

MAP 267 LOT 47
DUGOUT PROPERTIES, LLC
15 FREEDOM ACRES DRIVE
CONCORD, NH 03301
BOOK 2300 PAGE 1585

MAP 267 LOT 46
6 OXBOW POND, LLC
459 DANIEL WEBSTER HIGHWAY
BOSCAWEN, NH 03303
BOOK 3815 PAGE 2927

MAP 267 LOT 61
EDWARD AND WENDY KOBISKY
REVOCABLE TRUST
EDWARD KOBISKY, JR &
WENDY J. KOBISKY, TRUSTEES
5 OXBOW POND ROAD
CANterbury, NH 03224
BOOK 3689 PAGE 1981

MAP 267 LOT 43
CHARLES F.E. PHINNEY
67 STEBBINS POND ROAD
BEDFORD, NH
BOOK 2721 PAGE 1323

MAP 267 LOT 44
44,440 S.F.
1.020 Ac.

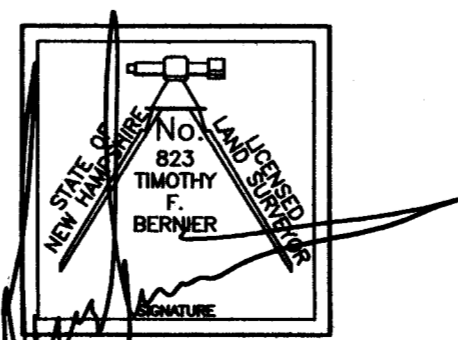
MAP 267 LOT 45
44,440 S.F.
1.020 Ac.

MAP 267 LOT 62
LISA PHINNEY
186 DUNGARTON ROAD
LIMIT #6
MANCHESTER, NH 03102
BOOK 3485 PAGE 1439

MAP 251 LOT 7
STATE OF NEW HAMPSHIRE
P.O. BOX 483
7 HAZEN DRIVE
CONCORD, NH 03302
(OLD RAILROAD)

- LEGEND**
- GRANITE BOUND FOUND
 - IRON ROD FOUND
 - UTILITY POLE W/ANCHOR
 - EXISTING DECIDUOUS TREE
 - ELECTRIC METER
 - CATCHBASIN
 - DRAIN MANHOLE
 - SIGN
 - OHU OVERHEAD UTILITIES
 - EDGE OF PAVEMENT
 - (OPEN) TREELINE
 - (WOODED) TREELINE
 - 328 --- 2' CONTOUR
 - 330 --- 10' CONTOUR
 - 327.0 SPOT ELEVATION

SOILS
FROM THE NRCS WEB SOIL SURVEY
35A- CHAMPLAIN LOAMY FINE SAND, 0-3% SLOPES.
SOMEWHAT EXCESSIVELY DRAINED, HSG A



OWNERS OF RECORD

MAP 267 LOT 45
McKERLEY PROPERTIES, LLC
459 DANIEL WEBSTER HIGHWAY
BOSCAWEN, NH 03303
BOOK 3500 PAGE 2780

MAP 267 LOT 44
WARDELL HOLDINGS, LLC
730 KEARSARGE MOUNTAIN ROAD
WARNER, NH 03278
BOOK 3791 PAGE 2218

GRAPHIC SCALE

30 15 0 15 30 60

NO.	REVISION	DATE

T. F. BERNIER, INC.
Land Surveyors - Designers - Consultants

50 PLEASANT STREET - P.O. BOX 3464
CONCORD, NEW HAMPSHIRE 03302-3464
Tel:(603)224-4148 - Fax:(603)224-0507

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
	TJB	TFB	241	20	564-02
DRAWING NAME					
2023_01ExistCond					

PLAN REFERENCES:

- RIVERLAND SUBDIVISION, LAND SUBDIVISION OF DONALD & LOIS BOOTH, CANterbury, NH. SCALE: 1"=100', DATED FEBRUARY 1992, PLAN BY ROSTRON SITE SERVICES, RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #12402.
- DONALD & LOIS BOOTH SUBDIVISION, LAND OF DONALD & LOIS BOOTH, RIVERLAND ROAD, CANterbury, NH 03224, SCALE: 1"=50', DATED AUGUST 7, 1999, REVISED 10-23-2000, PREPARED BY RAYMOND C. CUSHMAN, LLS #281, DRAWN BY ROBERT T. FRENCH AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #15332.
- SUBDIVISION PLAN, DON AND LOIS BOOTH, CANterbury, NH, DATED 5-11-89, SCALE: 1"=100', SHEET NO 1 OF 2 AND 2 OF 2, PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. OF CONCORD, NH AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #1151.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON LOT 44 AND A PORTION OF LOT 45 ON THE TOWN OF CANterbury ASSESSOR'S MAP 267.
- THE PROPERTY IS LOCATED IN THE "C" COMMERCIAL DISTRICT AS SHOWN ON THE CANterbury ZONING MAP. THE PROPERTY IS SUBJECT TO THE FOLLOWING DIMENSIONAL RESTRICTIONS:
MINIMUM FRONTAGE: 200 FEET
MINIMUM LOT SIZE: 1 ACRE
MINIMUM LOT DEPTH: 150 FEET
MINIMUM LOT WIDTH: 200 FEET
BUILDING SETBACKS:
FRONT: 50 FEET
SIDE & REAR: 20 FEET
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE IN OCTOBER 2021 WITH UPDATES IN MAY 2023. THE VERTICAL DATUM IS NGVD29 BASED ON GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN DECEMBER 2007.
- THE BOUNDARY LINES ARE FROM PLAN REFERENCE #1, WHICH HAS BEEN ROTATED INTO NH STATE PLANE, NAD 83/96 BASED ON GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN 2007.
- THE SUBJECT PARCEL DOES NOT LIE WITHIN THE 100-YEAR FLOOD HAZARD AREA AS DEFINED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF CANterbury, COMMUNITY NUMBER 330108, PANEL 0337 E DATED APRIL 19, 2010.
- SITE WAS INSPECTED FOR WETLANDS AND NONE WERE FOUND.

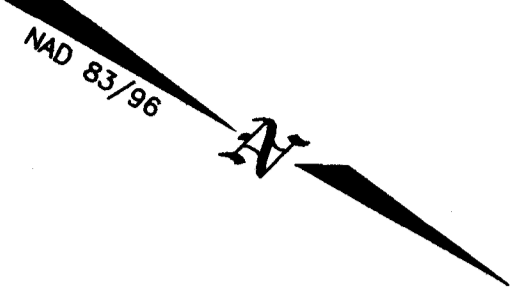
EXISTING CONDITIONS PLAN
PREPARED FOR

McKERLEY PROPERTIES, LLC

ASSESSORS MAP 267 LOT 44 & 45
RIVERLAND ROAD & 2 OXBOW POND ROAD
CANterbury, NEW HAMPSHIRE
SCALE: 1"=30' * DATE: AUGUST 2023

SHEET 1 OF 6





MAP 267 LOT 46
6 OXBOW POND, LLC
459 DANIEL WEBSTER HIGHWAY
BOSCAWEN, NH 03303
BOOK 3815 PAGE 2927

MAP 267 LOT 47
DUGOUT PROPERTIES, LLC
15 FREEDOM ACRES DRIVE
CONCORD, NH 03301
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MAP 267 LOT 61
EDWARD AND WENDY KOBISKY
REVOCABLE TRUST
EDWARD KOBISKY, JR. &
WENDY J. KOBISKY, TRUSTEES
5 OXBOW POND ROAD
CANTERBURY, NH 03224
BOOK 3689 PAGE 1981

MAP 267 LOT 43
CHARLES F.E. PHINNEY
67 STEBBINS POND ROAD
BEDFORD, NH
BOOK 2721 PAGE 1323

MAP 267 LOT 62
LISA PHINNEY
186 DUNBAR TOWN ROAD
UNIT #6
MANCHESTER, NH 03102
BOOK 3485 PAGE 1439

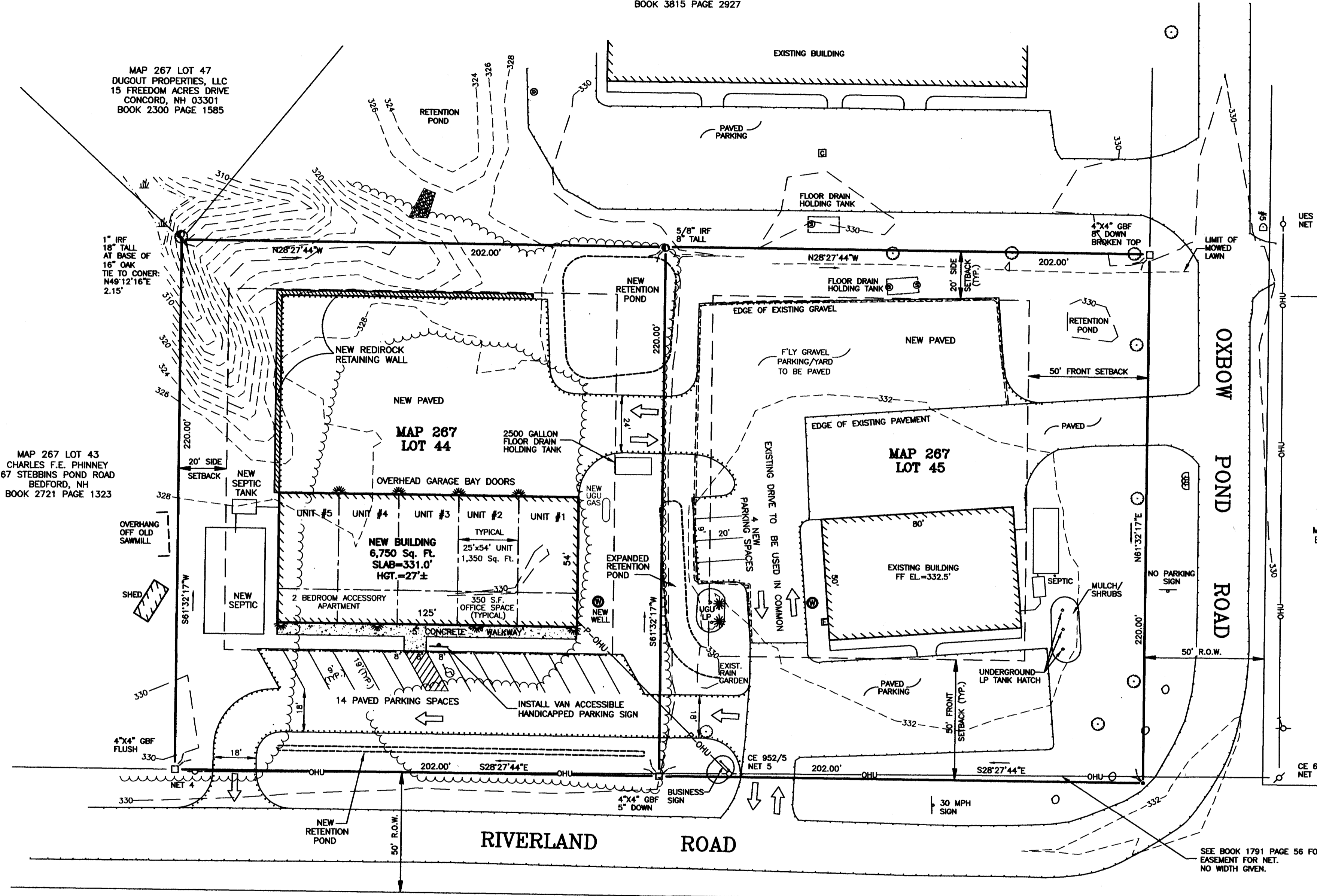
MAP 251 LOT 7
STATE OF NEW HAMPSHIRE
P.O. BOX 457
CONCORD, NH 03302

NOTES:

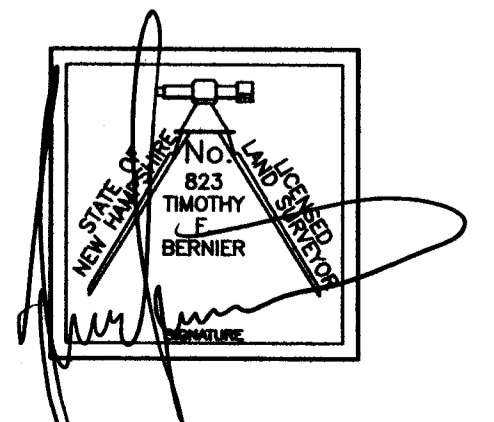
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED IMPROVEMENTS ON LOT 44 WITH THE CORRESPONDING REDEVELOPMENT (PAVING) ON A PORTION OF LOT 45.
- THE PROPERTY IS LOCATED IN THE "C" COMMERCIAL DISTRICT AS SHOWN ON THE CANTERBURY ZONING MAP. THE PROPERTY IS SUBJECT TO THE FOLLOWING DIMENSIONAL RESTRICTIONS:
 MINIMUM FRONTAGE: 200 FEET
 MINIMUM LOT SIZE: 1 ACRE
 MINIMUM LOT DEPTH: 150 FEET
 MINIMUM LOT WIDTH: 200 FEET
 BUILDING SETBACKS:
 FRONT: 50 FEET
 SIDE & REAR: 20 FEET
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE IN OCTOBER 2021 WITH UPDATES IN MAY 2023. THE VERTICAL DATUM IS NGVD29 BASED ON GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN DECEMBER 2007.
- THE BOUNDARY LINES ARE FROM PLAN REFERENCE #1, WHICH HAS BEEN ROTATED INTO NH STATE PLANE, NAD 83/96 BASED ON GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN 2007.
- THE SUBJECT PARCEL DOES NOT LIE WITHIN THE 100-YEAR FLOOD HAZARD AREA AS DEFINED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF CANTERBURY, COMMUNITY NUMBER 330108, PANEL 0337 E DATED APRIL 19, 2010.
- SITE WAS INSPECTED FOR WETLANDS AND NONE WERE FOUND.
- ON AUGUST 16, 2023 THE CANTERBURY ZONING BOARD OF ADJUSTMENT GRANTED SPECIAL EXCEPTIONS TO ALLOW AN OFFICE ESTABLISHMENT WITH OVER 5,000 SQUARE FEET OF FLOOR AREA AND AN ATTACHED DWELLING UNIT TO A BUSINESS ABOVE THE OFFICE SPACE INSIDE THE PROPOSED BUILDING ON LOT 44. CASE NO. 2023-6.

LOT COVERAGE

LOT	EXISTING	AFTER SITEPLAN
LOT 45	BUILDING: 4,000 S.F.	4,000 S.F.
	CONC. & PAVE: 10,913 S.F.	21,520 S.F.
	TOTAL: 14,913 S.F. (33.6%)	TOTAL: 25,520 S.F. (57.4%) (WAIVER REQUESTED)
LOT 44	PROPOSED	
	BUILDING: 6,750 S.F.	6,750 S.F.
	CONC. & PAVE: 17,758 S.F.	24,508 S.F. (55.1%) (WAIVER REQUESTED)



- LEGEND**
- GRANITE BOUND FOUND
 - IRON ROD FOUND
 - UTILITY POLE W/ANCHOR
 - ⊠ ELECTRIC METER
 - ⊞ CATCHBASIN
 - ⊙ DRAIN MANHOLE
 - ⊕ SIGN
 - TRAFFIC FLOW DIRECTION
 - ♿ HANDICAPPED PARKING
 - ☼ BUILDING MOUNTED DOWN-FACING LIGHT
 - OPEN WOODED
 - OHU OVERHEAD UTILITIES
 - P-OHU PROPOSED OVERHEAD UTILITIES
 - EXISTING EDGE OF PAVEMENT
 - PROPOSED EDGE OF PAVEMENT
 - - -328- EXISTING 2' CONTOUR
 - - -330- EXISTING 10' CONTOUR



APPROVED BY THE TOWN OF CANTERBURY PLANNING BOARD

DATE: _____

CHAIR: _____

OWNERS OF RECORD

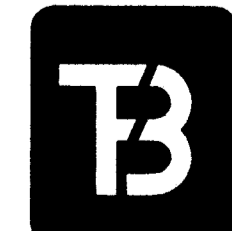
MAP 267 LOT 45
McKERLEY PROPERTIES, LLC
459 DANIEL WEBSTER HIGHWAY
BOSCAWEN, NH 03303
BOOK 3500 PAGE 2760

MAP 267 LOT 44
WARDELL HOLDINGS, LLC
730 KEARSARGE MOUNTAIN ROAD
WARNER, NH 03278
BOOK 3791 PAGE 2218

GRAPHIC SCALE

30 15 0 15 30 60

NO.	REVISION	DATE

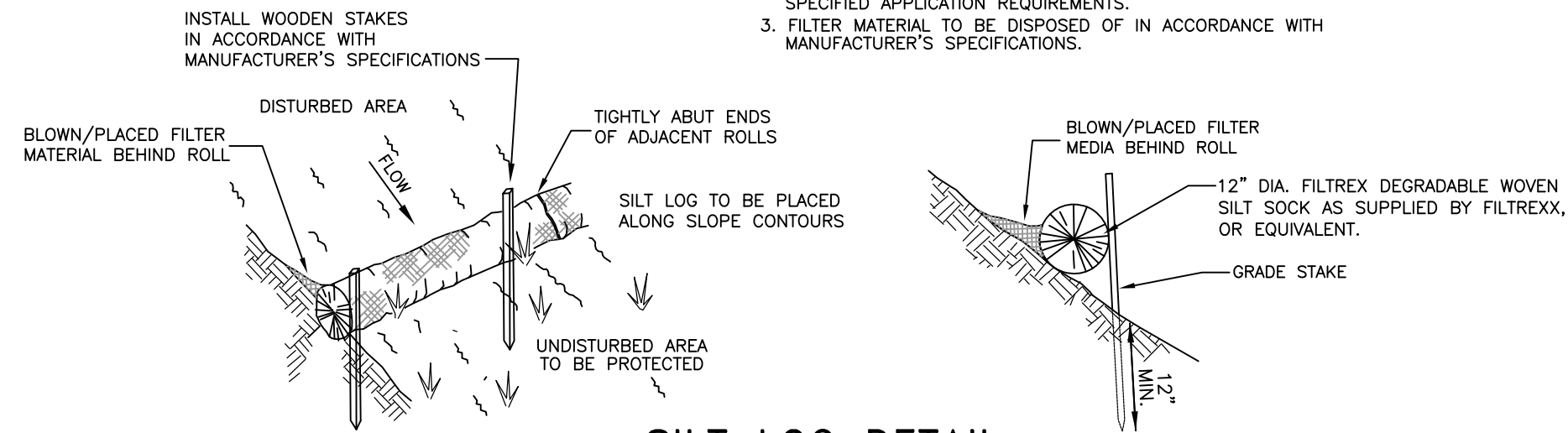


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CONCORD, NEW HAMPSHIRE 03302-3464
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DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
TJH,TFB	TJH,TFB	TFB	241	20	564-02



1. ALL FILTER LOG MATERIALS TO MEET MANUFACTURER'S SPECIFICATIONS
2. FILTER MATERIAL INSIDE FILTER LOG TO MEET MANUFACTURER'S SPECIFIED APPLICATION REQUIREMENTS.
3. FILTER MATERIAL TO BE DISPOSED OF IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



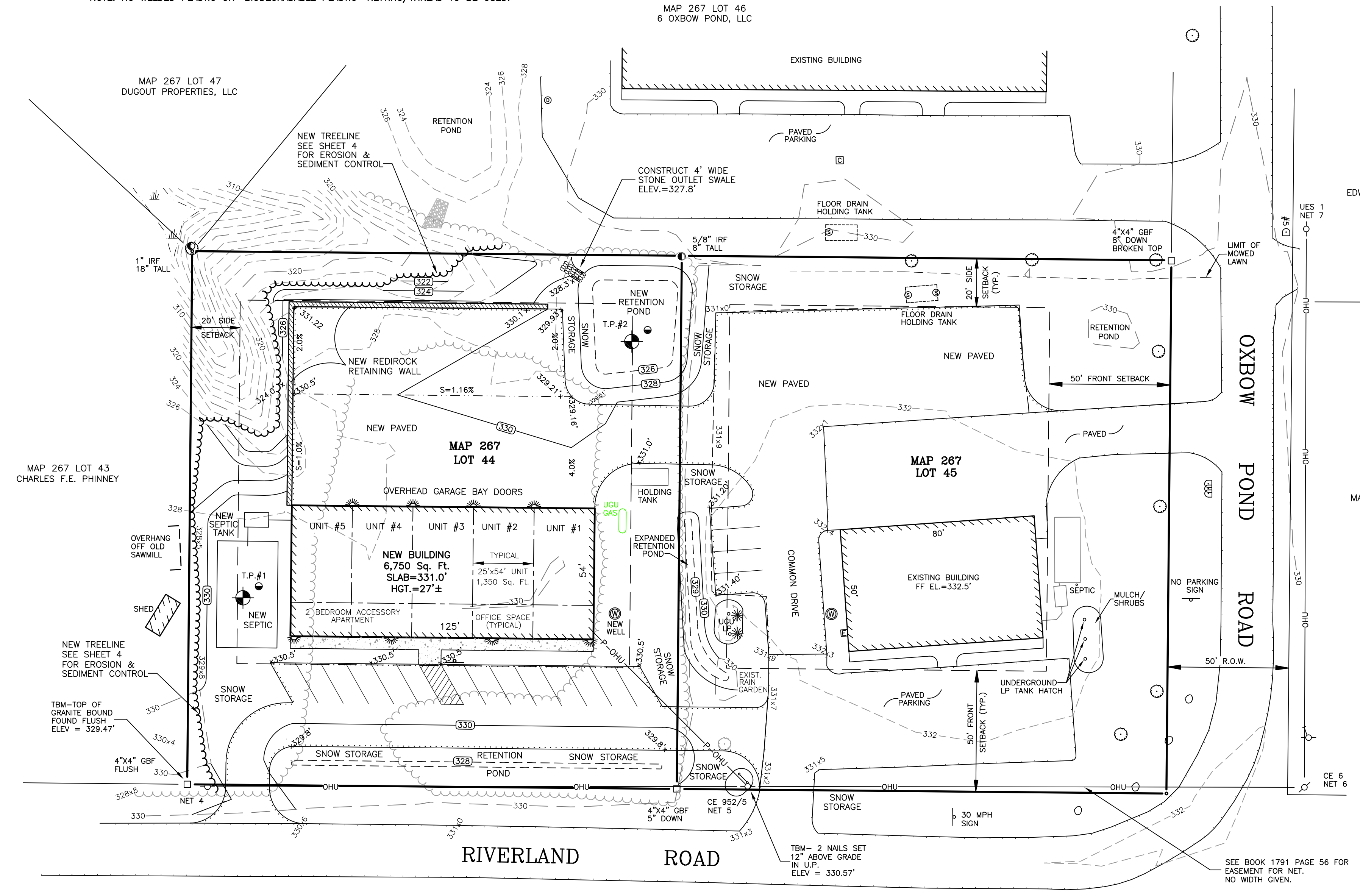
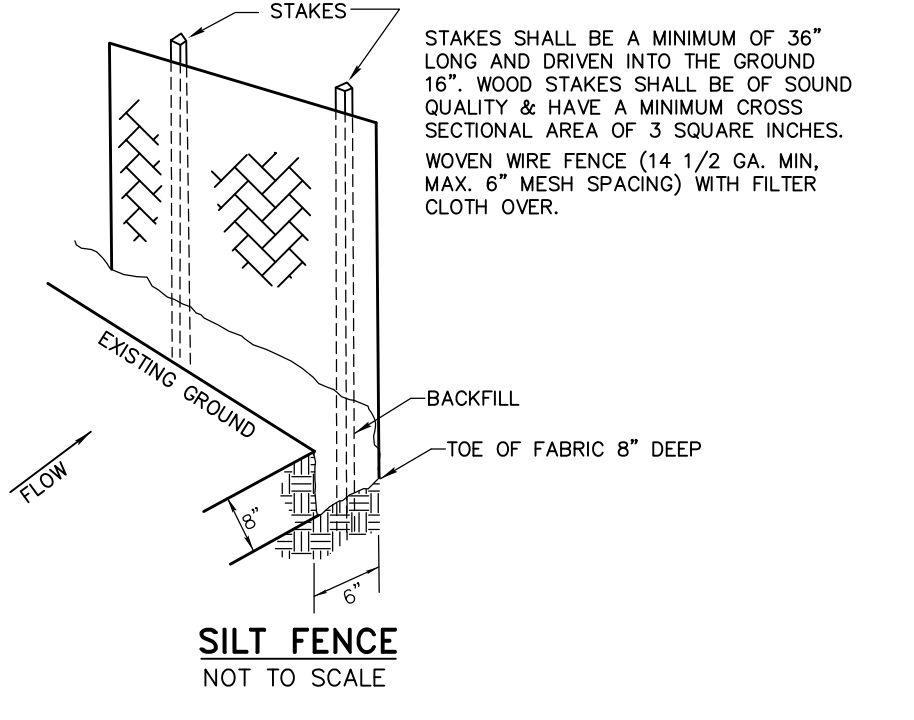
SILT LOG DETAIL
NOT TO SCALE

NOTE: NO WELDED PLASTIC OR "BIODEGRADABLE PLASTIC" NETTING/THREAD TO BE USED.

- LEGEND**
- GRANITE BOUND FOUND
 - IRON ROD FOUND
 - UTILITY POLE W/ANCHOR
 - ELECTRIC METER
 - CATCHBASIN
 - DRAIN MANHOLE
 - SIGN
 - HANDICAPPED PARKING
 - BUILDING MOUNTED DOWN-FACING LIGHT
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - OVERHEAD UTILITIES
 - PROPOSED OVERHEAD UTILITIES
 - EXISTING EDGE OF PAVEMENT
 - PROPOSED EDGE OF PAVEMENT
 - EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED GRADING AND STORMWATER CONTROL FOR THE DEVELOPMENT ON LOTS 44 & 45.
 2. THE PROPERTY IS LOCATED IN THE "C" COMMERCIAL DISTRICT AS SHOWN ON THE CANTERBURY ZONING MAP. THE PROPERTY IS SUBJECT TO THE FOLLOWING DIMENSIONAL RESTRICTIONS:
MINIMUM FRONTAGE: 200 FEET
MINIMUM LOT SIZE: 1 ACRE
MINIMUM LOT DEPTH: 150 FEET
MINIMUM LOT WIDTH: 200 FEET
BUILDING SETBACKS:
FRONT: 50 FEET
SIDE & REAR: 20 FEET
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 6. SEE SHEET 4 FOR EROSION & SEDIMENT CONTROL MEASURES.

- CONSTRUCTION NOTES:**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP, MID SECTION, AND BOTTOM.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



GRADING & DRAINAGE PLAN
PREPARED FOR
McKERLEY PROPERTIES, LLC
ASSESSORS MAP 267 LOT 44 & 45
RIVERLAND ROAD & 2 OXBOW POND ROAD
CANTERBURY, NEW HAMPSHIRE
SCALE: 1"=30' * DATE: AUGUST 2023
SHEET 3 OF 6

TEST PITS
JULY 21, 2023

TP #1	TEST PIT #2
0-12" 10YR 2/2 VERY DARK BROWN MEDIUM SANDY LOAM, LOOSE, GRANULAR	0-8" 10YR 2/2 VERY DARK BROWN MEDIUM SANDY LOAM, LOOSE, GRANULAR
12-27" 10YR 5/6 YELLOWISH BROWN MEDIUM LOAMY SAND, LOOSE, GRANULAR	8-22" 10YR 6/8 BROWNISH YELLOW MEDIUM LOAMY SAND, LOOSE, GRANULAR
27-44" 10YR 6/4 LIGHT YELLOWISH BROWN MEDIUM SAND, LOOSE, GRANULAR	22-72" 10YR 6/3 PALE BROWN COARSE SAND, LOOSE, GRANULAR
44-70" 10YR 6/2 LIGHT BROWNISH GRAY MEDIUM SAND, LOOSE, GRANULAR	

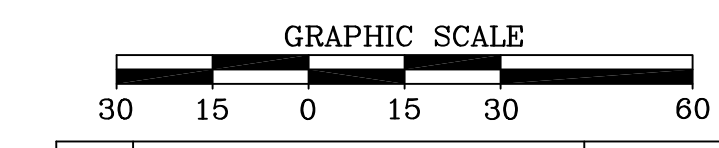
ESHWIT >72"
ROOTS TO 48"
NO WATER FOUND
NO LEDGE FOUND
TERMINATED AT 70"
PERC RATE 6 MIN/INCH AT 30"

ESHWIT >72"
ROOTS TO 48"
NO WATER FOUND
NO LEDGE FOUND
TERMINATED AT 72"
PERC RATE 2 MIN/INCH AT 60"

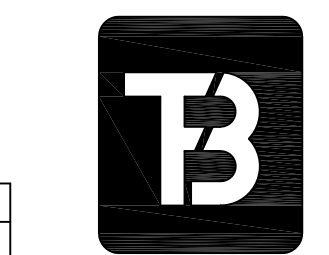
SOILS
FROM THE NRCS WEB SOIL SURVEY
35A- CHAMPLAIN LOAMY FINE SAND, 0-3% SLOPES, SOMEWHAT EXCESSIVELY DRAINED, HSG A

APPROVED BY THE TOWN OF CANTERBURY PLANNING BOARD

DATE: _____
CHAIR: _____



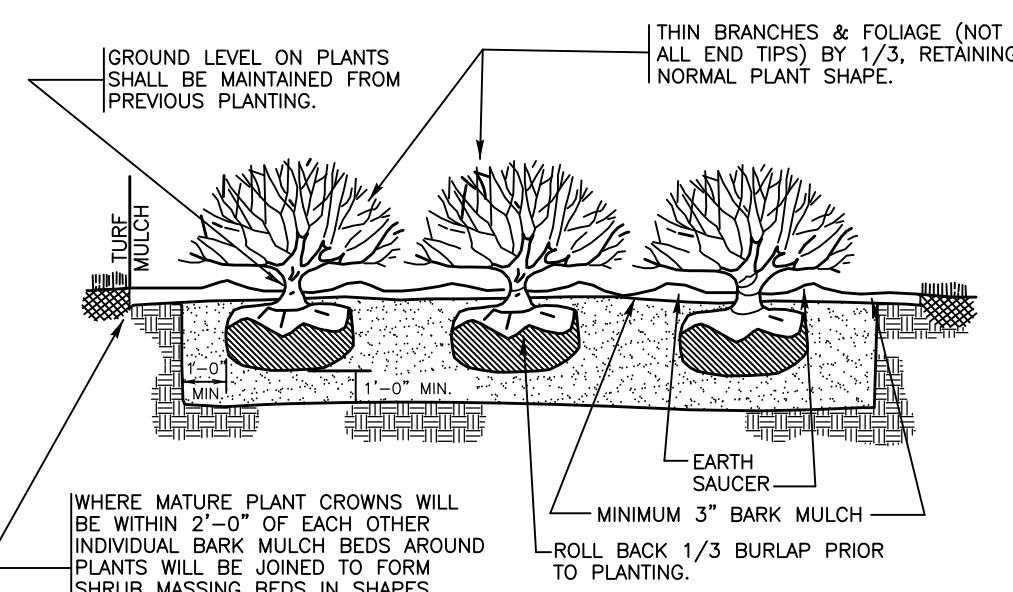
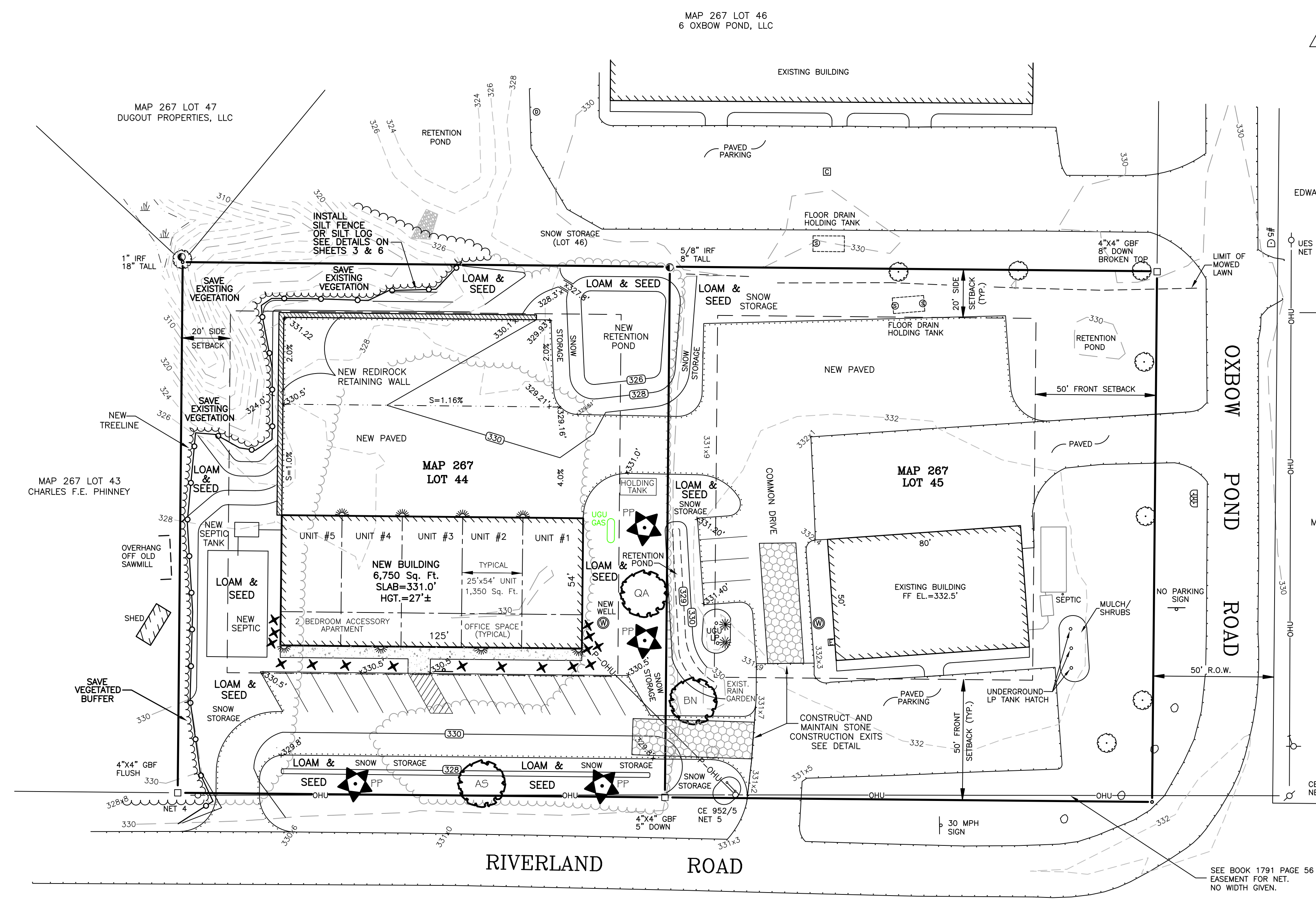
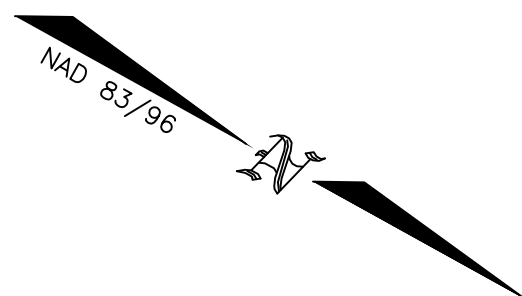
NO.	REVISION	DATE



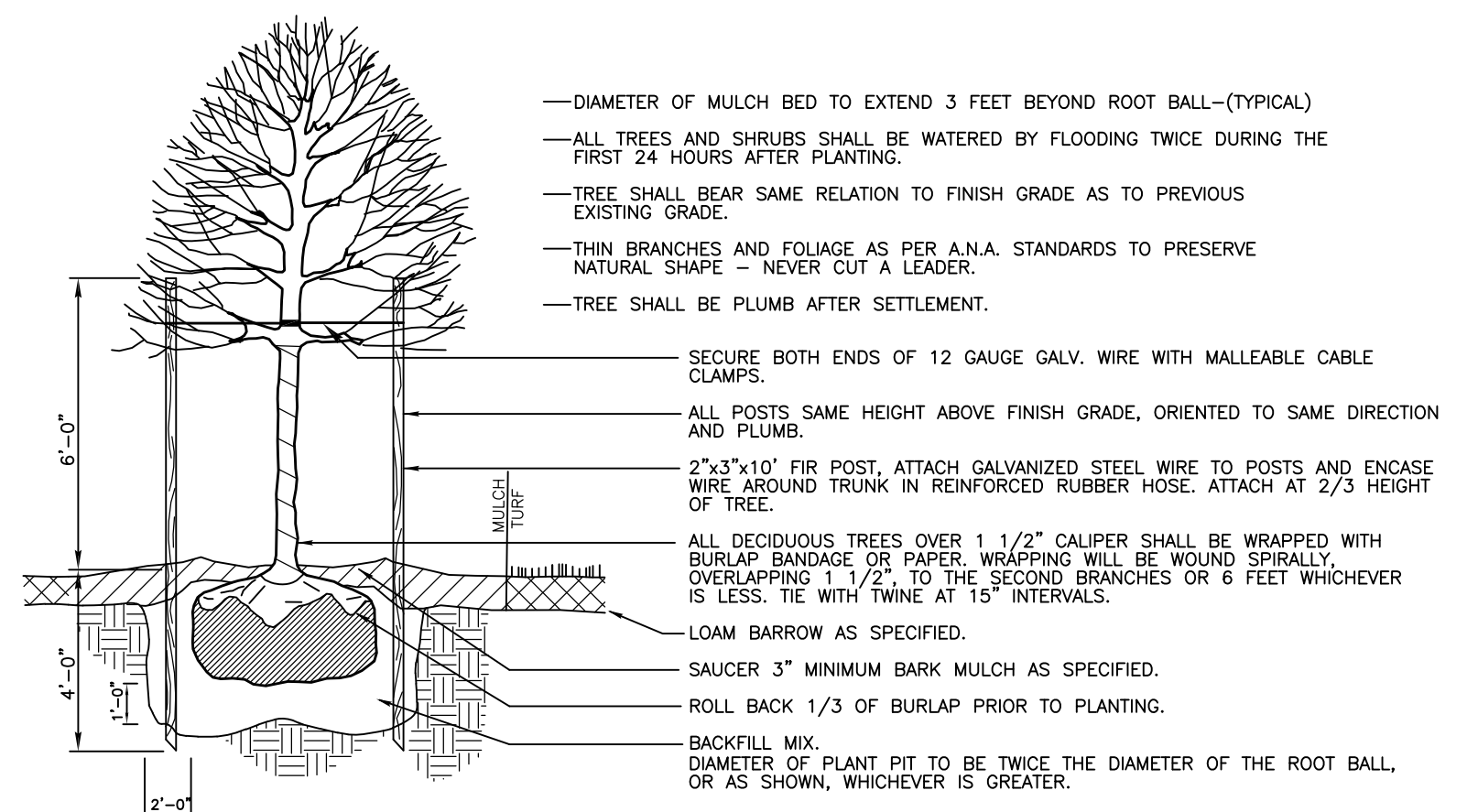
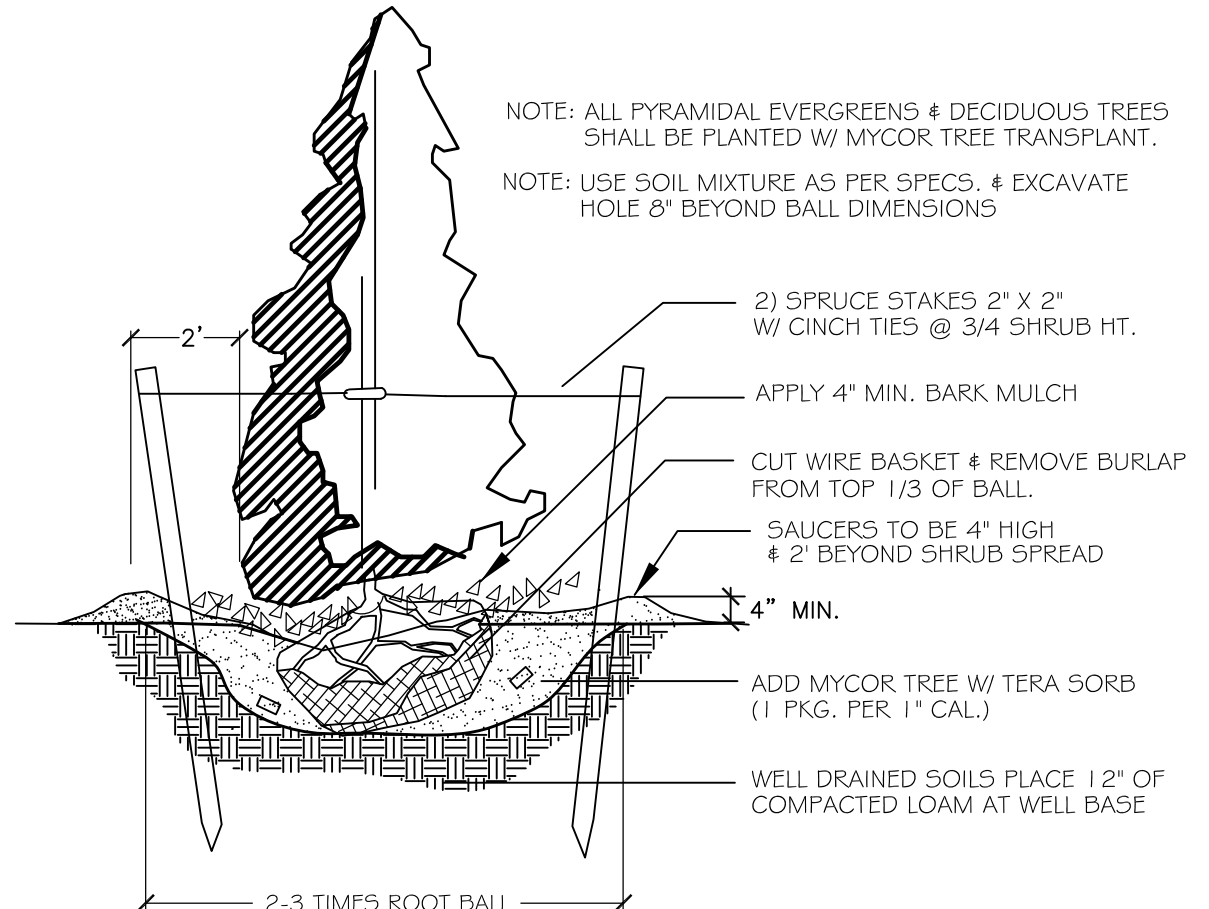
T. F. BERNIER, INC.
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DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
TFB	TJH,JRC,TFB	TFB	241	20	564-02





NOTES:
 1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LANDSCAPING AND EROSION CONTROL FOR THE DEVELOPMENT OF LOT 44.
 2. ALL DISTURBED AREAS THAT ARE NOT PAVEMENT, CONCRETE OR BUILDING SHALL BE LOAMED AND SEEDED OR LANDSCAPED.



- LEGEND**
- GRANITE BOUND FOUND
 - IRON ROD FOUND
 - UTILITY POLE W/ANCHOR
 - ⊞ ELECTRIC METER
 - ⊞ CATCHBASIN
 - ⊙ DRAIN MANHOLE
 - ⊞ SIGN
 - ⊞ BUILDING MOUNTED DOWN-FACING LIGHT
 - OPEN TREELINE
 - WOODED
 - PROPOSED TREELINE
 - OHU OVERHEAD UTILITIES
 - P-OHU PROPOSED OVERHEAD UTILITIES
 - EXISTING EDGE OF PAVEMENT
 - PROPOSED EDGE OF PAVEMENT
 - 328 EXISTING 2' CONTOUR
 - 330 EXISTING 10' CONTOUR
 - (327) PROPOSED CONTOUR
 - PROPOSED TEMPORARY SILT FENCE OR SILT LOG
 - 332x2 EXISTING SPOT ELEVATION
 - x331.0' PROPOSED SPOT ELEVATION
 - ✱✱✱ TYPICAL LANDSCAPE SHRUBS & FOUNDATION PLANTINGS

- LANDSCAPE PLANT LIST**
- PP - Picea pungens BLUE SPRUCE CONTAINER
 - AS - Acer saccharum SUGAR MAPLE BB
 - QA - Quercus alba WHITE OAK BB
 - BN - Betula nigra RIVER BIRCH BB

SOILS
 FROM THE NRCS WEB SOIL SURVEY
 35A - CHAMPLAIN LOAMY FINE SAND, 0-3% SLOPES. SOMEWHAT EXCESSIVELY DRAINED, HSG A

APPROVED BY THE TOWN OF CANTERBURY PLANNING BOARD

DATE: _____

CHAIR: _____

LANDSCAPING & EROSION CONTROL PLAN

PREPARED FOR
McKERLEY PROPERTIES, LLC

ASSESSORS MAP 267 LOT 44 & 45
 RIVERLAND ROAD & 2 OXBOW POND ROAD
 CANTERBURY, NEW HAMPSHIRE
 SCALE: 1"=30' * DATE: AUGUST 2023

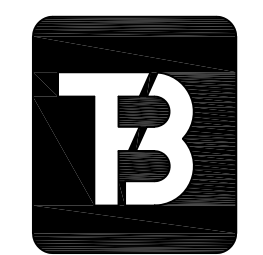
SHEET 4 OF 6



GRAPHIC SCALE

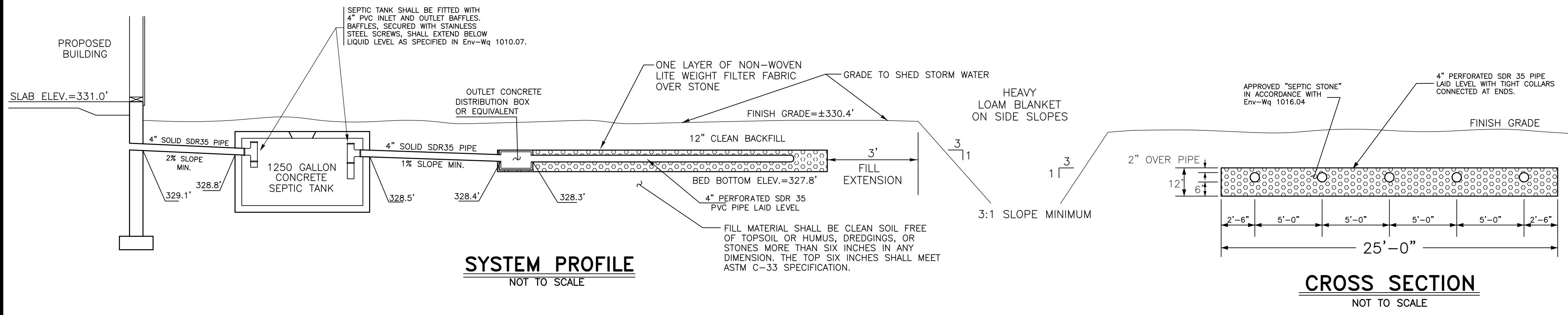
30 15 0 15 30 60

NO.	REVISION	DATE



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	T.H.JRC	TFB	241	20	564-02
DRAWING NAME					
2023_04Landscape_EC					



TEST PIT LOG

TP #1
JULY 21, 2023

SOIL TYPE
35A - CHAMPLAIN LOAMY FINE SAND, 0 TO 3 PERCENT SLOPES

SOILS INFORMATION FROM THE USDA WEB SOIL SURVEY

0-12" 10YR 2/2 VERY DARK BROWN MEDIUM SANDY LOAM, LOOSE, GRANULAR
12-27" 10YR 5/6 YELLOWISH BROWN MEDIUM LOAMY SAND, LOOSE, GRANULAR
27-44" 10YR 6/4 LIGHT YELLOWISH BROWN MEDIUM SAND, LOOSE, GRANULAR
44-70" 10YR 6/2 LIGHT BROWNISH GRAY MEDIUM SAND, LOOSE, GRANULAR

LEACH BED CALCULATIONS
PERC. RATE 6 min/inch
USE: COMMERCIAL MAX. 20 EMPLOYEES AND 6 PERSON CONSTRUCTION CAMP
FLOW=20 GPD / EMP. + 50 GPD / CAMP PERSON
FLOW=700 GPD
LEACHING AREA REQUIRED
Env-Wq 1016.01 = 1085 Sq.Ft.
PROPOSED LEACHING AREA
25 Ft. * 44 Ft. = 1100 Sq.Ft.

DESIGN INTENT
(1) THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM (EDS) SHALL BE CONSTRUCTED AT 327.8 FEET [OF] ELEVATION; AND IS APPROXIMATELY 1.7 FEET BELOW ORIGINAL GROUND ON THE HIGH CONTOUR OF THE DESIGNED EFFLUENT DISPOSAL SYSTEM (EDS).

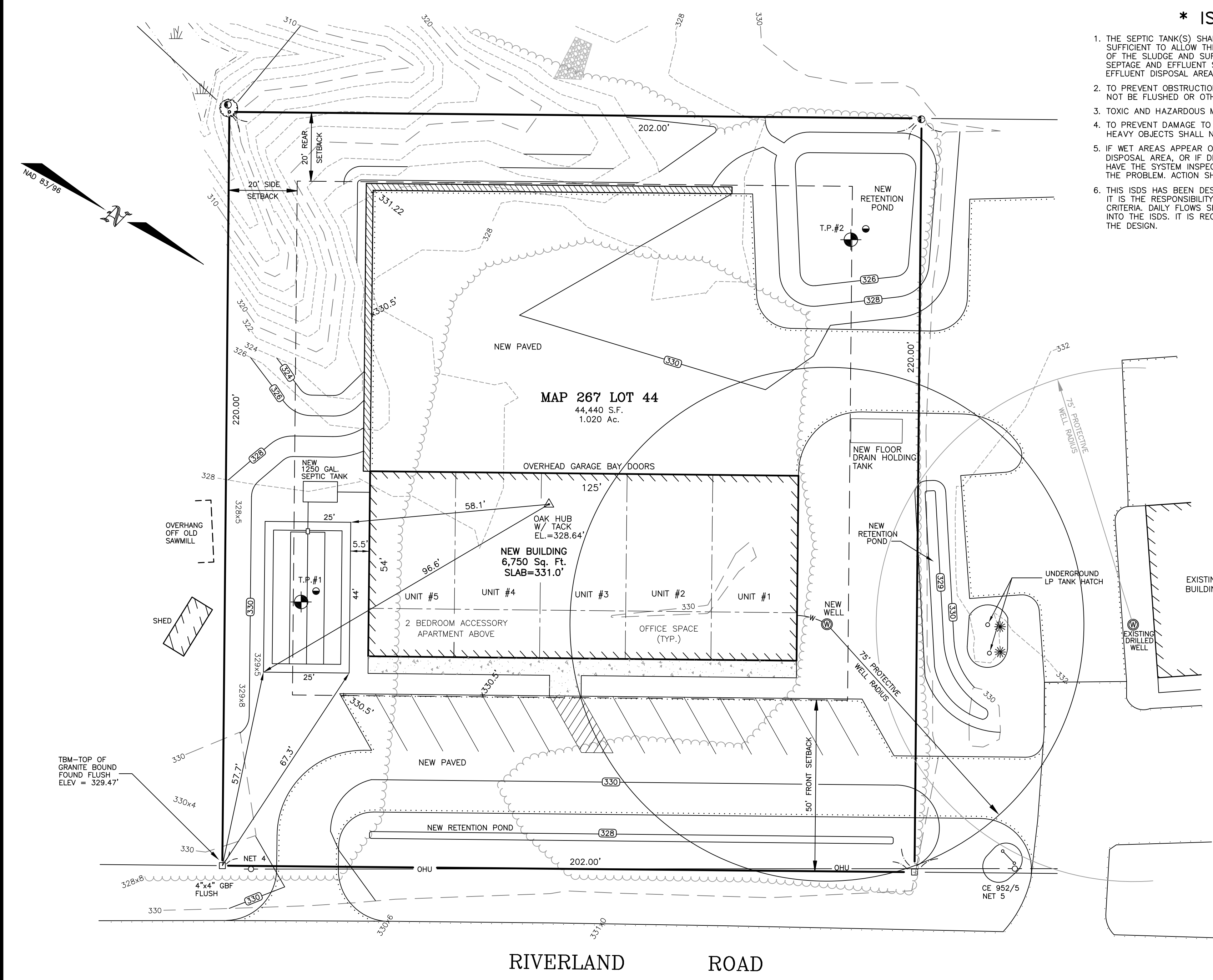
PERCOLATION TEST
PERC RATE 6 MIN./INCH @ 30"

TEST PIT #2
0-8" 10YR 2/2 VERY DARK BROWN MEDIUM SANDY LOAM, LOOSE, GRANULAR
8-22" 10YR 6/8 BROWNISH YELLOW MEDIUM LOAMY SAND, LOOSE, GRANULAR
22-72" 10YR 6/3 PALE BROWN COARSE SAND, LOOSE, GRANULAR

ESHWT > 70"
ROOTS TO 44"
NO WATER FOUND
NO LEDGE FOUND
TERMINATED AT 70"

ESHWT > 72"
ROOTS TO 48"
NO WATER FOUND
NO LEDGE FOUND
TERMINATED AT 72"
PERC RATE 2 MIN./INCH AT 60"

PERCOLATION TEST
PERC RATE 2 MIN./INCH @ 60"



- * ISDS OPERATING REQUIREMENTS ***
1. THE SEPTIC TANK(S) SHALL BE INSPECTED FOR ACCUMULATION OF SLUDGE AND SURFACE SCUM AT A FREQUENCY SUFFICIENT TO ALLOW THE TANK TO BE PUMPED BY A LICENSED SEPTAGE HAULER WHEN THE COMBINED THICKNESS OF THE SLUDGE AND SURFACE SCUM EQUAL 1/3 OR MORE OF THE TANK DEPTH. SEPTAGE AND EFFLUENT SHALL BE DISCHARGED FROM A SEPTIC TANK ONLY TO AN APPROVED OR GRANDFATHERED EFFLUENT DISPOSAL AREA OR TO A LICENSED SEPTAGE HAULING VEHICLE.
 2. TO PREVENT OBSTRUCTION OF THE DISTRIBUTION LINES AND LEACH LINES, GREASE AND BULKY WASTES SHALL NOT BE FLUSHED OR OTHERWISE INTRODUCED INTO THE SEPTIC SYSTEM (ISDS).
 3. TOXIC AND HAZARDOUS MATERIALS SHALL NOT BE FLUSHED OR OTHERWISE INTRODUCED INTO THE ISDS.
 4. TO PREVENT DAMAGE TO THE DISTRIBUTION LINES AND EFFLUENT DISPOSAL AREA, VEHICLES, LIVESTOCK AND OTHER HEAVY OBJECTS SHALL NOT BE ALLOWED ON THE EFFLUENT DISPOSAL AREA.
 5. IF WET AREAS APPEAR ON THE GROUND SURFACE ABOVE THE SEPTIC TANK, DISTRIBUTION LINES, OR EFFLUENT DISPOSAL AREA, OR IF DISAGREEABLE ODORS OCCUR, THE OWNER OF THE ISDS SHALL INSPECT THE SYSTEM OR HAVE THE SYSTEM INSPECTED BY A PERMITTED DESIGNER OR PERMITTED INSTALLER TO DETERMINE THE SOURCE OF THE PROBLEM. ACTION SHALL BE TAKEN TO CORRECT THE PROBLEM.
 6. THIS ISDS HAS BEEN DESIGNED BASED ON AN ASSUMPTION OF A CERTAIN DESIGN FLOW AND SEWERAGE TYPE. IT IS THE RESPONSIBILITY OF THE ISDS OWNER/OPERATOR TO UNDERSTAND AND ADHERE TO THESE DESIGN CRITERIA. DAILY FLOWS SHOULD NOT EXCEED THE DESIGN. HAZARDOUS MATERIALS SHOULD NOT BE INTRODUCED INTO THE ISDS. IT IS RECOMMENDED THAT THE OWNER/OPERATOR MONITOR DAILY FLOWS TO PREVENT EXCEEDING THE DESIGN.

- PLAN NOTES**
1. THE PLAN VIEW OF THIS DESIGN IS BASED ON A FIELD TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE. ALL BOUNDARIES SHOWN HEREON ARE AS DETERMINED BY THE OWNER/CLIENT AND NOT THE RESULT OF AN ACTUAL BOUNDARY SURVEY. ALL PROPERTY BOUNDARIES ARE APPROXIMATE.
 2. ANY WETLAND BOUNDARIES IF SHOWN HEREON WERE DELINEATED IN ACCORDANCE WITH ENV-WQ 1014.03, "ON THE BASIS OF HYDROPHYTIC VEGETATION, HYDRIC SOILS AND WETLANDS HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE 'CORPS OF ENGINEERS WETLAND DELINEATION MANUAL TECHNICAL REPORT Y-87-1, JANUARY, 1987; THE HYDRIC SOIL COMPONENT SHALL BE DETERMINED BY USING THE 'FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3', JULY 2004'.

- CONSTRUCTION NOTES**
1. THIS DESIGN SHALL BE CONSTRUCTED UNDER THE DIRECT SUPERVISION OF A NEW HAMPSHIRE PERMITTED INSTALLER. THE INSTALLER SHALL INSTALL THIS SYSTEM IN STRICT ACCORDANCE WITH THESE PLANS AND MOST RECENTLY ADOPTED DESIGN RULES AS ADOPTED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (CHAPTER ENV-WQ 1000).
 2. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE COORDINATED WITH THE DESIGNER PRIOR TO CONSTRUCTING THE SYSTEM. THE INSTALLER SHALL BE RESPONSIBLE FOR INSURING THAT THIS SYSTEM MEETS ALL LOCAL STATE AND FEDERAL REGULATIONS AS CONSTRUCTED.
 3. THIS SYSTEM SHALL NOT RECEIVE ANY FLOW FROM WATER TREATMENT DEVICES OF ANY KIND. UNDER NO CIRCUMSTANCES SHALL ANY GARBAGE GRINDERS BE INSTALLED IN THE FACILITIES UTILIZING THIS SYSTEM.
 4. IT IS RECOMMENDED THAT A WATER METER BE INSTALLED IN THE WATER SERVICE TO THE FACILITY UTILIZING THE ISDS AND THAT THE OWNER/OPERATOR MONITOR DAILY WATER USE SO AS NOT TO EXCEED DESIGN FLOW.
 5. THE SEPTIC TANK IS TO MEET ENV-WQ 1010 SPECIFICATIONS. ACCESS SHALL BE PROVIDED TO EACH COMPARTMENT BY MEANS OF EITHER A REMOVABLE COVER OR A 36" MANHOLE AT A DEPTH OF NO MORE THAN 6" BELOW FINISH GRADE.
 6. SEAL ALL PIPES LEADING TO AND EXITING FROM THE SEPTIC TANK AND D-BOX WITH EITHER NON-SHRINK MORTAR OR THICK PLASTIC CEMENT.
 7. ALL PIPES OUTSIDE LEACHING BED ARE TO BE FOUR INCH DIAMETER SOLID PLASTIC PIPE. IF PIPES ARE SUBJECT TO WHEEL LOADS SCHEDULE 40 PVC PIPE SHALL BE USED.
 8. THE SEPTIC TANK AND DISTRIBUTION BOX ARE TO BE AS SUPPLIED BY CAPITAL CONCRETE PRODUCTS OF HENNIKER, NEW HAMPSHIRE OR AN APPROVED EQUAL. A SEPTIC TANK WHICH DOES NOT CONFORM TO ENV-WQ 1010 REQUIREMENTS EFFECTIVE 4-16-2011 MAY BE USED IN ACCORDANCE WITH ENV-WQ 1010.15.
 9. ENV-WQ 1008.04(i) "SET-BACKS TO KNOWN BURIAL SITES, BURIAL GROUNDS, AND CEMETERIES SHALL COMPLY WITH RSA 289:3, III WHICH PROHIBITS NEW CONSTRUCTION, EXCAVATION, AND BUILDING WITHIN 25 FEET OF A KNOWN BURIAL SITE OR WITHIN 25 FEET OF THE BOUNDARIES OF AN ESTABLISHED BURIAL GROUND OR CEMETERY, SUBJECT TO LOCAL REGULATIONS."

LEGEND

- GRANITE BOUND FOUND
- IRON ROD FOUND
- UTILITY POLE W/ANCHOR
- OPEN WOODED
- EXISTING TREELINE
- OHU
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- 328
- 330
- 332
- 332x2
- 331x1.0'

SEPTIC SYSTEM DESIGN PLAN

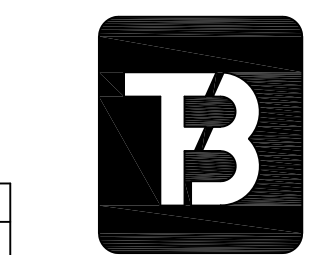
PREPARED FOR

McKERLEY PROPERTIES, LLC

ASSESSORS MAP 267 LOT 44
RIVERLAND ROAD
CANTERBURY, NEW HAMPSHIRE
SCALE: 1"=20' * DATE: AUGUST 2023
SHEET 5 OF 6

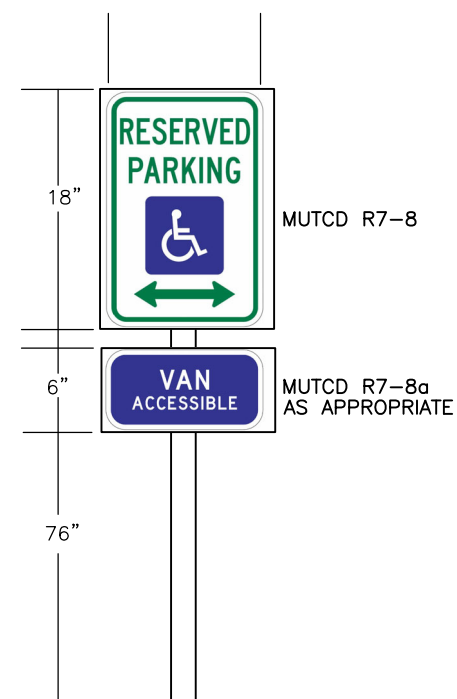


OWNER OF RECORD
MAP 267 LOT 44
WARDELL HOLDINGS, LLC
730 KEARSARGE MOUNTAIN ROAD
WARNER, NH 03278
BOOK 3791 PAGE 2218
NHDES SUBDIVISION APPROVAL #40006



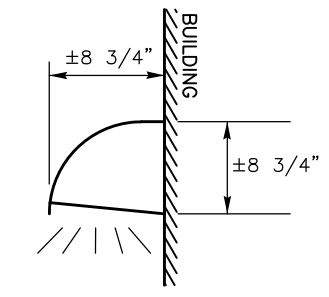
T. F. BERNIER, INC.
Land Surveyors - Designers - Consultants
50 PLEASANT STREET - P.O. BOX 3464
CONCORD, NEW HAMPSHIRE 03302-3464
Tel:(603)224-4148 - Fax:(603)224-0507

NO.	REVISION	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
			TJH	TJH	TFB	241	20	564-02
			DRAWING NAME					
			2023_SepticDesign					



Signs shall meet the requirements of the Manual on Uniform Traffic Control (MUTC) devices for streets and highways, published by the U.S. Department of Transportation, Federal Highway Administration. The sign post should conform to NHDOT specification 515.2.5.3 and should not be set in concrete.

HANDICAPPED PARKING SIGN DETAIL



Typical full-cutoff, wall mounted, down-facing light. Exterior lights shall be dark sky compliant.

TYPICAL WALL MOUNTED OUTDOOR LIGHT DETAIL

WINTER WEATHER STABILIZATION

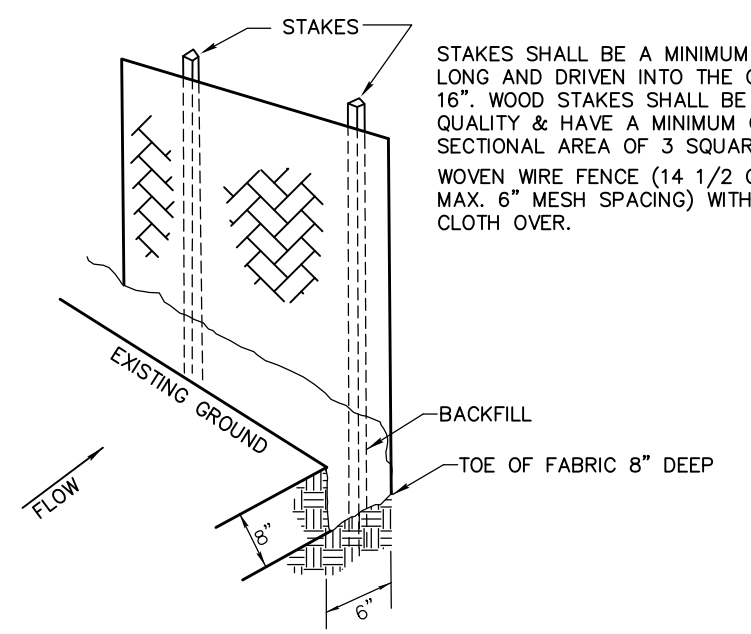
- GENERAL REQUIREMENT:**
IF THE CONSTRUCTION IS NOT COMPLETED INCLUDING THE FINAL GRADING AND SURFACE TREATMENT AND THE ESTABLISHMENT OF 85% MATURE VEGETATION COVER BY OCTOBER 15th, THEN WINTER WEATHER STABILIZATION AND CONSTRUCTION PRACTICES SHALL BE FOLLOWED. THE WINTER CONSTRUCTION PERIOD IS FROM OCTOBER 15 THROUGH MAY 15.
- NO MORE THAN ONE ACRE OF THE SITE SHALL BE EXPOSED (OPEN EXCAVATION) AT ANY ONE TIME. THE EXPOSED AREA SHALL BE LIMITED TO ONLY THOSE AREAS IN WHICH WORK WILL OCCUR DURING THE FOLLOWING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW OR RAINFALL EVENT.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES INSTALLED FOR THE PROJECT SHALL HAVE ROUTINE MAINTENANCE AND CLEANING COMPLETED AND SHALL BE INSPECTED AND REPAIRED AS NEEDED IN PREPARATION FOR THE CONSTRUCTION ACTIVITY.
 - SNOW SHALL BE REARED FROM FLOW DEPENDENT STRUCTURES TO PREVENT ICE DAMS AND SNOW BACKS FROM DIRECTING FLOW INTO AREAS NOT INTENDED OR DESIGNED / CONSTRUCTED TO RECEIVE STORM WATER.
 - STABILIZATION AS FOLLOWS SHALL BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT WILL EXIST FOR MORE THAN 5 DAYS:
 - ALL PROPOSED VEGETATED AREAS HAVING A SLOPE LESS THAN 15% WHICH DO NOT EXHIBIT 85% VEGETATIVE GROWTH BY OCTOBER 15th OR WHICH ARE DISTURBED AFTER OCTOBER 15th SHALL BE SEEDED AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE SECURED WITH NETTING.
 - ALL PROPOSED VEGETATED AREAS HAVING SLOPES GREATER THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15th OR ARE DISTURBED AFTER OCTOBER 15th, SHALL BE SEEDED AND COVERED WITH AN EROSION CONTROL BLANKET AS SPECIFIED HEREON.
 - ALL GRASS LINED DITCHES SHALL BE CONSTRUCTED AND STABILIZED PRIOR TO SEPTEMBER 1ST. ANY DITCH OR SWALE WHICH DOES NOT EXHIBIT 85% VEGETATIVE GROWTH BY OCTOBER 15th SHALL BE TEMPORARILY STABILIZED WITH STONE OR EROSION CONTROL BLANKETS. STONE SHALL BE SIZED BY THE ENGINEER.
 - AFTER NOVEMBER 15th INCOMPLETE DRIVEWAY OR PARKING AREAS WHERE ACTIVE CONSTRUCTION HAS STOPPED FOR WINTER SHALL BE PROTECTED WITH A MINIMUM 3 INCH LAYER OF CRUSHED GRAVEL WITH A GRADATION SUCH THAT LESS THAN 12% OF THE SAND PORTION, (MATERIAL PASSING THE #4 SIEVE) BY WEIGHT PASSES #200 SIEVE.
 - SILT FENCES SHALL NOT BE INSTALLED ON FROZEN GROUND WHEN THEY CAN NOT BE PROPERLY EMBEDDED. IN THE EVENT THAT GROUND HAS FROZEN, EROSION CONTROL MIX BERMS OR AN APPROVED FILTER SOCK SHALL BE USED.

RETENTION BASIN CONSTRUCTION

- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE INFILTRATION BASINS.
- DO NOT TRAFFIC & COMPACT THE BASIN FLOORS WITH CONSTRUCTION EQUIPMENT, IF FEASIBLE, CONSTRUCT EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION BASIN.
- AFTER THE BASIN 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.
- VEGETATION SHOULD BE ESTABLISHED ON SLOPES IMMEDIATELY.
- DO NOT PLACE INFILTRATION SYSTEM INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.



- CONSTRUCTION NOTES:**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP, MID SECTION, AND BOTTOM.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



SILT FENCE NOT TO SCALE

GENERAL CONSTRUCTION AND EROSION CONTROL NOTES

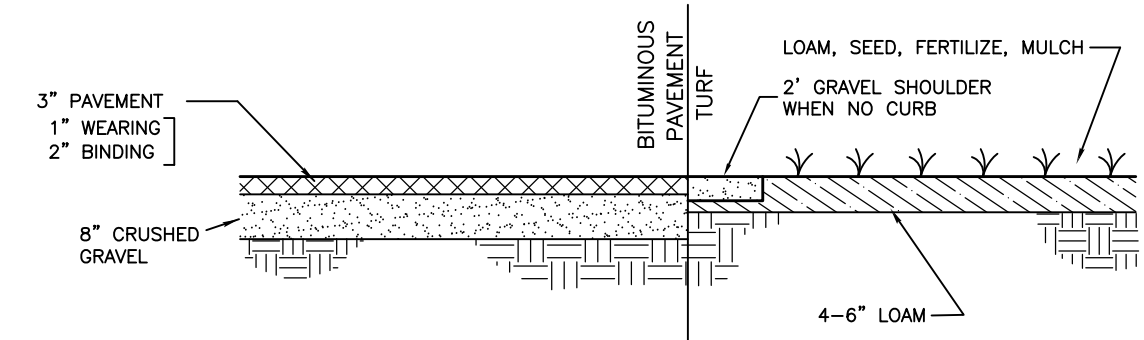
- THE CONTRACTOR SHALL COORDINATE ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS WITH THIS OFFICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL ASPECTS OF CONSTRUCTION IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE STATE OF NEW HAMPSHIRE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE REGULATIONS OF THE TOWN OF CANTERBURY.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE BEST MANAGEMENT PRACTICES AS ACCEPTED BY THE STATE OF NEW HAMPSHIRE.
 - THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED AT ONE TIME DURING THE CONSTRUCTION PROCESS. THE AREA OF UNSTABILIZED SOIL SHALL NOT EXCEED 5 ACRES AT ANY TIME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL CONSTRUCTION PERMITS AND APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233 AND VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL PERTINENT UTILITY COMPANIES FOR THE LOCATION AND INSTALLATION OF UTILITIES.
- ALL SLOPES GREATER THAN 3:1 SHALL BE TREATED WITH EROSION CONTROL BLANKETS AS MANUFACTURED BY NORTH AMERICAN GREEN AND SUPPLIED BY ARTHUR WHITCOMB-TILCON OF KEENE, NEW HAMPSHIRE. ALL SLOPES SHALL BE LOADED SEEDED AND TREATED WITHIN 72 HOURS OF THEIR COMPLETION.
 - SLOPES FROM 3:1 TO 2:1 - USE S150 STRAW BLANKETS, OR EQUIVALENT.
 - SLOPES FROM 2:1 TO 1:1 - USE SC150 STRAW/COCONUT BLANKETS, OR EQUIVALENT.
- COMPACTION:
 - GRASSSED AREAS; EMBANKMENT FILL AREAS SHALL CONSIST OF COMMON FILL PLACED IN 12 INCH LIFTS AND COMPACTED TO 95%.
 - PAVED DRIVEWAY/PARKING AREAS: THE COMPACTION REQUIREMENTS FOR MATERIAL PLACED BENEATH THE ROAD SHALL BE AS SPECIFIED IN THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE COMPLETED AND PERMANENTLY STABILIZED WITHIN 45 DAYS OF THEIR INITIAL DISTURBANCE; ANY DISTURBED AREA SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
 - AN AREA SHALL BE CONSIDERED "STABLE" IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRADELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE RIP-RAP HAS BEEN INSTALLED.
 - OR, EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
- THE CONTRACTOR SHALL MAINTAIN A MECHANISM TO WATER ALL DISTURBED AREAS AS A MEANS OF DUST CONTROL THROUGHOUT CONSTRUCTION.

CONSTRUCTION SEQUENCE

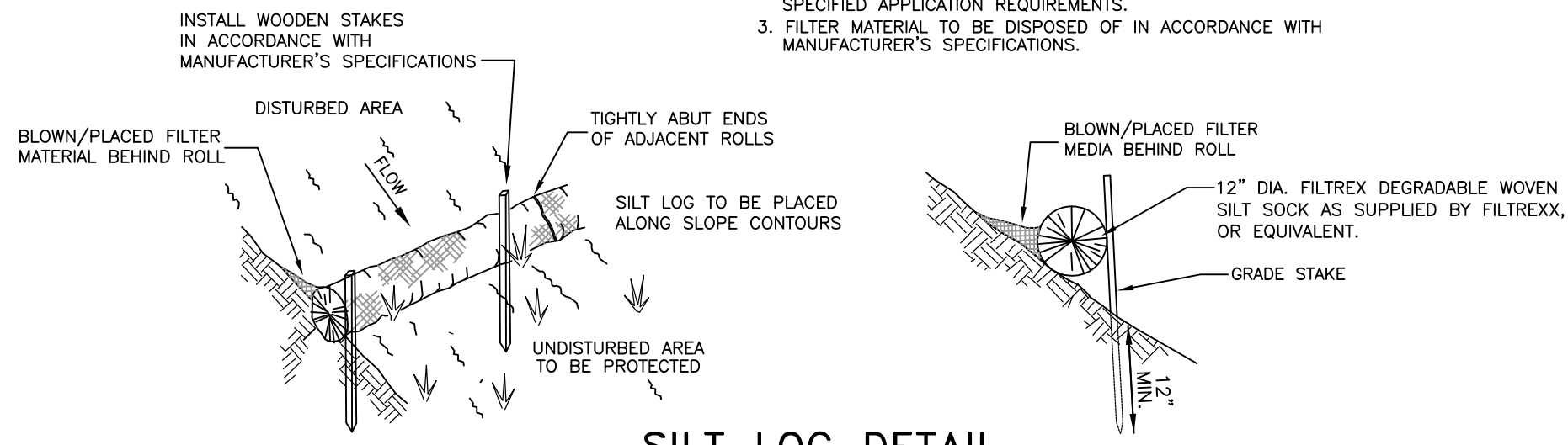
- INSTALL SILT FENCE AND STABILIZED CONSTRUCTION EXIT AS SHOWN ON PLANS.
- STRIP LOAM AS NECESSARY AND STOCKPILE ON SITE.
- CONSTRUCT BASINS AND PERMANENT STORMWATER CONVEYANCE SWALES. ALL GRASS LINED SWALES, RETENTION AREAS AND GRASSSED AREAS/SLOPES SHALL BE PROTECTED FROM STORMWATER RUNOFF UNTIL VEGETATION IS SUBSTANTIALLY ESTABLISHED OR AREAS OTHERWISE STABILIZED.
- CUT AND FILL PARKING AREAS TO SUBGRADE. CUT AND FILL OTHER AREAS AND STABILIZE ALL SLOPES AS SPECIFIED.
- INSTALL ALL UNDERGROUND UTILITIES.
- PLACE CRUSHED GRAVEL, PAVE DRIVEWAY AND PARKING AS SPECIFIED. STABILIZE ALL DISTURBED AREAS.
- COMPLETE FINAL SEEDING, REPAIR ANY DAMAGED OR ERODED AREAS.
- REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL FACILITIES. REPAIR DISTURBED AREAS.

MAINTENANCE RESPONSIBILITIES

- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL WEEKLY AND AFTER EVERY RAINFALL OF 1/2" OR MORE WITHIN A 24 HOUR PERIOD. ANY DAMAGED, FAILING OR IMPROPER EROSION CONTROL MEASURES FOUND DURING THE INSPECTION SHALL BE REPAIRED IMMEDIATELY.
- THE CONTRACTOR SHALL CONSTRUCT TEMPORARY BERMS DRAINAGE DITCHES, SILT FENCE, SEDIMENT TRAPS ETC. AS NEEDED DURING CONSTRUCTION TO CONTROL STORM WATER AND MINIMIZE EROSION.
- INSPECT VEGETATION GROWTH AND REMOVE INVASIVE SPECIES AS NECESSARY.



TYPICAL CROSS SECTION NOT TO SCALE



SILT LOG DETAIL NOT TO SCALE

SEEDING SPECIFICATIONS

ALL DISTURBED AREAS TO BE SEEDED SHALL BE TREATED AS FOLLOWS:
 - A MINIMUM OF 4" OF TOPSOIL SHALL BE PLACED ON ALL DISTURBED AREAS.
 - 10-20-20 FERTILIZER SHALL BE PLACED AT A RATE OF 500 LBS. PER ACRE.
 - IN THE ABSENCE OF A SOIL TEST, APPLY LIMESTONE AT A RATE OF 3 TONS/AC. (138 LBS./1000 SQ. FT.).
 - THE FOLLOWING SEED MIXTURE SHALL BE SPREAD EVENLY OVER THE TOPSOIL AT THE RATES SHOWN.

MIXTURE	POUNDS/ACRE	POUNDS/Sq. Ft.
TALL FESCUE	20	.45
CREeping RED FESCUE	20	.45
BIRDFOOT TREFOIL	8	.20
TOTAL	48	1.10

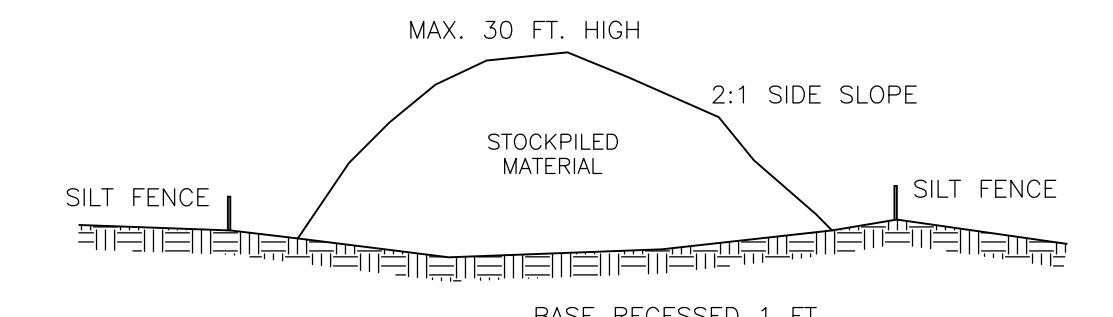
- WORK LIME AND FERTILIZER INTO SOIL TO A DEPTH OF ROUGHLY 4", TRACK UP/DOWN SLOPES WITH BULLDOZER TO FORM HORIZONTAL GROOVES TO CATCH SEED AND WATER.
- HAY, STRAW OR OTHER MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING.
- ALL SEEDING SHALL BE COMPLETED BEFORE JUNE 1ST IN THE SPRING OR BETWEEN AUGUST 15TH AND SEPTEMBER 15TH IN THE FALL. SEEDING MAY EXTEND INTO JUNE AND JULY IF CONSIDERATIONS ARE MADE FOR WATERING.

TEMPORARY SEEDING SPECIFICATIONS

TEMPORARY VEGETATIVE COVER SHOULD BE APPLIED WHERE EXPOSED SOIL SURFACES WILL NOT BE FINAL GRADED WITHIN 45 DAYS FROM INITIAL DISTURBANCE. THE FOLLOWING ARE SUGGESTED SEEDING APPLICATIONS:

SPECIES	POUNDS/ACRE	POUNDS/1000 Sq. Ft.
WINTER RYE	112	2.5
OATS	80	2
ANNUAL RYEGRASS	40	1
PERENNIAL RYEGRASS	30	0.7

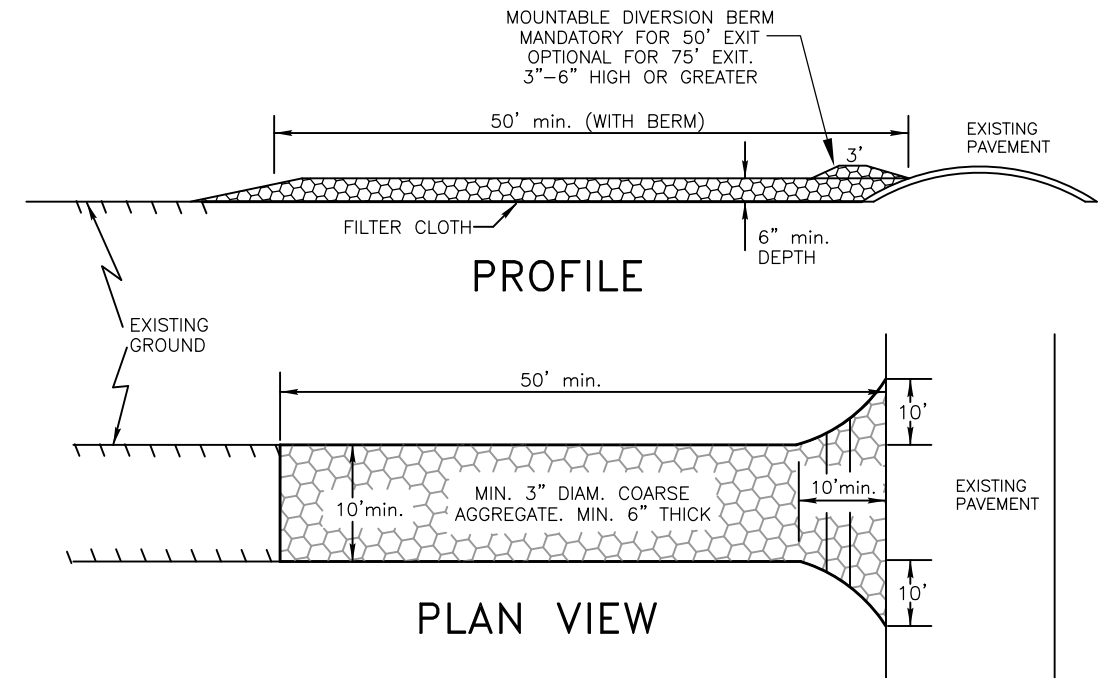
- TEMPORARY SEEDING SHOULD OCCUR PRIOR TO SEPTEMBER 15.
- AREAS SEEDED BETWEEN MAY 15 AND AUGUST 15 SHOULD BE COVERED WITH HAY OR STRAW MULCH.
- ALSO SEE WINTER WEATHER STABILIZATION NOTES.



- NOTES:**
- MATERIAL SHALL NOT BE STOCK PILED WITHIN 100' OF ANY WETLAND OR 50' OF CONCENTRATED FLOWS OF STORMWATER, DRAINAGE COURSES AND INLETS.
 - CONSTRUCT DIVERSION BERM ALONG UP SLOPE SIDE OF STOCKPILE TO PROTECT THE STOCKPILE FROM STORMWATER FLOWS.
 - INACTIVE STOCKPILES SHALL BE COVERED WITH TARP'S OR SEEDED AND MULCHED. SILT FENCE BARRIERS SHALL BE MAINTAINED AT ALL TIMES.

TYPICAL MATERIAL STOCKPILE NOT TO SCALE

- ALL FILTER LOG MATERIALS TO MEET MANUFACTURER'S SPECIFICATIONS
- FILTER MATERIAL INSIDE FILTER LOG TO MEET MANUFACTURER'S SPECIFIED APPLICATION REQUIREMENTS.
- FILTER MATERIAL TO BE DISPOSED OF IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIRECTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE DIVERSION BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH 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, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE NOT TO SCALE

CONSTRUCTION DETAILS
 PREPARED FOR
McKERLEY PROPERTIES, LLC

ASSESSORS MAP 267 LOT 44 & 45
 RIVERLAND ROAD & 2 OXBOW POND ROAD
 CANTERBURY, NEW HAMPSHIRE
 SCALE: 1"=30' * DATE: AUGUST 2023
 SHEET 6 OF 6

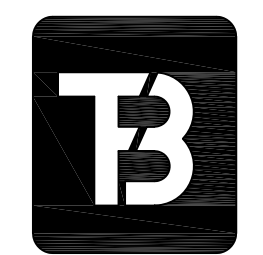
APPROVED BY THE TOWN OF CANTERBURY PLANNING BOARD

DATE: _____

CHAIR: _____

NO.	REVISION	DATE

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
	JRC	TFB	241	20	564-02
DRAWING NAME					
2023_Grading_Details					



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 Land Surveyors - Designers - Consultants
 50 PLEASANT STREET - P.O. BOX 3464
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 Tel:(603)224-4148 - Fax:(603)224-0507