

GENERAL NOTES:

- THE OWNER OF RECORD FOR TAX MAP 405 LOTS 30 IS LONDON BRIDGE SOUTH, INC., 273 CURRIER ROAD, CANDIA, NH 03034. THE DEED REFERENCES FOR LOT 405-30 IS BK.6519 PG.181 DATED NOVEMBER 8, 2023 AND BK.6476 PG.2842 DATED APRIL 12, 2023. THE OWNERS OF RECORD FOR TAX MAP 405 LOT 29 IS DIAMOND COVE HOLDINGS, LLC, 466 HIGH STREET, CANDIA, NH 03034. THE DEED REFERENCE FOR LOT 405-29 IS BK.6581 PG.1614 DATED OCTOBER 23, 2024. ALL DEEDS RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
THE DEVELOPER IS JAMES LOGAN.
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROJECT AREA FOR A 50 UNIT THE SENIOR HOUSING DEVELOPMENT ON TAX MAP 405 LOTS 30 & 29.
- THE TOTAL AREA OF EXISTING TAX MAP LOT 405-30 IS 154.927 ACRES OR 6,748,613 SQ.FT. WITH 773.01 FT. OF FRONTAGE ALONG HIGH STREET (ALSO KNOWN AS N.H. ROUTE 27). THE TOTAL AREA OF LOT 405-29 IS 7.015 ACRES OR 305,599 SQ.FT. WITH 249.85 FT. OF FRONTAGE ALONG HIGH STREET.
- THE LOTS ARE ZONED RESIDENTIAL (R). MINIMUM ZONING REQUIREMENTS FOR THE RESIDENTIAL ZONE IS 3 ACRES (130,680 SQ.FT.) WITH 1.5 ACRES (65,340 SQ.FT.) OF CONTIGUOUS DRY LAND FOR LOT SIZE WITH 200 FEET OF FRONTAGE. SETBACK DISTANCES ARE 50 FEET FOR THE FRONT AND 25 FEET FOR THE SIDE AND REAR. ELDERLY HOUSING DEVELOPMENTS REQUIRE A 50 FOOT VEGETATIVE BUFFER TO ADJUTING PROPERTIES AS SHOWN.
- LOT NUMBERS REFER TO THE TOWN OF CANDIA ASSESSORS MAP #405 & #410.
- PERIMETER BOUNDARY INFORMATION FOR LOTS 405-30 & 405-29 WERE DEVELOPED FROM THE REFERENCE PLANS CITED HEREON TOGETHER WITH A PRECISE CONTROL TIE-IN SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF JANUARY & FEBRUARY 2024.
- HORIZONTAL ORIENTATION IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD88. BOTH ARE BASED ON THE REFERENCE PLAN AND FIELD GPS OBSERVATIONS THAT WERE UPLOADED TO AND CALCULATED BY THE NOAA ONLINE POSITIONING USER SERVICE (OPUS).
- THE SURFACE FEATURES AND TOPOGRAPHY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLAN CITED HEREON TOGETHER WITH A FIELD TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF JANUARY & FEBRUARY 2024.
- PORTIONS OF EXISTING TAX MAP LOTS 405-30 & 405-29 ARE LOCATED IN THE WETLANDS CONSERVATION DISTRICT. AS A RESULT OF A FIELD INVESTIGATION PERFORMED BY CHRISTOPHER A. GUIDA, C.W.S. IN JANUARY & FEBRUARY 2024, JURISDICTIONAL WETLANDS WERE FOUND AND DELINEATED ON SITE IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987". NO BUILDING ACTIVITY (NOT INCLUDING SEPTIC SYSTEMS) SHALL BE PERMITTED WITHIN 75 FEET OF A POND, FLOWING STREAM OR VERY POORLY DRAINED SOIL AND WITHIN 50 FEET OF ANY POORLY DRAINED SOIL. SEPTIC SYSTEMS MUST BE SETBACK 75 FEET FROM VERY POORLY DRAINED SOILS AND 50 FEET FROM POORLY DRAINED SOILS.
- THE SUBJECT LOTS ARE NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), ROCKINGHAM COUNTY, TOWN OF CANDIA, NEW HAMPSHIRE, COMMUNITY NO. 330126, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS: 3301100155E, DATED MAY 17, 2005.
- TAX MAP LOTS 405-30 & 405-29 ARE NOT LOCATED WITHIN THE BOUNDARY OF A KNOWN AQUIFER.
- LOTS ARE TO BE SERVICED BY ON-SITE SANITARY DISPOSAL SYSTEMS, ON-SITE INDIVIDUAL WELLS AND UNDERGROUND UTILITIES (ELECTRIC, CATV, TELEPHONE, ETC.).
- TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN RECORDED EASEMENTS OR DEED RESTRICTIONS FOR TAX MAP LOT 405-28 & TAX MAP LOT 405-30.
- THE ROADS SHALL BE PRIVATE ROADS MAINTAINED BY THE HOME OWNERS ASSOCIATION. THE ROADWAYS WOULD HAVE TO MEET ALL PUBLIC ROAD STANDARDS SHOULD ANYONE PETITION TO CHANGE THE STATUS OF THE ROADS.
- THIS PROJECT REQUIRES STATE PERMITS FROM THE DES ALTERATION OF TERRAIN BUREAU, NH DEPARTMENT OF TRANSPORTATION, DES PUBLIC WATER SUPPLY FOR THE COMMUNITY WELL AND DES SUBDIVISION APPROVAL. ALL PERMITS ARE TO BE ON FILE AT THE TOWN.
- THE FOLLOWING PERMITS/ACTIONS ARE REQUIRED PRIOR TO CONSTRUCTION:

	STATUS	PERMIT#
NHDOT, DRIVEWAY PERMIT:	PENDING	#XXX
NHDES, SUBDIVISION PERMIT:	PENDING	#XXX
NHDES, PUBLIC WATER SUPPLY PERMIT:	PENDING	#XXX
NHDES, DREDGE & FILL PERMIT:	PENDING	#XXX
NHDES, ALTERATION OF TERRAIN PERMIT:	PENDING	#XXX

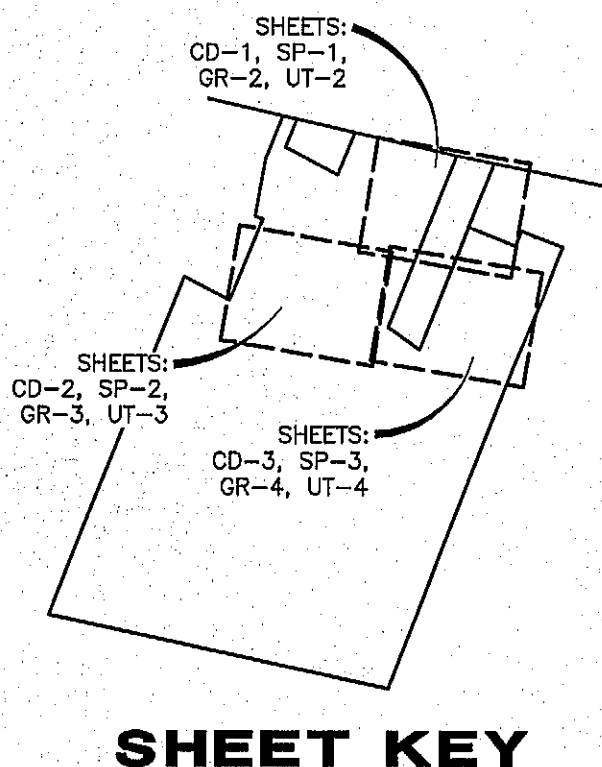
PREPARATION OF STORMWATER POLLUTION PREVENTION PLAN AND FILING OF NPDES NOI
- THE CANDIA ZONING BOARD OF ADJUSTMENT AT ITS APRIL 22, 2025, MEETING MADE THE FOLLOWING DECISION REGARDING A REQUEST FOR A VARIANCE AS PROVIDED IN ARTICLE V, SECTION 5.06: CONDITIONAL USE PERMIT STANDARDS WITH RELIEF FROM SECTIONS 5.06.14, 5.06.18, & 5.06.20. CASE #25-004

§ 5.06.14 -- SINGLE STORY MAXIMUM BUILDING HEIGHT	
§ 5.06.18 -- ROAD, ACCESS DRIVES, PARKING LOTS & WALKWAY DESIGN	
§ 5.06.20 -- LIGHTING DESIGN	
- THROUGH AN AGREEMENT WITH THE FIRE DEPARTMENT THE DEVELOPER AGREES TO PAY A TOTAL OF \$21,500.00 TO THE CANDIA FIRE DEPARTMENT IN LIEU OF SPRINKLERS AND THE INSTALLATION OF CISTERNS. PAYMENT OF THE \$21,500.00 SHALL BE MADE IN FIVE EQUAL PAYMENTS OF 20%, THE FIRST PAYMENT TO BE MADE UPON RECEIPT OF THE FIRST BUILDING PERMIT AND EACH SUBSEQUENT PAYMENT TO BE MADE ON AN ANNUAL BASIS ON THE ANNIVERSARY OF THE FIRST PAYMENT FOR THE FOLLOWING FOUR YEARS. THE TIMING OF THE PAYMENTS IS SUBJECT TO CHANGE IF THE BUILDING PERMIT PER YEAR LIMIT IS WAIVED, VARIED OR OTHERWISE DEEMED NOT TO BE APPLICABLE TO THE PROJECT. ANY RETAINING WALL DESIGNS SHALL BE REVIEWED AND APPROVED BY THE TOWN ENGINEER PRIOR TO CONSTRUCTION.
- THE DEVELOPER WILL BE REQUIRED TO PERFORM ENVIRONMENTAL INSPECTIONS OF THE PROJECT. INSPECTIONS WILL BE DONE AT A MINIMUM FREQUENCY OF ONCE PER WEEK AND FOLLOWING RAINFALL EVENTS OF 0.5-INCH OR GREATER IN A 24-HOUR PERIOD. THE INSPECTIONS ARE REQUIRED FOR DETERMINING ALTERATION OF TERRAIN PERMIT COMPLIANCE. THE MONITOR SHALL SUBMIT WRITTEN REPORTS STAMPED BY A QUALIFIED PROFESSIONAL TO THE ALTERATION OF TERRAIN BUREAU WITHIN 24 HOURS OF THE INSPECTIONS AS NOTED IN THE PERMIT CONDITIONS.
- THE PROPOSED ROADS SHALL NOT BE TRANSFERRED TO OR MAINTAINED BY THE TOWN, EXTENDED TO OR CONNECTED TO PROPOSED OR EXISTING TOWN ROADS TO BECOME A THROUGH ROAD.
- ARCHITECTURAL PLANS: THE PLANNING BOARD HAS REVIEWED AND APPROVED STANDARD ARCHITECTURAL PLANS FOR THIS PROJECT. ANY REVISIONS TO THE PLANS SHALL BE REVIEWED AND APPROVED BY THE BUILDING INSPECTOR AS PART OF THE BUILDING PERMIT PROCESS. THIS REVIEW WILL ENSURE CONSISTENCY WITH THE APPROVAL AND THE REGULATIONS.
- ACTIVE AND SUBSTANTIAL CONSTRUCTION SHALL START WITHIN THREE YEARS OF THE DATE THE PLANS ARE SIGNED UNLESS OTHERWISE EXTENDED BY THE PLANNING BOARD.
- SUBSTANTIAL COMPLETION (INFRASTRUCTURE) SHALL OCCUR WITHIN SIX YEARS OF THE DATE THE PLANS ARE SIGNED UNLESS OTHERWISE EXTENDED BY THE PLANNING BOARD.



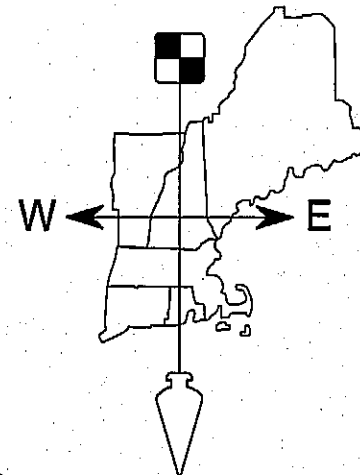
- THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL JURISDICTIONAL AGENCIES AND UTILITY COMPANIES PRIOR TO AND DURING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.

CONTACT DIG SAFE 72 HOURS
PRIOR TO CONSTRUCTION
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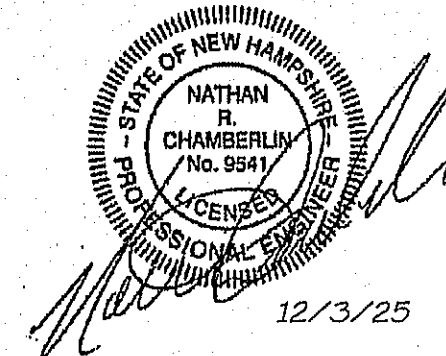
SHEET KEY

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FIELDSTONE
LAND CONSULTANTS, PLLC

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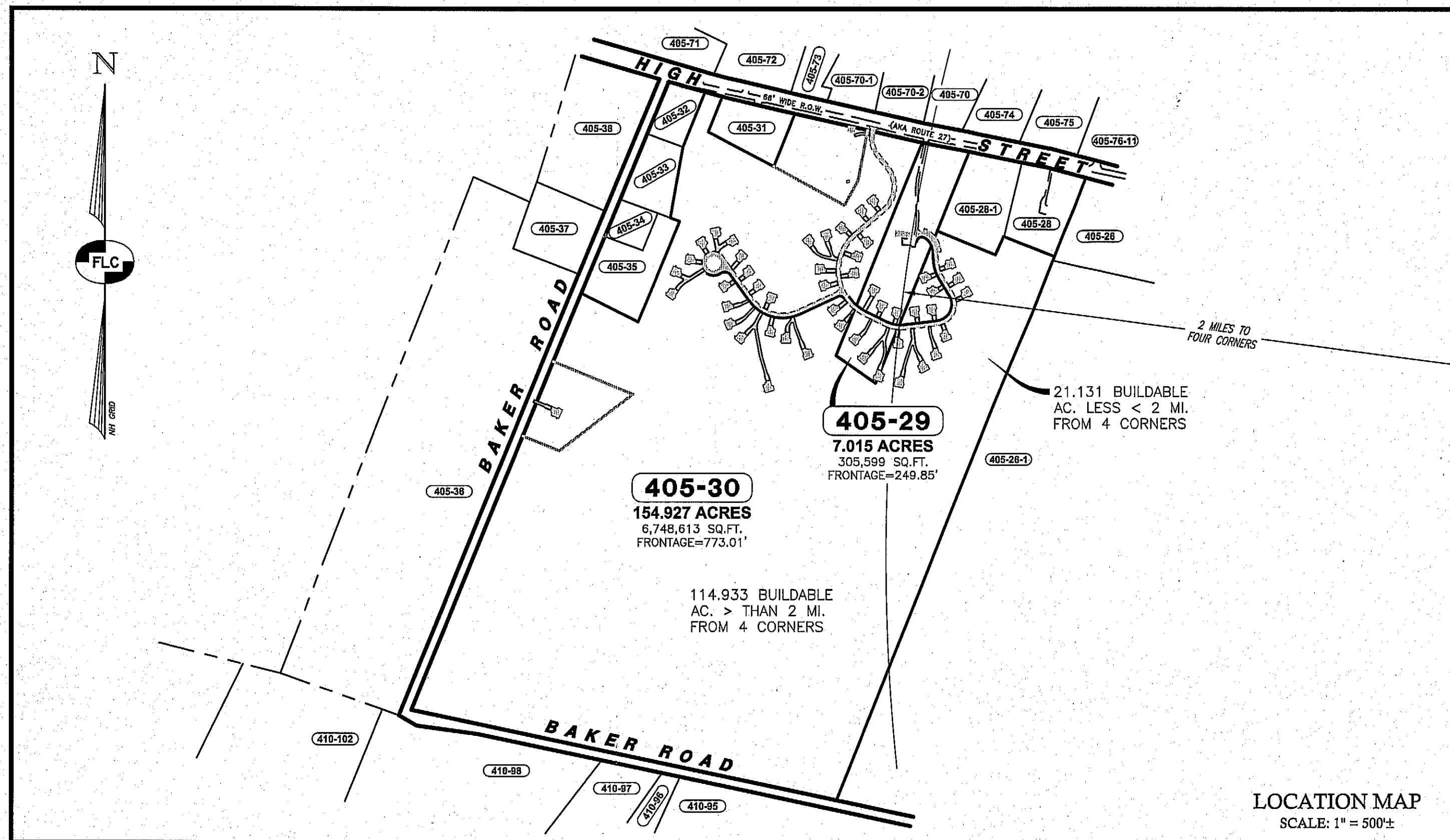
APPROVED BY THE CANDIA PLANNING BOARD

CHAIRMAN:	DATE:
MEMBER:	DATE:
MEMBER:	DATE:
MEMBER:	DATE:
MEMBER:	DATE:

CONDOMINIUM SITE PLAN

FARMS OF CANDIA

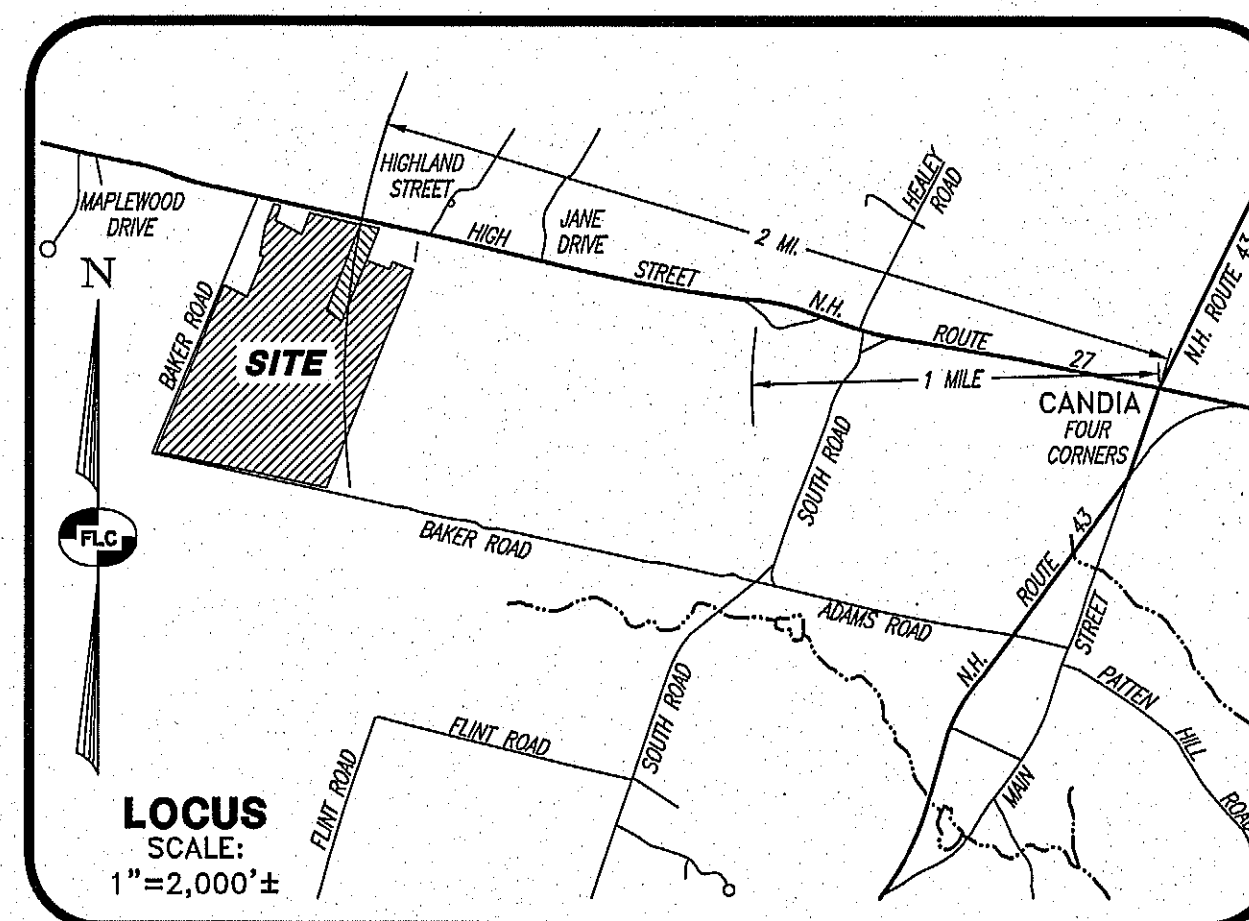
- TAX MAP 405, LOTS 29 & 30 -
466 & 476 HIGH STREET (NH ROUTE 27)
CANDIA, NEW HAMPSHIRE 03034
DATE: OCTOBER 20, 2025
LAST REVISED: DECEMBER 2, 2025



LOCATION MAP
SCALE: 1" = 500'±

PREPARED FOR:
JAMES LOGAN
273 CURRIER ROAD
CANDIA, NEW HAMPSHIRE 03034

LAND OF:
LONDON BRIDGE SOUTH, INC
273 CURRIER ROAD (LOT 405-30)
CANDIA, NEW HAMPSHIRE 03034
DIAMOND COVE HOLDINGS, LLC,
466 HIGH STREET (LOT 405-29)
CANDIA, NEW HAMPSHIRE 03034



LOCUS
SCALE:
1"=2,000'±

SHEET INDEX

SHEET	TITLE
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OP-1	OVERALL SITE PLAN
EX-1	EXISTING CONDITIONS PLAN-NORTH VIEW
EX-2	EXISTING CONDITIONS PLAN-SOUTH VIEW
SL-1	SITE SPECIFIC SOILS PLAN
SB-1	CONSOLIDATION AND SUBDIVISION PLAN-NORTH VIEW
SB-2	CONSOLIDATION AND SUBDIVISION PLAN-SOUTH VIEW
SB-3	CONSOLIDATION AND SUBDIVISION PLAN (NOTES)
CD-1	CONDOMINIUM PLAN-1
CD-2	CONDOMINIUM PLAN-2
CD-3	CONDOMINIUM PLAN-3
SP-1	SITE LAYOUT PLAN-1
SP-2	SITE LAYOUT PLAN-2
SP-3	SITE LAYOUT PLAN-3
GR-1	OVERALL GRADING PLAN
GR-2	GRADING, DRAINAGE & EROSION CONTROL PLAN-1
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GR-4	GRADING, DRAINAGE & EROSION CONTROL PLAN-3
UT-1	OVERALL UTILITY PLAN
UT-2	SITE UTILITY PLAN-1
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UT-4	SITE UTILITY PLAN-3
LS-1	SITE LANDSCAPING & LIGHTING PLAN
PP-1	FARMS OF CANDIA PLAN & PROFILE ROAD A STA 0+00 - STA 9+50
PP-2	FARMS OF CANDIA PLAN & PROFILE ROAD A STA 9+50 - STA 18+00
PP-3	FARMS OF CANDIA PLAN & PROFILE ROAD A STA 18+00 - STA 21+55
PP-4	FARMS OF CANDIA PLAN & PROFILE ROAD B
DT-1	GENERAL CONSTRUCTION DETAILS
DT-2	GENERAL CONSTRUCTION DETAILS
DT-3	DRAINAGE DETAILS
DT-4	STORMWATER MANAGEMENT DETAILS
DT-5	STORMWATER MANAGEMENT DETAILS
DT-6	EROSION CONTROL DETAILS
DT-7	WATER CONSTRUCTION DETAILS

EXHIBIT SHEET INDEX

SHEET	TITLE
SD-1	SIGHT DISTANCE PLAN & PROFILE
SD-2	SIGHT DISTANCE PLAN & PROFILE
TR-1	FIRE & RESCUE APARATUS TRACKING PLAN

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	12/2/25	REVISED PER 11/17/25 KNA REVIEW			
FILE: 3528CV00A.dwg			PROJ. NO.	3528.00	SHEET: CV-1

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- THE PROJECT DENSITY MEETS THE LOCAL REQUIREMENTS, SEE CALCULATIONS HEREON.
- THE PROPOSED LOT COVERAGE IS 11.9% WHICH IS WELL BELOW 50% OF THE TOTAL LOT AREA.
- TRASH REMOVAL SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL UNIT OWNERS. THE CONDOMINIUM ASSOCIATION WILL BE RESPONSIBLE FOR TRASH REMOVAL FROM THE CLUBHOUSE.
- CONSTRUCTION DUMPSTERS WILL BE PLACED ON-SITE DURING CONSTRUCTION FOR CONSTRUCTION DEBRIS. THERE WILL BE NO BURNING OF BRUSH OR CONSTRUCTION DEBRIS WITHOUT APPROVAL FROM THE LOCAL FIRE DEPARTMENT.
- THE DWELLING UNITS IN THE PROJECT ARE PROPOSED TO BE TWO BEDROOM AND WILL EXCEED THE MINIMUM OF 800 SQUARE FEET OF LIVING SPACE.
- ALL OF THE UNITS WILL HAVE A MINIMUM OF TWO PARKING SPACES, NOT INCLUDING GARAGE SPACE.
- THE CLUB HOUSE WILL INCLUDE A MAIL ROOM FOR RESIDENTS.
- AN AGREEMENT HAS BEEN MADE WITH THE FIRE DEPARTMENT AS NOTED ON THE COVERSHEET. AS A RESULT THERE WILL BE NO SPRINKLERS REQUIRED IN THE UNITS.
- THIS PROJECT MEETS THE COMMON LAND/OPEN SPACE REQUIREMENTS, SEE CALCULATION HEREON.
- PER THE SITE SPECIFIC SOILS PLAN (SHEET SL-1), THERE ARE NO VERY POORLY DRAINED SOILS WITHIN DEVELOPMENT AREA.
- ALL CLEARING AND GRUBBING SHALL BE DONE UNDER THE SUPERVISION OF THE PLANNING BOARD OR ITS DESIGNATED AGENT.
- SNOW WILL BE STORED IN THE AREAS ADJACENT TO THE PROPOSED PAVEMENT AND SIDEWALKS.
- UTILITIES SHALL BE PLACED UNDERGROUND WITHIN A REASONABLE TIME FRAME AND AT NO EXPENSE TO THE TOWN OF CANDIA.
- EXISTING FEATURES SUCH AS TREES AND STONE WALLS SHALL BE PRESERVED AND PROTECTED TO THE MAXIMUM EXTENT POSSIBLE (SEE NOTE 23 ABOVE).
- A KNOX BOX FOR THE CLUBHOUSE SHALL BE PROVIDED FOR EMERGENCY SERVICES PRIOR TO C.O.
- IN ACCORDANCE WITH ENV-WO 1503.21(C), THE PERMIT HOLDER AND A QUALIFIED ENGINEER SHALL CERTIFY THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, OR THAT DEVIATIONS WERE MADE WHICH DID NOT REQUIRE AN AMENDED OR NEW AOT PERMIT.
- THE CANDIA ZONING BOARD OF ADJUSTMENT AT ITS APRIL 22, 2025, MEETING MADE THE FOLLOWING DECISION REGARDING A REQUEST FOR A VARIANCE AS PROVIDED IN ARTICLE V, SECTION 5.08: CONDITIONAL USE PERMIT STANDARDS WITH RELIEF FROM SECTIONS 5.06.14, 5.06.18, & 5.06.20. CASE #25-004

§ 5.06.14 - SINGLE STORY MAXIMUM BUILDING HEIGHT
§ 5.06.18 - ROAD, ACCESS DRIVES, PARKING LOTS & WALKWAY DESIGN
§ 5.06.20 - LIGHTING DESIGN

SEE SITE LAYOUT PLAN - 1
SHEET SP-1 FOR LEGEND

SEE CONSOLIDATION &
SUBDIVISION PLANS
SHEETS SB-1 & SB-2 FOR
ABUTTER INFORMATION

PARKING SPACE CALCULATIONS

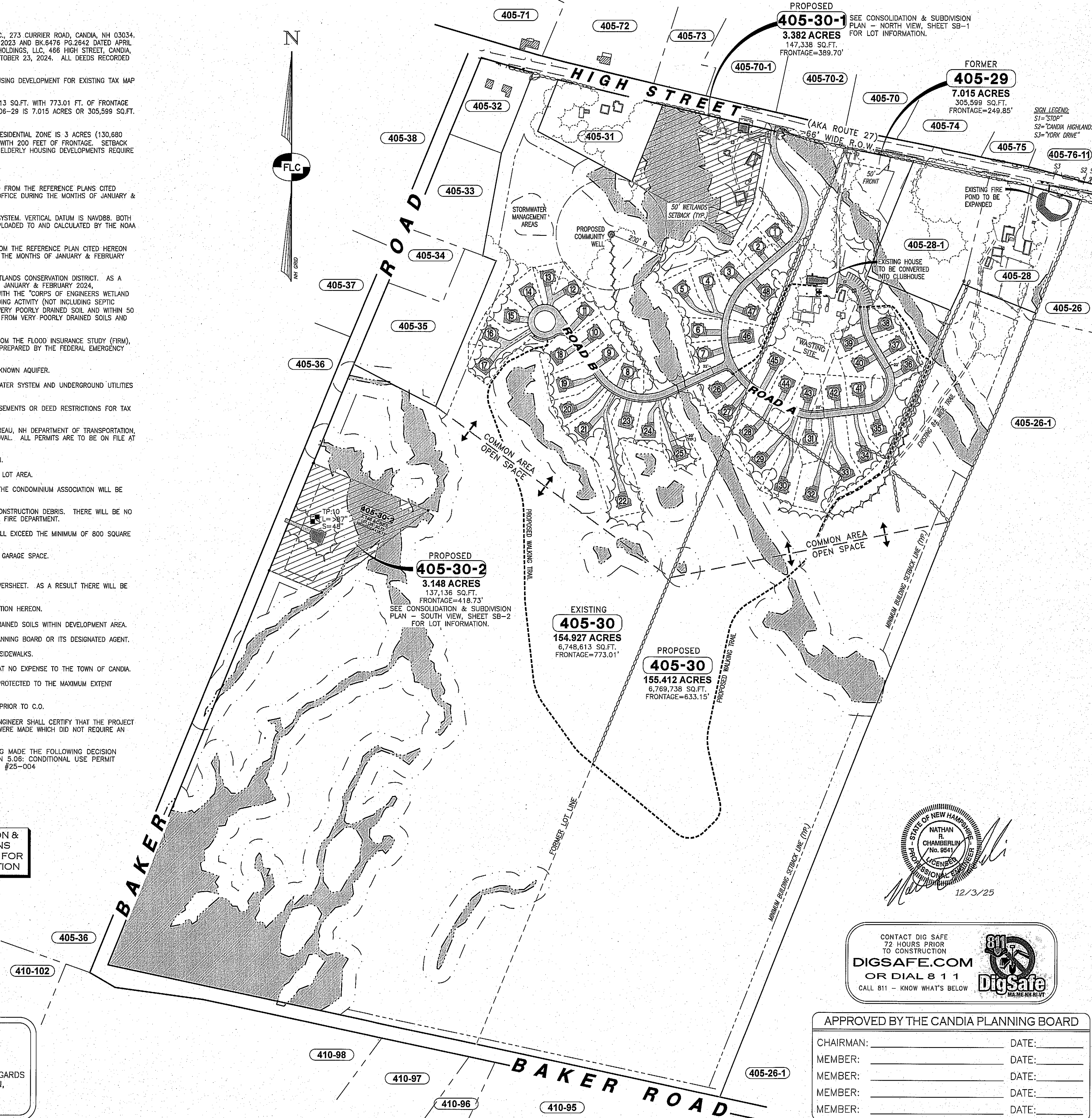
PARKING REQUIRED
COMMERCIAL: 1 SPACE/200 SF x 1963 SF = 10 SPACES
RESIDENTIAL: 1.5 SPACES/UNIT x 50 UNITS = 75 SPACES
TOTAL SPACES REQUIRED = 85 SPACES

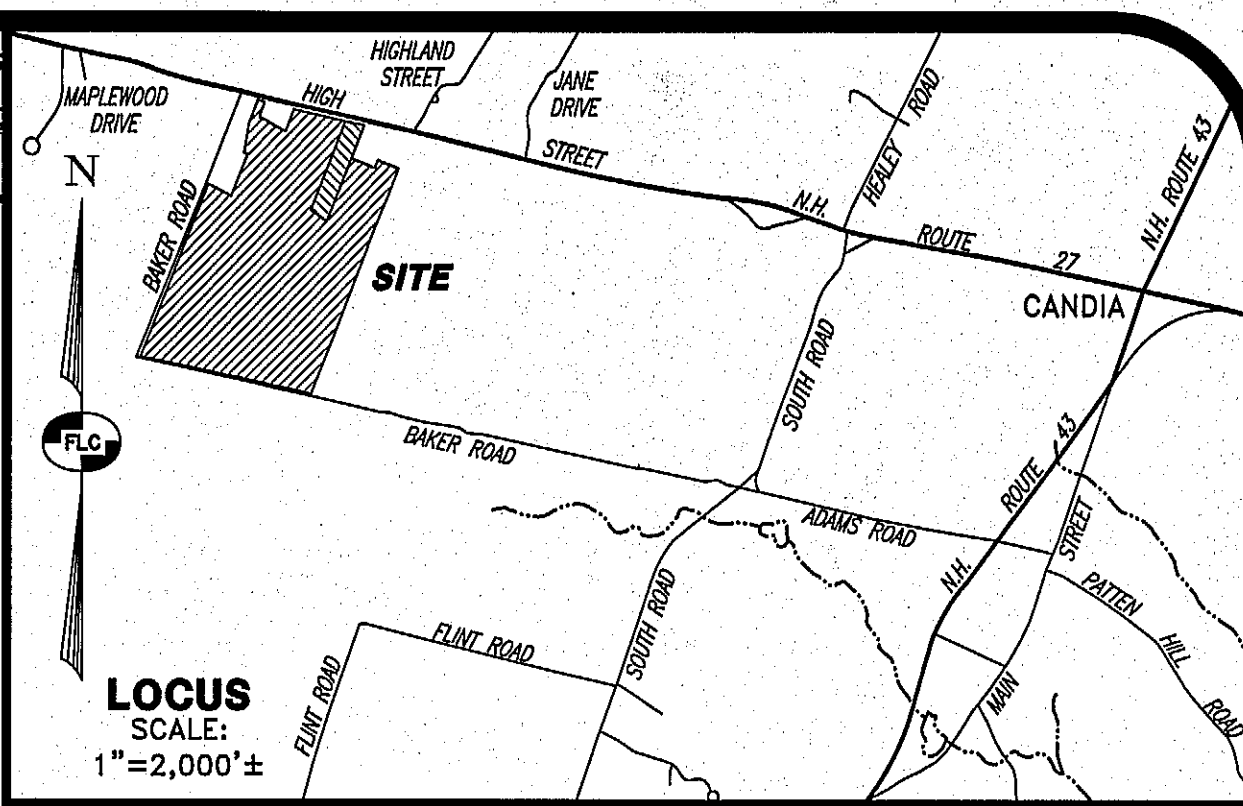
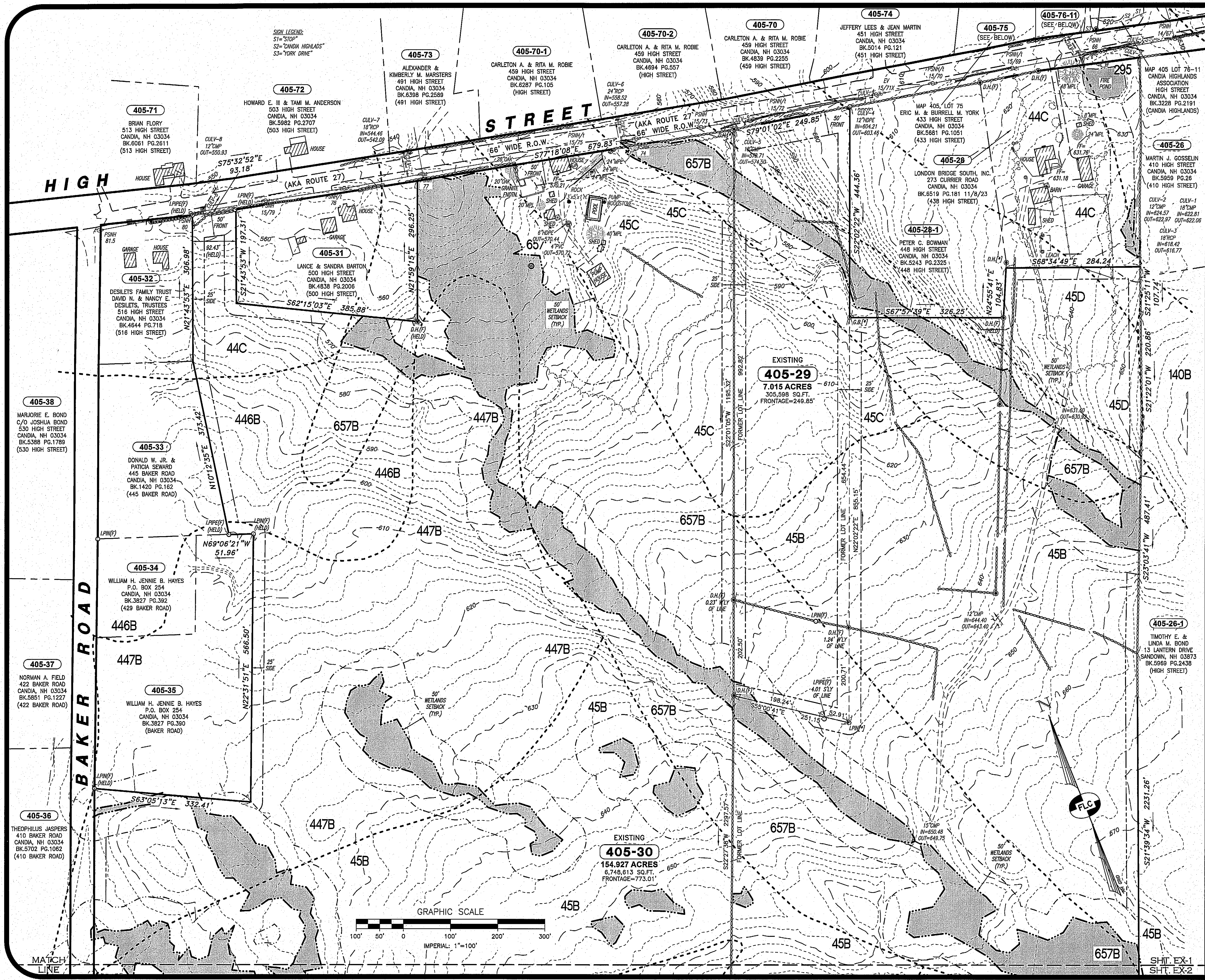
PARKING PROPOSED = 4 SPACES*/UNIT + 17 = 217 SPACES

* EACH UNIT IS EQUIPPED WITH A TWO CAR GARAGE AND SPACE TO PARK TWO ADDITIONAL CARS IN THE DRIVEWAY.

NOTE:

THE INTENT OF THE SITE PLANS IS TO SHOW THE INTENDED LOCATION OF THE PROPOSED HOUSING UNITS FOR OLDER PERSONS. THE DEVELOPER/BUILDER RESERVES THE RIGHT TO MAKE LIMITED CHANGES TO THE PROPOSED BUILDINGS IN REGARDS TO SIZE, TYPE, LOCATION, GARAGE CONFIGURATION, ELEVATION, DRIVEWAY AND UTILITY LOCATIONS AS LONG AS THE OVERALL INTEGRITY OF THIS PLAN IS MAINTAINED.





CERTIFICATION:
"I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM THE REFERENCE PLANS CITED HEREON AND THAT IT IS BASED ON A SURVEY THAT IS ACCURATE AND MATHEMATICALLY CORRECT."

CERTIFICATION:
WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTH-CENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN JANUARY & FEBRUARY 2024.

SEE SHEET SB-3
FOR NOTES,
REFERENCE PLANS
AND LEGENDS

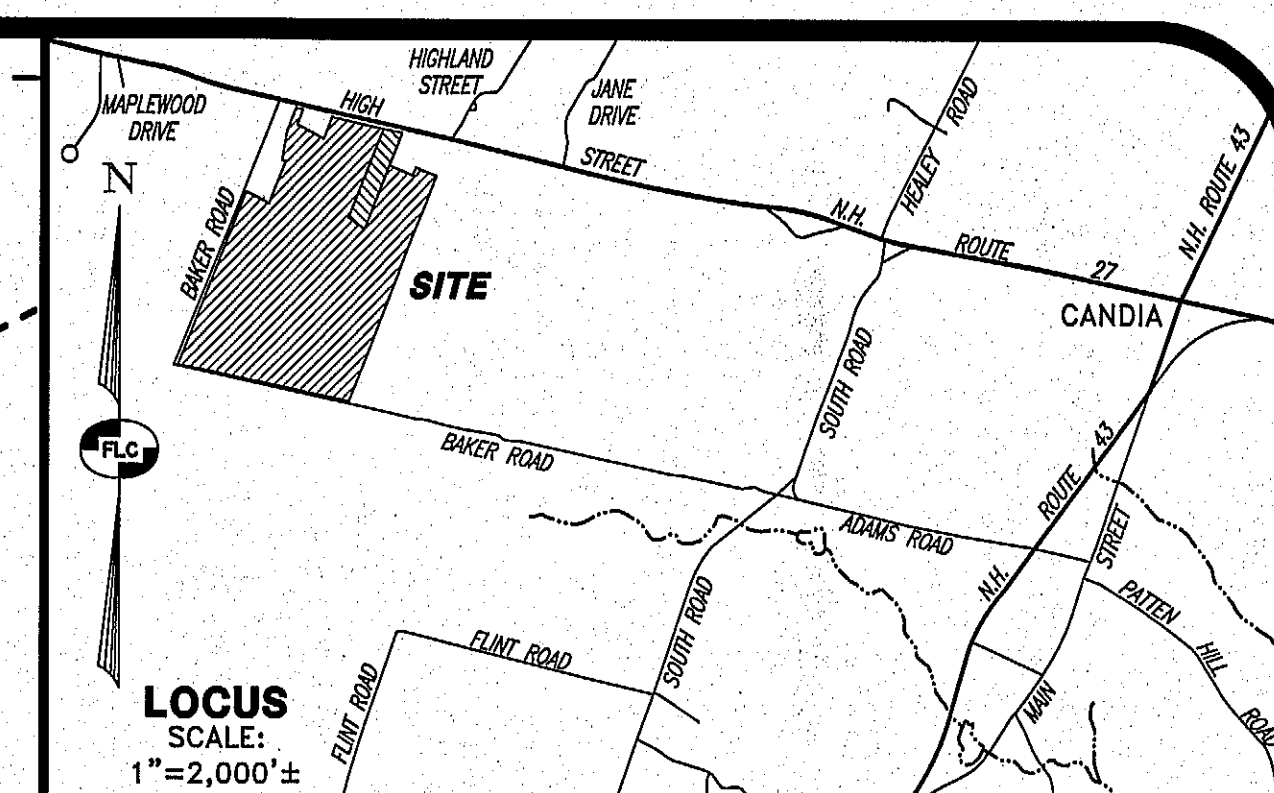
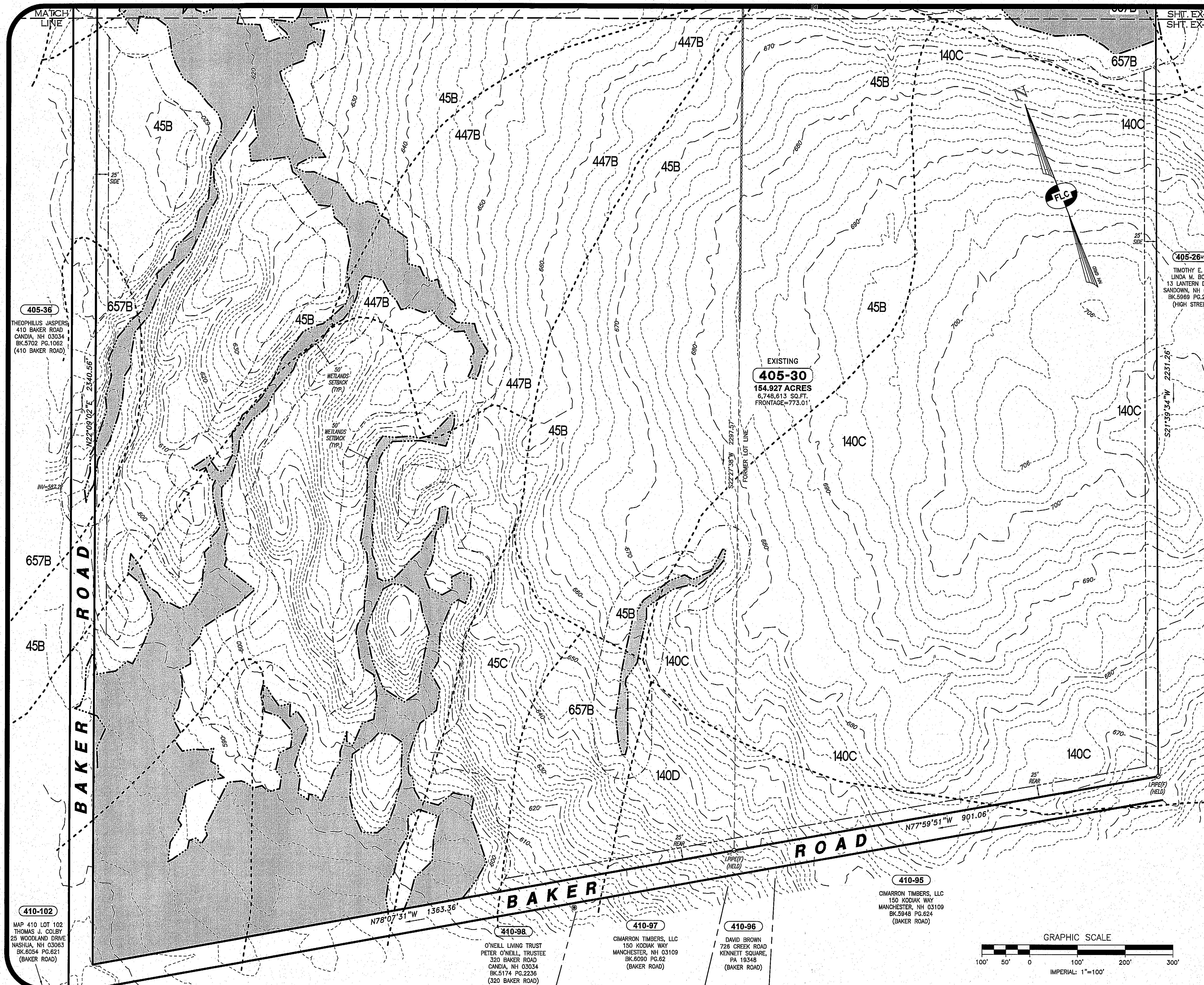
REV.	DATE	DESCRIPTION	C/O	DR	CK
A	11/21/25	REVISE PER KNA REVIEW 11/17/25	NRC	TJB	MDP

EXISTING CONDITIONS PLAN - NORTH VIEW
TAX MAP 405 LOTS 29 & 30
(476 & 466 HIGH STREET)
CANDIA, NEW HAMPSHIRE
PREPARED FOR:
JAMES LOGAN
LONDON BRIDGE, INC., 273 CURRIER ROAD, CANDIA, NH 03034
LAND OF (405-30):
LONDON BRIDGE SOUTH, INC.
273 CURRIER ROAD, CANDIA, NH 03034
AND LAND OF (405-29):
DIAMOND COVE HOLDINGS, LLC
466 HIGH STREET, CANDIA, NH 03034

SCALE: 1"=100' OCTOBER 16, 2025

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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SEE SHEET SB-3
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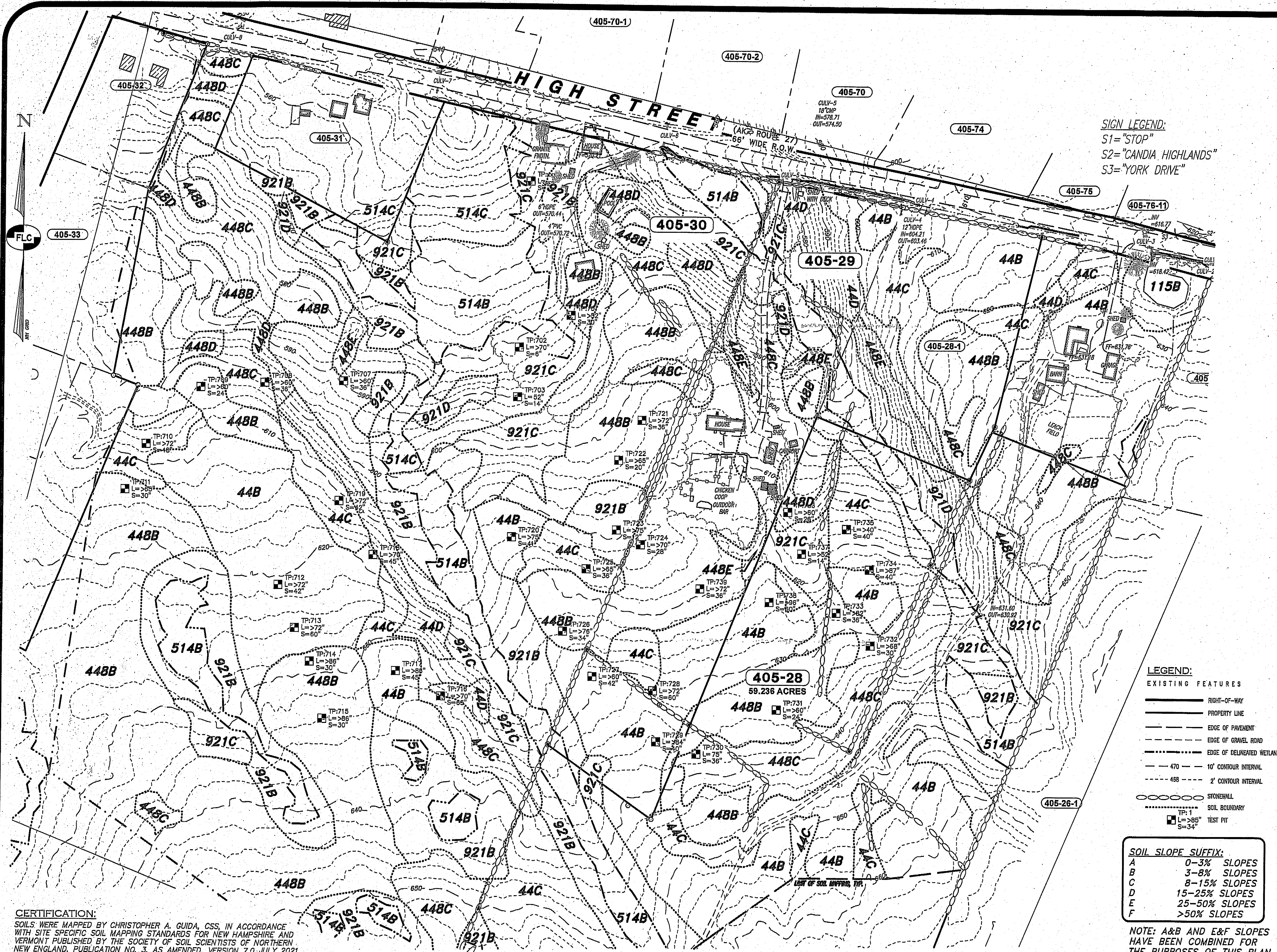
REV.	DATE	DESCRIPTION	C/O	DR	CK
A	11/21/25	REVISE PER KNA REVIEW 11/17/25	NRC	TJB	MDP

EXISTING CONDITIONS PLAN - SOUTH VIEW
TAX MAP 405 LOTS 30 & 29
(476 & 466 HIGH STREET)
CANDIA, NEW HAMPSHIRE
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LAND OF (405-30),
LONDON BRIDGE SOUTH, INC.
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AND LAND OF (405-29),
DIAMOND COVE HOLDINGS, LLC
466 HIGH STREET, CANDIA, NH 03034

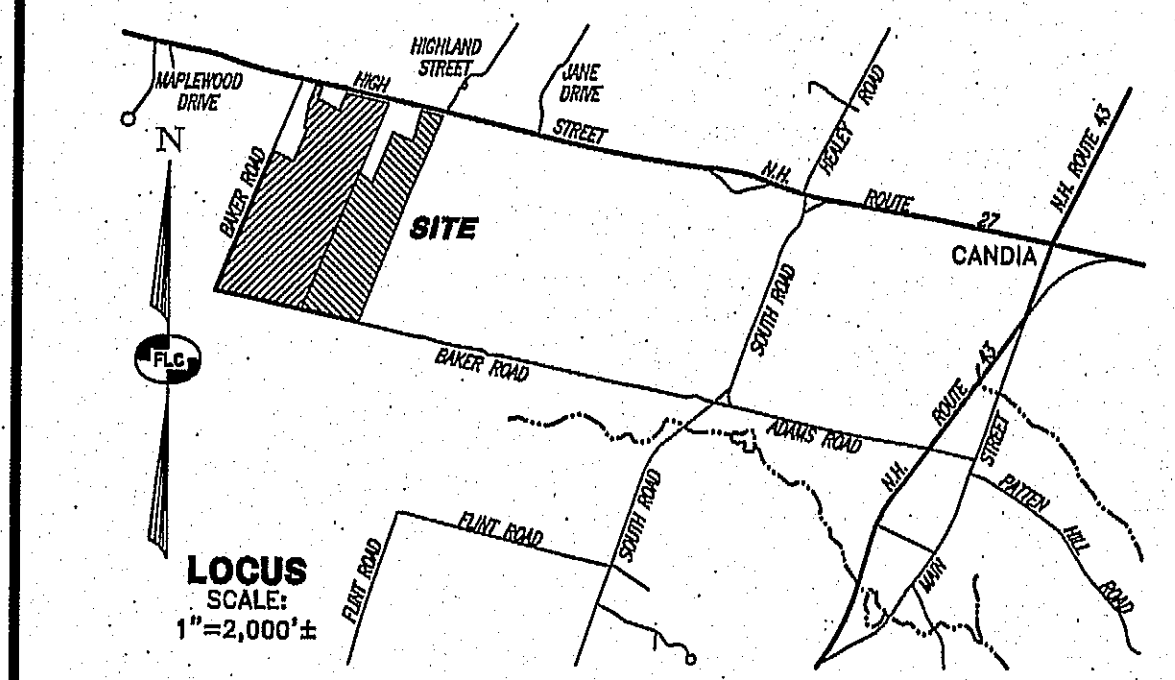
SCALE: 1"=100' OCTOBER 16, 2025

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FIELDSTONE
LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com



SIGN LEGEND:
 S1="STOP"
 S2="CANDIA HIGHLANDS"
 S3="YORK DRIVE"



- SITE SPECIFIC SOIL SURVEY NOTES:**
1. HYDROLOGIC SOIL GROUPS ARE DETERMINED BY Ksat VALUES FOR NEW HAMPSHIRE SOILS SPONSORED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND SSSNNE SPECIAL PUBLICATION NO. 5 SEPTEMBER, 2009.
 2. ALL MAP UNIT SYMBOLS USED ARE DERIVED FROM NH STATE-WIDE NUMERICAL SOIL LEGEND ISSUE #10 JANUARY 2011 WITH ONLY ONE SOIL TYPE PER MAP UNIT DELINEATION.
 3. THE SOIL WITHIN AN AREA ENCLOSED BY A SOIL BOUNDARY LINE WILL HAVE A MINIMUM OF 75 PERCENT OF THE SOIL PROPERTIES INFERRED BY THE SOIL MAP SYMBOL DERIVED FROM THE KEY TO SOIL TYPES AND PLACED WITHIN THAT MAP UNIT DELINEATION.
 4. LIMITING SOIL TYPE OR TYPES CAN MAKE UP A MAXIMUM OF 15 PERCENT OF THE MAP UNIT DELINEATION.
 5. THE CONTROL SECTION FOR DETERMINING SOIL PROPERTIES IS FROM THE MINERAL SOIL SURFACE TO A DEPTH OF 40 INCHES EXCEPT FOR HISTOLS AND SOILS WITH A HISTIC EPIPEDON OR A MINERAL HISTIC.
 6. THE MINIMUM SIZE DELINEATION IS 2000 SQUARE FEET. MINIMUM SIZE DELINEATIONS REFER TO MAP UNITS OF POORLY DRAINED, VERY POORLY DRAINED, ROCK OUTCROP, OR SLOPES GREATER THAN 25 PERCENT.

DRAINAGE CLASS NOTE:

EXCESSIVELY DRAINED SOILS:
 WATER IS REMOVED VERY RAPIDLY. THE OCCURRENCE OF INTERNAL FREE WATER COMMONLY IS VERY RARE OR VERY DEEP. SOILS WITH TEXTURES OF VERY FINE SAND OR COARSER IN ALL HORIZONS WITHIN THE CONTROL SECTION.

SOMEWHAT EXCESSIVELY DRAINED SOILS:
 WATER IS REMOVED FROM THE SOIL RAPIDLY. INTERNAL FREE WATER OCCURRENCE COMMONLY IS VERY RARE OR VERY DEEP. SOILS THAT HAVE TEXTURES IN ANY HORIZON WITHIN THE PARTICLE SIZE CONTROL SECTION OF LOAMY VERY FINE SAND OR FINER, AND HAVE MODERATELY RAPID TO RAPID PERMEABILITY IN SOME PORTION OF THE CONTROL SECTION OR ARE SHALLOW TO BEDROCK.

WELL DRAINED SOILS:
 WATER IS REMOVED FROM THE SOIL READILY BUT NOT RAPIDLY. INTERNAL FREE WATER OCCURRENCE COMMONLY IS DEEP OR VERY DEEP; ANNUAL DURATION IS NOT SPECIFIED. SOILS THAT HAVE TEXTURES IN ANY HORIZON WITHIN THE PARTICLE SIZE CONTROL SECTION OF LOAMY VERY FINE SAND OR FINER, AND HAVE MODERATE PERMEABILITY.

MODERATELY WELL DRAINED SOILS:
 WATER IS REMOVED FROM THE SOIL SOMEWHAT SLOWLY DURING SOME PERIODS OF THE YEAR. INTERNAL FREE WATER OCCURRENCE COMMONLY IS MODERATELY DEEP AND TRANSITORY THROUGH PERMANENT. SOILS THAT HAVE DISTINCT OR PROMINENT REDOXIMORPHIC FEATURES, THAT ARE NOT RELICT FEATURES, BETWEEN A DEPTH OF 15 INCHES AND 40 INCHES BELOW THE SOIL SURFACE.

SOMEWHAT POORLY DRAINED SOILS:
 WATER IS REMOVED SLOWLY SO THAT THE SOIL IS WET AT A SHALLOW DEPTH FOR SIGNIFICANT PERIODS DURING THE GROWING SEASON. THE OCCURRENCE OF INTERNAL FREE WATER COMMONLY IS SHALLOW TO MODERATELY DEEP AND TRANSITORY TO PERMANENT. SOILS THAT HAVE COMMON DISTINCT OR PROMINENT REDOXIMORPHIC FEATURES, WHICH ARE NOT RELICT FEATURES, AT A DEPTH LESS THAN 15 INCHES BELOW THE SOIL SURFACE.

POORLY DRAINED SOILS:
 WATER IS REMOVED SO SLOWLY THAT THE SOIL IS WET AT SHALLOW DEPTHS PERIODICALLY DURING THE GROWING SEASON OR REMAINS WET FOR LONG PERIODS. THE OCCURRENCE OF FREE WATER IS SHALLOW OR VERY SHALLOW AND COMMON OR PERSISTENT.

VERY POORLY DRAINED SOILS:
 WATER IS REMOVED FROM THE SOIL SO SLOWLY THAT FREE WATER REMAINS AT OR NEAR THE GROUND SURFACE DURING MUCH OF THE GROWING SEASON. THE OCCURRENCE OF INTERNAL FREE WATER IS VERY SHALLOW AND PERSISTENT OR PERMANENT.

- LEGEND:**
- EXISTING FEATURES**
- RIGHT-OF-WAY
 - PROPERTY LINE
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL ROAD
 - EDGE OF DELINEATED WETLAND
 - 470 10' CONTOUR INTERVAL
 - 458 2' CONTOUR INTERVAL
 - STONEWALL
 - SOIL BOUNDARY
 - TP: 1 L=85" S=34" TEST PIT

SOIL SLOPE SUFFIX:

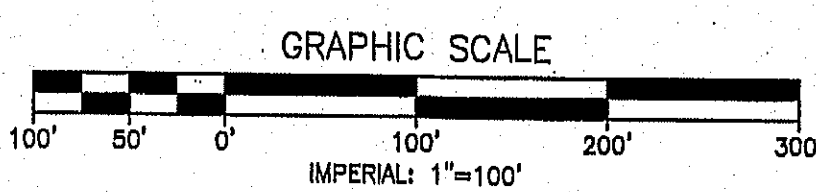
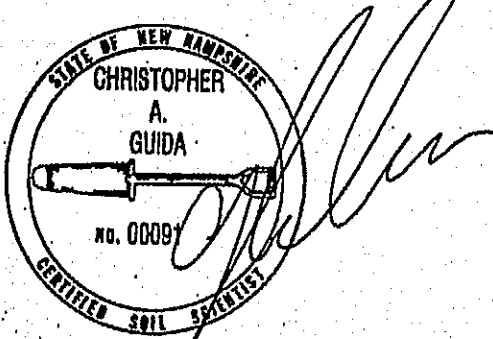
A	0-3% SLOPES
B	3-8% SLOPES
C	8-15% SLOPES
D	15-25% SLOPES
E	25-50% SLOPES
F	>50% SLOPES

NOTE: A&B AND E&F SLOPES HAVE BEEN COMBINED FOR THE PURPOSES OF THIS PLAN

CERTIFICATION:
 SOILS WERE MAPPED BY CHRISTOPHER A. GUIDA, CSS, IN ACCORDANCE WITH SITE SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT PUBLISHED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, PUBLICATION NO. 3, AS AMENDED, VERSION 7.0 JULY 2021.

DATE: 11/18/25

THIS MAP IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR ALTERATION OF TERRAIN PERMITTING. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT THE PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.



NUMBER:	SOIL MAP UNIT NAME:	DRAINAGE CLASS:	HYDROLOGIC SOIL GROUP:
44	MONTAUK FINE SANDY LOAM	WELL DRAINED	C
115	SCARBORO MUCKY FINE SANDY LOAM	VERY POORLY DRAINED	D
448	SCITUATE FINE SANDY LOAM	MODERATELY WELL DRAINED	C
514	LEICESTER FINE SANDY LOAM	POORLY DRAINED	C
921	NEWFIELDS, VARIANT	SOMEWHAT POORLY DRAINED	B

REV.	DATE	DESCRIPTION	C/O	DR	CK
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SITE SPECIFIC SOIL PLAN
TAX MAP 405 LOTS 29 & 30
(476 & 466 HIGH STREET)
CANDIA, NEW HAMPSHIRE

PREPARED FOR:
JAMES LOGAN
 273 CURRIER ROAD, CANDIA, NH 03034

LAND OF:
LONDON BRIDGE SOUTH, INC.
 273 CURRIER ROAD, CANDIA, NH 03034

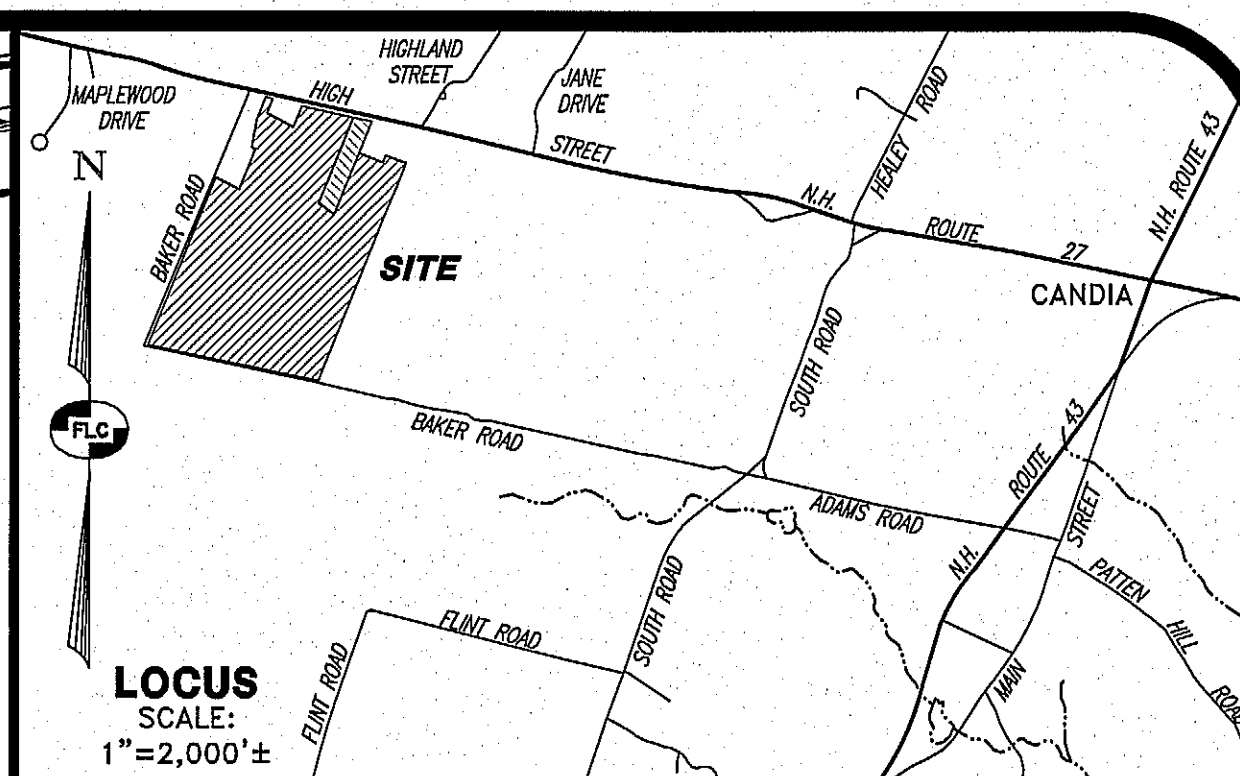
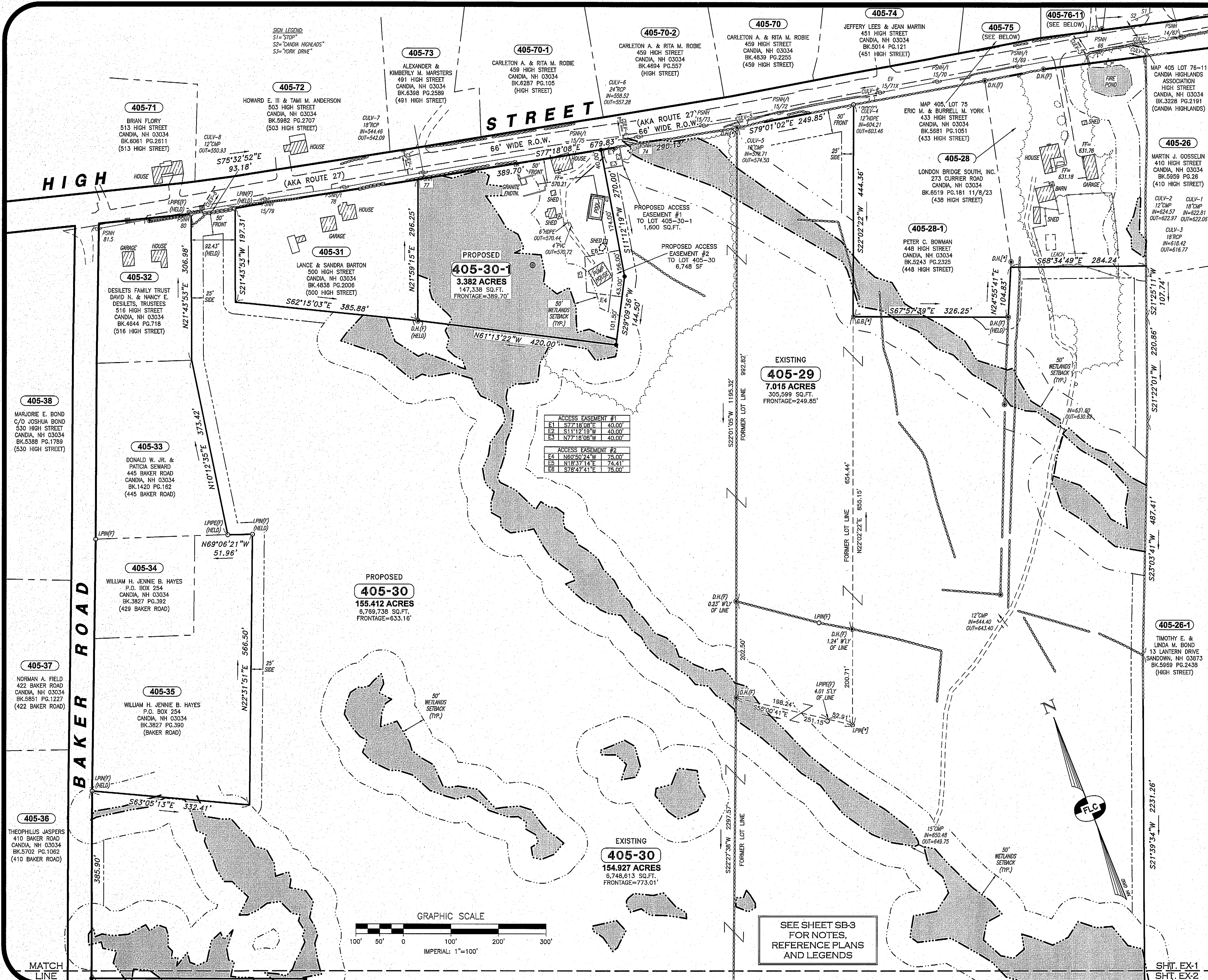
SCALE: 1" = 100' AUGUST 21, 2025

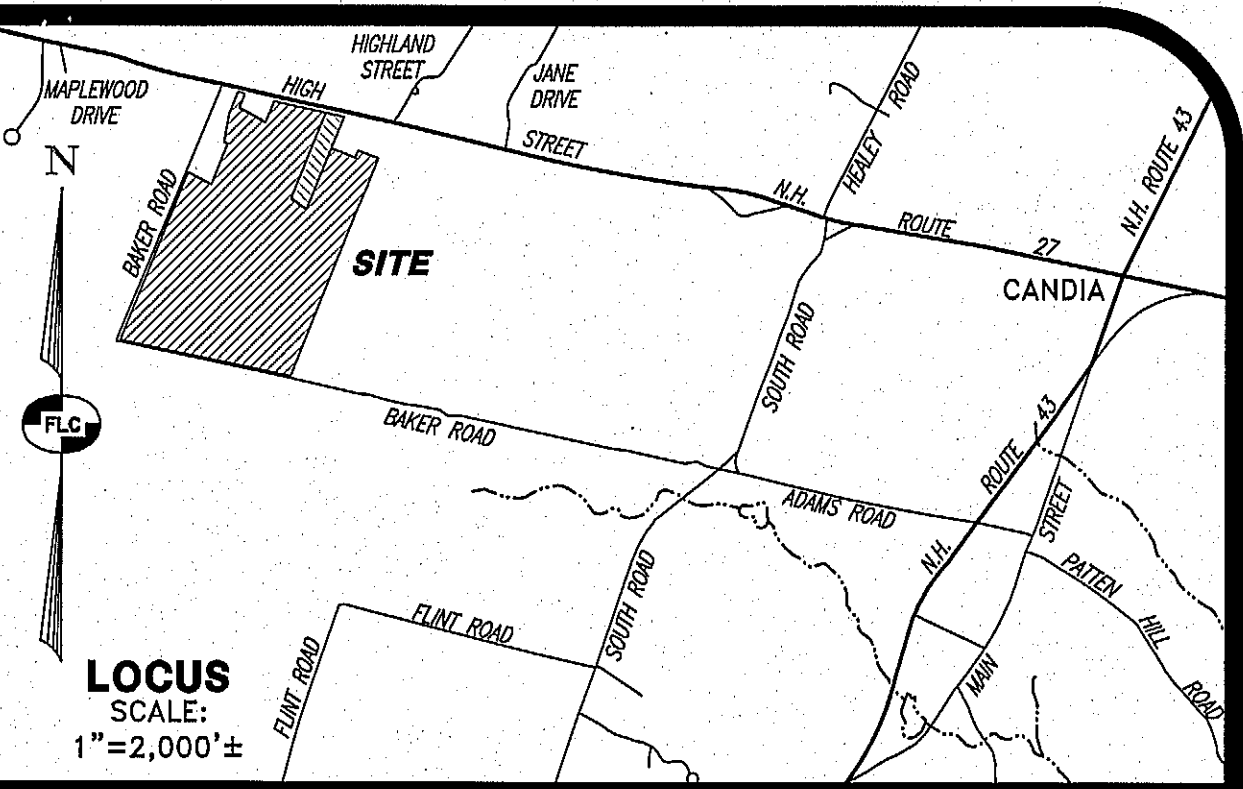
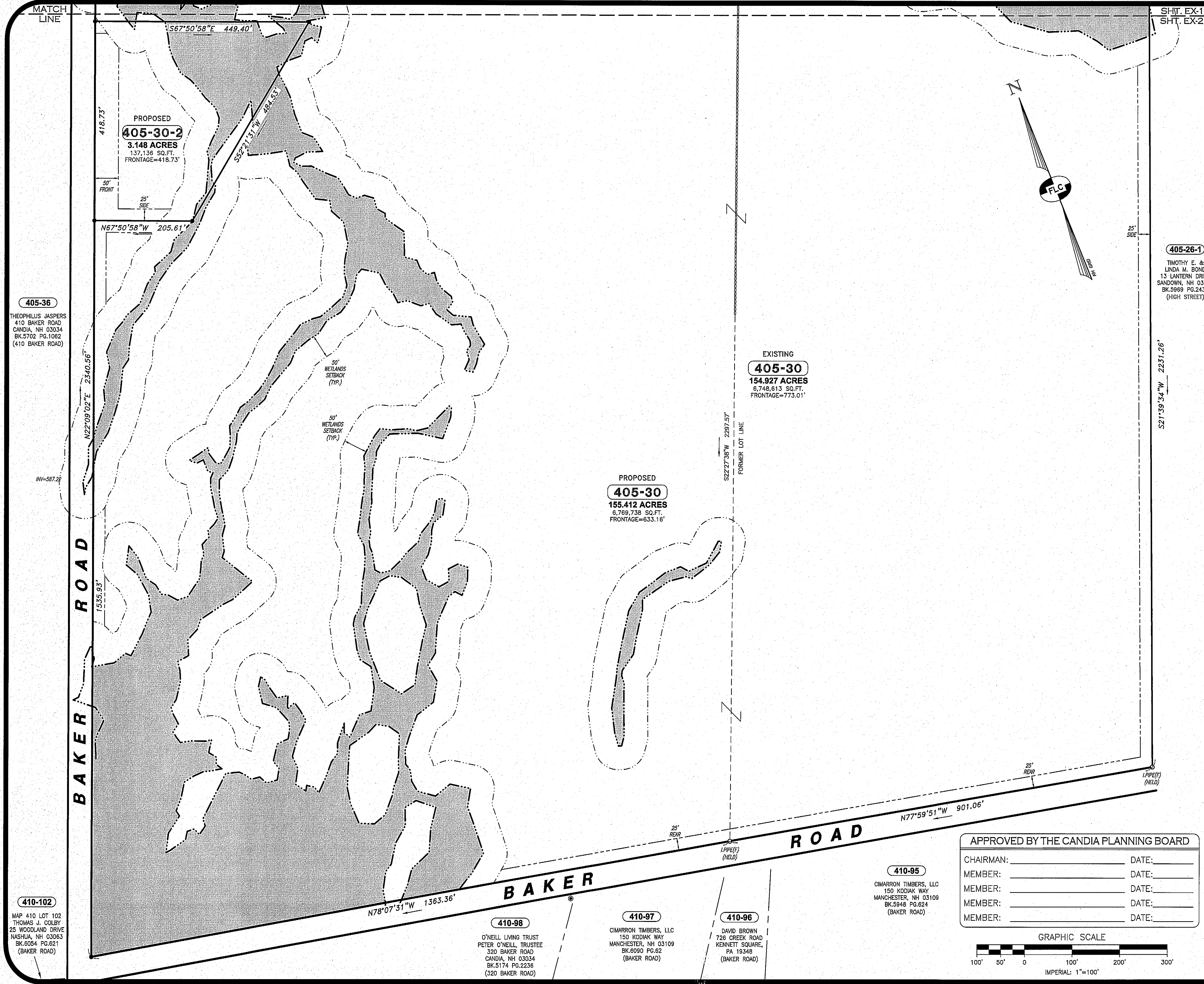
Surveying + Engineering + Land Planning + Permitting + Septic Designs

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 206 Elm Street, Milford, NH 03055

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CERTIFICATION:
"I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM THE REFERENCE PLANS CITED HEREON AND THAT IT IS BASED ON A SURVEY THAT IS ACCURATE AND MATHEMATICALLY CORRECT."

CERTIFICATION:
WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN JANUARY & FEBRUARY 2024.

SEE SHEET SB-3
FOR NOTES,
REFERENCE PLANS
AND LEGENDS

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	11/21/25	REVISE PER KNA REVIEW 11/17/25	NRC	TJB	MDP

CONSOLIDATION & SUBDIVISION PLAN
SOUTH VIEW
TAX MAP 405 LOTS 29 & 30
(476 & 466 HIGH STREET)
CANDIA, NEW HAMPSHIRE
PREPARED FOR:
JAMES LOGAN
LONDON BRIDGE, INC., 273 CURRIER ROAD, CANDIA, NH 03034
LAND OF (405-30):
LONDON BRIDGE SOUTH, INC.
273 CURRIER ROAD, CANDIA, NH 03034
AND LAND OF (405-29):
DIAMOND COVE HOLDINGS, LLC
466 HIGH STREET, CANDIA, NH 03034

SCALE: 1"=100' OCTOBER 16, 2025

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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Phone: (603) 672-5456 Fax: (603) 413-5456
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FILE: 3528SB00A.DWG PROJ. NO. 3528.00 SHEET NO. SB-2

APPROVED BY THE CANDIA PLANNING BOARD

CHAIRMAN:	DATE:
MEMBER:	DATE:
MEMBER:	DATE:
MEMBER:	DATE:
MEMBER:	DATE:

GRAPHIC SCALE
100' 50' 0 100' 200' 300'
IMPERIAL: 1"=100'

405-36
THEOPHILUS JASPERS
410 BAKER ROAD
CANDIA, NH 03034
BK.5702 PG.1062
(410 BAKER ROAD)

410-102
MAP 410 LOT 102
THOMAS J. COLBY
25 WOODLAND DRIVE
NASHUA, NH 03063
BK.6054 PG.621
(BAKER ROAD)

410-95
CIMARRON TIMBERS, LLC
150 KODIAK WAY
MANCHESTER, NH 03109
BK.5948 PG.624
(BAKER ROAD)

410-96
DAVID BROWN
726 CREEK ROAD
KENNETT SQUARE,
PA 19348
(BAKER ROAD)

410-97
CIMARRON TIMBERS, LLC
150 KODIAK WAY
MANCHESTER, NH 03109
BK.6090 PG.62
(BAKER ROAD)

410-98
O'NEILL LIVING TRUST
PETER O'NEILL, TRUSTEE
320 BAKER ROAD
CANDIA, NH 03034
BK.5174 PG.2236
(320 BAKER ROAD)

LEGEND:

	RIGHT-OF-WAY LINE		IRON PIN TO BE SET
	BOUNDARY LINE		IRON PIN FOUND
	FORMER TRACT LINE		IRON PIN PER REF. PLAN
	TIE COURSE LINE		IRON PIPE FOUND
	ABUTTING LOT LINE		IRON PIPE PER REF. PLAN
	BUILDING SETBACK LINE		DRILL HOLE FOUND
	EDGE OF PAVED ROAD		DRILL HOLE PER REF. PLAN
	EDGE OF GRAVEL ROAD		UTILITY POLE, GUY & LIGHT
	STONE WALL		CATCH BASIN (SQUARE)
	EDGE OF TREE LINE		SEWER CLEAN-OUT
	EDGE OF WETLANDS		SEPTIC VENT
	WETLANDS BUFFER LINE		WELL
	10' CONTOUR INTERVAL		SINGLE SIGN POST
	2' CONTOUR INTERVAL		CULVERT OR DRAIN LINE
	WIRE FENCE		OVERHEAD UTILITY LINE
	GUARDRAIL		UNDERGROUND UTILITY LINE
405-30			
TAX MAP & LOT NUMBER			

NRCS SOILS LEGEND:

SOURCE: USDA NRCS WEB SOIL SURVEY		140C	CHATFIELD-HOLLIS-CANTON COMPLEX, 8 TO 15% SLOPES, ROCKY
----- SOIL BOUNDARY		140D	CHATFIELD-HOLLIS-CANTON COMPLEX, 15 TO 35% SLOPES, ROCKY
44C	MONTAUK FINE SANDY LOAM 8 TO 15% SLOPES	295	FREETOWN MUCK PEAT 0 TO 2% SLOPES
45B	MONTAUK FINE SANDY LOAM 0 TO 8% SLOPES, VERY STONY	446B	SCITUATE-NEWFIELD COMPLEX 3 TO 8% SLOPES
45C	MONTAUK FINE SANDY LOAM 8 TO 15% SLOPES, VERY STONY	447B	SCITUATE-NEWFIELD COMPLEX 3 TO 8% SLOPES, ROCKY
45D	MONTAUK FINE SANDY LOAM 15 TO 25% SLOPES, VERY STONY	657B	RIDGEBURY FINE SAND LOAM 3 TO 8% SLOPES, VERY STONY
140B	CHATFIELD-HOLLIS-CANTON COMPLEX, 0 TO 8% SLOPES, ROCKY		

REFERENCE PLANS:

- "A PLAN OF LAND - IN THE TOWN OF CANDIA, N.H., COUNTY OF ROCKINGHAM - BELONGING TO DONALD & JUDITH SEWARD OF CANDIA, N.H.", SCALE 1"=200', DATED APRIL 1978, BY RICHARD M. ROBIDOUX. RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #D-7809.
- "A PLAN OF LAND - BELONGING TO CHARLES & BARBARA BOWMAN IN CANDIA, N.H., ROCKINGHAM COUNTY, INTENDING TO SHOW A BOUNDARY LINE EXCHANGE WITH LOT #113-42, FORMERLY OWNED BY R & S CHIPMAN", SCALE 1"=300', DATED FEBRUARY 1981, BY RICHARD M. ROBIDOUX. RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #D-10119.
- "SUBDIVISION PLAN - ASSESSOR'S MAP 405 LOT 28 - LAND OF CHARLES & BARBARA BOWMAN - 438 HIGH STREET, CANDIA, NEW HAMPSHIRE", 2 SHEETS, SCALE 1"=150', DATED JANUARY 10, 2011 AND REVISED MARCH 1, 2011, BY JAMES E. FRANKLIN. RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #D-36766.
- "A PLAN OF LAND - BELONGING TO CHARLES AND BARBARA BOWMAN, LOCATED IN CANDIA, N.H., ROCKINGHAM COUNTY, INTENDING TO SHOW A BOUNDARY LINE EXCHANGE WITH LOT 113-42 - THIS IS A REVISION OF A PREVIOUS PLOT PLAN DRAWN IN FEB. 1981 BY R. ROBIDOUX", SCALE 1"=60', DATED JANUARY 6, 1985, BY RICHARD M. ROBIDOUX, RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #D-13256.
- LOT LINE ADJUSTMENT PLAN - NORTH & SOUTH VIEW - TAX MAP 405 LOTS 28 & 30 - (438 & 476 HIGH STREET) - CANDIA, NEW HAMPSHIRE - PREPARED FOR: - JAMES LOGAN - LAND OF: - LONDON BRIDGE SOUTH, INC.", 2 SHEETS, SCALE 1"=100', DATED JUNE 21, 2024, BY FIELDSTONE LAND CONSULTANTS, PLLC.

NOTES:

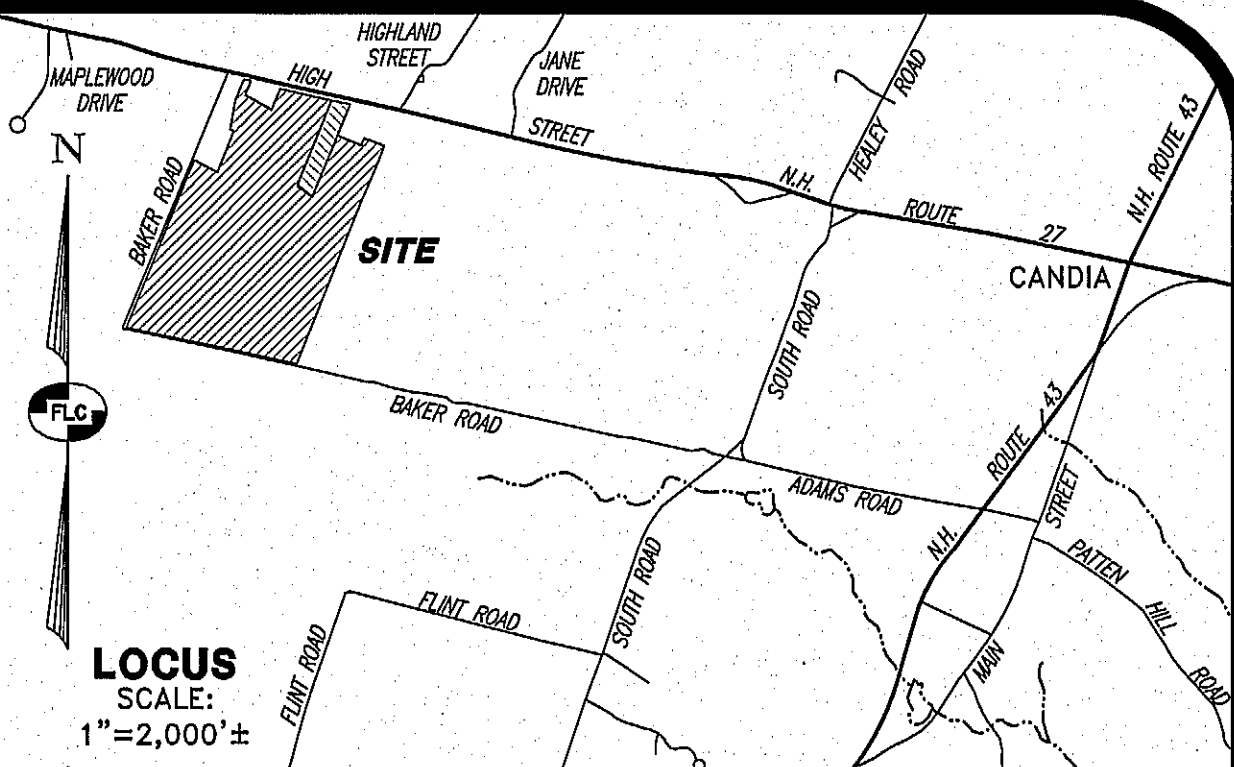
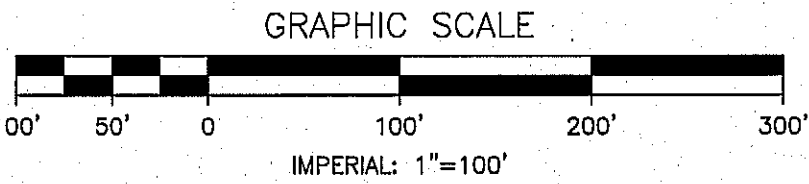
- THE OWNER OF RECORD FOR TAX MAP 405 LOTS 30 IS LONDON BRIDGE SOUTH, INC., 273 CURRIER ROAD, CANDIA, NH 03034. THE DEED REFERENCES FOR LOT 405-30 IS BK.6519 PG.181 DATED NOVEMBER 8, 2023 AND BK.6476 PG.2642 DATED APRIL 12, 2023. THE OWNERS OF RECORD FOR TAX MAP 405 LOT 29 IS DIAMOND COVE HOLDINGS, LLC, 466 HIGH STREET, CANDIA, NH 03034. THE DEED REFERENCE FOR LOT 405-29 IS BK.6581 PG.1814 DATED OCTOBER 23, 2024. ALL DEEDS RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

THE DEVELOPER IS JAMES LOGAN.
- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE EXISTING TAX MAP LOTS 405-29 & 405-30 AND TO SUBDIVIDE THE COMBINED ENTITY INTO THREE LOTS, SEPARATING THE EXISTING HOUSE, POOL, PUMP HOUSE AND OTHER IMPROVEMENTS (PROPOSED LOT 405-30-1) ON EXISTING TAX MAP LOT 405-30 FROM THE REMAINING 155+ BACK ACRES AND CREATING ANOTHER BUILDING LOT ALONG BAKER ROAD (PROPOSED LOT 405-30-2).
- THE TOTAL AREA OF EXISTING TAX MAP LOT 405-30 IS 154.927 ACRES OR 6,748,613 SQ.FT. WITH 773.01 FT. OF FRONTAGE ALONG HIGH STREET (ALSO KNOWN AS N.H. ROUTE 27). THE TOTAL AREA OF LOT 405-29 IS 7.015 ACRES OR 305,599 SQ.FT. WITH 249.85 FT. OF FRONTAGE ALONG HIGH STREET.

PROPOSED LOT 405-30-1 SHALL HAVE 3.382 ACRES OR 147,338 SQ.FT WITH 389.70 FT. OF FRONTAGE ALONG HIGH STREET. PROPOSED LOT 405-30-2 SHALL HAVE 3.148 ACRES OR 137,136 SQ.FT WITH 416.73 FT. OF FRONTAGE ALONG BAKER ROAD. PROPOSED REMAINDER LOT 405-30 (INCLUDING FORMER LOT 405-29) SHALL HAVE 155.412 ACRES OR 6,769,738 SQ.FT. WITH A COMBINED FRONTAGE OF 633.16 FEET ALONG HIGH STREET (93.18' + 280.13' + 249.85'). ALL PROPOSED LOTS HAVE AT LEAST 1.5 ACRES OF CONTIGUOUS NON-WETLAND BUILDABLE AREA.
- THE LOTS ARE ZONED RESIDENTIAL (R). MINIMUM ZONING REQUIREMENTS FOR THE RESIDENTIAL ZONE IS 3 ACRES (130,680 SQ.FT.) WITH 1.5 ACRES (65,340 SQ.FT.) OF CONTIGUOUS DRY LAND FOR LOT SIZE WITH 200 FEET OF FRONTAGE. SETBACK DISTANCES ARE 50 FEET FOR THE FRONT AND 25 FEET FOR THE SIDE AND REAR. ELDERLY HOUSING DEVELOPMENTS REQUIRE A 50 FOOT VEGETATIVE BUFFER TO ABUTTING PROPERTIES AS SHOWN.
- LOT NUMBERS REFER TO THE TOWN OF CANDIA ASSESSORS MAP #405 & #410.
- PERIMETER BOUNDARY INFORMATION FOR LOTS 405-30 & 405-29 WERE DEVELOPED FROM THE REFERENCE PLANS CITED HEREON TOGETHER WITH A PRECISE CONTROL TIE-IN SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF JANUARY & FEBRUARY 2024.
- HORIZONTAL ORIENTATION IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD88. BOTH ARE BASED ON THE REFERENCE PLAN AND FIELD GPS OBSERVATIONS THAT WERE UPLOADED TO AND CALCULATED BY THE NOAA ONLINE POSITIONING USER SERVICE (OPUS).
- THE SURFACE FEATURES AND TOPOGRAPHY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLAN CITED HEREON TOGETHER WITH A FIELD TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF JANUARY & FEBRUARY 2024.
- PORTIONS OF EXISTING TAX MAP LOTS 405-30 & 405-29 ARE LOCATED IN THE WETLANDS CONSERVATION DISTRICT. AS A RESULT OF A FIELD INVESTIGATION PERFORMED BY CHRISTOPHER A. GUIDA, C.W.S. IN JANUARY & FEBRUARY 2024, JURISDICTIONAL WETLANDS WERE FOUND AND DELINEATED ON SITE IN ACCORDANCE WITH THE 'CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987'. NO BUILDING ACTIVITY (NOT INCLUDING SEPTIC SYSTEMS) SHALL BE PERMITTED WITHIN 100 FEET OF A POND, FLOWING STREAM OR VERY POORLY DRAINED SOIL AND WITHIN 50 FEET OF ANY POORLY DRAINED SOILS. SEPTIC SYSTEMS MUST BE SETBACK 75 FEET FROM VERY POORLY DRAINED SOILS AND 50 FEET FROM POORLY DRAINED SOILS.
- THE SUBJECT LOTS ARE NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), ROCKINGHAM COUNTY, TOWN OF CANDIA, NEW HAMPSHIRE, COMMUNITY NO. 330126, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS: 33011C0155E, DATED MAY 17, 2005.
- TAX MAP LOTS 405-30 & 405-29 ARE NOT LOCATED WITHIN THE BOUNDARY OF A KNOWN AQUIFER.
- LOTS ARE TO BE SERVICED BY ON-SITE SANITARY DISPOSAL SYSTEMS, ON-SITE INDIVIDUAL WELLS AND UNDERGROUND UTILITIES (ELECTRIC, CATV, TELEPHONE, ETC.).
- THERE IS A PROPOSED 1,600 SQ.FT. ACCESS EASEMENT, ACCESS EASEMENT #1, OVER LOT 405-30 FOR THE BENEFIT OF NEW LOT 405-30-1. ALSO, THERE IS A PROPOSED 6,748 SQ.FT. UTILITY AND HORSE Paddock ACCESS EASEMENT, ACCESS EASEMENT #2, OVER NEW LOT 405-30-1 FOR THE BENEFIT OF LOT 405-30.
- TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN RECORDED EASEMENTS OR DEED RESTRICTIONS FOR TAX MAP LOT 405-30 & TAX MAP LOT 405-29.
- CURRENT USE STATUS FOR THE LOTS: EXISTING LOT 405-30 IS IN CURRENT USE. EXISTING LOT 405-29 IS NOT IN CURRENT USE.
- THIS PROJECT REQUIRES STATE PERMITS FROM THE DES ALTERATION OF TERRAIN BUREAU, NH DEPARTMENT OF TRANSPORTATION, DES PUBLIC WATER SUPPLY FOR THE COMMUNITY WELL AND DES SUBDIVISION APPROVAL. ALL PERMITS ARE TO BE ON FILE AT THE TOWN.
- THE SUBDIVISION REGULATIONS OF THE TOWN OF CANDIA NOTICE OF ACTION WITHIN 90 DAYS ARE A PART OF THIS PLAN, AND APPROVAL OF THE PLAN REQUIRES THE COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, ACCEPTING ONLY ANY RELAXATION OF REQUIREMENTS GRANTED IN WRITING BY THE BOARD.

APPROVED BY THE CANDIA PLANNING BOARD

CHAIRMAN: _____	DATE: _____
MEMBER: _____	DATE: _____
MEMBER: _____	DATE: _____
MEMBER: _____	DATE: _____
MEMBER: _____	DATE: _____



CERTIFICATION:

"I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM THE REFERENCE PLANS CITED HEREON AND THAT IT IS BASED ON A SURVEY THAT IS ACCURATE AND MATHEMATICALLY CORRECT."

CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL, Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTH-CENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN JANUARY & FEBRUARY 2024.

SEE SHEET SB-1 & SB-2
FOR
SUBDIVISION
PLAN

SEE SHEET EX-1 & EX-2
FOR
EXISTING CONDITIONS
PLAN

A	11/21/25	REVISE PER KNA REVIEW 11/17/25	NRC	TJB	MDP
REV.	DATE	DESCRIPTION	C/O	DR	CK

CONSOLIDATION & SUBDIVISION PLAN
TAX MAP 405 LOTS 29 & 30
(476 & 466 HIGH STREET)
CANDIA, NEW HAMPSHIRE

PREPARED FOR:
JAMES LOGAN
LONDON BRIDGE, INC., 273 CURRIER ROAD, CANDIA, NH 03034

LAND OF (405-30):
LONDON BRIDGE SOUTH, INC.
273 CURRIER ROAD, CANDIA, NH 03034

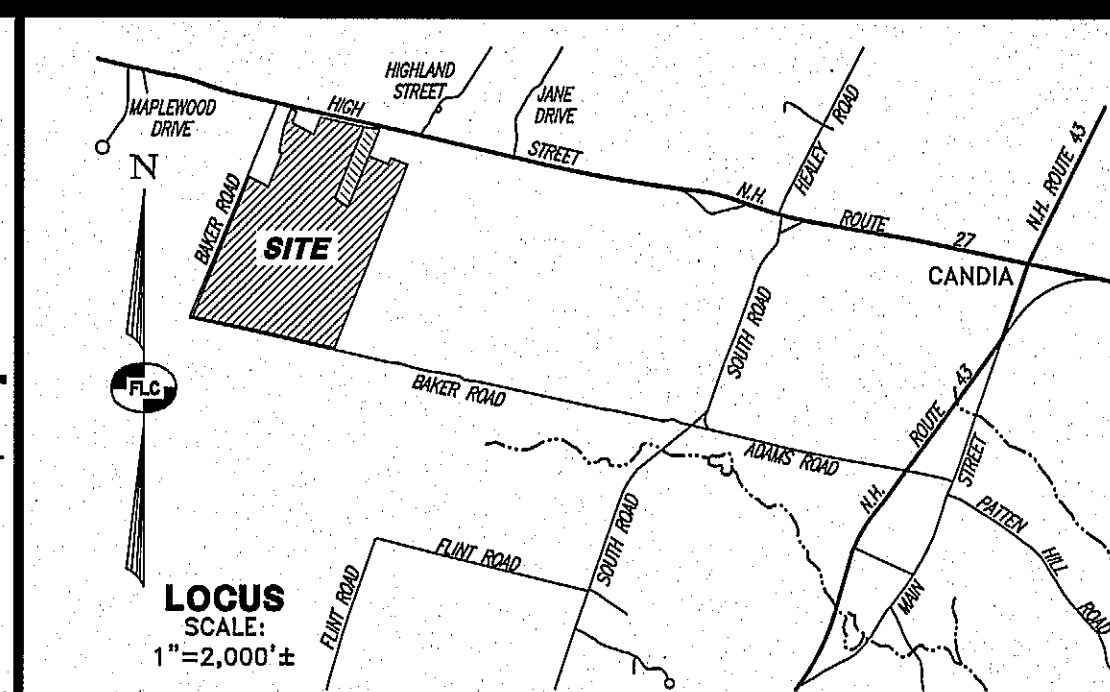
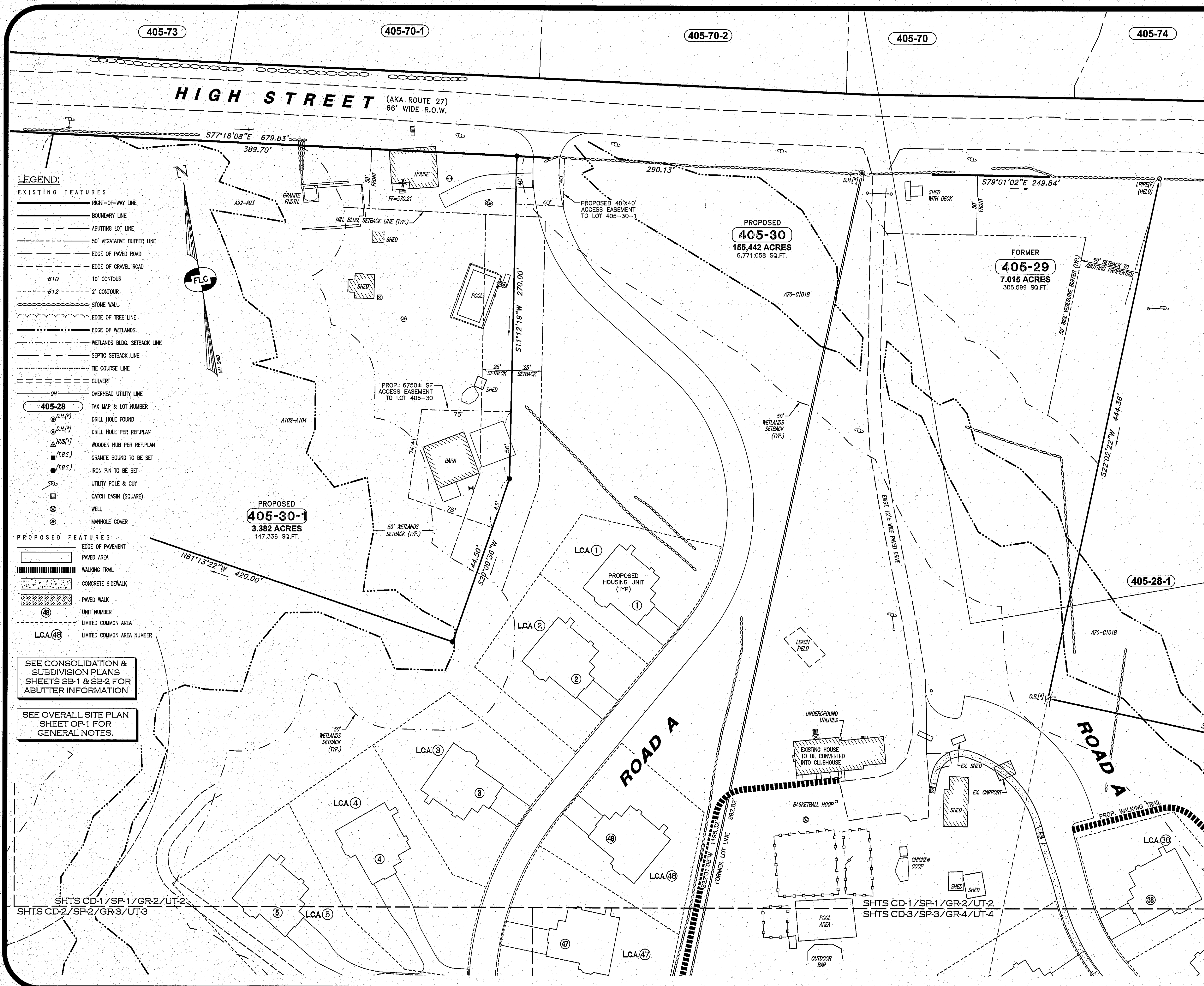
AND LAND OF (405-29):
DIAMOND COVE HOLDINGS, LLC
466 HIGH STREET, CANDIA, NH 03034

SCALE: 1"=100' OCTOBER 16, 2025

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com



APPROVED BY THE CANDIA PLANNING BOARD

CHAIRMAN:	DATE:
MEMBER:	DATE:
MEMBER:	DATE:
MEMBER:	DATE:
MEMBER:	DATE:

GRAPHIC SCALES

40' 20' 0' 40' 80' 120'

IMPERIAL: 1"=40'

CONDOMINIUM PLAN - 1
FARMS OF CANDIA
TAX MAP 405 LOTS 29 & 30
(466 & 476 HIGH STREET)
CANDIA, NEW HAMPSHIRE

PREPARED FOR:
JAMES LOGAN
273 CURRIER ROAD, CANDIA, NH 03034

LAND OF:
LONDON BRIDGE SOUTH, INC.
273 CURRIER ROAD, CANDIA, NH 03034

SCALE: 1" = 40' OCTOBER 20, 2025

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 3528SP00A.dwg PROJ. NO. 3528.00 SHEET: CD-1

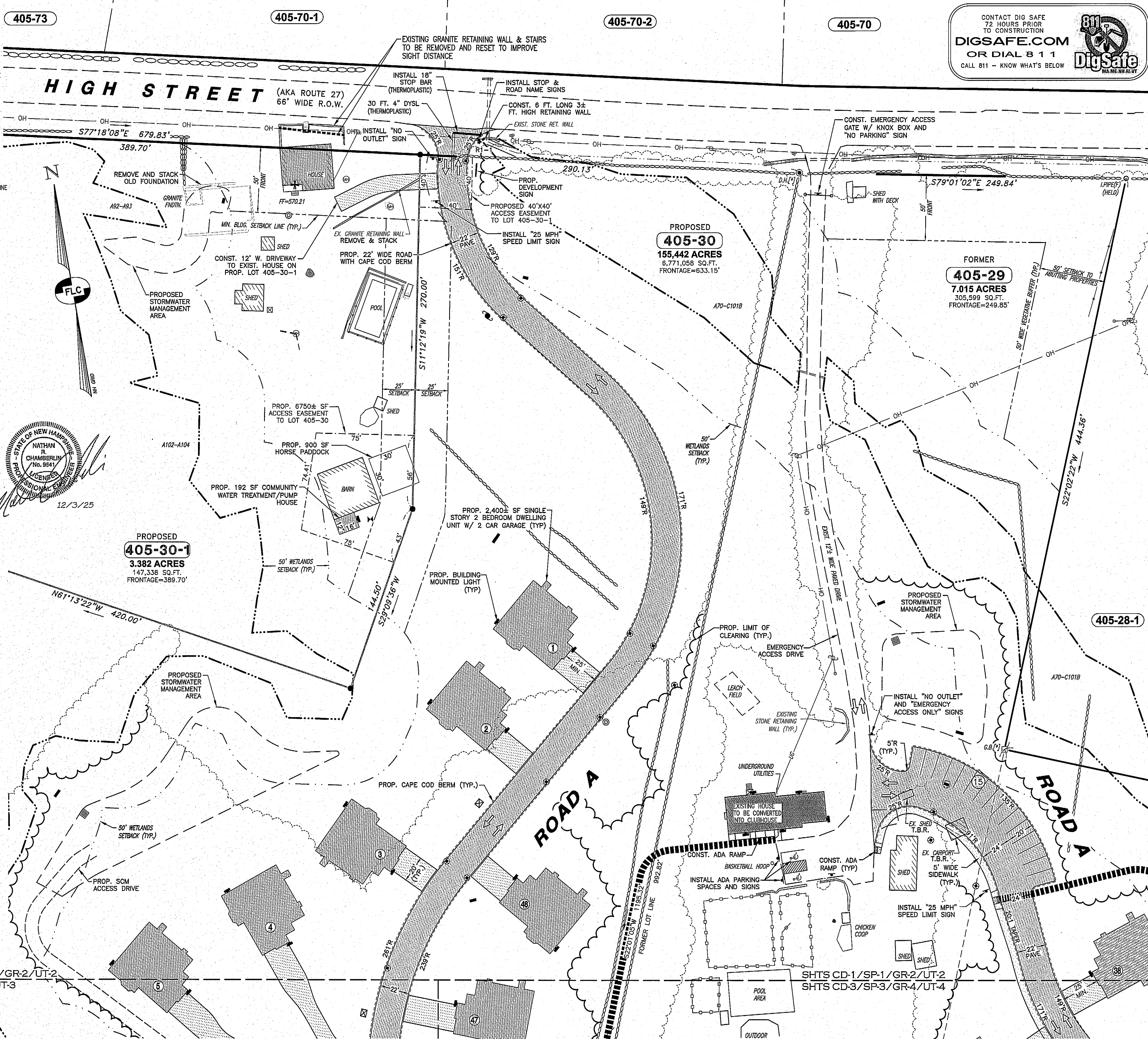
LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- 50' VEGETATIVE BUFFER LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- 10' CONTOUR
- 2' CONTOUR
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BLDG. SETBACK LINE
- SEPTIC SETBACK LINE
- THE COURSE LINE
- CULVERT
- OVERHEAD UTILITY LINE
- TAX MAP & LOT NUMBER
- D.H.(F)
- D.H.(*)
- HUB(*)
- (T.B.S.)
- (T.B.S.)
- IRON PIN TO BE SET
- UTILITY POLE & GUY
- CATCH BASIN (SQUARE)
- WELL
- MANHOLE COVER
- TEST PIT LOCATION

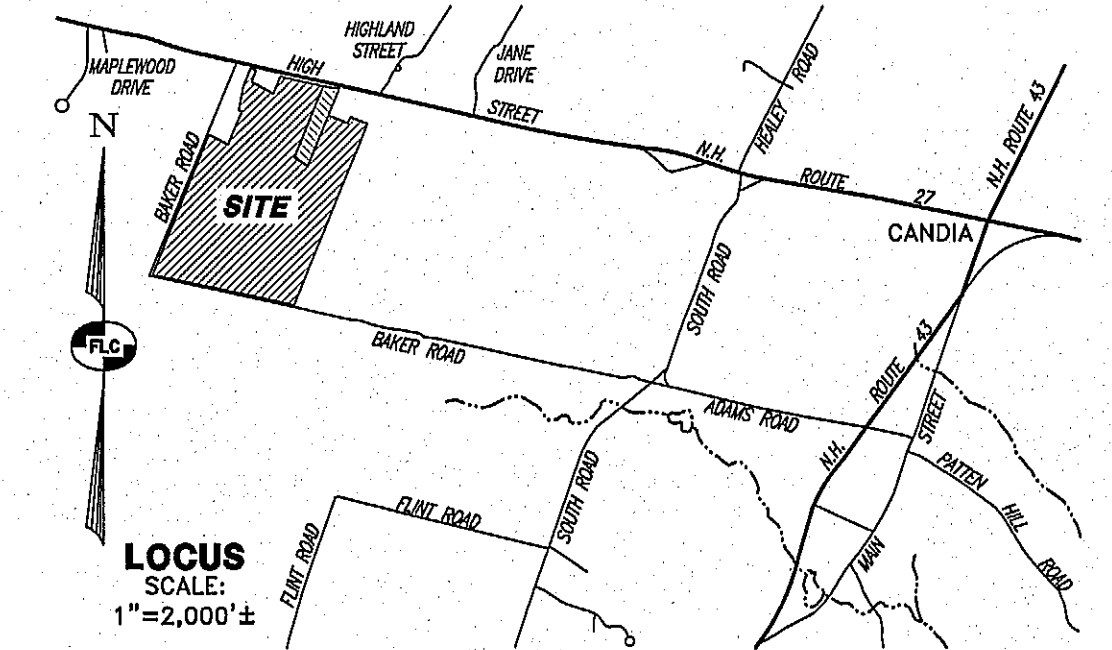
PROPOSED FEATURES

- EDGE OF PAVEMENT
- LOT LINE
- CAPE COD BERM
- PAVED AREA
- WALKING TRAIL
- GUARDRAIL
- STONE CHECK DAM
- SILT SACK
- SWALE
- TEMPORARY SILT FENCE
- CONCRETE SIDEWALK
- PAVED WALK
- EROSION CONTROL STONE
- FOUNDATION KNEE WALL OPTION AND FINISH SPOT GRADE
- LIMITS OF CLEARING
- 10 FT. CONTOUR
- 2 FT. CONTOUR
- EARTHEN BERM
- SPOT ELEVATION
- DIA CB10Y
- HW1
- STORM WATER DRAINAGE
- FES1
- DMH1
- STOP SIGN & STREET ID SIGN
- BUILDING LIGHT
- UNDERGROUND UTILITY BOXES
- UNIT NUMBER
- LIMITED COMMON AREA
- LCA(46)
- LIMITED COMMON AREA NUMBER
- TO BE REMOVED
- WATER GATE VALVE
- WATER SERVICE SHUT-OFF
- S
- GRAVITY SEPTIC LINE
- SFM
- EFFLUENT FORCE MAIN
- W
- WATER LINE
- UGE
- UNDERGROUND UTILITY LINES AND UTILITY BOXES LOCATION
- PRECAST THRUST BLOCK
- UTILITY PULL BOX
- SEPTIC TANK
- TRAFFIC FLOW (NOT PAINTED ARROWS)



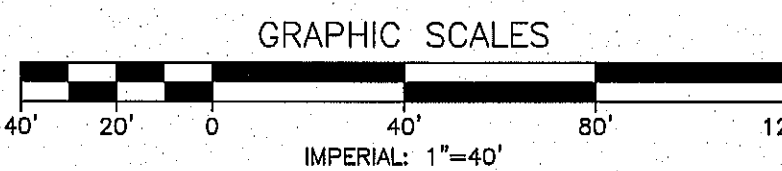
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MAINE-NH-VA



CONSTRUCTION & LAYOUT NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF CANDIA AND THE NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION - 2016.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (DIAL 811).
- COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
- ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE CHES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.
- THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:63 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.
- PRIOR TO THE COMMENCEMENT OF MAJOR CONSTRUCTION ACTIVITIES, THE ENGINEER SHALL PROVIDE THE CONTRACTOR WITH LAYOUT PLANS AND COORDINATE VALUES FOR STRATEGIC ELEMENTS OF THE SITE INCLUDING BASE LINE CONTROLS FOR BUILDING AREAS, PARKING LOT CORNERS AND MAJOR RADIUS POINTS AND CATCH BASINS AND MANHOLE CENTERLINE POINTS.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT BUILDING DIMENSIONS AND DETAILS.
- ALL DIMENSIONS ARE FROM THE FACE OF CURB OR OUTSIDE FACE OF BUILDING UNLESS NOTED OTHERWISE.
- ALL PAVEMENT MARKINGS SHALL BE 4-INCH WHITE PAINT UNLESS NOTED OTHERWISE. 4-INCH DOUBLE YELLOW PAINT SHALL BE USED FOR THE ROADWAY CENTERLINES AND 4-INCH SINGLE YELLOW FOR RESERVED PARKING SPACES AS REQUIRED.



REV.	DATE	DESCRIPTION	C/O	DR	CK
A	12/2/25	REVISE PER 11/17/25 KNA REVIEW	KNA	NRC	CEB

SITE LAYOUT PLAN - 1 FARMS OF CANDIA TAX MAP 405 LOTS 29 & 30 (466 & 476 HIGH STREET) CANDIA, NEW HAMPSHIRE

PREPARED FOR:
JAMES LOGAN
273 CURRIER ROAD, CANDIA, NH 03034

LAND OF:
LONDON BRIDGE SOUTH, INC.
273 CURRIER ROAD, CANDIA, NH 03034

SCALE: 1" = 40' OCTOBER 20, 2025

Surveying + Engineering + Land Planning + Permitting + Septic Designs

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- - - - - SOIL BOUNDARY

44C MONTAUK FINE SANDY
8 TO 15% SLOPES

45B MONTAUK FINE SANDY LOAM
0 TO 8% SLOPES, VERY STONY

45C MONTAUK FINE SANDY LOAM
8 TO 15% SLOPES, VERY STONY

45D MONTAUK FINE SANDY LOAM
15 TO 25% SLOPES, VERY STONY

140B CHATFIELD-HOLLIS-CANTON
COMPLEX, 0 TO 8% SLOPES,
ROCKY

140C

140D

295

446B

447B

657B

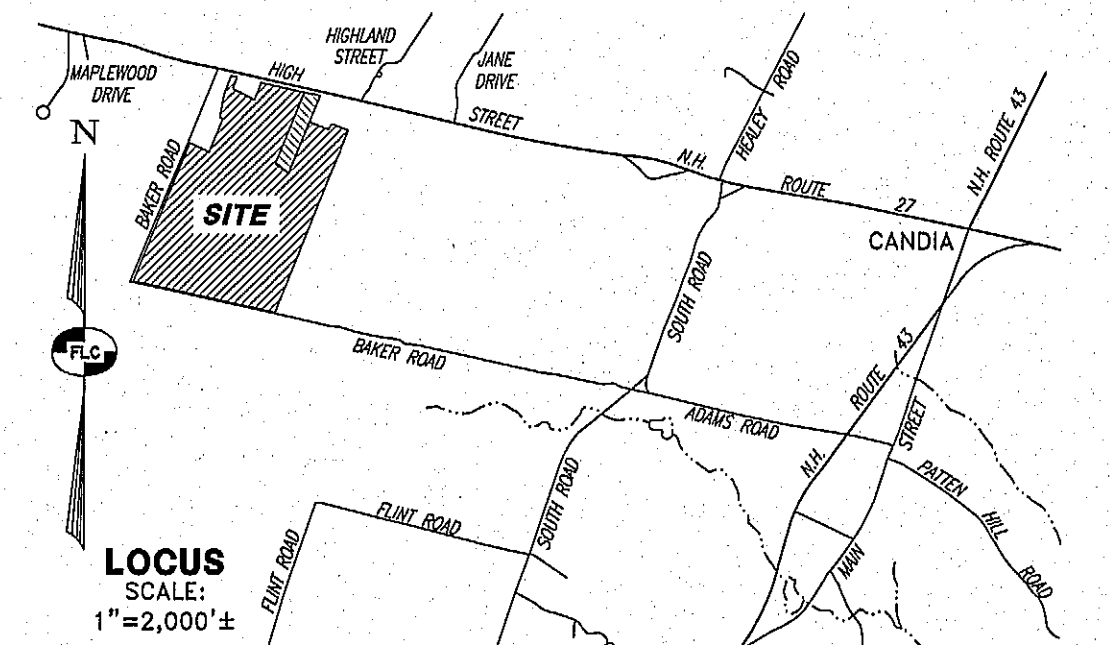
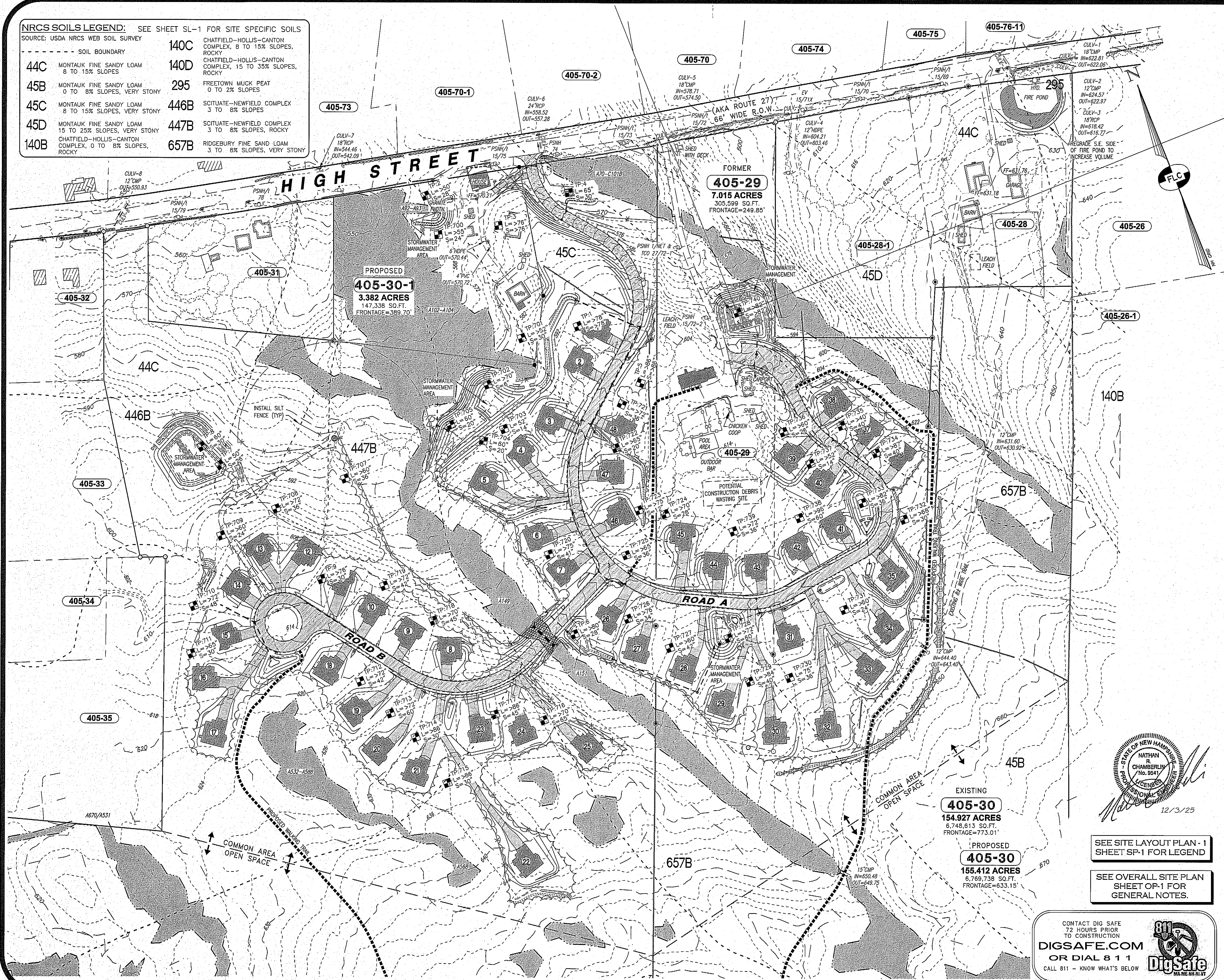
CHATFIELD-HOLLIS-CANTON
COMPLEX, 8 TO 15% SLOPES,
ROCKY
CHATFIELD-HOLLIS-CANTON
COMPLEX, 15 TO 35% SLOPES,
ROCKY

FREETOWN MUCK PEAT
0 TO 2% SLOPES

SCITUATE-NEWFIELD COMPLEX
3 TO 8% SLOPES

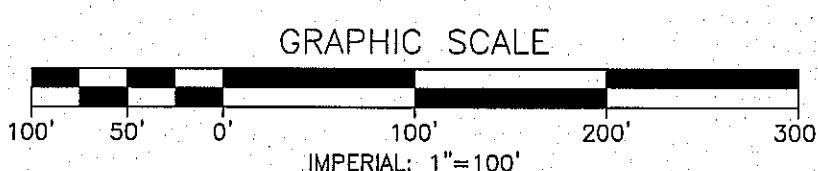
SCITUATE-NEWFIELD COMPLEX
3 TO 8% SLOPES, ROCKY

RIDGEBURY FINE SAND-LOAM
3 TO 8% SLOPES, VERY STONY



GRADING, DRAINAGE & EROSION CONTROL NOTES

- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE STATE OF NEW HAMPSHIRE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- STORMWATER FLOWS ARE NOT TO BE DIRECTED TO THE STORMWATER MANAGEMENT AREAS UNTIL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE THE FOLLOWING HAS OCCURRED:
- BARE, COARSE GRAVELS HAVE BEEN INSTALLED AND AREAS TO BE PAVED
 - A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED.
 - OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION. NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
- SILT FENCE SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-QUARTER THE HEIGHT OF THE SILT FENCE.
- THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- THE CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF ARTICLE 17 OF THE TOWN OF CANDIA'S SUBDIVISION REGULATIONS PERTAINING TO THE DISPOSAL OF CONSTRUCTION MATERIALS. STUMPS ARE TO BE GROUND AND THE TAILINGS USED FOR EROSION CONTROL.

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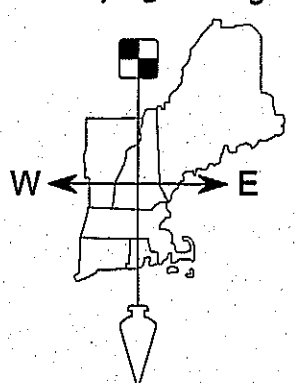
OVERALL GRADING PLAN
FARMS OF CANDIA
TAX MAP 405 LOTS 29 & 30
(466 & 476 HIGH STREET)
CANDIA, NEW HAMPSHIRE

PREPARED FOR:
JAMES LOGAN
273 CURRIER ROAD, CANDIA, NH 03034

LAND OF:
LONDON BRIDGE SOUTH, INC.
273 CURRIER ROAD, CANDIA, NH 03034

SCALE: 1" = 100' OCTOBER 20, 2025

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



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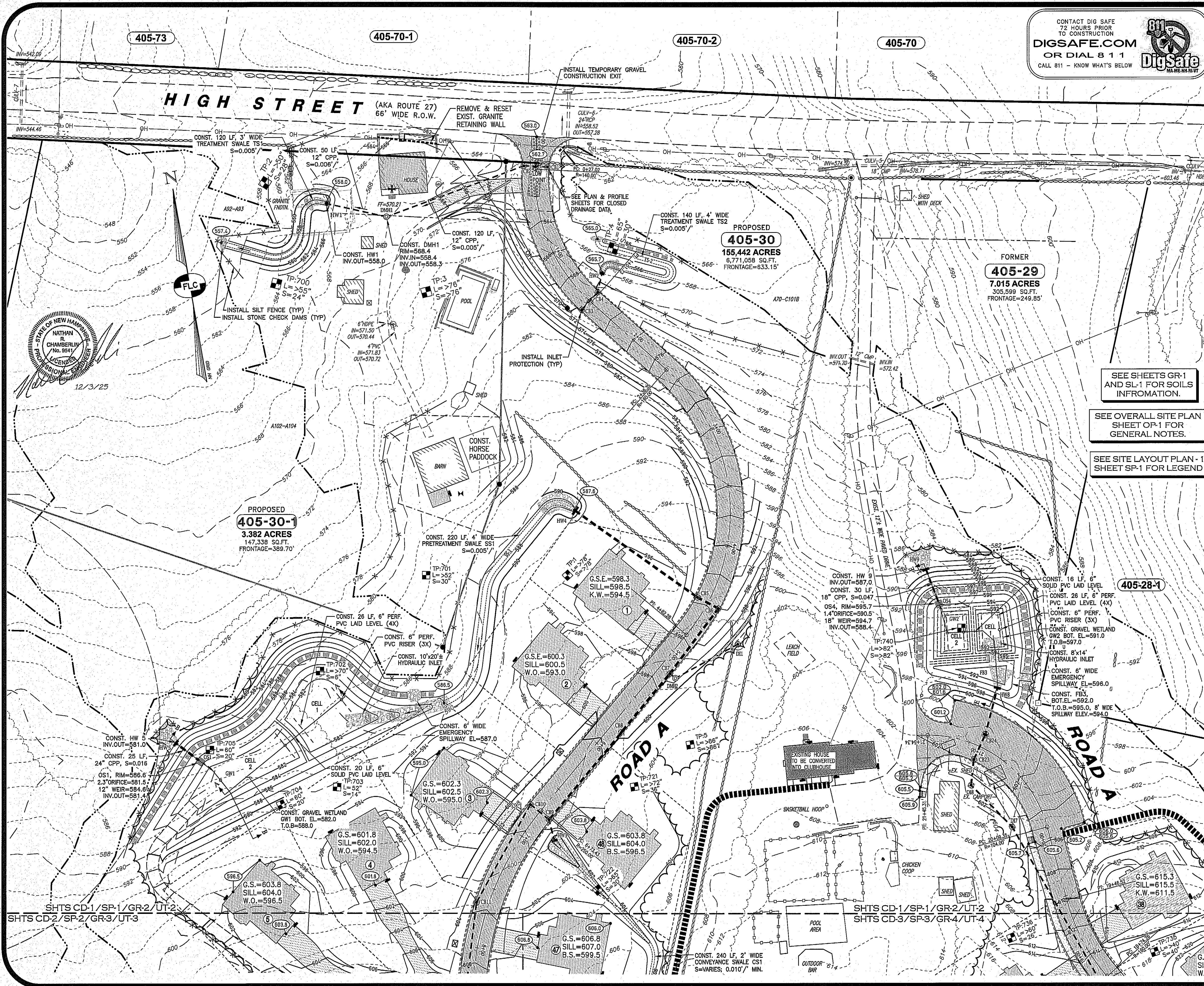
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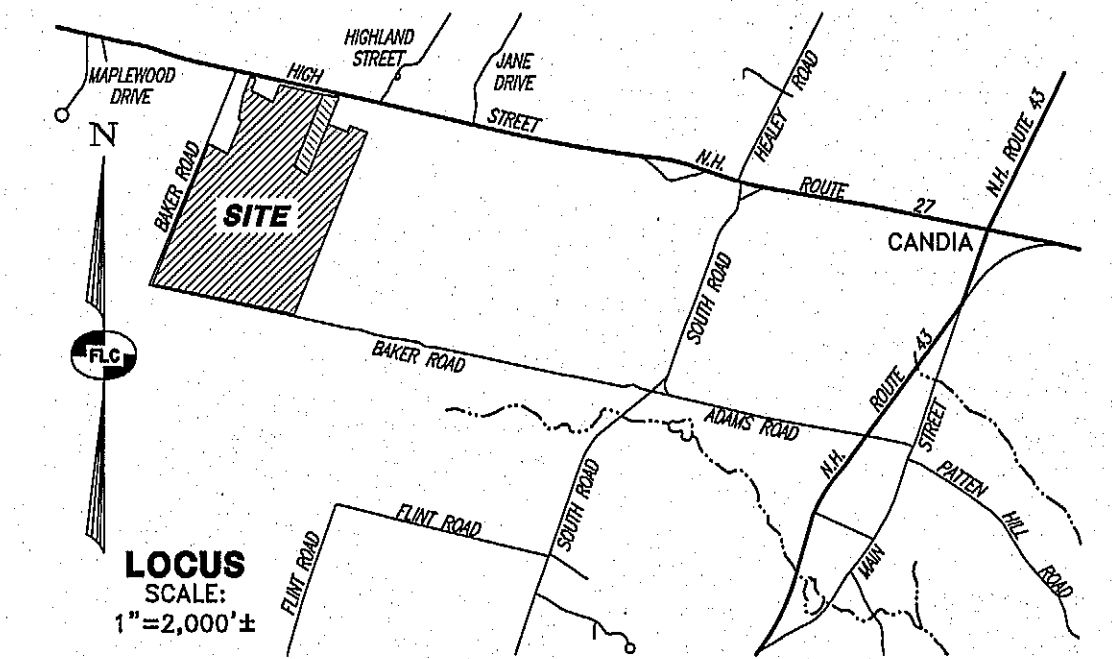
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72 HOURS PRIOR
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OR DIAL 8 1 1

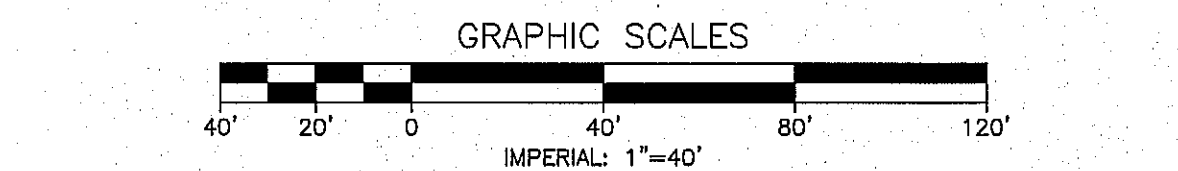
CALL 811 - KNOW WHAT'S BELOW



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- GRADING, DRAINAGE & EROSION CONTROL NOTES:**
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE STATE OF NEW HAMPSHIRE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
 - THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
 - BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
 - STORMWATER FLOWS ARE NOT TO BE DIRECTED TO THE STORMWATER MANAGEMENT AREAS UNTIL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
 - AN AREA SHALL BE CONSIDERED STABLE IF ONE THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 - A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED.
 - OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
 - ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
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 - SILT FENCE SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-QUARTER THE HEIGHT OF THE SILT FENCE.
 - THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
 - THE CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF ARTICLE 17 OF THE TOWN OF CANDIA'S SUBDIVISION REGULATIONS PERTAINING TO THE DISPOSAL OF CONSTRUCTION MATERIALS. STUMPS ARE TO BE GROUND AND THE TAILINGS USED FOR EROSION CONTROL.



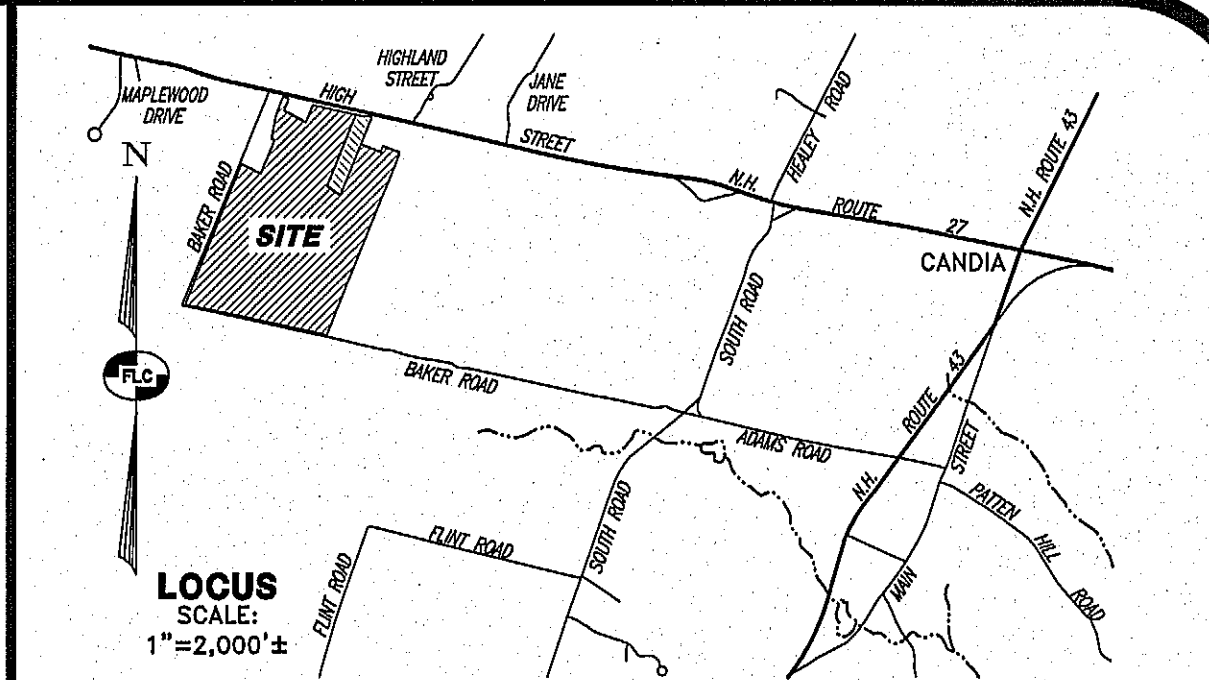
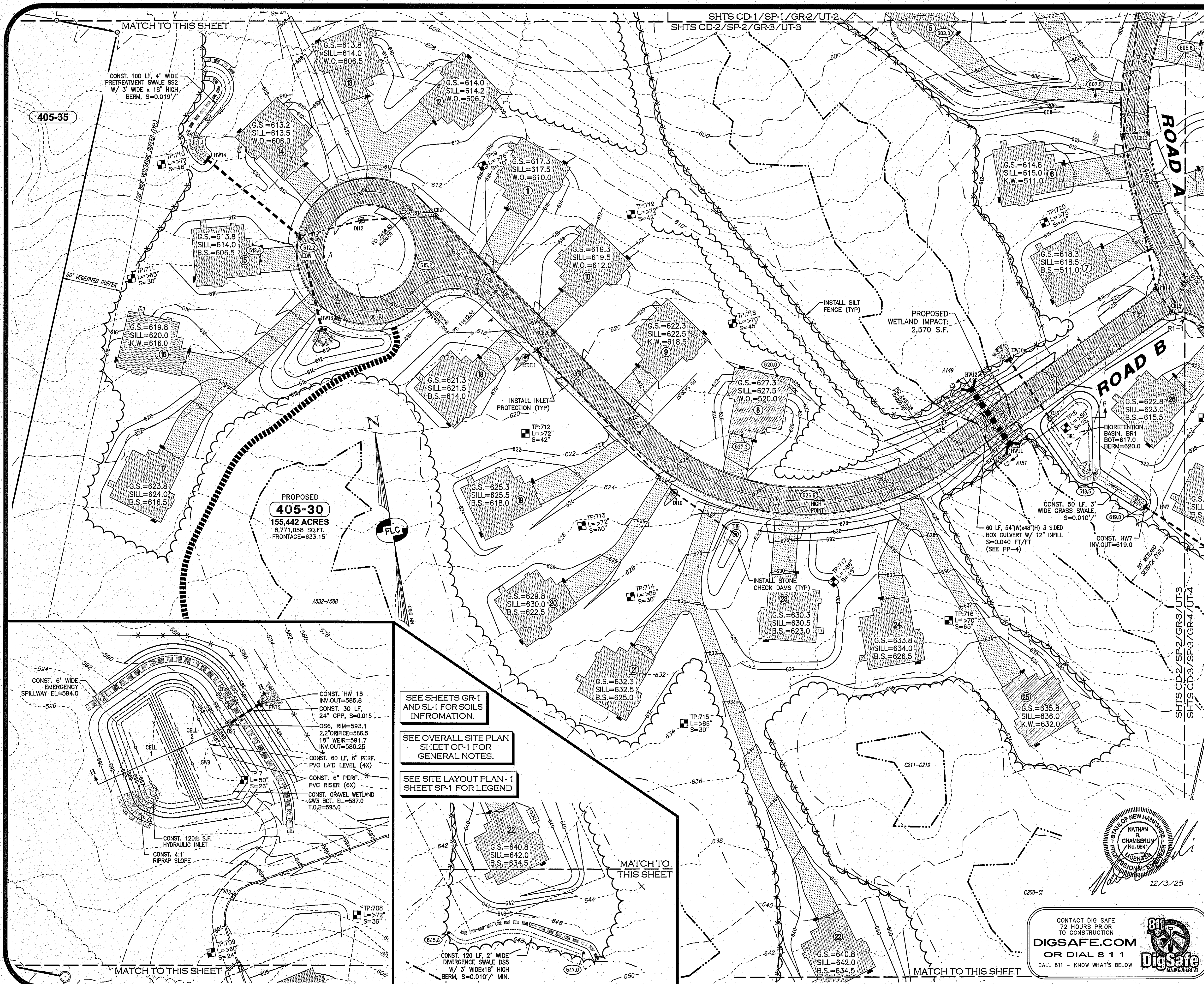
REV.	DATE	DESCRIPTION	C/O	DR	CK
A	12/2/25	REVISE PER 11/17/25 KNA REVIEW	KNA	NRC	CEB

GRADING, DRAINAGE & EROSION CONTROL PLAN 1
FARMS OF CANDIA
TAX MAP 405 LOTS 29 & 30
(466 & 476 HIGH STREET)
CANDIA, NEW HAMPSHIRE
PREPARED FOR:
JAMES LOGAN
273 CURRIER ROAD, CANDIA, NH 03034
LAND OF:
LONDON BRIDGE SOUTH, INC.
273 CURRIER ROAD, CANDIA, NH 03034

SCALE: 1" = 40' OCTOBER 20, 2025

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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LAND CONSULTANTS, PLLC
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www.FieldstoneLandConsultants.com



- GRADING, DRAINAGE & EROSION CONTROL NOTES:**
1. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION PLAN SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE STATE OF NEW HAMPSHIRE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
 2. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
 3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
 4. STORMWATER FLOWS ARE NOT TO BE DIRECTED TO THE STORMWATER MANAGEMENT AREAS UNTIL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
 5. AN AREA SHALL BE CONSIDERED STABLE IF ONE THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 - A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - A MINIMUM OF 5 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED.
 - OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
 6. ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
 - 7. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
 - 8. ALL SEEDING AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDING AS NEEDED.
 - 9. SILT FENCE SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-QUARTER THE HEIGHT OF THE SILT FENCE.
 - 10. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
 - 11. THE CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF ARTICLE 17 OF THE TOWN OF CANDIA'S SUBDIVISION REGULATIONS PERTAINING TO THE DISPOSAL OF CONSTRUCTION MATERIALS. STUMPS ARE TO BE GROUND AND THE TAILINGS USED FOR EROSION CONTROL.

GRAPHIC SCALES

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	12/2/25	REVISE PER 11/17/25 KNA REVIEW	KNA	NRC	CEB

GRADING, DRAINAGE & EROSION CONTROL PLAN 2

FARMS OF CANDIA

TAX MAP 405 LOTS 29 & 30

(466 & 476 HIGH STREET)

CANDIA, NEW HAMPSHIRE

PREPARED FOR:

JAMES LOGAN

273 CURRIER ROAD, CANDIA, NH 03034

LAND OF:

LONDON BRIDGE SOUTH, INC.

273 CURRIER ROAD, CANDIA, NH 03034

SCALE: 1" = 40' OCTOBER 20, 2025

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SEE SHEETS GR-1 AND SL-1 FOR SOILS INFORMATION.

SEE OVERALL SITE PLAN SHEET OP-1 FOR GENERAL NOTES.

SEE SITE LAYOUT PLAN - 1 SHEET SP-1 FOR LEGEND

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

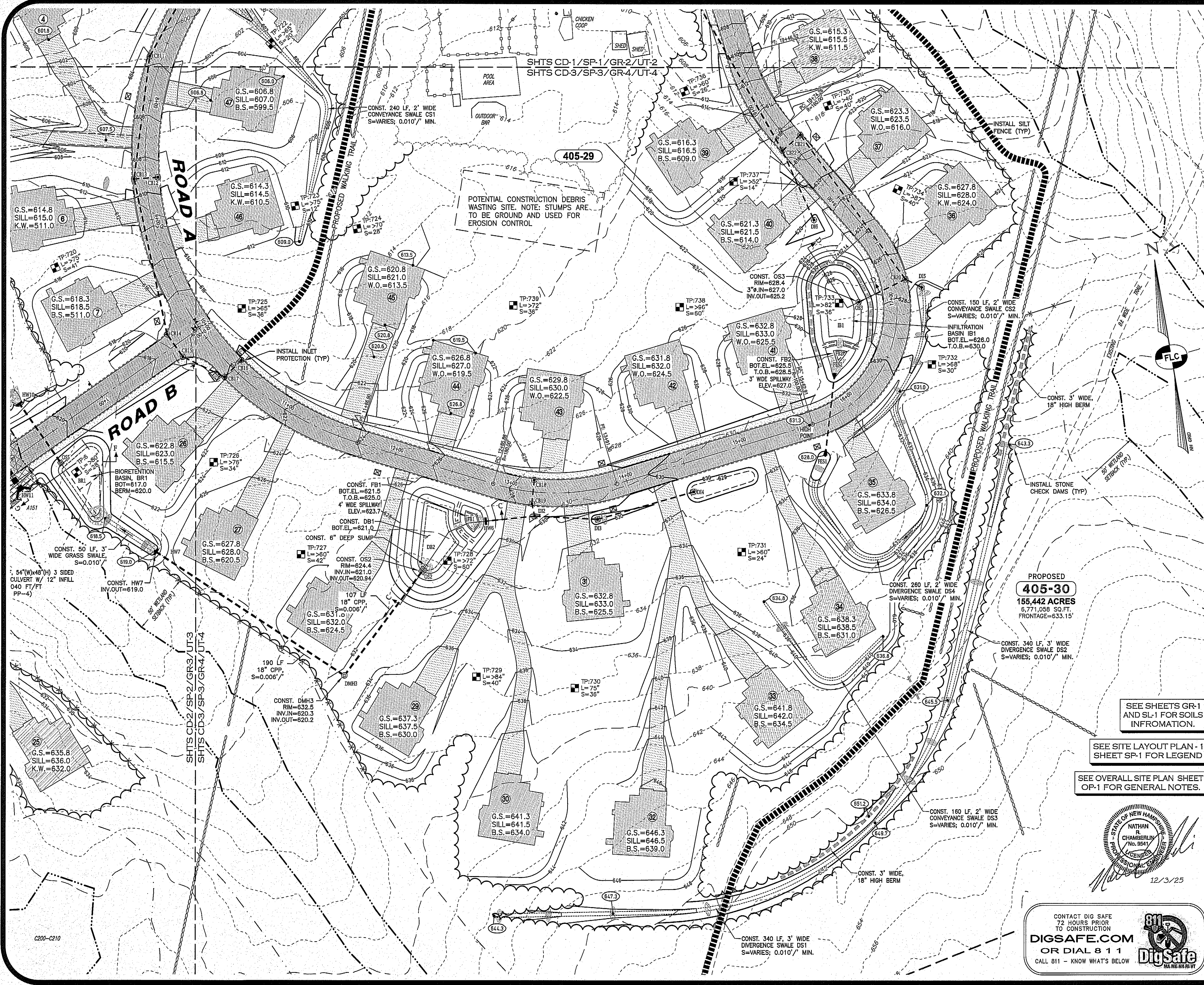
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12/3/25



LOCUS
SCALE:
1"=2,000'

GRAPHIC SCALES
40' 20' 0' 40' 80' 120'
IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	12/2/25	REVISE PER 11/17/25 KNA REVIEW	KNA	NRC	CEB

GRADING, DRAINAGE & EROSION CONTROL PLAN 3

FARMS OF CANDIA
TAX MAP 405 LOTS 29 & 30
(466 & 476 HIGH STREET)
CANDIA, NEW HAMPSHIRE

PREPARED FOR:
JAMES LOGAN
273 CURRIER ROAD, CANDIA, NH 03034

LAND OF:
LONDON BRIDGE SOUTH, INC.
273 CURRIER ROAD, CANDIA, NH 03034

SCALE: 1" = 40' OCTOBER 20, 2025

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FILE: 3528SPO0A.dwg PROJ. NO. 3528.00 SHEET: GR-4

- GRADING, DRAINAGE & EROSION CONTROL NOTES:**
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 5. AN AREA SHALL BE CONSIDERED STABLE IF ONE THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 - A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED.
 - OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
 6. ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
 7. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
 8. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.
 9. SILT FENCE SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-QUARTER THE HEIGHT OF THE SILT FENCE.
 10. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC HIGHWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
 11. THE CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF ARTICLE 17 OF THE TOWN OF CANDIA'S SUBDIVISION REGULATIONS PERTAINING TO THE DISPOSAL OF CONSTRUCTION MATERIALS. STUMPS ARE TO BE GROUND AND THE TAILINGS USED FOR EROSION CONTROL.

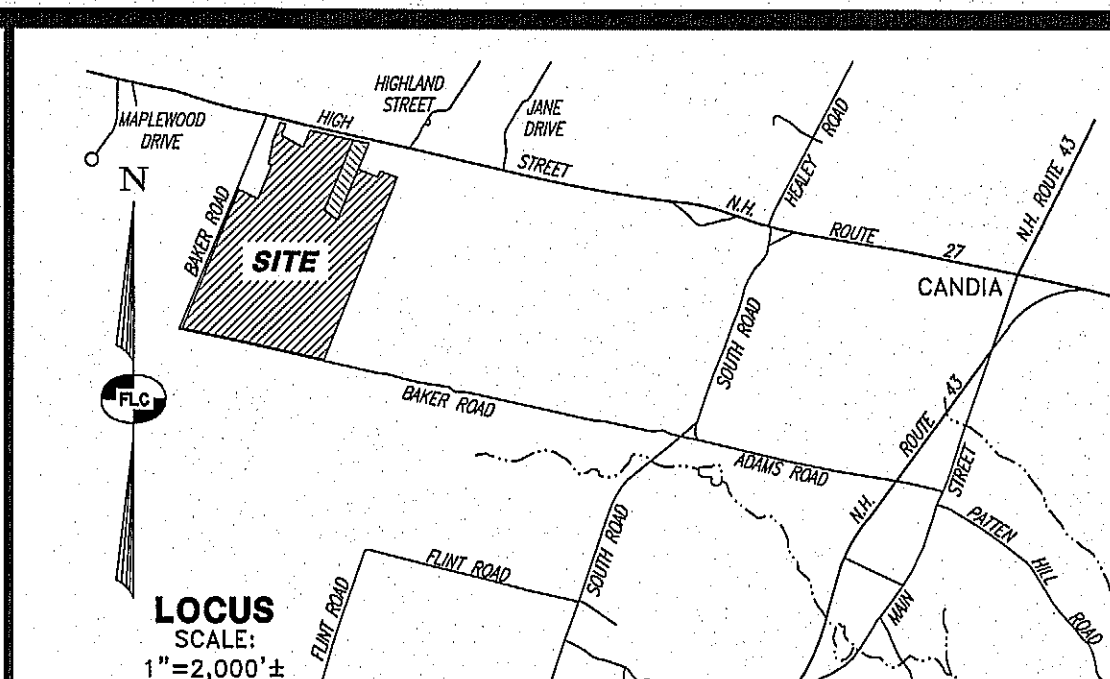
SEE SHEETS GR-1
AND SL-1 FOR SOILS
INFORMATION.

SEE SITE LAYOUT PLAN - 1
SHEET SP-1 FOR LEGEND

SEE OVERALL SITE PLAN SHEET
OP-1 FOR GENERAL NOTES.

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 8 1 1
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DigSafe
MAINE NH VT



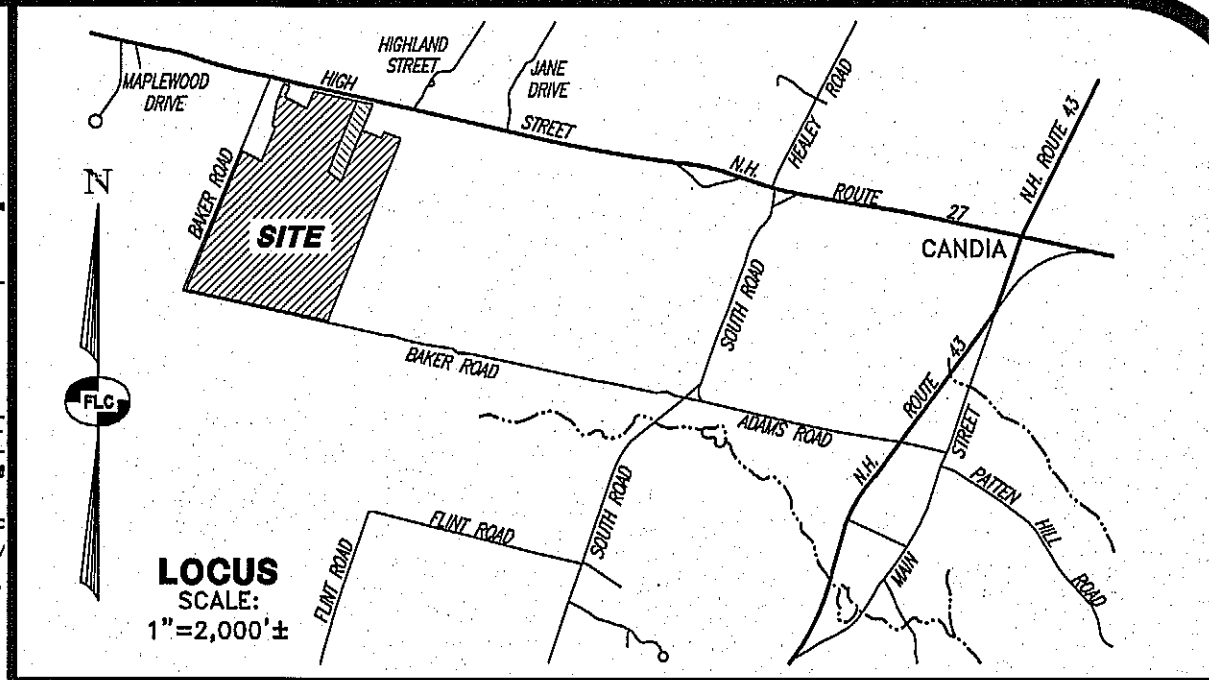
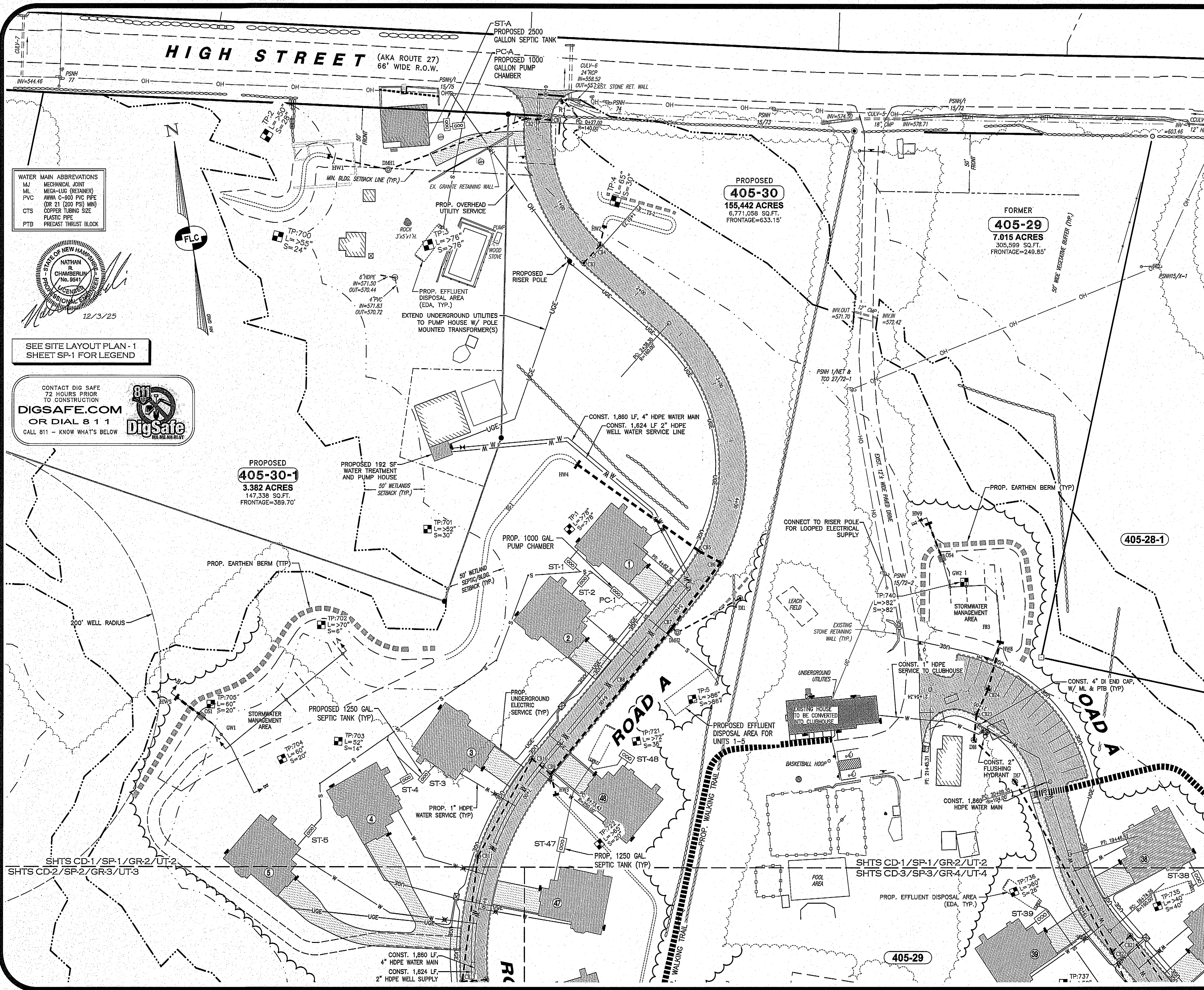
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CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION

DIGSAFE.COM
OR DIAL 8 1 1

CALL 811 - KNOW WHAT'S BELOW

The logo for Dig Safe features a circular emblem with a shovel and a pickaxe crossed inside. Above the emblem is the number '811'. Below the emblem, the words 'Dig Safe' are written in a large, bold, sans-serif font. At the bottom of the logo, the phrase 'MAKING IT EASY' is written in a smaller, all-caps font.



- UTILITY NOTES:**
1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF CANDIA AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE TOWN OF CANDIA DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
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- GRAPHIC SCALES**
- 40' 20' 0' 40' 80' 120'
- IMPERIAL: 1"=40'

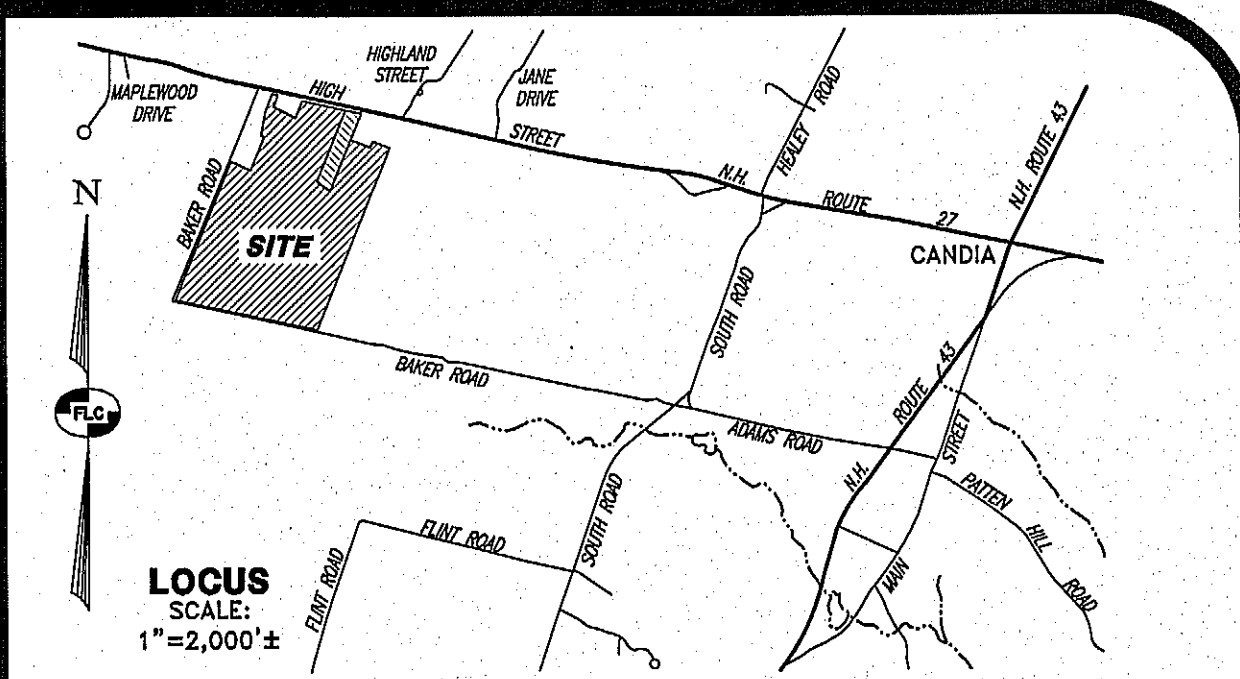
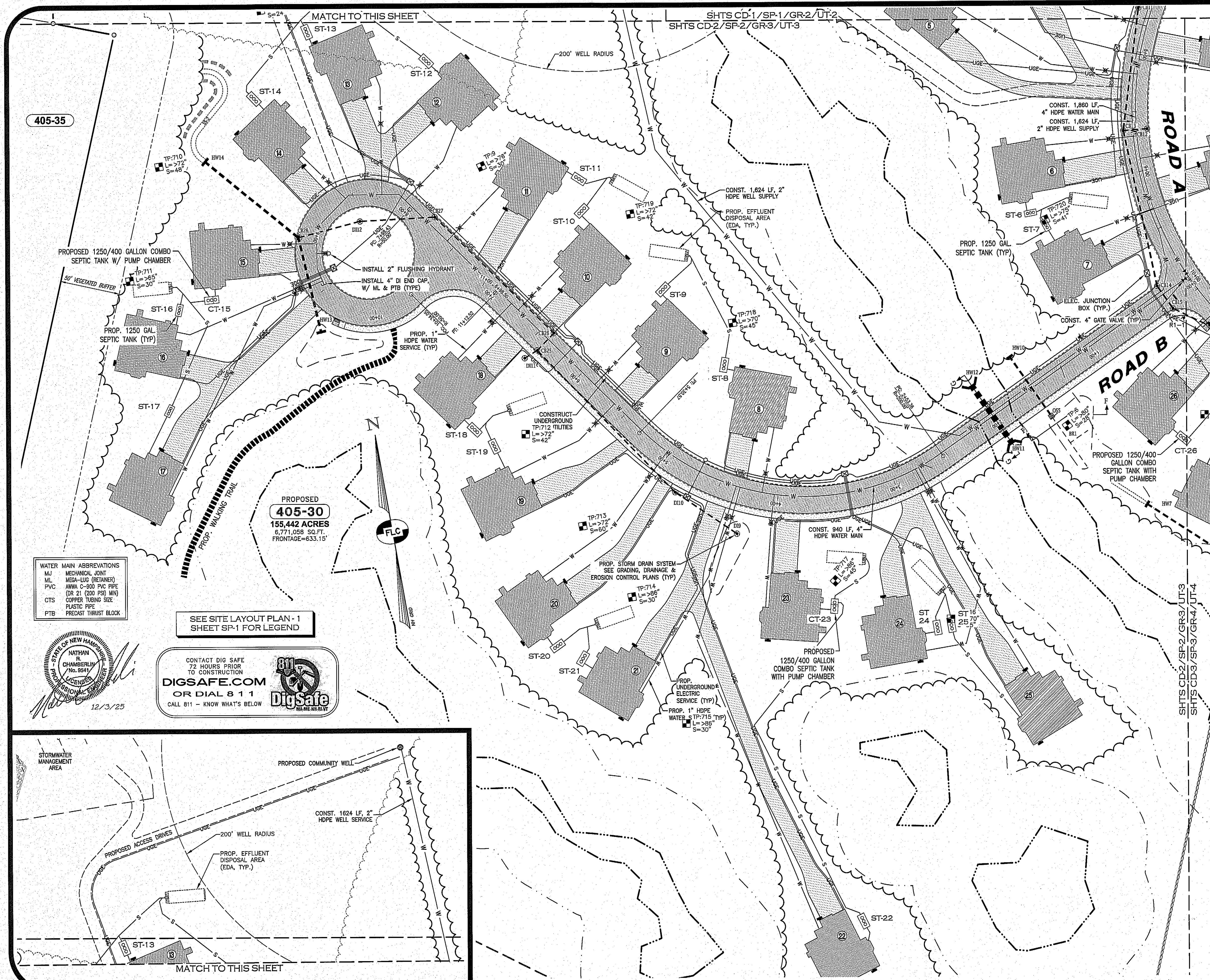
A	12/2/25	REVISE PER 11/17/25 KNA REVIEW	KNA	NRC	CEB
REV.	DATE	DESCRIPTION	C/O	DR	CK

SITE UTILITY PLAN - 1
FARMS OF CANDIA
TAX MAP 405 LOTS 29 & 30
(466 & 476 HIGH STREET)
CANDIA, NEW HAMPSHIRE
PREPARED FOR:
JAMES LOGAN
273 CURRIER ROAD, CANDIA, NH 03034
LAND OF:
LONDON BRIDGE SOUTH, INC.
273 CURRIER ROAD, CANDIA, NH 03034

SCALE: 1" = 40' OCTOBER 20, 2025

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 45 Roxbury Street, Keene, NH 03431
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 www.FieldstoneLandConsultants.com



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GRAPHIC SCALES

40' 20' 0' 40' 80' 120'

IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
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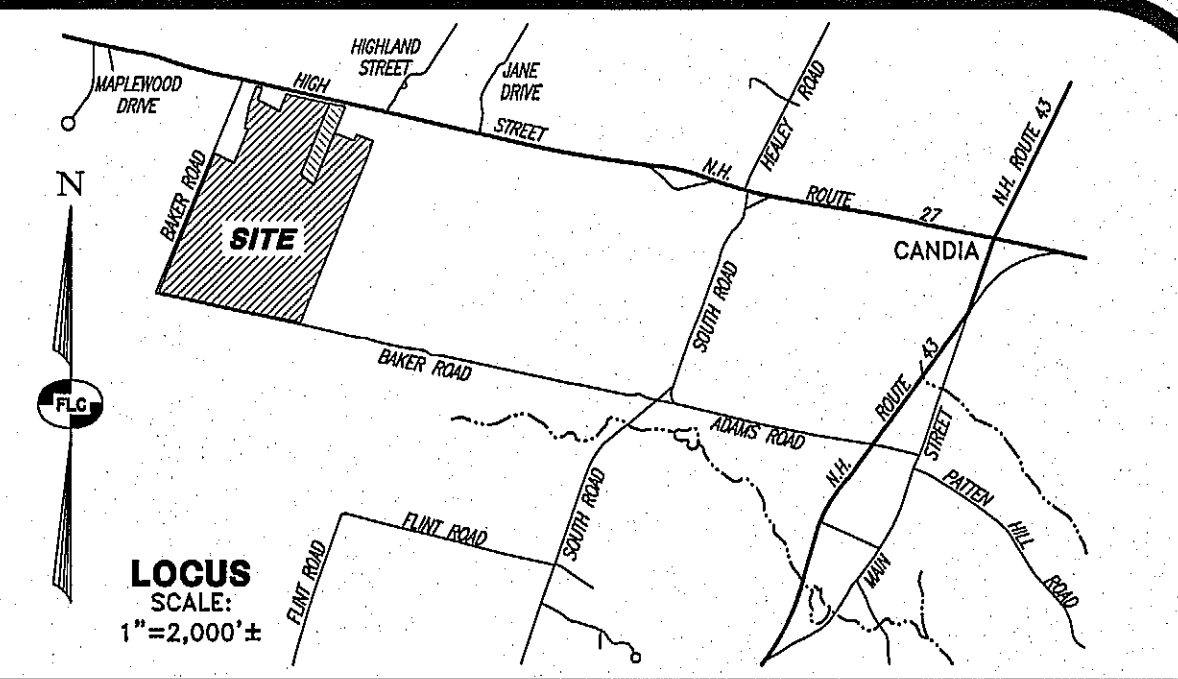
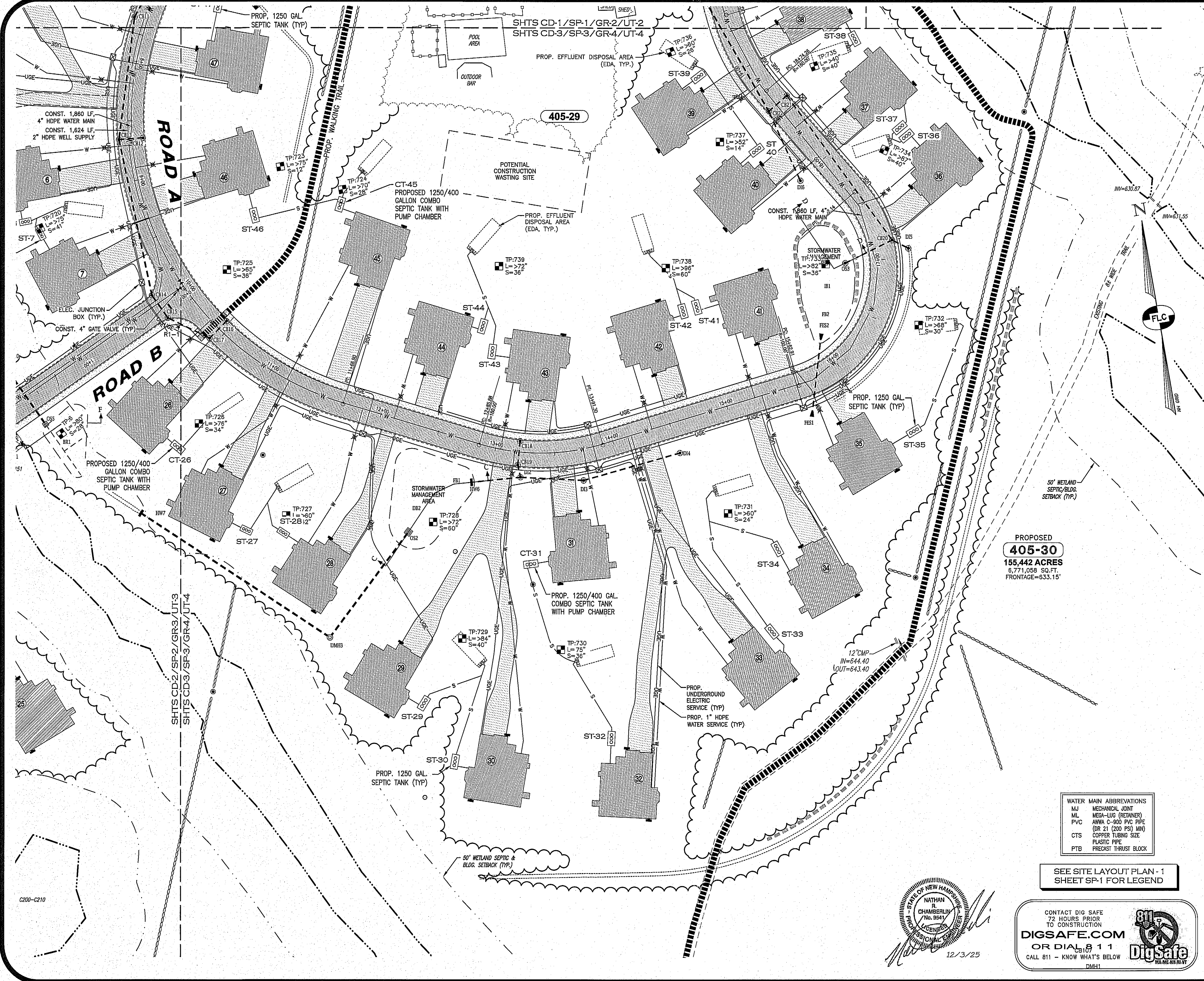
SITE UTILITY PLAN - 2
FARMS OF CANDIA
TAX MAP 405 LOTS 29 & 30
(466 & 476 HIGH STREET)
CANDIA, NEW HAMPSHIRE
PREPARED FOR:
JAMES LOGAN
273 CURRIER ROAD, CANDIA, NH 03034
LAND OF:
LONDON BRIDGE SOUTH, INC.
273 CURRIER ROAD, CANDIA, NH 03034

SCALE: 1" = 40' OCTOBER 20, 2025

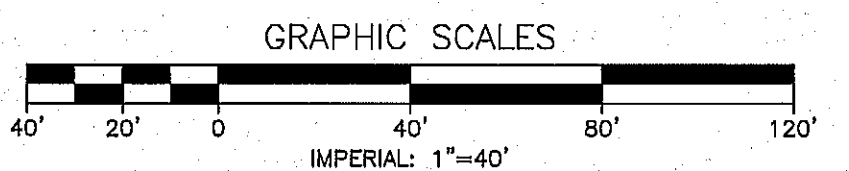
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REV.	DATE	DESCRIPTION	C/O	DR	CK

SITE UTILITY PLAN - 3
FARMS OF CANDIA
TAX MAP 405 LOTS 29 & 30
(466 & 476 HIGH STREET)
CANDIA, NEW HAMPSHIRE
PREPARED FOR:
JAMES LOGAN
273 CURRIER ROAD, CANDIA, NH 03034
LAND OF:
LONDON BRIDGE SOUTH, INC.
273 CURRIER ROAD, CANDIA, NH 03034

SCALE: 1" = 40' OCTOBER 20, 2025

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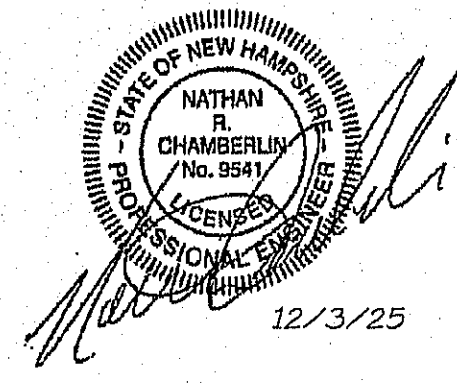
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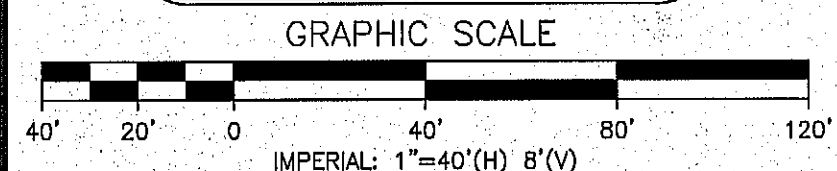
WATER MAIN ABBREVIATIONS
MJ MECHANICAL JOINT
ML MEGA-LUG (RETAINER)
PVC AWWA C-900 PVC PIPE
(OR 21 (200 PSI) MIN)
CTS COPPER TUBING SIZE
PTB PRECAST THRUST BLOCK

SEE SITE LAYOUT PLAN - 1
SHEET SP-1 FOR LEGEND

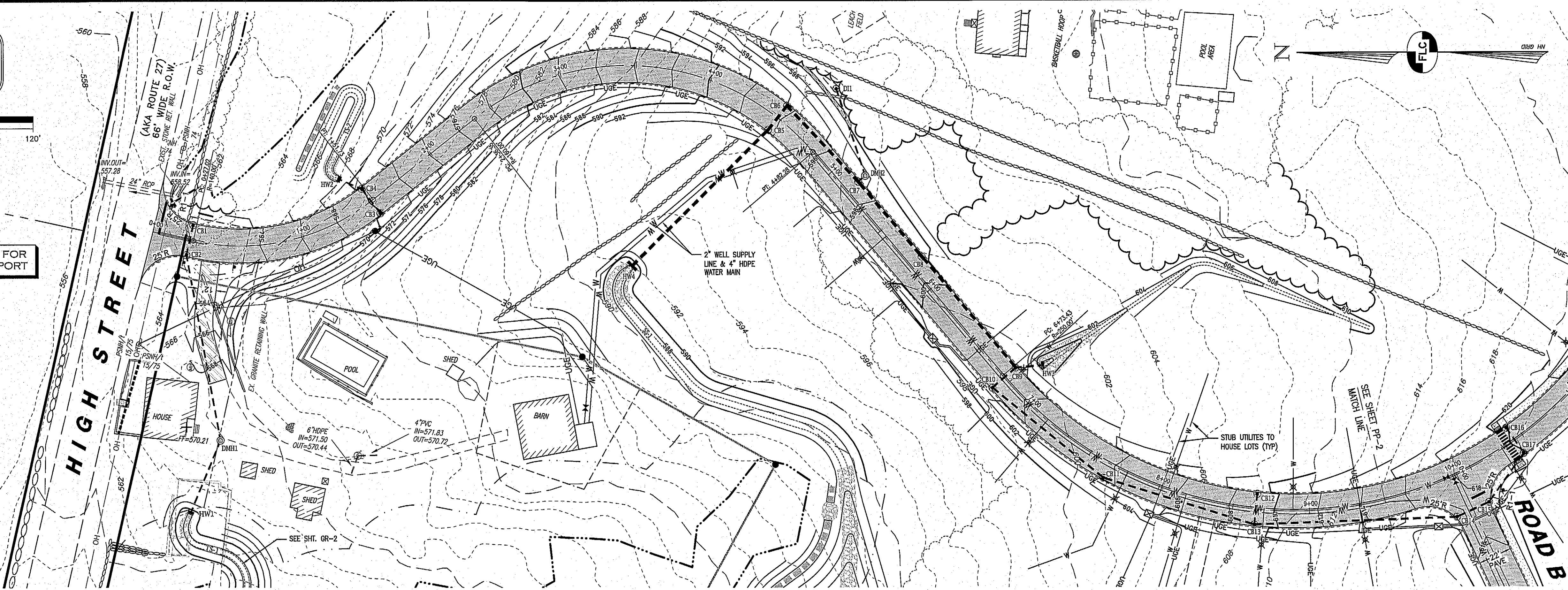
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DMH1

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MAINE NH NYS

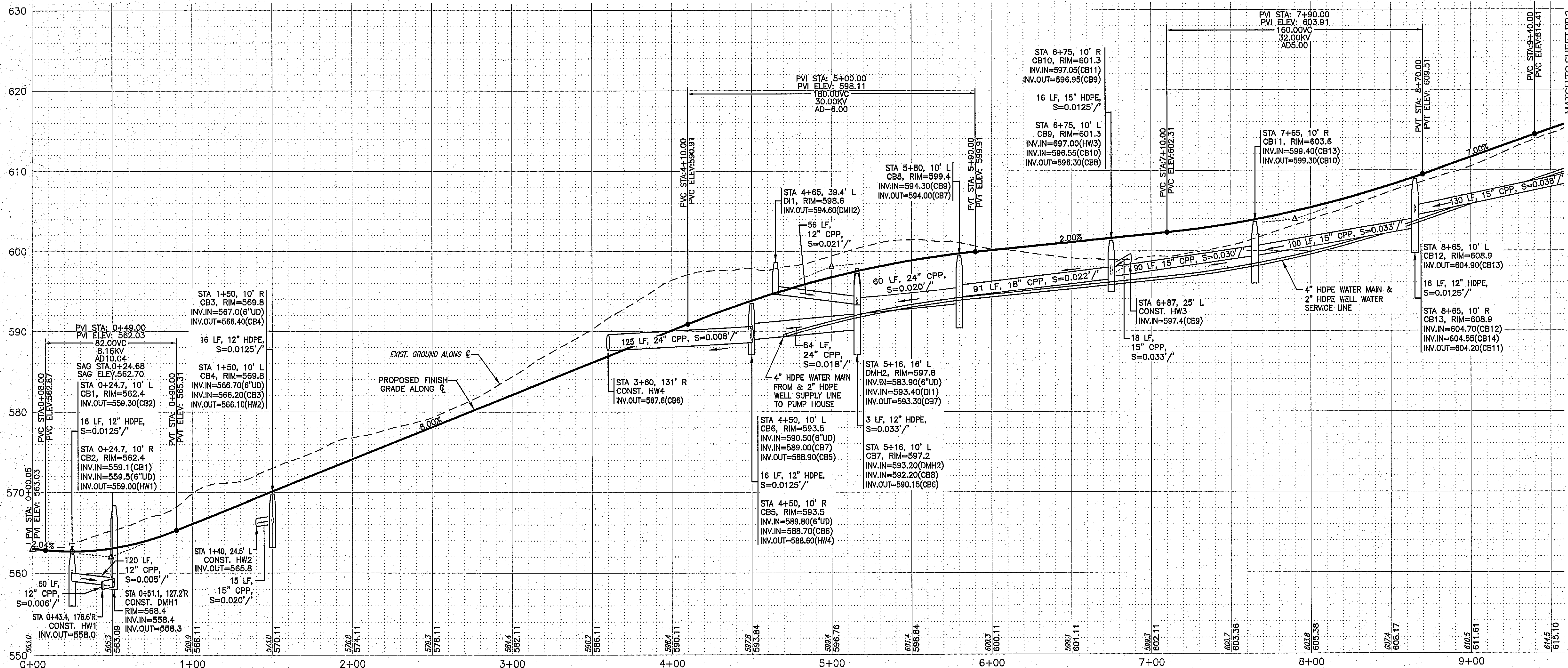




SEE SHEET PP-2 FOR CENTERLINE REPORT



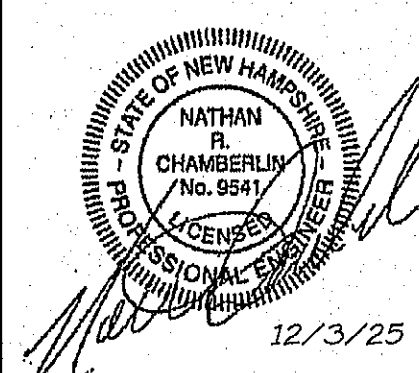
- LEGEND:**
- EXISTING FEATURES**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ABUTTING LOT LINE
 - BUILDING SETBACK LINE
 - EDGE OF PAVED ROAD
 - EDGE OF GRAVEL ROAD
 - STONE WALL
 - EDGE OF TREE LINE
 - EDGE OF WETLANDS
 - 10' CONTOUR INTERVAL
 - 2' CONTOUR INTERVAL
 - CULVERT
 - OVERHEAD UTILITY LINE
 - TAX MAP & LOT NUMBER
 - GRANITE BOUND FOUND
 - DRILL HOLE SET
 - IRON PIN SET
 - GRANITE BOUND PER REF. PLAN
 - WOODEN HUB PER REF. PLAN
 - UTILITY POLE & GUY
 - CATCH BASIN (SQUARE)
 - WELL
 - EXISTING BUILDING
- PROPOSED FEATURES**
- EDGE OF PAVEMENT
 - CAPE COD BERM
 - 2 FT. CONTOUR
 - 10 FT. CONTOUR
 - SURFACE WATER FLOW
 - STORM WATER DRAINAGE
 - STORM DRAIN MANHOLE
 - PAVED WALK
 - EROSION CONTROL STONE
 - PAVED AREA
 - LIMITS OF CLEARING
 - WATER GATE VALVE
 - WATER SERVICE SHUT-OFF
 - GRAVITY SEPTIC LINE
 - EFFLUENT FORCE MAIN
 - WATER LINE
 - UNDERGROUND UTILITY LINES AND UTILITY BOXES LOCATION
 - PRECAST THRUST BLOCK



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REV.	DATE	DESCRIPTION
1	12/2/25	REVISED PER 11/17/25 KNA REVIEW
2		
3		
4		
5		
6		
7		
8		
9		
10		

JAMES LOGAN
773 CURRIER ROAD
CANDIA, NH 03324

FARMS OF CANDIA

PLANS ISSUED FOR:
MUNICIPAL REVIEW

TAX MAP 405, LOTS: 29 & 30
CANDIA, NEW HAMPSHIRE

SCALE: 1" = 40' HORIZ. / 8' VERT.

OCTOBER 20, 2025

FILE: 3528SP00A.dwg

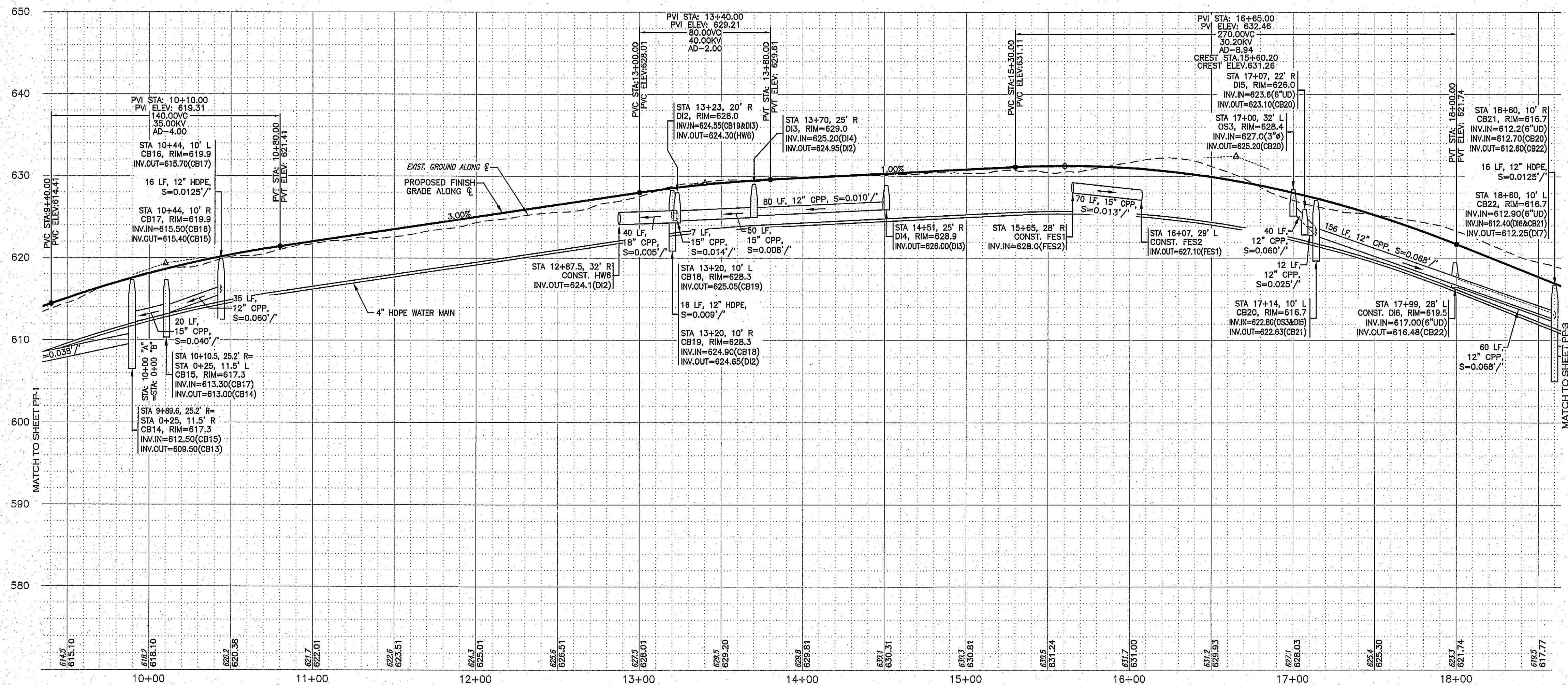
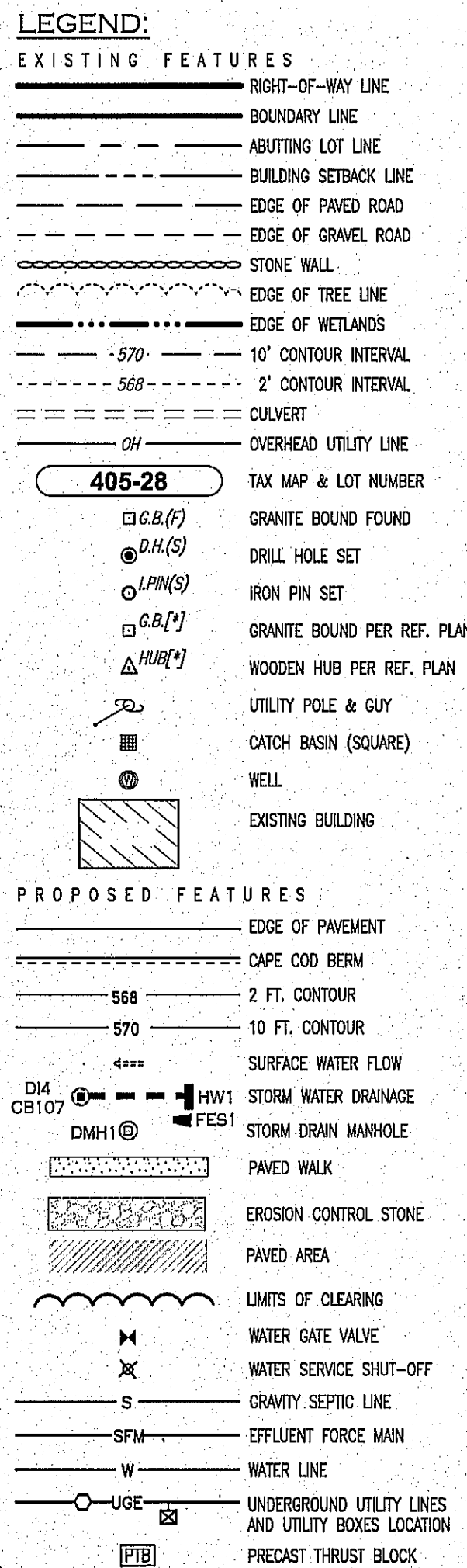
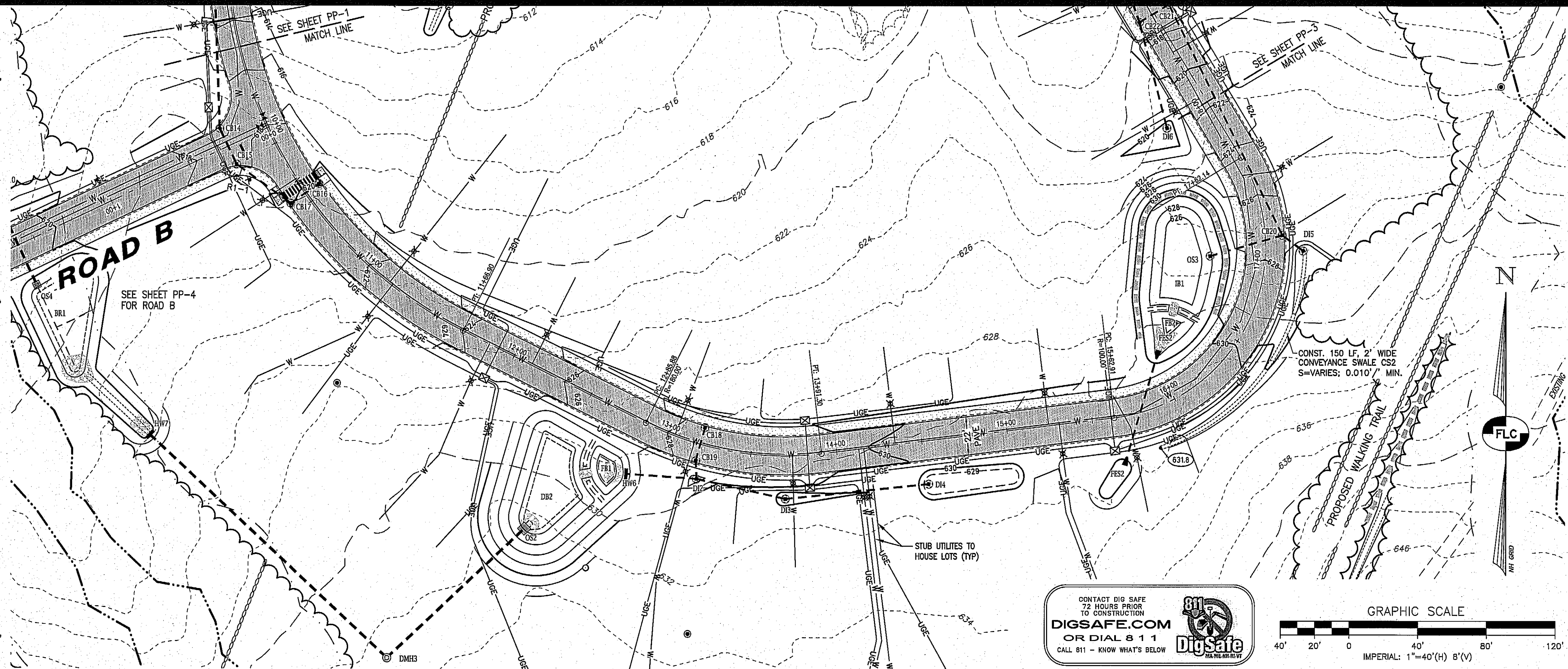
PP-1
SHEET

PROJECT NO. 3528.00

ROAD "A" Centerline Report Cont.
Centerline File: P:\0_FLC\0_PROJECTS\03528\3528.00\DATA\ROADS\3528.00_ROAD A_REV_B.CL

Station	Northing	Easting	Type	Bearing	Distance
0+00.00	207050.571	1074716.226	PI	S 12°41'52" W	27.024'
0+27.02	207024.208	1074710.286			
Radius:	206993.435	1074846.862	Radius Length:	140.000'	
Arc Len:	124.707'	Delta: 51°02'14" Left	Degree:	40°55'32"	
Chord Len:	120.625'	Chord Brg: S 12°49'15" E			
Radial-In:	S 77°18'08" E	Radial-Out:	N 51°39'38" E		
Tangential-In, Tangential-Out					
0+93.86	206959.010	1074695.596	PI	Tangent: 66.832'	
1+51.73	206906.590	1074737.054	PT	S 38°20'22" E	84.622'
2+36.35	206840.217	1074789.546			
Radius:	206740.966	1074664.050	Radius Length:	160.000'	
Arc Len:	245.930'	Delta: 88°04'02" Right	Degree:	35°48'36"	
Chord Len:	222.426'	Chord Brg: S 05°41'39" W			
Radial-In:	S 51°39'38" W	Radial-Out:	N 40°16'20" W		
Tangential-In, Tangential-Out					
3+91.04	206718.885	1074885.504	PI	Tangent: 154.692'	
4+82.28	206618.889	1074767.478	PT	S 49°43'40" W	191.142'
6+73.43	206495.331	1074621.640			
Radius:	206304.585	1074783.245	Radius Length:	250.000'	
Arc Len:	493.476'	Delta: 113°05'47" Left	Degree:	22°55'06"	
Chord Len:	417.175'	Chord Brg: S 06°49'14" E			
Radial-In:	S 40°16'20" E	Radial-Out:	N 26°37'53" E		
Tangential-In, Tangential-Out					
10+51.83	206250.725	1074332.928	PI	Tangent: 378.400'	
11+66.90	206081.108	1074671.183	PT	S 63°22'07" E	118.980'
12+85.88	206027.776	1074777.540			
Radius:	206188.679	1074858.225	Radius Length:	180.000'	
Arc Len:	105.414'	Delta: 33°33'16" Left	Degree:	31°49'52"	
Chord Len:	103.914'	Chord Brg: S 80°08'45" E			
Radial-In:	N 26°37'53" E	Radial-Out:	N 06°55'23" W		
Tangential-In, Tangential-Out					
13+40.15	206003.451	1074826.050	PI	Tangent: 54.267'	
13+91.30	206009.992	1074879.922	PT	N 83°04'37" E	171.619'
15+62.91	206030.678	1075050.290			
Radius:	206128.949	1075038.236	Radius Length:	100.000'	
Arc Len:	199.220'	Delta: 114°08'41" Left	Degree:	57°17'45"	
Chord Len:	167.872'	Chord Brg: N 26°00'16" E			
Radial-In:	N 06°55'23" W	Radial-Out:	S 58°55'56" W		
Tangential-In, Tangential-Out					
17+17.33	206049.291	1075203.577	PI	Tangent: 154.413'	
17+62.14	206181.554	1075123.892	PT	N 31°04'04" W	112.126'

SEE SHEET PP-3 FOR CONTINUATION



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www.FieldstoneLandConsultants.com

NATHAN R. CHAMBERLIN
No. 9541
Professional Engineer
12/3/25

REV.	DATE	DESCRIPTION	DR.	CK.
A	12/2/25	REVISE PER 11/17/25 KNA REVIEW	NRC	CEB

ROAD "A"
STA. 9+50 TO STA. 18+00

FARMS OF CANDIA

JAMES LOGAN
273 CURRIER ROAD
CANDIA, NH 03304

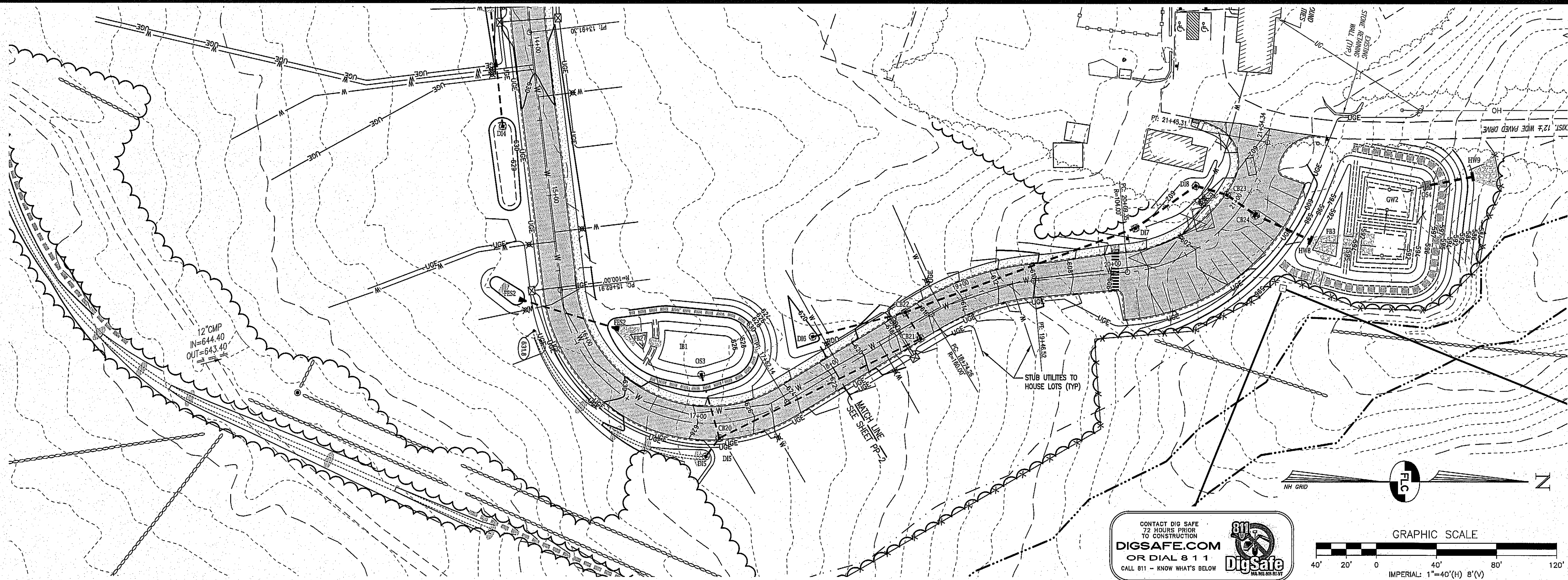
PLANS ISSUED FOR:
MUNICIPAL REVIEW

TAX MAP 405, LOTS: 29 & 30
CANDIA, NEW HAMPSHIRE

FILE: 3528SP004.dwg | OCTOBER 20, 2025

PP-2
SHEET

PROJECT NO. 3528.00



LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- 10' CONTOUR INTERVAL
- 566' 2' CONTOUR INTERVAL
- CULVERT
- OVERHEAD UTILITY LINE
- TAX MAP & LOT NUMBER
- GRANITE BOUND FOUND
- DRILL HOLE SET
- IRON PIN SET
- GRANITE BOUND PER REF. PLAN
- WOODEN HUB PER REF. PLAN
- UTILITY POLE & GUY
- CATCH BASIN (SQUARE)
- WELL
- EXISTING BUILDING

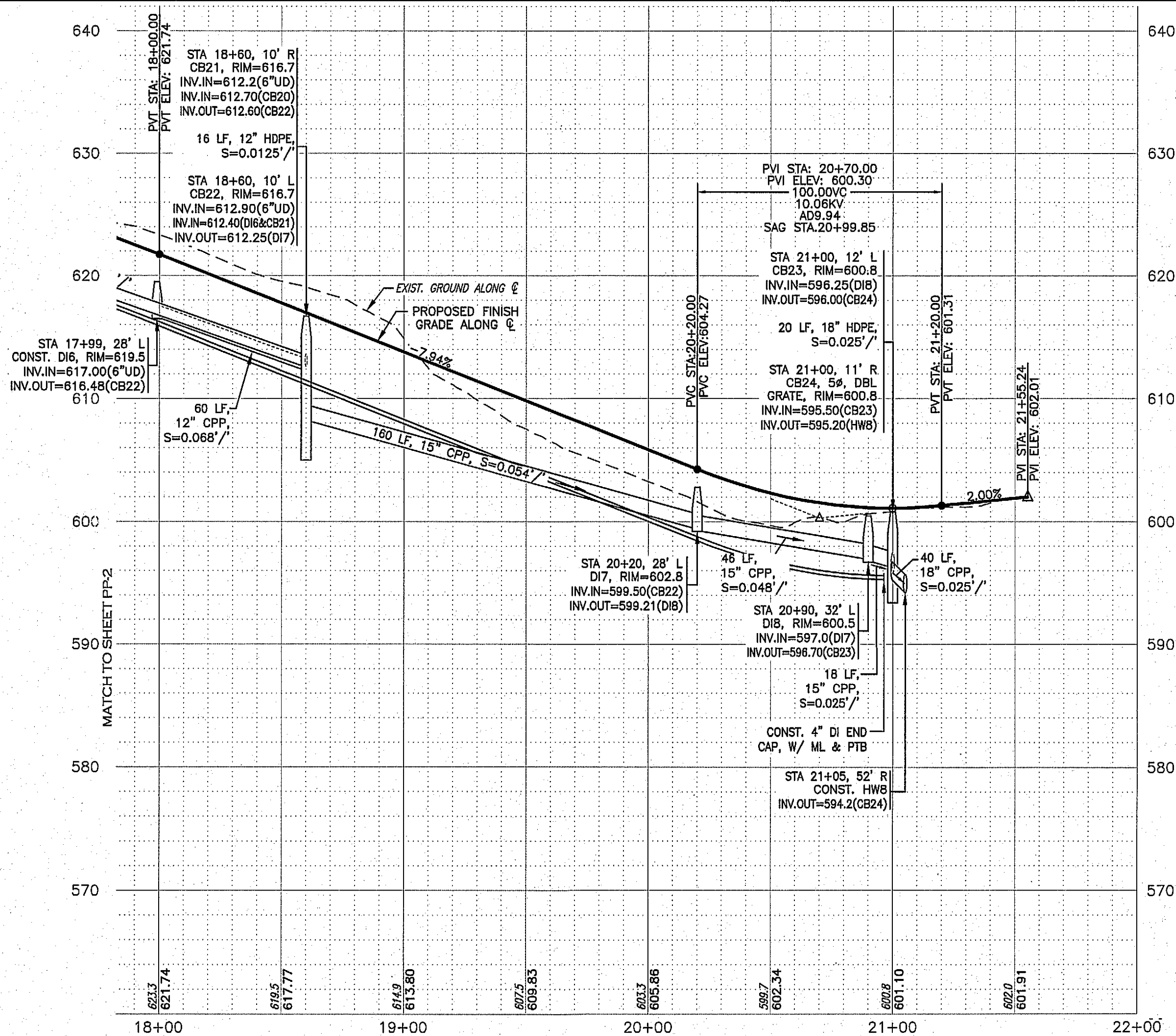
PROPOSED FEATURES

- EDGE OF PAVEMENT
- CAPE COD BERM
- 568' 2 FT. CONTOUR
- 570' 10 FT. CONTOUR
- SURFACE WATER FLOW
- STORM WATER DRAINAGE
- STORM DRAIN MANHOLE
- PAVED WALK
- EROSION CONTROL STONE
- PAVED AREA
- LIMITS OF CLEARING
- WATER GATE VALVE
- WATER SERVICE SHUT-OFF
- GRAVITY SEPTIC LINE
- EFFLUENT FORCE MAIN
- WATER LINE
- UNDERGROUND UTILITY LINES AND UTILITY BOXES LOCATION
- PRECAST THRUST BLOCK

ROAD "A" Centerline Report Cont.

Centerline File: P:\0_FLC\0_PROJECTS\03528\3528.00\DATA\ROADS\3528.00_ROAD A_REV_B.CL

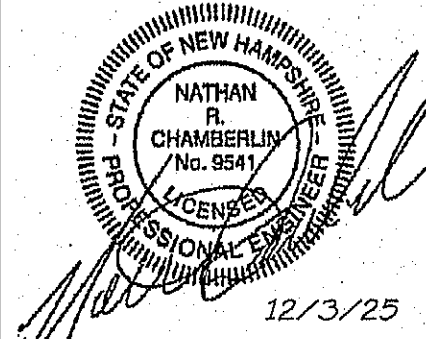
17+17.33	206049.291	1075203.577	PI	Tangent: 154.413'	
17+62.14	206181.554	1075123.892	PT		
				N 31°04'04" W	112.126'
18+74.26	206277.597	1075066.029			
Radius:	206360.165	1075203.078	Radius Length: 160.000'		
Arc Len:	72.262'	Delta: 25°52'36" Right	Degree: 35°48'36"		
Chord Len:	71.649'	Chord Brg: N 18°07'46" W			
Radial-In: N 58°55'56" E		Radial-Out: N 84°48'32" E			
Tangential-In, Tangential-Out					
19+11.02	206309.082	1075047.060	PI	Tangent: 36.758'	
19+46.52	206345.689	1075043.734	PT		
				N 05°11'28" W	62.829'
20+09.35	206408.260	1075038.050			
Radius:	206398.850	1074934.476	Radius Length: 104.000'		
Arc Len:	135.954'	Delta: 74°54'00" Left	Degree: 55°05'32"		
Chord Len:	126.478'	Chord Brg: N 42°38'28" W			
Radial-In: S 84°48'32" W		Radial-Out: S 09°54'32" W			
Tangential-In, Tangential-Out					
20+89.01	206487.591	1075030.842	PI	Tangent: 79.658'	
21+45.31	206501.299	1074952.373	PT		
				N 80°05'28" W	9.033'
21+54.34	206502.853	1074943.474	PI		



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REV.	DATE	DESCRIPTION	DR.	CK.
A	12/2/25	REVISE PER 11/17/25 KNA REVIEW	NRC	CEB

JAMES LOGAN
273 CURRIER ROAD
CANDIA, NH 03034

ROAD "A"
STA. 18+00 TO STA. 21+55

FARMS OF CANDIA

PLANS ISSUED FOR:
MUNICIPAL REVIEW

TAX MAP 405, LOTS: 29 & 30
CANDIA, NEW HAMPSHIRE

FILE: 3528SP00A.dwg
 OCTOBER 20, 2025
 SCALE: 1" = 40' HORIZ. / 8' VERT.

PP-3
SHEET

PROJECT NO. 3528.00

LEGEND:

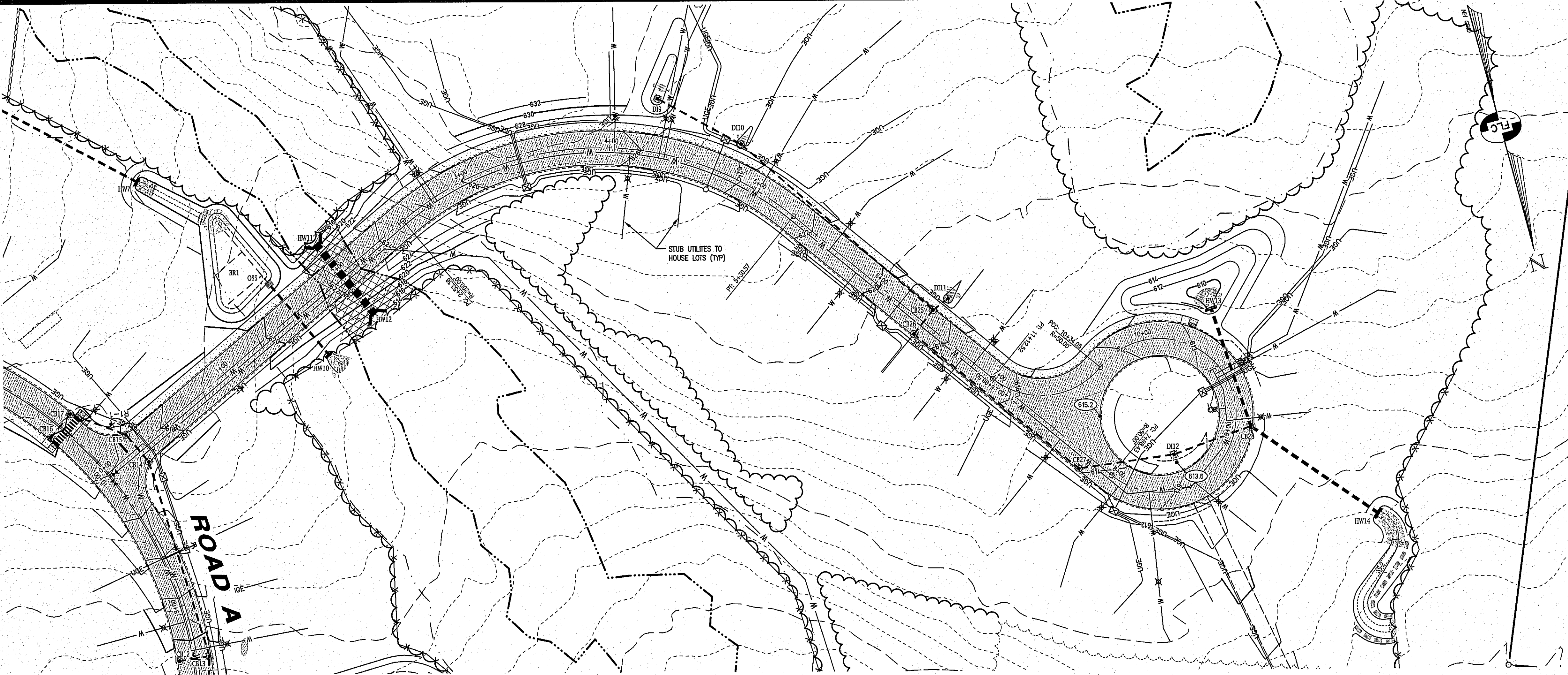
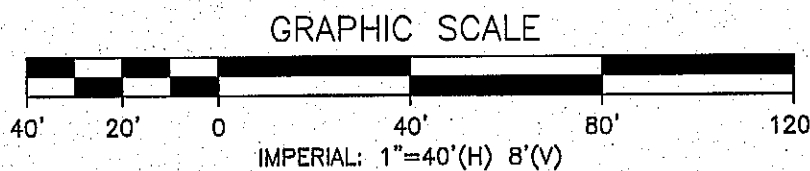
EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- CULVERT
- OVERHEAD UTILITY LINE
- TAX MAP & LOT NUMBER
- GRANITE BOUND FOUND
- DRILL HOLE SET
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- GRANITE BOUND PER REF. PLAN
- WOODEN HUB PER REF. PLAN
- UTILITY POLE & GUY
- CATCH BASIN (SQUARE)
- WELL
- EXISTING BUILDING

PROPOSED FEATURES

- EDGE OF PAVEMENT
- CAPE COD BERM
- 2 FT. CONTOUR
- 10 FT. CONTOUR
- SURFACE WATER FLOW
- STORM WATER DRAINAGE
- STORM DRAIN MANHOLE
- PAVED WALK
- EROSION CONTROL STONE
- PAVED AREA
- LIMITS OF CLEARING
- WATER GATE VALVE
- WATER SERVICE SHUT-OFF
- GRAVITY SEPTIC LINE
- EFFLUENT FORCE MAIN
- WATER LINE
- UNDERGROUND UTILITY LINES AND UTILITY BOXES LOCATION
- PRECAST THRUST BLOCK

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ROAD "B" Centerline Report

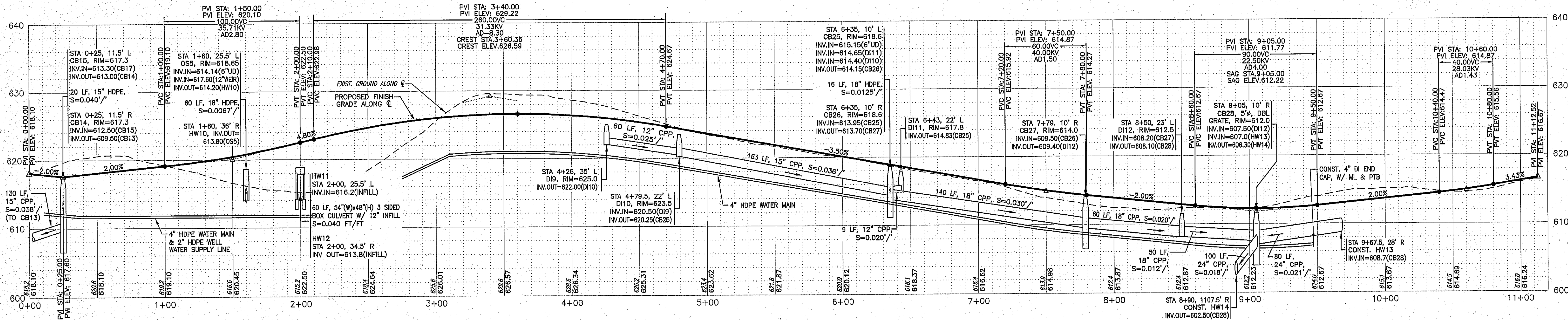
Station	Northing	Easting	Type	Bearing	Distance
0+00.00	206198.462	1074556.887	PI	S 64°52'53" W	253.362'
2+53.36	206090.912	1074327.486			
Radius:	206271.998	1074242.587		Radius Length: 200.000'	
Arc Len:	277.210'			Delta: 79°24'53" Right Degree: 28°38'52"	
Chord Len:	255.547'			Chord Brg: N 75°24'40" W	
Radial-In:	N 25°07'07" W	Radial-Out:	N 54°17'46" E		
Tangential-In:		Tangential-Out:			
4+19.45	206020.409	1074177.106	PI	Tangent: 166.087'	

ROAD "B" Centerline Report CONT.

Station	Northing	Easting	Type	Bearing	Distance
5+30.57	206155.279	1074080.178	PT	N 35°42'14" W	267.857'
7+98.43	206372.791	1073923.858			
Radius:	206343.611	1073883.256		Radius Length: 50.000'	
Arc Len:	235.619'			Delta: 270°00'00" Left Degree: 114°35'30"	
Chord Len:	70.711'			Chord Brg: S 09°17'46" W	
Radial-In:	S 54°17'46" W	Radial-Out:	N 35°42'14" W		
Tangential-In:		Tangential-Out:			
8+48.43	206332.188	1073953.038	PI	Tangent: 50.000'	

ROAD "B" Centerline Report CONT.

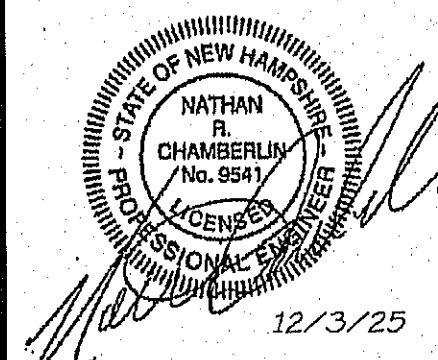
Station	Northing	Easting	Type	Bearing	Distance
10+34.05	206303.009	1073912.436	PT		
Radius:	206262.406			Radius Length: 50.000'	
Arc Len:	78.470'			Delta: 89°55'11" Right Degree: 114°35'30"	
Chord Len:	70.661'			Chord Brg: S 80°44'38" E	
Radial-In:	S 35°42'14" E	Radial-Out:	S 54°12'57" W		
Tangential-In:		Tangential-Out:			
10+83.98	206332.148	1073952.981	PI	Tangent: 49.930'	
11+12.52	206291.643	1073982.177	PT		



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REV.	DATE	DESCRIPTION	DR	CK
A	12/2/25	REVISE PER 11/17/25 RWA REVIEW	NRC	CEB

JAMES LOGAN
273 CURRIER ROAD
CANDIA, NH 03034

ROAD "B"
STA. 0+00 TO STA. 11+12

FARMS OF CANDIA

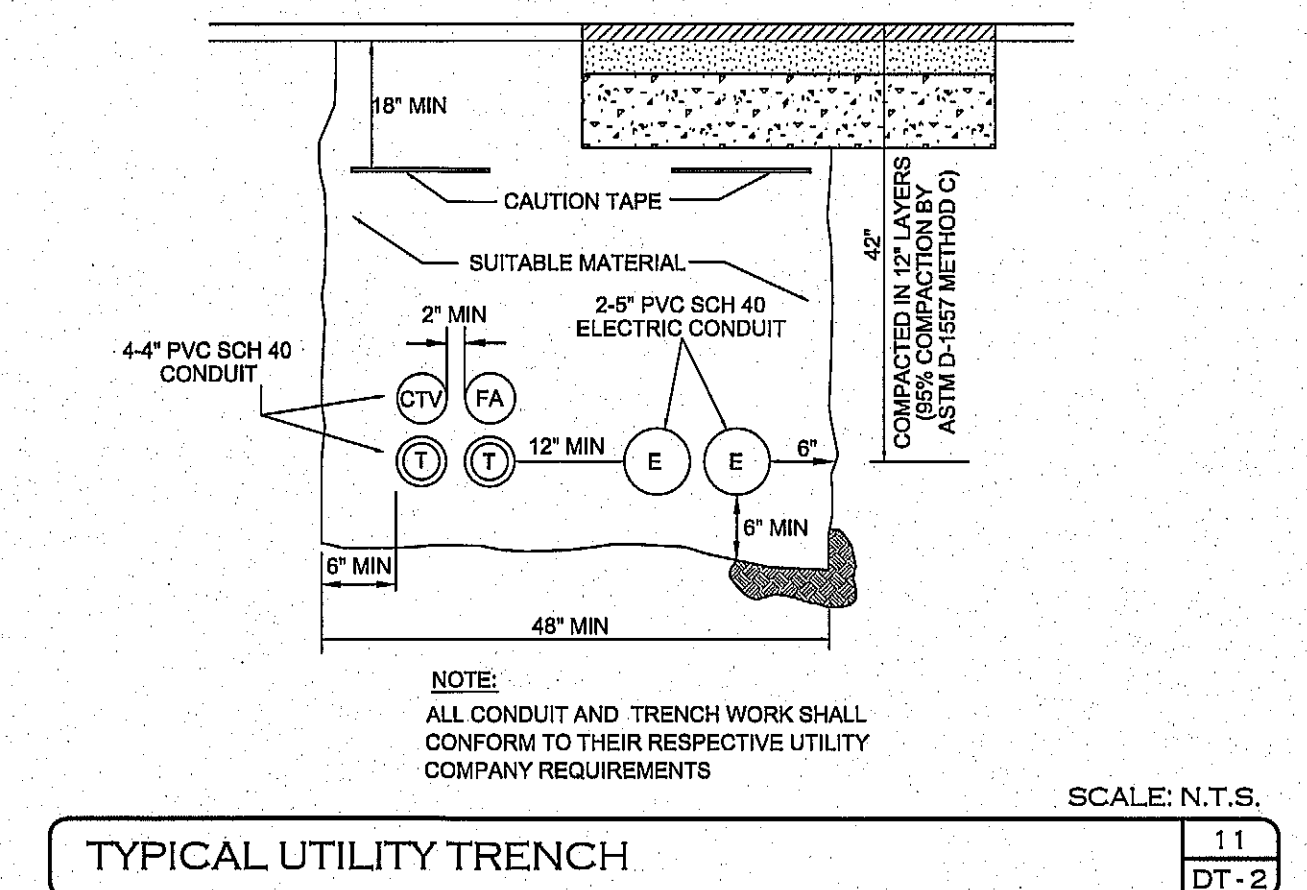
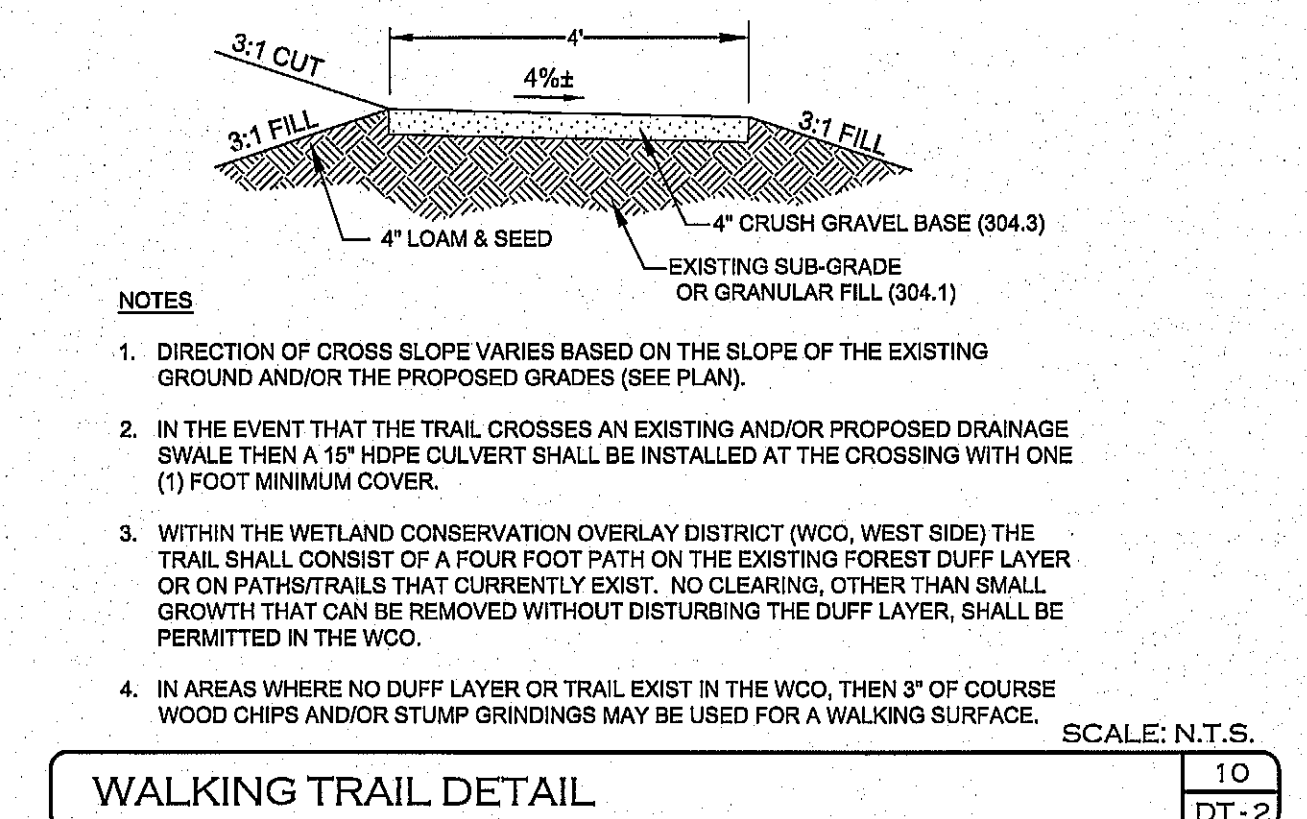
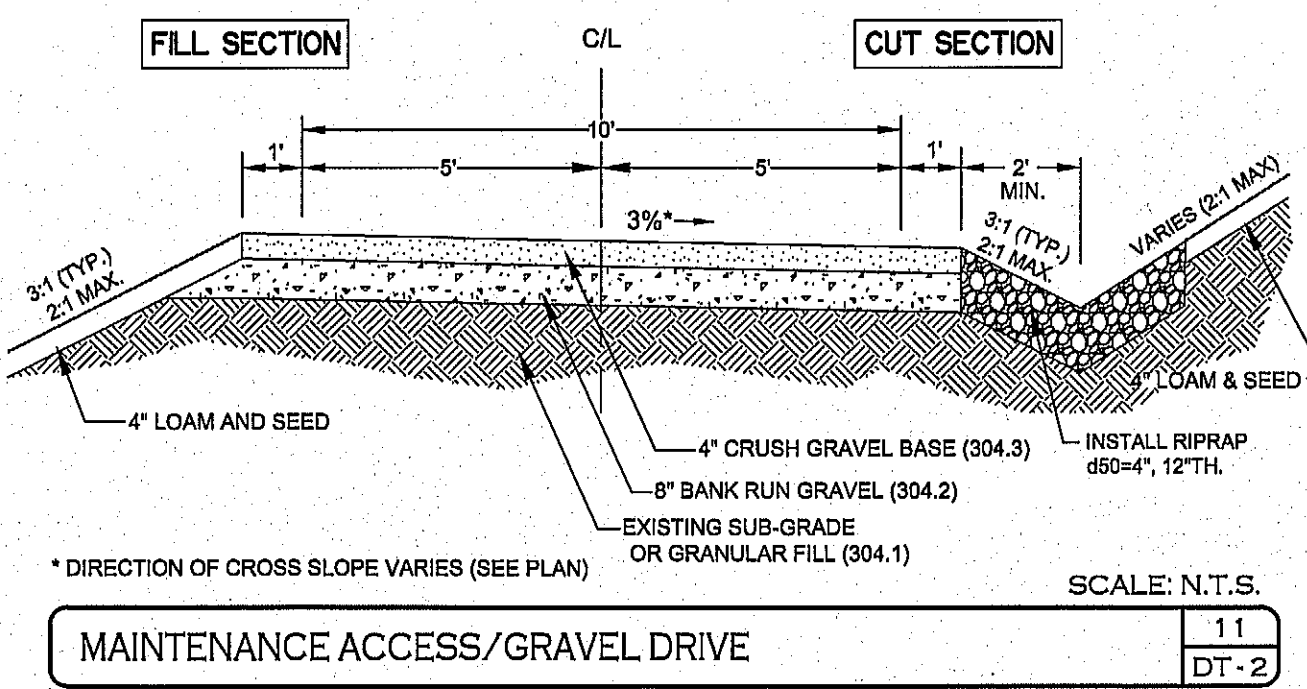
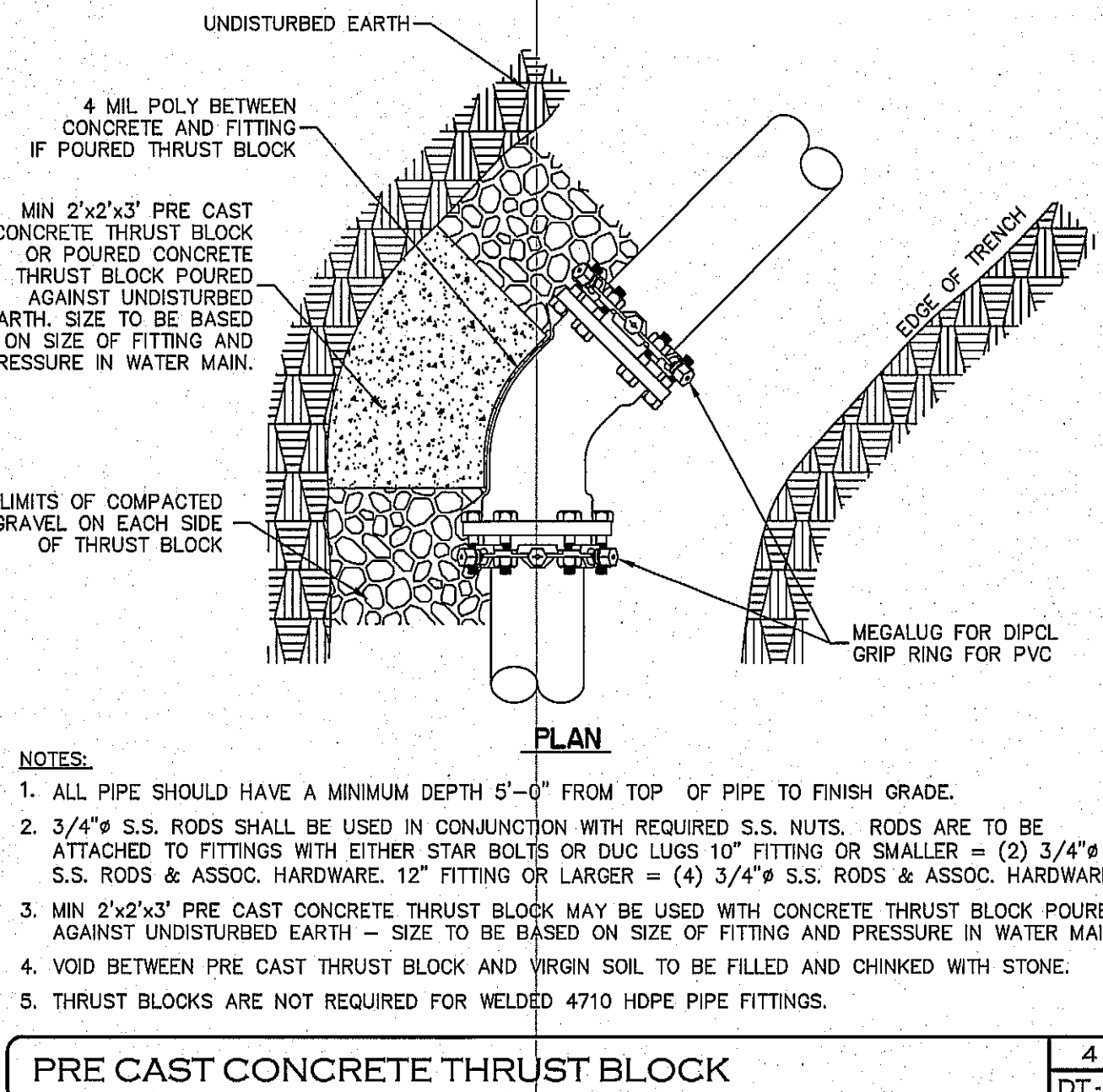
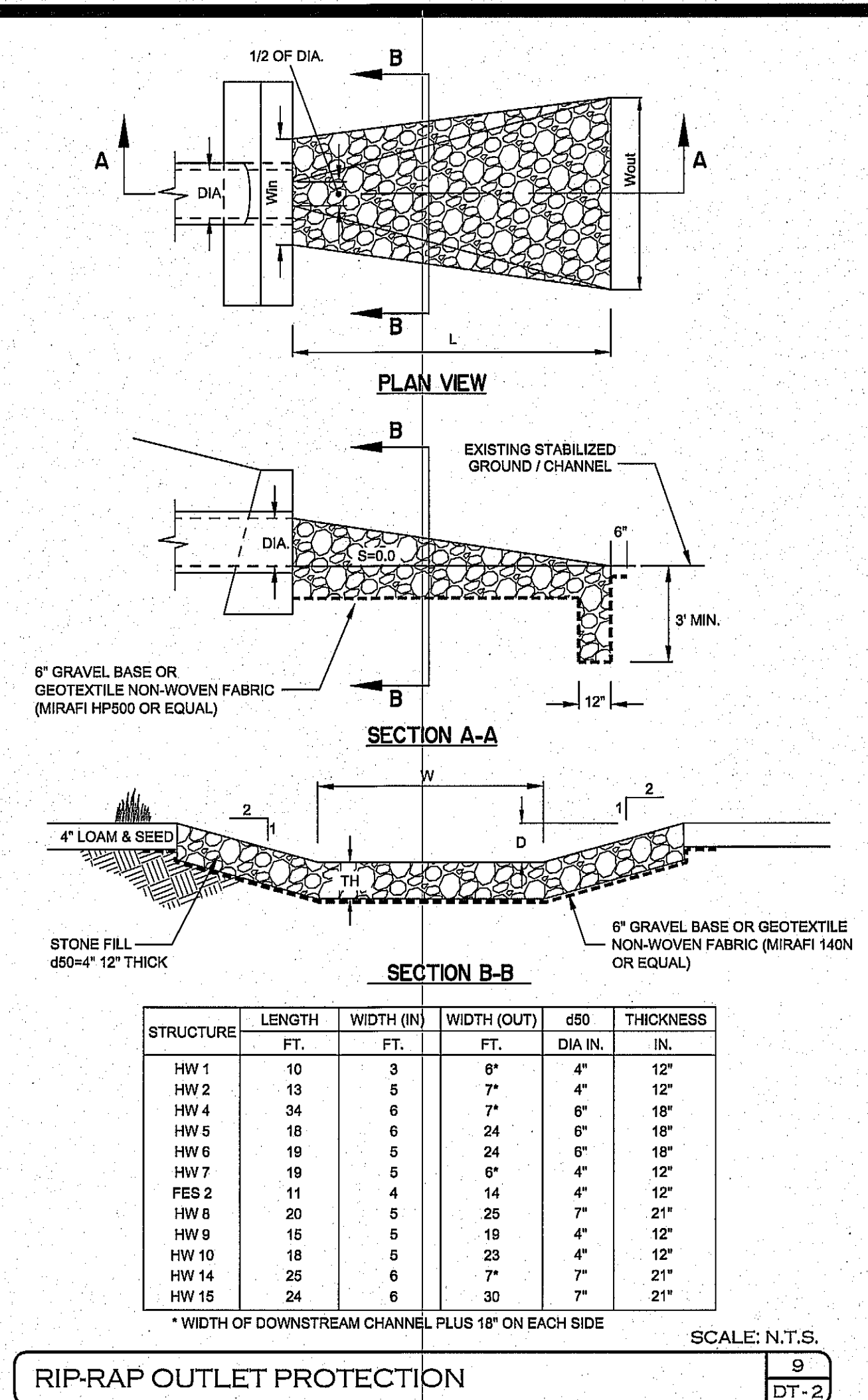
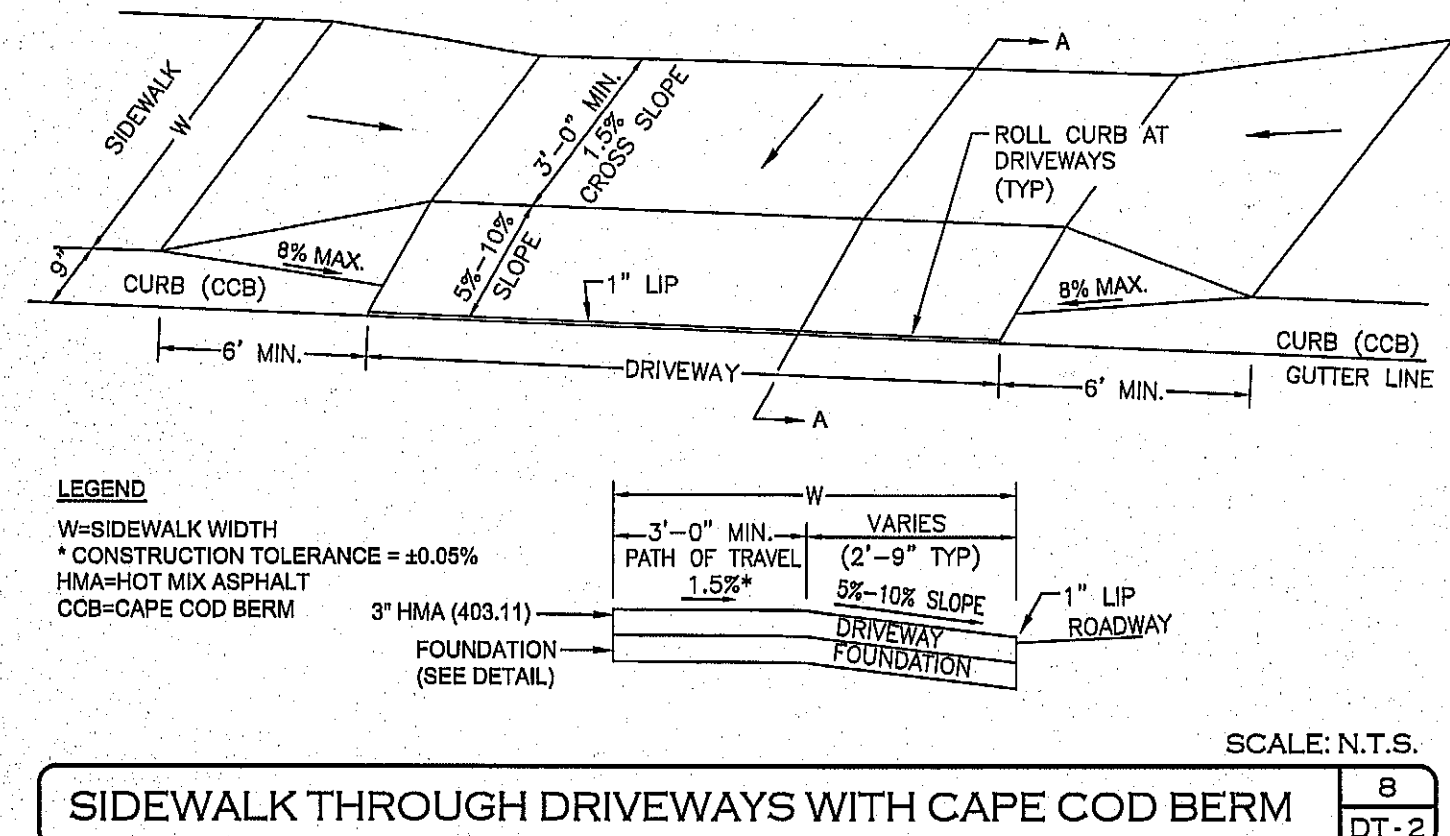
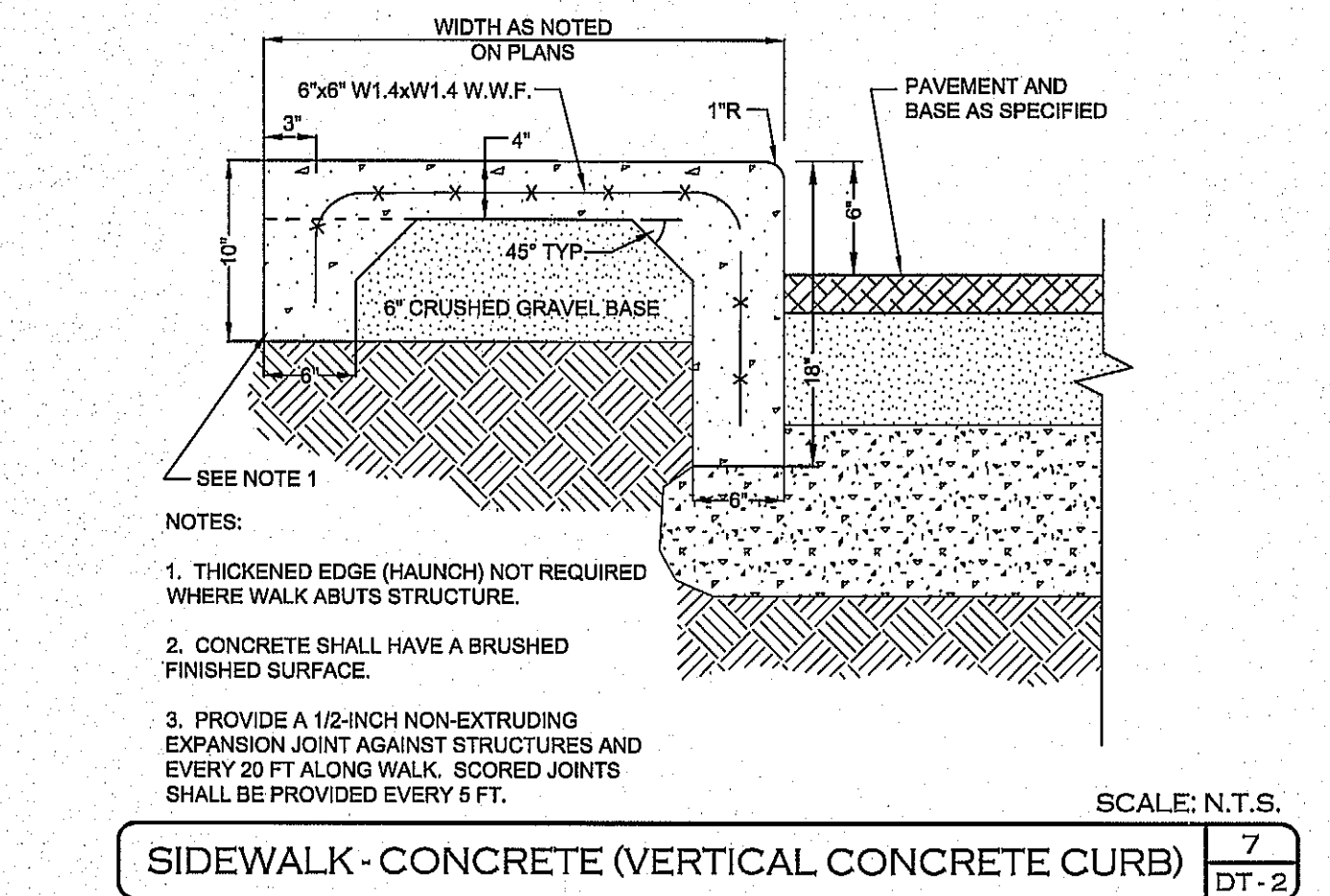
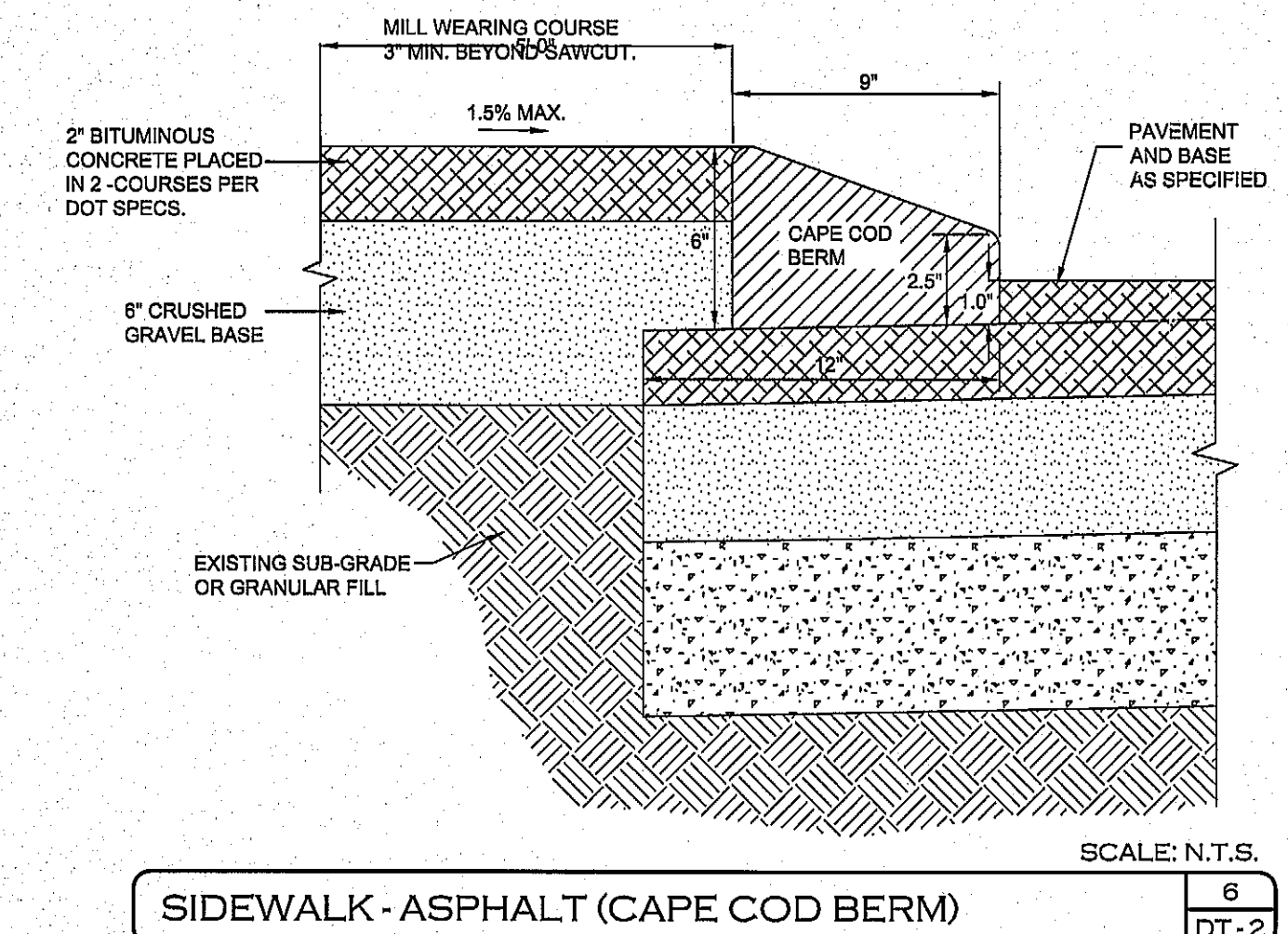
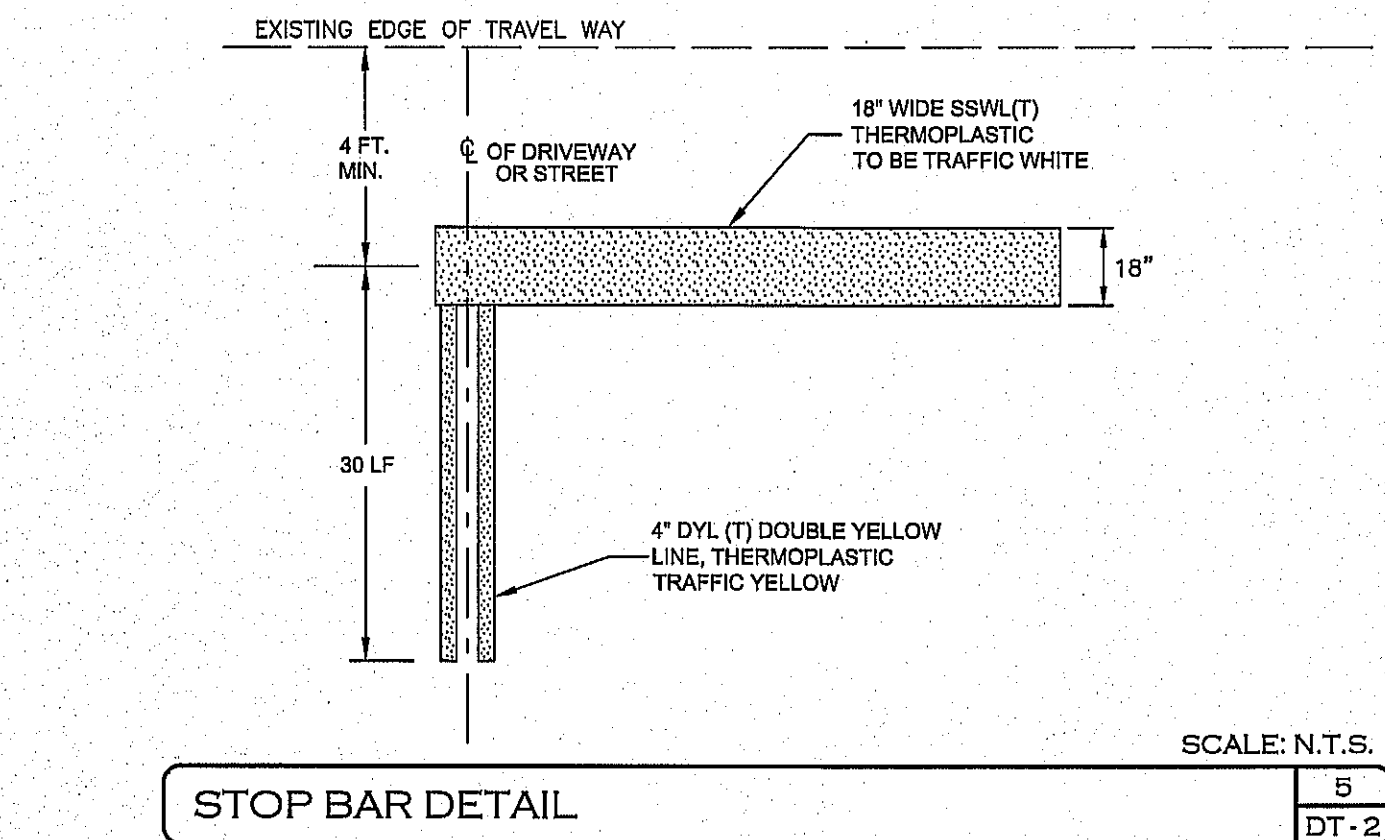
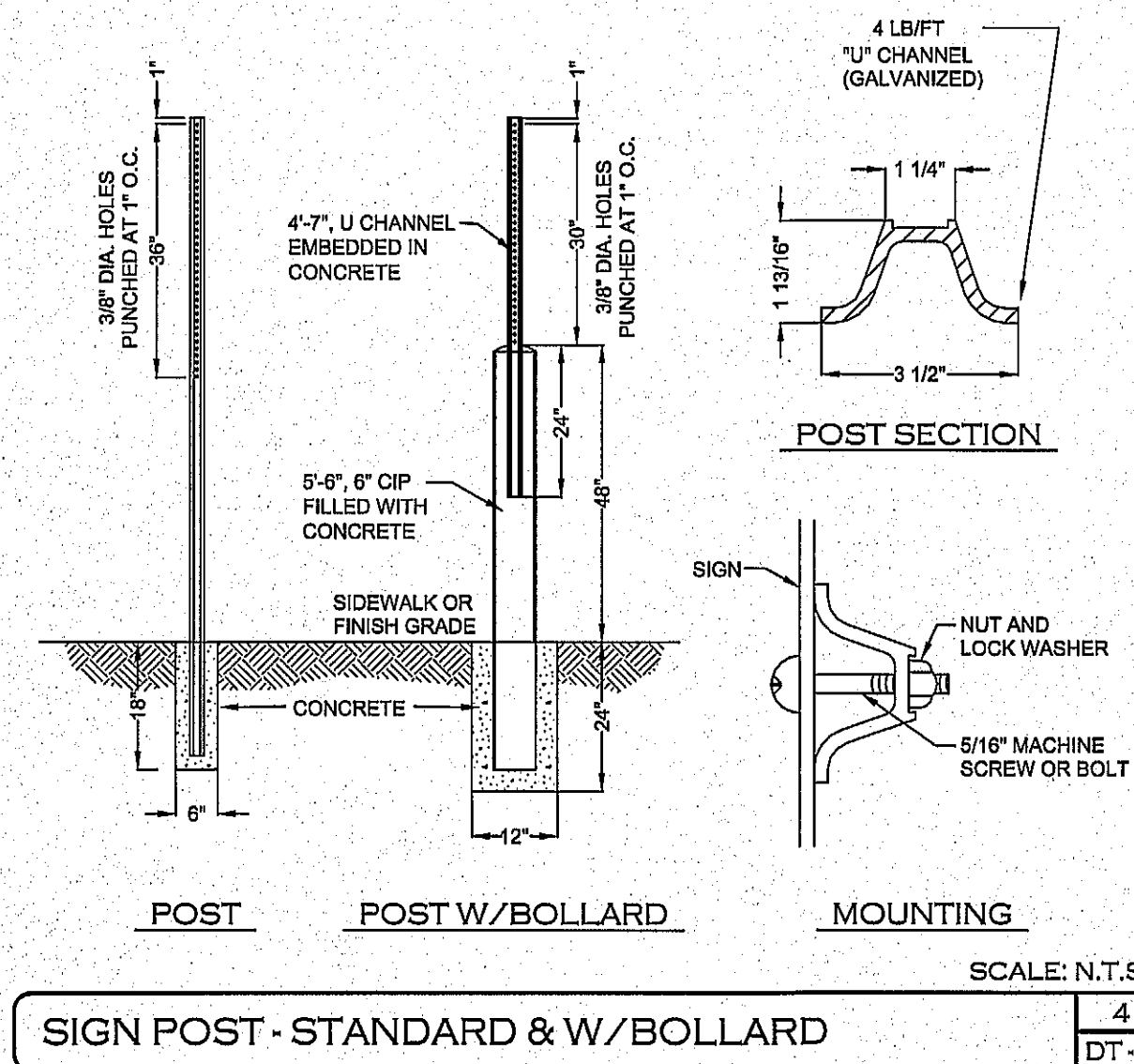
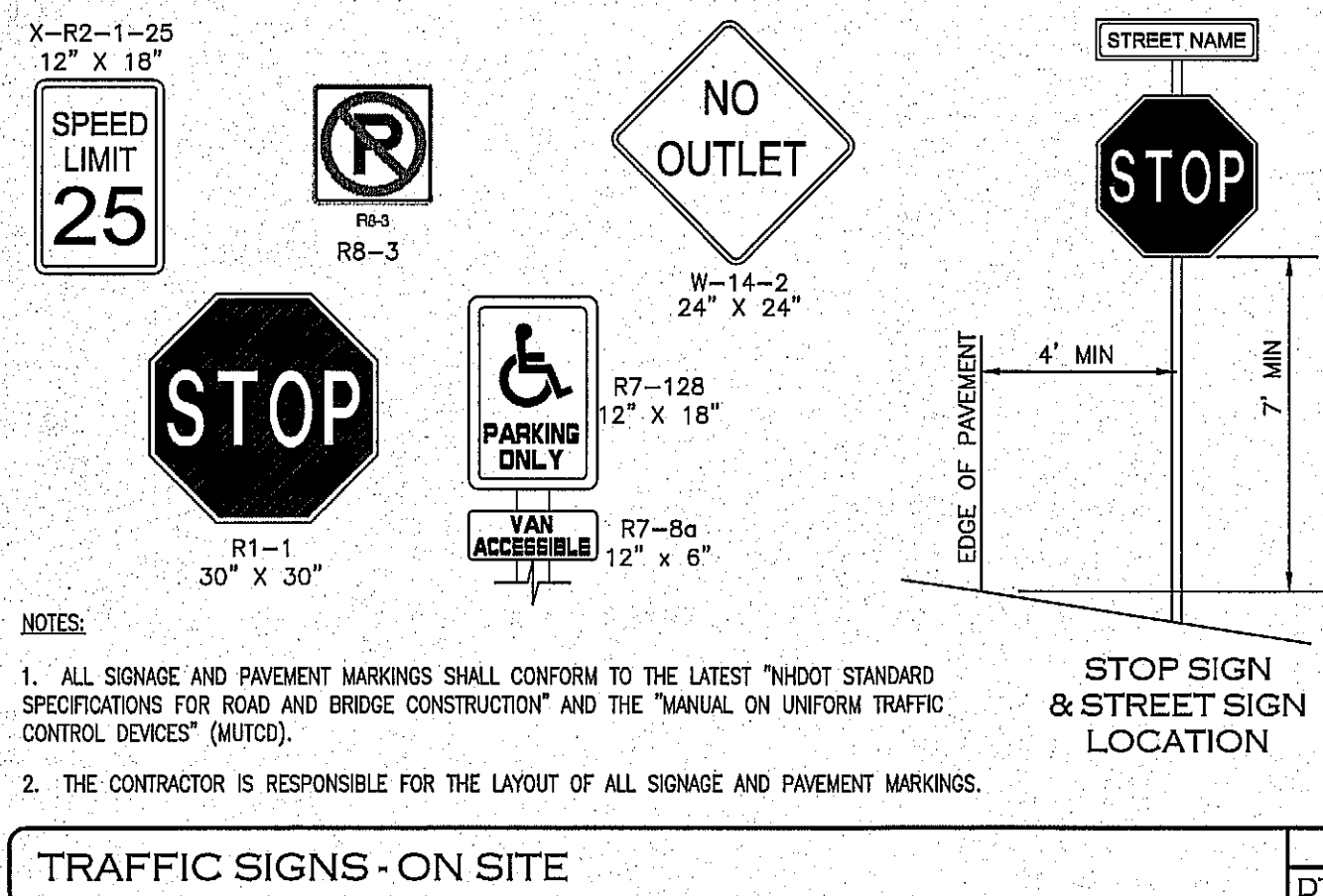
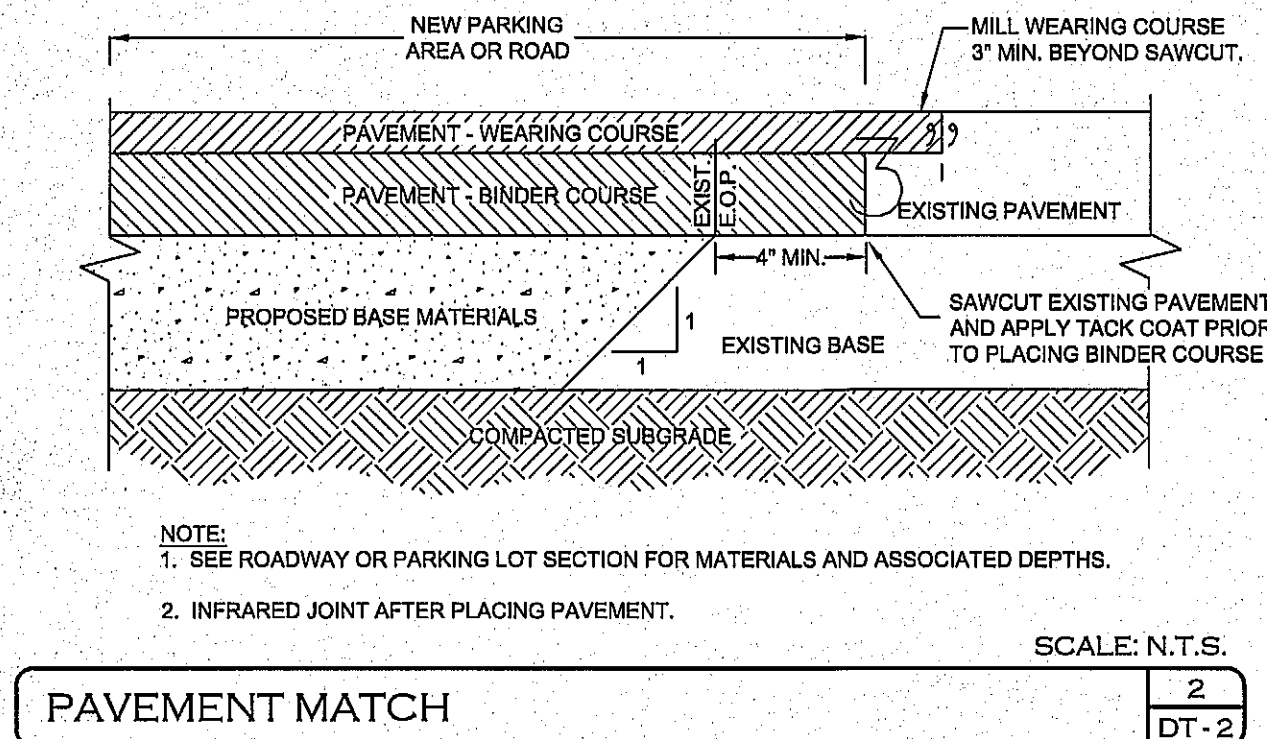
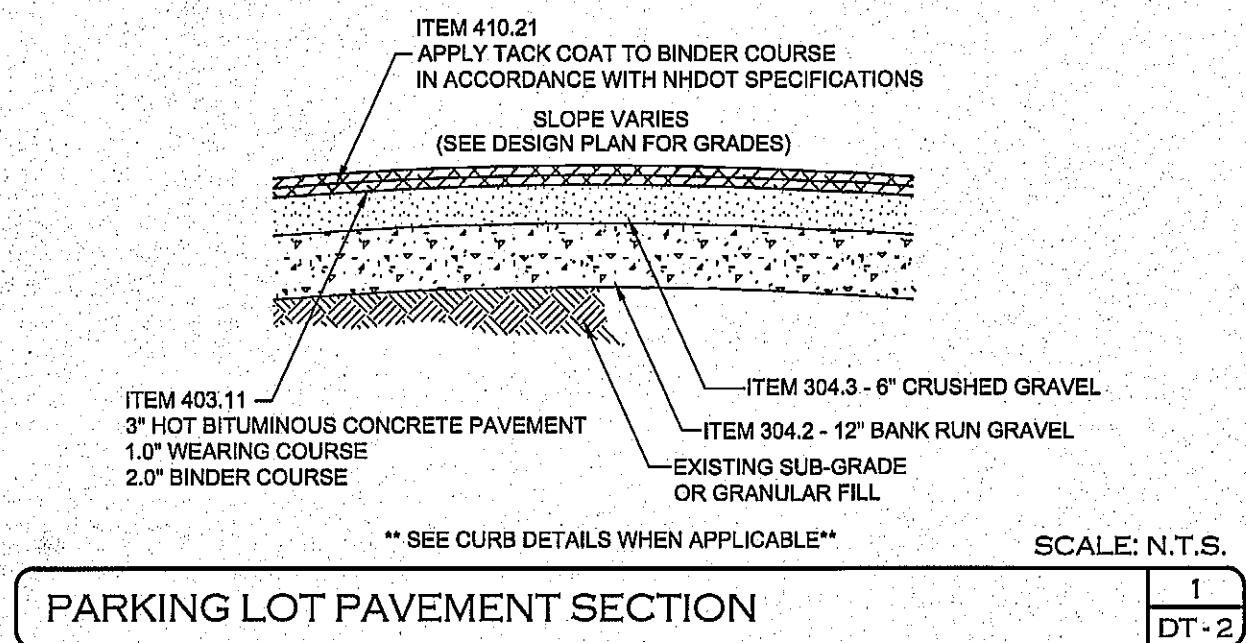
TAX MAP 405, LOTS: 29 & 30
CANDIA, NEW HAMPSHIRE

PLANS ISSUED FOR:
MUNICIPAL REVIEW

FILE: 3528P004.dwg
OCTOBER 20, 2025
SCALE: 1" = 40' HORIZ. / 8' VERT.

PP-4
SHEET

PROJECT NO. 3528.00



REV.	DATE	DESCRIPTION	C/O	DR	CK
A	12/2/25	REVISE PER 11/17/25 KNA REVIEW			

GENERAL CONSTRUCTION DETAILS

TAX MAP 405 LOTS 29 & 30
(466 & 476 HIGH STREET)
CANDIA, NEW HAMPSHIRE

PREPARED FOR:
JAMES LOGAN
273 CURRIER ROAD, CANDIA, NH 03034

LAND OF:
LONDON BRIDGE SOUTH, INC.
273 CURRIER ROAD, CANDIA, NH 03034

SCALE: NOT TO SCALE

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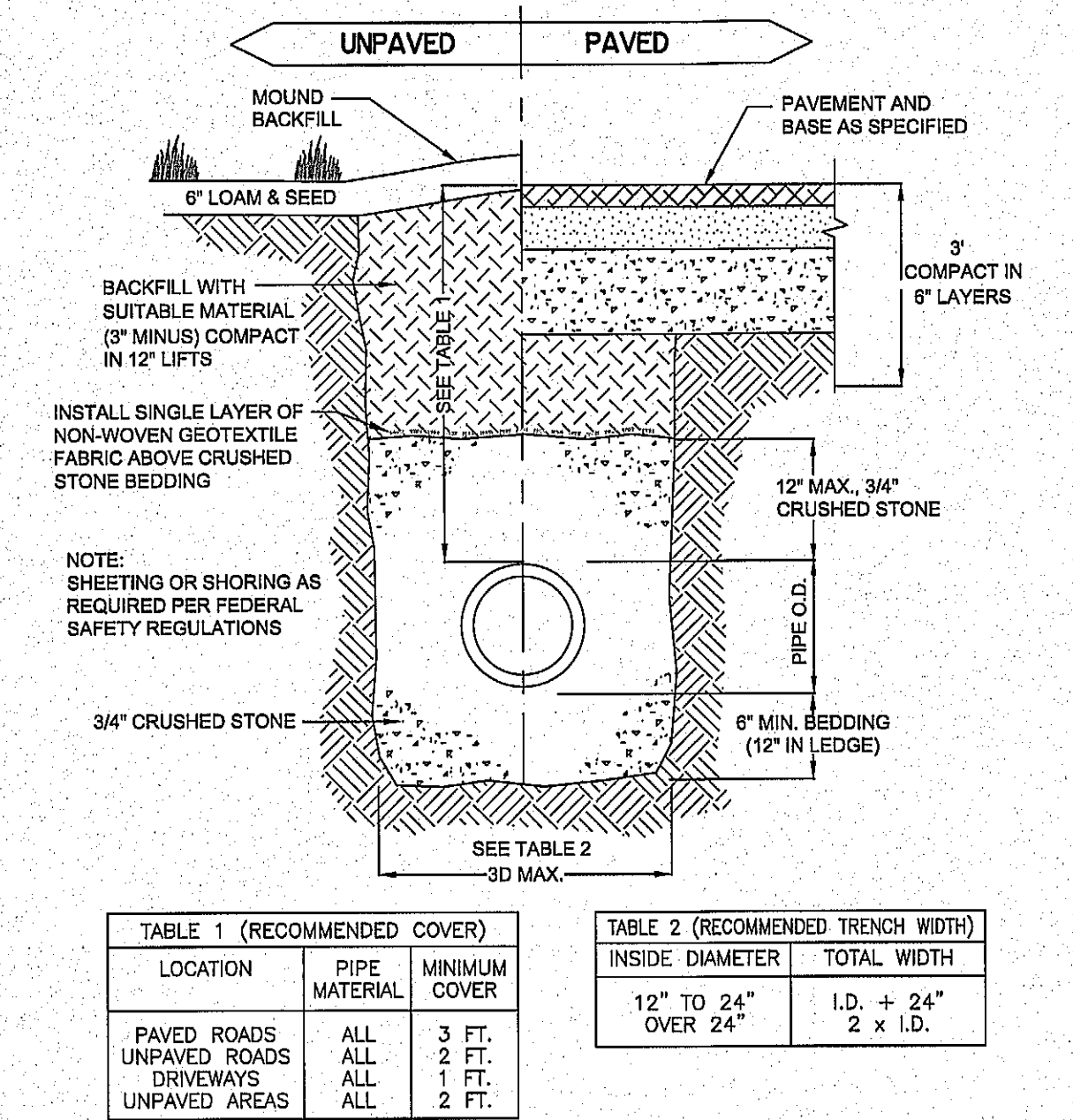
FILE: 3528D00A.dwg PROJ. NO. 3528.00 SHEET: DT-2

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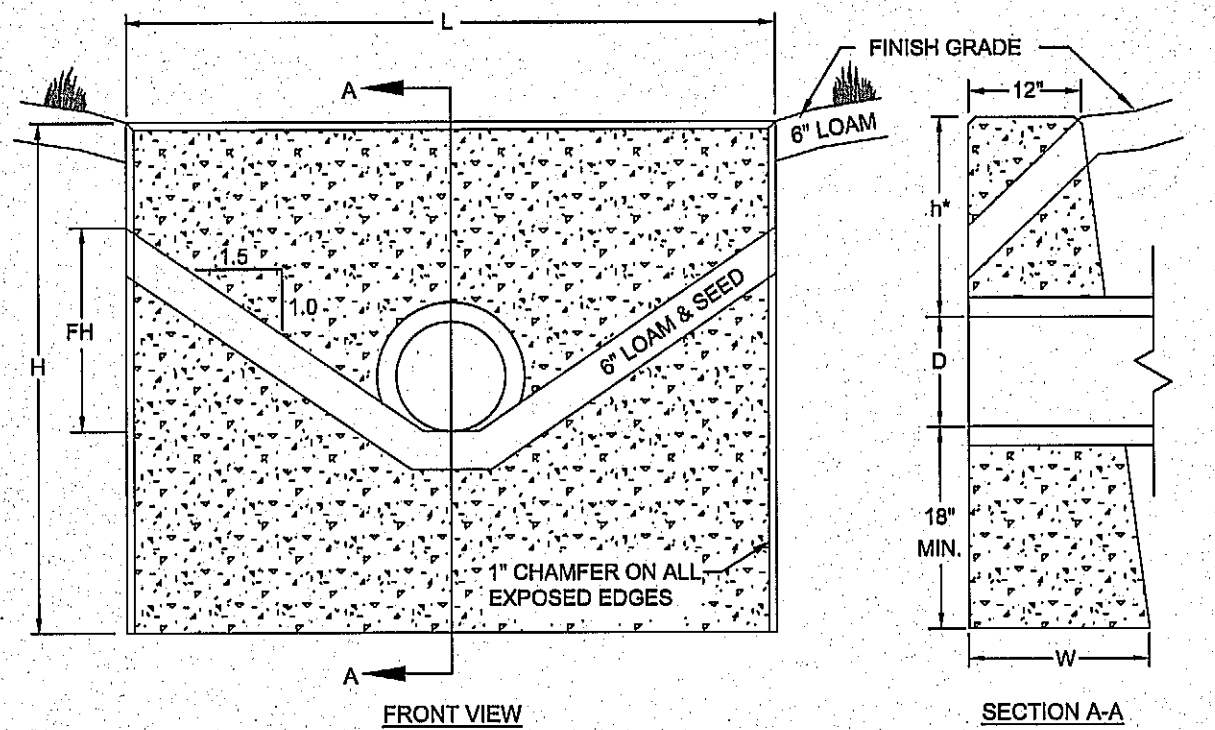
STATE OF NEW HAMPSHIRE
NATHAN R. CHAMBERLIN
No. 9541
12/3/25



DRAINAGE TRENCH (TYPICAL)

SCALE: N.T.S.

1 DT-3



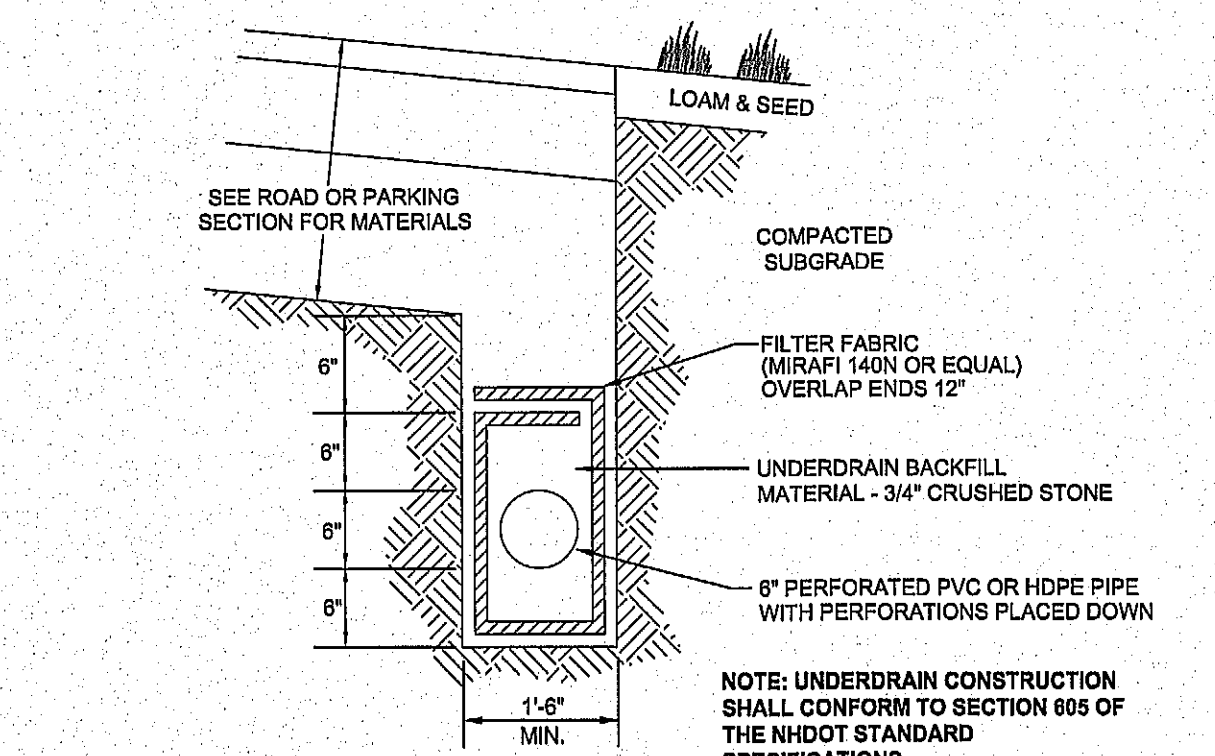
CULVERT DIAM.	HEADWALL LENGTH	HEADWALL HEIGHT	FILL HEIGHT	TOP HEIGHT	HEADWALL BOTTOM
D	L	H	FH	h	W
INCHES			FEET & INCHES		WIDTH W
12	4'-3"	3'-9"	1'-1"	1'-3"	1'-11.25"
15	6'-0"	4'-3"	1'-7"	1'-6"	2'-0.75"
18	7'-0"	4'-6"	1'-10"	1'-6"	2'-1.50"
24	9'-0"	5'-0"	2'-4"	1'-6"	2'-3.00"
30	11'-0"	5'-6"	2'-10"	1'-6"	2'-4.50"
36	13'-0"	6'-0"	3'-4"	1'-6"	2'-8.00"

HEADWALL SHALL BE STEEL REINFORCED AND CONFORM TO NHDOT STANDARD PLAN HW-2, LAST REVISED JUNE 16, 2010.

SCALE: N.T.S.

2 DT-3

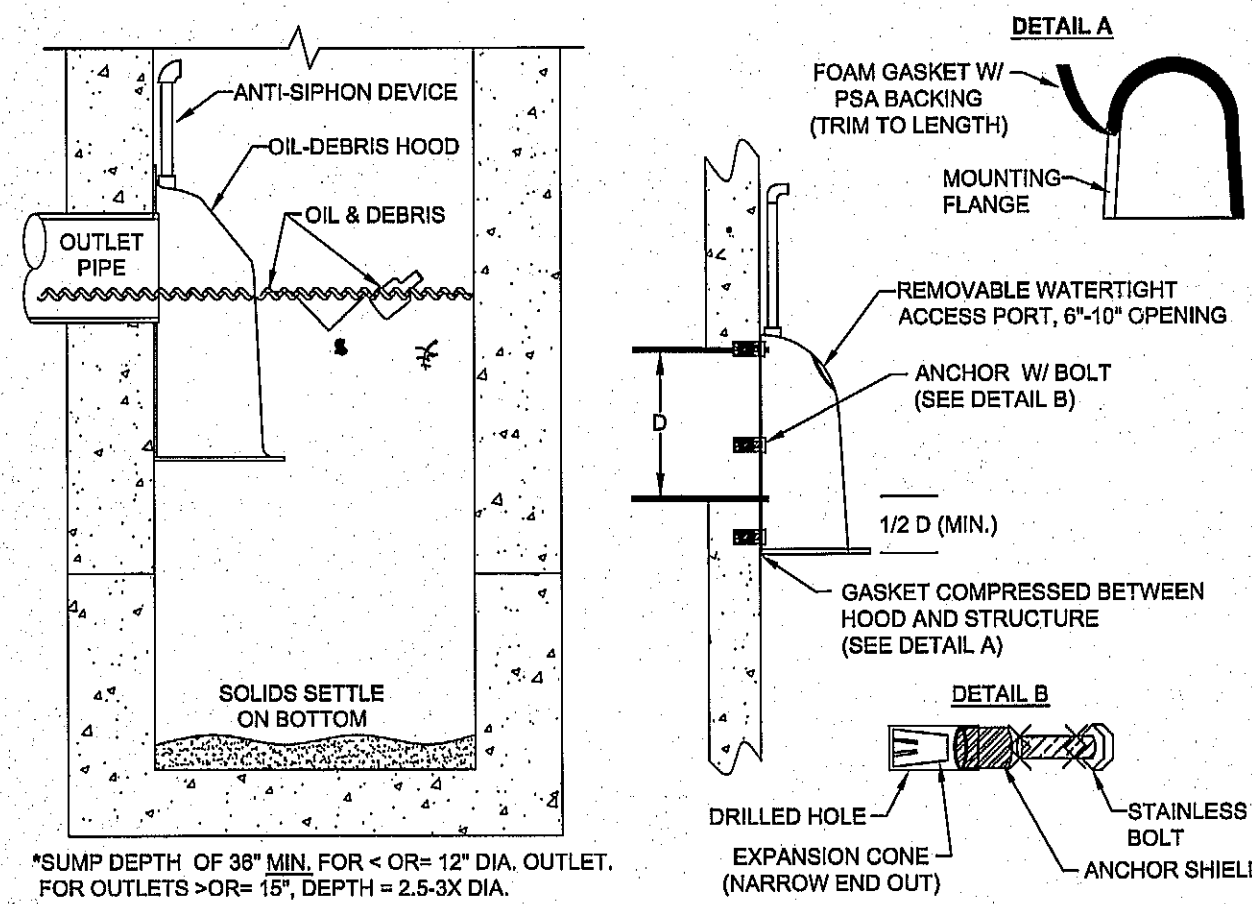
HEADWALL - PRECAST CONCRETE



SCALE: N.T.S.

3 DT-3

UNDERDRAIN DETAIL



STRUCTURE OUTLET HOLE SIZE
11.9" O.D. OR LESS
12.0"-17.9" O.D.
18.0"-23.9" O.D.
24.0"-29.9" O.D.
30.0"-47.9" O.D.
48.0"-95.9" O.D.

HOOD SIZE
12 F or R
18 F or R
24 F or R
30 F or R
48 F
96 F

INSTALLATION NOTE:
POSITION HOOD SUCH THAT BOTTOM FLANGE IS A MINIMUM DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".

HOODS TO BE INSTALLED ON THE FOLLOWING CATCH BASINS: CB2, CB4, CB5, CB19, CB24 & CB28

F: FLAT WALL STRUCTURE
R: ROUND WALL STRUCTURE

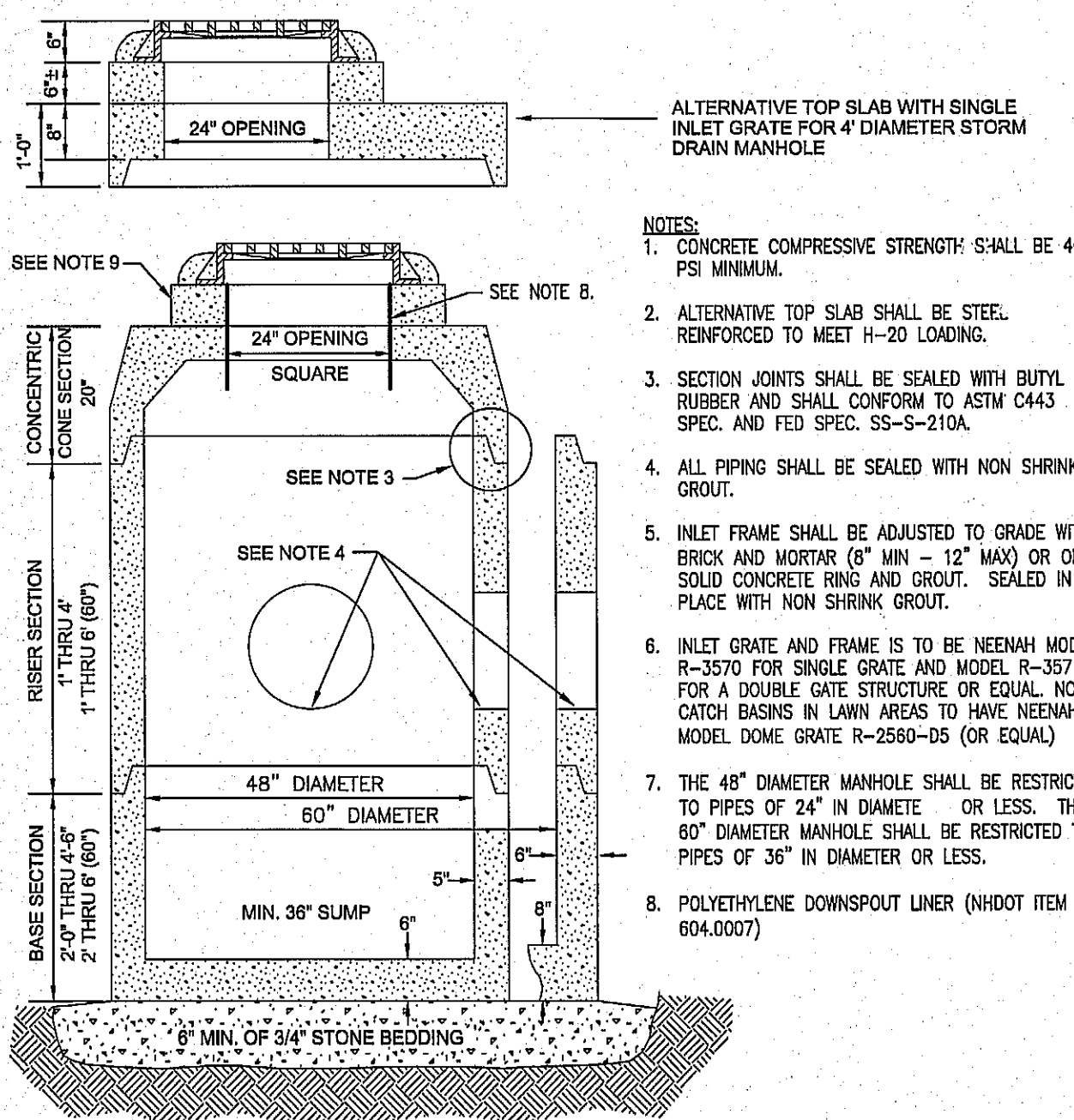
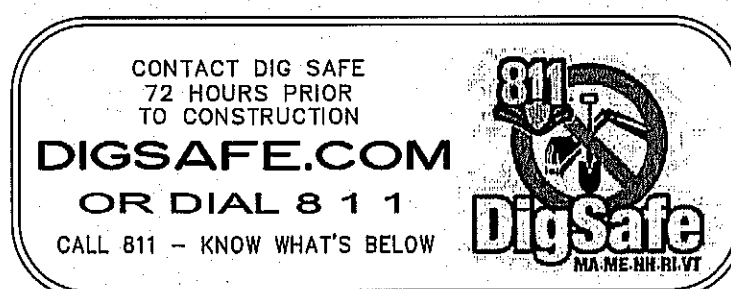
NOTES:

- ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
- THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
- THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES < 12" I.D.
- THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
- THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND THE PIPE SHALL BE TRIMMED FLUSH TO WALL.
- THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
- ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY BEST MANAGEMENT PRODUCTS, INC., LYME, CT OR EQUAL.

SCALE: N.T.S.

4 DT-3

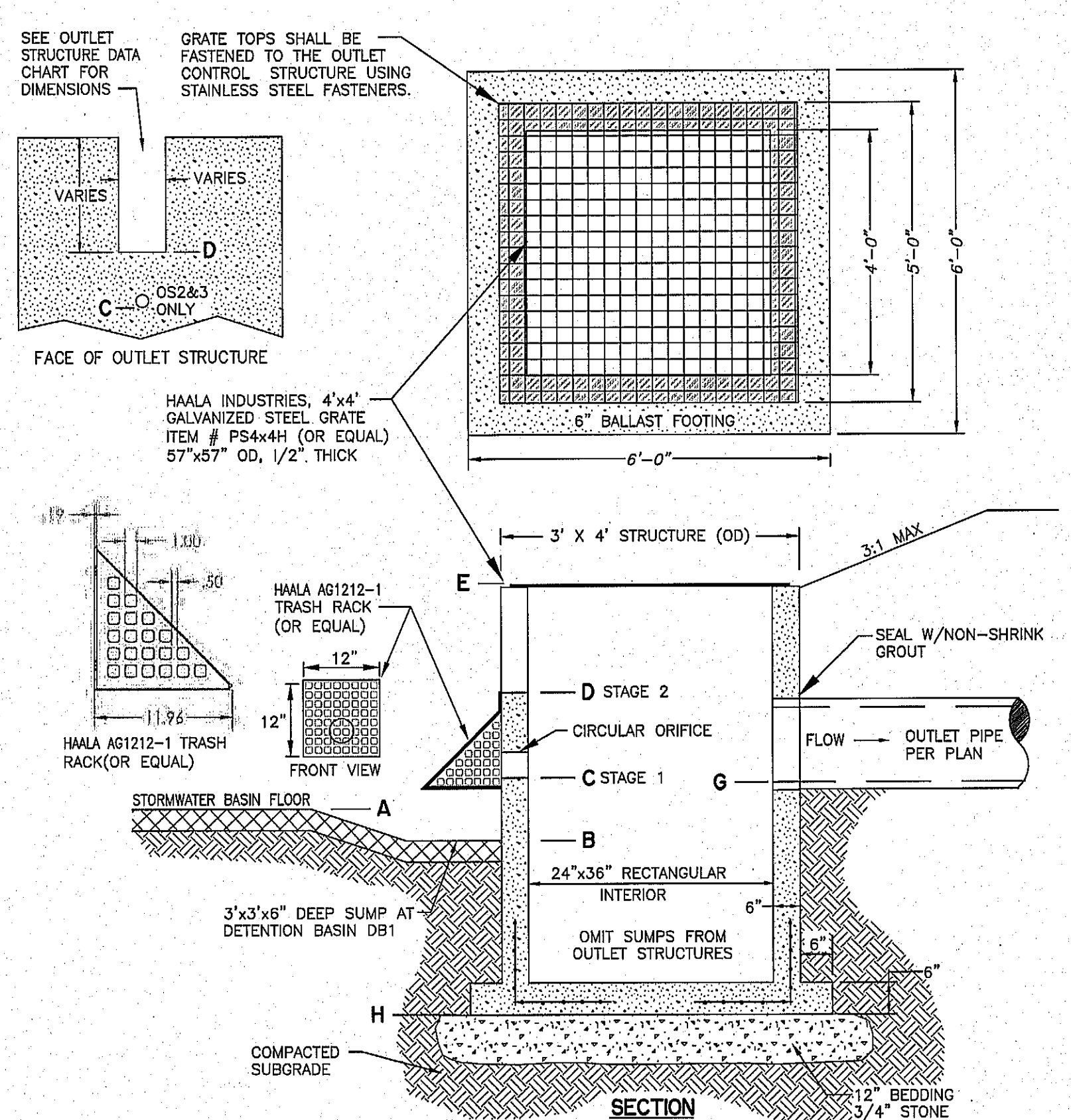
OIL - DEBRIS HOOD



SCALE: N.T.S.

5 DT-3

CATCH BASIN

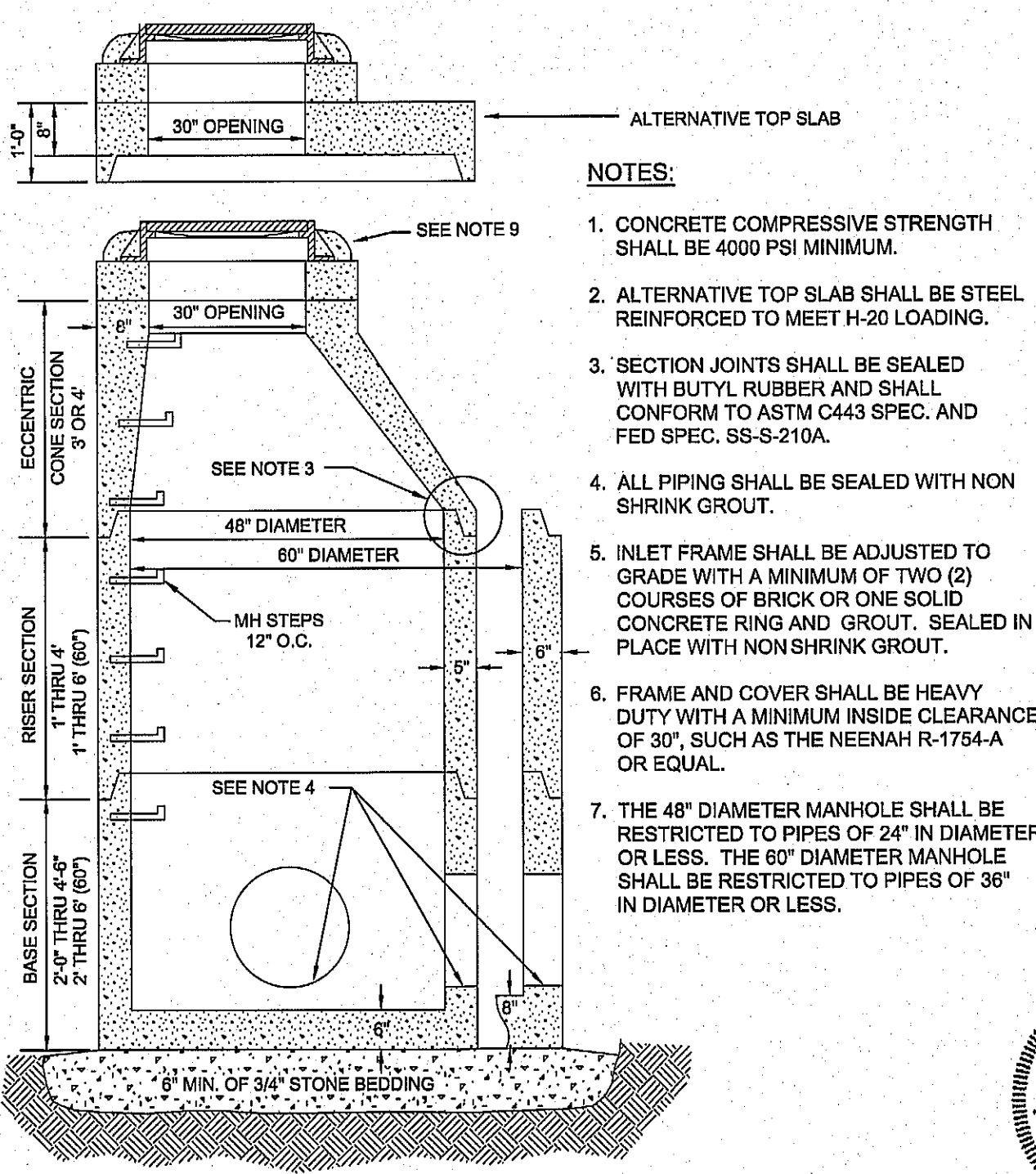


LOCATION	BASIN OUTLETS		ELEVATIONS (FT.)							
	STAGE 1	STAGE 2	A	B	C	D	E	F	G	H
OS2 (DB1)	6.0" ORIFICE	18"x12" WEIR	621.0	620.5	621.0	623.4	624.4	626.0	620.94	619.9
OS3 (IB1)	3.0" ORIFICE	NA	626.0	NA	627.0	NA	628.4	630.0	625.2	624.2
OS5 (BR1)	12"x12" WEIR	NA	617.0	NA	617.6	NA	618.6	620.0	614.3	613.4

SCALE: N.T.S.

6 DT-3

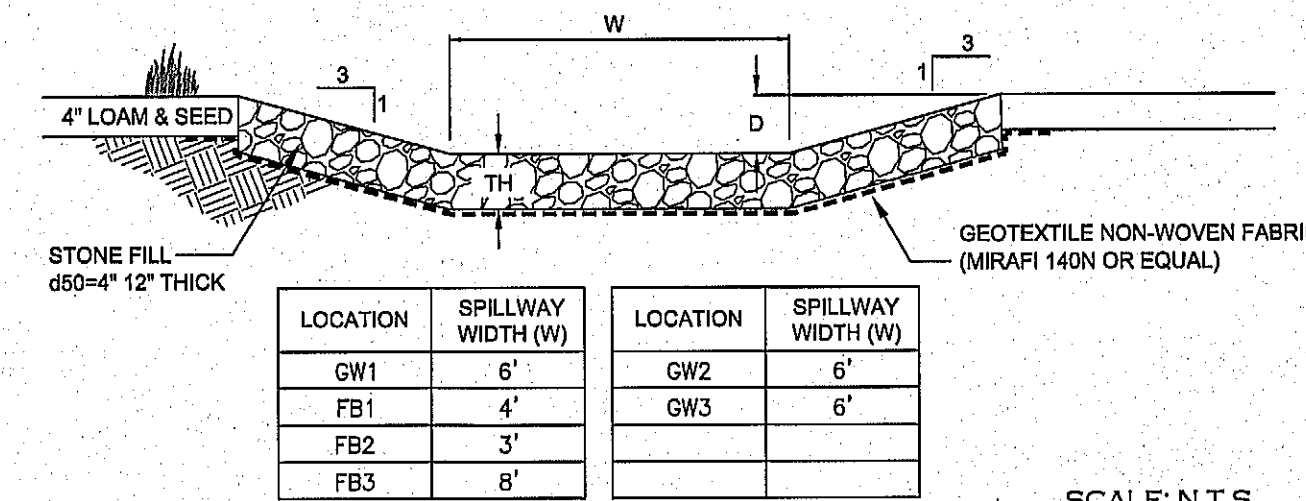
DB1, IB1 & BR1 OUTLET STRUCTURE



SCALE: N.T.S.

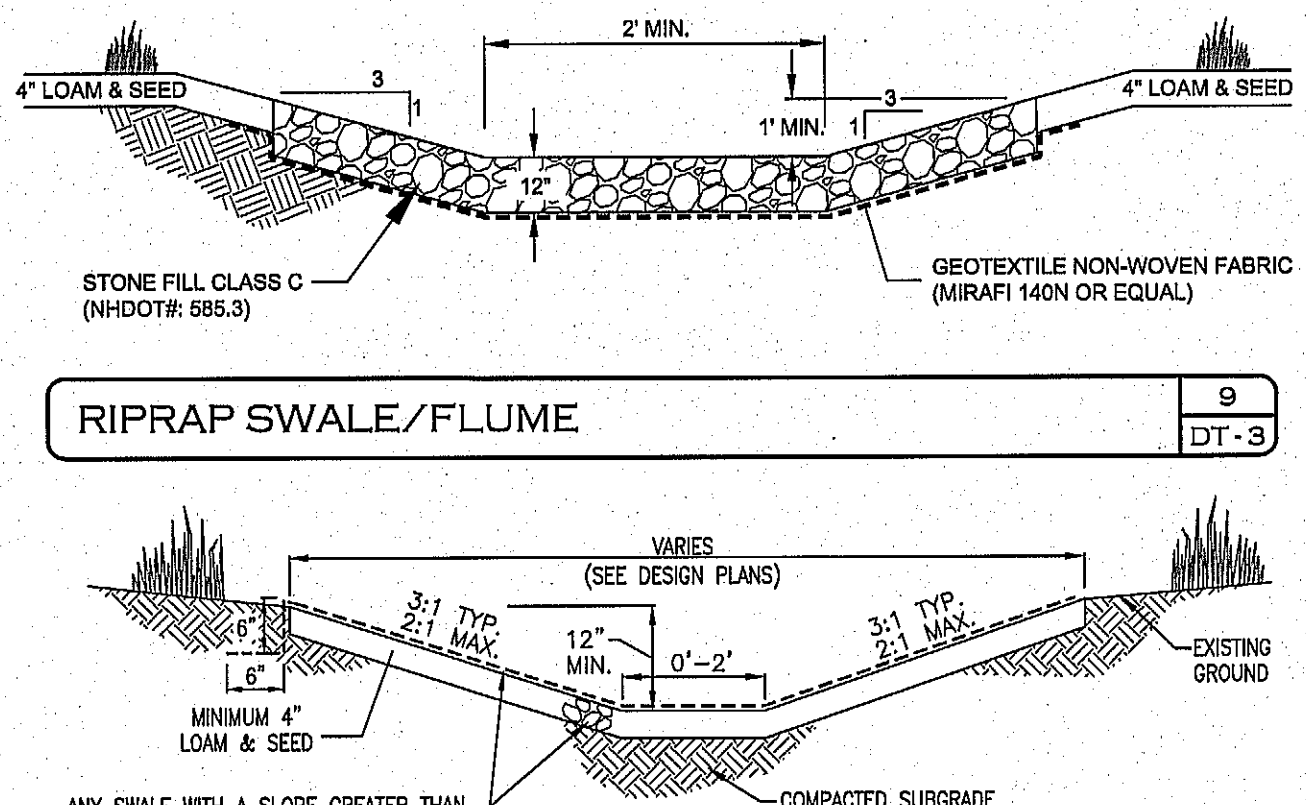
7 DT-3

MANHOLE - STORM DRAIN



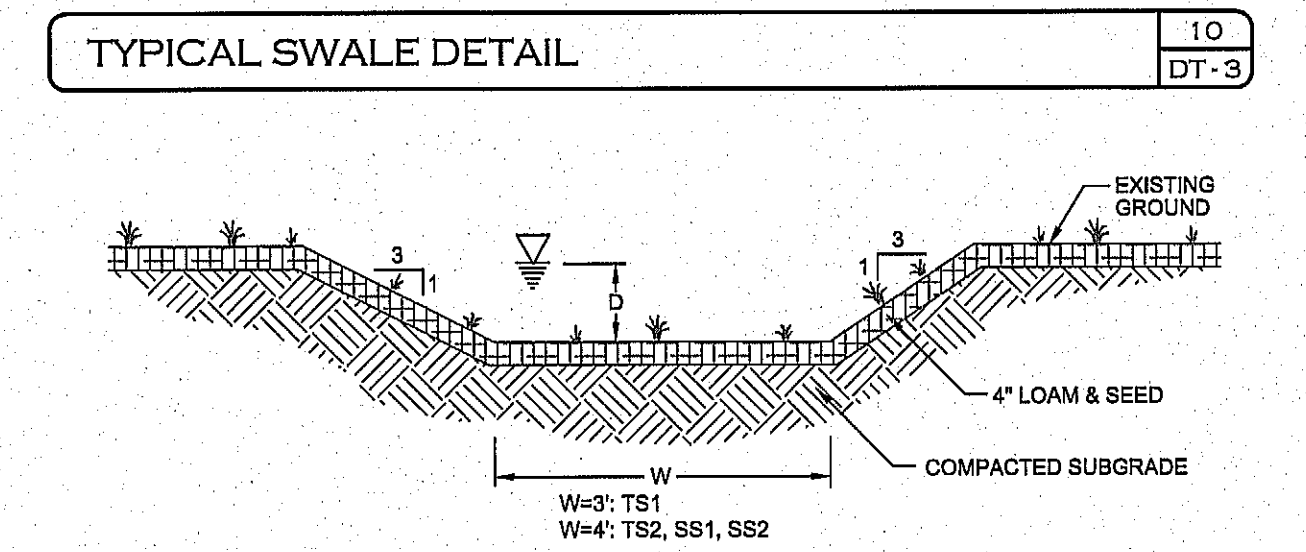
EMERGENCY SPILLWAY DETAIL

8 DT-3



RIPRAP SWALE/FLUME

9 DT-3



TYPICAL SWALE DETAIL

10 DT-3



TREATMENT/PRE-TREATMENT SWALE

11 DT-3

SCALE: NOT TO SCALE

OCTOBER 20, 2025

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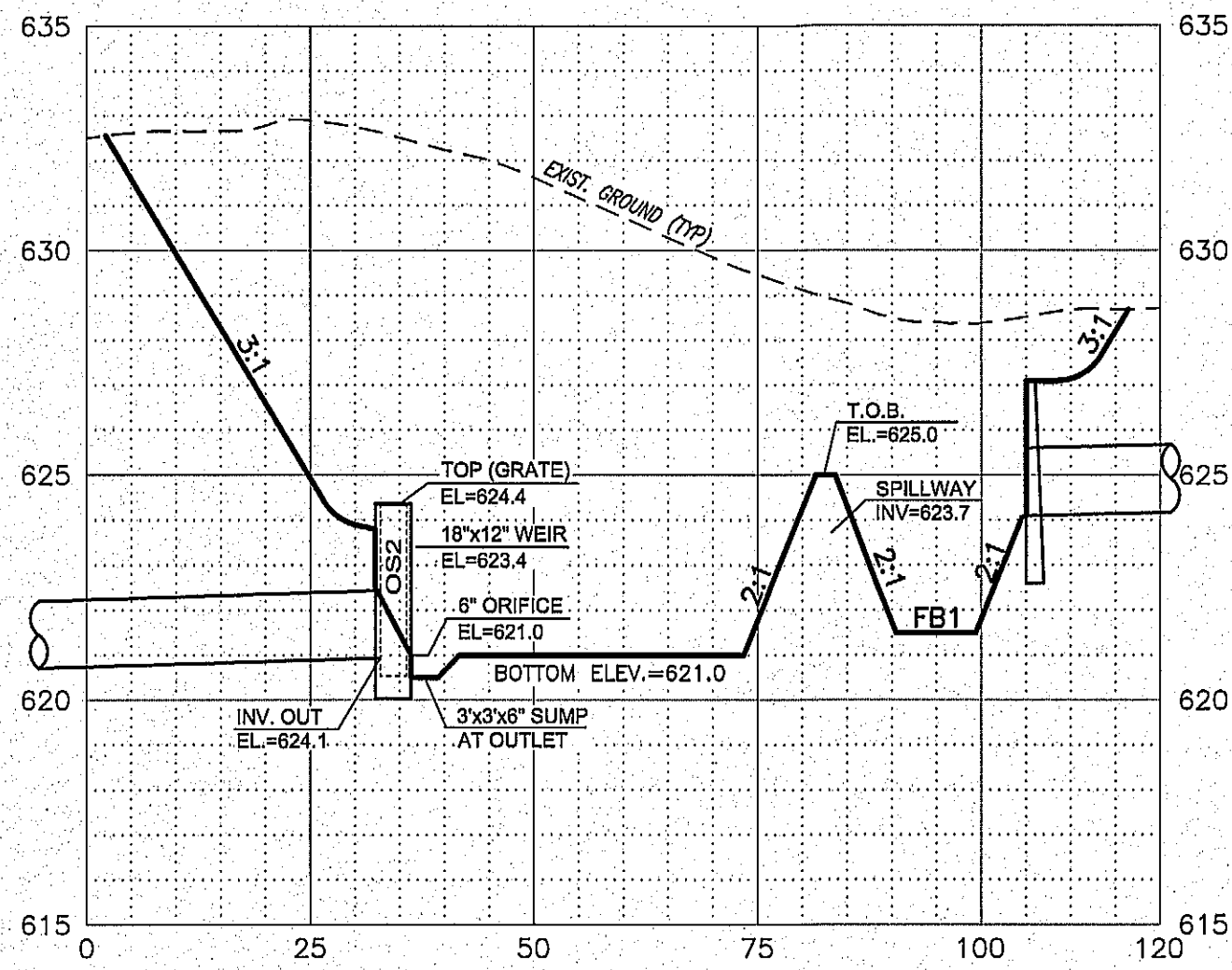
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FILE: 3528DT00A.dwg

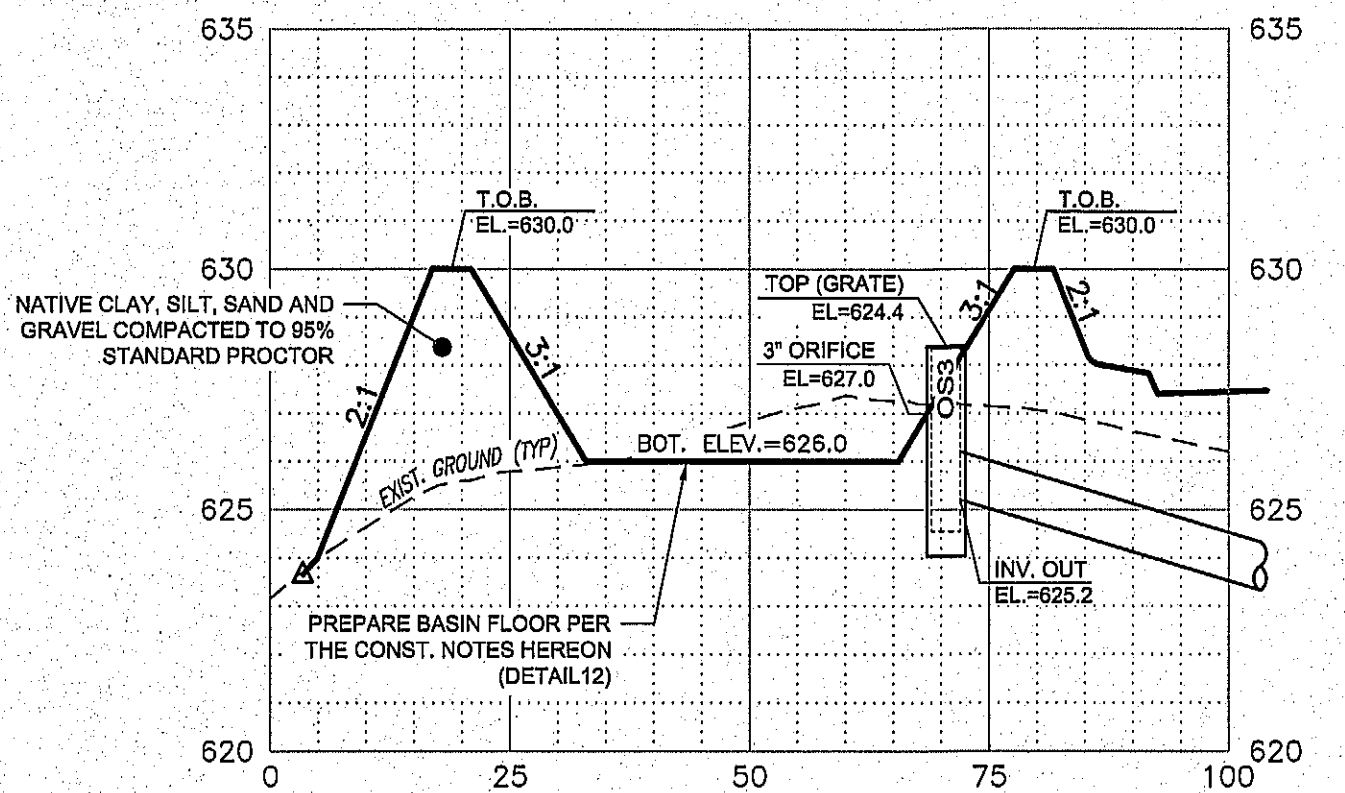
PROJ. NO. 3528.00

SHEET: DT-3



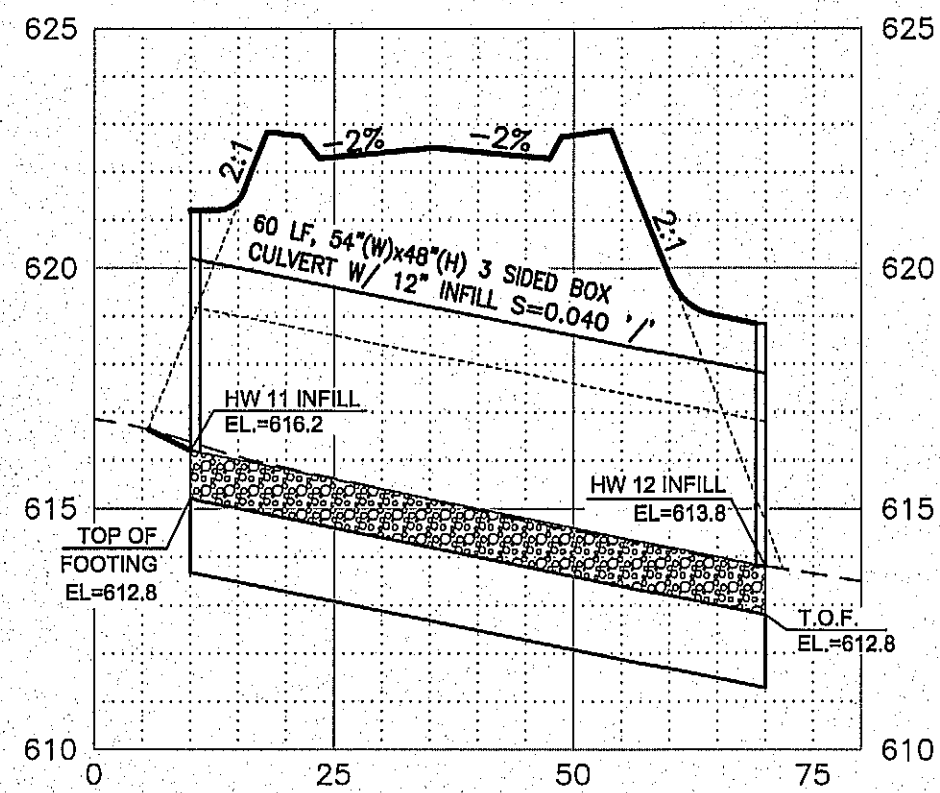
SECTION C-C: DB-1 - OS2

1
DT-4



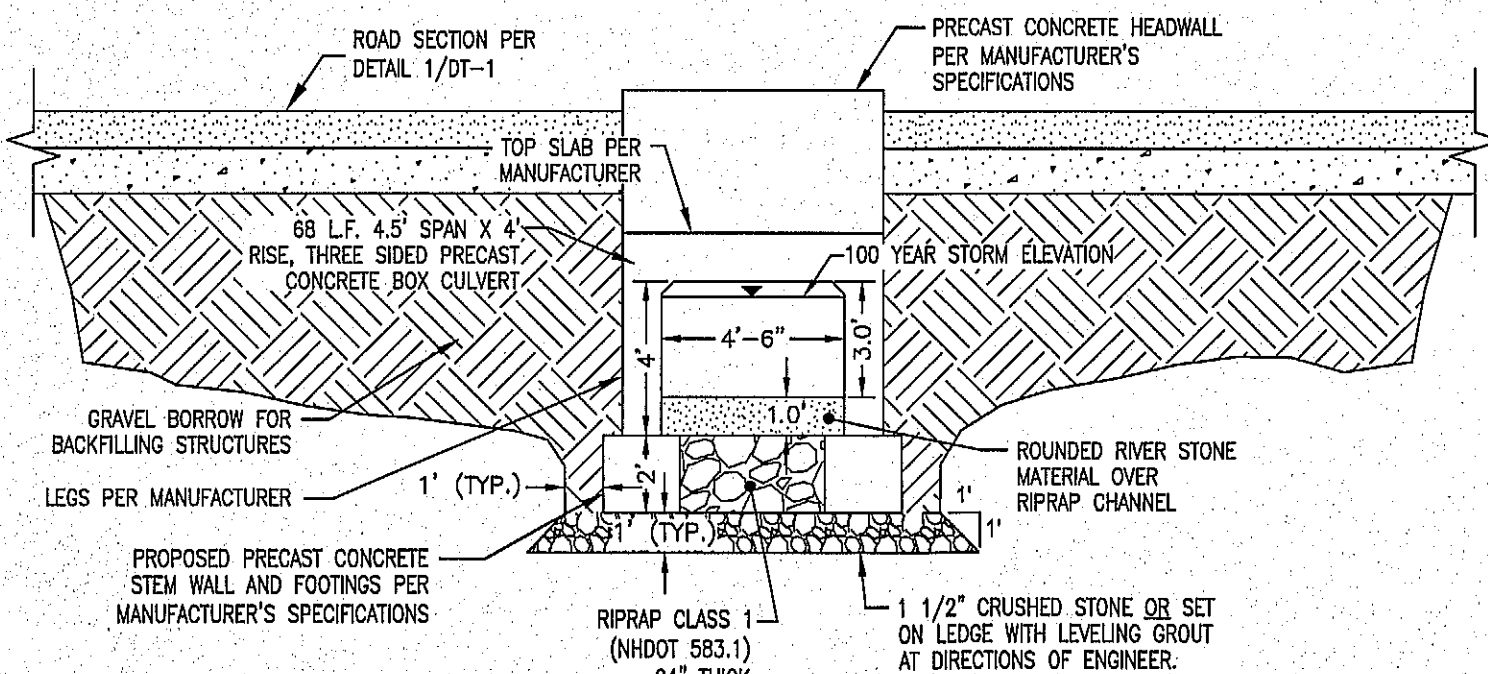
SECTION D-D: IB-1 - OS3

2
DT-4



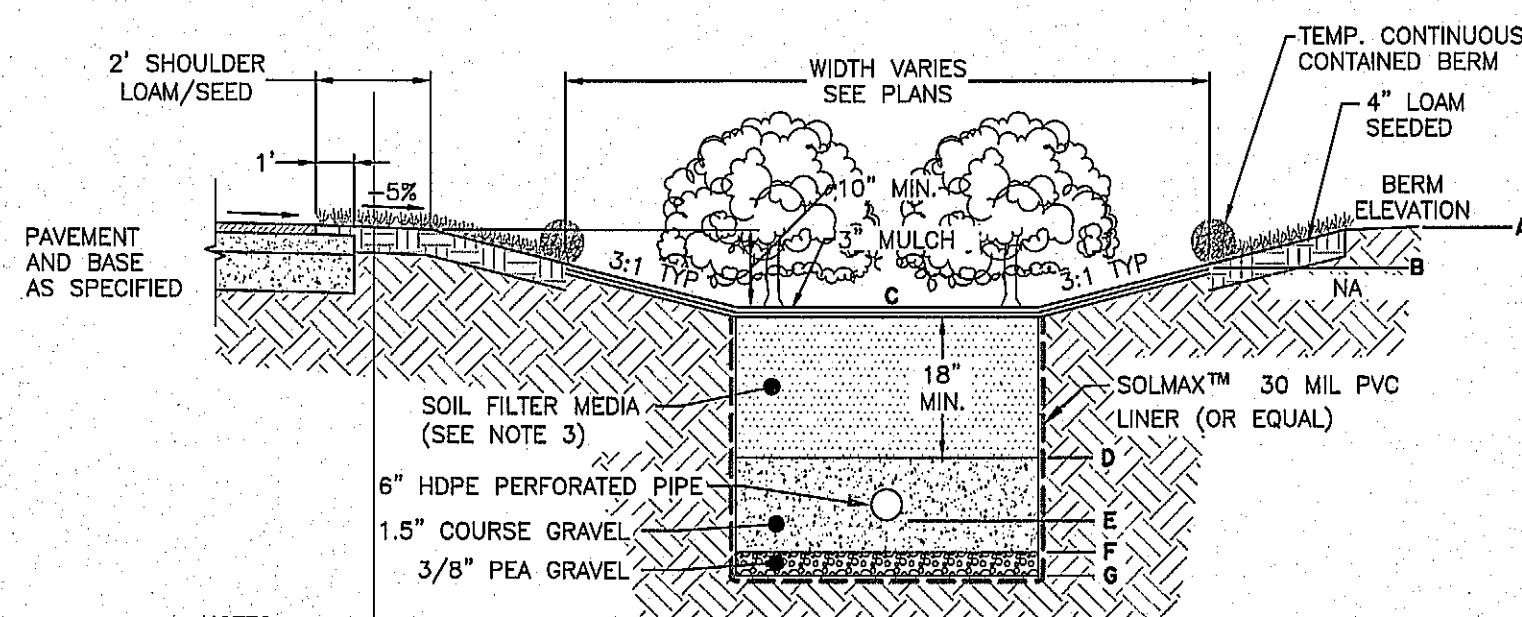
SECTION G-G: BOX CULVERT

3
DT-4



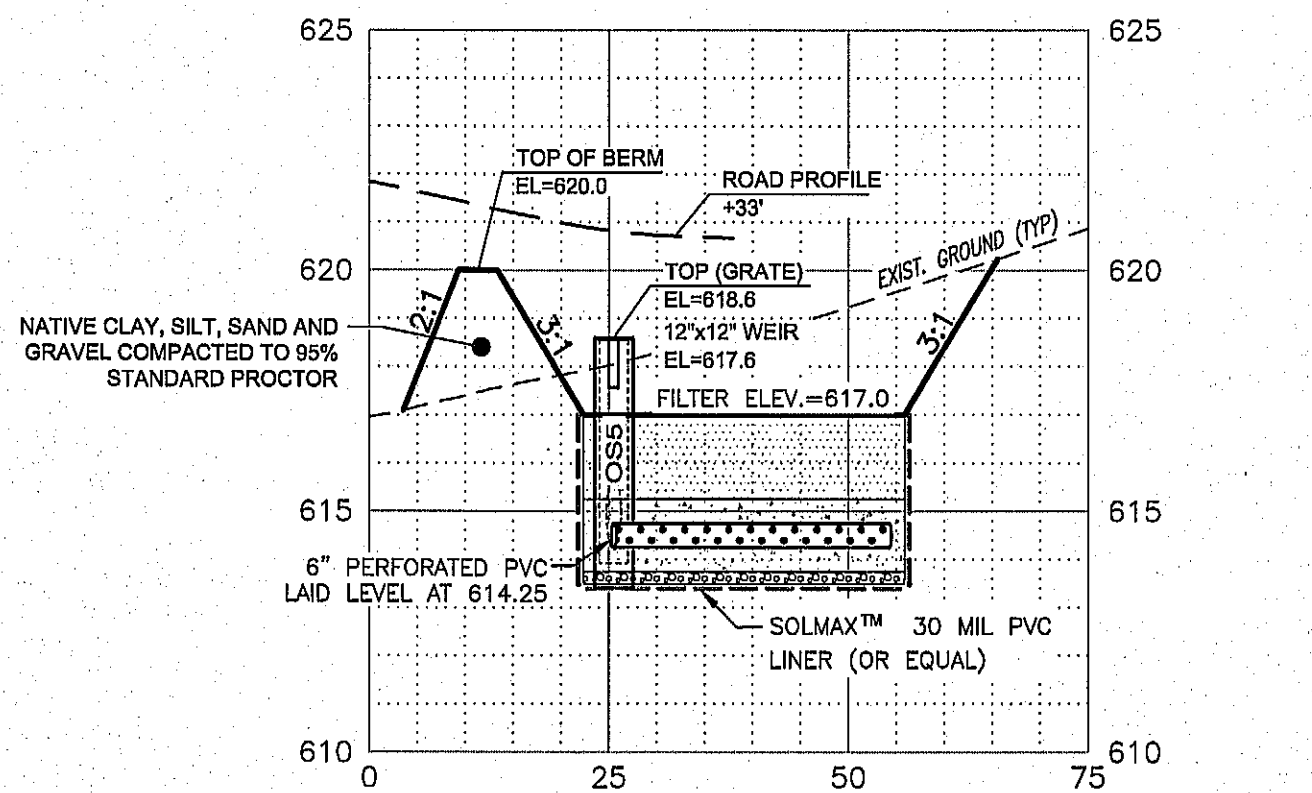
TYPICAL BOX CULVERT/ROADWAY PROFILE

4
DT-4



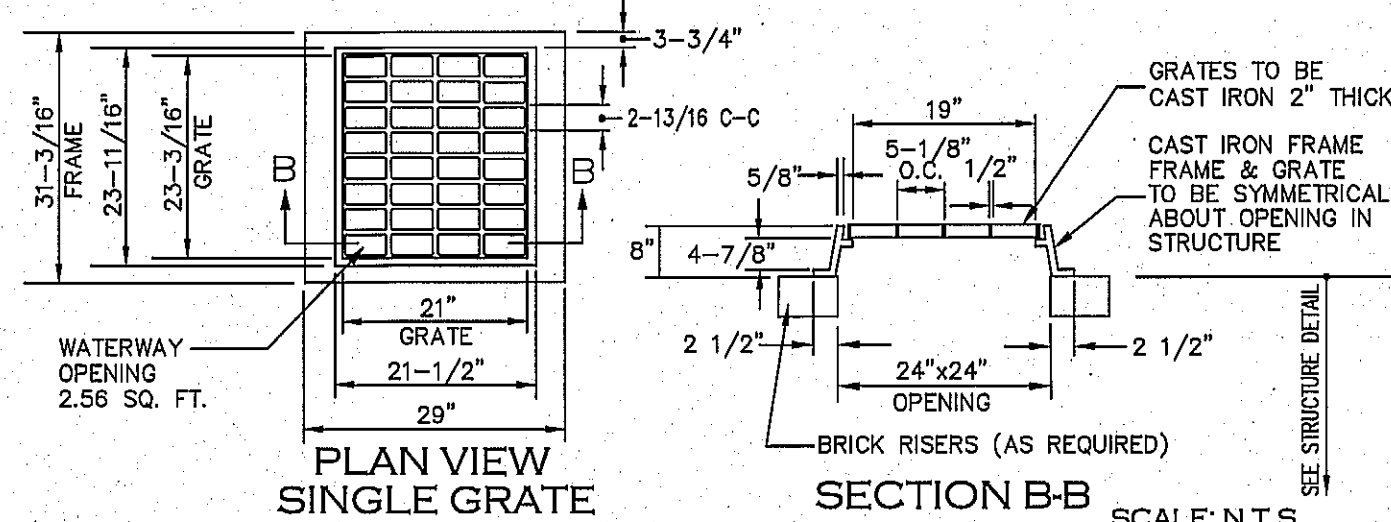
BIORETENTION BASIN DETAIL (BR-1)

5
DT-4



SECTION F-F: BR-1 - OS5

6
DT-4

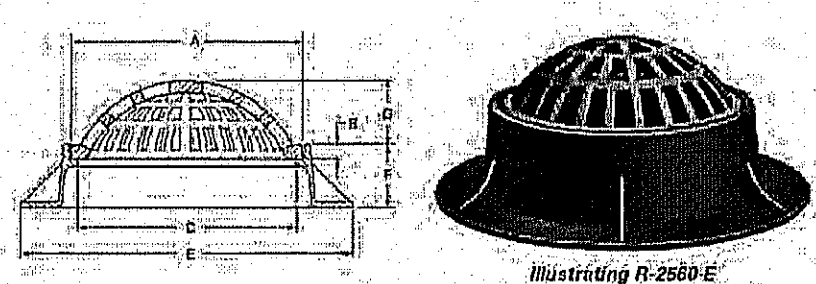


FRAME AND GRATE - NHDOT TYPE B (NEENAH R-3570)

8
DT-4

R-2560 Series Inlet Frame, Beehive Grate

Soils for drainage in circumstances where the slope of a flat grate is a problem. Excellent for roadside or water ditch inlets.



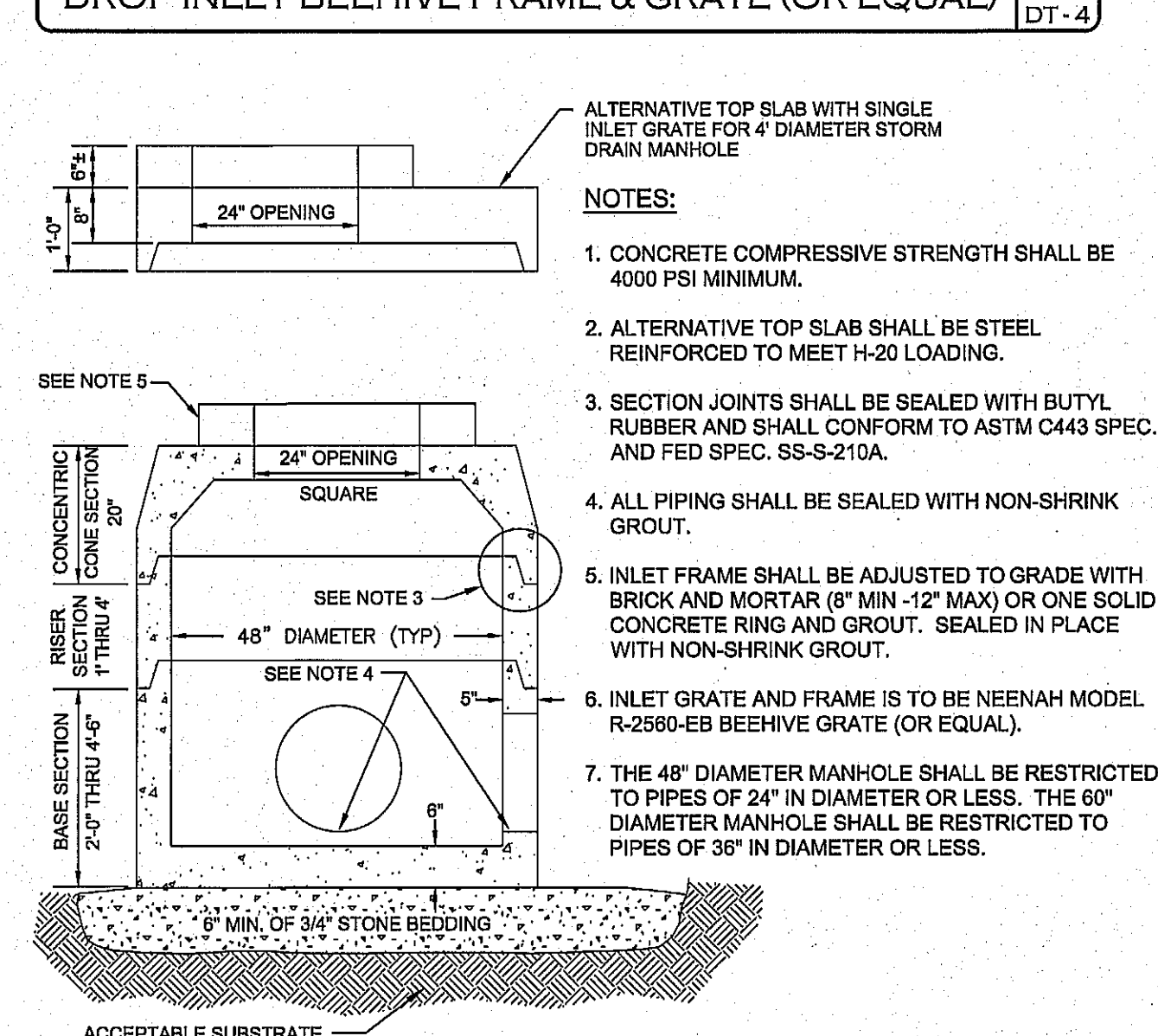
DROP INLET BEEHIVE FRAME & GRATE (OR EQUAL)

9
DT-4

Grate No.	A	B	C	E	F	G	Frame/Lid
R-2560-A	12	11	15	4	3 1/4	4	R-1791-A
R-2560-B	18 1/4	1 1/4	18 3/4	4	4	4	R-1801-A
R-2560-C	22	1 1/2	20 1/2	27 9/16	3 15/16	4 1/2	R-1859
R-2560-D	22	1 1/2	20 1/2	28 1/4	5	4 1/2	R-1781
R-2560-E	22	1 1/2	20 1/2	28 1/4	9	4 1/2	R-1778
R-2560-F	22	1 1/2	20 1/2	28 1/4	8	7	R-1781
R-2560-G	22	1 1/2	20 1/2	28 1/4	8	7	R-1778
R-2560-H	22 3/4	1 1/2	21 1/4	34	4	4 1/2	R-1847-A
R-2560-I	22 3/4	1 1/2	21 1/4	34	8	4 1/2	R-1778
R-2560-J	22 3/4	1 1/2	21 1/4	34	8	4 1/2	R-1847-A
R-2560-K	22 3/4	1 1/2	21 1/4	34	8	4 1/2	R-1778
R-2560-L	22 3/4	1 1/2	21 1/4	34	8	4 1/2	R-1778
R-2560-M	22 3/4	1 1/2	21 1/4	34	8	4 1/2	R-1778
R-2560-N	22 3/4	1 1/2	21 1/4	34	8	4 1/2	R-1778
R-2560-O	22 3/4	1 1/2	21 1/4	34	8	4 1/2	R-1778
R-2560-P	22 3/4	1 1/2	21 1/4	34	8	4 1/2	R-1778
R-2560-Q	22 3/4	1 1/2	21 1/4	34	8	4 1/2	R-1778
R-2560-R	22 3/4	1 1/2	21 1/4	34	8	4 1/2	R-1778
R-2560-S	22 3/4	1 1/2	21 1/4	34	8	4 1/2	R-1778
R-2560-T	22 3/4	1 1/2	21 1/4	34	8	4 1/2	R-1778
R-2560-U	22 3/4	1 1/2	21 1/4	34	8	4 1/2	R-1778
R-2560-V	22 3/4	1 1/2	21 1/4	34	8	4 1/2	R-1778
R-2560-W	22 3/4	1 1/2	21 1/4	34	8	4 1/2	R-1778
R-2560-X	22 3/4	1 1/2	21 1/4	34	8	4 1/2	R-1778
R-2560-Y	22 3/4	1 1/2	21 1/4	34	8	4 1/2	R-1778
R-2560-Z	22 3/4	1 1/2	21 1/4	34	8	4 1/2	R-1778

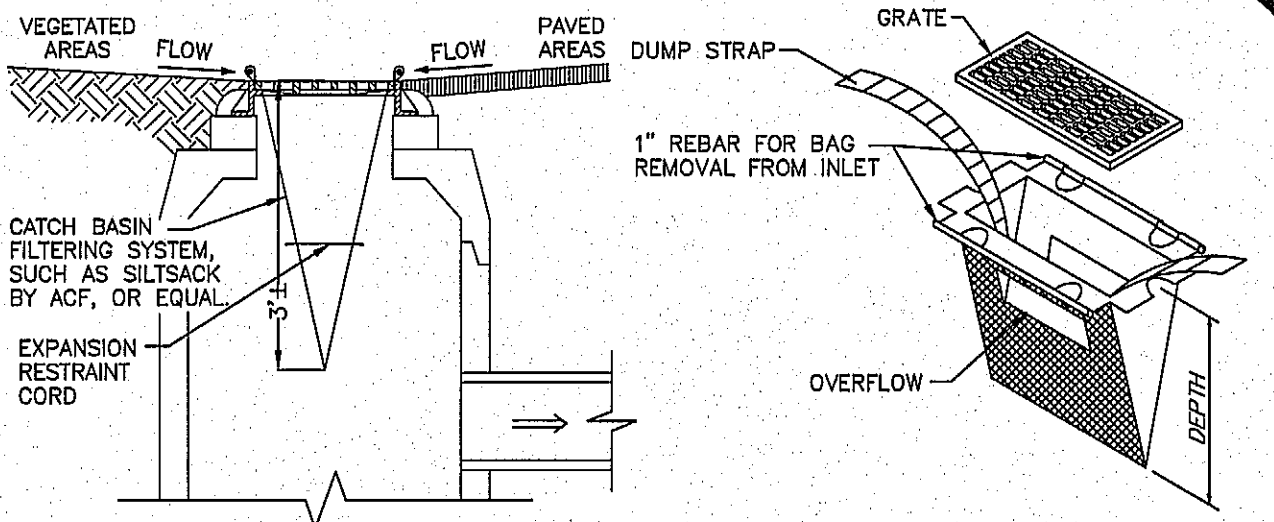
DROP INLET BEEHIVE FRAME & GRATE (OR EQUAL)

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DT-4



DROP INLET DETAIL

10
DT-4



SILT SACK SEDIMENT FILTER

11
DT-4

- INSTALL AND MAINTAIN SACKS IN ALL CATCH BASINS.
- TO INSTALL SACK, REMOVE CATCH BASIN GRATE AND PLACE SACK IN OPENING. HOLD OUT APPROXIMATELY SIX INCHES OF THE SACK OUTSIDE THE FRAME FOR THE LIFTING STRAPS. REPLACE THE GRATE TO HOLD THE SACK IN PLACE.
- THE SACK SHOULD BE INSPECTED AFTER EVERY STORM, OR ONCE EVERY TWO WEEKS, WHICHEVER OCCURS FIRST.
- THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED WITH SEDIMENT, THE SACK SHOULD BE EMPTIED. EMPTY THE SACK AWAY FROM THE CATCH BASIN TO PREVENT SEDIMENT FROM RE-ENTERING THE CATCH BASIN. EMPTY THE SACK PER THE MANUFACTURER'S RECOMMENDATIONS.
- REPLACE THE SACK IN THE CATCH BASIN AFTER THE SACK HAS BEEN EMPTIED. ONCE CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED BY PAVING OR A HEALTHY VEGETATIVE COVER, REMOVE THE SACK FROM THE CATCH BASINS.

INFILTRATION BASIN CONSTRUCTION NOTES

12
DT-4

- REMOVE ALL ORGANIC MATERIAL FROM AREA BELOW PROPOSED INFILTRATION BASINS AND TO EXPOSE UNDERLYING SOILS.
- CARE SHALL BE TAKEN TO PROTECT THE UNDERLYING SOILS FROM CONSTRUCTION TRAFFIC AND THE DISCHARGE OF SEDIMENT LADEN RUNOFF.
- ONCE EXCAVATED AND PRIOR TO FILLING, THE UNDERLYING SOILS SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH LEVELING DRAG.
- FILL BELOW THE BASIN AND/OR LEACHING TRENCHES SHALL CONFORM TO THE SPECIFICATIONS FOR NHDOT ITEM 209.1, "GRANULAR BACKFILL".
- THE BASIN FLOOR OF THE INFILTRATION BASINS SHALL BE PREPARED AS SPECIFIED OR USING ONE OF THE FOLLOWING METHODS:
 - 6" LAYER OF COURSE SAND OR 3/8" PEA GRAVEL;
 - GRASS TURF WITH A HIGH INFILTRATION RATE (HIGH SAND CONTENT) THAT CAN BE INUNDATED FOR OVER 72 HOURS;
 - COARSE ORGANIC MATERIAL SUCH AS AN EROSION CONTROL MIX OR COMPOSTED MULCH THAT IS TILLED INTO THE SOIL, SOAKED, AND ALLOWED TO DRY.
- DO NOT PLACE INFILTRATION BASINS/TRENCHES INTO SERVICE UNTIL ALL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

STORMWATER MAINTENANCE NOTES

13
DT-4

- CATCH BASINS, PIPE INLETS, DRAINAGE BASINS AND SPILLWAYS SHALL BE INSPECTED AFTER EVERY MAJOR STORM FOR POLLUTANT BUILD-UP. POLLUTANTS CONSIST OF SEDIMENTS, DEBRIS AND/OR FLOATING HYDROCARBONS.
- IN THE ABSENCE OF A MAJOR STORM, THE SYSTEM MUST BE CHECKED AT LEAST TWICE A YEAR, IN THE SPRING AND FALL FOR HYDROCARBON ACCUMULATION.
- IF, UPON INSPECTION, A SIGNIFICANT AMOUNT OF POLLUTANTS HAVE ACCUMULATED IN ANY OF THE CATCH BASINS, THEN THE POLLUTANTS MUST BE REMOVED AND DISPOSED OF PROPERLY.
- A SIGNIFICANT AMOUNT OF POLLUTANTS SHALL BE DEFINED AS A NOTICEABLE SHEEN ON THE WATER SURFACE IN THE SUMPS OF ANY CATCH BASINS AND/OR WHEN SEDIMENTS HAVE ACCUMULATED TO WITHIN 6 INCHES BELOW THE OUTLET OF ANY OF THE CATCH BASINS. WHEN EITHER OF THESE SITUATIONS ARE DISCOVERED UPON THE REQUIRED SEMIANNUAL INSPECTION, THEN THE STEPS STATED ABOVE SHALL BE COMPLETED.
- THE DRAINAGE BASIN EMBANKMENTS SHOULD BE INSPECTED FOR RODENT BURROWS, BARE SPOTS, WET AREAS OR EROSION. ANY DEFICIENCIES SHALL BE CORRECTED TO PREVENT ADDITIONAL DAMAGE.
- PIPE OUTLETS SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. THE CONDITION OF THE PIPES SHOULD BE NOTED AND REPAIRS MADE AS NECESSARY. IF EROSION IS TAKING PLACE THEN MEASURES SHOULD BE TAKEN TO STABILIZE AND PROTECT THE ERODED AREA OF THE OUTLET.

STORMWATER MANAGEMENT DETAILS

14
DT-4

A	12/2/25	REVISE PER 11/17/25 KNA REVIEW		NRC	CEB
REV.	DATE	DESCRIPTION	C/O	DR	CK

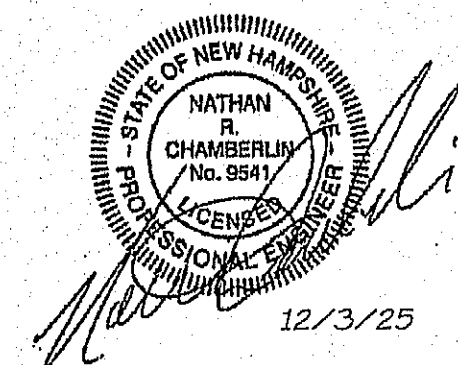
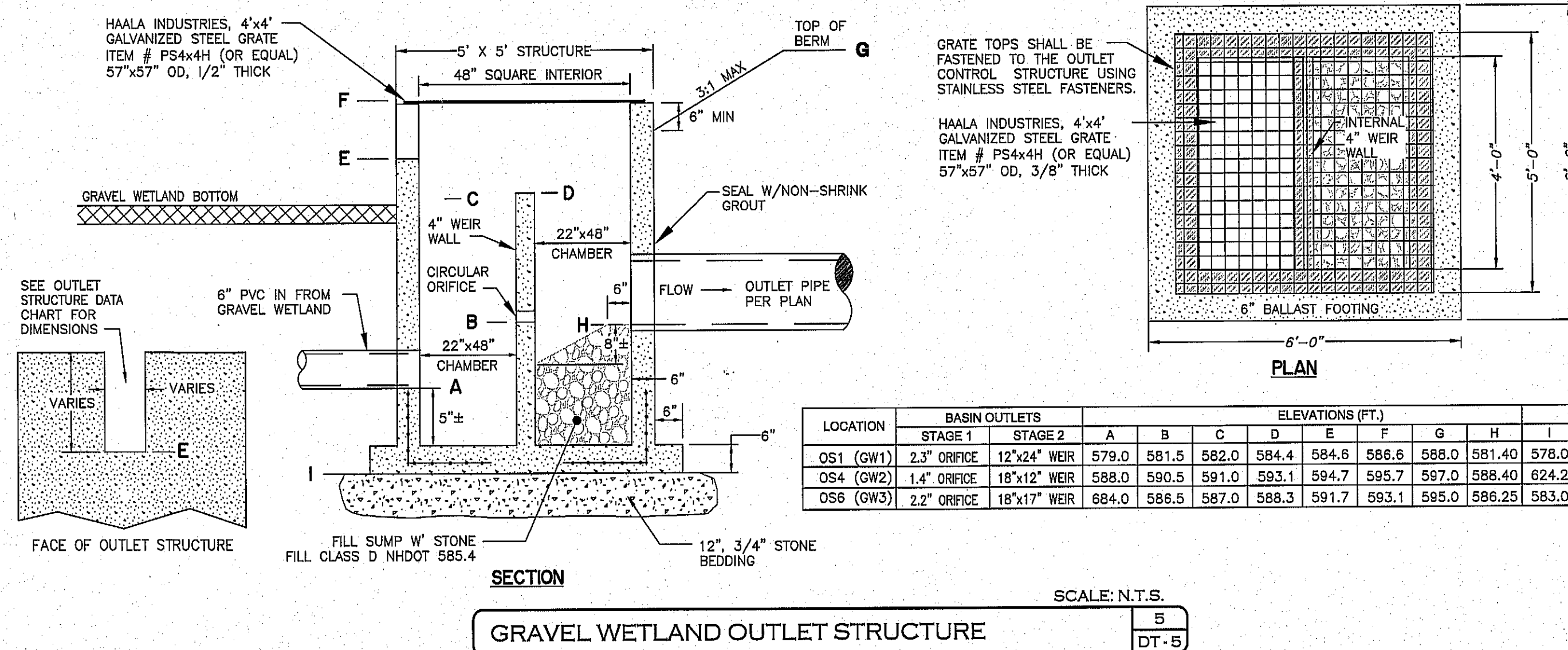
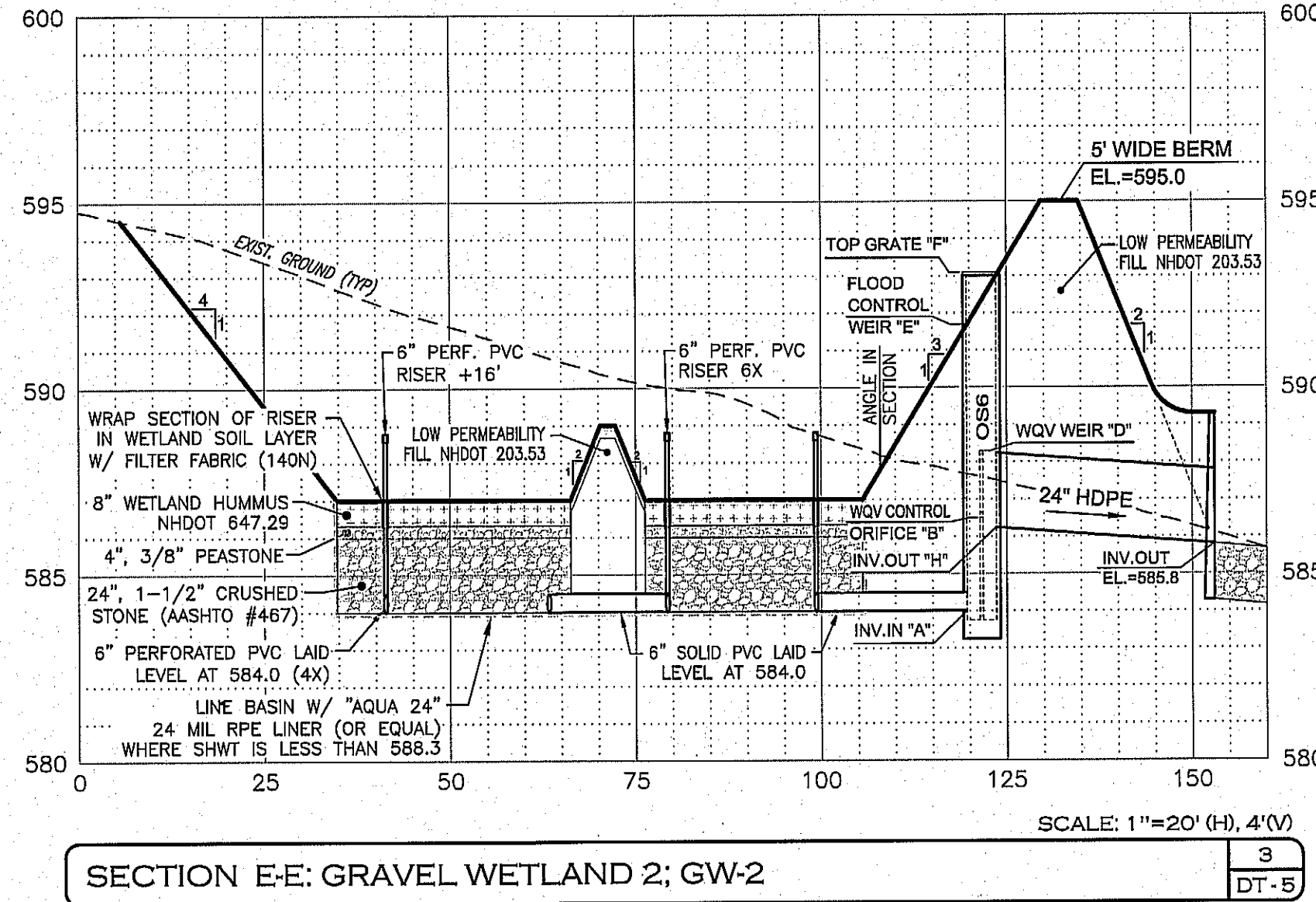
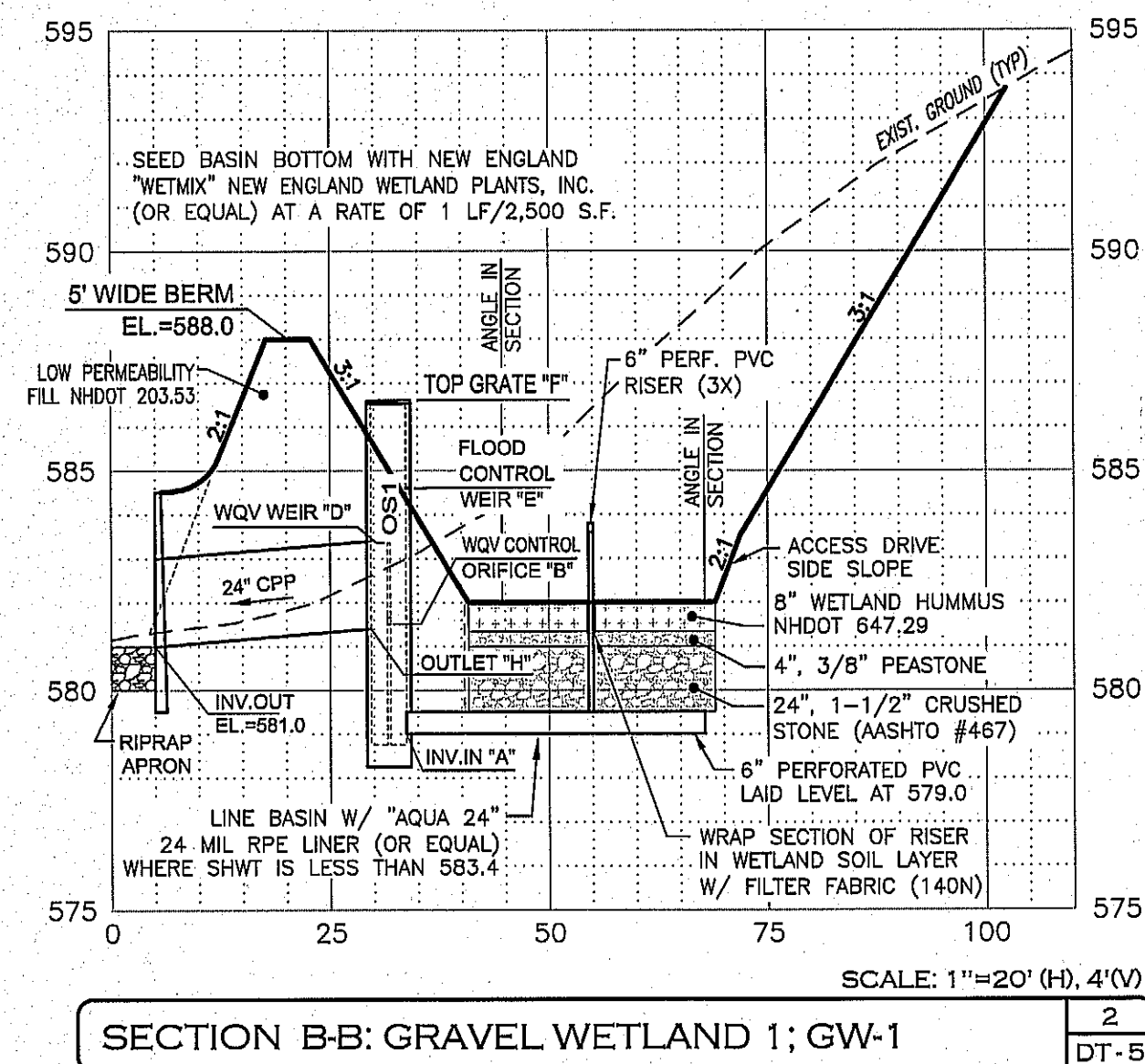
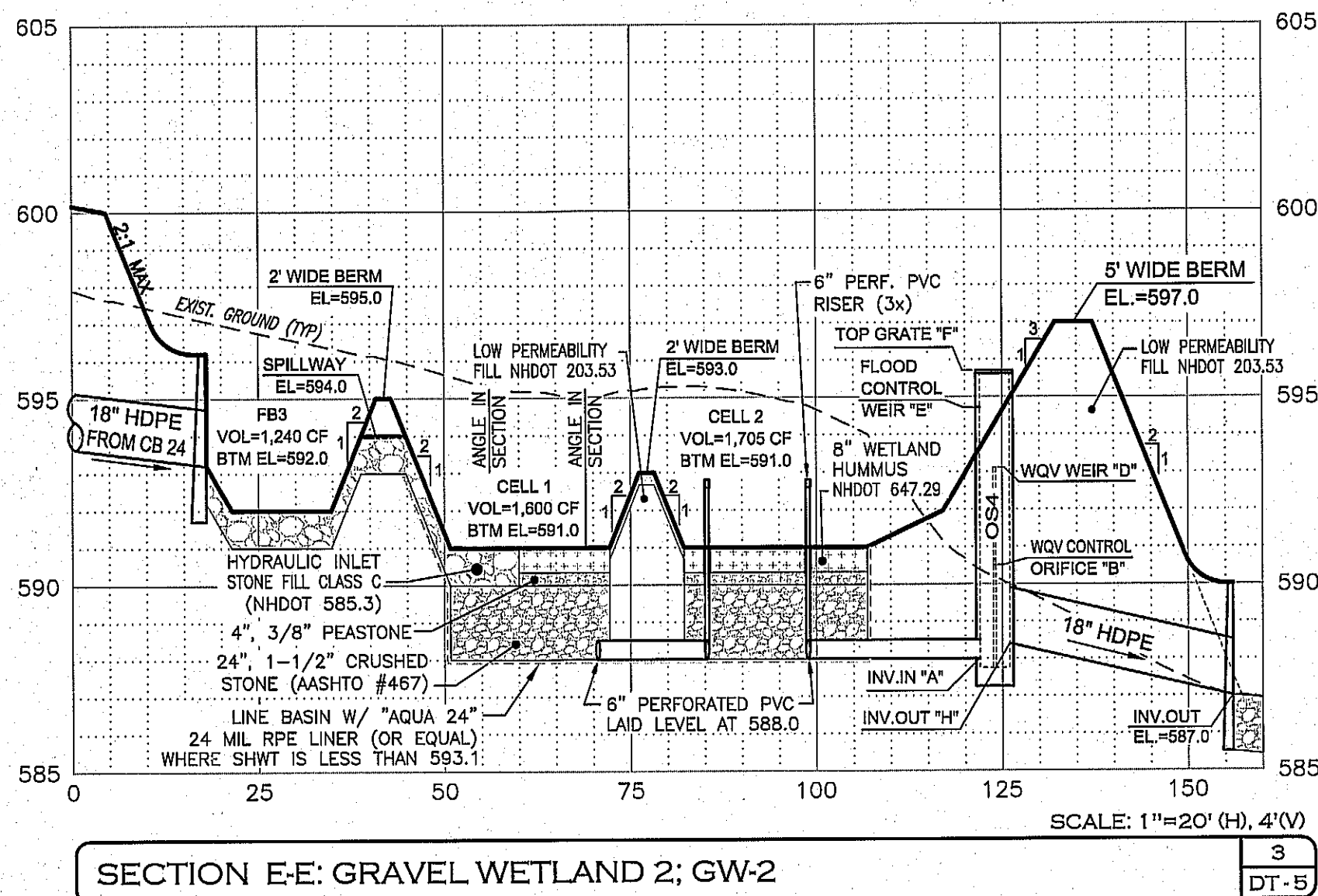
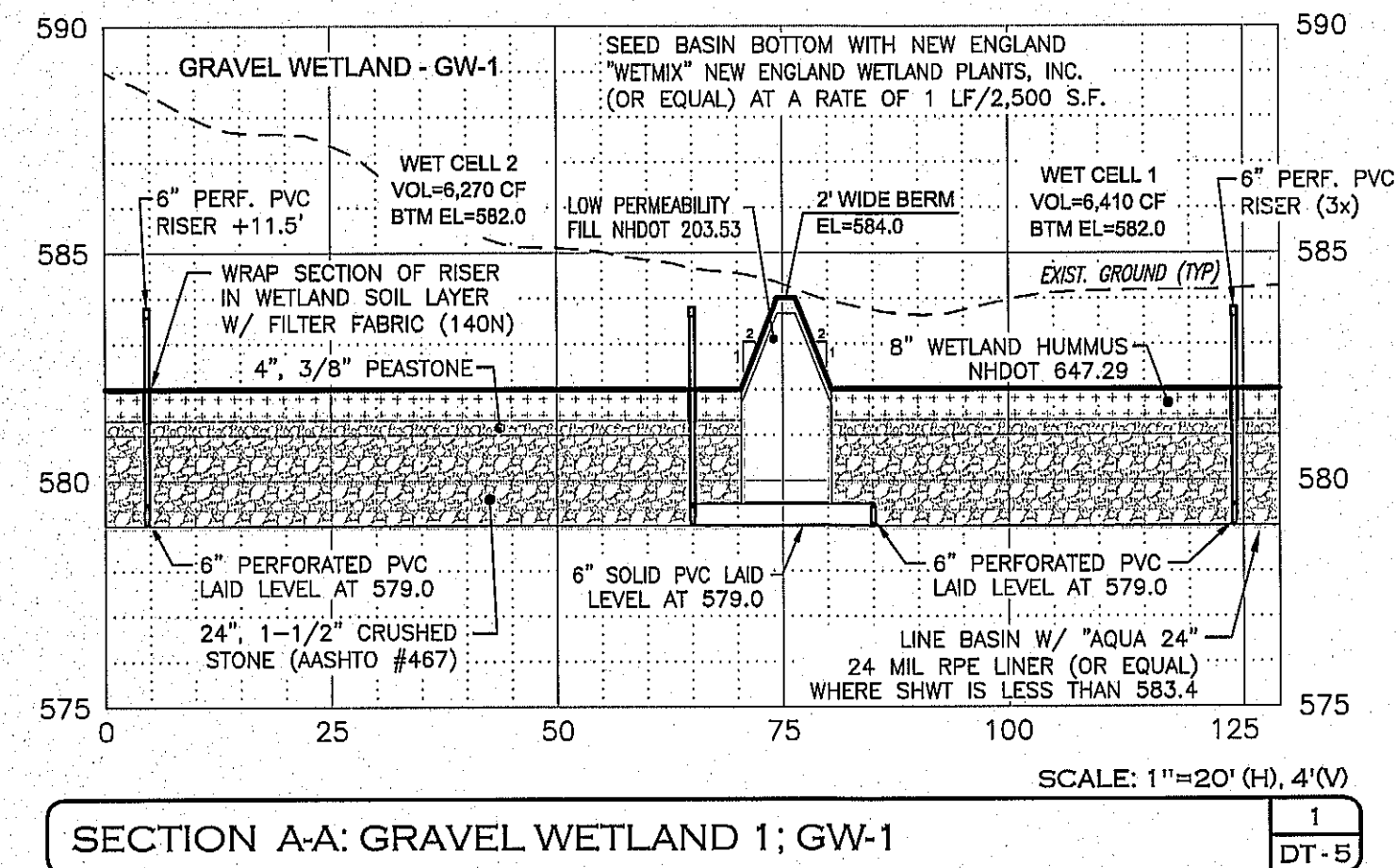
STORMWATER MANAGEMENT DETAILS
TAX MAP 405 LOTS 29 & 30
(466 & 476 HIGH STREET)
CANDIA, NEW HAMPSHIRE
 PREPARED FOR:
JAMES LOGAN
 273 CURRIER ROAD, CANDIA, NH 03034
 LAND OF:
LONDON BRIDGE SOUTH, INC.
 273 CURRIER ROAD, CANDIA, NH 03034

SCALE: AS SHOWN OCTOBER 20, 2025

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
 LAND CONSULTANTS, PLLC
 206 Elm Street, Milford, NH 03055
 43 Roxbury Street, Keene, NH 03431
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com

FILE: 3528DT00A.dwg PROJ. NO. 3528.00 SHEET: DT-4



REV.	DATE	DESCRIPTION	C/O	NRC	CEB
A	12/2/25	REVISE PER 11/17/25 KNA REVIEW			

STORMWATER MANAGEMENT DETAILS

TAX MAP 405 LOTS 29 & 30
(466 & 476 HIGH STREET)
CANDIA, NEW HAMPSHIRE

PREPARED FOR:
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PROJ. NO. 3528.00

SHEET: DT-5

1. PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.
2. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS THEREOF IN NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICE STORM WATER MANUALS, VOLUME 1-3, LATEST EDITION.
3. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERIMETER CONTROLS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.
4. INSTALL INLET PROTECTION AROUND ALL STORM DRAIN STRUCTURES. INLET PROTECTION BMP'S SHALL REMAIN UNTIL THE SITE IS STABILIZED. CONSTRUCTION OF DETENTION BASINS AND TREATMENT SWALES SHALL OCCUR PRIOR TO AND EARTH MOVING OPERATION THAT WILL INFLUENCE STORM WATER RUNOFF.
5. THE WORK AREA SHALL BE GRADED, SHAPED AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE THE LIMITS OF THE WORK AREA.
6. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.
7. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EVERY 0.25-INCH OR GREATER RAINFALL. SEDIMENTS SHALL BE DISPOSED OF IN AN UPLAND AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND BE PERMANENTLY STABILIZED.
8. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION. AT NO TIME SHALL THE TOTAL UNSTABILIZED DISTURBED AREA, INCLUDING LOT DISTURBANCES, BE GREATER THAN FIVE (5) ACRES.
9. THE LAND AREA EXPOSED SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME. ALL NON-ACTIVE DISTURBED AREAS SHALL BE STABILIZED WITHIN 30 DAYS OF THE DISTURBANCE. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.
10. DITCHES, SWALES AND DRAINAGE BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
11. IN AREAS THAT WILL NOT BE PAVED, "STABLE" MEANS THAT:
 - A. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - B. A MINIMUM OF 3-INCHES OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED; OR
 - C. EROSION CONTROL BLANKETS HAVE BEEN INSTALLED IN ACCORDANCE WITH Env-Wq 1506.03

IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, ITEM 304.2, HAVE BEEN INSTALLED.

12. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1 (HORIZONTAL VERTICAL), UNLESS OTHERWISE SPECIFIED THE CONTRACTOR SHALL USE NORTH AMERICAN GREEN S150BN, OR APPROVED EQUAL.
13. ALL AREAS RECEIVING EROSION CONTROL STONE OR RIPRAP SHALL HAVE A GEOTEXTILE MATERIAL INSTALLED BELOW THE STONE (SEE APPROPRIATE DETAILS).
14. ALL DISTURBED AREAS TO TURF FINISHED SHALL BE COVERED WITH A MINIMUM THICKNESS OF 6 INCHES OF COMPACTED LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW:

PERMANENT SEED (LAWN AREAS)	LBS / 1,000 SQ. FT.	PERMANENT SEED MIX	LBS / 1,000 SQ. FT.
CREeping RED FESCUE	0.82 LBS	CREeping RED FESCUE	0.80 LBS
PERENNIAL RYEGRASS	1.15 LBS	PERENNIAL RYEGRASS	0.89 LBS
KENTUCKY BLUEGRASS	0.98 LBS	REDTOP	0.12 LBS
REDTOP	0.12 LBS	ALSKIE CLOVER	0.12 LBS
		BIRDSFOOT TREFOIL	

**APPLICATION RATE TOTALS
2.8 LBS PER 1,000 SF**

**APPLICATION RATE TOTALS
1.85 LBS PER 1,000 SF**
15. TEMPORARY STABILIZATION OF DISTURBED AREAS:

STRIPPED SOIL SHALL BE STOCKPILED UNCOMPACTED, AND STABILIZED AGAINST EROSION AS OUTLINED BELOW. SEED BED PREPARATION: 10-10-10 FERTILIZATION TO BE SPREAD AT THE RATE OF 7 LBS. PER 100 SF AND AGRICULTURAL LIMESTONE AT A RATE OF 90 LBS PER 1,000 SF AND INCORPORATED INTO THE SOIL. THE SOIL, FERTILIZER AND LIMESTONE SHALL BE TILLED TO PREPARE FOR SEEDING.

 - A. SEED MIXTURE: USE ANY OF THE FOLLOWING:

SPECIES	RATE PER 1,000 SF	DEPTH	SEEDING DATES
WINTER RYE	2.5 LBS	1 INCH	8/15 TO 9/15
OATS	2.5 LBS	1 INCH	4/15 TO 10/15
ANNUAL RYEGRASS	1.0 LBS	0.25 INCH	8/15 TO 9/15
 - B. MULCHING: MULCH SHOULD BE USED ON HIGHLY ERODIBLE AREAS, AND WHERE CONSERVATION OF MOISTURE WILL FACILITATE PLANT ESTABLISHMENT AS FOLLOWS:

TYPE	RATE PER 1,000 SF	USE AND COMMENTS
STRAW	70 TO 90 LBS	MAY BE USED WITH PLANTINGS, MUST BE ANCHORED TO BE USED ALONE
WOOD CHIPS OR BARK MULCH	460 TO 920 LBS	USED WITH TREE AND SHRUB PLANTINGS
FIBROUS MATTING	AS RECOMMENDED BY MANUFACTURER	MUST BE BIODEGRADABLE, USE IN SLOPE AREAS AND AREAS DIFFICULT TO VEGETATE
CRUSHED STONE	SPREAD TO GREATER THAN 1/2" THICKNESS	USE IN SPECIFIC AREAS AS SHOWN ON PLAN OR AS NEEDED
16. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE (CRITICAL TIME FRAMES OR VARIABLE SITES) THEN APPLY FERTILIZER AT A RATE OF 11 POUNDS PER 1,000 SF AND LIMESTONE AT A RATE OF 90 POUNDS PER 1,000 SF. FERTILIZER SHALL BE LOW PHOSPHATE (LESS THAN 2% PHOSPHORUS).
17. CAUTION SHOULD BE TAKE WHEN THE PROPERTY IS LOCATED WITHIN 250 FEET OF A WATER BODY. IN THIS CASE ALL FERTILIZERS SHALL BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER. SLOW RELEASE FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT. NO FERTILIZER EXCEPT LIMESTONE SHALL BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE ARE REGULATED LIMITATIONS.
18. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS (SEE WINTER CONSTRUCTION NOTES). NO DISTURBED AREAS SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.
19. A VIGOROUS DUST CONTROL PROGRAM SHALL BE APPLIED BY THE SITE CONTRACTOR. DUST SHALL BE MANAGED THROUGH THE USE OF WATER AND/OR CALCIUM CHLORIDE.
20. IN NO WAY ARE THE MEASURES INDICATED ON THE PLANS OR IN THESE NOTES TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGMENT TO INSTALL ADDITIONAL EROSION CONTROL MEASURES AS SITE CONDITIONS, WEATHER OR CONSTRUCTION METHODS WARRANT.
21. FOLLOWING PERMANENT STABILIZATION, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND ACCUMULATED SEDIMENTATION IS TO BE DISPOSED OF IN AN APPROVED LOCATION, OUTSIDE OF JURISDICTIONAL WETLANDS.
22. LOT DISTURBANCE OTHER THAN SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.
23. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:63 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

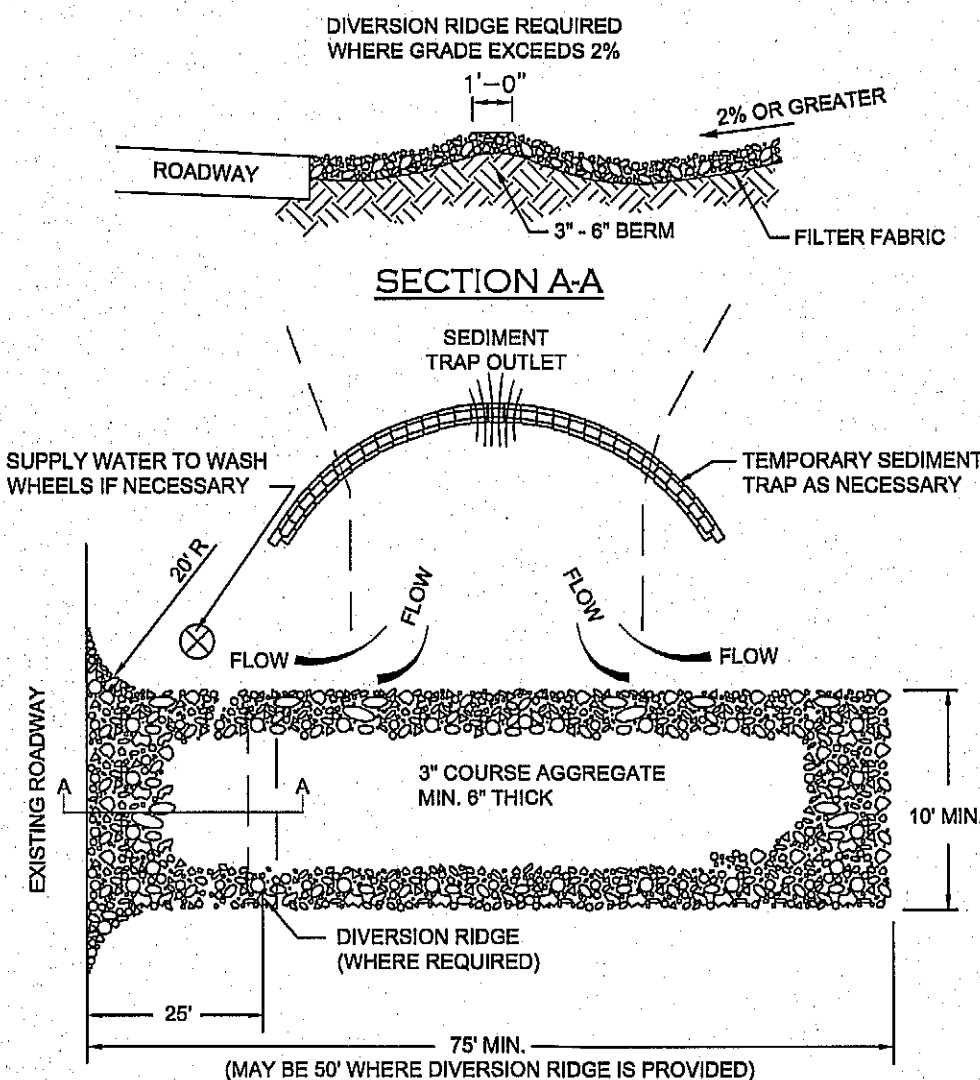
EROSION CONTROL NOTES

1
DT-6

1. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING AREAS WHERE ACTIVE CONSTRUCTION OF THE ROAD OR PARKING AREA HAS STOPPED FOR THE WINTER SEASON SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES LAYER OF BASE COURSE GRAVELS MEETING THE GRADATION REQUIREMENTS NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, ITEM NO. 301.1, 304.2, OR 304.3.

WINTER CONSTRUCTION NOTES

2
DT-6



PLAN VIEW

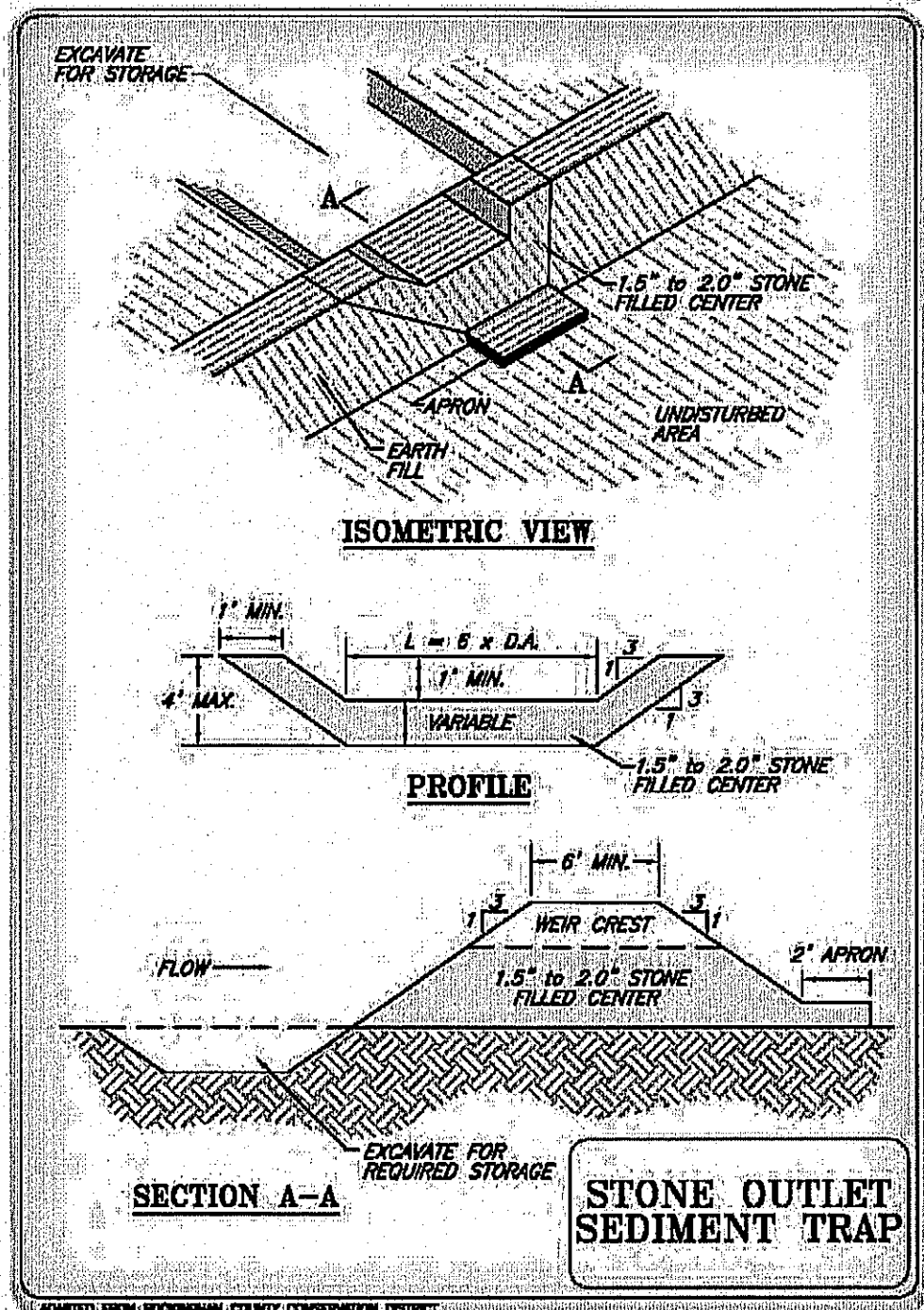
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT TRAPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
2. THE MINIMUM STONE USED SHOULD BE 3-INCH CRUSHED STONE.
3. THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
4. THE PAD SHOULD EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
5. THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
6. THE PAD SHOULD BE AT LEAST 6-INCHES THICK.
7. THE GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
8. THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE.
9. NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.
10. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
11. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

SCALE: N.T.S.

GRAVEL CONSTRUCTION EXIT

3
DT-3



SECTION A-A

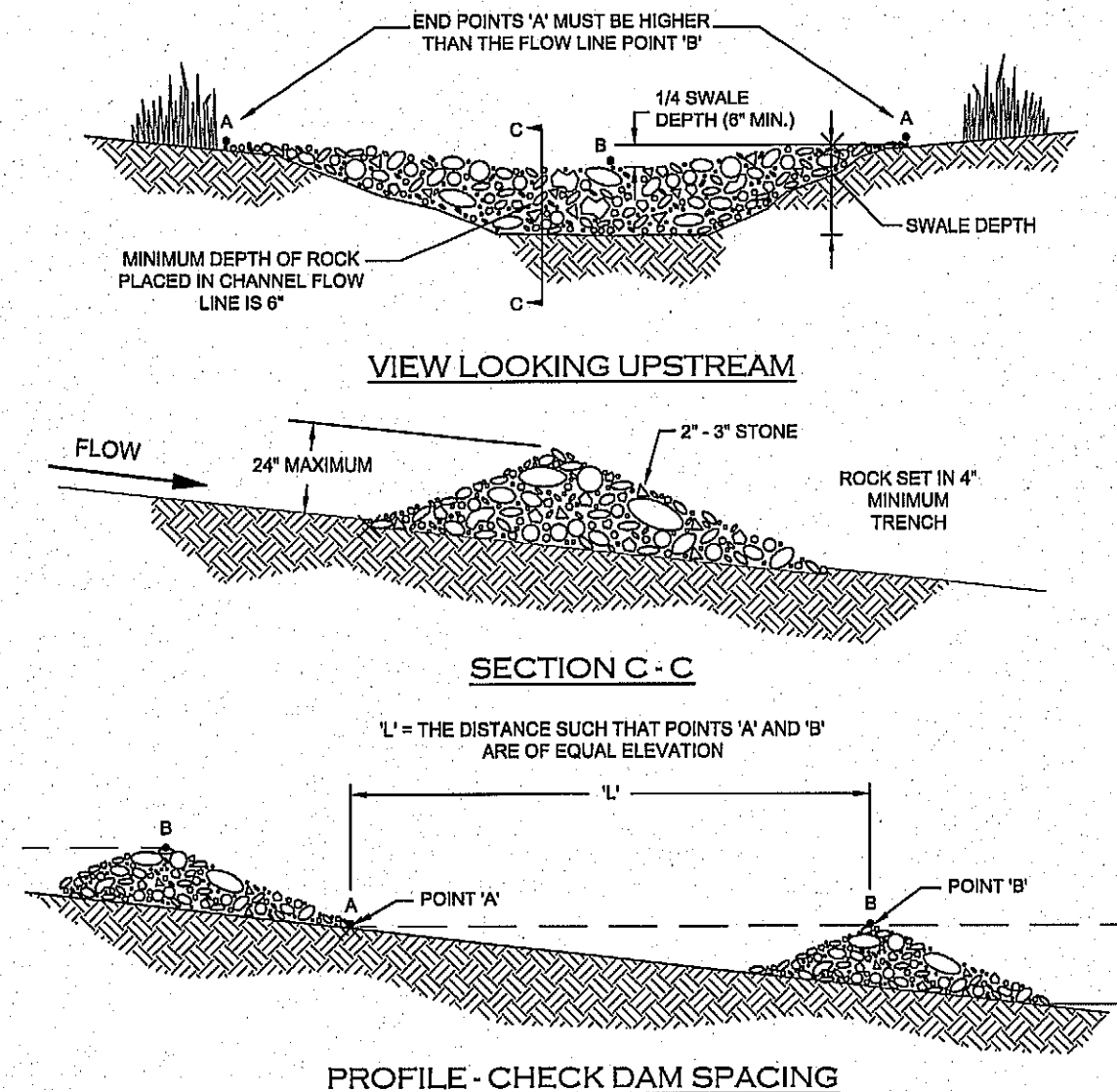
STONE OUTLET SEDIMENT TRAP

1. The trap shall be installed as close to the disturbed area or source of sediment as possible;
2. The maximum contributing drainage area to the trap shall be less than 5 acres;
3. The minimum volume of the trap shall be 3,600 cubic feet of storage for each acre of drainage area;
4. The side slopes of the trap shall be 3:1 or flatter, and shall be stabilized immediately after their construction;
5. The outlet of the trap shall be a minimum of one foot below the crest of the trap and shall discharge to a stabilized area;
6. The trap shall be cleaned when 50 percent of the original volume is filled; and
7. The materials removed from the trap shall be properly disposed of and stabilized.
8. Refer to the New Hampshire Stormwater Manual, Volume 3 for alternative sediment trap options.

SEDIMENT TRAP

SCALE: N.T.S.

9
DT-3



PROFILE - CHECK DAM SPACING

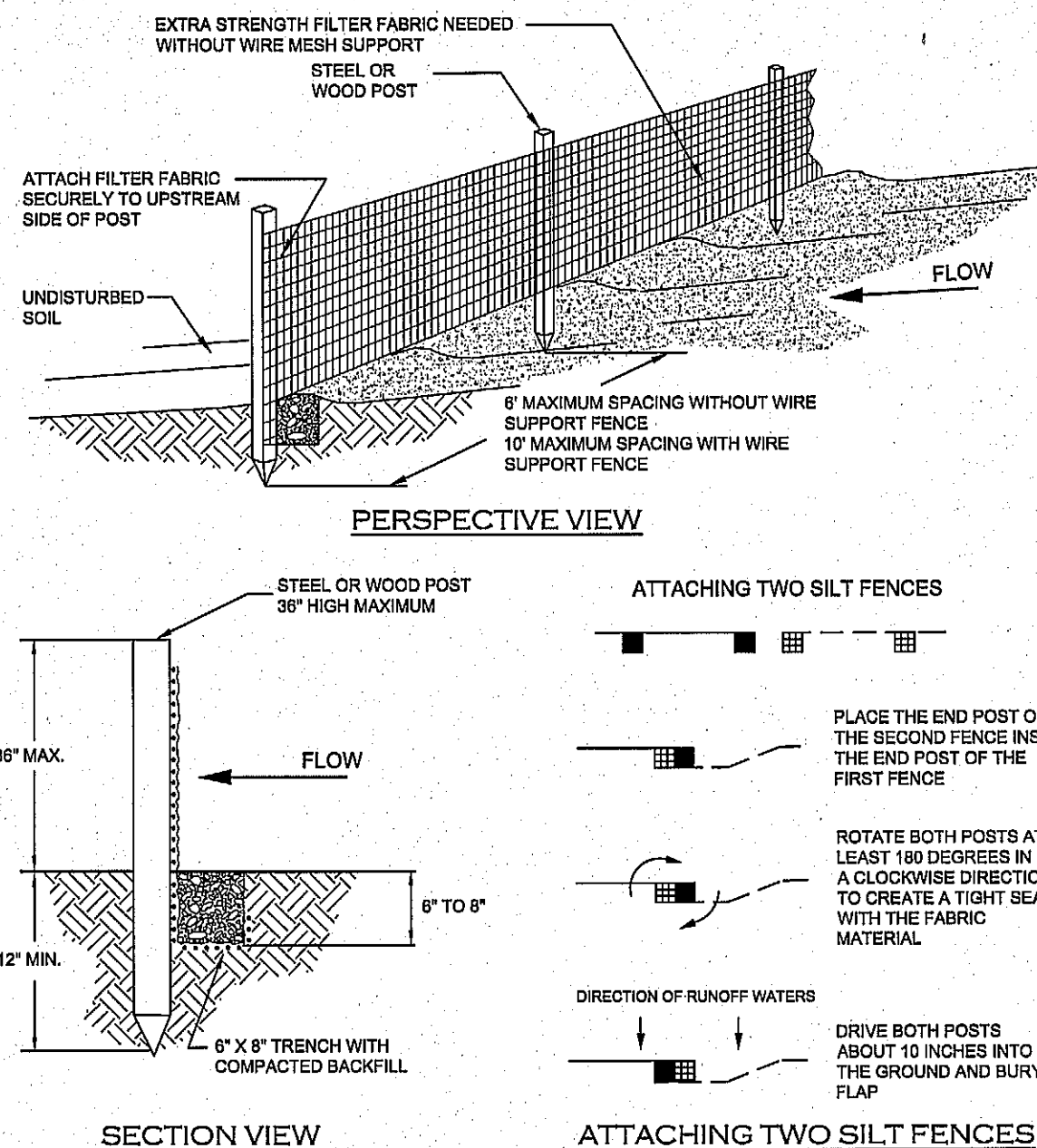
NOTES:

1. STONE CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE CHECK DAM SHOULD BE LESS THAN ONE ACRE.
3. STONE CHECK DAMS SHOULD NOT BE USED IN A FLOWING STREAM.
4. STONE CHECK DAMS SHOULD BE CONSTRUCTED OF WELL-GRADED ANGULAR 2 TO 3 INCH STONE. THE INSTALLATION OF 3/4-INCH STONE ON THE UPGRADIENT FACE IS RECOMMENDED FOR BETTER FILTERING.
5. WHEN INSTALLING STONE CHECK DAMS THE CONTRACTOR SHALL KEY THE STONE INTO THE CHANNEL BANKS AND EXTEND THE STONE BEYOND THE ABUTMENTS A MINIMUM OF 18-INCHES TO PREVENT FLOW AROUND THE DAM.
6. STONE CHECK DAMS SHOULD BE REMOVED ONCE THE SWALE OR DITCH HAS BEEN STABILIZED UNLESS OTHERWISE SPECIFIED.

SCALE: N.T.S.

STONE CHECK DAM

5
DT-6



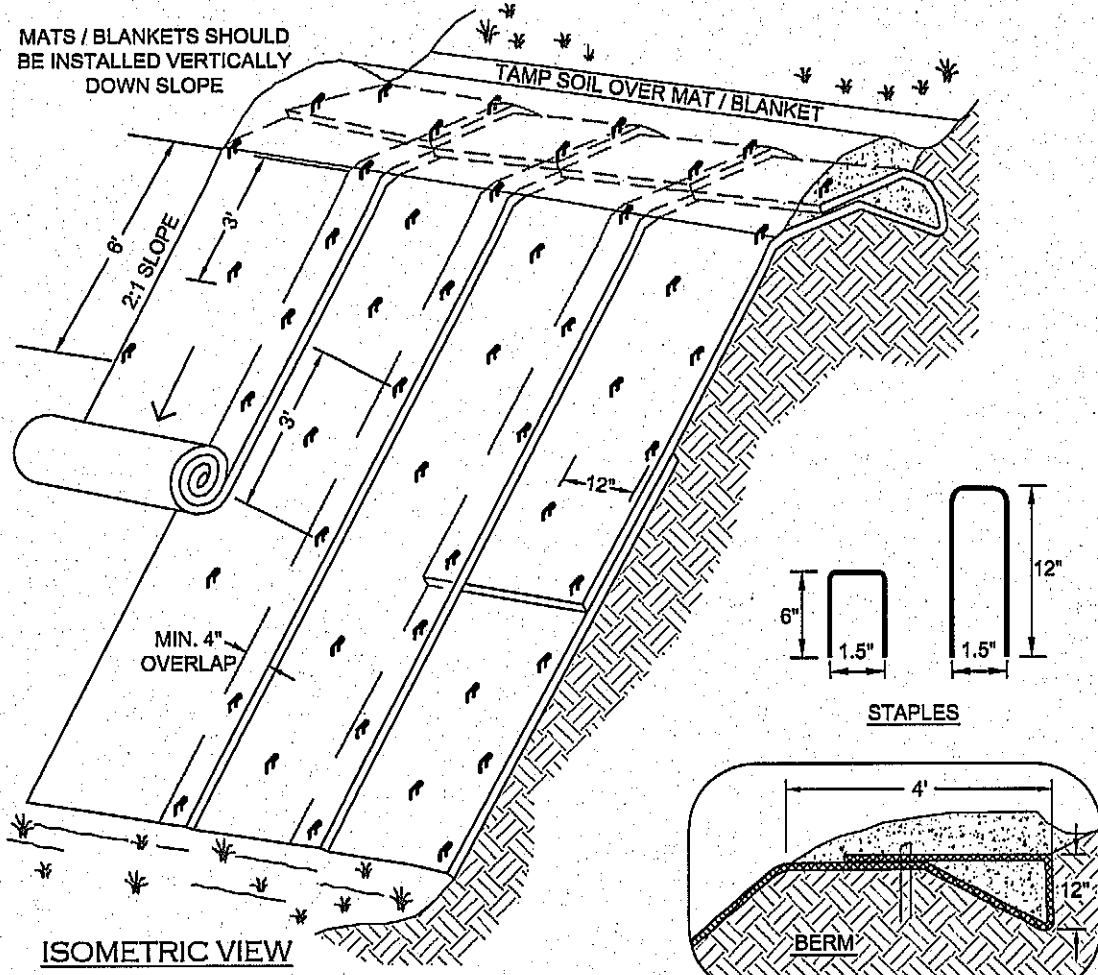
NOTES:

1. SILT FENCES SHOULD NOT BE USED ACROSS STREAMS, CHANNELS, SWALES, DITCHES OR OTHER DRAINAGE WAYS.
2. SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE AND THE ENDS OF THE SILT FENCE SHOULD BE FLARED UPSLOPE.
3. IF THE SITE CONDITIONS INCLUDE FROZEN GROUND, LEDGE OR THE PRESENCE OF HEAVY ROOTS THE BASE OF THE FABRIC SHOULD BE EMBEDDED WITH A MINIMUM THICKNESS OF 6 INCHES OF 3/4-INCH STONE.
4. SILT FENCES PLACED AT THE TOE OF SLOPES SHOULD BE INSTALLED AT LEAST 8 FEET FROM THE TOE TO ALLOW SPACE FOR SHALLOW PONDING AND ACCESS FOR MAINTENANCE.
5. THE MAXIMUM SLOPE ABOVE THE FENCE SHOULD BE 2:1 AND THE MAXIMUM LENGTH OF SLOPE ABOVE THE FENCE SHOULD BE 100 FEET.
6. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
7. SILT FENCES SHOULD BE REMOVED WHEN THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

SCALE: N.T.S.

SILT FENCE

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DT-6



ISOMETRIC VIEW

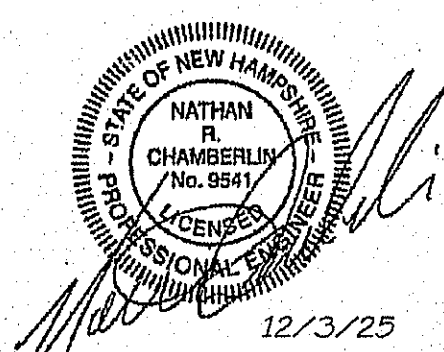
NOTES:

1. DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES: DEVICE SHOULD BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
2. INSTALL STRAW/COCONUT FIBER EROSION CONTROL MAT SUCH AS NORTH AMERICAN GREEN S150BN OR EQUAL ON ALL SLOPES EXCEEDING 3' HORIZ : 1' VERT.
3. THE EROSION CONTROL MATERIAL(S) SHALL BE ANCHORED WITH "U" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAKES WITH A MINIMUM TOP WIDTH OF 1 INCH AND LENGTH OF 6 INCH.
4. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT.
5. APPLY LIME, FERTILIZER AND PERMANENT SEEDING BEFORE PLACING BLANKETS.
6. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET AS SHOWN. ROLL THE BLANKETS DOWN THE SLOPE. 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.
7. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
8. IN LOOSE SOIL CONDITIONS THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6 INCHES MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
9. 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.

SCALE: N.T.S.

EROSION BLANKETS - SLOPE INSTALLATION

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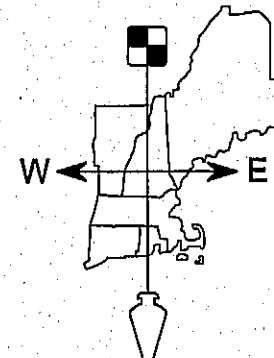
PREPARED FOR:
JAMES LOGAN
273 CURRIER ROAD, CANDIA, NH 03034

LAND OF:
LONDON BRIDGE SOUTH, INC.
273 CURRIER ROAD, CANDIA, NH 03034

SCALE: NOT TO SCALE

OCTOBER 20, 2025

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