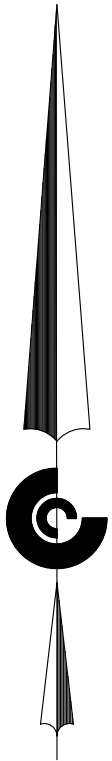


NORTHWOOD ELDERLY HOUSING DEVELOPMENT  
OLDE CANTERBURY ROAD  
NORTHWOOD, NEW HAMPSHIRE

SHEET NUMBER	SHEET TITLE
ECP-1	EXISTING CONDITIONS PLAN (N.H. LAND CONSULTANTS)
L1	SITE PLAN
L2	CONSTRUCTION NOTES AND DETAILS
L3	CONSTRUCTION NOTES AND DETAILS
R1	ROADWAY PLAN AND PROFILE
UT1	UTILITIES PLAN



 **CIVIL  
CONSULTANTS**  
*Engineers  
Planners  
Surveyors  
P.O. Box 100  
South Berwick  
Maine  
03908  
207-384-2550  
www.civcon.com*

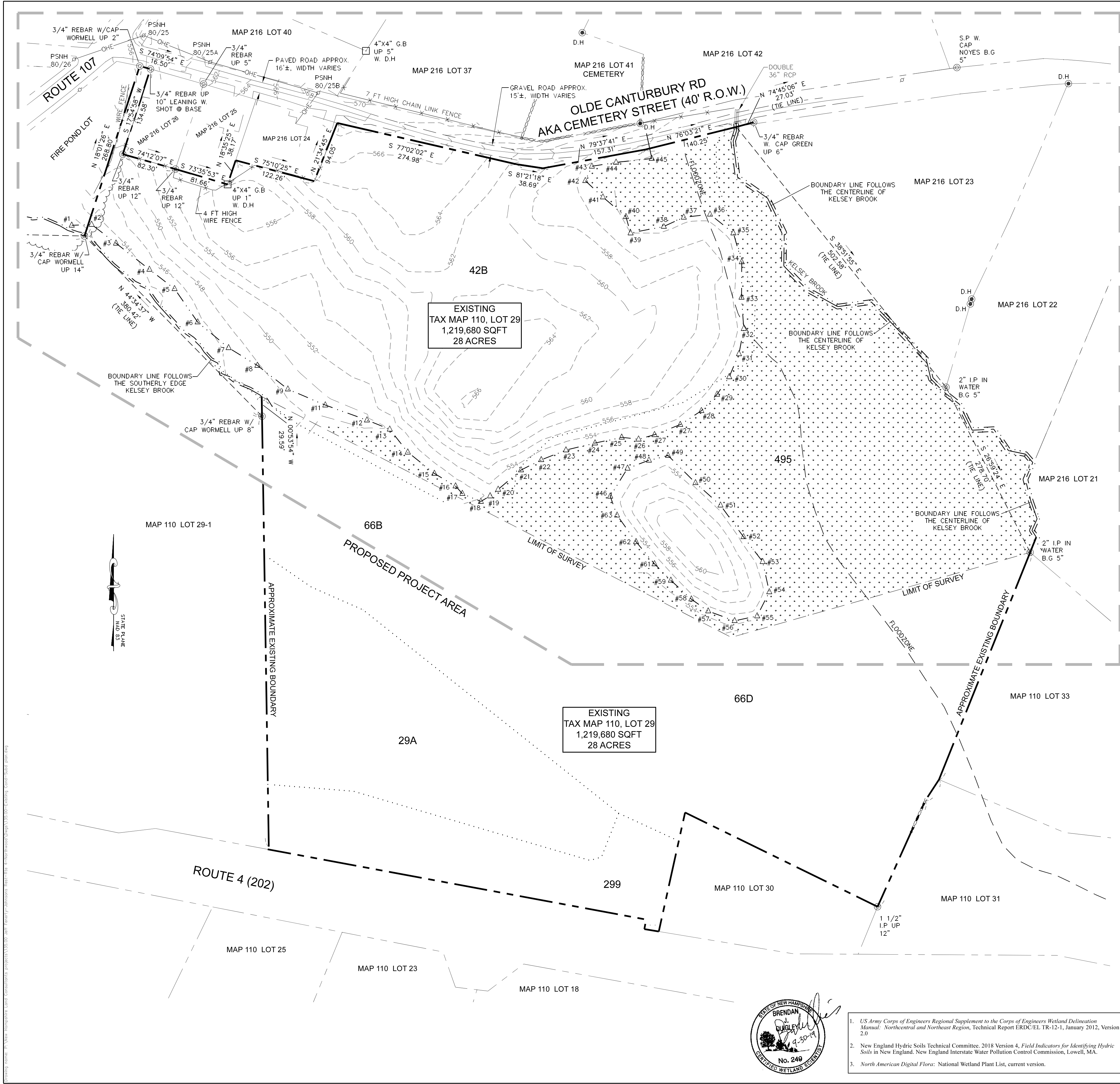
LOCATION PLAN  
1"=4100'  
0' 100'  
PREPARED FOR:  
**CURTIS NALEID**

**PREPARED FOR:**  
**TOWN OF NORTHWOOD SITE PERMITTING**

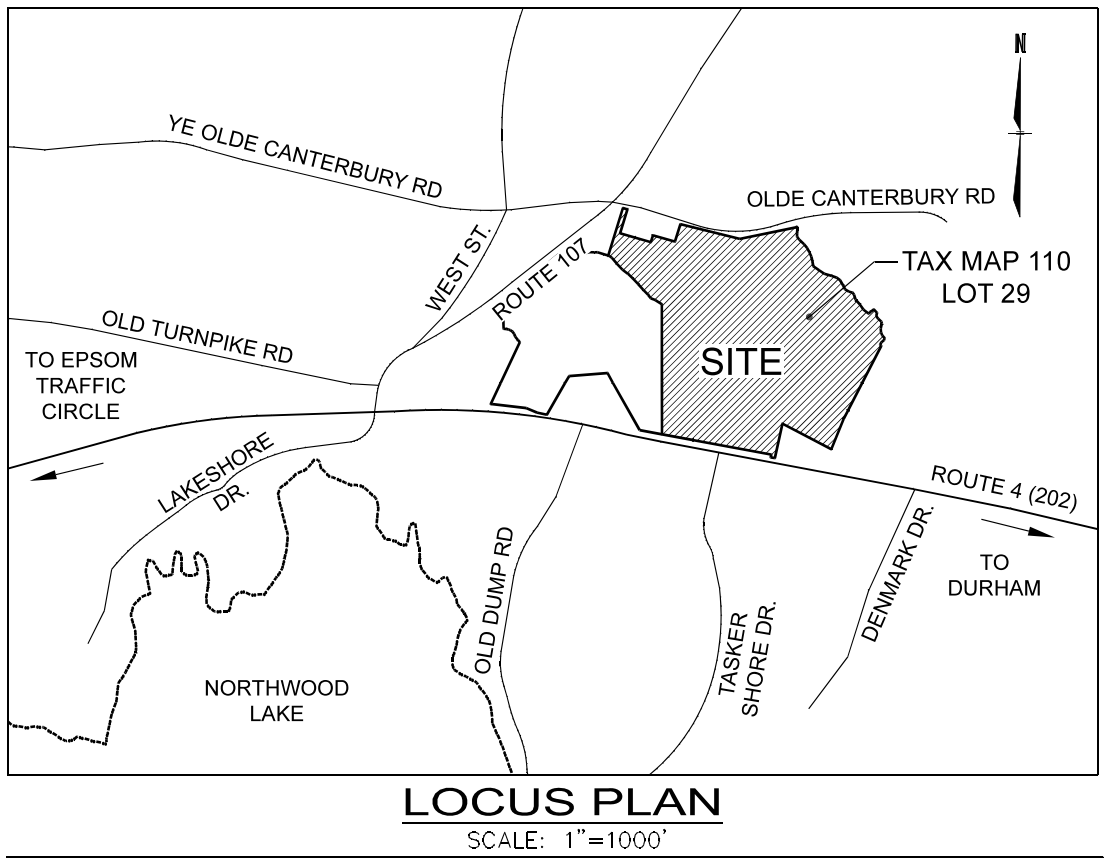
TAX MAP 110, LOT 29

PROJECT NO. 20-132.00  
DATE: 01/20/2021  
REVISION DATE: --/--/----

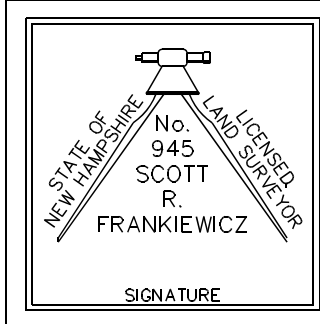
PLOT DATE: 2/26/2021



- ABUTTERS LIST:**
- MAP 216 LOT 40  
ASELTINE RV TR  
DAVID & SALLY ASELTINE-TRUSTEES  
138 OLDE CANTERBURY RD.  
NORTHWOOD, NH 03261  
BOOK 5792 PAGE 2474
- MAP 216 LOT 28  
MEGAN ALEXANDER  
139 OLDE CANTERBURY RD.  
NORTHWOOD, NH 03261-3178  
BOOK 5476 PAGE 0191
- MAP 216 LOT 24  
DANIEL A WOODS  
131 OLDE CANTERBURY RD.  
NORTHWOOD, NH 03261  
BOOK 4005 PAGE 2584
- MAP 216 LOT 25  
FIREBALL REALTY, LLC  
373 SOUTH WILLOW ST. PMB 217  
MANCHESTER, NH 03103  
BOOK 5935 PAGE 0368
- MAP 216 LOT 42  
MATHEW H KOESTNER  
102 SCHOOL ST  
NORTHWOOD, NH 03261  
BOOK 5468 PAGE 1400
- MAP 110 LOT 29-1  
1334 FIRST NH TURNPIKE, LLC  
NORTHWOOD, NH 03261  
BOOK 5503 PAGE 149
- MAP 216 LOT 23  
RALPH BLACKKEY III  
85 OLDE CANTERBURY RD  
NORTHWOOD, NH 03261  
BOOK 5960 PAGE 0975
- MAP 216 LOT 22  
JAMES C. KOUROUBARALIS  
P.O. BOX 176,  
NORTHWOOD, NH 03261
- MAP 216 LOT 21  
ASHLEY BYRNE  
63 MAIN ST  
NORTHWOOD, NH 03261  
BOOK 5365 PAGE 1359
- MAP 110 LOT 25  
TASKER REV. TRUST  
P.O. BOX 500  
NORTHWOOD, NH 03261  
BOOK 5814 PAGE 2451
- MAP 216 LOT 37  
MATHEW H KOESTNER &  
MARTINE H CANFIELD  
102 SCHOOL ST.  
NORTHWOOD, NH 03261  
BOOK 5468 PAGE 1400
- MAP 110 LOT 33  
JOHN & EVELYN CHAMBLIN  
307 MANCHESTER ST. APT. 4  
MANCHESTER, NH 03103
- MAP 110 LOT 31  
ESAU STANLEY  
189 ROCKINGHAM RD.  
DERRY, NH 03038  
BOOK 5774 PAGE 1306
- MAP 110 LOT 30  
LINDA E. CLEMENT  
1286 FIRST NH TURNPIKE  
NORTHWOOD, NH 03261  
BOOK 4762 PAGE 0336
- MAP 110 LOT 18  
REDE, LLC  
P.O. BOX 529  
NORTH CONWAY, NH 03860  
BOOK 4154 PAGE 0621
- MAP 110 LOT 23  
MELINDA J TASKER  
P.O. BOX 263  
NORTHWOOD, NH 03261  
BOOK 4154 PAGE 0625
- MAP 216 LOT 41  
CEMETERY



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 29 INTO 5 LOTS, 4 RESIDENTIAL LOTS WITH FRONTAGE ON OLDE CANTERBURY ROAD, AND THE REMAINDER OF LOT 29 WITH FRONTAGE ALONG ROUTE 4.
  - THE PROPERTY IS DESIGNATED AS MAP 110, LOT 29.
  - THE AREA OF THE EXISTING LOT 29 IS 28.00 ACRES (1,219,680 SQ. FT.) AREA AFTER SUBDIVISION 13.50 ACRES (588,199 SF).
  - THE CURRENT OWNER FOR LOT 29, 1334 FIRST NH TURNPIKE LLC., 1334 FIRST NH TURNPIKE, NORTHWOOD NH 03261. LOT 29: BK 5817, PAGE 2939.
  - THE ZONING DESIGNATION FOR THE PROPERTY IS GENERAL DISTRICT.
  - DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE GENERAL DISTRICT: THE BUILDING SETBACKS REQUIRED PER TABLE IV-1, DIMENSIONAL TABLE.
  - MIN. ROAD FRONTAGE =150'
  - MIN. LOT SIZE =2 ACRES
  - MIN. ROAD SETBACK =20'
  - MIN. SIDE/REAR SETBACK =20'
  - WETLAND/WATERBODY SETBACK =20'
  - MAXIMUM STRUCTURE HEIGHT =35'
  - MULTI-FAMILY RESIDENTIAL MINIMUM FRONT SETBACK =50'
  - MULTI-FAMILY RESIDENTIAL MINIMUM SIDE REAR SETBACK =50'
  - \* WETLANDS CONSERVATION OVERLAY DISTRICT
  - \* AGRICULTURAL SOILS OVERLAY DISTRICT
  - THE EXISTING USE OF LOT 29 IS VACANT LAND.
  - THE PROPOSED USE OF THE REMAINDER OF LOT 29 WILL BE VACANT LAND.
  - THERE IS NO POSTED SPEED LIMIT ON OLDE CANTERBURY ROAD.
  - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
  - WATER TO BE PROVIDED BY ON-SITE WELLS.
  - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
  - ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF TAX MAP DATA AND DATA PROVIDED BY GRANITVIEW. UNH. EDU.
  - SHEETS 4 AND 5 OF THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF NORTHWOOD.
  - THE FEMA MAP NUMBER FOR THIS SITE IS 3301500080E, EFFECTIVE DATE: MAY 17, 2005. MAJORITY OF THE SITE RESIDES IN ZONE X WITH AREAS OF 0.2% ANNUAL CHANCE OF FLOOD. A SMALL AREA WITHIN KELSEY BROOK RESIDES IN ZONE A. THAT IS WITHIN THE "SPECIAL FLOOD HAZARD AREA, WHICH IS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE OF FLOOD. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE OF FLOOD.
  - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NORTHWOOD SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
  - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
  - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
  - ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON SEPTEMBER 6, 2019 FROM DATA COLLECTED BY THIS OFFICE ON AUGUST 28, 2019. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
  - NRCS SOILS DATA:  
29A-WOODBRIDGE, FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES.  
42B-CANTON, FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES.  
66B-PAXTON, FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES.  
66D-PAXTON, FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES.  
495-NATCHAUG, MUCKY PEAT, 0 TO 2 PERCENT SLOPES.



I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SUMMER OF 2019, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF NORTHWOOD, NH.

SCOTT R. FRANKIEWICZ, LLS DATE: \_\_\_\_\_

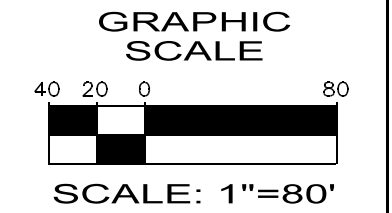
**LEGEND**

- |                         |               |                                   |       |
|-------------------------|---------------|-----------------------------------|-------|
| EXISTING STONEWALL      | -----         | WETLANDS/KELSEY BROOK             | ~~~~~ |
| ABUTTERS PROPERTY LINES | -----         | WETLAND FLAG                      | Δ #20 |
| SUBJECT PROPERTY LINES  | -----         | DRILL HOLE FOUND                  | ○     |
| EDGE OF PAVEMENT        | -----         | REBAR W/ CAP FOUND                | □     |
| EDGE OF GRAVEL          | -----         | STONE BOUND FOUND                 | ■     |
| EXISTING TREELINE       | -----         | 5/8" REBAR TO BE SET              | ○     |
| EXISTING CONTOUR (MNR)  | -572- - - - - | 4"x4"x36" GRANITE BOUND TO BE SET | ■     |
| EXISTING CONTOUR (MJR)  | -570- - - - - | EXISTING POWER POLE               | ⊥     |
| SOIL BOUNDARY/TYPE      | 42B           |                                   |       |



- US Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-12-1, January 2012, Version 2.0
- New England Hydric Soils Technical Committee. 2018 Version 4, Field Indicators for Identifying Hydric Soils in New England. New England Interstate Water Pollution Control Commission, Lowell, MA.
- North American Digital Flora: National Wetland Plant List, current version.

REVISIONS	
DATE	DESCRIPTION

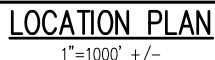


**EXISTING CONDITIONS PLAN**  
TAX MAP 110 LOT 29  
**1334 FIRST NH TURNPIKE, LLC**  
1334 FIRST NH TURNPIKE  
NORTHWOOD, NH 03261

**OWNED BY**  
**1334 FIRST NH TURNPIKE, LLC**  
1334 FIRST NH TURNPIKE, NORTHWOOD NH 03261  
BOOK 5817 PAGE 2939

**ROCKINGHAM CO.**  
**JOB NO: 135.00**  
**DATE: OCTOBER 1, 2019**

**ECP-1**  
SHT. 2 of 9



1. THIS PLAN INDICATES THE PROPOSED DEVELOPMENT OF AN EXISTING HAY FIELD INTO AN ELDERLY HOUSING DEVELOPMENT. THE SCOPE OF WORK AND CONSTRUCTION SEQUENCE ARE AS FOLLOWS:

- a. INSTALL ALL EROSION CONTROL BMP'S AS SHOWN ON THE PLAN PRIOR TO DISTURBING THE SITE.
- b. GRADE SITE TO SUBGRADE OF ROAD, AND SHAPE PONDS . NO STORMWATER FLOWS ARE TO BE DIRECTED TO THE PONDS PRIOR TO STABILIZATION OF THE CONTRIBUTING AREAS.
- c. INSTALL UTILITIES AFTER OBTAINING APPLICABLE PERMITS.
- d. CONSTRUCT BUILDINGS AS INDICATED ON PLANS.
- e. STABILIZE SURFACES (PAVE AND ACHIEVE VEGETATION OF NON-PAVED AREAS).
- f. COMPLETE CONSTRUCTION OF STORMWATER BMP'S TO RECEIVE FLOWS.
- g. REMOVE EROSION CONTROL BMP'S AS APPROPRIATE.

1. BOUNDARY AND EXISTING CONDITIONS INFORMATION DEPICED ON THIS PLAN IS BASED ON REFERENCE PLAN 1.
2. ASSESSOR'S INFORMATION: TOWN OF NORTHWOOD ASSESSOR'S MAP 110, LOT 29
3. RECORD OWNER: CHESTNUT & CAPE, INC.
4. DEED REFERENCE: R.C.R.D. 6086 /432
5. THE LOCUS PROPERTY IS IN THE GENERAL ZONING DISTRICT. DIMENSIONAL REQUIREMENTS PER TABLE 1 ARE AS FOLLOWS: MINIMUM LOT SIZE=2 ACRES, MINIMUM STREET FRONTAGE=150', MINIMUM SETBACK FROM STREET RIGHT-OF-WAY=20', MINIMUM SIDE AND REAR SETBACK=20', WATERBODY/WETLAND SETBACK=20', MAXIMUM STRUCTURE HEIGHT=35'.

THE PROPERTY IS BEING UTILIZED FOR ELDERLY HOUSING AND SHALL MEET DIMENSIONAL REQUIREMENTS PER TABLE V-2 AS FOLLOWS: MAXIMUM DENSITY=4 UNITS/ACRE, MINIMUM FRONT SETBACK=50', MINIMUM SIDE AND REAR SETBACK=50', MINIMUM STREET FRONTAGE FOR 21-30 UNITS IS 250' PLUS AN ADDITIONAL 5' PER UNIT OVER 20, MINIMUM LOT SIZE=10 ACRES.

6. THE TOTAL AREA OF THE LOT IS 14.47 ACRES. THE WETLAND AREA IS 6.03 ACRES.

7. SECTION IX.E.(1).b) OF THE NORTHWOOD DEVELOPMENT ORDINANCE STATES THAT 33% OF THE GROSS LOT AREA FOR ELDERLY HOUSING DEVELOPMENTS SHALL BE PROVIDED FOR OPEN SPACE. FOR A 14.47 ACRE LOT, 4.82 ACRES MUST BE PROVIDED AS OPEN SPACE. SECTION IX.E.(2) STATES THAT NO MORE THAN 50% OF THE OPEN SPACE MAY BE UNBUILDABLE LAND, WHICH INCLUDES WETLANDS AND AREAS WITHIN THE 100-YEAR FLOODPLAIN.

REQUIRED OPEN SPACE = 4.82 ACRES  
REQUIRED OPEN SPACE ON BUILDABLE LAND AREA = 2.41 ACRES

PROPOSED OPEN SPACE = 5.46 ACRES > 4.82 ACRES  
PROPOSED OPEN SPACE ON BUILDABLE LAND AREA = 2.45 ACRES > 2.41 ACRES

8. MAXIMUM NUMBER OF DWELLING UNITS (M) SHALL BE CALCULATED PER DEVELOPMENT ORDINANCE SECTION IX.E.(1).(d) AS FOLLOWS:

$$M = RD [A - (U + R + 0.5 \cdot O)]$$

WHERE:  
RD = RESIDENTIAL DENSITY = 4 DWELLINGS/ACRE  
A = TOTAL SITE AREA = 14.47 ACRES  
U = UNBUILDABLE LAND = 6.03 ACRES  
R = ROAD AND UTILITY R.O.W = 0 ACRES  
O = OPEN SPACE REQUIRED TO BE SET ASIDE =

MAXIMUM NUMBER OF DWELLING UNITS = 24 > 21 PROPOSED

9. THE MAJORITY OF THE LOCUS PARCEL IS LOCATED IN "ZONE X", ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF NORTHWOOD, NEW HAMPSHIRE, COMMUNITY PANEL NUMBER 33015C00080, EFFECTIVE DATE MAY 17, 2005. ZONE X IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD. THE REMAINDER OF THE LOT IS LOCATED IN "ZONE A" WHICH IS DEFINED AS A SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION (BFE). THE BOUNDARY OF ZONE X AND ZONE A SHOWN ON THIS PLAN WAS PROVIDED FROM REFERENCE PLAN 1.

10. SEE REFERENCE PLAN 1 FOR DISTANCES AND BEARINGS OF ALL LOT LINES AND TIE LINES.

1. \*EXISTING CONDITIONS PLAN, TAX MAP 110, LOT 29, 1334 FIRST NH TURNPIKE, LLC., 1334 FIRST NH TURNPIKE, NORTHWOOD, NH 03261, OWNED BY 1334 FIRST NH TURNPIKE, LLC., 1334 FIRST NH TURNPIKE, NORTHWOOD, NH 03261, BOOK 5817 PAGE 2939\*, DATED OCTOBER 1, 2019, PREPARED BY N.H. LAND CONSULTANTS OF 683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261.

6086/432	DEED BOOK PAGE NUMBER
R.C.R.D.	ROCKINGHAM COUNTY REGISTRY OF DEEDS
—○—	UTILITY POLE
—●—	OVERHEAD WIRES
	CATCH BASIN
	SANITARY SEWER MANHOLE
	CONCRETE SANITARY SEWER MANHOLE
	PLASTIC SANITARY SEWER ACCESS HATCH
	DRILLED WELL
—●—	SIN (DOUBLE POST/SINGLE POST)
FT=560.5	FINISH FLOOR ELEVATION
	SPOT ELEVATION
	STONE WALL
	LOCUS PARCEL BOUNDARY LINE
	PROPOSED STORMWATER CULVERT
—S&S—	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED OPEN SPACE
	PROPOSED SPLIT FENCE/EROSION CONTROL



PLAN APPROVED BY TOWN OF  
NORTHWOOD PLANNING BOARD

CHAIRMAN

THE SITE SPECIFIC SOIL SURVEY REPORT HAS BEEN PREPARED BY JAMES COVE, CCS #095, DATED SEPTEMBER 3, 2020, WITH ADDENDUM FOR ADDITIONAL TEST PITS DATED SEPTEMBER 28, 2020. MAPPING WAS CONDUCTED PER THE STANDARDS OF "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT, SSSNNE SPECIAL PUBLICATION NO. 3, VERSION 5.0, DECEMBER 2017

**CIVIL CONSULTANTS**

**CIVIL CONSULTANTS**

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Planners  
Surveyors  
P.O. Box 100  
South Berwick  
Maine  
03908  
207-384-2550  
[www.civcon.com](http://www.civcon.com)*

1			
NO.	REVISIONS	INT.	DATE

RECORD OWNER:  
CHESTNUT & CAPE, INC.  
ADDRESS:  
30 N. RIVER LAKE RD E.

**WOOD ELDERLY HOUSING DEVELOPMENT  
SITE DEVELOPMENT PLAN  
OLDE CANTERBURY ROAD  
NORTHWOOD, NEW HAMPSHIRE**

PREPARED FOR: CURTIS NALEID  
PATIENT ADDRESS: 30 N RIVER LAKE RD E NORTHWOOD NH 03261

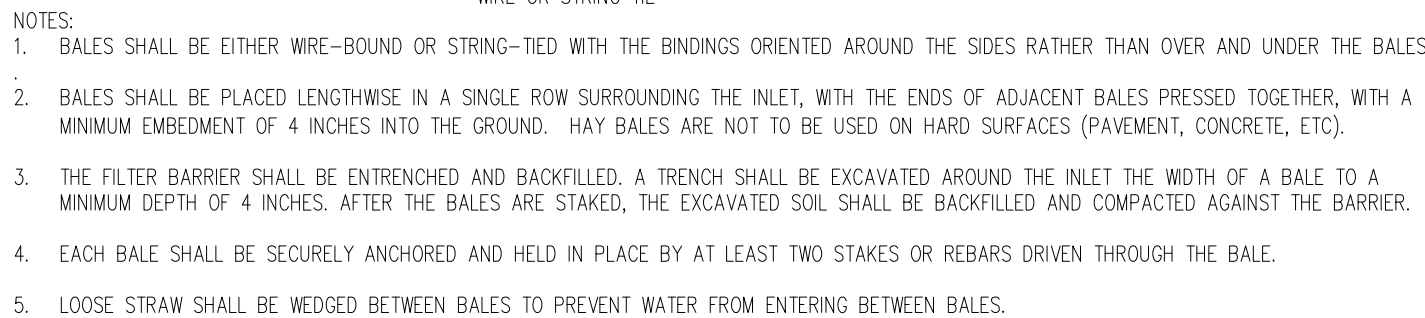


SUBDIVISION / SITE  
PLAN

PROJECT NO: 20-132.00

L1

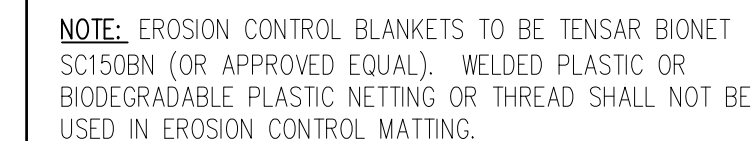
SHEET: 1 OF 3



NOT TO SCALE



CULVERT	RIPRAP		APRON		
	d50 SIZE (")	THICKNESS L (INCHES)	LENGTH L (FT)	WIDTH W1 (FT)	WIDTH W2 (FT)
12" OR LESS	5"	12"	6'	3.0'	7'
18"	8"	16"	8'	4.5'	9.5'
24"	10"	20"	10'	6.0'	14'
30"	12"	24"	12'	8.0'	14.5'
36"	14"	30"	14'	14.0'	17'



## EARTH OUTLET SEDIMENT TRAP

WHERE TEMPORARY SEEDING IS REQUIRED, THE FOLLOWING SPECIFICATIONS SHALL BE ADHERED TO:

SEED TYPE AND APPLICATION RATE:  
PERENNIAL RYE GRASS 1.00 LBS./1000 S.F.

SITE PREPARATION:

- INSTALL NEEDED EROSION AND SEDIMENT CONTROL MEASURES SUCH AS SILTATION BARRIERS, DIVERSIONS, AND SEDIMENT TRAPS.
- GRADE AS NEEDED FOR THE ACCESS OF EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
- RUNOFF SHOULD BE DIVERTED FROM THE SEEDED AREA.
- ON SLOPES 4:1 OR STEEPER, THE FINAL PREPARATION SHOULD INCLUDE CREATING HORIZONTAL GROOVES PERPENDICULAR TO THE DIRECTION OF THE SLOPE TO CATCH SEED AND REDUCE RUNOFF

SEEDBED PREPARATION:

- STONES AND TRASH SHOULD BE REMOVED SO AS NOT TO INTERFERE WITH THE SEEDING AREA.
- WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
- IF APPLICABLE, FERTILIZER AND ORGANIC SOIL AMENDMENTS SHOULD BE APPLIED DURING THE GROWING SEASON.
- APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 600 POUNDS PER ACRE OR 15 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER (N-P205-K20) OR EQUIVALENT. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET).
- FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 FEET AND 250 FEET FROM A SURFACE WATER BODY. NO FERTILIZER EXCEPT LIMESTONE SHOULD BE APPLIED WITHIN 25 FEET OF A SURFACE WATER BODY. THESE LIMITATIONS ARE REQUIREMENTS FOR ANY WATER BODY PROTECTED BY THE COMPREHENSIVE SHORELAND PROTECTION ACT.

SEEDING:

- APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTPACKER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER).
- NORMAL SEEDING DEPTH IS FROM ¼ TO ½ INCH. HYDROSEEDING THAT INCLUDES MULCH MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING.
- TEMPORARY SEEDING SHOULD TYPICALLY OCCUR PRIOR TO SEPTEMBER 15TH.
- AREAS SEEDED BETWEEN MAY 15TH AND AUGUST 15TH SHOULD BE COVERED WITH HAY OR STRAW MULCH, ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE.
- VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED AREA SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH. IF THIS CONDITION IS NOT ACHIEVED, IMPLEMENT OTHER TEMPORARY STABILIZATION MEASURES FOR OVERWINTER PROTECTION

1. NO SOIL SHALL BE DISTURBED DURING THE PERIOD OF MARCH 1 THROUGH APRIL 15, NOR DURING ANY OTHER PERIOD WHEN SOILS ARE SATURATED DUE TO RAIN OR SNOW MELT.

2. ALL PERIMETER CONTROLS ARE TO BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
3. DISTURBED SOILS SHALL BE STABILIZED WITHIN ONE (1) WEEK FROM THE TIME IT WAS LAST ACTIVELY WORKED USING TEMPORARY OR PERMANENT MEASURES SUCH AS PLACEMENT OF RIPRAP, MULCH OR EROSION CONTROL BLANKET, OR OTHER COMPARABLE MEASURES.
4. HAY OR STRAW MULCH SHALL BE APPLIED AT A RATE OF AT LEAST ONE (1) BALE PER 500 SQUARE FEET (1-2 TONS PER ACRE).
5. IF MULCH IS LIKELY TO BE REMOVED DUE TO STEEP SLOPES OR WIND, IT SHALL BE ANCHORED WITH NETTING, PEG OR TWINE, OR OTHER SUITABLE METHOD AND SHALL BE MAINTAINED UNTIL A CATCH OF VEGETATION IS ESTABLISHED OVER THE ENTIRE DISTURBED AREA.
6. IN ADDITION TO PLACEMENT OF RIPRAP, MULCH OR EROSION CONTROL BLANKETS, ADDITIONAL STEPS SHALL BE TAKEN WHERE NECESSARY IN ORDER TO PREVENT SEDIMENTATION OF THE WATER. EVIDENCE OF SEDIMENTATION INCLUDES VISIBLE GULLY EROSION, DISCOLORATION OF WATER BY SUSPENDED PARTICLES AND SLUMPING OF BANKS, SILT FENCES, STAKED HAY BALES AND OTHER SEDIMENTATION CONTROL MEASURES, WHERE PLANNED FOR, SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF WORK, BUT SHALL ALSO BE INSTALLED WHEREVER NECESSARY DUE TO SEDIMENTATION.
7. MULCH OR OTHER TEMPORARY MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED WITH VEGETATION OR OTHER PERMANENT CONTROL MEASURES AFTER WHICH TEMPORARY MEASURES WILL BE REMOVED.
8. PERMANENT RE-VEGETATION OF ALL DISTURBED AREAS, USING NATIVE PLANT MATERIAL WHEN POSSIBLE, SHALL OCCUR WITHIN 30 DAYS FROM THE TIME THE AREAS WERE LAST ACTIVELY WORKED, OR FOR FALL AND WINTER ACTIVITIES, BY JUNE 15, EXCEPT WHERE PRECLUDED BY THE TYPE OF ACTIVITY (E.G. RIPRAP, ROAD SURFACES, ETC.). THE

VEGETATIVE COVER SHALL BE MAINTAINED.

9. LIME AND FERTILIZER APPLICATION RATES SHALL NOT EXCEED THE FOLLOWING:  
  
GROUND LIMESTONE: 3 TONS/ACRE (130 LBS./1000 S.F.)  
FERTILIZER, 10-10-10 OF EQUIVALENT: 600 LBS./ACRE  
(14 LBS./1000 S.F.)
10. FERTILIZER SHALL NOT BE APPLIED BEFORE START OF THE GROWING SEASON NOR AFTER SEPTEMBER 30. FERTILIZED AREAS SHALL BE MULCHED TO REDUCE OFF-SITE TRANSPORT OF NUTRIENTS UNTIL USED BY VEGETATIVE GROWTH.
11. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL. ALL INSPECTIONS AND REPAIRS TO THE EROSION CONTROL PRACTICES ARE TO BE DOCUMENTED, AND COPIES OF THE DOCUMENTATION ARE TO BE AVAILABLE ON SITE FOR STATE/TOWN REVIEW UPON REQUEST.

SPREAD TOPSOIL UNIFORMLY 6" DEEP OVER AREAS TO BE RECLAIMED. THE FOLLOWING SEED MIXTURE SHALL BE USED:

LAWNS:

KENTUCKY BLUEGRASS	0.46 LBS./1000 S.F.
CREeping RED FESCUE	0.46 LBS./1000 S.F.
PERENNIAL RYE GRASS	0.11 LBS./1000 S.F.
TOTAL	1.03 LBS./1000 S.F.

APPLY LIQUID AND FERTILIZER AS SPECIFIED UNDER THE EROSION AND SEDIMENTATION CONTROL NOTES. WORK INTO THE TOP (4) INCHES OF SOIL PRIOR TO SEEDING. AFTER SEEDING, APPLY MULCH HAY AS SPECIFIED ON FLAT AREAS AND NOT EXPOSED TO WIND, THE MULCH WILL BE ANCHORED BY WETTING DOWN. IN OTHER AREAS, JUTE NETTING SHALL BE USED FOR ANCHORAGE. THE ABOVE SEEDING SCHEDULE IS APPLICABLE IF SEEDING DURING THE GROWING SEASON (APRIL 15 TO JUNE 15 AND AUGUST 30 TO SEPTEMBER 30). BETWEEN JUNE 15 AND AUGUST 30, SEEDING WILL BE DELAYED UNTIL AUGUST 30. IF SOIL IS DISTURBED BETWEEN OCTOBER 1 AND NOVEMBER 1, DELAY SEEDING UNTIL NOVEMBER 1. AFTER NOVEMBER 1 AND BEFORE A SNOW COVER FORMS, THE SAME PROCEDURE WILL BE FOLLOWED EXCEPT THE SEED RATE WILL BE DOUBLED. AFTER SNOW COVER AND BEFORE APRIL 15, SEEDING WILL BE DELAYED UNTIL JUNE 15. HAY MULCH WILL BE APPLIED AT A RATE OF 150 LBS./1000 SQUARE FEET. THIS WILL BE ANCHORED BY NON-ASPHALTIC TACKIFIER SPRAYED ON LAWNS AND JUTE NETTING IN DRAINAGE WAYS AND OTHER AREAS.

SEE SHEET L3 FOR TEMPORARY SEEDING NOTES

1. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY 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 ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% 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.
3. AFTER NOVEMBER 15, INCOMPLETE ROAD OR PARKING SURFACE, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3

1. PROJECT TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

2. ALL PONDS, INFILTRATION BASINS, FILTRATION BMP'S, AND SWALES MUST BE STABILIZED PRIOR TO RECEIVING RUNOFF TO THEM. RUNOFF MUST BE DIRECTED TO TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL STORMWATER BMP'S ARE STABILIZED.
3. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO RECEIVING RUNOFF.
4. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. FLOWS TO BASINS SHALL BE DIVERTED UNTIL CONTRIBUTING AREA HAS BEEN STABILIZED.
5. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
6. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.

AREAS SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

- BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION 2016, ITEM 304.2 HAVE BEEN INSTALLED IN AREAS TO BE PAVED
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
- A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
- EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

7. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
8. ALL PERIMETER EROSION CONTROLS TO BE INSTALLED PRIOR TO EARTH-MOVING OPERATIONS.



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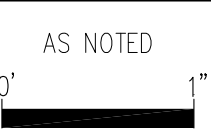
NO.	REVISIONS	INT	DATE
1			

RECORD OWNER:  
CHESTNUT & CAPE, INC.

ADDRESS:  
60 N. RIVER LAKE RD E.  
WORTHWOOD, NH 03261

**NORTHWOOD ELDERLY HOUSING DEVELOPMENT  
SITE DEVELOPMENT PLAN  
OLDE CANTERBURY ROAD  
NORTHWOOD, NEW HAMPSHIRE**

PREPARED FOR: CURTIS NALED  
CLIENT ADDRESS: 30 N RIVER LAKE RD E, NORTHWOOD, NH 03261



DATE: 2/26/2021  
DRAWN BY: NJR/DRC  
CHECKED BY: GRA  
APPROVED BY: GRA

## CONSTRUCTION NOTES AND DETAILS

PROJECT NO: 20-132.00

## L2

SHEET: 2 OF 3

**STORMWATER POND 11P DETAIL**  
NOT TO SCALE

INFILTRATION BASIN 20P DETAIL

6. DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

NOTES:  
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN STAKING.

- DO NOT CHANGE WITH WINDS OR DESTROY ROOTS WHEN CHANGING.
  - WATER THOROUGHLY BEFORE PLANTING
  - REMOVE ANY STAKES WITHIN TWO YEARS OF PLANTING

TREE PLANTING DETAIL NOT TO SCALE

SECTION A-A

- |   |  |
|---|--|
| 1. AREA BENEATH BERM SHALL BE STRIPPED OF ALL ORGANIC MATERIAL & DEBRIS.  |  |
| 2. MATERIAL FOR BERM SHALL BE A SILT BASED MATERIAL SIMILAR TO MATERIAL EXCAVATED ON SITE. MATERIAL SHALL BE PLACED IN 12" LIFTS AND COMPACTED TO 95% OF MAXIMUM DENSITY. |  |
- SIGN BACKGROUND TO BE WHITE.

3. EXCEPT FOR SOD AREA SHOWN, SURFACE OF DETENTION AREA BERM SHALL BE LOAMED AND SEEDED USING THE SAME MATERIALS AND APPLICATION RATES AS REQUIRED FOR LAWN AREAS.

EMERGENCY OVERFLOW  
NOT TO SCALE

LENGTH =  $\frac{G}{H}$  OUTLET INV. =  $\frac{D}{C}$  SLOPE =  $\frac{C}{H}$  NON-WOVEN GEOTEXTILE, BOTTOM AND SIDES

**GRASS FILTER BASIN DETAIL**  
NOT TO SCALE

GRASSED FILTER SCHEDULE																						
	UNDERDRAIN PROPERTIES				OUTLET PIPE					OUTLET STRUCTURE		WEIR OUTLET ELEV L	TOP OF FILTER M	2-YR ELEV N	10-YR ELEV O	25-YR ELEV P	TEST PIT NO.	DEPTH (Inches)	EXIST GRADE	SHWT ELEV	BOTTOM FILTER	BEDRCK /WATER
	INV IN A	LENGTH B	SLOPE C	INV OUT D	INV IN E	DIAM F	LENGTH G	SLOPE H	INV OUT I	RISER INV J	DIAM K											
FILTER 12	560.00	42"	0.008	559.90	559.83	12"	27"	0.027	559.10	564.30	12"	N/A	563.00	563.96	564.20	564.39	TP 3	90.00	563.50	560.58	561.00	N/A
FILTER 21	560.00	42"	0.008	559.90	559.83	12"	33"	0.010	559.50	565.00	12"	564.50	563.00	563.23	563.87	564.22	TP 9	80.00	561.33	558.72	561.00	N/A


BELOW CONCRETE BASE

**TYPICAL LIGHT POLE**

NOT TO SCALE

SEMI-POSITIVE DISPLACEMENT TYPE PUMP.  
EACH DIRECTLY DRIVEN BY A 1 HP MOTOR

- |       |       |          |       |       |
|-------|-------|----------|-------|-------|
| AD    | CH    | 07/12/07 | A     |       |
| DR BY | CHK'D | DATE     | ISSUE | SCALE |
- CONCRETE BALLAST MAY BE REQUIRED  
SEE INSTALLATION INSTRUCTIONS
- 

SEE INSTALLATION INSTRUCTIONS FOR DETAILS	 <b>SEWER SYSTEMS</b>
NOTE: FINAL DESIGN TO BE DETERMINED PRIOR TO	MODEL DH071 / DR071

CONNECTION TO SUBSURFACE DISPOSAL FIELD	DETAIL SHEET
	NA0050P02

UNDERDRAIN PIPE

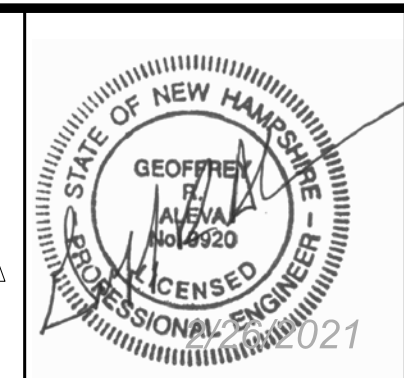
ROOFLINE DRIP EDGE FILTER

- NOT TO SCALE

PLAN APPROVED BY TOWN OF \_\_\_\_\_

	NORTHWOOD PLANNING BOARD
	CHAIRMAN

\_\_\_\_\_



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NO.	REVISIONS	INT.	DATE
1			

	2

RECORD OWNER:  
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ORTHWOOD, NH 03261

**WOOD ELDERLY HOUSING DEVELOPMENT  
SITE DEVELOPMENT PLAN  
OLDE CANTERBURY ROAD  
NORTHWOOD, NEW HAMPSHIRE**

CURTIS NALEID

30 N RIVER LAKE RD E, NORTHWOOD, NH 03261

ED FOR:  
ADDRESS:



AS NOTED

DATE: 1/25/2021  
DRAWN BY: NJR/DRC

CHECKED BY: GRA  
APPROVED BY: GRA

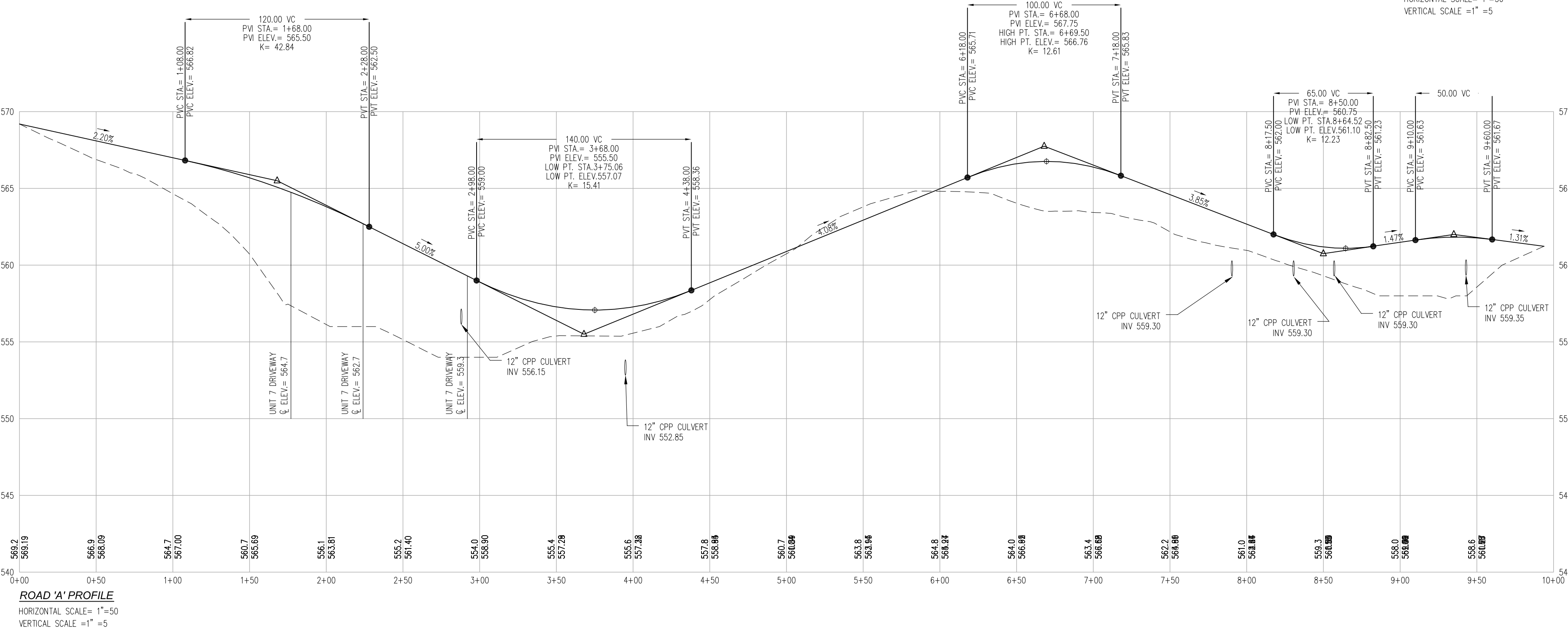
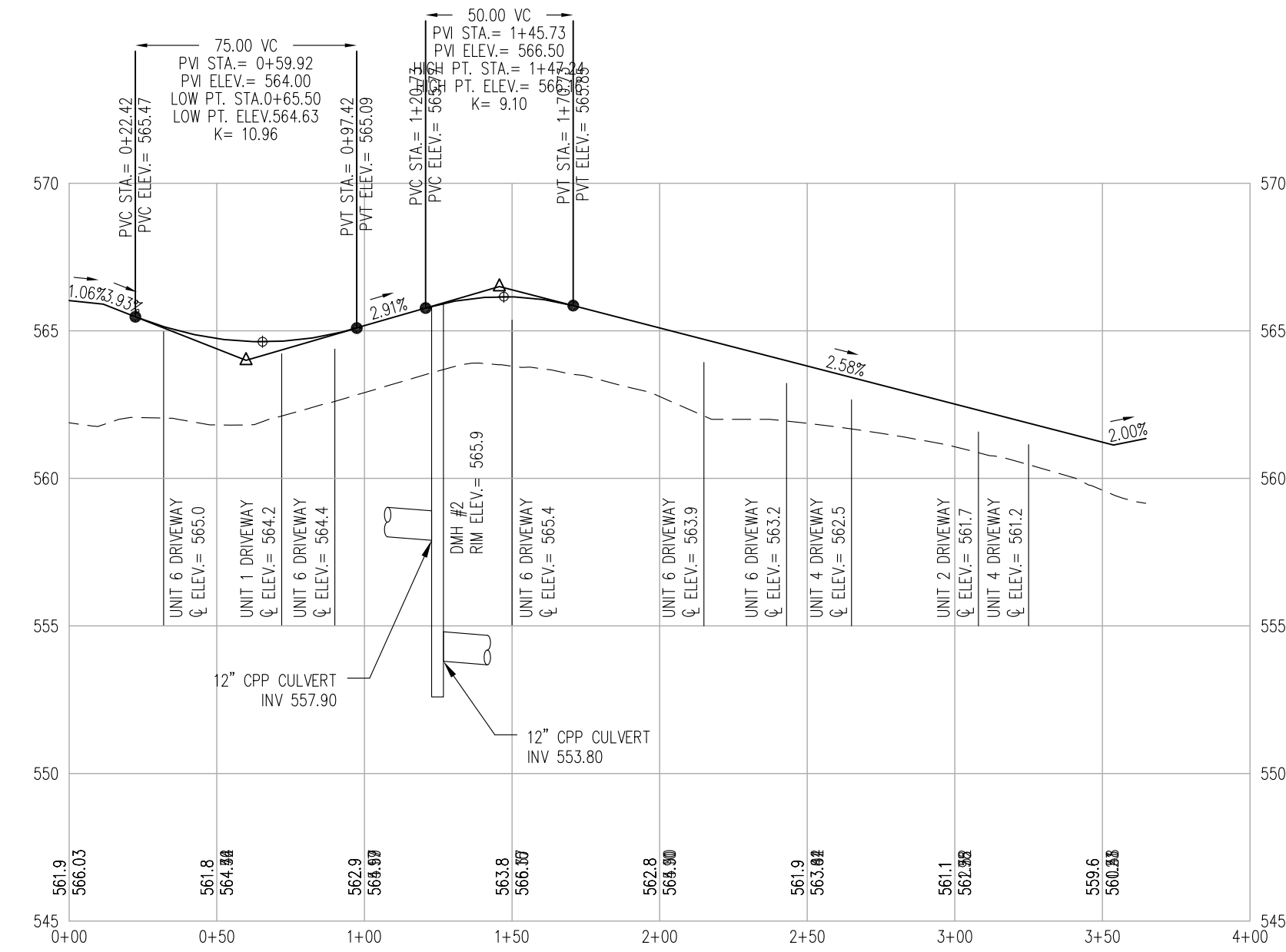
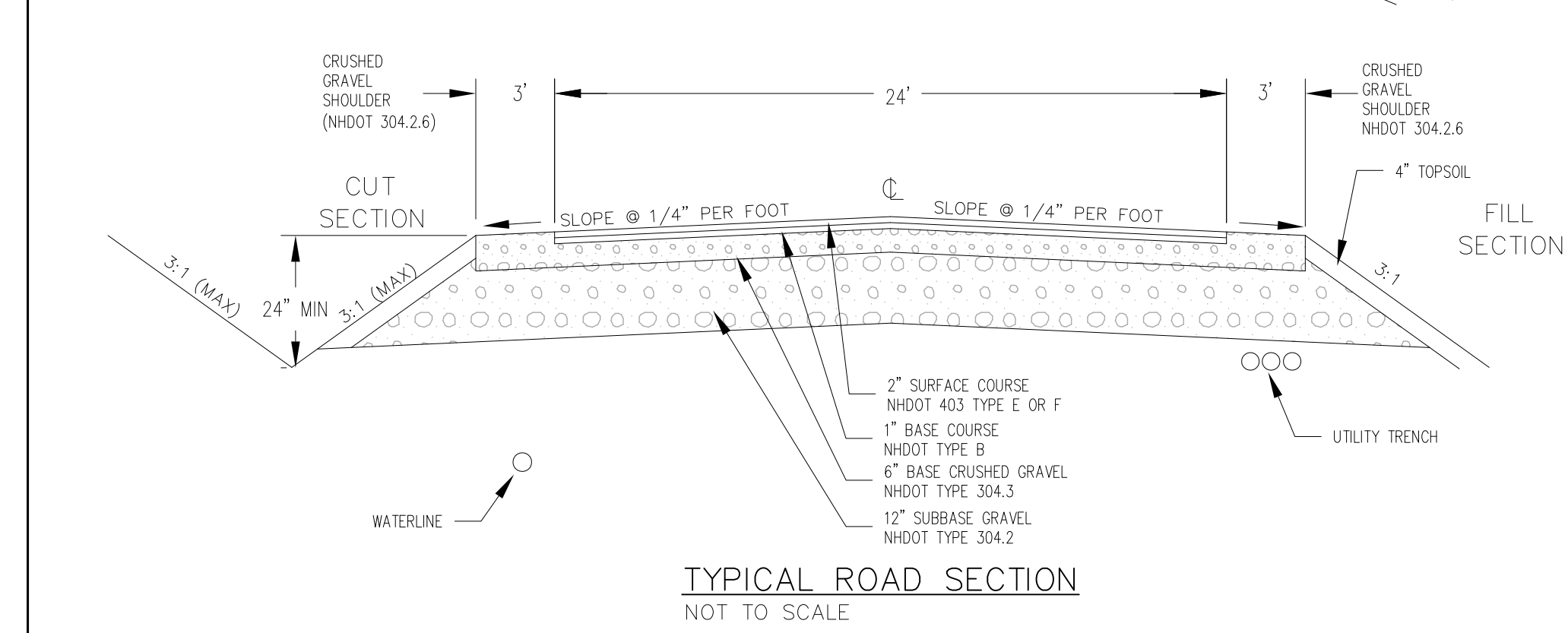
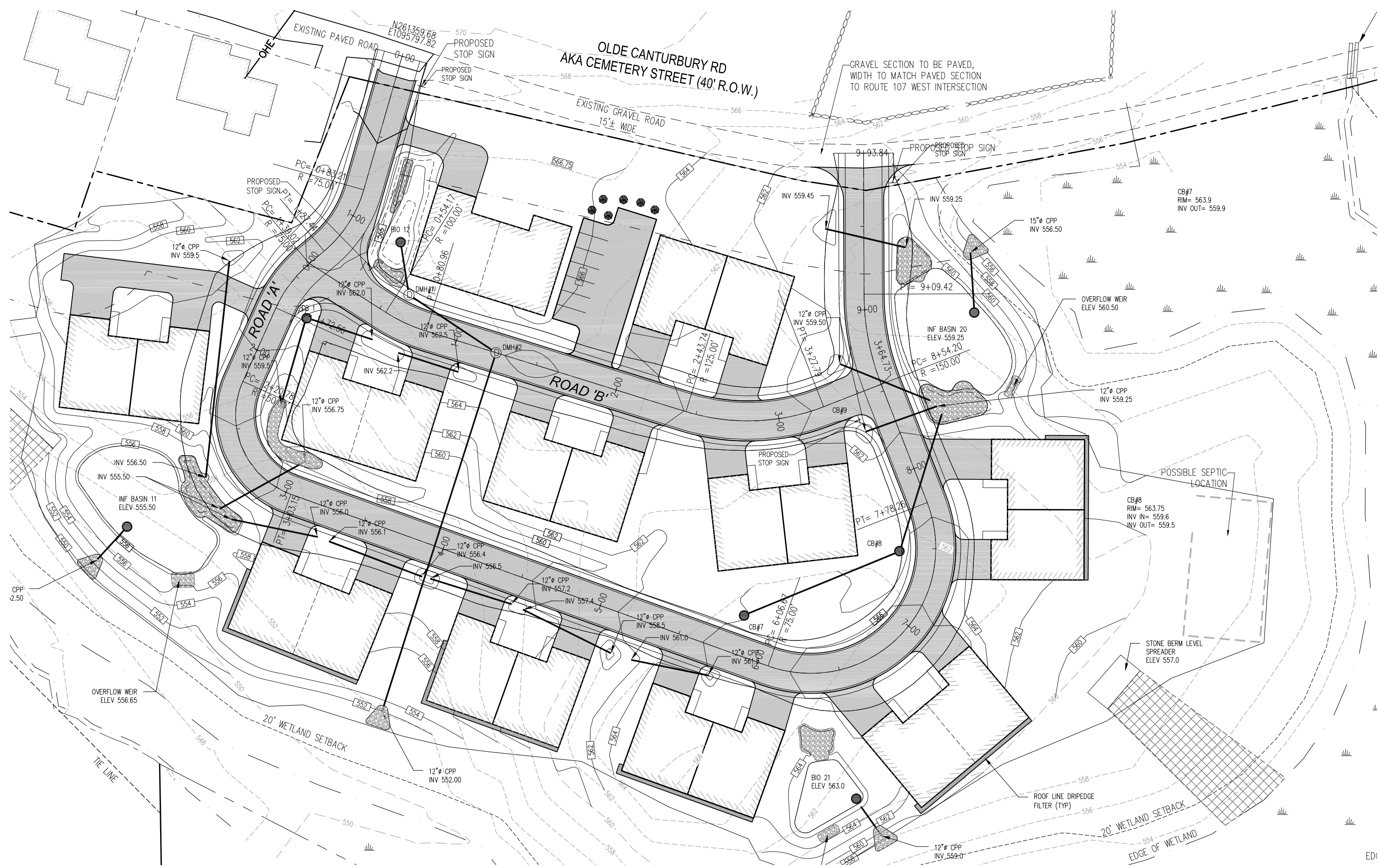
## CONSTRUCTION NOTES AND DETAILS

DETAILS	
PROJECT NO:	20-132.00

13

SHEET: 3 OF 3

8  
ENG\DWG\2013200-E-SK.DWG



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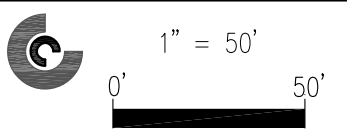
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1			

RECORD OWNER:  
CHESTNUT & CAPE, INC.

ADDRESS:  
30 N. RIVER LAKE RD. E.  
NORTHWOOD, NH 03261

**NORTHWOOD ELDERLY HOUSING DEVELOPMENT  
SITE DEVELOPMENT PLAN  
OLDE CANTERBURY ROAD  
NORTHWOOD, NEW HAMPSHIRE**

PREPARED FOR: CURTIS NALED  
CLIENT ADDRESS: 30 N RIVER LAKE RD E, NORTHWOOD, NH 03261



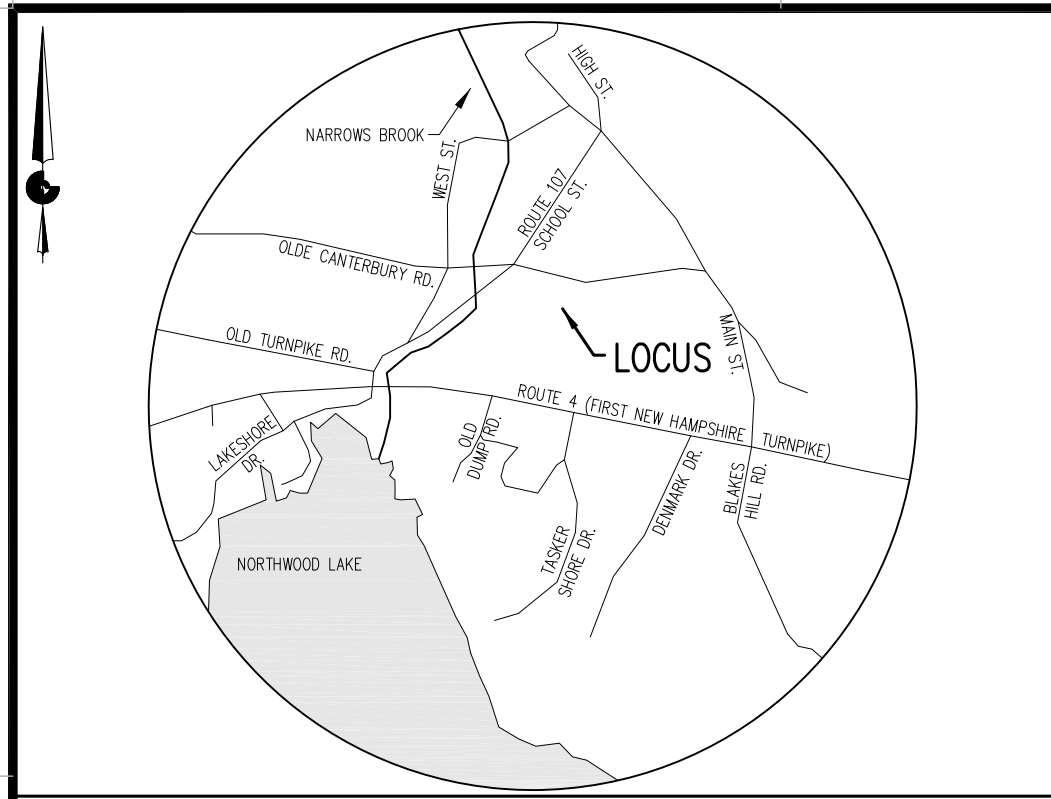
DATE: 2/26/2021  
DRAWN BY: JAA/NJR  
CHECKED BY: GRA  
APPROVED BY: GRA

**ROADWAY  
PLAN & PROFILE  
PLAN**

PROJECT NO: 20-132.00

**R1**

SHEET: 1 OF 1



LOCATION PLAN  
1"=100' +/-

### SCOPE OF WORK

1. THIS PLAN HAS BEEN PREPARED FOR INITIAL SKETCH REVIEW BY THE TOWN OF NORTHWOOD, NH PLANNING BOARD WITH REGARD TO THE PROPOSED ELDERLY HOMES DEVELOPMENT.

### NOTES:

1. BOUNDARY AND EXISTING CONDITIONS INFORMATION DEPICTED ON THIS PLAN IS BASED ON REFERENCE PLAN 1.
2. ASSESSOR'S INFORMATION: TOWN OF NORTHWOOD ASSESSOR'S MAP 110, LOT 29
3. RECORD OWNER: CHESTNUT & CAPE, INC.
4. DEED REFERENCE: R.C.R.D. 6086/432
5. THE LOCUS PROPERTY IS IN THE GENERAL ZONING DISTRICT. DIMENSIONAL REQUIREMENTS PER TABLE IV-1 ARE AS FOLLOWS: MINIMUM LOT SIZE=2 ACRES, MINIMUM STREET FRONTAGE=150', MINIMUM SETBACK FROM STREET RIGHT-OF-WAY=20', MINIMUM SIDE AND REAR SETBACK=20', WATERBODY/WETLAND SETBACK=20', MAXIMUM STRUCTURE HEIGHT=35'.  
THE PROPERTY IS BEING UTILIZED FOR ELDERLY HOUSING AND SHALL MEET DIMENSIONAL REQUIREMENTS PER TABLE V-2 AS FOLLOWS: MAXIMUM DENSITY=4 UNITS/ACRE, MINIMUM FRONT SETBACK=50', MINIMUM SIDE AND REAR SETBACK=50', MINIMUM STREET FRONTAGE FOR 21-30 UNITS IS 250' PLUS AN ADDITIONAL 5' PER UNIT OVER 20, MINIMUM LOT SIZE=10 ACRES.
6. THE TOTAL AREA OF THE LOT IS 14.47 ACRES. THE WETLAND AREA IS 6.03 ACRES
7. SECTION IX.E.(1)(b) OF THE NORTHWOOD DEVELOPMENT ORDINANCE STATES THAT 33% OF THE GROSS LOT AREA FOR ELDERLY HOUSING DEVELOPMENTS SHALL BE PROVIDED FOR OPEN SPACE. FOR A 14.47 ACRE LOT, 4.82 ACRES MUST BE PROVIDED AS OPEN SPACE. SECTION IX.E.(1)(2) STATES THAT NO MORE THAN 50% OF THE OPEN SPACE MAY BE UNBUILDABLE LAND, WHICH INCLUDES WETLANDS AND AREAS WITHIN THE 100-YEAR FLOODPLAIN.  
REQUIRED OPEN SPACE = 4.82 ACRES  
REQUIRED OPEN SPACE ON BUILDABLE LAND AREA = 2.41 ACRES  
PROPOSED OPEN SPACE = 5.46 ACRES > 4.82 ACRES  
PROPOSED OPEN SPACE ON BUILDABLE LAND AREA = 2.45 ACRES > 2.41 ACRES
8. MAXIMUM NUMBER OF DWELLING UNITS (M) SHALL BE CALCULATED PER DEVELOPMENT ORDINANCE SECTION IX.E.(1)(a) AS FOLLOWS:  
$$M = RD \left[ \frac{A}{U+R+0.5O} \right]$$

WHERE:  
RD = RESIDENTIAL DENSITY = 4 DWELLINGS/ACRE  
A = TOTAL SITE AREA = 14.47 ACRES  
U = UNBUILDABLE LAND = 6.03 ACRES  
R = ROAD AND UTILITY R.O.W. = 0 ACRES  
O = OPEN SPACE REQUIRED TO BE SET ASIDE = 4.82 ACRES  
MAXIMUM NUMBER OF DWELLING UNITS = 24 > 21 PROPOSED
9. THE MAJORITY OF THE LOCUS PARCEL IS LOCATED IN "ZONE X", ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF NORTHWOOD, NEW HAMPSHIRE, COMMUNITY PANEL NUMBER 33015C0080E, EFFECTIVE DATE MAY 17, 2005. ZONE X IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD. THE REMAINDER OF THE LOT IS LOCATED IN "ZONE A" WHICH IS DEFINED AS A SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION (BFE). THE BOUNDARY OF ZONE X AND ZONE A SHOWN ON THIS PLAN WAS PROVIDED FROM REFERENCE PLAN 1.
10. SEE REFERENCE PLAN 1 FOR DISTANCES AND BEARINGS OF ALL LOT LINES AND TIE LINES.

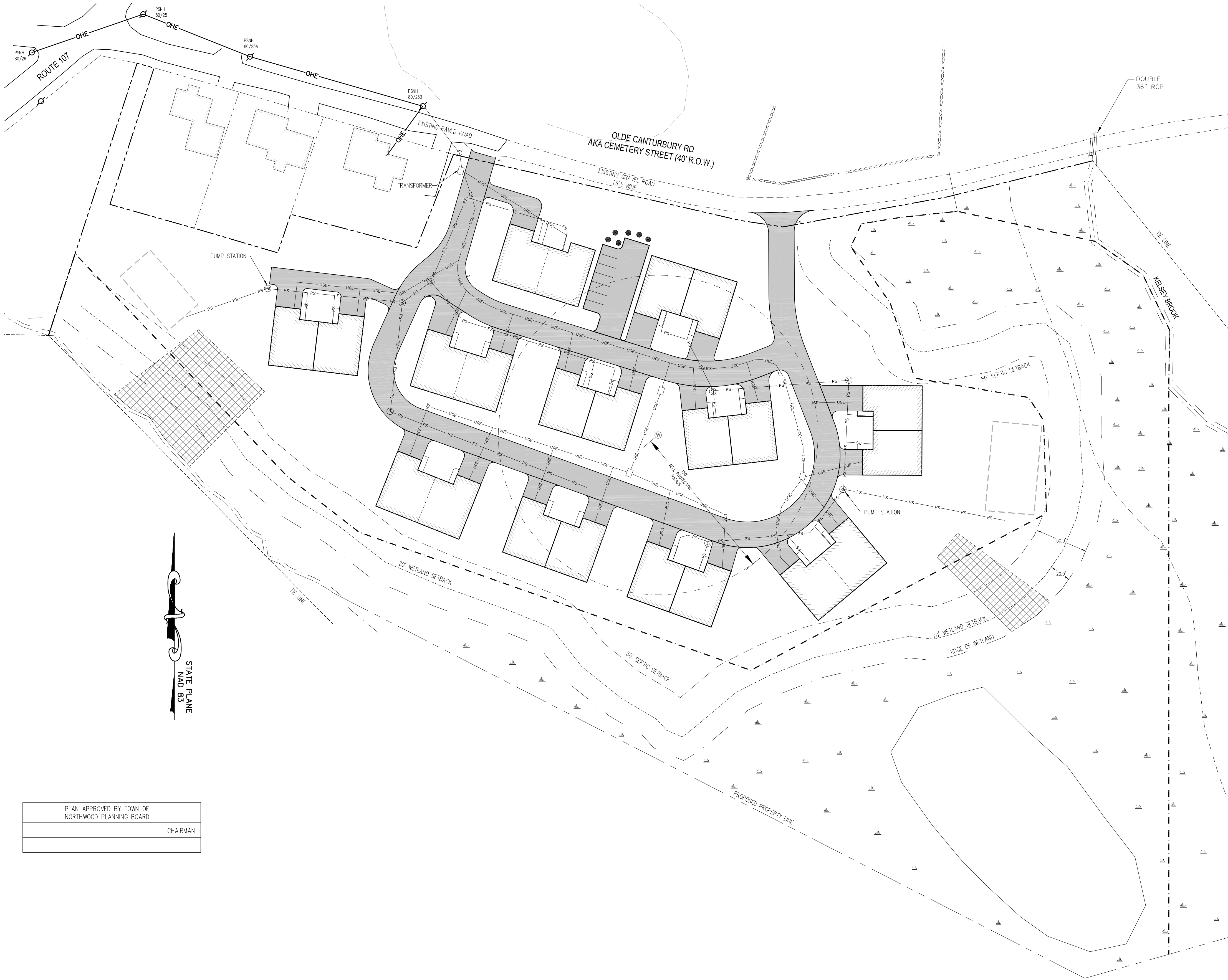
### REFERENCE PLANS:

1. "EXISTING CONDITIONS PLAN, TAX MAP 110, LOT 29, 1334 FIRST NH TURNPIKE, LLC., 1334 FIRST NH TURNPIKE, NORTHWOOD, NH 03261, OWNED BY 1334 FIRST NH TURNPIKE, LLC., 1334 FIRST NH TURNPIKE, NORTHWOOD, NH 03261, BOOK 5817 PAGE 2939", DATED OCTOBER 1, 2019, PREPARED BY N.H. LAND CONSULTANTS OF 683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261.

### LEGEND:

- |           |                                     |
|-----------|-------------------------------------|
| 6086/432  | DEED BOOK PAGE NUMBER               |
| R.C.R.D.  | ROCKINGHAM COUNTY REGISTRY OF DEEDS |
| ○         | UTILITY POLE                        |
| —○—       | OVERHEAD WIRES                      |
| ■         | CATCH BASIN                         |
| ⊙         | SANITARY SEWER MANHOLE              |
| ⊙         | CONCRETE SANITARY SEWER MANHOLE     |
| ⊙         | PLASTIC SANITARY SEWER ACCESS HATCH |
| ⊙         | DRILLED WELL                        |
| —+—       | SIGN (DOUBLE POST/SINGLE POST)      |
| FF=560.5' | FINISH FLOOR ELEVATION              |
| 565.0     | SPOT ELEVATION                      |
| —○—       | STONE WALL                          |
| ---       | LOCUS PARCEL BOUNDARY LINE          |
| ---       | PROPOSED STORMWATER CULVERT         |
| -563-     | EXISTING CONTOUR                    |
| -560-     | PROPOSED CONTOUR                    |
| - - -     | PROPOSED OPEN SPACE                 |
| -PS-      | PROPOSED SEWER LINE                 |
| -UOE-     | PROPOSED UNDERGROUND ELECTRIC       |

PLAN APPROVED BY TOWN OF NORTHWOOD PLANNING BOARD	
	CHAIRMAN



PREPARED  
FOR SITE  
PLAN  
REVIEW  
2/26/2021

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NORTHWOOD ELDERLY HOUSING DEVELOPMENT  
SITE DEVELOPMENT PLAN  
OLDE CANTERBURY ROAD  
NORTHWOOD, NEW HAMPSHIRE

PREPARED FOR:  
CLIENT ADDRESS:  
CURTIS NALED  
30 N. RIVER LAKE RD. E. NORTHWOOD, NH 03261

1" = 50'  
0' 50'

DATE: 02/26/2021  
DRAWN BY: NJR/DRG  
CHECKED BY: GRA  
APPROVED BY: GRA

UTILITIES  
PLAN

PROJECT NO: 20-132.00

UT1

SHEET: 1 OF 1