

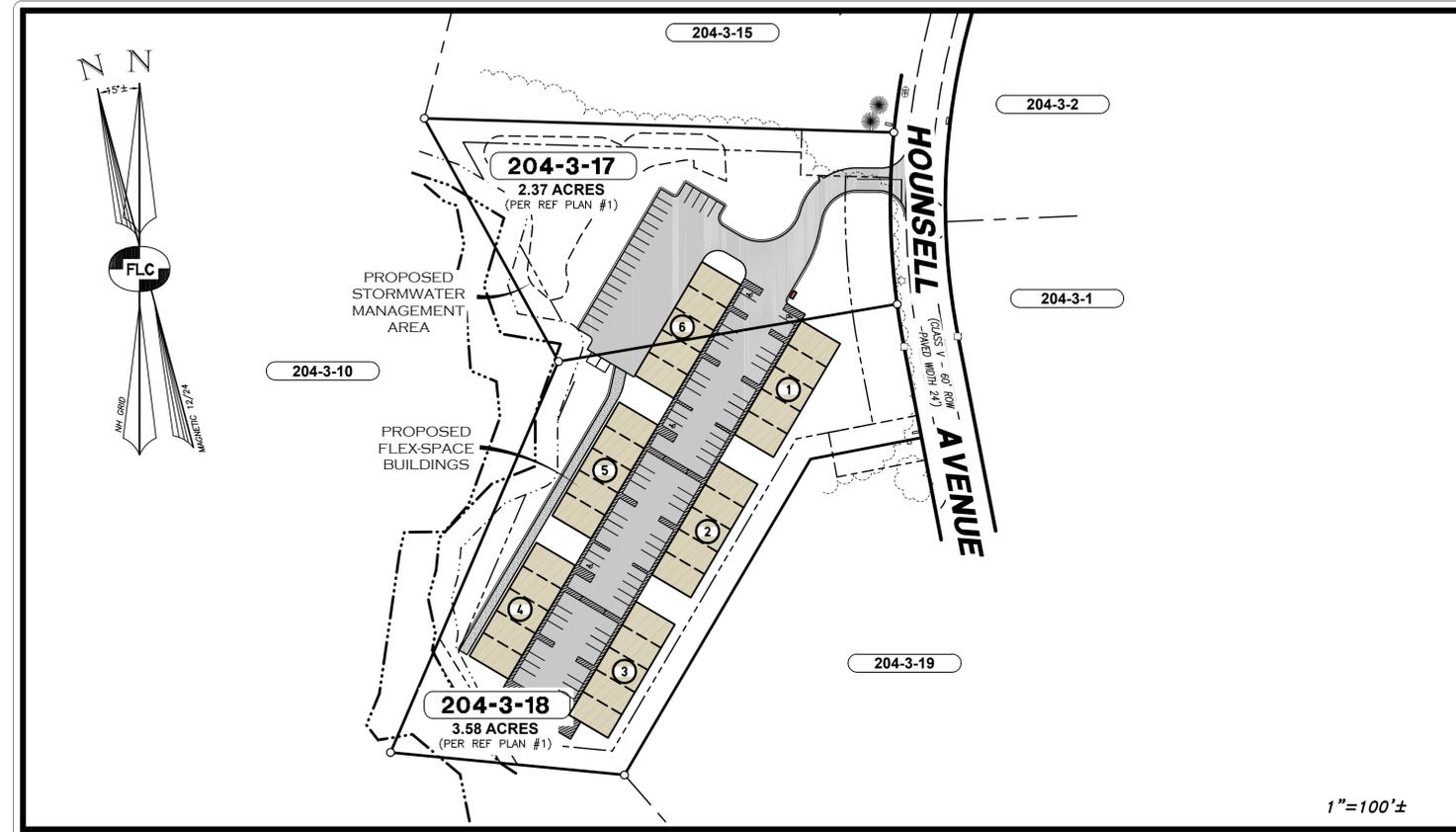
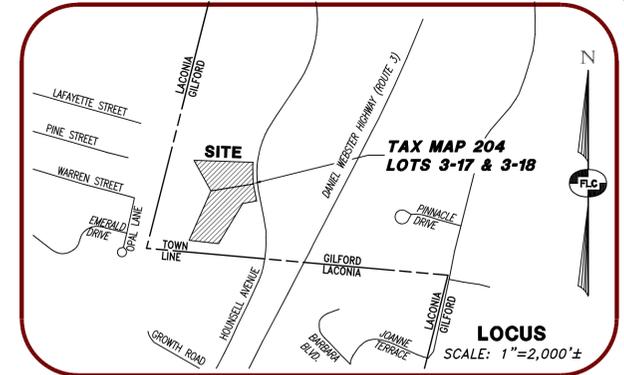
# SITE DEVELOPMENT PLANS

- TAX MAP 204, LOTS 3-17 & 3-18 -

## GRANITE RIDGE FLEX SPACE

PROPOSED CONTRACTOR BAYS  
(282 & 288 HOUNSELL AVENUE)  
GILFORD, NH

DATE: FEBRUARY 20, 2025  
LAST REVISED: SEPTEMBER 16, 2025



**PREPARED FOR & LAND OF:**  
**MKON LLC**  
265 WEIRS ROAD  
GILFORD, NH 03249

SHEET INDEX		
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2	SP-1	SITE PLAN
3	EX-1	EXISTING CONDITIONS PLAN
4	GR-1	GRADING & DRAINAGE PLAN
5	UT-1	UTILITY PLAN
6	LS-1	LANDSCAPE & LIGHTING PLAN
7	PP-1	DRIVEWAY PLAN & PROFILE
8	DT-1	EROSION CONTROL DETAILS
9	DT-2	CONSTRUCTION DETAILS
10	DT-3	CONSTRUCTION DETAILS
11	DT-4	STORMWATER MANAGEMENT DETAILS
12	DT-5	SEWER DETAILS
13	DT-6	SEWER PUMP STATION DETAILS

- WILDLIFE PROTECTION NOTES**
- ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO NEW HAMPSHIRE FISH AND GAME DEPARTMENT AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGreview@wildlife.nh.gov. EMAIL SUBJECT LINE NHB25-1547, GRANITE RIDGE FLEX SPACE, WILDLIFE SPECIES OBSERVATION.
  - 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.
  - IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE AOT PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO THE 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 OR ENDANGERED SPECIES AS DEFINED IN FIS 1002.04
  - THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

PLANNING BOARD APPROVAL BLOCK:

1. THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.

2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL UTILITY COMPANIES AND JURISDICTIONAL AGENCIES PRIOR TO AND DURING CONSTRUCTION.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.

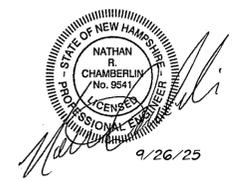
CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT  
**DIGSAFE.COM or 811**

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

**FIELDSTONE**  
**LAND CONSULTANTS, PLLC**

206 Elm Street, Milford, NH 03055  
45 Roxbury Street, Keene, NH 03431

Phone: (603)-672-5456 Fax: (603)-413-5456  
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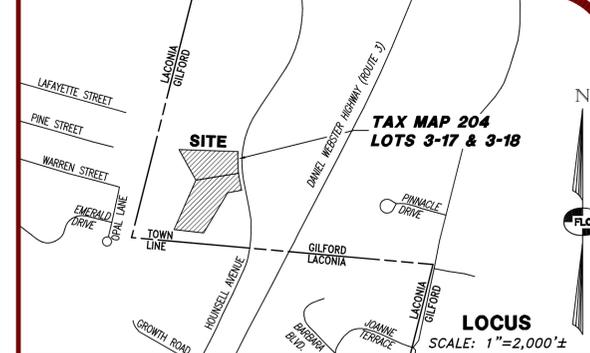
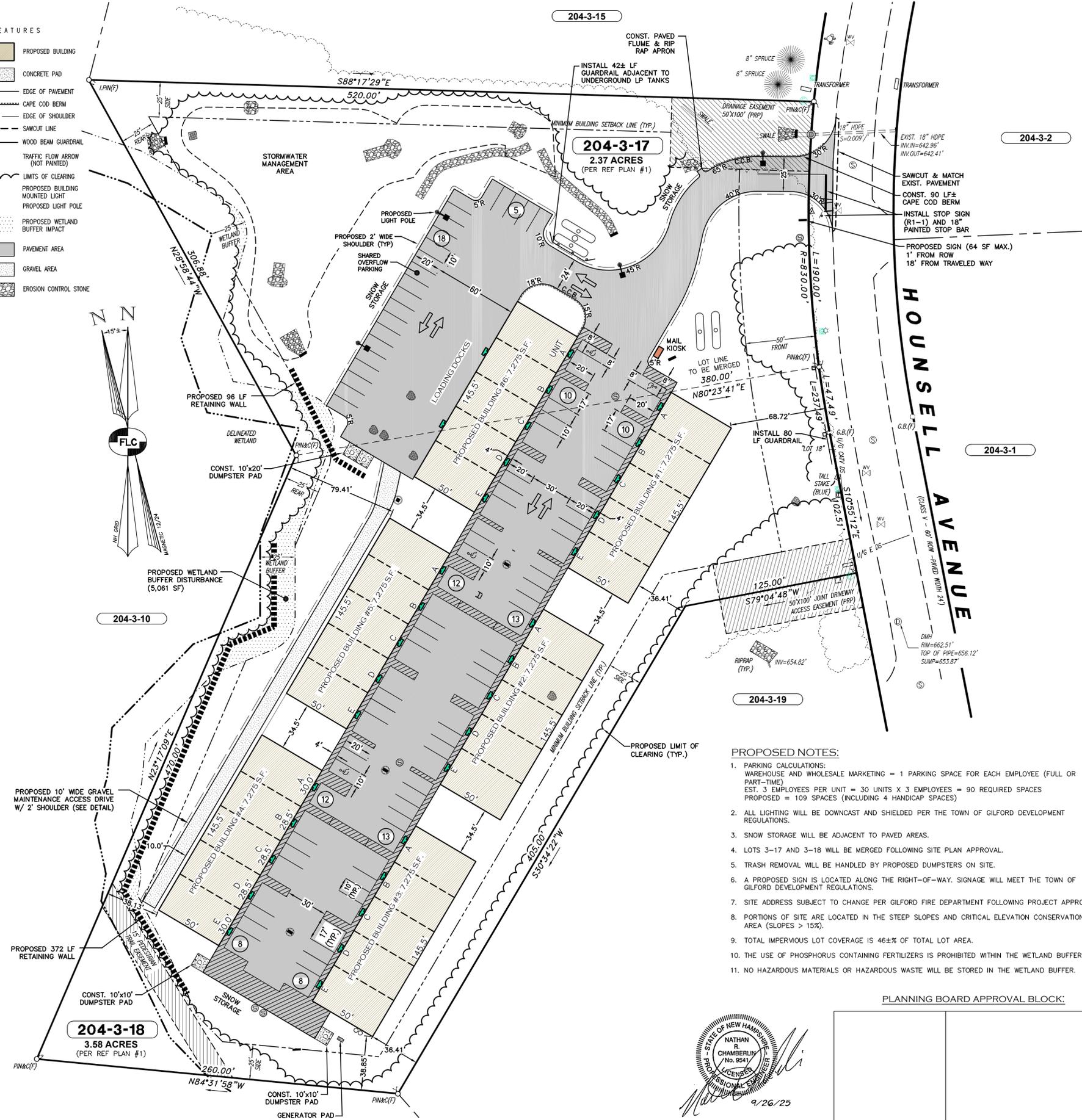
REV.	DATE	DESCRIPTION	C/O	DR	CK
K	9/26/25	ADD PB SIGNATURE BLOCK TO CV-1 & SP-1		NRC	CEB
J	9/15/25	ADD "DUCK BILL" CHECK VALVE VALVE PIT DETAIL ON DT-6		NRC	CEB
I	9/4/25	ADDRESS NHDES WWEB 9/3/25 EMAIL REVIEW COMMENTS		NRC	CEB
H	8/28/25	BUILDING 2 WATER SERVICE LAYOUT		NRC	CEB
G	8/25/25	OWNER ADDRESS, WATER SERVICE SIZE		NRC	CEB
F	8/8/25	PROPERTY OWNER		NRC	CEB
E	8/5/25	ADDRESS 7/31/25 AOT RFMI, REVISE UTILITIES PER CLIENT		NRC	CEB
D	7/25/25	PUMP STATION DETAILS AND GENERATOR		NRC	CEB
C	7/21/25	BUILDINGS 1 & 6, SITE UTILITIES		NRC	CEB
B	6/6/25	SITE ENTRANCE, SW MANAGEMENT AREA		NRC	CEB
A	4/22/25	ADDRESS CONTRATOR INQUIRIES		NRC	CEB
REV.	DATE	DESCRIPTION	C/O	DR	CK

FILE: 4024CV00K.dwg PROJ. NO. 4024.00 SHEET: CV-1 PAGE NO. 1 OF 13

- LEGEND:**
- EXISTING FEATURES**
- RIGHT-OF-WAY LINE
  - BOUNDARY LINE
  - ABUTTING LOT LINE
  - BUILDING SETBACK LINE
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL
  - EXISTING EASEMENT LINE
  - EDGE OF TREE LINE
  - EDGE OF WETLANDS (PRP #2)
  - WETLANDS BUFFER LINE (PER G20 15.5)
  - 630 10' CONTOUR INTERVAL
  - 628 2' CONTOUR INTERVAL
  - DS G DIGSAFE GAS LINE
  - W WATER LINE
  - S SEWER LINE
  - U/G E DS UNDERGROUND ELECTRIC DISSAFE
  - U/G CATV DS UNDERGROUND CATV DISSAFE

- PROPOSED FEATURES**
- PROPOSED BUILDING
  - CONCRETE PAD
  - EDGE OF PAVEMENT
  - CAPE COD BERM
  - EDGE OF SHOULDER
  - SAWCUT LINE
  - WOOD BEAM GUARDRAIL
  - TRAFFIC FLOW ARROW (NOT PAINTED)
  - LIMITS OF CLEARING
  - PROPOSED BUILDING MOUNTED LIGHT
  - PROPOSED LIGHT POLE
  - PROPOSED WETLAND BUFFER IMPACT
  - PAVEMENT AREA
  - GRAVEL AREA
  - EROSION CONTROL STONE

- 204-3-18**
- TAX MAP & LOT NUMBER
- G.B.(F) GRANITE BOUND FOUND
  - LPIN(F) IRON PIN FOUND
  - LPPE(F) IRON PIPE FOUND
  - PRP PER REFERENCE PLAN
  - DRAIN MAN-HOLE
  - SEWER MAN-HOLE
  - WATER HYDRANT
  - WATER VALVE
  - WATER SHUT-OFF
  - WELL
  - CABLE PEDESTAL
  - ELECTRIC PEDESTAL
  - TELEPHONE PEDESTAL
  - TELEPHONE MAN-HOLE
  - ROCK / BOULDER
  - EXISTING BUILDING



**GRAPHIC SCALE**

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

J	9/26/25	ADD PB SIGNATURE BLOCK TO CV-1 & SP-1	NRC	CEB
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C	7/21/25	BUILDINGS 1 & 6, SEWER LAYOUT	NRC	CEB
REV.	DATE	DESCRIPTION	C/O	DR

CONTACT DIG SAFE  
72 HOURS PRIOR  
TO CONSTRUCTION

**DIGSAFE.COM**  
OR DIAL 8 1 1  
CALL 811 - KNOW WHAT'S BELOW

PLANNING BOARD APPROVAL BLOCK:

NATHAN R. CHAMBERLIN  
No. 9541  
LICENSED PROFESSIONAL ENGINEER  
9/26/25

**SITE PLAN**  
**TAX MAP 204 LOTS 3-17 & 3-18**  
**(282 & 288 HOUNSELL AVENUE)**  
**GILFORD, NEW HAMPSHIRE**  
PREPARED FOR & LAND OF:  
**MKON LLC**  
265 WEIRS ROAD, GILFORD, NH 03249

SCALE: 1" = 40' JANUARY 31, 2025

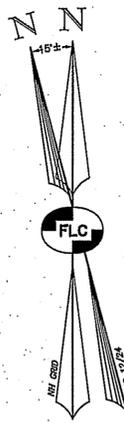
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- LEGEND:**
- RIGHT-OF-WAY LINE
  - BOUNDARY LINE
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  - - - EDGE OF GRAVEL
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  - - - WETLANDS BUFFER LINE (PER 620 15.5)
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  - 204-3-18 TAX MAP & LOT NUMBER

- G.B.(F) GRANITE BOUND FOUND
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- WATER HYDRANT
- WATER VALVE
- WATER SHUT-OFF
- WELL
- CABLE PEDESTAL
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- TELEPHONE MAN-HOLE
- ROCK / BOULDER
- EXISTING BUILDING



**204-3-10**  
**TOWN OF GILFORD**  
 47 CHERRY VALLEY ROAD  
 GILFORD, NH 03249  
 BK 864 PG 853 2/15/1984

**204-3-18**  
 3.58 ACRES  
 (PER REF PLAN #1)

**204-3-17**  
 2.37 ACRES  
 (PER REF PLAN #1)

**204-3-15**  
**F & N ASSOCIATES**  
**F W WEBB COMPANY**  
 180 MIDDLESEX TURNPIKE  
 BEDFORD, MA 01730  
 BK 2261 PG 981 1/12/2026

**204-3-2**  
**GEORGE C. STAFFORD**  
**AND SONS, INC.**  
 PO BOX 220  
 LACONIA, NH 03247  
 BK 3530 PG 783 9/15/2022

**204-3-1**  
**FAT BOY KOLE, LLC**  
 11 WALKER STREET  
 LACONIA, NH 03246  
 BK 3538 PG 852 10/27/2022

**204-3-19**  
**WADSWORTH PROPERTY MANAGEMENT, LLC**  
 77 MORNINGSIDES DRIVE  
 LACONIA, NH 03246  
 BK 3258 PG 109 8/27/2019

**NRCS SOILS LEGEND:**  
 SOURCE: USDA NRCS WEB SOIL SURVEY

----- SOIL BOUNDARY

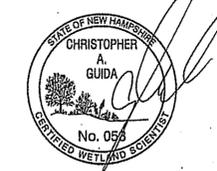
**220C** BOSCAWEN FINE SANDY LOAM, 8 TO 15% SLOPES

**480B** MILLSITE-WOODSTOCK-HENNIKER COMPLEX 3 TO 8% SLOPES, VERY STONY

**CERTIFICATION:**

WETLANDS WERE DELINEATED BY OTHERS PER REFERENCE PLAN #2, AND WERE RE-LOCATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTH-CENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN DECEMBER, 2024.

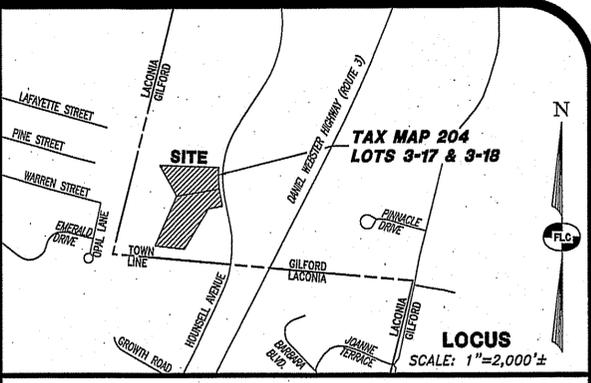
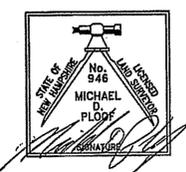
DATE: 9/26/25



**CERTIFICATION:**

"I HEREBY CERTIFY THAT THE EXISTING CONDITIONS SHOWN WERE DEVELOPED FROM A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF DECEMBER 2024 AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000)".

DATE: 8/26/25

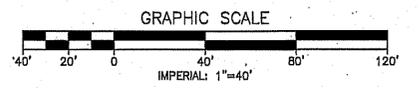


**REFERENCE PLAN:**

- "SUBDIVISION PLAN OF LAND - LAKES BUSINESS PARK - PHASE II - FOR CITY OF LACONIA & TOWN OF GILFORD - HOUNSELL AVENUE & GILFORD AVENUE, N.H. ROUTE 11 - GILFORD, BELKNAP COUNTY, NEW HAMPSHIRE" SCALE: 1"=100' BY STEVEN J. SMITH & ASSOCIATES, INC. DATED FEBRUARY 6, 2002 AND APPROVED BY THE LACONIA PLANNING BOARD ON AUGUST 23, 2004, AND RECORDED ON AUGUST 26, 2003 IN PLAN DRAWER L49, PLAN NUMBER 033 AT B.C.R.D.
- "CONCEPT PLAN - 282 & 288 - HOUNSELL AVE. - GILFORD, NH 03249 SHEET C-0". SCALE: 1"= 30" PREPARED BY: DUBOIS & KING INC. DATED JUNE, 2024. NOT RECORDED.

**NOTES:**

- THE OWNER OF RECORD FOR TAX MAP 204 LOTS 3-17 & 3-18 IS MKON LLC, 265 WEIRS ROAD, GILFORD, NH 03249, THE DEED REFERENCE TO THE PARCELS IS BK.3686 PG.177 DATED AUGUST 7, 2025 IN THE B.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR TAX MAP 204 LOT 3-17 & 3-18, AS SHOWN.
- ZONING FOR THE PARCEL IS INDUSTRIAL DISTRICT (I). BUILDING SETBACKS ARE 50 FT FRONT, 25 FT SIDE AND 25 FT REAR.
- SURFACE FEATURES SHOWN ARE THE RESULT OF AN ON THE GROUND FIELD SURVEY CONDUCTED BY THIS OFFICE IN THE MONTH OF DECEMBER, 2024. HORIZONTAL ORIENTATION IS N.H. STATE PLANE AND VERTICAL DATUM IS NAVD88 PER GPS FIELD OBSERVATIONS THAT WERE UPLOADED TO & CALCULATED BY THE NOAA ONLINE POSITIONING USER SERVICE.
- THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS CITED HEREON TOGETHER WITH A PRECISE ON THE GROUND FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF DECEMBER, 2024.
- SUBJECT PARCEL LIES OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NO. 3300040010B, EFFECTIVE DATE 6/19/1989.
- WETLANDS WERE DELINEATED BY OTHERS PER REFERENCE PLAN #2. THE WETLANDS WERE RE-LOCATED BY THIS OFFICE AND VERIFIED BY CHRISTOPHER A. GUIDA, C.W.S. IN DECEMBER OF 2024.
- CONTOUR DATA SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE IN DECEMBER, 2024.
- PARCELS ARE SUBJECT TO PROVISIONS OF CERTAIN "DECLARATION OF COVENANTS AND RESTRICTIONS FOR LAKES BUSINESS PARK, PHASE II" DATED APRIL 7, 2005 AND RECORDED IN BOOK 2166, PAGE 364 AT THE B.C.R.D., SAID DECLARATION AS AMENDED IN BK. 2520, PG. 93 AND AS AMENDED IN BK. 2854, PG. 484.
- PARCELS ARE SUBJECT TO NHDES WETLANDS AND NON-SITE SPECIFIC PERMIT 2002-00822 DATED 3/25/2003 AND RECORDED IN BK. 1882, PG. 658 IN B.C.R.D. INCLUDING BUT NOT LIMITED TO CONDITIONS #5, 6 AND 7 REGARDING (1) NO FURTHER ALTERATION OF WETLANDS AND (2) AN EASEMENT FOR FUTURE CONSTRUCTION OF A PEDESTRIAN TRAIL SHOWN HEREON.



REV.	DATE	DESCRIPTION	C/O	DR	CK
B	08/26/25	REVISE MKON ADDRESS		TJB	MDP
A	08/09/25	PROPERTY OWNER		JGL	MDP

**EXISTING CONDITIONS PLAN**  
**TAX MAP 204 LOTS 3-17 & 3-18**  
**(282 & 288 HOUNSELL AVENUE)**  
**GILFORD, NEW HAMPSHIRE**

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SCALE: 1" = 40' JANUARY 31, 2025

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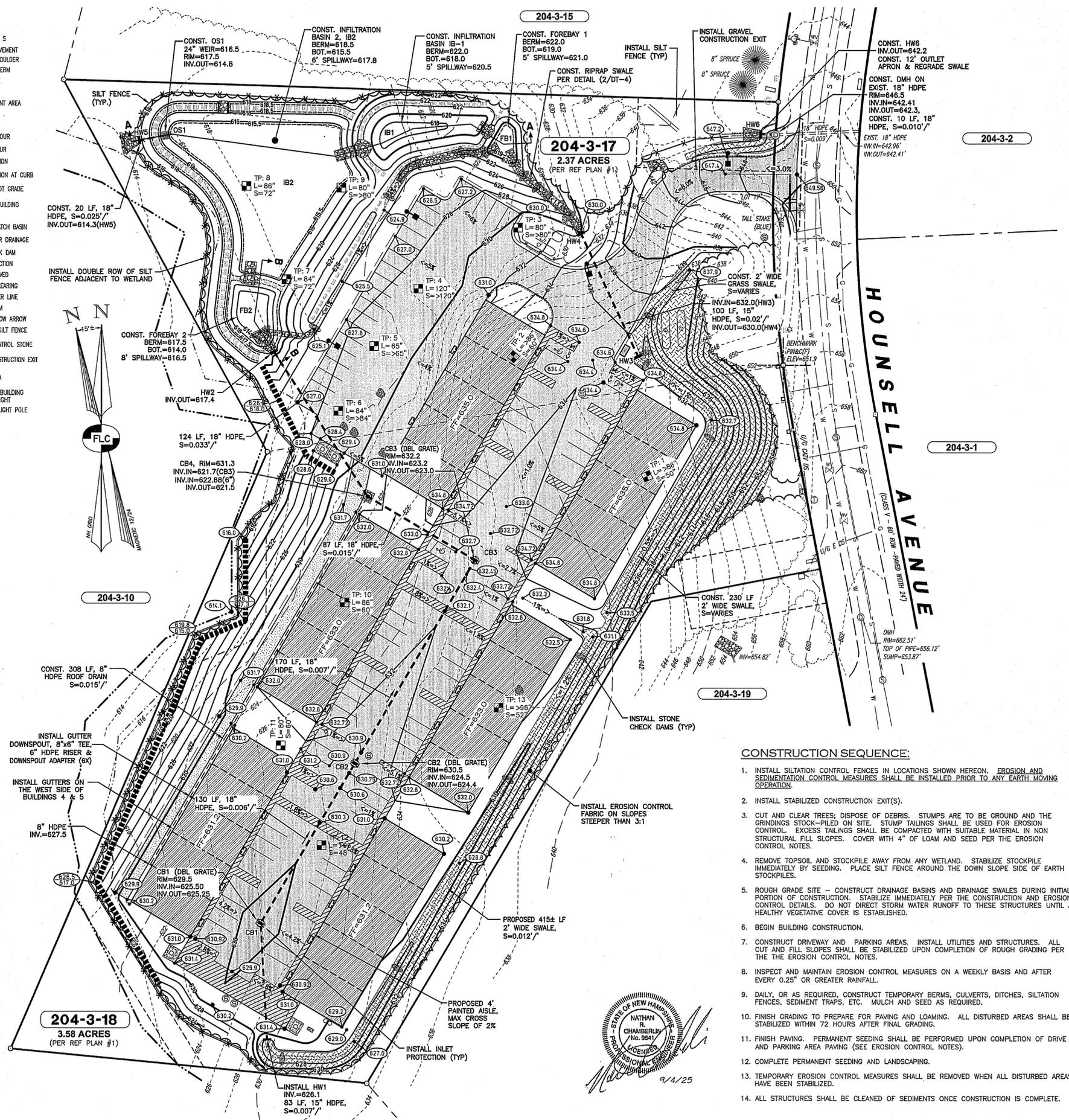
**LEGEND:**

**EXISTING FEATURES**

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CURB LINE
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- CHAIN-LINK FENCE
- CULVERT
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- 204-3-18
- ⊙ D.H.(F)
- ⊙ I.P.W.(F)
- ⊙ I.P.P.(F)
- ⊙ UTILITY POLE, GUY & LIGHT
- ⊙ CATCH BASIN (SQUARE)
- ⊙ SEWER MAN-HOLE
- ⊙ SEWER CLEAN-OUT
- ⊙ WATER HYDRANT
- ⊙ WATER VALVE
- ⊙ WATER SHUT-OFF
- ⊙ WELL
- ▭ EXISTING BUILDING

**PROPOSED FEATURES**

- EDGE OF PAVEMENT
- EDGE OF SHOULDER
- CAPE COD BERM
- SAWCUT LINE
- GUARDRAIL
- ▭ SITE PAVEMENT AREA
- ▭ CONCRETE PAVEMENT
- 630 10 FT. CONTOUR
- 632 2 FT. CONTOUR
- 261.3 SPOT ELEVATION
- 261.4 SPOT ELEVATION AT CURB
- 261.1 SPOT ELEVATION TO BE REMOVED
- ▭ PROPOSED BUILDING
- ⊙ CB1 DRAINAGE CATCH BASIN
- STORM WATER DRAINAGE
- STONE CHECK DAM
- INLET PROTECTION
- LIMITS OF CLEARING
- SWALE/GUTTER LINE
- TOP OF BERM
- DRAINAGE FLOW ARROW
- TEMPORARY SILT FENCE
- EROSION CONTROL STONE
- GRAVEL CONSTRUCTION EXIT
- ▭ GRAVEL AREA
- ▭ PROPOSED BUILDING MOUNTED LIGHT
- ▭ PROPOSED LIGHT POLE



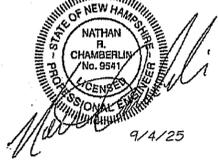
**CONSTRUCTION NOTES:**

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF GILFORD AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE TOWN OF GILFORD DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (811).
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE MUNICIPAL DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
6. BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF GILFORD FIRE DEPARTMENT REGULATIONS.
7. ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDING IMMEDIATELY UPON BEING CONSTRUCTED.
8. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
9. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
10. ALL POWER WORK SHALL CONFORM TO LOCAL PROVIDER STANDARDS.
11. ALL TELEPHONE WORK SHALL CONFORM TO LOCAL PROVIDER SPECIFICATIONS.
12. STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH TOWN OF GILFORD SPECIFICATIONS.



**CONSTRUCTION SEQUENCE:**

1. INSTALL SILTATION CONTROL FENCES IN LOCATIONS SHOWN HEREON. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
2. INSTALL STABILIZED CONSTRUCTION EXIT(S).
3. CUT AND CLEAR TREES; DISPOSE OF DEBRIS. STUMPS ARE TO BE GROUND AND THE GRINDINGS STOCK-PILED ON SITE. STUMP TAILINGS SHALL BE USED FOR EROSION CONTROL. EXCESS TAILINGS SHALL BE COMPACTED WITH SUITABLE MATERIAL IN NON STRUCTURAL FILL SLOPES. COVER WITH 4" OF LOAM AND SEED PER THE EROSION CONTROL NOTES.
4. REMOVE TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE STOCKPILE IMMEDIATELY BY SEEDING. PLACE SILT FENCE AROUND THE DOWN SLOPE SIDE OF EARTH STOCKPILES.
5. ROUGH GRADE SITE - CONSTRUCT DRAINAGE BASINS AND DRAINAGE SWALES DURING INITIAL PORTION OF CONSTRUCTION. STABILIZE IMMEDIATELY PER THE CONSTRUCTION AND EROSION CONTROL DETAILS. DO NOT DIRECT STORM WATER RUNOFF TO THESE STRUCTURES UNTIL A HEALTHY VEGETATIVE COVER IS ESTABLISHED.
6. BEGIN BUILDING CONSTRUCTION.
7. CONSTRUCT DRIVEWAY AND PARKING AREAS. INSTALL UTILITIES AND STRUCTURES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE EROSION CONTROL NOTES.
8. INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY 0.25" OR GREATER RAINFALL.
9. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
10. FINISH GRADING TO PREPARE FOR PAVING AND LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
11. FINISH PAVING. PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF DRIVE AND PARKING AREA PAVING (SEE EROSION CONTROL NOTES).
12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
14. ALL STRUCTURES SHALL BE CLEANED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.



REV.	DATE	DESCRIPTION	C/O	DR	CK
I	9/4/25	ADDRESS NHDES WWEB 9/3/25 EMAIL REVIEW COMMENTS		NRC	CEB
H	8/28/25	BUILDING 2 WATER SERVICE LAYOUT		NRC	CEB
G	8/25/25	OWNER'S ADDRESS, WATER SERVICE SIZE		NRC	CEB
F	8/6/25	PROPERTY OWNER		NRC	CEB
E	8/5/25	ADDRESS 7/31/25 AOT RFMI, REVISE UTILITIES PER CLIENT		NRC	CEB
D	7/25/25	ADD GENERATOR		NRC	CEB
C	7/21/25	BUILDINGS 1 & 6, SEWER LAYOUT		NRC	CEB
B	6/6/25	SITE ENTRANCE, SW MANAGEMENT AREA		NRC	CEB

**GRADING & DRAINAGE PLAN**  
**TAX MAP 204 LOTS 3-17 & 3-18**  
**(282 & 288 HOUNSELL AVENUE)**  
**GILFORD, NEW HAMPSHIRE**  
**PREPARED FOR & LAND OF:**  
**MKON LLC**  
**265 WEIRS ROAD, GILFORD, NH 03249**

SCALE: 1" = 40' JANUARY 31, 2025

Surveying + Engineering + Land Planning + Permitting + Septic Designs

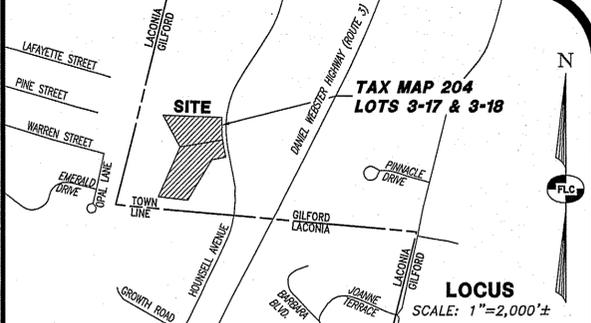
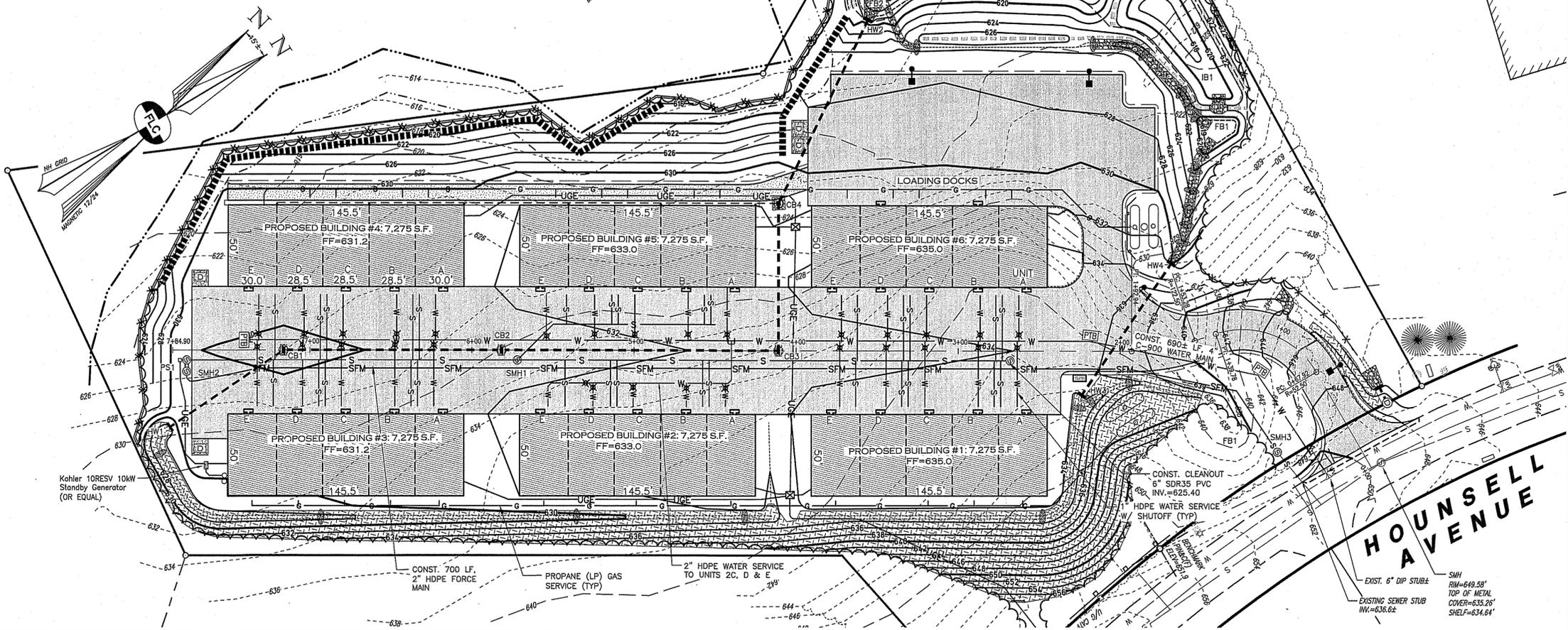
**FIELDSTONE**  
**LAND CONSULTANTS, PLLC**  
 206 Elm Street, Milford, NH 03055  
 45 Roxbury Street, Keene, NH 03431  
 Phone: (603) 672-5456 Fax: (603) 413-5456  
 www.FieldstoneLandConsultants.com

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CONTACT DIG SAFE  
 72 HOURS PRIOR  
 TO CONSTRUCTION  
**DIGSAFE.COM**  
 OR DIAL 8 1 1  
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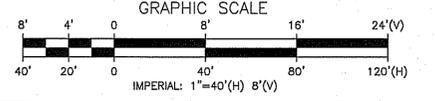
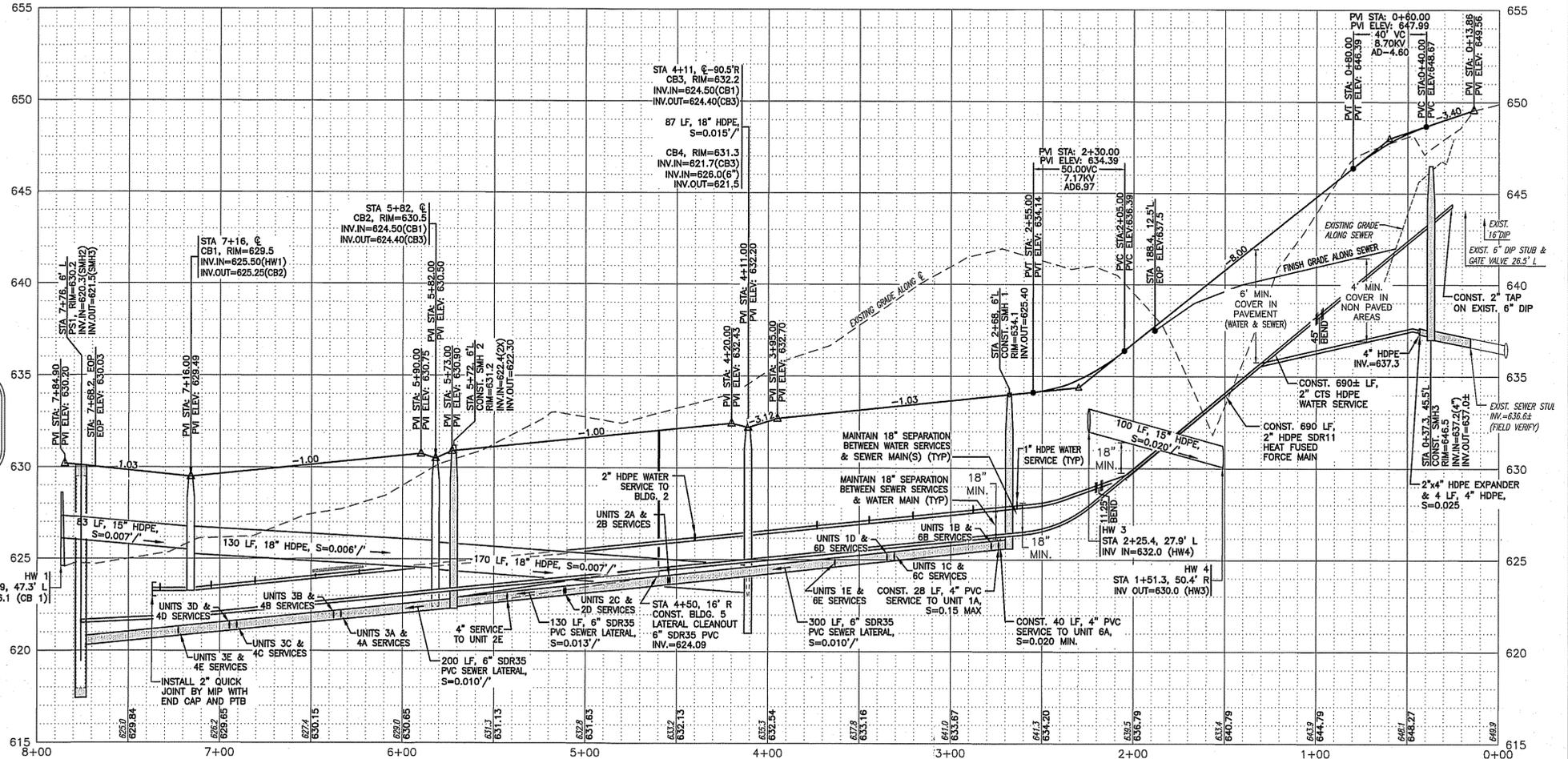






- CONSTRUCTION NOTES:**
1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF GILFORD AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE TOWN OF GILFORD DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
  2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (811).
  5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE MUNICIPAL DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
  6. BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF GILFORD FIRE DEPARTMENT REGULATIONS.
  7. ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED.
  8. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
  9. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
  10. ALL POWER WORK SHALL CONFORM TO LOCAL PROVIDER STANDARDS.
  11. ALL TELEPHONE WORK SHALL CONFORM TO LOCAL PROVIDER SPECIFICATIONS.
  12. STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH TOWN OF GILFORD SPECIFICATIONS.
  13. GRAVITY SEWER PIPE SHALL BE SDR35 PVC. WATER SERVICES SHALL BE CTS HDPE.
  14. WATER LINE CONSTRUCTION AND INSPECTION SHALL BE COORDINATED WITH THE CITY OF LACONIA WATER DEPARTMENT 603-524-0901. THE OWNER WILL TAKE RESPONSIBILITY FOR THE EXISTING 6" DIP WATER SERVICE TO LOT 204-3-18.
  15. THE PROPOSED SEWER LAYOUT WITHIN BUILDING IS APPROXIMATE AND IS DEPENDENT ON FINAL ARCHITECTURAL PLANS. THE MINIMUM SLOPE OF 1.0% (1/8 IN./FT.) SHALL BE MAINTAINED FOR THE WASTEWATER COLLECTION SYSTEM.
  16. THE PROPOSED STANDBY GENERATOR IS FOR THE PUMP STATION ONLY.

- PROPOSED FEATURES**
- PROPOSED BUILDING
  - CONCRETE PAVEMENT
  - SITE PAVEMENT AREA
  - EDGE OF PAVEMENT
  - EDGE OF SHOULDER
  - CAPE COO BERM
  - SAWCUT LINE
  - GUARDRAIL
  - LIMITS OF CLEARING
  - PROPOSED BUILDING MOUNTED LIGHT
  - PROPOSED LIGHT POLE
  - UNDERGROUND ELECTRIC
  - WATER LINE
  - DRAINAGE LINE
  - SEWER LINE
  - EARTHEN BERM
  - 10 FT. CONTOUR
  - 2 FT. CONTOUR



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B	6/16/25	SITE ENTRANCE, SW MANAGEMENT AREA			
		DESCRIPTION	C/O	DR	CK

**DRIVEWAY PLAN & PROFILE**  
**TAX MAP 204 LOTS 3-17 & 3-18**  
**(282 & 288 HOUNSELL AVENUE)**  
**GILFORD, NEW HAMPSHIRE**  
 PREPARED FOR & LAND OF:  
**MKON LLC**  
 265 WEIRS ROAD, GILFORD, NH 03249

SCALE: 1" = 40'(H) 4'(V) AUGUST 4, 2025

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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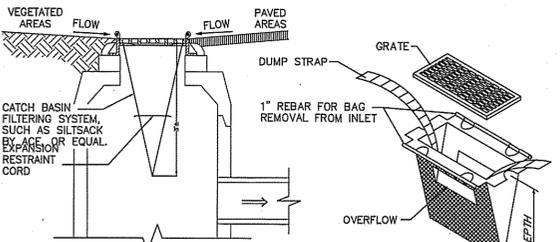
- PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS THEREOF IN NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICE STORM WATER MANUALS, VOLUME 1-3, LATEST EDITION.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERIMETER CONTROLS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.
- INSTALL INLET PROTECTION AROUND ALL STORM DRAIN STRUCTURES. INLET PROTECTION BMP'S SHALL REMAIN UNTIL THE SITE IS STABILIZED. CONSTRUCTION OF DETENTION BASINS AND TREATMENT SWALES SHALL OCCUR PRIOR TO AND EARTH MOVING OPERATION THAT WILL INFLUENCE STORM WATER RUNOFF.
- THE WORK AREA SHALL BE GRADED, SHAPED AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE THE LIMITS OF THE WORK AREA.
- EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EVERY 0.25-INCH OR GREATER RAINFALL. SEDIMENTS SHALL BE DISPOSED OF IN AN UPLAND AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND BE PERMANENTLY STABILIZED.
- THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION. AT NO TIME SHALL THE TOTAL UNSTABILIZED DISTURBED AREA, INCLUDING LOT DISTURBANCES, BE GREATER THAN FIVE (5) ACRES.
- THE LAND AREA EXPOSED SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME. ALL NON-ACTIVE DISTURBED AREAS SHALL BE STABILIZED WITHIN 30 DAYS OF THE DISTURBANCE. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.
- DITCHES, SWALES AND DRAINAGE BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURRED:
  - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
  - A MINIMUM OF 65% VEGETATED GROWTH HAS BEEN ESTABLISHED;
  - A MINIMUM OF 3-INCHES OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED; OR
  - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1 (HORIZONTAL / VERTICAL), UNLESS OTHERWISE SPECIFIED THE CONTRACTOR SHALL USE NORTH AMERICAN GREEN SC150, OR APPROVED EQUAL.
- ALL AREAS RECEIVING EROSION CONTROL STONE OR RIPRAP SHALL HAVE A GEOTEXTILE MATERIAL INSTALLED BELOW THE STONE (SEE APPROPRIATE DETAILS).
- ALL DISTURBED AREAS TO TURF FINISHED SHALL BE COVERED WITH A MINIMUM THICKNESS OF 6 INCHES OF COMPACTED LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW:
 

PERMANENT SEED (LAWN AREAS)	LBS / 1,000 SQ. FT.	PERMANENT SLOPE SEED MIX	LBS / 1,000 SQ. FT.
CREeping RED FESCUE	0.92 LBS	CREeping RED FESCUE	0.80 LBS
PERENNIAL RYEGRASS	1.15 LBS	PERENNIAL RYEGRASS	0.69 LBS
KENTUCKY BLUEGRASS	0.58 LBS	RETOP	0.12 LBS
RETOP	0.12 LBS	ALSKIE CLOVER	0.12 LBS
		BIRDSFOOT TREFLOIL	

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

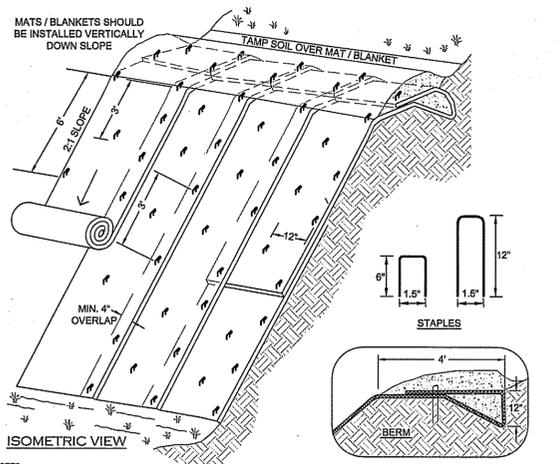
- ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 65% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 65% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL OR PROPERLY INSTALLED EROSION CONTROL BLANKETS COVERED WITH HAY. OTHER STABILIZATION OPTIONS ARE TO BE APPROVED BY THE APPROPRIATE AGENCIES AND THE DESIGN ENGINEER. IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER MONTHS THEN THE ROAD SHOULD BE CLEARED OF ACCUMULATED SNOW AFTER EACH STORM EVENT.

**WINTER CONSTRUCTION NOTES** 2 DT-1



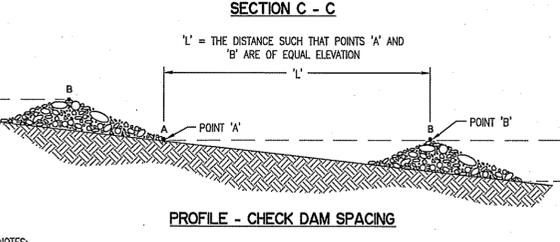
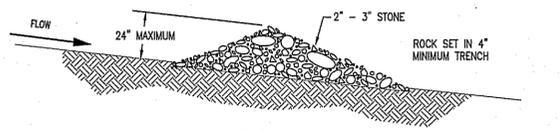
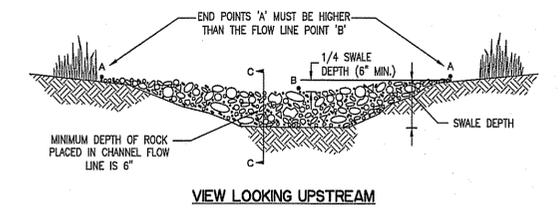
- NOTES:
- INSTALL AND MAINTAIN SACKS IN ALL CATCH BASINS.
  - TO INSTALL SACK, REMOVE CATCH BASIN GRATE AND PLACE SACK IN OPENING. HOLD OUT APPROXIMATELY SIX INCHES OF THE SACK OUTSIDE THE FRAME FOR THE LIFTING STRAPS. REPLACE THE GRATE TO HOLD THE SACK IN PLACE.
  - THE SACK SHOULD BE INSPECTED AFTER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

**SILT SACK SEDIMENT FILTER** 3 DT-1



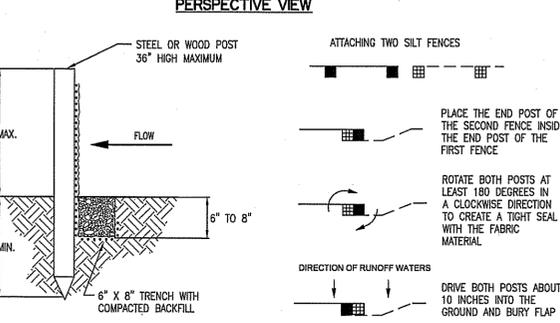
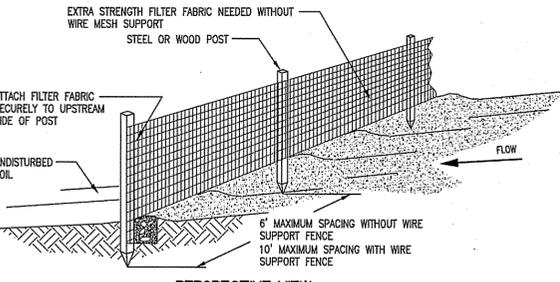
- NOTES:
- DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES. DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
  - INSTALL STRAW/COCONUT FIBER EROSION CONTROL MAT CONFORMING TO NHDOT ITEM 645.44 SUCH AS NORTH AMERICAN GREEN SC150BN OR EQUAL ON ALL SLOPES EXCEEDING 3' HORIZ : 1' VERT.
  - THE EROSION CONTROL MATERIAL(S) SHALL BE ANCHORED WITH "U" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAKES WITH A MINIMUM TOP WIDTH OF 1 INCH AND LENGTH OF 6 INCH.
  - SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT.
  - APPLY LIME, FERTILIZER AND PERMANENT SEEDING BEFORE PLACING BLANKETS.
  - BEFORE AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET AS SHOWN. ROLL THE BLANKETS DOWN THE SLOPE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES OR STAKES IN APPROPRIATE LOCATIONS. REFER TO MANUFACTURERS STAPLE GUIDE FOR CORRECT STAPLE PATTERN.
  - LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
  - IN LOOSE SOIL CONDITIONS THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6 INCHES MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
  - THE CONTRACTOR SHALL MAINTAIN THE BLANKET UNTIL ALL WORK ON THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED. MAINTENANCE SHALL CONSIST OF THE REPAIR OF AREAS WHERE DAMAGED BY ANY CAUSE. ALL DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITIONS AND GRADE OF THE SOIL PRIOR TO APPLICATION OF THE COVERING AND SHALL BE REFERTILIZED, RESEEDING AND REMULCHED AS DIRECTED.
  - THERE SHALL BE NO PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCH.
  - TURF REINFORCEMENT MATS SHALL BE COVERED WITH SOIL TO PREVENT EXPOSURE OF THE MATS TO THE SURFACE.
- SCALE: N.T.S.

**EROSION BLANKETS - SLOPE INSTALLATION** 4 DT-1



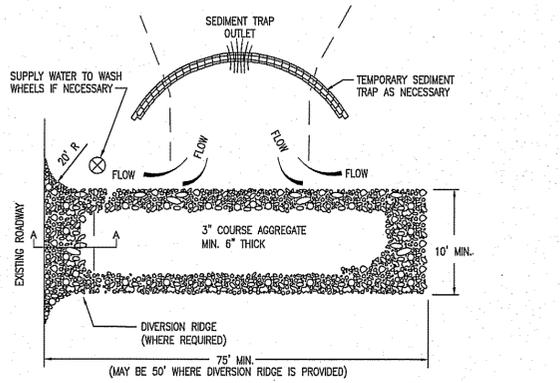
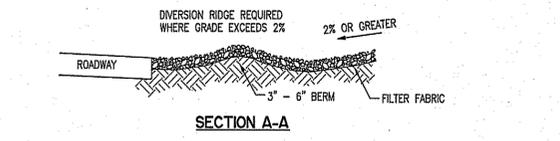
- NOTES:
- STONE CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
  - THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE CHECK DAM SHOULD BE LESS THAN ONE ACRE.
  - STONE CHECK DAMS SHOULD NOT BE USED IN A FLOWING STREAM.
  - STONE CHECK DAMS SHOULD BE CONSTRUCTED OF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

**STONE CHECK DAM** 5 DT-1



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

**SILT FENCE** 6 DT-1



- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  - THE MINIMUM STONE USED SHOULD BE 3-INCH CRUSHED STONE.
  - THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
  - THE PAD SHOULD EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
  - THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
  - THE PAD SHOULD BE AT LEAST 6-INCHES THICK.
  - THE GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
  - 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.
  - NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.
  - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
  - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- SCALE: N.T.S.

**GRAVEL CONSTRUCTION EXIT** 7 DT-1

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION  
**DIGSAFE.COM**  
 OR DIAL 8 1 1  
 CALL 811 - KNOW WHAT'S BELOW

STATE OF NEW HAMPSHIRE  
 NATHAN R. CHAMBERLIN  
 No. 8541  
 LICENSED PROFESSIONAL ENGINEER  
 8/26/25

REV.	DATE	DESCRIPTION	C/O	DR	CK	
D	8/25/25	OWNER ADDRESS			NRC	CEB
C	8/8/25	PROPERTY OWNER			NRC	CEB
B	8/5/25	ADDRESS 7/31/25 AOT RFM, REVISE UTILITIES PER CLIENT			NRC	CEB
A	8/8/25	UPDATE NOTES			NRC	CEB

**EROSION CONTROL DETAILS**  
**TAX MAP 204 LOTS 3-17 & 3-18**  
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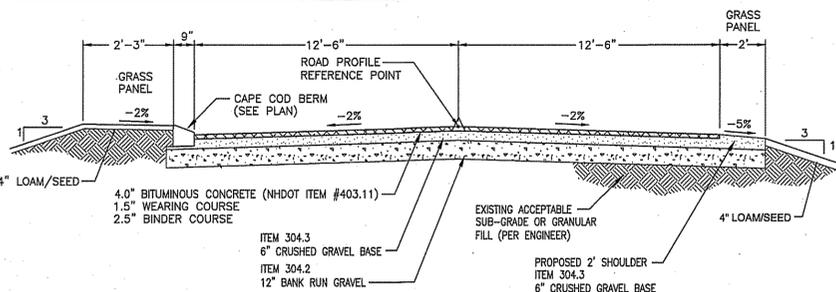
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 www.FieldstoneLandConsultants.com

- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF GILFORD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-800-255-4977 IN NH, 1-888-344-7233 IN MA).
- COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
- ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.
- THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

**GENERAL CONSTRUCTION NOTES**

1  
DT-2

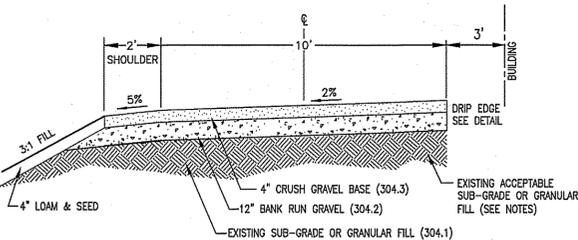


- NOTE:
- FILL SOILS SHALL BE NO LESS GRANULAR THAN THE SOIL UPON WHICH IT IS PLACED AND SHALL DRAIN READILY.
  - COMPACTION OF FILL SOILS SHALL ACHIEVE 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1577-02, ASTM 1556-00, AND ASTM D2922-01.

SCALE: N.T.S.

**TYPICAL CROSS-SECTION - SITE DRIVE**

2  
DT-2

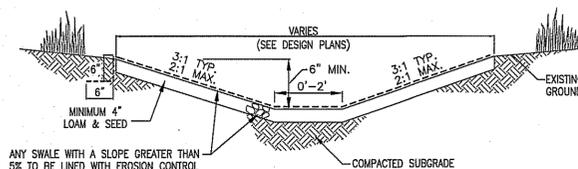


- NOTE:
- FILL SOILS SHALL BE NO LESS GRANULAR THAN THE SOIL UPON WHICH IT IS PLACED AND SHALL DRAIN READILY.
  - COMPACTION OF FILL SOILS SHALL ACHIEVE 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1577-02, ASTM 1556-00, AND ASTM D2922-01.

SCALE: N.T.S.

**MAINTENANCE DRIVE**

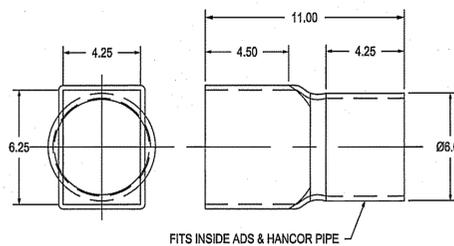
3  
DT-2



ANY SWALE WITH A SLOPE GREATER THAN 5% TO BE LINED WITH EROSION CONTROL MAT (NORTH AMERICAN GREEN SCISO OR EQUAL) OR 4" RIP-RAP STONE 12" THICK.

**TYPICAL SWALE DETAIL**

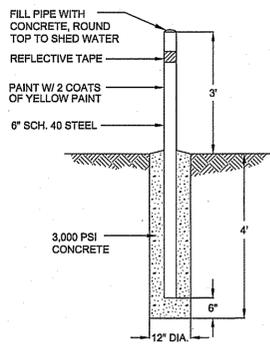
4  
DT-2



N.T.S.

**ADS DOWNSPOUT ADAPTER**

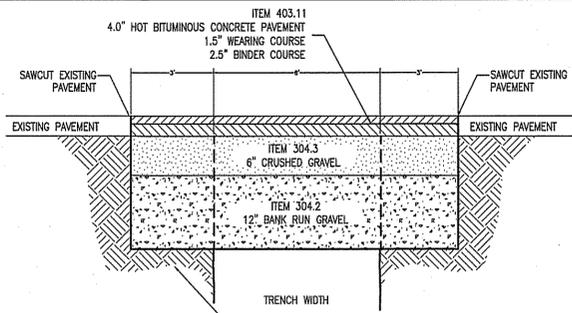
5  
DT-2



SCALE: N.T.S.

**BOLLARD**

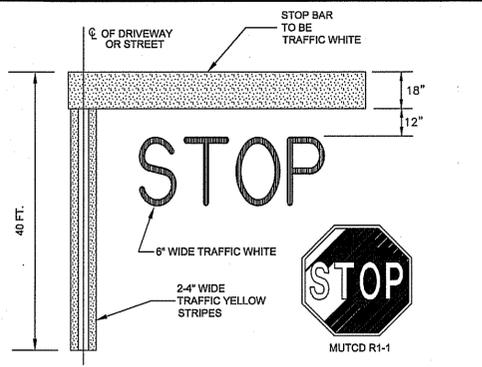
6  
DT-2



NOTE:  
THE BINDER COURSE SHALL BE PLACED IMMEDIATELY AFTER TRENCH CONSTRUCTION AND ALLOWED TO STAND A MINIMUM OF 90 DAYS. A LEVELING COURSE SHALL BE APPLIED OVER THE TRENCH AFTER 90 DAYS AND THE ENTIRE ROAD OVERLAD TO THE LIMITS SHOWN ON THE PLANS.

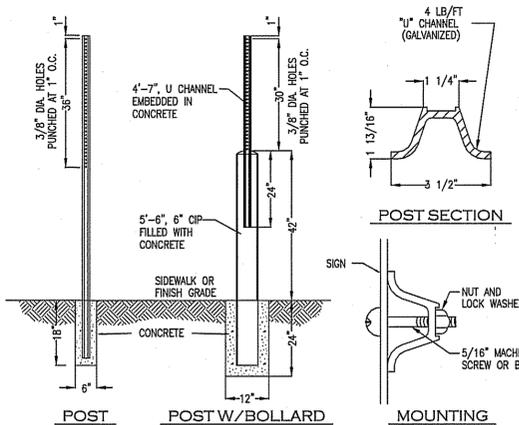
**PAVEMENT TRENCH PATCH**

7  
DT-2



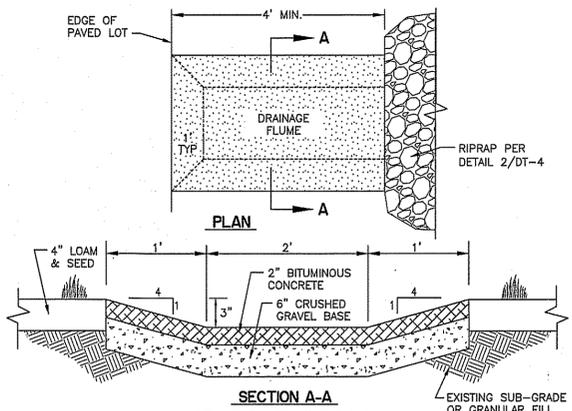
**STOP BAR DETAIL**

8  
DT-2



**SIGN POST - STANDARD & W/BOLLARD**

9  
DT-2

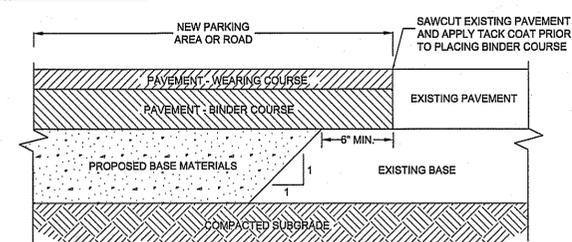


SECTION A-A  
ELEVATION VARIES - SEE SITE GRADING PLAN

SCALE: N.T.S.

**PAVED DRAINAGE FLUME**

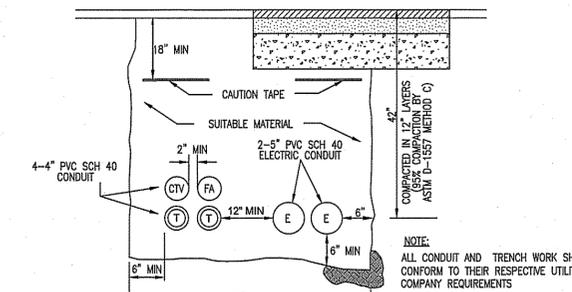
10  
DT-3



- NOTE:
- SEE ROADWAY OR PARKING LOT SECTION FOR MATERIALS AND ASSOCIATED DEPTHS.
  - INFRARED JOINT AFTER PLACING PAVEMENT.

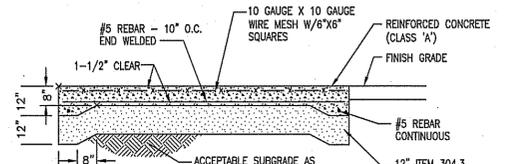
**PAVEMENT MATCH**

11  
DT-2



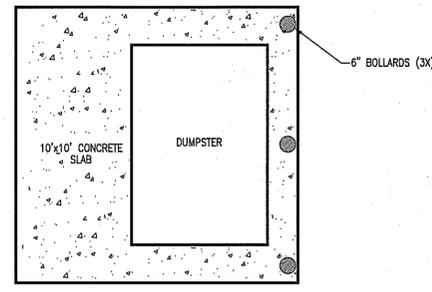
**TYPICAL UTILITY TRENCH**

12  
DT-2



**PAD DETAIL**

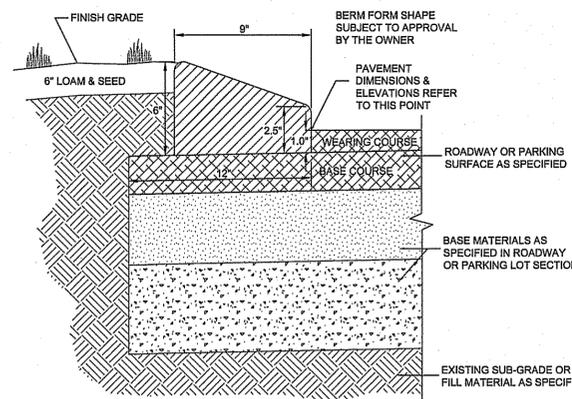
13  
DT-2



**PLAN**

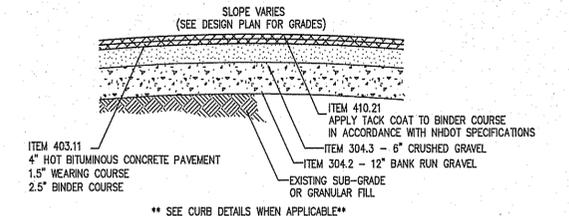
**DUMPSTER PAD**

13  
DT-2



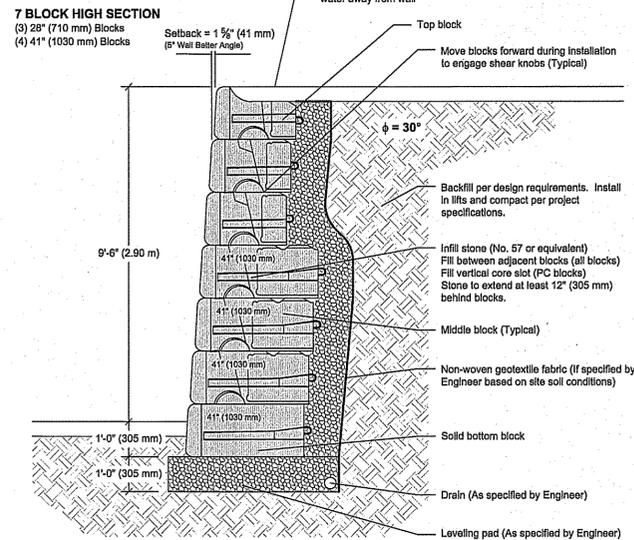
**CURB - ASPHALT (CAPE COD BERM)**

14  
DT-2



**PAVEMENT SECTION**

15  
DT-2



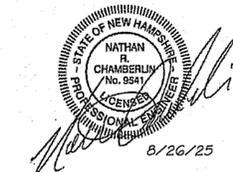
This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project details, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site. Final wall design must address both internal and external drainage and all modes of wall stability.

\*\*DESIGN BY OTHERS\*\*

**REDI-ROCK RETAINING WALL (OR EQUAL)**

SCALE: N.T.S.

16  
DT-2



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION  
**DIGSAFE.COM**  
 OR DIAL 811  
 CALL 811 - KNOW WHAT'S BELOW

REV.	DATE	DESCRIPTION	C/O	DR	CK
E	8/25/25	OWNER ADDRESS			NRC CEB
D	8/8/25	PROPERTY OWNER			NRC CEB
C	8/5/25	ADDRESS 7/31/25 AOT RFMI, REVISE UTILITIES PER CLIENT			NRC CEB
B	7/29/25	MOVE CURB DETAIL FROM DT-3			NRC CEB

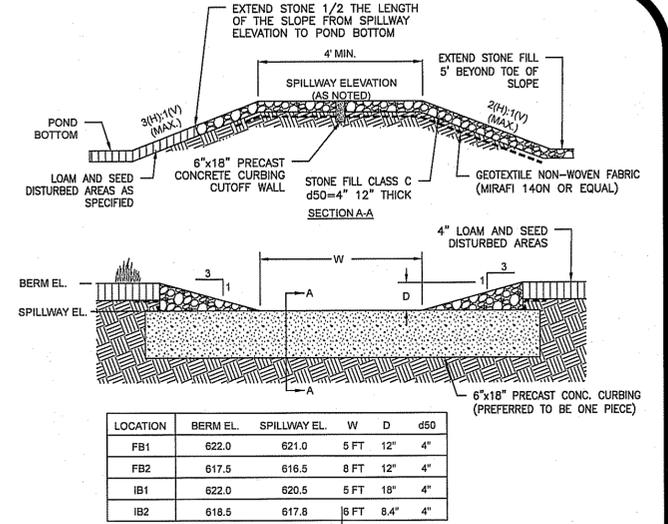
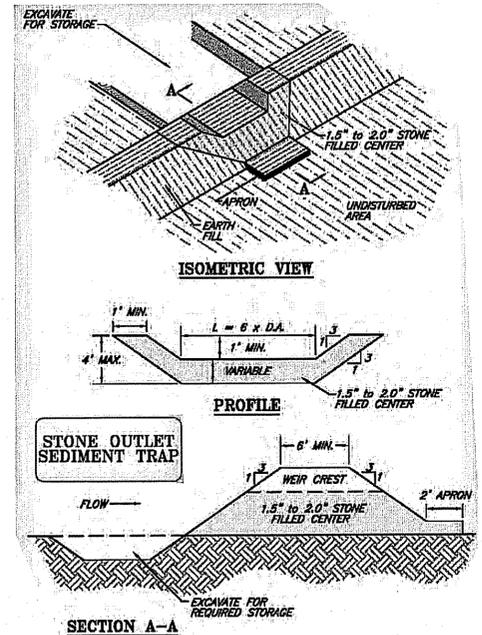
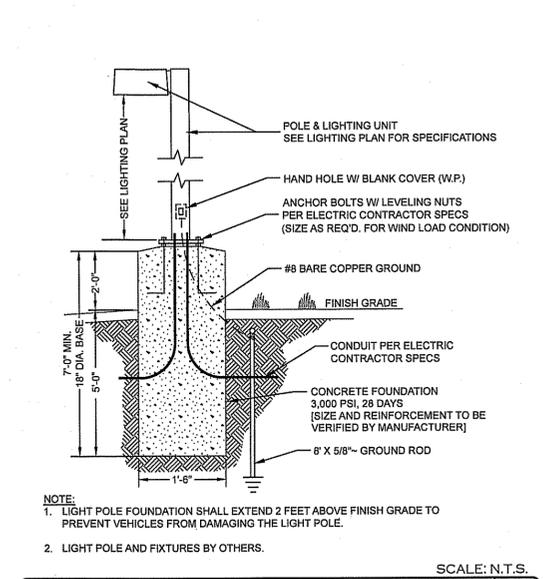
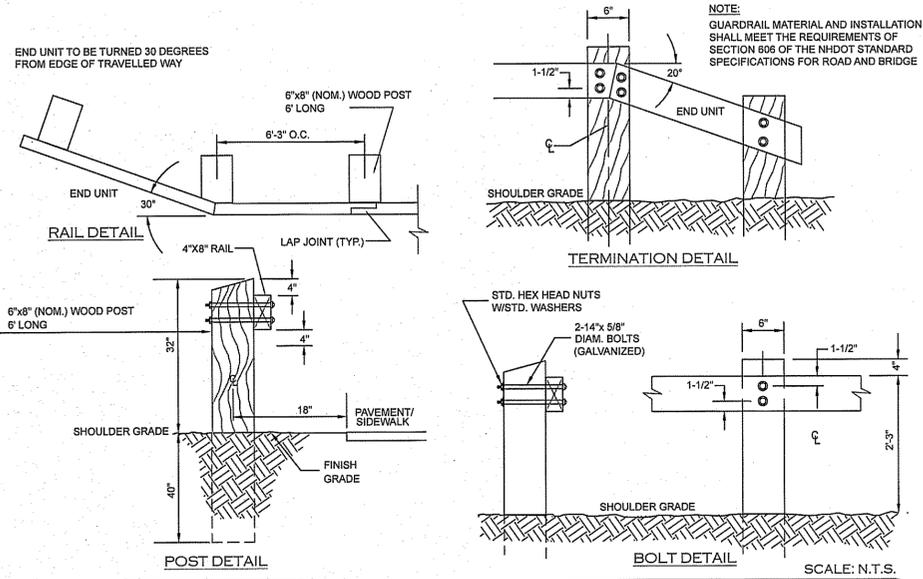
**CONSTRUCTION DETAILS**  
**TAX MAP 204 LOTS 3-17 & 3-18**  
**(282 & 288 HOUNSELL AVENUE)**  
**GILFORD, NEW HAMPSHIRE**  
 PREPARED FOR & LAND OF:  
**MKON LLC**  
 265 WEIRS ROAD, GILFORD, NH 03249

SCALE: AS NOTED JANUARY 31, 2025

Surveying + Engineering + Land Planning + Permitting + Septic Designs

**FIELDSTONE**  
 LAND CONSULTANTS, PLLC

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

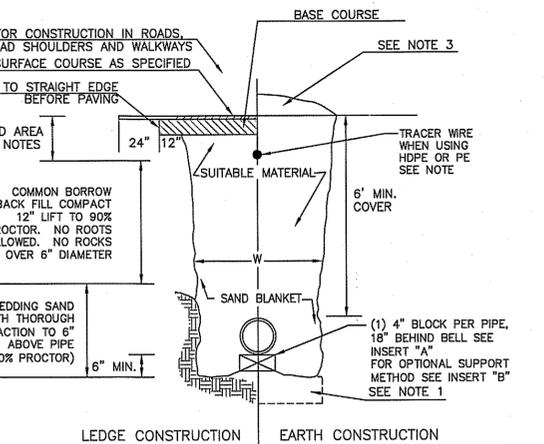
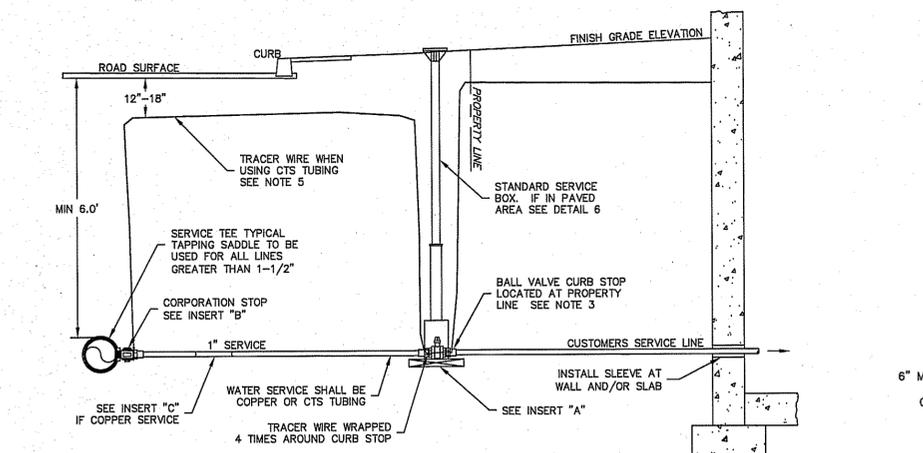


1 DT-3

3 DT-3

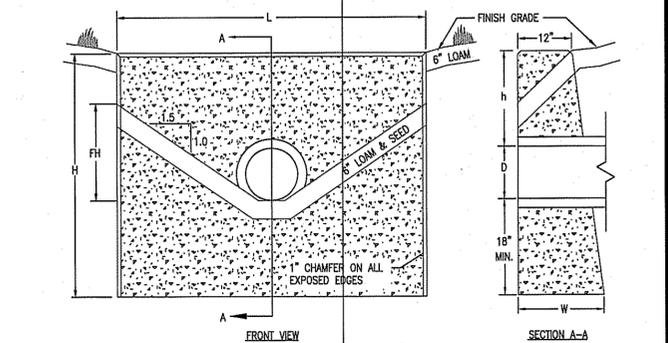
5 DT-3

7 DT-3

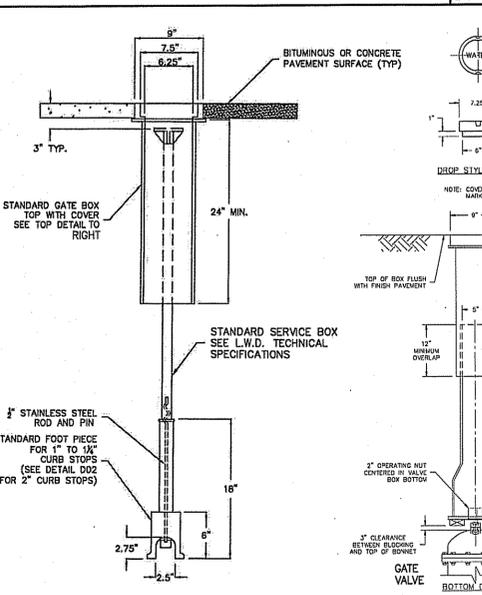
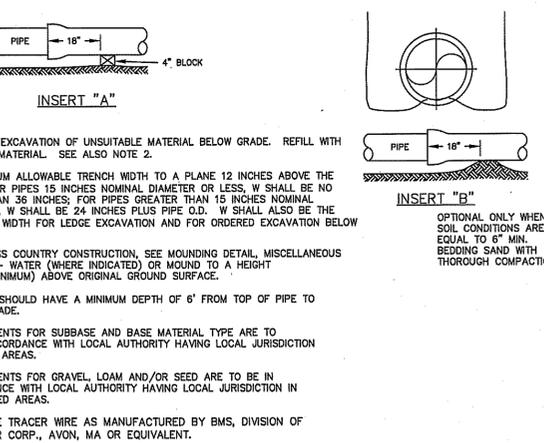
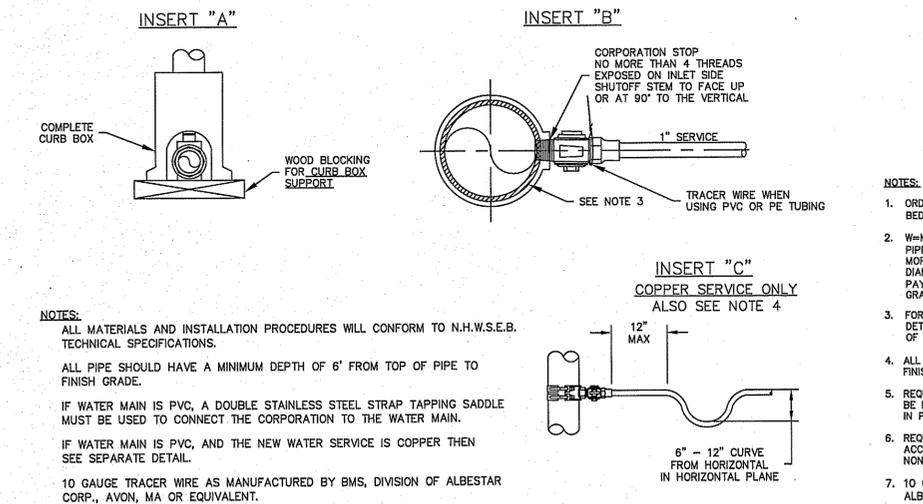


1. THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.
3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
4. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER, AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA.
6. THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.
7. THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.
8. REFER TO THE NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3 FOR ALTERNATIVE SEDIMENT TRAP OPTIONS.

5 DT-3



8 DT-3



6 DT-3

8 DT-3

**NOTES:**

1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO N.H.W.S.E.B. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 6" FROM TOP OF PIPE TO FINISH GRADE.
3. IF WATER MAIN IS PVC, A DOUBLE STAINLESS STEEL STRAP TAPPING SADDLE MUST BE USED TO CONNECT THE CORPORATION TO THE WATER MAIN.
4. IF WATER MAIN IS PVC, AND THE NEW WATER SERVICE IS COPPER THEN SEE SEPARATE DETAIL.
5. 10 GAUGE TRACER WIRE AS MANUFACTURED BY BMS, DIVISION OF ALBESTAR CORP., AVON, MA OR EQUIVALENT.

**NOTES:**

1. ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL. SEE ALSO NOTE 2.
2. W=MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
3. FOR CROSS COUNTRY CONSTRUCTION, SEE MOUNDING DETAIL, MISCELLANEOUS DETAILS - WATER (WHERE INDICATED) OR MOUND TO A HEIGHT OF 6" (MINIMUM) ABOVE ORIGINAL GROUND SURFACE.
4. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 6" FROM TOP OF PIPE TO FINISH GRADE.
5. REQUIREMENTS FOR SUBBASE AND BASE MATERIAL TYPE ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN PAVED AREAS.
6. REQUIREMENTS FOR GRAVEL, LOAM AND/OR SEED ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN NON-PAVED AREAS.
7. 10 GAUGE TRACER WIRE AS MANUFACTURED BY BMS, DIVISION OF ALBESTAR CORP., AVON, MA OR EQUIVALENT.

2 DT-3

4 DT-3

6 DT-3

REV.	DATE	DESCRIPTION	C/O	DR	CK
H	8/29/25	ADDRESS WATER DEPT. COMMENTS		NRC	CEB
G	8/25/25	OWNER ADDRESS, WATER DETAILS		NRC	CEB
F	8/8/25	PROPERTY OWNER		NRC	CEB
E	8/9/25	ADDRESS 7/31/25 AOT RFMI, REVISE UTILITIES PER CLIENT		NRC	CEB
D	7/29/25	ADD LIGHT POLE FOUNDATION DETAIL		NRC	CEB
C	7/25/25	PUMP DETAILS		NRC	CEB
B	6/6/25	UPDATE DETAILS FOR AOT APPLICATION		NRC	CEB
A	4/22/25	ADD WATER AND SEWER DETAILS		NRC	CEB

**CONSTRUCTION DETAILS**  
**TAX MAP 204 LOTS 3-17 & 3-18**  
**(282 & 288 HOUNSELL AVENUE)**  
**GILFORD, NEW HAMPSHIRE**  
 PREPARED FOR & LAND OF:  
**MKON LLC**  
 265 WEIRS ROAD, GILFORD, NH 03249

SCALE: AS NOTED JANUARY 31, 2025

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

**FIELDSTONE**  
**LAND CONSULTANTS, PLLC**

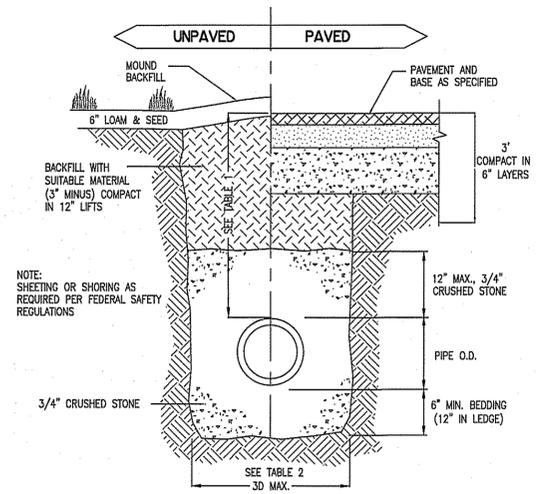
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 Phone: (603) 672-5456 Fax: (603) 413-5456  
 www.FieldstoneLandConsultants.com

Aug 29, 2025 8:30am ffc-24 P:\NO\_FLO\_0\_PROJECTS\04024\024.dwg

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION  
**DIGSAFE.COM** OR DIAL 8 1 1  
 CALL 811 - KNOW WHAT'S BELOW

**DigSafe**

STATE OF NEW HAMPSHIRE  
 NATHAN R. CHAMBERLIN  
 No. 9541  
 LICENSED PROFESSIONAL ENGINEER  
 8/29/25

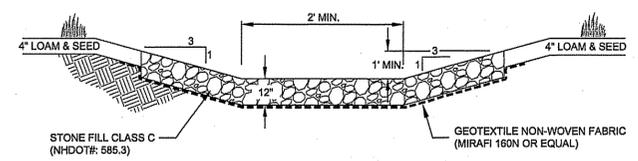


LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
GRAVEL ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

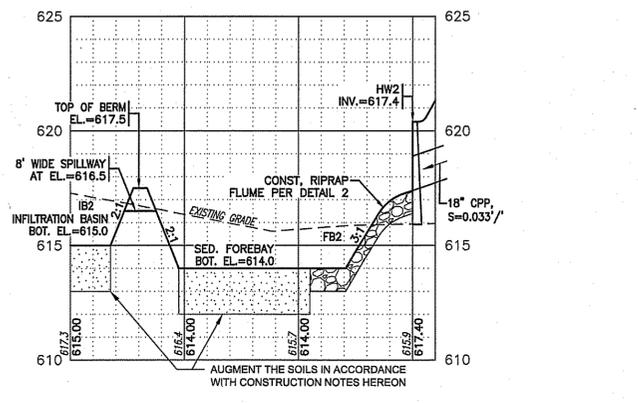
  

INSIDE DIAMETER	TOTAL WIDTH
12" TO 24"	I.D. + 24"
OVER 24"	2 x I.D.

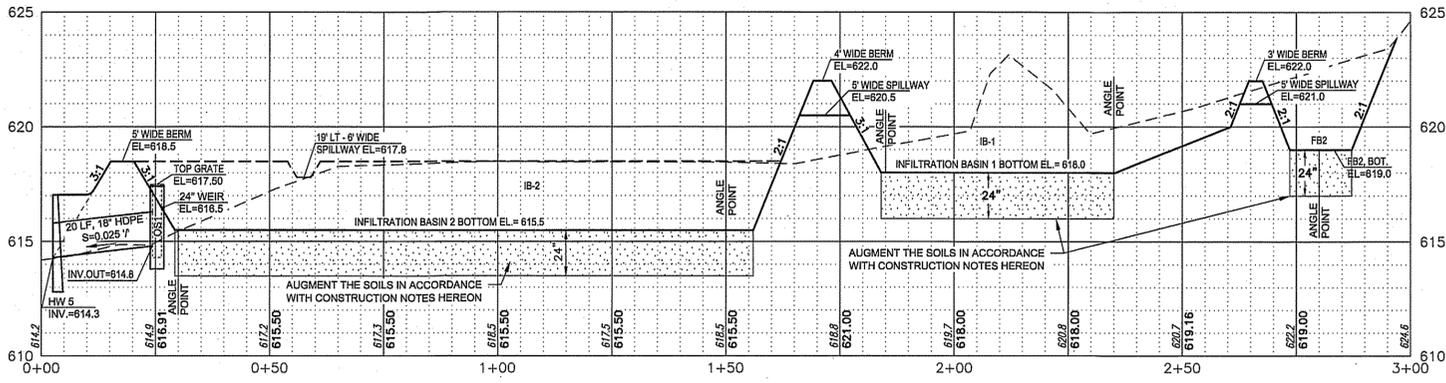
**DRAINAGE TRENCH (TYPICAL)** 1 DT-4



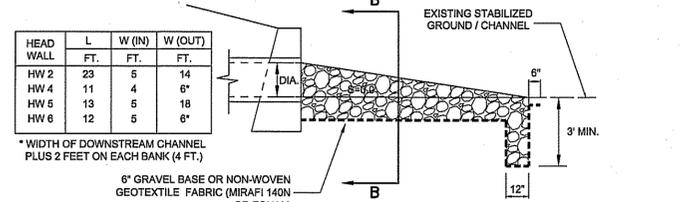
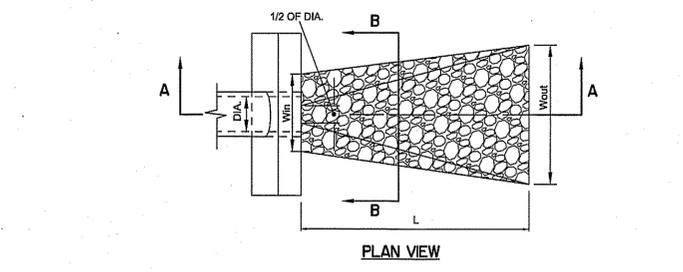
**RIPRAP SWALE/FLUME** 2 DT-4



**SECTION A-A - FB2 SECTION** 3 DT-4



**SECTION A-A - STORMWATER MANAGEMENT AREA SECTION** 4 DT-4

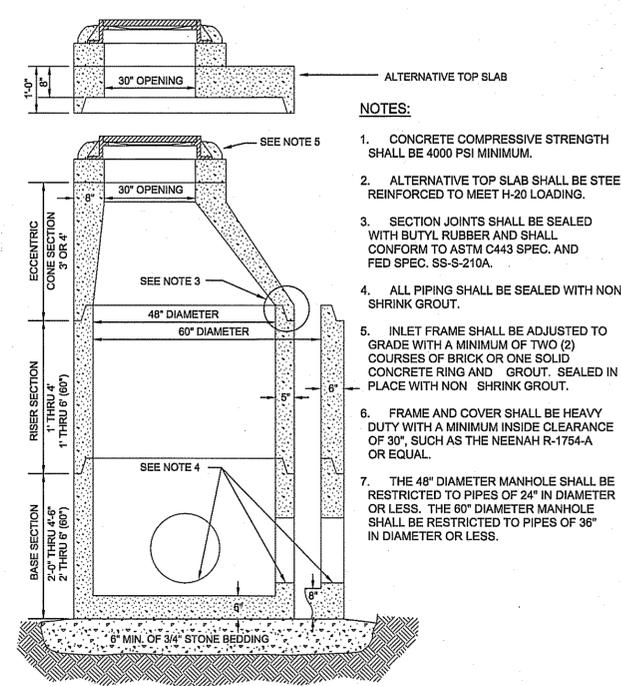


**RIP-RAP OUTLET PROTECTION** 5 DT-4

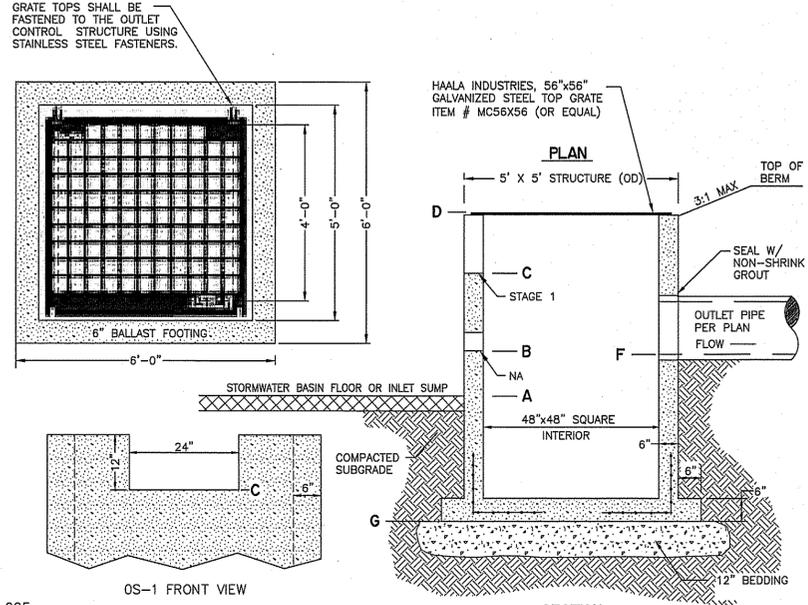
**INFILTRATION BASIN CONSTRUCTION NOTES**

- REMOVE ALL ORGANIC MATERIAL FROM AREA BELOW PROPOSED INFILTRATION BASINS AND TO EXPOSE UNDERLYING SOILS.
- CARE SHALL BE TAKEN TO PROTECT THE UNDERLYING SOILS FROM CONSTRUCTION TRAFFIC AND THE DISCHARGE OF SEDIMENT LADEN RUNOFF.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
- ONCE EXCAVATED AND PRIOR TO FILLING, THE UNDERLYING SOILS SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH LEVELING DRAG.
- FILL BELOW THE BASIN AND/OR LEACHING TRENCHES SHALL CONFORM TO THE SPECIFICATIONS FOR NHDOT ITEM 209.1, "GRANULAR BACKFILL".
- THE SOILS IN THE LOWER PORTION OF THE INFILTRATION BASINS SHALL BE AUGMENTED TO MAINTAIN AN EXFILTRATION RATE OF 10 IN/HR OR LESS USING ONE OF THE FOLLOWING METHODS:
  - A 24" DEEP LAYER CONSISTING 50% TO 55% BY VOLUME SAND ALSO IDENTIFIED AS ASTM C-33 CONCRETE SAND, 20% TO 30% BY VOLUME OF LOAMY SAND TOPSOIL WITH 15% TO 25% FINES PASSING THE NUMBER 200 SIEVE, AND 20% TO 30% BY VOLUME MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH WITH LESS THAN 5% PASSING THE NUMBER 200 SIEVE.
  - A 24" DEEP LAYER CONSISTING 20% TO 30% BY VOLUME OF MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH THAT HAS NO MORE THAN 5% FINES PASSING THE NUMBER 200 SIEVE, WITH 70 TO 80% BY VOLUME LOAMY COARSE SAND USED IN THE MIXTURE MEETING THE FOLLOWING SIEVE ANALYSIS SPECIFICATION:
    - FROM 85 TO 100 PERCENT BY WEIGHT SHALL PASS THE NUMBER 10 SIEVE;
    - FROM 70 TO 100 PERCENT BY WEIGHT SHALL PASS THE NUMBER 20 SIEVE;
    - FROM 15 TO 40 PERCENT BY WEIGHT SHALL PASS THE NUMBER 60 SIEVE; AND
    - FROM 8 TO 15 PERCENT BY WEIGHT SHALL PASS THE NUMBER 200 SIEVE;
- DO NOT PLACE INFILTRATION BASINS/TRENCHES INTO SERVICE UNTIL ALL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

**INFILTRATION BASIN SPECIFICATIONS** 6 DT-4

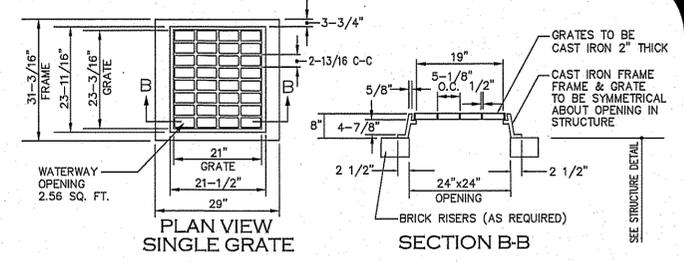


**MANHOLE - STORM DRAIN** 7 DT-4

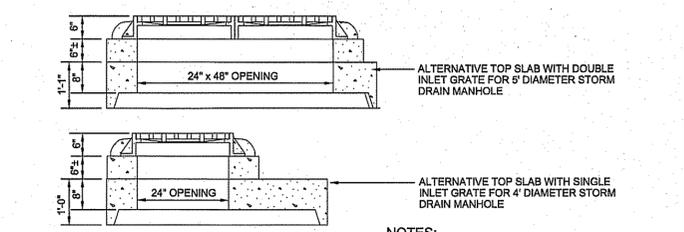


LOCATION	BASIN OUTLETS	A	B	C	D	E	F	G
OS1 (IB2)	12'x24' WEIR	NA	615.5	NA	616.5	617.5	618.5	613.8

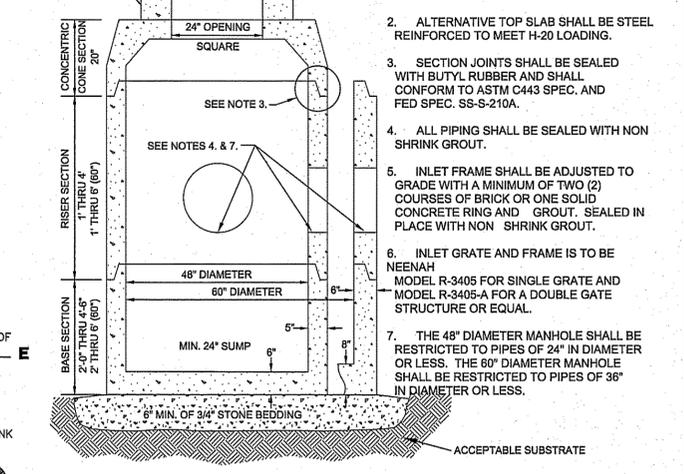
**OUTLET STRUCTURE** 8 DT-4



**FRAME AND GRATE - NHDOT TYPE B** 9 DT-4



**ALTERNATIVE TOP SLAB WITH DOUBLE INLET GRATE FOR 5\"/>**



**CATCH BASIN** 10 DT-4

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	8/25/25	OWNER ADDRESS		NRC	CEB
C	8/8/25	PROPERTY OWNER		NRC	CEB
B	8/5/25	ADDRESS 7/31/25 AOT RFMI, REVISE UTILITIES PER CLIENT		NRC	CEB
A	6/8/25	UPDATE DETAILS FOR AOT APPLICATION		NRC	CEB

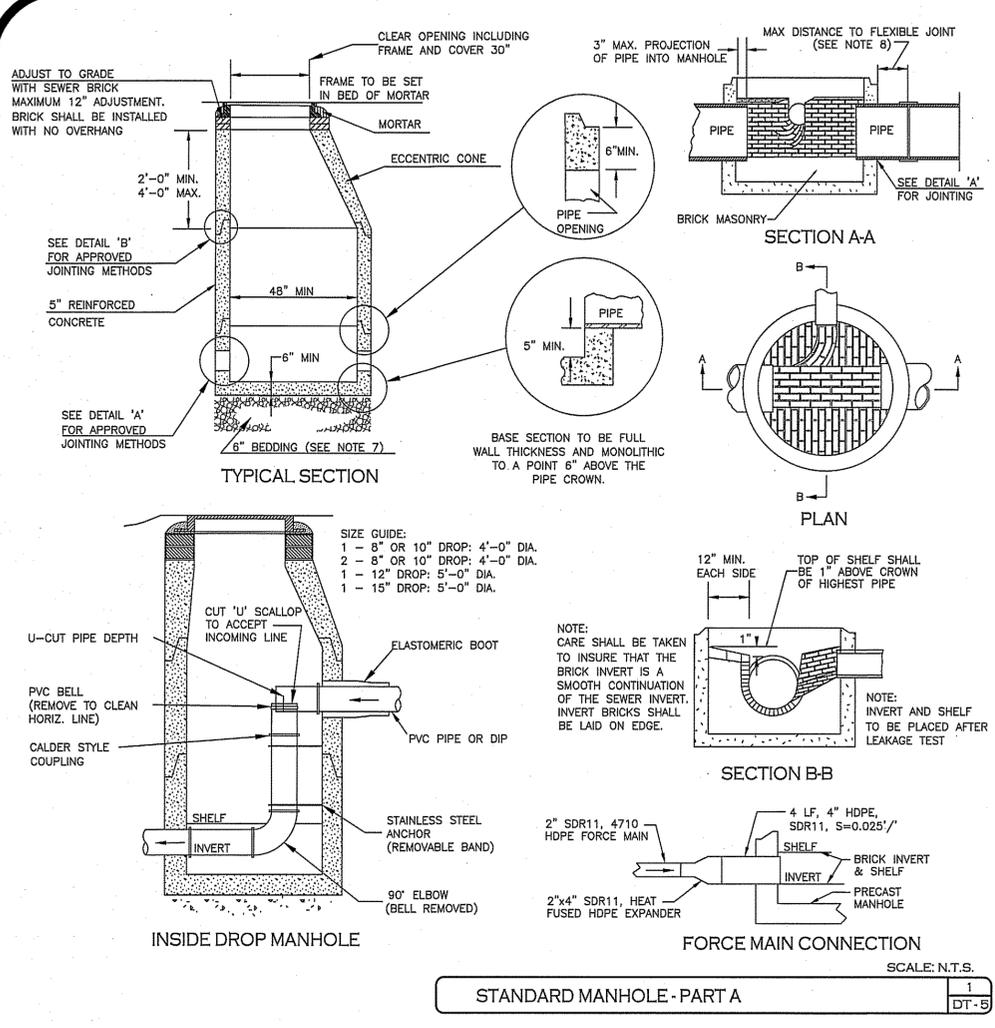
**STORMWATER MANAGEMENT DETAILS**  
**TAX MAP 204 LOTS 3-17 & 3-18**  
**(282 & 288 HOUNSELL AVENUE)**  
**GILFORD, NEW HAMPSHIRE**  
 PREPARED FOR & LAND OF:  
**MKON LLC**  
 265 WEIRS ROAD, GILFORD, NH 03249

SCALE: AS NOTED JANUARY 31, 2025

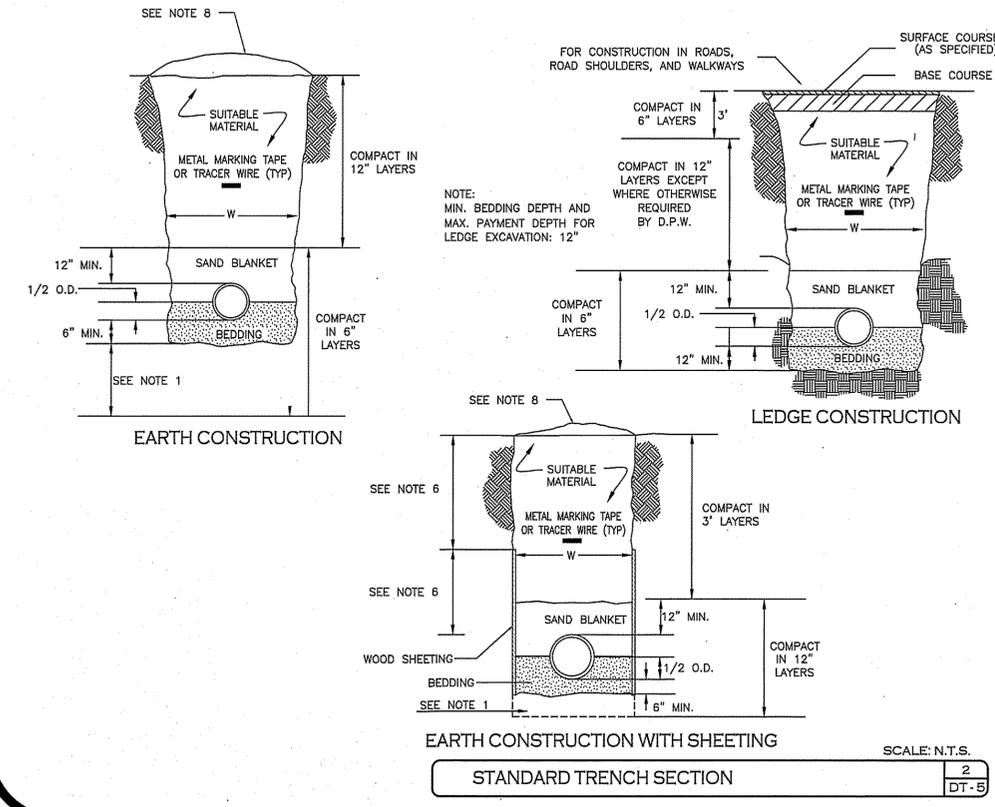
Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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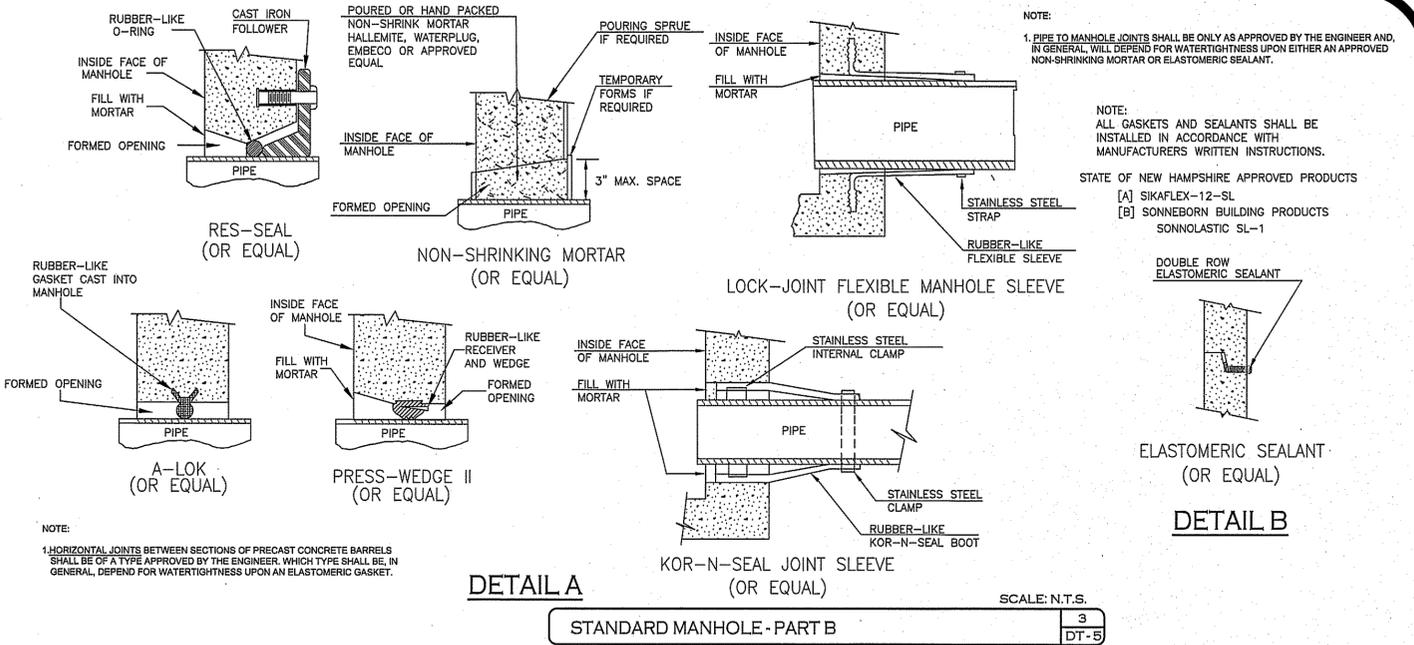
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- NOTES:
- IT IS INTENDED THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE SPACE REQUIREMENTS AND CONFIGURATIONS SHALL BE AS SHOWN ON THE DRAWING. MANHOLES MAY BE AN ASSEMBLY OF PRECAST SECTIONS WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING PER EN-WQ 704.12 (I). IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
  - BARRELS AND CONE SECTIONS: SHALL BE PRECAST REINFORCED CONCRETE
  - PRECAST CONCRETE BARREL SECTIONS, CONES, AND BASES SHALL CONFORM TO ASTM C 478.
  - BASE SECTIONS: SHALL BE MONOLITHIC TO A POINT 6" ABOVE THE CROWN OF THE INCOMING PIPE, AND SHALL BE PRE-CAST REINFORCED CONCRETE.
  - INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE DIRECTION OF FLOW, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE. CROWN AND SLOPE TO DRAIN TOWARD THE FLOW THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.
  - FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN EQUAL TO CLASS 30, CONFORMING TO ASTM A48 AND PROVIDE A 30 INCH CLEAR OPENING. THE COVERS SHALL BE THE WORD "SEWER" IN 3 INCH HIGH LETTERS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
  - BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 SIZE #67.
    - 100% PASSING 1 INCH SCREEN
    - 90-100% PASSING 3/8 INCH SCREEN
    - 20-55% PASSING 3/8 INCH SCREEN
    - 0-10% PASSING #4 SIEVE
    - 0-5% PASSING #8 SIEVE
 WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1-1/2 TO 1/2 INCH SHALL BE USED.
  - FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES:
    - RCP & CI PIPE - ALL SIZES - 48"
    - PVC PIPE - UP THROUGH 15" DIAMETER - NO FLEXIBLE JOINT REQUIRED
  - SHALLOW MANHOLE IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED, IT MUST HAVE AN ECCENTRIC ENTRANCE OPENING AND BE CAPABLE OF SUPPORTING H-20 LOADING.
  - HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF AN OVERLAPPING TYPE, SEALED WITH A DOUBLE ROW OF ELASTOMERIC OR MASTIC-LIKE SEALANT IN ACCORDANCE WITH EN-WQ 704.12 (I). A TYPE APPROVED BY THE ENGINEER, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATER TIGHTNESS UPON AN ELASTOMERIC SEALANT
  - PIPE TO MANHOLE JOINTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF EN-WQ 704.12 (g) AS SHOWN HEREON (DETAIL A).
  - MATERIAL REQUIREMENTS FOR BRICK AND MORTAR SHALL CONFORM TO EN-WQ 704.13 (b) (8) AND EN-WQ 704.13 (b), (c).
  - ALL PRECAST SECTIONS AND BASES SHALL HAVE THE DATE OF MANUFACTURE AND THE NAME OF THE MANUFACTURER STAMPED ON THE INSIDE WALL.
  - ALL PRECAST SECTIONS AND BASES SHALL BE COATED ON THE EXTERIOR WITH A BITUMINOUS DAMP-PROOF COATING PER EN-WQ 704.12 (I).
  - NO STEPS ARE TO BE PROVIDED/INSTALLED WITHIN THE MANHOLE.
  - SEWER MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH EN-WQ 704.17.
  - ALL SEWER CONSTRUCTION SHALL CONFORM TO SPECIFICATIONS DEFINED BY THE TOWN OF GILFORD STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION. THESE STANDARD MANHOLE DRAWINGS ARE NOT COMPLETE WITHOUT THESE SPECIFICATIONS AND HIDES CHAPTER EN-WQ 700.



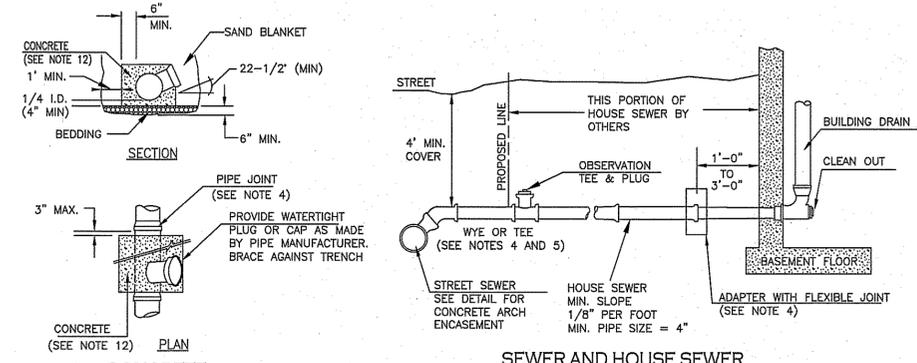
- NOTES:
- ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE, REFILL WITH BEDDING MATERIAL. (SEE ALSO NOTE 7).
  - BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33, STONE SIZE #67.
    - 100% PASSING 1 INCH SCREEN
    - 90-100% PASSING 3/4 INCH SCREEN
    - 20-50% PASSING 3/8 INCH SCREEN
    - 0-10% PASSING #4 SIEVE
    - 0-5% PASSING #8 SIEVE
  - SAND BLANKET: CLEAN SAND, FREE FROM ORGANIC MATTER, SO GRADED THAT 90-100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #20 SIEVE. BLANKET MAY BE OMITTED FOR DUCTILE IRON AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2" IS IN CONTACT WITH THE PIPE.
  - SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOPSOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES, IN LARGEST DIMENSION OR ANY MATERIAL WHICH AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT TO MAINTAIN THE COMPLETED CONSTRUCTION. SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP-SOIL, LOAM, MUCK OR PEAT. IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE (AND POSSIBLY RECONSTRUCTION, WHEN NECESSARY) WILL BE PRESERVED.
  - BASE COURSE: IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF N.H. DEPT. OF TRANSPORTATION.
  - WOOD SHEETING: IF REQUIRED, IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER. IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHEN THE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISH GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.
  - W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
  - FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUND TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
  - CONCRETE: FOR ENCASUREMENT SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000#) CONCRETE OF THE N.H. DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS:
    - CEMENT: 6.0 BAGS PER CUBIC YARD
    - WATER: 5.75 GALLONS PER BAG OF CEMENT
    - MAXIMUM AGGREGATE SIZE: 1 INCH
    - NOTE: ANY SEWER PIPE TO BE ENCASED MUST BE MADE OF DUCTILE IRON.



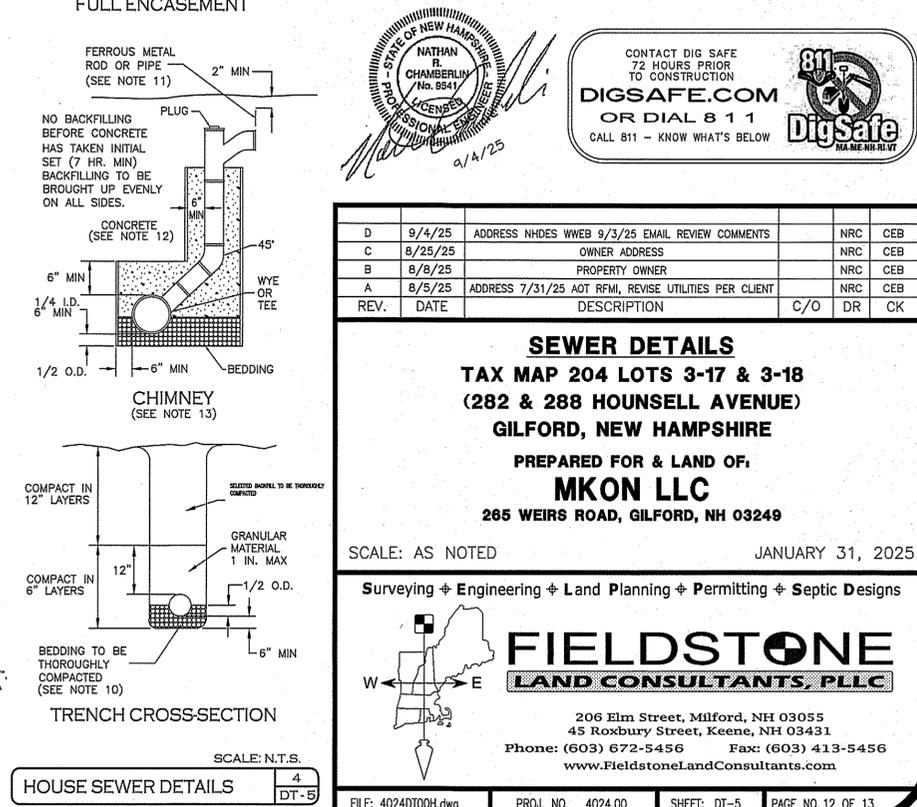
- NOTES:
- MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE 4 INCHES.
  - PIPE AND JOINT MATERIAL:
    - A. PLASTIC SEWER PIPE
      - 1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:
 

ASTM STANDARD	GENERIC PIPE MATERIAL	APPROVED
D3034	PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F797	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F798	PVC (SOLID WALL)	4" THROUGH 18" (T-1 TO T-3)
F794	PVC (ROBBER WALL)	8" THROUGH 38"
D2680	ABS (COMPOSITE WALL)	8" THROUGH 15"

 \*PVC: POLY VINYL CHLORIDE  
 \*ABS: ACRYLONITRILE-BUTADIENE-STYRENE
      - 2. JOINTS SEALS FOR PVC PIPE SHALL BE RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.
      - 3. ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2880, POLYMER COMPOUNDING SHALL BE TO ASTM D-1788 (CLASS 322). JOINTS FOR ABS TRUSS PIPE SHALL BE CHEMICAL WELDED COUPLINGS TYPE SC IN ACCORDANCE WITH ASTM D-2880, FORMING A CHEMICAL WELDED JOINT.
    - B. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:
      - A21.50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-538 DUCTILE IRON CASTINGS
      - A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.
      - 2. JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO:
        - A21.11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE AND FITTINGS.



- NOTES:
- DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
  - JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER "Y" OR AT THE FOUNDATION WALL, APPROPRIATE ADAPTERS SHALL BE USED.
  - "T" AND "Y" WHERE A "T" OR "Y" IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE IN THE SEWER, FOLLOWING MANUFACTURER'S INSTRUCTIONS USING A BOLTED, CLAMPED, OR EPOXY CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH OR OTHER SUCH MATERIALS AROUND THE JOINT OR APPLYING MORTAR TO HOLD THE CONNECTION AND ANY OTHER SIMILAR CRUDE PRACTICES OR INERT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED AS SHOWN IN THE DRAWING.
  - HOUSE SEWER INSTALLATION THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL, AS SPECIFIED IN NOTE 10. BEDDING AND RE-FILL FOR A DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR BY APPROPRIATE MECHANICAL DEVICES THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE HOUSE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4 INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.
  - TESTING THE COMPLETED HOUSE SEWER SHALL BE SUBJECT TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS (PRIOR TO BACKFILLING):
    - A. AN OBSERVATION "T" SHALL BE INSTALLED AS SHOWN. WHEN READY TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE "T". AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.
    - B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS. IF THE TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.
    - C. DRY FLUORESCENT DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER. IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION "T" GASKETS SHALL BE MADE IN THE FIRST MANHOLE DOWNSTREAM. LEAKAGE OBSERVED IN ANY OF THE ABOVE, ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG UP, IF NECESSARY, AND RE-LAID, SO AS TO ASSURE WATER TIGHTNESS.
  - ILLEGAL CONNECTIONS NOTING BUT SANITARY WASTE FLOW FROM THE HOUSE TOILETS, SINKS, LAUNDRY, ETC. SHALL BE PERMITTED. ROOF LEADERS, SUMP PUMPS OR ANY OTHER SIMILAR CONNECTION CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.
  - HOUSE WATER SERVICE SHALL NOT BE LAID IN THE SAME TRENCH AS THE SEWER SERVICE.
  - BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33-07.
    - 100% PASSING 1 INCH SCREEN
    - 90-100% PASSING 3/4 INCH SCREEN
    - 20-55% PASSING 3/8 INCH SCREEN
    - 0-10% PASSING #4 SIEVE
    - 0-5% PASSING #8 SIEVE
  - WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE (1-1/2 TO 1/2 INCH) SHALL BE USED.
  - LOCATION THE LOCATION OF THE "T" OR "Y" SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE "T" OR "Y", AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.
  - CONCRETE CONCRETE SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE N.H. DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS:
    - CEMENT: 6.0 BAGS/C.Y. WATER: 5.75 GALS/BAG CEMENT
    - AGGREGATE: 1 INCH MAX
  - CHIMNEYS IF VERTICAL DROP INTO THE SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION OR DIAL 8 1 1 CALL 811 - KNOW WHAT'S BELOW

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D	9/4/25	ADDRESS NHDES WWBE 9/3/25 EMAIL REVIEW COMMENTS	NRC	CEB
C	8/25/25	OWNER ADDRESS	NRC	CEB
B	8/8/25	PROPERTY OWNER	NRC	CEB
A	8/5/25	ADDRESS 7/31/25 AOT RFM, REVISE UTILITIES PER CLIENT	NRC	CEB
REV.	DATE	DESCRIPTION	C/O	DR

**SEWER DETAILS**

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