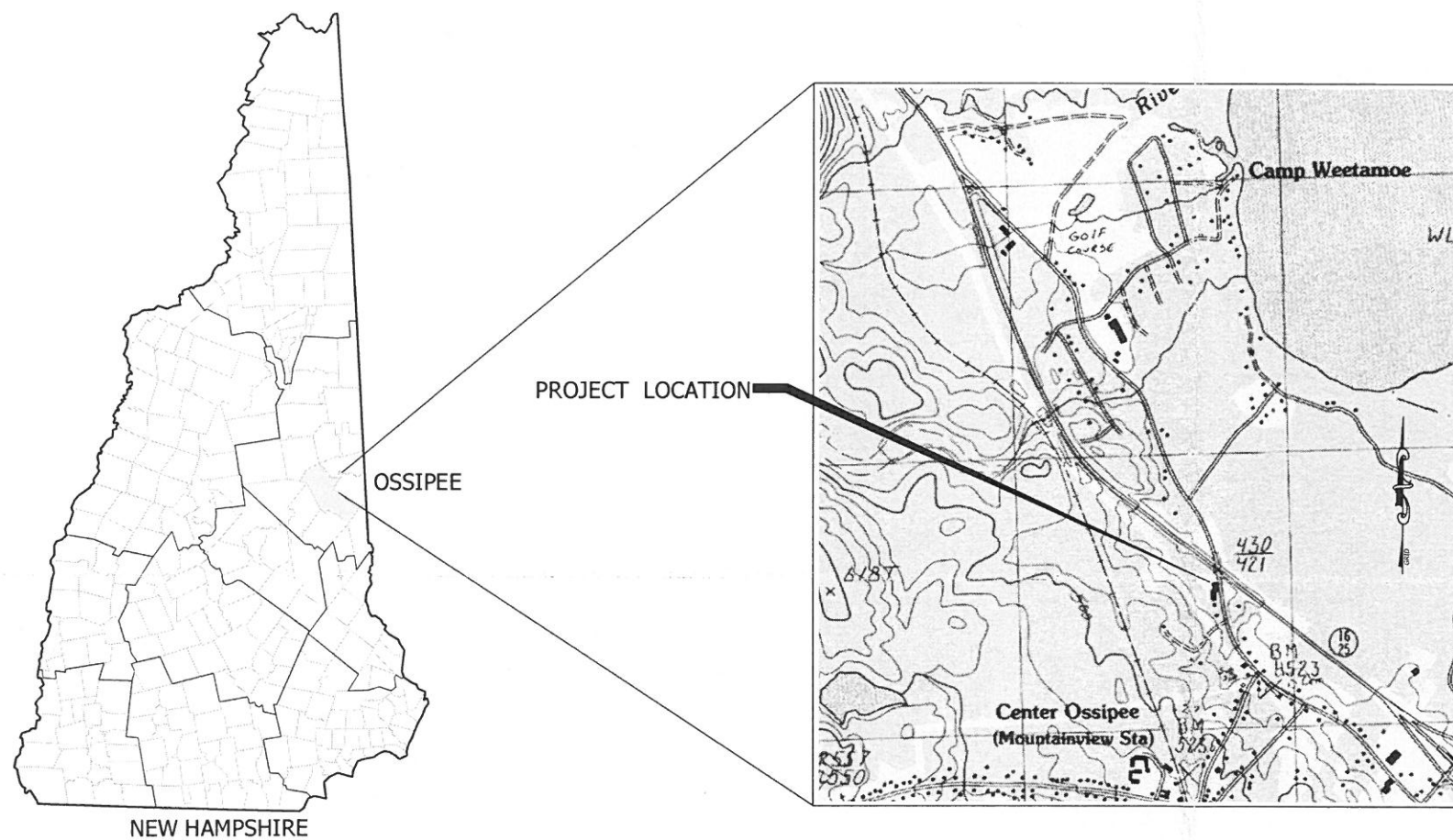


CALDERWOOD REAL ESTATE CORP SITE PLAN

NH ROUTE 16B, OSSIPEE, NEW HAMPSHIRE

APRIL 2024



LOCATION PLAN

SCALE: 1" = 1000'

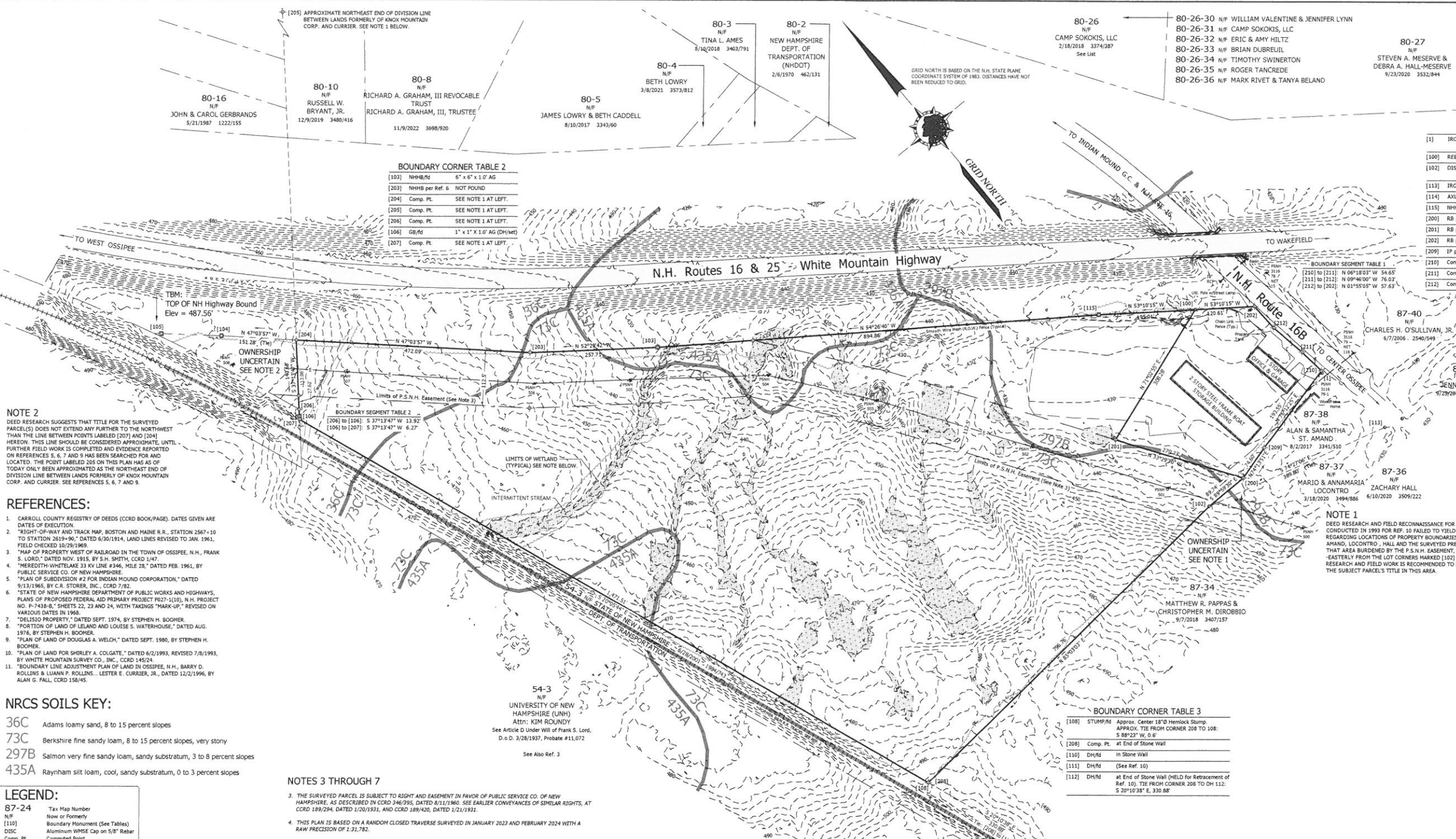
OWNER

CALDERWOOD REAL ESTATE CORP
1145 LEWISTON RD
LITCHFIELD, ME 04350

ENGINEER - SURVEYOR

horizons
Engineering

34 SCHOOL STREET
LITTLETON, NH 03561
(603) 444-4111



BOUNDARY CORNER TABLE 2

[103]	NHMB/rd	6" x 6" x 1.0' AG
[203]	NHMB per Ref. 6	NOT FOUND
[204]	Comp. Pt.	SEE NOTE 1 AT LEFT.
[205]	Comp. Pt.	SEE NOTE 1 AT LEFT.
[206]	Comp. Pt.	SEE NOTE 1 AT LEFT.
[106]	GB/rd	1" x 1" x 1.0' AG (OH/rd)
[207]	Comp. Pt.	SEE NOTE 1 AT LEFT.

NOTE 2
DEED RESEARCH SUGGESTS THAT TITLE FOR THE SURVEYED PARCEL(S) DOES NOT EXTEND ANY FURTHER TO THE NORTHWEST THAN THE LINE BETWEEN POINTS LABELED [207] AND [204] HEREON. THIS LINE SHOULD BE CONSIDERED APPROXIMATE, UNTIL FURTHER FIELD WORK IS COMPLETED AND EVIDENCE REPORTED ON REFERENCES 5, 6, 7 AND 9 HAS BEEN SEARCHED FOR AND LOCATED. THE POINT LABELED 205 ON THIS PLAN HAS AS OF TODAY ONLY BEEN APPROXIMATED AS THE NORTHEAST END OF DIVISION LINE BETWEEN LANDS FORMERLY OF KNOX MOUNTAIN CORP. AND CURRIER. SEE REFERENCES 5, 6, 7 AND 9.

- REFERENCES:**
- CARROLL COUNTY REGISTRY OF DEEDS (CCRD BOOK/PAGE). DATES GIVEN ARE DATES OF EXECUTION.
 - "RIGHT-OF-WAY AND TRACK MAP, BOSTON AND MAINE R.R., STATION 2567+10 TO STATION 2619+90," DATED 6/30/1914, LAND LINES REVISED TO JAN. 1961, FIELD CHECKED 10/29/1969.
 - "MAP OF PROPERTY WEST OF RAILROAD IN THE TOWN OF OSSPEE, N.H., FRANK S. LORD," DATED NOV. 1915, BY S.H. SMITH, CCRD 1/47.
 - "MEREDITH-WHITELAKE 33 KV LINE #346, MILE 28," DATED FEB. 1961, BY PUBLIC SERVICE CO. OF NEW HAMPSHIRE.
 - "PLAN OF SUBDIVISION #2 FOR INDIAN MOUND CORPORATION," DATED 9/13/1965, BY C.R. STORER, INC., CCRD 7/82.
 - "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT R027-1(10), N.H. PROJECT NO. P-7438-B," SHEETS 22, 23 AND 24, WITH TAKINGS "MARK-UP," REVISED ON VARIOUS DATES IN 1968.
 - "DELISIO PROPERTY," DATED SEPT. 1974, BY STEPHEN H. BOOMER.
 - "PORTION OF LAND OF LELAND AND LOUISE S. WATERHOUSE," DATED AUG. 1976, BY STEPHEN H. BOOMER.
 - "PLAN OF LAND OF DOUGLAS A. WELCH," DATED SEPT. 1980, BY STEPHEN H. BOOMER.
 - "PLAN OF LAND FOR SHIRLEY A. COLGATE," DATED 6/2/1993, REVISED 7/8/1993, BY WHITE MOUNTAIN SURVEY CO., INC., CCRD 145/24.
 - "BOUNDARY LINE ADJUSTMENT PLAN OF LAND IN OSSPEE, N.H., BARRY D. ROLLINS & LUANN P. ROLLINS... LESTER E. CURRIER, JR., DATED 12/2/1996, BY ALAN G. FALL, CCRD 158/45.

- NRCS SOILS KEY:**
- 36C Adams loamy sand, 8 to 15 percent slopes
 - 73C Berkshire fine sandy loam, 8 to 15 percent slopes, very stony
 - 297B Salmon very fine sandy loam, sandy substratum, 3 to 8 percent slopes
 - 435A Raynham silt loam, cool, sandy substratum, 0 to 3 percent slopes

- LEGEND:**
- 87-24 Tax Map Number
 - N/F Now or Formerly
 - [110] Boundary Monument (See Tables)
 - DISC Aluminum WMSE Cap on 5/8" Rebar
 - Comp. Pt. Computed Point
 - CONC. Concrete
 - RCP Reinforced Concrete Pipe
 - CMP Corrugated Metal Pipe
 - HDPE High Density Polyethylene Pipe
 - D Diameter
 - U Utility Pole
 - Overhead Utility Line
 - Pavement
 - Gravel Road or Drive

- NOTES 3 THROUGH 7**
- THE SURVEYED PARCEL IS SUBJECT TO RIGHT AND EASEMENT IN FAVOR OF PUBLIC SERVICE CO. OF NEW HAMPSHIRE, AS DESCRIBED IN CCRD 346/95, DATED 6/11/1960. SEE EASLER CONVEYANCES OF SIMILAR RIGHTS, AT CCRD 189/294, DATED 1/20/1931, AND CCRD 189/420, DATED 1/21/1931.
 - THIS PLAN IS BASED ON A RANDOM CLOSED TRAVERSE SURVEYED IN JANUARY 2023 AND FEBRUARY 2024 WITH A RAW PRECISION OF 1:31,782.
 - THE BEARINGS SHOWN HEREON REFER TO GRID NORTH AND ARE BASED ON THE NEW HAMPSHIRE COORDINATE SYSTEM AS DERIVED FROM STATIC GPS OBSERVATIONS TAKEN 12/22/2022. VERTICAL DATUM IS NAVD 1988.
 - N.H. ROUTE 16B AS SHOWN HEREON IS A PAVED, PUBLIC HIGHWAY, WITH A THREE FOOT WIDE RIGHT OF WAY AS DESCRIBED IN TOWN CLERK'S RECORDS VOLUME 1, PAGE 222, DATED 1792. LIMITS OF SAID RIGHT OF WAY ARE SHOWN HEREON BASED SOLELY ON REF. 11.
 - THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS COMPLIANCE WITH APPLICABLE LAND SURVEYORS LAWS AND RULES AND AN EXPRESSION OF PROFESSIONAL OPINION BASED ON THE FACTS OF THE SURVEY, PRINCIPLES OF BOUNDARY RETRACEMENT AND LOCAL STANDARD OF CARE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

WETLAND DELINEATION NOTE:

ADAM DOJIRON, NEW HAMPSHIRE CERTIFIED WETLANDSCIENTIST #229, OF DOJIRON ENVIRONMENTAL LLC, CONDUCTED THE WETLAND DELINEATION FOR THE ENTIRE 23.19-ACRE PARCEL (OSSPEE TAX MAP 80, LOT 1) IN MAY 2023. THE WETLAND DELINEATION WAS PERFORMED IN ACCORDANCE WITH THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENT USING THE ROUTINE DETERMINATIONS METHOD. PLEASE SEE THE WETLAND DELINEATION REPORT LETTER DATED JUNE 14, 2023 FOR ADDITIONAL INFORMATION ABOUT THIS WETLAND DELINEATION, INCLUDING THE PURPOSE OF THE DELINEATION, A DESCRIPTION OF THE PROPERTY, THE STANDARDS USED TO IDENTIFY AND CLASSIFY WETLANDS, CHARACTERISTICS OF THE WETLANDS WITHIN THE PROPERTY, A DESCRIPTION OF POTENTIAL WETLAND VIOLATIONS OBSERVED, AND A SKETCH OF THE WETLAND DELINEATION.

BOUNDARY CORNER TABLE 1

[1]	IRON ROD/rd	1" x 0.2" BG, NOT HELD. TIE FROM CORNER TO IRON ROD: S 21°45'33" W, 4.84'
[100]	REBAR/rd	3/4" x 0.8' AG
[102]	DISC/rd	AT GRADE, APPEARS DISTURBED. NOT HELD. TIE FROM CORNER TO DISC: S 00°59'45" E, 0.27'
[113]	IRON BAR/rd	3/4" x 1" x 0.5' AG
[114]	AXLE/rd	1 1/2" x 0.5' AG
[115]	NHMB/rd	6" x 6" x 0.4' AG
[200]	RB per Ref. 11	NOT FOUND
[201]	RB per Ref. 11	NOT FOUND
[202]	RB per Ref. 11	NOT FOUND
[209]	IP per Ref. 11	NOT FOUND
[210]	Comp. Pt.	(See Ref. 11)
[211]	Comp. Pt.	(See Ref. 10)
[212]	Comp. Pt.	(See Ref. 10)

BOUNDARY SEGMENT TABLE 1

[210] to [211]	N 06°18'03" W 54.65'
[211] to [212]	N 09°48'00" W 76.03'
[212] to [202]	N 01°55'05" W 57.63'

BOUNDARY CORNER TABLE 3

[108]	STUMP/rd	Approx. Center 18" Hemlock Stump. APPROX. TIE FROM CORNER 208 TO 108: S 89°23' W, 0.6'
[208]	Comp. Pt.	at End of Stone Wall
[110]	DH/rd	In Stone Wall
[111]	DH/rd	(See Ref. 10)
[112]	DH/rd	at End of Stone Wall (HELD for Retracement of Ref. 10). TIE FROM CORNER 206 TO DH 112: S 20°10'38" E, 330.88'

ZONING:

DISTRICTS: VILLAGE (Within 200' of 168)
RURAL

SETBACKS: Village District:
Front: 10'
Side/Rear: 15'
Rural District:
Front: 40'
Side/Rear: 25'

FOR THE PURPOSES OF THIS PLAN, SETBACK LINES ARE SHOWN AS IF MERGER SUBMITTED HEREWITH WAS APPROVED.

SUBJECT PARCEL(S):

TAX MAP NUMBERS: 80-1 and 87-39
(Application for Merger Submitted Herewith)

OWNER OF RECORD: CALDERWOOD REAL ESTATE CORP.
1145 Leviston Road
Litchfield, ME 04350

SOURCE DEED: 4/21/2022 3663/909

TOTAL AREA: 25.16 ACRES
(Merged)
1,095,755 SF
10.180 Hectares

Existing Lot Areas:
80-1: 1,010,142 SF 23.39 AC
87-39: 85,613 SF 1.97 AC

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON A TOTAL STATION CLOSED LOOP SURVEY, AND IS CLASSIFIED URBAN.

4/16/2024
DATE

Kevin M. Ashe
KEVIN M. ASHE, LLS

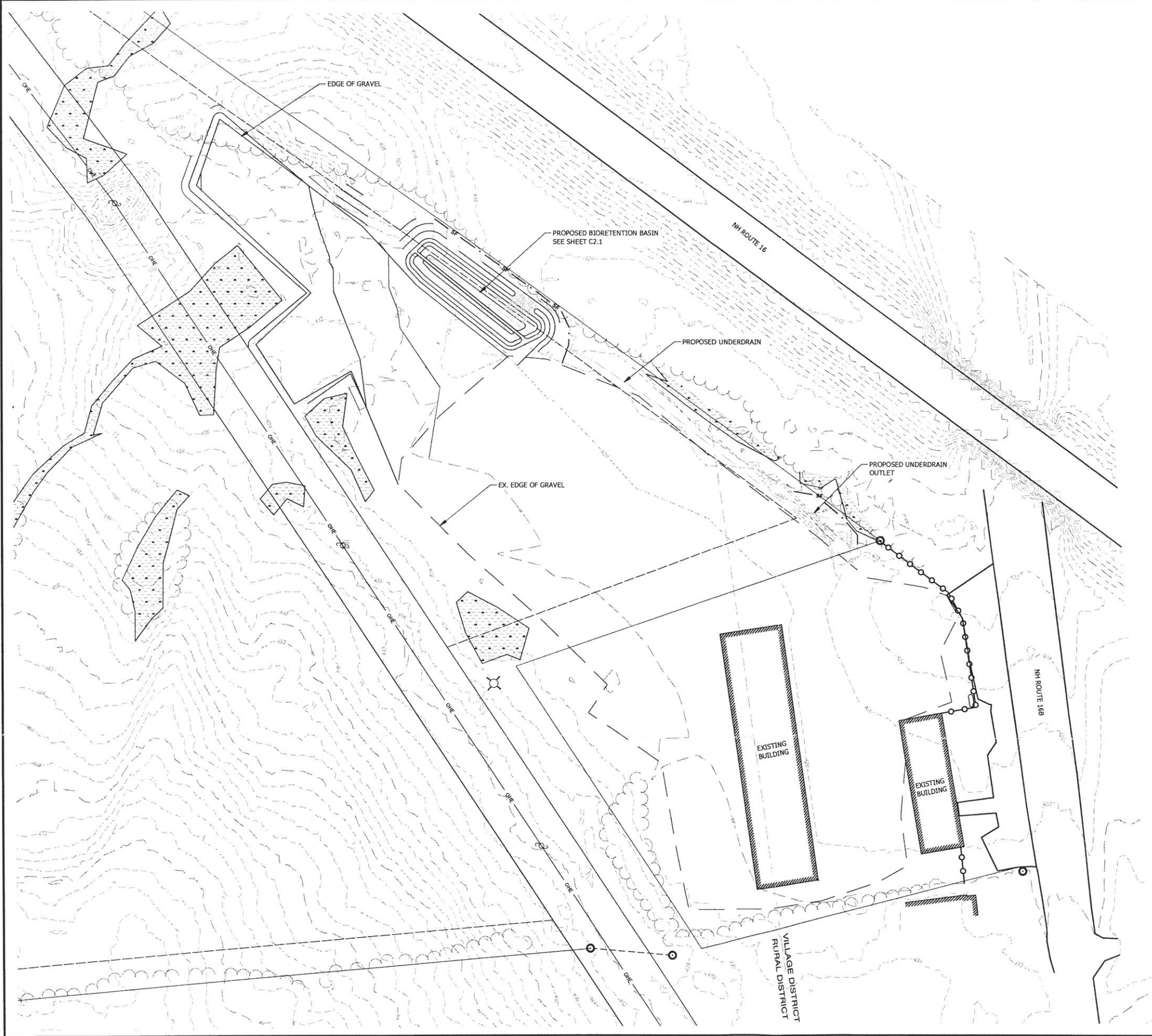
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MAINE • NEW HAMPSHIRE • VERMONT
www.horizonsengineering.com

EXISTING CONDITIONS PLAN
PREPARED FOR
**CALDERWOOD
REAL ESTATE CORP.**
151 ROUTE 168
OSSPEE, NEW HAMPSHIRE

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE: 4/16/2024
PROJECT #: 230647
SRV'D BY: JAO/ALN
DRAWN BY: KMA
CHECK'D BY: XXX
ARCHIVE #: H-
SHEET C1.1

Z:\proj_2023\230647 Calderwood Real Estate - Site Plan - Ossipee NH\Internal\Civil\Final\230647 Cut sheet dwg C2.0, 4/16/2024 8:54:15 AM, James Hayden



LEGEND	
	EXISTING 2 FOOT CONTOURS
	EXISTING 10 FOOT CONTOURS
	PROPOSED 2 FOOT CONTOURS
	PROPOSED 10 FOOT CONTOURS
	PROPERTY LINE
	EASEMENT LINE
	OVERHEAD UTILITIES
	EDGE OF WETLANDS
	EXISTING GRAVEL
	SETBACK LINE
	SEDIMENT FENCE
	EXISTING FENCE
	EXISTING TREELINE



FOR REVIEW
NOT FOR CONSTRUCTION

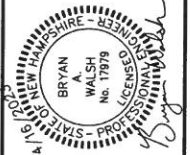
DATE OF PRINT
APRIL 16 2024
HORIZONS ENGINEERING

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PLANNING BOARD
Approved

DATE
CHAIRMAN
MEMBER
RECORDED AT CARROLL COUNTY REGISTRY OF DEEDS
PLAN BOOK 7/PAGE

PROJECT #:	NO.	DATE	REVISION DESCRIPTION	ENG	DWG
230647					
DATE:	03/14/2024				
DATE:	8-0-01				
DATE:	HEI				
DATE:	JFH				
DATE:	JFH				
DATE:	BW				

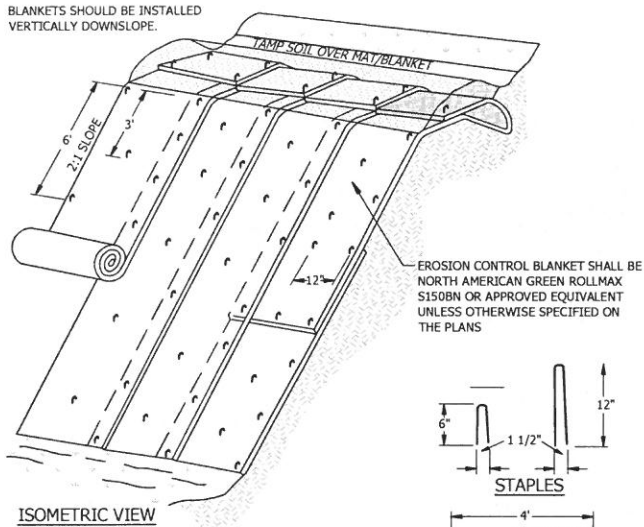


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CALDERWOOD REAL ESTATE CORP
SITE PLAN DEVELOPMENT
NH ROUTE 168, OSSISPEE, NEW HAMPSHIRE
SHEET C2.0

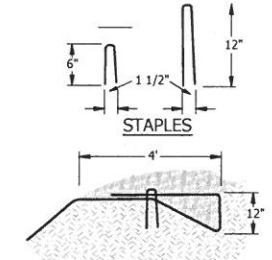
SITE GRADING AND EROSION CONTROL PLAN

BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.



NOTES:

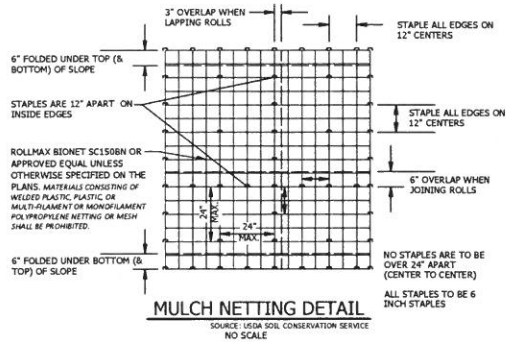
- DIMENSION GIVEN IN THE DRAWINGS ARE EXAMPLES; DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
- APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
- LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
- MATting SHALL BE INSTALLED UPON THE COMPLETION OF SIDE SLOPE CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.



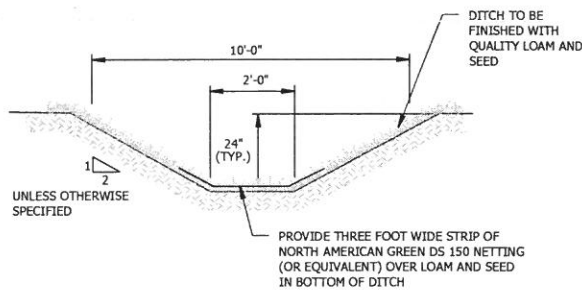
DETAIL DIGITIZED FROM NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, NHDES 2008

EROSION CONTROL BLANKET INSTALLATION DETAIL

NOT TO SCALE



SOURCE: USDA SOIL CONSERVATION SERVICE
NO SCALE



GRASS LINED DITCH DETAIL

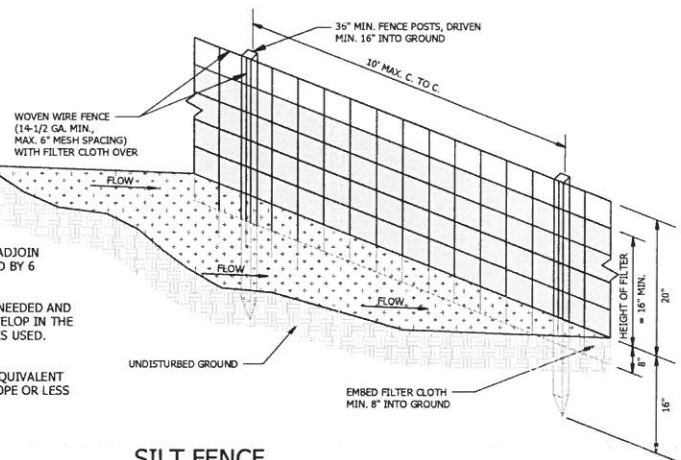
NOT TO SCALE

EROSION CONTROL GENERAL NOTES

- KEEP SITE MODIFICATION TO A MINIMUM**
 - CONSIDER FITTING THE BUILDINGS AND STREETS TO THE NATURAL TOPOGRAPHY. THIS REDUCES THE NEED FOR CUTS AND FILLS. AVOID EXTENSIVE GRADING THAT WOULD ALTER DRAINAGE PATTERNS OR CREATE VERY STEEP SLOPES.
 - SAVE AND PROTECT DESIRABLE EXISTING VEGETATION WHERE POSSIBLE. ERECT BARRIERS TO PREVENT DAMAGE FROM CONSTRUCTION EQUIPMENT.
 - LIMIT THE GRADES OF SLOPES SO VEGETATION CAN BE EASILY ESTABLISHED AND MAINTAINED.
- MINIMIZE POLLUTION OF WATER DURING CONSTRUCTION ACTIVITIES**
 - STOCKPILE TOPSOIL REMOVED FROM CONSTRUCTION AREA AND SPREAD OVER ANY DISTURBED AREAS PRIOR TO REVEGETATION. TOPSOIL STOCKPILES SHALL BE PROTECTED FROM EROSION AT ALL TIMES WITH SUITABLE PERIMETER CONTROLS.
 - PROTECT BARE SOIL AREAS EXPOSED BY GRADING ACTIVITIES WITH TEMPORARY VEGETATION OR MULCHES. ALL SLOPES GREATER THAN OR EQUIVALENT TO 3H:1V SHALL BE STABILIZED.
 - USE SEDIMENT BASINS TO TRAP DEBRIS AND SEDIMENT WHICH WILL PREVENT THESE MATERIALS FROM MOVING OFF SITE.
 - USE DIVERSIONS TO DIRECT WATER AROUND THE CONSTRUCTION AREA AND AWAY FROM EROSION PRONE AREAS TO POINTS OF SAFE DISPOSAL.
 - USE TEMPORARY CULVERTS OR BRIDGES WHEN CROSSING STREAMS WITH EQUIPMENT.
 - PLACE CONSTRUCTION FACILITIES, MATERIALS, AND EQUIPMENT STORAGE AND MAINTENANCE AREAS AWAY FROM DRAINAGE WAYS.
- PROTECT AREA AFTER CONSTRUCTION.**
 - ESTABLISH GRASS OR OTHER SUITABLE VEGETATION ON ALL DISTURBED AREAS. SELECT SPECIES ADAPTED TO THE SITE CONDITIONS AND THE FUTURE USE OF THE AREA. FINAL GRADES SHALL BE SEEDDED WITHIN 72 HOURS. STABILIZATION SHALL BE DEFINED AS 85% VEGETATIVE COVER. SEE NH STORMWATER MANUAL FOR MORE INFORMATION.
 - MAINTAIN VEGETATED AREAS USING PROPER VEGETATIVE 'BEST MANAGEMENT PRACTICES' DURING THE CONSTRUCTION PERIOD. SEE NH STORMWATER MANUAL FOR MORE INFORMATION.
 - MAINTAIN NEEDED STRUCTURAL 'BEST MANAGEMENT PRACTICES' AND REMOVE SEDIMENT FROM DETENTION PONDS AND SEDIMENT BASINS AS NEEDED. SEE NH STORMWATER MANUAL FOR MORE INFORMATION.
 - DETERMINE RESPONSIBILITY FOR LONG TERM MAINTENANCE OF PERMANENT 'BEST MANAGEMENT PRACTICES', IS THE OWNER AND MAINTENANCE MANAGER FOR SOUTH PEAK DEVELOPMENT. SEE NH STORMWATER MANUAL FOR MORE INFORMATION.
 - IF CONSTRUCTION IS ANTICIPATED DURING WINTER MONTHS, REFER TO 'COLD WEATHER SITE STABILIZATION REQUIREMENTS'.
- INVASIVE SPECIES AND FUGITIVE DUST**
 - THE PROJECT SHALL NOT CONTRIBUTE TO THE SPREAD OF INVASIVE SPECIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EVALUATE WORK AREAS FOR THE PRESENCE OF INVASIVE SPECIES, AND IF FOUND SHALL TAKE NECESSARY MEASURES TO PREVENT THEIR SPREAD IN ACCORDANCE WITH RSA 430:51-57 AND AGR 3800. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT THE INTRODUCTION OF INVASIVE SPECIES BY INSPECTING AND CLEANING ALL EQUIPMENT ARRIVING ON SITE.
 - FUGITIVE DUST SHALL BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000.

CONSTRUCTION NOTES FOR SEDIMENT FENCE

- WOVEN WIRE FENCE, IF REQUIRED, TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP, MID SECTION, AND BOTTOM.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SEDIMENT FENCE, OR 50% OF CAPACITY IS USED.
- 12" DIAMETER FILTEROX SILTBOX SHALL BE CONSIDERED AN ACCEPTABLE EQUIVALENT TO SEDIMENT FENCE IN AREAS OF 3:1 SLOPE OR LESS IF INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.



SILT FENCE

NO SCALE

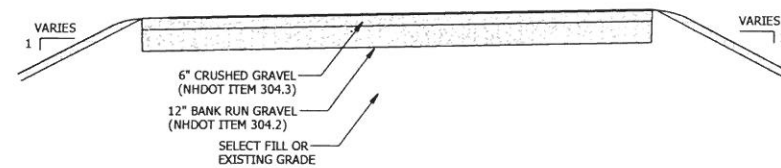
COLD WEATHER SITE STABILIZATION REQUIREMENTS

TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE FOLLOWING ADDITIONAL STABILIZATION TECHNIQUES SHALL BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15 THROUGH MAY 1:

- THE AREA OF EXPOSED, UNSTABILIZED SOIL SHALL BE LIMITED TO 1 ACRE AND SHALL BE PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR SPRING MELT EVENT.
- ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% WHICH EXHIBIT LESS THAN 85% VEGETATIVE GROWTH ON OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE SEEDDED AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE, SECURED WITH ANCHORED NETTING OR TACKIFIER, OR 2 INCHES OF EROSION CONTROL MIX MEETING THE CRITERIA OF ENV-WQ 1506.05(D) THROUGH (H).
- ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF GREATER THAN 15% WHICH EXHIBIT LESS THAN 85% VEGETATIVE GROWTH ON OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE SEEDDED AND COVERED WITH PROPERLY INSTALLED AND ANCHORED EROSION CONTROL MATTING OR WITH A MINIMUM 4 INCH THICKNESS OF EROSION CONTROL MIX MEETING THE CRITERIA OF ENV-WQ 1506.05(D) THROUGH (H).
- INSTALLATION OF ANCHORED HAY MULCH OR EROSION CONTROL MIX, MEETING THE CRITERIA OF ENV-WQ 1506.05(D) THROUGH (H), SHALL NOT OCCUR ON SNOW COVER GREATER THAN 1 INCH IN DEPTH.
- INSTALLATION OF EROSION CONTROL MATTING SHALL NOT OCCUR ON SNOW COVER GREATER THAN ONE INCH IN DEPTH, OR ON FROZEN GROUND.
- ALL PROPOSED STABILIZATION IN ACCORDANCE WITH NOTES 2 OR 3 ABOVE, SHALL BE COMPLETED WITHIN 1 DAY OF ESTABLISHING FINAL GRADE OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 CONSECUTIVE DAYS.
- ALL DITCHES OR SWALES WHICH EXHIBIT LESS THAN 85% VEGETATIVE GROWTH ON OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS, AS DETERMINED BY THE MANUFACTURER AND APPROVED BY ENGINEER OF RECORD.
- AFTER OCTOBER 15, 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 3 INCH LAYER OF GRAVELS MEETING THE GRADATION REQUIREMENTS OF NHDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM NO. 304.3.

CONSTRUCTION SEQUENCE

- PREPARE AN EROSION CONTROL PLAN OR A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 - INSTALL CONSTRUCTION EXIT, SEE DETAIL.
 - CUT AND CLEAR TREES WITHIN THE CLEARING LIMITS.
 - INSTALL SEDIMENT FENCES, ROCK CHECK DAMS, AND OTHER BMP'S AT LOCATIONS SHOWN ON THE PLANS AND AS FIELD CONDITIONS DICTATE.
 - GRUB SITE WITHIN GRADING LIMITS.
 - STRIP AND STOCKPILE TOPSOIL AND INSTALL EROSION CONTROL MEASURES.
 - INSTALL/ADJUST SEDIMENT FENCE, CHECK DAMS, AND HAYBALES, AS REQUIRED.
 - CONSTRUCT PERMANENT STORMWATER CONTROLS PRIOR TO EARTH MOVING ACTIVITIES. DO NOT DIRECT STORMWATER TOWARD TREATMENT BASINS, PONDS, SWALES, DITCHES AND LEVEL SPREADERS UNTIL THEY HAVE BEEN STABILIZED.
 - PROCEED WITH WORK, LIMITING THE DURATION OF DISTURBANCE. UNLESS OTHERWISE SPECIFIED, THE MAXIMUM OF UNCOVERED DISTURBED EARTH AT ANY ONE TIME IS FIVE ACRES. THE MAXIMUM LENGTH OF TIME THAT DISTURBED EARTH MAY BE LEFT UNSTABILIZED IS 45 DAYS.
 - BEGIN SEEDING AND MULCHING IMMEDIATELY AFTER GRADING. ALL DISTURBED AREAS SHALL BE STABILIZED WITH APPROVED METHODS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- INSPECT ALL EROSION CONTROL MEASURES ON A DAILY BASIS AND AFTER EVERY 0.25 INCHES OF PRECIPITATION. MAINTAIN SEDIMENT FENCE, SEDIMENT TRAPS, HAY BALES, ETC., AS NECESSARY.
 - PAVE ROADWAYS AND/OR PARKING AREAS.
 - PLACE TOPSOIL, SEED AND MULCH.
 - COMPLETE ALL REMAINING PERMANENT EROSION CONTROL STRUCTURES.
 - MONITOR THE SITE AND MAINTAIN STRUCTURES AS NEEDED UNTIL FULL VEGETATION IS ESTABLISHED.



GRAVEL SECTION

NOT TO SCALE

PLANNING BOARD

Approved

DATE

CHAIRMAN

MEMBER

RECORDED AT CARROLL COUNTY REGISTRY OF DEEDS
PLAN BOOK PAGE

CALDERWOOD REAL ESTATE CORP
SITE PLAN DEVELOPMENT
NH ROUTE 168, OSSISPEE, NEW HAMPSHIRE

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DETAILS

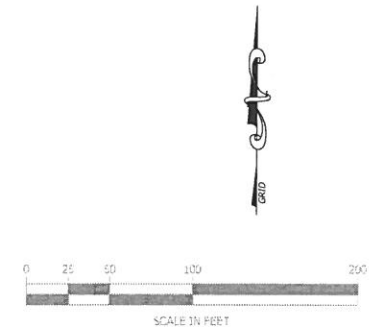
SHEET C4.1

NRCS SOIL MAP UNIT KEY

Symbol	Map Unit	Slope Class	Drainage Class	HSG/Group
73C	BERKSHIRE FINE SANDY LOAM	8-15%	Somewhat Excessively Drained	B
297B	SALMON VERY FINE SANDY LOAM	3-8%	Somewhat Excessively Drained	B

INDICATES SOIL NAME
 73C
 INDICATES SLOPE OF LAND
 4 = 2 TO 8 PERCENT SLOPE
 5 = 2 TO 9 PERCENT SLOPE
 6 = 9 TO 14 PERCENT SLOPE
 7 = 15 TO 25 PERCENT SLOPE

DRAINAGE AREA BOUNDARY
 DRAINAGE PATH
 SOIL TYPE
 PRE DEVELOPMENT DRAINAGE AREA
 POINT OF ANALYSIS
 NRCS SOILS LINE
 EDGE OF WETLANDS



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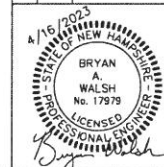
NH ROUTE 16B
 OSSIPEE, NEW HAMPSHIRE

EXISTING DRAINAGE PLAN

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE: 04/16/2024	PROJECT #: 230647
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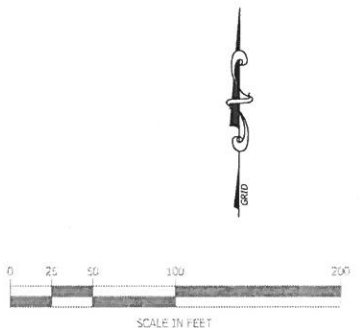
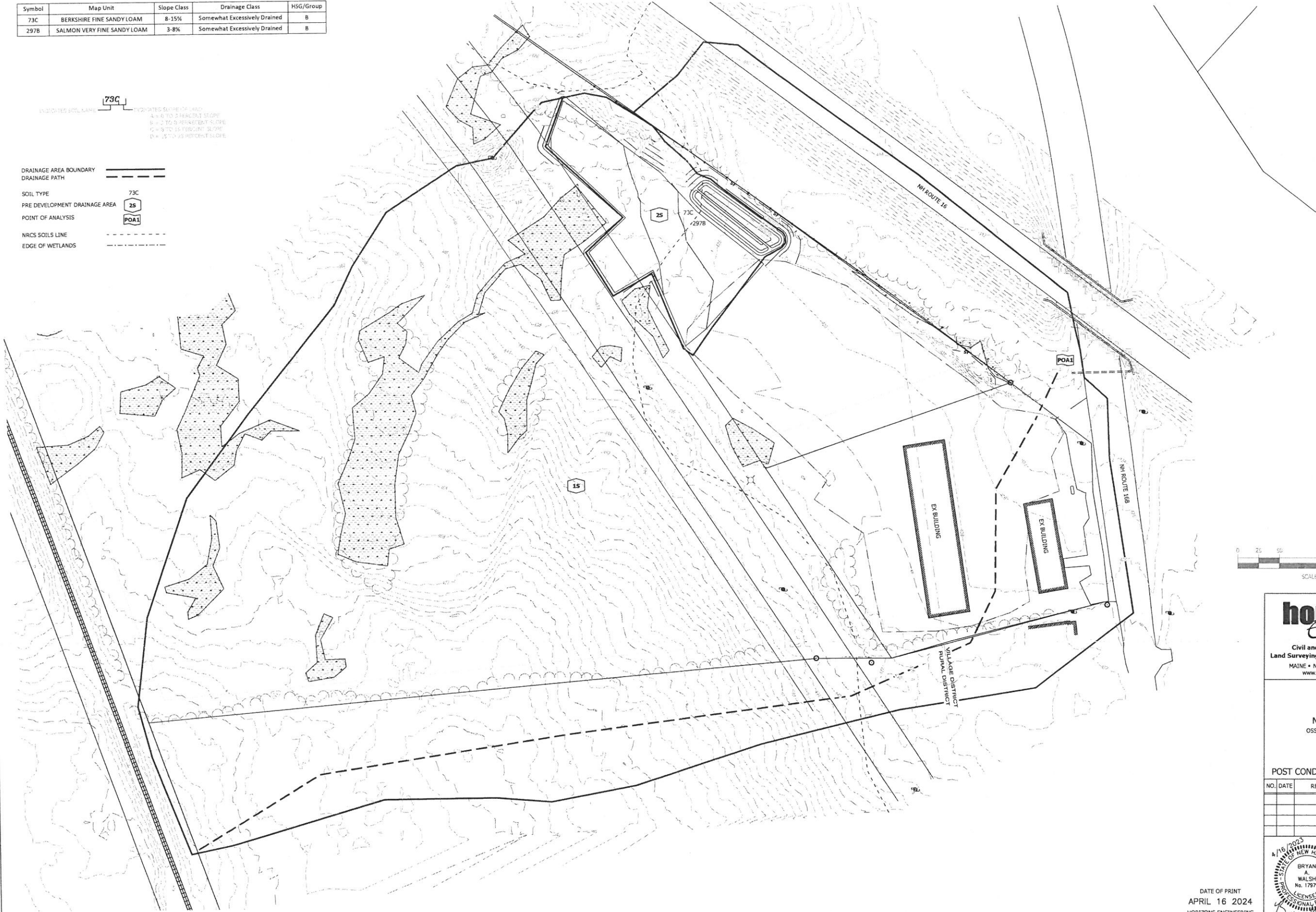


NRCS SOIL MAP UNIT KEY

Symbol	Map Unit	Slope Class	Drainage Class	HSG/Group
73C	BERKSHIRE FINE SANDY LOAM	8-15%	Somewhat Excessively Drained	B
297B	SALMON VERY FINE SANDY LOAM	3-8%	Somewhat Excessively Drained	B

UNMODIFIED SOIL NAME: 73C
PERCENTS SLOPE (P) - LAND
A = 0 TO 2 PERCENT SLOPE
B = 2 TO 5 PERCENT SLOPE
C = 5 TO 15 PERCENT SLOPE
D = 15 TO 25 PERCENT SLOPE

DRAINAGE AREA BOUNDARY
DRAINAGE PATH
SOIL TYPE
PRE DEVELOPMENT DRAINAGE AREA
POINT OF ANALYSIS
NRCS SOILS LINE
EDGE OF WETLANDS



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POST CONDITIONS DRAINAGE PLAN

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