

HILDRETH'S FARM SUBDIVISION
TAX MAP 248 LOT 8
CANTERBURY, NEW HAMPSHIRE
JUNE 3, 2025

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PERMITS/APPROVALS:

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

- CANTERBURY MAJOR SUBDIVISION
- CANTERBURY CUP-FOR CLUSTER SUBDIVISION
- NHDOT DRIVEWAY PERMIT
- NHDOT EXCAVATION PERMIT
- NHDES ALTERATION OF TERRAIN (AOT)
- NHDES STATE SUBDIVISION APPROVAL
- NHDES STANDARD DREDGE & FILL
- NHDES INDIVIDUAL SEWAGE DISPOSAL SYSTEM
- NHDES PWS

OWNER'S SIGNATURE:

OWNER

DATE

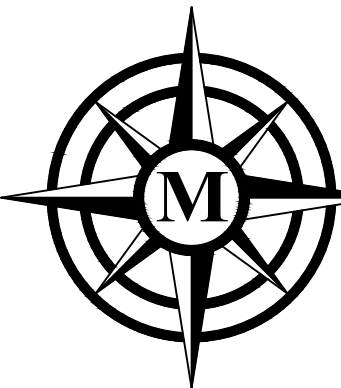
OWNER/ APPLICANT:

114 WEST ROAD LLC
709 KEITH AVE
PEMBROKE, NEW HAMPSHIRE 03275

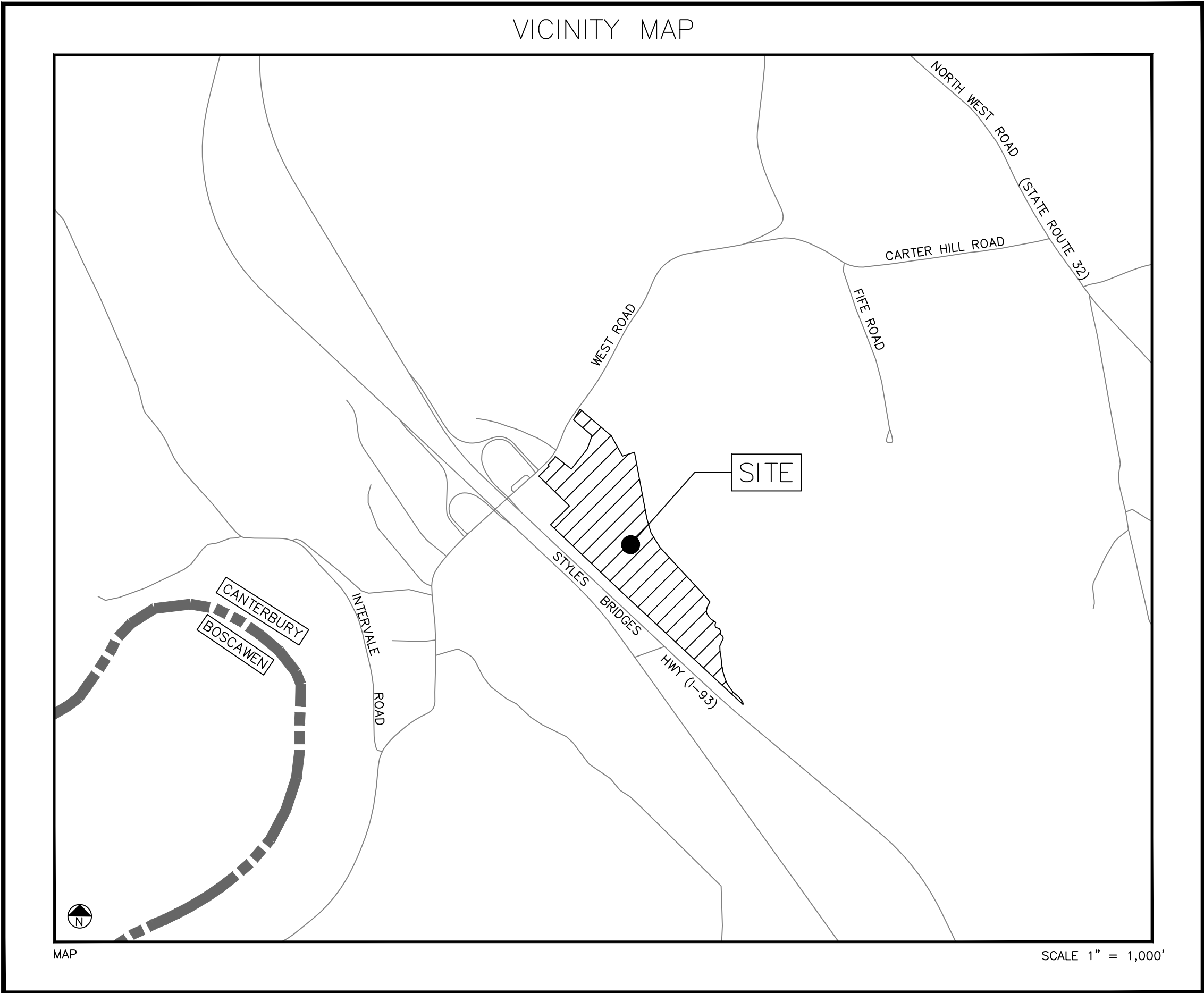
Issued For: PLANNING BOARD
OCTOBER 23, 2025 REVIEW

APPROVED BY CANTERBURY PLANNING BOARD

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



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MERIDIAN DESIGN PROFESSIONALS:

LLS	PE	CWS	CSS
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D	--	--	--	--
C	10/23/25	3RD PARTY COMMENTS	JJA	SRF
B	9/18/25	PB COMMENT RESPONSES	JJA	SRF
A	8/25/25	VALUE ENGINEERING EDITS	JJA	SRF
REV.	DATE	DESCRIPTION	DR	CK

THE ENGINEER OF RECORD SHALL BE NOTIFIED REGARDING ANY OMISSIONS OR ERRORS WITHIN THE PLAN SET UPON DISCOVERY AND WORK SHALL BE STOPPED UNTIL AN AGREEMENT HAS BEEN MADE WITH THIS FIRM REGARDING CORRECTIVE ACTION.

2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING SITE.

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 INSTRUCTION.

4. THE CONTRACTOR SHALL PERFORM WORK PER THIS PLAN SET IN ACCORDANCE WITH ALL MUNICIPAL, STATE AND FEDERAL REGULATIONS, SPECIFICATIONS, CODES AND STANDARDS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS AND METHODS-AND CONSTRUCTION CONDITIONS. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LABOR AND SAFETY REQUIREMENTS (IE. OSHA, NIOSH, MSHA, NH DOL, ETC.).

6. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", INCLUDING ALL REVISIONS AND ADDENDA, AS WELL AS THE TOWN OF CANTERBURY REGULATIONS, SPECIFICATIONS, CODES AND STANDARDS.

7. THE CONTRACTOR SHALL NOTIFY THE TOWN OF CANTERBURY REGARDING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

8. THE CONTRACTOR SHALL NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, FIRE HYDRANTS, AND/OR RIGHT-OF-WAYS WITHOUT APPROPRIATE PERMITS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY.

10. IN THE EVENT OF CONFLICTING STANDARDS, SPECIFICATIONS, CODES, REGULATIONS, ETC. THE HIGHER REQUIREMENT SHALL PREVAIL.

11. UPON AWARD OF THE CONTRACT THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, SPECIFICATIONS, AND CONTRACT DOCUMENTS.

12. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATION AT INTERFACES WITH PROPOSED PAVEMENTS AND EXISTING GROUND ELEVATIONS ADJACENT TO PROPOSED DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

13. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) INCLUDING ALL REVISIONS AND ADDENDA.

14. AREAS DISTURBED BY THE CONTRACTOR OUTSIDE OF THE LIMITS OF WORK SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL EXPENSE TO THE OWNER. "ORIGINAL CONDITION" SHALL BE DETERMINED BY THE TOWN OF CANTERBURY.

15. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, OR OTHER MEDIA ARE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP ALL OPERATIONS IN THE VICINITY OF THE SUSPECTED CONTAMINATION AND CONTACT THE OWNER IMMEDIATELY.

16. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION.

17. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

18. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE EFFECTS TO OFF-SITE AREAS, AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE AT NO ADDITIONAL EXPENSE TO THE OWNER.

19. 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.

20. CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE OWNER PRIOR TO PERFORMING ANY ADDITIONAL SERVICES OR WORK, NOT SHOWN ON THE PROJECT DRAWINGS OR CONTAINED IN THE PROJECT DOCUMENTS. FAILURE TO OBTAIN AUTHORIZATION PRIOR TO PERFORMING WORK, MAY INDEMNIFY THE OWNER FOR ADDITIONAL EXPENSES AND COSTS BORNE BY CONTRACTOR.

21. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (IE BUILDINGS, PAVEMENTS, STONE, ETC.) SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF LOAM AND SEED.

22. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE TOWN OF CANTERBURY ZONING ORDINANCES AND REGULATIONS.

23. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.

24. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER'S CONSTRUCTION MANAGER SHOP DRAWINGS ON PRECAST AND MANUFACTURED ITEMS TO USE ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. CONSTRUCTION MANAGER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE CONTRACTOR'S RESPONSIBILITY FOR PERFORMANCE OF THE ITEM.

25. CONTRACTOR SHALL REVIEW SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.

26. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.

27. 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.

28. SUBDIVIDER/LAND OWNER IS RESPONSIBLE FOR MAINTENANCE, AND THE ASSUMPTION BY HIM OF LIABILITY FOR INJURIES AND DAMAGES THAT MAY OCCUR ON ANY LAND TO BE DEDICATED FOR PUBLIC USE, UNTIL SUCH LAND HAS BEEN LEGALLY ACCEPTED BY THE TOWN.

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 AREAS AND SHALL REPAIR AFFECTED AREAS BACK TO EXISTING CONDITIONS OR BETTER.

5. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. SUCH DAMAGE BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

LAYOUT AND MATERIALS NOTES:

1. DIMENSIONS ARE FROM FACE OF CURB/BEDDINGS OF PAVEMENT, FACE OF BUILDINGS, FACE OF WALLS, CENTER OF PIPE, AND CENTER OF PAVEMENT MARKINGS, UNLESS OTHERWISE INDICATED, AND AS FOLLOWS:

A. PIPE SEPARATION IS MEASURED FROM THE OUTSIDE DIAMETERS OF PIPE(S).

2. EXISTING PROPERTY MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A LICENSED LAND SURVEYOR (LLS).

3. IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS NOT ALL DEPICTED ITEMS ARE SHOWN ON EVERY PLAN SHEET. THE CONTRACTOR SHALL USE ENTIRE PLAN SETS AND NOT RELY ON INDIVIDUAL SHEETS DURING CONSTRUCTION.

4. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

5. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURER'S LITERATURE, SHOP DRAWINGS, AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

6. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA THAT ARE OBTAINED FROM ASSIGNORS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH PAPER COPIES OF THE DRAWINGS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

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

2. INSTALLATION OF PERIMETER EROSION CONTROLS AND SEDIMENTATION CONTROLS WHERE INDICATED **SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY GIVEN AREA.**

3. PERIMETER EROSION CONTROLS SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL DISTURBED AREAS HAVE A HEALTHY STAND OF VEGETATIVE COVER. EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK **AND AFTER EVERY 0.25" OR GREATER RAINFALL.**

4. THE EROSION CONTROL MEASURES SHOWN HEREON ARE DIAGRAMMATIC, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PLACE THE APPROPRIATE CONTROL MEASURES IN THE BEST SUITED LOCATIONS.

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

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

7. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.

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

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

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

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

12. THE SITE CONTRACTOR SHALL MAINTAIN A VIGOROUS DUST CONTROL PROGRAM THROUGHOUT THE CONSTRUCTION PROJECT. EXPOSED EARTH SHALL BE KEPT MOIST OR MULCHED AT ALL TIMES TO PREVENT DUST FORMATION. SPECIAL ATTENTION SHALL BE PAID TO HIGH TRAFFIC AREAS.

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

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

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

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

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

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

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

D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED;

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

17. PER THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION. THE TOTAL AREA OF ACTIVE DISTURBANCE, INCLUDING LOT DISTURBANCES, SHALL NOT EXCEED FIVE (5) ACRES.

18. ALL DISTURBED AREAS SHALL BE COVERED WITH A MINIMUM OF 4" OF LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW. THE SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2.5 POUNDS PER 1,000 SQ. FT. AND SHALL BE MIXED AS FOLLOWS:

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

19. ALL DITCHES, SWALES, AND STORMWATER BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND SHALL BE STABILIZED PRIOR TO DIRECTING STORMWATER FLOW TO THEM.

20. THE DURATION OF TIME THAT AN AREA IS DISTURBED SHALL BE MINIMIZED. ALL NON-ACTIVE DISTURBED AREAS SHALL BE STABILIZED PRIOR TO BEING NOT PRESENTLY UNDERGOING CONSTRUCTION) SHALL BE STABILIZED WITHIN 30 DAYS OF DISTURBANCE. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.

21. 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.

22. PERIMETER EROSION CONTROL SHALL BE FILTER SOCK, SILTATION FENCE AND/OR MULCH BERM.

23. ALL MATERIALS TO BE EXPORTED ARE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED AND SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, STATE AND FEDERAL REGULATIONS, SPECIFICATIONS, CODES AND STANDARDS.

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

25. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER (N-P205-K2O) OR EQUIVALENT (LOW PHOSPHORUS FERTILIZER IS DEFINED BY THE COMPREHENSIVE SHORELAND PROTECTION ACT AS LESS THAN 2% PHOSPHORUS). APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET).

26. 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.

PAVING AND GRADING NOTES:

1. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.

2. CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

3. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.

4. EXISTING MANHOLE TOPS, VAULT BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADING. NECESSARY RAJUSMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.

5. ALL PAVEMENT TO BE SLOPED FOR POSITIVE DRAINAGE.

AS-BUILT/COMPLIANCE NOTES:

1. IF APPLICABLE, AS-BUILT/COMPLIANCE PLANS SHALL BE DELIVERED TO THE APPROPRIATE DEPARTMENT PRIOR TO ACCEPTANCE.

2. AS-BUILTS MUST MEET THE REQUIREMENTS OF ALL GOVERNING AUTHORITIES, SUCH AS BUT NOT LIMITED TO STATE, LOCAL AND UTILITY PROVIDERS. AS BUILT/ COMPLIANCE REQUIREMENTS ARE TO BE DETERMINED WITH APPROPRIATE AGENCY PRIOR TO COMMENCEMENT OF CONSTRUCTION. REQUIREMENTS ARE TO BE RELAYED TO EH ENGINEER OF RECORD AND THE SURVEYOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. THE ENGINEER OF RECORD AND/OR SURVEYOR ARE TO BE CONTACT TO 7 DAYS IN ADVANCE OF AS-BUILT FIELD SURVEY REQUIREMENT FOR EACH CRITICAL ITEM.

SURVEY AND MARK LIMITS OF WORK;

PRIOR TO THE START OF VEGETATION CLEARING AND/OR EARTH ALTERING ACTIVITIES:

- A. INSTALL/CONSTRUCT EROSION CONTROL MEASURES (IE SILTATION FENCE, CHECK DAMS, INLET/OUTLET PROTECTION, ETC.) AS INDICATED BY THE APPROVED SWPPP, AND AS DEEMED NECESSARY BY THE OWNER. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF WORK, AND AS REQUIRED BY NHDES AND THE SWPPP;
- B. INSTALL TRAFFIC/PEDESTRIAN CONTROL SIGNS, BARRIERS, AND APPURTENANCES AS NECESSARY;
- C. CONTACT DIG-SAFE (1-888-DIGSAFE), A MINIMUM OF 72 HOURS, PRIOR TO ANY EARTH MOVING OR EXCAVATION OPERATIONS;

3. CLEAR VEGETATION, GRUB AND STOCKPILE TOPSOIL AS REQUIRED TO THE LIMITS OF WORK;

4. INSTALL TEMPORARY UTILITY SERVICES AS REQUIRED;

5. INSTALL PROPOSED UTILITIES AS REQUIRED;

6. REMOVE FEATURES AS NECESSARY AND WHEN APPROPRIATE;

7. PREPARE ROADWAY, PARKING LOT/DRIVEWAY, SIDEWALK, AND FOUNDATION PAD BASES, AS NEEDED;

8. ADJUST GRATES, COVERS, AND RIMS AS NECESSARY FOR PAVING;

9. INSTALL CURBING, AND ROADWAY AND SIDEWALK PAVEMENTS;

10. CONSTRUCT STRUCTURES;

11. PERFORM ALL REMAINING WORK;

12. FINISH GRADE AND RESTORE AREAS OUTSIDE OF THE LIMITS OF WORK DISTURBED BY WORK, INCLUDING NOT LIMITED TO, LAWNS, LANDSCAPE AREAS, WALKS, AND OTHER PRIVATE/PUBLIC FEATURES, DAMAGED BY WORK;

13. REMOVE TEMPORARY EROSION CONTROL MEASURES, AFTER AREAS THEY ARE SERVICING HAVE BECOME STABILIZED;

14. CLEAN ALL STORM SEWER BASINS, STRUCTURES, PIPES, AND APPURTENANCES OF ANY SILT AND DEBRIS. OUTLET POINTS SHALL BE PROTECTED TO PREVENT ANY ADVERSE DOWNSTREAM IMPACTS.

15. CONDUCT FINAL CLEANUP, ANY ANCILLARY WORK, AND DEMOBILIZATION EFFORTS AS REQUIRED.

UTILITIES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 1-888-DIG-SAFE TO FIELD VERIFY ALL UTILITY LOCATIONS A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH DIG-SAFE, REVIEWING FOR POTENTIAL CONFLICTS AND REPAIR/RELOCATION/REMOVAL OF EXISTING UTILITIES.
2. THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY COMPANIES WITHIN THE CONSTRUCTION AREAS AS NEEDED. CONSTRUCTION IN THESE AREAS ARE THE CONTRACTOR'S RESPONSIBILITY.
3. LOCATIONS, SIZES AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT NECESSARILY INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE DRAWINGS, AND AS FOLLOWS:
 - A. UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE SERVICEABILITY OF UTILITIES;
 - B. DOES NOT GUARANTEE THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT, WHICH MAY NOT BE SHOWN ON THE DRAWINGS;
 - C. PRIOR TO ORDERING MATERIALS CONTRACTOR SHALL:
 - I.A. VERIFY AND DETERMINE EXACT LOCATIONS, SIZES, ELEVATIONS, AND MATERIAL TYPES OF EXISTING UTILITIES AT POINTS OF CONNECTIONS.
 - II.B. CONFIRM THAT THERE ARE NOT INTERFERENCES WITH EXISTING UTILITIES AND PROPOSED ROUTES.
4. WHERE EXISTING UTILITIES ARE FOUND TO CONFLICT WITH PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE DRAWINGS, SUCH THAT WORK CANNOT BE COMPLETED AS INTENDED ON THE DRAWINGS, THE CONTRACTOR SHALL:
 - A. CONTACT THE OWNER AND DESIGNATED REPRESENTATIVE(S), WITHOUT DELAY BY THE CONTRACTOR, AND FURNISH THE FOLLOWING INFORMATION AS FOLLOWS:
 - A.A. IN WRITING;
 - A.B. ACCURATE LOCATION, ELEVATION, SIZE, TYPE, AND MATERIAL OF THE UTILITY;
 - B. FAILURE OF THE CONTRACTOR TO NOTIFY THE OWNER, MAY INDEMNIFY THE OWNER OF ANY ADDITIONAL COSTS, CHANGE ORDERS, OR FEES BORNE BY THE CONTRACTOR AND AS FOLLOWS:
 - B.A. IN A TIMELY FASHION OR PER THE CONTRACT DOCUMENTS FOR RESOLUTION OF A CONFLICT;
 - B.B. PERFORMING ADDITIONAL WORK OR DIFFERENTIATION FROM THE CONTRACT DOCUMENTS, WITHOUT ATTAINING AUTHORIZATION FROM THE OWNER.
5. LOCATION, SIZE, DEPTH AND CONSTRUCTION SPECIFICATIONS OF PROPOSED PRIVATE UTILITIES AND SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, CABLE, FIRE ALARM, SECURITY ALARM, ETC.).
6. STORM AND SANITARY SEWER STRUCTURES SHALL HAVE A MINIMUM INTERIOR DIAMETER OF FOUR FEET (4'). THE MANHOLE INTERIOR DIAMETER SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE SIZES AND CONFIGURATIONS SHOWN ON THE DRAWINGS.
7. GRATES, COVERS, VALVE COVERS, GAS GATES, PULL BOX COVERS SHALL BE SET AND/OR RESET AS FOLLOWS:
 - I. PAVEMENT SURFACES: FLUSH
 - J. SURFACES WITHIN ACCESSIBLE ROUTES: FLUSH
 - K. LANDSCAPE, TURF, OR OTHER EARTH SURFACES: ONE INCH (1") ABOVE FINAL GRADE, WITH EARTH TAPERED UP TO THE FINAL COVER/RIM ELEVATION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING WITH AND PAYING FEES ASSOCIATED FOR RELOCATING AND/OR ALTERATION TO UTILITY POLES AND ABOVE AND/OR UNDERGROUND UTILITIES (IE GAS, TELEPHONE, ELECTRIC, CABLE, FIRE/SECURITY ALARM, ETC.), IRRESPECTIVE OF WHETHER THE WORK IS PERFORMED BY THE PRIVATE UTILITY.
9. INSTALLATION OF ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
10. THE CONTRACTOR SHALL STABILIZE ALL STORMWATER BMPs PRIOR TO DISCHARGING STORMWATER RUNOFF TO THEM.
11. AS REQUIRED, UNDERDRAINS IN CUT SECTIONS SHALL DISCHARGE TO A STORMWATER BASIN, SWALE OR DRAINAGE STRUCTURE.
12. CATCH BASINS RECEIVING STORMWATER RUNOFF DURING CONSTRUCTION SHALL HAVE INLET PROTECTION INSTALLED. UPON THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL REMOVE ANY SEDIMENT ACCUMULATION WITHIN DRAINAGE STRUCTURES AND PIPES.
13. DRAINAGE PIPE LENGTHS NOTED ARE AS FOLLOWS:

CATCH BASIN/MANHOLE:	MEASURED FROM THE INSIDE WALLS OF THE STRUCTURES
FLARED END SECTION/HEADWALLS:	MEASURED FROM THE INVERT OF THE STRUCTURE
14. ALL DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (ADS N-12, HANCOR HI-Q OR EQUAL) OR REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED.
15. PROPOSED LOTS TO BE SERVED BY INDIVIDUAL SEWAGE DISPOSAL SYSTEMS AND ONSITE WELLS.
16. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL NECESSARY CONDUIT AND PULL WIRE ON-SITE UP TO PROPERTY. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE SERVICE LINES WITH THE POWER COMPANY.
17. CONTRACTOR SHALL PROVIDE TRANSFORMER PAD (UNLESS TRANSFORMER IS POLE MOUNTED) TO ALLOW FOR INSTALLATION OF TRANSFORMER BY POWER COMPANY.
18. CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE PVC CONDUIT INCLUDING TRENCHING BEDDING, PULL WIRE, AND BACKFILLING. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE TELEPHONE COMPANY TO SCHEDULE AND COORDINATE WORK PRIOR TO INSTALLING CONDUIT.

-----	2' CONTOUR INTERVAL
-----	10' CONTOUR INTERVAL
=====	LOT LINE
=====	RIGHT-OF-WAY LINE
-----	ABUTTING LOT LINE
-----	ZONING DISTRICT BOUNDARY LINE
-----	BUILDING SETBACK/WETLAND BUFFER LINE
- - - - -	TREELINE
=====	EDGE OF PAVEMENT
-----	DRAINAGE PIPE
----- OH -----	OVERHEAD ELECTRIC LINE
----- W -----	WATER LINE
----- S -----	SEWER LINE

	GRANITE BOUND FOUND
	IRON PIPE FOUND
	TEST PIT
	UTILITY POLE
	SEWER MANHOLE
	GATE VALVE

REV.	DATE	DESCRIPTION	DR	CK
A	8/25/25	VALUE ENGINEERING EDITS	JJA	SRF
B	9/18/25	PB COMMENT RESPONSES	JJA	SRF
C				
D	10/23/25	3RD PARTY COMMENTS	JJA	SRF
E				
F				
G				
H				
I				

TH'S FARM SUBDIVISION
GENERAL NOTES

114 WEST ROAD, LLC
114 WEST ROAD
MAP 248 LOT 8
CANTERBURY, NEW HAMPSHIRE

SCALE: NONE

GN-1	
SHEET	
FILE:	12609K00C.dwg
PROJECT	12609.00
SHEET NO.	2 OF 24



REFERENCE PLAN:

"SUBDIVISION / LOT LINE ADJUSTMENT - TAX MAP 248 LOT 9 & 8 - 114 & 188 WEST ROAD CANTERBURY, NH". PREPARED FOR 114 WEST ROAD, LLC & HAROLD F. FRENCH, SCALE:1"=100', DATED MAY 2, 2023, PREPARED BY J.E. BELANGER LAND SURVEYING, AND RECORDED AT THE M.C.R.D. AS PLAN #202300010053.

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING OBSERVABLE IMPROVEMENTS ON TAX MAP #248 LOT #8.
2. THE CURRENT OWNER OF RECORD FOR LOT 248-8 IS 114 WEST ROAD, LLC, 938 CLEMENT HILL ROAD, HOPKINGTON, NEW HAMPSHIRE 03229. SEE M.C.R.D. BK.3802 PG.2495 DATED 9/5/2023.
3. PER THE TOWN OF CANTERBURY ZONING ORDINANCE, LOTS WITHIN THE COMMERCIAL DISTRICT MUST HAVE A MINIMUM LOT SIZE OF 1 ACRE, A MINIMUM DEPTH OF 150 FEET, A MINIMUM WIDTH OF 200 FEET AND SETBACKS OF 50 FEET FRONT AND SIDE / REAR OF 20 FEET.
4. LOT 248-8 LIES WITHIN THE AQUIFER PROTECTION DISTRICT AND THE

GROUNDWATER PROTECTION DISTRICT. ADDITIONAL RESTRICTIONS NOT SHOWN OR NOTED HEREON MAY APPLY.

5. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON REFERENCE PLAN NOTED AND PHYSICAL EVIDENCE RECORDED DURING A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF APRIL 2025.
6. TOPOGRAPHIC DETAIL SHOWN HEREON IS BASED UPON AN ACTUAL SURVEY PERFORMED BY THIS OFFICE, SUPPLEMENTED WITH NH GRANIT LIDAR DATA, AERIAL IMAGERY, AND ONLINE GIS SOURCES.
7. HORIZONTAL ORIENTATION IS BASED UPON NH STATE PLANE

COORDINATE SYSTEM NAD83 AND VERTICAL DATUM IS NAVD88.

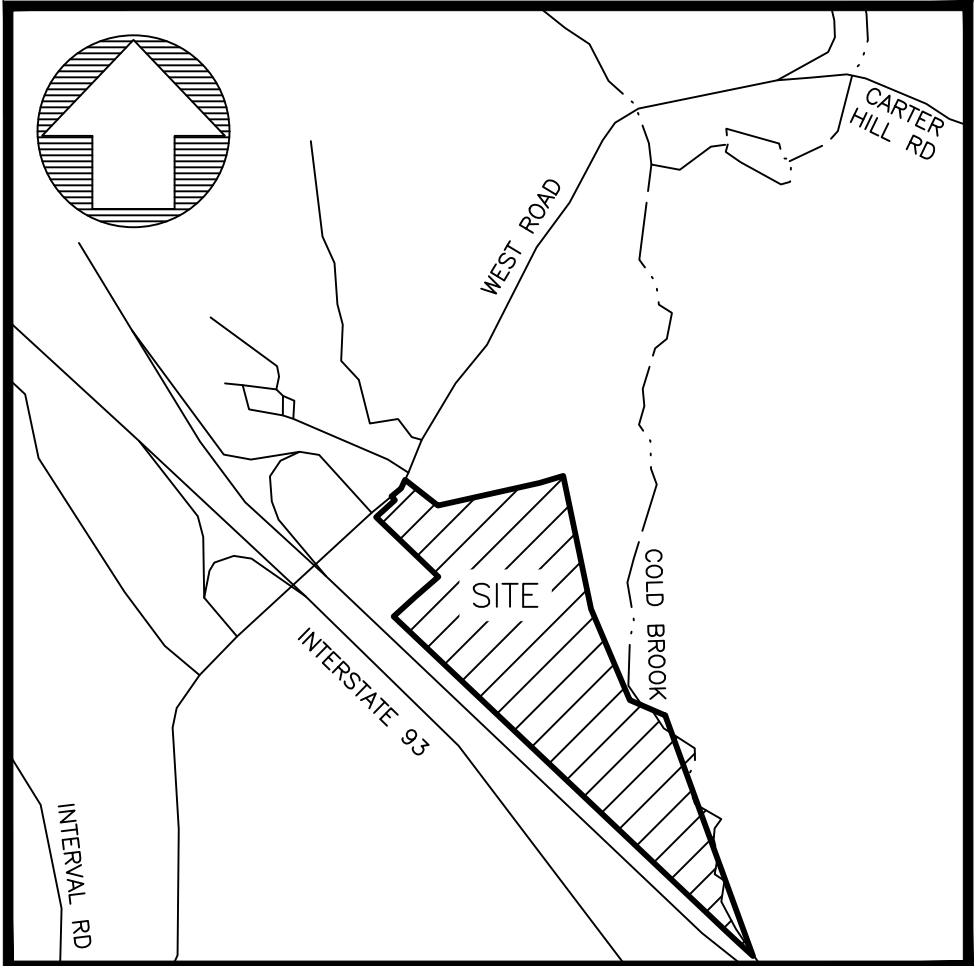
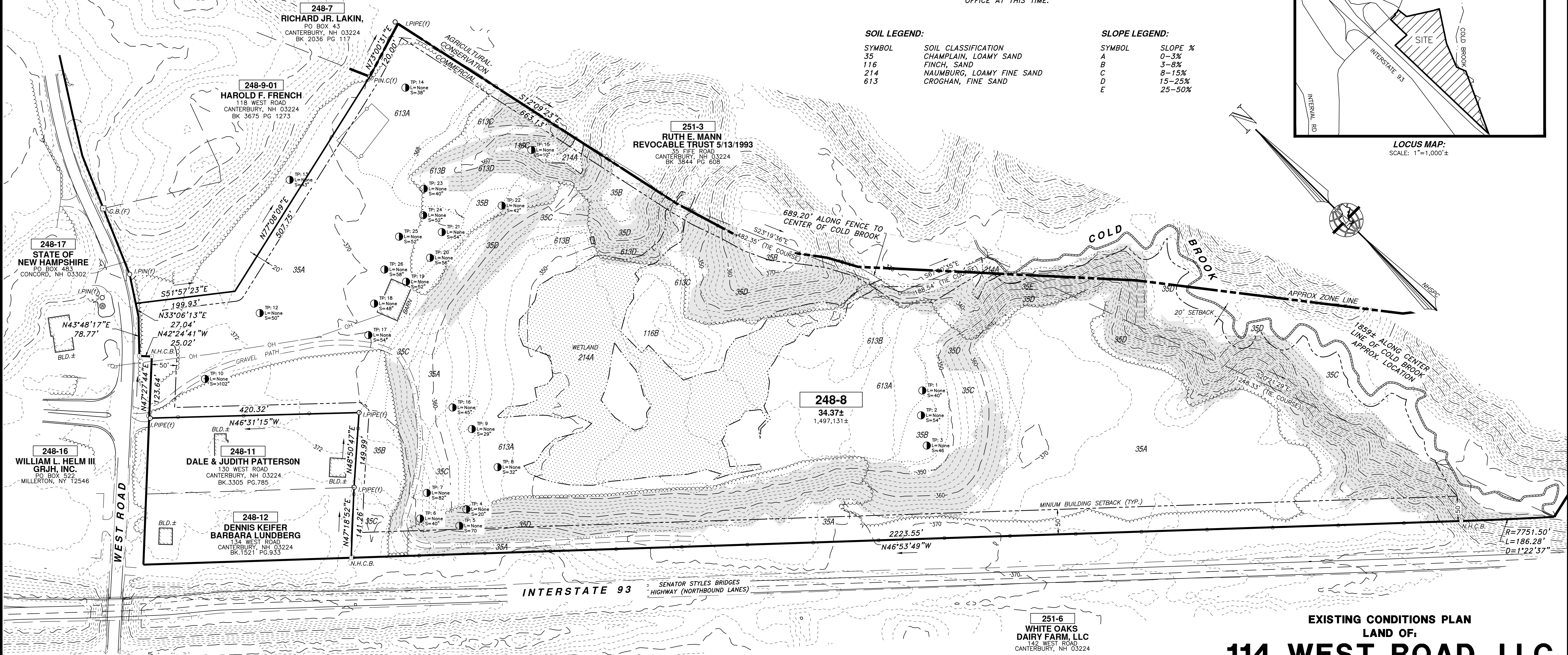
8. PER FEMA FIRM PANEL #33013C0330E EFFECTIVE DATE 4/19/2010, A PORTION OF LOT 248-8 LIES WITHIN FLOOD ZONE A WHILE THE REMAINING LIES WITHIN ZONE X.
9. WETLANDS SHOWN HEREON WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS DELINEATION MANUAL TECHNICAL REPORT Y-87-1 AND THE NORTHEAST REGIONAL SUPPLEMENT, BY SPENCER C. TATE C.W.S. / C.S.S. OF THIS OFFICE DURING THE MONTH OF APRIL 2025.
10. NO UNDERGROUND UTILITY INVESTIGATION WAS PERFORMED BY THIS OFFICE AT THIS TIME.

SOIL LEGEND:

SYMBOL	SOIL CLASSIFICATION
35	CHAMPLAIN, LOAMY SAND
116	FINCH, SAND
214	NAUMBURG, LOAMY FINE SAND
613	CROGHAN, FINE SAND

SLOPE LEGEND:

SYMBOL	SLOPE %
A	0-3%
B	3-8%
C	8-15%
D	15-25%
E	25-50%



LEGEND:

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- FORMER LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EXISTING GRAVEL ROAD
- EXISTING OH ELECTRIC LINE
- EDGE OF WETLANDS
- EDGE OF WATER
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- EXISTING TREE LINE

2-23

- EXISTING TAX MAP AND LOT NUMBER
- EXISTING BUILDING
- EXISTING GRANITE BOUND FOUND
- EXISTING DRILL HOLE FOUND/SET
- EXISTING IRON PIPE FOUND
- EXISTING CATCH BASIN SQUARE
- EXISTING UTILITY POLE & GUY WIRE
- EXISTING SINGLE POST SIGN
- EXISTING WELL
- TEST PIT WITH DATA
- TEST PIT NUMBER
- DEPTH-EDGE FOUND
- DEPTH-SEASONAL HIGH WATER FOUND
- EXISTING BOXWIRE FENCE LINE
- U.S.D.A. SOILS BOUNDARY

CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING OBSERVABLE IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF MARCH 2025".

EXISTING CONDITIONS PLAN
LAND OF:

114 WEST ROAD, LLC
TAX MAP 248 LOT 8
114 WEST ROAD
CANTERBURY, NEW HAMPSHIRE

SCALE: 1" = 100'

JUNE 3, 2025



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

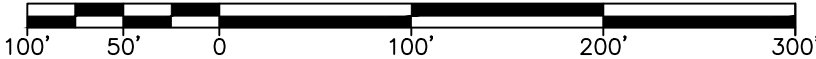
FILE:12609T00.dwg

PROJECT NO. 12609.00

SHEET NO. 3 OF 24



GRAPHIC SCALE



REV.	DATE	DESCRIPTION	C/O	DR	CK
D	--	--	--	--	--
C	--	--	--	--	--
B	--	--	--	--	--
A	--	--	--	--	--

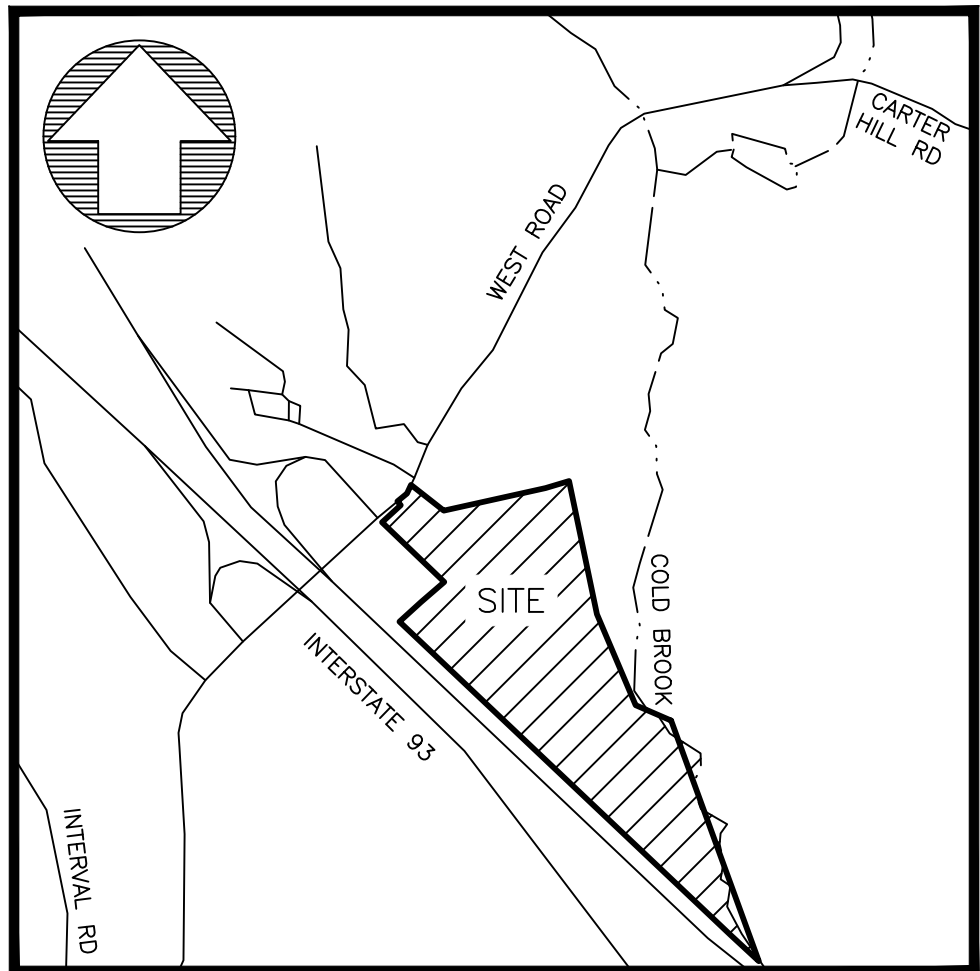
NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE DESIGN OF A 26 UNIT RESIDENTIAL AND A 3 COMMERCIAL UNIT CLUSTER SUBDIVISION ON TAX MAP #248 LOT #8.
 2. THE CURRENT OWNER OF RECORD FOR LOT 248-8 IS 114 WEST ROAD, LLC, 938 CLEMENT HILL ROAD, HOPKINGTON, NEW HAMPSHIRE 03229. SEE M.C.R.D. BK.3802 PG.2495 DATED 9/5/2023.
 3. PER THE TOWN OF CANTERBURY ZONING ORDINANCE, LOTS WITHIN THE COMMERCIAL DISTRICT MUST HAVE A MINIMUM LOT SIZE OF 1 ACRE, A MINIMUM DEPTH OF 150 FEET, A MINIMUM WIDTH OF 200 FEET AND SETBACKS OF 50 FEET FRONT AND SIDE / REAR OF 20 FEET.
 4. LOT 248-8 LIES WITHIN THE AQUIFER PROTECTION DISTRICT AND THE GROUNDWATER PROTECTION DISTRICT.
- ADDITIONAL RESTRICTIONS NOT SHOWN OR NOTED HEREON MAY APPLY
5. THE DEVELOPMENT WILL BE ACCESSED BY A PRIVATE ROAD AND SERVICED BY INDIVIDUAL & SHARED SEPTIC SYSTEMS, ELECTRIC, TELEPHONE & CABLE UTILITIES, PENNICHUCK WATER AND LIBERTY UTILITIES NATURAL GAS WILL BE UNDERGROUND. ALL UNITS SHALL BE PROTECTED BY SPRINKLER SYSTEMS.
 6. THE SIZE AND ORIENTATION OF THE POTENTIAL UNITS BUILDING BOXES SHOWN HEREON ARE SUBJECT TO CHANGE.
 7. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON REFERENCE PLAN NOTED AND PHYSICAL EVIDENCE RECORDED DURING A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF

- APRIL 2025.
8. THE PARCEL IS NOT SUBJECT TO / OR HAS THE BENEFIT OR RECORDED EASEMENTS OR RESTRICTIONS.
 9. HORIZONTAL ORIENTATION IS BASED UPON NH STATE PLANE COORDINATE SYSTEM NAD83 AND VERTICAL DATUM IS NAVD88.
 10. PER FEMA FIRM PANEL #33013C0330E EFFECTIVE DATE 4/19/2010, A PORTION OF LOT 248-8 LIES WITHIN FLOOD ZONE A WHILE THE REMAINING LIES WITHIN ZONE X.
 11. WETLANDS SHOWN HEREON WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS DELINEATION MANUAL TECHNICAL REPORT Y-87-1 AND THE NORTHEAST REGIONAL SUPPLEMENT, BY SPENCER C. TATE C.W.S. / C.S.S. OF THIS OFFICE DURING THE MONTH OF APRIL 2025.
 12. THE DEVELOPMENT SHALL BE SUBJECT TO THE DECLARATION OF CONDOMINIUM DOCUMENTS TO BE RECORDED AS PART OF THIS PLAN.
 13. THE WAYS SHOWN ON THIS PLAT ARE INTENDED BY THE

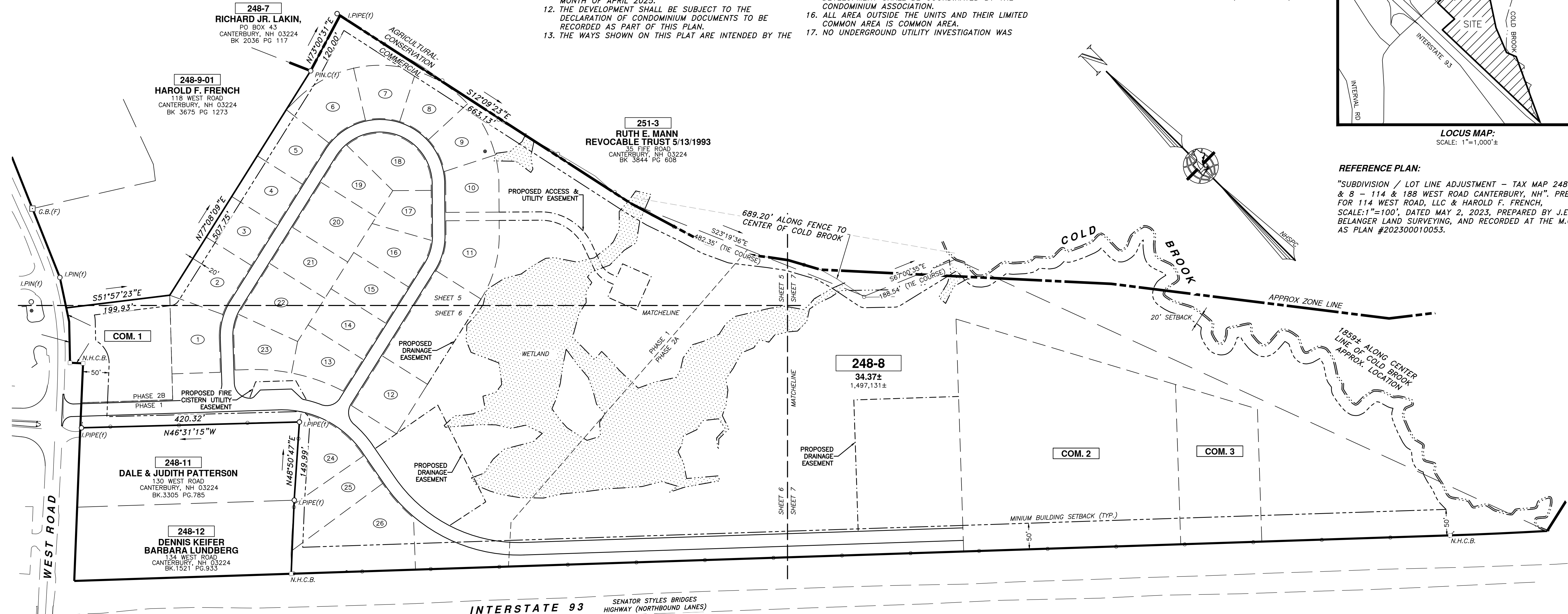
- SUBDIVIDER TO REMAIN PRIVATE WAYS. THE RECORDING OF THIS PLAN SHALL NOT BE CONSTRUED AS AN OFFER OF DEDICATION OF THOSE WAYS AS PUBLIC HIGHWAYS UNDER THE NEW HAMPSHIRE COMMON LAW OF DEDICATION AND ACCEPTANCE, NOW SHALL THE APPROVAL OF THIS PLAT CONSTITUTE AND APPROVAL OF THOSE WAYS PURSUANT TO RSA 674:40.
14. THE SUBDIVISION REGULATIONS OF THE TOWN OF CANTERBURY ARE PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.
 15. ROAD AND LANDSCAPE MAINTENANCE OF THE DEVELOPMENT SHALL BE COORDINATED BY THE CONDOMINIUM ASSOCIATION.
 16. ALL AREA OUTSIDE THE UNITS AND THEIR LIMITED COMMON AREA IS COMMON AREA.
 17. NO UNDERGROUND UTILITY INVESTIGATION WAS

- PERFORMED BY THIS OFFICE AT THIS TIME.
18. UNIT CALCULATION:
GROSS PROPERTY AREA: 34.37 AC (1,497,131 S.F.)
WETLAND AREA: 5.09 AC (221,541 S.F.)
NET TRACT AREA: 32.17 AC (1,401,656 S.F.)
DENSITY: 1 UNIT PER AC
BONUS DENSITY: 15%
ALLOWABLE UNITS: 32.17 UNITS + 4.83 UNITS = 37 UNITS
 19. OPEN SPACE CALCULATION:
REQUIRED OPEN SPACE PERCENTAGE: 50%
EXISTING LOT AREA: 34.37 AC (1,497,131 S.F.)
ADDITIONAL LOT AREA: 0.476 AC (20,752 S.F.)
REQUIRED OPEN SPACE: 17.18 AC (748,566 S.F.)
PROPOSED OPEN SPACE: 17.91 AC (788,651 S.F.)



REFERENCE PLAN:

"SUBDIVISION / LOT LINE ADJUSTMENT - TAX MAP 248 LOT 9 & 8 - 114 & 188 WEST ROAD CANTERBURY, NH". PREPARED FOR 114 WEST ROAD, LLC & HAROLD F. FRENCH, SCALE: 1"=100', DATED MAY 2, 2023, PREPARED BY J.E. BELANGER LAND SURVEYING, AND RECORDED AT THE M.C.R.D. AS PLAN #202300010053.



LEGEND:

- | | |
|-----------------------|---------------------------------|
| RIGHT-OF-WAY SIDELINE | EDGE OF WETLANDS |
| PROPERTY LINE | EDGE OF WATER |
| TOWN / ZONE LINE | EXISTING CHAINLINK FENCE LINE |
| ABUTTING LOT LINE | EXISTING GRANITE BOUND FOUND |
| TIE COURSE | EXISTING DRILL HOLE FOUND/SET |
| EASEMENT LINE | EXISTING IRON PIPE FOUND |
| BUILDING SETBACK LINE | EXISTING TAX MAP AND LOT NUMBER |
| EDGE OF PAVEMENT | |

PROPOSED LEGEND:

- | |
|--------------------------|
| LIMITED COMMON AREA LINE |
| BUILDING TIE COURSE |
| MATCHLINE |
| PHASE 1 |
| RESIDENTIAL LOT NUMBER |
| COMMERCIAL LOT NUMBER |

CERTIFICATION:

"I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE "EXISTING AND CONTEMPLATED IMPROVEMENTS" PROVISIONS OF RSA 356-B:20 I, AND THAT THE EXISTING SITE FEATURES AS SHOWN ARE PER AN ON-SITE INSTRUMENT PERFORMED BY THIS OFFICE WHICH MEETS THE URBAN CLASSIFICATION PRECISION REQUIREMENT OF ONE PART IN TEN THOUSAND (1:10,000)."

AND

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN (RSA 676:18,III & 672:14)."

CONDOMINIUM PLAN
LAND OF:

114 WEST ROAD, LLC

TAX MAP 248 LOT 8
114 WEST ROAD

CANTERBURY, NEW HAMPSHIRE

SCALE: 1" = 100'

SEPTEMBER 19, 2025



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:12609D00A.dwg

PROJECT NO. 12609.00

SHEET NO. 4 OF 24

APPROVED BY CANTERBURY PLANNING BOARD

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

D	--	--	--	--	--
C	--	--	--	--	--
B	--	--	--	--	--
A	10/27/25	3RD PARTY COMMENTS	CPB	GDW	KCC
REV.	DATE	DESCRIPTION	C/O	DR	CK

UNIT TIE TABLE:

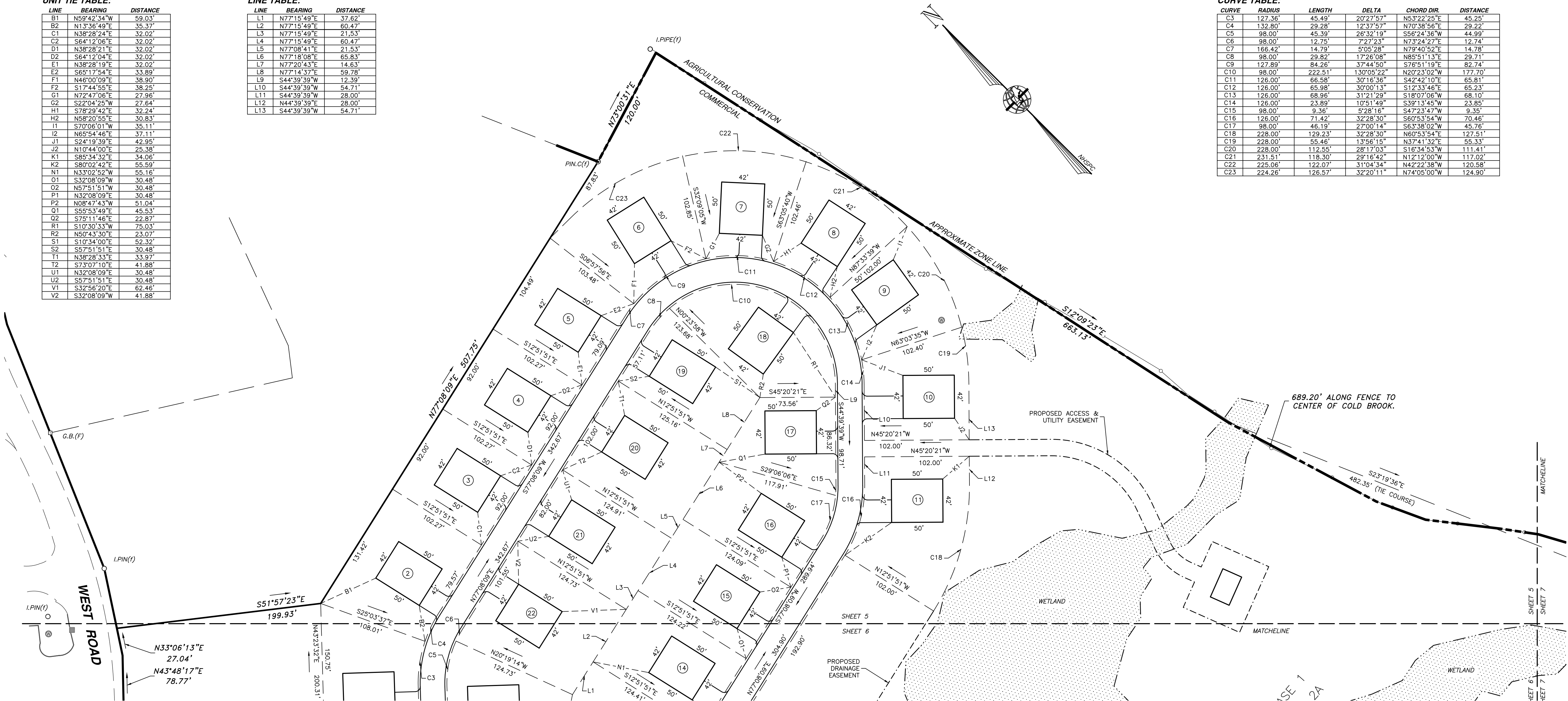
LINE	BEARING	DISTANCE
B1	N59°42'34"W	59.03'
B2	N13°36'49"E	35.37'
C1	N38°28'24"E	32.02'
C2	S64°12'06"E	32.02'
D1	N38°28'21"E	32.02'
D2	S64°12'04"E	32.02'
E1	N38°28'19"E	32.02'
E2	S65°17'54"E	33.89'
F1	N46°00'09"E	38.90'
F2	S17°44'55"E	38.25'
G1	N72°47'06"E	27.96'
G2	S22°04'25"W	27.64'
H1	S78°29'42"E	32.24'
H2	N58°20'55"E	30.83'
I1	S70°06'01"W	35.11'
I2	N65°54'46"E	37.11'
J1	S24°19'39"E	42.95'
J2	N10°44'00"E	25.38'
K1	S85°34'32"E	34.06'
K2	S80°02'42"E	55.59'
L1	N33°02'52"W	55.16'
L2	S32°08'09"W	30.48'
L3	N57°51'51"W	30.48'
L4	N32°08'09"E	30.48'
L5	N08°47'43"W	51.04'
L6	S55°53'49"E	45.53'
L7	S75°11'46"E	22.87'
L8	S10°30'33"W	75.03'
L9	N50°43'30"E	23.07'
L10	S10°34'00"E	52.32'
L11	S67°51'51"E	30.48'
L12	N38°28'33"E	33.97'
L13	S73°07'10"E	41.88'
L14	N32°08'09"E	30.48'
L15	S37°51'51"E	30.48'
L16	S32°56'20"E	62.46'
L17	S32°08'09"W	41.88'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N77°15'49"E	37.62'
L2	N77°15'49"E	60.47'
L3	N77°15'49"E	21.53'
L4	N77°15'49"E	60.47'
L5	N77°08'41"E	21.53'
L6	N77°18'08"E	65.83'
L7	N77°20'43"E	14.63'
L8	N77°14'37"E	59.78'
L9	S44°39'39"W	12.39'
L10	S44°39'39"W	54.71'
L11	S44°39'39"W	28.00'
L12	N44°39'39"E	28.00'
L13	S44°39'39"W	54.71'

CURVE TABLE:

CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	DISTANCE
C3	127.36'	45.49'	20°27'57"	N53°22'25"E	45.25'
C4	132.80'	29.28'	12°37'57"	N70°38'56"E	29.22'
C5	98.00'	45.39'	26°32'19"	S56°24'36"W	44.99'
C6	98.00'	12.75'	7°27'23"	N73°24'27"E	12.74'
C7	166.42'	14.79'	5°05'28"	N79°40'52"E	14.78'
C8	98.00'	29.82'	17°26'08"	N85°51'13"E	29.71'
C9	122.89'	84.26'	37°44'50"	S76°51'19"E	82.74'
C10	98.00'	222.51'	130°05'22"	N20°23'02"W	177.70'
C11	126.00'	66.58'	30°16'36"	S42°42'10"E	65.81'
C12	126.00'	65.98'	30°00'13"	S12°33'46"E	65.23'
C13	126.00'	68.96'	31°21'29"	S18°07'06"W	68.10'
C14	126.00'	23.89'	10°51'49"	S39°13'45"W	23.85'
C15	98.00'	9.36'	5°28'16"	S47°23'47"W	9.35'
C16	126.00'	71.42'	32°28'30"	S60°53'54"W	70.48'
C17	98.00'	46.19'	27°00'14"	S63°38'02"W	45.76'
C18	228.00'	129.23'	32°28'30"	N60°53'54"E	127.51'
C19	228.00'	55.46'	13°56'15"	N37°41'32"E	55.33'
C20	228.00'	112.55'	28°17'03"	S16°34'53"W	111.41'
C21	231.51'	118.30'	29°16'42"	N12°12'00"W	117.02'
C22	225.06'	122.07'	31°04'34"	N42°22'38"W	120.58'
C23	224.26'	126.57'	32°20'11"	N74°05'00"W	124.90'



PROPOSED LEGEND:

- LIMITED COMMON AREA LINE
- BUILDING TIE COURSE
- MATCHLINE

UNIT LEGEND:

- LIMITED COMMON AREA
- PROPOSED UNIT
- TYPICAL DETAIL OF: PROPOSED UNIT
- UNIT NUMBER (CIRCLED)
- STREET NUMBER (#) & ASSOCIATED LIMITED COMMON AREA

LEGEND:

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- TOWN / ZONE LINE
- ABUTTING LOT LINE
- TIE COURSE
- EDGE OF PAVEMENT
- EXISTING GRAVEL ROAD
- OH EXISTING OH ELECTRIC LINE
- EDGE OF WETLANDS
- EDGE OF WATER
- 2-23 EXISTING TAX MAP AND LOT NUMBER
- EXISTING BUILDING
- EXISTING FENCE LINE
- EXISTING GRANITE BOUND FOUND
- EXISTING DRILL HOLE FOUND/SET
- EXISTING IRON PIPE FOUND
- EXISTING CATCH BASIN SQUARE
- EXISTING UTILITY POLE & GUY WIRE
- EXISTING WELL

CERTIFICATION:

"I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE "EXISTING AND CONTEMPLATED IMPROVEMENTS" PROVISIONS OF RSA 356-B:20 I, AND THAT THE EXISTING SITE FEATURES AS SHOWN ARE PER AN ON-SITE INSTRUMENT PERFORMED BY THIS OFFICE WHICH MEETS THE URBAN CLASSIFICATION PRECISION REQUIREMENT OF ONE PART IN TEN THOUSAND (1:10,000)."

AND

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN (RSA 676:18,III & 672:14)."

CONDOMINIUM PLAN
LAND OF:

114 WEST ROAD, LLC

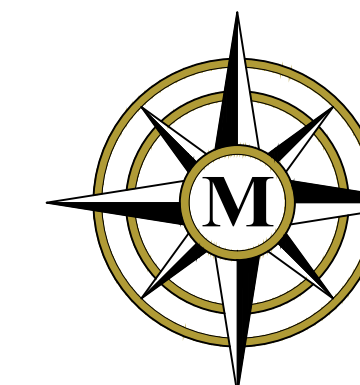
TAX MAP 248 LOT 8

114 WEST ROAD

CANTERBURY, NEW HAMPSHIRE

SCALE: 1" = 50'

SEPTEMBER 19, 2025



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

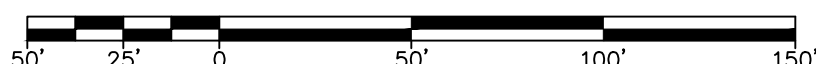
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PROJECT NO. 12609.00

SHEET NO. 5 OF 24



GRAPHIC SCALE

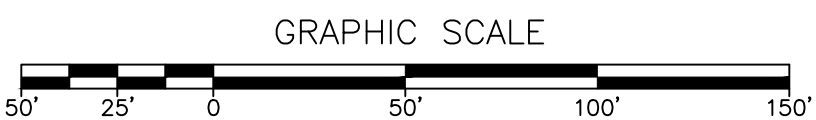


REV.	DATE	DESCRIPTION	CPB	GDW	KCC
D	--	--	--	--	--
C	--	--	--	--	--
B	--	--	--	--	--
A	10/27/25	3RD PARTY COMMENTS	CPB	GDW	KCC

APPROVED BY CANTERBURY PLANNING BOARD

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

Plotted: 10/27/2025 1:35 PM By: JUA
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D	--	--	--	--	--
C	--	--	--	--	--
B	--	--	--	--	--
A	10/27/25	3RD PARTY COMMENTS	CPB	GDW	KCC
REV.	DATE	DESCRIPTION	C/O	DR	CK

UNIT TIE TABLE:

LINE	BEARING	DISTANCE
A1	N69°36'14"E	44.63'
A2	S04°28'52"W	46.14'
B1	N59°42'34"W	59.03'
B2	N13°56'49"E	35.37'
L1	S32°08'09"W	30.48'
L2	N81°03'46"W	55.04'
M1	S07°19'09"W	55.16'
M2	S12°50'47"W	24.93'
N1	N33°02'52"W	55.16'
N2	N32°08'09"E	30.48'
O1	S32°08'09"W	30.48'
O2	N57°51'15"W	30.48'
V1	S32°56'20"E	62.46'
V2	S32°08'09"W	41.88'
W1	S09°23'51"E	48.11'
W2	S30°51'45"W	45.49'
X1	N01°20'54"W	101.84'
X2	S76°23'19"W	88.94'
Y1	S36°50'57"E	41.60'
Y2	S85°49'26"W	139.52'
Z1	S56°06'03"E	32.89'
Z2	N66°16'57"W	145.14'

CURVE TABLE:

CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	DISTANCE
C1	367.00'	82.61'	12°53'51"	N40°24'38"W	82.44'
C2	367.00'	105.35'	16°26'46"	N25°44'19"W	104.98'
C3	127.36'	45.49'	20°27'57"	N53°22'25"E	45.25'
C4	132.80'	29.28'	12°37'57"	N70°38'56"E	29.22'
C5	98.00'	45.39'	26°32'19"	S56°24'36"W	44.99'
C6	98.00'	12.75'	7°27'23"	S73°24'27"W	12.74'
C18	228.00'	129.23'	32°28'30"	S60°53'54"W	127.51'
C24	186.00'	141.19'	43°29'31"	N11°28'46"W	137.82'
C25	314.00'	83.93'	15°18'56"	N02°36'32"W	83.68'

PROPOSED LEGEND:

- LIMITED COMMON AREA LINE
- BUILDING TIE COURSE
- MATCHLINE

UNIT LEGEND:

- LIMITED COMMON AREA
- PROPOSED UNIT
- TYPICAL DETAIL OF: PROPOSED UNIT UNIT NUMBER (CIRCLED) STREET NUMBER (#) & ASSOCIATED LIMITED COMMON AREA

LEGEND:

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- TOWN / ZONE LINE
- ABUTTING LOT LINE
- TIE COURSE
- EDGE OF PAVEMENT
- EXISTING GRAVEL ROAD
- OH EXISTING OH ELECTRIC LINE
- EDGE OF WETLANDS
- EDGE OF WATER
- 2-23 EXISTING TAX MAP AND LOT NUMBER
- EXISTING BUILDING
- EXISTING FENCE LINE
- EXISTING GRANITE BOUND FOUND
- EXISTING DRILL HOLE FOUND/SET
- EXISTING IRON PIPE FOUND
- EXISTING CATCH BASIN SQUARE
- EXISTING UTILITY POLE & GUY WIRE
- EXISTING WELL

APPROVED BY CANTERBURY PLANNING BOARD

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

CERTIFICATION:

"I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE "EXISTING AND CONTEMPLATED IMPROVEMENTS" PROVISIONS OF RSA 356-B:20 I, AND THAT THE EXISTING SITE FEATURES AS SHOWN ARE PER AN ON-SITE INSTRUMENT PERFORMED BY THIS OFFICE WHICH MEETS THE URBAN CLASSIFICATION PRECISION REQUIREMENT OF ONE PART IN TEN THOUSAND (1:10,000)."

AND

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN (RSA 676:18,III & 672:14)."

CONDOMINIUM PLAN
LAND OF:

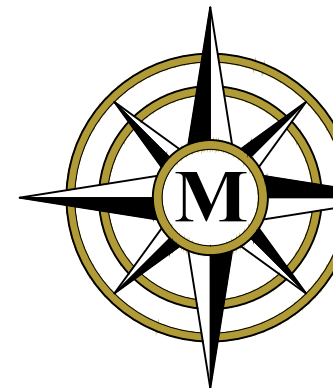
114 WEST ROAD, LLC

TAX MAP 248 LOT 8
114 WEST ROAD

CANTERBURY, NEW HAMPSHIRE

SCALE: 1" = 50'

SEPTEMBER 19, 2025



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LAND SERVICES, INC.

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SOIL & WETLAND MAPPING | SEPTIC DESIGN

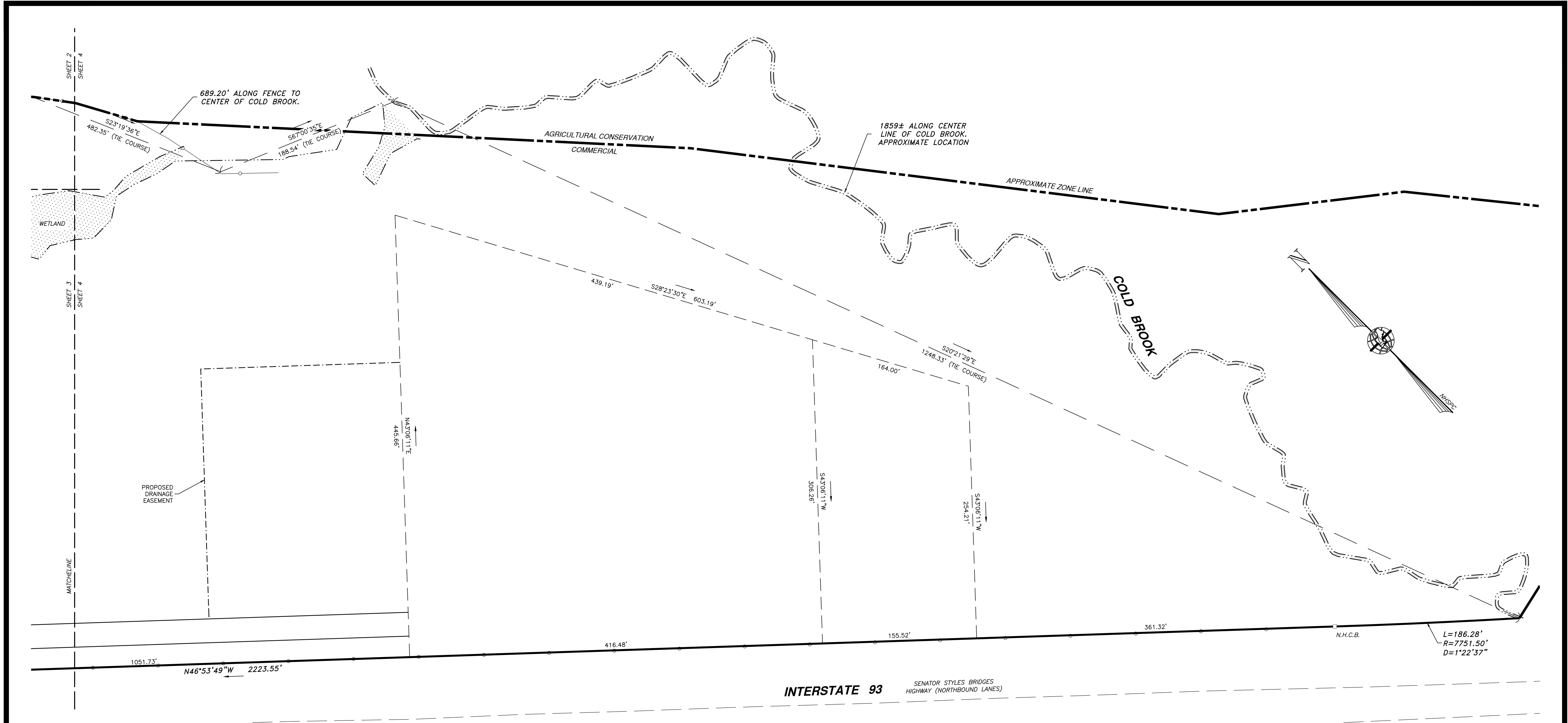
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
MERIDIANLANDSERVICES.COM FAX 603-673-1584

FILE:12609D00A.dwg

PROJECT NO. 12609.00

SHEET NO. 6 OF 24

Plotted: 10/27/2025 1:35 PM By: JUA
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PROPOSED LEGEND:

- LIMITED COMMON AREA LINE
- - - BUILDING TIE COURSE
- - - MATCHLINE

UNIT LEGEND:

LIMITED COMMON AREA

PROPOSED UNIT

10
#25

TYPICAL DETAIL OF:
PROPOSED UNIT
UNIT NUMBER (CIRCLED)
STREET NUMBER (#)
& ASSOCIATED LIMITED COMMON AREA

LEGEND:

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- TOWN / ZONE LINE
- ABUTTING LOT LINE
- TIE COURSE
- EDGE OF PAVEMENT
- EXISTING GRAVEL ROAD
- OH — EXISTING OH ELECTRIC LINE
- ······ EDGE OF WETLANDS
- ······ EDGE OF WATER

- 2-23 EXISTING TAX MAP AND LOT NUMBER
- EXISTING BUILDING
- EXISTING FENCE LINE
- EXISTING GRANITE BOUND FOUND
- EXISTING DRILL HOLE FOUND/SET
- EXISTING IRON PIPE FOUND
- EXISTING CATCH BASIN SQUARE
- EXISTING UTILITY POLE & GUY WIRE
- EXISTING WELL

CERTIFICATION:

"I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE "EXISTING AND CONTEMPLATED IMPROVEMENTS" PROVISIONS OF RSA 356-B:20 I, AND THAT THE EXISTING SITE FEATURES AS SHOWN ARE PER AN ON-SITE INSTRUMENT PERFORMED BY THIS OFFICE WHICH MEETS THE URBAN CLASSIFICATION PRECISION REQUIREMENT OF ONE PART IN TEN THOUSAND (1:10,000)."

AND

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN (RSA 676:18,III & 672:14)."

APPROVED BY CANTERBURY PLANNING BOARD

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

CONDOMINIUM PLAN
LAND OF:

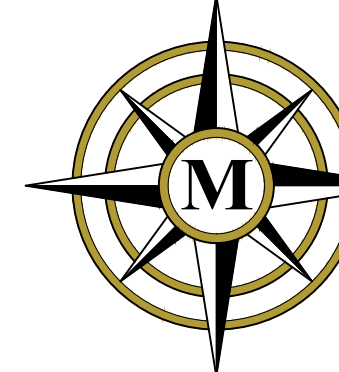
114 WEST ROAD, LLC

TAX MAP 248 LOT 8
114 WEST ROAD

CANTERBURY, NEW HAMPSHIRE

SCALE: 1" = 50'

SEPTEMBER 19, 2025



MERIDIAN
LAND SERVICES, INC.

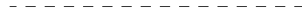
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31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
MERIDIANLANDSERVICES.COM FAX 603-673-1584

FILE:12609D00A.dwg

PROJECT NO. 12609.00

SHEET NO. 7 OF 24

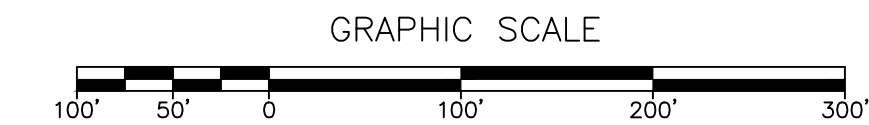
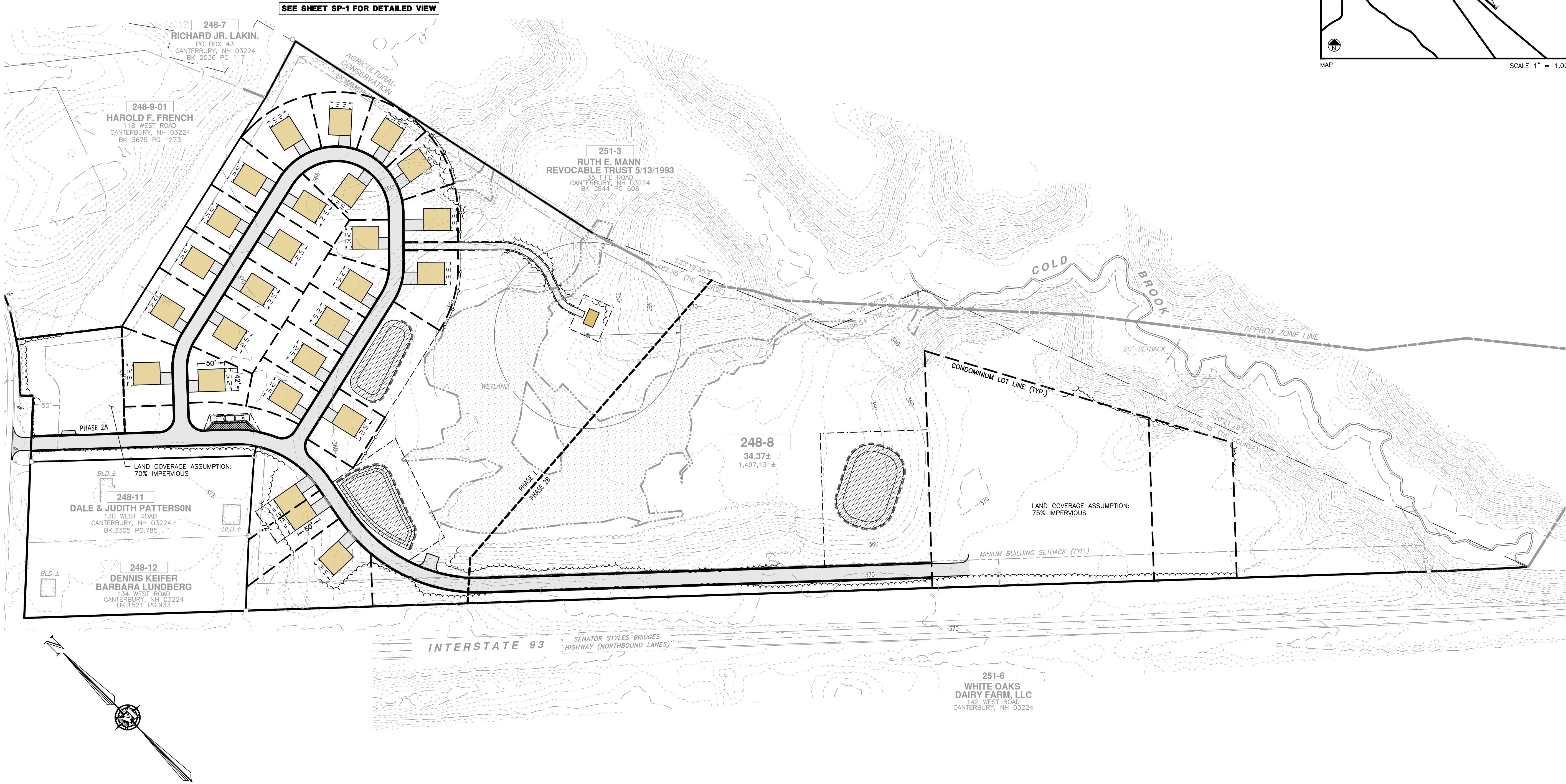
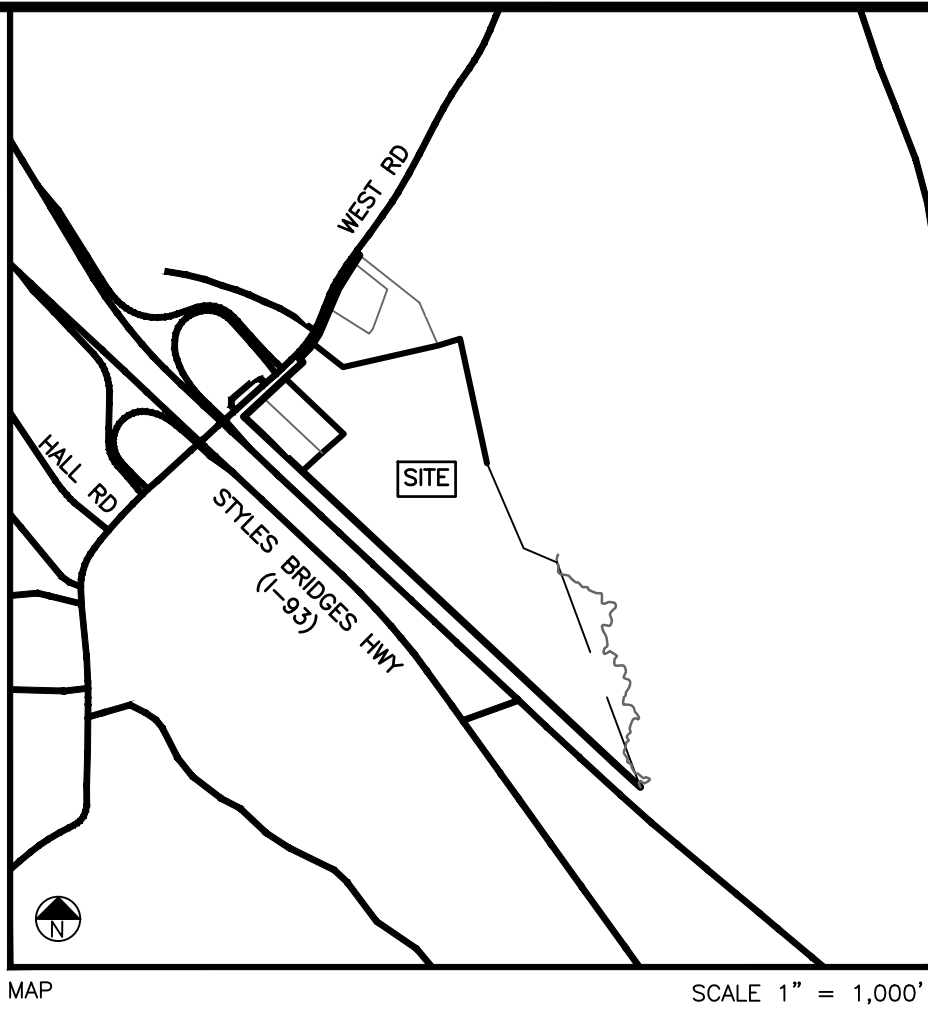
	EX. LOT LINE
	EX. RIGHT-OF-WAY LINE
	ABUTTING LOT LINE
	BUILDING SETBACK
	10-FOOT CONTOUR
	2-FOOT CONTOUR
	PROPOSED RIGHT-OF-WAY
	PROPOSED CONDOMINIUM LINE
	FORMER LOT LINE
	PROPOSED PAVEMENT
	PROPOSED BUILDING
	PROPOSED BASIN

PHASE 1: THIS PHASE CONSISTS OF CONSTRUCTING THE PHASE 1 PORTION OF THE MAIN ACCESS ROAD, LOOP ROAD, COMMUNITY WATER SYSTEM, PHASE 1 STORMWATER IMPROVEMENTS. THESE IMPROVEMENTS WILL SUPPORT THE CONSTRUCTION OF THE XX RESIDENTIAL UNITS. IN ADDITION TO THE MASTER INFRASTRUCTURE DESCRIBED, THIS PHASE INCLUDES PREPARING THE FRONT COMMERCIAL LOT BY GRADING A FLAT BUILDING PAD AND STUBBING A WATER SERVICE AND STORMWATER CONNECTION TO THE LOT. THE FRONT COMMERCIAL LOT HAS AN ALLOWANCE OF 70% IMPERVIOUS COVERAGE TO COMPLY WITH THE STORMWATER DESIGN.

PHASE 2A: THIS PHASE CONSISTS OF CONSTRUCTING A COMMERCIAL SITE PLAN ON THE FRONT COMMERCIAL LOT. ASSOCIATED WITH THIS CONSTRUCTION IS AN INDIVIDUAL SEPTIC AND CONNECT TO THE WATER SUPPLY SYSTEM AND THE STORMWATER SYSTEM. ONLY STORMWATER CONVEYANCE IS REQUIRED TO DISCHARGE THE STORMWATER TO THE PROVIDED CONNECTION CONSTRUCTED IN PHASE 1. NO STORMWATER TREATMENT IS REQUIRED IF THE LOT COVERAGE IS BELOW THE 70% IMPERVIOUS COVERALL ALLOWANCE. TOWN OF CANTERBURY SITE PLAN PERMIT IS EXPECTED TO BE REQUIRED.

PHASE 2B: THIS PHASE CONSISTS OF CONSTRUCTING THE REMAINDER OF THE ACCESS ROAD AND THE ASSOCIATED STORMWATER BASIN. CONSTRUCTION OF EITHER OF THE TWO REAR COMMERCIAL LOTS, INDIVIDUAL SEPTIC, WELLS, AND OTHER SITE IMPROVEMENTS. NO STORMWATER IS REQUIRED IF THE LOTS COVERAGE IS BELOW THE 75% IMPERVIOUS COVERALL ALLOWANCE. TOWN OF CANTERBURY SITE PLAN PERMIT IS EXPECTED TO BE REQUIRED.

PHASE 2A OR PHASE 2B CAN OCCUR IN ANY ORDER AFTER PHASE 1 IS CONSTRUCTED OR CONCURRENTLY WITH PHASE 1



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MUNICIPAL
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APPROVAL ONLY

[illegible]

HILDRETH'S FARM

OVERVIEW AND PHASING PLAN

114 WEST ROAD, LLC
114 WEST ROAD
MAP 248 LOT 8
CANTERBURY, NEW HAMPSHIRE

O-1	
SHEET	
FILE:	12609100C.dwg
PROJECT	12609.00
SHEET NO.	8 OF 24

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- LEGEND:**
- EX. LOT LINE
 - EX. RIGHT-OF-WAY LINE
 - ABUTTING LOT LINE
 - BUILDING SETBACK
 - 10-FOOT CONTOUR
 - 2-FOOT CONTOUR
 - LIMITS OF DISTURBANCE
 - DISTURBANCE AREA
 - CLEARING AND GRUBBING AREA



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MUNICIPAL
REVIEW AND/OR
APPROVAL ONLY

REV.	DATE	DESCRIPTION	DR	CK
I				
H				
G				
F				
E				
D				
C	10/23/25	3RD PARTY COMMENTS	JJA	SRF
B	9/18/25	PB COMMENT RESPONSES	JJA	SRF
A	8/25/25	VALUE ENGINEERING EDITS	JJA	SRF
REV.				

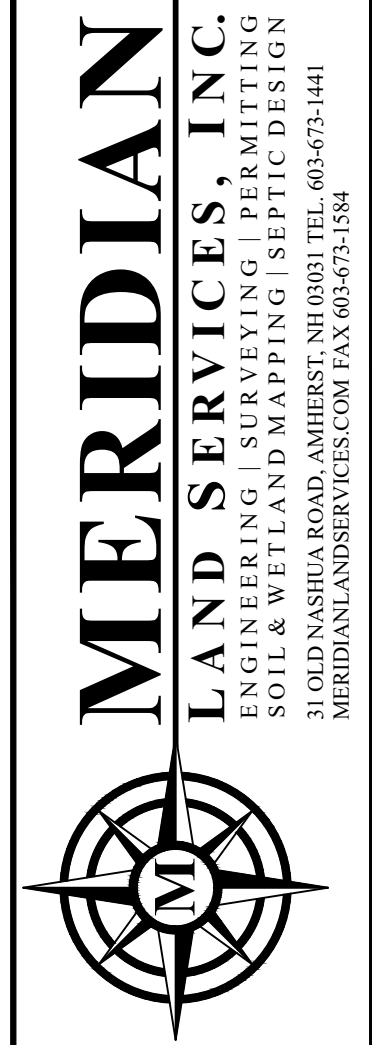
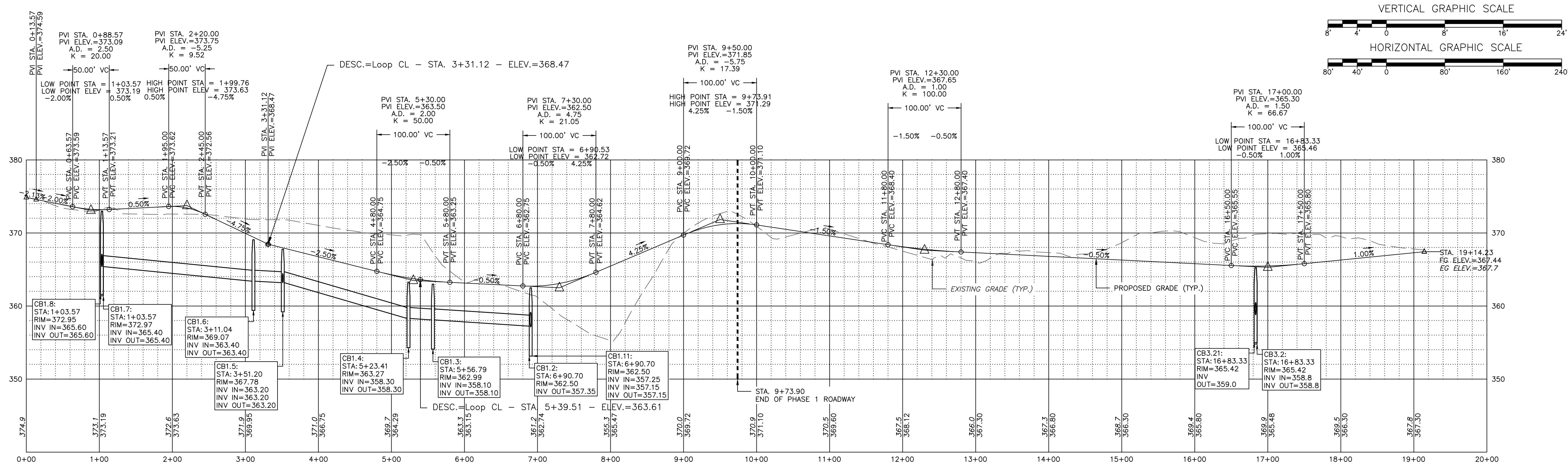
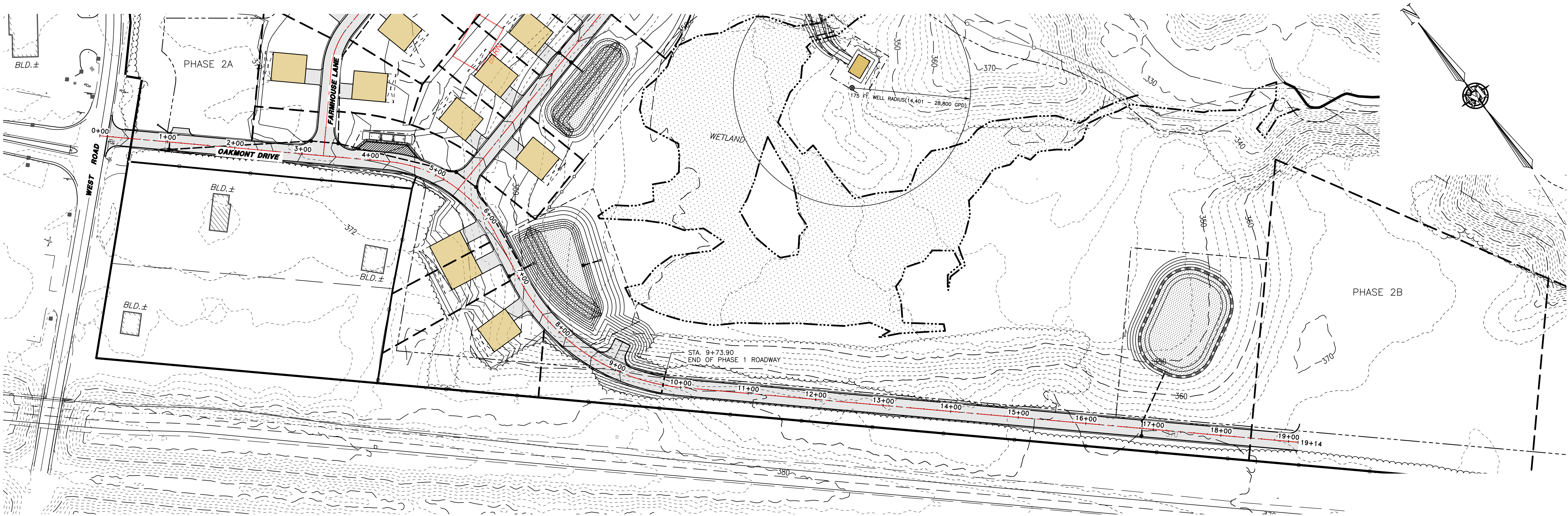
HILDRETH'S FARM
SITE PREPARATION PLAN

114 WEST ROAD, LLC
114 WEST ROAD
MAP 248 LOT 8
CANTERBURY, NEW HAMPSHIRE

SCALE: 1" = 50'

SP-1
SHEET
FILE: 12609I00C.dwg
PROJECT 12609.00
SHEET NO. 9 OF 24

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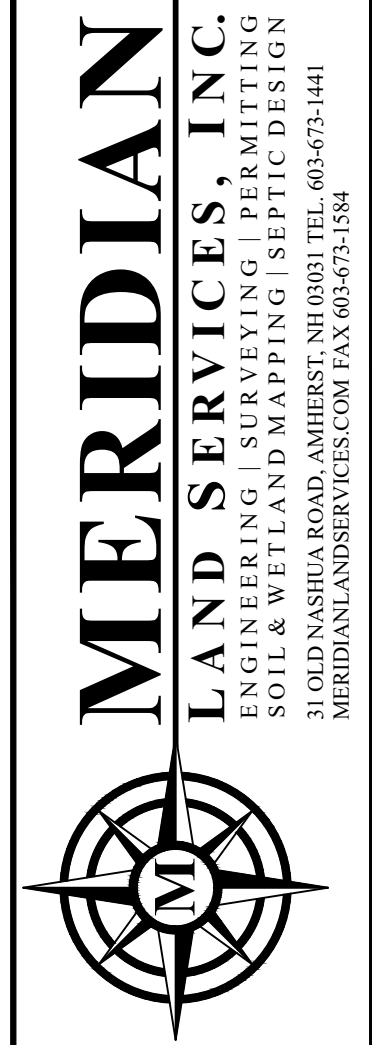
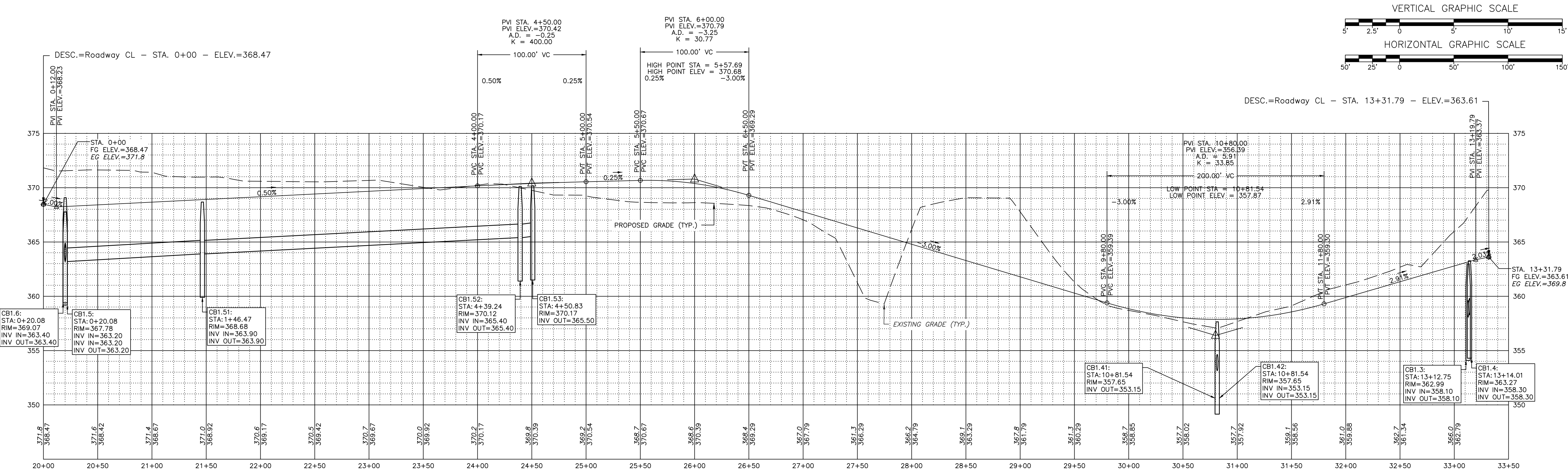
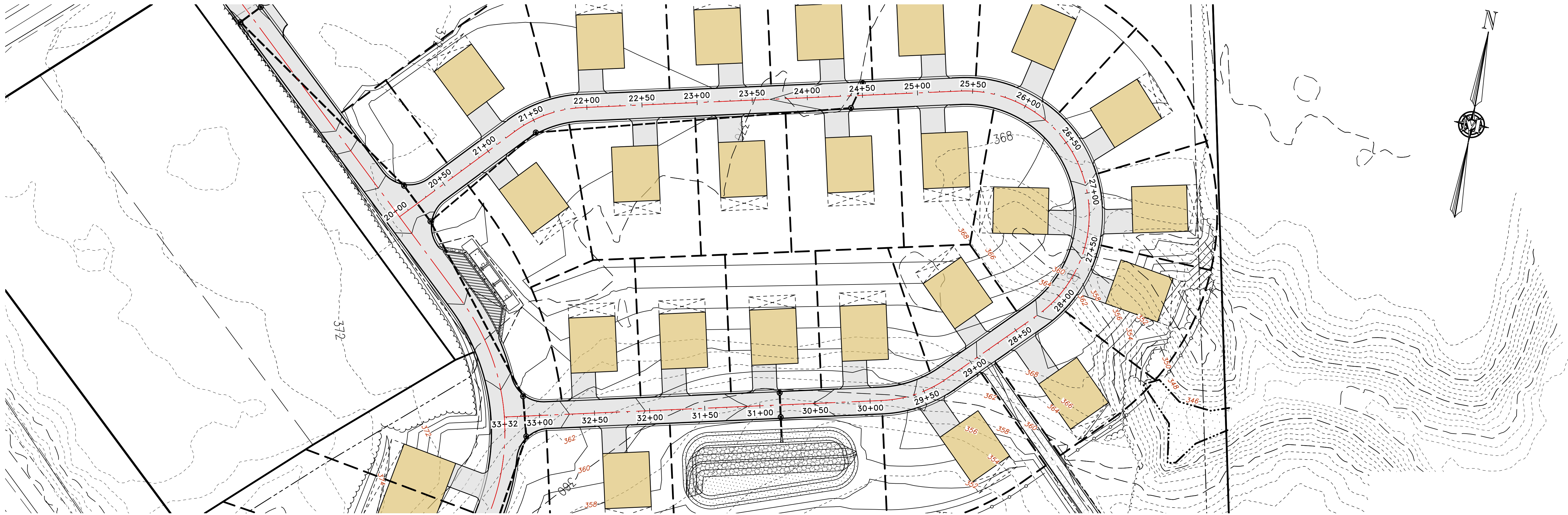
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2	10/23/25	PB COMMENT RESPONSES	JJA	SRF
3	9/18/25	VALUE ENGINEERING EDITS	JJA	SRF
4	8/25/25	VALUE ENGINEERING EDITS	JJA	SRF

HILDRETH'S FARM
DEVELOPMENT
OAKMONT DRIVE PLAN & PROFILE

114 WEST ROAD, LLC
114 WEST ROAD
MAP 248 LOT 8
CANTERBURY, NEW HAMPSHIRE

P-1
SHEET
FILE: 12609P00C.dwg
PROJECT 12609.00
SHEET NO. 13 OF 24

Plotted: 10/27/2025 12:52 PM By: JJA
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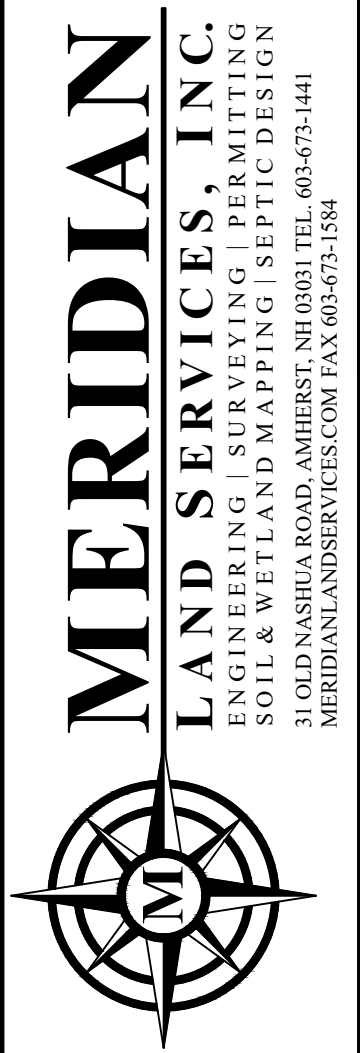
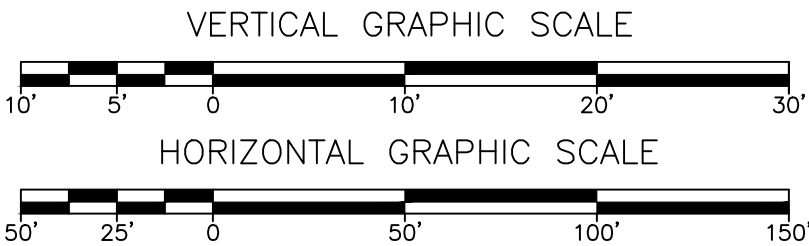
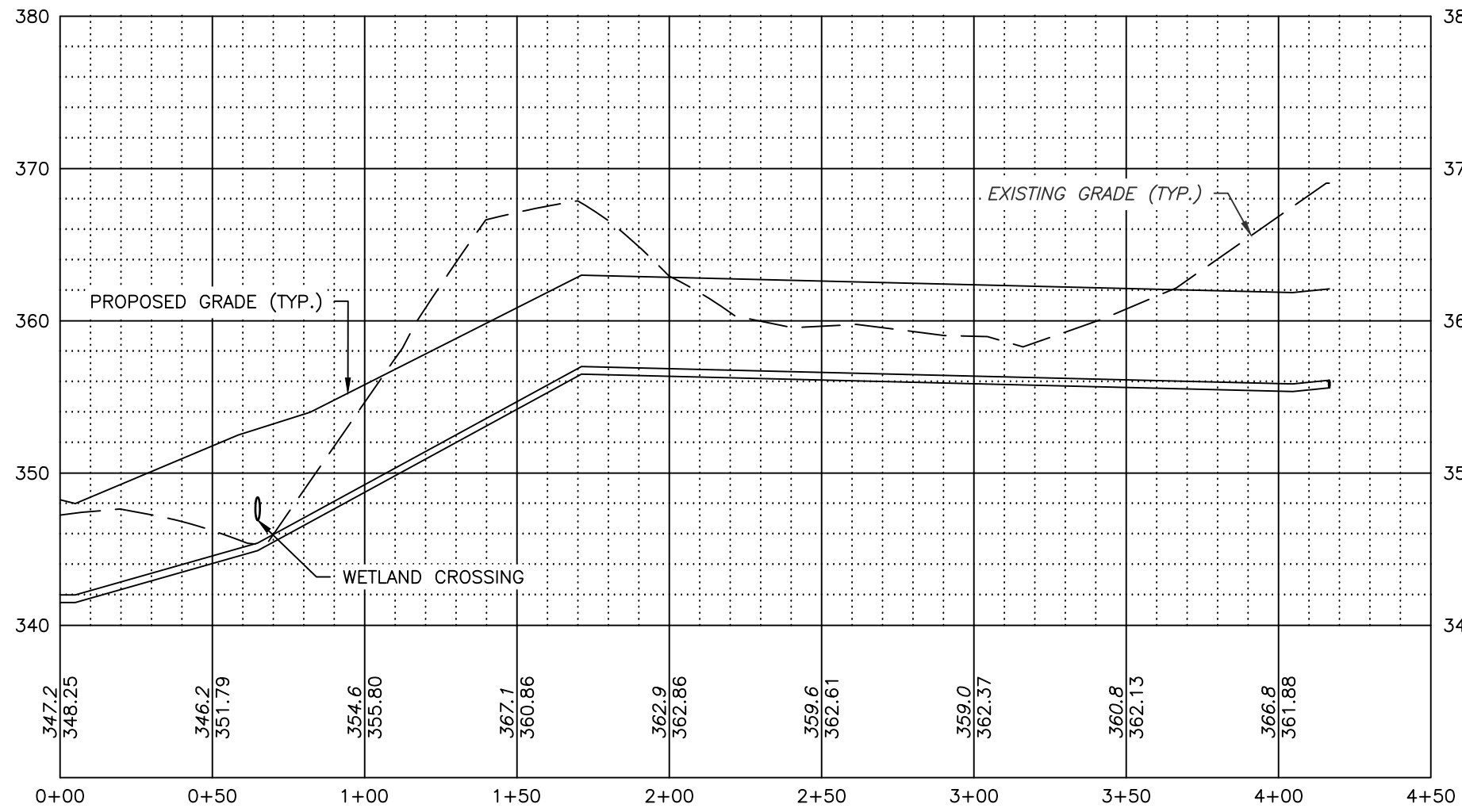
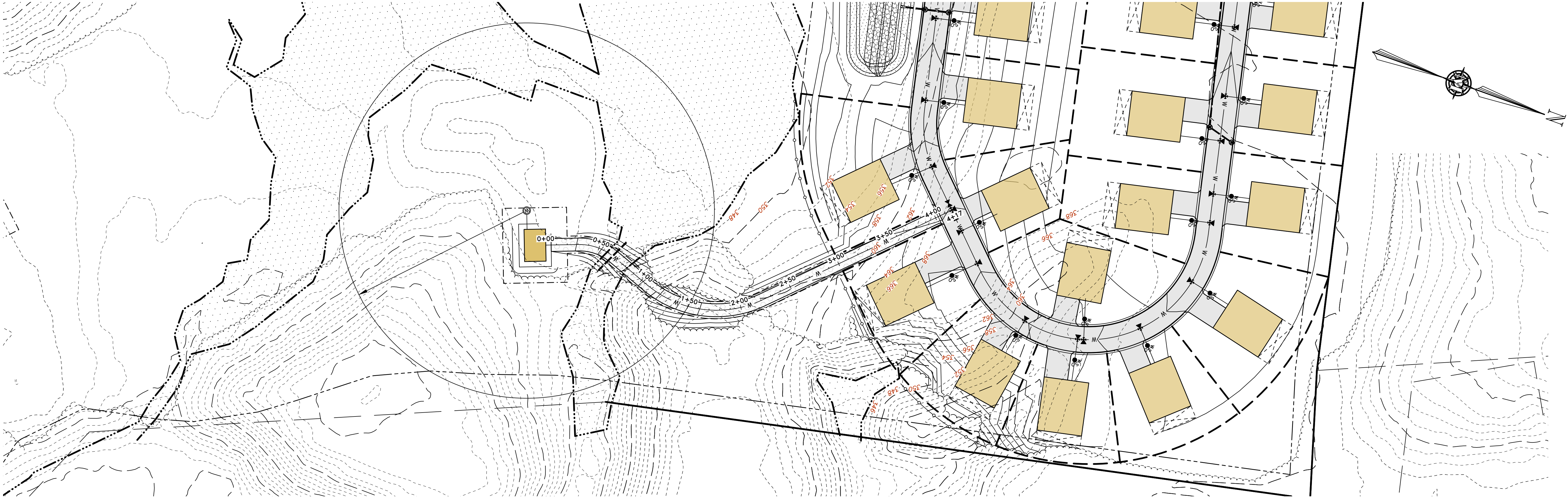
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B	9/18/25	PB COMMENT RESPONSES	JJA	SRF
C	10/23/25	3RD PARTY COMMENTS	JJA	SRF
D				
E				
F				
G				
H				

HILDRETH'S FARM
DEVELOPMENT
FARMHOUSE LANE PLAN & PROFILE

114 WEST ROAD, LLC
114 WEST ROAD
MAP 248 LOT 8
CANTERBURY, NEW HAMPSHIRE

P-2
SHEET
FILE: 12609P00C.dwg
PROJECT 12609.00
SHEET NO. 14 OF 24

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B	9/18/25	PB COMMENT RESPONSES	JJA	SRF
C	10/23/25	3RD PARTY COMMENTS	JJA	SRF
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E	---	---	---	---
F	---	---	---	---
G	---	---	---	---
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I	---	---	---	---

114 WEST ROAD, LLC
114 WEST ROAD
MAP 248 LOT 8
CANTERBURY, NEW HAMPSHIRE

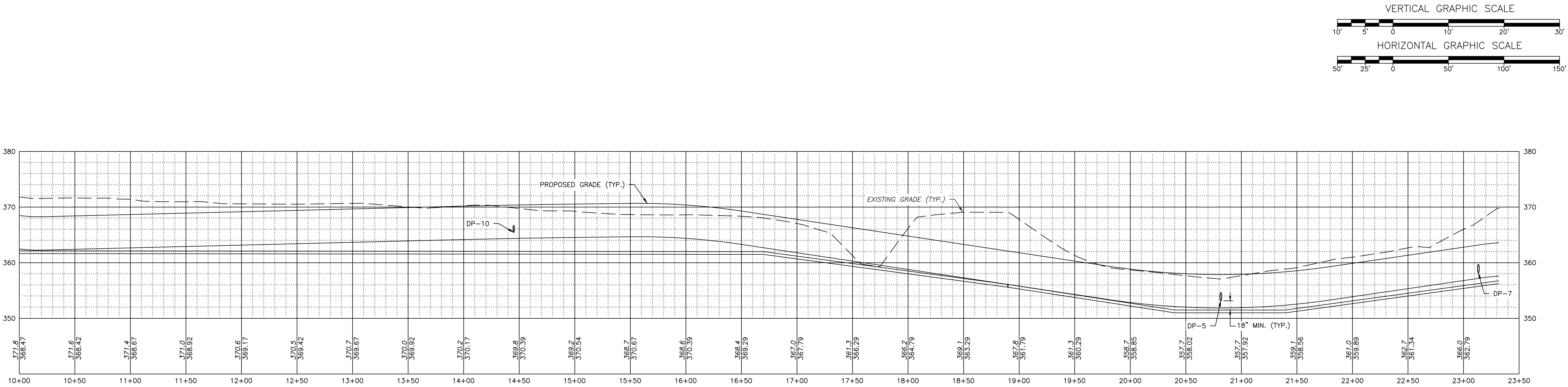
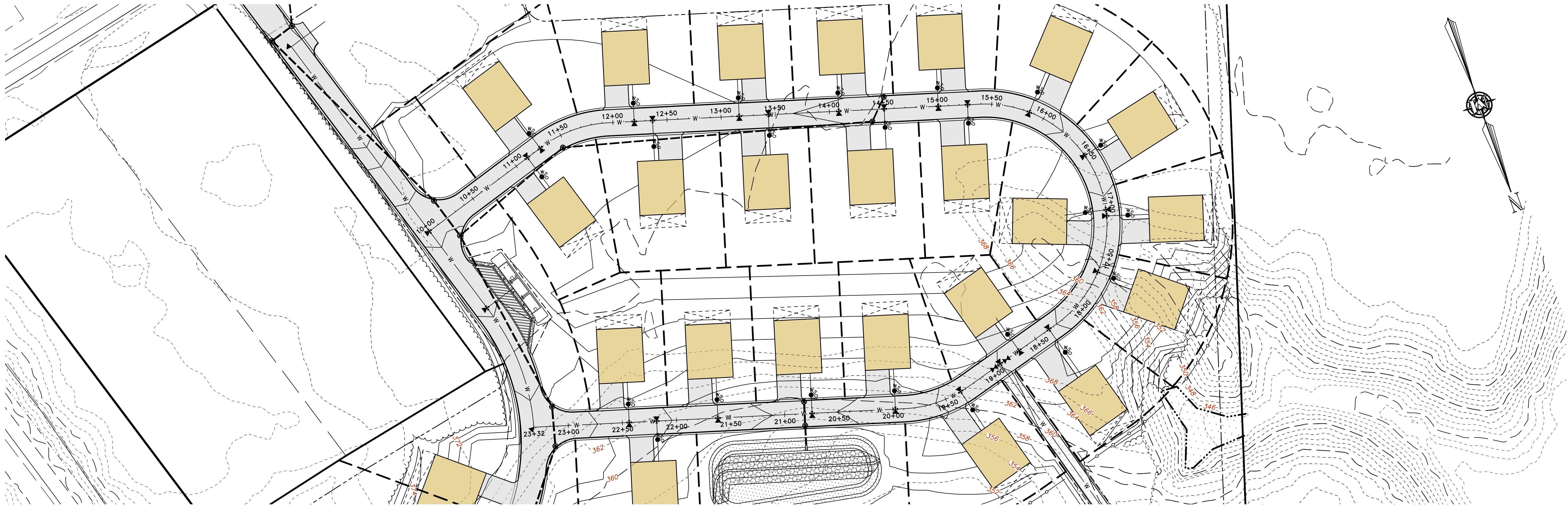
HILDRETH'S FARM
DEVELOPMENT

WATER LINE PLAN & PROFILE

JUNE 3, 2025

SCALE: 1" = 50'

Plotted: 10/27/2025 12:52 PM By: JJA
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REV.	DATE	DESCRIPTION	DR	CK
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2	G			
3	F			
4	E			
5	D			
6	C	3RD PARTY COMMENTS	JJA	SRF
7	B	PB COMMENT RESPONSES	JJA	SRF
8	A	VALUE ENGINEERING EDITS	JJA	SRF
9	REV.			

HILDRETH'S FARM
DEVELOPMENT

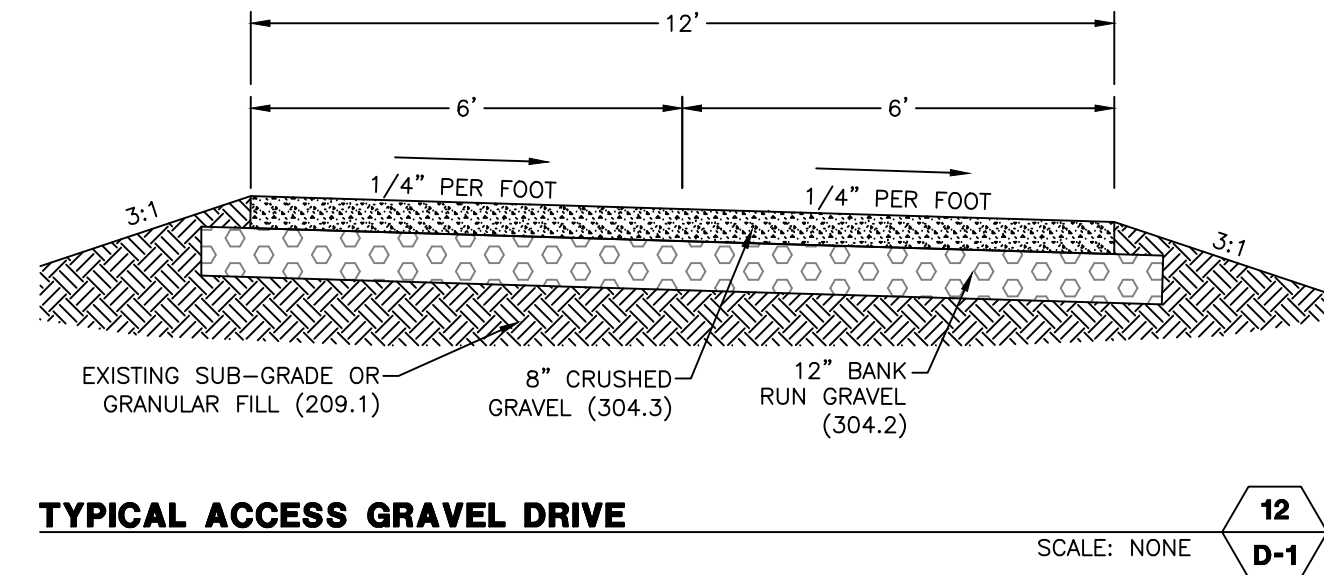
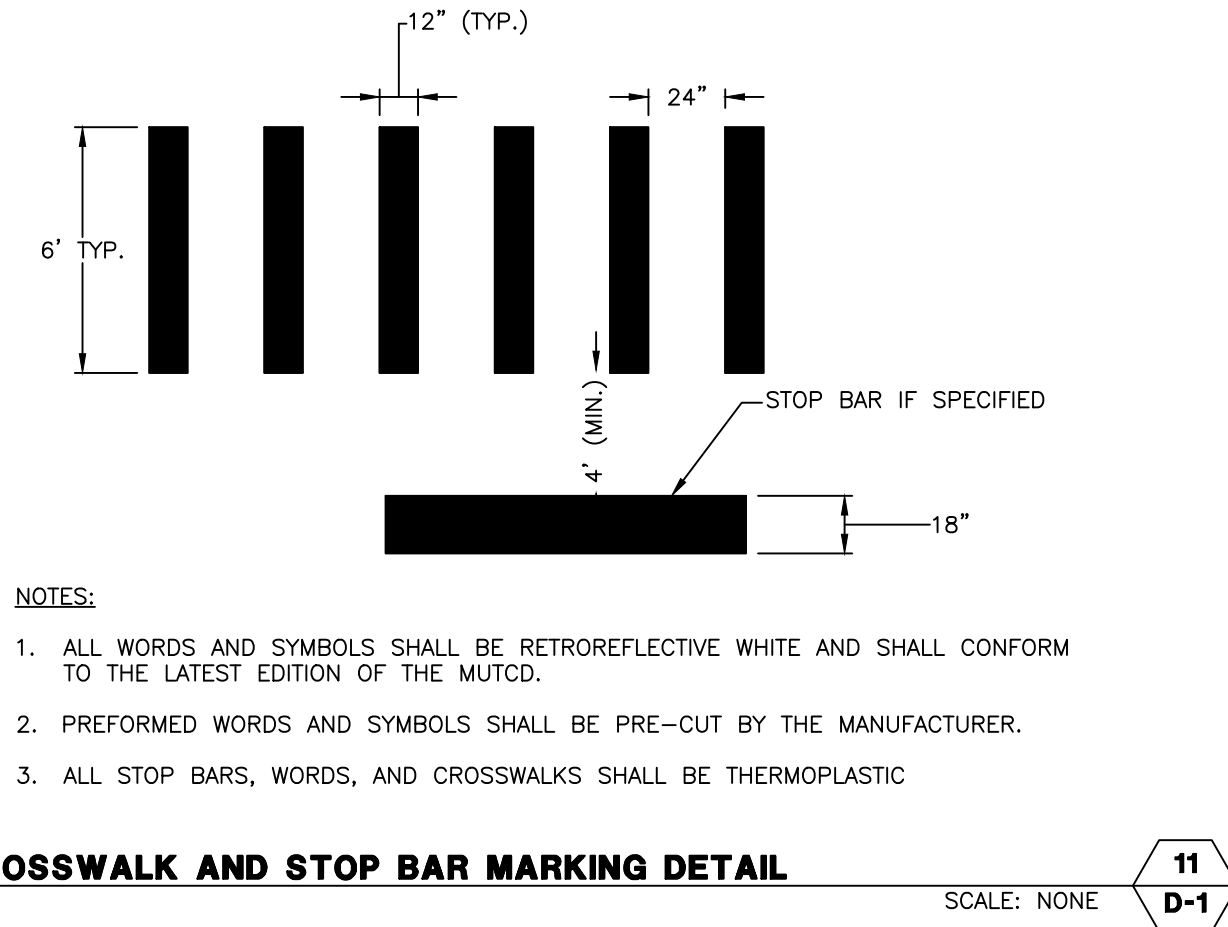
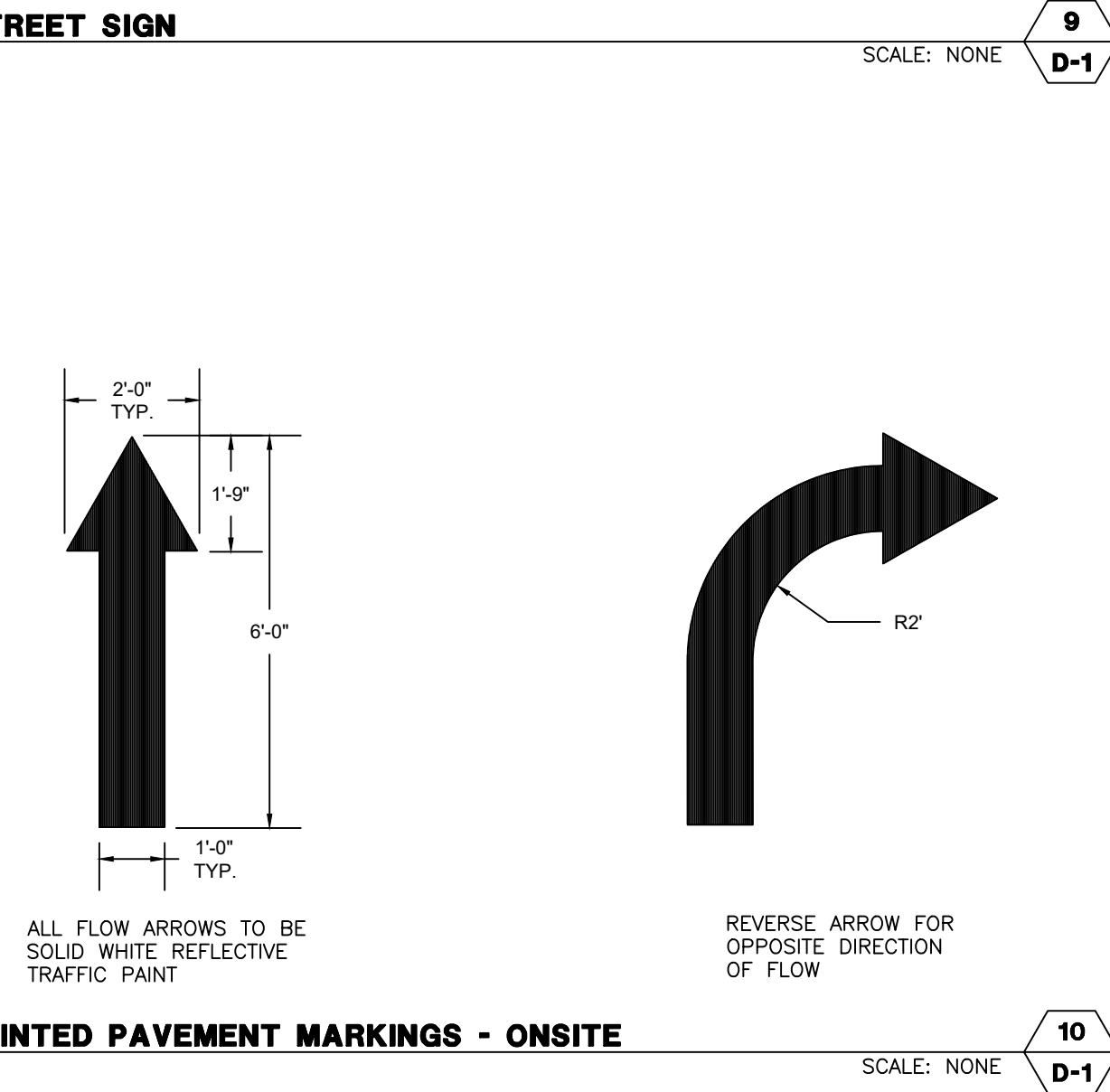
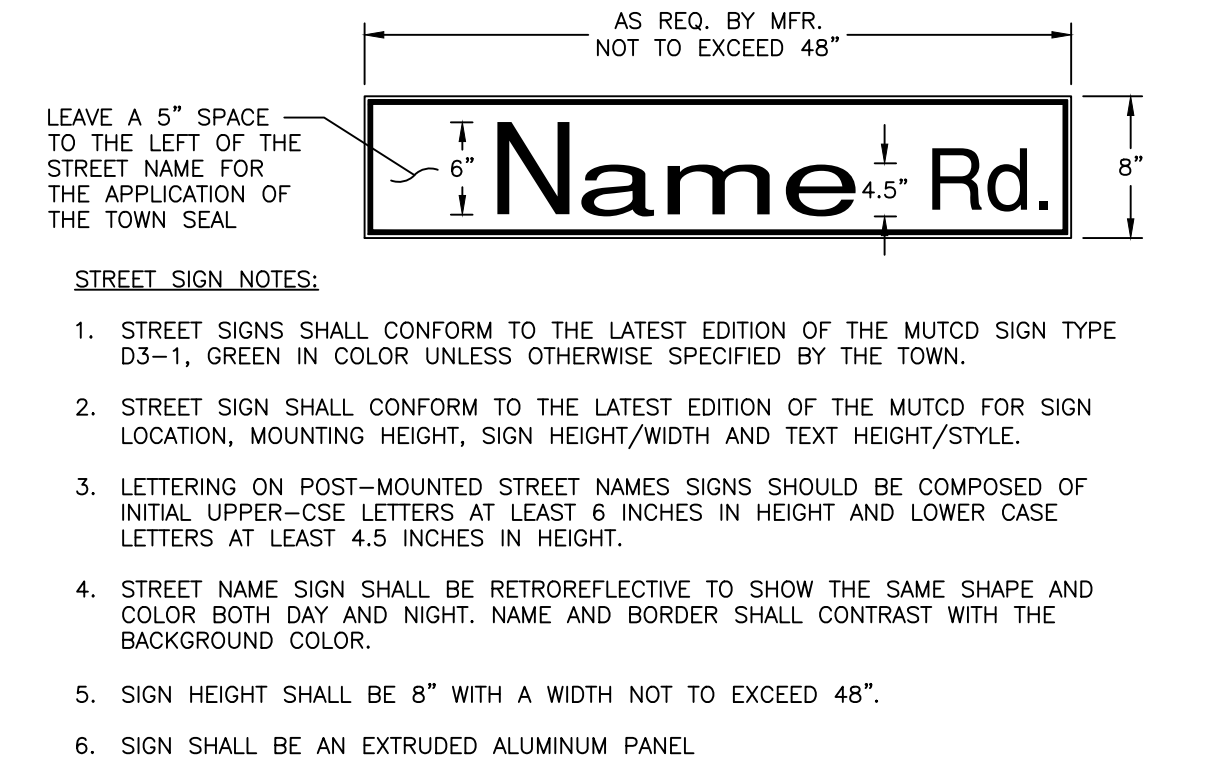
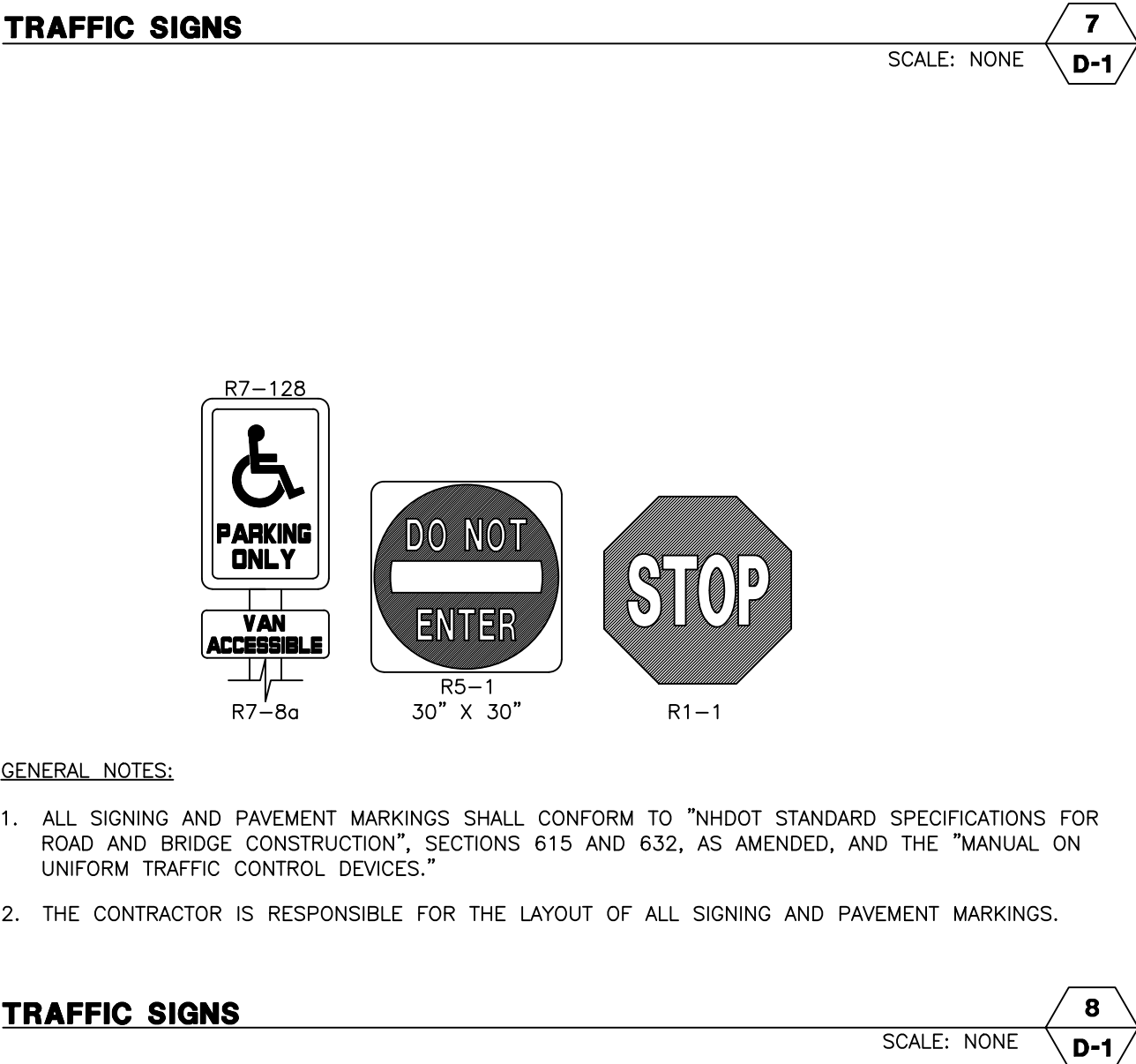
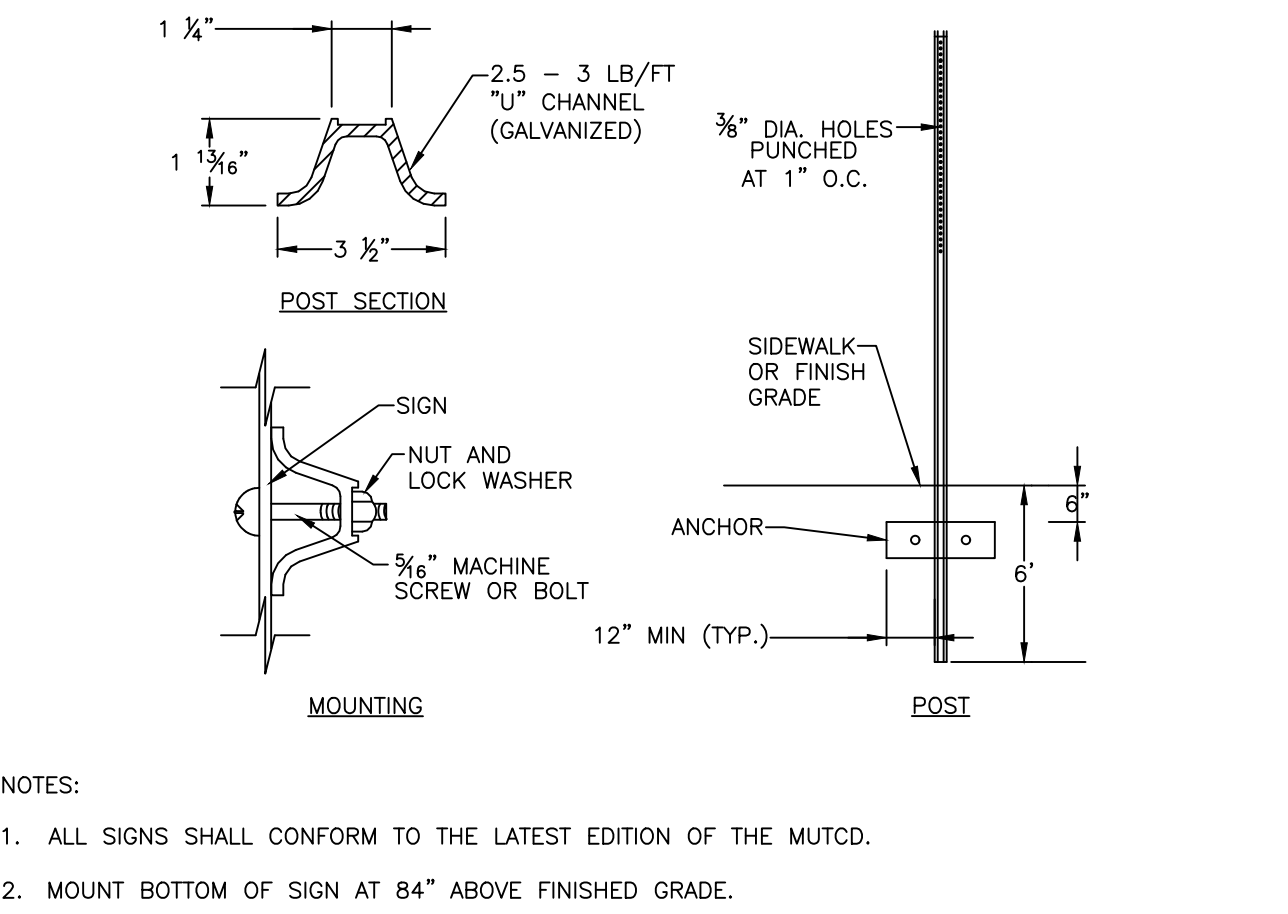
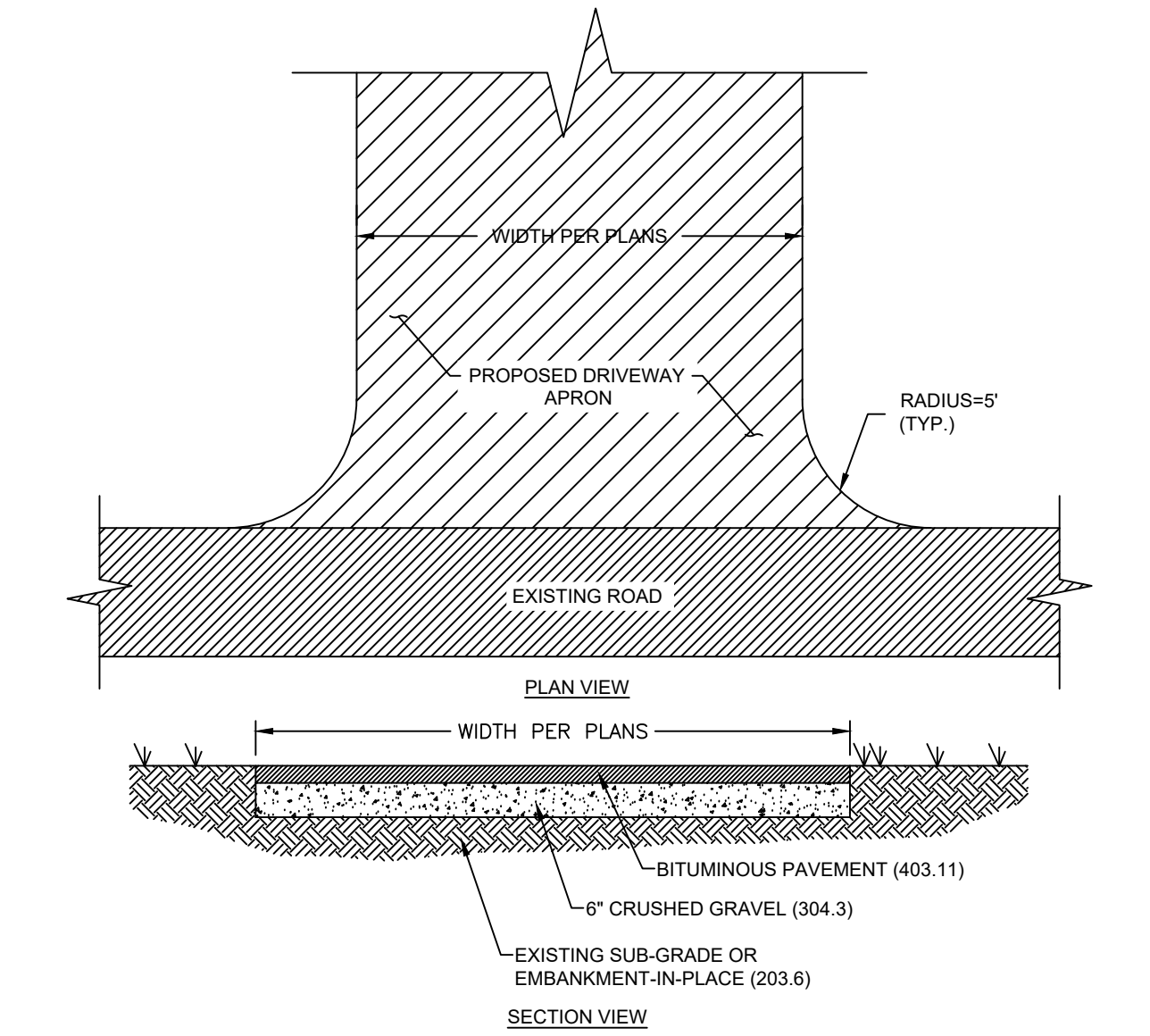
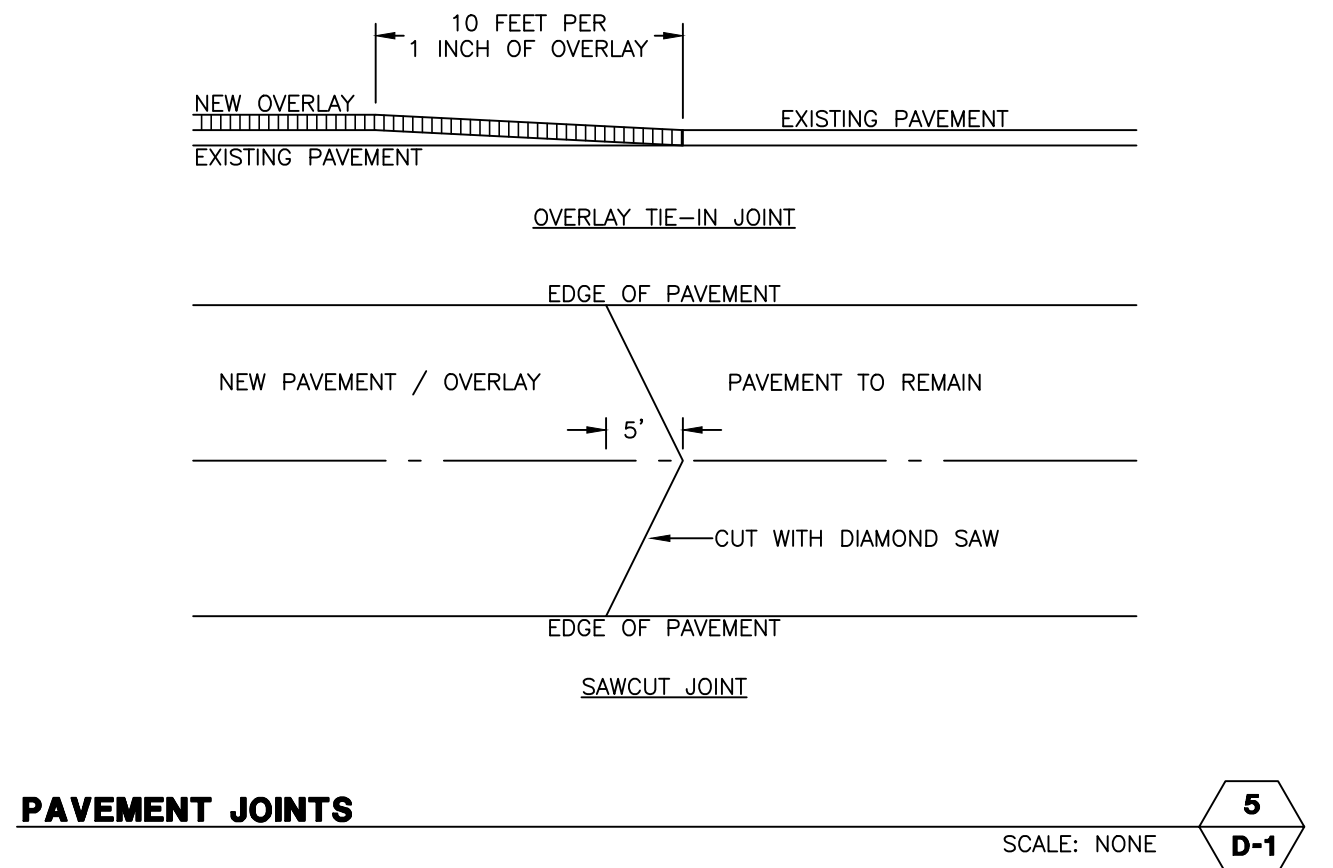
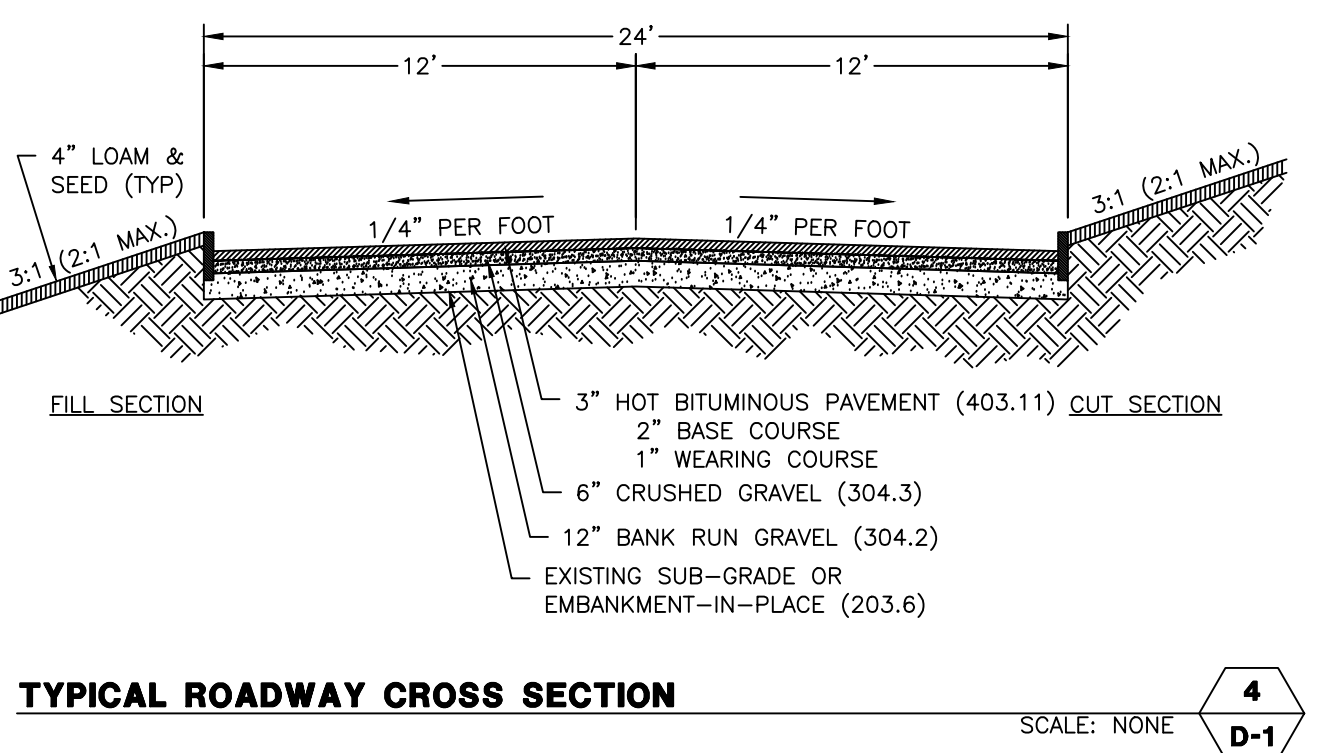
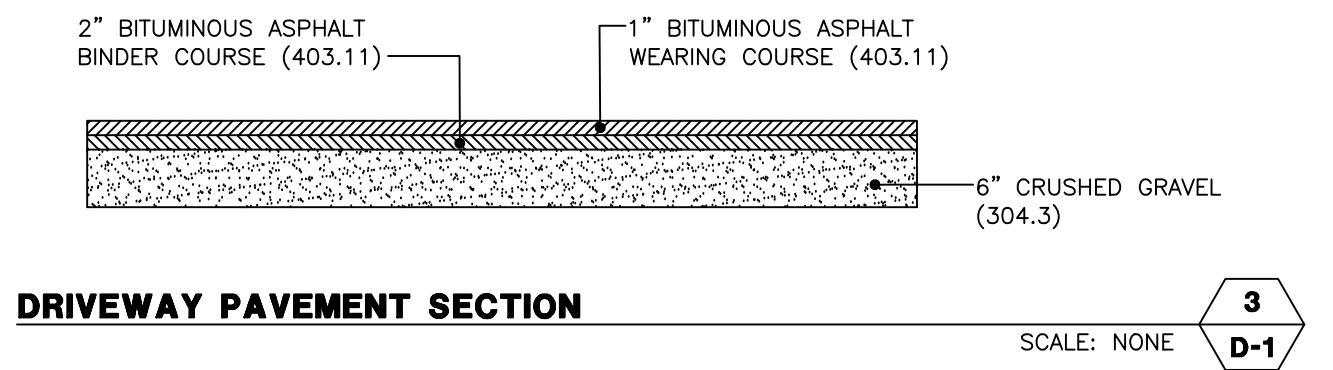
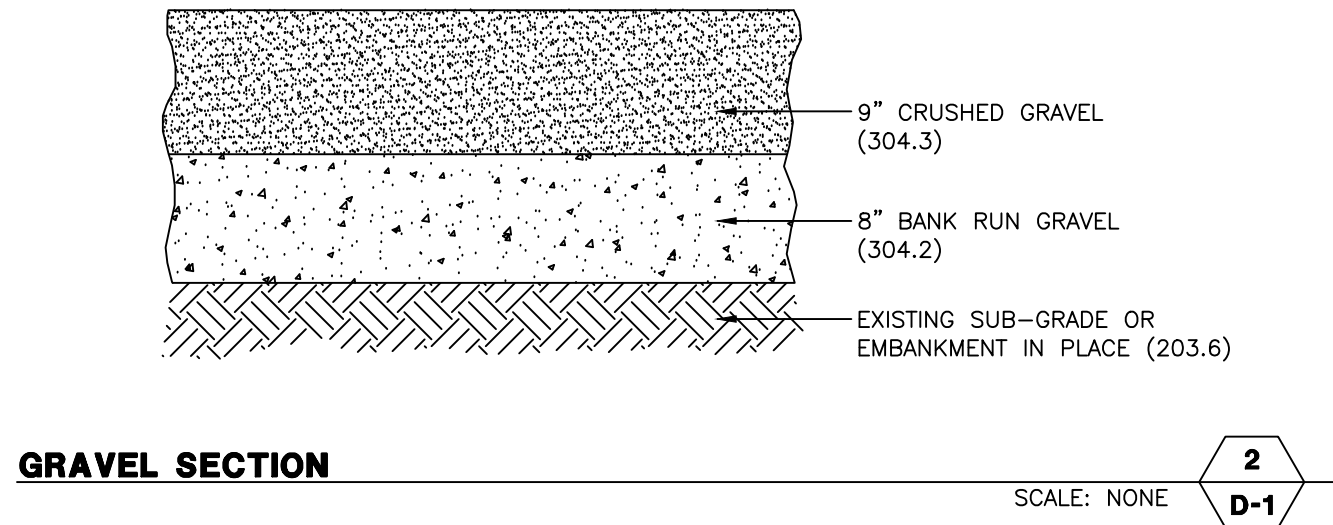
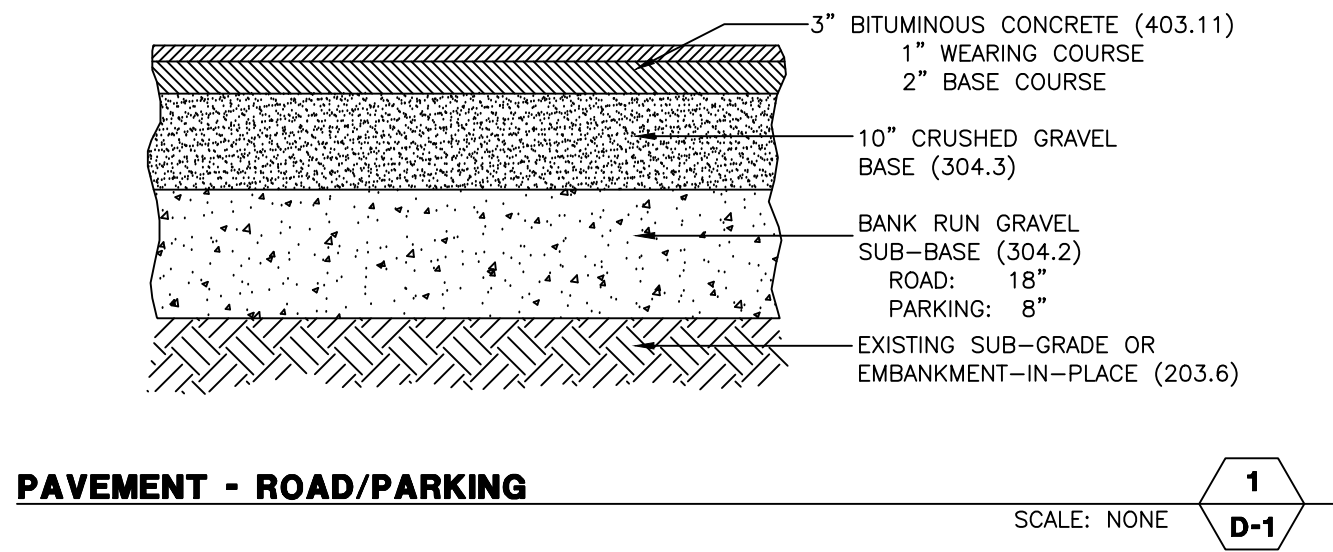
WATER LINE PLAN & PROFILE

114 WEST ROAD, LLC
114 WEST ROAD
MAP 248 LOT 8
CANTERBURY, NEW HAMPSHIRE

JUNE 3, 2025

SCALE: 1" = 50'

Plotted: 10/27/2025 12:56 PM By: JUA
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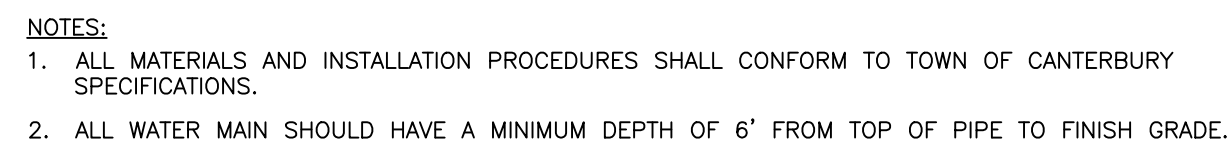
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APPROVAL ONLY

REV.	DATE	DESCRIPTION	DR	CK
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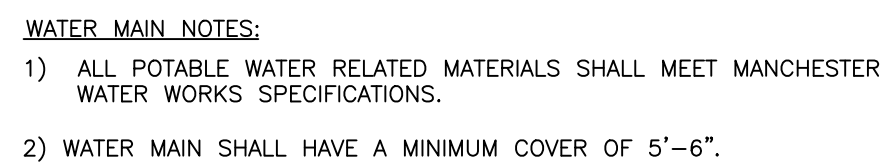
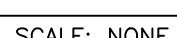
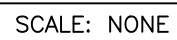
CONCEPTUAL CONDOMINIUM
DEVELOPMENT
CONSTRUCTION DETAILS

114 WEST ROAD, LLC
114 WEST ROAD
MAP 248 LOT 8
CANTERBURY, NEW HAMPSHIRE

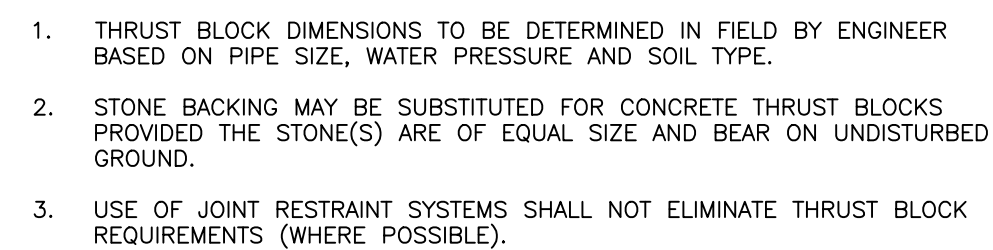
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SHEET NO. 18 OF 24



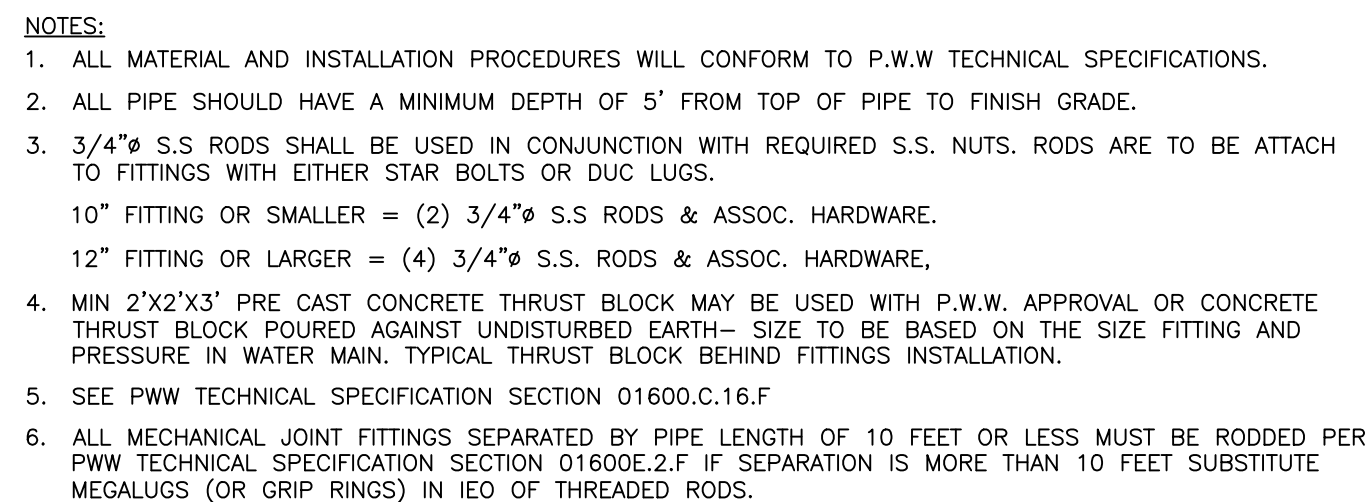
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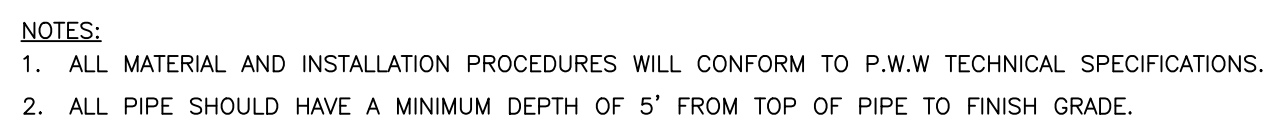
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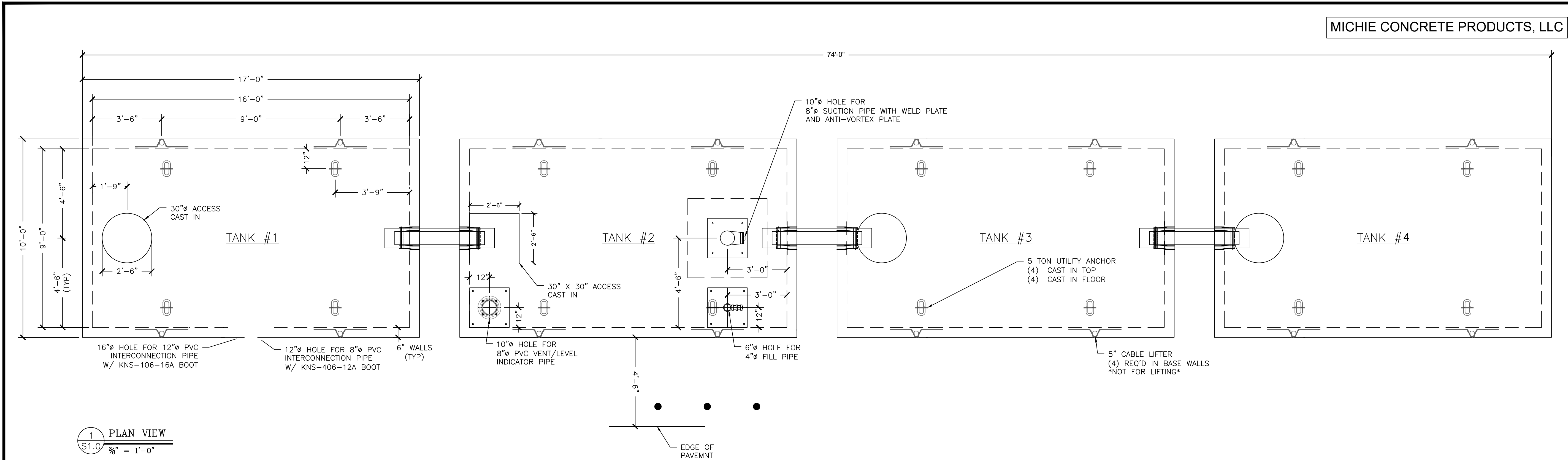


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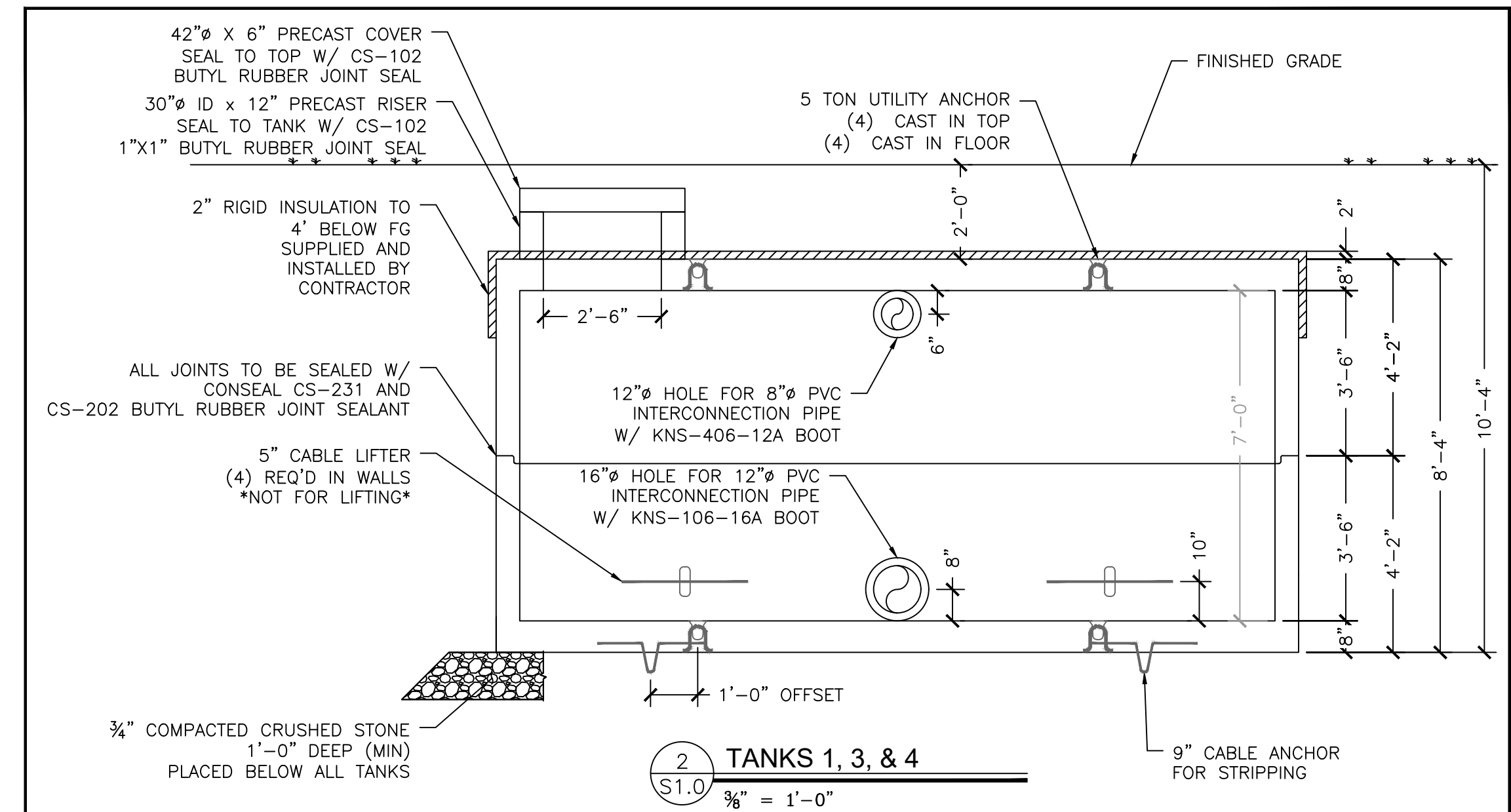
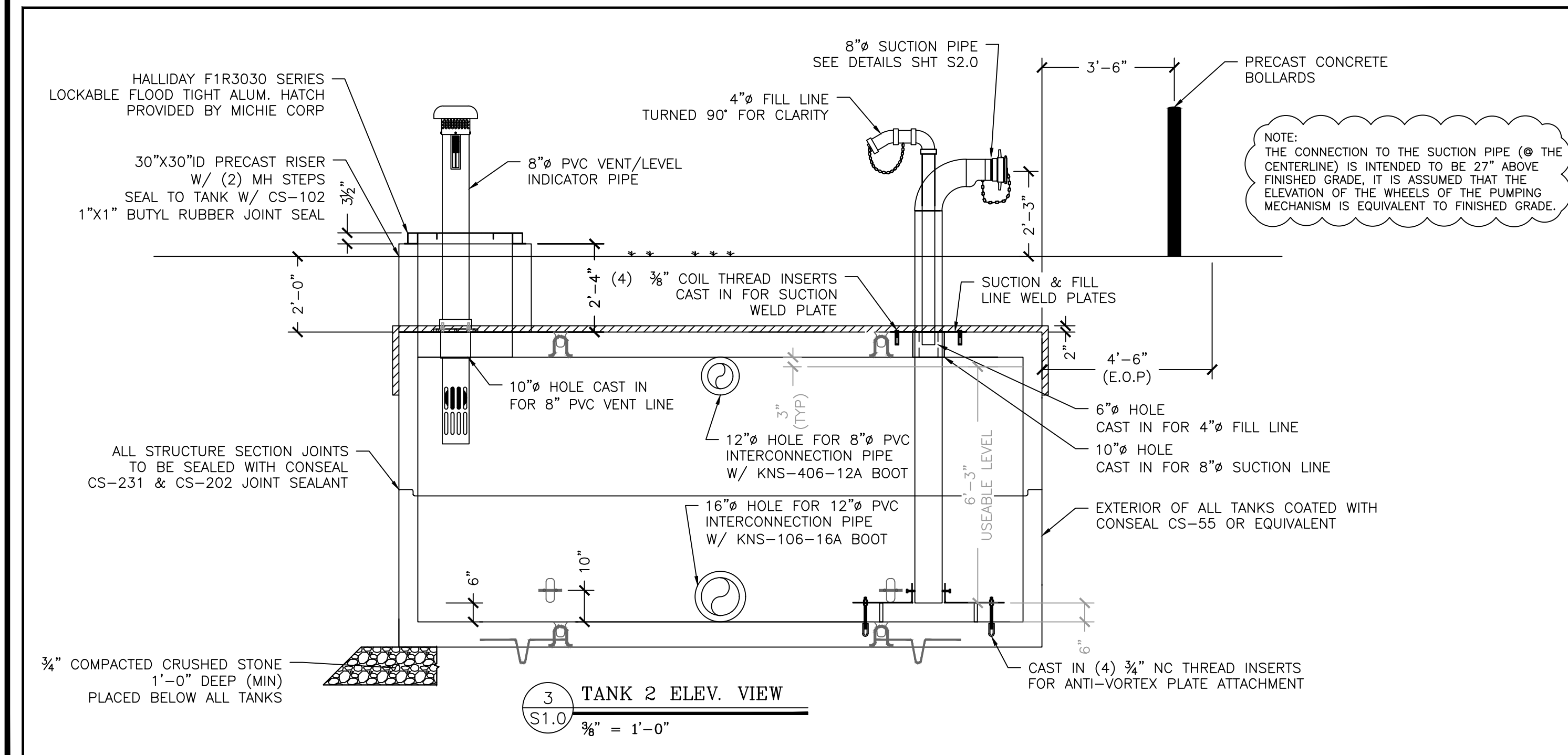
NOTES:

1. MAINTAIN MINIMUM 60 DEGREE SLING ANGLE WHEN HANDLING PRECAST COMPONENTS.
2. PRECAST COMPONENTS SHALL REACH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI PRIOR TO STRIPPING, AND THE MINIMUM DESIGN COMPRESSIVE STRENGTH PRIOR TO SHIPPING, UNLESS OTHERWISE APPROVED.
3. CONCRETE SHALL BE SELF-CONSOLIDATING CONFORMING TO ASTM C260 WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 5,000 PSI. AGGREGATE SHALL CONFORM TO ASTM C-33 WITH A MAXIMUM DIAMETER OF 3/4". CEMENT SHALL CONFORM TO ASTM C150.
4. REINFORCING SHALL BE 60,000 PSI GRADE 60 DEFORMED BLACK BARS CONFORMING TO ASTM A-615. ALL BARS SHALL BE BENT COLD.
5. ALL JOINTS AND VOIDS SHALL BE FILLED WITH NON-SHRINK GROUT. VERTICAL SURFACE VOIDS MAY BE FILLED WITH FOAM SEALANT.
6. TANK DESIGNED USING THE FOLLOWING PROPERTIES:
 - DESIGN LOAD: ASHTO HS-20
 - EARTH COVER:
 - 0-2' FOR WATER TABLE 5' BELOW GRADE.
 - 0-2.5' FOR WATER TABLE 3.5'-5' BELOW GRADE.
 - LATERAL EARTH PRESSURES: DRY - 40 PSF; SAT - 81 PCF
 - ADEQUACY OF THE ABOVE INFORMATION SHALL BE REVIEWED FOR SITE SPECIFIC CONDITIONS BY QUALIFIED LICENSED PROFESSIONAL ENGINEER.
7. ALL EXCAVATED HOLES SHALL BE PREPARED PER OSHA STANDARDS; NOTHING IN THESE PLANS SHALL BE CONSTRUED TO PROVIDE EXCAVATION GUIDANCE. TANK EXCAVATION SHALL BE KEPT DEWATERED THROUGHOUT INSTALLATION AND BACKFILL OPERATIONS.
8. STRUCTURE SHALL BE PLACED AT ELEVATIONS SHOWN ON THE DRAWINGS ON A MINIMUM OF 12" OF COMPACTED CRUSHED STONE WITH AN AGGREGATE SIZE OF 3/4" TO 1 1/2". ALL TOPSOIL, LOOSE FILL, AND DELETERIOUS MATERIALS SHALL BE REMOVED BEFORE PLACING MATERIAL.
9. BACKFILL MATERIAL SHALL BE SCREENED GRAVEL OR SAND, FREE OF DELETERIOUS MATERIAL WITH A MAXIMUM AGGREGATE SIZE OF 1 1/2". BACKFILL SHALL EXTEND FOR A MINIMUM DISTANCE OF 3'-0" BEYOND THE HORIZONTAL LIMITS OF THE STRUCTURE. MATERIAL SHALL BE PLACED IN LIFTS NO EXCEEDING 12" AND COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST). ALL COMPACTION SHALL BE DONE WITH HAND-OPERATED COMPACTION EQUIPMENT.
10. IF THERE IS ADDITIONAL INFORMATION PERTINENT TO THE FABRICATION AND INSTALLATION OF THESE UNITS THAT IS NOT CONTAINED WITHIN THE RESOURCES LISTED ABOVE IT SHALL BE BROUGHT TO THE ATTENTION OF MICHIE CONCRETE PRODUCTS. FAILURE TO MAKE SUCH ADDITIONAL INFORMATION AVAILABLE SHALL RELIEVE MICHIE CONCRETE PRODUCTS OF ALL LIABILITIES ARISING FROM ERRORS OR OMISSIONS RELATION TO OMITTED INFORMATION.

30K CISTERN

UNIT WEIGHT AND VOLUME:
ITEM NO: 279350
TOP SECTION: 31,200# (7.43CY)
ITEM No: 279050
BOTTOM SECTION: 31,785# (7.57CY)

CISTERN USEABLE CAPACITY WITH 3"
OF FREEBOARD 20,197 GAL
(22,621 GAL TO FILL TO CAPACITY)



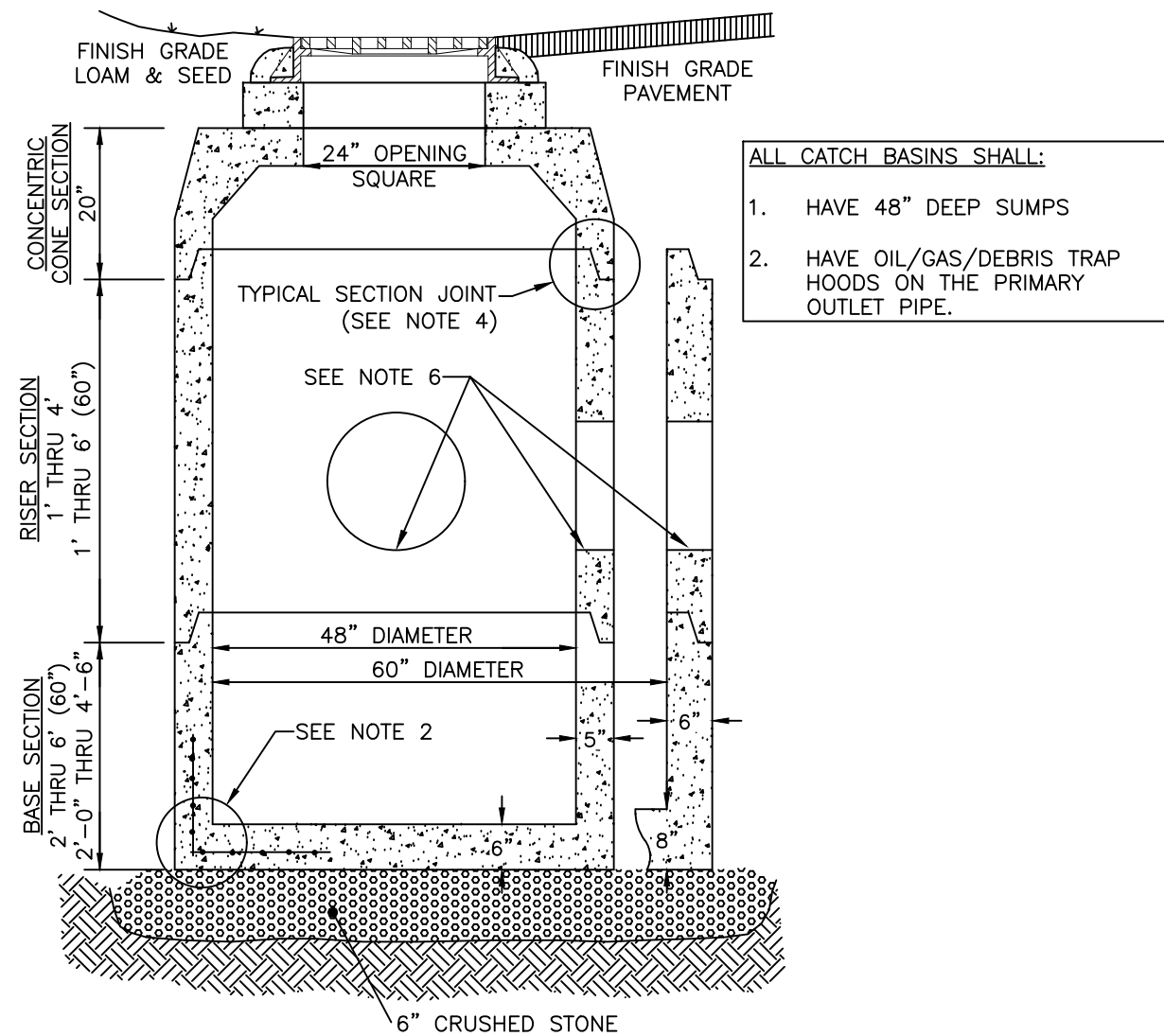
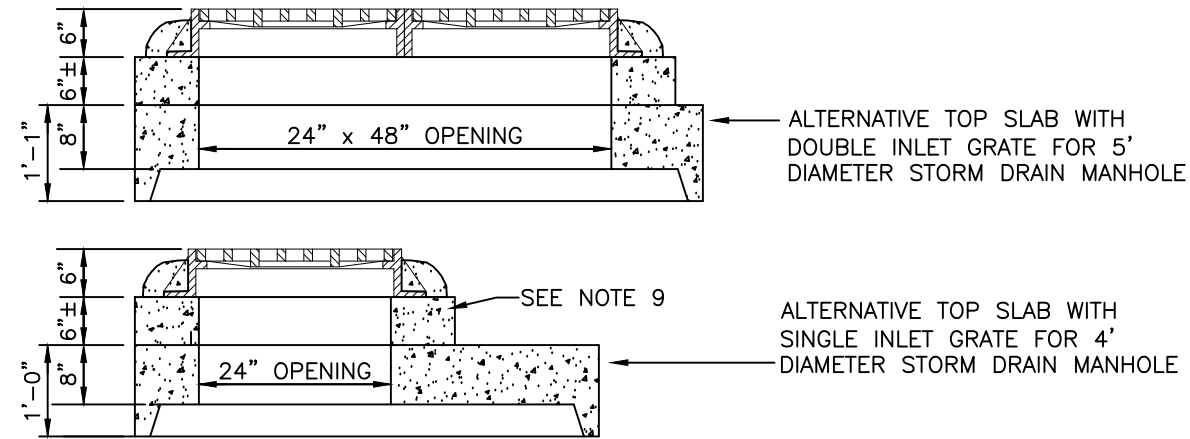
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1	10/23/25	3RD PARTY COMMENTS
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CONCEPTUAL CONDOMINIUM
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114 WEST ROAD, LLC
114 WEST ROAD
MAP 248 LOT 8
CANTERBURY, NEW HAMPSHIRE

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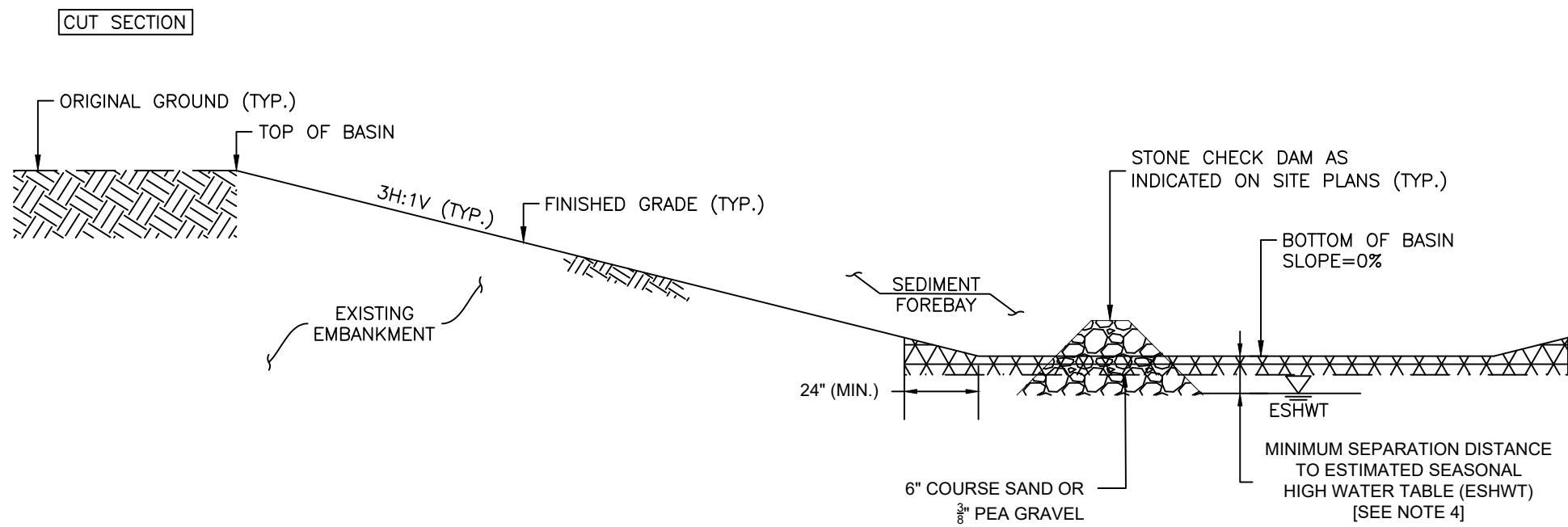


- NOTES:
- STORM DRAIN MANHOLE SHALL BE SUPPLIED BY CONCRETE SYSTEMS, INC., HUDSON, NH OR EQUAL.
 - REINFORCING STEEL SHALL CONFORM TO THE LATEST ASTM SPECIFICATION: 0.12 SQ.IN./LINEAR FT. AND 0.12 SQ.IN. (BOTH WAYS) BASE BOTTOM.
 - CONCRETE COMPRESSIVE STRENGTH -- 4000 PSI MINIMUM.
 - TYPICAL SECTION JOINT SHALL BE SEALED WITH BUTYL RUBBER AND SHALL CONFORM TO ASTM C443 SPEC. AND FED SPEC. SS-S-210A.
 - MANHOLE DESIGN SPECIFICATIONS SHALL CONFORM TO THE LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
 - ALL PIPING SHALL BE SEALED WITH NON SHRINK GROUT.
 - ALTERNATIVE TOP SLAB IS TO BE STEEL REINFORCED TO MEET OR EXCEED H-20 LOADING.
 - INLET GRATE AND FRAME IS TO BE NEENAH MODEL R-3405 FOR SINGLE GRATE AND MODEL R-3405-A FOR A DOUBLE GRATE STRUCTURE, OR EQUAL.
 - INLET FRAME IS TO BE ADJUSTED TO GRADE WITH A MINIMUM OF TWO (2) COURSES OF BRICK OR ONE SOLID CONCRETE RING AND GROUT. SEALED IN PLACE WITH NON SHRINK GROUT.
 - STORM DRAIN MANHOLE IS TO BE SET ON 6" OF 3/4" STONE BEDDING.
 - THE 48" DIAMETER STORM DRAIN MANHOLE SHALL BE RESTRICTED TO PIPES OF 24" IN DIAMETER OR LESS. THE 60" DIAMETER STORM DRAIN SHALL BE RESTRICTED TO PIPES OF 36" IN DIAMETER OR LESS.
 - ALL DRAINAGE STRUCTURES SHALL CONFORM TO NHDOT STANDARDS.
 - ALL CATCH BASINS SHALL:
 - HAVE 48" SUMPS
 - HAVE OIL/GAS/DEBRIS TRAP HOODS ON THE PRIMARY OUTLET PIPE.

STORMSEWER CATCH BASIN (CB)

SCALE: NONE

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STORMWATER BASIN - SURFACE INFILTRATION BASIN

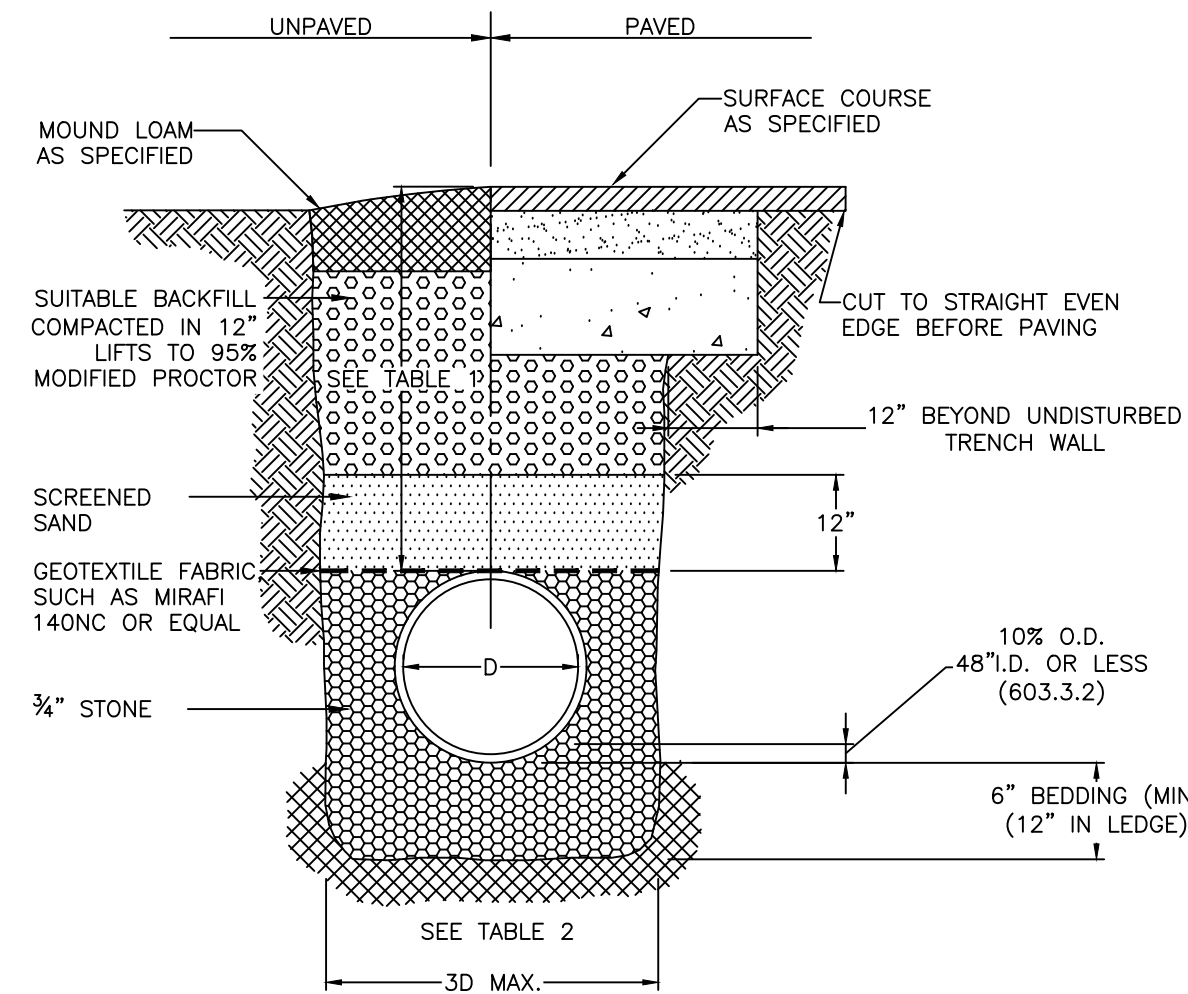


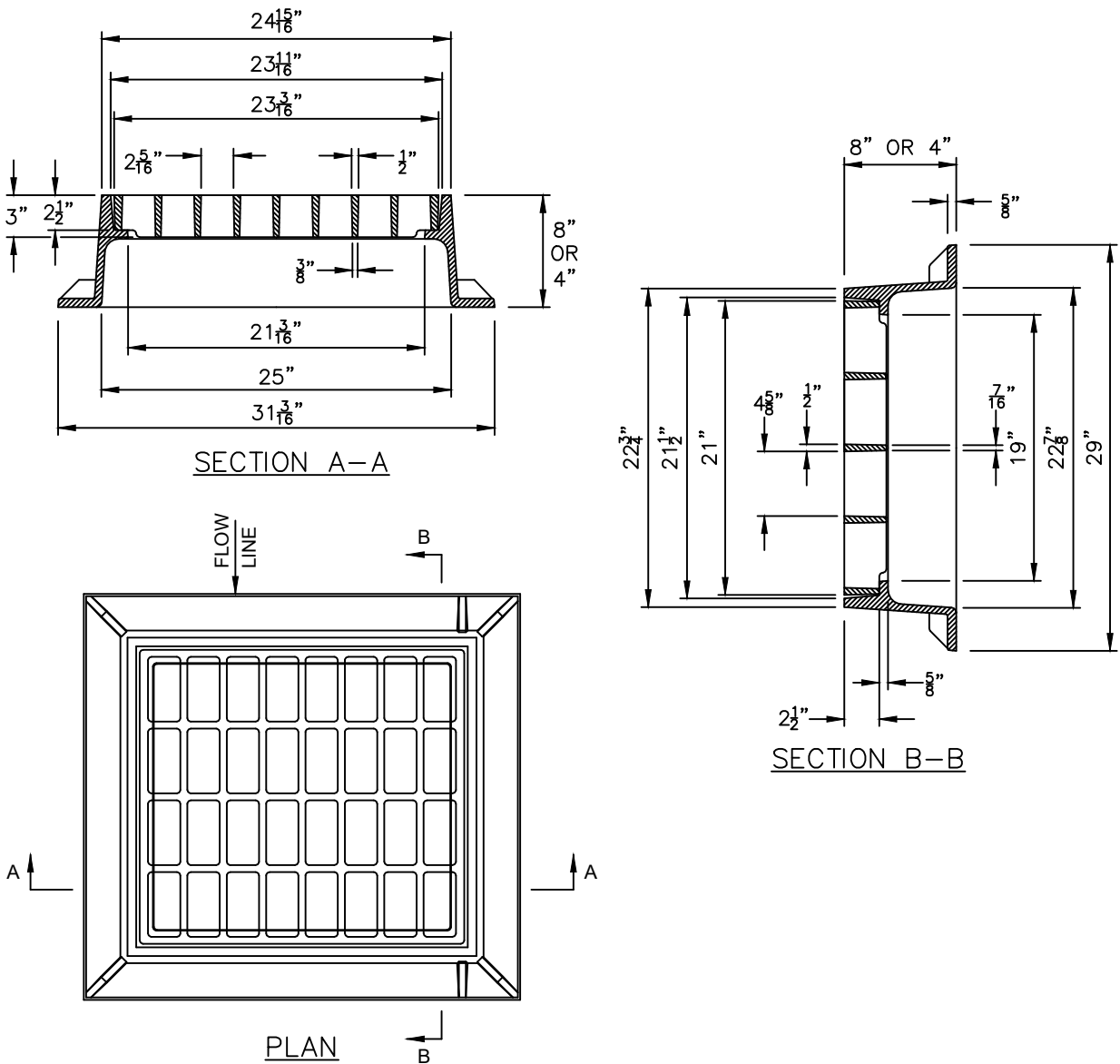
TABLE 1		
LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
UNPAVED ROADS	ALL	3 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

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

TYPICAL DRAINAGE PIPE TRENCH

SCALE: NONE

2
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NOTES:

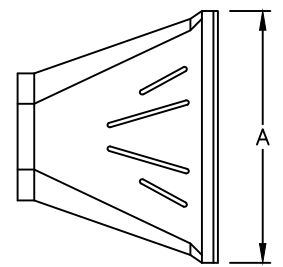
- ALL DIMENSIONS ARE NOMINAL.
- FRAME AVAILABLE IN 4" OR 8" HEIGHTS.
- FREE OPEN AREA = 2.55 S.F.
- USE 3-FLANGE FRAME IF INSTALLED AGAINST GRANITE CURB.

DRAINAGE STRUCTURE FRAME & GRATE (TYPE B)

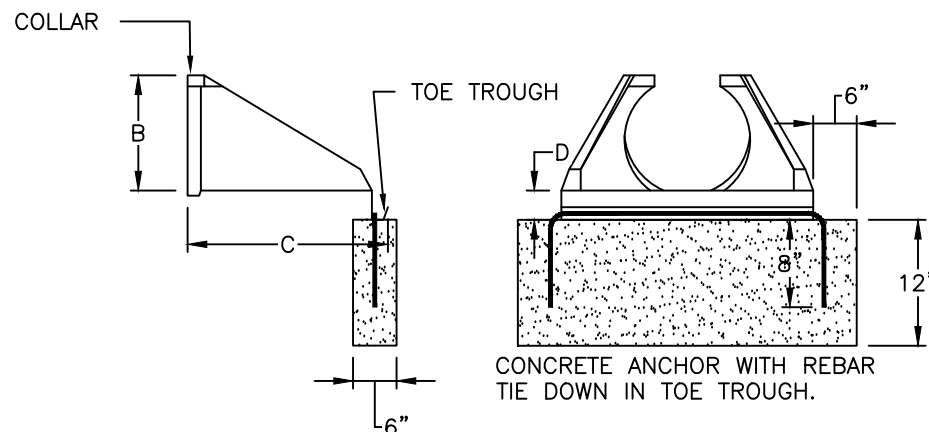
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PIPE DIAMETER (INCHES)						
DIMENSION	10-12	15	18	24	30	36
A	42	41	49	59.50	88	88
B	14.50	19	22	28	36	43
C	33	34	43	48	63.50	66.50
D	6	6	6	6	6	6



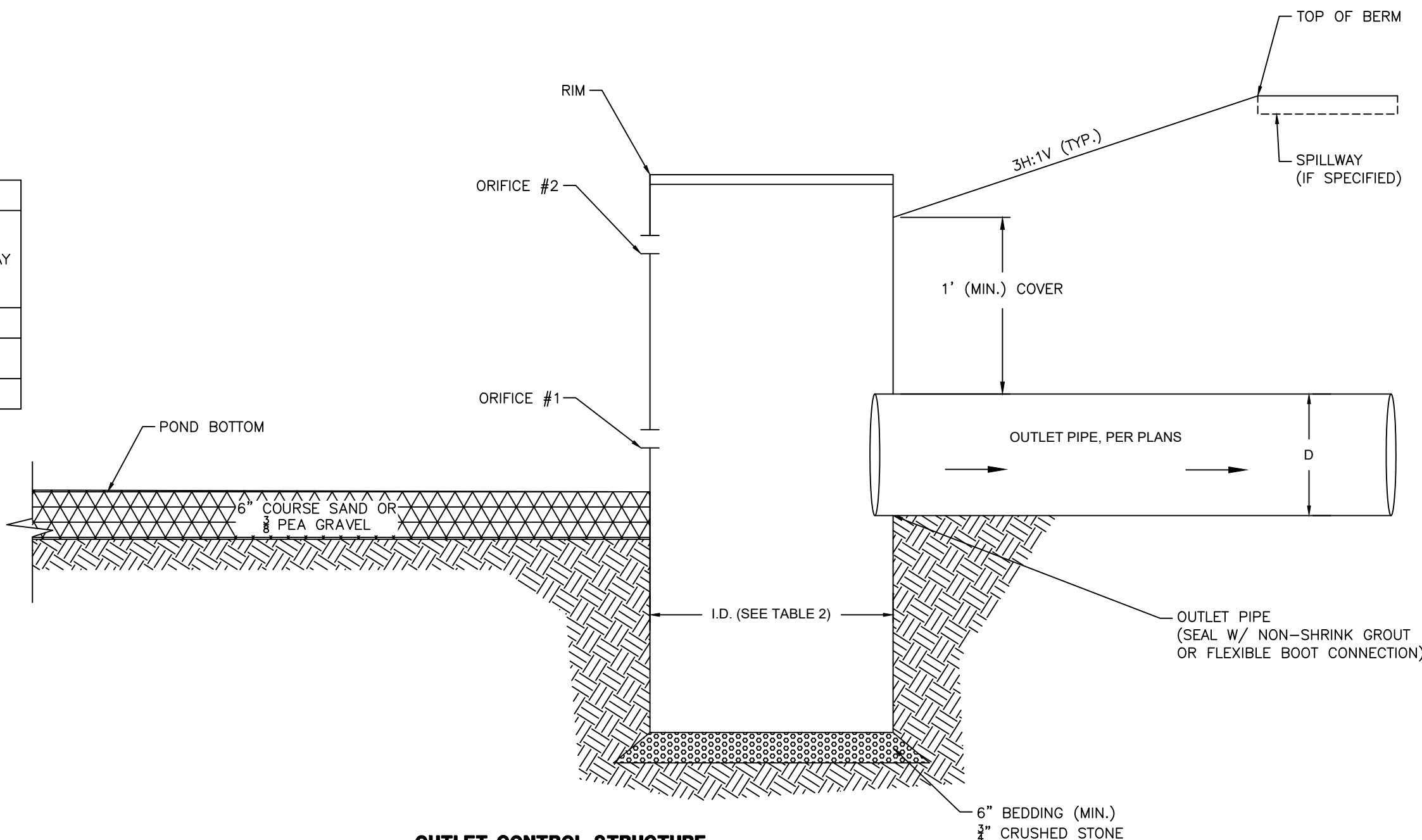
THE INVERT OF THE PIPE AND THE END SECTION SHALL BE AT THE SAME ELEVATION.



FLARED END SECTION (FES) - HDPE

SCALE: NONE

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OUTLET CONTROL STRUCTURE

NOT TO SCALE

TABLE 2 - EMBANKMENT FILL GRADATION	
US STANDARD SIEVE SIZE (IN/MM)	PERCENT PASSING
3"	100
3/4"	75-100
#4	65-90
#40	10-70
#100	25-60
#200	15-50

SCALE: NONE

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CONCEPTUAL CONDOMINIUM
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DRAINAGE DETAILS

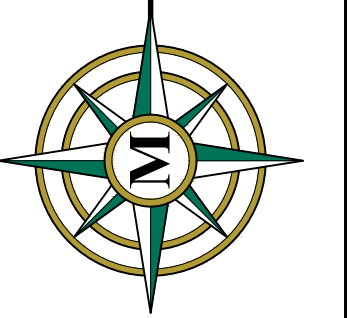
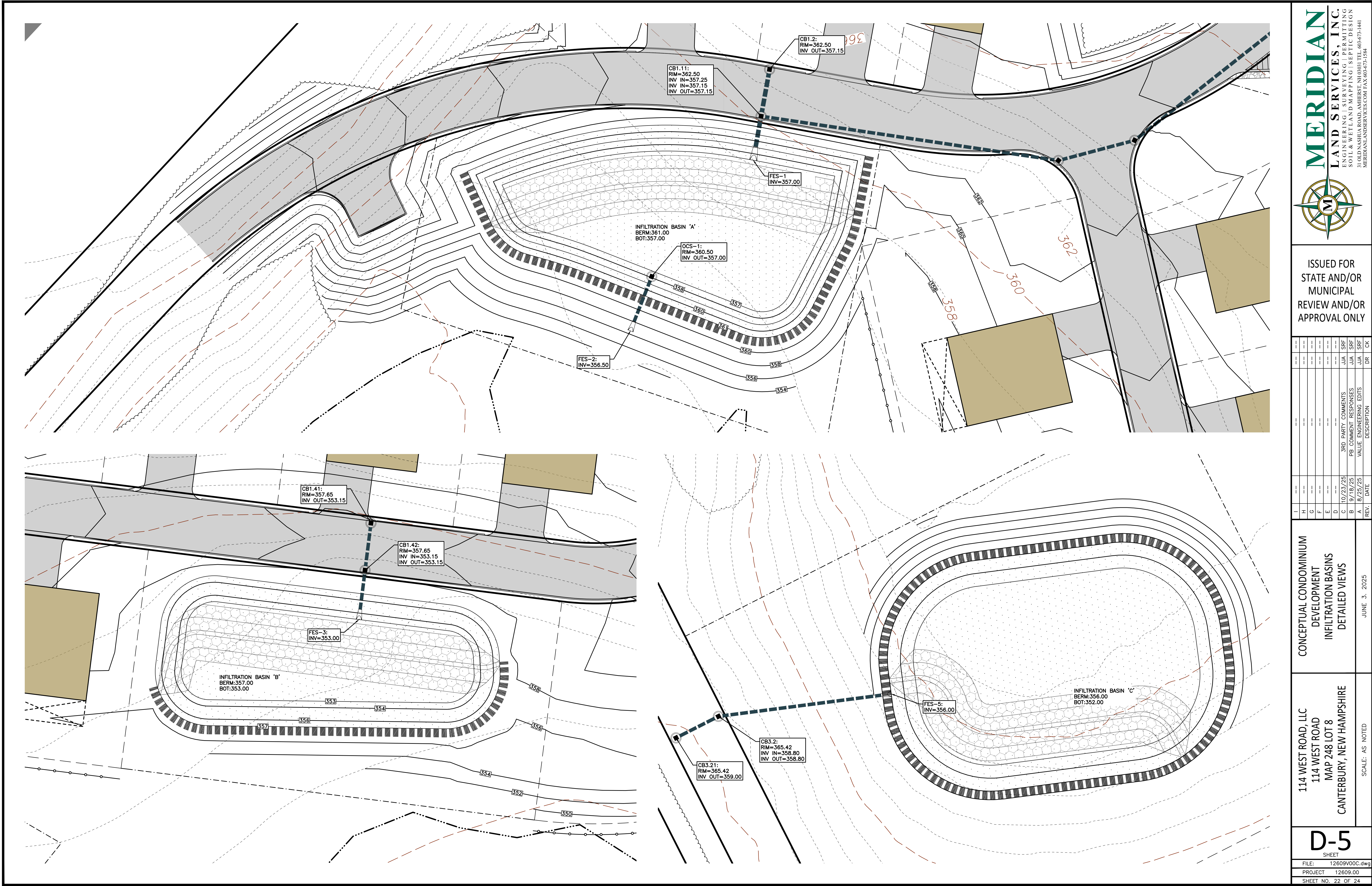
114 WEST ROAD, LLC
114 WEST ROAD
MAP 248 LOT 8
CANTERBURY, NEW HAMPSHIRE

SCALE: AS NOTED

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2	9/18/25	PB COMMENT RESPONSES	JUA	SRF
3	8/25/25	VALUE ENGINEERING EDITS	JUA	SRF

CONCEPTUAL CONDOMINIUM
DEVELOPMENT
INFILTRATION BASINS
DETAILED VIEWS

114 WEST ROAD, LLC
114 WEST ROAD
MAP 248 LOT 8
CANTERBURY, NEW HAMPSHIRE

GENERAL EROSION AND SEDIMENTATION CONTROL AND WATER QUALITY PROTECTION NOTES:

- ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL (NHDES) ALTERATION OF TERRAIN (AOT) PERMITTING PROGRAM RULES (ENV-WQ 1500), THE NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (STANDARD SPEC).
- ALL EARTH MOVING ACTIVITIES OR TERRAIN ALTERATION SHALL BE IN ACCORDANCE WITH THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL (NHDES) SURFACE WATER QUALITY (SWQ) STANDARDS (ENV-WQ 1700) REGARDLESS OF WHETHER A PERMIT IS REQUIRED AND/OR ISSUED.
- PRIOR TO EARTH MOVING OPERATIONS:
 - IN AREAS WHERE THE LIMITS OF WORK ARE WITHIN FIFTEEN FEET (15') OF JURISDICTIONAL WETLANDS OR OTHER REGULATORY RESOURCES (IE SHORELAND PROTECTION, ORDINARY HIGH WATER MARK (OHWM), STREAM/OPEN WATER TOP OF BANK (TOB), ETC.), THE LIMITS OF THE RESOURCE SHALL BE DELINEATED WITH ORANGE CONSTRUCTION DEMARCATION FENCE. IN AREAS OF PERMITTED IMPACT TO RESOURCES, THE LIMITS OF WORK (IE LIMITS OF DISTURBANCE) SHALL BE MARKED. SAID FENCING SHALL BE SET SIX INCHES (6") ABOVE GRADE TO ALLOW FOR WILDLIFE PASSAGE.
 - CONSTRUCT NECESSARY EROSION AND SEDIMENTATION CONTROLS (IE PERIMETER CONTROLS, STABILIZED CONSTRUCTION ENTRANCE, CHECK DAMS, INLET PROTECTION, ETC.) FOR THE PROTECTION OF EXISTING ONSITE/OFFSITE PRACTICES, IN ACCORDANCE WITH APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND EROSION AND SEDIMENTATION CONTROL PLANS.
- STORMWATER TREATMENT PONDS AND DRAINAGE SWALES SHALL BE CONSTRUCT PRIOR TO ROUGH GRADING THE SITE.
- RUNOFF SHALL BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BEST MANAGEMENT PRACTICES ARE STABILIZED.
- STORMWATER PONDS, DITCHES AND SWALES MUST BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ROADWAYS AND PARKING AREAS MUST BE STABILIZED WITHIN SEVENTY TWO HOURS (72 HR) OF ACHIEVING FINISHED GRADE.
- CUT AND FILL SLOPES MUST BE STABILIZED WITHIN SEVENTY TWO HOURS (72 HR) OF ACHIEVING FINISHED GRADE.
- SOIL STOCKPILES FOR PERIOD LONGER THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY SEED AND HAY MULCH AND PERIMETER CONTROLS ALONG THE DOWNSLOPE SIDE.
- ALL AREAS OF UNSTABILIZED SOIL MUST BE STABILIZED AS SOON AS PRACTICABLE BUT NO LATER THAN FORTY FIVE DAYS (45 DAY) AFTER INITIAL DISTURBANCE.
- EROSION CONTROL PRACTICES MUST BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY RAIN EVENT OF 1/4 INCH (0.25") OR MORE.
- THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED AT ANY GIVEN TIME PRIOR TO STABILIZATION.
- NO MORE THAN FIVE ACRES (5 AC) SHALL BE DISTURBED (NOT STABILIZED) AT ANY TIME [SEE WINTER CONSTRUCTION NOTE 1. BELOW].
- AN AREA SHALL BE CONSIDERED STABLE WHEN IT HAS ACHIEVED A CONDITION THAT WILL NOT ERODE DURING A 10-YEAR STORM EVENT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - A MINIMUM OF 85% VEGETATIVE COVER HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
 - EROSION CONTROL BLANKETS HAVE BEEN INSTALLED IN ACCORDANCE WITH ENV-WQ 1506.03;
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED AND COMPACTED TO A MINIMUM OF 95% OF THE DRY UNIT WEIGHT, IN ACCORDANCE WITH THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) STANDARD SPECIFICATION OF ROAD AND BRIDGE CONSTRUCTION (STANDARD SPEC);
 - AN AREA HAS BEEN PAVED WITH BITUMINOUS ASPHALT CONCRETE, PORTLAND CEMENT CONCRETE, OR SIMILAR MATERIALS.
- EARTH MOVING ACTIVITIES, TERRAIN ALTERATION, AND EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL MEET THE REQUIREMENTS OF RSA 430:51-57 AND THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES Agr 3800 'INVASIVE SPECIES'.
- FUGITIVE DUST SHALL BE CONTROLLED IN ACCORDANCE WITH WITH THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES ENV-A 1000 'PREVENTION, ABATEMENT, AND CONTROL OF OPEN SOURCE AIR POLLUTION'.

EROSION PROTECTION AND SEDIMENTATION CONTROL (EPSC) INSPECTION AND MAINTENANCE NOTES:

- EROSION PROTECTION AND SEDIMENTATION CONTROL (EPSC) INSPECTIONS SHALL BE IN COMPLIANCE AND TO THE STANDARDS OF THE ENVIRONMENTAL PROTECTION AGENCY (EPA) CONSTRUCTION GENERAL PERMIT (CGP).
- ALL EROSION CONTROL MEASURES SHALL BE REVIEWED AND CORRECTIONS MADE CONTINUOUSLY, TO KEEP PRACTICES IN MAINTAINED AND GOOD WORKING ORDER, THROUGHOUT THE CONSTRUCTION PROCESS. DOCUMENTED INSPECTIONS SHALL BE CONDUCTED EVERY SEVEN (7) CALENDAR DAYS AND/OR WITHIN 24 HOURS OF A 1/4 INCH RAINFALL EVENT, OR MORE FREQUENTLY AS REQUIRED.
- DETAILED MAINTENANCE AND INSPECTION REPORTS SHALL BE FILLED OUT AT THE TIME OF EACH INSPECTION BY A COMPETENT INDIVIDUAL APPOINTED BY THE CONTRACTOR OR OWNER. THE INSPECTOR WILL BE TRAINED IN INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER. IF A CORRECTIONS/REPAIRS ARE NECESSARY, THEY WILL BE INITIATED WITHIN 24 HOURS OF REPORT. COPIES OF THE WEEKLY INSPECTION REPORTS SHALL BE AVAILABLE ONSITE FOR REVIEW.
- MAINTENANCE OF EROSION PROTECTION AND SEDIMENTATION CONTROLS (EPSC) SHALL BE IN ACCORDANCE WITH THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL (NHDES) ALTERATION OF TERRAIN (AOT) PERMITTING PROGRAM RULES (ENV-WQ 1500), THE NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, AND AS FOLLOWS:
 - TEMPORARY VEGETATION AND/OR PERMANENT TURF, NOT ACHIEVING 85% VEGETATIVE COVER BY OCTOBER 15TH, OR EXHIBITING EROSION CONDITIONS (IE RILLS, WASHOUTS, ETC.) ANYTIME OF THE YEAR SHALL REQUIRE ADDITIONAL EROSION CONTROLS (IE HAY MULCH, STONE APPLICATION, EROSION CONTROL BLANKETS, TACKIFIERS, ETC.).
 - EROSION CONTROL BLANKETS WHICH HAVE BECOME DISPLACED OR DAMAGED SHALL BE SET/RESET IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, WHICH MAY ALSO REQUIRE REPAIR AND RESEEDING OF THE AFFECTED AREA;
 - PERIMETER CONTROLS (IE SILT FENCE, COMPOST SOCK, EROSION CONTROL MIX BERM, HAYBALE BARRIERS ETC.) WHICH HAVE BECOME DISLODGED, OVERTOPPED, OR BROKEN OPEN SHALL BE SET/RESET AND/OR REPAIRED AS REQUIRED TO KEEP THEM IN WORKING FUNCTIONAL ORDER. SEDIMENTS SHALL BE REMOVED AS NEEDED, IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS, OR ACCUMULATED TO 1/3 THE HEIGHT OF THE PRACTICE;
 - CHECK DAMS (IE STONE CHECK DAM, COMPOST SOCK, TIMBER CHECK DAM, ETC.) WHICH HAVE BECOME DISLODGED, OVERTOPPED, OR BROKEN OPEN SHALL BE SET/RESET AND/OR REPAIRED AS REQUIRED TO KEEP THEM IN WORKING FUNCTIONAL ORDER. SEDIMENTS SHALL BE REMOVED AS NEEDED, IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS, OR ACCUMULATED 1/2 THE HEIGHT OF THE PRACTICE. WHERE DOWNSTREAM AREAS HAVE SILTATION OR WATERS ARE TURBID, CHECK DAMS SHALL BE ADJUSTED TO PREVENT SUCH ILLICIT DISCHARGES AS REQUIRED.
 - STORM SEWER INLET PROTECTION (IE DANDY BAG, INLET FILTER BASKET, COMPOST SOCK, ETC.) PRACTICES SHALL BE CLEANED OF SEDIMENTS AS NEEDED, IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS, OR ACCUMULATED TO 1/2 THE HEIGHT OF THE DEVICE.
 - STABILIZED CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION TO WHEN TRACKING OR FLOWING OF SEDIMENTS OFFSITE. WHICH MAY REQUIRE TOP DRESSING WITH ADDITIONAL STONE OR REPLACEMENT OF STONE PAD. ANY SEDIMENTS TRACKED, SPILLED, OR DRIVEN OFFSITE BY OTHER MEANS SHALL BE REMOVED PROMPTLY.
 - SEDIMENT TRAPS, SETTLEMENT BASINS, CONCRETE WASHOUT AREAS, AND FILTER BARRIERS SHALL BE CLEANED AND IF NECESSARY REPLACED WHEN DISCHARGED RUNOFFS NO LONGER FLOW OUT OF PRACTICE, OUTFLOW IS LADEN WITH SEDIMENTS, DOWNSTREAM AREAS EXHIBIT SILTATION, OR THEY ARE NO LONGER EFFECTIVELY FILTERING TURBIDITY. AND SHALL BE CLEANED OF SEDIMENTS AS NEEDED, IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS, OR ACCLIMATED TO 1/2 THE PRACTICE VOLUME;
 - DIVERSION SWALES DAMAGED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITIES SHALL BE REPAIRED BEFORE THE END OF EACH WORKING DAY. SEDIMENT SHALL BE CLEANED AFTER EVERY RAIN EVENT OF 1/2 INCH OR MORE.
 - CONVEYANCE SWALES WHICH EXHIBIT EXCESSIVE EROSION SHALL BE RESHAPED AND LINED WITH RIPRAP OR STONE FILL TO PREVENT FURTHER DETERIORATION.
- UPON COMPLETION OF CONSTRUCTION AND ACHIEVING FULL SITE STABILIZATION TEMPORARY SEDIMENTATION AND EROSION CONTROL PRACTICES SHALL BE REMOVED, AREAS DISTURBED BY THESE ACTIVITIES SHALL BE SMOOTHED, SEEDED, AND HAY MULCHED. AND THE ENTIRE DRAINAGE SYSTEM (STORM SEWERS, DRAINAGE SWALES AND DITCHES, STORMWATER PONDS, AND OTHER STORMWATER CONVEYANCE, TREATMENT OR STORAGE PRACTICES, ETC.) SHALL BE CLEANED OF ALL DEBRIS AND SILT,

EROSION AND SEDIMENT CONTROL GENERAL STANDARDS:

TEMPORARY/PERMANENT MULCHING:

- HAY USED FOR MULCH OR HAY BALES SHALL BE LOCALLY GROWN, CURED, FREE OF NOXIOUS WEED AND INVASIVE SPECIES LISTED IN TABLE 3800.01 (NHRSA-AGR 3800), AND FREE OF INORGANIC MATTER, AND INSTALLED AS FOLLOWS:
 - APPLIED AT A RATE OF 70-90 POUNDS PER 1,000 SF (APPROXIMATELY TWO BALES) OR 1-1 1/2 TONS PER ACRE OR COVERING 75-90% OF THE GROUND SURFACE;
 - ANCHORED TO PREVENT DISPLACEMENT BY RUNOFF OR WIND INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - NETTING: JUTE, WOOD FIBER OR OTHER ORGANIC AND BIODEGRADABLE WILDLIFE FRIENDLY PRODUCT, INTENDED FOR USE ON THE SLOPE IT WILL BE PLACED ON, INSTALLED ACCORDING TO THE MANUFACTURERS RECOMMENDATION;
 - TACKIFIER: BONDED FIBER MATRIX, FIBER REINFORCED MATRIX, OR STABILIZED MULCH MATRIX LISTED ON THE NHDOT QUALIFIED PRODUCTS LIST, INSTALLED ACCORDING TO THE MANUFACTURERS RECOMMENDATION.
- BARK MULCH SHALL BE BARK CHIPPINGS GRADED TO BE APPROXIMATELY 3/8" TO 2" IN WIDTH, THE CHIPPINGS SHALL NOT HAVE BEEN STORED SO LONG AND UNDER SUCH CONDITIONS THAT THE MATERIAL HAS DECOMPOSED SUFFICIENTLY SO THAT IT HAS LOST ITS FIBROUS TEXTURE. BARK MULCH MUST BE APPROVED AS TO GRADING AND CONDITION PRIOR TO ITS USE, AND INSTALLED AS FOLLOWS:
 - APPLIED AT A RATE OF 10-20 TONS PER ACRE (460-920 LBS PER 1,000 SF);
 - APPLIED AT A THICKNESS OF 2-6 INCHES.

GENERAL TEMPORARY VEGETATION AND PERMANENT TURF REQUIREMENTS:

- SITE PREPARATION SHALL INCLUDE INSTALLATION OF ANY NECESSARY EROSION CONTROLS (DIVERSION SWALES OR TEMPORARY SILTATION BASINS, ETC.) TO DIVERT RUNOFF AWAY FROM THE SEEDED AREA. AND PLACEMENT OF TOPSOIL, LOAM, OR INTERMIXED HUMUS FOR THE AREA TO BE SEEDED.
- SEEDBED PREPARATION SHALL INCLUDE THE REMOVAL OF STONE LARGER THAN 1/2", TRASH, DELETERIOUS MATERIALS, AND OTHER FOREIGN DEBRIS (IE PLAN OR ORGANIC CLUMPS, SOIL CLOUDS, WOOD, ETC.); LOOSENING THE TOP 4 INCHES OF SOIL PRIOR TO APPLYING FERTILIZER, LIME, OR SEED; ON SLOPES 4(H):1(V) OR STEEPER GROOVING/SLICING THE SOIL PARALLEL TO THE TOP/BOTTOM OF SLOPE DIRECTION; APPLICATION OF LIMESTONE, FERTILIZER, OR OTHER ORGANIC AMENDMENTS.
- SEED SOWN BETWEEN MAY 15TH AND AUGUST 15TH SHALL INCLUDE TEMPORARY HAY MULCH COVER.
- LIMESTONE AND FERTILIZER SHALL BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL FERTILIZER SHALL BE APPLIED AS SPECIFIED BY NHDOT SECTION 643 'FERTILIZER FOR GRASSES' AND LIMESTONE PER NHDOT SECTION 642 'LIMESTONE'.
- FERTILIZER APPLIED WITHIN 100 FEET OF ANY SURFACE WATER (IE STREAM, RIVER, POND, LAKE, ETC.) SHALL BE LOW PHOSPHATE AND SLOW RELEASE NITROGEN OR WITHIN 250 FEET OF A WATER SPECIFIED BY THE NEW HAMPSHIRE COMPREHENSIVE SHORELAND PROTECTION ACT (RSA 483-B) SHALL BE LOW PHOSPHATE AND SLOW NITROGEN RELEASE (LESS THAN 2% PHOSPHORUS AND A MINIMUM 50% SLOW RELEASE NITROGEN COMPONENT). NO FERTILIZER SHALL BE APPLIED WITHIN 25 FEET OF SURFACE WATERS.
- SEED SHALL CONTAIN LESS THAN 0.5% (IDEALLY 0.0%) NOXIOUS WEEDS, BE FREE OF ANY INVASIVE SPECIES LISTED IN TABLE 3800.01 (NH CODE OF ADMINISTRATIVE RULES AGR 3800 'INVASIVE SPECIES'), COMPLY WITH THE NEW HAMPSHIRE SEED LAW (NHRSA-433), MEET THE REQUIREMENTS OF INDUSTRY STANDARDS, AND AS FOLLOWS:
 - TEMPORARY VEGETATION: SHALL CONSIST OF GRASS AND OTHER TURF SPECIES TO PROVIDE A TEMPORARY COVER UP TO 12 MONTHS THAT WILL NOT COMPETE WITH PERMANENT TURFS, AS FOLLOWS:

TIME OF SOWING	SEED TYPE	APPLICATION RATE	SEED COVER
APRIL 1ST TO JUNE 1ST OR AUGUST 15TH TO SEPT 15TH	PERENNIAL RYEGRASS	30 LB/ACRE	1/2"
	ANNUAL RYEGRASS	40 LB/ACRE	1/4"
NO LATER THAN MAY 15TH	OATS	80 LB/ACRE	1"
AUGUST 15TH TO SEPT 5TH	WINTER RYE	112 LB/ACRE	1"
 - PERMANENT TURF ESTABLISHMENT: SHALL CONSIST OF A MIXTURE OF PERENNIAL GRASSES (IE PERENNIAL RYEGRASS, FESCUE, KENTUCKY BLUEGRASS, ETC.) AND OR OTHER TURF SPECIES CROWN VETCH, BIRDSFOOT TREFOIL, ETC.) TO PROVIDE A COVER. AS FOLLOWS:
 - IN AREAS INTENDED FOR USE AS LAWN, SPORTS FIELD, LANDSCAPED AREAS, OR MAINTAINED TURF THE SEED MIXTURE SHALL BE IN ACCORDANCE WITH NHDOT ITEM NO. 644.15 'PARK SEED TYPE 15'.
 - IN AREAS OF OPEN SPACE, SIDE SLOPES, UNMAINTAINED TURF AREAS, OR OTHERWISE NON VISIBLE FROM PUBLIC WAYS THE SEED MIXTURE SHALL BE IN ACCORDANCE WITH NHDOT ITEM NO. 644.45 'SLOPE SEED (WF) TYPE 45'.

EROSION CONTROL MIX:

- EROSION CONTROL MIX (ECM) SHALL BE WELL GRADED MIXTURE OF ORGANIC MATERIALS, STONE, AND COARSE SANDS MEETING THE FOLLOWING REQUIREMENTS:
 - FREE OF SILTS, CLAYS, FINE SANDS, AND STONE 3 INCHES OR LARGER;
 - PH BETWEEN 5-8;
 - MEET THE FOLLOWING COMPONENT MIXTURE RATE:

COMPONENT	PERCENT BY DRY WEIGHT
ORGANIC MATTER	25-65%
SAND/STONE	35-75%
 - MEET THE FOLLOWING GRADATION:

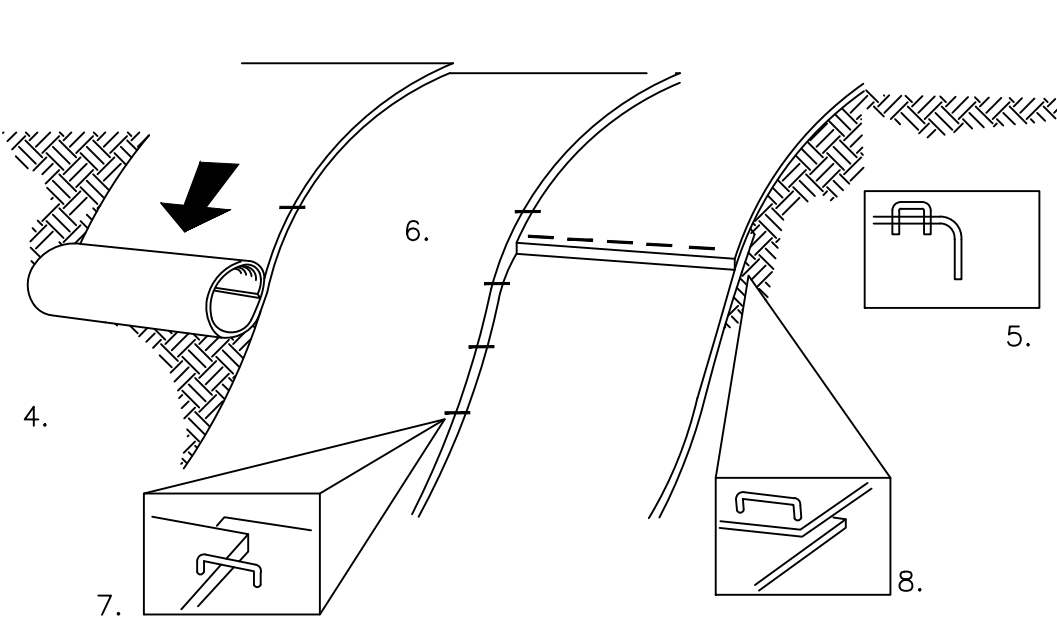
SIEVE SIZE	PERCENT PASSING BY DRY WEIGHT
3"	100%
1"	90-100%
3/4"	70-100%
#4	30-75%
 - THE ORGANIC PORTION SHALL CONSIST OF FIBROUS AND ELONGATED STUMP GRINDINGS, SHREDDED BARK, COMPOSTED BARK OR EQUIVALENT MANUFACTURED PRODUCTS, WHICH ARE NOT COMPRISED OF WOOD CHIPS, BARK CHIPS, CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS.

AIRBORNE PARTICULATE MATTER CONTROL

- FUGITIVE DUST SHALL BE CONTROLLED IN ACCORDANCE WITH WITH THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES ENV-A 1000 'PREVENTION, ABATEMENT, AND CONTROL OF OPEN SOURCE AIR POLLUTION'.
- THE SITE CONTRACTOR SHALL MAINTAIN A VIGOROUS DUST CONTROL PROGRAM THROUGHOUT THE CONSTRUCTION PROCESS, WHICH SHALL INCLUDE BUT NOT BE LIMITED TO PHASED CONSTRUCTION PRACTICES, TEMPORARY MULCHING, VEGETATIVE COVERS, STONE APPLICATION, TACKIFIERS (IE BONDED FIBER MATRIX, FIBER REINFORCED MATRIX, STABILIZED MULCH, ETC.), MECHANICAL AND MANUAL SWEEPING, WATER APPLICATION, AND OTHER APPROVED DUST SUPPRESSANTS (IE CALCIUM CHLORIDE, MAGNESIUM CHLORIDE, ALUM, ETC.)
- ACTIVE DUST SUPPRESSION SHALL USE WATER, UNLESS OTHERWISE APPROVED.

GROUNDWATER DEWATERING REQUIREMENTS:

- THE CONTRACTOR SHALL APPLY FOR AND RECEIVE AN NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (NHDES) GROUNDWATER DISCHARGE PERMIT, PRIOR TO CONDUCTING ANY DEWATERING EFFORTS AND/OR PUMPING OF GROUNDWATER.
- DEWATERING ACTIVITIES SHALL BE MANAGED IN ACCORDANCE WITH THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES ENV-WQ 402 'GROUNDWATER DISCHARGE PERMITS AND REGISTRATIONS'.
- GROUNDWATER DISCHARGE SHALL BE DIRECTED TO A FILTER BASIN, GEOTEXTILE FILTER BAG (IE 'DIRTBAG' BY ACF FERGUSON), OR OTHER PRACTICE, CAPABLE OF REMOVING TURBIDITY PRIOR TO RELEASE TO REGULATORY RESOURCES (IE WETLANDS, SURFACE WATERS, STORMSEWERS, ETC.).



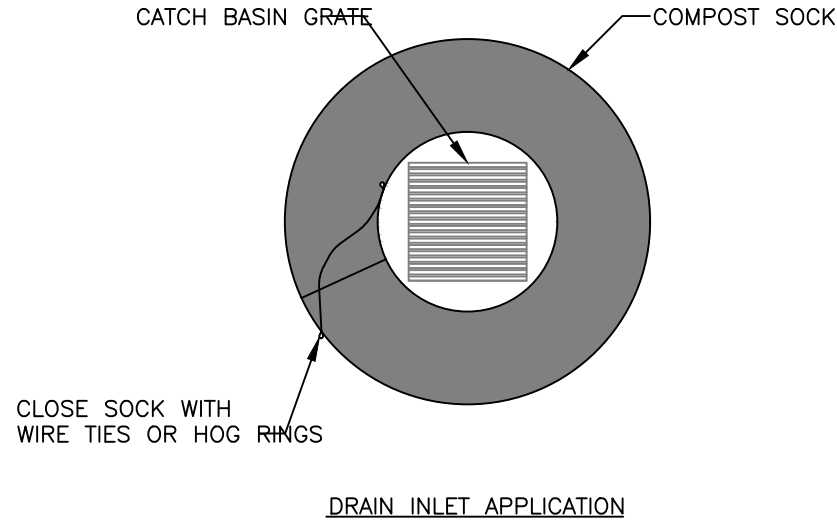
CONSTRUCTION REQUIREMENTS AND SLOPE APPLICATIONS:

- 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 MANUFACTURERS 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 SPICED 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.

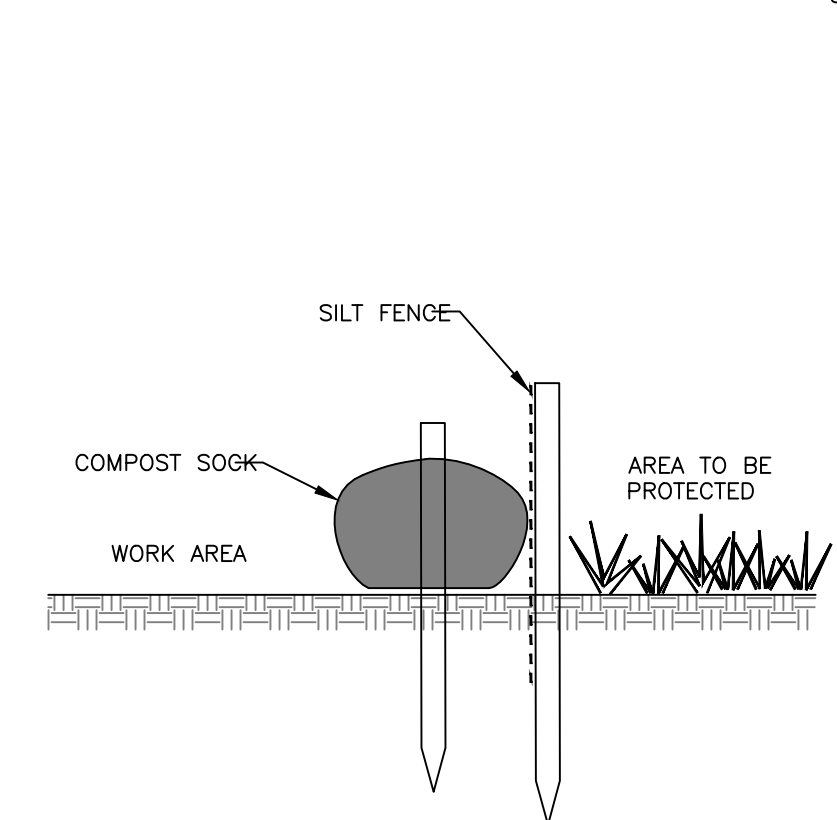
SLOPE STABILIZATION ~ EROSION CONTROL MATS



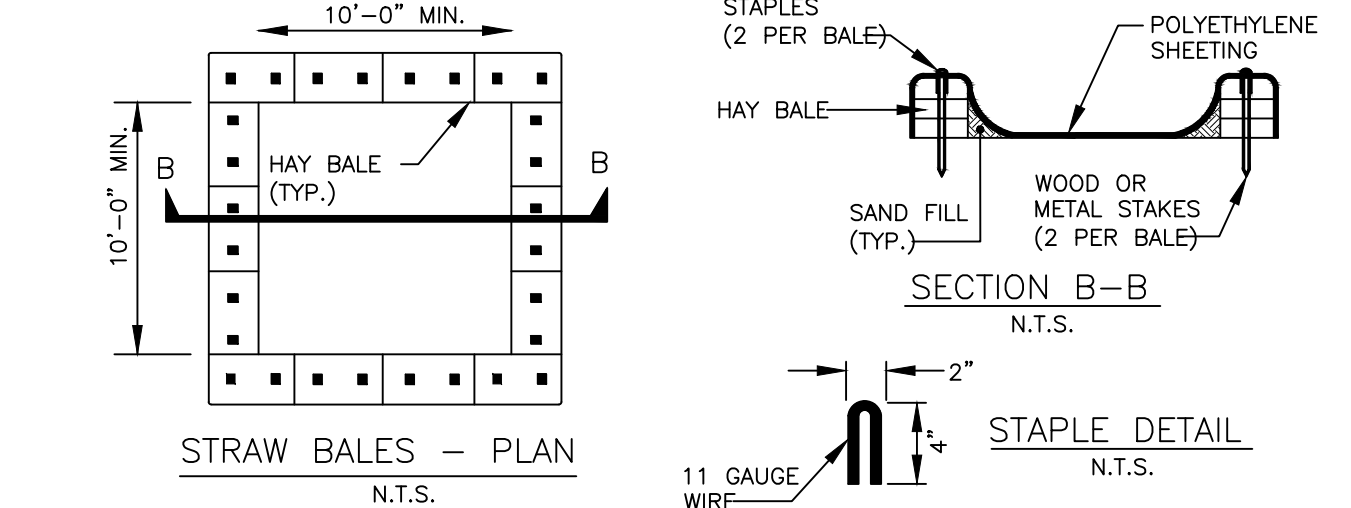
NOTES:

- COMPOST SOCK SHALL BE FILTREXX SILTSOXX ORIGINAL 8" OR EQUAL.
- COMPOST SOCK MUST SHALL BE MAINTAINED ON A CONTINUAL BASIS.
- SEDIMENT SHALL BE REMOVED AS REQUIRED TO PREVENT ACCUMULATION TO 1/3 THE HEIGHT OF THE SOCK (2'±).

INLET PROTECTION ~ COMPOST SOCK



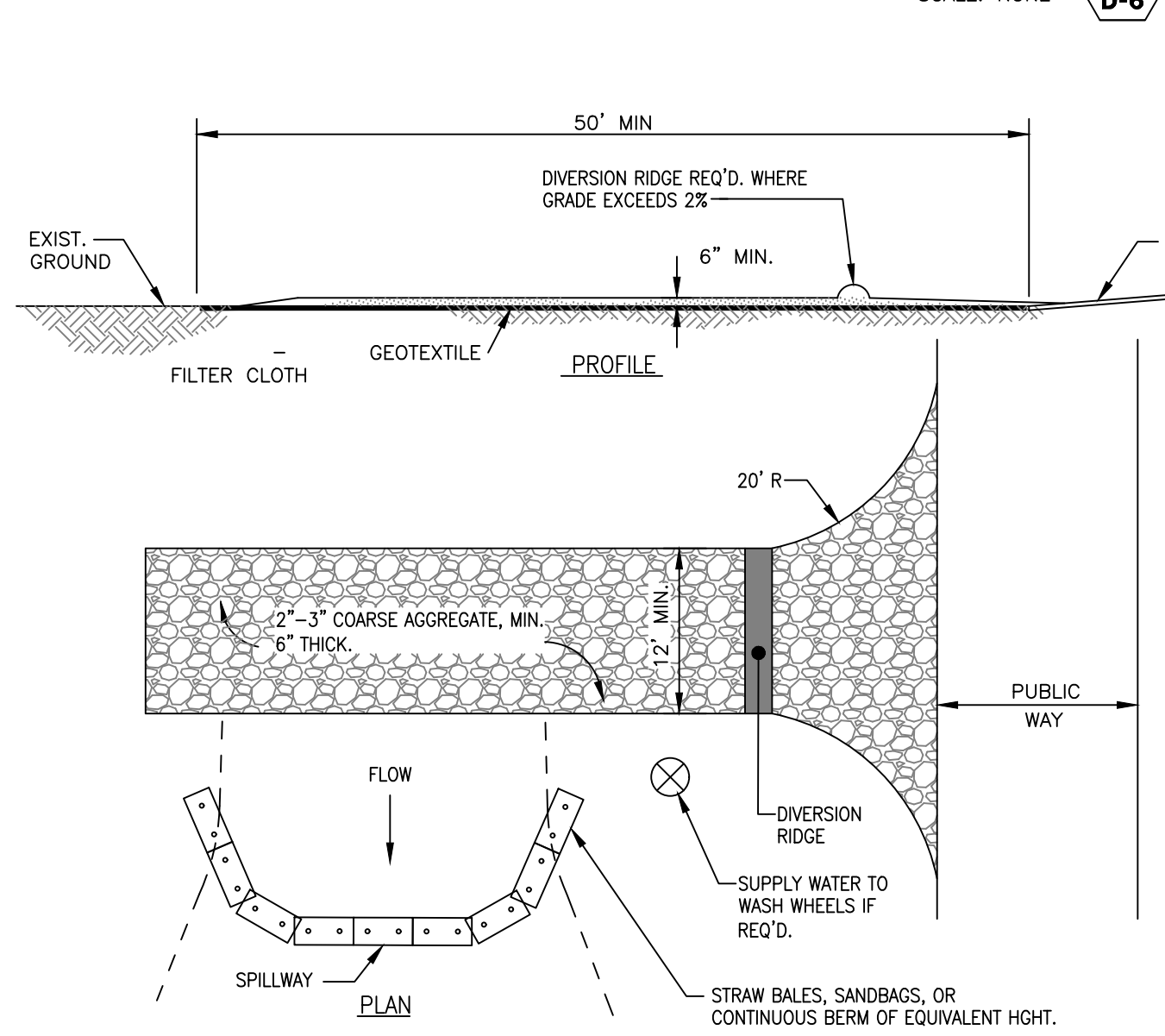
DOUBLE PERIMETER CONTROL SILT FENCE W/ COMPOST SOCK



NOTES:

- THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
- 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 ORIGINAL VOLUME HAS BEEN DEPLETED BY 50% FULL.
- SIGNS SHALL BE INSTALLED WITHIN 30 FEET OF THE WASHOUT AREA, CLEARLY INDICATING ITS LOCATION TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
- THE CONCRETE WASHOUT AREA SHALL BE LOCATED A MINIMUM OF 50 FEET FROM STORM SEWER INLETS, OPEN DISCHARGE FACILITIES, SURFACE WATERS AND/OR WETLANDS. 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.
- SHEETING SHALL BE REINFORCED 10 MIL POLYETHYLENE AND FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
- 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 AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED AS REQUIRED.

CONCRETE WASHOUT AREA



NOTES:

- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED OR TRACKED ONTO PUBLIC APPROX. EXIT. RIGHT OF WAY MUST BE REMOVED PROMPTLY.
- WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION ENTRANCE



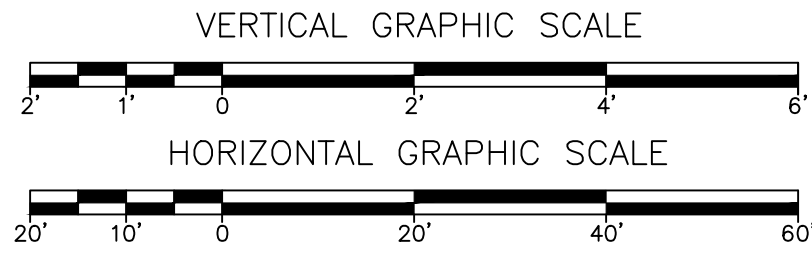
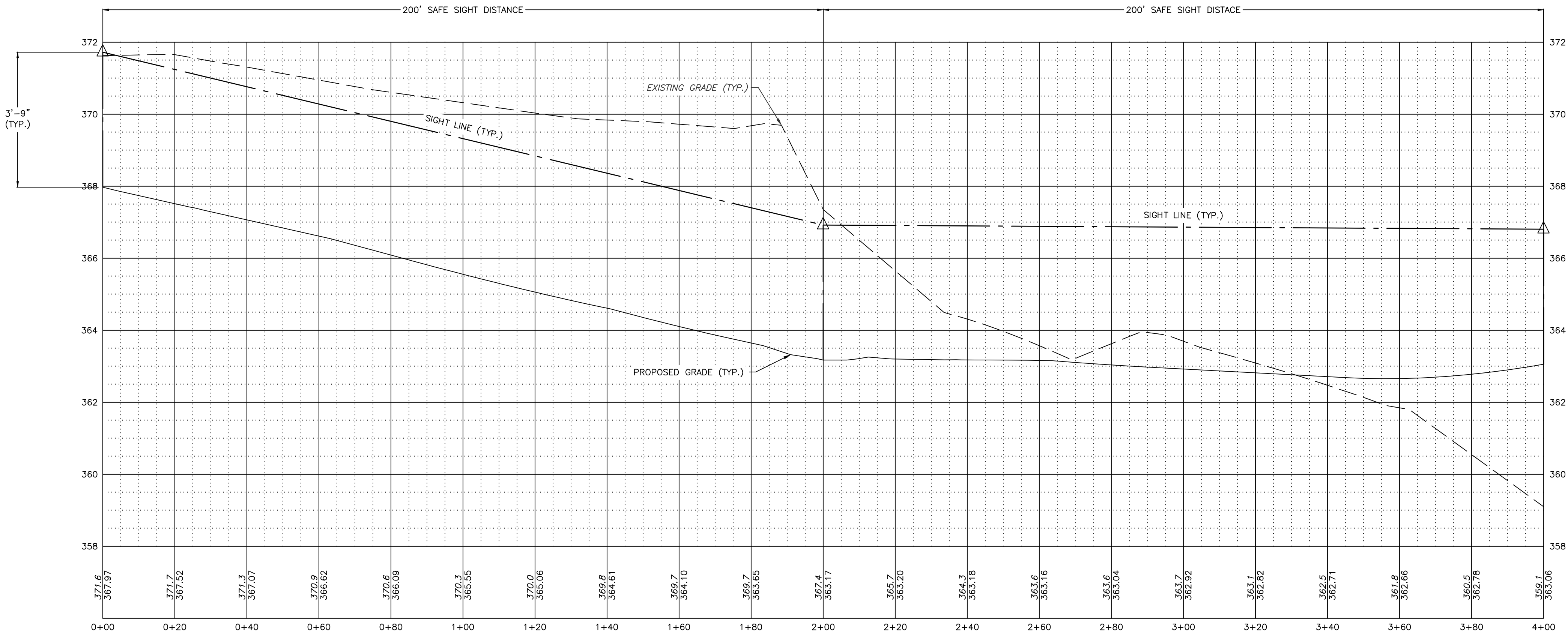
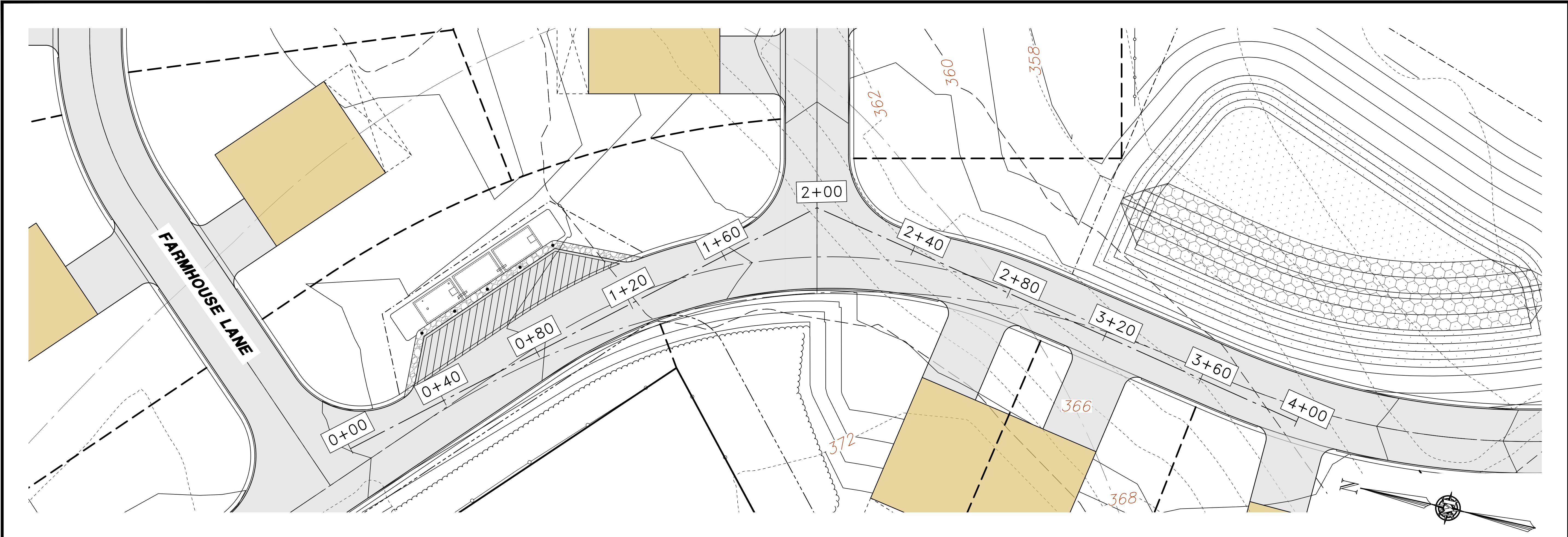
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2	10/27/2025	JA	SRF	PER COMMENT RESPONSES
3	10/27/2025	JA	SRF	VALUE ENGINEERING EDITS
4	10/27/2025	JA	SRF	REV. DATE

CONCEPTUAL CONDOMINIUM
DEVELOPMENT
EROSION AND SEDIMENTATION
CONTROL NOTES AND DETAILS

114 WEST ROAD, LLC
114 WEST ROAD
MAP 248 LOT 8
CANTERBURY, NEW HAMPSHIRE

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C	10/23/25	3RD PARTY COMMENTS	JJA	SRF
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HILDRETH'S FARM
DEVELOPMENT

114 WEST ROAD, LLC
114 WEST ROAD
MAP 248 LOT 8
CANTERBURY, NEW HAMPSHIRE

SIGHT DISTANCE PLAN & PROFILE

JUNE 3, 2025

SCALE: 1" = 40'

SD-1

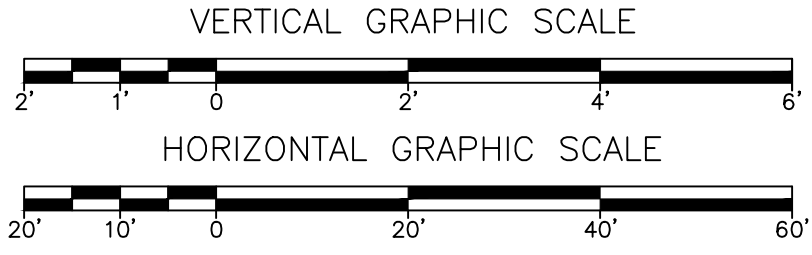
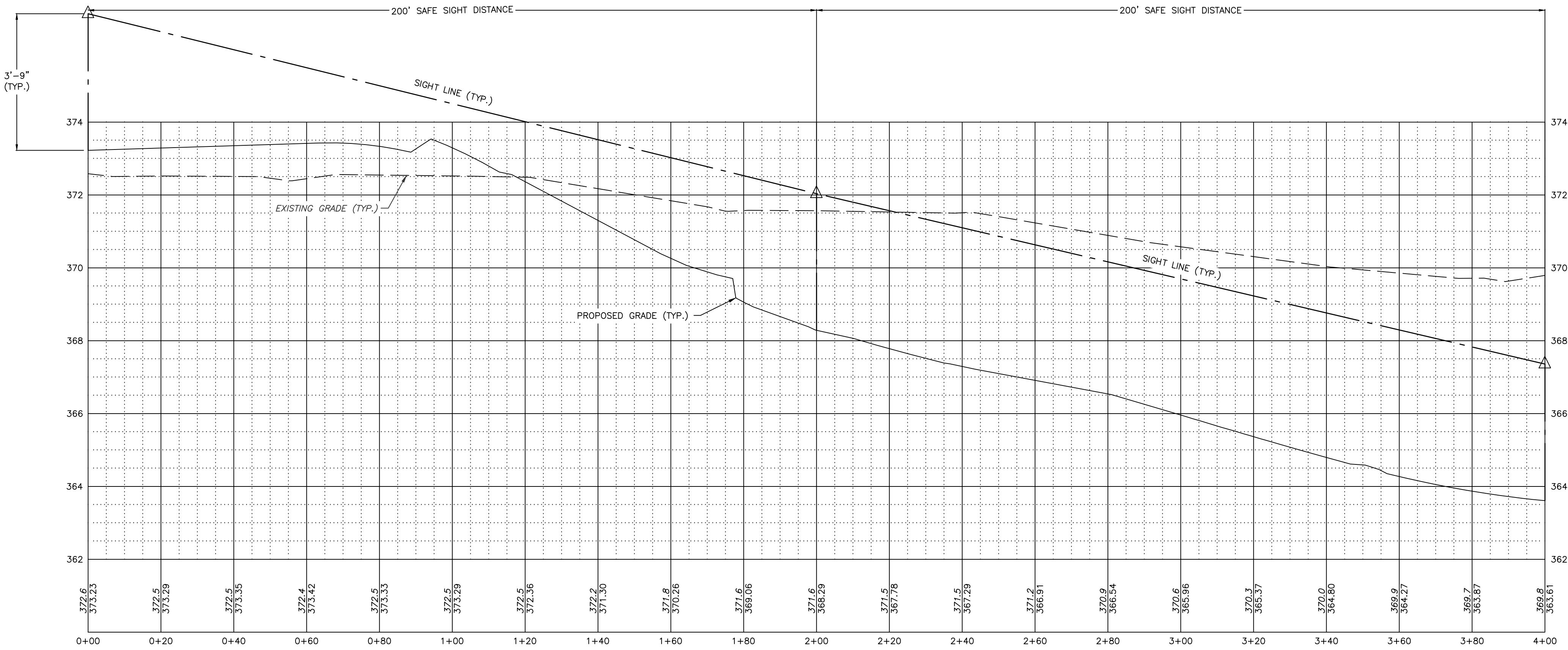
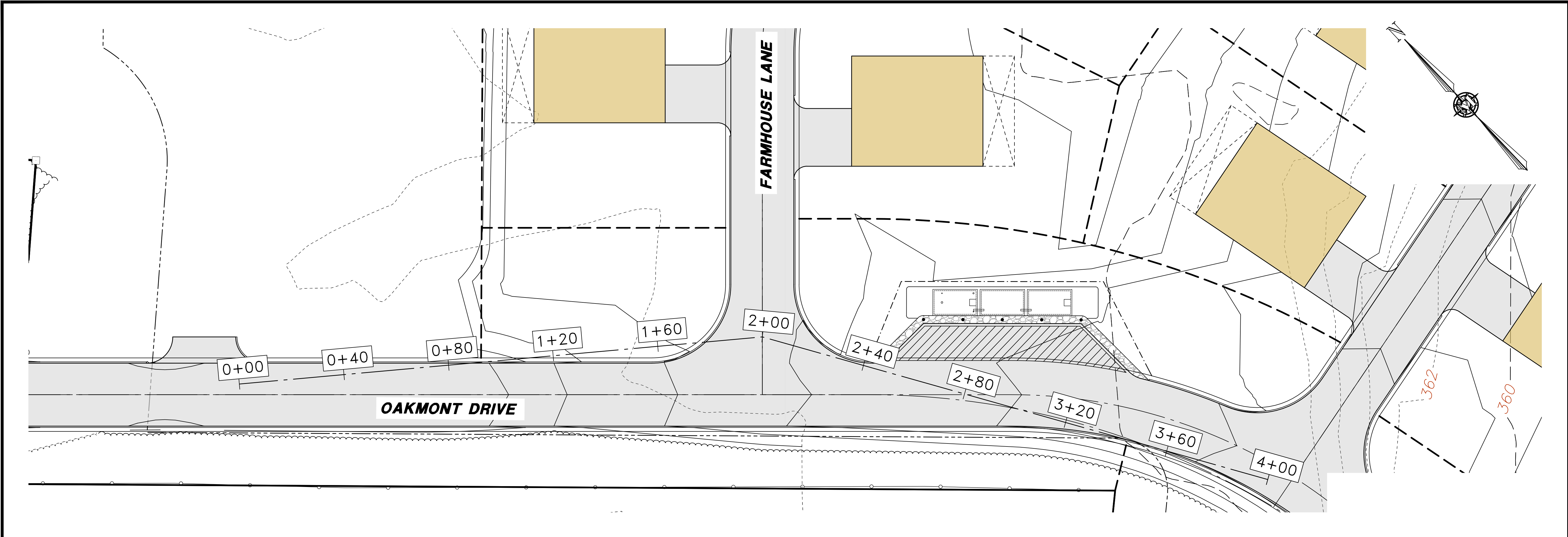
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SHEET NO. 1 OF 3

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C	10/23/25	3RD PARTY COMMENTS	JJA	SRF
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CONCEPTUAL CONDOMINIUM
DEVELOPMENT
SIGHT DISTANCE PLAN & PROFILE

114 WEST ROAD, LLC
114 WEST ROAD
MAP 248 LOT 8
CANTERBURY, NEW HAMPSHIRE

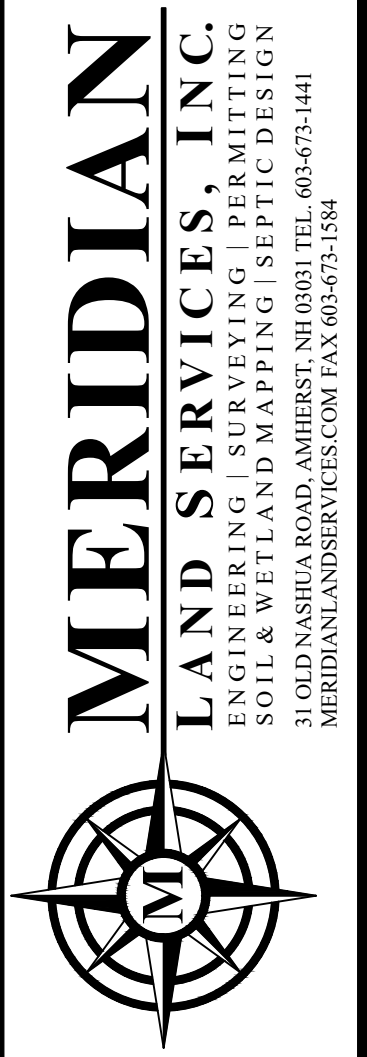
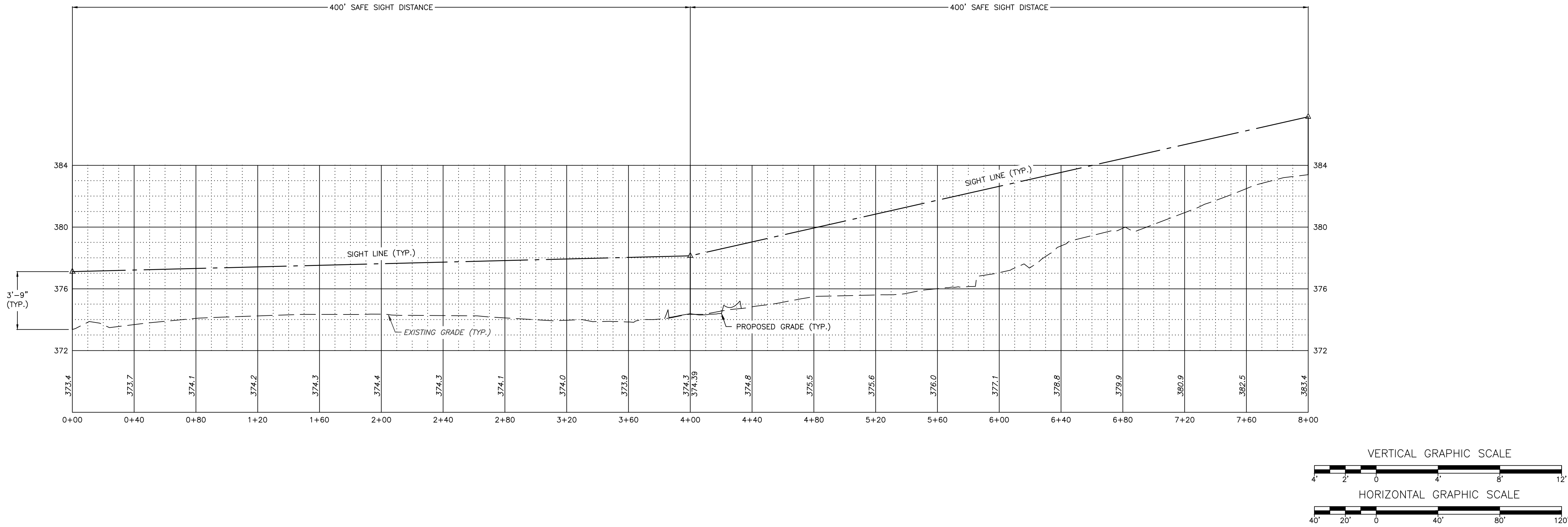
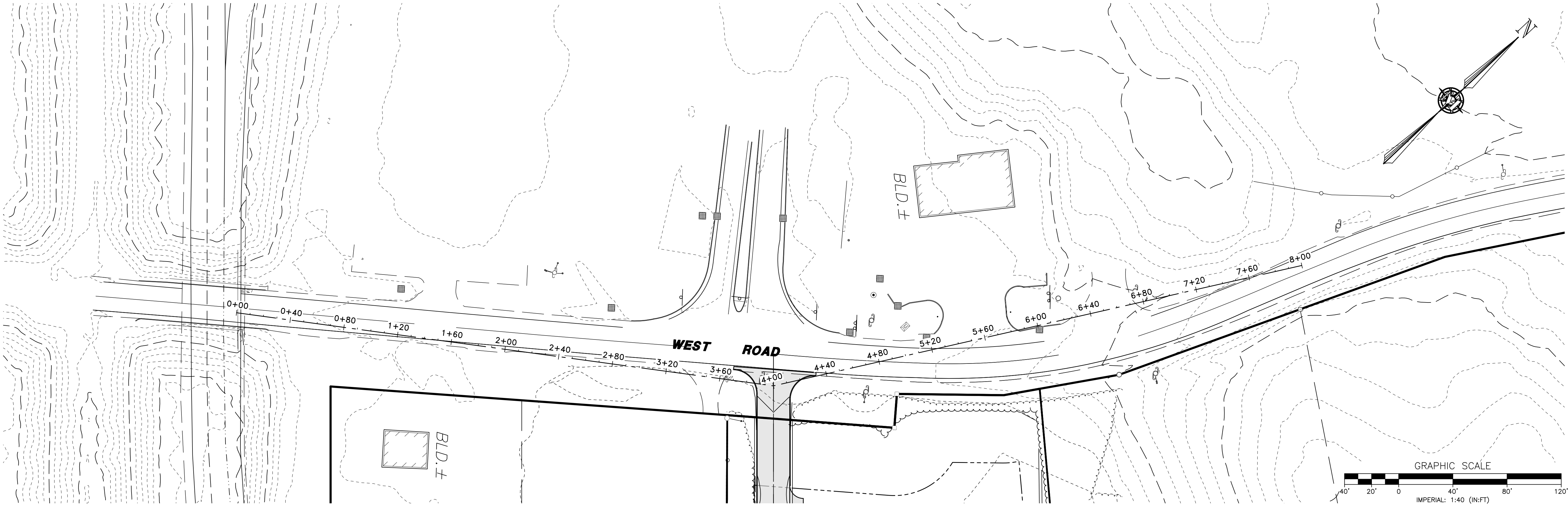
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SHEET NO. 2 OF 3

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114 WEST ROAD, LLC
114 WEST ROAD
MAP 248 LOT 8
CANTERBURY, NEW HAMPSHIRE

HILDRETH'S FARM
DEVELOPMENT

SIGHT DISTANCE PLAN & PROFILE

JUNE 3, 2025

SCALE: 1" = 40'

SD-3
SHEET

FILE: 12609P00C.dwg
PROJECT: 12609.00
SHEET NO. 3 OF 3