

NOTES:
1. SEE SHEET 2 FOR ADDITIONAL NOTES AND INFORMATION.
2. WETLANDS MAPPED ON-SITE BY BLUEMOON ENVIRONMENTAL CONCORD, NEW HAMPSHIRE 03301 NANCY B RENDALL CWS, CSS
3. BOUNDARY SURVEY COMPLETED BY: RANGEWAY LAND SURVEY & DESIGN 252 DANIEL PLUMMER ROAD GOFFSTOWN, NEW HAMPSHIRE 03045

- PLAN REFERENCES
- BCRD PLAN L36 PAGE 47
 - SEE PLAN TITLED "SITE PLAN, LAND OF BARRY LUKATCH WATSON ROAD AND US ROUTE 3, LACONIA NH" DATED SEPTEMBER 14, 1991 BY BRYAN BAILEY LLC #576
 - SEE PLAN TITLE "SUBDIVISION OF LAND FOR BARRY LUKATCH 1048 WATSON ROAD ENDICOTT STREET NORTH/US ROUTE 3 AND HAYES ROAD LACONIA, BELKNAP COUNTY, NEW HAMPSHIRE" DATED JANUARY 03, 2000, SCALE 1"=40' AS PREPARED BY STEVEN J SMITH
 - BCRD PLAN L36 PAGE 99
 - BCRD PLAN L34 PAGE 48
 - BCRD BOOK 3700 PAGE 131 - LOT MERGER

LEGEND:

● IRON PIPE / REBAR
○ DRILL HOLE/ REBAR TO BE SET
■ STONE BOUND FOUND/
CONC BOUND FOUND
□ BOUND TO BE SET
△TBM TEMPORARY BENCHMARK
⊕ WELL
—●— SIGNS/SINGLE
& DOUBLE POST
⊕ TEST PIT
★ LIGHT POLE
--- LIMITS OF DRAINAGE SWALE
BY BLUE MOON ENV.

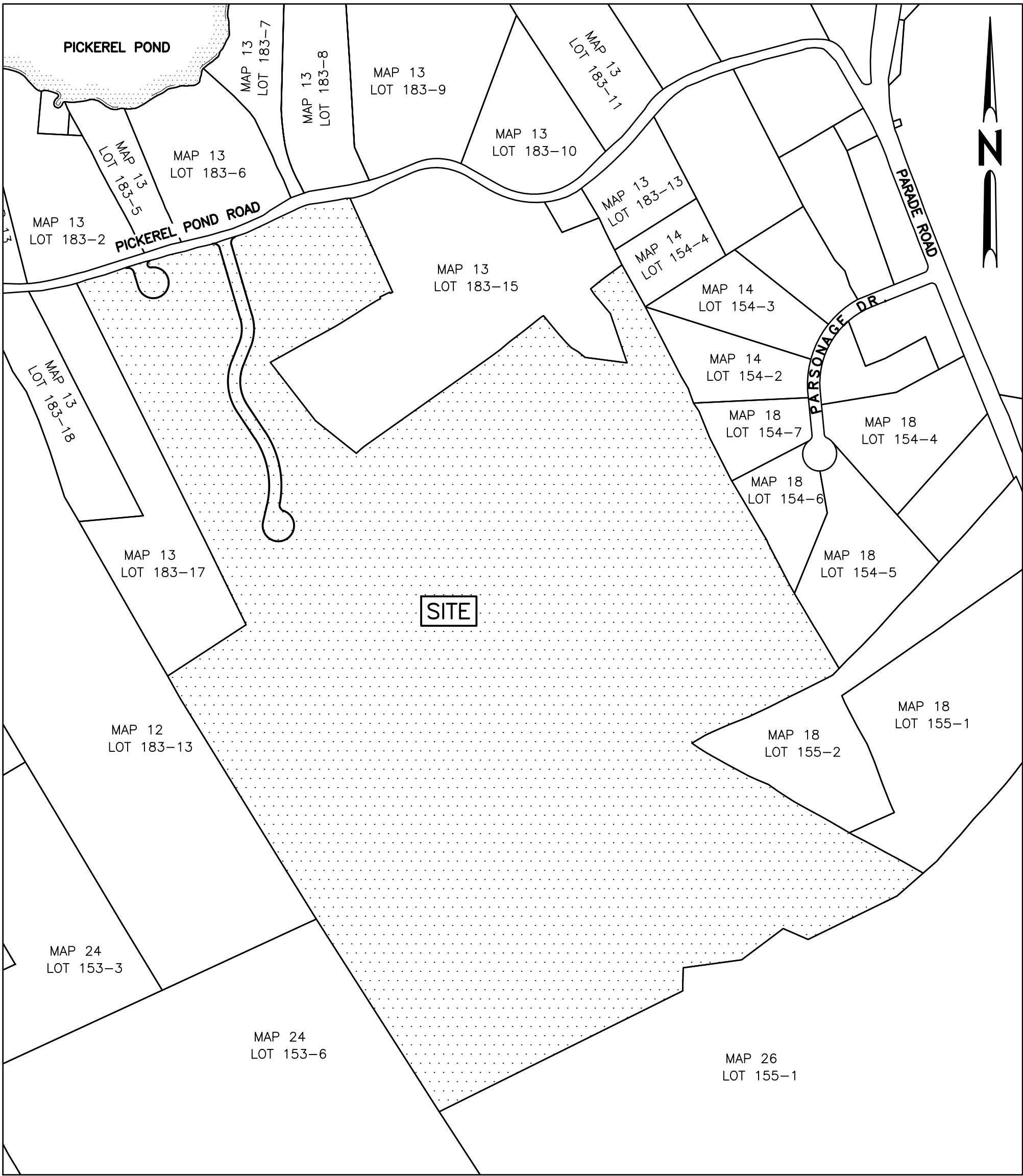
~~~~~ TREELINE  
----- STONE WALL  
VGC SGE CCB VERTICAL GRANITE CURB/  
SLOPED GRANITE EDGE/  
CAPE COD BERM  
--- EOG --- EDGE OF GRAVEL  
EOP EOC EDGE OF PAVEMENT/  
EDGE OF CONCRETE  
--- DYL --- DOUBLE YELLOW LINE  
===== RETAINING WALL  
CLF PVC CHAIN LINK/PVC FENCE

I HEREBY CERTIFY THAT THE WORK PERFORMED IN THE PREPARATION OF THIS PLAN HAS AN ERROR OF CLOSURE OF 1 IN 10,000 OR BETTER.

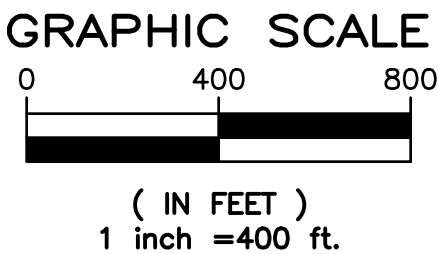
RANGEWAY LAND SURVEY & DESIGN LLC  
PAUL W ZARNOWSKI

STATE OF  
NEW HAMPSHIRE  
NOTARY PUBLIC  
NO. 0709  
PAUL  
W.  
ZARNOWSKI

SIGNATURE



TAX MAP PLAN  
1 inch = 400 ft. (APPROX.)



# HERON POINT PRESERVE RESIDENTIAL CLUSTER DEVELOPMENT

PICKEREL POND ROAD  
LACONIA, NEW HAMPSHIRE 03246

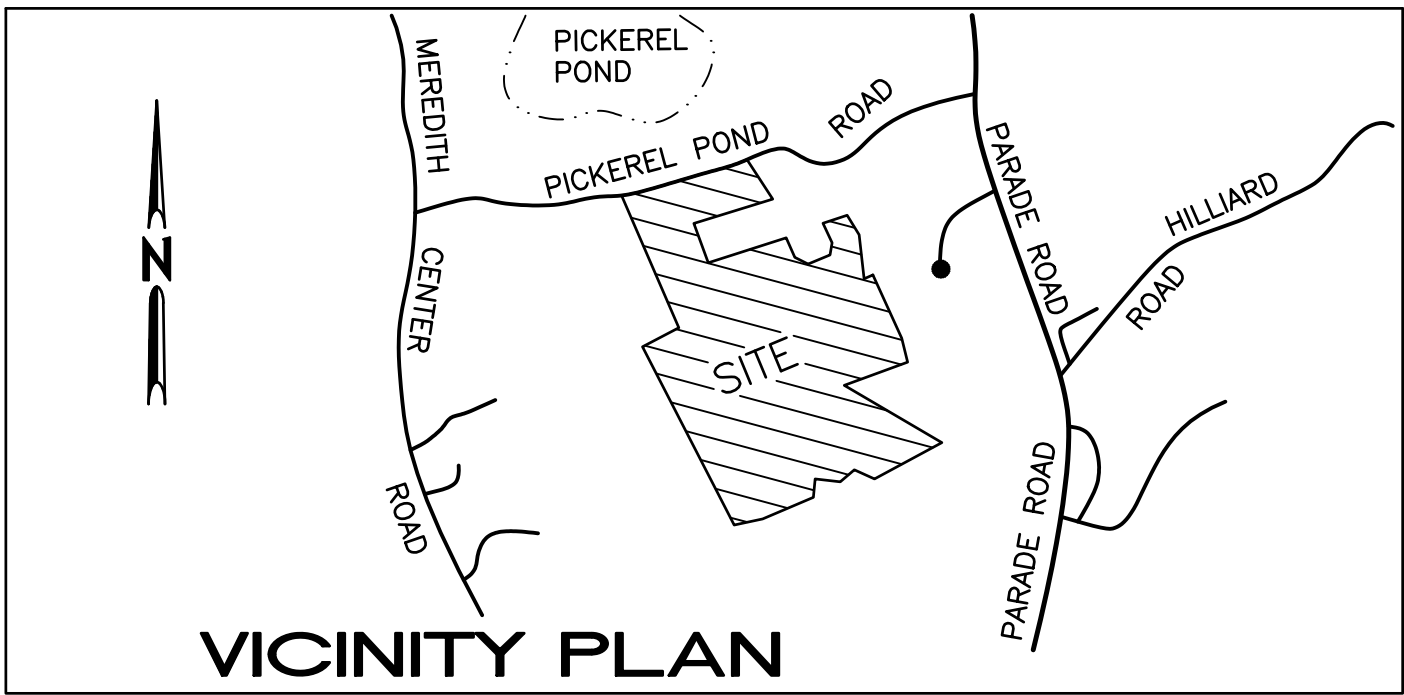
OWNER OF RECORD/PREPARED FOR  
PARADE REI, LLC  
160 BOUCHARD STREET  
MANCHESTER, NH 03103  
BCRD BOOK 3694/PAGE 459

APPROVED BY THE LACONIA PLANNING BOARD

ON: \_\_\_\_\_ CERTIFIED BY

CHAIRMAN: \_\_\_\_\_ AND

SECRETARY \_\_\_\_\_



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**COVER SHEET**  
**HERON POINT PRESERVE**  
**TAX MAP 13 LOT 183-16**  
**PICKEREL POND ROAD**  
**LACONIA, NEW HAMPSHIRE 03246**

OWNER OF RECORD/PREPARED FOR  
PARADE REI, LLC  
PO BOX 1926  
CONCORD, NH 03302  
BCRD BOOK 3694/PAGE 459

SCALE: AS NOTED SHEET 1 of 21 DECEMBER 10, 2025

| # | DATE | DESCRIPTION |
|---|------|-------------|
|   |      |             |
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 **BENCHMARK LLC**  
Consulting Engineers Land Planners  
50 Nashua Road, Suite 305  
Londonderry, New Hampshire 03053  
Phone: (603) 437-5000

GENERAL NOTES:

1. THE PURPOSE OF PLAN IS:
- A.) TO SHOW THE PROPOSED IMPROVEMENTS TO TAX MAP 13 LOT 186-16 NECESSARY TO PERMIT AND CONSTRUCT (26) SINGLES FAMILY HOMES AS A CLUSTER DEVELOPMENT
- B.) TO CONSTRUCT TWO (2) PUBLIC ROADS WITHIN THE HERON POINT PRESERVE PROJECT
2. OWNER OF RECORD: PARADE REI, LLC  
PO BOX 1926  
CONCORD, NH 03302  
BCRD BOOK 3694/PAGE 459
3. PARCEL ZONE: RR1 (RURAL RESIDENTIAL 1)
4. ZONING REQUIREMENTS
- |                     |   |     |       |
|---------------------|---|-----|-------|
| LOT SIZE            | - | 2   | ACRES |
| MIN FRONTAGE        | - | 250 | FEET  |
| MIN FRONT SETBACK   | - | 40  | FEET  |
| MIN SIDE SETBACK    | - | 25  | FEET  |
| MIN REAR SETBACK    | - | 40  | FEET  |
| MAX BUILDING HEIGHT | - | 35  | FEET  |
| MIN. GREEN AREA     | - | 65% |       |
5. PARCEL ID: TAX MAP 13 LOT 186-16
6. TOTAL PARCEL AREA: 6,854,500 SQUARE FEET = 150.47 ACRES
7. EXISTING USE: UNDEVELOPED
8. PROPOSED USE: 26 SINGLE FAMILY DETACHED HOMES
9. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN BASED ON AN ON-SITE SURVEY CONDUCTED BETWEEN JANUARY TO APRIL 2025 AND JULY/AUGUST 2025. HORIZONTAL DATUM IS NH STATE PLANE GRID NAD83. ELEVATION DATUM IS NAVD88.
10. BOUNDARY SHOWN FROM BCRD PLAN REFERENCE L 91 PAGE 37 & 38
11. BOUNDARY & FIELD LOCATION OF WETLAND FLAGS IN CONJUNCTION WITH: RANGEWAY LAND SURVEY AND DESIGN  
252 DANIEL PLUMMER ROAD  
GOFFSTOWN NH 03045
12. WETLAND AND SOIL MAPPING PROVIDED BY: BLUE MOON ENVIRONMENTAL, INC.,  
CONCORD, NH  
NANCY RENDALL CWS, CSS
13. A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOOD HAZARD ZONE-A AS SHOWN ON THE FEDERAL FLOOD INSURANCE MAPS (F.I.R.M) FOR LACONIA, NEW HAMPSHIRE, COMMUNITY PANEL #3300050003B (EFFECTIVE AUGUST 15, 1980)  
COMMUNITY PANEL #3300050004B (EFFECTIVE AUGUST 15, 1980)
14. PICKEREL POND ROAD IS A PUBLIC - CLASS V CITY OWNED AND MAINTAINED ROAD
15. ALL SHEETS TO BE ON FILE AT THE TOWN OF LACONIA PLANNING DEPARTMENT.
16. DENSITY CALCULATIONS:
- |                             |   |                    |
|-----------------------------|---|--------------------|
| MAXIMUM RESIDENTIAL DENSITY | = | 1 HOME PER 2 ACRES |
| 150 ACRES X 1 HOME/ 2-ACRES | = | 75 HOMES           |
| PROPOSED UNIT COUNT         | = | 26 HOMES           |
17. GREEN SPACE CALCULATION:
- |                          |   |           |
|--------------------------|---|-----------|
| REQUIRED: 60% OF 150 AC. | = | 90 ACRES  |
| PROVIDED: 97%            | = | 146 ACRES |
18. PARKING REQUIREMENTS:
- |                                          |   |                    |
|------------------------------------------|---|--------------------|
| 1.5 PARKING SPACES/UNIT X 26 UNITS       | = | 39 SPACES REQUIRED |
| 26 UNITS W/ GARAGE & EXTERIOR SPACE EACH | = | 52 SPACES PROVIDED |
19. PROPOSED DWELLINGS WILL BE SERVICED BY ON-SITE SEPTIC SYSTEMS AND ON-SITE WELLS
20. PERMITS:
- NH DES ALTERATION OF TERRAIN PERMIT #: PENDING
- NHDES SUBDIVISION APPROVAL #: PENDING
- SEPTIC SYSTEM DESIGNS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT
- EPA CONSTRUCTION GENERAL PERMIT WILL ALSO BE REQUIRED PRIOR TO THE START OF CONSTRUCTION
21. PLANNING BOARD WAIVERS: SIDEWALKS  
PERIMETER BUFFER REDUCTION ALONG PICKEREL POND ROAD
22. CONDITIONAL USE PERMIT REQUESTS:
- A) TO ALLOW A CLUSTER DEVELOPMENT PER ZONING ORDINANCE ARTICLE VII SECTION 235-40 (B)
- B) WETLAND CONSERVATION & WATER QUALITY (WC) OVERLAY DISTRICT IMPACTS
23. VARIANCES: CASE# ZB2025-010 GRANTED ON SEPTEMBER 15, 2025
- VARIANCE FROM ARTICLE VI SECTION 235-40 B (6)(n)[1][c] TO ALLOW FOR A CUL-DE-SAC THAT WILL BE LONGER THAN THE PRESCRIBED 1,000 FEET AT THIS PROPERTY.
24. ALL SIGNAGE SHALL CONFORM TO THE CITY OF LACONIA ZONING ORDINANCE.
25. TRASH COLLECTION TO BE CURB SIDE PICK UP
26. UTILITY INFORMATION SHOWN IS BASED ON BOTH EXISTING PLANS OF RECORD AND A FIELD SURVEY THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS ARE APPROXIMATE ONLY. BEFORE PLANNING ANY FUTURE CONNECTIONS THE PROPER UTILITY ENGINEERING DEPARTMENTS SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL DIG-SAFE CALL CENTER 1-800-DIG-SAFE, A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
27. LOCATION OF UNDERGROUND UTILITIES SUBJECT TO CHANGE UPON FINAL REVIEW BY GOVERNING UTILITY PROVIDERS.
28. ALL GRADING AROUND UNITS SHALL NOT EXCEED 3:1 (H:V) SLOPES. IN STEEPER AREAS EROSION CONTROL MATS ARE STRONGLY RECOMMENDED.
29. ALL BLASTING SHALL COMPLY WITH NHDOT REQUIREMENTS AND SHALL MEET THE APPROVAL OF THE CITY OF LACONIA FIRE DEPARTMENT.
30. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. EROSION CONTROL SHALL BE MONITORED AND REPAIRED AS NECESSARY UNTIL DISTURBED AREAS BECOME FULLY ESTABLISHED WITH VEGETATION.
31. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CITY OF LACONIA AND THE STATE OF NEW HAMPSHIRE STANDARDS AND SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION, 2016 EDITION, AND ALL SUBSEQUENT AMENDMENTS.
32. ALL PROPOSED STORM DRAINS TO BE ADS-N-12 OR REINFORCED CONCRETE (RCP) PIPE OR APPROVED EQUAL

ALTERATION OF TERRAIN NOTES:

- Env-Wq 1504.06(j) FUGITIVE DUST GENERATED ON SITE SHALL BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000.
- Env-Wq 1504.06(k) THIS PROJECT SHALL MEET THE REQUIREMENTS AND INTENT OF RSA 430:51-57 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
- Env-Wq 1504.06(l) CONSTRUCTION PHASING: ALL WORK SHALL BE COMPLETED IN THREE PHASES.
- Env-Wq 1505.03 MAXIMUM OPEN AREA ALLOWED: 5 ACRES
- (A) ALL AREAS OF UNSTABILIZED SOIL SHALL BE:
1. TEMPORARILY STABILIZED AS SOON AS PRACTICAL BUT IN ALL CASES WITHIN 45 DAYS OF INITIAL DISTURBANCE, UNLESS A SHORTER TIME IS SPECIFIED BY LOCAL AUTHORITIES, THE CONSTRUCTION SEQUENCE APPROVED AS PART OF THE ISSUED PERMIT, OR AN INDEPENDENT MONITOR; AND
2. PERMANENTLY STABILIZED AS SOON AS PRACTICABLE BUT IN ALL CASES WITHIN 3 DAYS OF FINAL GRADING.
- (B) THE AREA OF UNSTABILIZED SOIL SHALL NOT EXCEED 5 ACRES. SEE THE CONSTRUCTION SEQUENCE NOTES.
- Env-Wq 1505.06 COLD WEATHER SITE STABILIZATION:
- (A) TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE ADDITIONAL STABILIZATION TECHNIQUES SPECIFIED BELOW SHALL BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15 THROUGH MAY 1.
- (B) SUBJECT TO (C), BELOW, THE AREA OF EXPOSED, UNSTABILIZED SOILS SHALL BE:
- (1) LIMITED TO ONE ACRE; AND
- (2) PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR SPRING MELT EVENT.
- (C) THE ALLOWED AREA OF EXPOSED SOIL MAY BE INCREASED IF A WINTER CONSTRUCTION PLAN IS DEVELOPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST AND SUBMITTED TO THE DEPARTMENT FOR APPROVAL AS A REQUEST TO WAIVE THE ONE-ACRE LIMIT.
- (D) SUBJECT TO (F) AND (G), BELOW, ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR THAT ARE DISTURBED AFTER OCTOBER 15, SHALL BE SEEDED AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE AND SECURED WITH ANCHORED NETTING OR TACKIFIER, OR 2 INCHES OF EROSION CONTROL MIX MEETING THE CRITERIA OF ENV-WQ 1506.05(b). (SEE BELOW)
- (E) SUBJECT TO (F) AND (G), BELOW, ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF 15% OR GREATER THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR THAT ARE DISTURBED AFTER OCTOBER 15, SHALL BE SEEDED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL BLANKET OR WITH A LEAST 4 INCHES OF EROSION CONTROL MIX MEETING THE CRITERIA OF ENV-WQ 1506.05(b). (SEE BELOW)
- (F) ANCHORED HAY MULCH OR EROSION CONTROL MIX THAT MEETS THE CRITERIA OF ENV-WQ 1506.05(b) SHALL NOT BE INSTALLED OVER SNOW OF GREATER THAN ONE (1) INCH IN DEPTH.
- (G) EROSION CONTROL BLANKETS SHALL NOT BE INSTALLED OVER SNOW GREATER THAN ONE (1) INCH IN DEPTH OR ON FROZEN GROUND.
- (H) ALL PROPOSED STABILIZATION IN ACCORDANCE WITH (D) OR (E), ABOVE, SHALL BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS.
- (I) ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY 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 OWNER'S ENGINEERING CONSULTANT.
- (J) 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 BASE COURSE GRAVELS MEETING THE GRADATION REQUIREMENTS OF NHDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, 2016, TABLE 304-1, ITEM NO. 304.1, 304.2, OR 304.3.
- Env-Wq 1506.05 (b): EROSION CONTROL MIX SHALL:
1. HAVE AN ORGANIC PORTION BETWEEN 25% AND 65%, DRY WEIGHT BASIS THAT IS:
- a. FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS; AND
- b. NOT COMPRISED OF WOOD CHIPS, BARK CHIPS, GROUND CONTROL DEBRIS, OR REPROCESSED WOOD PRODUCTS;
2. NOT CONTAIN SILTS, CLAYS, OR FINE SANDS;
3. HAVE A PARTICLE SIZE BY WEIGHT OF 100% PASSING A 3-INCH SCREEN, 90% TO 100% PASSING A 1-INCH SCREEN, 70% TO 100% PASSING A 0.75-INCH SCREEN, AND 30% TO 75% PASSING A 0.25-INCH SCREEN; AND
4. HAVE A pH BETWEEN 5.0 AND 8.0.
- TURF ESTABLISHMENT NOTES:
1. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
- B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
- C. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP AS BEEN INSTALLED.
- D. OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED IN ACCORDANCE WITH ENV-WQ 1506.03.
2. STABILIZATION SHALL BE ACCOMPLISHED BY LOAMING, FERTILIZING, SEEDING AND MULCHING ALL DISTURBED AREAS OTHER THAN UNDER THE PAVEMENT AS FOLLOWS:
- A. LOAM - SCREENED LOAM WITH A MINIMUM DEPTH OF 6"
- B. LIME AND FERTILIZER SHALL BE APPLIED PRIOR TO, OR AT THE TIME OF PERMANENT SEEDING AND INCORPORATED INTO THE SOIL AT THE FOLLOWING RATES:
- |                                                                                                                  |                |
|------------------------------------------------------------------------------------------------------------------|----------------|
| LIMESTONE (AGRICULTURAL)                                                                                         | 3,000 LBS/ACRE |
| COMMERCIAL TURF STARTER FERTILIZER (10-18-10) FOR ESTABLISHMENT ONLY AT 150LBS/ACRE (SUCH AS "GREEN GOLD RENEW") |                |
- C. SEED SELECTION (OR EQUIVALENT) & SEEDING RATES:
- |            |                                      |             |
|------------|--------------------------------------|-------------|
| TEMPORARY: | ANNUAL RYE GRASS                     | 50 LBS/ACRE |
| PERMANENT: | "ROCKINGHAM COUNTY CONSERVATION MIX" | 50 LBS/ACRE |
- CONSISTING OF:
- |                      |     |
|----------------------|-----|
| CREeping RED FESCUE  | 35% |
| TALL FESCUE          | 25% |
| ANNUAL RYE GRASS     | 15% |
| PERENNIAL RYE GRASS  | 12% |
| KENTUCKY BLUE GRASS  | 10% |
| WHITE CLOVER(LEGUME) | 3%  |
- D. MULCHING SHALL BE APPLIED (FROM MAY TO SEPTEMBER ONLY) AT THE RATE OF 1-1/2-2 TONS/ACRE.
- E. THE RECOMMENDED GRASS MIXTURES AND FERTILIZERS SPECIFIED HEREIN ARE AVAILABLE AT BLUE SEAL FEEDS, NASHUA, NH (603-883-9531)

ENV-WQ 1510 BEST MANAGEMENT PRACTICES FOR BLASTING

ENV-WQ 1510.01 PURPOSE. THE PURPOSE OF THIS PART IS TO ESTABLISH BEST MANAGEMENT PRACTICES FOR BLASTING TO MINIMIZE THE POTENTIAL FOR GROUNDWATER CONTAMINATION, TO ENSURE THAT THE GROUNDWATER CAN BE USED FOR EXISTING AND FUTURE DRINKING WATER SUPPLY SOURCES.

ENV-WQ 1510.02 APPLICABILITY. THIS PART SHALL APPLY TO ALL PROJECTS FOR WHICH AN AOT PERMIT IS REQUIRED THAT WILL INVOLVE BLASTING OF BEDROCK.

- ENV-WQ 1510.03 LOADING PRACTICES. THE FOLLOWING BLAST HOLE LOADING PRACTICES SHALL BE IMPLEMENTED:
- (a) THE DRILLER SHALL MAINTAIN DRILLING LOGS TO DOCUMENT:
- (1) THE DEPTHS AND LENGTHS OF VOIDS, CAVITIES, AND FAULT ZONES OR OTHER WEAK ZONES ENCOUNTERED; AND
- (2) GROUNDWATER CONDITIONS;
- (b) THE DRILLER SHALL COMMUNICATE THE CONTENTS OF THE DRILLING LOGS DIRECTLY TO THE BLASTER;
- (c) EXPLOSIVES PRODUCTS SHALL BE MANAGED ON SITE SUCH THAT THEY ARE:
- (1) USED IN THE BOREHOLE;
- (2) RETURNED TO THE DELIVERY VEHICLE; OR
- (3) PLACED IN SECURE CONTAINERS FOR OFF-SITE DISPOSAL;
- (d) SPILLAGE AROUND THE BOREHOLE SHALL BE:
- (1) PLACED IN THE BOREHOLE; OR
- (2) CLEANED UP AND RETURNED TO AN APPROPRIATE VEHICLE FOR HANDLING OR PLACEMENT IN SECURED CONTAINERS FOR OFF-SITE DISPOSAL;
- (e) LOADED EXPLOSIVES SHALL BE DETONATED AS SOON AS POSSIBLE AND NOT LEFT IN THE BLAST HOLES OVERNIGHT, UNLESS WEATHER OR OTHER SAFETY CONCERNS REASONABLY DICTATE THAT DETONATION SHOULD BE POSTPONED;
- (f) LOADING EQUIPMENT SHALL BE CLEANED IN AN AREA WHERE WASTEWATER CAN BE PROPERLY CONTAINED AND HANDLED IN A MANNER THAT PREVENTS RELEASE OF CONTAMINANTS TO THE ENVIRONMENT; AND
- (g) EXPLOSIVES SHALL BE LOADED IN ACCORDANCE WITH INDUSTRY STANDARD PRACTICES FOR PRIMING, STEMMING, DECKING AND COLUMN RISE TO MAINTAIN GOOD CONTINUITY IN THE COLUMN LOAD TO PROMOTE COMPLETE DETONATION.

ENV-WQ 1510.04 EXPLOSIVE SELECTION. EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT ARE:

- (a) APPROPRIATE FOR SITE CONDITIONS AND SAFE BLAST EXECUTION; AND
- (b) HAVE THE APPROPRIATE WATER RESISTANCE FOR THE SITE CONDITIONS PRESENT.

ENV-WQ 1510.05 PREVENTION OF MISFIRES. INDUSTRY-STANDARD PRACTICES SHALL BE IMPLEMENTED TO PREVENT MISFIRES.

ENV-WQ 1510.06 MUCK AND ROCK MANAGEMENT.

- (a) FOR PURPOSES OF THIS PART, THE FOLLOWING DEFINITIONS APPLY:
- (1) "BLASTED MATERIAL" MEANS ALL OF THE EARTH MATERIAL LOOSENED AS A RESULT OF THE BLASTING;
- (2) "MUCK" MEANS THE BLASTED MATERIAL REMAINING AFTER THE ROCKS HAVE BEEN REMOVED; AND
- (3) "ROCKS" MEANS THE LARGER PIECES OF BLASTED MATERIAL THAT ARE SEPARATED FROM THE MUCK FOR USE ELSEWHERE, INCLUDING FOR FEEDSTOCK OF A ROCK CRUSHING OPERATION.
- (b) MUCK SHALL BE REMOVED FROM THE BLAST AREA AS SOON AS REASONABLY POSSIBLE.
- (c) ROCKS SHALL BE MANAGED SO AS TO PREVENT WATER SUPPLY WELLS OR SURFACE WATERS FROM BEING CONTAMINATED BY RUNOFF.

ENV-WQ 1510.07 SPILL PREVENTION MEASURES AND SPILL MITIGATION.

- (a) FUEL AND OTHER REGULATED SUBSTANCES SHALL BE MANAGED AS REQUIRED BY ENV-WQ 401.04.
- (b) PERSONNEL WORKING AT THE BLAST SITE SHALL BE TRAINED IN HOW TO RESPOND TO A SPILL OF THE REGULATED SUBSTANCES BEING USED AT THE SITE.

ENV-WQ 1510.08 FUELING AND MAINTENANCE OF CONSTRUCTION EQUIPMENT.

- (a) IF ANY CONSTRUCTION EQUIPMENT, INCLUDING BUT NOT LIMITED TO EARTHMOVING, EXCAVATION, AND BORING EQUIPMENT, WILL BE FUELED FROM A TANK TRUCK OR OTHER CONTAINER THAT IS MOVED AROUND THE SITE, THE FOLLOWING SHALL APPLY:
- (1) PORTABLE CONTAINMENT EQUIPMENT THAT IS SIZED TO CONTAIN THE MOST LIKELY VOLUME OF FUEL TO BE SPILLED DURING A FUEL TRANSFER SHALL BE USED, WHERE THE MOST LIKELY VOLUME TO BE SPILLED IS DETERMINED BASED ON THE FUEL TRANSFER RATE, THE AMOUNT OF FUEL BEING TRANSFERRED, THE DISTANCE BETWEEN THE HOSE NOZZLE AND PUMP SHUT OFF SWITCH, AND THE RESPONSE TIME OF PERSONNEL AND EQUIPMENT AVAILABLE AT THE FACILITY;
- (2) THE CONTAINMENT EQUIPMENT SHALL BE POSITIONED TO CATCH ANY FUEL SPILLS DUE TO OVERFILLING OF THE EQUIPMENT AND ANY OTHER SPILLS THAT MIGHT OCCUR AT OR NEAR THE FUEL FILLER PORT TO THAT EQUIPMENT;
- (3) THE TYPE OF CONTAINMENT EQUIPMENT USED AND ITS POSITIONING AND USE SHALL ACCOUNT FOR ALL OF THE DRIP POINTS ASSOCIATED WITH THE FUEL FILLING PORT AND THE HOSE FROM THE FUEL DELIVERY TRUCK; AND
- (4) PERSONNEL SHALL NOT LEAVE THE IMMEDIATE AREA WHILE FUEL IS BEING TRANSFERRED, TO ENSURE THAT ANY SPILLS WILL BE OF LIMITED VOLUME.
- (b) IF THE SITE WILL HAVE A FIXED LOCATION FOR FUELING CONSTRUCTION EQUIPMENT, THE FOLLOWING SHALL APPLY:
1. ALL FUEL CONTAINERS, INCLUDING BUT NOT LIMITED TO SKID-MOUNTED TANKS, DRUMS, AND FIVE GALLON CANS, SHALL HAVE SECONDARY CONTAINMENT THAT:
- a. IS CAPABLE OF CONTAINING 110% OF THE VOLUME OF THE LARGEST FUEL STORAGE CONTAINER; AND
- b. HAS AN IMPERVIOUS FLOOR;
2. SECONDARY CONTAINMENT FOR TANKS MAY COMPRISE A METAL, PLASTIC, POLYMER OR PRECAST CONCRETE VAULT PROVIDING 110 PERCENT OF THE VOLUME OF THE LARGEST FUEL STORAGE CONTAINER.
3. FOR FUEL CONTAINERS, SECONDARY CONTAINMENT MAY COMPRISE CONTAINMENT PALLETES;
4. THE AREA WHERE FUEL IS TRANSFERRED SHALL BE A FLAT, IMPERVIOUS AREA THAT:
- a. IS ADJACENT TO THE FUEL CONTAINER(S); AND
- b. EXTENDS BEYOND THE FULL REACH, OR LENGTH, OF THE FUEL HOSE; AND
5. SECONDARY CONTAINMENT AREAS MAY BE IN THE FORM OF A BASIN THAT IS:
- a. SLOPED DOWN TO A CENTRAL LOW POINT OR BERMED ALONG THE PERIMETER;
- b. LINED WITH A CONTINUOUS SHEET OF 20 MIL OR THICKER POLYMER MATERIAL OR APPROPRIATE GEOMEMBRANE LINER; AND
- c. BACKFILLED WITH AT LEAST 6 INCHES OF SAND.

ENV-WQ 1504.17 WILDLIFE PROTECTION NOTES

1. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHALL BE REPORTED IMMEDIATELY TO THE NHF&G NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE CONTAINING THE NHB DATACHECK TOOL RESULTS LETTER ASSIGNED NUMBER (NHB24-1226), THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION;
2. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE;
3. IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&G, IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04; AND
4. THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

APPROVED BY THE LACONIA PLANNING BOARD

ON: \_\_\_\_\_ CERTIFIED BY

CHAIRMAN: \_\_\_\_\_ AND

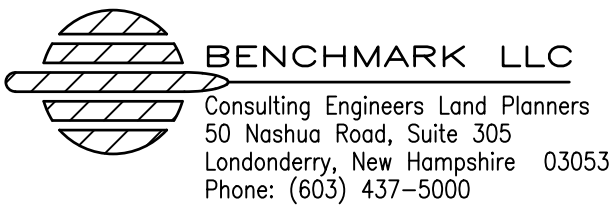
SECRETARY \_\_\_\_\_

NOTES  
HERON POINT PRESERVE  
TAX MAP 13 LOT 183-16  
PICKEREL POND ROAD  
LACONIA, NEW HAMPSHIRE 03246

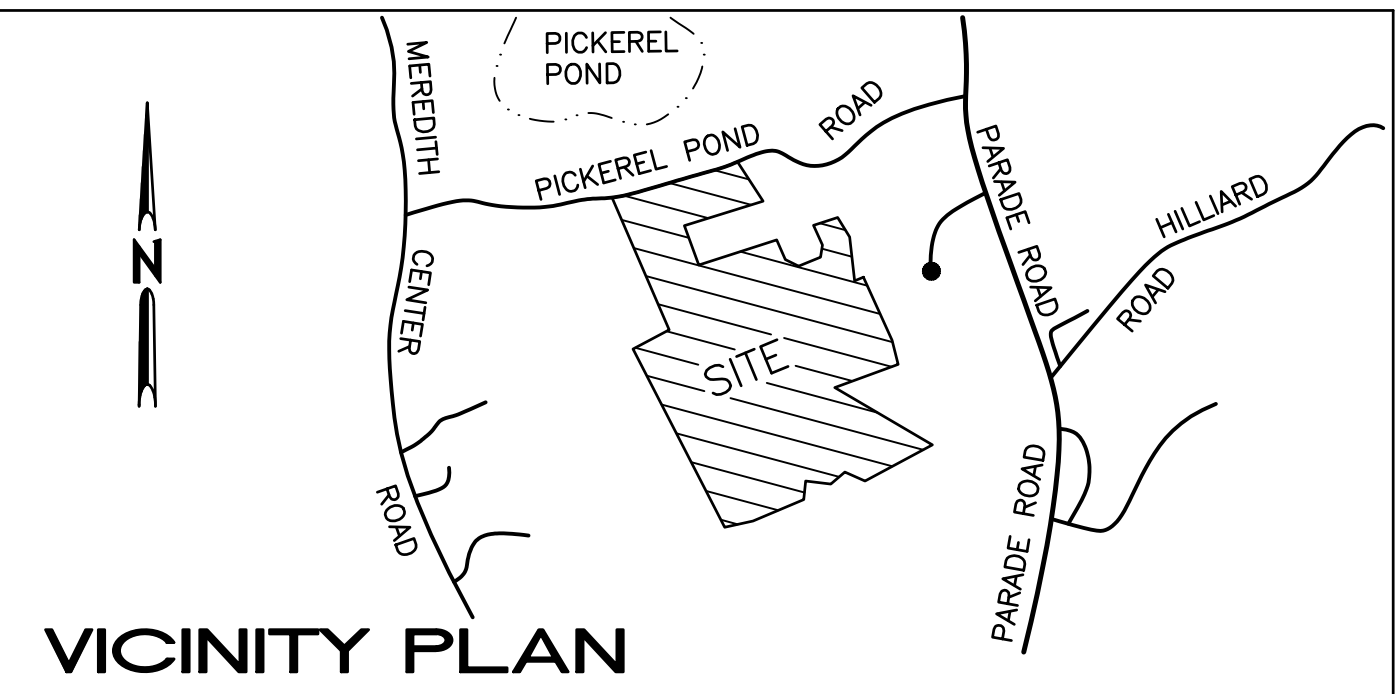
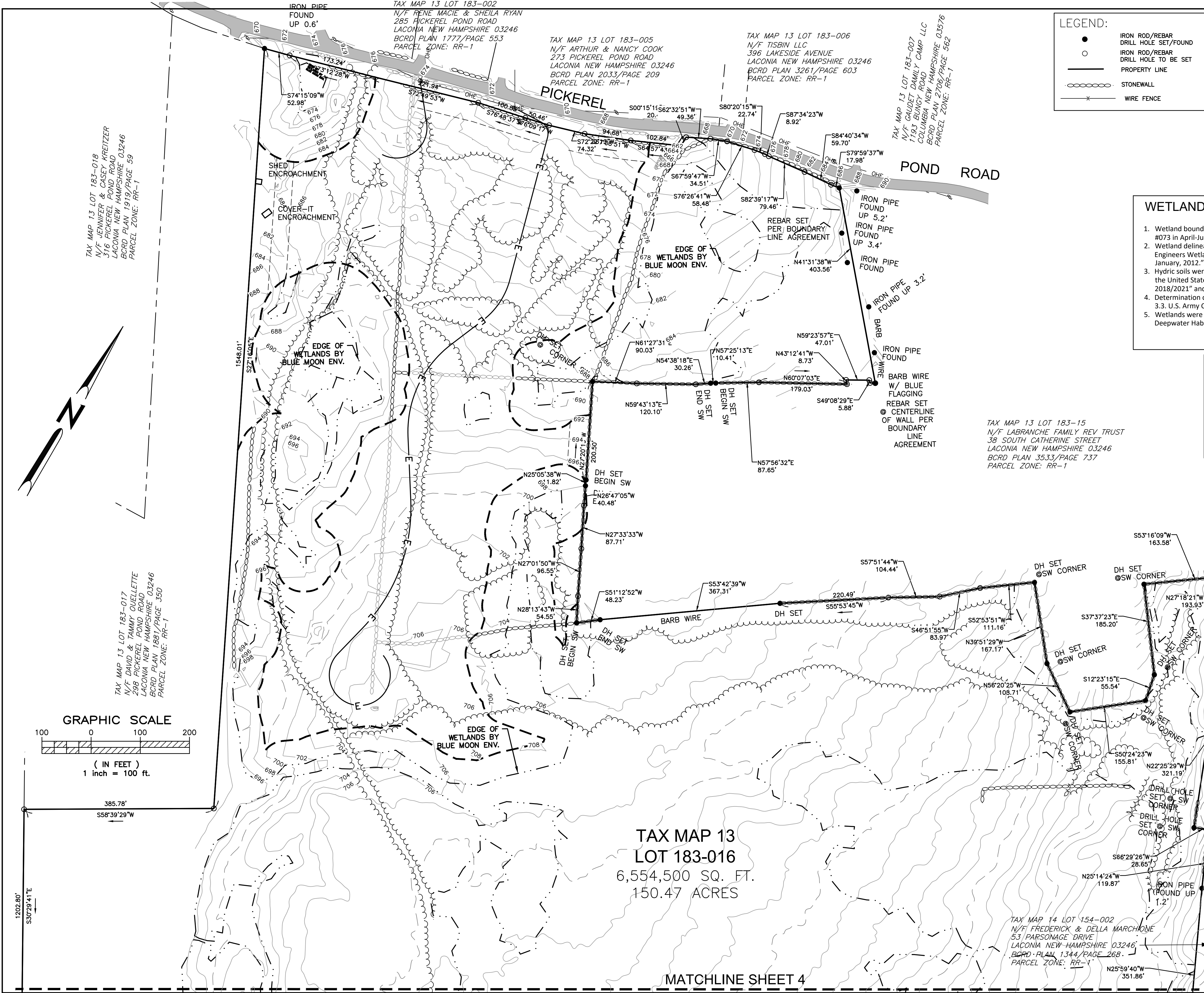
OWNER OF RECORD/PREPARED FOR  
PARADE REI, LLC  
PO BOX 1926  
CONCORD, NH 03302  
BCRD BOOK 3694/PAGE 459

SCALE: 1"=30'  
SHEET 2 of 21 DECEMBER 10, 2025

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- WETLAND NOTES:**
- Wetland boundaries as flagged were delineated by Nancy B. Rendall, Certified Wetland Scientist, #073 in April-July, 2025 and represent site conditions at that time.
  - Wetland delineation was performed to the standards in the "Regional Supplement to the Corps of Engineers Wetland Delineation Manual Northcentral and Northeast Region (Version 2.0), USACE, January, 2012."
  - Hydric soils were determined in accordance with the protocol in "Field Indicators of Hydric Soils in the United States - A Guide for Identifying and Delineating Hydric soils, NRCS, Version 8.2, 2018/2021" and "Version 4 of the Field Indicators for Identifying Hydric Soils in New England."
  - Determination of wetland vegetation was assessed using the National Wetland Plant List, Version 3.3. U.S. Army Corps of Engineers 2019.
  - Wetlands were classified using the USFWS Methodology, "Classification of Wetlands and Deepwater Habitats, Cowardin, et al, 1979."



I HEREBY CERTIFY THAT THE WORK PERFORMED IN THE PREPARATION OF THIS PLAN HAS AN ERROR OF CLOSURE OF 1 IN 10,000 OR BETTER.



RANGEWAY LAND SURVEY & DESIGN LLC  
PAUL W. ZARNOWSKI

- NOTES:**
- SEE SHEET 2 FOR ADDITIONAL NOTES AND INFORMATION.
  - WETLANDS MAPPED ON-SITE BY BLUEMOON ENVIRONMENTAL CONCORD, NEW HAMPSHIRE 03301 NANCY B. RENDALL CWS, CSS
  - BOUNDARY SURVEY COMPLETED BY: RANGEWAY LAND SURVEY & DESIGN 252 DANIEL PLUMMER ROAD GOFFSTOWN, NEW HAMPSHIRE 03045
  - HORIZONTAL DATUM IS NH STATE PLANE GRID NAD83. ELEVATION DATUM IS NAVD88.

**EXISTING CONDITIONS PLAN**  
**HERON POINT PRESERVE**  
**TAX MAP 13 LOT 183-16**  
**PICKEREL POND ROAD**  
**LACONIA, NEW HAMPSHIRE 03246**

OWNER OF RECORD/PREPARED FOR  
PARADE REI, LLC  
PO BOX 1926  
CONCORD, NH 03302  
BCRD BOOK 3694/PAGE 459

SCALE: 1"=100'  
SHEET 3 of 15 DECEMBER 10, 2025

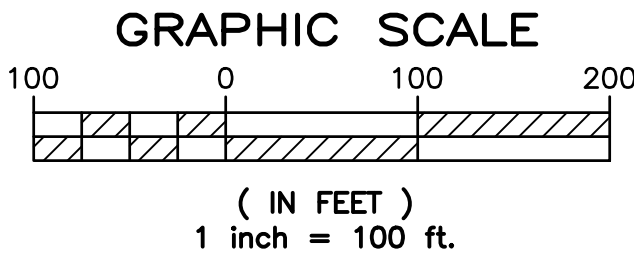
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**BENCHMARK LLC**  
Consulting Engineers Land Planners  
50 Nashua Road, Suite 305  
Londonderry, New Hampshire 03053  
Phone: (603) 437-5000

MATCHLINE SHEET 4

TAX MAP 14 LOT 154-002  
N/F FREDERICK & DELLA MARCHIONE  
53 PARSONAGE DRIVE  
LACONIA NEW HAMPSHIRE 03246  
BCRD PLAN 1344/PAGE 268  
PARCEL ZONE: RR-1

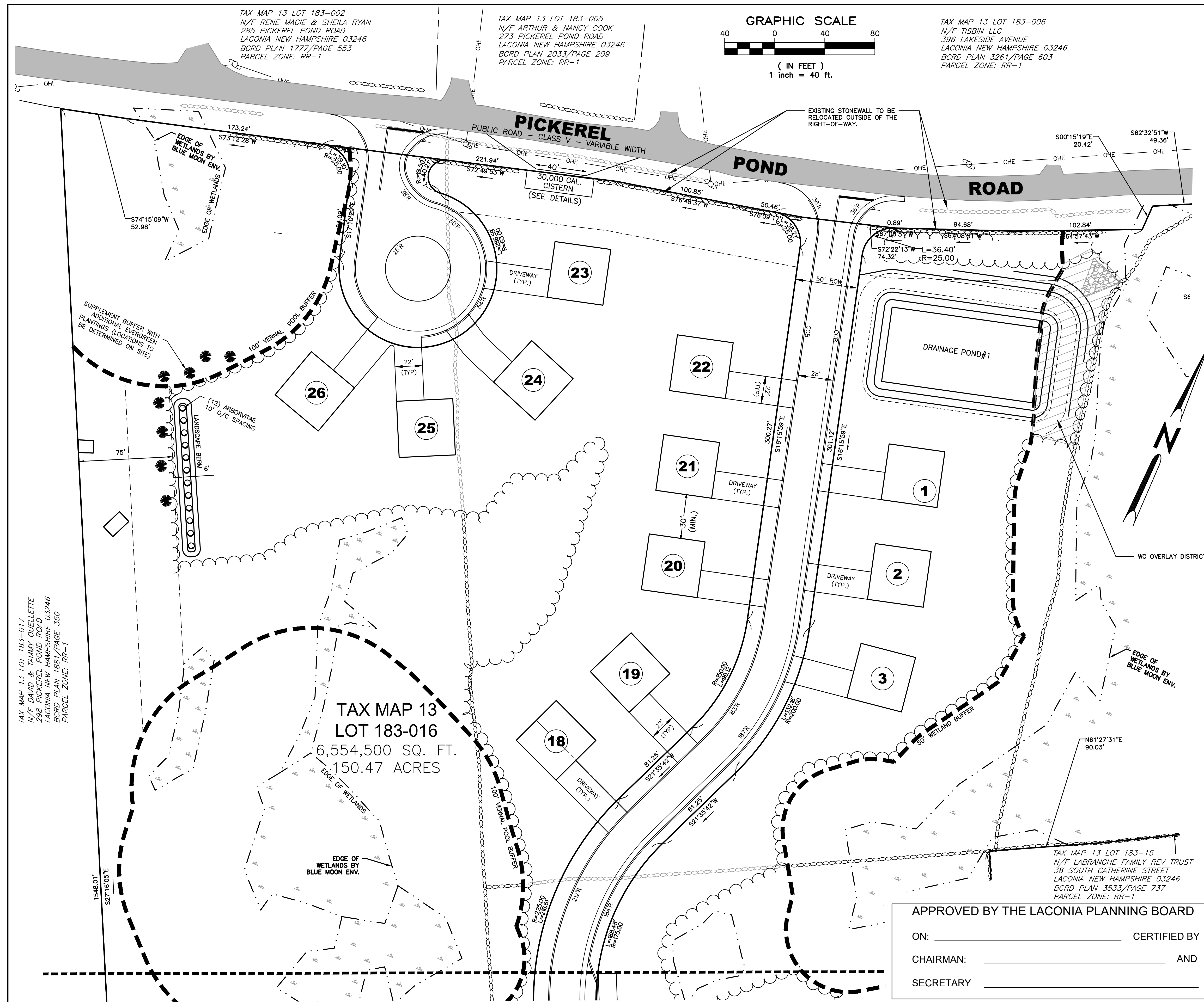
**TAX MAP 13**  
**LOT 183-016**  
**6,554,500 SQ. FT.**  
**150.47 ACRES**







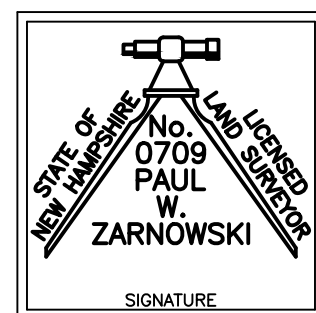




NOTES:














1. SEE SHEET 2 FOR ADDITIONAL NOTES AND INFORMATION.
2. WETLANDS MAPPED ON-SITE BY BLUEMOON ENVIRONMENTAL  
CONCORD, NEW HAMPSHIRE 03301  
NANCY B RENDALL CWS, CSS
3. BOUNDARY SURVEY COMPLETED BY: RANGEWAY LAND SURVEY & DESIGN  
252 DANIEL PLUMMER ROAD  
GOFFSTOWN, NEW HAMPSHIRE 03045

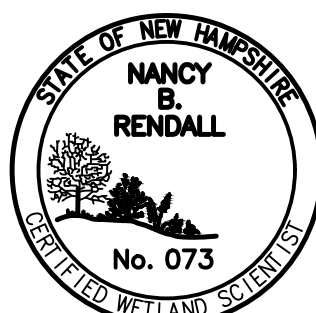
I HEREBY CERTIFY THAT THE WORK PERFORMED IN THE PREPARATION OF THIS PLAN HAS AN ERROR OF CLOSURE OF 1 IN 10,000 OR BETTER.



RANGEWAY LAND SURVEY & DESIGN LLC  
PAUL W ZARNOWSKI

LEGEND:

- |                                                                                     |                                        |                                                                                     |                                                                 |
|-------------------------------------------------------------------------------------|----------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------|
|  | IRON PIPE / REBAR<br>DRILL HOLE FOUND  |  | TREELINE                                                        |
|  | DRILL HOLE/ REBAR TO BE SET            |  | STONE WALL                                                      |
|  | STONE BOUND FOUND/<br>CONC BOUND FOUND | <u>VGC</u> <u>SGE</u> <u>CCB</u>                                                    | VERTICAL GRANITE CURB/<br>SLOPED GRANITE EDGE/<br>CAPE COD BERM |
|  | BOUND TO BE SET                        | — EOG —                                                                             | EDGE OF GRAVEL                                                  |
|  | TEMPORARY BENCHMARK                    | <u>EOP</u> <u>EOC</u>                                                               | EDGE OF PAVEMENT/<br>EDGE OF CONCRETE                           |
|  | WELL                                   | — DYL —                                                                             | DOUBLE YELLOW LINE                                              |
|  | SIGNS/SINGLE<br>OR DOUBLE POST         |  | RETAINING WALL                                                  |
|  | TEST PIT                               | <u>CLF</u> — <u>PVC</u>                                                             | CHAIN LINK/PVC FENCE                                            |
|  | LIGHT POLE                             |                                                                                     |                                                                 |
|  | EDGE OF WETLAND<br>BY BLUE MOON ENV.   |                                                                                     |                                                                 |



## SITE PLAN

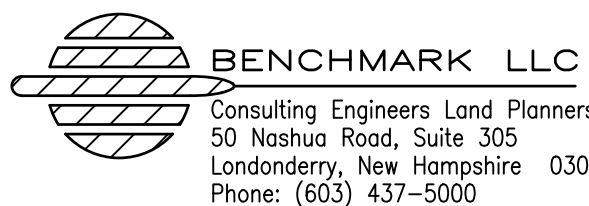
HERON POINT PRESERVE

TAX MAP 13 LOT 183-16  
PICKEREL POND ROAD  
LACONIA, NEW HAMPSHIRE 03246

OWNER OF RECORD/PREPARED FOR  
PARADE REI, LLC  
PO BOX 1926  
CONCORD, NH 03302  
BCRD BOOK 3694/PAGE 459

SCALE: 1"=40'

SHEET 5 of 21      DECEMBER 10, 2025

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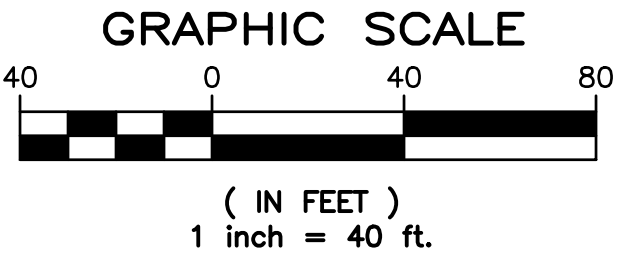
2413 - Subdivision.dwg/5 SITE



TAX MAP 13 LOT 183-017  
N/F DAVID & TAMMY OUELLETTE  
298 PICKEREL POND ROAD  
LACONIA NEW HAMPSHIRE 03246  
BCRD PLAN 1881/PAGE 350  
PARCEL ZONE: RR-1

TAX MAP 13  
LOT 183-016  
6,554,500 SQ. FT.  
150.47 ACRES

TAX MAP 13 LOT 183-15  
N/F LABRANCHE FAMILY REV TRUST  
38 SOUTH CATHERINE STREET  
LACONIA NEW HAMPSHIRE 03246  
BCRD PLAN 3533/PAGE 737  
PARCEL ZONE: RR-1



- NOTES:
- SEE SHEET 2 FOR ADDITIONAL NOTES AND INFORMATION.
  - WETLANDS MAPPED ON-SITE BY BLUEMOON ENVIRONMENTAL CONCORD, NEW HAMPSHIRE 03301 NANCY B RENDALL CWS, CSS
  - BOUNDARY SURVEY COMPLETED BY: RANGEWAY LAND SURVEY & DESIGN 252 DANIEL PLUMMER ROAD GOFFSTOWN, NEW HAMPSHIRE 03045

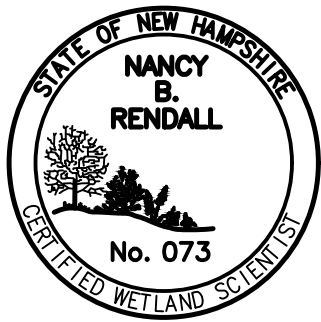
I HEREBY CERTIFY THAT THE WORK PERFORMED IN THE PREPARATION OF THIS PLAN HAS AN ERROR OF CLOSURE OF 1 IN 10,000 OR BETTER.

RANGEWAY LAND SURVEY & DESIGN LLC  
PAUL W ZARNOWSKI



LEGEND:

- |           |                                            |             |                                                           |
|-----------|--------------------------------------------|-------------|-----------------------------------------------------------|
| ●         | IRON PIPE / REBAR                          | ~~~~~       | TREELINE                                                  |
| ○         | DRILL HOLE/ REBAR TO BE SET                | -----       | STONE WALL                                                |
| ■         | STONE BOUND FOUND/ CONC BOUND FOUND        | VGC SGE CCB | VERTICAL GRANITE CURB/ SLOPED GRANITE EDGE/ CAPE COD BERM |
| □         | BOUND TO BE SET                            | EOG         | EDGE OF GRAVEL                                            |
| △TBM      | TEMPORARY BENCHMARK                        | EOP EOC     | EDGE OF PAVEMENT/ EDGE OF CONCRETE                        |
| ⊙         | WELL                                       | DYL         | DOUBLE YELLOW LINE                                        |
| —+—+—     | SIGNS/SINGLE & DOUBLE POST                 | CLF PVC     | RETAINING WALL CHAIN LINK/PVC FENCE                       |
| ⬇         | TEST PIT                                   |             |                                                           |
| ☆         | LIGHT POLE                                 |             |                                                           |
| - - - - - | LIMITS OF DRAINAGE SWALE BY BLUE MOON ENV. |             |                                                           |



**SITE PLAN**  
**HERON POINT PRESERVE**  
**TAX MAP 13 LOT 183-16**  
**PICKEREL POND ROAD**  
**LACONIA, NEW HAMPSHIRE 03246**

OWNER OF RECORD/PREPARED FOR  
PARADE REI, LLC  
PO BOX 1926  
CONCORD, NH 03302  
BCRD BOOK 3694/PAGE 459

SCALE: 1"=40'  
SHEET 6 of 21 DECEMBER 10, 2025

APPROVED BY THE LACONIA PLANNING BOARD

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

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 **BENCHMARK LLC**  
Consulting Engineers Land Planners  
50 Nashua Road, Suite 305  
Londonderry, New Hampshire 03053  
Phone: (603) 437-5000



LEGEND:

CONDOMINIUM UNITS  
(NOT YET BEGUN)

CONDOMINIUM UNITS  
(NOT YET COMPLETED)

LIMITS OF LIMITED  
CONDOMINIUM  
AREA (LCA)

CONDOMINIUM UNITS  
(NOT YET COMPLETED)

CONDOMINIUM UNITS  
(COMPLETED)

36'R RADIAL DIMENSION

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

TAX MAP 13 LOT 183-017  
N/F DAVID & TAMMY OUELLETTE  
298 PICKEREL POND ROAD  
LACONIA NEW HAMPSHIRE 03246  
BCRD PLAN 1881/PAGE 350  
PARCEL ZONE: RR-1

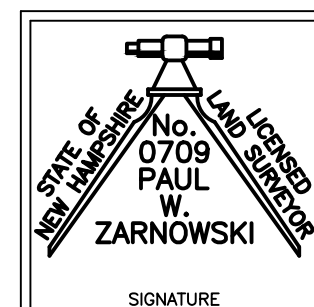
LAND SURVEYORS CERTIFICATION

THIS PLAN IS A CONDOMINIUM INSTRUMENT UNDER  
R.S.A. CHAPTER 356-B AND IS NOT A SUBDIVISION OF LAND.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION  
PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND  
WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR  
WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN  
(R.S.A. 676:18).

I CERTIFY THAT THIS SURVEY PLAN IS ACCURATE AND IN  
COMPLIANCE UNDER R.S.A. 356-B.20.I AND THAT UNITS AS  
SHOWN ARE COMPLETED TO THE EXTENT DEPICTED THEREON

RANGWAY LAND SURVEYING & DESIGN, INC. DATE  
BY: PAUL W. ZARNOWSKI LLS.



VICINITY PLAN

- NOTES:
- PURPOSE OF PLAN:  
A. TO SHOW THE LOCATION OF THE 26 SINGLE FAMILY DETACHED HOMES.
  - THIS PLAN IS NOT A SUBDIVISION OF LAND.
  - LIMITED COMMON AREAS ARE PROPOSED.
  - UNITS 1-26 DEPICTED HEREON ARE NOT YET BEGUN.
  - POND #1 AND #2 WITHIN THE COMMON AREAS ARE NOT YET COMPLETE.
  - PROJECT ACCESS DRIVES ARE NOT YET COMPLETE.
  - PARCEL ID: TAX MAP 13 LOT 183-16
  - TOTAL PARCEL AREA: 161,290 SQUARE FEET OR 3.70 ACRES
  - PARCEL ZONE: CR (COMMERCIAL/RESORT)
  - ALL PROPOSED BUILDINGS WILL BE SERVICED BY ON SITE WELLS AND ON SITE SEPTIC SYSTEMS.
  - PRIMARY ACCESS TO HERON POINT PRESERVE WILL BE FROM PICKEREL POND ROAD.
  - PERMITS:  
NH DES ALTERATION OF TERRAIN PERMIT #: PENDING  
NHDES SUBDIVISION APPROVAL #: PENDING

CONDOMINIUM SITE PLAN  
HERON POINT PRESERVE

TAX MAP 13 LOT 183-16  
PICKEREL POND ROAD  
LACONIA, NEW HAMPSHIRE 03246

OWNER OF RECORD/PREPARED FOR  
PARADE REI, LLC  
PO BOX 1926  
CONCORD, NH 03302  
BCRD BOOK 3694/PAGE 459

SCALE: 1"=60' SHEET 7 of 15 DECEMBER 10, 2025

APPROVED BY THE LACONIA PLANNING BOARD

ON: \_\_\_\_\_ CERTIFIED BY

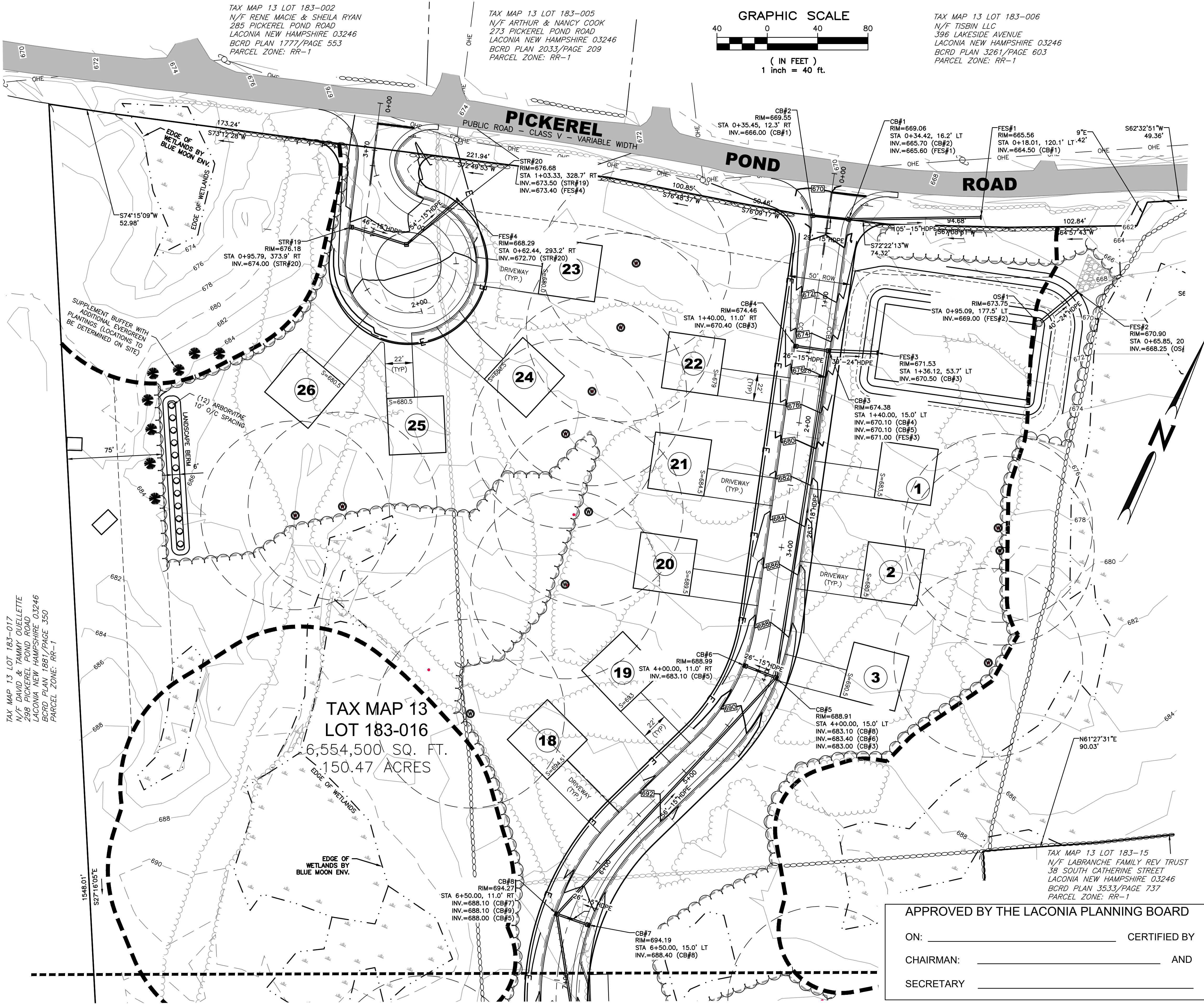
CHAIRMAN: \_\_\_\_\_ AND

SECRETARY \_\_\_\_\_

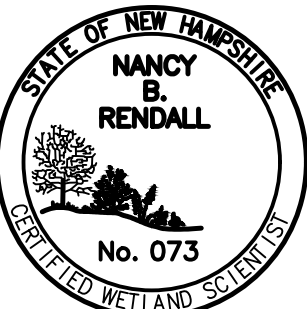
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**BENCHMARK LLC**  
Consulting Engineers Land Planners  
50 Nashua Road, Suite 305  
Londonderry, New Hampshire 03053  
Phone: (603) 437-5000





- NOTES:
- SEE SHEET 2 FOR ADDITIONAL NOTES AND INFORMATION.
  - WETLANDS MAPPED ON-SITE BY BLUEMOON ENVIRONMENTAL CONCORD, NEW HAMPSHIRE 03301 NANCY B RENDALL CWS, CSS
  - BOUNDARY SURVEY COMPLETED BY: RANGEWAY LAND SURVEY & DESIGN 252 DANIEL PLUMMER ROAD GOFFSTOWN, NEW HAMPSHIRE 03045



**GRADING & UTILITIES PLAN**  
**HERON POINT PRESERVE**  
**TAX MAP 13 LOT 183-16**  
**PICKEREL POND ROAD**  
**LACONIA, NEW HAMPSHIRE 03246**

OWNER OF RECORD/PREPARED FOR  
PARADE REI, LLC  
PO BOX 1926  
CONCORD, NH 03302  
BCRD BOOK 3694/PAGE 459

SCALE: 1"=40'  
SHEET 8 of 15  
DECEMBER 10, 2025

APPROVED BY THE LACONIA PLANNING BOARD

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

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 **BENCHMARK LLC**  
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50 Nashua Road, Suite 305  
Londonderry, New Hampshire 03053  
Phone: (603) 437-5000

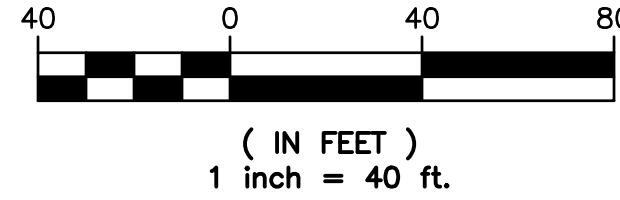


TAX MAP 13 LOT 183-017  
N/F DAVID & TAMMY OUELLETTE  
298 PICKEREL POND ROAD  
LACONIA NEW HAMPSHIRE 03246  
BCRD PLAN 1881/PAGE 350  
PARCEL ZONE: RR-1

TAX MAP 13  
LOT 183-016  
6,554,500 SQ. FT.  
150.47 ACRES

RIM=694.19  
STA 6+50.00, 15.0' LT  
INV.=688.40 (CB#8)

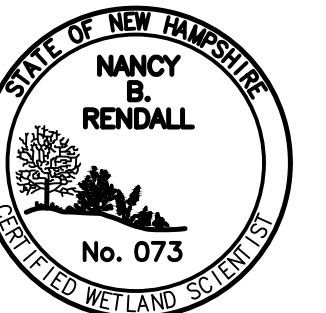
GRAPHIC SCALE



TAX MAP 13 LOT 183-15  
N/F LABRANCHE FAMILY REV TRUST  
38 SOUTH CATHERINE STREET  
LACONIA NEW HAMPSHIRE 03246  
BCRD PLAN 3533/PAGE 737  
PARCEL ZONE: RR-1

NOTES:

- SEE SHEET 2 FOR ADDITIONAL NOTES AND INFORMATION.
- WETLANDS MAPPED ON-SITE BY BLUEMOON ENVIRONMENTAL  
CONCORD, NEW HAMPSHIRE 03301  
NANCY B. RENDALL CWS, CSS
- BOUNDARY SURVEY COMPLETED BY: RANGEWAY LAND SURVEY & DESIGN  
252 DANIEL PLUMMER ROAD  
GOFFSTOWN, NEW HAMPSHIRE 03045



**GRADING & UTILITIES PLAN**  
**HERON POINT PRESERVE**

**TAX MAP 13 LOT 183-16**  
**PICKEREL POND ROAD**  
**LACONIA, NEW HAMPSHIRE 03246**

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PO BOX 1926  
CONCORD, NH 03302  
BCRD BOOK 3694/PAGE 459

SCALE: 1"=40'

SHEET 9 of 15 DECEMBER 10, 2025

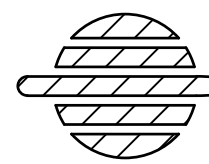
APPROVED BY THE LACONIA PLANNING BOARD

ON: \_\_\_\_\_ CERTIFIED BY

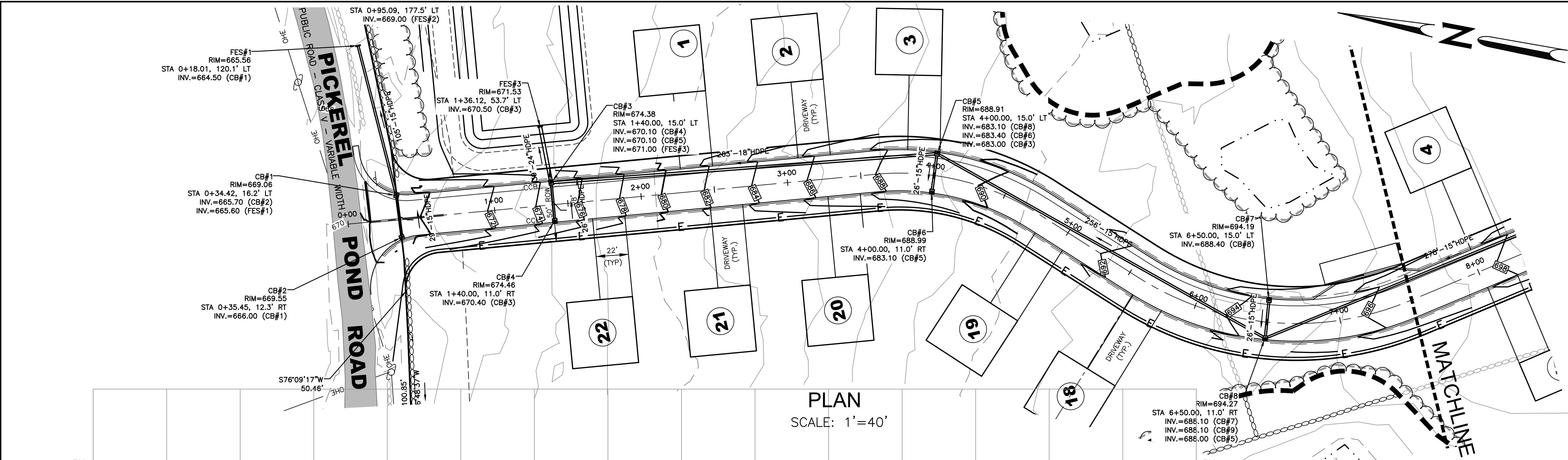
CHAIRMAN: \_\_\_\_\_ AND

SECRETARY \_\_\_\_\_

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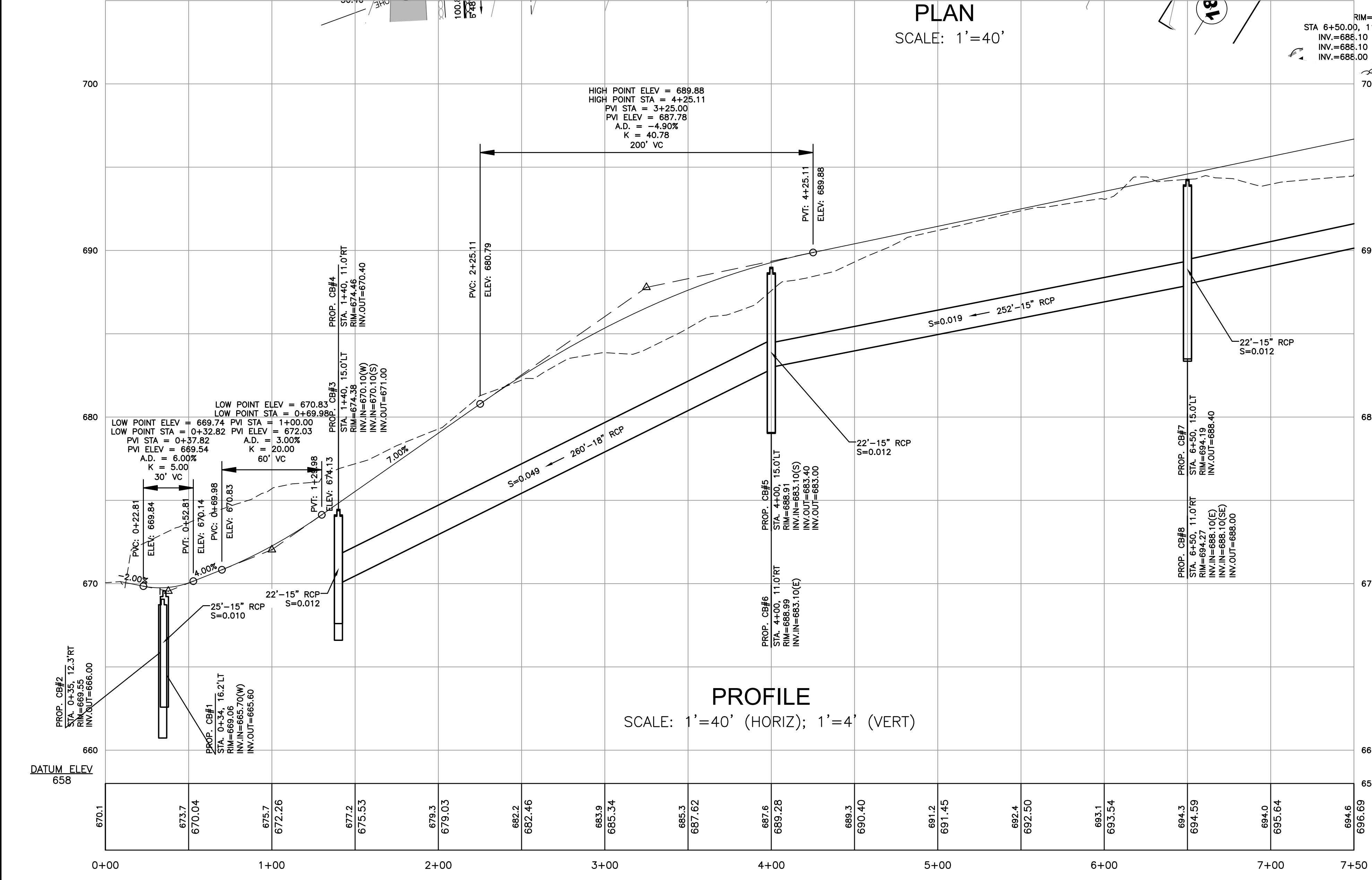
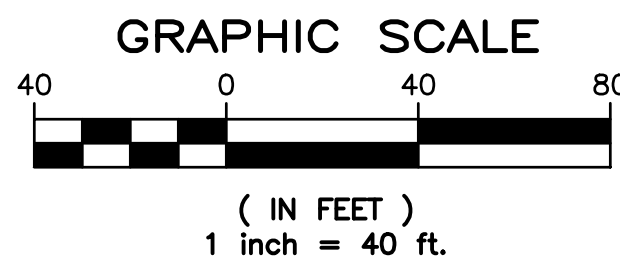
 **BENCHMARK LLC**  
Consulting Engineers Land Planners  
50 Nashua Road, Suite 305  
Londonderry, New Hampshire 03053  
Phone: (603) 437-5000





PLAN  
SCALE: 1"=40'

- LEGEND:
- PROPERTY LINE
  - EASEMENT LINE
  - EDGE OF WETLANDS BY BLUE MOON ENV.
  - UNDERGROUND UTILITIES
  - OVERHEAD WIRES w/ UTILITY POLE/GUY WIRE
  - DRAIN LINE/MANHOLE/ CATCH BASIN w/FLOW DIRECTION
  - UNDERDRAIN
  - TREELINE
  - STONE WALL
  - EDGE OF GRAVEL
  - EDGE OF PAVEMENT/ EDGE OF CONCRETE
  - DOUBLE YELLOW LINE
  - RETAINING WALL
  - CHAIN LINK/PVC FENCE
  - SILT FENCE
  - BUILDING SETBACK LINE
  - 2 FT CONTOUR (EXISTING)
  - 10 FT CONTOUR (EXISTING)
  - SPOT ELEVATION (EXISTING)
  - CONTOUR (PROPOSED)
  - SPOT ELEVATION (PROPOSED)



PROFILE  
SCALE: 1"=40' (HORIZ); 1"=4' (VERT)

**ROADWAY PLAN & PROFILE**  
**DUCK POND LANE**  
**STA. 0+00 - 7+50**  
**HERON POINT PRESERVE**  
**TAX MAP 13 LOT 183-16**  
**PICKEREL POND ROAD**  
**LACONIA, NEW HAMPSHIRE 03246**

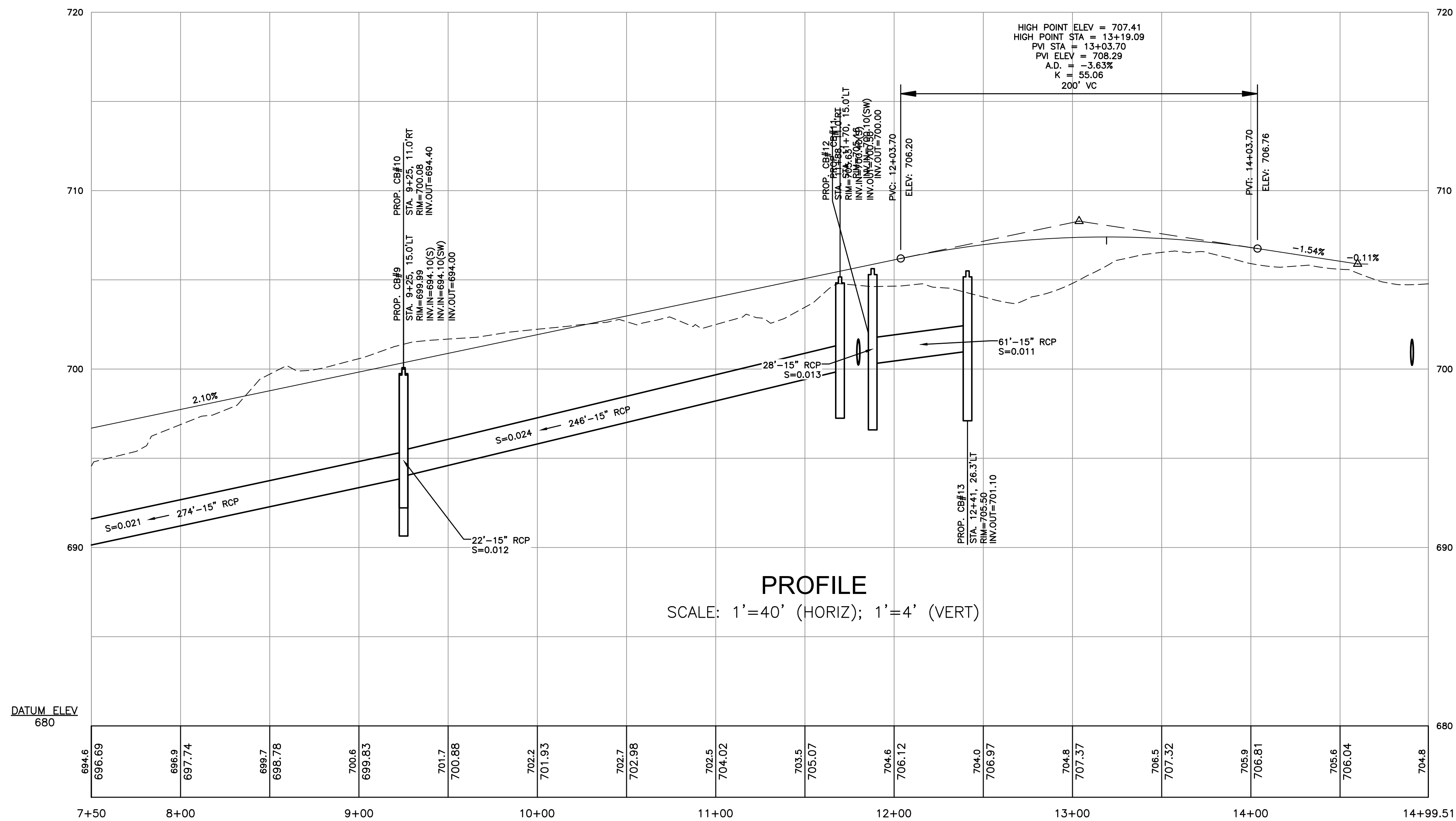
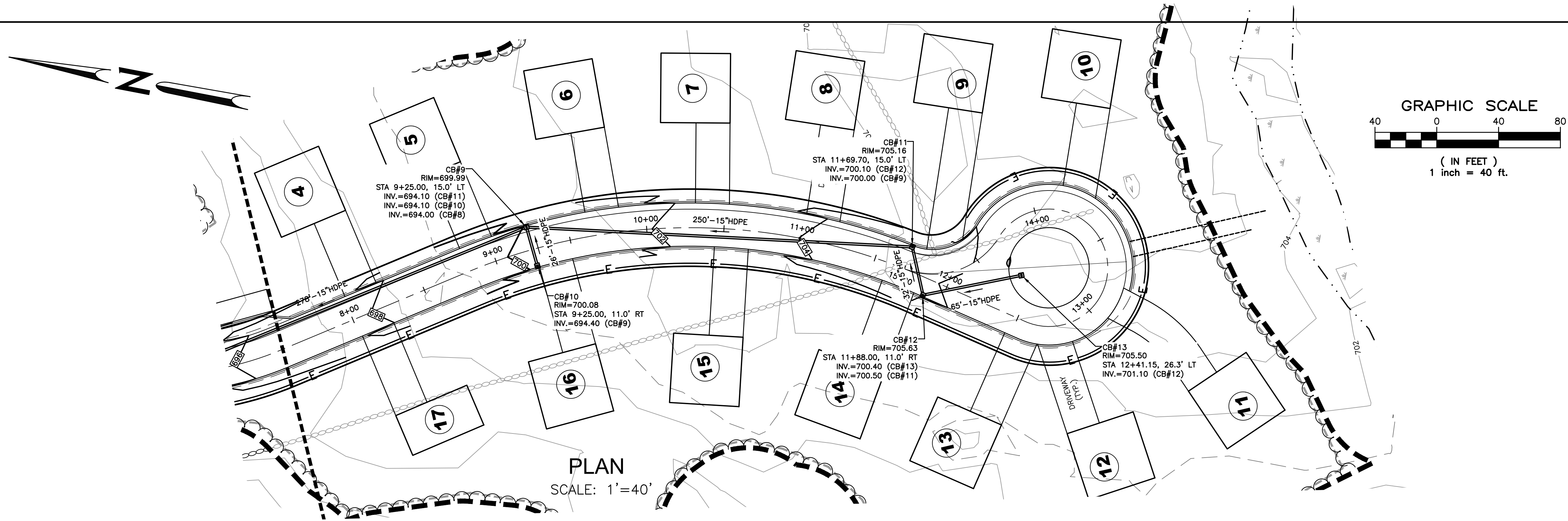
OWNER OF RECORD/PREPARED FOR  
PARADE REI, LLC  
PO BOX 1926  
CONCORD, NH 03302  
BCRD BOOK 3694/PAGE 459

SCALE: 1"=40'  
SHEET 10 of 15  
DECEMBER 10, 2025

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Londonderry, New Hampshire 03053  
Phone: (603) 437-5000



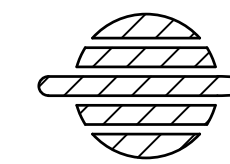


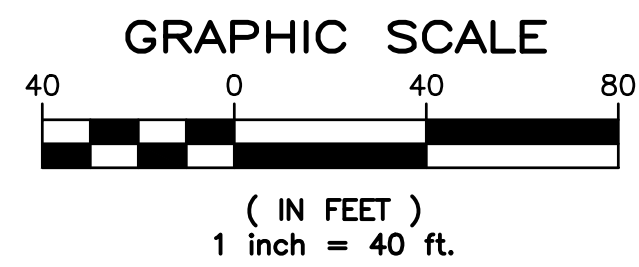
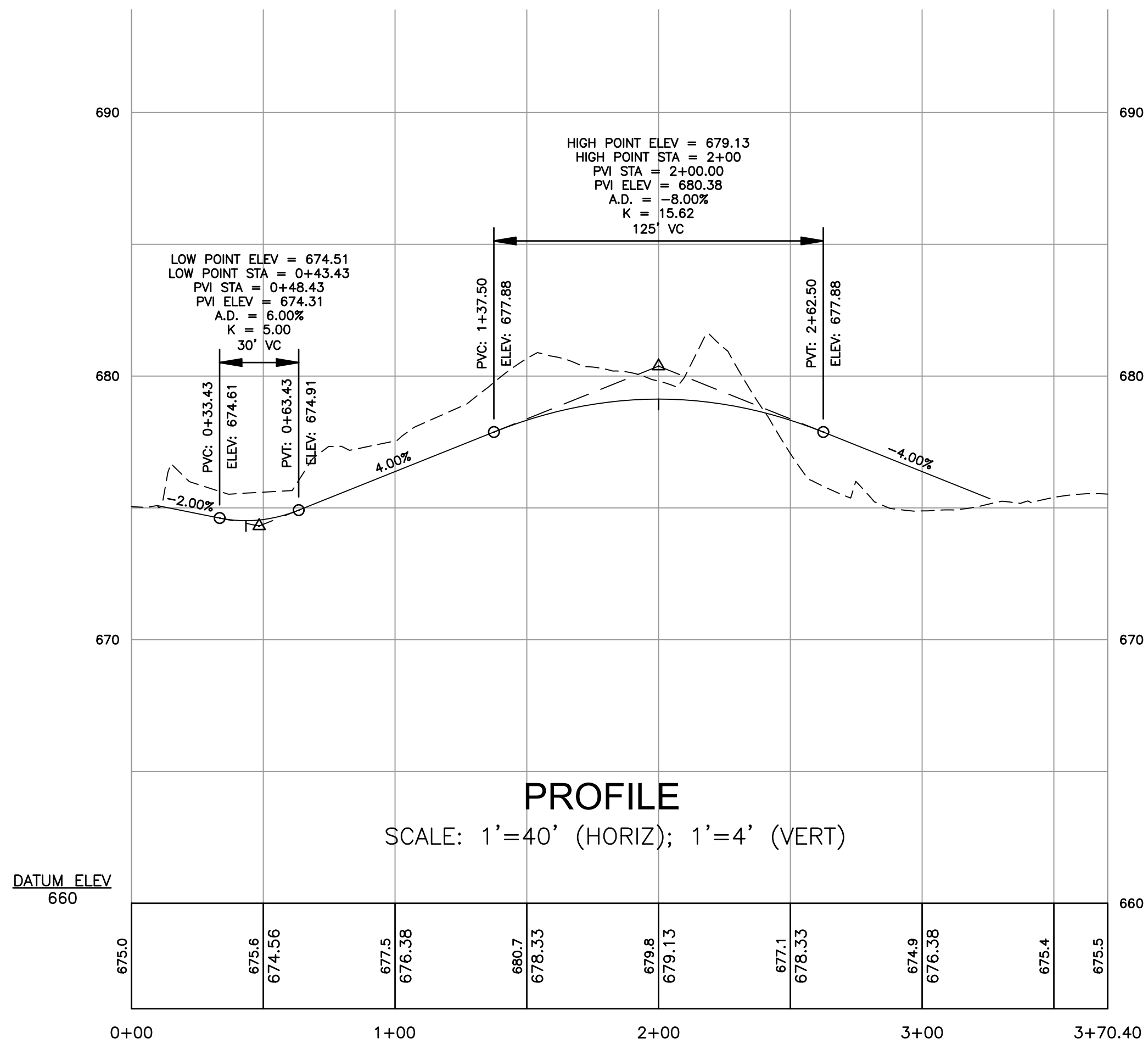
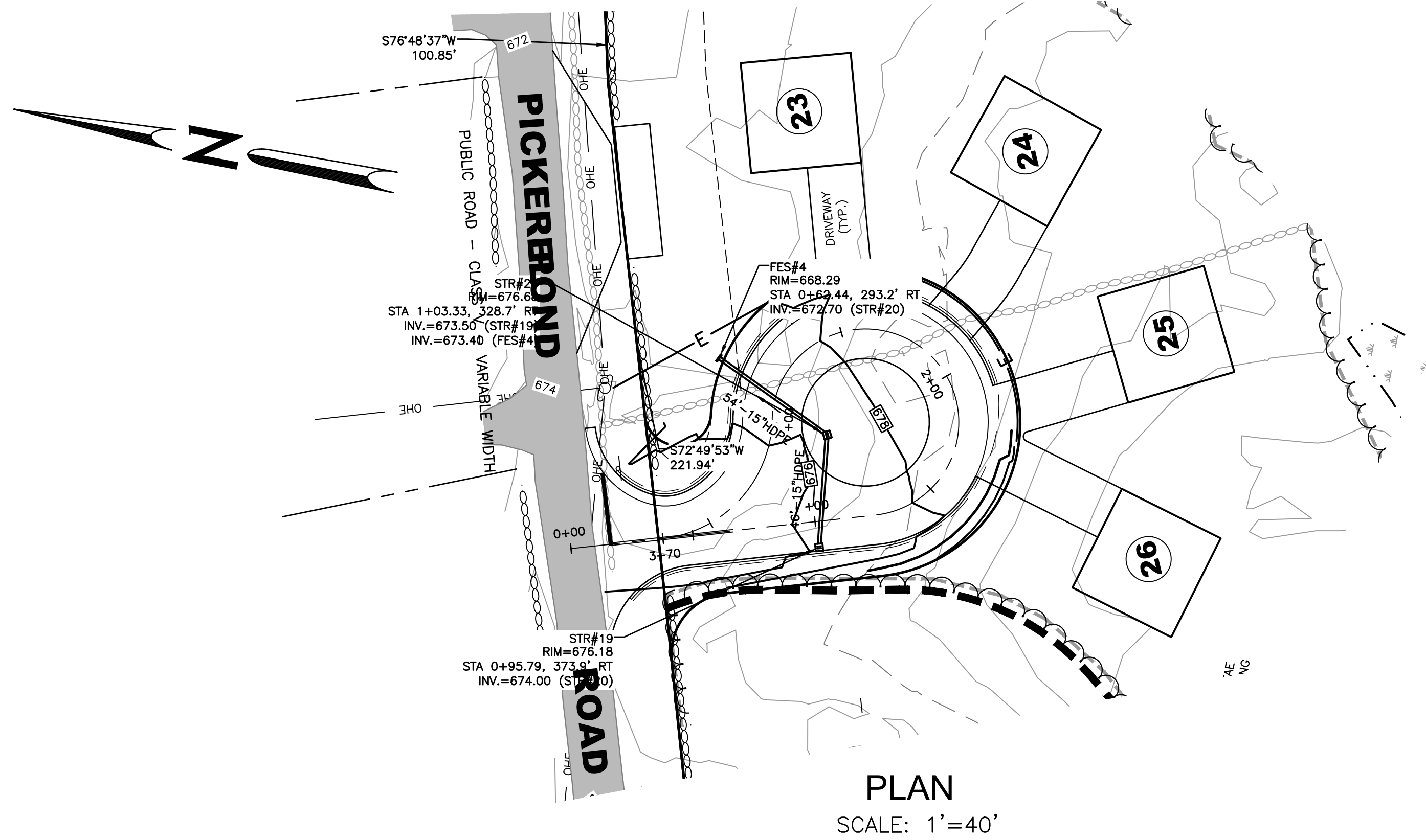
**ROADWAY PLAN & PROFILE**  
**DUCK POND LANE**  
**STA. 7+50 - 15+00**  
**HERON POINT PRESERVE**  
**TAX MAP 13 LOT 183-16**  
**PICKEREL POND ROAD**  
**LACONIA, NEW HAMPSHIRE 03246**

OWNER OF RECORD/PREPARED FOR  
PARADE REI, LLC  
PO BOX 1926  
CONCORD, NH 03302  
BCRD BOOK 3694/PAGE 459

SCALE: 1" = 40'  
SHEET 11 of 15  
DECEMBER 10, 2025

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 **BENCHMARK LLC**  
Consulting Engineers Land Planners  
50 Nashua Road, Suite 305  
Londonderry, New Hampshire 03053  
Phone: (603) 437-5000



**ROADWAY PLAN & PROFILE**  
**OAK KNOLL CIRCLE**  
**STA. 0+00 - 3+70**  
**HERON POINT PRESERVE**  
**TAX MAP 13 LOT 183-16**  
**PICKEREL POND ROAD**  
**LACONIA, NEW HAMPSHIRE 03246**

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SHEET 12 of 15  
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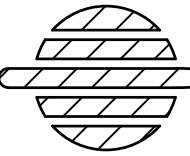
APPROVED BY THE LACONIA PLANNING BOARD

ON: \_\_\_\_\_ CERTIFIED BY \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_ AND \_\_\_\_\_

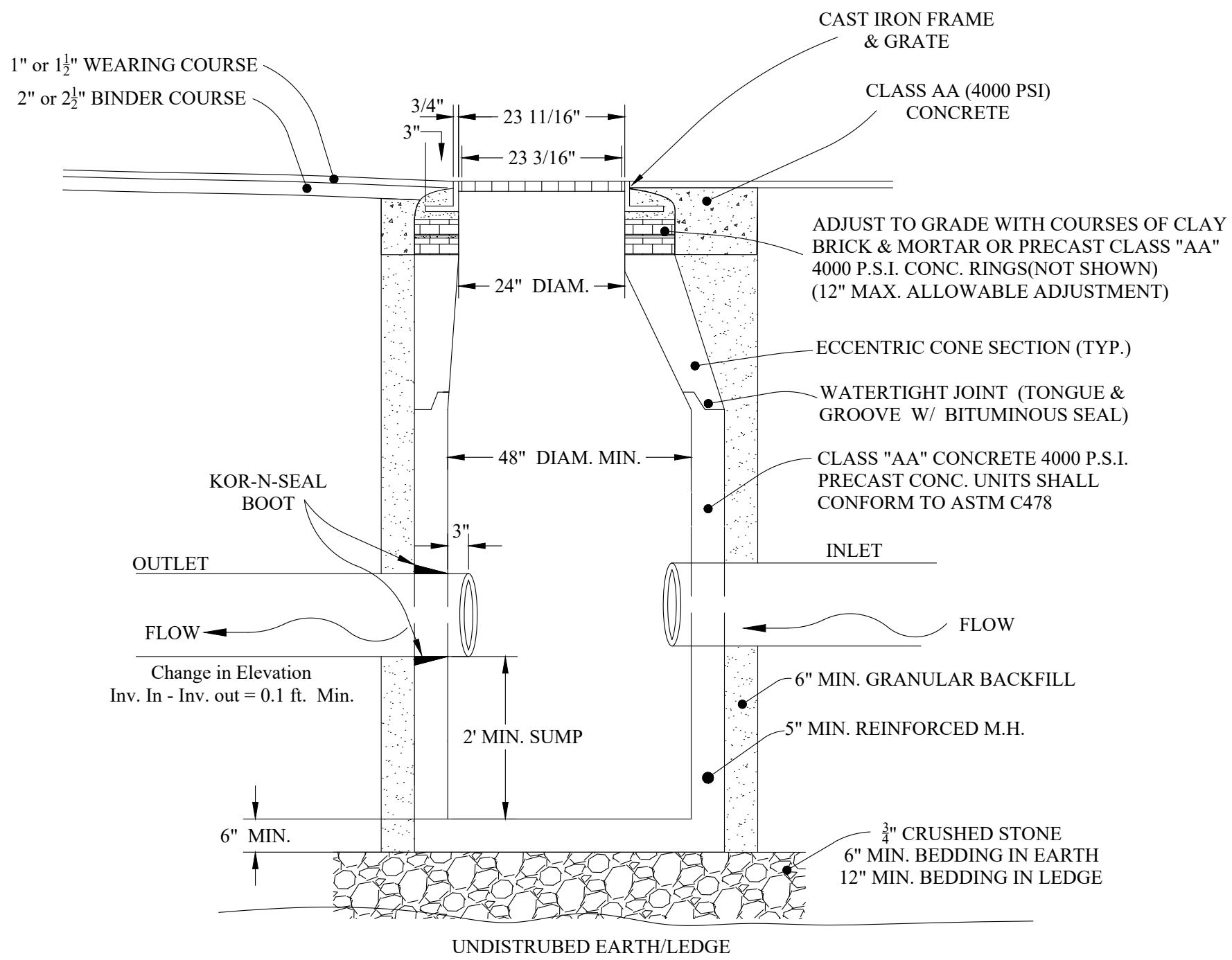
SECRETARY \_\_\_\_\_

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 **BENCHMARK LLC**  
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50 Nashua Road, Suite 305  
Londonderry, New Hampshire 03053  
Phone: (603) 437-5000



D15-Typical Catch Basin/Drop Inlet  
(not to scale)

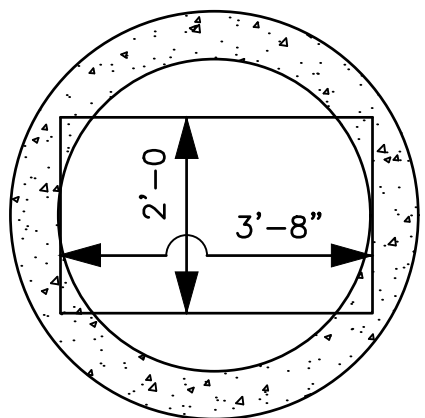


NOTE:  
ALL CATCH BASINS SHALL BE IN ACCORDANCE WITH THE CITY OF LACONIA DPW STANDARDS

POLYETHYLENE LINER NOTES:

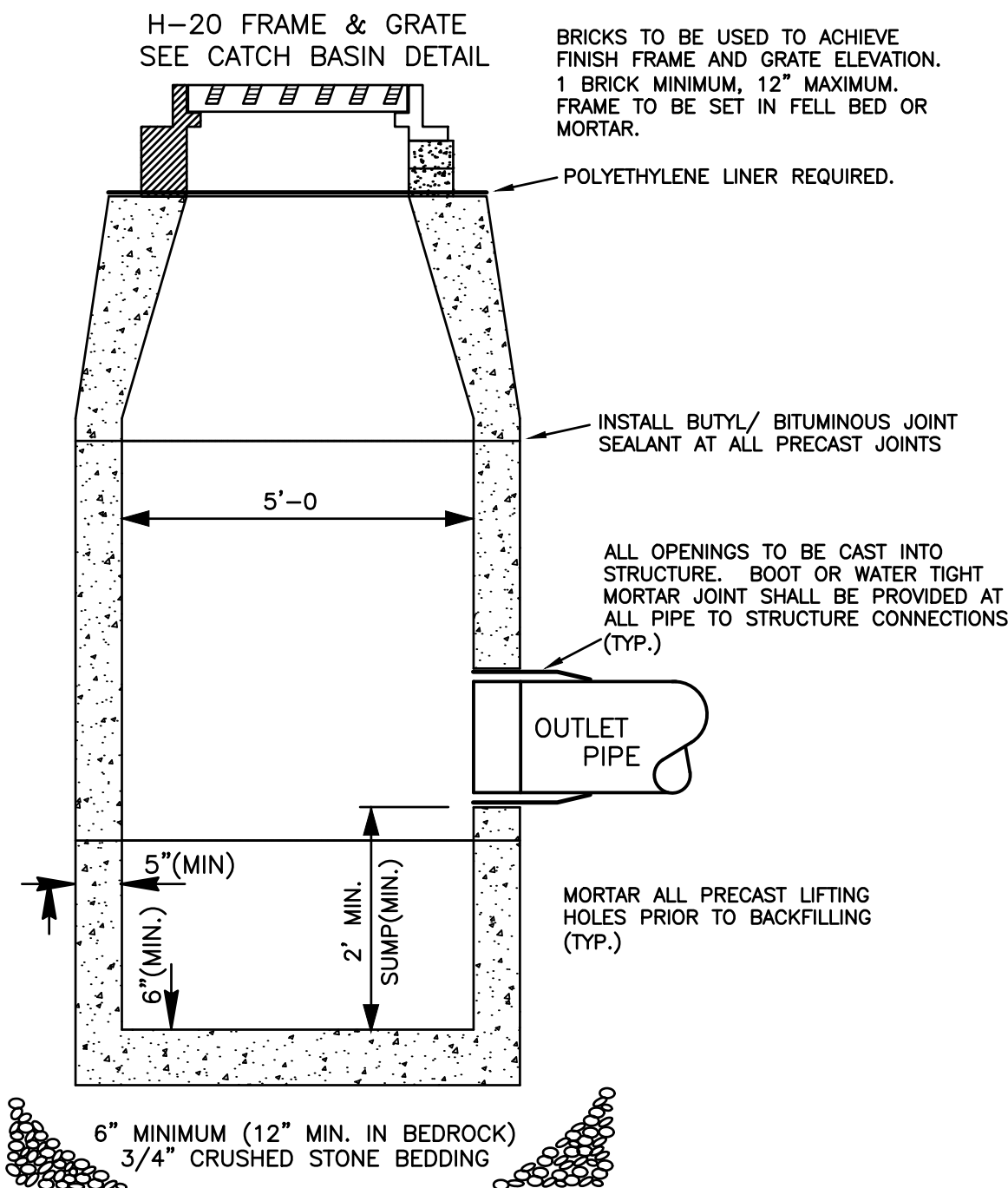
ALL CATCH BASINS TO BE OUTFITTED WITH A POLYETHYLENE LINER DOWNSPOUT. POLYETHYLENE LINER (NHDOT ITEM 604.0007) SHALL BE FABRICATED AT THE SHOP. DOWNSPOUT SHALL BE EXTRUSION FILLET WELDED TO THE POLYETHYLENE SHEET. PLACE A CONTINUOUS BEAD OF AN APPROVED SILICONE SEALANT BETWEEN THE FRAME AND POLYETHYLENE SHEET.

PLACE CLASS AA CONCRETE TO 2" BELOW THE TOP OF GRATE ELEVATION (SUBSIDIARY TO DRAINAGE STRUCTURE) TRIM POLYETHYLENE SHEET A MAXIMUM OF 4" OUTSIDE THE FLANGE ON THE FRAME FOR THE CATCH BASIN BEFORE PLACING CONCRETE. (EXCEPT AS SHOWN WHEN USED WITH CURB). CENTER OF THE GRATE AND FRAME MAY BE SHIFTED A MAXIMUM OF 3" FROM THE CENTER OF THE DOWNSPOUT IN ANY DIRECTION.



DOUBLE  
FRAME & GRATES

PROPOSED  
STRUCTURE SHALL  
CONFORM TO  
ASTM C478  
(H-20 LOADING)



DOUBLE GRATE CATCH BASIN DETAIL  
(NOT TO SCALE)

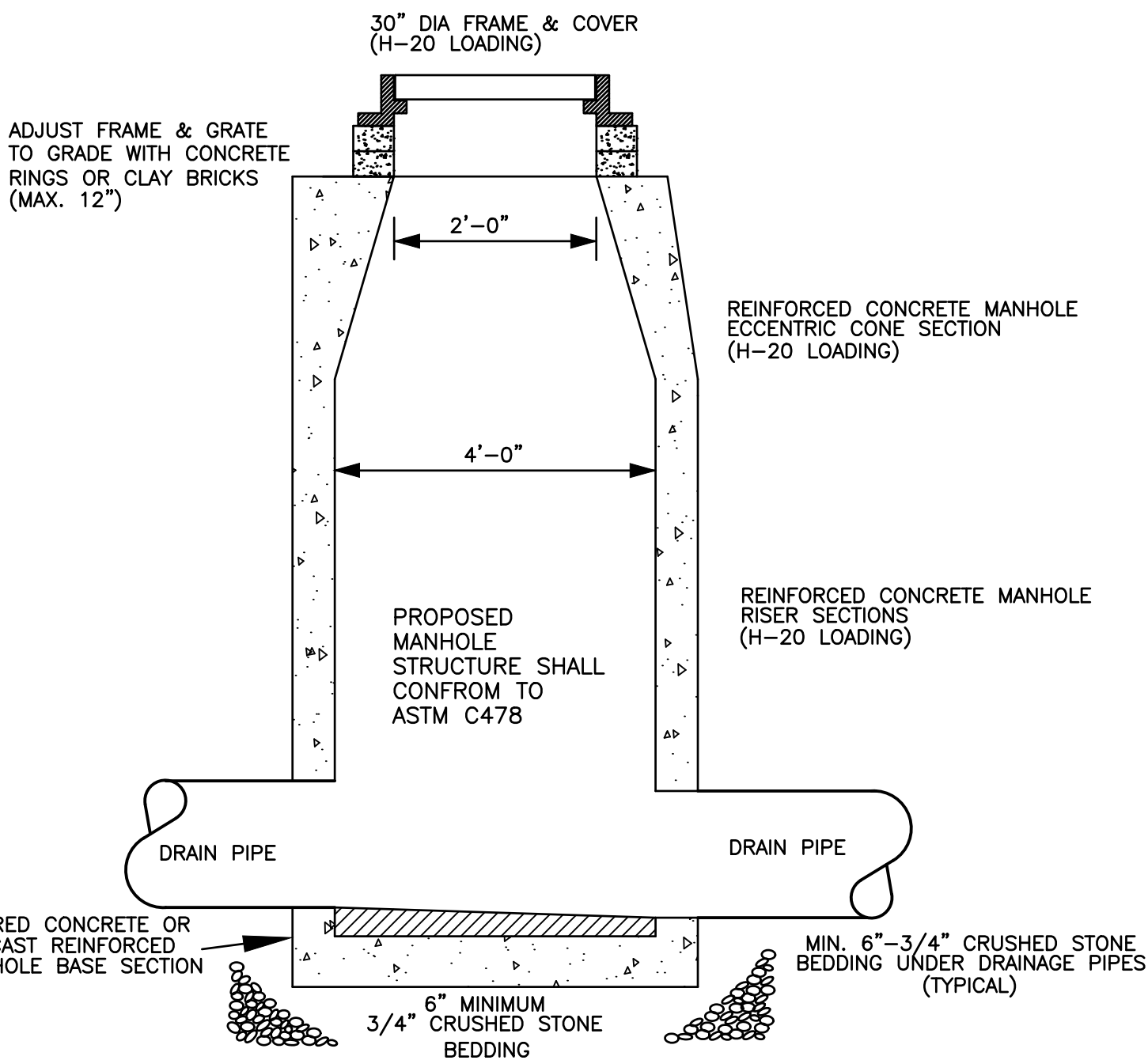
FIRE CISTERN NOTES:

DESIGN & INSTALLATION REQUIREMENTS:

- 1.THE DESIGN OF THE CISTERN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION. ALL PLANS SUBMITTED MUST BE SIGNED AND STAMPED BY A NEW HAMPSHIRE LICENSED/REGISTERED PROFESSIONAL ENGINEER.
- 2.THE ENTIRE CISTERN SHALL BE RATED H-20 HIGHWAY LOADING.
- 3.BEDDING FOR THE CISTERN SHALL CONSIST OF A MINIMUM OF 12 INCHES OF 3/4 INCH CRUSHED, WASHED STONE, COMPACTED IN A WORKMAN LIKE MANNER. NO FILL SHALL BE UNDER THE STONE.
- 4.THE BASE OF THE CISTERN SHALL BE DESIGNED IN A MANNER THAT THE CISTERN WILL NOT FLOAT WHEN EMPTY.
- 5.CISTERNS SHALL BE CONSTRUCTED OUT OF CONCRETE, GUNITE, FIBERGLASS, OR OTHER MATERIAL WITH PRIOR APPROVAL OF THE FIRE DEPARTMENT.
- 6.NO CISTERN SHALL HAVE A GASKET OR SEAM BELOW THE WATER LEVEL, BASED ON CALCULATED CAPACITY.
- 7.THE CONCRETE OR GUNITE IS TO BE MIXED, PLACED, AND CURED WITHOUT THE USE OF CALCIUM CHLORIDE (CAC12). WINTER PLACEMENT AND CURING MUST FOLLOW ACI CODES AS AMENDED.
- 8.ALL SUCTION PIPING SHALL BE ASTM SCHEDULE 40 STEEL, 6 OR 8 INCHES IN DIAMETER.
- 9.ALL STEEL PIPING JOINTS ARE TO BE WELDED. ALL PVC PIPE JOINTS ARE TO BE GLUED.
- 10.THE SUCTION PIPE SHALL BE CONNECTED TO THE BOTTOM OF THE CISTERN WITH A 6-INCH SPACE ABOVE THE FLOOR OF THE TANK.
- 11.THE MAXIMUM LENGTH OF THE SUCTION PIPE FROM THE BOTTOM OF THE CISTERN TO THE FIRE DEPARTMENT CONNECTION (FDC) IS 18 FEET.
- 12.THE SUCTION PIPE SHALL BE NO MORE THAN 8 FEET FROM THE EDGE OF THE FINISHED PAVEMENT AND SHALL BE SUPPORTED TO PREVENT THE PIPE FROM BREAKING WHEN FILLED WITH WATER.
- 13.THERE SHALL BE NO LANDSCAPING INSTALLED THAT MAY INTERFERE WITH THE USE OF THE CISTERN.
- 14.THE SUCTION PIPING SYSTEM SHALL BE CAPABLE OF DELIVERING A MINIMUM OF 1,000 GALLONS PER MINUTE FOR THREE QUARTERS OF THE CAPACITY OF THE CISTERN.
- 15.THE BOTTOM THREADS OF THE SUCTION PIPING CONNECTION SHALL BE INSTALLED AT A LEVEL OF 20 TO 24 INCHES ABOVE FINAL GRADE.
- 16.THE FINISHED SUCTION CONNECTION SHALL HAVE A 6-INCH MALE CONNECTION NH THREADS COMPLETE WITH HYDRANT CAP AND CHAIN.
- 17.THE SUCTION PIPE SHALL BE SUPPORTED EITHER AT THE TOP OF THE TANK OR AT THE LEVEL BELOW FROST.
- 18.THE SUCTION PIPE SHALL BE PITCHED SLIGHTLY BACK TOWARD THE TANK FOR PROPER DRAINAGE.
- 19.THE FILL PIPE SHALL BE ASTM SCHEDULE 40 STEEL AND HAVE A 4-INCH STORZ CONNECTOR WITH CAP AND 90-DEGREE ELBOW. A DOWNWARD ELBOW FOR THE STORZ CONNECTOR OF NO MORE THAN 45 DEGREES IS ACCEPTABLE.
- 20.ALL THE CISTERN APPURTENANCES, INCLUDING THE PIPE BOLLARDS, SHALL BE PAINTED RED.
- 21.THE CISTERN SHALL HAVE A VISUAL FLOAT INDICATOR FOR THE WATER LEVEL.
- 22.A PERMANENT, WEATHERPROOF SIGN SHALL BE INSTALLED INDICATING THE CAPACITY OF THE CISTERN IN GALLONS.
- 23.TO PREVENT DAMAGE FROM VEHICLES, CEMENT FILLED PIPE BOLLARDS ARE TO BE INSTALLED 2 FEET FROM EACH SIDE AND 12 INCHES IN FRONT OF THE SUCTION PIPE. THESE COLUMNS SHALL BE SET IN CONCRETE 4 FEET BELOW GRADE AND SHALL EXTEND 12 INCHES ABOVE THE SUCTION PIPE. ADDITIONAL PROTECTION MAY BE REQUIRED FOR OTHER CISTERN APPURTENANCES AS NEEDED.

TESTING & ACCEPTANCE

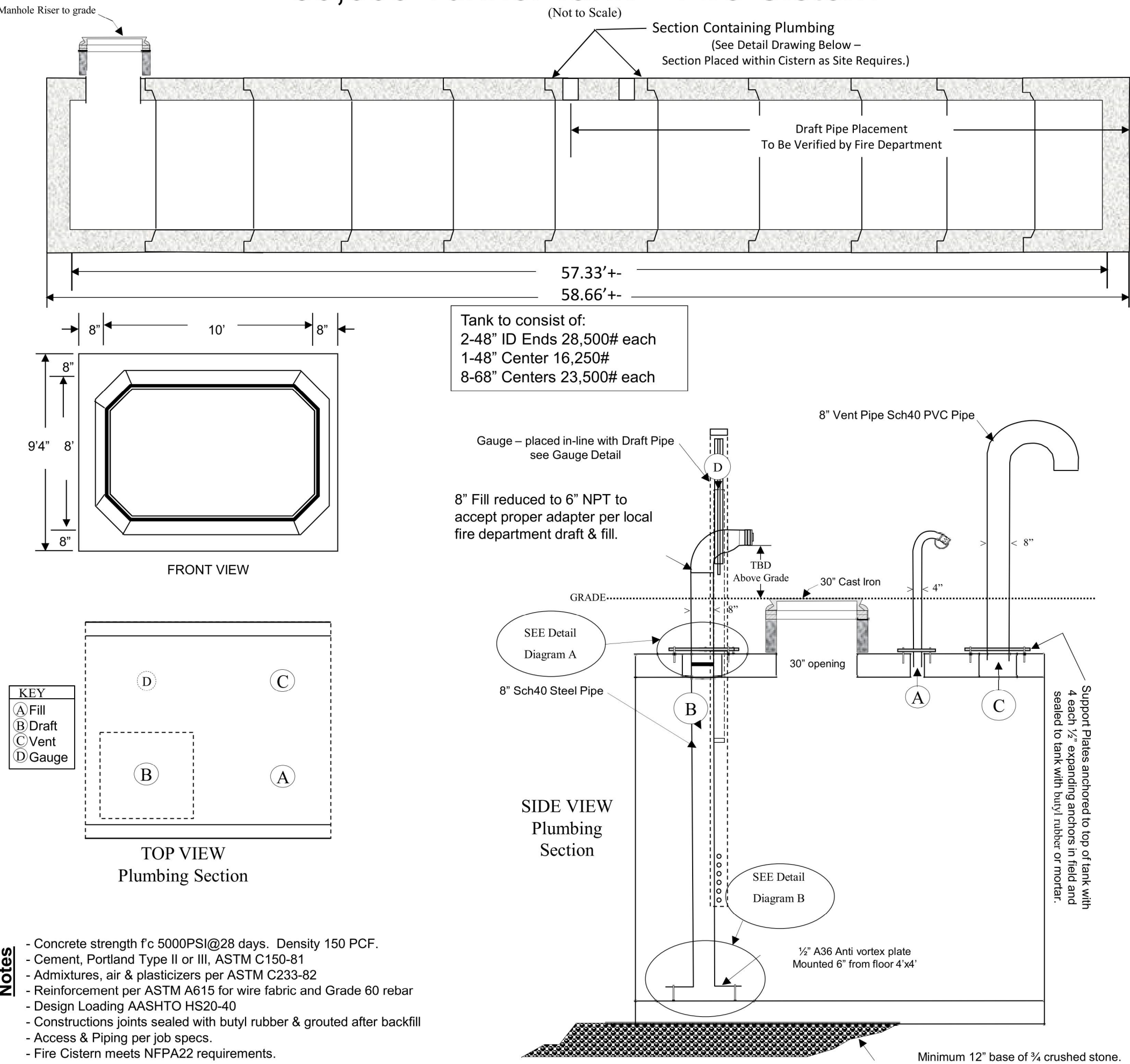
- 1.THE ENTIRE CISTERN IS TO BE INSPECTED BY THE FIRE DEPARTMENT PRIOR TO BACKFILLING.
- 2.THE DEVELOPER IS RESPONSIBLE FOR FILLING THE CISTERN.
- 3.A WRITTEN AGREEMENT MUST BE ON FILE WITH THE FIRE DEPARTMENT AS TO WHO WILL BE RESPONSIBLE FOR MAINTENANCE AND ENSURING THE WATER LEVEL OF THE CISTERN.
- 4.FLOW TEST OF THE CISTERN MUST BE ON FILE WITH THE FIRE DEPARTMENT PRIOR TO ACCEPTANCE.
- 5.NO OCCUPANCY PERMITS WILL BE ISSUED UNTIL THE CISTERN IS INSPECTED, TESTED, AND APPROVED BY THE FIRE DEPARTMENT.



DRAINAGE MANHOLE DETAIL  
(NO SCALE)

As Proposed 30,000 Tunnel Tank Fire Cistern

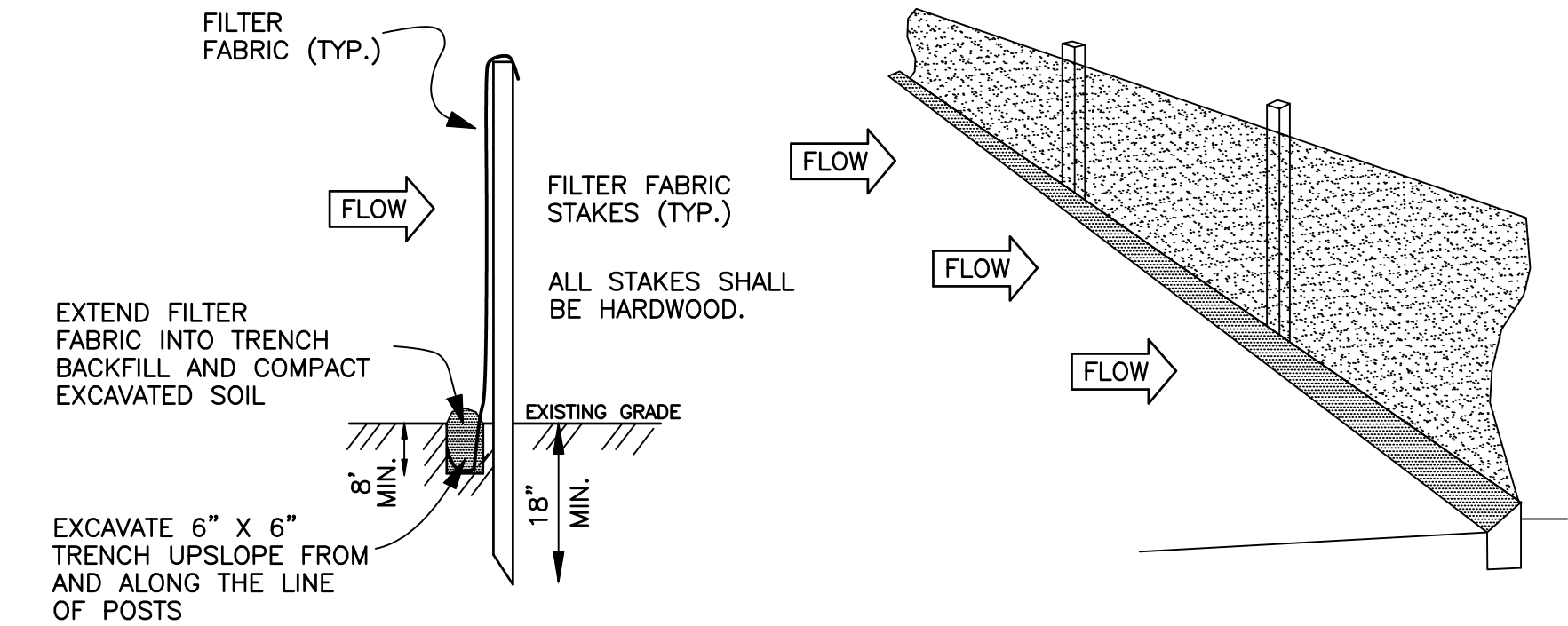
SAMPLE PIPE PLACEMENT  
30,000 Tunnel Tank – Fire Cistern











ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE BMP (*BEST MANAGEMENT PRACTICES*) AS SPECIFIED IN THE "STORMWATER MANAGEMENT AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE" AS PREPARED BY THE ROCKINGHAM COUNTY CONSERVATION DISTRICT.

#### SILT FENCE MAINTENANCE

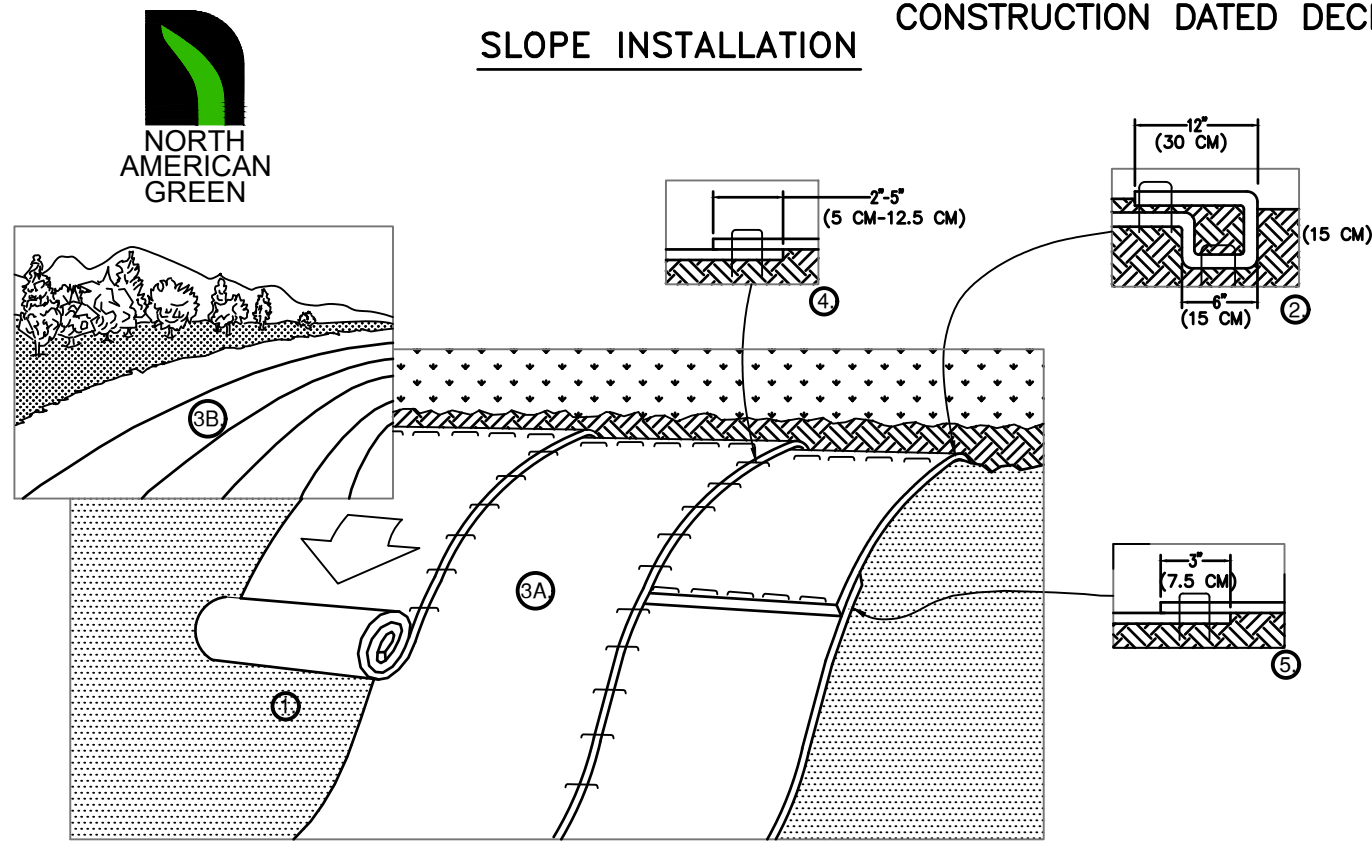
1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

#### CONSTRUCTION SPECIFICATIONS

1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.
4. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID-SECTION AND BOTTOM.
5. WHEN 2 SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED.
6. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
7. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.

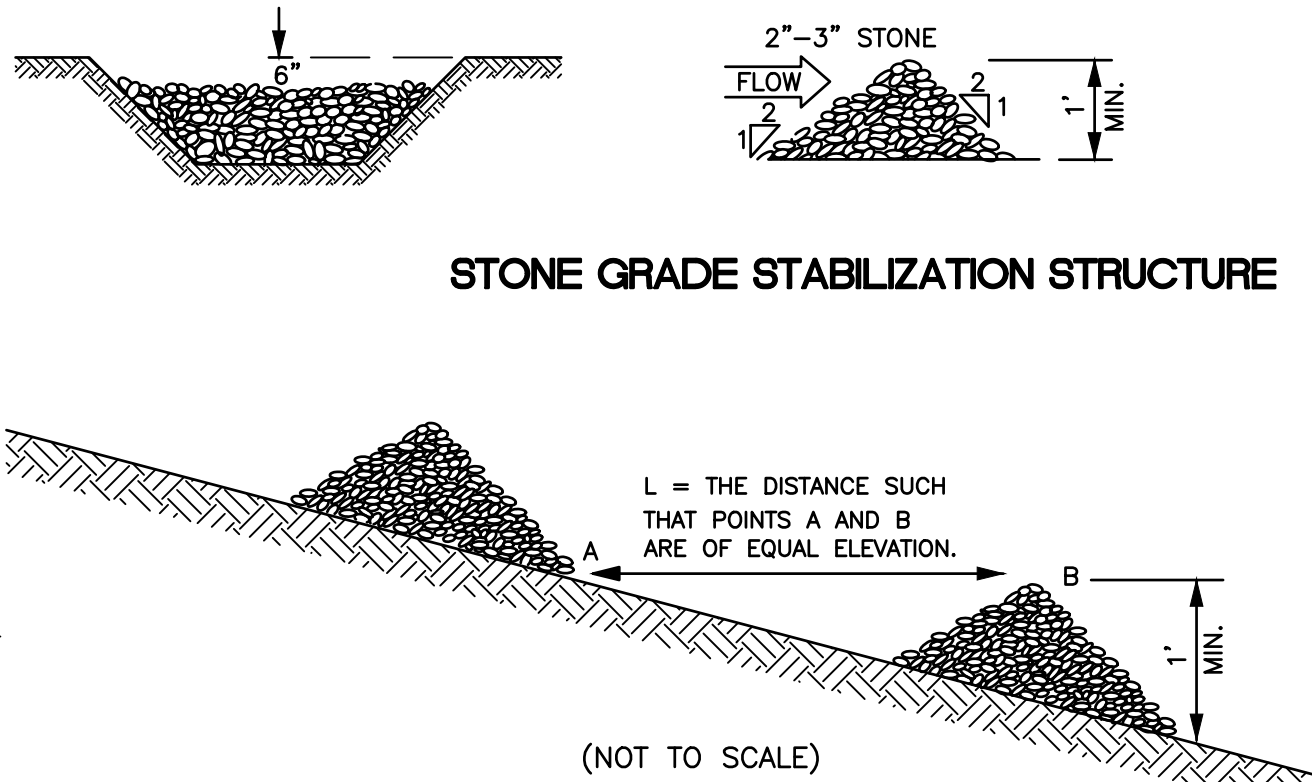
#### SILT FENCE DETAIL (NO SCALE)

ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE NH STORMWATER MANUAL VOLUME 3 EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION DATED DECEMBER 2008



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
  2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
  3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM™, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
  4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.
  5. CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.
- NOTE:  
\*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
6. USE NORTH AMERICAN GREEN SC150BN EROSION CONTROL BLANKET (OR APPROVED EQUAL) DISTRIBUTED BY EJ PRESCOTT, INC 210 SHEEP DAVIS ROAD CONCORD, NH PHONE: (603) 224-9545

#### EROSION CONTROL BLANKET (NOT TO SCALE)



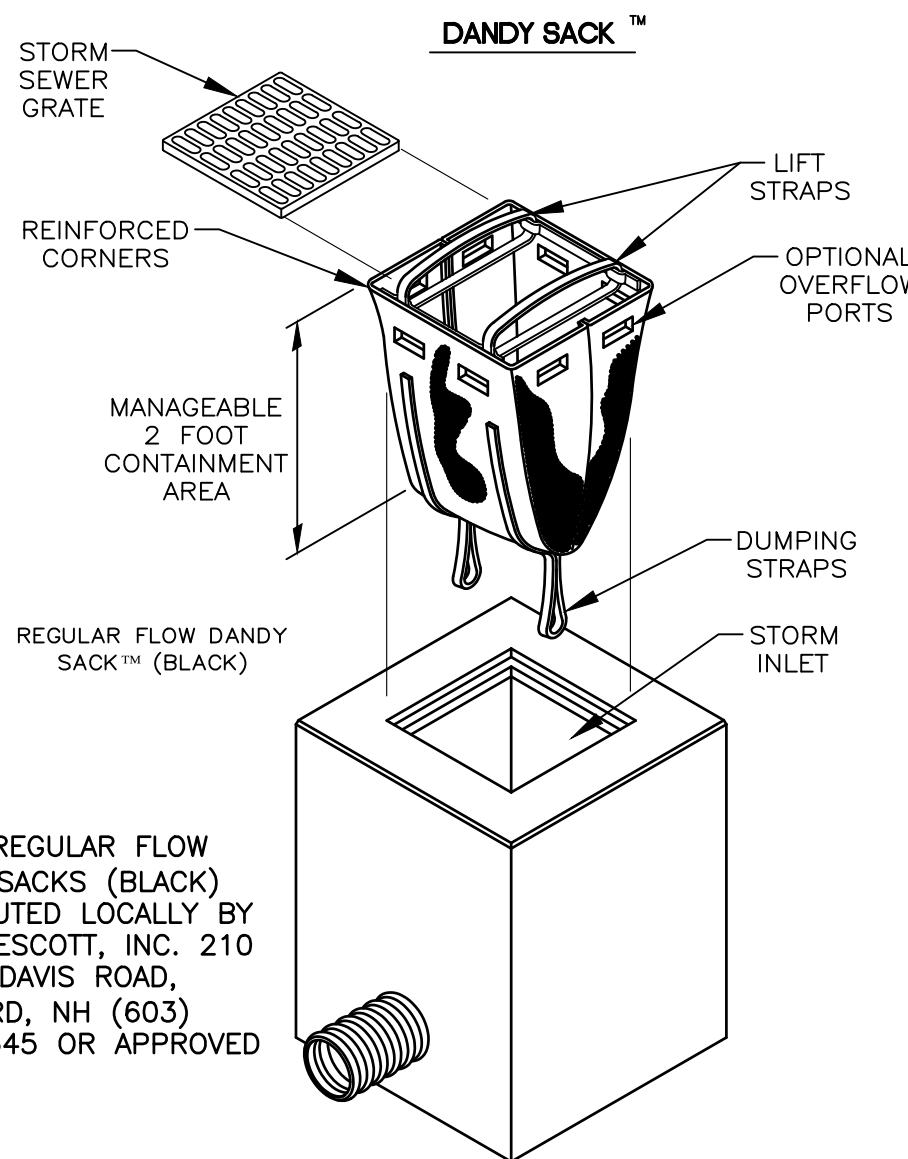
#### MAINTENANCE

TEMPORARY GRADE STABILIZATION STRUCTURES SHOULD BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED STORMS. ANY NECESSARY REPAIRS SHOULD BE MADE IMMEDIATELY. PARTICULAR ATTENTION SHOULD BE GIVEN TO END RUN AND EROSION AT THE DOWNSTREAM TOE OF THE STRUCTURE. WHEN THE STRUCTURES ARE REMOVED, THE DISTURBED PORTION SHOULD BE BROUGHT TO THE EXISTING CHANNEL GRADE AND THE AREAS PREPARED, SEEDED AND MULCHED. WHILE THIS PRACTICE IS NOT INTENDED TO BE USED PRIMARILY FOR SEDIMENT TRAPPING, SOME SEDIMENT WILL ACCUMULATE BEHIND THE STRUCTURES. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURES WHEN IT HAS ACCUMULATED TO ONE HALF OF THE ORIGINAL HEIGHT OF THE STRUCTURE.

#### CONSTRUCTION SPECIFICATIONS

1. STRUCTURES SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
3. WHEN HAYBALES ARE USED, THE BALES SHALL BE EMBEDDED AT LEAST 4 INCHES INTO THE SOIL. WHEN TIMBER STRUCTURES ARE USED, THE TIMBER SHALL EXTEND AT LEAST 18 INCHES INTO THE SOIL.
4. HAY OR STRAW BALES SHALL BE ANCHORED INTO THE SOIL USING 2" X 2" HARDWOOD STAKES DRIVEN THROUGH THE BALES AT LEAST 18 INCHES INTO THE SOIL.
5. SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATE VEGETATIVE BMP.
6. STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.

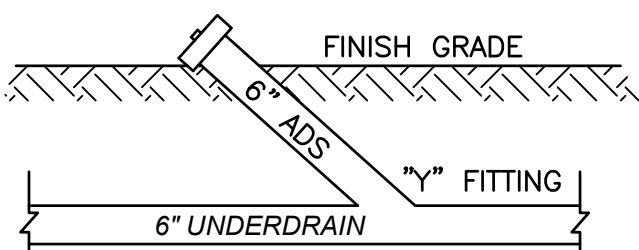
#### TEMPORARY EROSION CONTROL CHECK DAM WITHIN DRAINAGE CHANNEL



NOTE: REGULAR FLOW DANDY SACKS (BLACK) DISTRIBUTED LOCALLY BY E.J. PRESCOTT, INC. 210 SHEEP DAVIS ROAD, CONCORD, NH (603) 224-9545 OR APPROVED EQUAL.

#### DETAIL OF INLET SEDIMENT CONTROL DEVICE (NOT TO SCALE)

NOTE: INLET SEDIMENT CONTROL DEVICES TO BE REMOVED FROM THE STRUCTURES LOCATED IN PAVED AREAS UPON INSTALLATION OF THE BINDER COURSE.

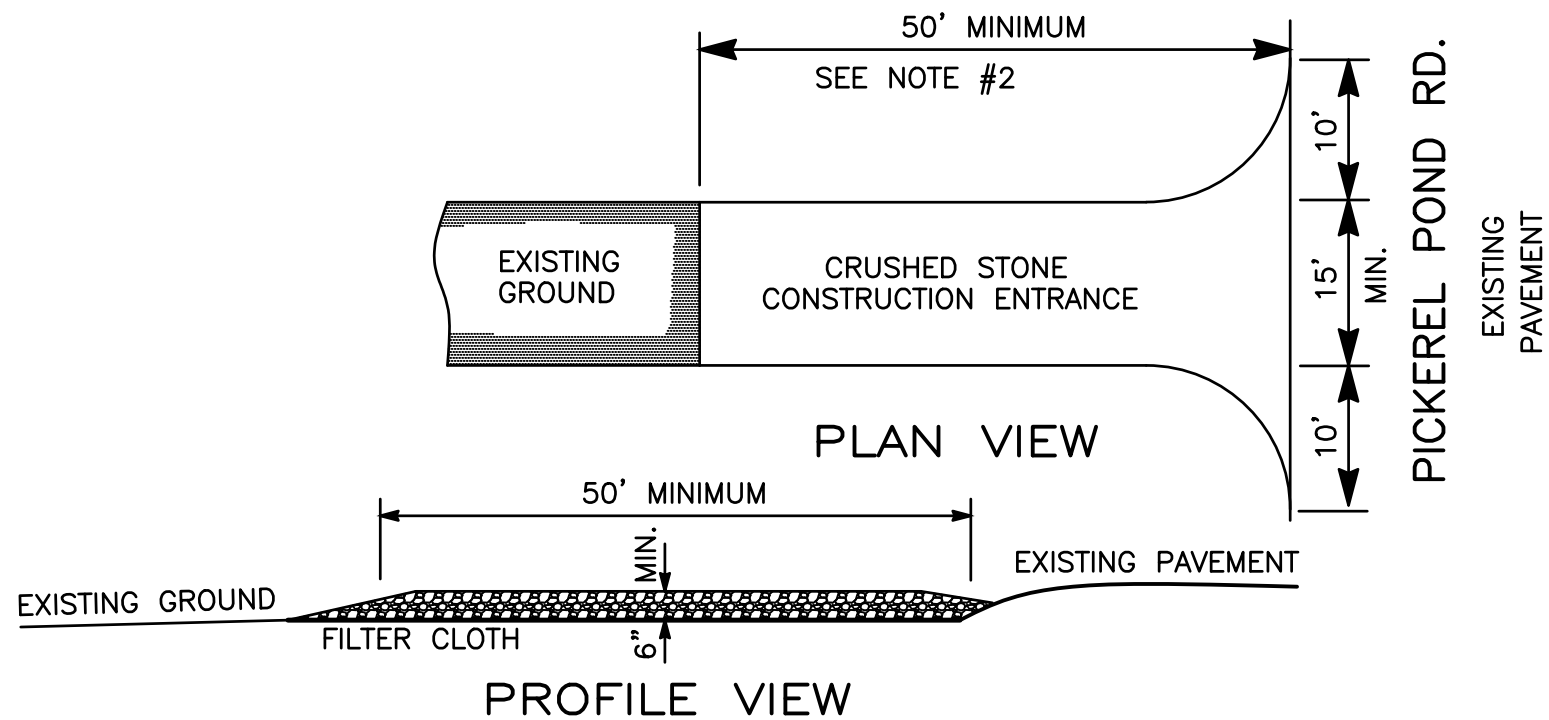


#### UNDERDRAIN CLEAN-OUT DETAIL (NO SCALE)

#### NOTES:

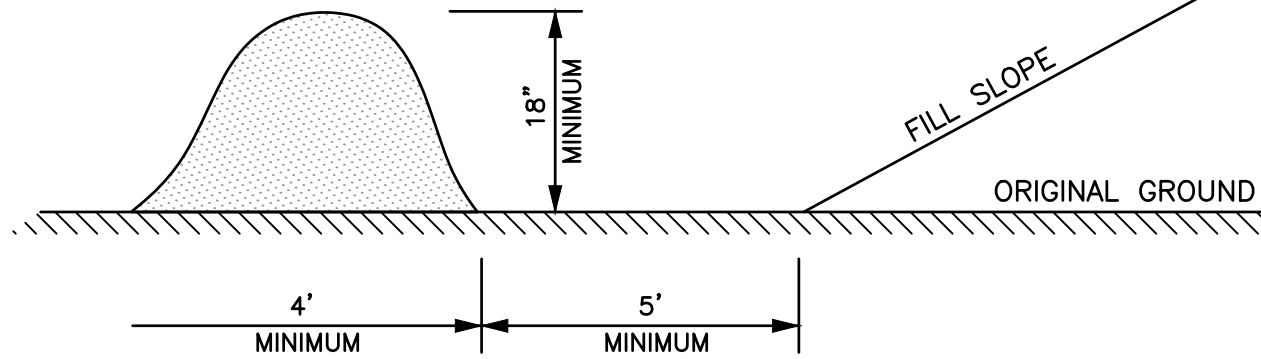
1. THE TRAP SHOULD BE EXCAVATED AROUND THE INLET TO PROVIDE 67 CUBIC FEET OF STORAGE PER ACRE OF DRAINAGE AREA TO THE INLET. THE TRAP SHOULD BE NO LESS THAN 1 FOOT DEEP OR NO MORE THAN 2 FEET DEEP WHEN MEASURED FROM THE TOP OF THE INLET. SIDESLOPES SHOULD BE 3:1 OR FLATTER.
2. THE DIMENSIONS OF THE EXCAVATION SHOULD BE BASED ON THE SITE CONDITIONS. NORMALLY THE TRAPS ARE SQUARE, HOWEVER IF THERE IS CONCENTRATED FLOW BEING DIRECTED INTO THE TRAP THEN THE TRAP SHOULD BE RECTANGULAR WITH THE LONG DIMENSION ORIENTATED IN THE DIRECTION OF THE FLOW

#### TEMPORARY STORM DRAIN INLET PROTECTION DETAIL (ALTERNATE METHOD) (NO SCALE)



#### NOTE:

WOOD WASTE COMPOST/BARK MULCH FILTER BERMS MAY BE USED IN COMBINATION WITH SILT FENCE TO IMPROVE SEDIMENT REMOVAL AND PREVENT CLOGGING OF THE WOOD WASTE COMPOST/BARK BERM FILTER BY LARGER SEDIMENT PARTICLES. (SILT FENCE PLACED TO FILTER RUN-OFF BEFORE WOOD WASTE COMPOST/BARK BERM.



#### INSPECTION AND MAINTENANCE

MAINTENANCE OF A CONTINUOUS BERM REQUIRES MINIMAL EFFORT. IF EVIDENCE OF PIPING IS DETECTED, COMPACTING LOOSE SOIL IN THE AREA OF FAILURE RESULTS IN MITIGATING THE PROBLEM. IF VEHICLES RUN OVER THE BERM CAUSING DAMAGE, THE DAMAGED AREA SHALL BE REPAIRED BY RE-STAPLING THE FABRIC. IN THE EVENT OF MAJOR DAMAGE, A NEW SECTION OF BERM CAN BE EASILY PLACED IN FRONT OF THE DAMAGED SECTION. WHEN THE BERM IS NO LONGER NECESSARY REMOVAL IS COMPLETED BY SLITTING THE BERM, SLITTING THE FILL MATERIAL AND INCORPORATING IT INTO THE EXISTING SOIL, AND REMOVING THE FABRIC. FILTER BERM SHALL BE CLEANED WHEN THE DEPTH OF SEDIMENT REACHES HALF THE HEIGHT OF THE BERM (9 INCHES) RESHAPE THE BERM AS NECESSARY.

#### MULCH BERM DETAIL (NO SCALE)

#### CONSTRUCTION SPECIFICATIONS

1. MINIMUM STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH CRUSHED STONE
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE
3. THE WIDTH OF THE CONSTRUCTION ENTRANCE SHALL EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
4. THE PAD SHALL SLOPE AWAY FROM THE EXISTING ROAD
5. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
6. GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD
7. 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
8. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
9. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED PROMPTLY.
10. IF NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

#### STABILIZED CONSTRUCTION ENTRANCE

TO BE CONSTRUCTED AT ALL SITE ENTRANCES AT THEIR INTERSECTION WITH EXISTING ROADS (NO SCALE)

#### MULCH BERM

##### CONSTRUCTION SPECIFICATIONS:

- THE WOOD WASTE COMPOST/BARK FILTER SHALL CONSIST OF A WOOD WASTE COMPOST/BARK MULCH MIX OR RECYCLED, COMPOSTED BARK FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER FLUME LOG HANDLING SYSTEMS.
  - A) THE MIX SHALL HAVE THE FOLLOWING STANDARDS:
  - B) MOISTURE CONTENT - 30% TO 60%
  - C) pH - 5.0 TO 8.0
  - D) SCREEN SIZE - 100% LESS THAN 75MM, MAXIMUM 70% LESS THAN 25 MM,
  - E) NO LESS THAN 40% ORGANIC MATERIAL (DRY WEIGHT) BY LOSE OF IGNITION,
  - F) NO STONES GREATER THAN 2 INCHES IN DIAMETER.
- BERM MAY BE FORMED WITH A BARK BLOWER OR WITH OTHER EQUIPMENT. BERM SHALL BE 18 INCHES MINIMUM AT THE BASE AND SHALL BE AT LEAST 12" IN HEIGHT.
- FILTER BERM MAY BE PLACED DIRECTLY ON THE GROUND, NO TRENCHING OR STAKING IS REQUIRED. MATERIAL.
- FILL CONTINUOUS BERM WITH SAND, AGGREGATE ROCK, OR SOIL AS SPECIFIED.
- DRAINAGE OF PONDED WATER IS DEPENDENT UPON FABRIC FLOW RATES AND THE INFILL
- WHEN A CONTINUOUS BERM IS TO FUNCTION AS A SEDIMENT TRAP, AT LEAST 3 FEET (0.9M) OF THE STRUCTURE MUST BE FILLED WITH 3/4"-1 1/2" (20MM TO 38MM) DIAMETER ROCK TO SERVE AS A DRAINAGE CHAMBER. IN ADDITION THE ROCK DRAINAGE CHAMBER MUST BE LOCATED AT A LOW SPOT FOR ADEQUATE DRAINAGE OF PONDED WATERS.
- NONWOVEN FABRIC CAN BE DRAINED BY CUTTING VERTICAL SLITS IN THE UPSTREAM SIDE OF THE FABRIC SURROUNDING THE DRAINAGE CHAMBER TO ALLOW FOR THE PASSAGE OF WATER. OPTIONALLY, INSERT A 2 INCH (51MM) PVC PIPE THROUGH THE DOWNSIDE OF THE BERM, INTO THE ROCK CHAMBER APPROXIMATELY 4-6 INCHES (101-152MM) TO DISCHARGE THE PONDED WATER.
- ONCE A BERM HAS BEEN DEVELOPED, ADDITIONAL SEALING OF THE BOTTOM OCCURS BY HAVING SOMEONE "WALK" ALONG THE TOP.

#### APPROVED BY THE LACONIA PLANNING BOARD

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

#### DETAILS HERON POINT PRESERVE TAX MAP 13 LOT 183-16 PICKEREL POND ROAD LACONIA, NEW HAMPSHIRE 03246

OWNER OF RECORD/PREPARED FOR  
PARADE REI, LLC  
PO BOX 1926  
CONCORD, NH 03302  
BCRD BOOK 3694/PAGE 459

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