

# COMMERCIAL SITE PLAN

## 127 PORTSMOUTH AVENUE

### (NH ROUTE 108)

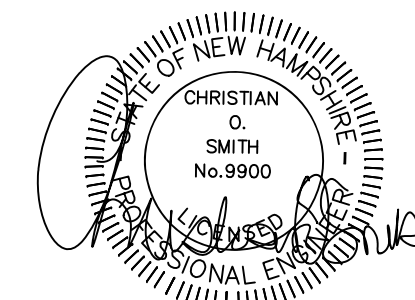
## TAX MAP 52, LOT 112.2

MAY 3, 2004

NOT FOR CONSTRUCTION

CIVIL ENGINEERS:

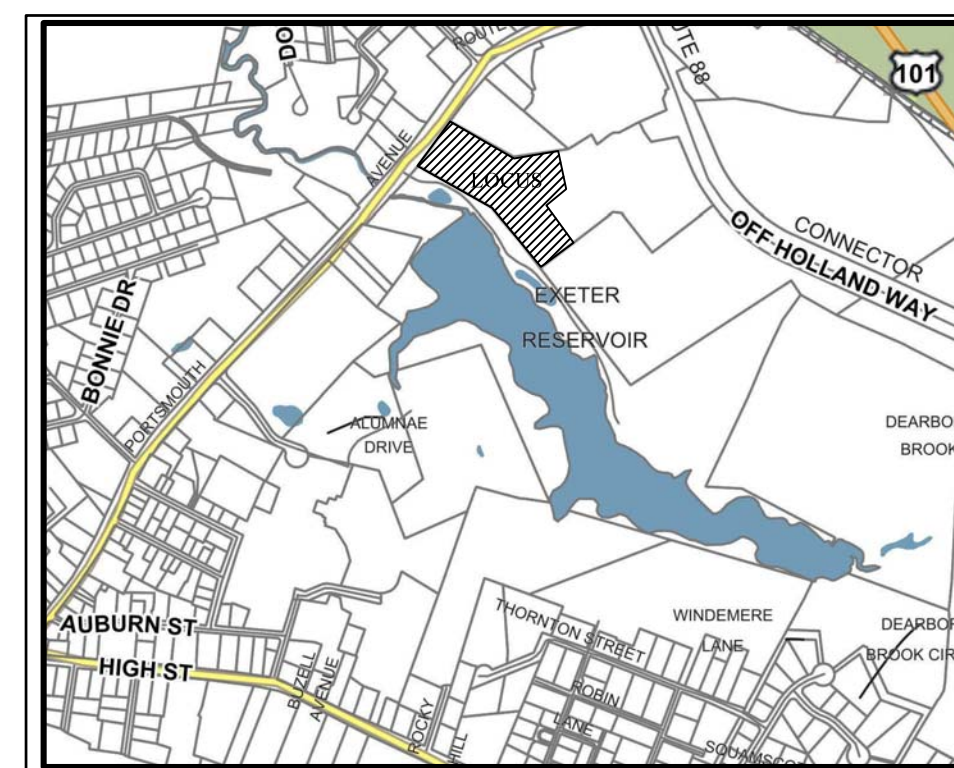
**BEALS ASSOCIATES PLLC**  
 70 PORTSMOUTH AVE, STRATHAM, N.H. 03885  
 PHONE: 603-583-4860, FAX: 603-583-4863



LAND SURVEYORS:

**DOUCET SURVEYING**  
 Serving Your Professional Surveying & Mapping Needs  
 102 Kent Place, Newmarket, NH 03857-0163  
 Voice (603) 659-6560, Data (603) 659-4118

**LOCATION MAP**



SCALE: 1"=600'

DRAWING INDEX

SHEET #	TITLE
	COVER SHEET
1	EXISTING CONDITIONS PLAN (DOUCET SURVEY)
2	SITE PLAN
3	GRADING, DRAINAGE, & EROSION CONTROL
4	EROSION & SEDIMENT CONTROL DETAILS
5	POROUS PAVEMENT & INFILTRATION TRENCH DETAILS
6	WETLAND IMPACT PLAN
7	EXETER SHORELAND IMPACT PLAN

PLAN SET LEGEND

5/8" REBAR		VCC	
DRILL HOLE		OVERHEAD ELEC. LINE	
CONC. BOUND		FENCING	
UTILITY POLE		DRAINAGE LINE	
DRAIN MANHOLE		SEWER LINE	
SEWER MANHOLE		GAS LINE	
EXISTING LIGHT POLE		WATER LINE	
EXISTING CATCH BASIN		STONE WALL	
PROPOSED CATCH BASIN		TREE LINE	
WATER GATE		ABUT. PROPERTY LINES	
WATER SHUT OFF		EXIST. PROPERTY LINES	
HYDRANT		BUILDING SETBACK LINES	
PINES, ETC.		EXIST. CONTOUR	
MAPLES, ETC.		PROP. CONTOUR	
EXIST. SPOT GRADE		SOIL LINES	
PROP. SPOT GRADE			
DOUBLE POST SIGN			
SINGLE POST SIGN			

RECORD OWNER/APPLICANT

MENISCUS FINANCIAL HOLDINGS, LLC  
 133 PORTSMOUTH AVE.  
 (NH ROUTE 108)  
 EXETER, NEW HAMPSHIRE

REQUIRED STATE AND FEDERAL PERMITS

CONSTRUCTION GENERAL PERMIT  
 NHDES ALTERATION OF TERRAIN PERMIT  
 NHDES SHORELAND PERMIT  
 NHDES WETLANDS BUREAU DREDGE AND FILL

WETLAND/SOIL CONSULTANT:

GOVE ENVIRONMENTAL SERVICES INC.  
 8 CONTINENTAL DRIVE,  
 BLDG 2 UNIT H  
 EXETER, NH 03833  
 1-603-778-0644

	REVISIONS:	DATE:
1		
2		
3		
4		
5		

NH-1471 PROPOSED SITE PLAN





**SITE SPECIFIC SOIL MAPPING STANDARDS:**

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP. THE SITE SPECIFIC SOIL SURVEY WAS PRODUCED JANUARY 15, 2024, AND WAS PREPARED BY JAMES P. GOVE, CSS #004, GOVE ENVIRONMENTAL SERVICES, INC.

**SOIL IDENTIFICATION LEGEND:**

MAP UNIT SYMBOL	MAP UNIT NAME	HISS SYMBOL	HYDROLOGIC SOIL GROUP
24	AGAWAM FINE SANDY LOAM	211	B
33	SCITICO SILT LOAM	553	C
500/dfccc	UDORTHENTS LOAMY	363	C
600/ffccc	ENDOAQUENTS LOAMY	563	C

**SLOPE PHASE:**  
 0-8% = B, 8-15% = C, 15-25% = D, 25-50% = E, >50% = F

SOIL INFORMATION OUTSIDE OF THE MAPPED AREA WAS OBTAINED FROM USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS)

**SOIL IDENTIFICATION LEGEND**

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
38B	ELDRIDGE FINE SANDY LOAM	C
299	UDORTHENTS, SMOOTHED	C
699	URBAN LAND	C

**SLOPE PHASE:**  
 A=0-3%, B=3-8%, C=8-15%, D=15-25%, E=25%+

PREPARED FOR:

**FOSS MOTORS**  
 133 PORTSMOUTH AVE.  
 (NH ROUTE 108)  
 EXETER, NEW HAMPSHIRE



70 PORTSMOUTH AVE,  
 THIRD FLOOR, SUITE 2  
 STRATHAM, N.H. 03885  
 PHONE: 603-583-4860,  
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ROUTE 108  
 (PORTSMOUTH AVE)

EXETER 300' SHORELAND PROTECTION DISTRICT

EXETER 300' SHORELAND BUILDING SETBACK

STATE 250' SHORELAND PROTECTION DISTRICT

STATE 150' SHORELAND WOODLAND BUFFER

WATER WORKS POND ROAD

GTE ROAD

CA DESIGN HIRING

CONC. OVERFLOW STRUCTURE  
 RIM ELEV.=33.0'  
 INLET ELEV.=28.0'  
 (A) 12" HDPE INV.=28.0'

PROPOSED 22,500 SF 1-STORY ACCESSORY USE STORAGE BUILDING  
 FFE = 31.0

PROPOSED RIP RAP APRON

EXISTING CONCRETE HEADWALL W/ CULVERT

CROSSING #1

WETLAND IMPACT #1

WETLAND IMPACT #2

WETLAND IMPACT #3

WETLAND IMPACT #4

DMH#1

DMH#2

DMH#3

DMH#4

DMH#8 - OUTLET CONTROL

CROSSING #1 SEWER (10")

DRAIN (18")

SEPARATION = 0.34' = 4"

24.20 3' WIDE WEIR

23.00 2-6" ORIFICES

21.60 1-4" ORIFICE

19.58 1-4" ORIFICE

CONC. HDWL. PROPOSED CONCRETE RETAINING WALL

32" PVC INV.=6.9'

CONC. OVERFLOW STRUCTURE

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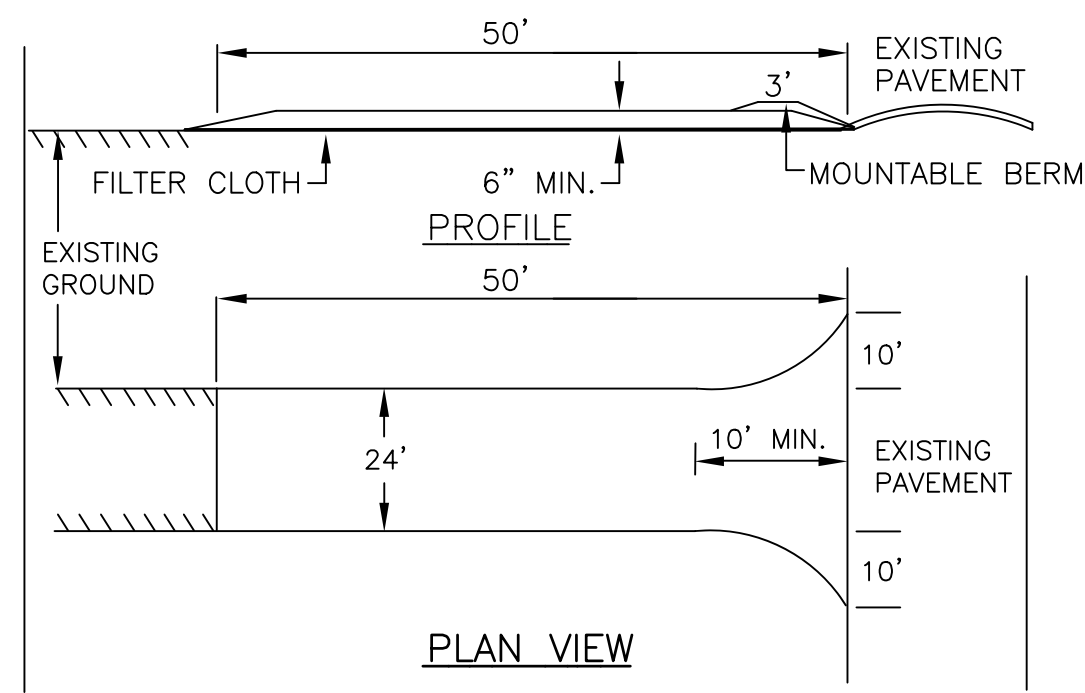
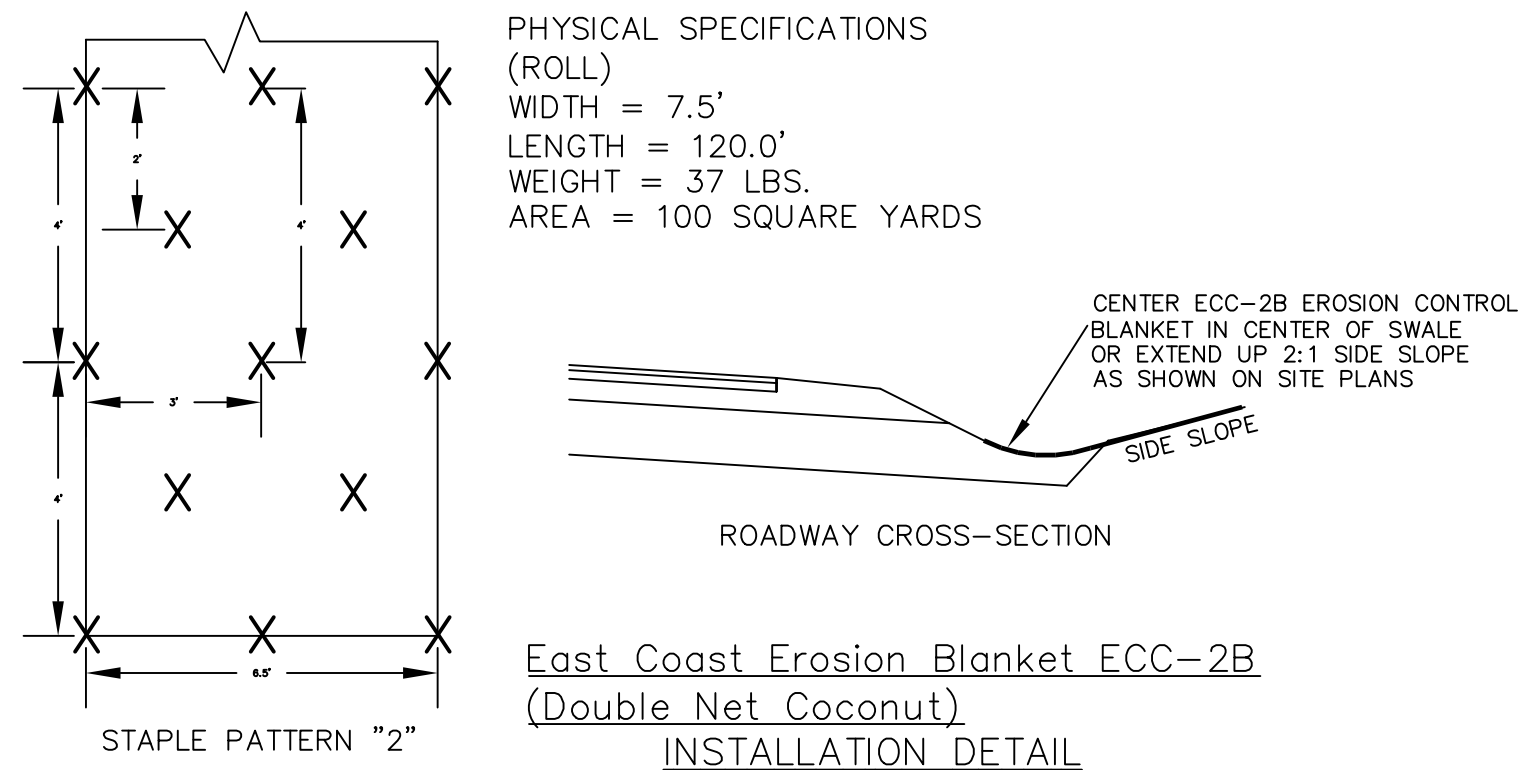
WETLAND IMPACT #4

DMH#1

DMH#2

DMH#3

DMH#4



- STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
- GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT, ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

**STABILIZED CONSTRUCTION ENTRANCE**

**WINTER MAINTENANCE**

- ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH, SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3-4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.
- ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.
- PRIOR TO OCT. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15-25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.
- AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEEDED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3-4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

**SEEDING SPECIFICATIONS**

- GRADING AND SHAPING
  - SLOPES SHALL NOT BE STEEPER THAN 2.1:3.1 SLOPES OR FLATTER ARE PREFERRED. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
- SEEDBED PREPARATION
  - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
  - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND
  - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. REFER TO LIGHTING & LANDSCAPE PLAN FOR FERTILIZER REQUIREMENTS.
  - SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
  - A NEW ENGLAND NATIVE SEED MIXTURE SHALL BE USED. REFER TO MANUFACTURER'S SPECIFICATIONS FOR RATES OF SEEDING.
  - WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
- MULCH
  - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
  - MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 SQ. FT.
- MAINTENANCE TO ESTABLISH A STAND
  - PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
  - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL TAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
  - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

\*\* WITHIN 50 FEET DISTURBANCE TO ANY WETLAND, A DOUBLE ROW OF EROSION BARRIER (SILT FENCE, SILT SOCK, OR MULCH BERM) SHALL BE INSTALLED.

**TEMPORARY EROSION CONTROL MEASURES**

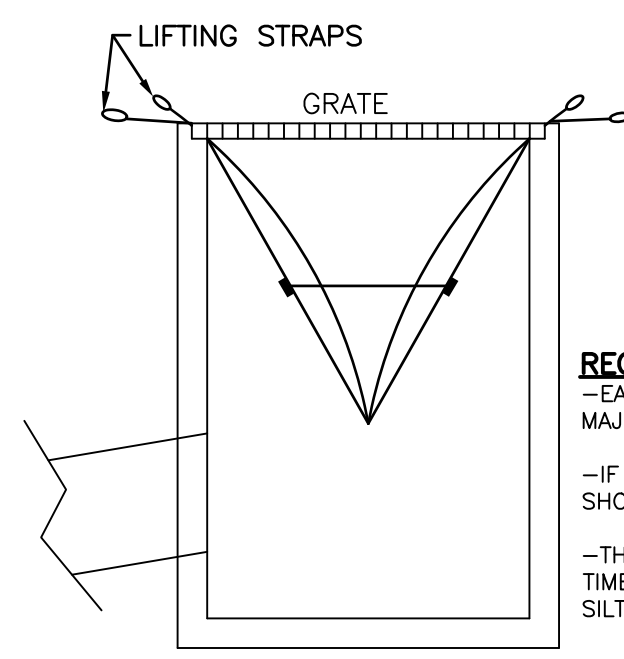
- THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT NO MORE THAN 5 ACRES OF LAND SHALL BE EXPOSED BEFORE DISTURBED AREAS ARE STABILIZED.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED OR DIRECTED BY THE ENGINEER. ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS.
- DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN 1.10 POUNDS OF SEED PER 1000 SQUARE FEET OF AREA. (48 POUNDS PER ACRE) SEE SEED SPECIFICATIONS THIS SHEET.
- SILT FENCES AND OTHER EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAIN EVENT GREATER THAN 0.25" DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
- AREAS MUST BE SEEDED AND MULCHED WITHIN 3 DAYS OF FINAL GRADING, PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
  - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
  - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS RIPRAP HAS BEEN INSTALLED.
  - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

**CONSTRUCTION SPECIFICATIONS**

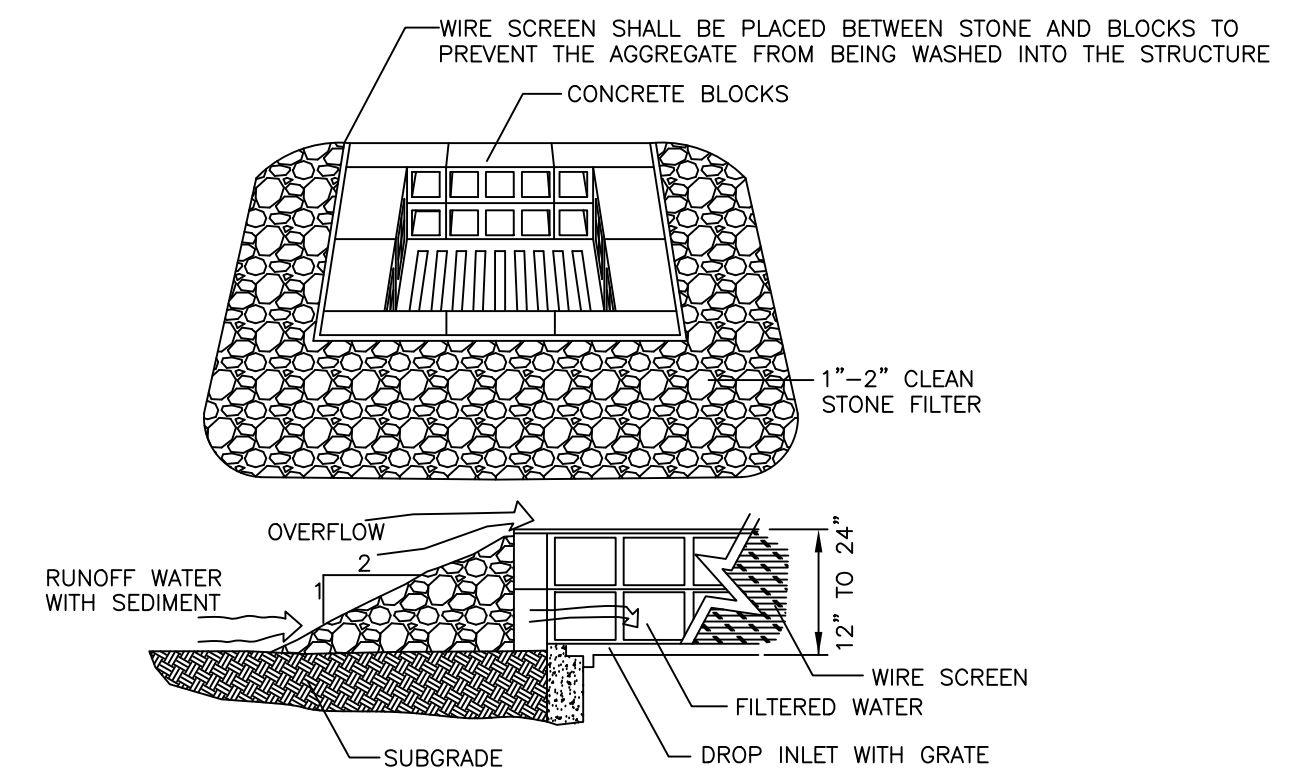
- STRUCTURES SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
- WHEN TIMBER STRUCTURES ARE USED, THE TIMBER SHALL EXTEND AT LEAST 18" INTO THE SOIL.
- STRAW BALES SHALL BE ANCHORED INTO THE SOIL USING 2" X 2" STAKES DRIVEN THROUGH THE BALES AND AT LEAST 18 INCHES IN TO THE SOIL.
- SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATED VEGETATIVE BMP.
- STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.
- THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL TAKE PRECAUTIONS AND INSTRUCTIONS FROM THE PLANNING DEPARTMENT IN ORDER TO PREVENT, ABATE AND CONTROL THE EMISSION OF FUGITIVE DUST INCLUDING BUT NOT LIMITED TO WETTING, COVERING, SHIELDING, OR VACUUMING.
- THE NH COMMISSIONER OF AGRICULTURE PROHIBITS THE COLLECTION, POSSESSION, IMPORTATION, TRANSPORTATION, SALE, PROPAGATION, TRANSPLANTATION, OR CULTIVATION OF PLANTS BANNED BY NH LAW RSA 430:53 AND NH CODE ADMINISTRATIVE RULES AGR 3800. THE PROJECT SHALL MEET ALL REQUIREMENTS AND THE INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES
- THE CONSTRUCTION SITE OPERATOR AND OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO USEPA, WASHINGTON, DC, STORMWATER NOTICE PROCESSING CENTER AT LEAST FOURTEEN DAYS PRIOR TO COMMENCEMENT OF WORK ON SITE. EPA WILL POST THE NOI AT <http://cfpubl.epa.gov/npdes/stormwater/noi/noisearch.cfm>. AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE STATUS".

**CONSTRUCTION SEQUENCE**

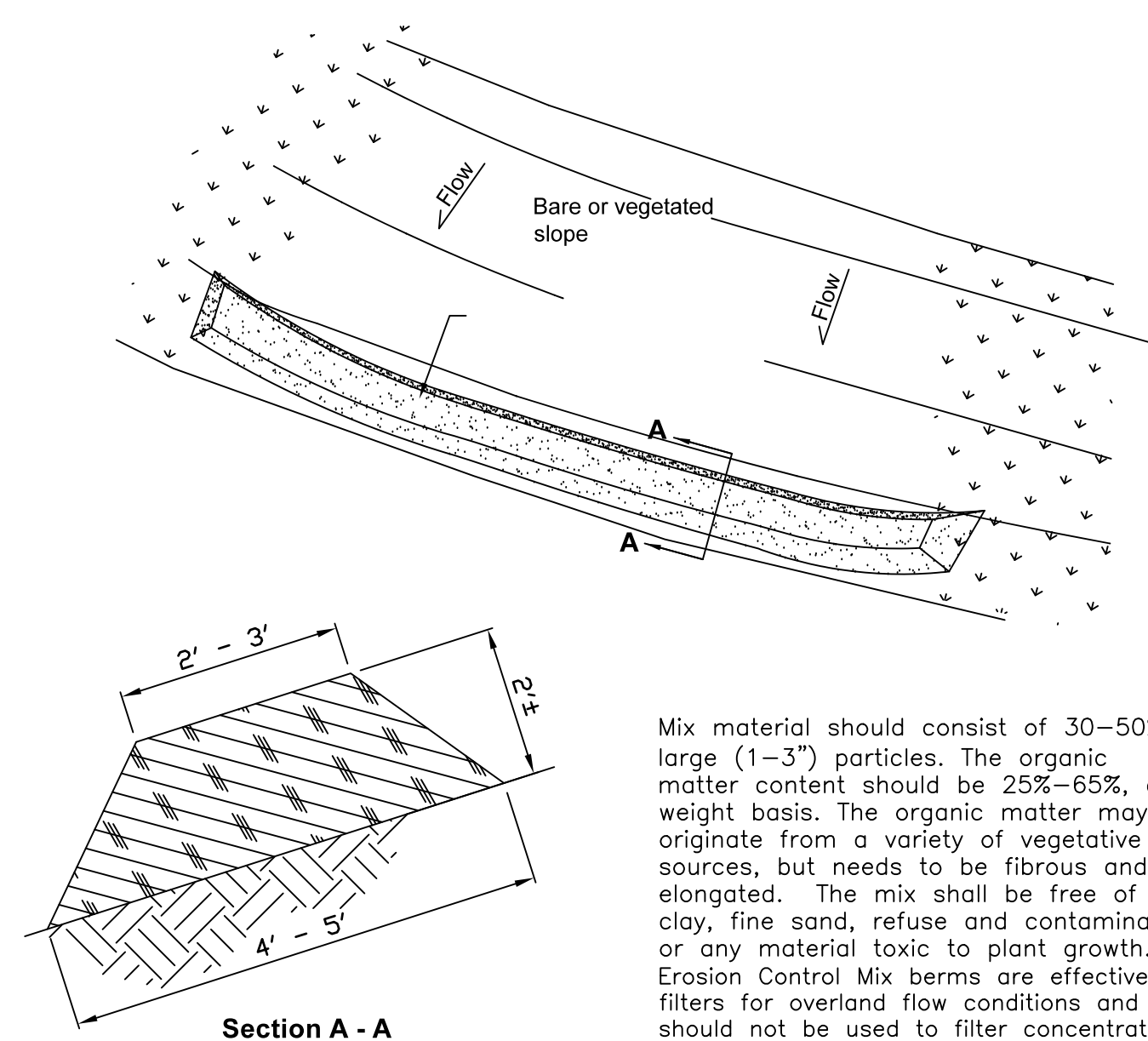
- CUT AND REMOVE TREES IN CONSTRUCTION AREAS AS REQUIRED OR DIRECTED.
- CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS REQUIRED. EROSION, SEDIMENT AND DETENTION CONTROL FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO ANY EARTH MOVING OPERATION AND PRIOR TO DIRECTING RUNOFF TO THEM.
- CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. STUMPS AND DEBRIS ARE TO BE REMOVED FROM SITE AND DISPOSED OF PER STATE AND LOCAL REGULATIONS.
- EXCAVATE AND STOCKPILE TOPSOIL /LOAM. ALL AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
- CONSTRUCT TEMPORARY CULVERTS AS REQUIRED OR DIRECTED.
- CONSTRUCT THE ROADWAY/DRIVEWAYS AND ITS ASSOCIATED DRAINAGE STRUCTURES. ALL ROADWAYS, PARKING AREAS, AND CUT/FILL SLOPES SHALL BE STABILIZED AND/OR LOAMED AND SEEDED WITHIN 72-HOURS OF ACHIEVING FINISH GRADE AS APPLICABLE.
- INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.
- BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED.
- DAILY OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE CHECK DAMS, DITCHES, SEDIMENT TRAPS, ETC. TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ABUTTING WATERS OR PROPERTY.
- INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION
- COMPLETE PERMANENT SEEDING AND LANDSCAPING
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND REVEGETATE ALL DISTURBED AREAS.
- ALL SWALES AND DRAINAGE STRUCTURES WILL BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
- FINISH PAVING ALL ROADWAYS/DRIVEWAYS.
- LOT DISTURBANCE OTHER THAN THAT SHOWN ON THE APPROVED PLANS SHALL NOT COMMENCE UNTIL THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.



- RECOMMENDED MAINTENANCE SCHEDULE**
- EACH SILT SACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT
  - IF THERE HAVE BEEN NO MAJOR EVENTS, SILT SACK SHOULD BE INSPECTED EVERY 2-3 WEEKS
  - THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF CORD IS COVERED WITH SEDIMENT, THE SILT SACK SHOULD BE EMPTIED.



- MAINTENANCE NOTE:**
- ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAINFALL AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED IN A SUITABLE UPLAND AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURE OR VEGETATIVE MEANS. THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.

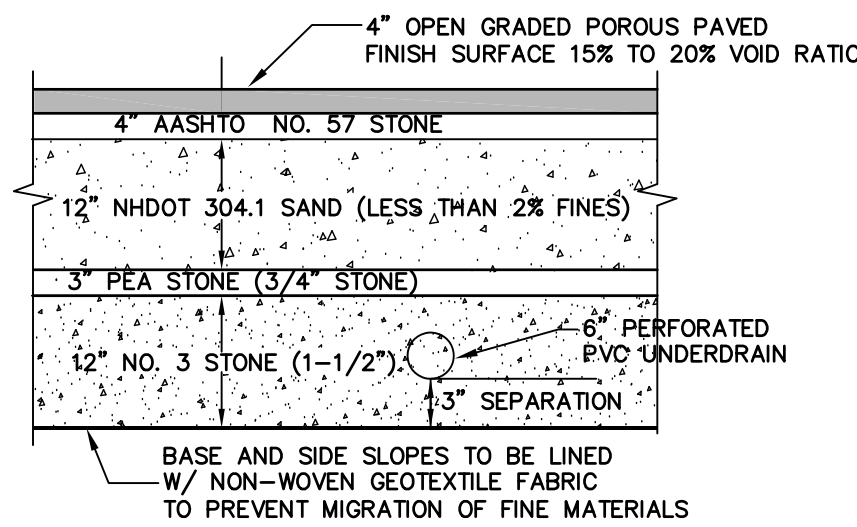


Mix material should consist of 30-50% large (1-3") particles. The organic matter content should be 25%-65%, dry weight basis. The organic matter may originate from a variety of vegetative sources, but needs to be fibrous and elongated. The mix shall be free of silt, clay, fine sand, refuse and contaminants or any material toxic to plant growth. Erosion Control Mix berms are effective filters for overland flow conditions and should not be used to filter concentrated flow such as that found in drainage ditches, streams, etc.

REVISED PER REVIEW COMMENTS		3/28/24
REVISIONS:		DATE:
<b>EROSION &amp; SEDIMENT CONTROL DETAILS</b>		
COMMERCIAL DEVELOPMENT ROUTE 108 EXETER, NH TAX MAP 52, LOT 112.2		
DATE:	FEB, 2024	SCALE: NTS
PROJ. NO:	NH-1471	SHEET NO. 4

CONSTRUCTION SPECIFICATIONS FOR POROUS ASPHALT  
THE UNH STORM WATER CENTER  
INSTALLATION RECOMMENDATIONS

- INSTALLATION
- PERCOLATION BEDS (REFERS TO NO 57 STONE)  
I. OWNER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO ALL PERCOLATION BED AND POROUS PAVING WORK.
  - SUB GRADE PREPARATION  
A. EXISTING SUB GRADE UNDER BED AREAS SHALL NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO STONE BED PLACEMENT.  
B. WHERE EROSION OF SUB GRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL SHALL BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE OR EQUIVALENT AND LIGHT TRACTOR.  
C. BRING SUB GRADE OF STONE PERCOLATION BED TO LINE, GRADE, AND ELEVATIONS INDICATED. FILL AND LIGHTLY REGRADE ANY AREAS DAMAGED BY EROSION, PONDING, OR TRAFFIC COMPACTION BEFORE THE PLACING OF STONE. ALL BED BOTTOMS ARE LEVEL GRADE.
  - RECHARGE BED INSTALLATION (REFERS TO NO 3 STONE)  
A. UPON COMPLETION OF SUB GRADE WORK, THE ENGINEER SHALL BE NOTIFIED AND SHALL INSPECT AT HIS DISCRETION BEFORE PROCEEDING WITH PERCOLATION BED INSTALLATION.  
B. PERCOLATION BED AGGREGATE SHALL BE PLACED IMMEDIATELY AFTER APPROVAL OF SUB GRADE PREPARATION. ANY ACCUMULATION OF DEBRIS OR SEDIMENT WHICH HAS TAKEN PLACE AFTER APPROVAL OF SUB GRADE SHALL BE REMOVED PRIOR TO INSTALLATION OF AGGREGATE AT NO EXTRA COST TO THE OWNER.  
C. INSTALL COARSE AGGREGATE NO. 3 (1 1/2" STONE) IN 8-INCH MAXIMUM LIFTS. LIGHTLY COMPACT EACH LAYER WITH EQUIPMENT, KEEPING EQUIPMENT MOVEMENT OVER STORAGE BED SUBGRADES TO A MINIMUM. INSTALL AGGREGATE TO GRADES INDICATED ON THE DRAWINGS.  
D. INSTALL 3" LIFT PEA GRAVEL LAYER TO PREVENT MIGRATION OF FINES FROM THE FILTER COARSE (NHDOT 304.1)  
E. INSTALL FILTER COARSE (NHDOT 304.1 SAND LESS THAN 2% FINES) IN 2, 4" LIFTS. LIGHTLY COMPACT EACH LAYER WITH EQUIPMENT, KEEPING EQUIPMENT MOVEMENT OVER STORAGE BED SUBGRADES TO A MINIMUM. INSTALL AGGREGATE TO GRADES INDICATED ON THE DRAWINGS.  
F. INSTALL CHOKER BASE COURSE (AASHTO # 57 STONE) AGGREGATE EVENLY OVER SURFACE OF STONE BED, SUFFICIENT TO ALLOW PLACEMENT OF PAVEMENT, AND NOTIFY ENGINEER FOR APPROVAL. CHOKER BASE COURSE SHALL BE SUFFICIENT TO ALLOW FOR EVEN PLACEMENT OF ASPHALT BUT NO THICKER THAN 4-INCH IN DEPTH.
  - SURROUNDING AREAS  
A. BEFORE THE POROUS PAVEMENT IS INSTALLED, ADJACENT SOIL AREAS SHOULD BE SLOPED AWAY FROM ALL PAVEMENT EDGES, TO PREVENT POTENTIAL SEDIMENT FROM WASHING ONTO THE PAVEMENT SURFACE.  
B. TO ACCOMPLISH THIS, A SEQUENCE OF SWALES SHOULD BE EXCAVATED INTO ALL EARTHEN (UNPAVED) AREAS AT LEAST ON THE UPHILL SIDES OF THE PAVEMENT, AND WHERE NECESSARY, TO BELOW THE CURB OR PAVEMENT ELEVATION. ITS SHAPE AND PAINTINGS CAN BE INTEGRATED WITH THE PROJECT'S ARCHITECTURE AND LANDSCAPE, AND DESIGNED TO MAXIMIZE INFILTRATION. SWALE OVERFLOW, WHEN IT OCCURS, CAN BE DISCHARGED FROM ONE SWALE TO ANOTHER BY CONNECTING PIPES UNDER DRIVEWAYS.  
C. BUILDING BASEMENTS AND FOUNDATIONS SHOULD BE WATERPROOFED AS NECESSARY, WHERE THE POROUS PAVEMENT ABUTS BUILDINGS.
  - POROUS ASPHALT  
1. TRANSPORTING MATERIAL  
A. TRANSPORTING OF MIX TO THE SITE SHALL BE IN VEHICLES WITH SMOOTH, CLEAN DUMP BEDS THAT HAVE BEEN SPRAYED WITH A NON-PETROLEUM RELEASE AGENT.  
B. THE MIX SHALL BE COVERED DURING TRANSPORT TO CONTROL COOLING.  
2. POROUS BITUMINOUS ASPHALT SHALL NOT BE STORED IN EXCESS OF 90 MINUTES BEFORE PLACEMENT.  
3. ASPHALT PLACEMENT  
A. THE POROUS BITUMINOUS SURFACE COURSE SHALL BE LAID IN ONE LIFT DIRECTLY OVER THE CHOKER COURSE, FILTER COARSE, AND CRUSHED STONE BASE COURSE TO A 4-INCH FINISHED THICKNESS. THE SURFACE CAN BE LAID IN TWO LIFTS IF SECOND LIFT IS DONE WITHIN 10 BUSINESS DAYS AND THE INITIAL COURSE IS CLEAN AND FREE OF SEDIMENT.  
B. THE LAYING TEMPERATURE OF THE BITUMINOUS MIX SHALL BE BETWEEN 300 DEGREES FAHRENHEIT AND 350 DEGREES FAHRENHEIT (BASED ON THE RECOMMENDATIONS OF THE ASPHALT SUPPLIER).  
C. INSTALLATION SHALL TAKE PLACE WHEN AMBIENT TEMPERATURES ARE 55 DEGREES FAHRENHEIT OR ABOVE, WHEN MEASURED IN THE SHADE AWAY FROM ARTIFICIAL HEAT.  
D. THE USE OF A REMIXING MATERIAL TRANSFER DEVICE BETWEEN THE TRUCKS AND THE PAVER IS HIGHLY RECOMMENDED TO ELIMINATE COLD LUMPS IN THE MIX.  
E. THE POLYMER-MODIFIED ASPHALT IS VERY DIFFICULT TO RAKE. A WELL-HEATED SCREED SHOULD BE USED TO MINIMIZE THE NEED FOR RAKING.  
F. COMPACTION OF THE SURFACE COURSE SHALL TAKE PLACE WHEN THE SURFACE IS COOL ENOUGH TO RESIST A 10-TON ROLLER. (140°F. SURFACE TEMPERATURE) ONE OR TWO PASSES IS ALL THAT IS REQUIRED FOR PROPER COMPACTION. MORE ROLLING COULD CAUSE A REDUCTION IN THE SURFACE POROSITY WHICH IS UNACCEPTABLE.  
4. IN THE EVENT CONSTRUCTION SEDIMENT IS INADVERTENTLY DEPOSITED ON THE FINISHED POROUS SURFACE, IT MUST BE IMMEDIATELY REMOVED BY VACUUMING.  
5. AFTER FINAL ROLLING, NO VEHICULAR TRAFFIC OF ANY KIND SHALL BE PERMITTED ON THE SURFACE UNTIL COOLING AND HARDENING HAS TAKEN PLACE, AND IN NO CASE WITHIN THE FIRST 48 HOURS. PROVIDE BARRIERS AS NECESSARY AT NO EXTRA COST TO THE OWNER TO PREVENT VEHICULAR USE; REMOVE AT THE DISCRETION OF THE ENGINEER.  
6. STRIPING PAINT FOR TRAFFIC LANES AND PARKING BAYS SHALL BE CHLORINATED RUBBER BASE, FACTORY MIXED, NON-BLEEDING, FAST DRYING, BEST QUALITY, WHITE TRAFFIC PAINT WITH A LIFE EXPECTANCY OF TWO YEARS UNDER NORMAL TRAFFIC USE.  
A. PAVEMENT-MARKING PAINT: LATEX, WATER-BASE EMULSION, READY-MIXED, COMPLYING WITH PS TT-19-1952.  
B. SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL AND DUST.  
C. PAINT 4 INCH WIDE TRAFFIC LANE STRIPING IN ACCORDANCE WITH LAYOUTS OF PLAN. APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. APPLY IN TWO COATS AT MANUFACTURER'S RECOMMENDED RATES. PROVIDE CLEAR, SHARP LINES USING WHITE TRAFFIC PAINT, INSTALLED IN ACCORDANCE WITH NHDOT SPECIFICATIONS.  
7. WORK SHALL BE DONE EXPERTLY THROUGHOUT, WITHOUT STAINING OR INJURY TO OTHER WORK.  
TRANSITION TO ADJACENT IMPERVIOUS BITUMINOUS PAVING SHALL BE MERGED NEATLY WITH FLUSH, CLEAN LINE. FINISHED PAVING SHALL BE EVEN, WITHOUT POCKETS, AND GRADED TO ELEVATIONS SHOWN ON DRAWING.  
8. POROUS PAVEMENT BEDS SHALL NOT BE USED FOR EQUIPMENT OR MATERIALS STORAGE DURING CONSTRUCTION, AND UNDER NO CIRCUMSTANCES SHALL VEHICLES BE ALLOWED TO DEPOSIT SOIL ON PAVED POROUS SURFACES.  
9. REPAIR OF DAMAGED PAVING  
A. ANY EXISTING PAVING ON OR ADJACENT TO THE SITE THAT HAS BEEN DAMAGED AS A RESULT OF CONSTRUCTION WORK SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER WITHOUT ADDITIONAL COST TO THE OWNER.  
10. FIELD QUALITY CONTROL  
A. THE FULL PERMEABILITY OF THE PAVEMENT SURFACE SHALL BE TESTED BY APPLICATION OF CLEAN WATER AT THE RATE OF AT LEAST 5 GPM OVER THE SURFACE, USING A HOSE OR OTHER DISTRIBUTION DEVICE. WATER USED FOR THE TEST SHALL BE CLEAN, FREE OF SUSPENDED SOLIDS AND DELETERIOUS LIQUIDS AND WILL BE PROVIDED AT NO EXTRA COST TO THE OWNER. ALL APPLIED WATER SHALL INFILTRATE DIRECTLY WITHOUT PUDDLE FORMATION OR SURFACE RUNOFF, AND SHALL BE OBSERVED BY THE ENGINEER AND OWNER.  
B. TEST IN-PLACE BASE AND SURFACE COURSE FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS. REPAIR OR REMOVE AND REPLACE UNACCEPTABLE WORK AS DIRECTED BY THE OWNER.  
C. SURFACE SMOOTHNESS: TEST FINISHED SURFACE FOR SMOOTHNESS AND EVEN DRAINAGE, USING A TEN-FOOT TO CENTERLINE OF PAVED AREA. SURFACE WILL NOT BE ACCEPTED IF GAPS OR RIDGES EXCEED 3/16 OF AN INCH.



NOTES:

- 4" FRICION COARSE CONSISTS OF COARSER AGGREGATE AND STIFFER BINDER. SEE TABLE
- A WORKING COURSE 4" THICK CONSISTS OF AASHTO NO. 57 STONE.
- 6" UNDERDRAIN TO BE SET ABOVE CRUSHED GRAVEL BOTTOM TO ALLOW FOR STORAGE AND INFILTRATION. 2.4" OF WATER CAN BE DETAINED UNDER THE UNDERDRAIN.
- TOP COAT SHOULD BE VACUUMED A MINIMUM OF TWICE A YEAR.
- ADJACENT AREAS TO POROUS PAVEMENT SHOULD BE GRADED AWAY FROM PAVEMENT TO PREVENT SEDIMENT FROM RUNNING ONTO POROUS AREA AND CLOGGING PORES. ROOF RUNOFF CAN FLOW ONTO PAVEMENT OR INTO SUBBASE MATERIAL.

**POROUS PAVEMENT**

NOT TO SCALE

MIX SUMMARY  
POROUS ASPHALT PAVEMENT MIX  
THE UNH STORM WATER CENTER  
WEDNESDAY, NOVEMBER 01, 2006

POROUS ASPHALT SHALL BE FOUR INCHES THICK WITH A BITUMINOUS MIX OF 6% TO 6.5% BY WEIGHT DRY AGGREGATE AND AIR VOIDS OF 18-22%. IN ACCORDANCE WITH ASTM D6390, DRAIN DOWNS OF THE BINDER SHALL BE NO GREATER THAN 0.3%. IF MORE ABSORPTIVE AGGREGATES, SUCH AS LIMESTONE, ARE USED IN THE MIX, THEN THE AMOUNT OF BITUMEN IS TO BE BASED ON THE TESTING PROCEDURES OUTLINED IN THE NATIONAL ASPHALT PAVEMENT ASSOCIATION'S INFORMATION SERIES 131 - "PERVIOUS ASPHALT PAVEMENTS" (2003) OR NHDOT EQUIVALENT. MIX SUPPLIERS MAY HAVE A SUITABLE IN-HOUSE SPECIFICATION FOR OPEN GRADED FRICTION COURSE (OGFC) THAT CAN BE USED.

USE NEAT ASPHALT BINDER MODIFIED WITH AN ELASTOMERIC POLYMER TO PRODUCE A BINDER MEETING THE REQUIREMENTS OF PG 76-22 AS SPECIFIED IN AASHTO MP-1. THE ELASTOMER POLYMER SHALL BE STYRENE-BUTADIENE-STYRENE (SBS), OR APPROVED EQUAL, APPLIED AT A RATE OF 3% BY WEIGHT OF THE TOTAL BINDER. THE COMPOSITE MATERIALS SHALL BE THOROUGHLY BLENDED AT THE ASPHALT REFINERY OR TERMINAL PRIOR TO BEING LOADED INTO THE TRANSPORT VEHICLE. THE POLYMER MODIFIED ASPHALT BINDER SHALL BE HEAT AND STORAGE STABLE.

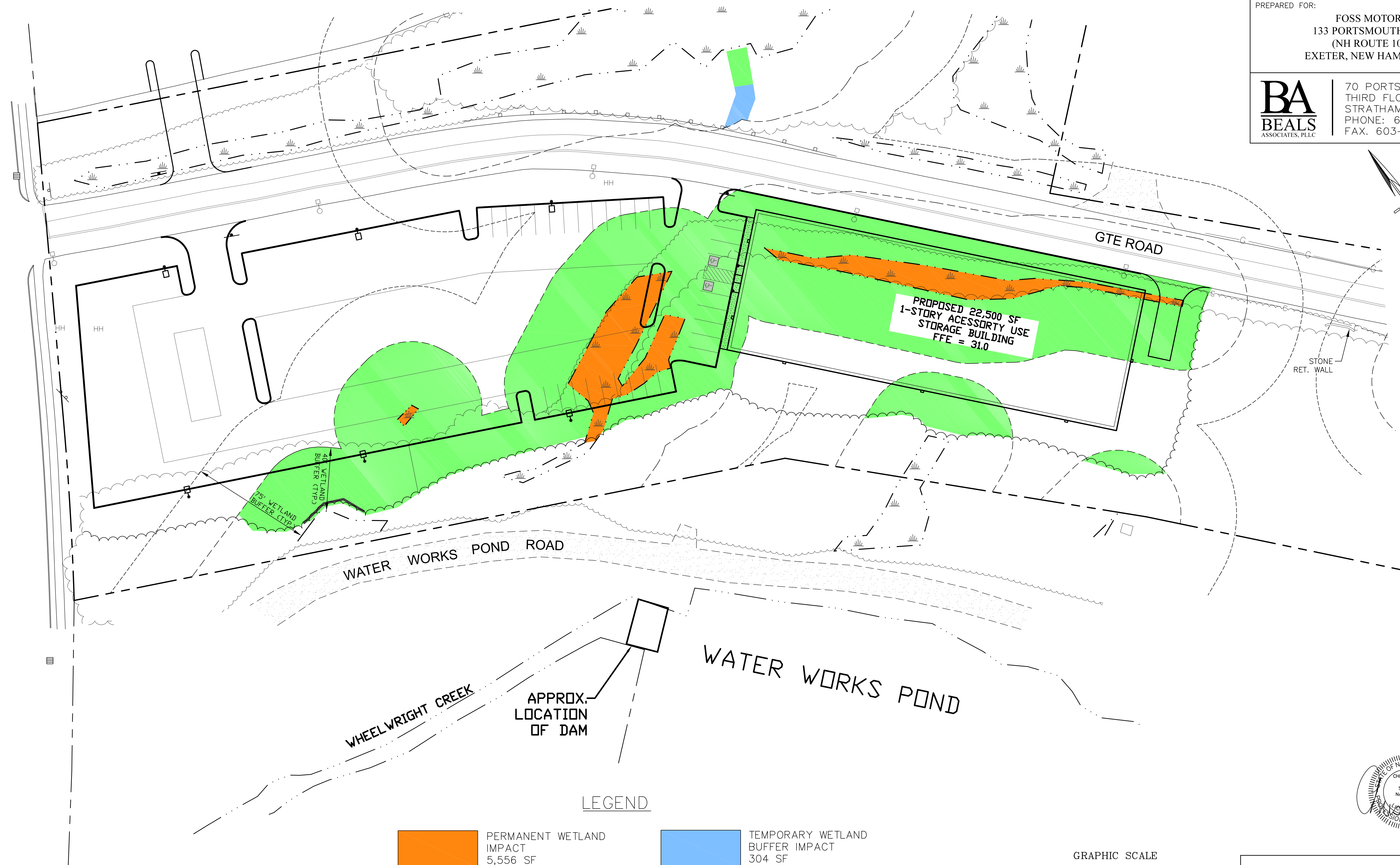
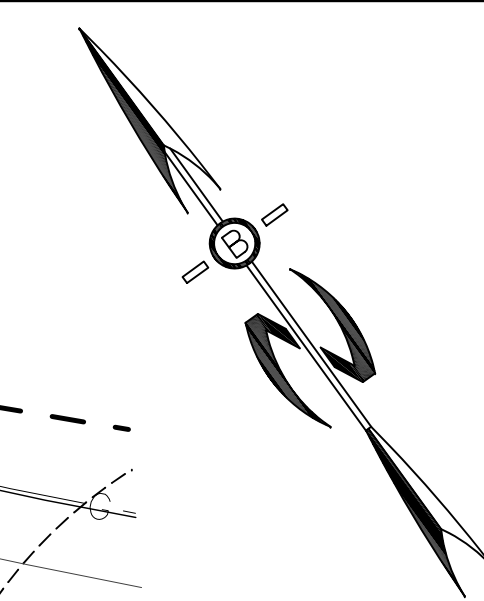
AGGREGATE SHALL BE MINIMUM 90% CRUSHED MATERIAL AND HAVE A GRADATION OF:

COMPOSITION OF MIXTURE  
SIEVE SIZE (INCH/MM) PERCENT PASSING: 0.75/19/100, 0.85/20/100, 1.18/25/100, 1.9/47.5/100, 2.5/63/100, 3.75/95/100, 4.75/100/100, 6.0/125/100, 7.5/150/100, 9.5/190/100, 12.5/250/100, 15.0/300/100, 19.0/475/100, 25.0/600/100, 30.0/750/100, 37.5/950/100, 47.5/1200/100, 60.0/1500/100, 75.0/1900/100, 95.0/2500/100, 117.5/3000/100, 150.0/3750/100, 190.0/4750/100, 250.0/6000/100, 300.0/7500/100, 375.0/9500/100, 475.0/12000/100, 600.0/15000/100, 750.0/19000/100, 950.0/25000/100, 1175.0/30000/100, 1500.0/37500/100, 1900.0/47500/100, 2500.0/60000/100, 3000.0/75000/100, 3750.0/95000/100, 4750.0/120000/100, 6000.0/150000/100, 7500.0/190000/100, 9500.0/250000/100, 11750.0/300000/100, 15000.0/375000/100, 19000.0/475000/100, 25000.0/600000/100, 30000.0/750000/100, 37500.0/950000/100, 47500.0/1200000/100, 60000.0/1500000/100, 75000.0/1900000/100, 95000.0/2500000/100, 117500.0/3000000/100, 150000.0/3750000/100, 190000.0/4750000/100, 250000.0/6000000/100, 300000.0/7500000/100, 375000.0/9500000/100, 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PREPARED FOR:  
**FOSS MOTORS**  
 133 PORTSMOUTH AVE.  
 (NH ROUTE 108)  
 EXETER, NEW HAMPSHIRE

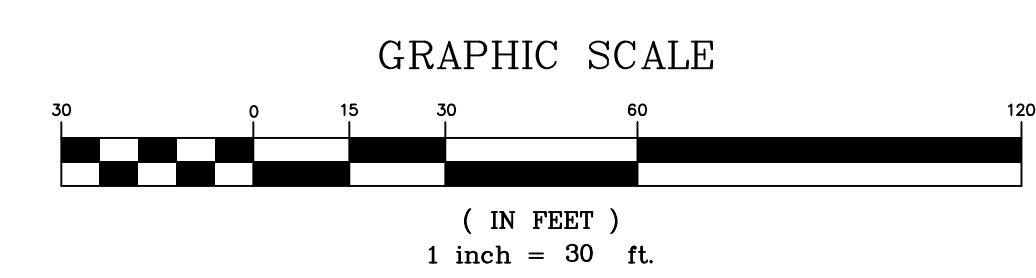
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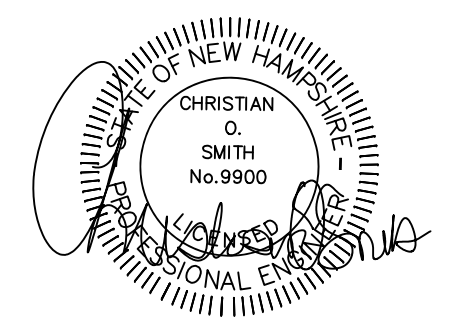


**LEGEND**

- PERMANENT WETLAND IMPACT  
5,556 SF
- TEMPORARY WETLAND BUFFER IMPACT  
304 SF
- PERMANENT WETLAND BUFFER IMPACT  
45,420 SF



REVISIONS:	DATE:

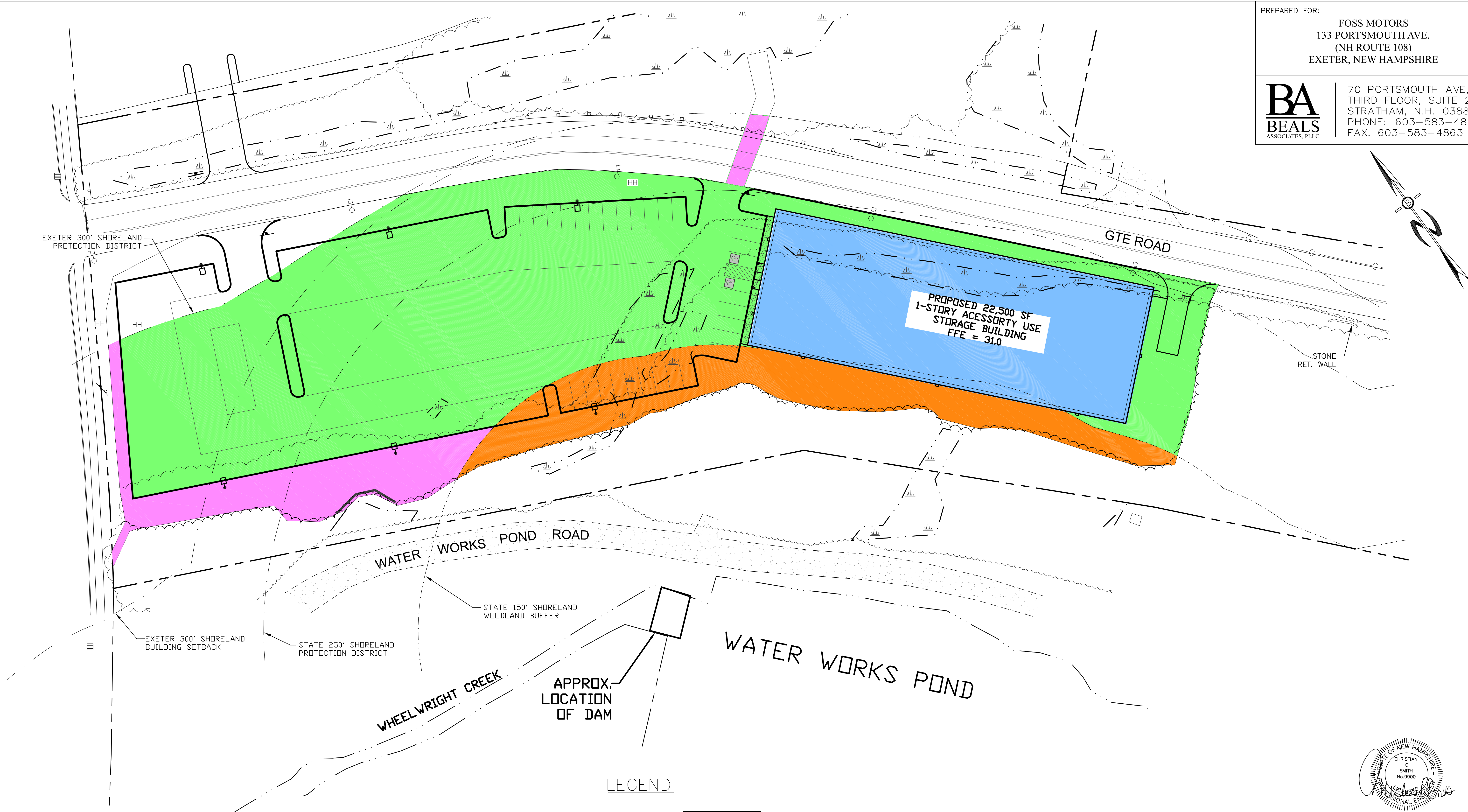
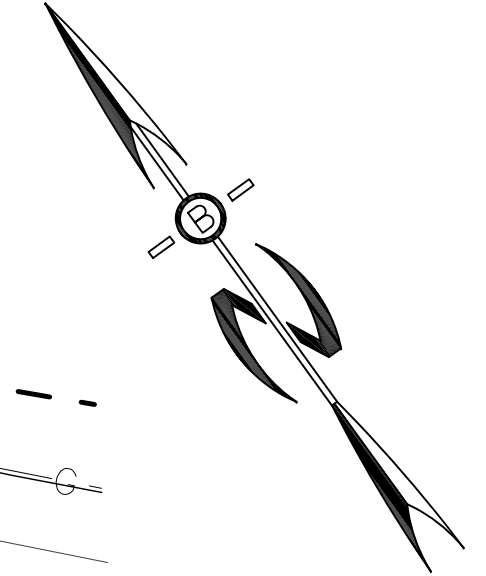


<b>WETLAND IMPACT PLAN</b>	
COMMERCIAL DEVELOPMENT ROUTE 108 EXETER, NH TAX MAP 52, LOT 112.2	
DATE: MAY 3, 2024	SCALE: 1" = 30'
PROJ. NO: NH-1471	SHEET NO. 6

PREPARED FOR:  
**FOSS MOTORS**  
 133 PORTSMOUTH AVE.  
 (NH ROUTE 108)  
 EXETER, NEW HAMPSHIRE

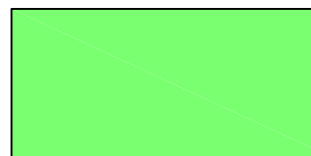
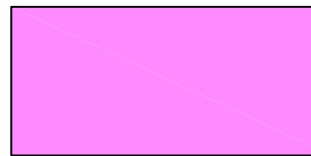
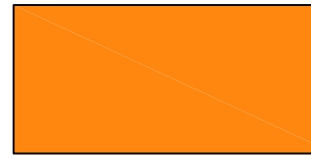
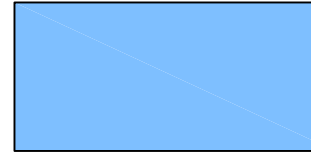
**BA**  
**BEALS**  
 ASSOCIATES, PLLC

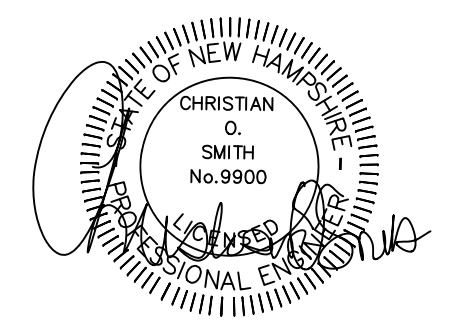
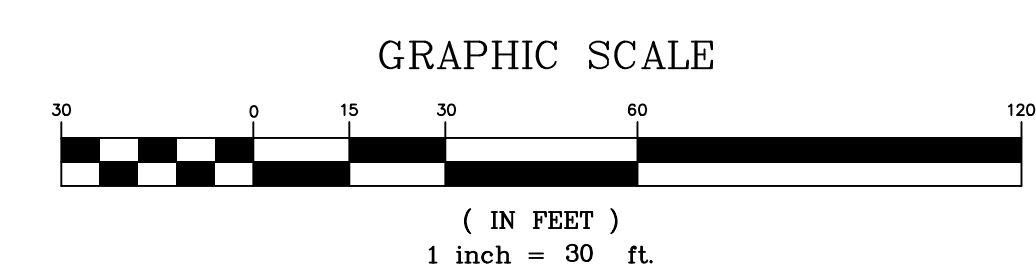
70 PORTSMOUTH AVE,  
 THIRD FLOOR, SUITE 2  
 STRATHAM, N.H. 03885  
 PHONE: 603-583-4860,  
 FAX: 603-583-4863



PROPOSED 22,500 SF  
 1-STORY ACCESSORY USE  
 STORAGE BUILDING  
 FFE = 31.0

**LEGEND**

- |  |   |   |  |
|--|---|---|--|
|  | PERMANENT SHORELAND IMPACT (150'-300')<br>60,773 SF |  | TEMPORARY SHORELAND IMPACT (150'-300')<br>7,888 SF |
|  | PERMANENT SHORELAND IMPACT (0'-150')<br>12,268 SF   |  | SPD BUILDING SETBACK<br>22,500 SF                  |



**EXETER SHORELAND IMPACT PLAN**

COMMERCIAL DEVELOPMENT  
 ROUTE 108  
 EXETER, NH  
 TAX MAP 52, LOT 112.2

DATE: MAY 3, 2024	SCALE: 1" = 30'
PROJ. NO: NH-1471	SHEET NO. 7

REVISIONS:	DATE: