

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

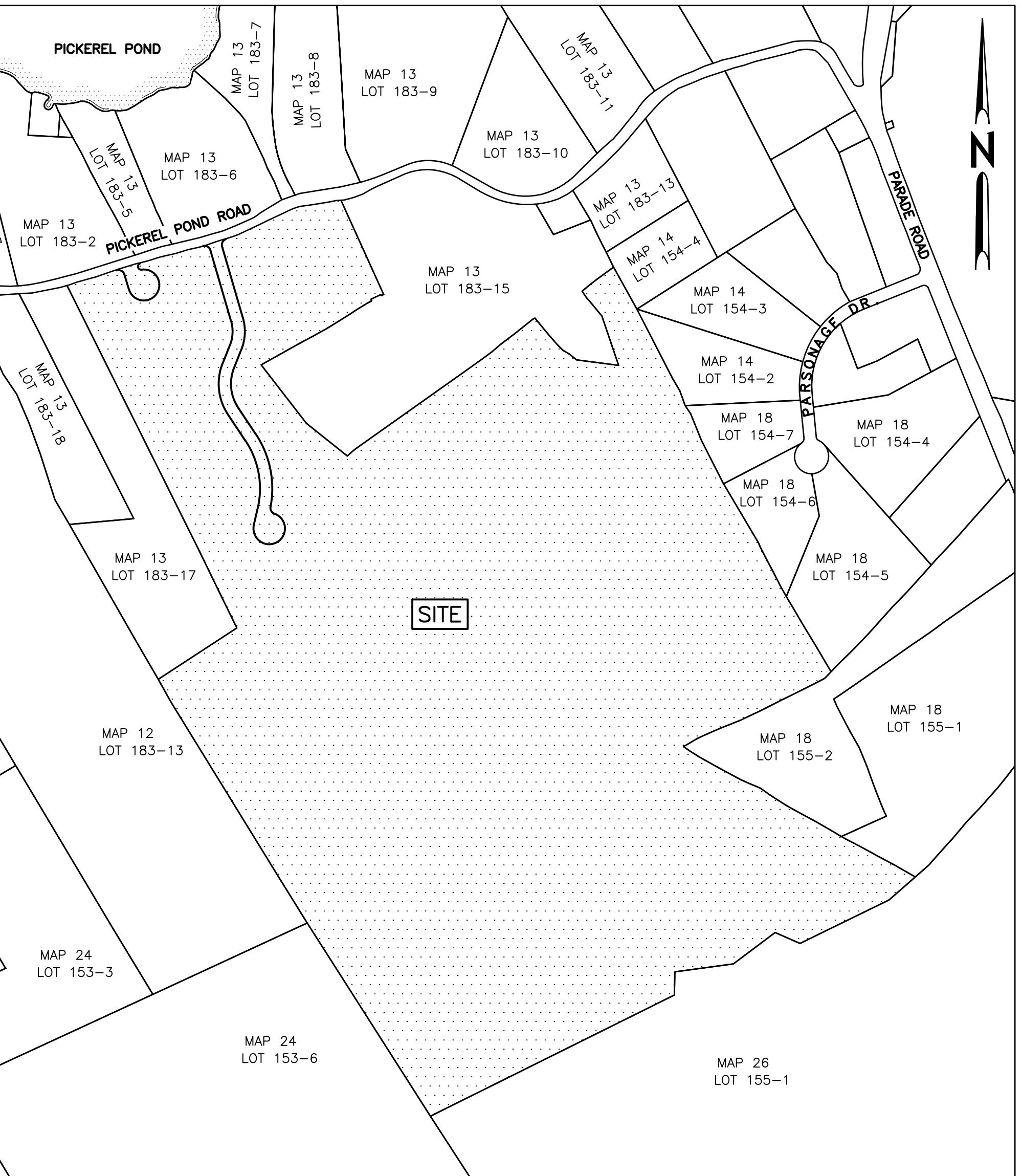
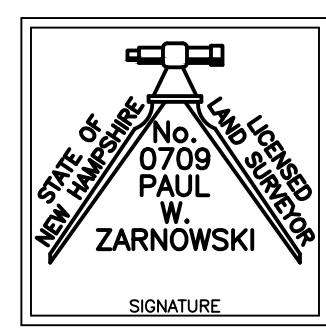
1. BCRD PLAN L36 PAGE 47
2. SEE PLAN TITLED "SITE PLAN, LAND OF BARRY LUKATCH WATSON ROAD AND US ROUTE 3, LACONIA NH" DATED SEPTEMBER 14, 1991 BY BRYAN BAILEY LLC #576
3. SEE PLAN TITLE "SUBDIVISION OF LAND FOR BARRY LUKATCH 1048 WATSON ROAD ENDICOTT STREET NORTH/US ROUTE 3 AND HAYES ROAD LACONIA, BELKNAP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

LEGEND:

- IRON PIPE / REBAR
DRILL HOLE FOUND
- 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.

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



TAX MAP PLAN

1 inch = 400 ft. (APPROX.)

GRAPHIC SCALE

0 400 800

(IN FEET)

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



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

GENERAL NOTES:

- THE PURPOSE OF PLAN IS:
 - TO SHOW THE PROPOSED IMPROVEMENTS TO TAX MAP 13 LOT 186-16 NECESSARY TO PERMIT AND CONSTRUCT (26) SINGLE FAMILY HOMES AS A CLUSTER DEVELOPMENT
 - TO CONSTRUCT TWO (2) PUBLIC ROADS WITHIN THE HERON POINT PRESERVE PROJECT
- OWNER OF RECORD: PARADE REI, LLC
PO BOX 1926
CONCORD, NH 03302
BCRD BOOK 3694/PAGE 459
- PARCEL ZONE: RR1 (RURAL RESIDENTIAL 1)
- 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%
- PARCEL ID: TAX MAP 13 LOT 186-16
- TOTAL PARCEL AREA: 6,554,500 SQUARE FEET = 150.47 ACRES
- EXISTING USE: UNDEVELOPED
- PROPOSED USE: 26 SINGLE FAMILY DETACHED HOMES
- 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.
- BOUNDARY SHOWN FROM BCRD PLAN REFERENCE L 91 PAGE 37 & 38
- BOUNDARY & FIELD LOCATION OF WETLAND FLAGS IN CONJUNCTION WITH: RANGEWAY LAND SURVEY AND DESIGN
252 DANIEL PLUMMER ROAD
GOFFSTOWN NH 03045
- WETLAND AND SOIL MAPPING PROVIDED BY: BLUE MOON ENVIRONMENTAL, INC., CONCORD, NH NANCY RENDALL CWS, CSS
- 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)
- PICKEREL POND ROAD IS A PUBLIC - CLASS V CITY OWNED AND MAINTAINED ROAD
- ALL SHEETS TO BE ON FILE AT THE TOWN OF LACONIA PLANNING DEPARTMENT.
- DENSITY CALCULATIONS:

MAXIMUM RESIDENTIAL DENSITY	= 1 HOME PER 2 ACRES
150 ACRES X 1 HOME/ 2-ACRES	= 75 HOMES
PROPOSED UNIT COUNT	= 26 HOMES
- GREEN SPACE CALCULATION:

REQUIRED: 60% OF 150 AC.	= 90 ACRES
PROVIDED: 97%	= 146 ACRES
- PARKING REQUIREMENTS:

1.5 PARKING SPACES/UNIT X 26 UNITS	= 39 SPACES REQUIRED
26 UNITS W/ GARAGE & EXTERIOR SPACE EACH	= 52 SPACES PROVIDED
- PROPOSED DWELLINGS WILL BE SERVICED BY ON-SITE SEPTIC SYSTEMS AND ON-SITE WELLS
- 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	
- PLANNING BOARD WAIVERS: SIDEWALKS PERIMETER BUFFER REDUCTION ALONG PICKEREL POND ROAD
- CONDITIONAL USE PERMIT REQUESTS:
 - TO ALLOW A CLUSTER DEVELOPMENT PER ZONING ORDINANCE ARTICLE VII SECTION 235-40 (B) WETLAND CONSERVATION & WATER QUALITY (WC) OVERLAY DISTRICT IMPACTS
- 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.
- ALL SIGNAGE SHALL CONFORM TO THE CITY OF LACONIA ZONING ORDINANCE.
- TRASH COLLECTION TO BE CURB SIDE PICK UP
- 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.
- LOCATION OF UNDERGROUND UTILITIES SUBJECT TO CHANGE UPON FINAL REVIEW BY GOVERNING UTILITY PROVIDERS.
- ALL GRADING AROUND UNITS SHALL NOT EXCEED 3:1 (H:V) SLOPES. IN STEEPER AREAS EROSION CONTROL MATS ARE STRONGLY RECOMMENDED.
- ALL BLASTING SHALL COMPLY WITH NHDOT REQUIREMENTS AND SHALL MEET THE APPROVAL OF THE CITY OF LACONIA FIRE DEPARTMENT.
- 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.
- 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.
- 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) FUOITIVE 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

- ALL AREAS OF UNSTABILIZED SOIL SHALL BE:
 - 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
 - PERMANENTLY STABILIZED AS SOON AS PRACTICAL BUT IN ALL CASES WITHIN 3 DAYS OF FINAL GRADING.
- THE AREA OF UNSTABILIZED SOIL SHALL NOT EXCEED 5 ACRES. SEE THE CONSTRUCTION SEQUENCE NOTES.

Env-WQ 1505.06 COLD WEATHER SITE STABILIZATION:

- 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.
- SUBJECT TO (C), BELOW, THE AREA OF EXPOSED, UNSTABILIZED SOILS SHALL BE:
 - LIMITED TO ONE ACRE; AND
 - PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR SPRING MELT EVENT.
- THE ALLOWED AREA OF EXPOSED SOIL MAY BE INCREASED IF A WINTER CONSTRUCTION PLAN IS DEVELOPED BY A QUALIFIED ENGINEER OR A CRESPEC SPECIALIST AND SUBMITTED TO THE DEPARTMENT FOR APPROVAL AS A REQUEST TO WAIVE THE ONE-ACRE LIMIT.
- 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)
- 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)
- 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.
- EROSION CONTROL BLANKETS SHALL NOT BE INSTALLED OVER SNOW GREATER THAN ONE (1) INCH IN DEPTH OR ON FROZEN GROUND.
- 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.
- 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.
- 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 NHDT 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:

- HAVE AN ORGANIC PORTION BETWEEN 25% AND 65% DRY WEIGHT BASIS THAT IS:
 - FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS; AND
 - NOT COMPRISED OF WOOD CHIPS, BARK CHIPS, GROUND CONTROL DEBRIS, OR REPROCESSED WOOD PRODUCTS;
- NOT CONTAIN SILTS, CLAYS, OR FINE SANDS;
- 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
- HAVE A pH BETWEEN 5.0 AND 8.0.

TURF ESTABLISHMENT NOTES:

- 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.
- STABILIZATION SHALL BE ACCOMPLISHED BY LOAMING, FERTILIZING, SEEDING AND MULCHING ALL DISTURBED AREAS OTHER THAN UNDER THE PAVEMENT AS FOLLOWS:
 - LOAM - SCREENED LOAM WITH A MINIMUM DEPTH OF 6"
 - 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")
 - SEED SELECTION (OR EQUIVALENT) & SEEDING RATES:

TEMPORARY: ANNUAL RYE GRASS	50 LBS/ACRE
PERMANENT: "ROCKINGHAM COUNTY CONSERVATION MIX"	150LBS/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:

- THE DRILLER SHALL MAINTAIN DRILLING LOGS TO DOCUMENT:
 - THE DEPTHS AND LENGTHS OF Voids, CAVITIES, AND FAULT ZONES OR OTHER WEAK ZONES ENCOUNTERED; AND
 - GROUNDWATER CONDITIONS;
- THE DRILLER SHALL COMMUNICATE THE CONTENTS OF THE DRILLING LOGS DIRECTLY TO THE BLASTER;
- EXPLOSIVE PRODUCTS SHALL BE MANAGED ON SITE SUCH THAT THEY ARE:
 - USED IN THE BOREHOLE;
 - RETURNED TO THE DELIVERY VEHICLE; OR
 - PLACED IN SECURE CONTAINERS FOR OFF-SITE DISPOSAL;
- SPILLAGE AROUND THE BOREHOLE SHALL BE:
 - PLACED IN THE BOREHOLE; OR
 - CLEANED UP AND RETURNED TO AN APPROPRIATE VEHICLE FOR HANDLING OR PLACEMENT IN SECURED CONTAINERS FOR OFF-SITE DISPOSAL;
- LOADED EXPLOSIVES SHALL BE DETONATED AS SOON AS POSSIBLE AND NOT LEFT IN THE BLAST HOLES OVERNIGHT, UNLESS WEATHER OR OTHER CONCERN REASONABLY DICTATE THAT DETONATION SHOULD BE POSTPONED;
- 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
- 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:

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

ENV-WQ 1510.05 PREVENTION OF MISFRESSES: INDUSTRY-STANDARD PRACTICES SHALL BE IMPLEMENTED TO PREVENT MISFRESSES.**ENV-WQ 1510.06 MUCK AND ROCK MANAGEMENT:**

- FOR PURPOSES OF THIS PART, THE FOLLOWING DEFINITIONS APPLY:
 - "BLASTED MATERIAL" MEANS ALL OF THE EARTH MATERIAL LOOSENERED AS A RESULT OF THE BLASTING;
 - "MUCK" MEANS THE BLASTED MATERIAL REMAINING AFTER THE ROCKS HAVE BEEN REMOVED; AND
 - "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.
- MUCK SHALL BE REMOVED FROM THE BLAST AREA AS SOON AS REASONABLY POSSIBLE.
- 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:

- FUEL AND OTHER REGULATED SUBSTANCES SHALL BE MANAGED AS REQUIRED BY ENV-WQ 401.04.
- 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:

- 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:
 - 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;
 - THE CONTAINMENT EQUIPMENT SHALL BE POSITIONED TO CATCH ANY FUEL SPILLS DUE TO OVERFILLING THE EQUIPMENT AND ANY OTHER SPILLS THAT MIGHT OCCUR AT OR NEAR THE FUEL FILLER PORT TO THAT EQUIPMENT;
 - 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
 - PERSONNEL SHALL NOT LEAVE THE IMMEDIATE AREA WHILE FUEL IS BEING TRANSFERRED, TO ENSURE THAT ANY SPILLS WILL BE OF LIMITED VOLUME.
- IF THE SITE WILL HAVE A FIXED LOCATION FOR FUELING CONSTRUCTION EQUIPMENT, THE FOLLOWING SHALL APPLY:
 - ALL FUEL CONTAINERS, INCLUDING BUT NOT LIMITED TO SKID-MOUNTED TANKS, DRUMS, AND FIVE GALLON CANS, SHALL HAVE SECONDARY CONTAINMENT THAT:
 - IS CAPABLE OF CONTAINING 110% OF THE VOLUME OF THE LARGEST FUEL STORAGE CONTAINER; AND
 - HAS AN IMPERVIOUS FLOOR;
 - 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;
 - FOR FUEL CONTAINERS, SECONDARY CONTAINMENT MAY COMprise CONTAINMENT PALLETS;
 - THE AREA WHERE FUEL IS TRANSFERRED SHALL BE A FLAT, IMPERVIOUS AREA THAT:
 - IS ADJACENT TO THE FUEL CONTAINER(S); AND
 - EXTENDS BEYOND THE FULL REACH, OR LENGTH, OF THE FUEL HOSE; AND
 - SECONDARY CONTAINMENT AREAS MAY BE IN THE FORM OF A BASIN THAT IS:
 - SLOPED DOWN TO A CENTRAL LOW POINT OR BERMED ALONG THE PERIMETER; AND
 - LINED WITH A CONTINUOUS SHEET OF 20 MIL OR THICKER POLYMER MATERIAL OR APPROPRIATE GEOMEMBRANE LINER; AND
 - BACKFILLED WITH AT LEAST 6 INCHES OF SAND.

ENV-WQ 1504.17 WILDLIFE PROTECTION NOTES

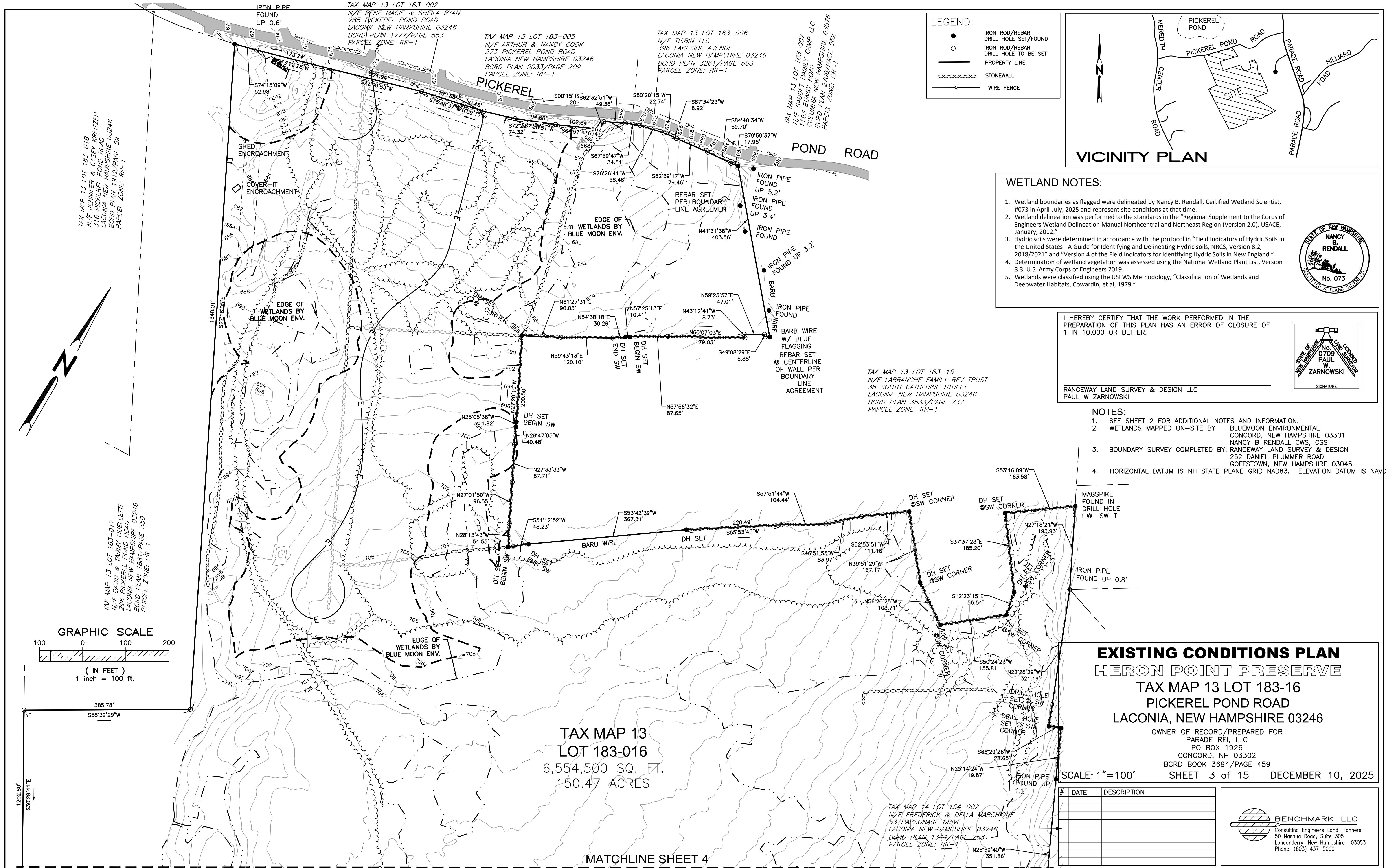
- ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHALL BE REPORTED IMMEDIATELY TO THE NHFG & NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE CONTAINING THE NHFG DATACHECK TOOL RESULTS LETTER ASSIGNED NUMBER (NHB24-1226), THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION;
- PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHFG & NONGAME IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE;
- 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 NHFG & NONGAME AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHFG, 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
- THE NHFG, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

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

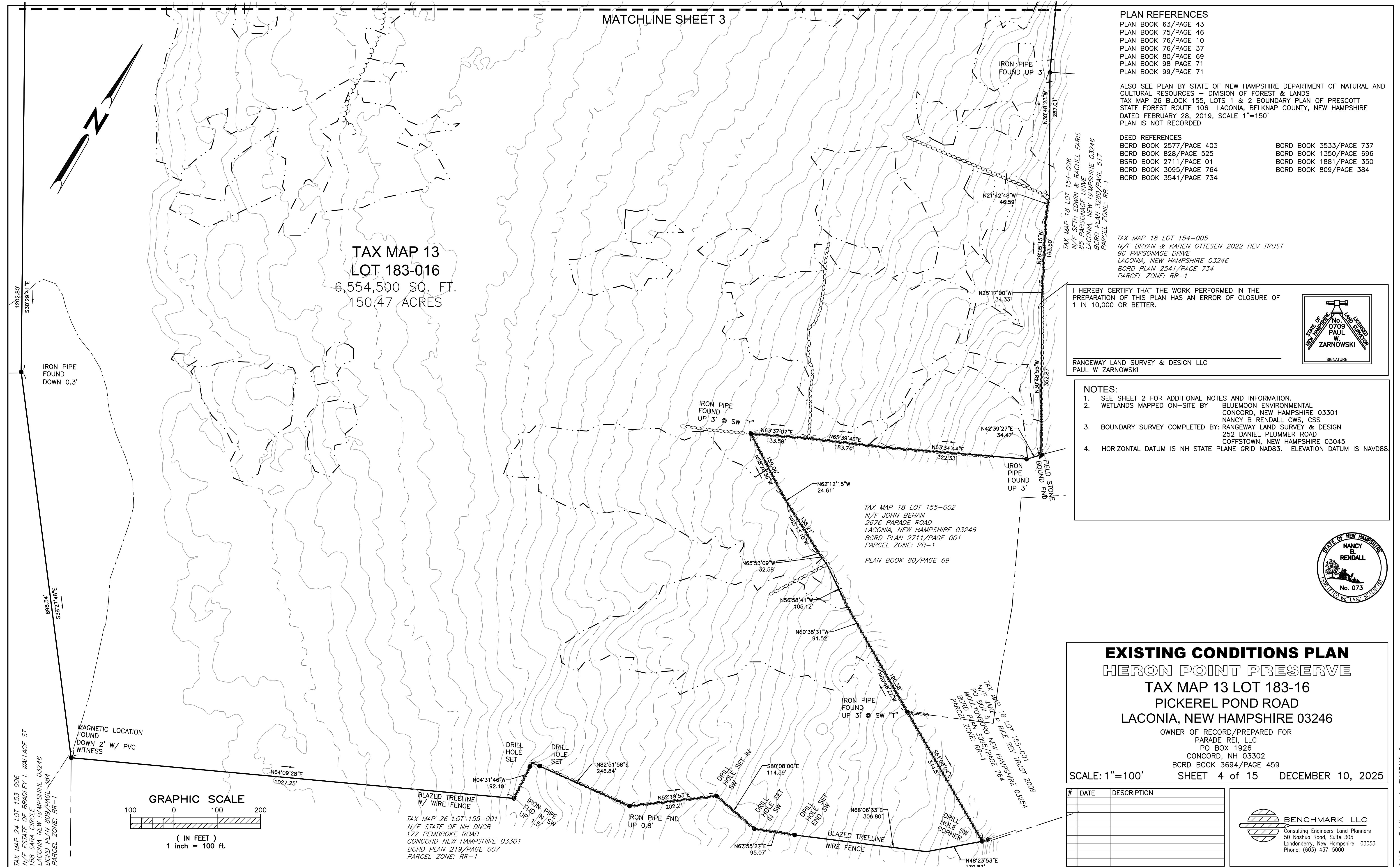
OWNER OF RECORD/PREPARED FOR

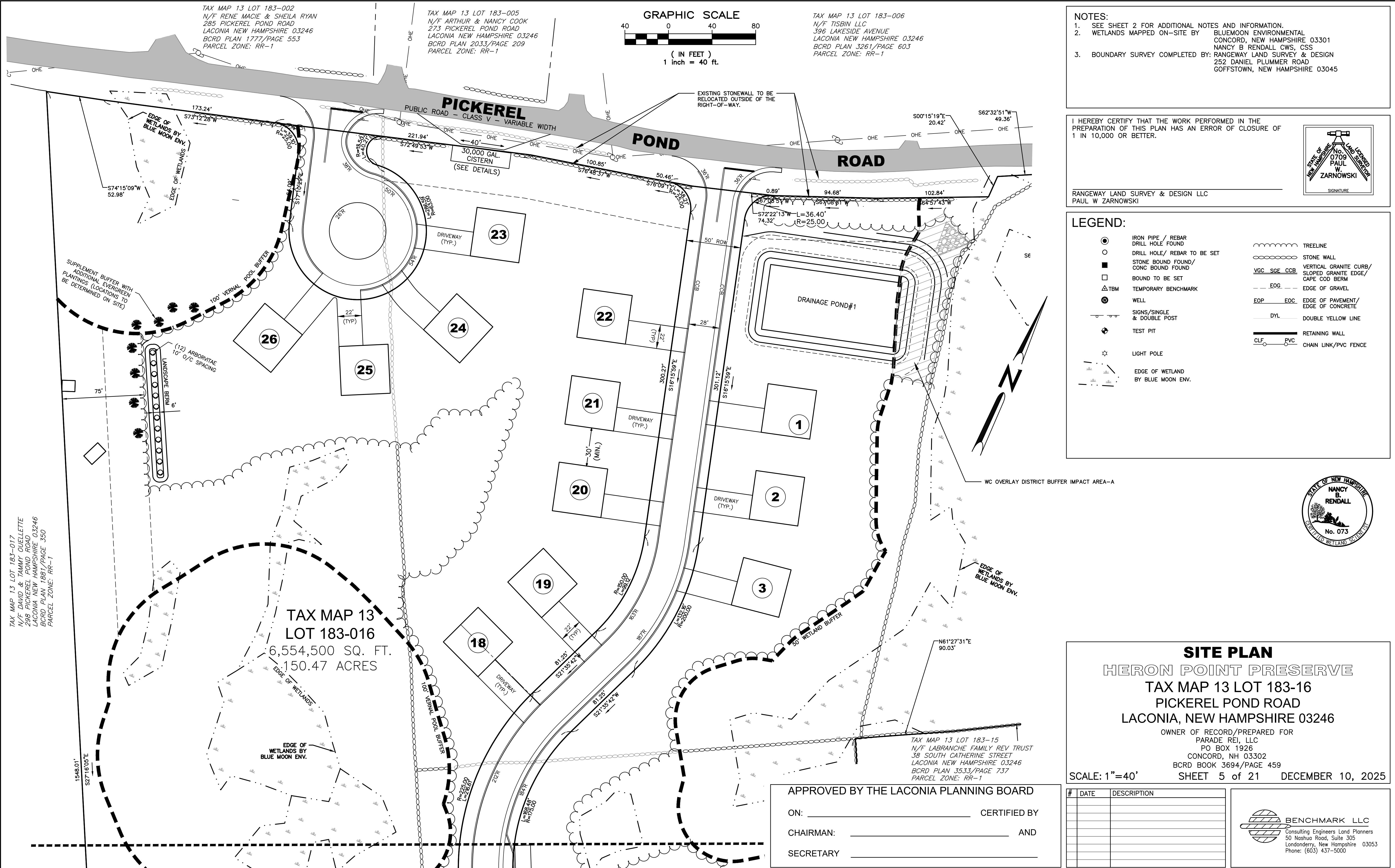
PARADE REI, LLC

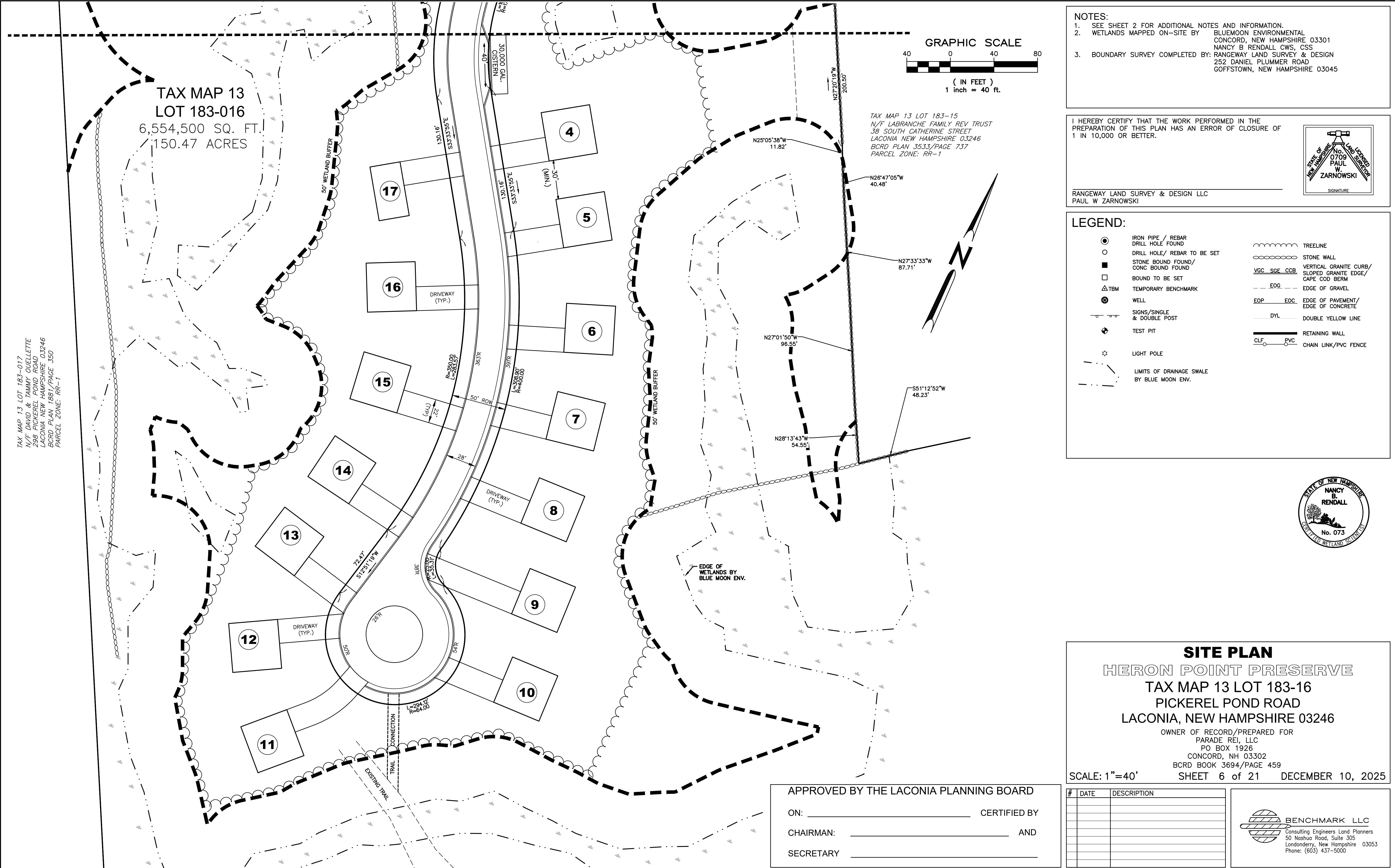
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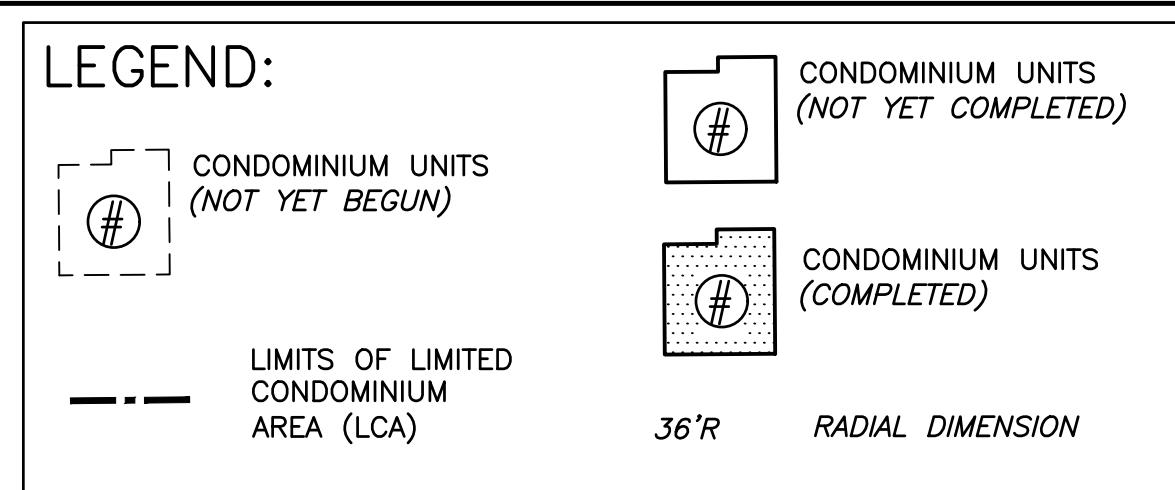


MATCHLINE SHEET 3

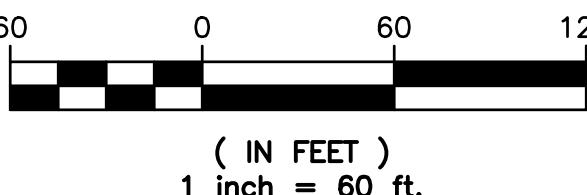








GRAPHIC SCALE



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

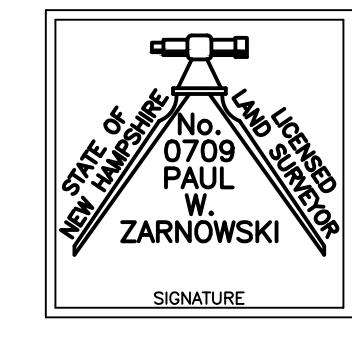
APPROVED BY THE LACONIA PLANNING BOARD

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

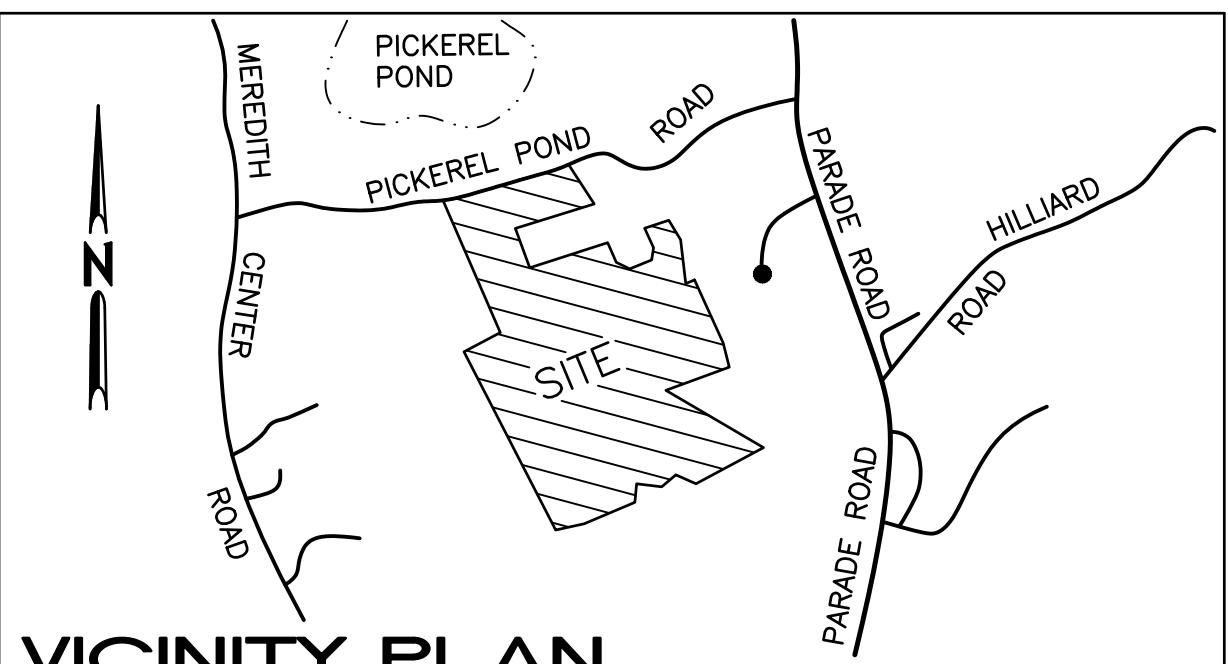
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN (R.S.A. 676:18).

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

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



VICINITY PLAN



NOTES:

1. PURPOSE OF PLAN:
 - A. TO SHOW THE LOCATION OF THE 26 SINGLE FAMILY DETACHED HOMES.
2. THIS PLAN IS NOT A SUBDIVISION OF LAND.
3. LIMITED COMMON AREAS ARE PROPOSED.
4. UNITS 1-26 DEPICTED HEREON ARE NOT YET BEGUN.
5. POND #1 AND #2 WITHIN THE COMMON AREAS ARE NOT YET COMPLETE.
6. PROJECT ACCESS DRIVES ARE NOT YET COMPLETE.
7. PARCEL ID: TAX MAP 13 LOT 183-16
8. TOTAL PARCEL AREA: 161,290 SQUARE FEET OR 3.70 ACRES
9. PARCEL ZONE: CR (COMMERCIAL/RESORT)
10. ALL PROPOSED BUILDINGS WILL BE SERVICED BY ON SITE WELLS AND ON SITE SEPTIC SYSTEMS.
11. PRIMARY ACCESS TO HERON POINT PRESERVE WILL BE FROM PICKEREL POND ROAD.
12. 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**

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PO BOX 1926
CONCORD, NH 03302
PAGE 2000 TOTAL PAGE 170

BCRD BOOK 3694/PAGE 459



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

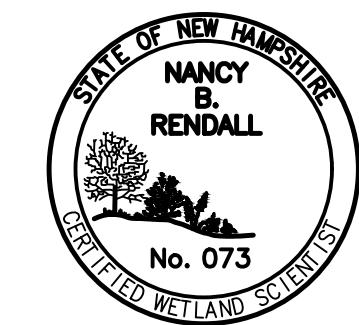
TAX MAP 13 LOT 183-002
N/F RENE MACIE & SHEILA RYAN
285 PICKEREL POND ROAD
LACONIA NEW HAMPSHIRE 03246
BCRD PLAN 1777/PAGE 553
PARCEL ZONE: RR-1

TAX MAP 13 LOT 183-005
N/F ARTHUR & NANCY COOK
273 PICKEREL POND ROAD
LACONIA NEW HAMPSHIRE 03224
BCRD PLAN 2033/PAGE 209
PARCEL ZONE: RR-1

TAX MAP 13 LOT 183-006
N/F TISBIN LLC
396 LAKESIDE AVENUE
LACONIA NEW HAMPSHIRE 03246
BCRD PLAN 3261/PAGE 603
PARCEL ZONE: RR-1

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



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

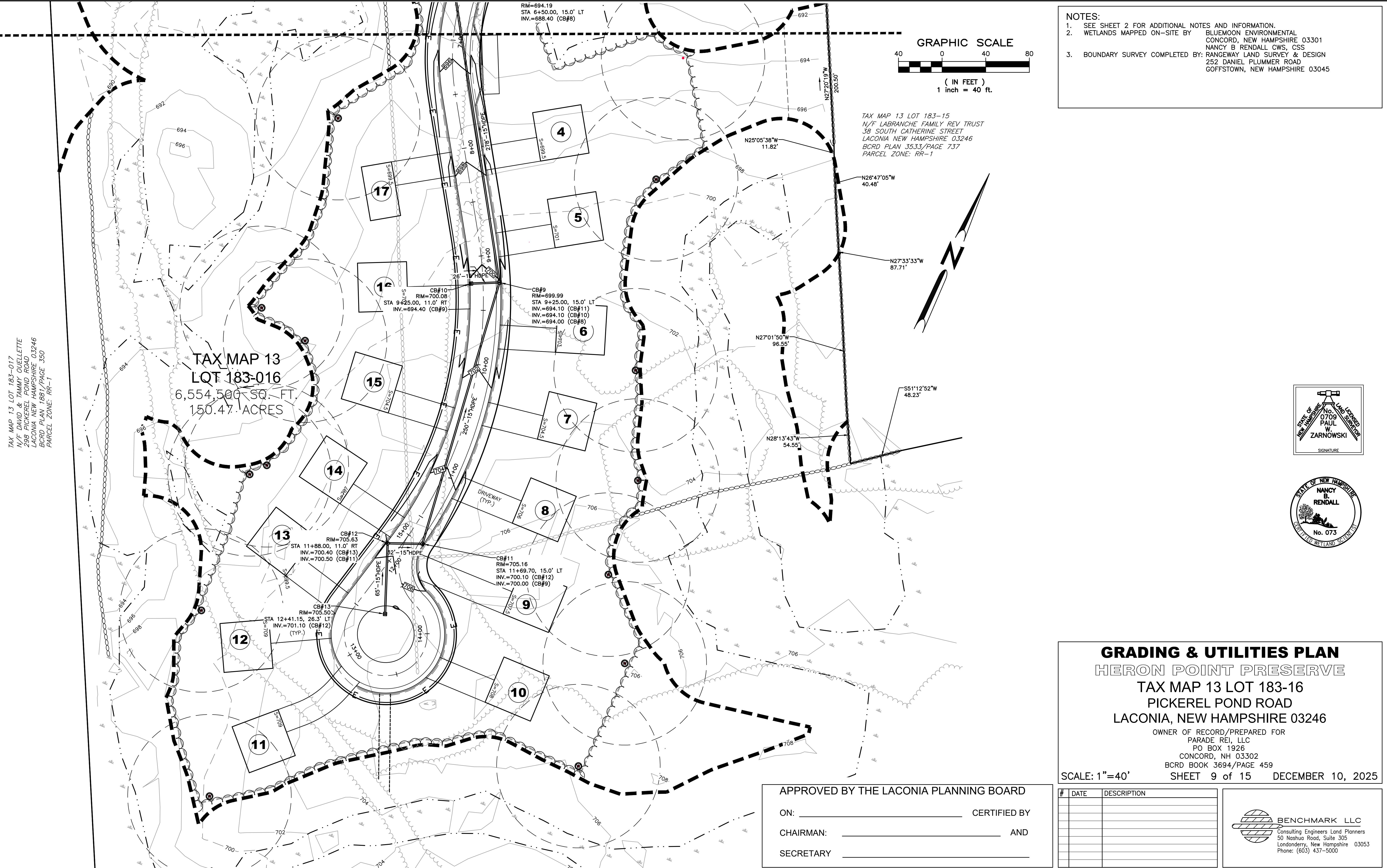
GRADING & UTILITIES PLAN

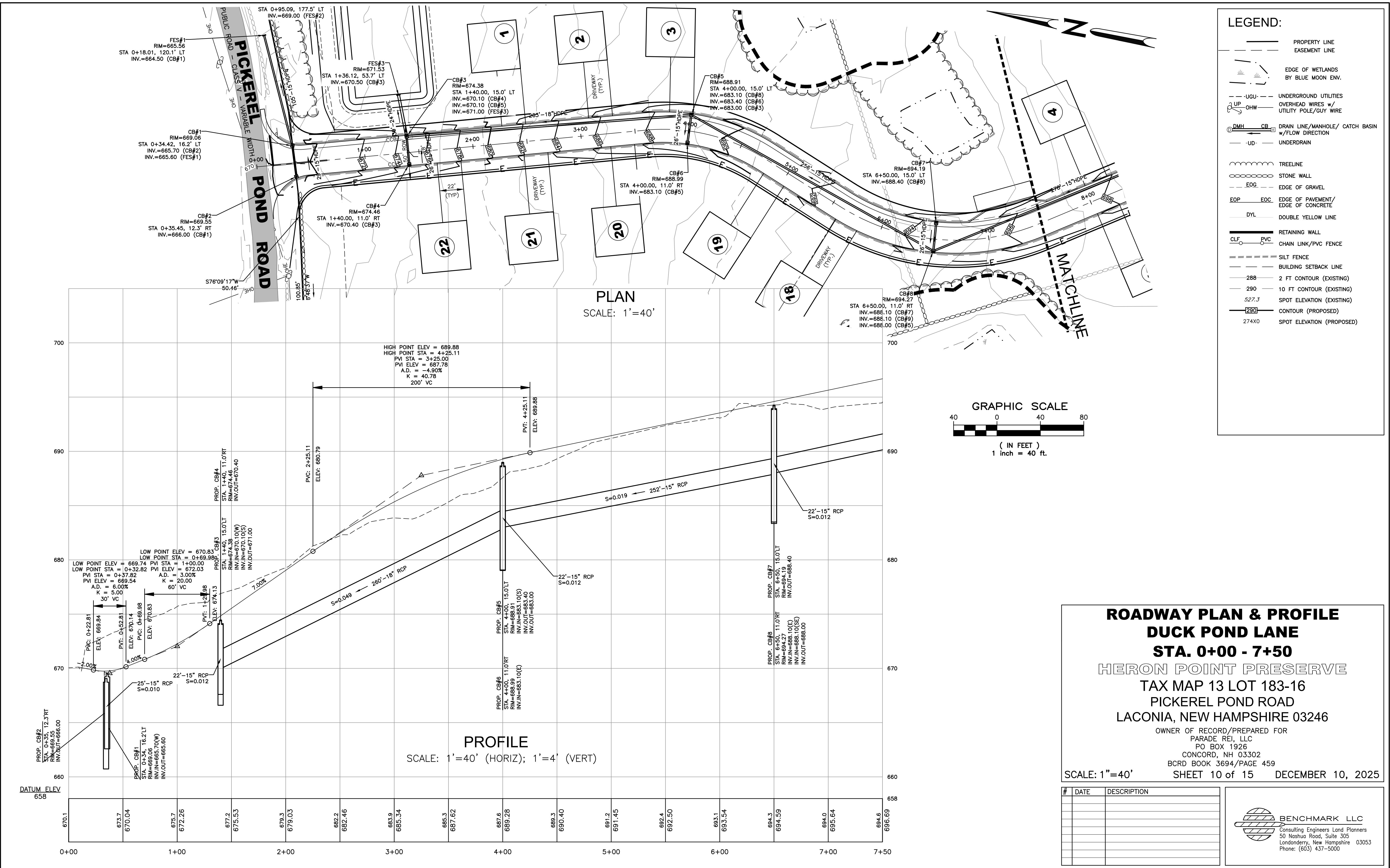
HERON POINT PRESERVE

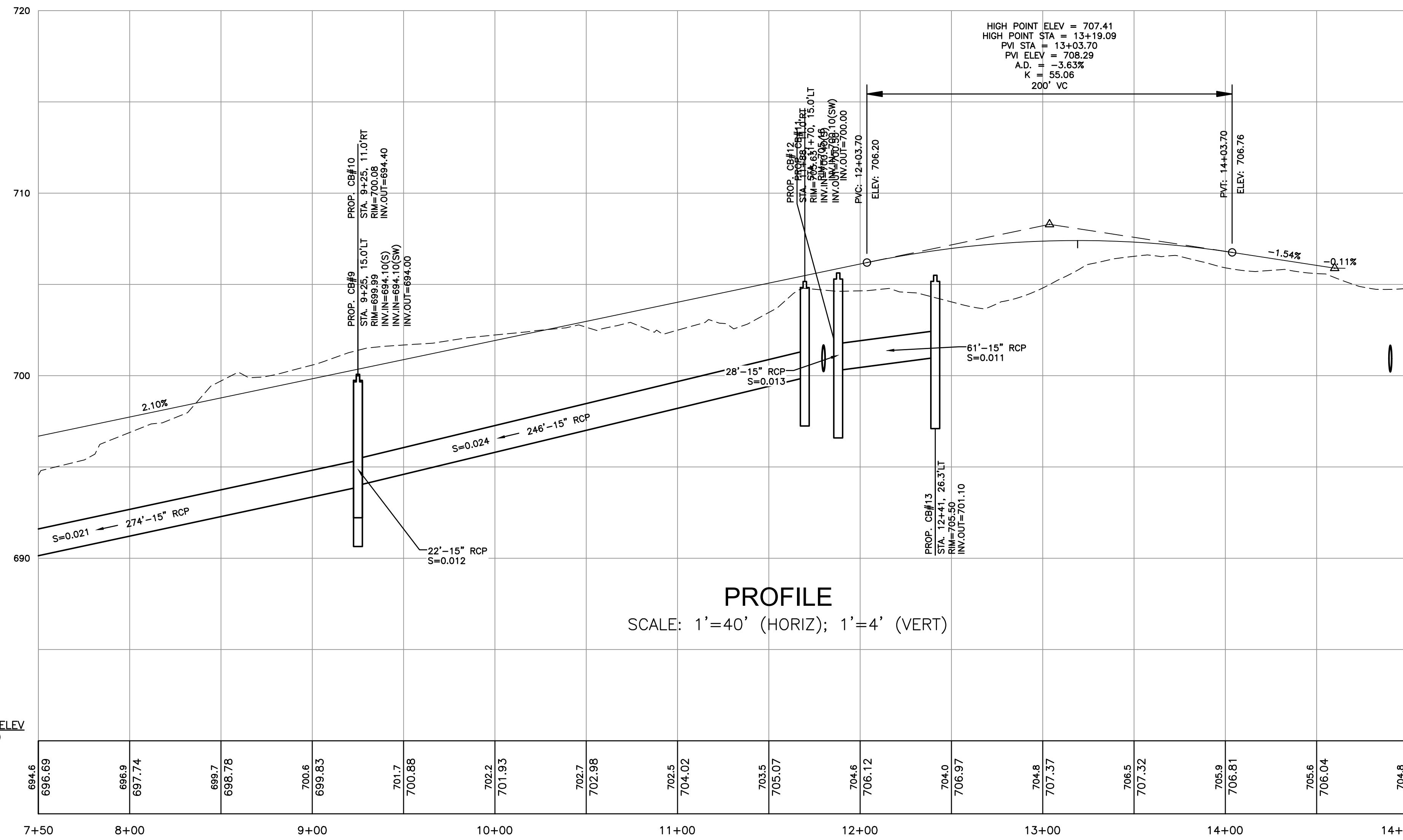
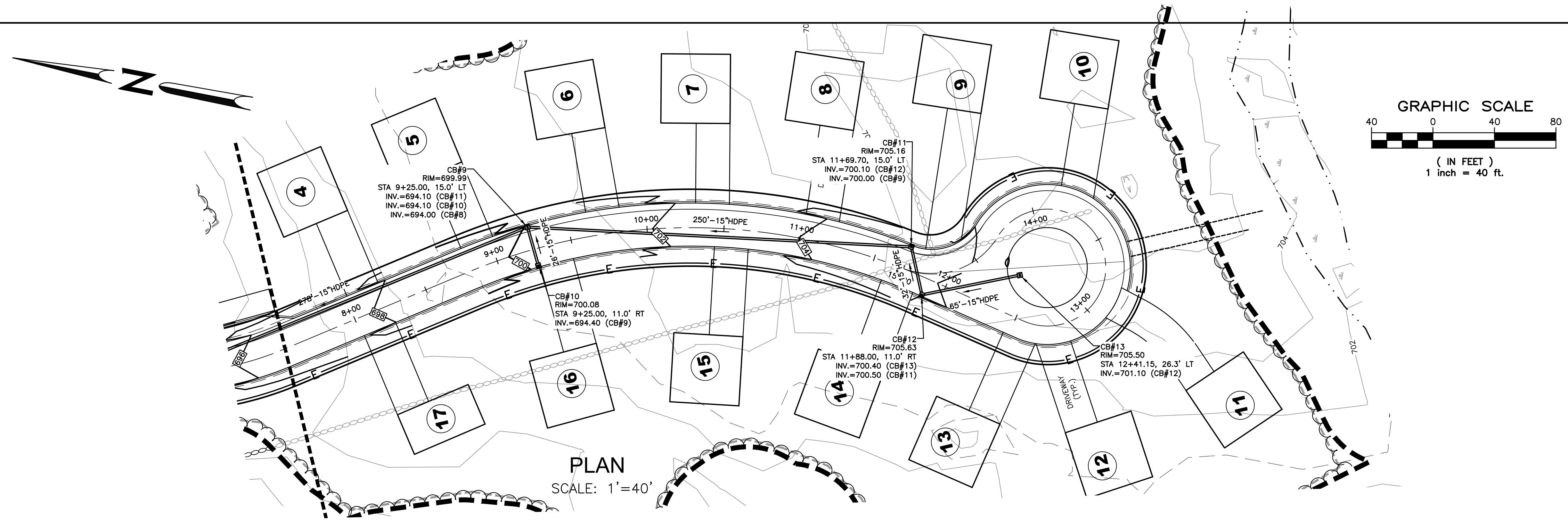
**TAX MAP 13 LOT 183-16
PICKEREL POND ROAD
LACONIA, NEW HAMPSHIRE 03246**

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







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

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CONCORD, NH 03302

BCRD BOOK 3694/PAGE 459
SHEET 11 OF 15 DECEMBER 19

40 SHEET 11 of 15 DECEMBER 10

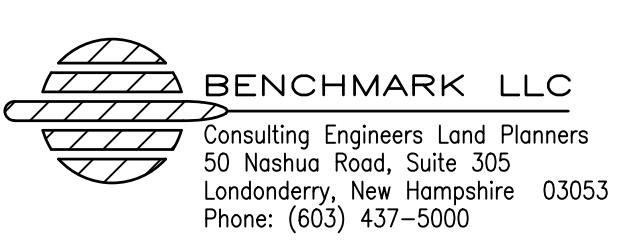
DESCRIPTION

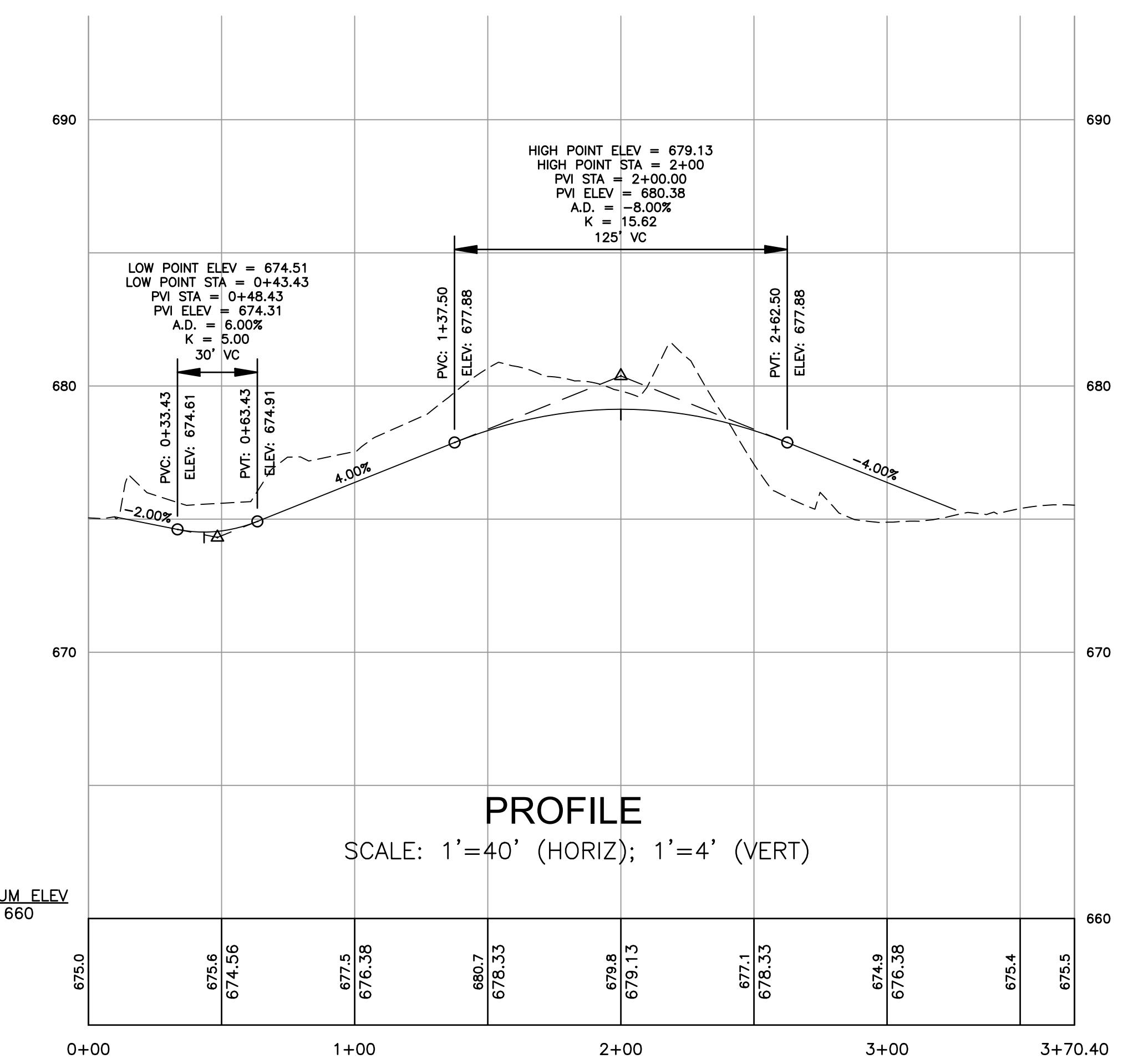
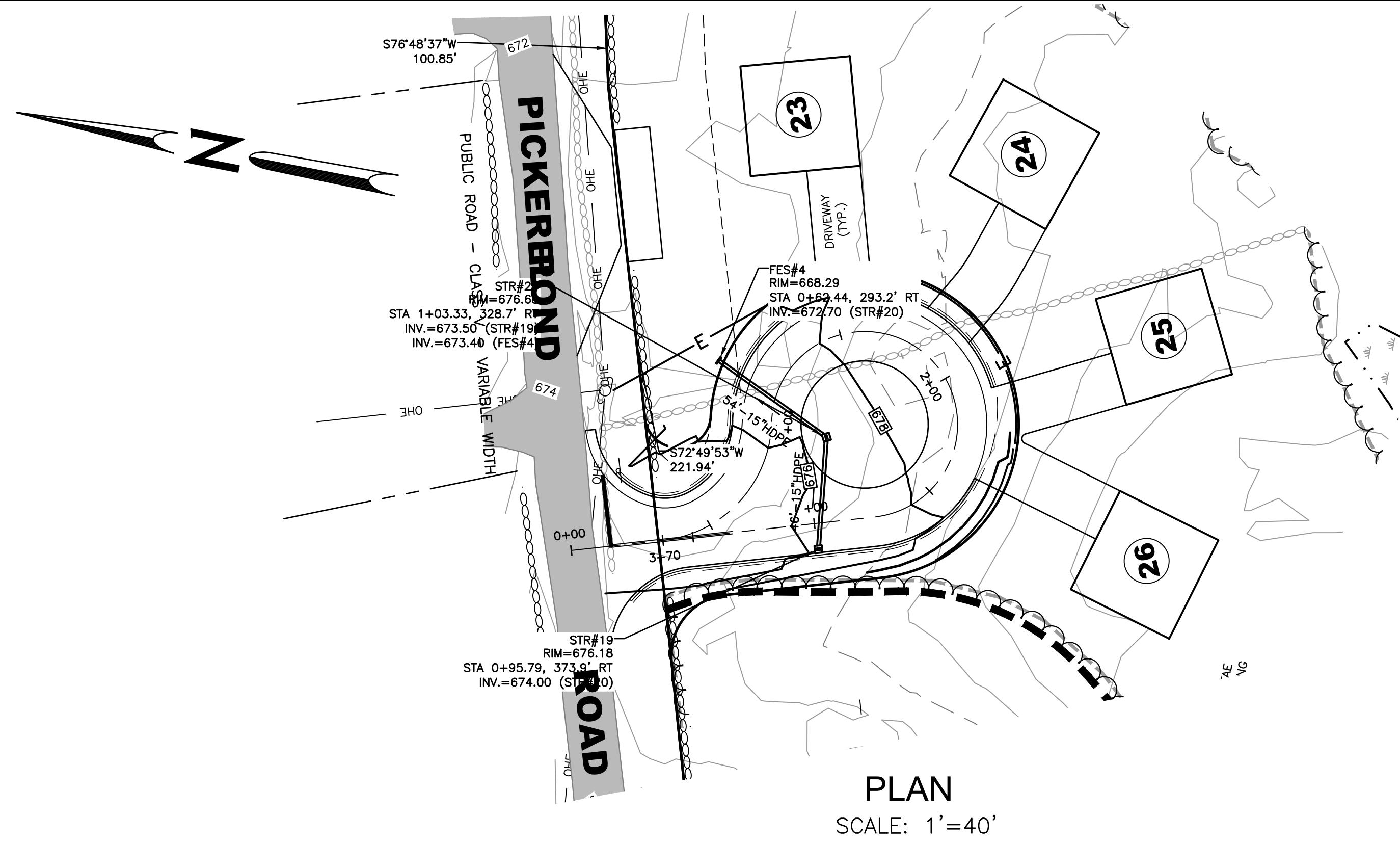
 BENCHMARK

BENCHMARK Consulting Engineers Land

 50 Nashua Road, Suite 300
Londonderry, New Hampshire

Phone: (603) 437-5000





SCALE: 1' = 40'

SCALE: 1' = 40'

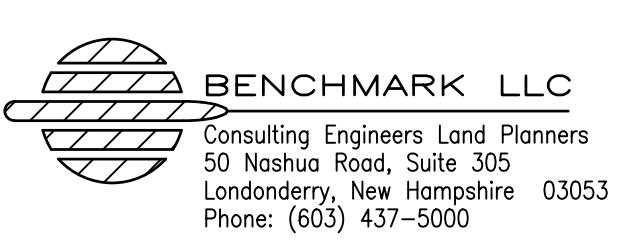
APPROVED BY THE LACONIA PLANNING BOARD

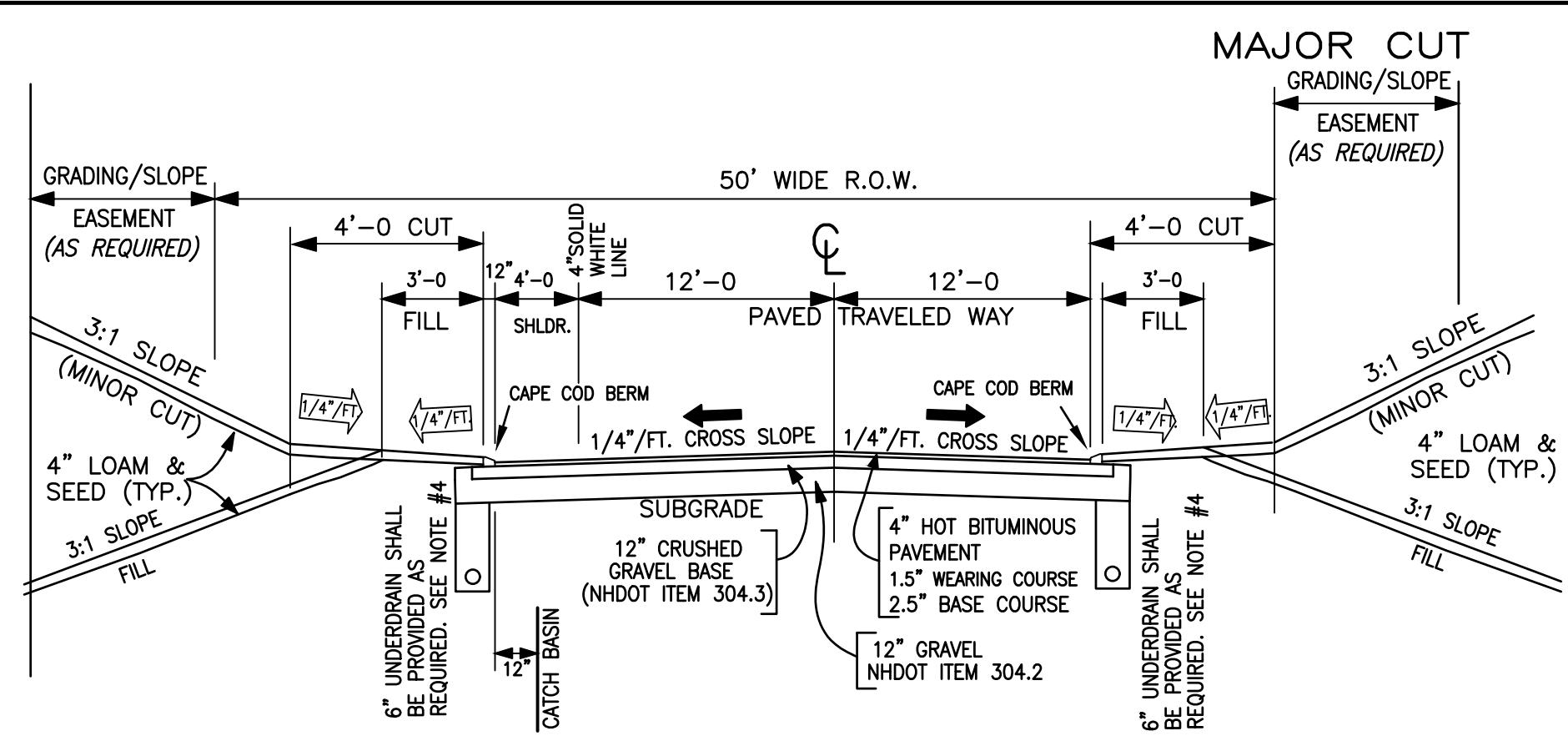
ROADWAY PLAN & PROFILE
OAK KNOLL CIRCLE
STA. 0+00 - 3+70

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

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

LE: 1"=40' SHEET 12 of 15 DECEMBER 10,



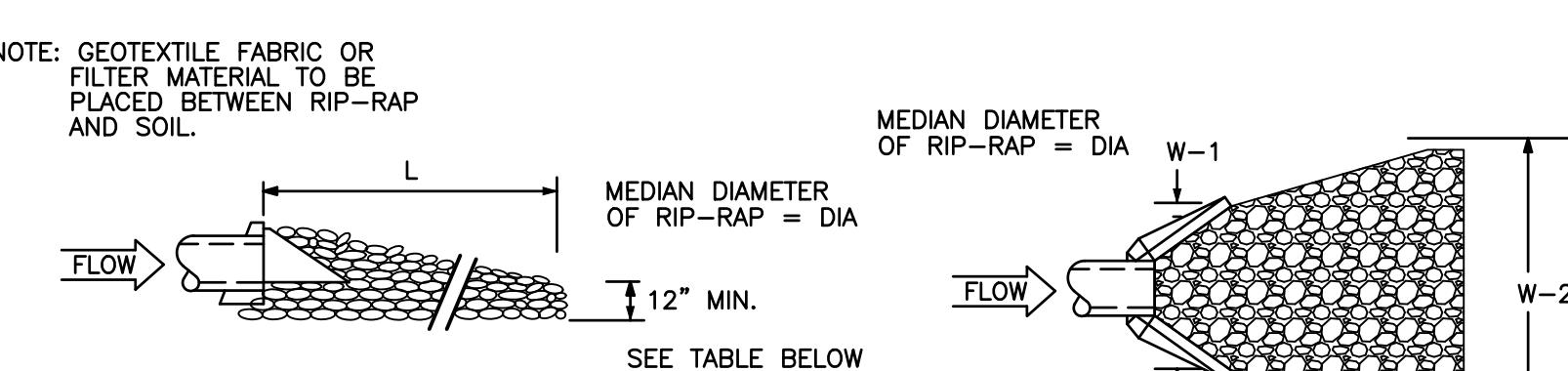


TYPICAL ROADWAY SECTION

(NOT TO SCALE)

TYPICAL ROADWAY SECTION NOTES:

1. REMOVE ALL LOAM, CLAY, MUCK, STUMPS, AND OTHER IMPROPER ROAD FOUNDATION MATERIALS WITHIN 3 FEET OF SUBGRADE. REPLACE WITH COMPAKED GRANULAR FILL MATERIAL ACCEPTABLE TO THE DIRECTOR OF PUBLIC WORKS. COMPACTION TO BE AT LEAST 95% OF THE DRY WEIGHT AS DETERMINED BY MODIFIED PROCTOR TESTING (ASTM 1557).
2. COMPACTION OF AT LEAST 95% SHALL BE MET AT EVERY (100 FOOT) STATION. SIEVE ANALYSIS OF SOURCE GRAVELS SHALL BE SUPPLIED TO DPW BEFORE PLACEMENT.
3. ALL PAVEMENT BASE MATERIALS, AND WORKMANSHIP TO BE IN COMPLIANCE WITH THE CURRENT AND APPROVED NHDOT 2016 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND AND NH DOT APPROVED MIX DESIGNS.
4. A MINIMUM (2) FOOT SHOULDER EXTENSION IS REQUIRED WHERE GUARDRAIL TO BE INSTALLED.
5. ALL ROAD DITCH LINES SHALL BE LINED WITH RIP-RAP OF AN APPROPRIATE GRADATION WHERE ROAD GRADE EXCEEDS 5%. WHERE ROAD GRADE IS LESS THAN 5%, EROSION CONTROL FABRIC, OR OTHER SUITABLE MEANS OF DITCH LINE PROTECTION SHALL BE INSTALLED AND EXTENDED 3 FEET OF EACH SIDE OF THE DITCH LINE CENTER LINE.
6. ALL UNDERGROUND FACILITIES AND TRANSFORMER SLABS SHALL BE LOCATED AT THE RIGHT OF WAY LINE, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
7. ALL LEDGE SHALL BE REMOVED TO 6" BELOW SUBGRADE.



RIP RAP SCHEDULE

DETAIL #	LOCATION	W-1 (FT)	W-2 (FT)	L (FT)	DIA. (IN)
A	FES 1 - CULVERT #1 OUTLET	4	15	11	6
B	FES 2 - POND #1 OUTLET	4	14	10	6
C	FES 3 - POND #1 INLET	16*	16*	16*	6

OUTLET PROTECTION DETAILS

(NOT TO SCALE)

NOTES:

1. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS, LATEST EDITION; AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.
2. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100-600mm) CORRUGATED POLYETHYLENE PIPE (CPEP); 6" (150mm) FOR 30"-60" (750-1500mm) CPEP.
3. HAUNCHING AND INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
4. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

NOMINAL Ø in (mm)	MIN. RECOMMENDED TRENCH WIDTH in (mm)
4 (100)	21 (530)
6 (150)	23 (580)
8 (200)	25 (630)
10 (250)	28 (710)
12 (300)	31 (790)
15 (375)	34 (860)
18 (450)	39 (990)
24 (600)	48 (1220)
30 (750)	66 (1680)
36 (900)	78 (1980)
42 (1050)	83 (2110)
48 (1200)	89 (2260)
60 (1500)	102 (2590)

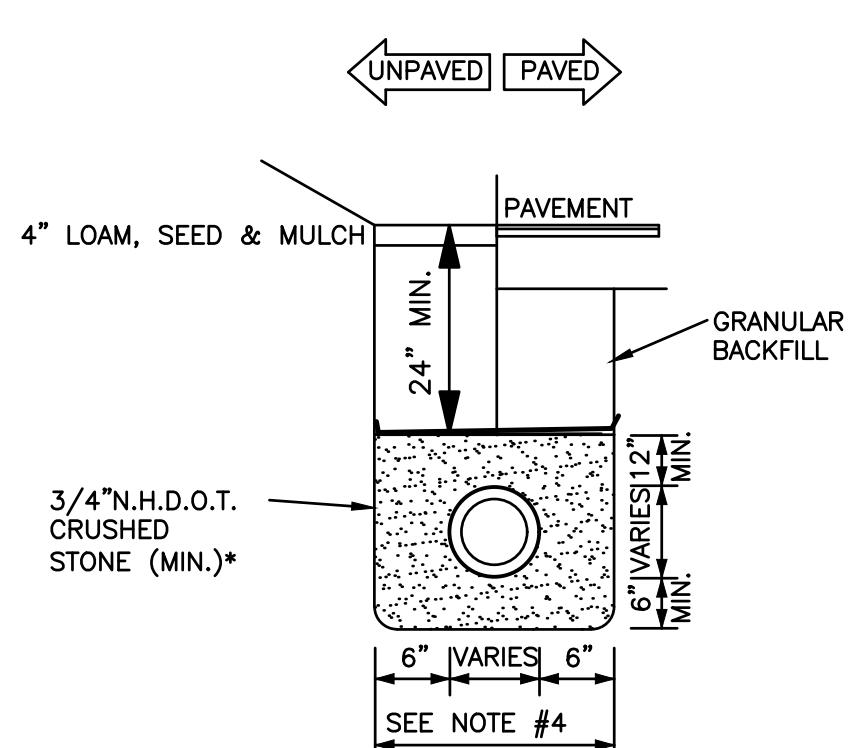
IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE STRUCTURES FOR MAINTENANCE AND POSSIBLY RECONSTRUCTION, WHEN NECESSARY WILL BE PRESERVED. SUITABLE MATERIAL SHALL BE PLACED IN 18" LIFTS AND THOROUGHLY COMPACTION TO 92% OR BETTER COMPACTION IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS, SECTION 304.

UNDERDRAIN DETAIL

(NOT TO SCALE)

TYPICAL UNDERDRAIN NOTES:

1. ALL ROADWAY MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF LACONIA PAVING REGULATIONS AND THE 2016 NHDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2016 EDITION, INCLUDING SUBSEQUENT AMENDMENTS AND EDITIONS.
2. GRADING FOR UNDERDRAIN PIPE SHALL BE PARALLEL TO GRADE OF THE ROAD.
3. UNDERDRAIN OUTLET SHALL ENTER A CATCH BASIN OR BE PROTECTED BY A MASONRY RUBBLE HEADWALL. WHEN ENTERING A HEADWALL, LAST 10'-LF SHALL BE SOLID UNDERDRAIN.



TYPICAL DRAIN TRENCH DETAIL

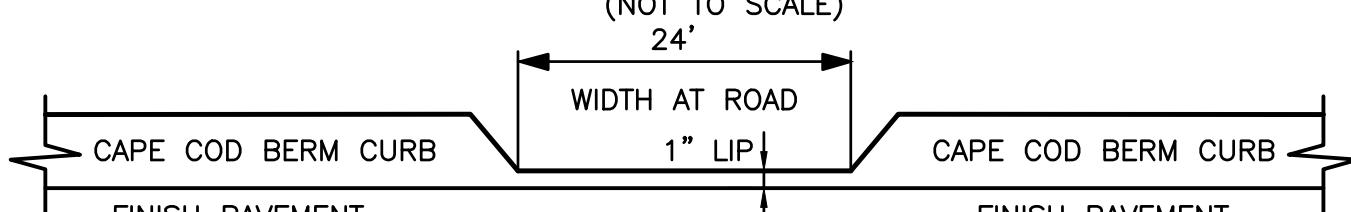
(NOT TO SCALE)

NOTE:
A LAYER OF GEO-TEXTILE FABRIC TO BE INSTALLED BETWEEN THE CRUSHED STONE BEDDING AND THE BACKFILL MATERIALS.

TYPICAL DRIVEWAY APRON DETAIL

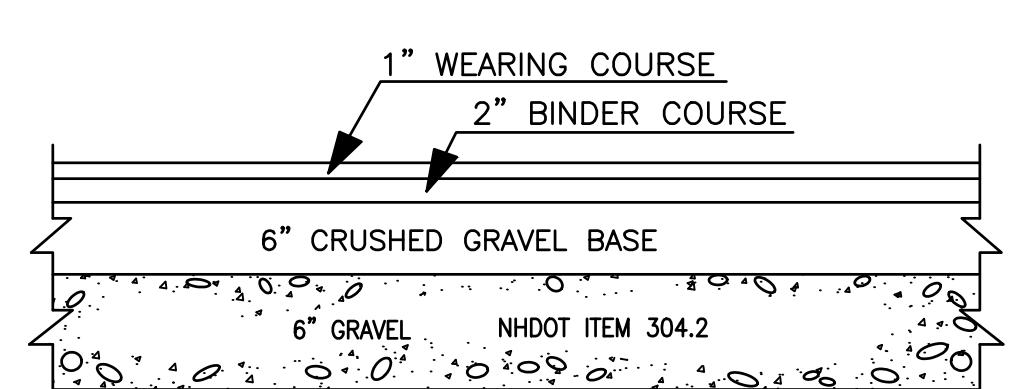
(FRONT LOADING GARAGE)

(NOT TO SCALE)



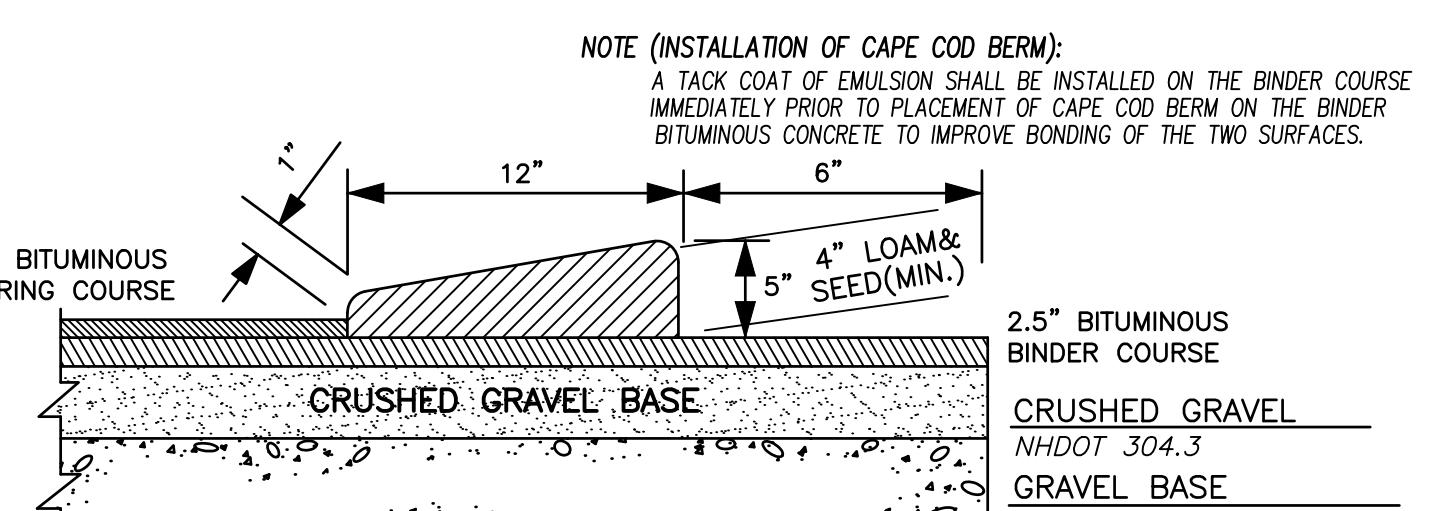
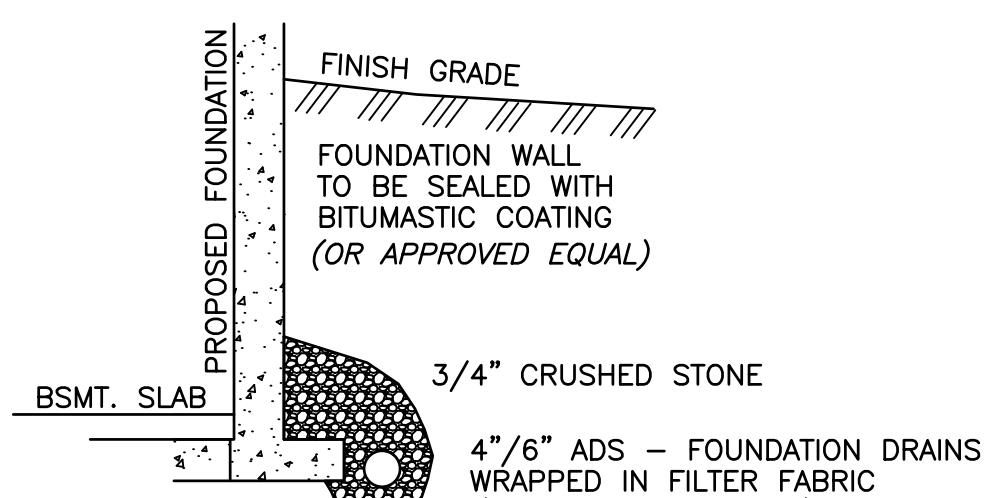
DRIVEWAY CURB DETAIL

(NOT TO SCALE)



TYPICAL FOUNDATION DRAIN TRENCH DETAIL

(NOT TO SCALE)



CAPE COD BERM DETAIL

(NOT TO SCALE)

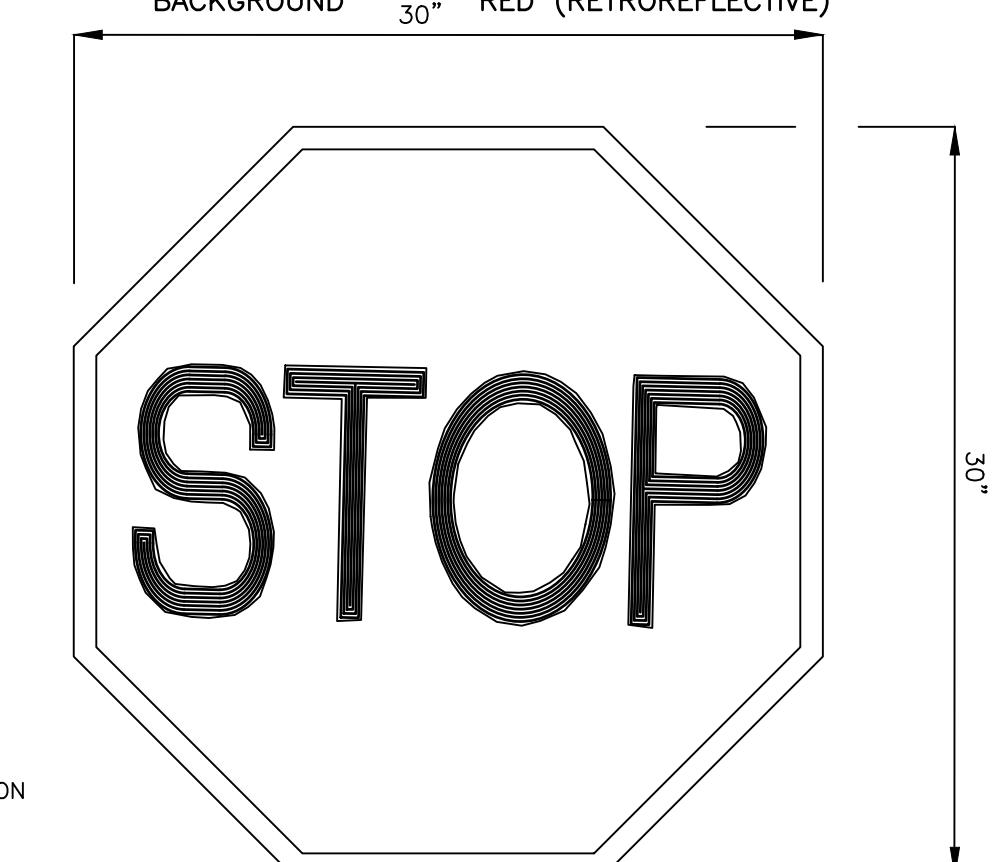
TRAFFIC SIGNS:
ALL TRAFFIC SIGNS & PAVEMENT MARKINGS SHALL BE PER "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), LATEST EDITION.

STOP SIGN DETAILS

INSTALL MUTCD R1-1 STOP SIGN AND STREET NAME SIGN AT PROPOSED INTERSECTIONS

COLORS:

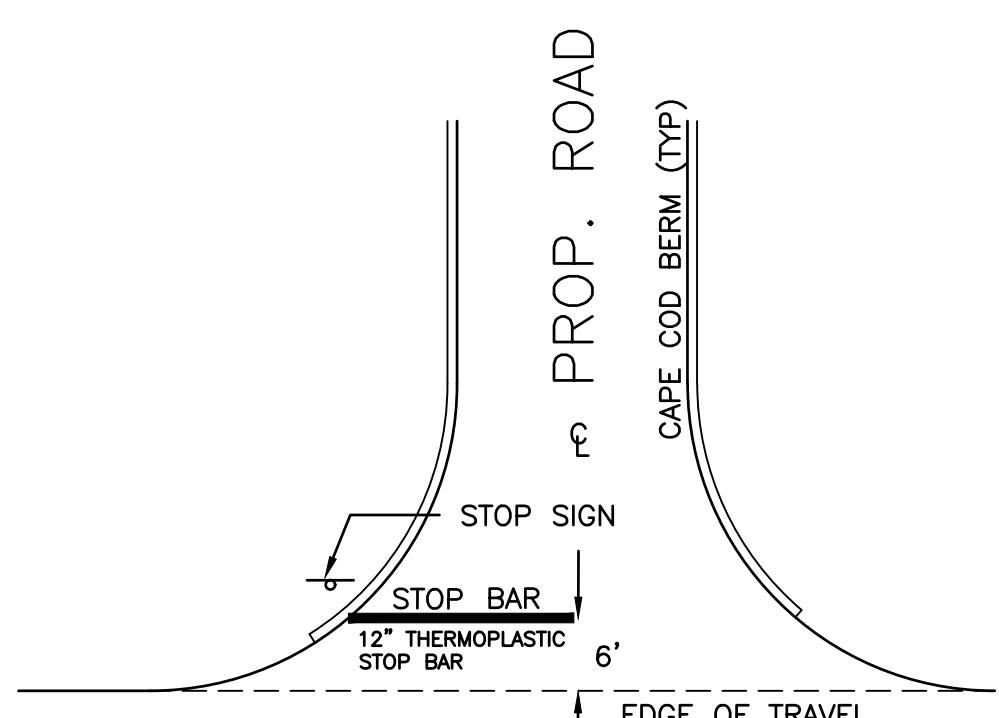
LEGEND
BACKGROUND WHITE (RETROREFLECTIVE)
RED (RETROREFLECTIVE)



TYPICAL SIGN DETAIL

(NOT TO SCALE)

1. HOLES SHALL BE 3/8" DIA. C-C FULL LENGTH
2. STEEL SHALL CONFORM TO ASTM A-499 (GRADE 50 OR ASME SA-572 GRADE 50-1080)
3. PAINT SHALL BE PAINTED WITH 2 COATS OF APPROVED MEDIUM GREEN, BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.



TYPICAL STOP BAR DETAIL

(NOT TO SCALE)

DETAILS

HERON POINT PRESERVE

TAX MAP 13 LOT 183-16

PICKEREL POND ROAD

LACONIA, NEW HAMPSHIRE 03246

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SCALE: NONE

