARANTEE THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT, WHICH MAY NOT BE SHOWN ON THE DRAWINGS. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO REMOVE OR RELOCATE WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, EASEMENTS, AND CONNECTING IMPROVEMENTS, DRAINPIPES, SANITARY SEWER PIPE, POWER POLES AND GUY WIRES, WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, AND ASPHALT, SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED, TO ALLOW FOR FILL MATERIAL, UNLESS OTHERWISE DENOTED, TO BE REMOVED AS UNCLASSIFIED EXCAVATION.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
6. CONTRACTOR SHALL REFER TO ARCHITECTS PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, AND TELEPHONE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH CITY UTILITY REQUIREMENTS AS TO LOCATIONS AND SCHEDULING FOR TIE-INS/CONNECTIONS PRIOR TO CONNECTING EXISTING FACILITIES.
7. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, & TELEPHONE COMPANY FOR ACTUAL ROUTING OF POWER AND TELEPHONE SERVICE TO BUILDING.
8. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
9. SEE DETAIL SHEETS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCHES.
10. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
11. CONTRACTOR SHALL COORDINATE WITH OTHER UTILITIES TO ASSURE PROPER DEPTH AND PREVENT ANY CONFLICT OF UTILITIES.
12. CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CONNECTION IS WATERTIGHT.
13. CONTRACTOR SHALL ON ALL UTILITIES, COORDINATE INSPECTION WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES AT INSTALLATION.
14. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND REQUIREMENTS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND OWNERS INSPECTING AUTHORITIES.
15. SITE CONTRACTOR TO COORDINATE PROPOSED RECONNECTION OF ALL UTILITIES WITH ARCHITECTURAL PLANS AS WELL AS UTILITY COMPANIES AND BUILDING CONTRACTOR. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL EXPENSES THAT RESULT FROM DELAYED OR FAILED TEST DURING ANY PHASE OF THE CONSTRUCTION PROCESS. THIS INCLUDES FEES INCURRED THROUGH RESCHEDULING OF ANY VENDORS OR EQUIPMENT TO ACCOMMODATE.
16. CONTRACTOR TO COORDINATE WITH SIGNAGE CONTRACTOR AND ARCHITECT FOR EXACT LOCATION OF SIGNAGE, REQUIRED ELECTRICAL CONDUITS, FOUNDATIONS, ETC.
17. GRATES, COVERS, VALVE COVERS, GAS GATES, PULL BOX COVERS SHALL BE SET AND/OR RESET AS FOLLOWS:
    a. PAVEMENT SURFACES: FLUSH
18. b. SURFACES WITHIN ACCESSIBLE ROUTES: FLUSH LANDSCAPE, TURF, OR OTHER EARTH SURFACES: ONE INCH (1") ABOVE FINAL GRADE, WITH EARTH TAPERED UP TO THE FINAL COVER/RIM ELEVATION.

WATER UTILITIES NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH WARNER UTILITIES STANDARDS.
2. CONTRACTOR SHALL COORDINATE WITH WARNER WATER UTILITIES PRIOR TO COMMENCING WITH UTILITY CONSTRUCTION.
3. REFERENCE ARCHITECT'S PLANS FOR ALL BUILDING FIRE SERVICE AND DOMESTIC SERVICE CONNECTION LOCATIONS.
4. CONTRACTOR SHALL CONSTRUCT WATER SERVICES AS SHOWN, AND CONSTRUCT METERS, PITS, AND INSTALL CHECK VALVE.
5. ALL SPRINKLER AND DOMESTIC LEADS TO BUILDING SHALL END AT THE FACE OF BUILDING WALL, UNLESS NOTED, AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END (FOR OTHERS TO REMOVE AND EXTEND AS NECESSARY).
6. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
7. THRUST BLOCKS SHALL BE PROVIDED AT ALL HORIZONTAL BENDS, TEES, AND FIRE HYDRANTS. SEE DETAIL.
8. THE MINIMUM COVER ON WATER MAINS SHALL BE 5 FEET UNLESS GREATER COVER IS REQUIRED BY UTILITY PROVIDER.
9. WATER MAIN AND SERVICE MATERIAL SHALL BE SPECIFIED BY THE UTILITY PROVIDER.
   a. DISTRIBUTION/TRANSMISSION MAINS: CLASS 52 CEMENT LINED DUCTILE IRON (CLDI/DI);
   b. SERVICES: TYPE 'K' COPPER (CU), MINIMUM ONE INCH (1") DIAMETER.
10. PLUMBING CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF IRRIGATION TAP, METER, AND BACKFLOW DEVICES PRIOR TO INSTALLATION. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE THE IRRIGATION SYSTEM REQUIREMENTS BETWEEN THE IRRIGATION CONTRACTOR AND PLUMBING CONTRACTOR. IRRIGATION TAP, METERS, ETC. SHALL BE INCLUDED IN GENERAL CONTRACTOR'S BASE BID.

SANITARY SEWER NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE WARNER UTILITIES STANDARDS AND ENV-WQ 700.
2. REFERENCE ARCHITECT'S PLANS FOR ALL BUILDING SERVICE CONNECTIONS.
3. CONTRACTOR SHALL COORDINATE WITH WARNER SEWER UTILITIES PRIOR TO COMMENCING WITH UTILITY CONSTRUCTION.
4. SEWERS SHALL BE BURIED TO A MINIMUM DEPTH OF 6 FEET BELOW GRADE IN ALL ROADWAY LOCATIONS AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS-COUNTRY LOCATIONS.
5. ALL STUB-OUTS AND WYE LATERALS SHALL BE PLUGGED WITH A STANDARD TYPE PLUG.
6. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR TO CENTERLINE OF MANHOLE.
7. THE SANITARY SEWER PIPE MATERIAL SHALL BE SPECIFIED BY THE UTILITY PROVIDER.
   a. POLYVINYLCHLORIDE (PVC) STANDARD DIAMETER RATIO 35 (SDR-35);
8. WHERE SEWER PIPES CROSS WATER PIPES THE FOLLOWING SHALL APPLY:
   a. WHERE ONE AND ONE HALF FEET (1.5') OF SEPARATION (FROM OD TO OD), WHERE THE WATER PIPE IS ABOVE THE SEWER PIPE, CANNOT BE ACHIEVED. THE SEWER PIPE SHALL BE:
   i. CLASS 52 DUCTILE IRON FOR A MINIMUM OF TEN FEET (10') TO EITHER SIDE OF THE WATER PIPE;
   ii. SHALL BE A CONTINOUS PIECE OF PIPE WITH NO JOINTS;
   iii. SHALL BE IN ACCORDANCE WITH DETAILS SHOWN ON THE DRAWINGS AND PER THE CONTRACT DOCUMENTS.

GENERAL CONTRACTOR NOTES:

1. GENERAL CONTRACTOR AND ALL BIDDING SPECIALTY CONTRACTORS ARE RESPONSIBLE TO ADHERE TO ALL KNOWN PERMIT REQUIREMENTS BY BASE BID.
2. GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE PERMIT REQUIREMENTS TO SPECIALTY SUB-CONTRACTORS.
3. GENERAL CONTRACTOR SHALL MAINTAIN CONSTRUCTION ENTRANCE IN GOOD CONDITION FOR DURATION OF CONSTRUCTION.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO OFF-SITE LANDSCAPING AND SHALL REPAIR AFFECTED AREAS BACK TO EXISTING CONDITIONS OR BETTER.
5. PRIOR TO OPENING DAY ALL LANDSCAPING SHALL BE 100% COMPLETE WITH NO BARE PATCHES.
6. ALL OFF-SITE PERVIOUS AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH SEED OR SOD.

AS-BUILT NOTES:

1. IF APPLICABLE, AS-BUILT PLANS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATION OF OCCUPANCY BEING ISSUES.
2. AS-BUILTS MUST MEET THE REQUIREMENTS OF ALL GOVERNING AUTHORITIES, SUCH AS BUT NOT LIMITED TO STATE, LOCAL AND UTILITY PROVIDERS.
3. THE ENGINEER OF RECORD AND/OR SURVEYOR ARE TO BE CONTACT TO 7 DAYS IN ADVANCE OF AS-BUILT FIELD SURVEY REQUIREMENT

MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
MERIDIANLANDSERVICES.COM FAX 603-673-1584

ISSUED FOR STATE AND/OR MUNICIPAL REVIEW AND/OR APPROVAL ONLY

REV.	DATE	DESCRIPTION	DR	CK
I	--	--	--	--
H	--	--	--	--
G	--	--	--	--
F	--	--	--	--
E	--	--	--	--
D	--	--	--	--
C	--	--	--	--
B	--	--	--	--
A	--	--	--	--

NATURAL PLAYGROUNDS
SITE PLAN

GENERAL NOTES

AUGUST 24, 2026

NATURAL PLAYGROUNDS SHOP PROPERTIES
WARNER ROAD
MAP 3 LOT 40
WARNER, NEW HAMPSHIRE

SCALE: NONE

GN-1

SHEET

FILE	13124K00.dwg
PROJECT	13124.00
SHEET NO.	2 OF 18

Plotted: 8/24/2026 10:22 AM By: CONCORD-5
H: \MLS\13124\13124.00 Natural Playgrounds ~ Warner\0_Drawings\ENG\13124K00.dwg

ADDITIONAL NOTES:

1. ADDITIONAL NOTES.

GRADING:

PROPOSED	EXISTING	DESCRIPTION
100	100	CONTOUR ~ 10' ELEVATION INTERVAL
102	102	CONTOUR ~ 2' ELEVATION INTERVAL
100.00	× 100.0	SPOT ELEVATION
100.50tc 100.00bc		ELEVATION ADJACENT TO TOP/BOTTOM OF CURB
100.50tw 100.00bw		ELEVATION ADJACENT TO TOP/BOTTOM OF WALL
100.50tow 100.00bow		ELEVATION OF TOP/BOTTOM OF WALL
		DAYLIGHT LINE ~ CUT SLOPE
		DAYLIGHT LINE ~ FILL SLOPE

BOUNDARIES:

PROPOSED	EXISTING	DESCRIPTION
		PROPERTY LINE/RIGHT-OF-WAY LINE
		EASEMENT LINE
		APPROXIMATE ABUTTING LOT LINE
		BUILDING/YARD SETBACK LINE
		ZONING DISTRICT LINE
		STONE WALL
		TREE LINE/EDGE OF CANOPY
		FENCE ~ WIRE
		FENCE ~ CHAINLINK
		FENCE ~ STOCKADE
		FENCE ~ SPLIT RAIL
		GUARD RAIL ~ WOOD POST
		GUARD RAIL ~ STEEL POST
EOP	EP	EDGE OF BITUMINOUS ASPHALT PAVEMENT
EOC	EC	EDGE OF PORTLAND CEMENT CONCRETE PAVEMENT
	FG	EDGE OF GRAVEL/SHOULDER/GRADE BREAK
VGC	VGC	CURB ~ STRAIGHT/VERTICAL GRANITE
SGC	SGC	CURB ~ SLOPED GRANITE
CCB	CCB	CURB ~ CAPE COD/ASPHALT BERM
ICC	ICC	CURB ~ INTEGRALLY CIP CONCRETE
PCC	PCC	CURB ~ PRECAST CONCRETE
ECC	ECC	CURB ~ EXTRUDED CONCRETE
SC		PAVEMENT SAWCUT LINE
		LIMITS OF WORK
		SOILS BOUNDARY LINE
	OHWM	DELINEATED/JURISDICTIONAL WETLANDS
	H2O	DELINEATED ORDINARY HIGH WATER MARK
		SURFACE WATER

BUILDING/STRUCTURE:

PROPOSED	EXISTING	DESCRIPTION
		BUILDING
OH	OH	BUILDING CANOPY/OVERHANG
ENT	ENT	BUILDING ENTRANCE/EXIT
LD	LD	LOADING DOCK
	OHD	OVERHEAD DOOR

GENERAL:

PROPOSED	EXISTING	DESCRIPTION
		PORTLAND CEMENT CONCRETE
		BITUMINOUS ASPHALT PAVEMENT NORMAL/LIGHT DUTY SECTION
		BITUMINOUS ASPHALT PAVEMENT HEAVY DUTY SECTION
		RIPRAP/STONE FILL
		DELINEATED/JURISDICTIONAL WETLANDS
		REGULATORY TRAFFIC/DIRECTIONAL SIGNS
VAN		ADA HANDICAP PAVEMENT MARKING
8	8	TRAFFIC SIGNAL
		TRAFFIC SIGNAL MAST ARM
100 10	100 10	PARKING SPACE COUNT
MB	MB	MAIL BOX
		BOLLARD
B-1	B-1	GEOTECHNICAL BORING
	TP:01 L=20 S=12	SOIL TEST PIT
	2MPI	SOIL PERCOLATION TEST
	IT-1 10IPH	SOIL INFILTRATION TEST
		MONITORING WELL
W	W	POTABLE WATER WELL
		DIRECTION OF STREAM FLOW
		DIRECTION OF SWALE/PIPE FLOW
100+00	100+00	CONSTRUCTION BASELINE

SURVEY:

PROPOSED	EXISTING	DESCRIPTION
		GRANITE/STONE BOUND
		DRILL HOLE
		IRON PIN/PIPE
		SURVEY DISK
		SURVEY BENCHMARK/CONTROL POINT

UTILITIES:

PROPOSED	EXISTING	DESCRIPTION
15"D		STORM SEWER/DRAINAGE PIPE
8"S	S	SANITARY SEWER/SEPTIC PIPE
3"FM	FM	SANITARY SEWER/SEPTIC FORCE MAIN
8"W	W	POTABLE/DOMESTIC WATER PIPE
8"FP	W	FIRE PROTECTION WATER PIPE
UGE/T/C	UGU	UNDERGROUND UTILITIES/CONDUITS
OHE/T/C	OH	OVERHEAD UTILITIES/WIRES
G	G	NATURAL GAS PIPE
LP	G	LIQUID PROPANE PIPE
UD	UD	UNDERDRAIN/SUBSURFACE DRAIN PIPE
FD	FD	FOUNDATION DRAIN PIPE
RD	RD	ROOF DRAIN/DRIP EDGE PIPE
		V-SWALE/DITCH
		TRAPEZOIDAL SWALE/DITCH
TD		FRENCH/TRENCH DRAIN
		STORM SEWER/DRAINAGE CATCH BASIN
		STORM SEWER/DRAINAGE MANHOLE
		FLARED END SECTION
		HEADWALL
	S	SANITARY SEWER MANHOLE
CO	CO	CLEANOUT
WV	WV	WATER VALVE AND BOX
		FIRE HYDRANT
		THRUST BLOCK
PIV	PIV	POST INDICATOR VALVE
TSV		TAPPING SLEEVE
WM	WM	WATER METER
GG	GG	GAS/LP GATE VALVE
G	G	GAS/LP GATE METER
LP LP	LP LP	LIQUID PROPANE TANK
E		UTILITY CAP/TERMINATION
E T	E T	UTILITY MANHOLE
PB	PB	PULL BOX/HAND HOLE
T		ELECTRIC TRANSFORMER
F-X		UTILITY POLE AND GUY WIRE
		LIGHT POLE/LIGHT FIXTURE

EROSION CONTROL:

PROPOSED	EXISTING	DESCRIPTION
		PERIMETER CONTROL [SILT FENCE]
		DOUBLE PERIMETER CONTROL [SILT FENCE W/ COMPOST SOCK]
		PERIMETER CONTROL [COMPOST SOCK]
		PERIMETER CONTROL [EROSION CONTROL MIX BERM]
		HAYBALE BARRIER
		SILT CURTAIN
		DIVERSION SWALE/DYKE
		CHECK DAM
		INLET PROTECTION
		STABILIZED CONSTRUCTION ENTRANCE
		CONCRETE WASHOUT PIT
		EQUIPMENT MAINTENANCE PAD

ABBREVIATIONS:

GENERAL

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY TRANSPORTATION OFFICIALS
ACR	ACCESSIBLE CURB RAMP
ADA	AMERICANS WITH DISABILITIES ACT
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS
ADJ	ADJUST
APPROX	APPROXIMATE
BC	BOTTOM OF CURB
BOW	BOTTOM OF WALL
CCB	CAPE COD BERM
CONC	PORTLAND CEMENT CONCRETE
DSYL	DOUBLE SOLID YELLOW LINE
ELEV	ELEVATION
EXIST	EXISTING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
GTD	GRADE TO DRAIN
LA	LANDSCAPED AREA
MAX	MAXIMUM
MIN	MINIMUM
NHB	NH NATURAL HERITAGE BUREAU
NHDES	NH DEPARTMENT OF ENVIRONMENTAL SERVICES
NHDOT	NH DEPARTMENT OF TRANSPORTATION
NHF&G	NH FISH AND GAME
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PCC	PRECAST CONCRETE CURB
PROP	PROPOSED
PSI	POUNDS PER SQUARE INCH
RAP	RECLAIMED ASPHALT PAVEMENT
R&R	REMOVE AND RESET
R&S	REMOVE AND STACK
R/REM	REMOVE
SC	SAW CUT PAVEMENT
SGC	SLOPED GRANITE CURB
SSWL	SINGLE SOLID WHITE LINE
(T)	THERMOPLASTIC PAVEMENT MARKING
TC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL
VGC	VERTICAL GRANITE CURB
VIF	VERIFY IN FIELD

LANDSCAPING

B&B	BALLED & BURLAPPED
BR	BARE ROOT
CAL	CALIPER
L&S	LOAM AND SEED

UTILITY

ACCMP	ASPHALT COATED CORRUGATED METAL PIPE
C/CATV	CABLE TELEVISION
CB	STORM SEWER CATCH BASIN
CI	CAST IRON
CMP	CORRUGATED METAL PIPE
D	STORM SEWER/DRAINAGE
DB	SEPTIC DISTRIBUTION BOX
DI	DUCTILE IRON/STORM SEWER DROP INLET
DMH	STORM SEWER DRAINAGE MANHOLE
E	ELECTRIC POWER
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
FA	FIRE ALARM
FD	FOUNDATION DRAIN
FES	STORM SEWER FLARED END SECTION
FP	FIRE PROTECTION
G	NATURAL GAS
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE
HW	STORM SEWER HEAD WALL
HYD	HYDRANT
I/INV	INVERT ELEVATION
LB	STORM SEWER LEACHING BASIN/DRY WELL
LP	LIQUID PROPANE
OCS	STORM SEWER OUTLET CONTROL STRUCTURE
PE	POLYETHYLENE
PP	POLYPROPYLENE
PS/PC	SANITARY SEWER PUMP STATION /PUMP CHAMBER
PVC	POLYVINYLCHLORIDE
R=	RIM ELEVATION
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
S	SANITARY SEWER
SMH	SANITARY SEWER MANHOLE
ST	SEPTIC TANK
T	TELEPHONE/TELECOMMUNICATION
TSV	TAPPING SLEEVE
U	UNDERGROUND/SUBSURFACE
UD	UNDERDRAIN
UP	UTILITY POLE
V	VENT
VC	VITRIFIED CLAY
W	POTABLE WATER

PLAN CALLOUTS:

1 / D-1 — DETAIL/SECTION NUMBER / SHEET NUMBER	TYPICAL DETAIL/SECTION
CB 100 — STRUCTURE ID; R=100.0 — RIM ELEVATION; I=95.00(101) — INVERT IN ELEVATION (###)=UPSTREAM STRUCTURE ID; I=94.90(OUT) — INVERT OUT ELEVATION	STORM SEWER / SANITARY SEWER STRUCTURE
10	PHOTOGRAPH ID, LOCATION, AND DIRECTION
TP:01 — TEST PIT ID; L=20 — TOTAL DEPTH; S=12 — DEPTH TO SEASONAL HIGH WATER TABLE	SOIL TEST PIT INFORMATION
2MPI — PERCOLOATION RATE IN MINUTES PER INCH (MPI)	SOIL PERCOLATION TEST INFORMATION
IT-1 — INFILTRATION TEST ID; 10IPH — INFILTRATION RATE IN INCHES PER HOUR (IPH)	SOIL INFILTRATION TEST INFORMATION

MERIDIAN LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
310 OLD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441
MERIDIANLANDSERVICES.COM | FAX: 603-673-1304

ISSUED FOR STATE AND/OR MUNICIPAL REVIEW AND/OR APPROVAL ONLY

REV.	DATE	DESCRIPTION	DR	CK
I	-	-	-	-
H	-	-	-	-
G	-	-	-	-
F	-	-	-	-
E	-	-	-	-
D	-	-	-	-
C	-	-	-	-
B	-	-	-	-
A	-	-	-	-

NATURAL PLAYGROUNDS SITE PLAN

LEGEND

AUGUST 24, 2026

NATURAL PLAYGROUNDS SHOP PROPERTIES
WARNER ROAD
MAP 3 LOT 40
WARNER, NEW HAMPSHIRE

SCALE: NONE

GN-2
SHEET

FILE	13124K00.dwg
PROJECT	13124.00
SHEET NO.	3 OF 18

Plotted: 8/24/2026 10:22 AM By: CONCORD-5
H:\MLS\13124\13124.00 Natural Playgrounds ~ Warner\0_Drawings\ENG\13124K00.dwg

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONCEPTUAL COMMERCIAL DEVELOPMENT ON MAP 3 LOT 40.
2. OWNER OF RECORD: MAP 3 LOT 40
   JOSEPH M. & GAIL M. PERSECHINO, TRUSTEES
   PERSECHINO FAMILY TRUST
   888 KEARSAGE AVENUE
   HOPKINTON, NH 03229
   BK/PG 3889/2143 (05/16/2025)
3. THE SUBJECT PARCEL IS INDICATED AS MAP 3, LOT 40 ON THE TOWN OF WARNER TAX ASSESSORS MAPS.
4. THE TOTAL AREA OF THE SUBJECT PARCEL IS 5.06± AC
5. THE SUBJECT PARCEL IS LOCATED IN THE COMMERCIAL ZONING DISTRICT AS INDICATED ON THE TOWN OF WARNER ZONING MAP.
6. DIMENSIONAL REQUIREMENTS FOR THE COMMERCIAL (C1) ZONING DISTRICT:

ZONING SUMMARY

DIMENSIONAL REQUIREMENTS FOR THE COMMERCIAL ZONING DISTRICT (C-1)

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
LOT SIZE	40,000 SF	5.05 AC	5.05 AC
FRONTAGE	200 FT	350.75 FT	350.75 FT
FRONT YARD SETBACK	40 FT[1]	40 FT	40 FT
REAR YARD SETBACK	25 FT	25 FT	25 FT
SIDE YARD SETBACK	25 FT	25 FT	25 FT
VEGETATIVE BUFFER	25 FT[2]	-- FT	-- FT
MAX. IMPERMEABLE COVER	70%[3]	0%	22.7%
MAX. GROSS FLOOR AREA	40,000 SF	0 SF	18,750 SF

1. PLANNING BOARD MAY REDUCE FRONT SETBACK TO NOT LESS THAN 50% OF THAT WHICH IS ALLOWED IN UNDERLYING DISTRICT PROVIDED IT MEETS ALL THREE (3) CRITERIA OUTLINED IN ARTICLE XI SECTION 3.A, 3.B, & 3.C.

2. REQUIRED WHEN COMMERCIAL OR INDUSTRIAL USE ABUTS A PARCEL OF LAND IN A RESIDENTIAL OR OPEN SPACE ZONING DISTRICT.

3. THE PLANNING BOARD MAY INCREASE THE ALLOWABLE COVERAGE UP TO 80% OF THE GROSS LOT AREA, PROVIDED IT MEETS THE CRITERIA OF ARTICLE XI SECTION E.

7. PARKING CALCULATION IS AS FOLLOWS:

PARKING SUMMARY

DESCRIPTION	RATIO	REQUIRED	PROVIDED
INDUSTRIAL (HEAVY VOLUME)	1 SPACE/2 EMPLOYEES + 1 SPACE/2,000 SF	14.9	15
TOTAL		14.9	15

NOTE:
11 EMPLOYEES

10. THE EXISTING CONDITIONS DEPICTION WAS OBTAINED FROM VARIOUS SOURCES AND IS TO BE CONSIDERED APPROXIMATE. NO GUARANTEE IS MADE TO THE ACCURACY OF THIS INFORMATION. DATA SOURCES INCLUDE BUT ARE NOT LIMITED TO:
    - PARCEL RESEARCH (DEEDS, PLANS, PERMITS, ETC.)
    - AERIAL PHOTOGRAPHY
    - NEW HAMPSHIRE GEOGRAPHICAL REFERENCED ANALYSIS AND INFORMATION TRANSFER SYSTEM (NH GRANIT) GEODATA.
11. THE EXISTING AREA OF TAX MAP 3 LOT 40 IS 5.05± ACRES (220,094± SF).
12. MAP 3 LOT 40 IS LOCATED WITHIN ZONE X, PER F.I.R.M. COMMUNITY PANEL NUMBER 33013C0501E, DATED APRIL 19, 2010.
13. WETLAND WERE SKETCHED IN ACCORDANCE TO THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND THE NORTHEAST SUPPLEMENT BY ASPYNN E. KUTZ, CWS OF THIS OFFICE ON 6/17/2026. THE WETLANDS SHOWN HEREON ARE DEPICTED VIA FIELD SKETCH AND NOT ON THE GROUND SURVEY AND ARE CONSIDERED TO BE APPROXIMATE.

N
W E
S

50 0 50 100
SCALE: 1 INCH = 50 FT.

MERIDIAN LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL 603-673-1441
MERIDIANLANDSERVICES.COM | FAX 603-673-1504

ISSUED FOR STATE AND/OR MUNICIPAL REVIEW AND/OR APPROVAL ONLY

REV.	DATE	DESCRIPTION	DR	CK
I	--	--	--	--
H	--	--	--	--
G	--	--	--	--
F	--	--	--	--
E	--	--	--	--
D	--	--	--	--
C	--	--	--	--
B	--	--	--	--
A	--	--	--	--

NATURAL PLAYGROUNDS
SITE PLAN
OVERVIEW PLAN

AUGUST 24, 2026

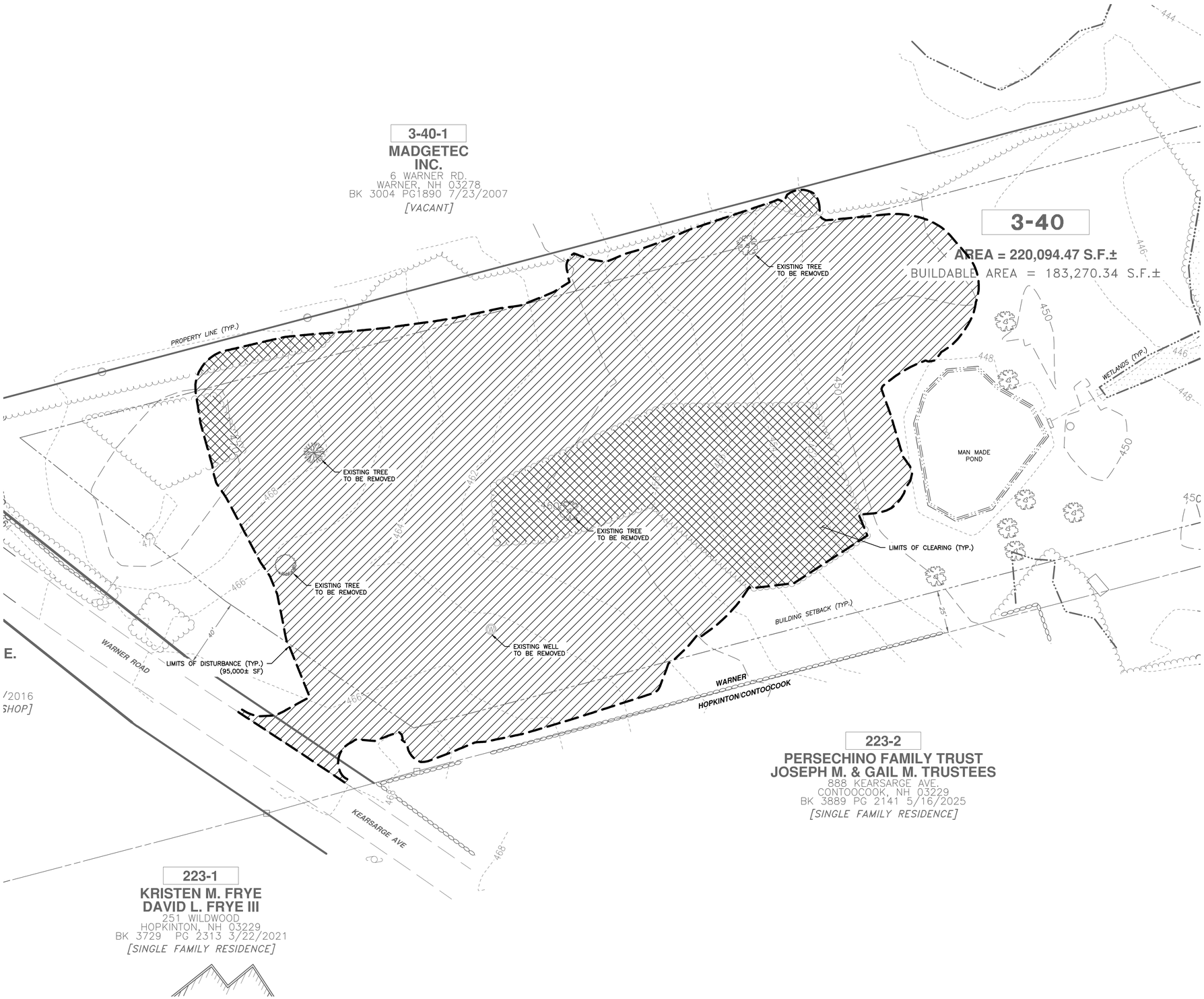
NATURAL PLAYGROUNDS SHOP PROPERTIES
WARNER ROAD
MAP 3 LOT 40
WARNER, NEW HAMPSHIRE

SCALE: 1" = 50'

O-1
SHEET

FILE	13124100.dwg
PROJECT	13124.00
SHEET NO.	4 OF 18

Plotted: 8/24/2026 10:35 AM By: CONCORD-5
H:\MLS\13124\13124.00 Natural Playgrounds ~ Warner\0_Drawings\ENG\13124100.dwg



DEMOLITION NOTES:

1. EROSION CONTROL TO BE INSTALLED PRIOR TO GROUND DISTURBANCE. SEE EROSION CONTROL PLAN.
2. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING DEMOLITION.
3. DEBRIS CONTAINERS ARE REQUIRED ONSITE.
4. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMITS OF WORK INCLUDING NOT LIMITED TO, BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCING, SIGNS, UTILITIES AND APPURTENANCES, UNLESS OTHERWISE INDICATED AND AS FOLLOWS:
   a. DO NOT REMOVE ACTIVE UTILITIES;
5. CONTRACTOR SHALL BECOME THE OWNER OF AND DISPOSE OF ALL MATERIALS, DEBRIS, AND ITEMS IN ACCORDANCE WITH APPLICABLE LAW(S).

N
W E
S

30 0 30 60
SCALE: 1 INCH = 30 FT.

MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441
MERIDIANLANDSERVICES.COM | FAX: 603-673-1234

ISSUED FOR STATE AND/OR MUNICIPAL REVIEW AND/OR APPROVAL ONLY

REV.	DATE	DESCRIPTION	DR	CK
I	--	--	--	--
H	--	--	--	--
G	--	--	--	--
F	--	--	--	--
E	--	--	--	--
D	--	--	--	--
C	--	--	--	--
B	--	--	--	--
A	--	--	--	--

NATURAL PLAYGROUNDS SITE PLAN

DEMOLITION PLAN

AUGUST 24, 2026

NATURAL PLAYGROUNDS SHOP PROPERTIES
WARNER ROAD
MAP 3 LOT 40
WARNER, NEW HAMPSHIRE

SCALE: 1" = 30'

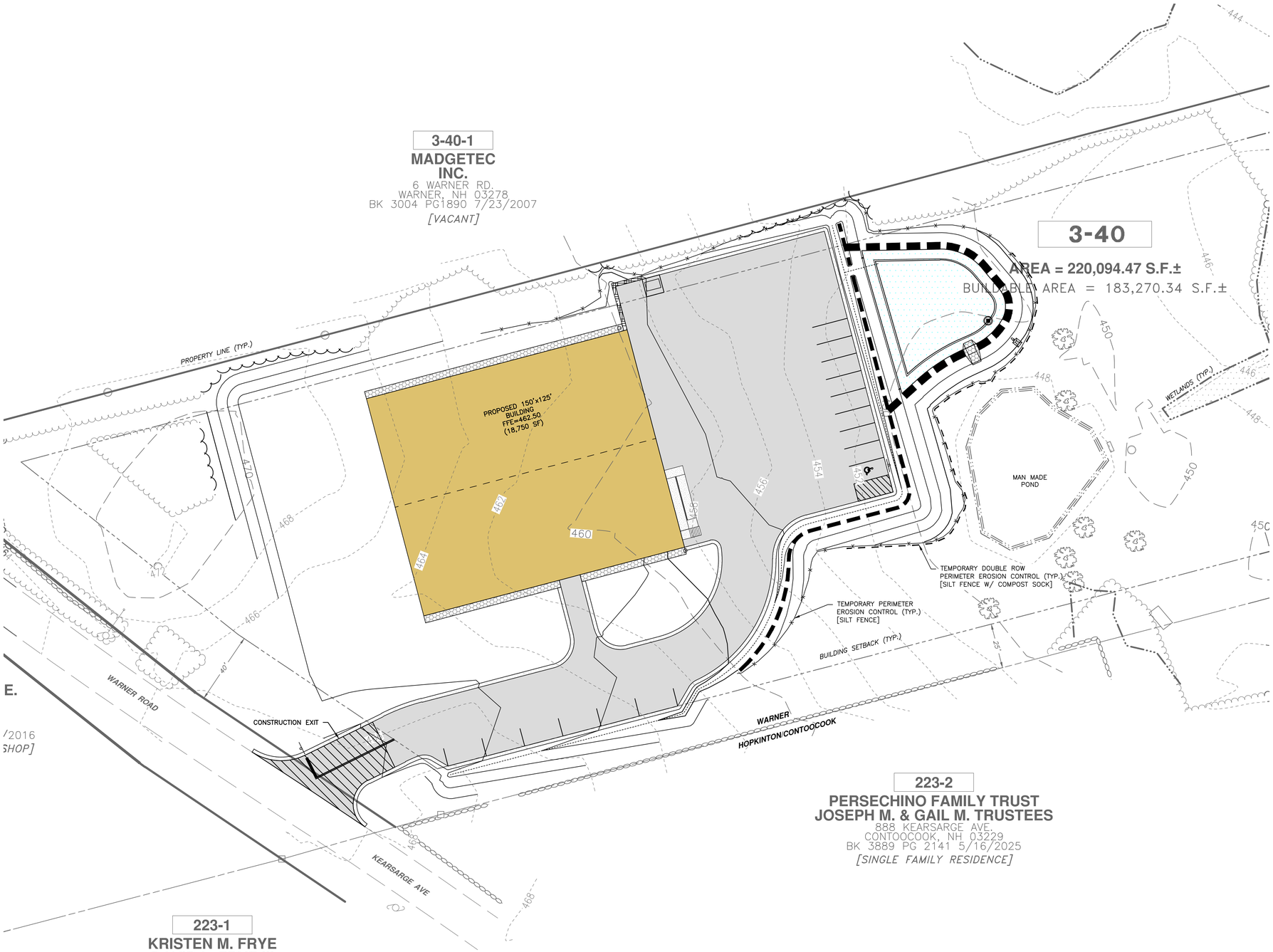
SP-1
SHEET

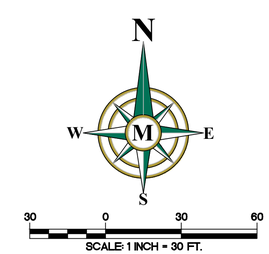
FILE	13124100.dwg
PROJECT	13124.00
SHEET NO.	5 OF 18

Plotted: 8/24/2026 10:35 AM By: CONCORD-5
H:\MLS\13124\13124.00 Natural Playgrounds ~ Warner\0_Drawings\ENG\13124100.dwg

NOTES:

1. SEE EROSION & SEDIMENTATION CONTROL NOTES AND EROSION & SEDIMENTATION CONTROL DETAILS SHEETS FOR ADDITIONAL INFORMATION.





MERIDIAN LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441
MERIDIANLANDSERVICES.COM | FAX: 603-673-1834

ISSUED FOR STATE AND/OR MUNICIPAL REVIEW AND/OR APPROVAL ONLY

REV.	DATE	DESCRIPTION	DR	CK
I	---	---	---	---
H	---	---	---	---
G	---	---	---	---
F	---	---	---	---
E	---	---	---	---
D	---	---	---	---
C	---	---	---	---
B	---	---	---	---
A	---	---	---	---

NATURAL PLAYGROUNDS
SITE PLAN
EROSION & SEDIMENTATION CONTROL PLAN

AUGUST 24, 2026

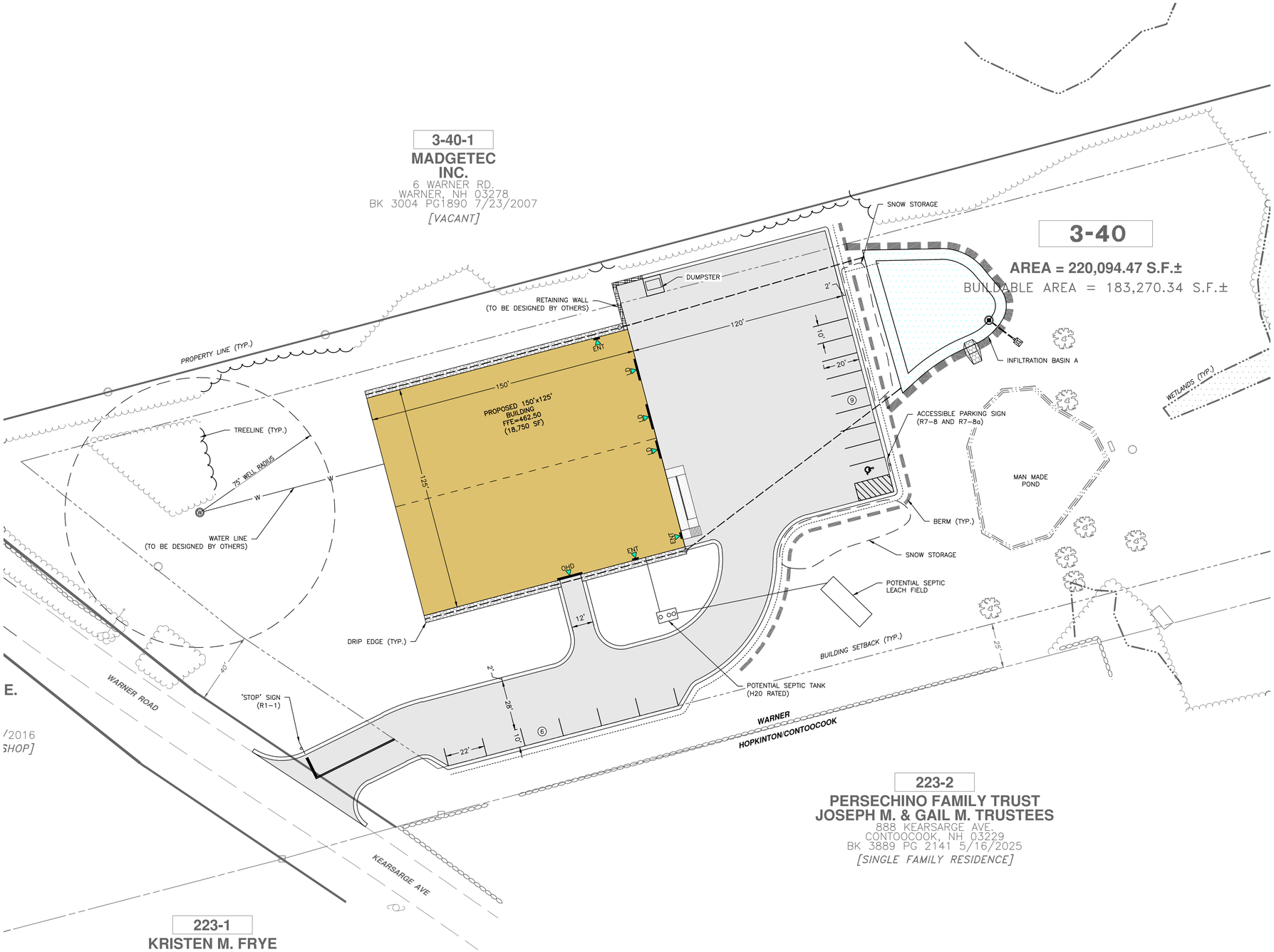
NATURAL PLAYGROUNDS SHOP PROPERTIES
WARNER ROAD
MAP 3 LOT 40
WARNER, NEW HAMPSHIRE

SCALE: 1" = 30'

SP-2
SHEET

FILE	13124100.dwg
PROJECT	13124.00
SHEET NO.	6 OF 18

Plotted: 8/24/2026 10:35 AM By: CONCORD-5
H:\MLS\13124\13124.00 Natural Playgrounds ~ Warner\0_Drawings\ENG\13124100.dwg



MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441
MERIDIANLANDSERVICES.COM | FAX: 603-673-1504

ISSUED FOR STATE AND/OR MUNICIPAL REVIEW AND/OR APPROVAL ONLY

REV.	DATE	DESCRIPTION	DR	CK
I	---	---	---	---
H	---	---	---	---
G	---	---	---	---
F	---	---	---	---
E	---	---	---	---
D	---	---	---	---
C	---	---	---	---
B	---	---	---	---
A	---	---	---	---

NATURAL PLAYGROUNDS
SITE PLAN
LAYOUT AND UTILITIES PLAN

AUGUST 24, 2026

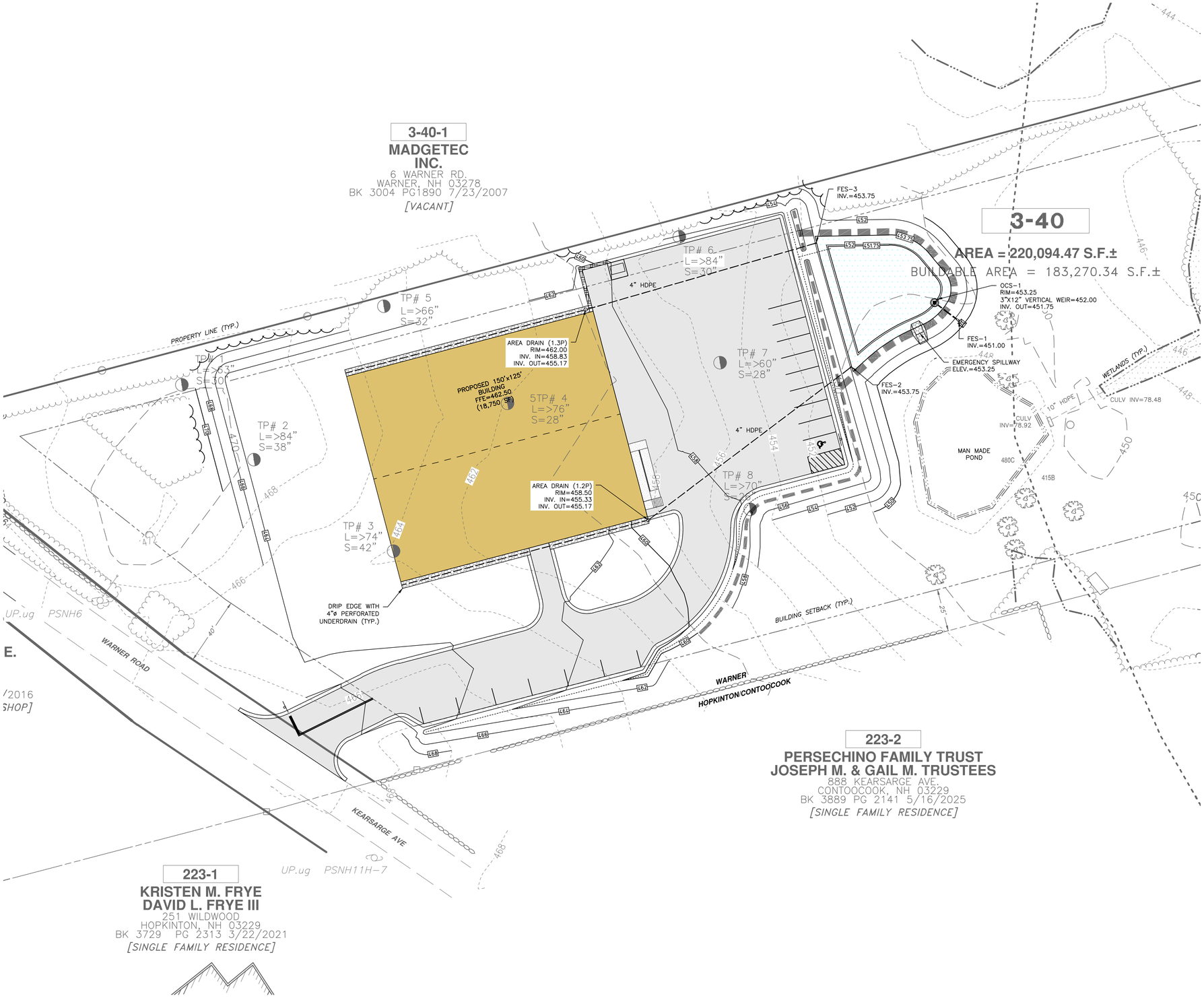
NATURAL PLAYGROUNDS SHOP PROPERTIES
WARNER ROAD
MAP 3 LOT 40
WARNER, NEW HAMPSHIRE

SCALE: 1" = 30'

SP-3
SHEET

FILE	13124100.dwg
PROJECT	13124.00
SHEET NO.	7 OF 18

Plotted: 8/24/2026 10:35 AM By: CONCORD-5
H:\MLS\13124\13124.00 Natural Playgrounds - Warner\0_Drawings\ENG\13124100.dwg



DRAINAGE NOTES:

1. EXISTING OFFSITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING THE COURSE OF CONSTRUCTION.
2. THE LOCATION OF THE DRAINAGE STRUCTURES SHOWN ON THE PLANS MAY BE FIELD ADJUSTED TO PRESERVE AN EXISTING VEGETATION, AS APPROVED BY THE ENGINEER.
3. DURING CONSTRUCTION, ALL INLET OPENINGS SHALL BE COVERED WITH FILTER FABRIC TO PREVENT DEBRIS FROM FALLING INTO INLET.
4. ALL STORM DRAINAGE PIPES SHALL BE ADS N12 UNLESS OTHERWISE NOTED.
5. HDPE PIPE JOINTS SHALL BE WRAPPED IN MIRAFI FABRIC UPON INSTALLATION.

GRADING NOTES:

1. THE CONTRACTOR SHALL ADJUST ALL PROPOSED ELEVATIONS TO MEET EXISTING GRADES AS NEEDED.
2. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH THE PROPOSED GRADES.

MERIDIAN LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441
MERIDIANLANDSERVICES.COM | FAX: 603-673-1504

ISSUED FOR STATE AND/OR MUNICIPAL REVIEW AND/OR APPROVAL ONLY

REV.	DATE	DESCRIPTION	DR	CK
I	---	---	---	---
H	---	---	---	---
G	---	---	---	---
F	---	---	---	---
E	---	---	---	---
D	---	---	---	---
C	---	---	---	---
B	---	---	---	---
A	---	---	---	---

NATURAL PLAYGROUNDS SITE PLAN

GRADING & DRAINAGE PLAN

AUGUST 24, 2026

NATURAL PLAYGROUNDS SHOP PROPERTIES
WARNER ROAD
MAP 3 LOT 40
WARNER, NEW HAMPSHIRE

SCALE: 1" = 30'

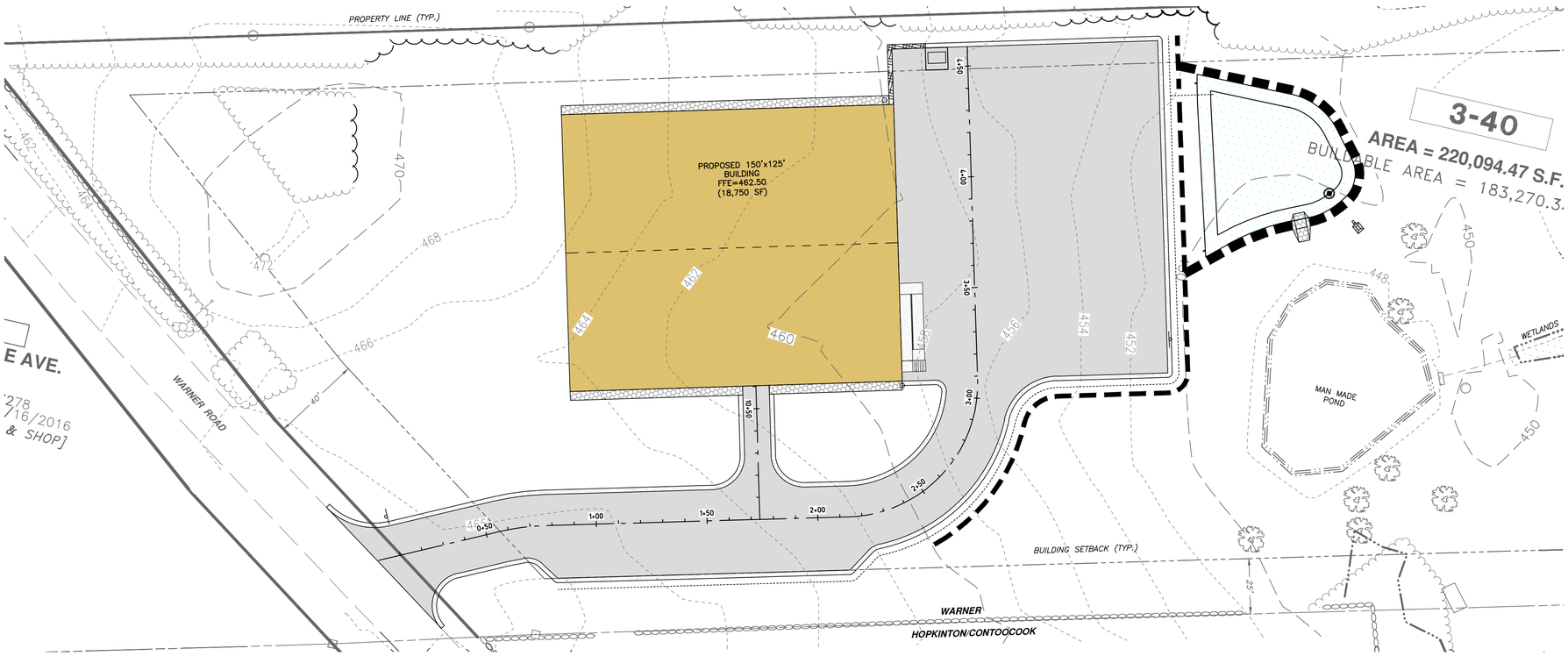
SP-4
SHEET

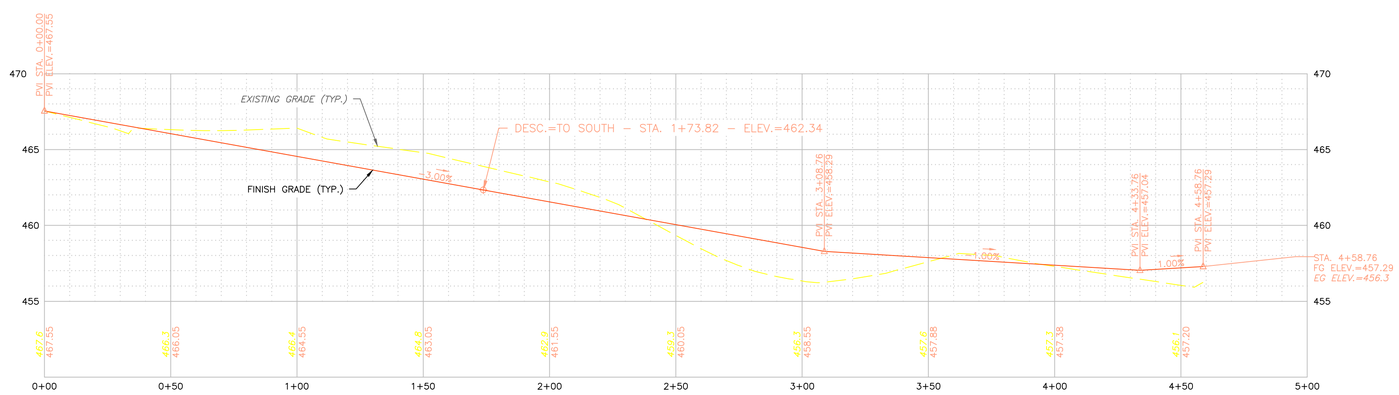
FILE	13124100.dwg
PROJECT	13124.00
SHEET NO.	8 OF 18

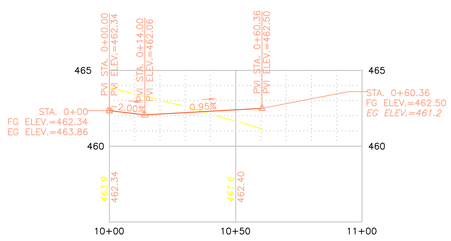
N W E S

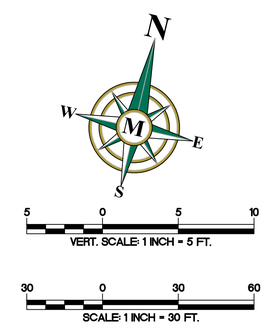
30 0 30 60
SCALE: 1 INCH = 30 FT.

Plotted: 8/24/2026 10:37 AM By: CONCORD-5
H:\MLS\13124\13124.00 Natural Playgrounds - Warner\0_Drawings\ENG\13124100.dwg









MERIDIAN LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441
MERIDIANLANDSERVICES.COM | FAX: 603-673-1834

ISSUED FOR STATE AND/OR MUNICIPAL REVIEW AND/OR APPROVAL ONLY

REV.	DATE	DESCRIPTION	DR	CK
I	---	---	---	---
H	---	---	---	---
G	---	---	---	---
F	---	---	---	---
E	---	---	---	---
D	---	---	---	---
C	---	---	---	---
B	---	---	---	---
A	---	---	---	---

NATURAL PLAYGROUNDS
SITE PLAN
DRIVEWAY PLAN & PROFILE

AUGUST 24, 2026

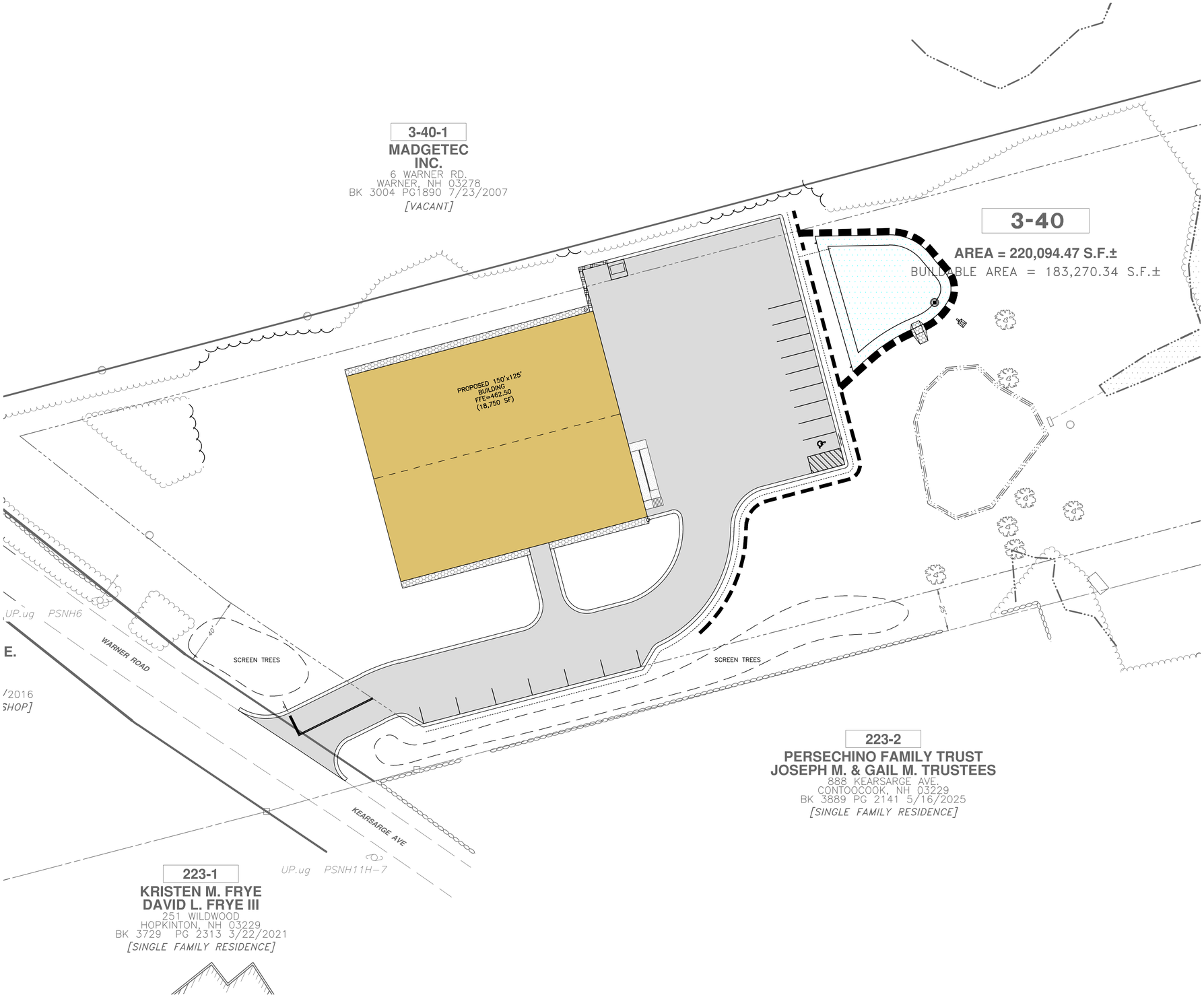
NATURAL PLAYGROUNDS SHOP PROPERTIES
WARNER ROAD
MAP 3 LOT 40
WARNER, NEW HAMPSHIRE

HORIZ. SCALE: 1" = 30' VERT. SCALE: 1" = 5'

P-1
SHEET

FILE	13124100.dwg
PROJECT	13124.00
SHEET NO.	9 OF 18

Plotted: 8/24/2026 10:37 AM By: CONCORD-5
H:\MLS\13124\13124.00 Natural Playgrounds ~ Warner\0_Drawings\ENG\13124100.dwg



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LANDSCAPING.
2. PLANTING SEASON: OUT OF SEASON PLANTING SHALL BE DONE ONLY WITH PRIOR APPROVAL OF THE ARCHITECT AND DOES NOT RELIEVE THE CONTRACTOR FROM HIS GUARANTEE. THE CONTRACTOR SHALL TAKE WHATEVER MAINTENANCE PROCEDURES THAT ARE NECESSARY, AT NO EXTRA COST TO COMPENSATE FOR OUT OF SEASON PLANTING.
3. DELIVER IN CLOSED TRUCKS: ALL PLANT MATERIALS IN LEAF SHALL BE COVERED WITH TARPS TO PREVENT DRYING OF THE LEAVES. ROOT BALLS MUST BE KEPT DAMP AT ALL TIMES, FROM TIME OF PURCHASE TO COMPLETED INSTALLATION.
4. PLANT PITS SHALL BE THREE ROOT BALL DIAMETERS IN WIDTH, AND NO DEEPER THAN THE PLANT BALL.
5. REMOVE SOIL FROM THE TOP OF THE ROOT BALL DOWN TO THE TRUNK FLARE BY LOOSENING THE BURLAP. DIG PLANT PIT SUCH THAT THE ROOT FLARE IS ONE (1") TO TWO (2") INCHES ABOVE FINISHED GRADE.
6. FILL HOLE WITH WATER IF POOR DRAINAGE IS SUSPECTED. IF TREE PIT DOES NOT DRAIN WITHIN 24 HOURS AN ALTERNATE PLANT LOCATION SHALL BE SELECTED.
7. SET PLANT IN HOLE, CUT AWAY ALL VISIBLE ROPE AND BURLAP. SEE DETAILS FOR WIRE BASKET REMOVAL.
8. BACKFILL HOLE WITH 1/3 LOAM, 1/3 PEAT MOSS, AND 1/3 COMPOSTED COW MANURE. WHEN BACKFILLING IS HALF COMPLETE, FILL PIT WITH WATER AND ALLOW TO DRAIN TO REMOVE AIR POCKETS. COMPLETE BACKFILLING, LEAVING ROOT FLARE EXPOSED.
9. WATER-HOLDING SAUCER SHALL BE BUILT UP AROUND THE PLANT PIT. FLOOD WITH WATER FOR FIVE (5) MINUTES IMMEDIATELY AFTER PLANTING.
10. PLANTINGS TO BE WATERED ONCE A DAY FOR THE FIRST WEEK AFTER INSTALLATION AND ONCE A WEEK FOR ONE (1) YEAR AT A RATE OF FIVE (5) GALLONS PER SHRUB AND TEN (10) GALLONS PER TREE.
11. MULCH AREAS AROUND PROPOSED TREES AND SHRUBS. ALL PLANT BEDS SHALL BE TREATED WITH THREE (3") INCHES OF SHREDDED BARK MULCH. CUT NEAT BED EDGE AND FULLY REMOVE ALL GRASS AND WEEDS PRIOR TO MULCH APPLICATION. DO NOT MULCH AGAINST TRUNKS AND STEMS OF PLANT MATERIALS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING ALL PLANT MATERIALS IN A HEALTHY CONDITION THROUGH CONSTRUCTION.
13. ALL PLANTING BEDS OR INTERIOR LANDSCAPED ISLANDS SHALL HAVE A MINIMUM OF 12" LOAM. ALL OTHER AREAS SHALL HAVE A MINIMUM OF 4" LOAM.
14. THE IRRIGATION WILL BE PROVIDED BY -----.
15. A MAINTENANCE BOND FOR THE LANDSCAPING SHALL BE IN PLACE PRIOR TO CERTIFICATE OF OCCUPANCY AND SHALL REMAIN ON PLACE FOR ONE (1) YEAR.
16. ALL CONDITIONS ON THE LANDSCAPING PLAN SHALL REMAIN IN PERPETUITY.
17. DEAD PLANTINGS WILL BE REPLACED.

N W E S

30 0 30 60
SCALE: 1 INCH = 30 FT.

MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL 603-673-1441
MERIDIANLANDSERVICES.COM | FAX 603-672-5594

ISSUED FOR STATE AND/OR MUNICIPAL REVIEW AND/OR APPROVAL ONLY

REV.	DATE	DESCRIPTION	DR	CK
I	---	---	---	---
H	---	---	---	---
G	---	---	---	---
F	---	---	---	---
E	---	---	---	---
D	---	---	---	---
C	---	---	---	---
B	---	---	---	---
A	---	---	---	---

NATURAL PLAYGROUNDS SITE PLAN
LANDSCAPING PLAN
AUGUST 24, 2026

NATURAL PLAYGROUNDS SHOP PROPERTIES
WARNER ROAD
MAP 3 LOT 40
WARNER, NEW HAMPSHIRE
SCALE: 1" = 30'

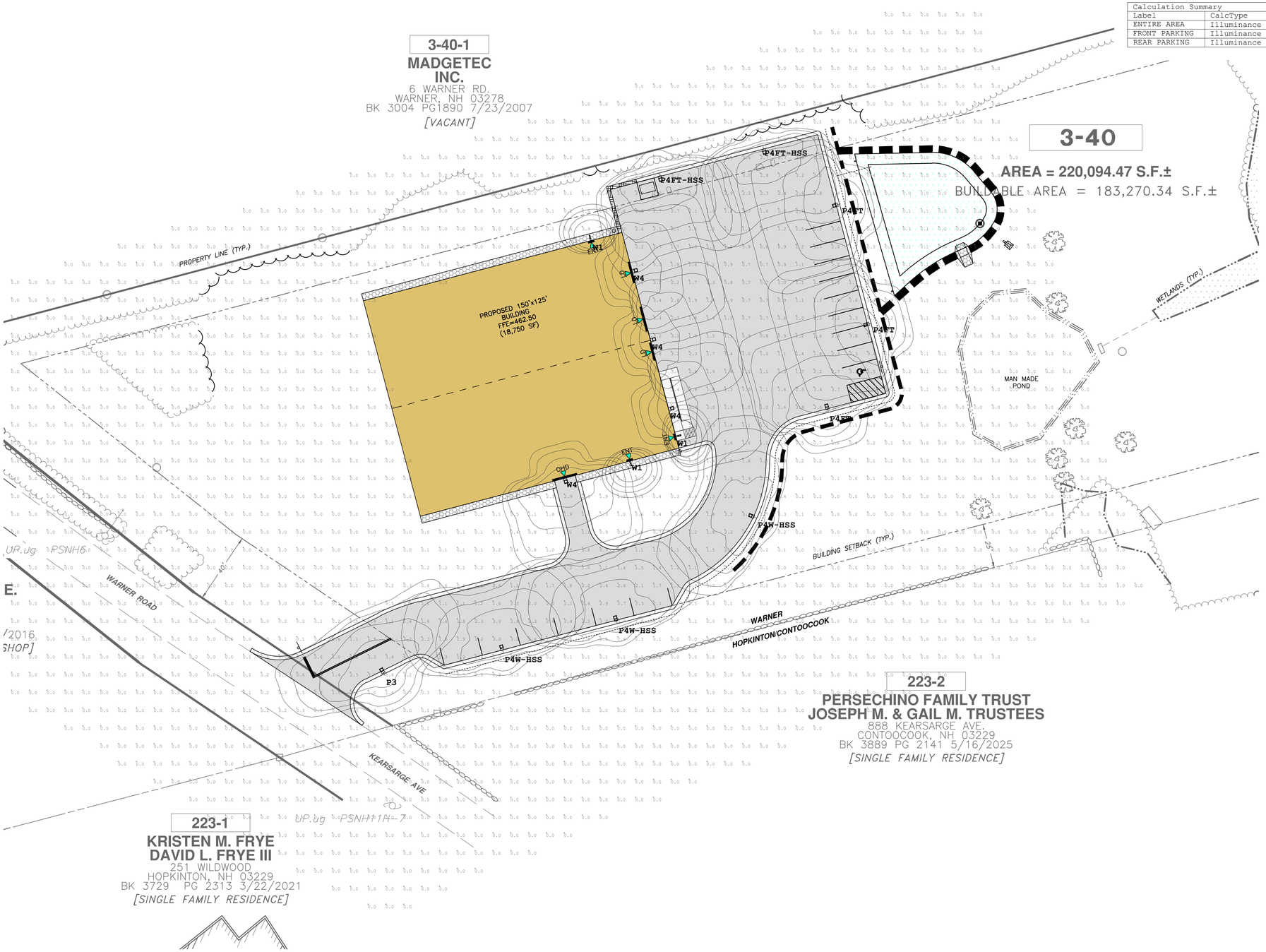
LS-1
SHEET

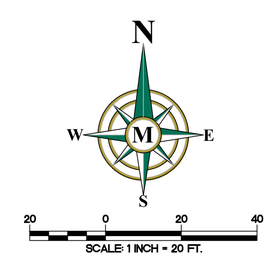
FILE	13124100.dwg
PROJECT	13124.00
SHEET NO.	11 OF 18

Plotted: 8/24/2026 10:37 AM By: CONCORD-5
H:\MLS\13124\13124.00 Natural Playgrounds - Warner\0_Drawings\ENG\13124100.dwg

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	1	P3	Single	COOPER: GALN-SB1C-740-U-SL3-CXX	MTD 15' AFG ON 15' VALMONT POLE: DS330-400Q160(CUT TO 15')-D1-FP-COOPER CXX-FBC-AB-SL	0.900	7746	54.4	54.4
	3	P4FT	Single	COOPER: GALN-SB1C-740-U-T4FT-CXX	MTD 15' AFG ON 15' VALMONT POLE: DS330-400Q160(CUT TO 15')-D1-FP-COOPER CXX-FBC-AB-SL	0.900	7834	54.4	163.2
	2	P4FT-HSS	Single	COOPER: GALN-SB1C-740-U-T4FT-CXX-HSS	MTD 15' AFG ON 15' VALMONT POLE: DS330-400Q160(CUT TO 15')-D1-FP-COOPER CXX-FBC-AB-SL	0.900	6001	54.4	108.8
	3	P4W-HSS	Single	COOPER: GALN-SB2A-740-U-T4W-CXX-HSS	MTD 15' AFG ON 15' VALMONT POLE: DS330-400Q160(CUT TO 15')-D1-FP-COOPER CXX-FBC-AB-SL	0.900	7311	57.3	171.9
	3	W1	Single	COOPER: AXCS1A-CXX	WALL MTD 8' AFG	0.900	1786	11.3	33.9
	4	W4	Single	COOPER: GWS-SA1D-740-U-T4FT-CXX	WALL MTD 15' AFG	0.900	5857	44.3	177.2

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ENTIRE AREA	Illuminance	Fc	0.33	7.0	0.0	N.A.	N.A.
FRONT PARKING	Illuminance	Fc	2.00	3.7	0.6	3.33	6.17
REAR PARKING	Illuminance	Fc	2.05	7.0	0.7	2.93	10.00





MERIDIAN LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441
MERIDIANSLANDSERVICES.COM | FAX: 603-673-1834

ISSUED FOR STATE AND/OR MUNICIPAL REVIEW AND/OR APPROVAL ONLY

REV.	DATE	DESCRIPTION	DR	CK
I	--	--	--	--
H	--	--	--	--
G	--	--	--	--
F	--	--	--	--
E	--	--	--	--
D	--	--	--	--
C	--	--	--	--
B	--	--	--	--
A	--	--	--	--

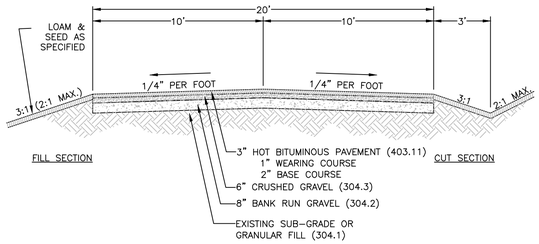
NATURAL PLAYGROUNDS SITE PLAN
LIGHTING PLAN
AUGUST 24, 2026

NATURAL PLAYGROUNDS SHOP PROPERTIES
WARNER ROAD
MAP 3 LOT 40
WARNER, NEW HAMPSHIRE
SCALE: 1" = 30'

LT-1
SHEET

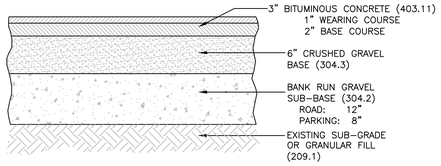
FILE	13124100.dwg
PROJECT	13124.00
SHEET NO.	12 OF 18

Plotted: 8/24/2026 10:37 AM By: CONCORD-5
H:\MLS\13124\13124.00 Natural Playgrounds ~ Warner\0_Drawings\ENG\13124100.dwg



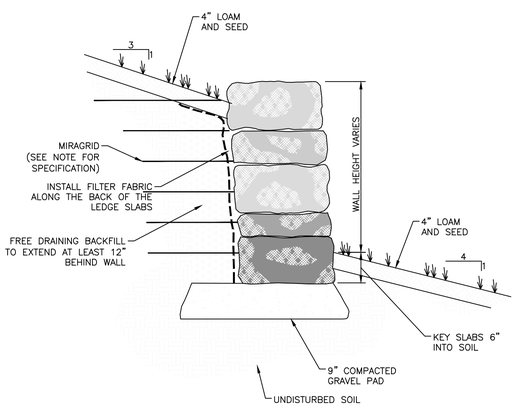
TYPICAL ACCESS PAVED DRIVE

SCALE: NONE — 1 / D-1



PAVEMENT - ROAD/PARKING

SCALE: NONE — 2 / D-1

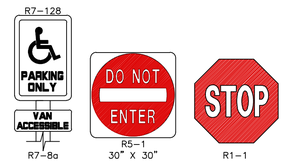


NOTES:

1. SPECIFIED GEOGRID: MIRAGRID 5XT
2. GEORID TO BE INSTALLED PER MANUFACTURER SPECIFICATION.
3. COMPACTION LIFTS THICKNESS: 8" MINIMUM; 2' MAXIMUM; RECOMMEND 1'.

STONE RETAINING WALL

SCALE: NONE — 3 / D-1

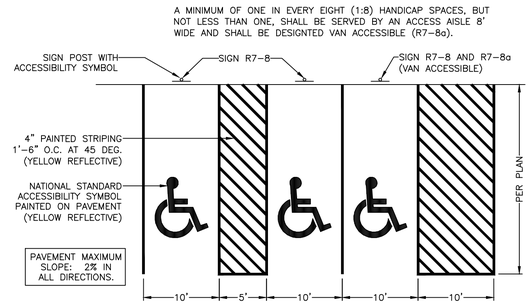


GENERAL NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL CONFORM TO "NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTIONS 615 AND 632, AS AMENDED, AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
2. THE CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT OF ALL SIGNING AND PAVEMENT MARKINGS.

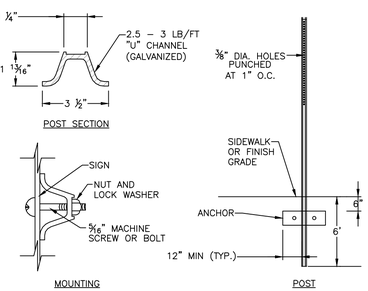
TRAFFIC SIGNS

SCALE: NONE — 4 / D-1



HANDICAP PARKING - STANDARD

DEC. 14, 2021
SCALE: NONE — 5 / D-1

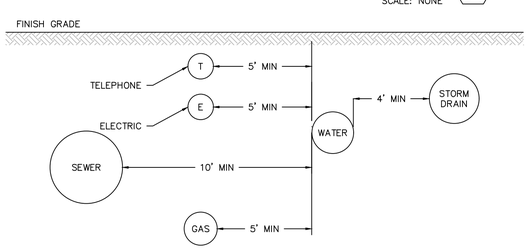


NOTES:

1. ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD.
2. MOUNT BOTTOM OF SIGN AT 84" ABOVE FINISHED GRADE.

TRAFFIC SIGN POST

DEC. 14, 2021
SCALE: NONE — 6 / D-1

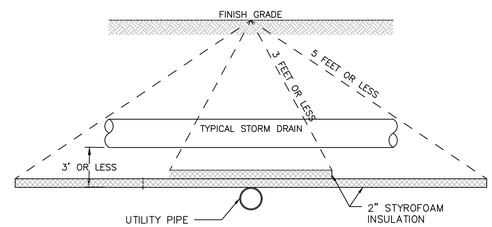


NOTES:

1. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL CONFORM TO TOWN OF AMHERST SPECIFICATIONS.
2. ALL WATER MAIN SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.

UTILITY TRENCH - HORIZONTAL SEPARATION

7 / D-1



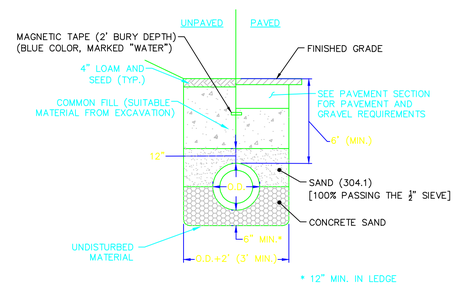
GENERAL NOTES:

1. SEPARATION BETWEEN UTILITIES WILL DICTATE HOW MUCH INSULATION IF ANY NEEDS TO BE USED.

1.1. SEPARATION OF 5 FEET OR MORE REQUIRES NO INSULATION.
1.2. SEPARATION OF 5 FEET TO 3 FEET REQUIRES 2 INCHES OF STYROFOAM INSULATION.
1.3. SEPARATION OF 3 FEET OR LESS REQUIRES 44 INCHES OF STYROFOAM INSULATION.

PIPE INSULATION DETAIL

APRIL 2022
SCALE: NONE — 8 / D-1

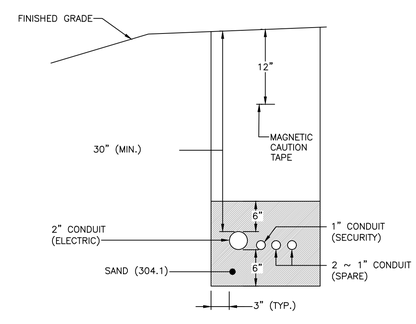


WATER MAIN NOTES:

1) ALL POTABLE WATER RELATED MATERIALS SHALL MEET MANCHESTER WATER WORKS SPECIFICATIONS.
2) WATER MAIN SHALL HAVE A MINIMUM COVER OF 5'-6".

WATER SERVICE TRENCH SECTION

SCALE: NONE — 9 / D-1

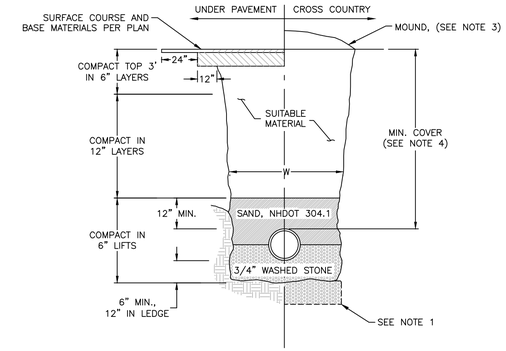


NOTES:

1. ALL UTILITY CONDUITS AND TRENCHES SHALL BE PER THE REQUIREMENTS OF THE INDIVIDUAL PRIVATE UTILITY COMPANY (IE ELECTRIC, TELEPHONE, CATV, ETC.), THE SPECIFICATION OF THE PROJECT ELECTRICAL ENGINEER, AND/OR THE APPROPRIATE CODE (IE NATIONAL ELECTRIC CODE, ET AL)
2. ALL CONDUITS SHALL BE SOLDVENT WELDED SCHEDULE 40 PVC, WITH METAL INSERTS AT ALL SWEEPS AND/OR BENDS.
3. CONDUIT SIZES INDICATED ARE THE MINIMUM, AND SHALL BE DETERMINED BASED ON FINAL LOADING REQUIREMENTS BY THE ARCHITECT, ELECTRICAL ENGINEER, AND/OR INSTALLING LICENSED TRADESPERSON.

TYPICAL UTILITY CONDUIT TRENCH

SCALE: NONE — 10 / D-1



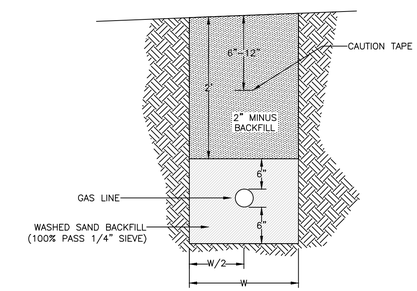
NOTES:

1. EXCAVATE UNSUITABLE MATERIAL AND BACKFILL WITH BEDDING MATERIAL.
2. W = MAXIMUM TRENCH WIDTH TO A PLANE 12" ABOVE THE PIPE. FOR PIPES 15 INCHES IN DIAMETER OR LESS, W SHALL BE NO MORE THAN 36" WIDE. FOR PIPE GREATER THAN 15 INCHES IN DIAMETER, W SHALL BE 24 INCHES PLUS THE PIPE DIAMETER.
3. FOR CROSS COUNTRY CONSTRUCTION, MOUND TO A HEIGHT OF 6" (MIN.) ABOVE ORIGINAL GROUND SURFACE.
4. MINIMUM COVER OF 6 FEET OVER SEWER MAIN IN PAVED AREAS AND 4 FEET OF COVER FOR A SEWER MAIN IN CROSS COUNTRY AREAS.

STANDARD SANITARY SEWER PIPE TRENCH

SCALE: NONE — 11 / D-1

NOTE: GAS PIPING AND TRENCHING REQUIREMENTS SHALL BE TO THE SPECIFICATIONS OF GAS COMPANY.



GAS LINE TRENCH

JULY 20, 1998
SCALE: NONE — 12 / D-1

MERIDIAN LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
5 FIELD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441
MERIDIANLANDSERVICES.COM | FAX: 603-673-1304

ISSUED FOR STATE AND/OR MUNICIPAL REVIEW AND/OR APPROVAL ONLY

REV.	DATE	DESCRIPTION	DR	CK
I	-	-	-	-
H	-	-	-	-
G	-	-	-	-
F	-	-	-	-
E	-	-	-	-
D	-	-	-	-
C	-	-	-	-
B	-	-	-	-
A	-	-	-	-

NATURAL PLAYGROUNDS SITE PLAN
CONSTRUCTION AND UTILITY DETAILS

AUGUST 24, 2026

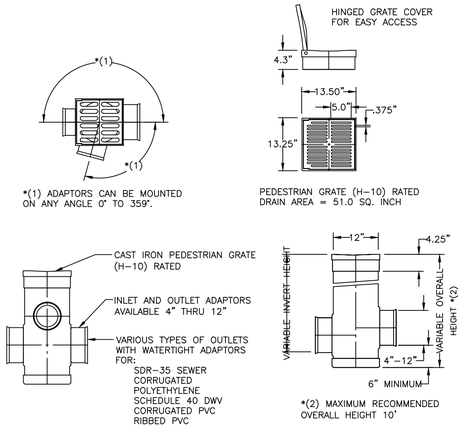
NATURAL PLAYGROUNDS SHOP PROPERTIES
WARNER ROAD
MAP 3 LOT 40
WARNER, NEW HAMPSHIRE

SCALE: NONE

D-1
SHEET

FILE	13124V00.dwg
PROJECT	13124.00
SHEET NO.	13 OF 18

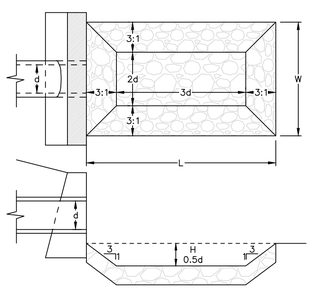
Plotted: 8/24/2026 10:38 AM By: CONCORD-5
H:\MLS\13124\13124.00 Natural Playgrounds ~ Warner\0_Drawings\ENG\13124V00.dwg



YARD DRAIN (YD) AREA CATCH BASIN (12") — 1 / D-2

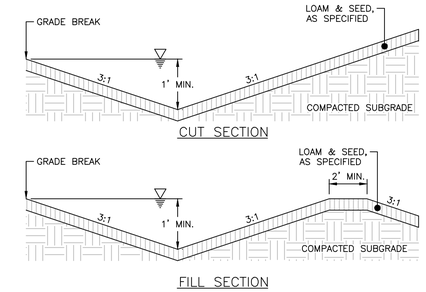
[NYLOPLAST DRAIN BASIN (OR EQUAL)] SCALE: NONE

APRON SIZING					
LOCATION	L (FT)	W (FT)	H (FT)	d50 (IN)	T (IN)
FES-1	4	3.33	0.33	4	8



PERMANENT OUTLET PROTECTION - RIP RAP SCOUR HOLE — 2 / D-2

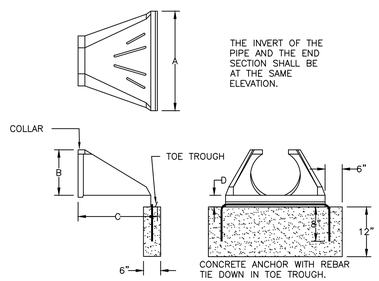
SCALE: NONE



CONVEYANCE SWALE — 4 / D-2

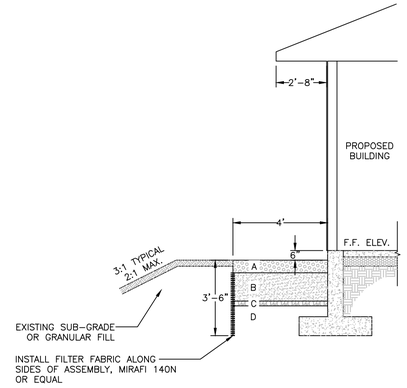
SCALE: NONE

PIPE DIAMETER (INCHES)						
DIMENSION	10-12	15	18	24	30	36
A	42	41	49	59.50	88	88
B	14.50	19	22	28	36	43
C	33	34	43	48	63.50	66.50
D	6	6	6	6	6	6



FLARED END SECTION (FES) - HDPE — 5 / D-2

SCALE: NONE



ASSEMBLY SPECIFICATIONS

A. 6" CHOKER COURSE – 3/4" TO 1-1/2" WASHED STONE

B. 18" FILTER COURSE – SAND/GRAVEL, NHDOT ITEM 304.1 MODIFIED TO HAVE 0-6% PASSING THE #200 SIEVE

C. 3" FILTERBLANKET – 3/8" PEA GRAVEL

D. 15" RESERVOIR – 0.75"-1.5" WASHED STONE, WITH UNDERDRAIN (4")

NOTES:

1. CONNECT THE UNDERDRAIN ALONG THE FRONT OF THE BUILDING TO THE PERVIOUS PAVEMENT RESERVOIRS.
2. THE DRIP EDGE AROUND THE SIDES AND REAR OF THE BUILDING WILL BE 4' WIDE WITH 8" OF STONE AND NO FILTER COURSE OR UNDERDRAIN.

ROOF DRIP LINE — 6 / D-2

SCALE: NONE

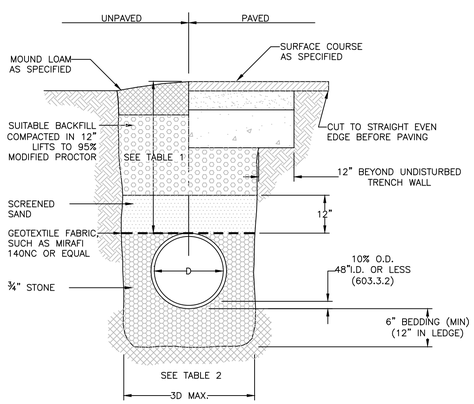


TABLE 1		
LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
UNPAVED ROADS	ALL	3 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

TABLE 2 (206.4.1.2)	
INSIDE DIAMETER	TOTAL WIDTH
12" TO 24"	I.D. + 24"
OVER 24"	2 x I.D.

TYPICAL DRAINAGE PIPE TRENCH — 3 / D-2

SCALE: NONE

MERIDIAN LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
310 DANBURY ROAD, AMHERST, NH 03031 TEL: 603-673-1441
MERIDIANLANDSERVICES.COM FAX: 603-673-1365

ISSUED FOR STATE AND/OR MUNICIPAL REVIEW AND/OR APPROVAL ONLY

REV.	DATE	DESCRIPTION	DR	CK
I	---	---	---	---
H	---	---	---	---
G	---	---	---	---
F	---	---	---	---
E	---	---	---	---
D	---	---	---	---
C	---	---	---	---
B	---	---	---	---
A	---	---	---	---

NATURAL PLAYGROUNDS SITE PLAN

DRAINAGE DETAILS

AUGUST 24, 2026

NATURAL PLAYGROUNDS SHOP PROPERTIES
WARNER ROAD
MAP 3 LOT 40
WARNER, NEW HAMPSHIRE

SCALE: NONE

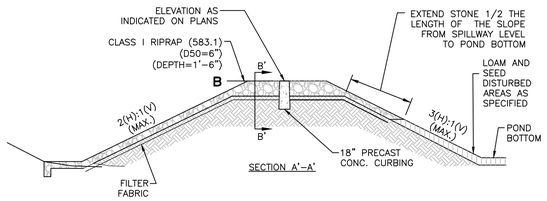
D-2
SHEET

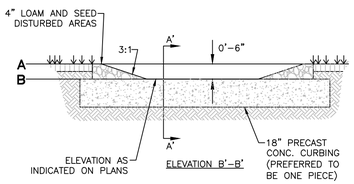
FILE	13124V00.dwg
PROJECT	13124.00
SHEET NO.	14 OF 18

Plotted: 8/24/2026 10:38 AM By: CONCORD-5
H:\MLS\13124\13124.00 Natural Playgrounds ~ Warner\0_Drawings\ENG\13124V00.dwg

NOTES:

1. ITEM NO.'S REFER TO THE CURRENT EDITION OF THE NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. ORIGINAL GROUND AND FINISHED GRADE ELEVATIONS, SLOPES, WIDTHS, LENGTHS, ETC. SHALL BE PER THE GRADING PLANS.
3. ALL DISTURBED AREAS OTHER THAN THE BASIN FLOOR SHALL BE STABILIZED WITH LOAM AND SEED AS SPECIFIED. VEGETATION SHOULD BE ESTABLISHED IMMEDIATELY. SEED BASIN SIDE SLOPES WITH "NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES", MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. OR EQUAL.
4. THE MINIMUM VERTICAL SEPARATION FROM THE BOTTOM OF THE PRACTICE TO THE SEASONAL HIGH WATER TABLE SHALL BE; 1 FOOT IF STORMWATER HAS BEEN TREATED PRIOR TO ENTERING THE PRACTICE, 4 FEET IF WITHIN A GROUNDWATER OR WATER SUPPLY INTAKE PROTECTION AREA, AND 3 FEET IN ALL OTHER CASES.
5. EMBANKMENT FILL SHALL BE PLACED IN ALL BERMS AND/OR AREAS IN WHICH AN OBSTRUCTION IS CREATED ABOVE ORIGINAL GROUND TO IMPOUND WATER. ALL EMBANKMENT FILL SHALL BE A HIGH SILT CONTENT GLACIAL TILL MEETING THE GRADATION OUTLINED IN TABLE 2. ALTERNATE MATERIALS MAY BE SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL.
6. DO NOT DISCHARGE SEDIMENT–LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE INFILTRATION SYSTEM.
7. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
8. AFTER THE 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.
9. DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.





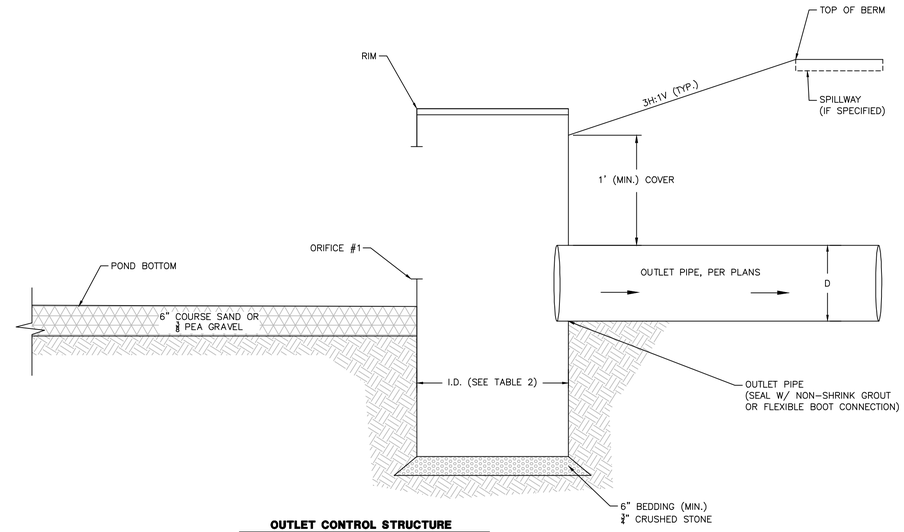
CLASS I RIPRAP (D50=6 IN)	
VOLUME (FT^3)	% DISTRIBUTION
0.05	<15%
0.14	15%–85%
0.31	>85%
1.00	MAX

RIPRAP SHALL MEET THE REQUIREMENTS OF SECTION 583

EMERGENCY SPILLWAY

SCALE: NONE

1 / D-3



OUTLET CONTROL STRUCTURE

NOT TO SCALE

TABLE 3 - STORMWATER POND SCHEDULE

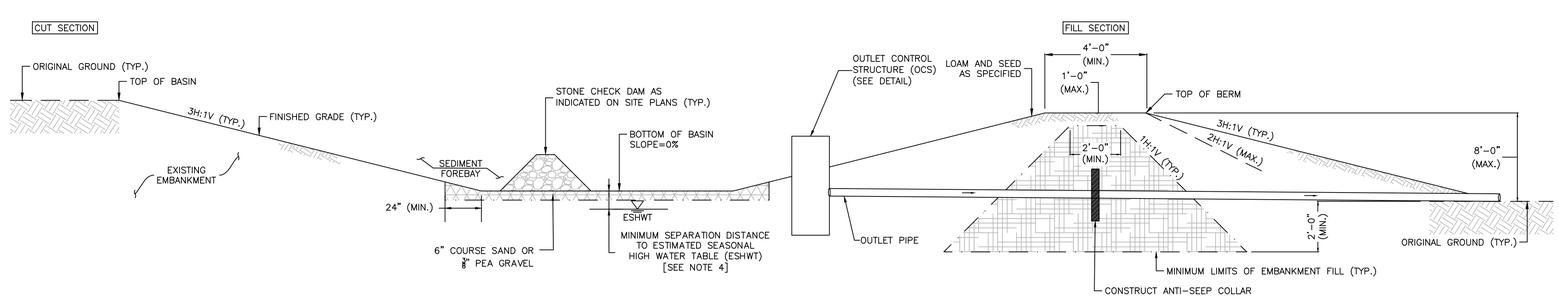
STORMWATER POND	OUTLET CONTROL STRUCTURE		RIM		ORIFICE #1		OUTLET PIPE		SPILLLWAY
	TYPE	INNER DIMENSIONS	ELEVATION	SPEC. GRATE TYPE	ELEVATION	DESCRIPTION	ELEVATION	DECRIPTION	
IB–A	CIRCULAR	4'–0"	453.25	TYPE 'B'	452.00	3"W X 12"H	451.75	8" HDPE	453.25

TABLE 2 - EMBANKMENT FILL GRADATION

US STANDARD SIEVE SIZE (IN/MM)	PERCENT PASSING
3"	100
3/4"	75–100
#4	65–90
#40	10–70
#100	25–60
#200	15–50

TABLE 1 - INFILTRATION BASIN SCHEDULE

SURFACE BASIN	TOP OF BERM/BASIN	BOTTOM OF BASIN	TEST PIT NUMBER	ORIGINAL GROUND	DEPTH TO SHWT	SHWT ELEVATION	BOTTOM OF BASIN SEPARATION TO SHWT
IB–A	453.75	451.75	7	451.00	2.33	448.67	3.08



STORMWATER BASIN - SURFACE INFILTRATION BASIN

SCALE: NONE

2 / D-3

MERIDIAN LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
5 FIELD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441
MERIDIANLANDSERVICES.COM | FAX: 603-673-1365

ISSUED FOR STATE AND/OR MUNICIPAL REVIEW AND/OR APPROVAL ONLY

REV.	DATE	DESCRIPTION	DR	CK
I	---	---		
H	---	---		
G	---	---		
F	---	---		
E	---	---		
D	---	---		
C	---	---		
B	---	---		
A	---	---		

NATURAL PLAYGROUNDS SITE PLAN

STORMWATER POND DETAILS

AUGUST 24, 2026

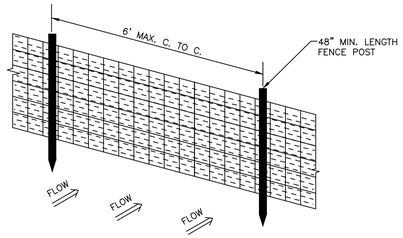
NATURAL PLAYGROUNDS SHOP PROPERTIES
WARNER ROAD
MAP 3 LOT 40
WARNER, NEW HAMPSHIRE

SCALE: NONE

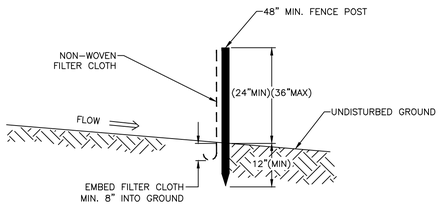
D-3
SHEET

FILE	13124V00.dwg
PROJECT	13124.00
SHEET NO.	15 OF 18

Plotted: 8/24/2026 10:38 AM By: CONCORD-5
H:\MLS\13124\13124.00 Natural Playgrounds ~ Warner\0_Drawings\ENG\13124V00.dwg



PERSPECTIVE VIEW



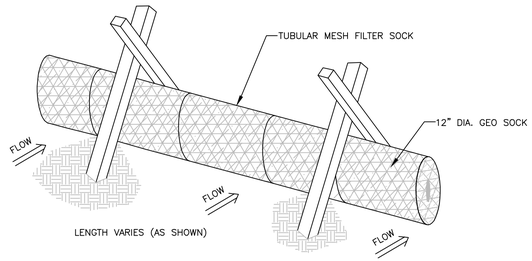
SECTION

NOTES:

1. FENCES SHALL FOLLOW THE CONTOUR OF LAND AS CLOSELY AS POSSIBLE.
2. THE ENDS OF THE FENCE SHALL BE FLARED UP-SLOPE;
3. SUPPORT POSTS SHALL BE SIZED AND ANCHORED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
4. ADJOINING SECTIONS OF THE FENCE SHALL BE OVERLAPPED BY 6-INCHES, FOLDED AND STAPLED TO A SUPPORT POST.
5. FENCES SHALL BE INSPECTED AND MAINTAINED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
6. SEDIMENT THAT ACCUMULATES AT THE FENCE SHALL BE REMOVED WITH SUFFICIENT FREQUENCY TO PREVENT THE DEPTH OF THE SEDIMENT FROM REACHING ONE-THIRD THE HEIGHT OF THE FENCE.

TEMPORARY PERIMETER EROSION CONTROL SILT FENCE

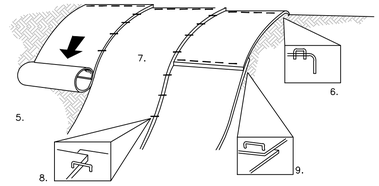
SCALE: NONE — 1 / D-4



NOTES:
1. THE COMPOST SOCK SHALL BE A MESH TUBE FILLED WITH COMPOSTED MATERIAL.
2. MINIMAL CLEARING MAY BE REQUIRED TO INSTALL FILTER SOCKS.
3. INSTALL FILTER SOCKS PRIOR TO ANY CLEARING OR GRUBBING.

COMPOST SOCK

SCALE: NONE — 3 / D-4



CONSTRUCTION REQUIREMENTS AND SLOPE APPLICATIONS:

1. MATS SHALL BE STRAW/COCONUT FIBER EROSION CONTROL TURF REINFORCEMENT MAT SUCH AS NORTH AMERICAN GREEN SC150BN OR EQUAL.
2. THE USE OF ANY EROSION CONTROL MAT WHICH CONTAINS ANY WELDED PLASTIC OR BIODEGRADABLE PLASTIC THREAD OR NETTING IS STRICTLY PROHIBITED.
3. THE EROSION CONTROL MATERIAL(S) SHALL BE ANCHORED WITH "U" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAKES WITH A MINIMUM TOP WIDTH OF 1" AND A LENGTH OF 6".
4. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
5. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROLL OF STAPLES OR STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET WITH A ROW OF STAPLES/STAKES PLACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
6. ROLL THE BLANKETS DOWN THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES OR STAKES IN APPROPRIATE LOCATIONS. REFER TO MANUFACTURER'S STAPLE GUIDE FOR CORRECT STAPLE PATTERN.
7. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OF OVERLAP DEPENDING ON THE BLANKET TYPE.
8. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE OVERLAPPED AREA APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.

NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE BLANKETS.

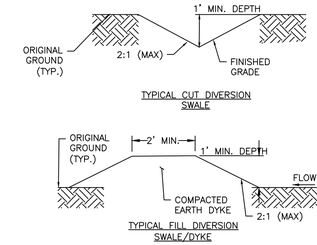
THE CONTRACTOR SHALL MAINTAIN THE BLANKET UNTIL ALL WORK ON THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED. MAINTENANCE SHALL CONSIST OF THE REPAIR OF AREAS WHERE DAMAGED BY ANY CAUSE. ALL DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITIONS AND GRADE OF THE SOIL PRIOR TO APPLICATION OF THE COVERING AND SHALL BE REFERTILIZED, RESEEDED AND REMULCHED AS DIRECTED.

THERE SHALL BE NO PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENTPOLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES MATERIAL USED.

TURF REINFORCEMENT MATS SHALL BE COVERED WITH SOIL TO PREVENT EXPOSURE OF THE MATS TO THE SURFACE.

SLOPE STABILIZATION TURF REINFORCEMENT MAT

SCALE: NONE — 6 / D-4

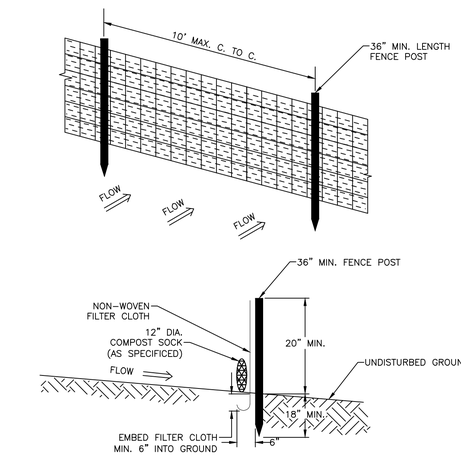


NOTES:

1. DIVERSION SWALE AND/OR DIKE SHALL BE STABILIZED WITH EROSION STONE (ITEM NO. 545.3), TEMPORARY CHANNEL MATTING(ITEM NO. 645.471), AND/OR TEMPORARY OF PERMANENT SEEDING.
2. DIVERSION SWALES SHALL BE MAINTAINED IN ACCORDANCE WITH THE NH STORMWATER MANUAL REQUIREMENTS.

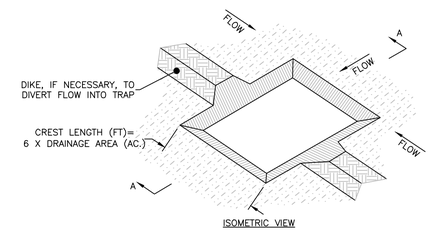
TEMPORARY DIVERSION SWALE

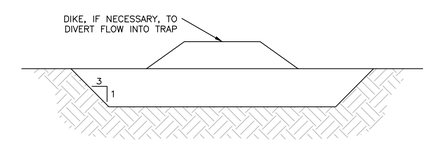
SCALE: NONE — 8 / D-4



DOUBLE ROW PERIMETER EROSION CONTROL

SCALE: NONE — 4 / D-4





SECTION A-A

NOTES:

1. SEDIMENT TRAPS SHOULD BE LOCATED SO THEY CAN BE INSTALLED PRIOR TO DISTURBING THE AREA THEY ARE TO PROTECT.
2. THE TRAP SHOULD BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
3. THE MAXIMUM CONTRIBUTING AREA TO THE TRAP SHOULD BE LESS THAN 5 ACRES.
4. THE MINIMUM VOLUME OF THE TRAP SHOULD BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
5. THE SIDE SLOPES OF THE TRAP SHOULD BE 3:1 OR FLATTER, AND SHOULD BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
6. THE MINIMUM LENGTH-TO-WIDTH RATIO OF THE TRAP SHOULD BE 2:1 (L:W).
7. FOR CONCENTRATED FLOW ENTERING THE TRAP, ENERGY DISSIPATION AT THE POINT OF INFLOW SHOULD BE PROVIDED.
8. THE OUTLET PIPE SHOULD EXTEND THROUGH THE EMBANKMENT AT A MINIMUM SLOPE OF 0.5 PERCENT.
9. REFER TO THE CURRENT EDITION OF THE NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOL. 3: CONSTRUCTION PHASE EROSION AND SEDIMENT CONTROLS.

INSTALLATION NOTES:

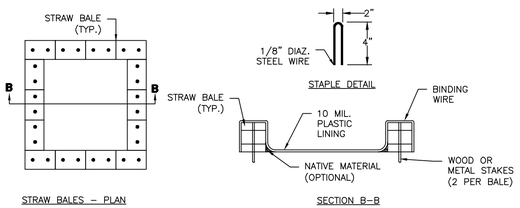
1. BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
2. TRAP SHOULD BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON BASINS FOR STORMWATER CONTROL.
3. EMBANKMENT MATERIAL SHOULD CONSIST OF DEBRIS FREE SOIL, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT PASSING THE NO. 200 SIEVE.
4. EMBANKMENT SHALL BE COMPACTED TO AT MINIMUM 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
5. PIPE SCH 40 OR GREATER SHOULD BE USED.

MAINTENANCE NOTES:

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATION CONDITION. MAINTENANCE SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs WITHIN 24 HOURS OF A STORM CAUSING SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. REPAIR OR REPLACE BMPs UPON FAILURE.
4. ACCUMULATED SEDIMENT SHALL BE REMOVED AS NEEDED.
5. THE TRAP IS TO REMAIN IN PLACE UNTIL THE DISTURBED AREA HAS BEEN STABILIZED AND GRASS COVER IS ACCEPTED BY LOCAL JURISDICTION.

EARTH OUTLET SEDIMENT TRAP

SCALE: NONE — 9 / D-4



STRAW BALES - PLAN

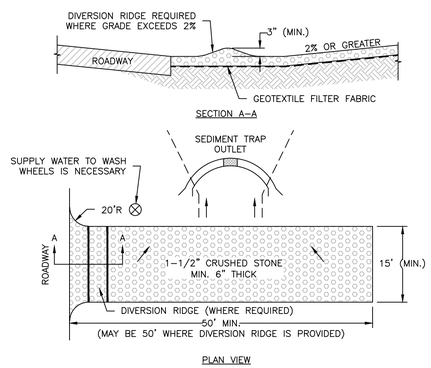
SECTION B-B

NOTES:

1. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. THE CONCRETE WASHOUT AREA WILL BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. THE ACTUAL LAYOUT SHALL BE DETERMINED IN THE FIELD.
3. THE CONCRETE WASHOUT AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. THE WASHOUT AREA MUST BE CLEANED, OR A NEW WASHOUT AREA MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
4. THE CONCRETE WASHOUT SIGN SHALL BE PLACED WITHIN 30' OF THE WASHOUT AREA. ADDITIONAL SIGNS SHOULD BE CONSTRUCTED AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. THE CONCRETE WASHOUT AREA SHALL BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAIN INLETS, OPEN DISCHARGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS TO PREVENT DISTURBANCE OR TRACKING. VEHICLE TRACKING CONTROL IS REQUIRED AT CONCRETE WASHOUT ENTRANCE IF ACCESS TO AREA IS OFF PAVEMENT.
6. PLASTIC LINING MATERIAL SHALL BE A MINIMUM OF 10 MIL. POLYETHYLENE SHEETING AND SHALL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
7. WHEN THE CONCRETE WASHOUT AREA IS NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE AND MATERIAL USED TO CONSTRUCT THE WASHOUT AREA SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED WASTE SITE.
8. WHEN THE CONCRETE WASHOUT ARE IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE ENGINEER.

CONCRETE WASHOUT AREA

SCALE: NONE — 2 / D-4

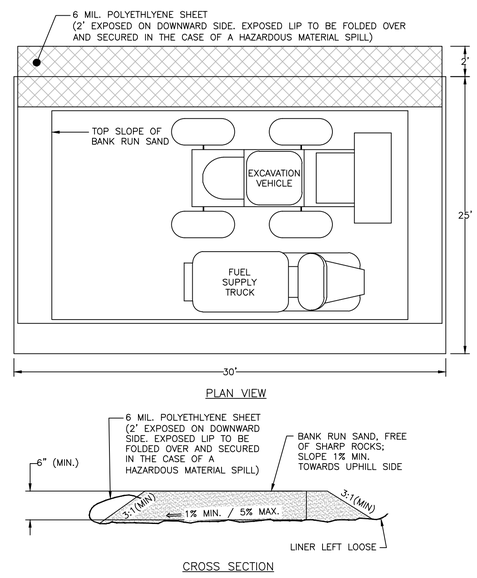


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRED TOP-DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION EXIT

SCALE: NONE — 5 / D-4



TEMPORARY VEHICLE MAINTENANCE PAD

SCALE: NONE — 7 / D-4

MERIDIAN LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
5 HOLD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441
MERIDIANLANDSERVICES.COM FAX: 603-673-1365

ISSUED FOR STATE AND/OR MUNICIPAL REVIEW AND/OR APPROVAL ONLY

REV.	DATE	DESCRIPTION	DR	CK
I				
H				
G				
F				
E				
D				
C				
B				
A				

NATURAL PLAYGROUNDS SITE PLAN
EROSION & SEDIMENTATION CONTROL DETAILS

AUGUST 24, 2026

NATURAL PLAYGROUNDS SHOP PROPERTIES
WARNER ROAD
MAP 3 LOT 40
WARNER, NEW HAMPSHIRE

SCALE: NONE

D-4
SHEET

FILE	13124V00.dwg
PROJECT	13124.00
SHEET NO.	16 OF 18

Plotted: 8/24/2026 10:38 AM By: CONCORD-5
H:\MLS\13124\13124.00 Natural Playgrounds - Warner\0_Drawings\ENG\13124V00.dwg

1. THE PROJECT DISTURBS MORE THAN ONE (1) ACRE OF LAND AND REQUIRES A CONSTRUCTION GENERAL PERMIT (CGP) FROM THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AS PART OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II STORMWATER ACT. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND FILE A NOTICE OF INTENT (NOI) WITH THE EPA. THE CONTRACTOR SHALL CONFIRM THAT THE OWNER HAS ALSO FILED AN NOI.

2. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS.

3. THE CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROLS, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWENTY FOUR HOURS AFTER EACH STORM EVENT (0.25" OR GREATER) AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE WAYS AND PROTECTED AREAS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS (IE WETLANDS, STREAMS, ETC.) WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSITED.

5. THE CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM AMOUNT OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.

6. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN DEBRIS AND SEDIMENT FROM THE DRAINAGE SYSTEM.

7. AREAS REMAINING UNSTABILIZED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED. HAY MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 1-1/2 TONS/ACRE.

8. PERMANENT SEEDING SHALL OCCUR BETWEEN APRIL 1 AND JUNE 1 AND/OR BETWEEN AUGUST 15 AND OCTOBER 15. ALL SEEDING SHALL BE HAY MULCHED.

9. DUST SHALL BE CONTROLLED THROUGH THE USE OF WATER.

10. SOILS TO BE STOCKPILED FOR A PERIOD OF MORE THAN THIRTY DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED. THE CONTRACTOR SHALL INSTALL SILT FENCE AND OR COMPOST SOCK ALONG THE DOWNHILL SIDE OF THE STOCKPILE.

11. THE CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENTATION BASINS AND TEMPORARY DIVERSION SWALES TO CONTROL SEDIMENTATION AND STORMWATER RUNOFF DURING THE CONSTRUCTION PERIOD, THAT MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (NHDES).

12. THE CONTRACTOR SHALL PROVIDE NECESSARY EROSION CONTROLS TO INSURE THAT SURFACE WATER RUNOFF FROM UNSTABILIZED AREAS DOES NOT CARRY SILT, SEDIMENT, AND OTHER DEBRIS OUTSIDE THE SITE WORK AREA.

13. AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURRED:

    A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED AND COMPACTED TO A MINIMUM OF 90% OF THE DRY UNIT WEIGHT;

    B. A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED;

    C. A MINIMUM OF 3-IN OF NON EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;

    D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED;

    E. THE AREA HAS BEEN PAVED WITH BITUMINOUS ASPHALT CONCRETE, PORTLAND CEMENT CONCRETE, OR SIMILAR COVERS.

15. AT NO TIME SHALL THE TOTAL DISTURBED AREA BE GREATER THAN FIVE (5) ACRES.

16. ALL DITCHES, SWALES, STORMWATER BASINS, OR OTHER DRAINAGE FEATURES SHALL BE FULLY STABILIZED PRIOR TO DIRECTING STORMWATER TO THEM.

17. ALL DRIVEWAYS, ROADWAYS, AND/OR PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.

18. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.

19. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3-FT HORIZONTAL TO 1-FT VERTICAL (3:1). EROSION CONTROL BLANKETS SHALL BE NORTH AMERICAN GREEN SC150BN OR APPROVED EQUAL.

20. THE CONTRACTOR SHALL APPLY FOR AND RECEIVE AN NHDES GROUNDWATER DISCHARGE PERMIT, PRIOR TO CONDUCTING ANY DEWATERING EFFORTS AND/OR PUMPING OF GROUNDWATER.

21. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.

22. ALL DISTURBED AREAS SHALL BE COVERED WITH A MINIMUM OF 6" OF LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW. THE SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2.5 POUNDS PER 1,000 SQ. FT.

    AND SHALL BE MIXED AS FOLLOWS:

TYPICAL LAWN SEED		SLOPE SEED	
CREEPING RED FESCUE	0.87 LBS.	CREEPING RED FESCUE	1.01 LBS
KENTUCKY BLUEGRASS	0.71 LBS.	RYE GRASS	0.75 LBS.
RYE GRASS	0.58 LBS.	RED TOP	0.18 LBS.
RED TOP	0.14 LBS.	ALSIKE CLOVER	0.18 LBS.
		BIRDSFOOT TREFOIL	0.18 LBS

23. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER (N-P205-K20) OR EQUIVALENT (LOW PHOSPHORUS FERTILIZER IS DEFINED BY THE COMPREHENSIVE SHORELAND PROTECTION ACT AS LESS THAN 2% PHOSPHORUS). APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET).

24. FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 FEET AND 250 FEET FROM A SURFACE WATER BODY AS SPECIFIED BY THE COMPREHENSIVE SHORELAND PROTECTION ACT (SLOW RELEASE FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT). NO FERTILIZER EXCEPT LIMESTONE SHOULD BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE LIMITATIONS ARE REQUIREMENTS.

25. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.

26. WHEN PROJECT ACTIVITIES ARE WITHIN 50 FEET OF A WATER BODY OR WETLAND, DOUBLE ROW OF EROSION CONTROL IS REQUIRED.

27. ALL AREAS OF UNSTABILIZED SOIL SHALL BE:

    A. TEMPORARILY STABILIZED AS SOON AS PRACTICABLE BUT IN ALL CASES WITHIN 45 DAYS OF INITIAL DISTURBANCE, UNLESS A SHORTER TIME IS SPECIFIED BY LOCAL AUTHORITIES. THE CONSTRUCTION SEQUENCE APPROVED AS PART OF THE ISSUED PERMIT, OR AN INDEPENDENT MONITOR; AND

    B. PERMANENTLY STABILIZED AS SOON AS PRACTICABLE BUT IN ALL CASES WITHIN 3 DAYS OF FINAL GRADING.

EROSION CONTROL NOTES

SCALE: NONE — 1 / D-5

1. ALL POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED 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 3:1, 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% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE RIPRAP OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITION.

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.

WINTER CONSTRUCTION

SCALE: NONE — 2 / D-5

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF NHDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. MERIDIAN LAND SERVICES, INC., AS DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.

3. THE OWNER AND/OR CONTRACTOR SHALL VERIFY ALL ZONING REQUIREMENTS FOR CONFORMANCE PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL CONTACT "DIGSAFE" (811) 72 HOURS PRIOR TO THE START OF CONSTRUCTION.

5. COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.

6. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND MERIDIAN LAND SERVICES, INC. PRIOR TO CONSTRUCTION.

7. ALL DRAINAGE STRUCTURES SHALL CONFORM TO NHDOT STANDARDS.

8. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENT PRIOR TO CONSTRUCTION TO ARRANGE FOR INSPECTIONS OF THE CONSTRUCTION.

9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.

CONSTRUCTION NOTES

SCALE: NONE — 3 / D-5

1. TEMPORARY PROTECTION OF DISTURBED AREAS SHALL BE IMPLEMENTED WHERE A TEMPORARY STAND OF GRASS OR SMALL GRAINS WILL NORMALLY PRODUCE SUFFICIENT COVER TO RETARD EROSION AND REDUCE SEDIMENT.

2. USE OF TEMPORARY SEEDING SHALL BE IMPLEMENTED WHEN A DISTURBED AREA OR MATERIAL STOCKPILE WILL BE INACTIVE FOR A PROLONGED PERIOD OF TIME.

3. ALL ESSENTIAL GRADING SUCH AS DIVERSIONS. DAMS, DITCHES, AND DRAINS NEEDED TO PREVENT GULLYING AND REDUCE SILTATION SHALL BE COMPLETED PRIOR TO SEEDING.

4. PREPARE SEEDBED BY REMOVING ALL STONES, TRASH AND STUMPING DEBRIS THAT WILL INTERFERE WITH SEEDING AREA. WHERE FEASIBLE, TILL THE SOIL TO A DEPTH OF ABOUT 3 INCHES TO PREPARE SEEDBED AND MIX FERTILIZER INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATIONS SHOULD BE PERFORMED ACROSS THE SLOPE.

5. A MINIMUM OF 300 POUNDS PER ACRE (7 LBS. PER 1,000 SQ.FT.) OF 10-10-10 FERTILIZER, OR ITS EQUIVALENT, SHALL BE UNIFORMLY SPREAD OVER THE AREA PRIOR TO BEING INCORPORATED INTO THE SOIL.

6. THE SEED SHALL BE SPREAD UNIFORMLY OVER THE AREA. AFTER SEEDING, THE SOIL SHOULD BE FIRMED BY ROLLING OR PACKING. WHERE ROLLING OR PACKING IS NOT FEASIBLE, THE SEED SHALL BE COVERED LIGHTLY BY RAKING, DISKING, OR DRAGGING.

7. HAY OR STRAW MULCH MAY BE NECESSARY TO PROMOTE SEED GERMINATION IN DRY AND/OR INFERTILE CONDITIONS.

8. PLANT SELECTION AND APPLICATION RATES:

SPECIES	RATE 1 (LBS/AC.)	RATE 2 (LBS/1,000 S.F.)	REMARKS
WINTER RYE	112	2.5	FALL, 8/15 TO 9/15 PLANT 1.0 INCH DEEP
OATS	80	2.0	SPRING PRIOR TO 5/15 PLANT 1.0 INCH DEEP
ANNUAL RYEGRASS	40	1.0	QUICK, SHORT DURATION GOOD APPEARANCE EARLY SPRING & FALL PLANT 0.25 INCH DEEP
PERENNIAL RYEGRASS	30	0.7	LASTS LONGER THAN ANNUAL LATE SPRING & FALL MULCHING WILL ALLOW USE ALL SEASON PLANT 0.5 INCH DEEP

SEEDING FOR TEMPORARY PROTECTION OF DISTURBED AREAS

SCALE: NONE — 4 / D-5

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE(S).

2. CUT AND CLEAR TREES; DISPOSE OF DEBRIS.

3. INSTALL PERIMETER EROSION AND SEDIMENTATION CONTROLS IN LOCATIONS SHOWN ON PLANS. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.

4. PULL STUMPS AND REMOVE FROM SITE OR MULCH TO USE ON-SITE FOR EROSION CONTROL. REMOVE TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE STOCKPILE IMMEDIATELY BY SEEDING. PLACE SILT FENCE AROUND THE DOWN SLOPE SIDE OF EARTH STOCKPILES.

5. CONSTRUCT PONDS, SWALES AND LEVEL SPREADERS DURING INITIAL PORTION OF CONSTRUCTION, PRIOR TO ROUGH GRADING THE SITE. STABILIZE IMMEDIATELY WITH LOAM AND SEED PER THE EROSION CONTROL NOTES. DO NOT DIRECT STORM WATER RUNOFF TO PONDS, SWALES OR LEVEL SPREADERS UNTIL A HEALTHY VEGETATIVE COVER IS ESTABLISHED.

6. ROUGH GRADE THE SITE INCLUDING ROADS AND DITCHES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE THE EROSION CONTROL NOTES.

7. EXCAVATE FOR AND CONSTRUCT THE FOUNDATION OF THE PROPOSED BUILDING(S). CONSTRUCT BUILDING(S).

8. INSTALL DRAINAGE PIPES AND STRUCTURES; PLACE SEDIMENT FILTERS IN CATCH BASINS UNTIL ALL NON-PAVED DISTURBED AREAS HAVE A HEALTHY VEGETATIVE COVER.

9. INSTALL UNDERGROUND UTILITIES: WATER, SEWER, TELEPHONE, ELECTRICAL.

10. INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER ANY RAINFALL OF 0.50" OR MORE.

11. AS REQUIRED, CONSTRUCT TEMPORARY BASINS, BERMS, CULVERTS, DITCHES, SILT BARRIERS, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.

12. FINISH GRADING THE SITE. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

13. BASE PAVE ACCESS DRIVE AND PARKING AREAS. INSTALL CURBING AND FINISH PAVE DRIVE, PARKING, AND SIDEWALKS.

14. APPLY LOAM. COMPLETE PERMANENT SEEDING AND LANDSCAPING.

15. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.

16. LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

CONSTRUCTION SEQUENCE

SCALE: NONE — 5 / D-5

MERIDIAN LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
310 OLD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441
MERIDIANLANDSERVICES.COM FAX: 603-673-1583

ISSUED FOR STATE AND/OR MUNICIPAL REVIEW AND/OR APPROVAL ONLY

REV.	DATE	DESCRIPTION	DR	CK
I	-	-	-	-
H	-	-	-	-
G	-	-	-	-
F	-	-	-	-
E	-	-	-	-
D	-	-	-	-
C	-	-	-	-
B	-	-	-	-
A	-	-	-	-

NATURAL PLAYGROUNDS
SITE PLAN
EROSION & SEDIMENTATION CONTROL DETAILS

AUGUST 24, 2026

NATURAL PLAYGROUNDS SHOP PROPERTIES
WARNER ROAD
MAP 3 LOT 40
WARNER, NEW HAMPSHIRE

SCALE: NONE

D-5
SHEET

FILE 13124V00.dwg
PROJECT 13124.00
SHEET NO. 17 OF 18

Plotted: 8/24/2026 10:38 AM By: CONCORD-5
H:\MLS\13124\13124.00 Natural Playgrounds ~ Warner\0_Drawings\ENG\13124V00.dwg

MERIDIAN
LAND SERVICES, INC.
CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031
Mailing: PO Box 118, Milford, NH 03055
Phone: 603-673-1441 * Fax 603-673-1584
www.MeridianLandServices.com

07/20/2026

Name: Natural Playgrounds Shop, LLC.
Town: Warner
Job #: 13124.00 Date Observed: 05/28/2026

SPACE FOR STAMP

Test Pit 1

0-3" 10YR 3/3 Dark Brown, Loam
3-15" 10YR 5/3 Brown, Loamy Sand, Granular, Friable
15-22" 2.5Y 6/4 Light Yellowish Brown, Sandy Loam Granular, Friable
22-63" 2.5Y 6/2 Light Brownish Gray, Loamy Fine Sand with Boulder, Angular, Blocky, Friable

WATER: N/A S.H.W.: 30" ROOTS: N/A
LEDGE: >63" HARDPAN: N/A
PERCOLATION RATE: XX MIN./IN. AT: XX DEPTH: XX
DATE: 05/28/2026
*INSPECTED BY: **SCT** WITNESSED BY:*

Test Pit 2

0-4" 10YR 3/3 Dark Brown, Loam
4-18" 10YR 5/3 Brown, Loamy Sand, Granular, Friable
18-26" 2.5Y 6/4 Light Yellowish Brown, Sandy Loam Granular, Friable
26-84" 2.5Y 6/2 Light Brownish Gray, Loamy Fine Sand with Boulder, Angular, Blocky, Friable

WATER: N/A S.H.W.: 38" ROOTS: N/A
LEDGE: >84" HARDPAN: N/A
PERCOLATION RATE: XX MIN./IN. AT: XX DEPTH: XX
DATE: 05/28/2026
*INSPECTED BY: **SCT** WITNESSED BY:*

Test Pit 3

0-10" 10YR 3/3 Dark Brown, Loam
10-20" 10YR 6/4 Light Yellowish Brown, Sandy Loam, Granular, Friable
20-40" 2.5Y 6/4 Light Yellowish Brown, Loamy Fine Sand, Granular, Friable
40-74" 2.5Y 5/2 Grayish Brown, Loamy Sand, Angular, Blocky, Friable

WATER: N/A S.H.W.: 42" ROOTS: N/A
LEDGE: >74" HARDPAN: N/A
PERCOLATION RATE: XX MIN./IN. AT: XX DEPTH: XX
DATE: 05/28/2026
*INSPECTED BY: **SCT** WITNESSED BY:*

Test Pit 4

0-6" 10YR 3/3 Dark Brown, Loam
6-26" 10YR 6/4 Light Yellowish Brown, Sandy Loam, Granular, Friable
26-76" 2.5Y 6/2 Light Brownish Gray, Loamy Sand, Granular, Friable

WATER: N/A S.H.W.: 28" ROOTS: N/A
LEDGE: >76" HARDPAN: N/A
PERCOLATION RATE: XX MIN./IN. AT: XX DEPTH: XX
DATE: 05/28/2026
*INSPECTED BY: **SCT** WITNESSED BY:*

MERIDIAN
LAND SERVICES, INC.
CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031
Mailing: PO Box 118, Milford, NH 03055
Phone: 603-673-1441 * Fax 603-673-1584
www.MeridianLandServices.com

Test Pit 5

0-9" 10YR 3/3 Dark Brown, Loam
9-24" 10YR 6/4 Light Yellowish Brown, Sandy Loam, Granular, Friable
24-66" 2.5Y 6/2 Light Brownish Gray, Loamy Sand, Granular, Friable

WATER: N/A S.H.W.: 32" ROOTS: N/A
LEDGE: >66" HARDPAN: N/A
PERCOLATION RATE: XX MIN./IN. AT: XX DEPTH: XX
DATE: 05/28/2026
*INSPECTED BY: **SCT** WITNESSED BY:*

Test Pit 6

0-8" 10YR 3/3 Dark Brown, Loam
8-17" 10YR 6/4 Light Yellowish Brown, Sandy Loam, Granular, Friable
17-30" 2.5Y 6/4 Light Yellowish Brown, Loamy Fine Sand, Granular, Friable
30-84" 2.5Y 5/2 Grayish Brown, Loamy Sand, Angular, Blocky, Friable

WATER: 56" S.H.W.: 30" ROOTS: N/A
LEDGE: >84" HARDPAN: N/A
PERCOLATION RATE: XX MIN./IN. AT: XX DEPTH: XX
DATE: 05/28/2026
*INSPECTED BY: **SCT** WITNESSED BY:*

Test Pit 7

0-6" 10YR 3/3 Dark Brown, Loam
6-18" 10YR 6/4 Light Yellowish Brown, Sandy Loam, Granular, Friable
18-28" 2.5Y 6/4 Light Yellowish Brown, Loamy Fine Sand, Granular, Friable
28-60" 2.5Y 5/2 Grayish Brown, Loamy Sand, Angular, Blocky, Friable

WATER: N/A S.H.W.: 28" ROOTS: N/A
LEDGE: >60" HARDPAN: N/A
PERCOLATION RATE: XX MIN./IN. AT: XX DEPTH: XX
DATE: 05/28/2026
*INSPECTED BY: **SCT** WITNESSED BY:*

Test Pit 8

0-6" 10YR 3/3 Dark Brown, Loam
6-17" 10YR 6/4 Light Yellowish Brown, Sandy Loam, Granular, Friable
17-28" 2.5Y 6/4 Light Yellowish Brown, Loamy Fine Sand, Granular, Friable
28-70" 2.5Y 5/2 Grayish Brown, Loamy Sand, Angular, Blocky, Friable

WATER: 62" S.H.W.: 26" ROOTS: N/A
LEDGE: >70" HARDPAN: N/A
PERCOLATION RATE: XX MIN./IN. AT: XX DEPTH: XX
DATE: 05/28/2026
*INSPECTED BY: **SCT** WITNESSED BY:*

MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441
MERIDIANLANDSERVICES.COM FAX: 603-673-1584

ISSUED FOR STATE AND/OR MUNICIPAL REVIEW AND/OR APPROVAL ONLY

REV.	DATE	DESCRIPTION	DR	CK
I	---	---	---	---
H	---	---	---	---
G	---	---	---	---
F	---	---	---	---
E	---	---	---	---
D	---	---	---	---
C	---	---	---	---
B	---	---	---	---
A	---	---	---	---

NATURAL PLAYGROUNDS
SITE PLAN
TEST PIT DATA

AUGUST 24, 2026

NATURAL PLAYGROUNDS SHOP PROPERTIES
WARNER ROAD
MAP 3 LOT 40
WARNER, NEW HAMPSHIRE

SCALE: NONE

D-6
SHEET

FILE 13124V00.dwg
PROJECT 13124.00
SHEET NO. 18 OF 18

Plotted: 8/24/2026 10:38 AM By: CONCORD-5
H:\MLS\13124\13124.00 Natural Playgrounds ~ Warner\0_Drawings\ENG\13124V00.dwg