



# 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

Town of Warner – Land Use Office  
Attention: Margaret Bastien, PE  
5 East Main Street  
Warner, NH 03278  
(603) 456-2298 x 7

**September 24, 2026**

**Re: Natural Playgrounds  
Map 3 Lot 40  
Warner Road**

Dear Ms. Bastien,

During the planning board meeting on September 14, 2026, Meridian was asked to provide the warranty deed and north arrows depicting magnetic north on plan. You will find both items have been included with this submission. We have also updated the plans to show parking, lighting, and other minor revisions as discussed during the planning board meeting. Additionally, we have included the septic plan as an additional document and submitted a Notice of Intent with the EPA as recommended by the board.

For review and discussion, please find the following items as they relate to the above referenced project:

1. One (1) copy of the Deed
2. Six (6) 22"x34" copies of the Site Plan
3. Eleven (11) 11"x17" copies of the Site Plan
4. One (1) set of pdf copies of the above documents

Should you have any questions, wish to discuss further, or require additional information, please do not hesitate to contact Meridian.

Sincerely,  
**Meridian Land Services, Inc.**

Doug V. Brodeur, PE  
Project Engineer

Cc: Ethan King with attachments

*Upon Recording Return to:*

Natural Playgrounds Shop Properties  
10 Pine Street  
Concord, NH 03301

TT \$7,275.<sup>00</sup>

## WARRANTY DEED

**KNOW ALL BY THESE PRESENTS** that **JOSEPH M. PERSECHINO** and **GAIL M. PERSECHINO, TRUSTEES** of **THE PERSECHINO FAMILY TRUST**, under instrument originally dated December 18, 2024, as amended May 12, 2025, of Hopkinton, County of Merrimack, and State of New Hampshire, for consideration paid, grant to **Natural Playgrounds Shop Properties, LLC, a New Hampshire Limited Liability Company**, with a mailing address of 10 Pine Street, Concord, NH, 03301, with Warranty Covenants:

A certain tract or parcel of land, with any buildings or improvements thereon, situated in the Town of Warner, Merrimack County, State of New Hampshire, being shown as Lot 40 on a plan entitled "Commercial Subdivision of Tax Map 3 Lot 39 Warner Road, Warner, NH, Merrimack County", prepared by J. E. Belanger Land Surveying PLLC recorded in the Merrimack County Registry of Deeds as Plan No. 17832, to which reference is made for a more particular description.

This tract contains 5.06 acres, more or less.

Subject to any and all matters, including setbacks if any, as shown on Plan No. 17354, Plan No. 17710 and Plan No. 17832 recorded with the Merrimack County Registry of Deeds.

Subject to utility easement to Public Service of New Hampshire recorded in the Merrimack County Registry of Deeds at Book 651, Page 151.

Excepting and reserving the right, limited to a line as staked, to erect, operate and maintain lines of wire for the transmission of electricity for light, power and other purposes, including the necessary poles, metal structures and fixtures, and to do necessary cutting and trimming of trees and brush upon land of Marga H. Buhner in the Towns of Hopkinton and Warner, with permission to enter upon said land for the above purposes, as conveyed by said Marga H. Buher to Public Service of New Hampshire by deed dated November 16, 1948, recorded in said Registry of Deeds at Book 651, Page 151.

Meaning and intending to describe and convey a portion of the same premises conveyed by Warranty Deed of **Joseph & Gail Persechino** to **Joseph M. & Gail M. Persechino, Trustees of The Persechino Family Trust**, dated May 12, 2025 and recorded at Book 3889, Page 2143 of the Merrimack County Registry of Deeds.

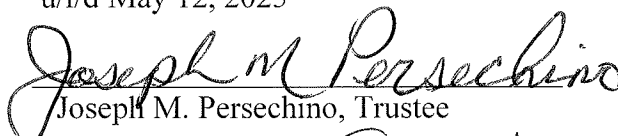
The above-described premises is not homestead property.

**TRUSTEES CERTIFICATE**

The undersigned trustees are the trustees of **The Persechino Family Trust**, u/i/d December 18, 2024, amended May 12, 2025. The trustees shall have full and absolute power conferred upon them to convey any interest in real estate and improvements thereon held in the said trust and no purchaser or third party shall be bound to inquire whether any trustee has said power or is properly exercising said power or to see to the application of any trust assets paid to any trustee for a conveyance thereof.

Executed this 18<sup>th</sup> day of May, 2026.

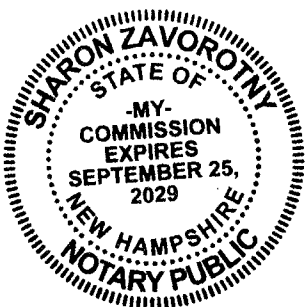
**The Persechino Family Trust,**  
u/i/d May 12, 2025

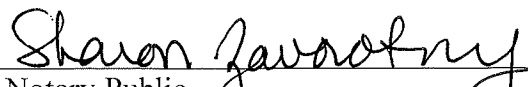
  
Joseph M. Persechino, Trustee

  
Gail M. Persechino, Trustee

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK, ss.

On the date last above written, before me, the undersigned officer, personally appeared **Joseph M. Persechino** and **Gail M. Persechino** as Trustees of **The Persechino Family Trust**, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purpose therein contained.



  
Notary Public  
  
Exp: 9/25/2029

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.

# NATURAL PLAYGROUNDS

SITE PLAN  
TAX MAP 3 LOT 40  
WARNER, NEW HAMPSHIRE

PREPARED FOR: NATURAL PLAYGROUNDS SHOP PROPERTIES

AUGUST 24, 2026

MUNICIPAL CONTACTS:

**LAND USE COORDINATOR**  
MARGARET BASTIEN, PE  
5 EAST MAIN STREET  
PO BOX 265  
WARNER, NEW HAMPSHIRE 03278  
(603)456-2298 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

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    | LS-1 | LANDSCAPING PLAN                        |
| 11    | LT-1 | LIGHTING PLAN                           |
| 12    | D-1  | CONSTRUCTION AND UTILITY DETAILS        |
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| 17    | D-6  | LIGHTING DETAILS                        |
| 18    | D-7  | TEST PIT INFORMATION                    |

ATTACHMENTS

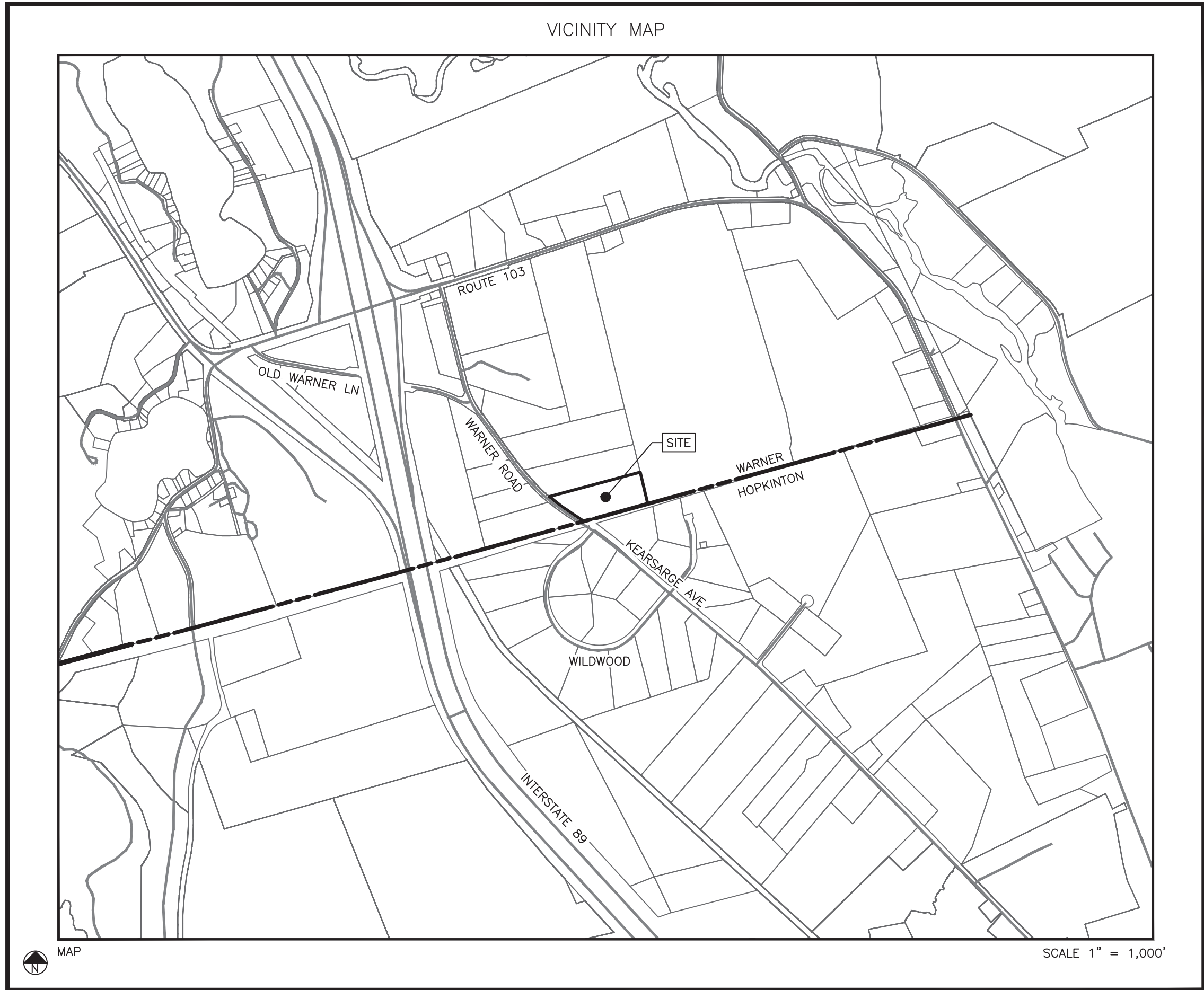
- 1 EXISTING CONDITIONS  
2 PROPOSED SEWAGE DISPOSAL SYSTEM PLAN

PERMITS/APPROVALS:

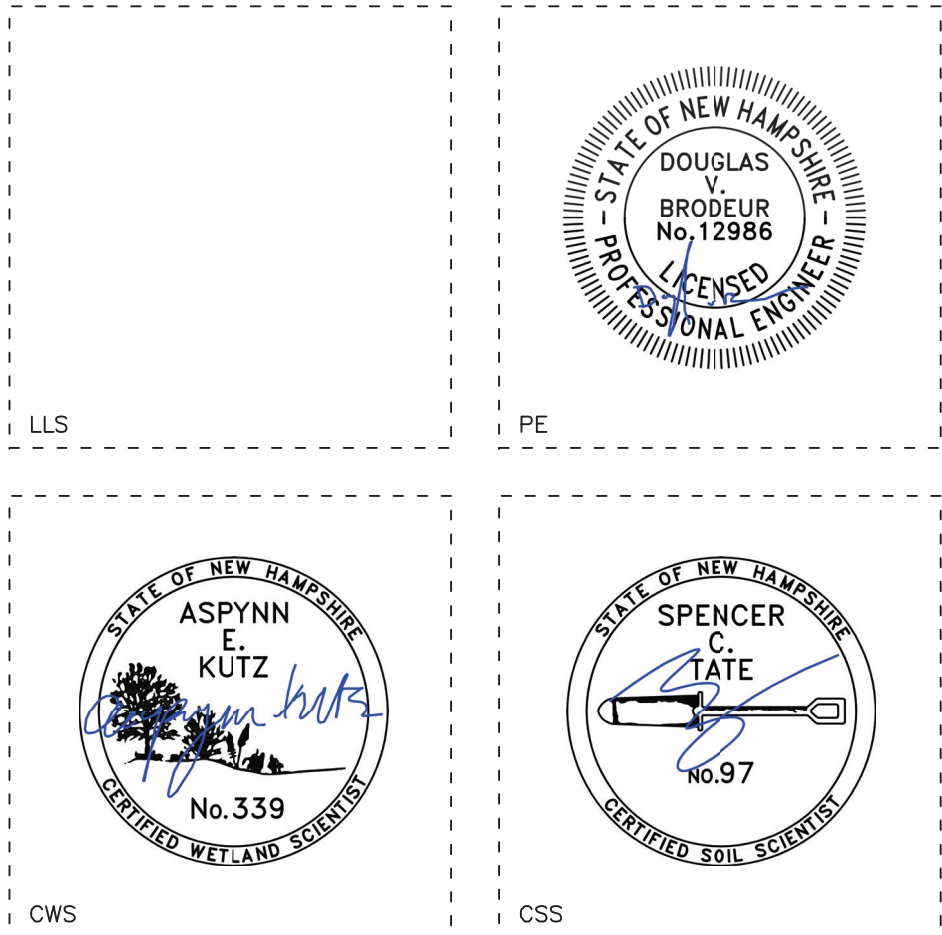
THIS PROJECT IS SUBJECT TO AND/OR REQUIRES THE FOLLOWING APPROVALS:

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

WAIVERS:



MERIDIAN DESIGN PROFESSIONALS:



APPROVED BY WARNER PLANNING BOARD

ON: \_\_\_\_\_ CERTIFIED BY \_\_\_\_\_  
CHAIRMAN: \_\_\_\_\_ AND \_\_\_\_\_  
SECRETARY: \_\_\_\_\_

|      |         |               |     |     |
|------|---------|---------------|-----|-----|
| I    | ---     | ---           | --- | --- |
| H    | ---     | ---           | --- | --- |
| G    | ---     | ---           | --- | --- |
| F    | ---     | ---           | --- | --- |
| E    | ---     | ---           | --- | --- |
| D    | ---     | ---           | --- | --- |
| C    | ---     | ---           | --- | --- |
| B    | ---     | ---           | --- | --- |
| A    | 9/24/26 | TOWN COMMENTS | JJA | DVB |
| REV. | DATE    | DESCRIPTION   | DR  | CK  |

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:13124K00A.dwg

PROJECT NO. 13124.00

SHEET NO. 1 OF 18



**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:**

3. 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 INSPECTION.
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 ORDINANCES 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 EXCAVATION AND RESTRUCTURED AREAS. USE OF 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 CITY 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 DISRUPTING EXISTING NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NOT 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 ANY 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 UNDEVELOPED, 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 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 THE 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 SOIL, 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 NORTH-EAST 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 SUCB.
6. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALLESTING 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, DRAINPIPIES, SANITARY SEWER PIPE, POWER POLES AND GUY WIRES, WATER METERS AND VALVES, WATER SIGNS, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, AND SUMP PUMPS 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).

**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 WHATEVER POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS 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 IMPROVEMENTS 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:

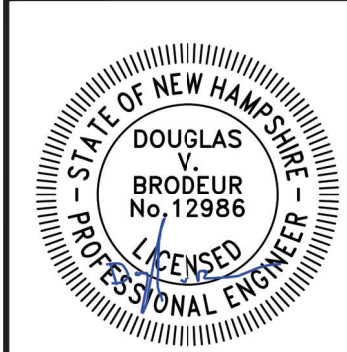
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING CORRECT OR COMPLETE. UTILITY INFORMATION SHOULD 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.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO REMOVE OR RELOCATE WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, EASEMENTS, AND CONNECTING IMPROVEMENTS, DRAINPIPIES, 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 NECESSARY TO ALLOW FOR FILL MATERIAL, UNLESS OTHERWISE DENOTED, TO BE REMOVED AS UNCLASSIFIED EXCAVATION.
- 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.
- 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.
- CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, & TELEPHONE COMPANY FOR ACTUAL ROUTING OF POWER AND TELEPHONE SERVICE TO BUILDING.
- CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- SEE DETAIL SHEETS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCHES.
- 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.
- CONTRACTOR SHALL COORDINATE WITH OTHER UTILITIES TO ASSURE PROPER DEPTH AND PREVENT ANY CONFLICT OF UTILITIES.
- CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CONNECTION IS WATERIGHT.
- CONTRACTOR SHALL ON ALL UTILITIES, COORDINATE INSPECTION WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES AT INSTALLATION.
- 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.
- 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 THE PROTECTION OF EXISTING UTILITIES 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.
- CONTRACTOR TO COORDINATE WITH SIGNAGE CONTRACTOR AND ARCHITECT FOR EXACT LOCATION OF SIGNAGE, REQUIRED ELECTRICAL CONDUITS, FOUNDATIONS, ETC.
- GRATES, COVERS, VALVE COVERS, GAS GATES, PULL BOX COVERS SHALL BE SET AND/OR RESET FOR ALL FOLLOWS:
  - a. PAVEMENT SURFACES: FLUSH
  - b. SURFACES WITHIN ACCESSIBLE ROUTES: FLUSH LANDSCAPE, TURF, OR OTHER EARTH SURFACES: ONE INCH (1") ABOVE FINAL GRADE, WITH FLARE TAPERED UP TO THE FINAL COVER/RIM ELEVATION.

**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 PVIOUS 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 ISSUED.
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



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| <p><b>NATURAL PLAYGROUNDS<br/>SITE PLAN</b></p> | <p><b>GENERAL NOTES</b></p> |
|                                                 | <p>AUGUST 24, 2026</p>      |

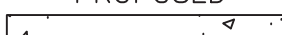
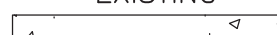
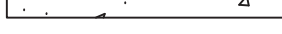
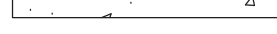
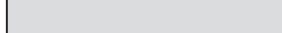
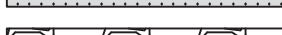
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| NATURAL PLAYGROUNDS SHOP PROPERTIES                  | NA          |
| WARNER ROAD<br>MAP 3 LOT 40<br>WARNER, NEW HAMPSHIRE | SCALE: NONE |

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| GN-1      |               |
| SHEET     |               |
| FILE      | 13124K00A.dwg |
| PROJECT   | 13124.00      |
| SHEET NO. | 2 OF 18       |

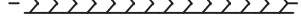
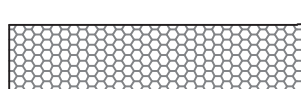
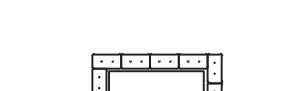
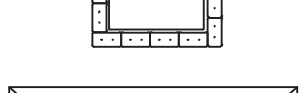


1. ADDITIONAL NOTES.

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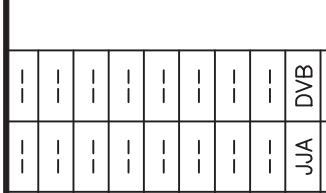
| GENERAL                                                                             |                                                                                      |                                                          |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------|
| PROPOSED                                                                            | EXISTING                                                                             | DESCRIPTION                                              |
|    |    | PORTLAND CEMENT CONCRETE                                 |
|    |    | BITUMINOUS ASPHALT PAVEMENT<br>NORMAL/LIGHT DUTY SECTION |
|  |                                                                                      | BITUMINOUS ASPHALT PAVEMENT<br>HEAVY DUTY SECTION        |
|  |  | RIPRAP/STONE FILL                                        |
|  |                                                                                      | DELINEATED/JURISDICTIONAL WETLANDS                       |

| SURVEY.  |          |                                |
|----------|----------|--------------------------------|
| PROPOSED | EXISTING | DESCRIPTION                    |
| ■        | □        | GRANITE/STONE BOUND            |
| ●        | ⊙        | DRILL HOLE                     |
| ●        | ○        | IRON PIN/PIPE                  |
| ●        | ⦿        | SURVEY DISK                    |
|          | +        | SURVEY BENCHMARK/CONTROL POINT |

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

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

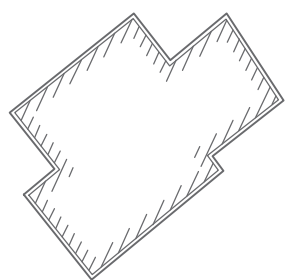
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|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|----------------------------------------|
|  | —DETAIL/SECTION NUMBER<br>—SHEET NUMBER                                                                          | TYPICAL DETAIL/SECTION                 |
|  | —STRUCTURE ID<br>—RIM ELEVATION<br>—INVERT IN ELEVATION<br>—(###)=UPSTREAM STRUCTURE ID<br>—INVERT OUT ELEVATION | STORM SEWER / SANITARY SEWER STRUCTURE |
|  |                                                                                                                  | PHOTOGRAPH ID, LOCATION, AND DIRECTION |
|  | TP-01 —TEST PIT ID<br>1 —TOTAL DEPTH<br>5=12 —DEPTH TO<br>SEASONAL HIGH WATER TABLE                              | SOIL TEST PIT INFORMATION              |
|  | 2MPI —PERCOLATION RATE IN<br>MINUTES PER INCH (MPI)                                                              | SOIL PERCOLATION TEST INFORMATION      |
|  | IT-1 —INFILTRATION TEST ID<br>101PH —INCHES PER HOUR (IPH)                                                       | SOIL INFILTRATION TEST INFORMATION     |



PUBLIC PLAYGROUNDS  
 SITE PLAN  
 LEGEND

|           |             |
|-----------|-------------|
| NAT       |             |
| GN-2      |             |
| SHEET     |             |
| FILE      | 13124K00A.d |
| PROJECT   | 13124.C     |
| SHEET NO. | 3 OF 1      |





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SCALE: 1 INCH = 50 FT.

13. WETLAND WERE DELINEATED 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.



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WARNER, NEW HAMPSHIRE  
MAP 3 LOT 40  
WARNER ROAD  
RAL PLAYGROUNDS SHOP PROPER

|           |               |
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| FILE      | 13124I00A.dwg |
| PROJECT   | 13124.00      |
| SHEET NO. | 4 OF 18       |

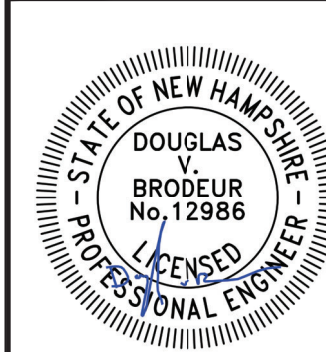


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- DEMOLITION NOTES:**
1. EROSION CONTROL TO BE INSTALLED PRIOR TO GROUND DISTURBANCE. SEE EROSION CONTROL PLAN.
  2. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) 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).

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MERIDIANLANDSERVICES.COM FAX: 603-673-1584

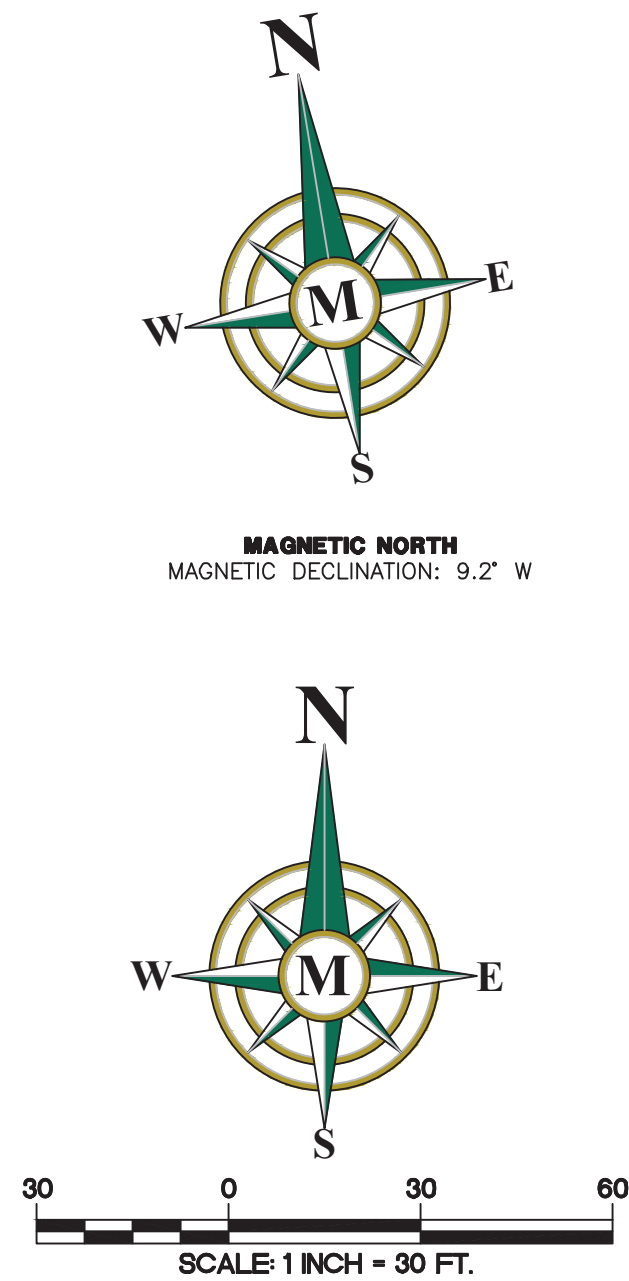


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NATURAL PLAYGROUNDS  
SITE PLAN  
DEMOLITION PLAN

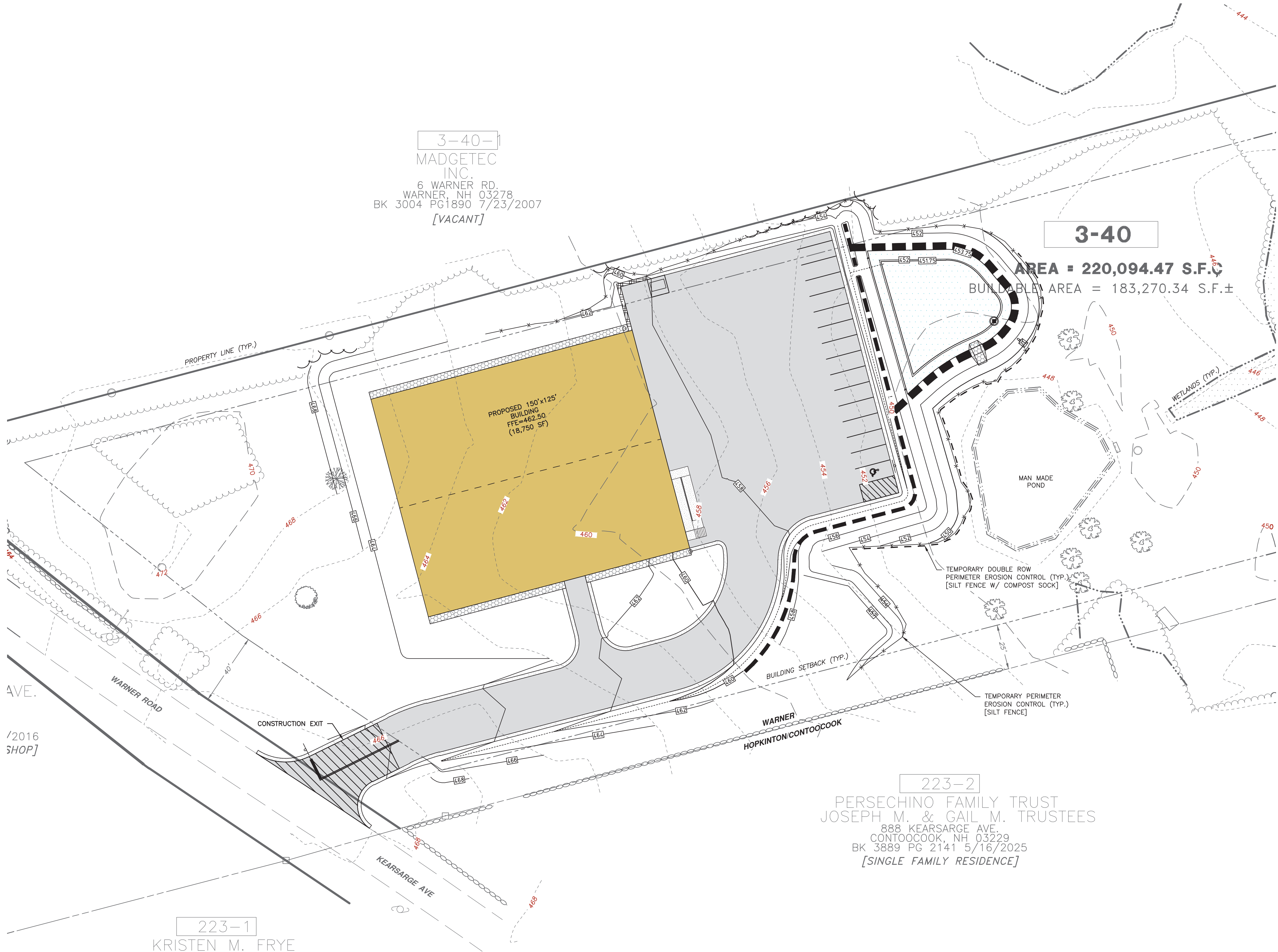
NATURAL PLAYGROUNDS SHOP PROPERTIES  
WARNER ROAD  
MAP 3 LOT 40  
WARNER, NEW HAMPSHIRE

**SP-1**  
SHEET  
FILE: 13124100A.dwg  
PROJECT: 13124.00  
SHEET NO. 5 OF 18

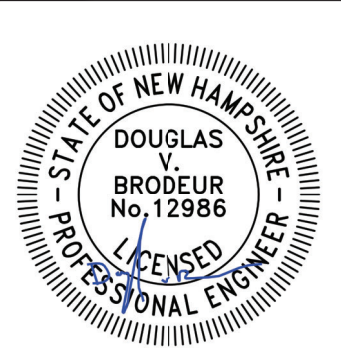
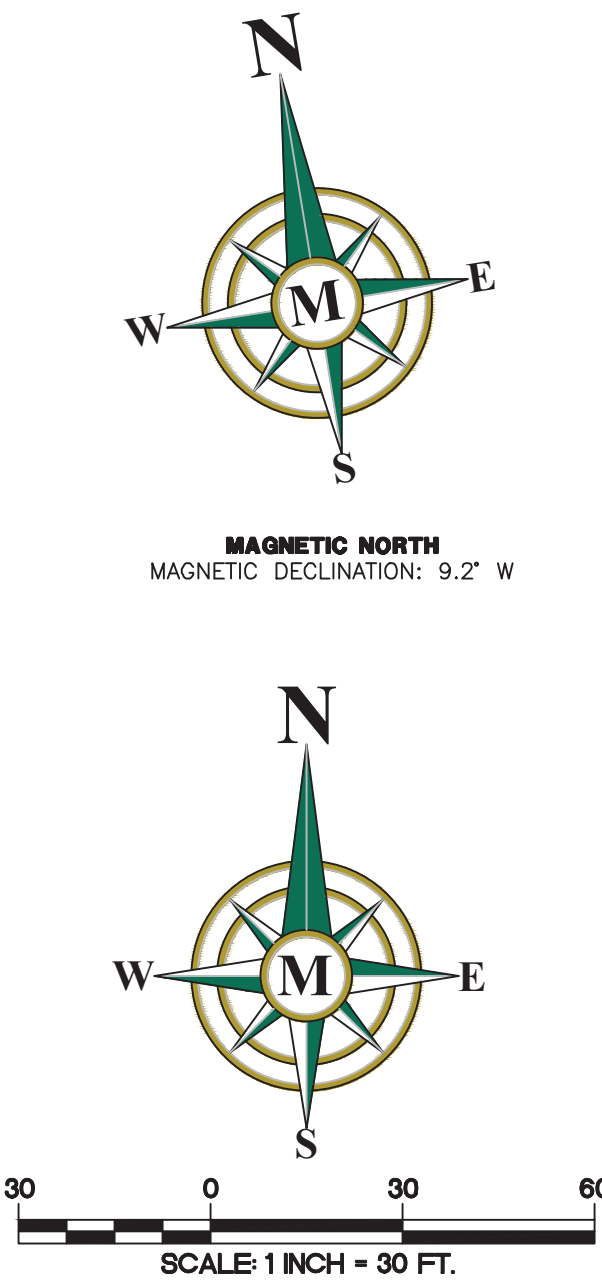




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**NOTES:**  
1. SEE EROSION & SEDIMENTATION CONTROL NOTES AND EROSION & SEDIMENTATION CONTROL DETAILS SHEETS FOR ADDITIONAL INFORMATION.



| REV. | DATE    | TOWN COMMENTS | DR  | CK  |
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| A    | 9/24/26 |               | JJA | DVB |
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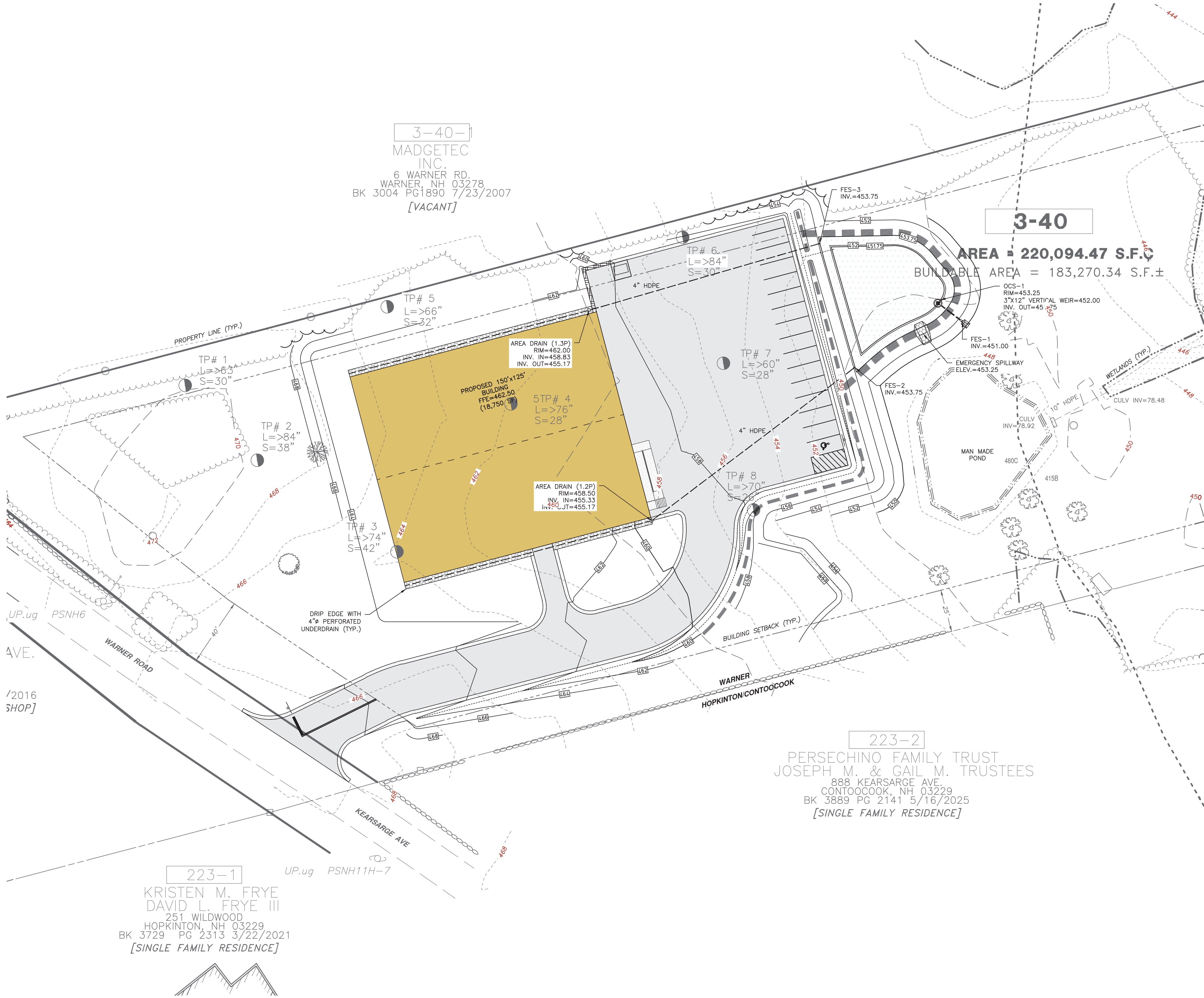
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|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------|
| NATURAL PLAYGROUNDS SHOP PROPERTIES<br>WARNER ROAD<br>MAP 3 LOT 40<br>WARNER, NEW HAMPSHIRE | NATURAL PLAYGROUNDS<br>SITE PLAN<br>EROSION & SEDIMENTATION<br>CONTROL PLAN | AUGUST 24, 2026 |
| SCALE: 1" = 30'                                                                             |                                                                             |                 |
| SP-2<br>SHEET                                                                               |                                                                             |                 |
| FILE                                                                                        | 13124\00A.dwg                                                               |                 |
| PROJECT                                                                                     | 13124.00                                                                    |                 |
| SHEET NO.                                                                                   | 6 OF 18                                                                     |                 |







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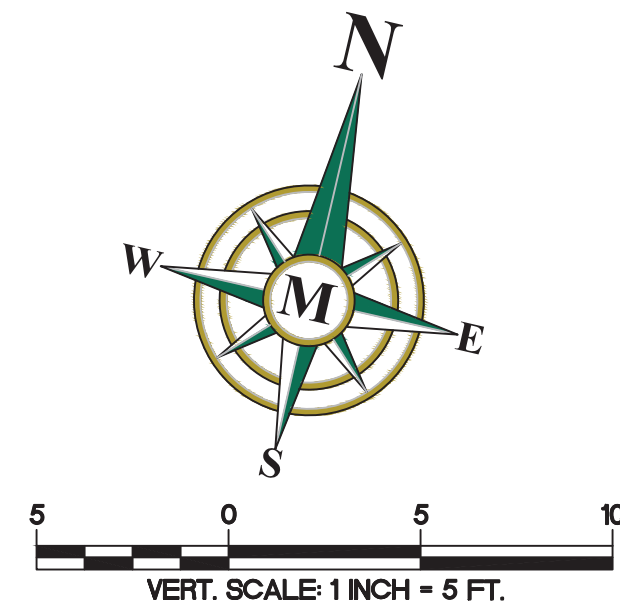
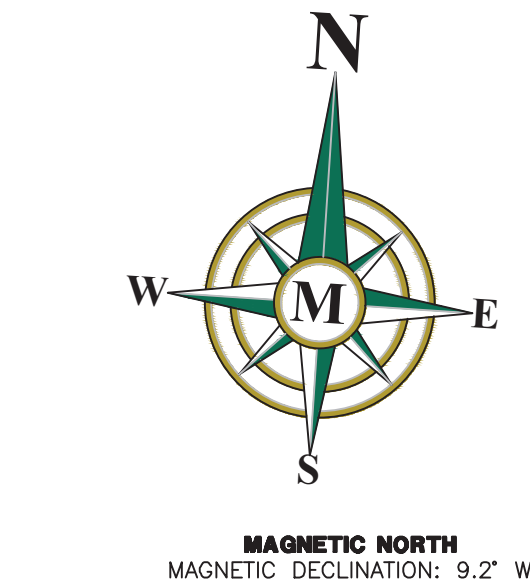
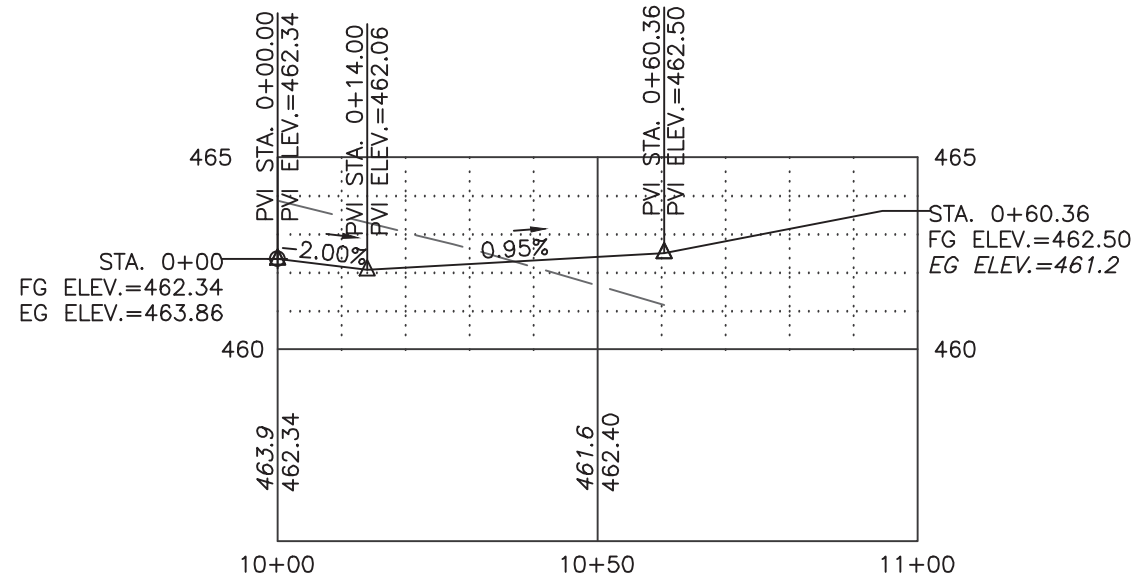
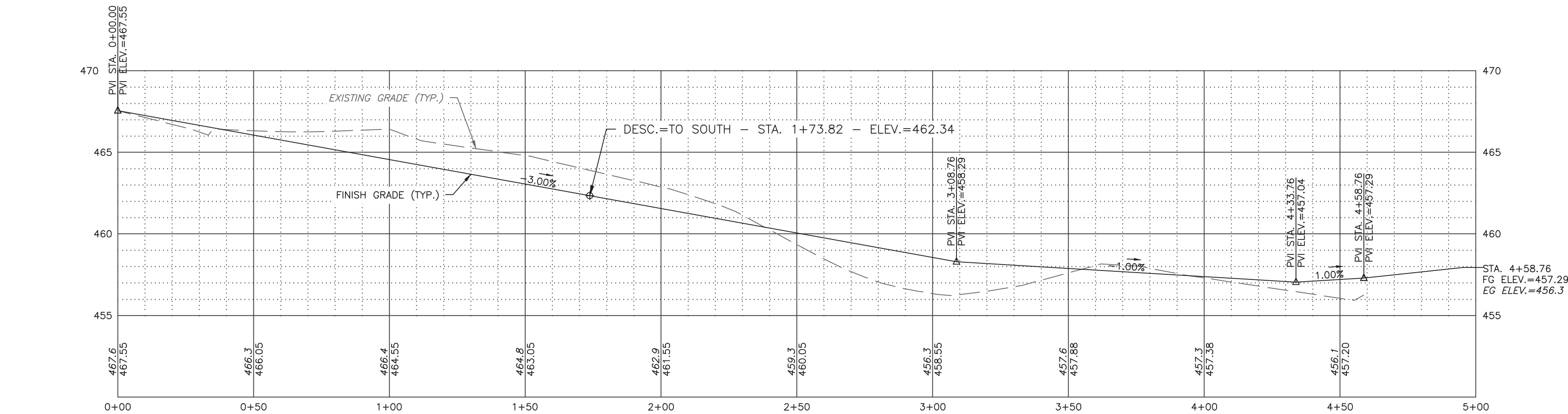
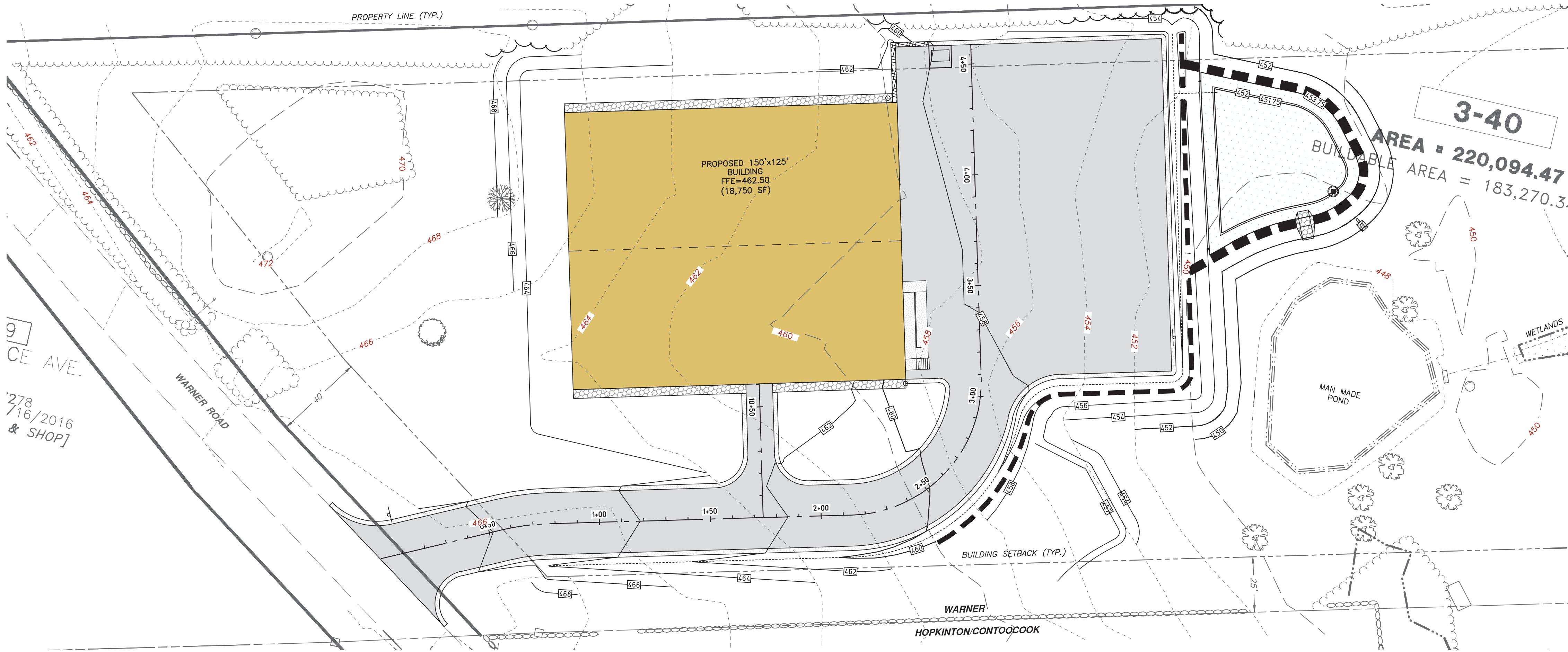


- DRAINAGE NOTES:**
- EXISTING OFFSITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING THE COURSE OF CONSTRUCTION.
  - THE LOCATION OF THE DRAINAGE STRUCTURES SHOWN ON THE PLANS MAY BE FIELD ADJUSTED TO PRESERVE AN EXISTING VEGETATION, AS APPROVED BY THE ENGINEER.
  - DURING CONSTRUCTION, ALL INLET OPENINGS SHALL BE COVERED WITH FILTER FABRIC TO PREVENT DEBRIS FROM FALLING INTO INLET.
  - ALL STORM DRAINAGE PIPES SHALL BE ADS N12 UNLESS OTHERWISE NOTED.
  - HDPE PIPE JOINTS SHALL BE WRAPPED IN MIRAFI FABRIC UPON INSTALLATION.
- GRADING NOTES:**
- THE CONTRACTOR SHALL ADJUST ALL PROPOSED ELEVATIONS TO MEET EXISTING GRADES AS NEEDED.
  - THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH THE PROPOSED GRADES.

| REV. | DATE    | DESCRIPTION | TOWN COMMENTS | DR | CK |
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MERIDIANLANDSERVICES.COM FAX: 603-673-1584



STATE OF NEW HAMPSHIRE  
DOUGLAS V. BRODEUR  
No. 12986  
LICENSED PROFESSIONAL ENGINEER

| REV. | DATE    | TOWN COMMENTS | DR  | CK  |
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| 1    | 9/24/26 |               | JJA | DVB |
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NATURAL PLAYGROUNDS  
SITE PLAN  
DRIVEWAY PLAN & PROFILE

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

**P-1**  
SHEET  
FILE: 13124100A.dwg  
PROJECT: 13124.00  
SHEET NO. 9 OF 18



3-40-1  
MADGETEC  
INC.  
6 WARNER RD.  
WARNER, NH 03278  
BK 3004 PG1890 7/23/2007  
[VACANT]

3-40

**AREA = 220,094.47 S.F.Ç**  
BUILDABLE AREA = 183,270.34 S.F.±

PROPOSED 150'x125'  
BUILDING  
FFE=462.50  
(18,750 SF)

223-2

PERSECHINO FAMILY TRUST  
JOSEPH M. & GAIL M. TRUSTEES  
888 KEARSARGE AVE.  
CONTOOCOOK, NH 03229  
BK 3889 PG 2141 5/16/2025  
[SINGLE FAMILY RESIDENCE]

223-1

KRISTEN M. FRYE  
DAVID L. FRYE III  
251 WILDWOOD  
HOPKINTON, NH 03229  
BK 3729 PG 2313 3/22/2021  
[SINGLE FAMILY RESIDENCE]

**NOTES:**

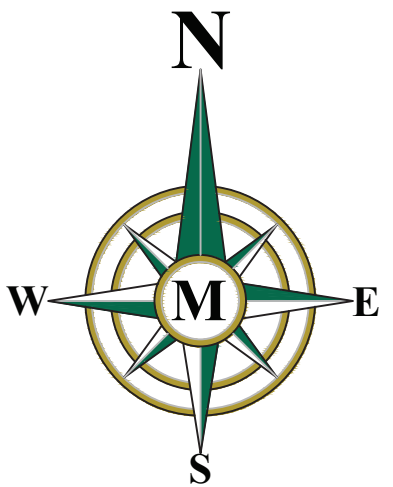
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LANDSCAPING.
2. PLANTING SEQUENCE: OUT OF SEASON PLANTING SHALL BE DONE ONLY WITH THE PRIOR APPROVAL OF THE ARCHITECT AND DOES NOT RELIEVE THE CONTRACTOR FROM HIS GUARANTEE. THE CONTRACTOR SHALL TAKE WHATEVER MAINTENANCE PROCEDURES THAT ARE NECESSARY, 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 TARPIS 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, 1/3 WITH COMPOSTED COW MANURE. WHEN BACKFILLING IS HALF COMPLETED, 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. A MAINTENANCE BOND FOR THE LANDSCAPING SHALL BE IN PLACE PRIOR TO CERTIFICATE OF OCCUPANCY AND SHALL REMAIN ON PLACE FOR ONE (1) YEAR.
15. ALL CONDITIONS ON THE LANDSCAPING PLAN SHALL REMAIN IN PERPETUITY.
16. DEAD PLANTINGS WILL BE REPLACED.

## PLANT LIST

| KEY | QTY. | BOTANICAL NAME           | COMMON NAME              | SIZE       |
|-----|------|--------------------------|--------------------------|------------|
| AR  | 2    | ACER RUBRUM              | OCOTBER GLORY RED MAPLE  | 2½ - 3 CAL |
| TO  | 21   | THUJA OCCIDENTALIS NIGRA | DARK AMERICAN ARBORVITAE | 10'        |
| AA  | 2    | AMELANCHIER ARBOREA      | DOWNY SERVICEBERRY       | 7' - 8'    |
| SR  | 2    | SYRINGA RETICULATA       | JAPANESE LILAC           | 2½ - 3 CAL |



**MAGNETIC NORTH**  
MAGNETIC DECLINATION: 9.2° W



30 0 30 60

SCALE: 1 INCH = 30 FT.

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| REV. | DATE    | TOWN COMMENTS | DR  | CK  |
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| A    | 9/24/26 |               | JJA | DVB |
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## NATURAL PLAYGROUNDS SITE PLAN

## LANDSCAPING PLAN

AUGUST 24, 2026

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

WARNER, NEW HAMPSHIRE

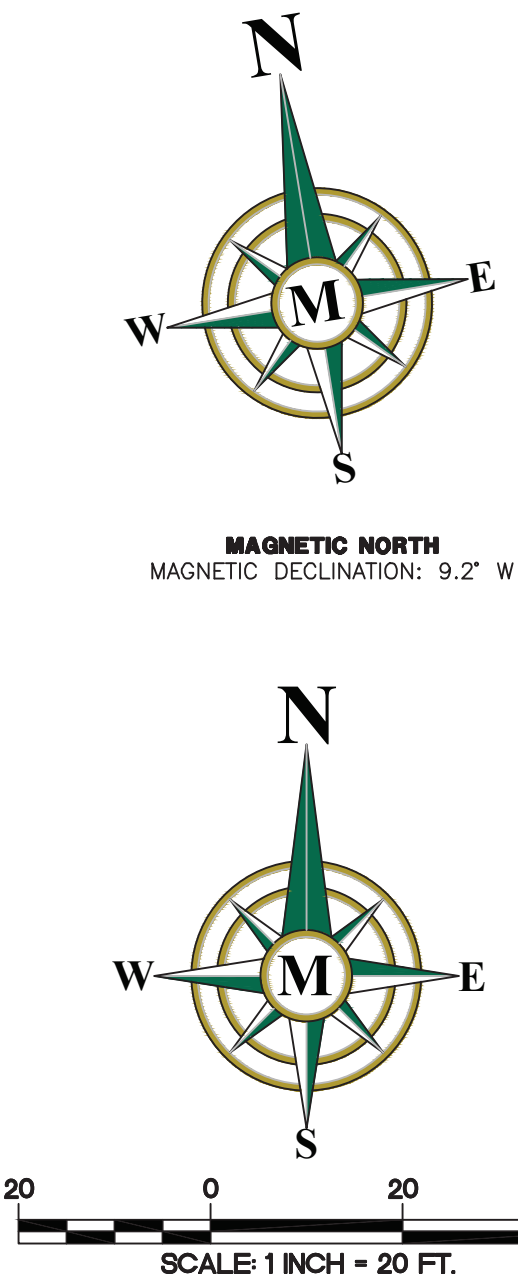
SCALE: 1" = 30'

LS-1  
SHEET

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| PROJECT   | 13124.00      |
| SHEET NO. | 10 OF 18      |



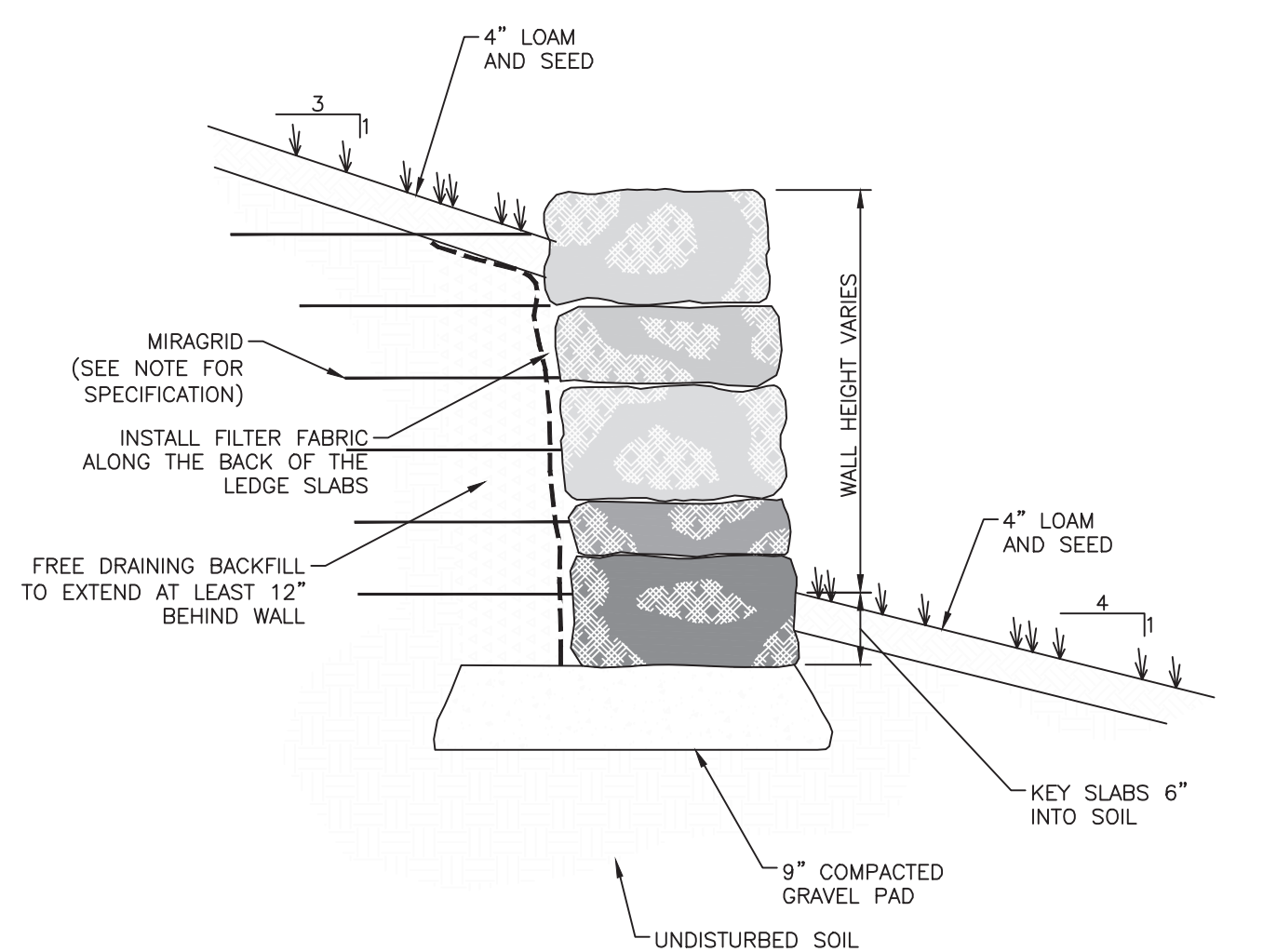
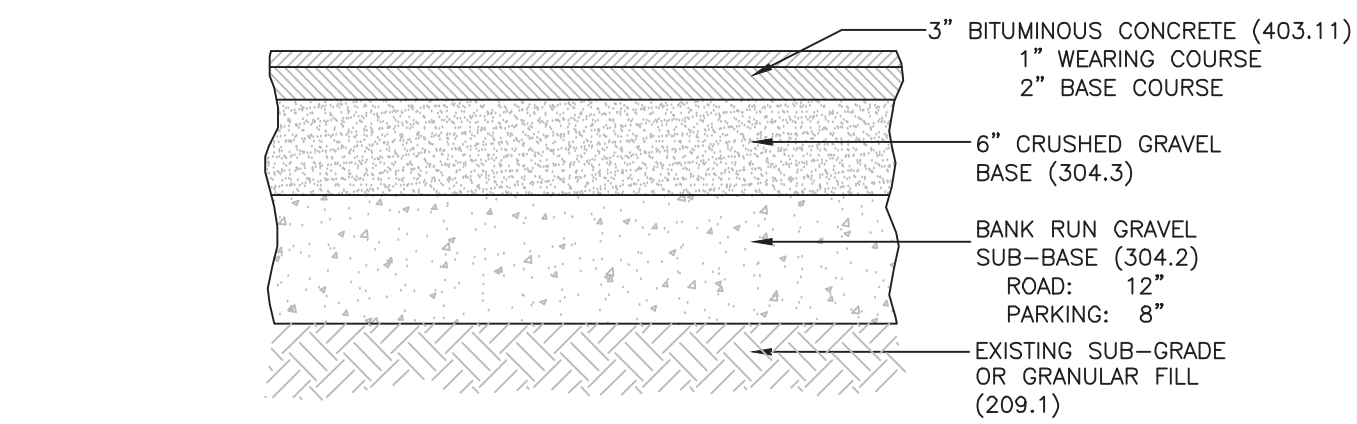
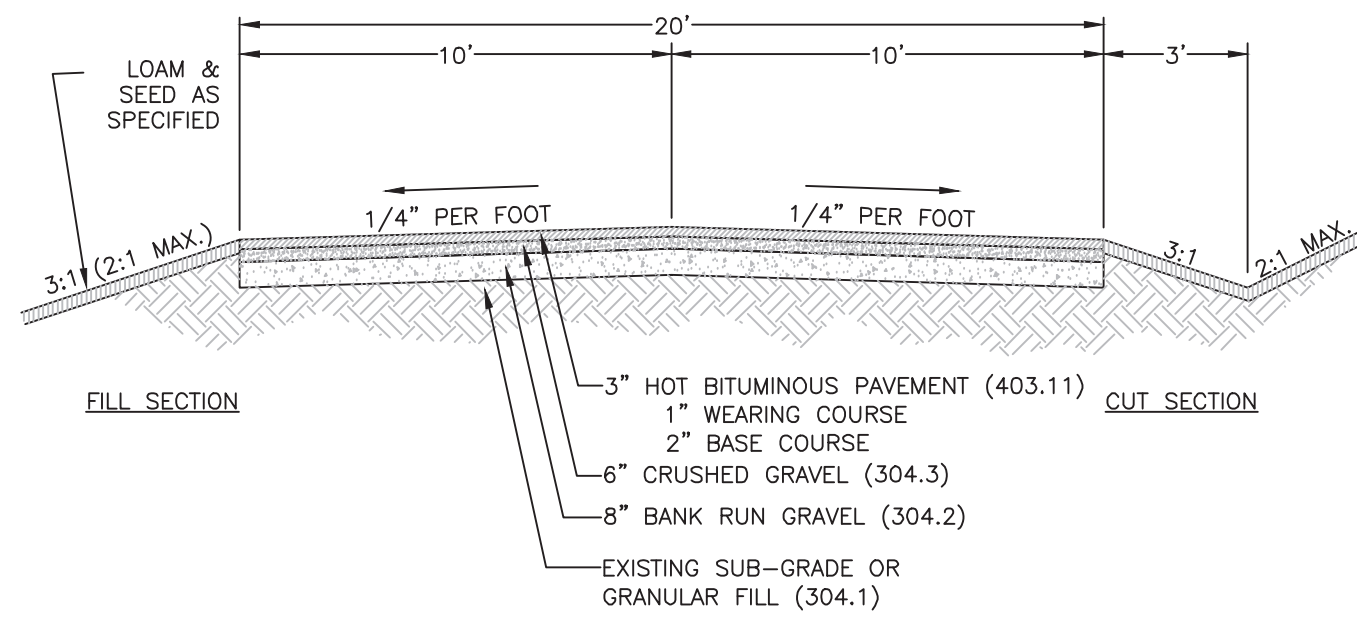
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|---------------------|-------------|-------|------|-----|-----|---------|---------|
| Label               | CatType     | Units | Avg  | Max | Min | Avg/Min | Max/Min |
| ENTIRE AREA         | Illuminance | Fc    | 0.25 | 6.8 | 0.0 | N.A.    | N.A.    |
| REAR PARKING        | Illuminance | Fc    | 2.03 | 6.8 | 0.7 | 2.90    | 9.71    |



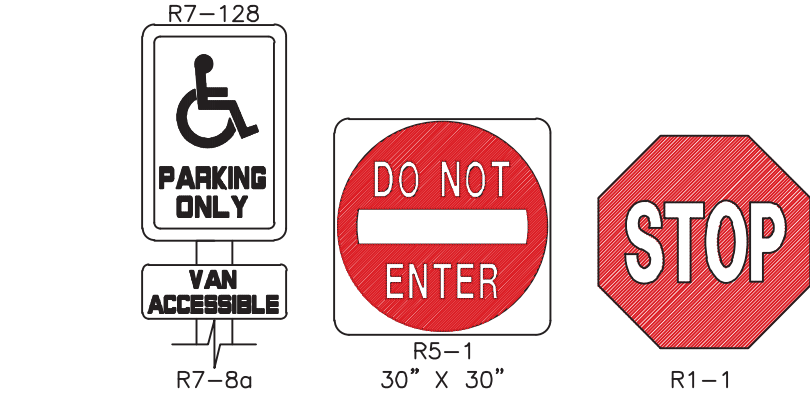
LT-1  
SHEET

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| PROJECT   | 13124.00      |
| SHEET NO. | 11 OF 18      |

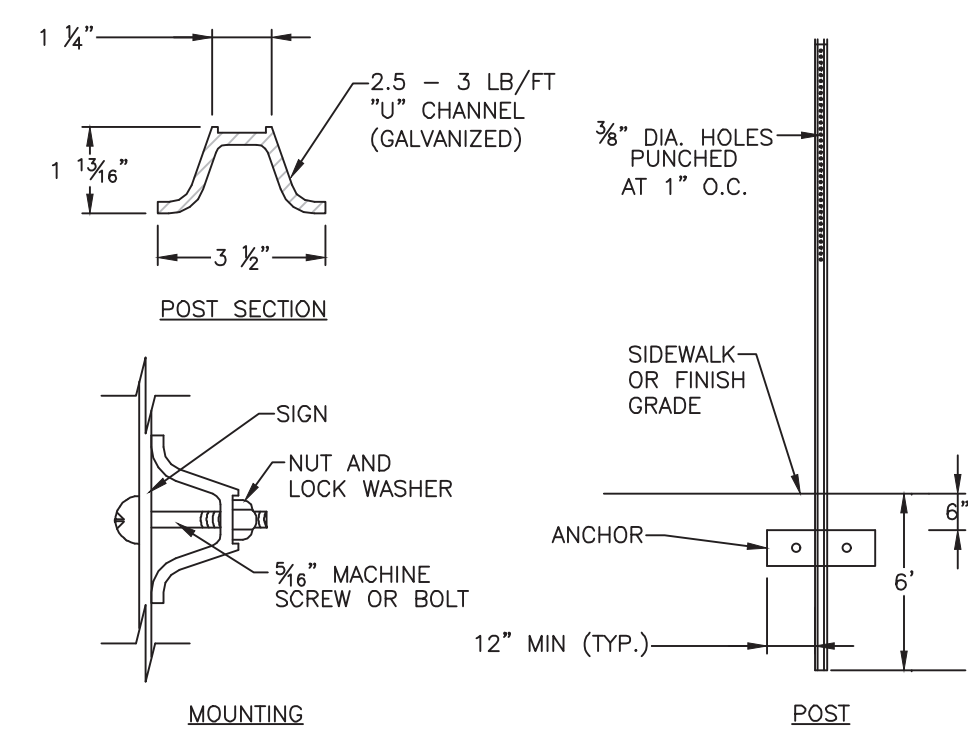
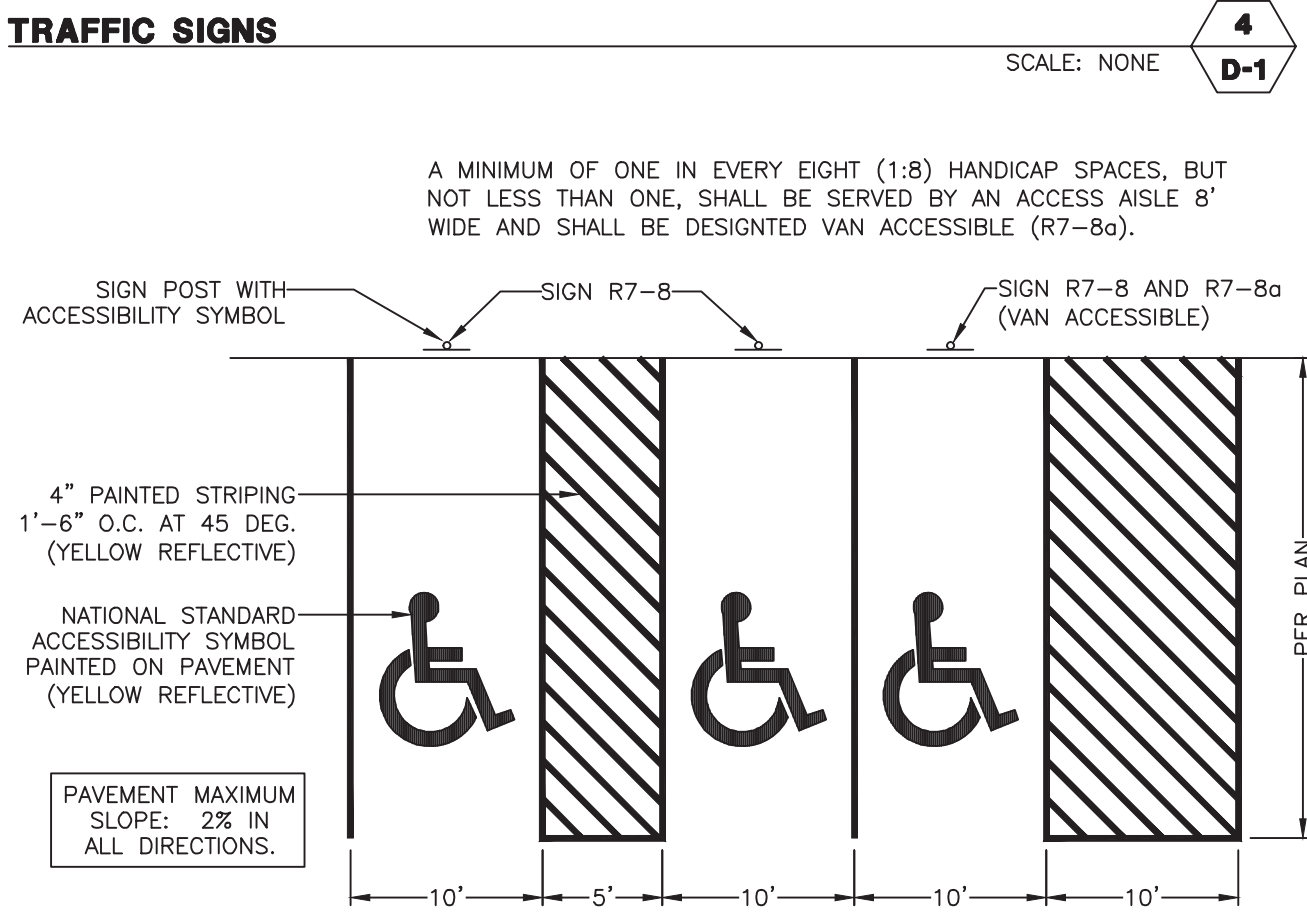




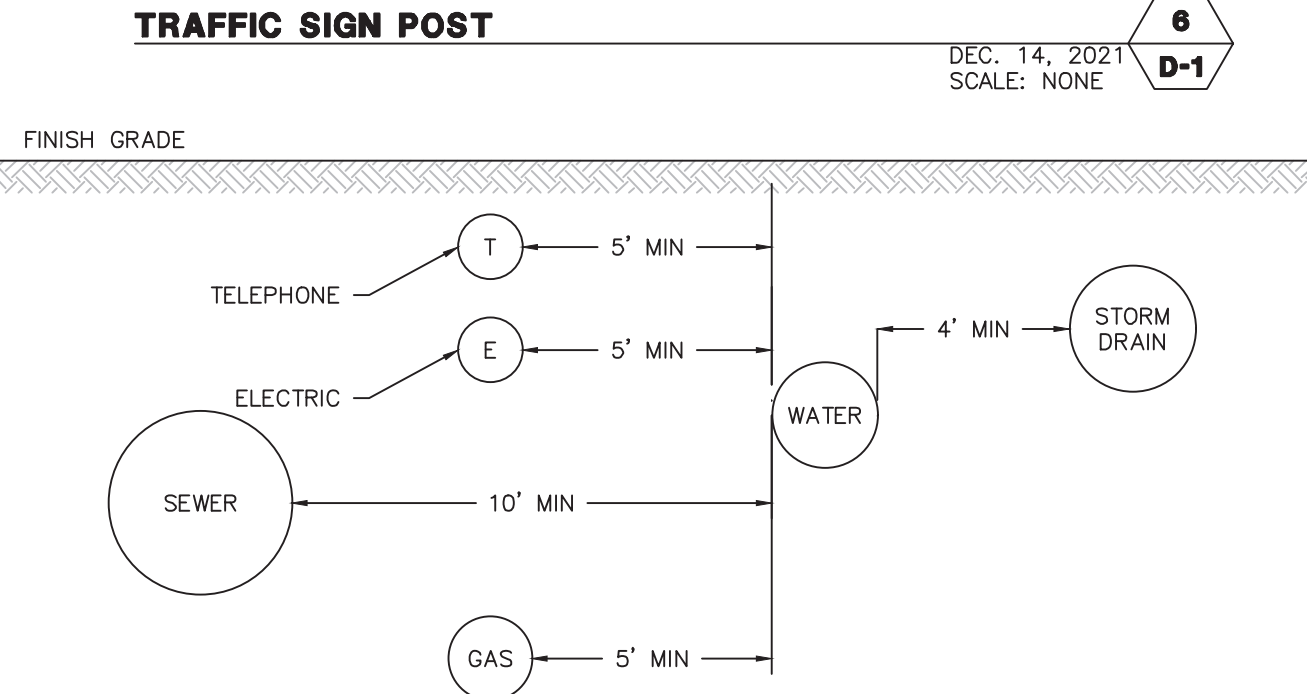
- NOTES:**
- SPECIFIED GEOGRID: MIRAGRID 5XT
  - GEOGRID TO BE INSTALLED PER MANUFACTURER SPECIFICATION.
  - COMPACTION LIFTS THICKNESS: 8" MINIMUM; 2' MAXIMUM; RECOMMEND 1'.



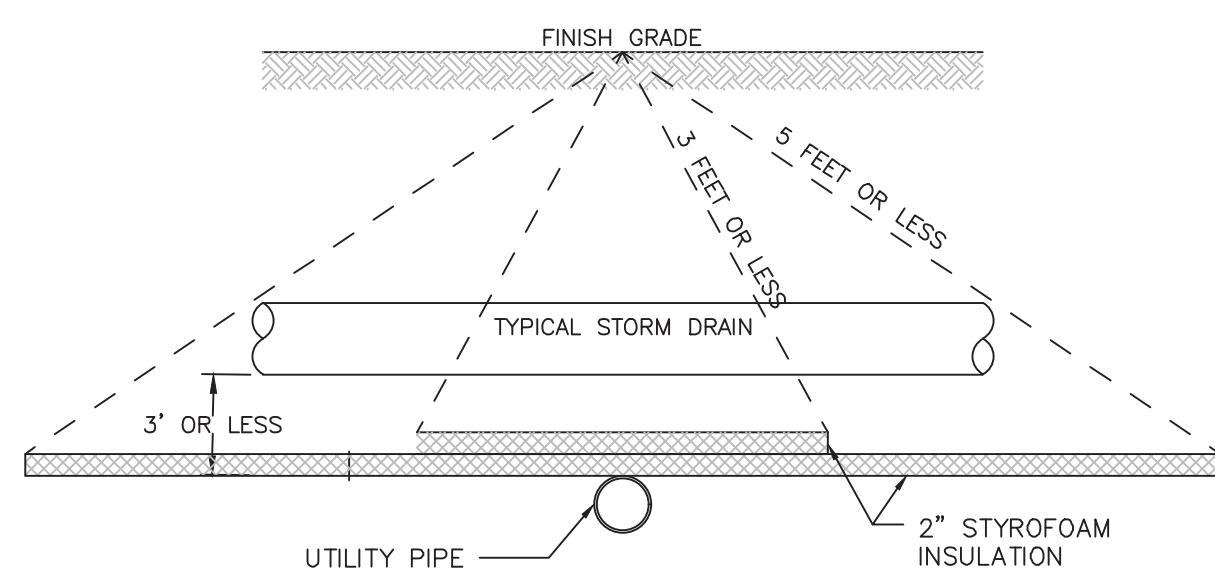
- GENERAL NOTES:**
- ALL SIGNING AND PAVEMENT MARKINGS SHALL CONFORM TO "NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTIONS 615 AND 632, AS AMENDED, AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
  - THE CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT OF ALL SIGNING AND PAVEMENT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



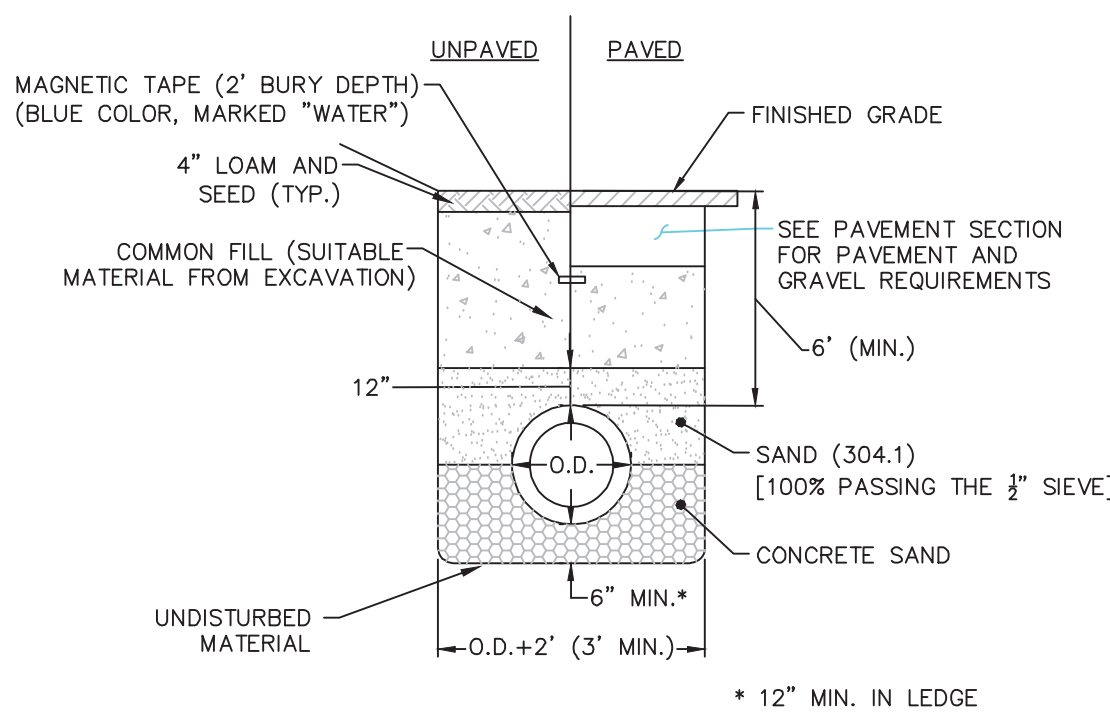
- NOTES:**
- ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD.
  - MOUNT BOTTOM OF SIGN AT 84" ABOVE FINISHED GRADE.



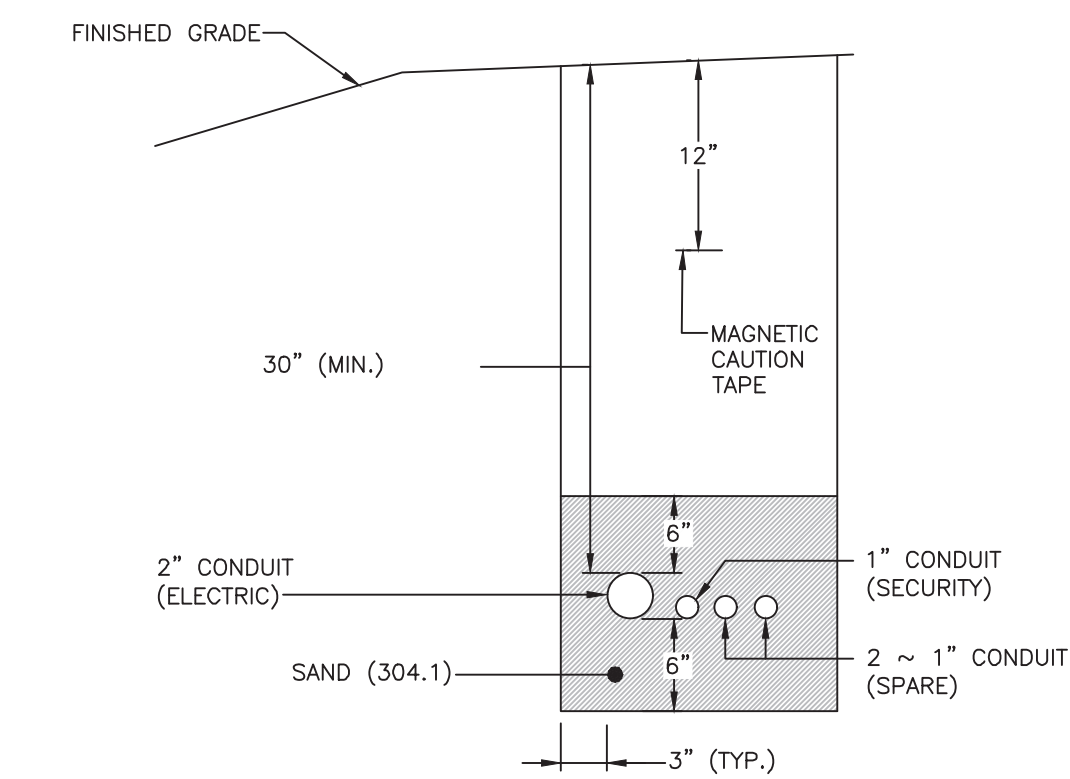
- NOTES:**
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL CONFORM TO TOWN OF AMHERST SPECIFICATIONS.
  - ALL WATER MAIN SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.



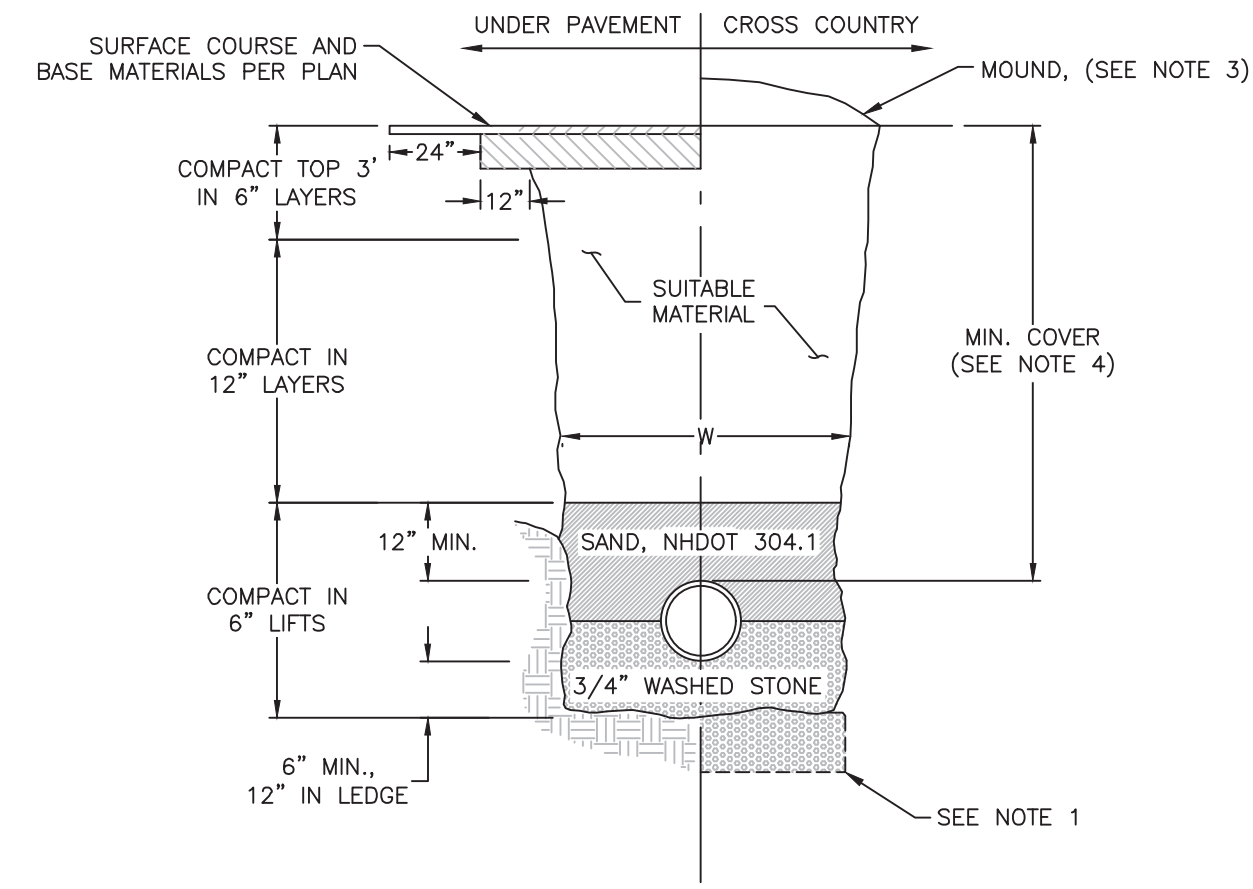
- GENERAL NOTES:**
- SEPARATION BETWEEN UTILITIES WILL DICTATE HOW MUCH INSULATION IF ANY NEEDS TO BE USED.
  - SEPARATION OF 5 FEET OR MORE REQUIRES NO INSULATION.
  - SEPARATION OF 5 FEET TO 3 FEET REQUIRES 2 INCHES OF STYROFOAM INSULATION.
  - SEPARATION OF 3 FEET OR LESS REQUIRES 44 INCHES OF STYROFOAM INSULATION.



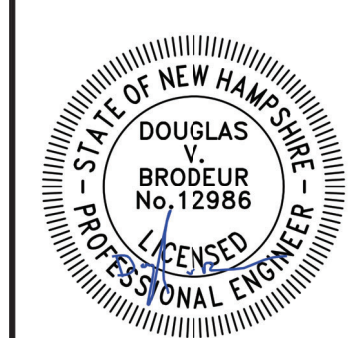
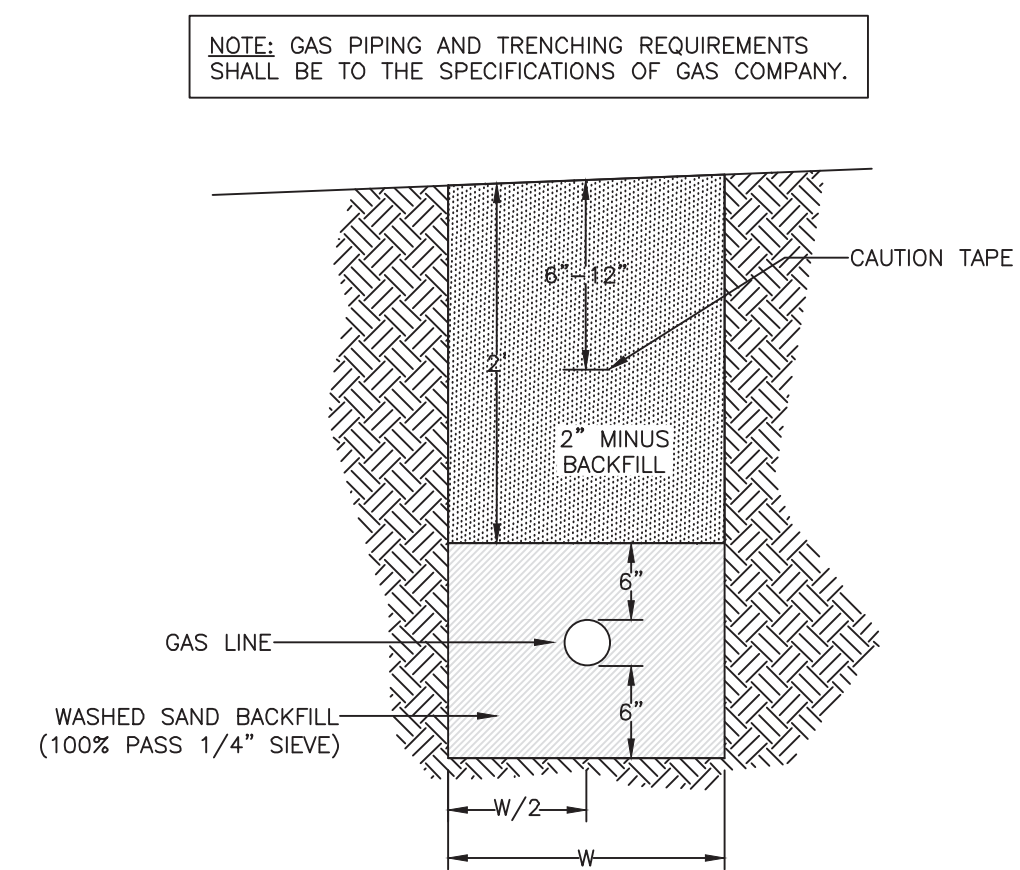
- WATER MAIN NOTES:**
- ALL POTABLE WATER RELATED MATERIALS SHALL MEET MANCHESTER WATER WORKS SPECIFICATIONS.
  - WATER MAIN SHALL HAVE A MINIMUM COVER OF 5'-6".



- NOTES:**
- 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)
  - ALL CONDUITS SHALL BE SOLDWENT WELDED SCHEDULE 40 PVC, WITH METAL INSERTS AT ALL SWEEPS AND/OR BENDS.
  - 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.



- NOTES:**
- EXCAVATE UNSUITABLE MATERIAL AND BACKFILL WITH BEDDING MATERIAL.
  - 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.
  - FOR CROSS COUNTRY CONSTRUCTION, MOUND TO A HEIGHT OF 6" (MIN.) ABOVE ORIGINAL GROUND SURFACE.
  - MINIMUM COVER OF 6 FEET OVER SEWER MAIN IN PAVED AREAS AND 4 FEET OF COVER FOR A SEWER MAIN IN CROSS COUNTRY AREAS.



| REV. | DATE    | DESCRIPTION | TOWN COMMENTS | DR | CK |
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|                                     |                                  |
|-------------------------------------|----------------------------------|
| NATURAL PLAYGROUNDS SHOP PROPERTIES | NATURAL PLAYGROUNDS              |
| WARNER ROAD                         | SITE PLAN                        |
| MAP 3 LOT 40                        | CONSTRUCTION AND UTILITY DETAILS |
| WARNER, NEW HAMPSHIRE               |                                  |
| SCALE: NONE                         | AUGUST 24, 2026                  |
| <b>D-1</b>                          | SHEET                            |
| FILE                                | 13124V00A.dwg                    |
| PROJECT                             | 13124.00                         |
| SHEET NO.                           | 12 OF 18                         |







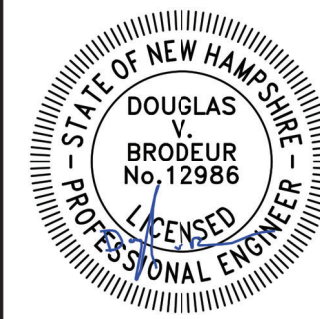
1. ITEM NO.'S REFER TO THE CURRENT EDITION OF THE NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. ORIGINAL GROUND AND FINISHED GRADE ELEVATIONS, SLOPES, WIDTHS, LENGTHS, ETC. SHALL BE PER THE GRADING PLANS.
3. ALL DISTURBED AREAS OTHER THAN THE BASIN FLOOR SHALL BE STABILIZED WITH 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.



**TABLE 3 - STORMWATER POND SCHEDULE**

**TABLE 1 - INFILTRATION BASIN SCHEDULE**

**TABLE 2 - EMBANKMENT FILL GRADATION**



| REV. | DATE    | COMMENTS | DR  | CK  |
|------|---------|----------|-----|-----|
| A    | 9/24/26 | TOWN     | UA  | DVB |
| B    | ---     | ---      | --- | --- |
| C    | ---     | ---      | --- | --- |
| D    | ---     | ---      | --- | --- |
| E    | ---     | ---      | --- | --- |
| F    | ---     | ---      | --- | --- |
| G    | ---     | ---      | --- | --- |
| H    | ---     | ---      | --- | --- |
| I    | ---     | ---      | --- | --- |

NATURAL PLAYGROUNDS  
SITE PLAN

STORMWATER POND DETAILS

AUGUST 24, 2026

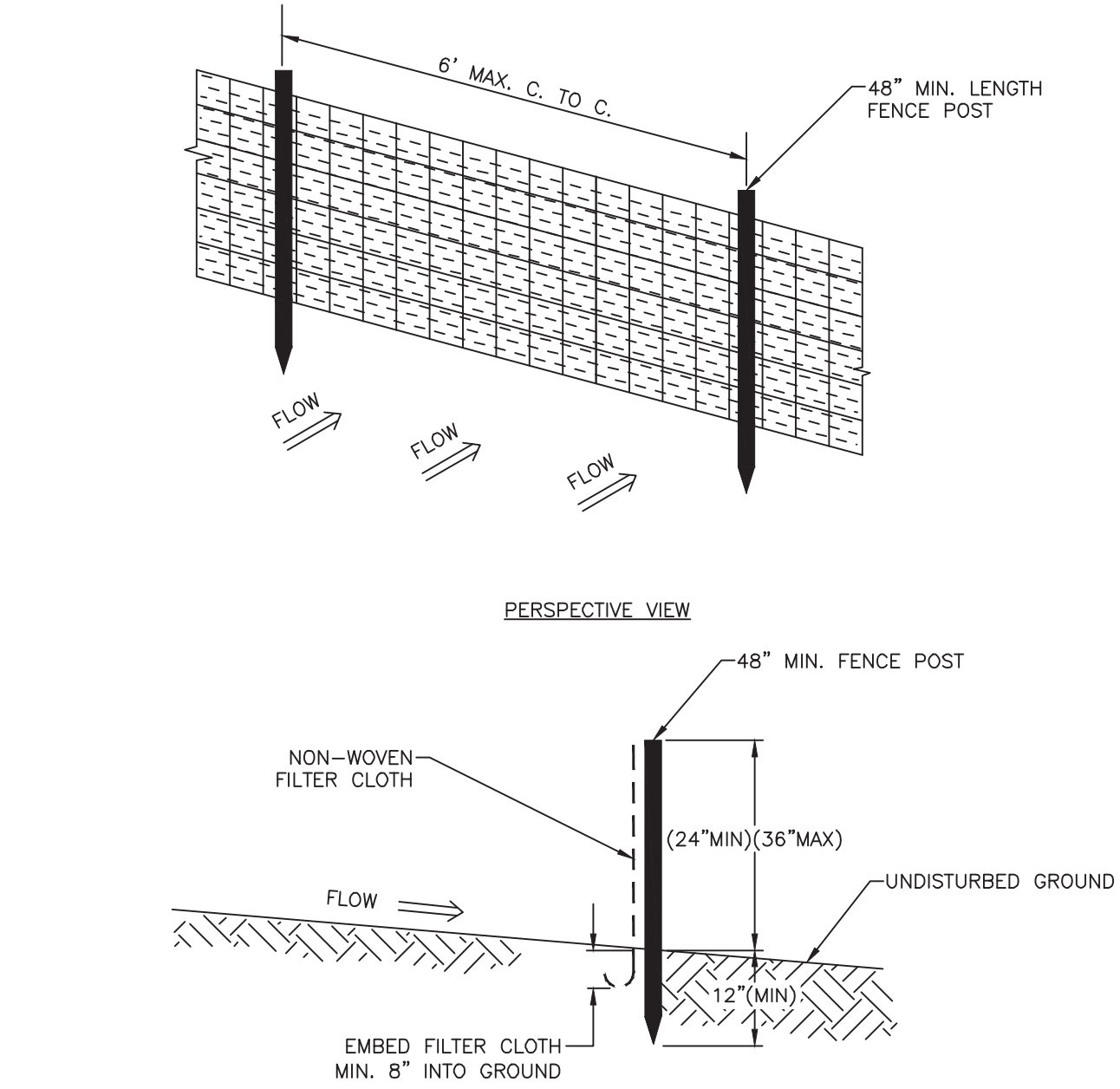
RURAL PLAYGROUNDS SHOP PROPERTIES  
WARNER ROAD  
MAP 3 LOT 40  
WARNER, NEW HAMPSHIRE

SCALE: NONE

|                     |               |
|---------------------|---------------|
| <b>D-3</b><br>SHEET |               |
| FILE                | 13124V00A.dwg |
| PROJECT             | 13124.00      |
| SHEET NO.           | 14 OF 18      |



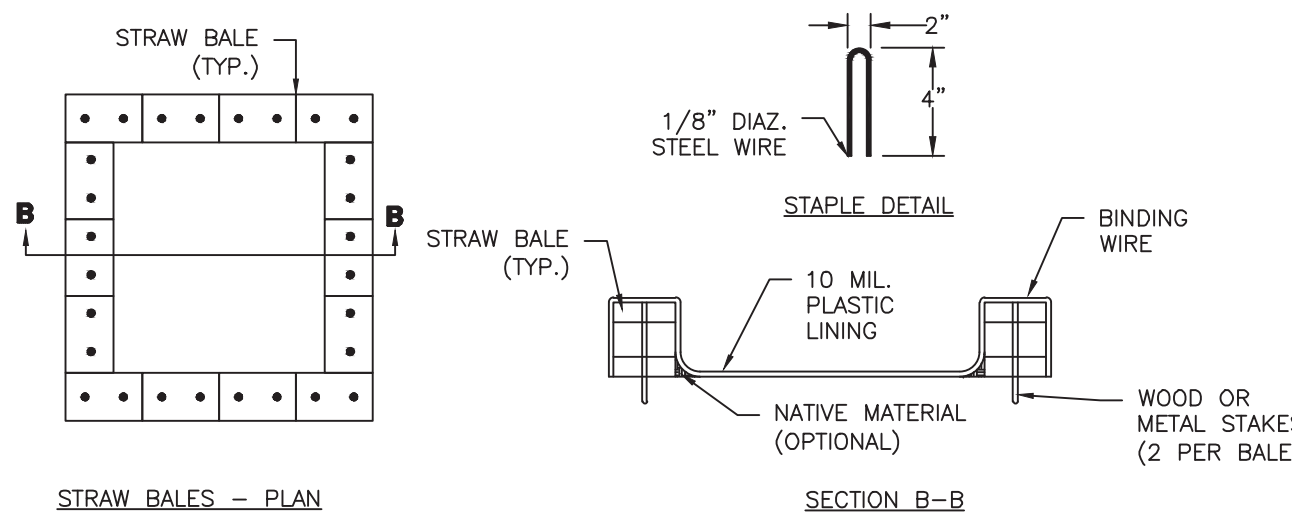
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- NOTES:**
- FENCES SHALL FOLLOW THE CONTOUR OF LAND AS CLOSELY AS POSSIBLE.
  - THE ENDS OF THE FENCE SHALL BE FLARED UP--SLOPE;
  - SUPPORT POSTS SHALL BE SIZED AND ANCHORED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
  - ADJOINING SECTIONS OF THE FENCE SHALL BE OVERLAPPED BY 6--INCHES, FOLDED AND STAPLED TO A SUPPORT POST.
  - FENCES SHALL BE INSPECTED AND MAINTAINED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
  - 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**

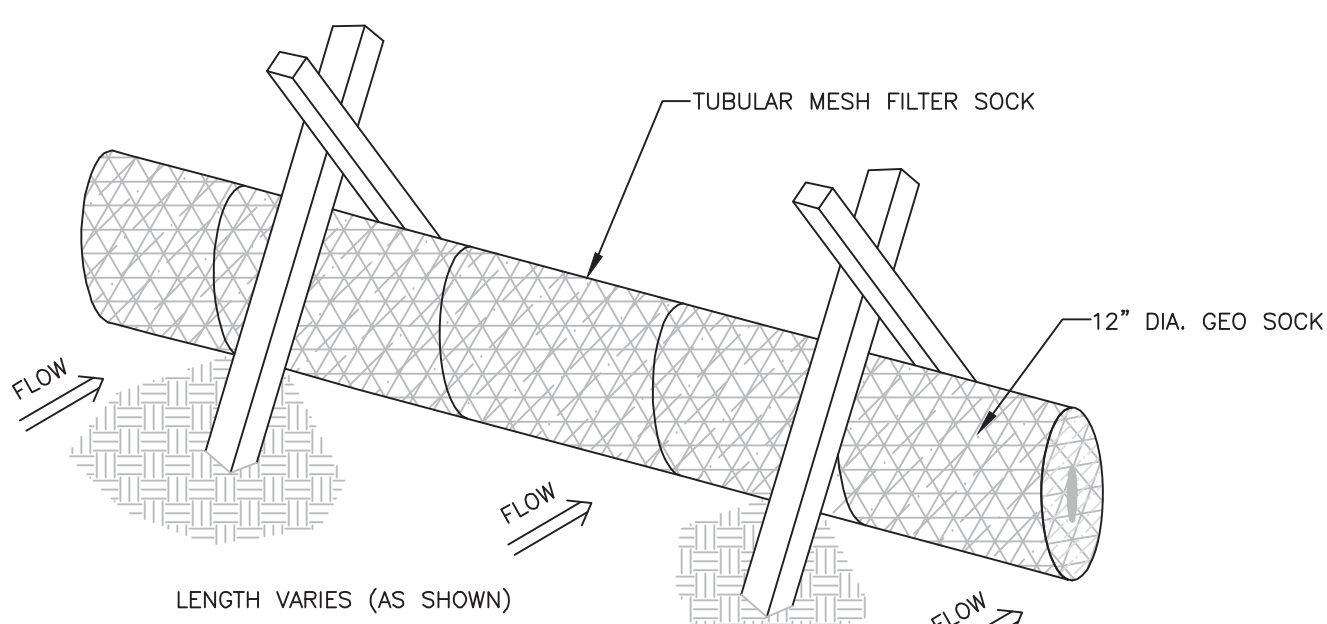
SCALE: NONE  
**1**  
**D-4**



- NOTES:**
- THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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**

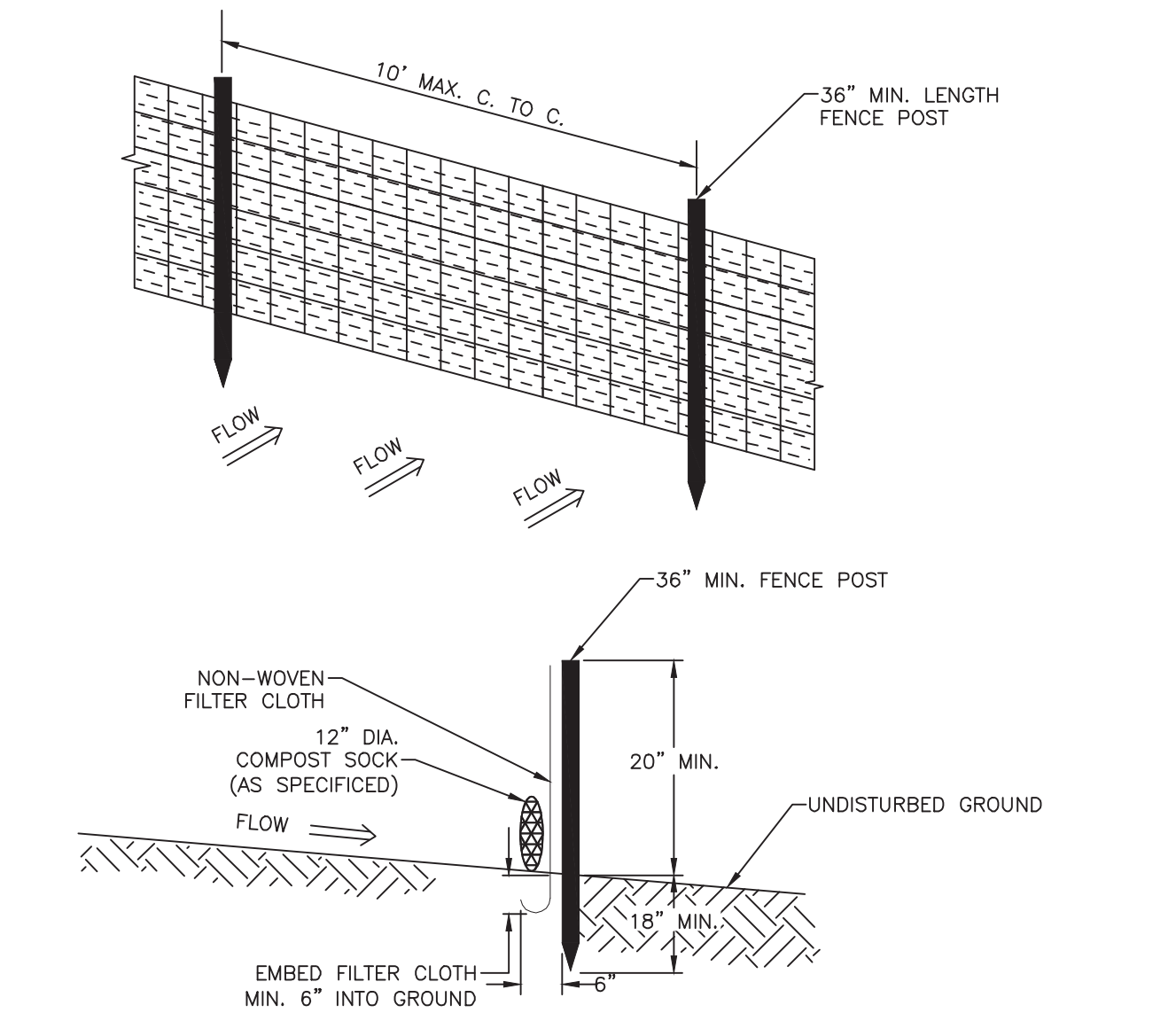
SCALE: NONE  
**2**  
**D-4**



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

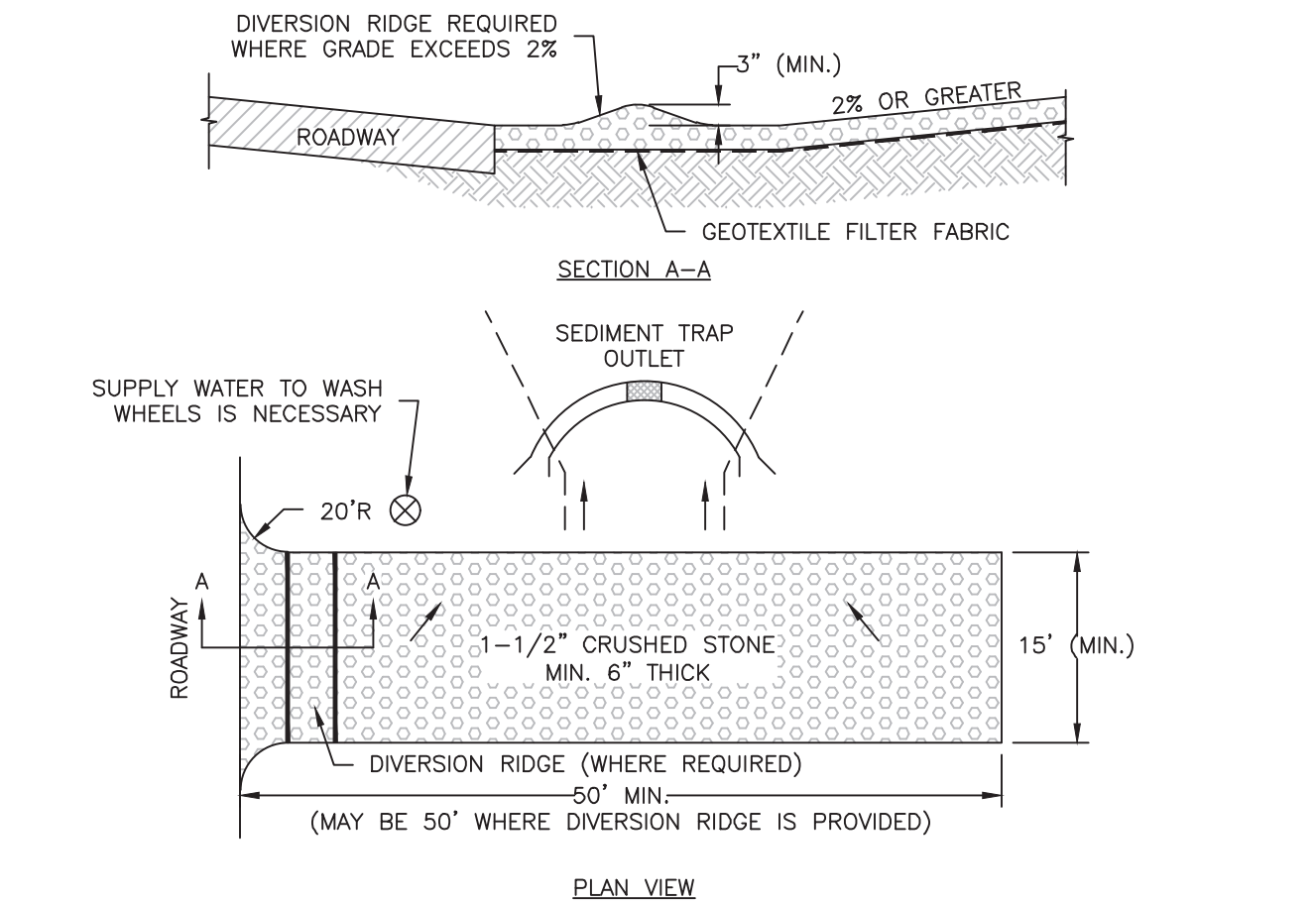
**COMPOST SOCK**

SCALE: NONE  
**3**  
**D-4**



**DOUBLE ROW PERIMETER EROSION CONTROL**

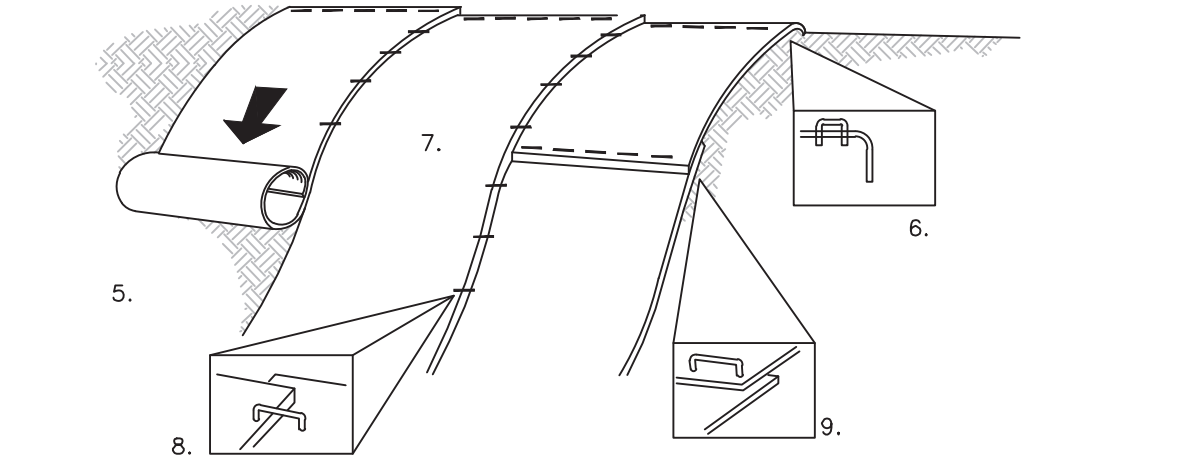
SCALE: NONE  
**4**  
**D-4**



- NOTES:**
- 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.
  - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT--OF--WAY.
  - 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**



**CONSTRUCTION REQUIREMENTS AND SLOPE APPLICATIONS:**

- MATS SHALL BE STRAW/COCONUT FIBER EROSION CONTROL TURF REINFORCEMENT MAT SUCH AS NORTH AMERICAN GREEN SC150BN OR EQUAL.
- THE USE OF ANY EROSION CONTROL MAT WHICH CONTAINS ANY WELDED PLASTIC OR BIODEGRADABLE PLASTIC THREAD OR NETTING IS STRICTLY PROHIBITED.
- 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".
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
- 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.
- 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.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"--5" OF OVERLAP DEPENDING ON THE BLANKET TYPE.
- 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.

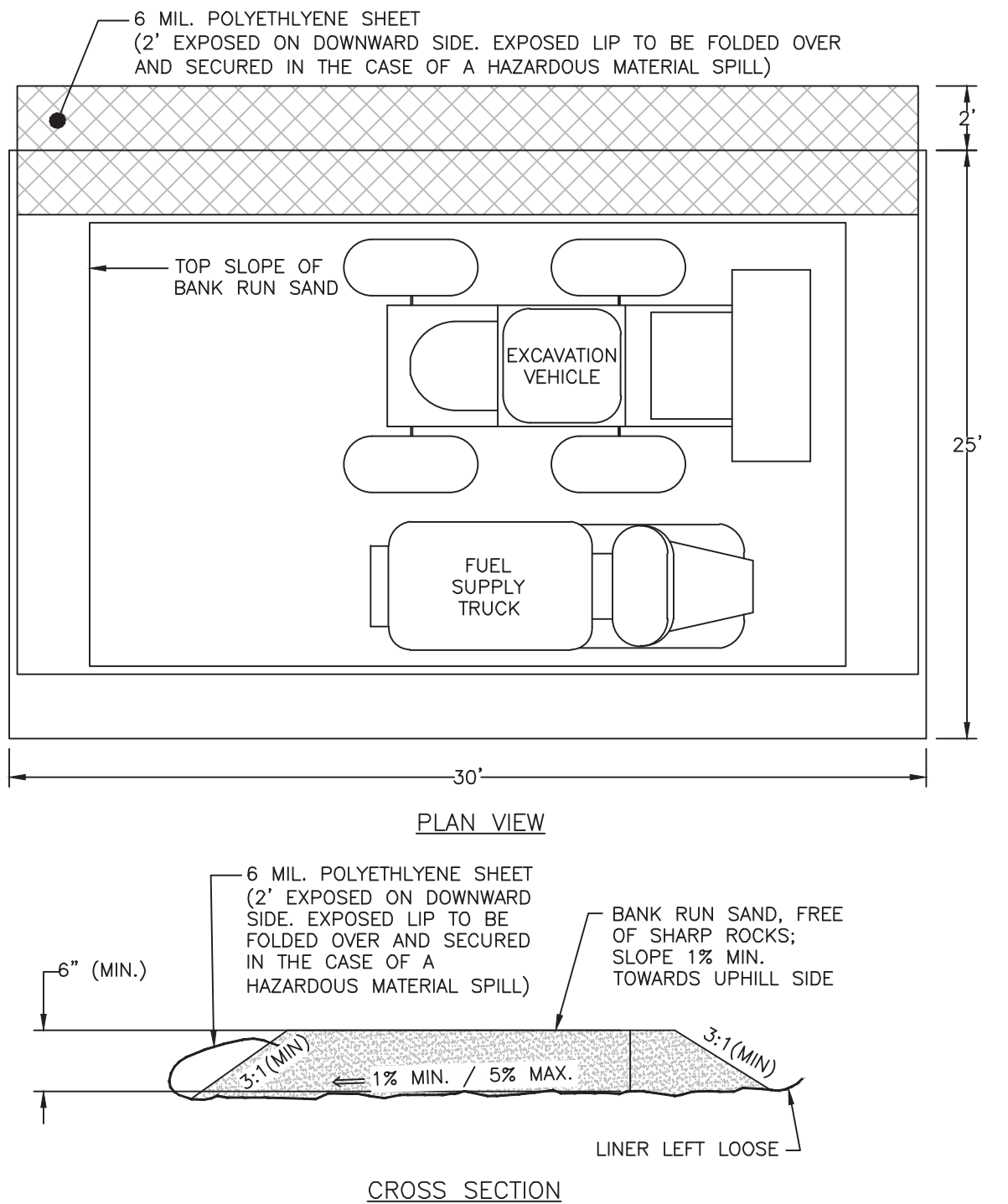
THE CONTRACTOR SHALL MAINTAIN THE BLANKET UNTIL ALL WORK ON THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED. MAINTENANCE SHALL CONSIST OF THE REPAIR OF AREAS WHERE DAMAGED BY ANY CAUSE. ALL DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITIONS AND GRADE OF THE SOIL PRIOR TO APPLICATION OF THE COVERING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

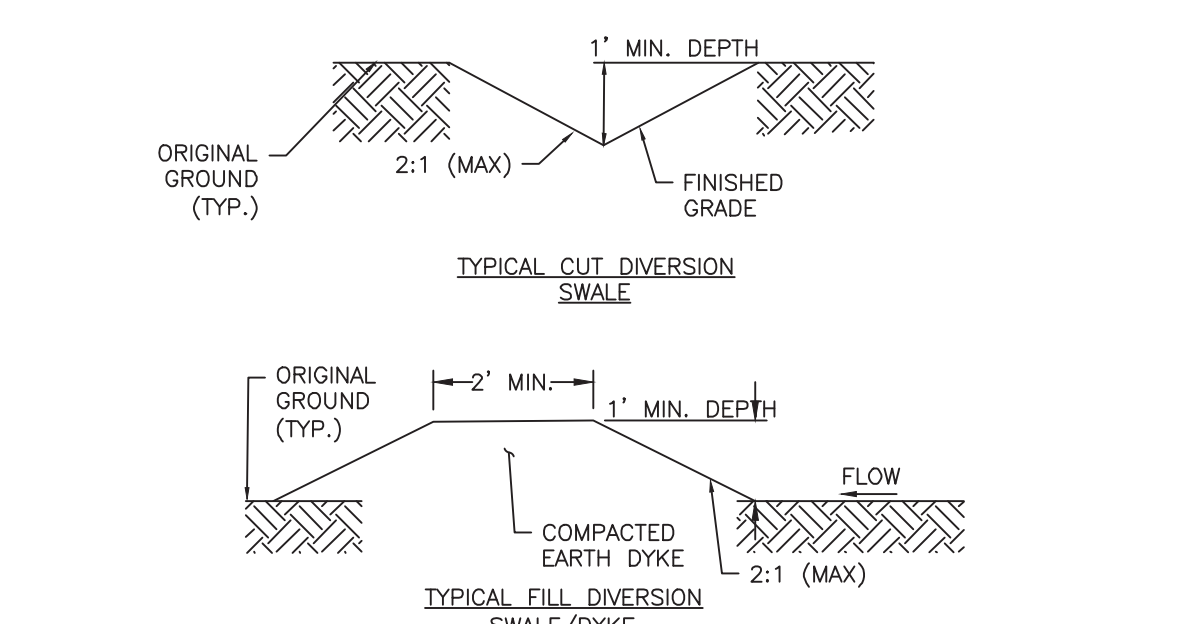
**SLOPE STABILIZATION TURF REINFORCEMENT MAT**

SCALE: NONE  
**6**  
**D-4**



**TEMPORARY VEHICLE MAINTENANCE PAD**

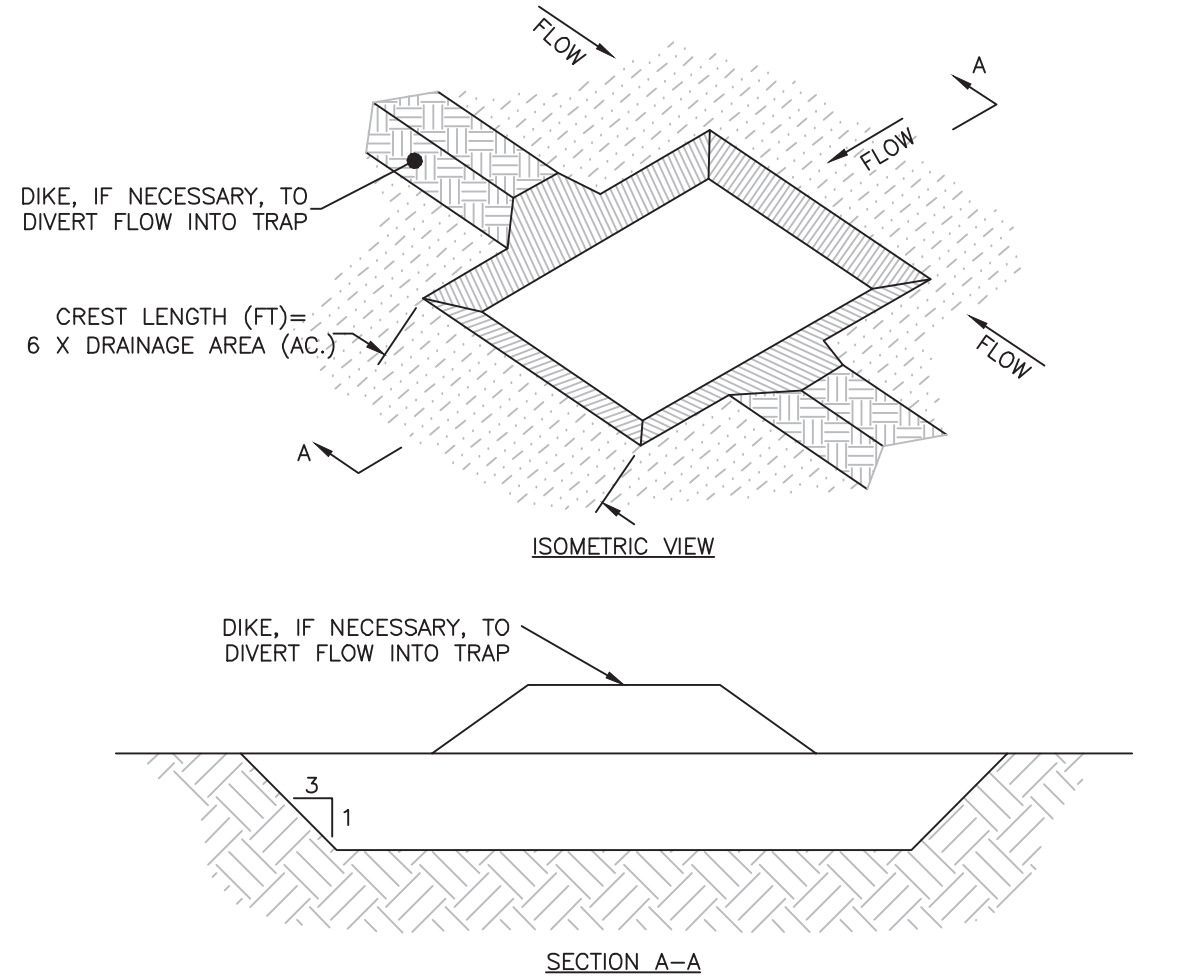
SCALE: NONE  
**7**  
**D-4**



- NOTES:**
- 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.
  - DIVERSION SWALES SHALL BE MAINTAINED IN ACCORDANCE WITH THE NH STORMWATER MANUAL REQUIREMENTS.

**TEMPORARY DIVERSION SWALE**

SCALE: NONE  
**8**  
**D-4**



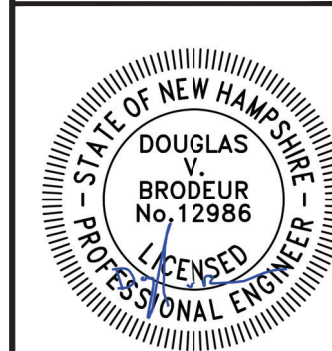
- NOTES:**
- SEDIMENT TRAPS SHOULD BE LOCATED SO THEY CAN BE INSTALLED PRIOR TO DISTURBING THE AREA THEY ARE TO PROTECT.
  - THE TRAP SHOULD BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
  - THE MAXIMUM CONTRIBUTING AREA TO THE TRAP SHOULD BE LESS THAN 5 ACRES.
  - THE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

- INSTALLATION NOTES:**
- BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
  - TRAP SHOULD BE INSTALLED PRIOR TO ANY OTHER LAND--DISTURBING ACTIVITY THAT RELIES ON BASINS FOR STORMWATER CONTROL.
  - 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.
  - EMBANKMENT SHALL BE COMPACTED TO AT MINIMUM 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
  - PIPE SCH 40 OR GREATER SHOULD BE USED.

- MAINTENANCE NOTES:**
- 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.
  - INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - REPAIR OR REPLACE BMPs UPON FAILURE.
  - ACCUMULATED SEDIMENT SHALL BE REMOVED AS NEEDED.
  - 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**



| REV. | DATE    | DESCRIPTION   | CK  | DR  |
|------|---------|---------------|-----|-----|
| 1    | 9/24/26 | TOWN COMMENTS | JJA | DVB |
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| NATURAL PLAYGROUNDS SHOP PROPERTIES                  | NATURAL PLAYGROUNDS SITE PLAN              |
|------------------------------------------------------|--------------------------------------------|
| WARNER ROAD<br>MAP 3 LOT 40<br>WARNER, NEW HAMPSHIRE | EROSION & SEDIMENTATION<br>CONTROL DETAILS |
| SCALE: NONE                                          | AUGUST 24, 2026                            |
| <b>D-4</b><br>SHEET                                  |                                            |
| FILE 13124V00A.dwg                                   |                                            |
| PROJECT 13124.00                                     |                                            |
| SHEET NO. 15 OF 18                                   |                                            |



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:

|                     |           |                     |           |
|---------------------|-----------|---------------------|-----------|
| 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 TIME IS COMPLICATED, FERTILIZER MAY BE APPLIED AT THE RATE OF 600 POUNDS PER ACRE OR 1.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER (N-4-P2O5-K2O) OR EQUIVALENT (LOW PHOSPHORUS FERTILIZER IS DEFINED BY THE COMPREHENSIVE SHORELAND PROTECTION ACT AS LESS THAN 2X 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 SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING 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. 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 LAYERS 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



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



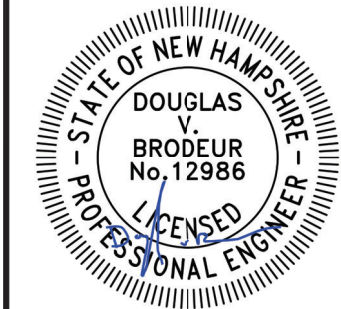
1. TEMPORARY PROTECTION OF DISTURBED AREAS SHALL BE IMPLEMENTED WHERE A TEMPORARY STAND OF GRASS OR SMALL GRAINS WILL NORMALLY PRODUCE SUFFICIENT COVER TO RETARD EROSION AND REDUCE SEDIMENT.
2. USE OF TEMPORARY SEEDING SHALL BE IMPLEMENTED WHEN A DISTURBED AREA OR MATERIAL STOCKPILE WILL BE INACTIVE 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<br>(LBS./AC.) | RATE 2<br>(LBS./1,000 S.F.) | REMARKS                                                                                         |
|-----------------------|----------------------|-----------------------------|-------------------------------------------------------------------------------------------------|
| WINTER RYE            | 112                  | 2.5                         | FALL, 8/15 TO 9/15<br>PLANT 1.0 INCH DEEP                                                       |
| OATS                  | 80                   | 2.0                         | SPRING PRIOR TO 5/15<br>PLANT 1.0 INCH DEEP                                                     |
| ANNUAL<br>RYEGRASS    | 40                   | 1.0                         | QUICK, SHORT DURATION<br>GOOD APPEARANCE<br>EARLY SPRING & FALL<br>PLANT 0.25 INCH DEEP         |
| PERENNIAL<br>RYEGRASS | 30                   | 0.7                         | LASTS LONGER THAN ANNUAL<br>LATE SPRING & FALL<br>MULCHING WILL ALLOW US<br>PLANT 0.5 INCH DEEP |

3. INSTALL STABILIZED CONSTRUCTION ENTRANCE(S).
4. CUT AND CLEAR TREES; DISPOSE OF DEBRIS.
5. 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.
6. 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.
7. 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.
8. 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.
9. EXCAVATE FOR AND CONSTRUCT THE FOUNDATION OF THE PROPOSED BUILDING(S). CONSTRUCT BUILDING(S).
10. INSTALL DRAINAGE PIPES AND STRUCTURES; PLACE SEDIMENT FILTERS IN CATCH BASINS UNTIL ALL NON-PAVED DISTURBED AREAS HAVE A HEALTHY VEGETATIVE COVER.
11. INSTALL UNDERGROUND UTILITIES: WATER, SEWER, TELEPHONE, ELECTRICAL.
12. INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER ANY RAINFALL OF 0.50" OR MORE.
13. AS REQUIRED, CONSTRUCT TEMPORARY BASINS, BERMS, CULVERTS, DITCHES, SILT BARRIERS, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
14. 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.
15. BASE PAVE ACCESS DRIVE AND PARKING AREAS. INSTALL CURBING AND FINISH PAVE DRIVE, PARKING, AND SIDEWALKS.
16. APPLY LOAM. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
17. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
18. 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



| REV | DATE    | TOWN COMMENTS | DATE | BY | CHK |
|-----|---------|---------------|------|----|-----|
| A   | 9/24/26 |               |      |    |     |
| B   |         |               |      |    |     |
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| I   |         |               |      |    |     |

NATURAL PLAYGROUNDS  
SITE PLAN  
EROSION & SEDIMENTATION  
CONTROL DETAILS

RURAL PLAYGROUNDS SHOP PROPEE  
WARNER ROAD  
MAP 3 LOT 40  
WARNER, NEW HAMPSHIRE

AUGUST 24, 2026

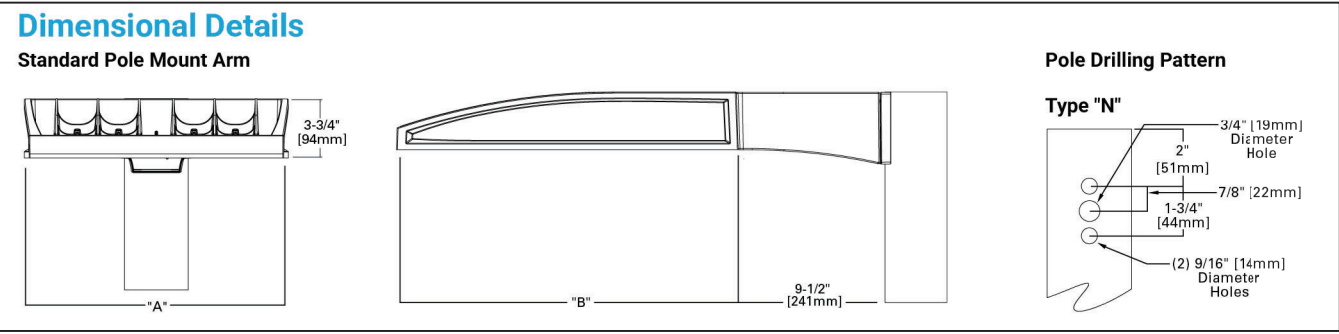
SCALE: NONE

**D-5**  
SHEET

|           |               |
|-----------|---------------|
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| PROJECT   | 13124.00      |
| SHEET NO. | 16 OF 18      |



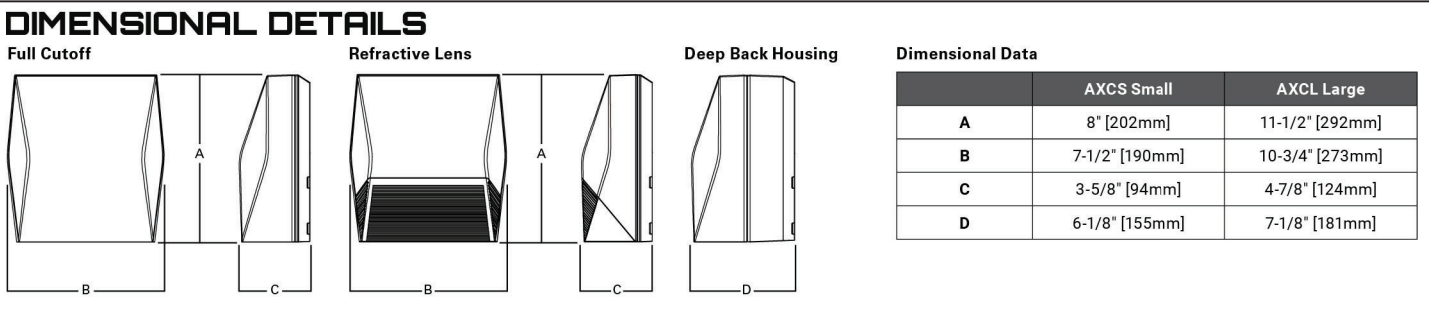
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**MCGRAW-EDISON - GALN GALEON II AREA/SITE LUMINAIRE**  
[COOPER LIGHTING SOLUTIONS, OR EQUAL]

SCALE: NONE

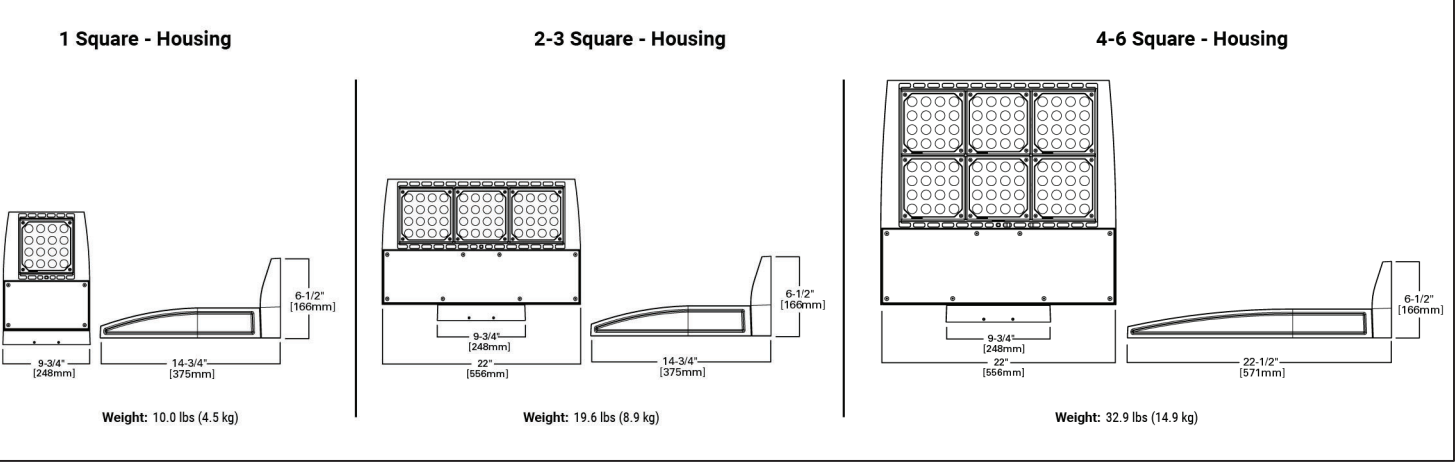
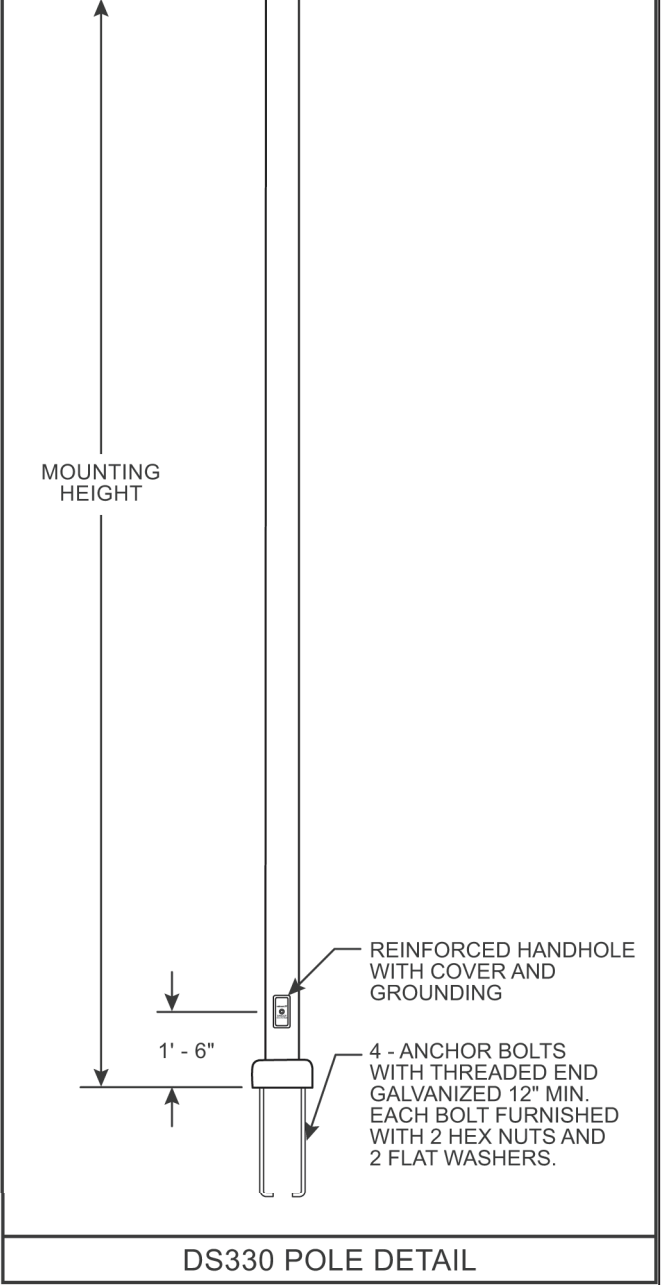
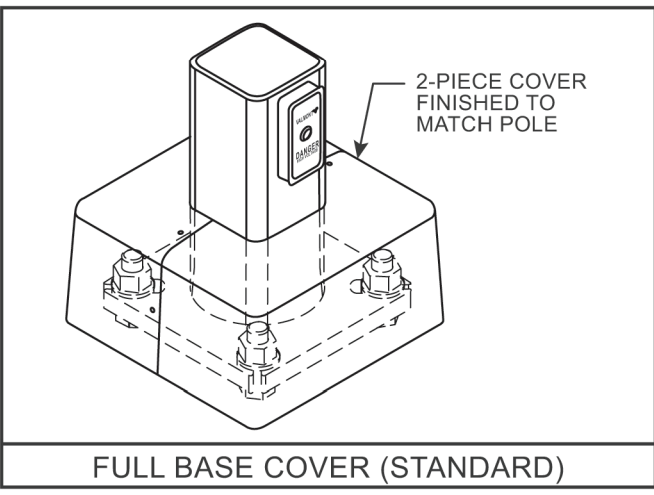
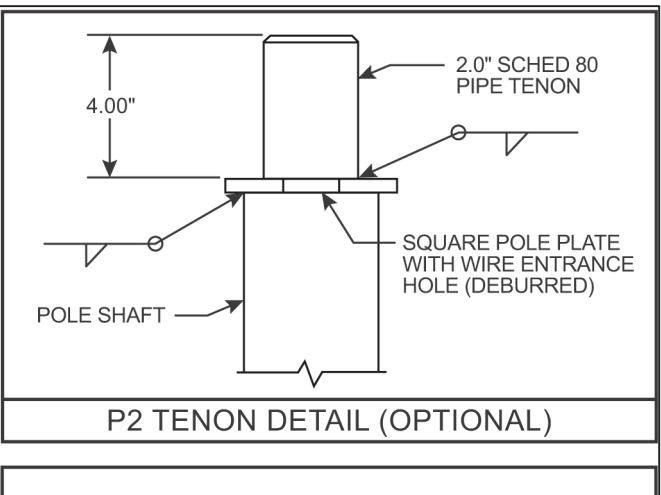
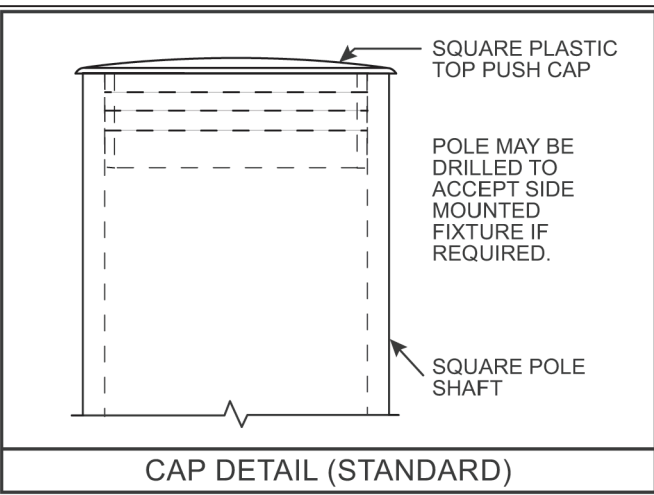
1  
D-6



**LUMARK - AXCENT WALL MOUNT LUMINAIRE**  
[COOPER LIGHTING SOLUTIONS, OR EQUAL]

SCALE: NONE

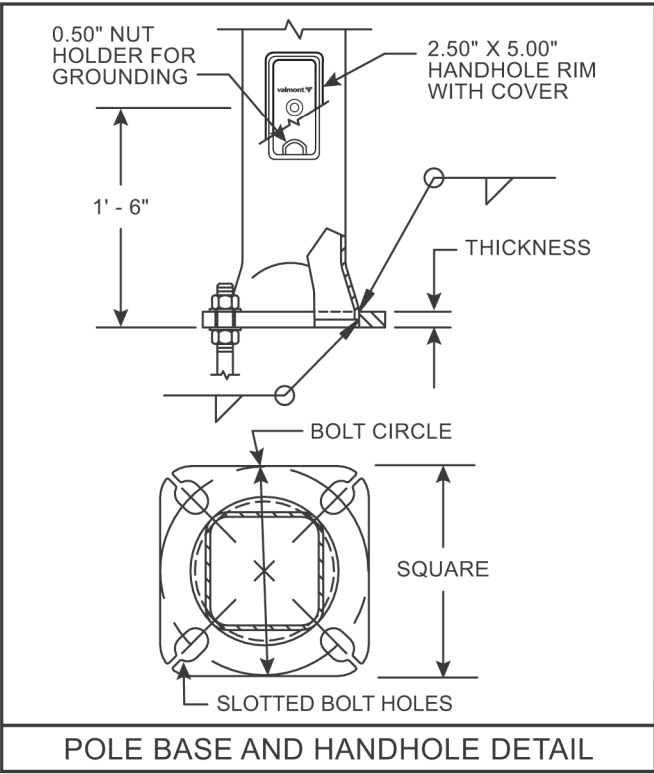
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**MCGRAW-EDISON - GWS GALLEON 11 WALL SLIM WALL MOUNT LUMINAIRE**  
[COOPER LIGHTING SOLUTIONS, OR EQUAL]

SCALE: NONE

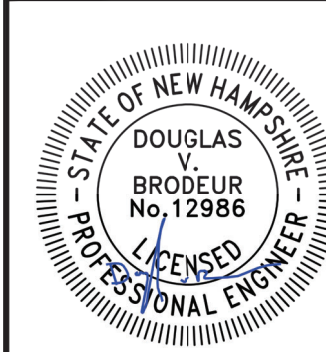
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**FATIGUE RESISTANT SOFT SQUARE STEEL POST - DS330**  
[VALMONT INDUSTRIES, INC., OR EQUAL]

SCALE: NONE

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|                                     |                     |
|-------------------------------------|---------------------|
| NATURAL PLAYGROUNDS SHOP PROPERTIES | NATURAL PLAYGROUNDS |
| WARNER ROAD                         | SITE PLAN           |
| MAP 3 LOT 40                        | LIGHTING DETAILS    |
| WARNER, NEW HAMPSHIRE               |                     |
| SCALE: NONE                         | AUGUST 24, 2026     |

|           |               |
|-----------|---------------|
| D-6       | SHEET         |
| FILE      | 13124V00A.dwg |
| PROJECT   | 13124.00      |
| SHEET NO. | 17 OF 18      |





07/20/2026

Town: Warner

Job #: 13124.00      Date Observed: 05/28/2026

## Test Pit 2

|        |                                                                                      |
|--------|--------------------------------------------------------------------------------------|
| 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 4

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

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

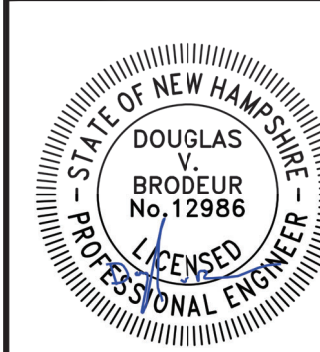
|        |                                                                       |
|--------|-----------------------------------------------------------------------|
| 0-8"   | 10YR 3/3 Dark Brown, Loam                                             |
| 8-17"  | 10YR 6/4 Light Yellowish Brown, Sandy Loam,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

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

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:

[illegible]

|                                                                    |            |                                                                                             |                                                       |
|--------------------------------------------------------------------|------------|---------------------------------------------------------------------------------------------|-------------------------------------------------------|
| <div style="text-align: center;"> <h1>D-7</h1> <p>SHEET</p> </div> |            | NATURAL PLAYGROUNDS SHOP PROPERTIES<br>WARNER ROAD<br>MAP 3 LOT 40<br>WARNER, NEW HAMPSHIRE | NATURAL PLAYGROUNDS<br>SITE PLAN<br><br>TEST PIT DATA |
| FILE                                                               | 13124V000A |                                                                                             |                                                       |
| PROJECT                                                            | 13124      |                                                                                             |                                                       |
| SHEET NO.                                                          | 18 OF      |                                                                                             |                                                       |



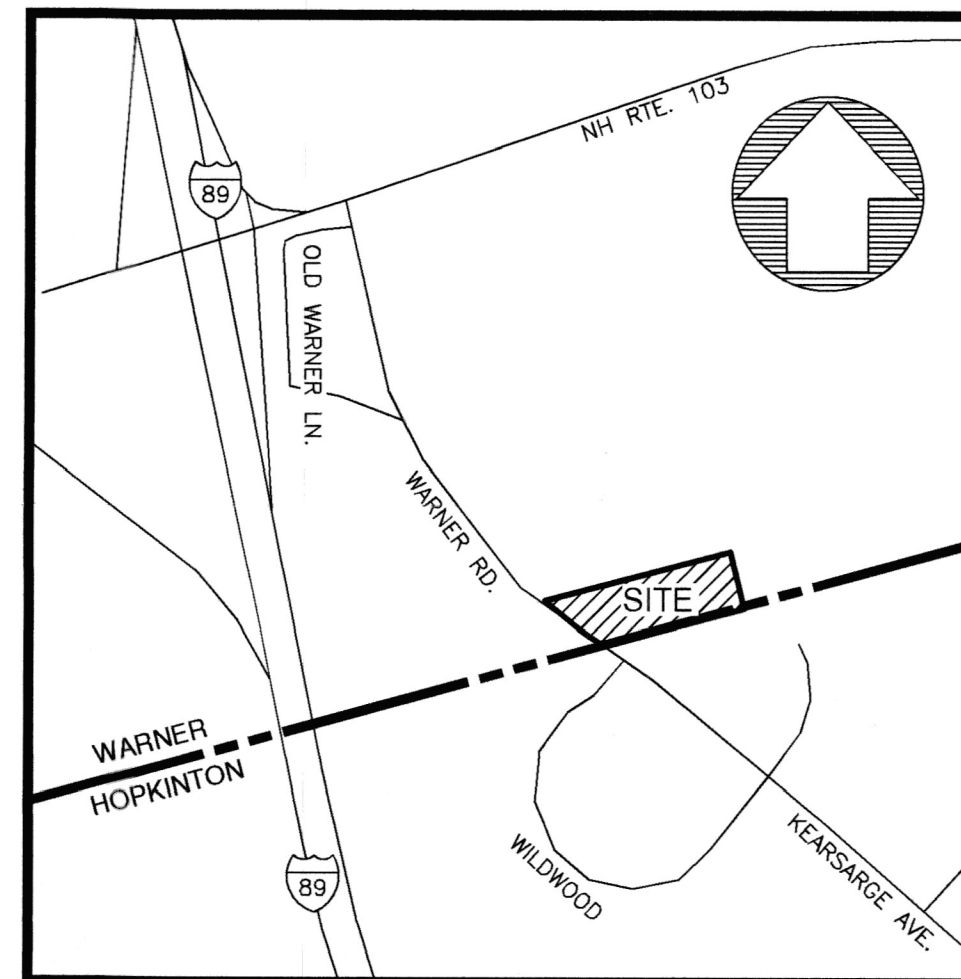


LEGEND:

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- TOWN / ZONE LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EXISTING OH ELECTRIC LINE
- EDGE OF WETLANDS
- EDGE OF WATER
- STONE WALL
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- EXISTING BUILDING
- EXISTING TAX MAP AND LOT NUMBER
- TEST PIT NUMBER
- TEST PIT WITH DATA
- DEPTH-LEDGE FOUND
- DEPTH-SEASONAL HIGH WATER FOUND
- EXISTING TREE LINE
- EXISTING IRON PIN FOUND
- EXISTING GRANITE BOUND FOUND
- EXISTING DRILL HOLE FOUND
- EXISTING UTILITY POLE & GUY WIRE
- EXISTING WELL
- EXISTING MAPLE TREE
- EXISTING OAK TREE
- EXISTING DECIDUOUS TREE

REFERENCE PLANS:

- "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.
- "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.



LOCUS MAP:  
SCALE: 1"=1,000'±

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING OBSERVABLE IMPROVEMENTS ON TAX MAP 3 LOT 40.
- THE CURRENT OWNER OF RECORD FOR LOT 3-40 IS NATURAL PLAYGROUNDS SHOP PROPERTIES, LLC., 10 PINE STREET CONCORD, NH 03301. SEE H.C.R.D. BK.3930 PG.270 DATED 5/19/2026. ADDITIONAL RESTRICTIONS NOT SHOWN OR NOTED HEREON MAY APPLY.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ENTIRELY UPON THE REFERENCE PLANS NOTED AND PHYSICAL EVIDENCE RECOVERED. THIS IS NOT INTENDED TO BE A BOUNDARY SURVEY BY THIS OFFICE AT THIS TIME.
- PER THE TOWN OF WARNER ZONING ORDINANCE, LOTS WITHIN THE COMMERCIAL DISTRICT (C1), MUST HAVE A MINIMUM 40,000 S.F. OF BUILDABLE AREA, MINIMUM FRONTAGE OF 200 FEET AND SETBACKS OF 40 FEET FRONT AND SIDE AND REAR OF 25 FEET.
- HORIZONTAL ORIENTATION IS BASED UPON NH STATE PLANE COORDINATE SYSTEM NAD83 AND VERTICAL DATUM IS NAVD88.
- NO UNDERGROUND UTILITY INVESTIGATION WAS PERFORMED BY THIS OFFICE.
- MAP 3 LOT 40 IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD CHANCE (E.G. 500 - YR. FLOOD), AS INDICATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 33013C050LE EF. 04/19/2010.
- WETLANDS WERE DELINEATED IN ACCORDANCE WITH 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.

3-39-1  
CW COLLINS  
LLC  
470 NEWMARKET RD.  
WARNER, NH 03278  
BK 3884 PG 1519 3/19/2025  
[WARNER STONE YARD & SHOP]

3-39  
11 COMMERCE AVE.  
LLC  
PO BOX 91  
WARNER, NH 03278  
BK 3518 PG 2731 6/16/2016  
[WARNER STONE YARD & SHOP]

3-40-1  
MADGETEC  
INC.  
6 WARNER RD.  
WARNER, NH 03278  
BK 3004 PG1890 7/23/2007  
[VACANT]

3-40  
AREA = 220,094.47 S.F.±  
BUILDABLE AREA = 183,270.34 S.F.±

3-60  
CS PROPERTY  
LLC  
950 ROUTE 7, SOUTH  
MILTON, VT 05468  
BK 3535 PG 1739 10/27/2016  
[PREMIER COACH BUS/TRUCK DEPOT]

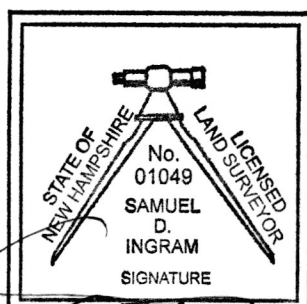
223-2-5  
DUSTIN LEE NASH  
KIRSTEN GILES NASH  
35 DREW RD.  
DERRY, NH 03038  
BK 3907 PG 2182 10/22/2025  
[VACANT]

223-2  
PERSECHINO FAMILY TRUST  
JOSEPH M. & GAIL M. TRUSTEES  
888 KEARSARGE AVE.  
CONTOOCOOK, NH 03229  
BK 3889 PG 2141 5/16/2025  
[SINGLE FAMILY RESIDENCE]

223-1  
KRISTEN M. FRYE  
DAVID L. FRYE III  
251 WILLOW  
HOPKINTON, NH 03229  
BK 3729 PG 2313 3/22/2021  
[SINGLE FAMILY RESIDENCE]

CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING OBSERVABLE IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE ON 7/7/2026"

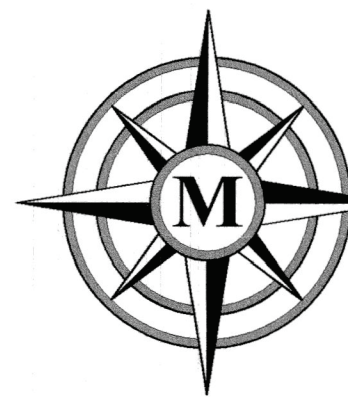


| REV. | DATE    | DESCRIPTION    | C/O | DR  | CK  |
|------|---------|----------------|-----|-----|-----|
| D    | --      | --             | --  | --  | --  |
| C    | --      | --             | --  | --  | --  |
| B    | --      | --             | --  | --  | --  |
| A    | 9/15/26 | PLAN REVISIONS | DVB | MRC | SDI |

EXISTING CONDITIONS  
PREPARED FOR  
**NATURAL PLAYGROUNDS  
SHOP LLC**  
TAX MAP 3 LOT 40  
WARNER, NEW HAMPSHIRE

SCALE: 1" = 50'

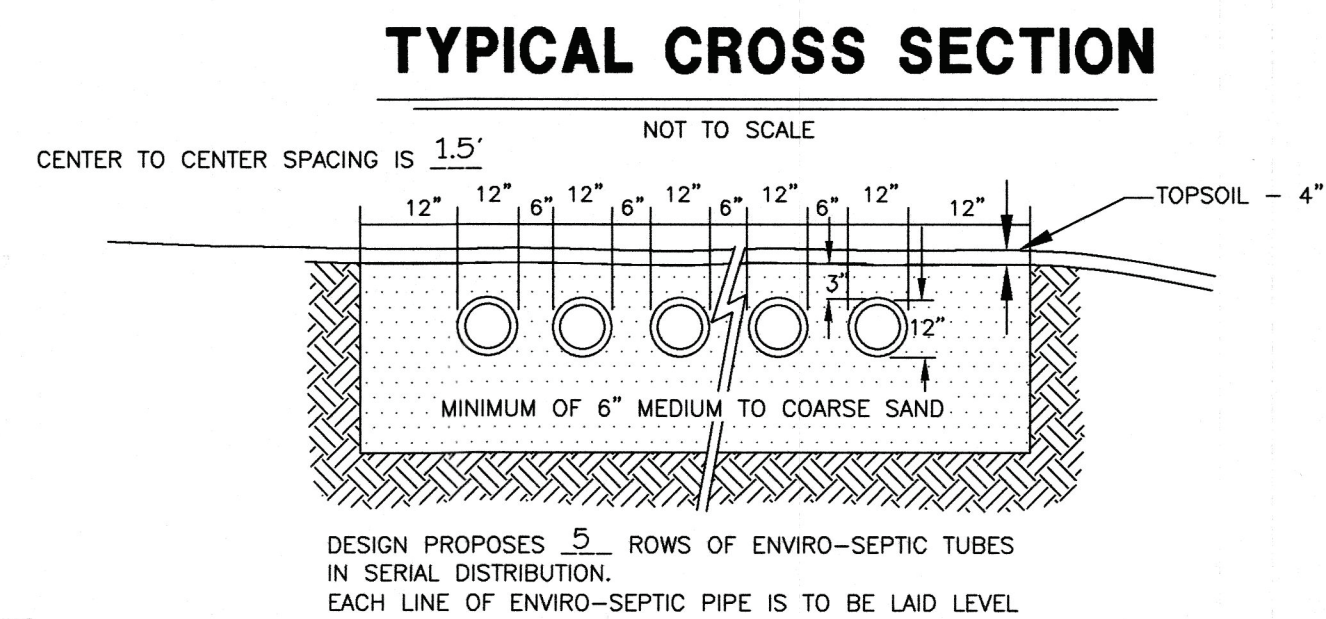
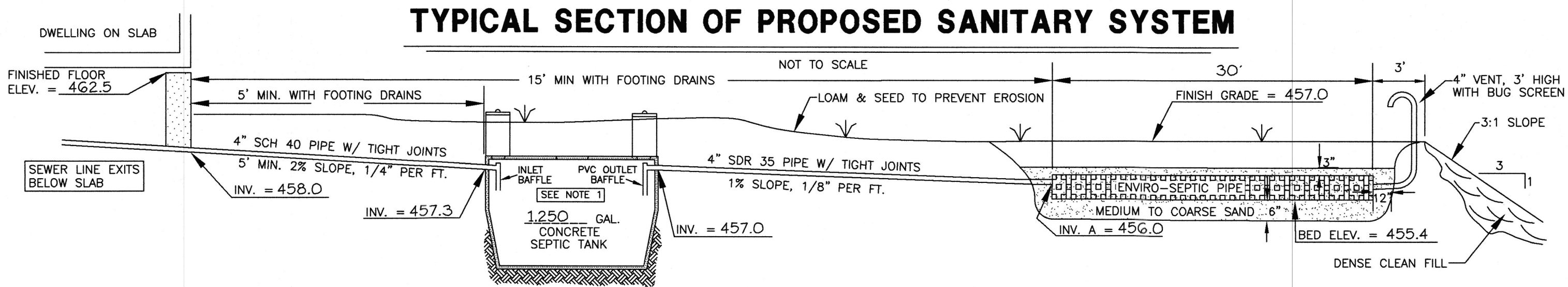
JULY 14, 2026



**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



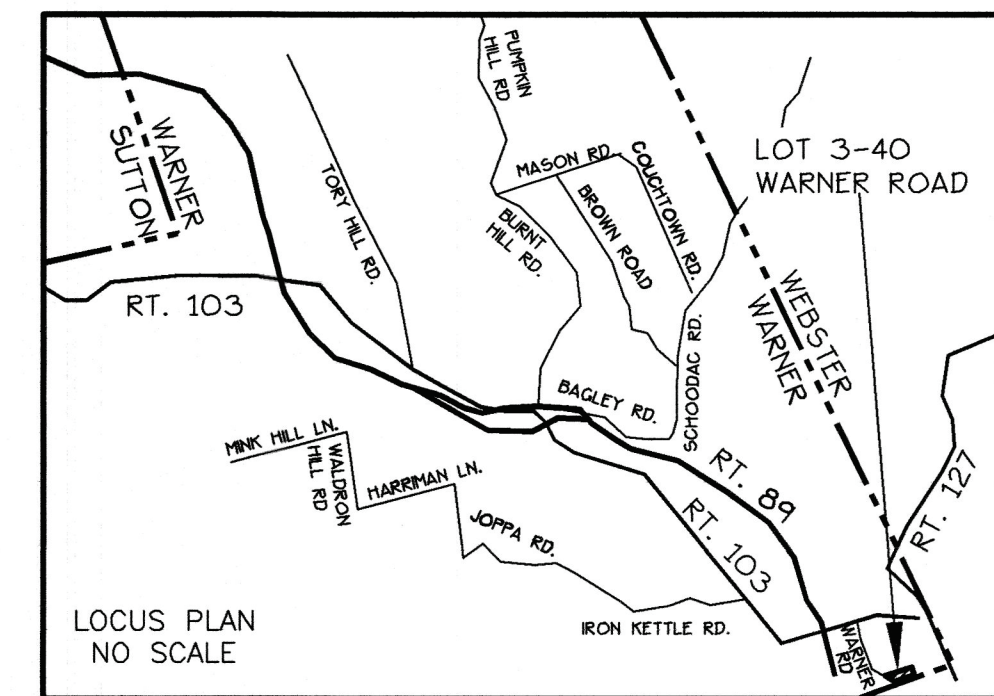
SEP 23, 2026 - 1:30pm WCE  
H:\MIS\13124\13124.00 Natural Playgrounds - Warner\Drawings\ENG\13124S00.dwg



## TEST PIT DATA

| TP 8                                      |                   | 05/28/26   |               |
|-------------------------------------------|-------------------|------------|---------------|
| 10YR 3/3 DARK BROWN LOAM                  |                   | 6'         |               |
| 10YR 6/4 LIGHT YELLOWISH BROWN SANDY LOAM |                   | 17'        |               |
| 2.5Y 5/2 GRAYISH BROWN GRAVELLY LOAM SAND |                   | 28'        |               |
| 2.5Y 5/2 GRAYISH BROWN LOAM SAND          |                   | 70'        |               |
| ANGULAR BLOCKY                            |                   |            |               |
| ROOTS                                     | NONE              | ROOTS      |               |
| LEDGE                                     | >70'              | LEDGE      |               |
| WATER                                     | NONE              | WATER      |               |
| S.H.W.T.                                  | 26'               | S.H.W.T.   |               |
| HARDPAN                                   | NONE              | HARDPAN    |               |
| PERC. TEST                                | 6 MIN./IN. AT 20" | PERC. TEST | MIN./IN. AT " |
| DATE                                      | 05/28/26          | DATE       |               |

480C. MILLSITE-WOODSTOCK-HENNIKER COMPLEX  
SOIL DATA: 8-15% SLOPES, VERY STONY  
DESIGN DATA: FACTORY SPACE WITHOUT CAFETERIA OR SHOWERS AND 11 EMPLOYEES IS 110 GPD\* AND REQUIRES 150 LIN. FT. (\*300 GPD IS NH MINIMUM DESIGN INTENT)  
PROPOSED ARE 5 ROWS OF 30 LIN. FT. EACH OR 150 LIN. FT. TOTAL DESIGN INTENT: DUE TO SHWT AT 26' THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM (EDS) SHALL BE CONSTRUCTED AT 455.4 ELEVATION. THIS IS APPROXIMATELY 0.4' ABOVE-BELOW ORIGINAL GROUND ON THE HIGH CONTOUR OF THE EFFLUENT DISPOSAL SYSTEM (EDS).  
LEACHFIELD IS TO BE REBUILT IN PLACE IF REPLACEMENT BECOMES NECESSARY.  
SUBDIVISION APPROVAL NO. 5A2008008423  
PREVIOUS CONST. APPROVAL NO. NONE

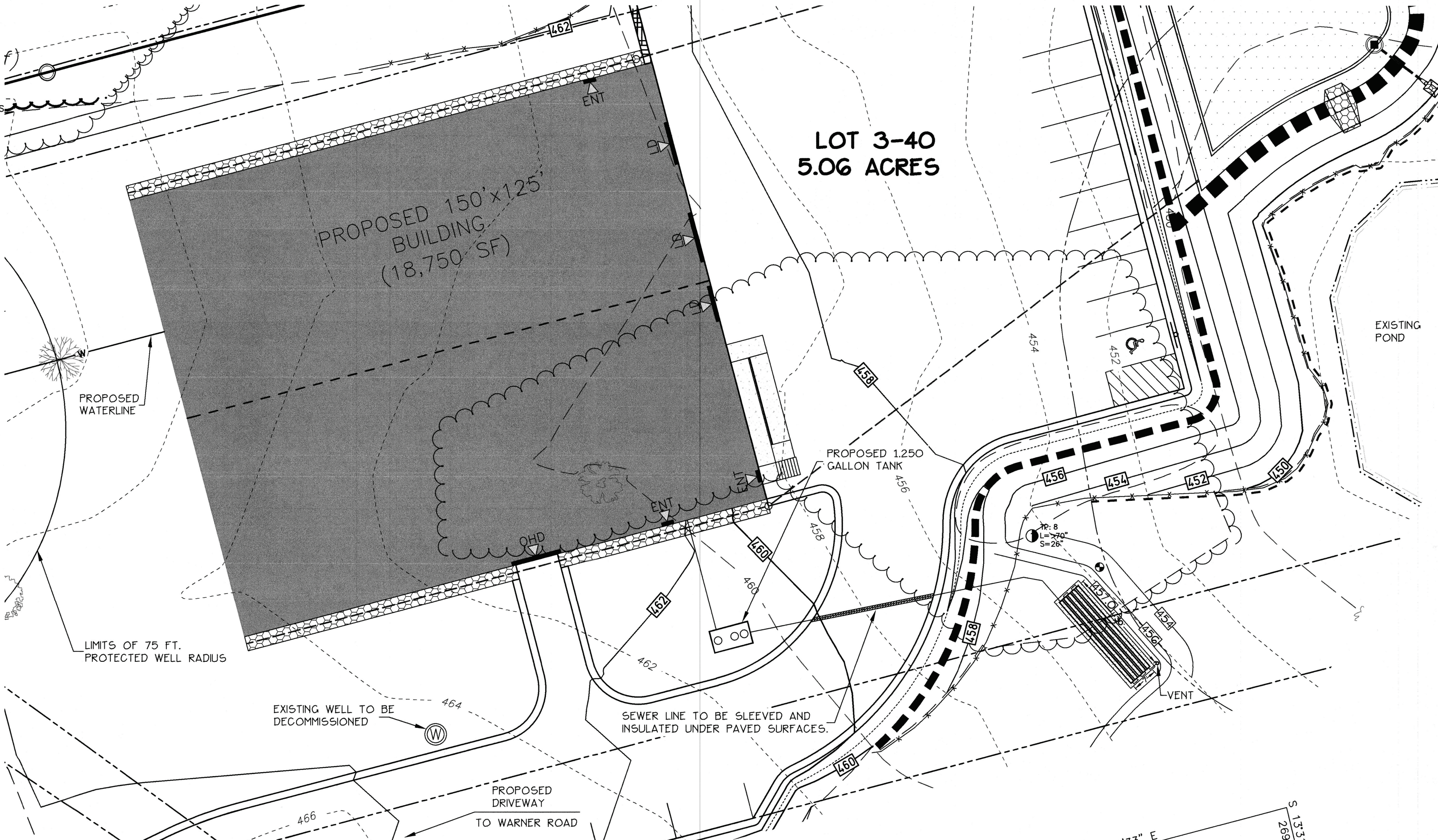


## LOT 3-40 WARNER, NEW HAMPSHIRE

SCALE: 1"=20'  
SEPTMBER 23, 2026  
OWNER: NATURAL PLAYGROUNDS SHOP PROPERTIES, LLC. C/O ETHAN KING  
10 PINE ST. CONCORD, NH 03301

|                                                                                                                                                                                                                             |           |             |                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------|-------------------------|
| <br>Designer of<br>Subsurface Disposal<br>Systems<br>***<br>Gifford Colburn<br>No. 1839<br>DESIGNER'S STAMP                                                                                                                 | REV. DATE | DESCRIPTION | INIT.                   |
|                                                                                                                                                                                                                             |           |             |                         |
| <br>MERIDIAN LAND SERVICES, INC.<br>ENGINEERING   SURVEYING   PERMITTING<br>SOIL & WETLAND MAPPING   SEPTIC DESIGN<br>31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441<br>MERIDIANLANDSERVICES.COM FAX: 603-673-1584 |           |             |                         |
| PARCEL:                                                                                                                                                                                                                     | 3-40      | FIELD BOOK: | S-178 PROJECT: 13124.00 |

- NOTES:
- (a) INLET AND OUTLET TO SEPTIC TANK ARE TO BE SEALED WITH A WATERTIGHT, FLEXIBLE JOINT CONNECTOR.
  - (b) INLET BAFFLE TO EXTEND 6" BELOW LIQUID. OUTLET BAFFLE TO EXTEND 40% BELOW LIQUID.
  - (c) ACCESS TO SEPTIC TANK COVERS OR RISERS MUST BE WITHIN 4" OF FINISH GRADE.
  - ALL INVERT ELEVATIONS AND GRADES ARE FROM T.B.M. - ASSUMED DATUM
  - TOPOGRAPHY OBTAINED FROM ON-SITE MEASUREMENTS WITH SURVEY EQUIPMENT
  - SEPTIC TANK AND DISTRIBUTION BOX ARE TO BE SUPPLIED BY LAMARRE CONCRETE CORP., GREENVILLE NH OR EQUAL.
  - SEPTIC TANK SIZE DOES NOT ANTICIPATE THE USE OF A GARBAGE GRINDER IN THE SYSTEM. IF A GARBAGE GRINDER IS INSTALLED THE SEPTIC TANK SIZE SHALL BE INCREASED BY 50%.
  - SEPTIC TANK IS TO BE PUMPED AND CLEANED A MINIMUM OF EVERY THREE YEARS OR AT MORE FREQUENT INTERVALS IF NEEDED.
  - THIS SYSTEM IS NOT DESIGNED FOR DISCHARGES FROM WATER PURIFICATION SYSTEMS OR FLOOR DRAINS.
  - THERE ARE NO KNOWN BURIAL OR CEMETERY SITES ON OR WITHIN 25' OF THE SUBJECT PROPERTY.



WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH ENV-WQ 1014.06 BY THIS OFFICE.

THERE ARE NO POORLY DRAINED WETLANDS WITHIN 50 FT. OF THE LEACHFIELD

THERE ARE NO VERY POORLY DRAINED WETLANDS WITHIN 75 FT. OF THE LEACHFIELD

NOTE:  
CONTRACTOR IS TO VERIFY BUILDING SETBACKS WITH THE TOWN PRIOR TO COMMENCING CONSTRUCTION.  
THE HOUSE AS SHOWN MAY OR MAY NOT CONFORM TO THE BUILDING SETBACK DIMENSIONAL REQUIREMENTS OF THE TOWN ZONING ORDINANCE.

THIS PLAN HAS BEEN PREPARED FOR SEWAGE DISPOSAL SYSTEM DESIGN PURPOSES ONLY. IT IS NOT A BOUNDARY SURVEY. LOT LINE LOCATION SHOULD BE VERIFIED BY A LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION.

ANY DISCREPANCIES, CHANGES, SUBSTITUTIONS OR DEVIATIONS FROM THIS PLAN REQUIRES NOTIFICATION OF THE DESIGNER. USE OF THIS PLAN FOR ANY PURPOSE OTHER THAN THE CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM SHALL BE AT THE USERS RISK.

ENVIRO-SEPTIC WASTEWATER TREATMENT SYSTEMS ARE APPROVED BY NHDES AS ITA IN ACCORDANCE WITH PART ENV-WQ 1024. THE SYSTEM IS DESIGNED IN ACCORDANCE WITH THE ENVIRO-SEPTIC AND SIMPLE SEPTIC LEACHING SYSTEM DESIGN AND INSTALLATION MANUAL AND THE ENVIRO-SEPTIC WASTEWATER TREATMENT SYSTEM DESIGN AND INSTALLATION MANUAL NEW HAMPSHIRE STATE ATTACHMENT.

FILE:13124S00.dwg



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**Re: Review request for Map 3, Lot 40 - Natural Playgrounds Site Plan**

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**From** Jonathan France - FD <[wfd@warnernh.gov](mailto:wfd@warnernh.gov)>

**Date** Sun 9/27/2026 1:51 PM

**To** Landuse Secretary <[landuse@warnernh.gov](mailto:landuse@warnernh.gov)>

Internal ([wfd@warnernh.gov](mailto:wfd@warnernh.gov))

[Safe](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Protection by INKY](#)

Peg,

No major issues on these from the Fire Department perspective. If they can confirm the following:

1. Show the fire department access onto the site using a 40-foot bus template. Also show the turn-around on site.
2. Clarify potential location of cistern that will supply the fire suppression system for the building.

We will work with the developer during the building permit phase on the state fire code items relative to egress, fire suppression, and fire detection.

Thank you,  
Jon

Jonathan D. France  
Fire Chief  
Warner Fire Rescue  
148 West Main Street  
Warner, NH 03278  
Phone: (603) 748-4428

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**From:** Landuse Secretary <[landuse@warnernh.gov](mailto:landuse@warnernh.gov)>

**Sent:** Tuesday, September 15, 2026 11:03 AM

**To:** Bill Chandler - PD <[wchandler@warnernh.gov](mailto:wchandler@warnernh.gov)>; Jonathan France - FD <[wfd@warnernh.gov](mailto:wfd@warnernh.gov)>; Nancy Martin <[nancyrobinettemartin@gmail.com](mailto:nancyrobinettemartin@gmail.com)> <[nancyrobinettemartin@gmail.com](mailto:nancyrobinettemartin@gmail.com)>; Herm Blanchette - Director Public Works <[dpw@warnernh.gov](mailto:dpw@warnernh.gov)>

**Subject:** Review request for Map 3, Lot 40 - Natural Playgrounds Site Plan

Good morning,  
Before the Planning Board is a site plan review for construction of a commercial building, off Warner Rd/Kearsarge Ave., to be used by Natural Playground for the manufacturing of playground equipment. Please review the attached application and site plan.



The application and site plan can also be found at [Map 30 Lot 4 Site Plan Review Application and Site Plan Set](#). Paper copies are available at the Town Hall in the Land Use office.

The application for site plan review was accepted as complete by the Planning Board during last night's meeting. The continuation of the public hearing for this application takes place on Monday, September 28, 2026. Please submit your comments and questions to the Land Use office, [landuse@warnernh.gov](mailto:landuse@warnernh.gov), no later than noon on Sept. 28th .

Do not hesitate to reach out should you have questions or need additional information.

Thank you,  
Peg

Margaret Bastien, P.E.  
Land Use Office  
PO Box 265  
5 East Main Street  
Warner, NH 03278-0059  
Land Use Office: (603) 456-2298 Ext. 7  
[landuse@warnernh.gov](mailto:landuse@warnernh.gov)  
Office hours: Mon-Tues, 9am to noon, Weds, 1-4pm. By appointment otherwise.