

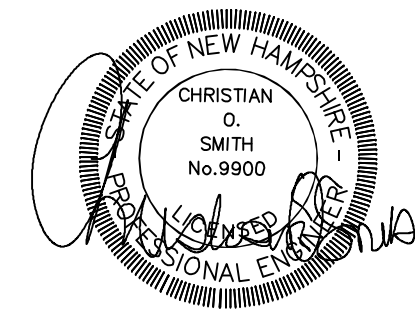
PROPOSED CONDOMINIUM SITE PLAN 32 CHARTER STREET EXETER, NH TAX MAP 82, LOT 36

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:

DAVID W. VINCENT, LLS

LAND SURVEYING SERVICES

PO BOX 1622

DOVER, NH 03821

TEL/FAX (603) 664-5786

WETLAND / SOIL
CONSULTANT:

GOVE ENVIRONMENTAL SERVICES INC.

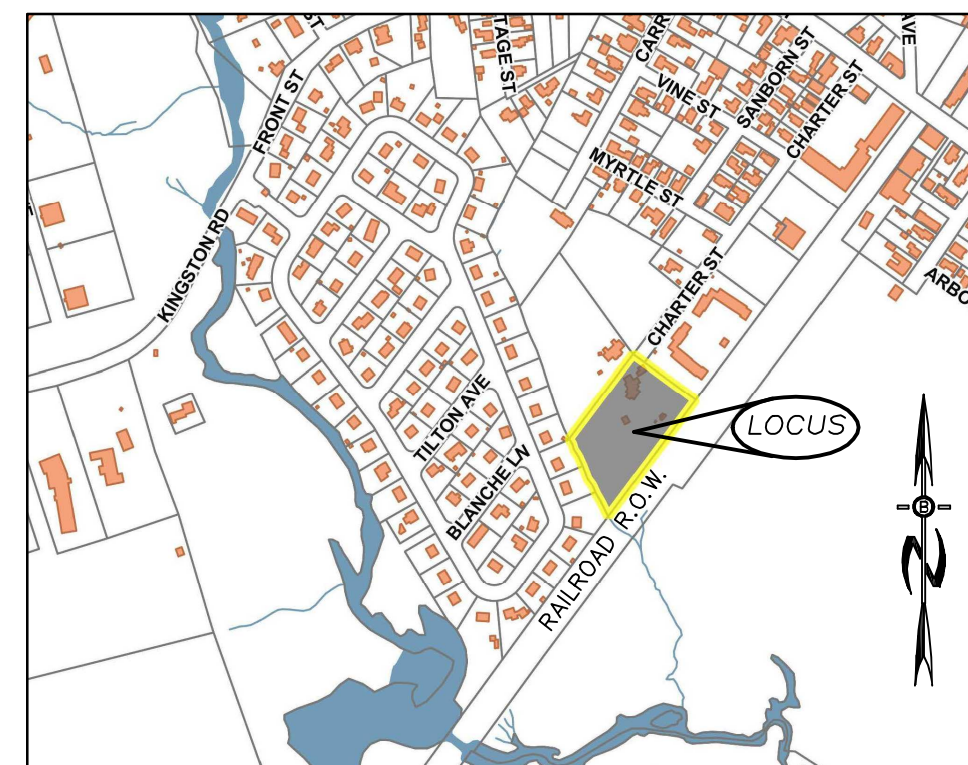
8 CONTINENTAL DRIVE,

BLDG 2 UNIT H

EXETER, NH 03833

1-603-778-0644

LOCATION MAP



SCALE: 1"=600'

INDEX

TITLE SHEET

- 1 EXISTING CONDITIONS PLAN
- 2 DEMOLITION/EROSION CONTROL PLAN
- 3 PARKING & PAVEMENT PLAN
- 4 UTILITY & DRAINAGE PLAN
- 5 CONSTRUCTION DETAILS SHEET
- 6 EFFLUENT DISPOSAL DETAILS
- 7 EROSION CONTROL DETAILS

PLAN SET LEGEND

5/8" REBAR	●	OVERHEAD ELEC. LINE	—x—x—x—
DRILL HOLE	○	FENCING	—x—x—x—
CONC. BOUND	□	DRAINAGE LINE	—D—D—D—
UTILITY POLE	⊕	SEWER LINE	—S—S—S—
DRAIN MANHOLE	⊙	GAS LINE	—G—G—G—
SEWER MANHOLE	⊙	WATER LINE	—W—W—W—
EXISTING LIGHT POLE	⊕	STONE WALL	—x—x—x—
EXISTING CATCH BASIN	⊕	TREE LINE	—x—x—x—
PROPOSED CATCH BASIN	⊕	ABUT. PROPERTY LINES	—x—x—x—
WATER GATE	⊕	EXIST. PROPERTY LINES	—x—x—x—
WATER SHUT OFF	⊕	BUILDING SETBACK LINES	—x—x—x—
HYDRANT	⊕	EXIST. CONTOUR	—100—100—100—
PINES, ETC.	⊕	PROP. CONTOUR	—100—100—100—
MAPLES, ETC.	⊕	SOIL LINES	—100—100—100—
EXIST. SPOT GRADE	⊕		
PROP. SPOT GRADE	⊕		
DOUBLE POST SIGN	⊕		
SINGLE POST SIGN	⊕		

RECORD OWNER

LENORE E. COLEMAN
275 KEARSARGE WAY
PORTSMOUTH, NH 03801
RCRD BK 3511; PG 2576

APPLICANT:

ONE HOME BUILDERS LLC
PO BOX 334
STRATHAM, NH 03885

REQUIRED STATE AND FEDERAL PERMITS

NH-DES WETLANDS BUREAU DREDGE AND FILL
CONSTRUCTION GENERAL PERMIT

PB CASE #21-6

CHAIRMAN SIGNATURE:

	REVISIONS:	DATE:
1	REVISED PER NATURAL RESOURCE PLANNER	7-1-21
2	REVISED PER T.R.C. COMMENTS	8-17-21
3	REVISED PER ENGINEERING REVIEW	9-8-21
4		
5		

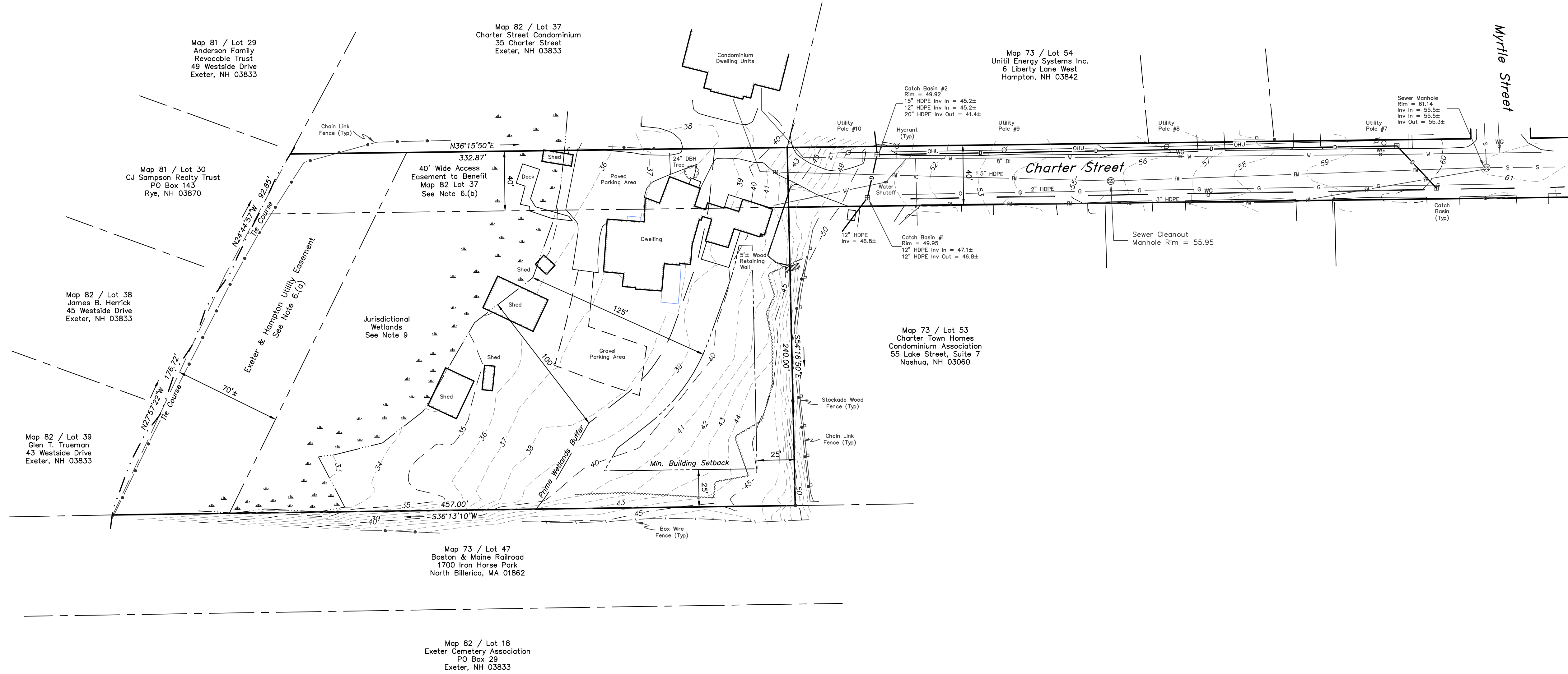
NH-1333 PROPOSED SITE PLAN

- Legend:**
- OHU Overhead Utilities
 - RCRD Rockingham County Registry of Deeds
 - Iron Pipe Found
 - Iron Rod Found
 - Granite Bound Found
 - ⊕ Utility Pole
 - Building Setback
 - D- Approx. Drainage Pipe*
 - FM- Approx. Force Main*
 - G- Approx. Gas Line*
 - S- Approx. Sewer Line*
 - W- Approx. Water Line*

Plan Reference:
 "Plat of Land for Lenore E. Coleman, Exeter, NH," dated Feb. 1988, prepared by Parker Survey Assoc. Inc., RCRD Plan No. D-21883.

* See 12.

- Notes:**
- 1.) The purpose of this plan is to depict the existing conditions of the subject tract at the time of the on the ground survey conducted between January 6, 2021 and January 8, 2021.
 - 2.) Field Procedure: Topcon Electronic Total Station Instrument & Carlson Surveyor Plus Data Collector, Adjusted Closed Traverse Performed January 2021, Least Squares Balance.
 - 3.) Error of Closure Better Than 1:19,000.
 - 4.) Parcel is shown as Lot 36 on Assessor's Map 82.
 - 5.) Parcel is located in the Central Area (C1) Zoning District.
 - 6.) Owner of Record:
 Lenore E. Coleman
 275 Keasarge Way
 Portsmouth, NH 03801
 RCRD Bk 3511, Pg 2576
 - a.) Parcel is subject to an easement to Exeter & Hampton Electric Co. as described in RCRD Bk 2199, Pg 463.
 - b.) Parcel is subject to a 40' wide access easement to benefit Map 82, Lot 37 as described in RCRD Bk 1242, Pg 91 and RCRD Bk 1242, Pg 92.
 - 7.) This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.
 - 8.) Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, No. 33015C0402E, Rockingham County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
 - 9.) The wetland area shown hereon was field delineated April 29, 2021, by Gove Environmental Services, Inc., of 8 Continental Drive, Building #2, Unit H, Exeter, NH.
 - 10.) Record Lot Area: 2.2± Acres
 - 11.) Horizontal Datum is based upon NAD83-86 New Hampshire State Plane Coordinates and Vertical Datum is based upon NAVD83.
 - 12.) The location of all underground utilities shown are approximate and are based upon above ground visual observations during the field survey and the locations of underground utilities as depicted on the plans provided by the town. The surveyor/engineer does not warranty nor guarantee the location, type or depth of all utilities depicted or not depicted. The contractor or design engineer, prior to the commencement of any construction, shall verify the location of all utilities and contact DIGSAFE at 1-888-344-7233 or dial 811.



R-1 DIMENSIONAL REQUIREMENTS

MIN. LOT AREA	12,000 SF.
MIN. LOT FRONTAGE	100 FT.
MIN. LOT WIDTH	100 FT.

BUILDING SETBACKS:

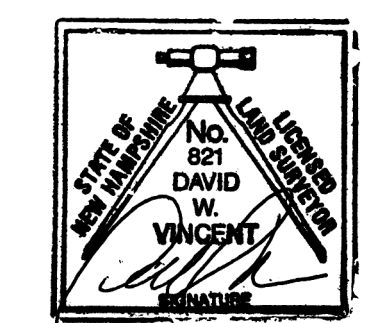
FRONT YARD	25 FT.
SIDE YARD	25 FT.
REAR YARD	25 FT.

WETLAND SETBACKS/BUFFER:

STRUCTURES	75 FT.
SEPTICS & PARKING	75 FT.
BUFFER/NO-DISTURBANCE	40 FT.

PRIME WETLANDS

LIMITED USE BUFFER	100 FT.
PARKING & STRUCTURES	125 FT.



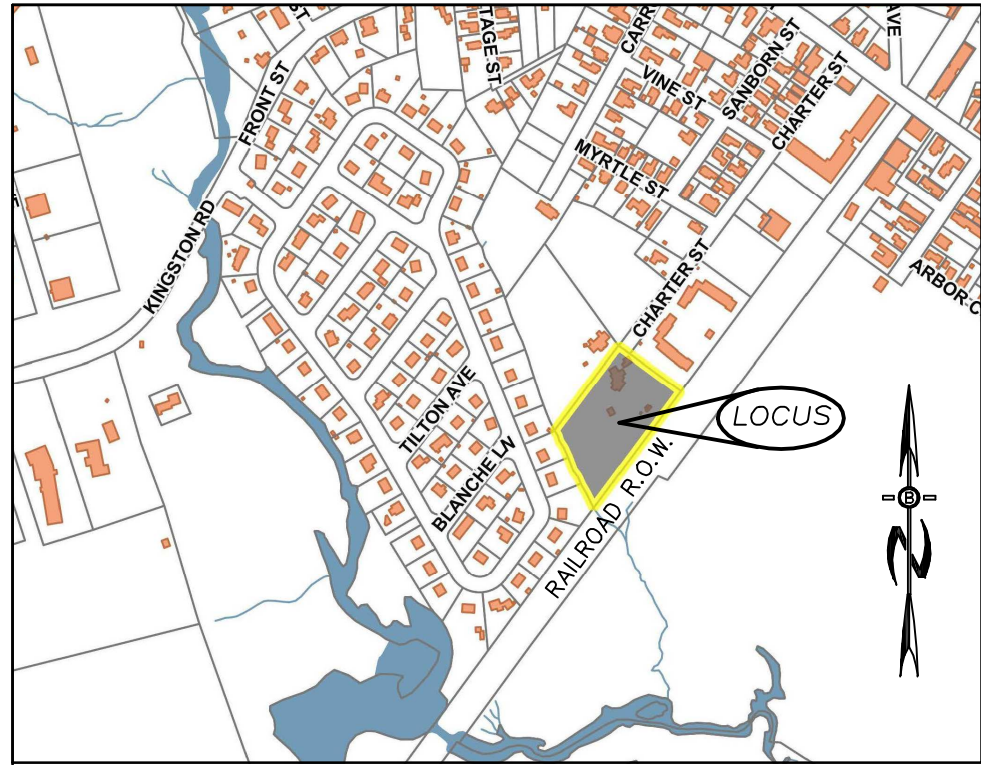
EXISTING CONDITIONS PLAN
 PREPARED FOR
ONE HOME BUILDERS II LLC
 SHOWN AS
TAX MAP 82 / LOT 36
 LOCATED AT
32 CHARTER STREET
 COUNTY OF ROCKINGHAM
EXETER, NH



SCALE: 1" = 40' DATE: MAY 27, 201

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
 PO BOX 1622
 DOVER, NH 03821
 TEL/FAX (603) 664-5786
 www.landsurveyingservices.net

NO.	DATE	DESCRIPTION	BY
4			
3			
2	4/18/21	eng review comments	divv
1	5/15/21	eng review comments	divv



LEGEND

- STREET ADDRESS NO.
- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- TREE LINE
- EXISTING CONTOUR - 10'
- EXISTING CONTOUR - 2'
- WETLAND BOUNDARY
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE



UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER BEALS ASSOCIATES, NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233) AND EXETER DPW (603) 773-6157.

PREPARED FOR:

ONE HOME BUILDERS LLC
PO BOX 334
STRATHAM, NH 03885

BEALS ASSOCIATES PLLC

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

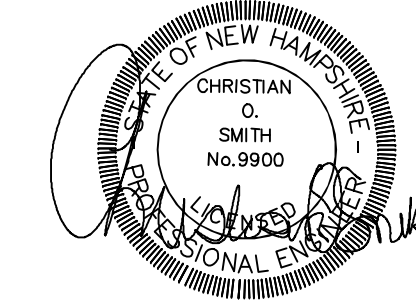
NOTES

1. ALL EXISTING STRUCTURES IN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS, UNLESS NOTED TO REMAIN ON THE SITE PLANS. ANY BURNING ON-SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
2. ALL EXISTING UTILITIES SHALL BE TERMINATED AT THE PROPERTY LINE, OR AS SHOWN ON THE DESIGN PLANS, IN CONFORMANCE WITH LOCAL, STATE AND UTILITY COMPANY STANDARDS, SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES PRIOR TO THE START OF WORK.
3. EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED PRIOR TO ANY EARTH MOVING ACTIVITIES.
4. A TREE CLEARING PERMIT FROM LOCAL AND STATE AUTHORITIES MAY BE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL STUMPS AND DEBRIS ARE TO BE REMOVED FROM SITE.
5. THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES.
6. EXISTING SEWER SERVICE AND APPURTENANCES TO BE REMOVED AND DISPOSED OF PER TOWN AND STATE REQUIREMENTS. NEW SERVICES FOR EACH UNIT TO BE INSTALLED & CONNECTED PER TOWN SPECIFICATIONS. SEQUENCING AND SCHEDULING: (SEE DETAIL SHEETS FOR COMPLETE CONSTRUCTION SEQUENCE AND EROSION CONTROL SPECIFICATION.)
7. DEMOLITION REQUIREMENTS: CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH THE ADJACENT AND OCCUPIED BUILDING AREAS. IN COMPLIANCE WITH THE GOVERNING LAWS, PRIME CONSIDERATION SHALL BE GIVEN TO THE SAFETY, PROTECTION AND CONVENIENCE OF THE PUBLIC AND OWNER'S PERSONNEL. 2.1: EMPLOY TARPULINS ON TRUCKS CARRYING DEBRIS TO PREVENT SPREADING DUST OR DEBRIS. CLEAN UP LOOSE DEBRIS DAILY TO PREVENT THE WIND SPREADING DEBRIS.
8. LEAVE SITE IN CLEAN CONDITION.
9. STUMP DISPOSAL TO BE OUTSIDE LIMITS OF PAVEMENT, DRAINAGE STRUCTURES, ETC.
10. TEMPORARY EARTH MATERIAL STOCKPILES TO BE IN UPLAND AREAS AND COMPLETELY IMPOUNDED BY SILT FENCE/HAYBALE EROSION CONTROLS.
11. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
12. WETLAND AREA SHOWN WAS FIELD DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. OF EXETER, NH ON 4/29/21.
13. ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE. SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
14. THE CONTRACTOR MUST OBTAIN A VALID UTILITY PIPE INSTALLER'S LICENSE AND THE JOB SUPERVISOR OR FOREMAN MUST BE CERTIFIED BY THE TOWN PRIOR TO WORKING ON ANY WATER, SEWER, OR DRAINAGE PIPES THAT ARE IN A TOWN STREET OR RIGHT OF WAY, OR THAT WILL CONNECT OR MAY BE CONNECTED TO A TOWN WATER, SEWER, OR DRAINAGE SYSTEM. A LICENSED SUPERVISOR OR FOREMAN MUST BE PRESENT AT THE JOB SITE AT ALL TIMES DURING CONSTRUCTION OF THESE UTILITIES.

NOTES:

ALL RECOMMENDATIONS CITED WITHIN THE PHASE 1 ENVIRONMENTAL SITE ASSESSMENT PREPARED BY EXETER ENVIRONMENTAL ASSOCIATES, LLC SHALL BE FOLLOWED THROUGHOUT DEMOLITION ON THE SITE.

ALL EXISTING UTILITIES, FLOOR DRAIN PIPING, ETC. SHALL BE REMOVED AND LEGALLY DISPOSED OF DURING DEMOLITION.



TOWN NOTES

IN ACCORDANCE WITH SITE PLAN REVIEW & SUBDIVISION REGULATIONS SECTIONS 7.15.10 AND 9.3.4 THE APPLICANT SHALL PROVIDE THE TOWN WITH THREE COPIES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND ALSO ENSURE THAT ONE COPY REMAINS ON SITE.

GRAPHIC SCALE



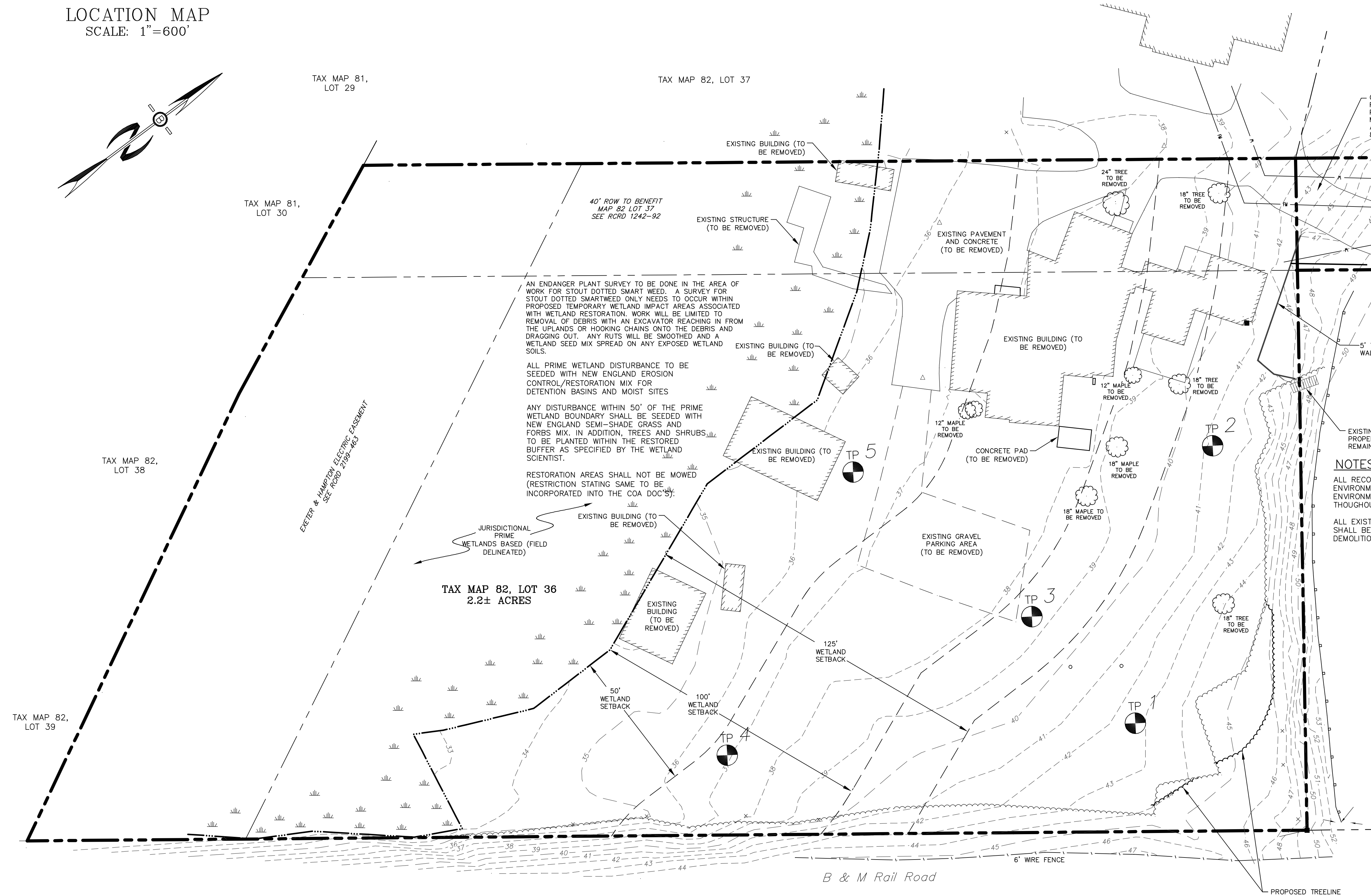
(IN FEET)
1 inch = 20 ft.

REVISED PER ENGINEERING REVIEW	9-8-21
REVISED PER T.R.C. COMMENTS	8-12-21
REVISED PER NATURAL RESOURCE PLANNER	7-1-21
REVISIONS:	DATE:

DEMOLITION PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
32 CHARTER STREET
EXETER, NH

DATE: MAY, 2021	SCALE: 1" = 20'
PROJ. NO: NH-1333	SHEET NO. 2 OF 7



TAX MAP 82, LOT 39

TAX MAP 82, LOT 38

TAX MAP 81, LOT 30

TAX MAP 81, LOT 29

TAX MAP 82, LOT 37

TAX MAP 73, LOT 54

TAX MAP 81, LOT 30

B & M Rail Road

PROPOSED TREELINE

6" WIRE FENCE

EXETER & HAMPTON ELECTRIC EASEMENT
SEE RCRD 2189-483

TAX MAP 82, LOT 36
2.2± ACRES

AN ENDANGER PLANT SURVEY TO BE DONE IN THE AREA OF WORK FOR STOUT DOTTED SMART WEEB. A SURVEY FOR STOUT DOTTED SMART WEEB ONLY NEEDS TO OCCUR WITHIN PROPOSED TEMPORARY WETLAND IMPACT AREAS ASSOCIATED WITH WETLAND RESTORATION. WORK WILL BE LIMITED TO REMOVAL OF DEBRIS WITH AN EXCAVATOR REACHING IN FROM THE UPLANDS OR HOOKING CHAINS ONTO THE DEBRIS AND DRAGGING OUT. ANY RUTS WILL BE SMOOTHED AND A WETLAND SEED MIX SPREAD ON ANY EXPOSED WETLAND SOILS.

ALL PRIME WETLAND DISTURBANCE TO BE SEEDED WITH NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES

ANY DISTURBANCE WITHIN 50' OF THE PRIME WETLAND BOUNDARY SHALL BE SEEDED WITH NEW ENGLAND SEMI-SHADE GRASS AND FORBS MIX. IN ADDITION, TREES AND SHRUBS TO BE PLANTED WITHIN THE RESTORED BUFFER AS SPECIFIED BY THE WETLAND SCIENTIST.

RESTORATION AREAS SHALL NOT BE MOWED (RESTRICTION STATING SAME TO BE INCORPORATED INTO THE COA DOC'S):

JURISDICTIONAL PRIME WETLANDS BASED (FIELD DELINEATED)

EXISTING BUILDING (TO BE REMOVED)

EXISTING BUILDING (TO BE REMOVED)

EXISTING BUILDING (TO BE REMOVED)

EXISTING BUILDING (TO BE REMOVED)

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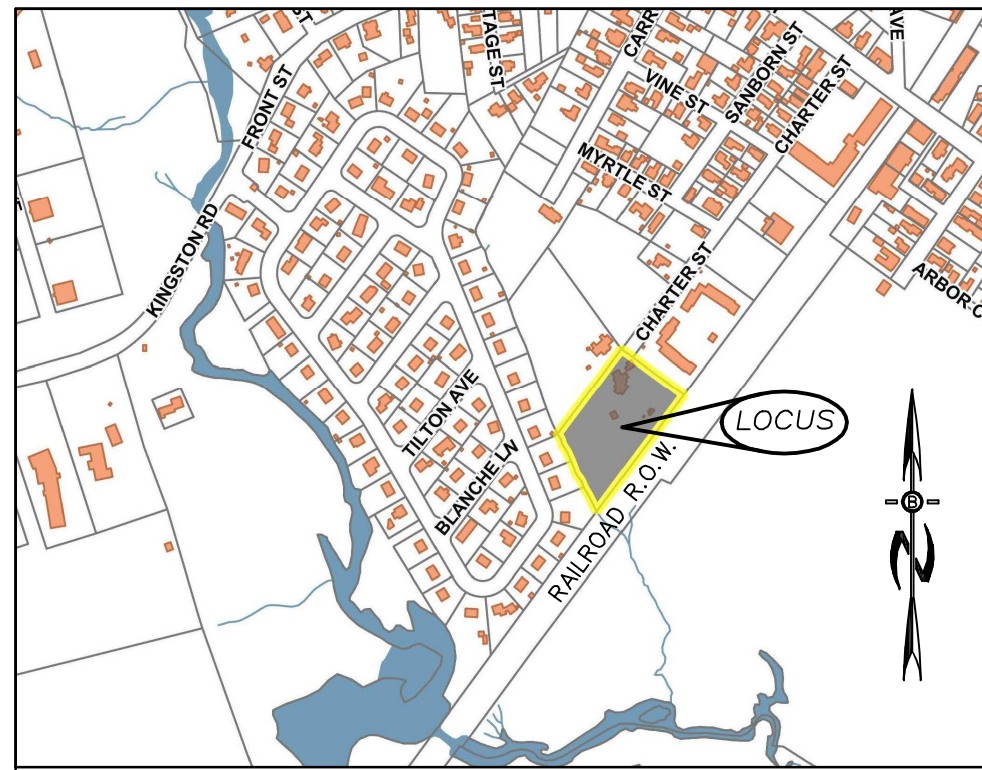
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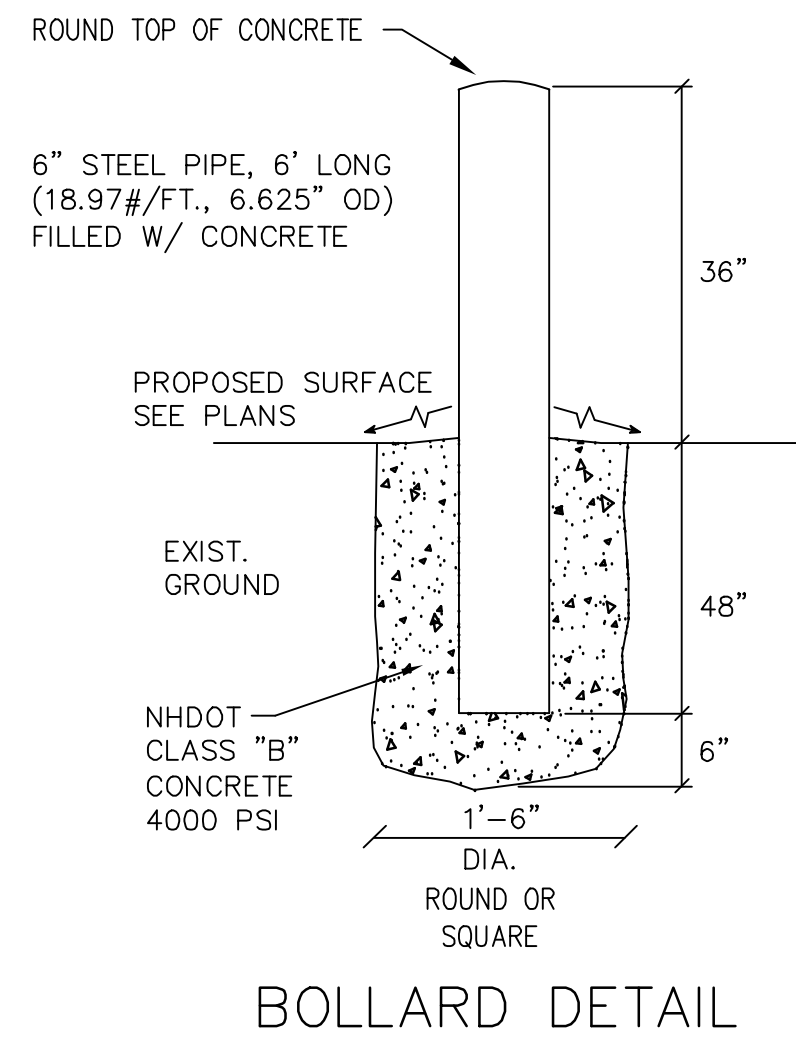
EXISTING BUILDING (TO BE REMOVED)



LOCATION MAP
SCALE: 1"=600'

LEGEND

- #1 STREET ADDRESS NO.
- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- TREE LINE
- EXISTING CONTOUR - 10'
- EXISTING CONTOUR - 2'
- WETLAND BOUNDARY
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- AREA OF DISTURBANCE



BOLLARD DETAIL
NOT TO SCALE

ZONING REQUIREMENTS:
ZONING DISTRICT - MULTI-FAMILY RESIDENTIAL AREA (R5)
MINIMUM LOT SIZE - 12,000 S.F.
MINIMUM LOT WIDTH - 100 FT.
MINIMUM LOT DEPTH - 100 FT.
MINIMUM FRONTAGE - 100FT.
MINIMUM DWELLING UNIT - 3,630 S.F.

BUILDING SETBACKS
FRONT = 25 FT.
SIDE = 25 FT.
REAR = 25 FT.
BUILDING HEIGHT = 40 FT.
MAXIMUM BUILDING COVERAGE = 30-60%
(30% IF 3+ STORIES; 60% IF 2 OR LESS)
MINIMUM OPEN SPACE = 20%

PARKING CALCULATIONS:
TOTAL NUMBER OF UNITS = 11
2 SPACES PER 2BR UNIT (22) + 1 SPACE PER 4 UNITS FOR VISITOR (2.75)
TOTAL SPACES REQUIRED = 24.75 = 25
11 SPACES IN GARAGES, 14 GROUND STALLS
TOTAL SPACES PROVIDED = 25

PREPARED FOR:
ONE HOME BUILDERS LLC
PO BOX 334
STRATHAM, NH 03885

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

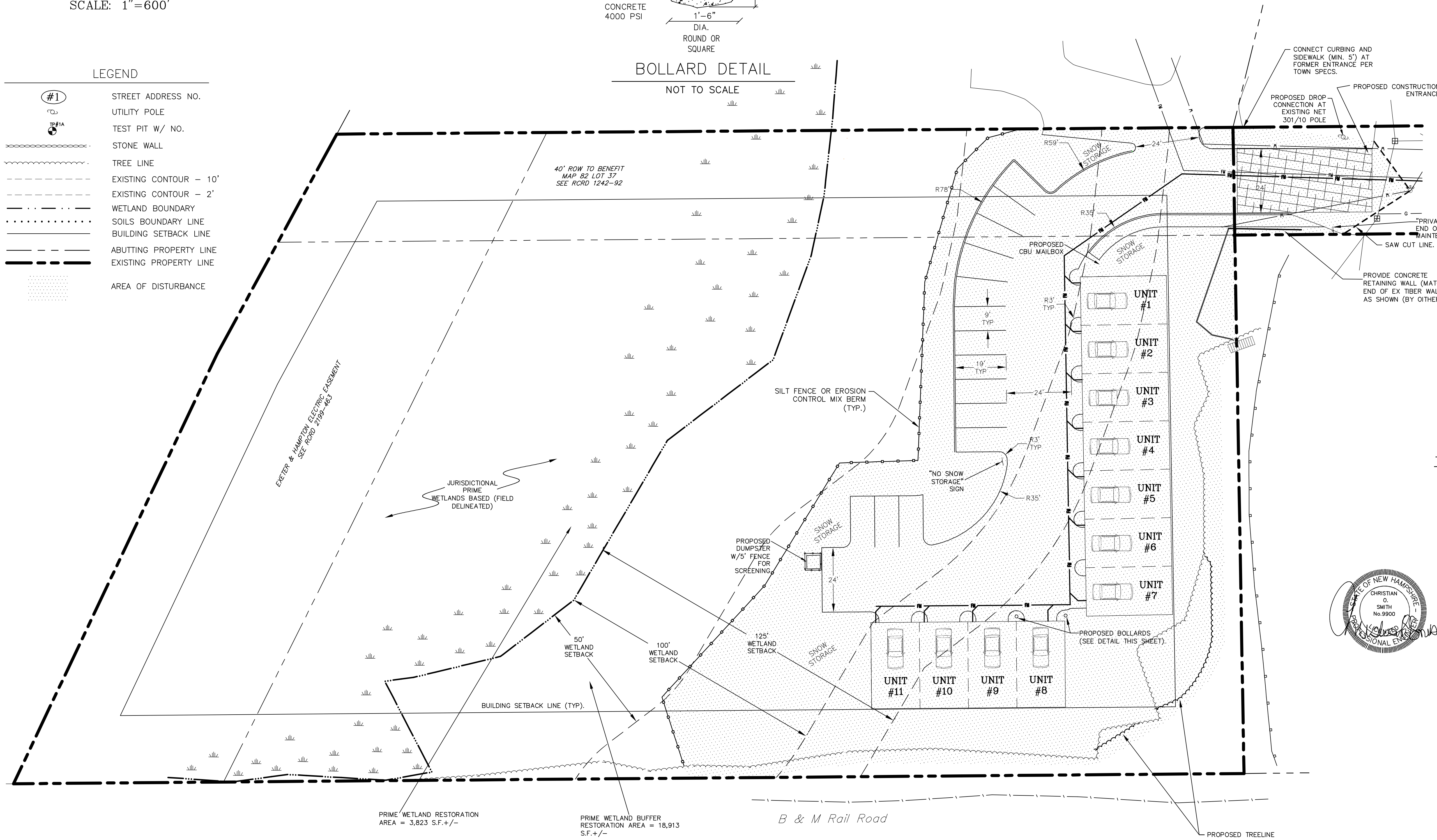
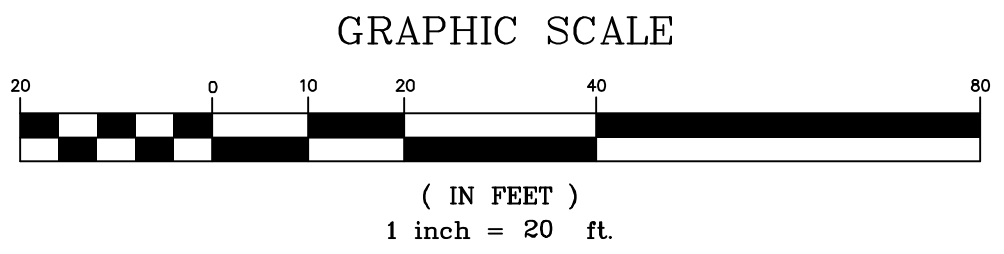
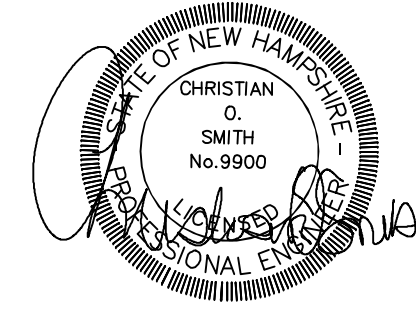
- NOTES:
- THE PURPOSE OF THIS PLAN IS TO SHOW A MULTI-FAMILY RESIDENTIAL PROJECT WITH (11) UNITS, AND ACCESS DRIVES. PROPERTY IS SERVED BY MUNICIPAL WATER AND SEWER.
 - ALL CONSTRUCTION SHALL CONFORM TO TOWN OF EXETER STANDARDS AND REGULATIONS.
 - ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS, AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE. SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
 - IN ACCORDANCE WITH SITE PLAN REVIEW & SUBDIVISION REGULATIONS SECTIONS 7.15.10 AND 9.3.4 THE APPLICANT SHALL PROVIDE THE TOWN WITH THREE COPIES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND ALSO ENSURE THAT ONE COPY REMAINS ON SITE.
 - ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS UNLESS A VARIANCE IS OTHERWISE REQUESTED.
 - TOTAL PROPOSED DISTURBANCE FOR CONSTRUCTION = 0.81 ACRES (.76 ACRES ON PROPERTY, .05 ACRES IN R.O.W.)
 - UPON COMPLETION OF CONSTRUCTION AND PRIOR TO RELEASE OF BOND, THE APPLICANT SHALL SUBMIT A LETTER TO THE TOWN, SIGNED AND STAMPED BY THE DESIGN ENGINEER, WHO MUST BE A LICENSED PROFESSIONAL ENGINEER IN NH, STATING CONSTRUCTION HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS.
 - NO EXTERIOR LIGHTING PROPOSED ASIDE FROM BUILDING MOUNTED RESIDENTIAL DOORWAY ENTRANCE SAFETY LIGHTING.
 - THE DEVELOPER SHALL COORDINATE WITH UNITIL TO ENSURE ANY TREE PLANTINGS ALONG MAIN STREET WILL NOT CONFLICT WITH THE EXISTING OVERHEAD WIRES.
 - THE DEVELOPER SHALL COORDINATE WITH UNITIL TO CONFIRM A DROP POLE ON THE PROPERTY IS NOT REQUIRED, AND THAT THE EXISTING GAS SERVICE IS SUFFICIENT FOR THE PROPOSED DEVELOPMENT.
 - WETLAND AREA SHOWN WAS FIELD DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. OF EXETER, NH ON 4/29/21.
 - 4,500 S.F. OF PASSIVE RECREATION AREA PROVIDED WHICH EXCEEDS THE REQUIREMENTS IN SECTION 11.3 (4,400 S.F. REQUIRED, SEE SHEET 4 OF 7).

TOWN NOTES

THE APPLICANT HAS DESIGNED THIS SITE TO SAFELY ACCOMMODATE MAXIMUM SIZE VEHICLES AND TRUCKS, (DESIGN VEHICLE IS THE EXETER LADDER TRUCK OR 35' BOX TRUCK) EITHER DELIVERING TO, OR USING THE PROPERTY.

ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN TRAVEL AISLES.

ALL WASTE MATERIALS AND RECYCLABLE SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON THE PROPERTY. REFUSE COLLECTION WILL BE BY DUMPSTER AS NEEDED.



REVISED PER ENGINEERING REVIEW	9-8-21
REVISED PER T.R.C. COMMENTS	8-12-21
REVISIONS:	DATE:

PARKING & PAVING PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
32 CHARTER STREET
EXETER, NH

DATE: MAY, 2021	SCALE: 1" = 20'
PROJ. NO: NH-1333	SHEET NO. 3 OF 7

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 AND WETLAND DELINEATION WAS PRODUCED APRIL 29, 2021, AND WAS PREPARED BY JAMES P. GOVE, CSS # 004, GOVE ENVIRONMENTAL SERVICES, INC. THE LOCATION OF THE SOIL SURVEY IS AT CHARTER STREET, EXETER, NH.

SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH, ISSUE # 10, JANUARY 2011.

HIGH INTENSITY SOIL SURVEY (HISS) CONVERSION IS DETERMINED BY THE SOIL PROPERTIES IDENTIFIED IN HIGH INTENSITY SOIL MAPPING STANDARD FOR NH, SSSNNE SPECIAL PUBLICATION NUMBER 1, DECEMBER, 2017.

HYDROLOGIC SOIL GROUPS ARE DETERMINED FROM SSSNNE SPECIAL PUBLICATION NUMBER 5, 'KSAT VALUES FOR NEW HAMPSHIRE SOILS', SEPTEMBER, 2009.

SOIL MAP SYMBOL	SOIL MAP UNIT NAME	HISS CONVERSION	HSG
38	ELDRIDGE SANDY LOAM	343	C
100	UDORTHENTS, WET SUBSTRATUM	463	D
496	NATCHAUG MUCK	683	D
699	URBAN LAND	N/A	IMPERVIOUS
899	URBAN LAND-WINDSOR COMPLEX	161	A

B SLOPE = 0-8% C SLOPE = 8-15% E SLOPE = >25%

KEY TO SOIL TYPES

HIGH INTENSITY SOIL SURVEYS UTILIZE A FIVE-PART CLASSIFICATION TO IDENTIFY SOIL TYPES. SYMBOLS A-E READ FROM LEFT TO RIGHT IN THE CLASSIFICATION.

SYMBOL A: DRAINAGE CLASS

- 1- EXCESSIVELY DRAINED
- 2- WELL DRAINED
- 3- MODERATELY WELL DRAINED
- 4- SOMEWHAT POORLY DRAINED
- 5- POORLY DRAINED
- 6- VERY POORLY DRAINED

SYMBOL B: PARENT MATERIAL

- 1- GLACIOFLUVIAL DEPOSITS (OUTWASH/TERRACES)
- 2- GLACIAL TILL
- 3- VERY FINE SAND AND SILT DEPOSITS
- 4- LOAMY/SANDY OVER SILT/CLAY DEPOSITS
- 5- SILT AND CLAY DEPOSITS
- 6- EXCAVATED, REGRADED, OR FILLED
- 7- ALLUVIAL DEPOSITS
- 8- ORGANIC MATERIALS - FRESHWATER
- 9- ORGANIC MATERIALS - TIDAL MARSH

SYMBOL C: RESTRICTIVE FEATURES

- 1- NONE
- 2- BOULDERS
- 3- MINERAL RESTRICTIVE LAYER WITHIN 40 INCHES OF SOIL SURFACE
- 4- BEDROCK PRESENT WITHIN 20 INCHES OF SOIL SURFACE
- 5- SUBJECT TO FLOODING (FLOODPLAIN)
- 6- DOES NOT MEET FILL STANDARDS (SEE PUBLICATION)
- 7- BEDROCK PRESENT 20-40 INCHES BELOW SOIL SURFACE
- 8- BEDROCK DEPTH VARIABLE (GENERALLY WITHIN 40 INCHES OF SOIL SURFACE)

SYMBOL D: SLOPE CLASS

- B- 0% TO 8%
- C- 8% TO 15%
- D- 15% TO 25%
- E- 15% TO 25%
- F- 35%+

SYMBOL E: HIGH INTENSITY SOIL MAP IDENTIFIER
 H- MAP MEETS HIGH INTENSITY SOIL MAPPING STANDARDS
 P- MAP IS FOR PRELIMINARY PLANNING ONLY AND DOES NOT MEET STANDARDS

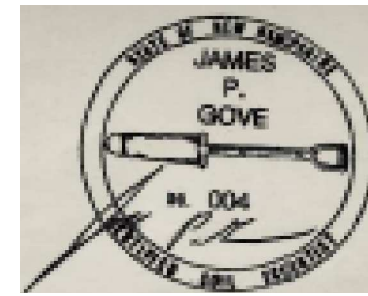
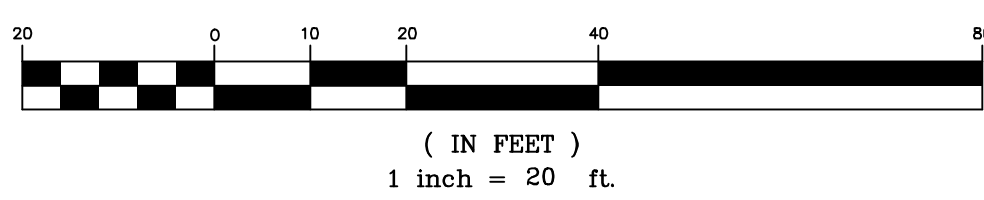
CONSTRUCTION SPECIFICATIONS

- 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 INTO 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://efpub.epa.gov/nodes/stormwater/loi/noisearch.cfm>. AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE STATUS".

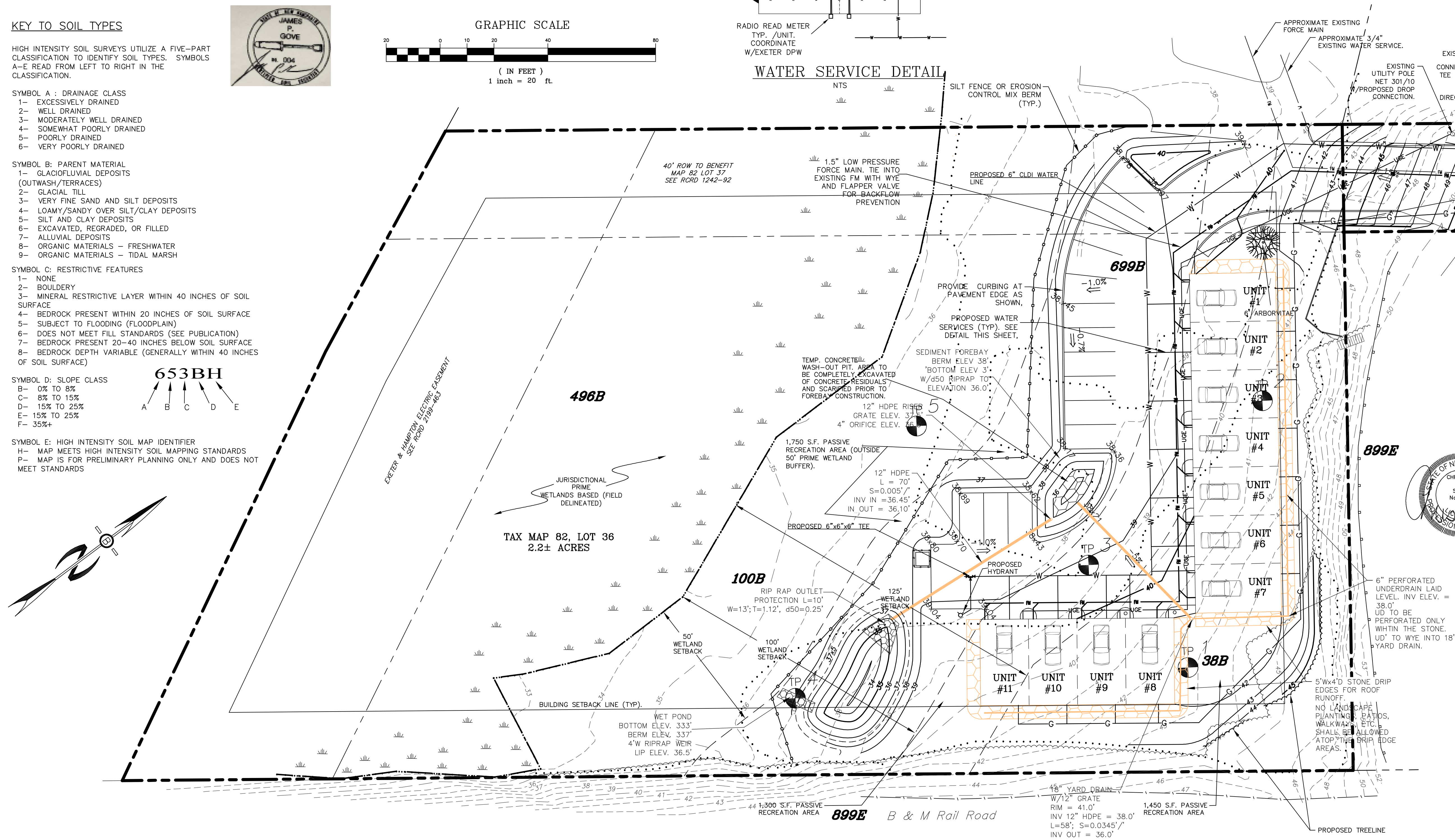
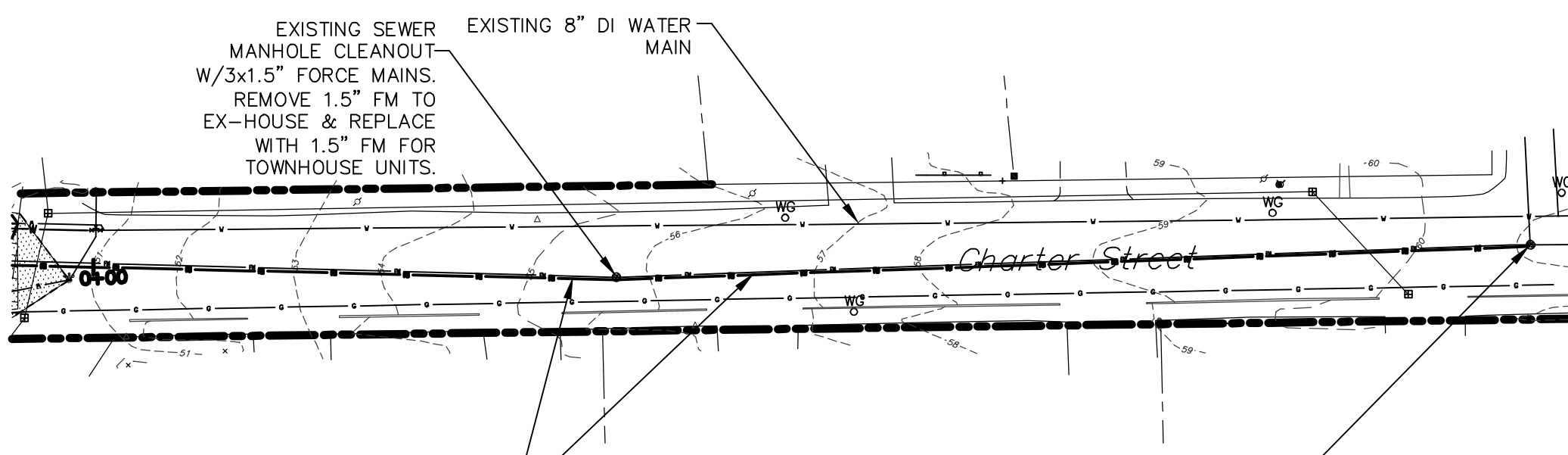
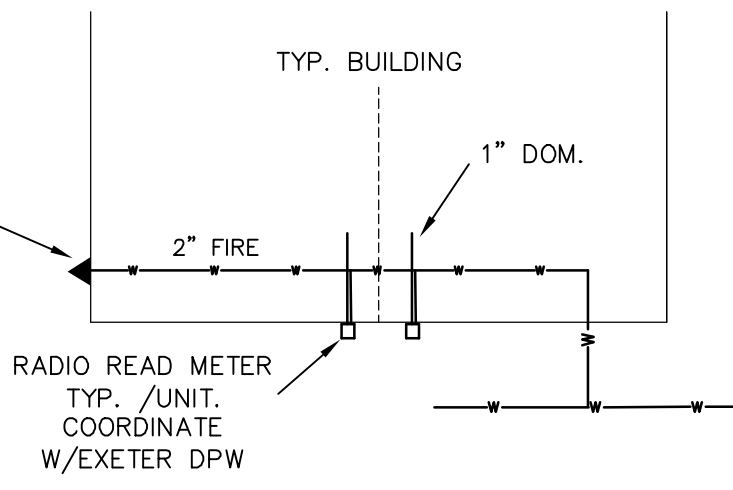
DRAINAGE NOTES:

- ALL DRAINAGE STRUCTURE AND SWALES WILL BE BUILT AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
- SEE DETAIL SHEETS FOR STANDARD CONSTRUCTION NOTES AND DETAILS.

GRAPHIC SCALE



WATER SERVICE DETAIL



PREPARED FOR:

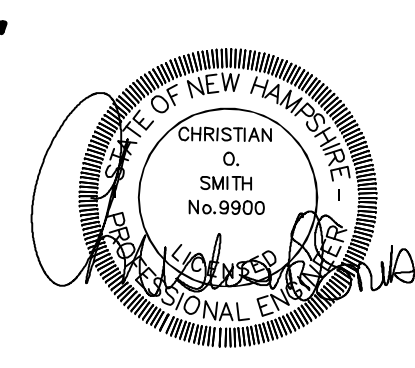
ONE HOME BUILDERS LLC
 PO BOX 334
 STRATHAM, NH 03885

BEALS ASSOCIATES PLLC

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

UTILITY NOTES:

- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- THE CONTRACTOR SHALL PROVIDE NOTICE TO ALL COMPANIES AND LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
- THE SPECIFICATIONS FOR PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR PROPER UTILITY CROSSING REQUIREMENTS.
- PRIOR TO THE PRE-CONSTRUCTION MEETING UEGAT PLANS FROM THE UTILITY COMPANIES NEED TO BE REDRAWN ON THIS SHEET. ADDITIONALLY THE CONTRACTOR NEEDS TO HAVE A COMPLETED SWPPP. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM TO EXETER STANDARDS AND REGULATIONS, UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR (OSHA) RULES AND REGULATIONS. BUILDINGS ARE TO BE SERVICED BY UNDERGROUND UTILITIES.
- THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUDIES PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SEWER CONNECTIONS AT THEIR RESPECTIVE MAINS (IF REQUIRED) IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS. SEWER AND WATER INFRASTRUCTURE ON PRIVATE PROPERTY SHALL REMAIN PRIVATE, HOWEVER, THE TOWN RESERVES THE RIGHT TO ENTER THE PROPERTY IN ORDER TO INSPECT, REPAIR AND/OR TERMINATE INDIVIDUAL SEWER OR WATER SERVICES (AT OWNER'S EXPENSE). THIS RIGHT IS TO BE CONVEYED TO THE TOWN IN THE SITE'S DECLARATION OF CONDOMINIUM DOCUMENTS, AND IN ALL INDIVIDUAL DEEDS.
- AN AS-BUILT PLAN IS TO BE PREPARED AND SUBMITTED TO DEPARTMENT OF PUBLIC WORKS IN DIGITAL AND MYLAR FORMATS.
- THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT OF ALL CONNECTION FEES.
- SANITARY SEWER FLOW CALCULATIONS:
 11 UNITS AT 3 BEDROOMS EACH= 33 BEDROOMS
 ESTIMATED FLOW AT 150 GPD/BEDROOM= 4,950
- FOR WATER MAIN AND SEWER LINE CROSSINGS REFER TO THE DETAIL ON SHEET 5 FOR MINIMUM VERTICAL AND HORIZONTAL SEPARATION.
- ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY CAP AND WITNESS AT END.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES AND MECHANICAL JOINTS.
- CONTRACTOR SHALL MINIMIZE DISRUPTIONS TO EXISTING WATER SERVICES AND ALL REQUIREMENTS OF EXETER WATER DEPARTMENT SHALL BE FOLLOWED REGARDING NOTIFICATION OF INTERRUPTION OF SERVICE (MIN 48 HOURS). TEE INSTALLATION MAY NEED TO BE CONDUCTED AT NIGHT AS DIRECTED BY EXETER WATER DEPT.
- WATER VALVES ARE TO BE OPERATED ONLY BY MUNICIPAL STAFF.
- THE INSTALLATION OF SMOKE, HEAT, FIRE OR CARBON MONOXIDE ALARMS OR SYSTEMS SHALL COMPLY WITH NFPA 72 REQUIREMENTS.
- ALL BUILDINGS TO BE PROVIDED WITH RESIDENTIAL SPRINKLER SYSTEMS FOR FIRE SUPPRESSION.
- ALL SEWER SERVICE BENDS SHALL HAVE CLEANOUTS INSTALLED (SEE SHEET 5 FOR DETAILS).
- WETLAND AREA SHOWN WAS FIELD DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. OF EXETER, NH ON 4/29/21.
- ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE. SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANE AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
- EACH UNIT TO BE PROVIDED WITH AN INDIVIDUAL WATER SHUT-OFF.
- THE CONTRACTOR MUST OBTAIN A VALID UTILITY PIPE INSTALLER'S LICENSE AND THE JOB SUPERVISOR OR FOREMAN MUST BE CERTIFIED BY THE TOWN PRIOR TO WORKING ON ANY WATER, SEWER, OR DRAINAGE PIPES THAT ARE IN A TOWN STREET OR RIGHT OF WAY, OR THAT WILL CONNECT OR MAY BE CONNECTED TO A TOWN WATER, SEWER, OR DRAINAGE SYSTEM. A LICENSED SUPERVISOR OR FOREMAN MUST BE PRESENT AT THE JOB SITE AT ALL TIMES DURING CONSTRUCTION OF THESE UTILITIES.



REVISED PER ENGINEERING REVIEW	9-8-21
REVISED PER T.R.C. COMMENTS	8-17-21
REVISED PER NATURAL RESOURCE PLANNER	7-1-21
REVISIONS:	DATE:

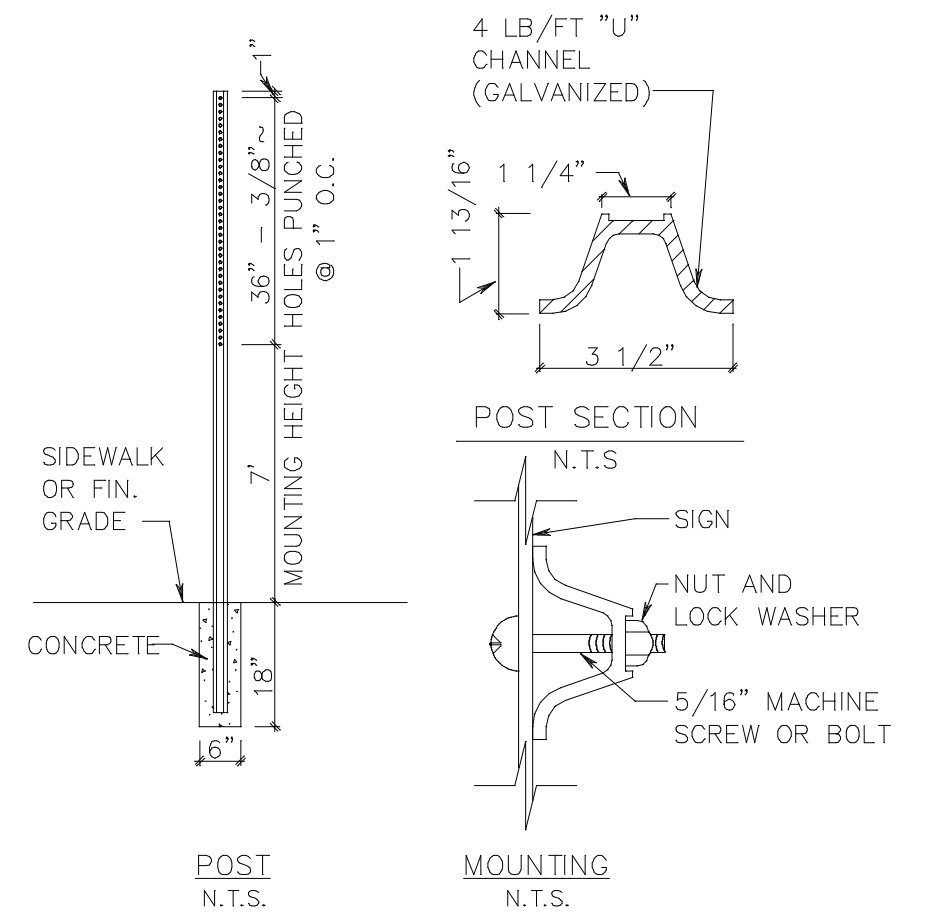
UTILITY & DRAINAGE PLAN
 PLAN FOR:
 RESIDENTIAL DEVELOPMENT
 32 CHARTER STREET
 EXETER, NH

DATE: MAY, 2021	SCALE: 1" = 20'
PROJ. NO: NH-1333	SHEET NO. 4 OF 7

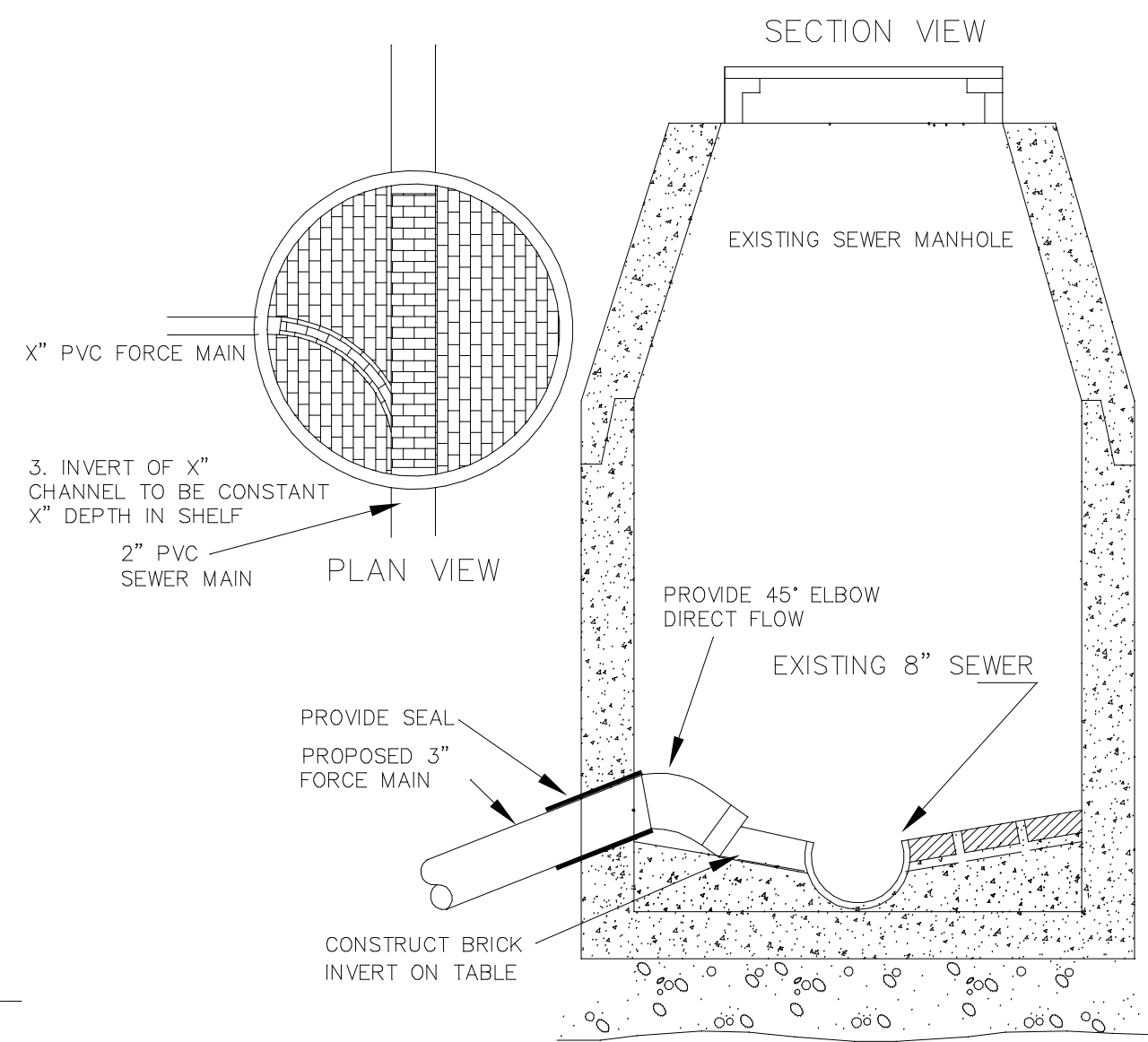
PREPARED FOR:

ONE HOME BUILDERS LLC
PO BOX 334
STRATHAM, NH 03885

BEALS ASSOCIATES PLLC
PERMEABLE SAND (1" Ø MAX)
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX: 603-583-4863

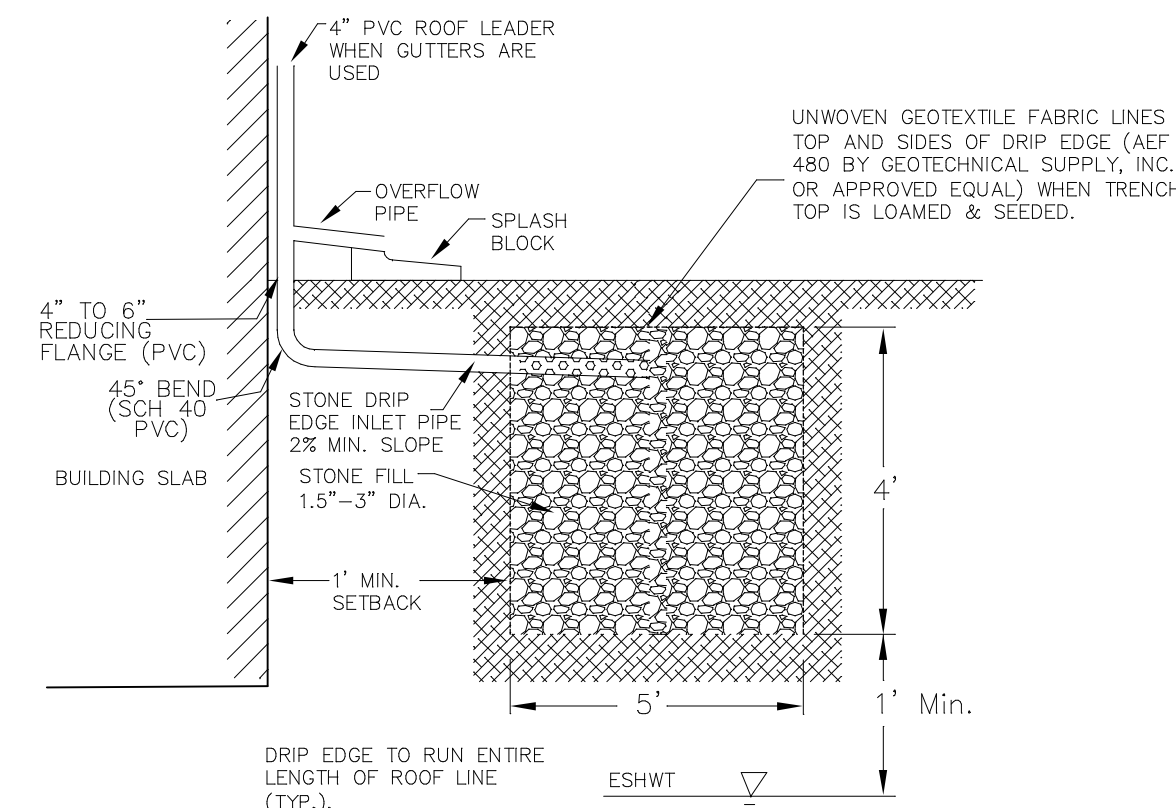


STREET SIGN DETAIL



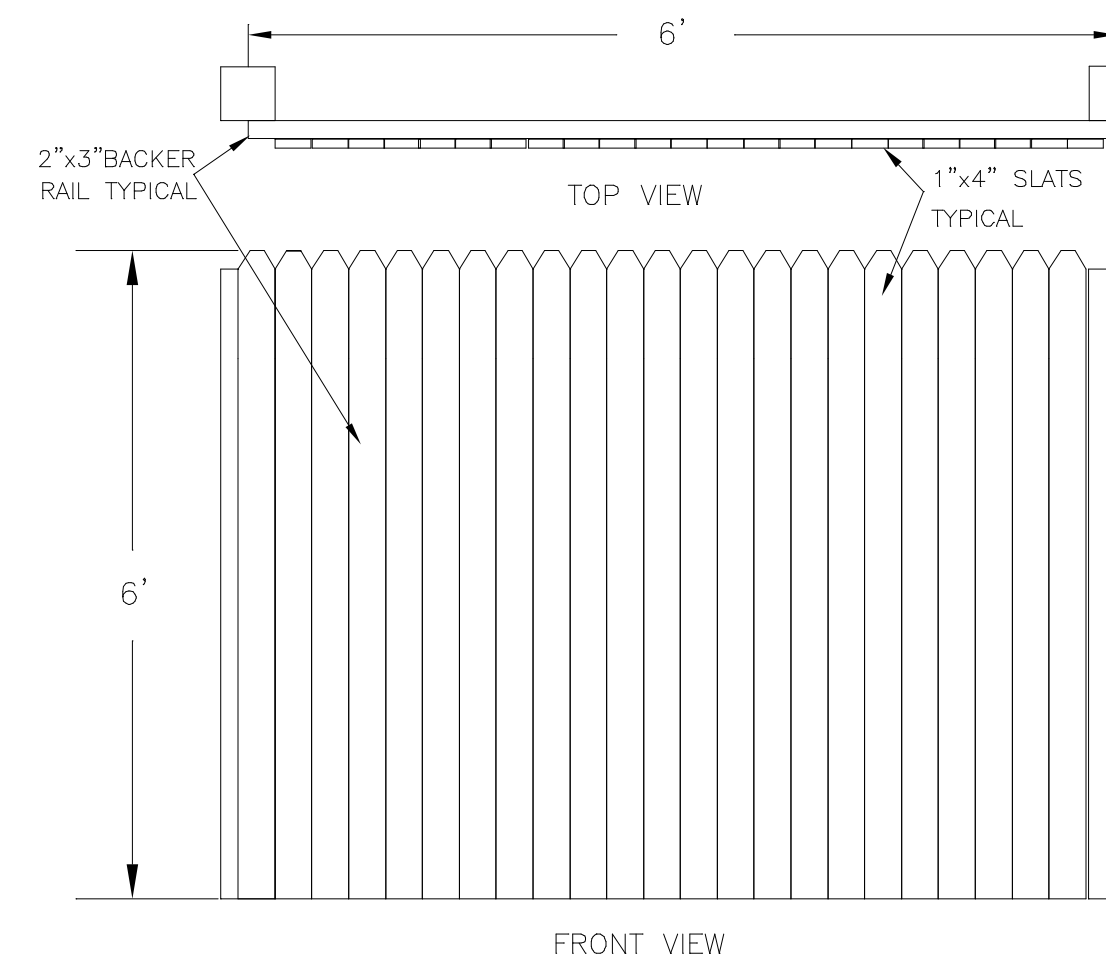
SEWER MANHOLE DETAIL

FOR CONSTRUCTION OF FORCE MAIN INTO AN EXISTING MANHOLE



STONE DRIP EDGE SECTION

NOTE: ALL MATERIALS USED IN FENCE ARE #1 CEDAR.
NOTE: ENCLOSURE TO MATCH OR EXCEED HEIGHT OF DUMPSTER

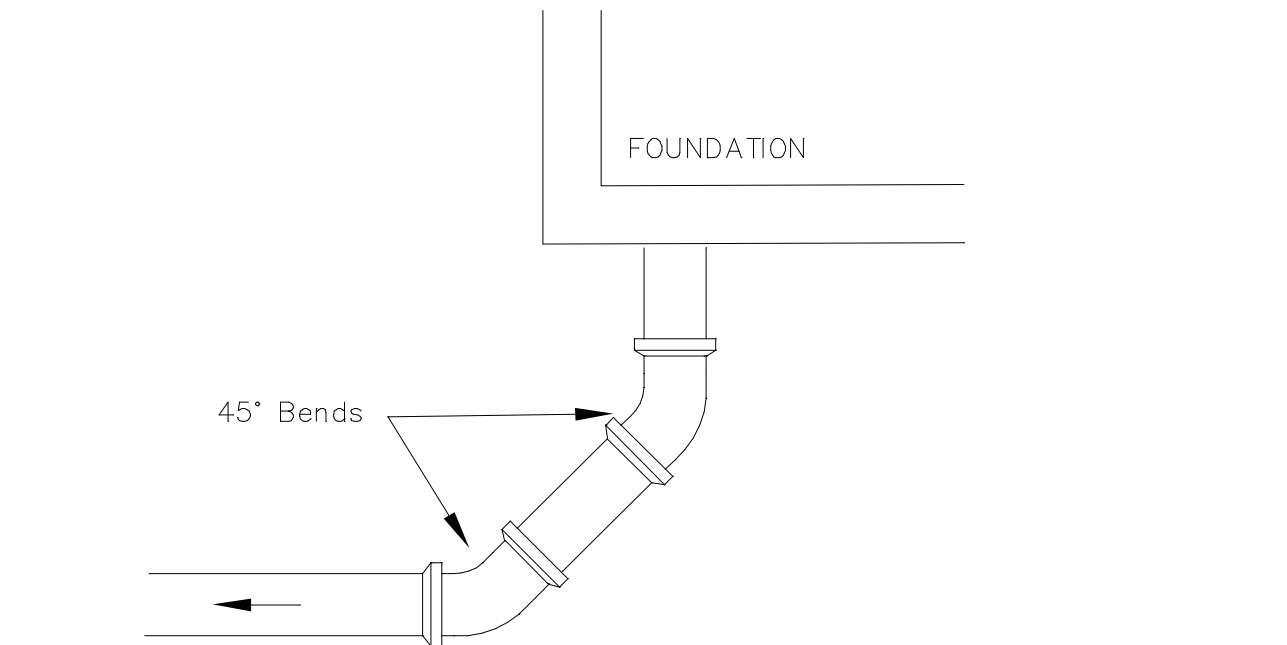
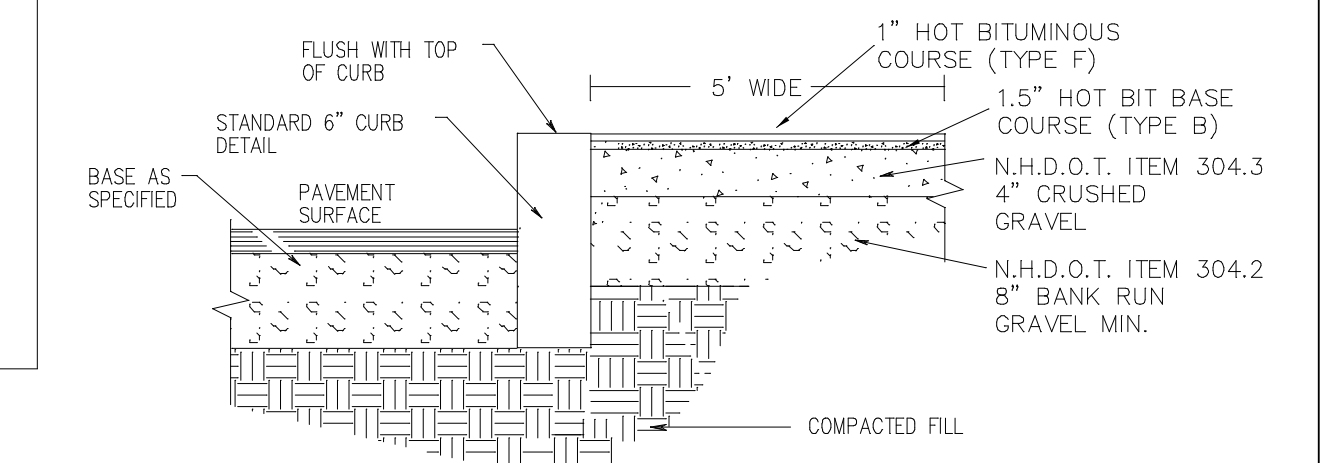


STOCKADE FENCE DETAIL

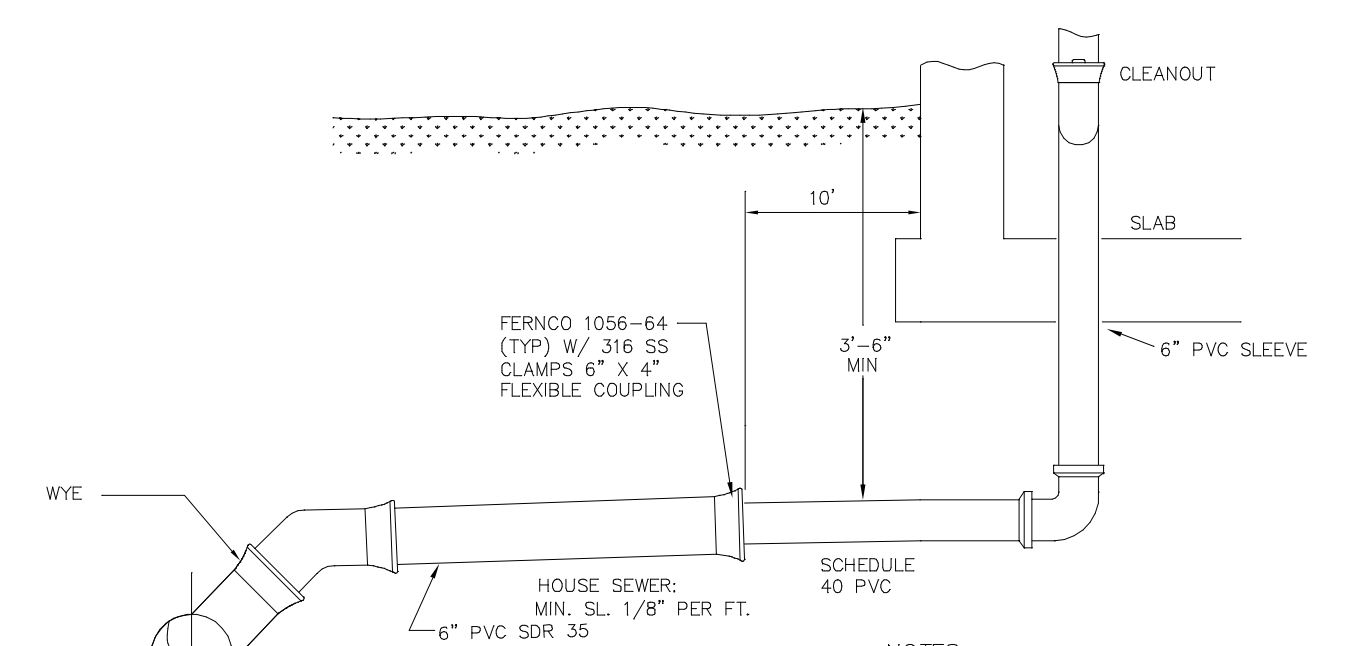
N.T.S.

VERT. GRANITE CURB/BIT. SIDEWALK DETAIL

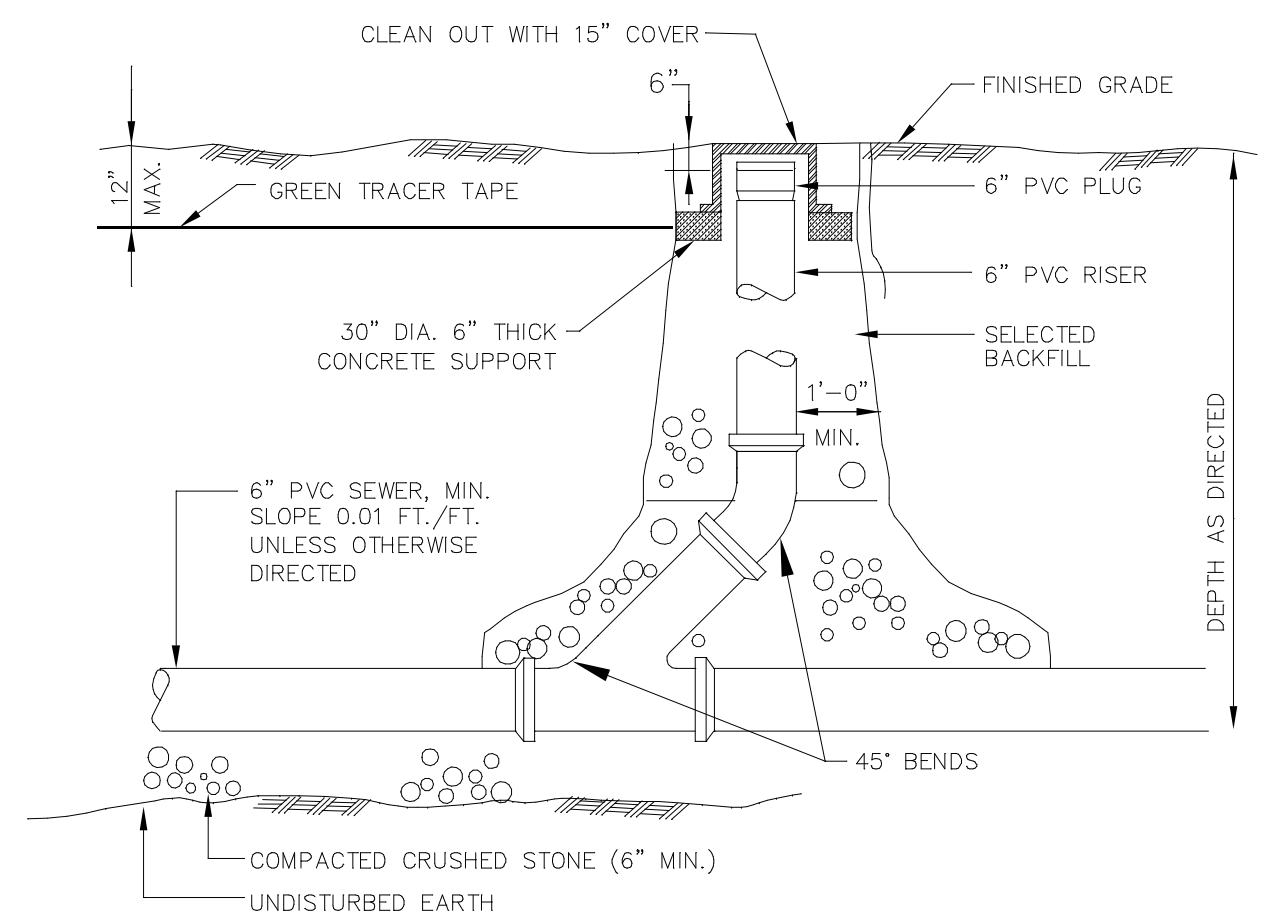
NOT TO SCALE



HORIZONTAL DETAIL OF HOUSE SEWER SERVICE

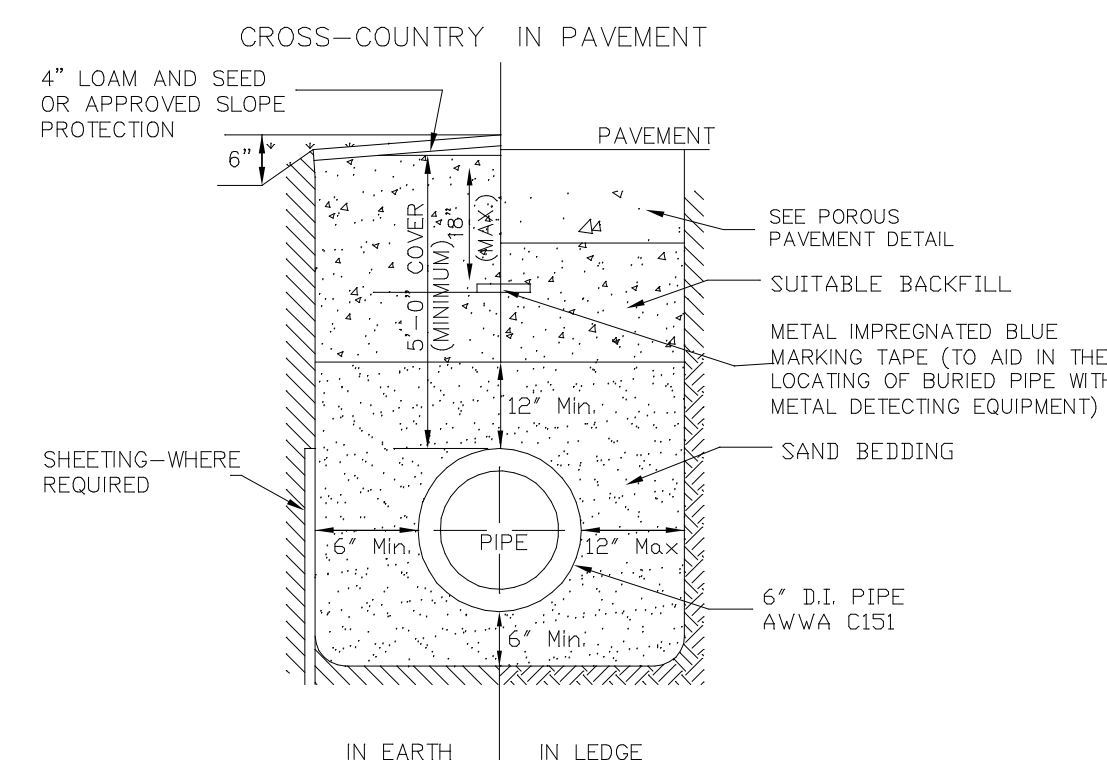


VERTICAL DETAIL OF HOUSE SEWER SERVICE

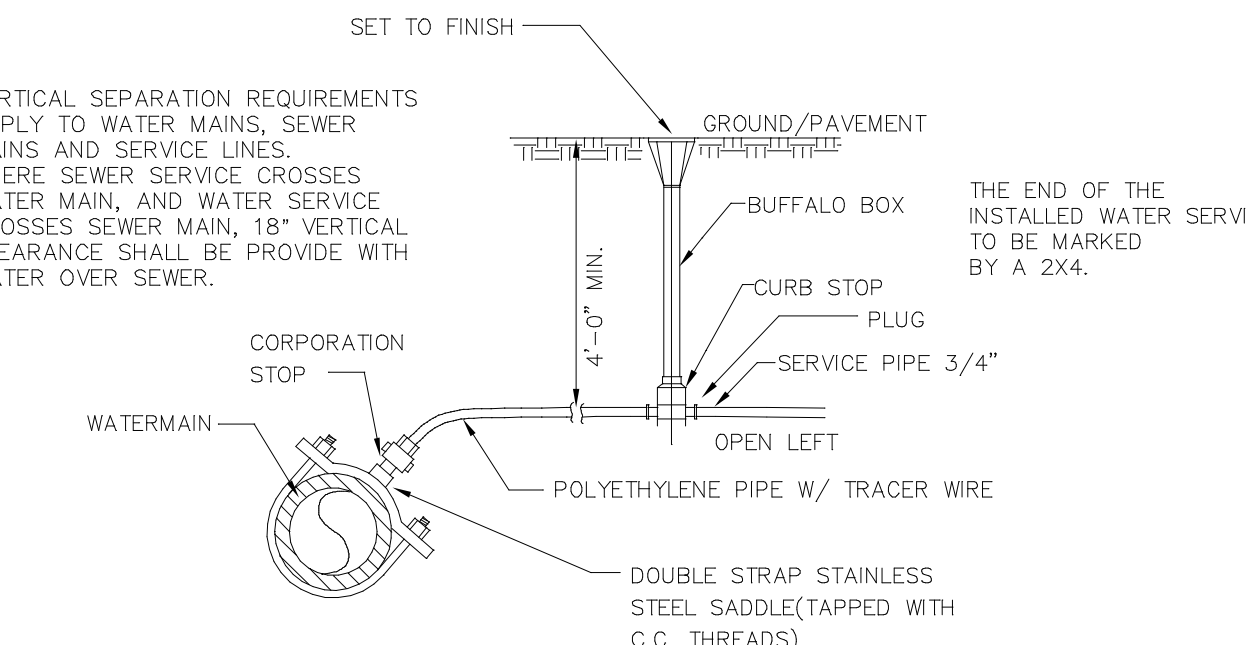


SEWER SERVICE CLEAN OUT

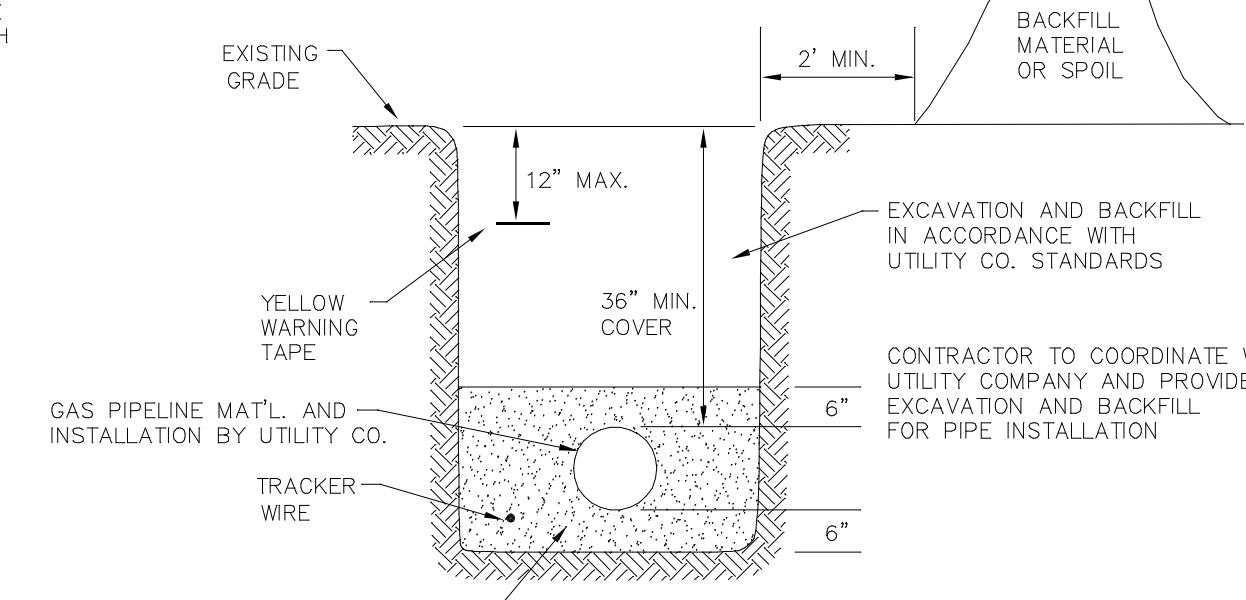
PVC PIPE SHALL CONFORM WITH ASTM D3034 AND ASTM D2412.
PVC JOINTS SEALS SHALL CONFORM WITH ASTM D3212



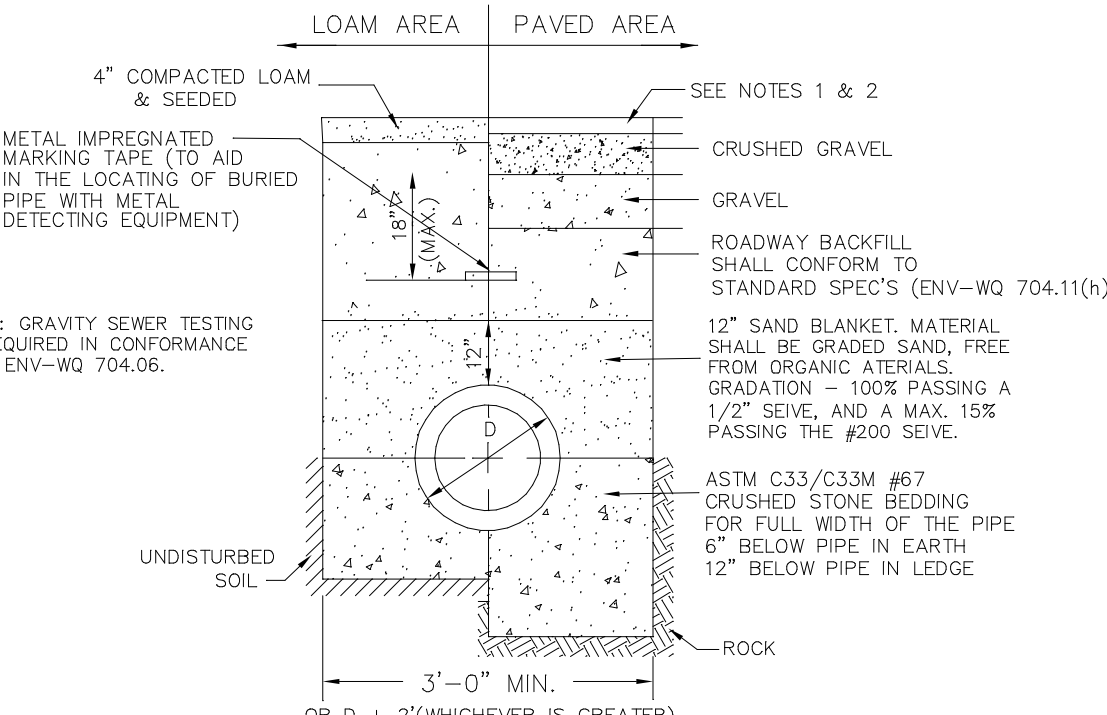
TYPICAL TRENCH DETAIL FOR WATER SYSTEM



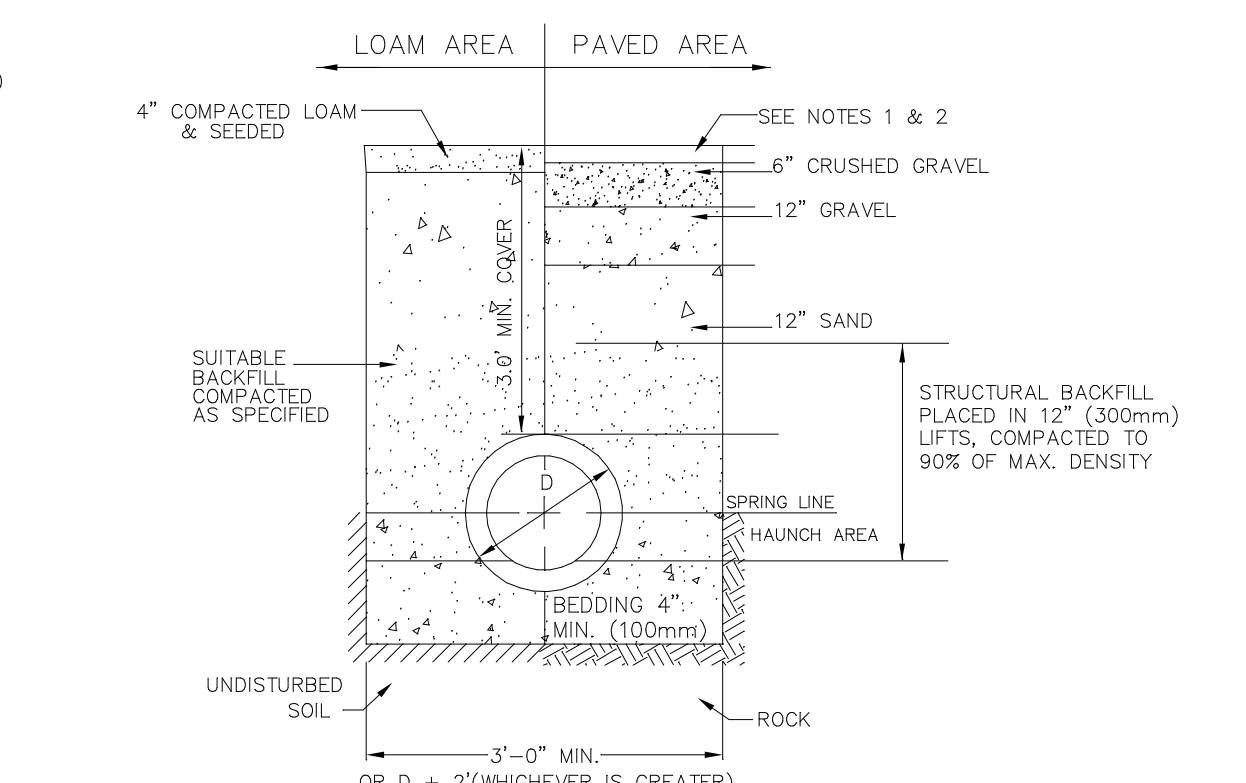
TYPICAL WATER SERVICE CONNECTION



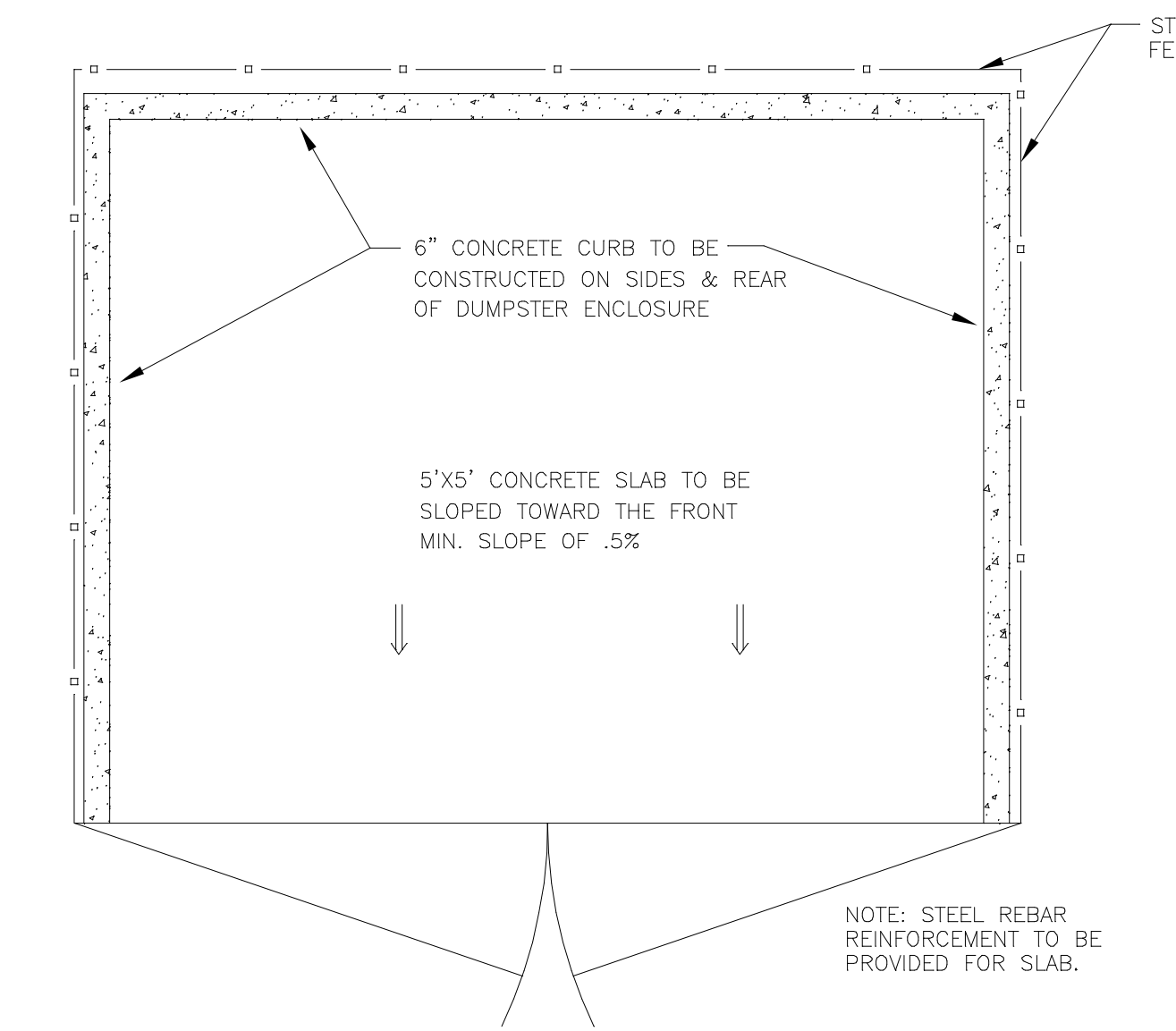
GAS TRENCH DETAIL



TYPICAL SEWER TRENCH DETAIL

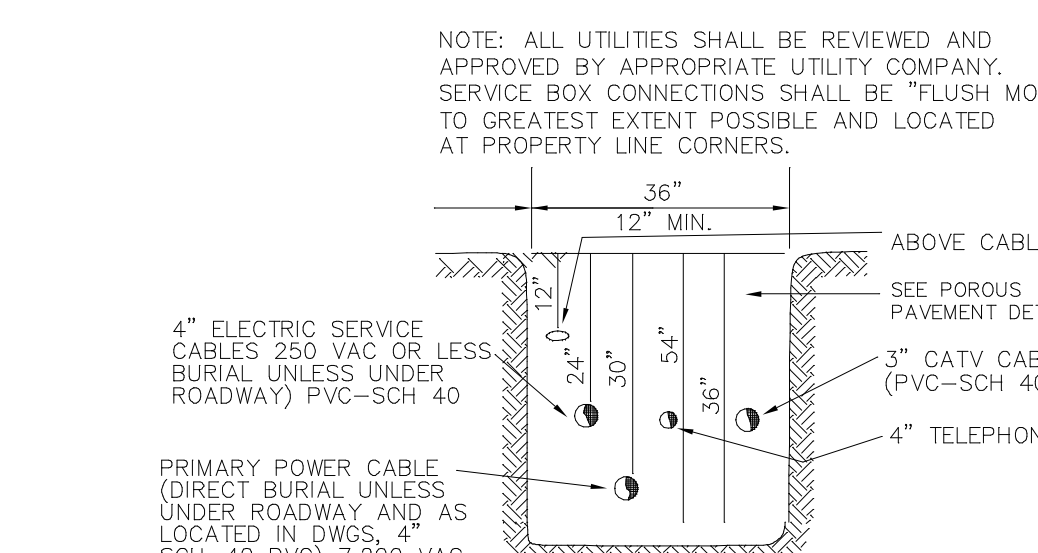


TYPICAL DRAINAGE TRENCH DETAIL

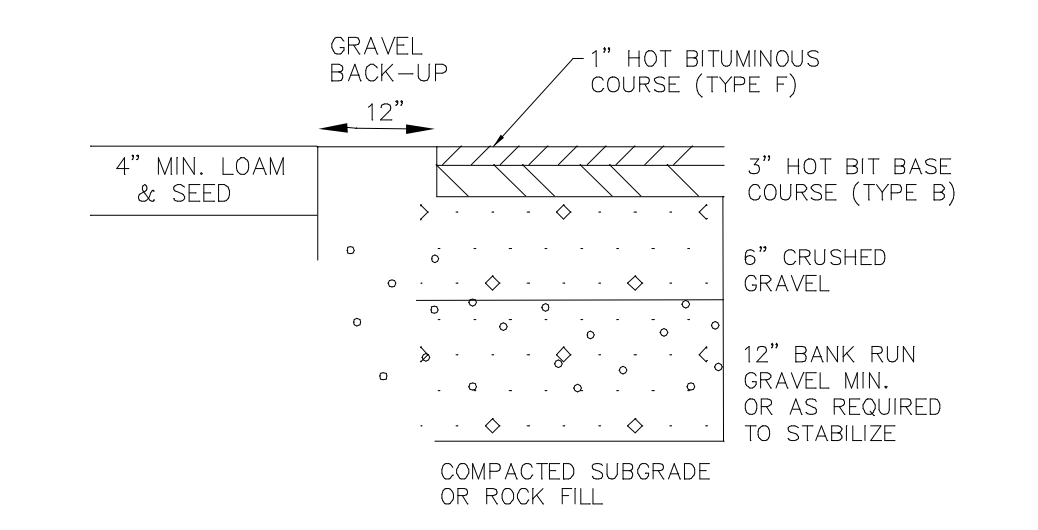


DUMPSTER SLAB DETAILS

N.T.S.



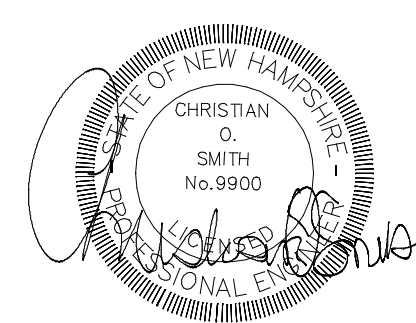
UTILITY TRENCH DETAIL



TYPICAL PAVEMENT SECTION

NEW ASPHALT

NOTES: * IN AREAS OF BEDROCK, MINIMUM 24\"/>



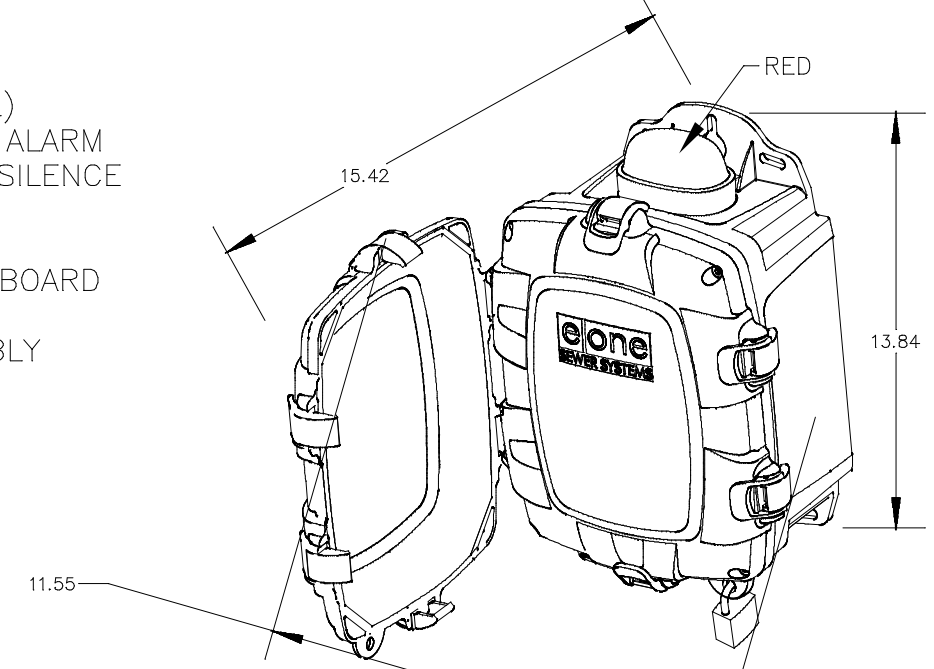
REVISIONS:		8-17-21
DATE: MAY, 2021		SCALE: NTS
PROJ. NO: NH-1333		SHEET NO. 5 OF 7

CONSTRUCTION DETAILS

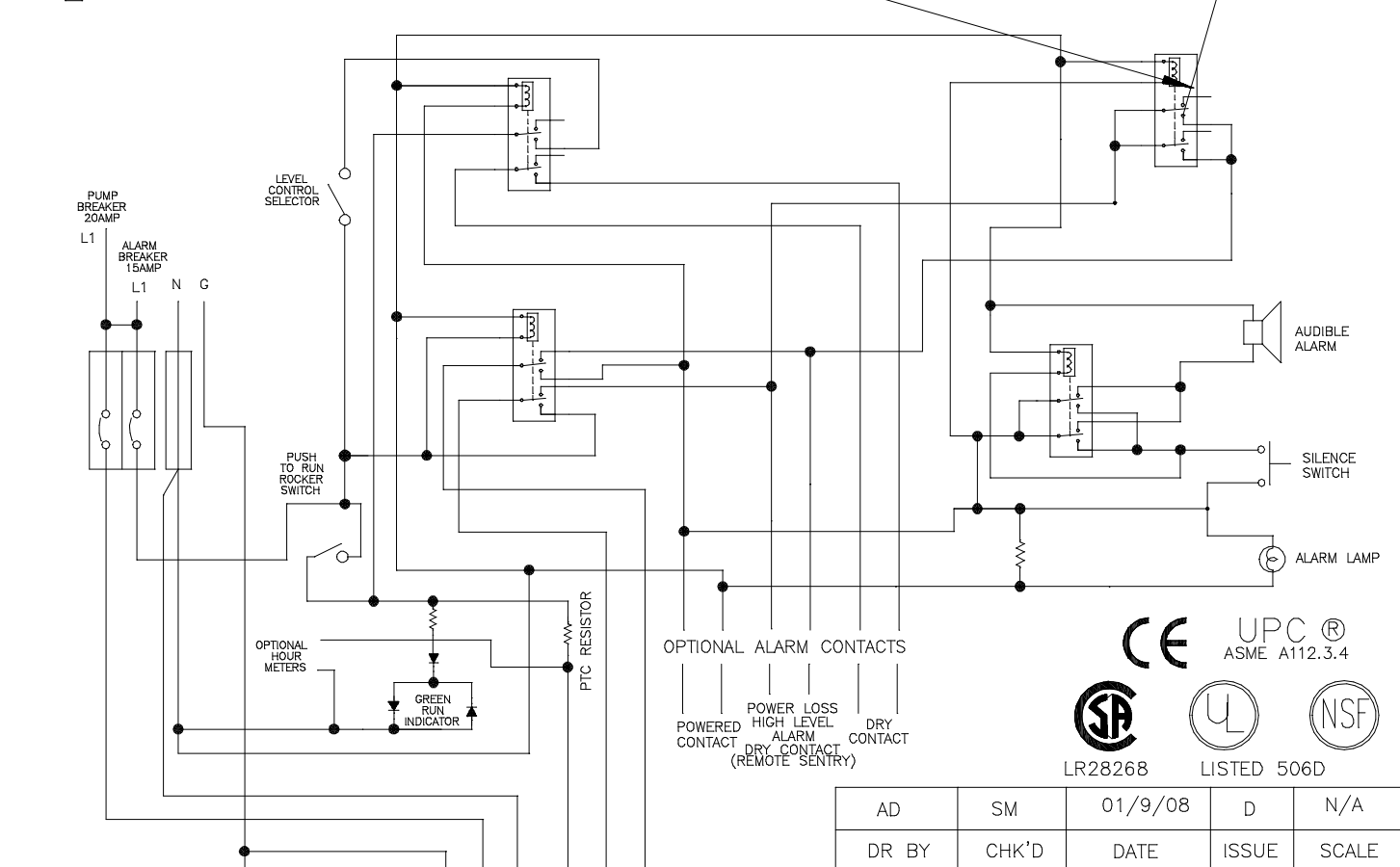
PLAN FOR:
RESIDENTIAL DEVELOPMENT
32 CHARTER STREET
EXETER, NH

SIMPLEX SENTRY

- REDUNDANT RUN (HIGH LEVEL)
- EXTERNAL VISUAL & AUDIBLE ALARM
- EXTERNAL LATCHING MANUAL SILENCE
- MANUAL RUN
- PUMP RUN INDICATOR
- CONFORMAL COATED CIRCUIT BOARD
- PADLOCK
- NEMA 4X ENCLOSURE ASSEMBLY
- CORROSION PROOF THERMOPLASTIC
- POLYESTER APPROVED BY UL FOR ELECTRICAL CONTROL ENCLOSURE



- OPTIONS:**
- ALARM CONTACTS
 - OUR METER

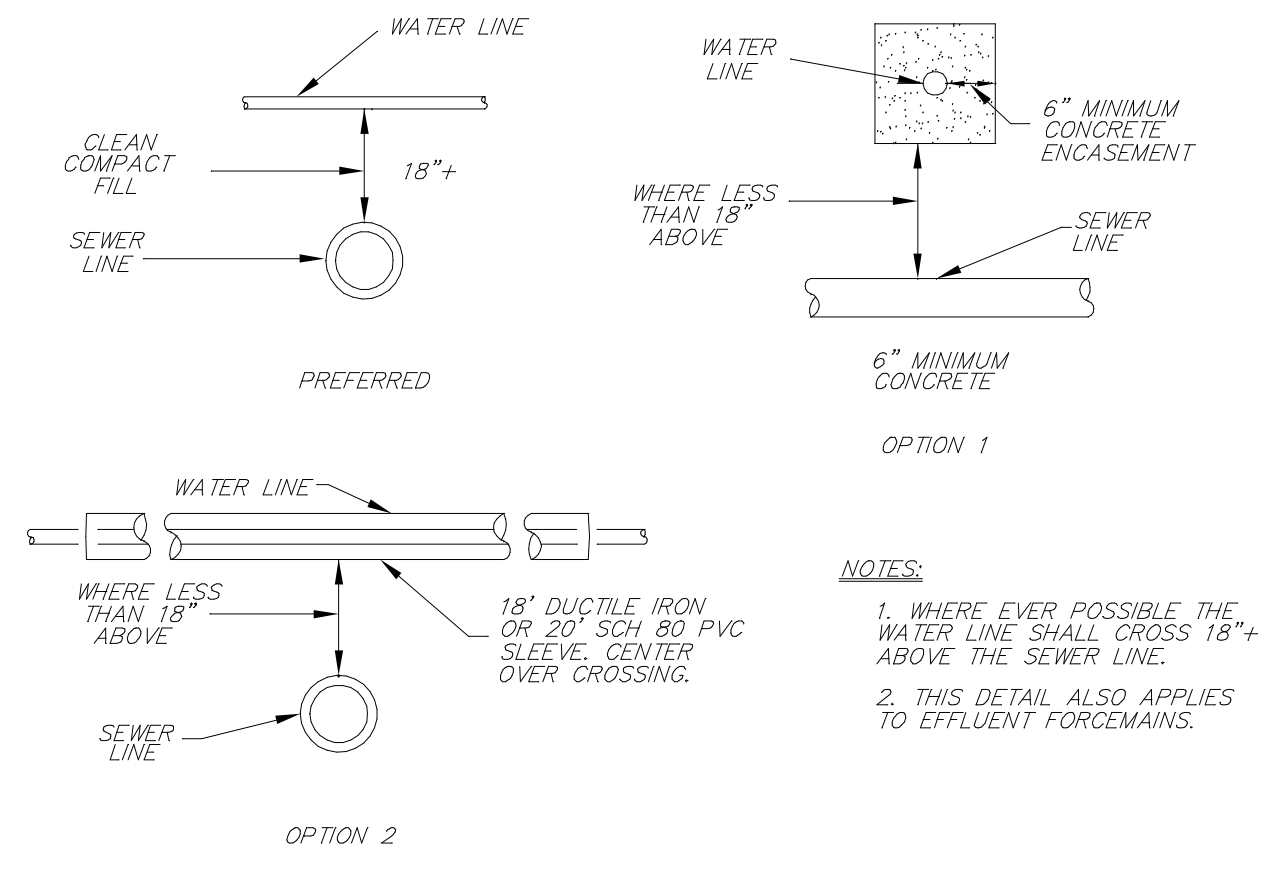


FUNCTION	WIRE COLOR	EXTREME END COLOR
1. MANUAL RUN	BLACK	BROWN
2. L1	WHITE	RED
3. L2	GREEN	GREEN/YEL
4. GND	ORANGE	YELLOW
5. ALARM FEED	ORANGE	YELLOW
6. ALARM RETURN	BLUE	BLUE

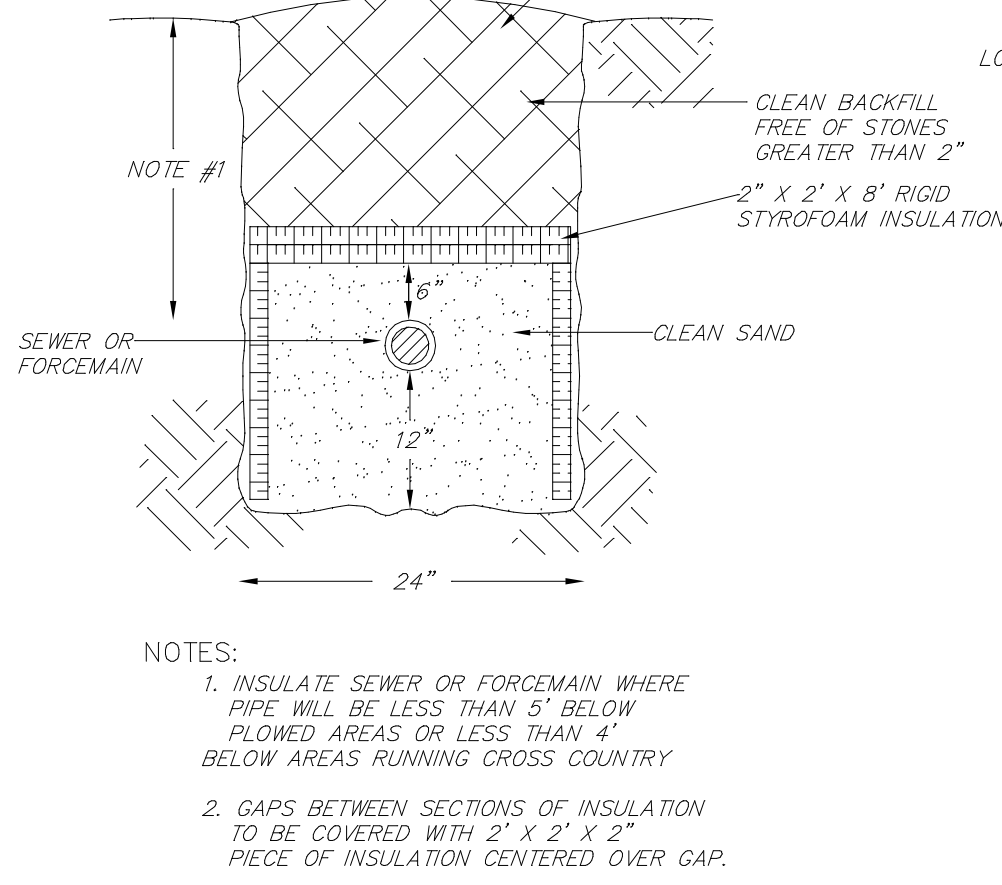
CONTROL CABLE: TYPE TC, DIRECT BURIAL, 12AWG, SIX CONDUCTOR

AD	SM	01/9/08	D	N/A
DR BY	CHK'D	DATE	ISSUE	SCALE

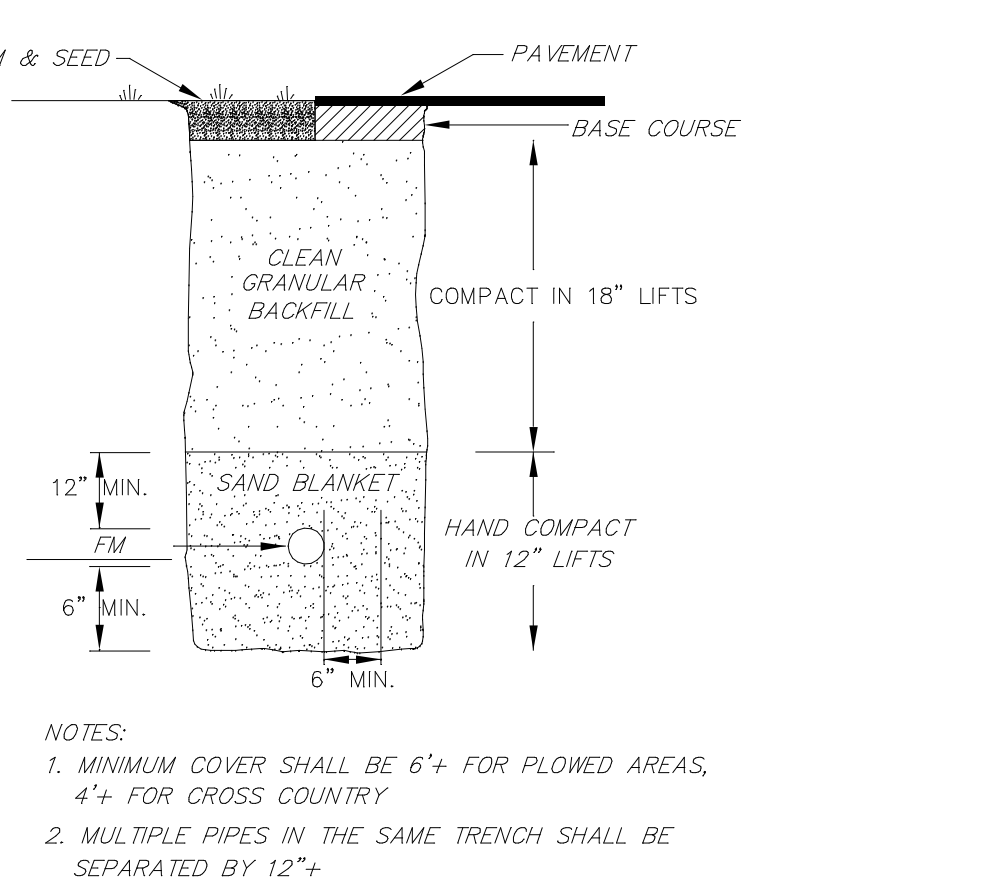
SEWER SYSTEMS
SIMPLEX SENTRY, 120V 60Hz.
SINGLE POLE POWER
LM000327



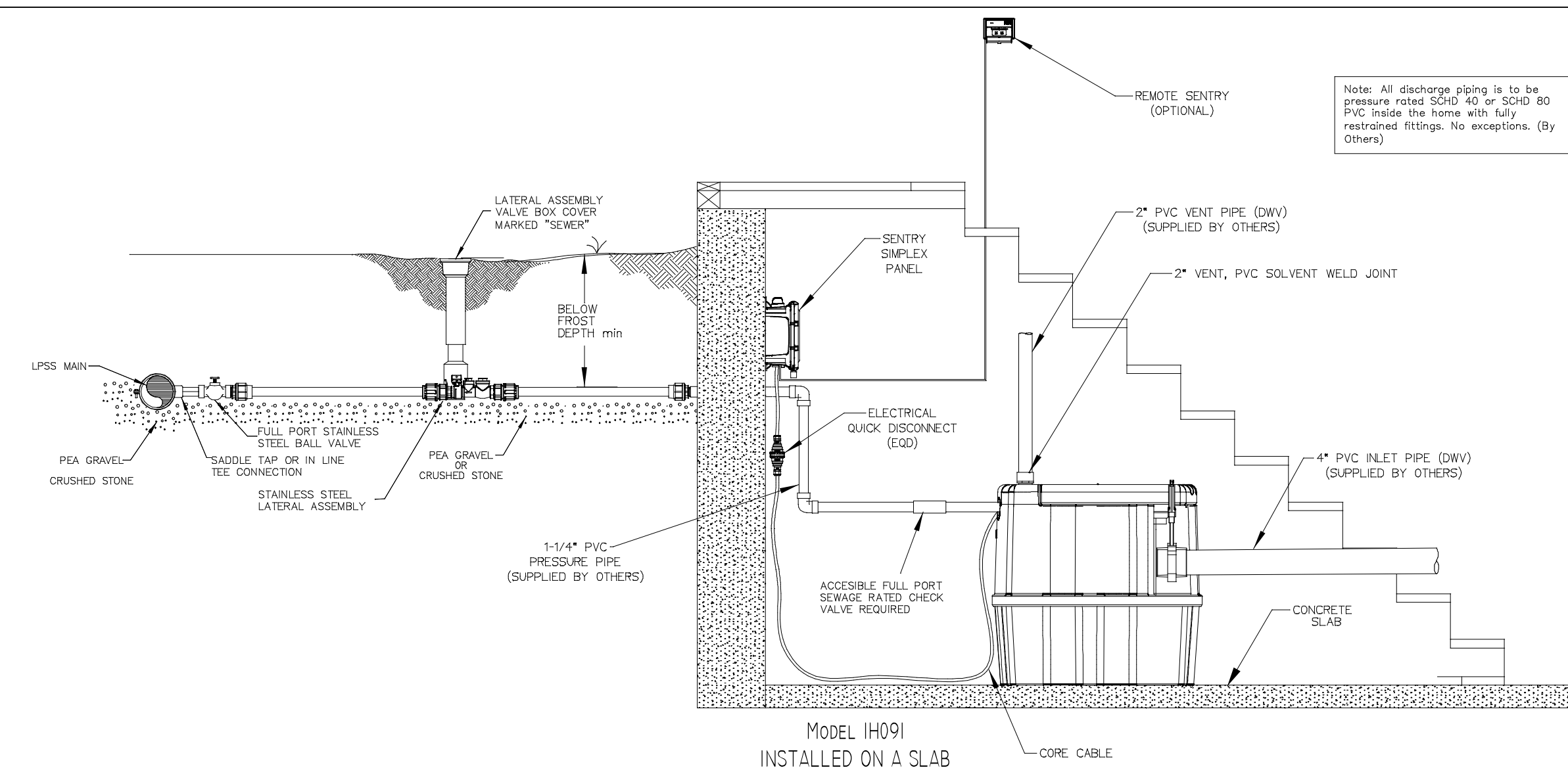
WATER / SEWER LINE CROSSING
N.T.S.



PIPE INSULATION DETAIL
N.T.S.

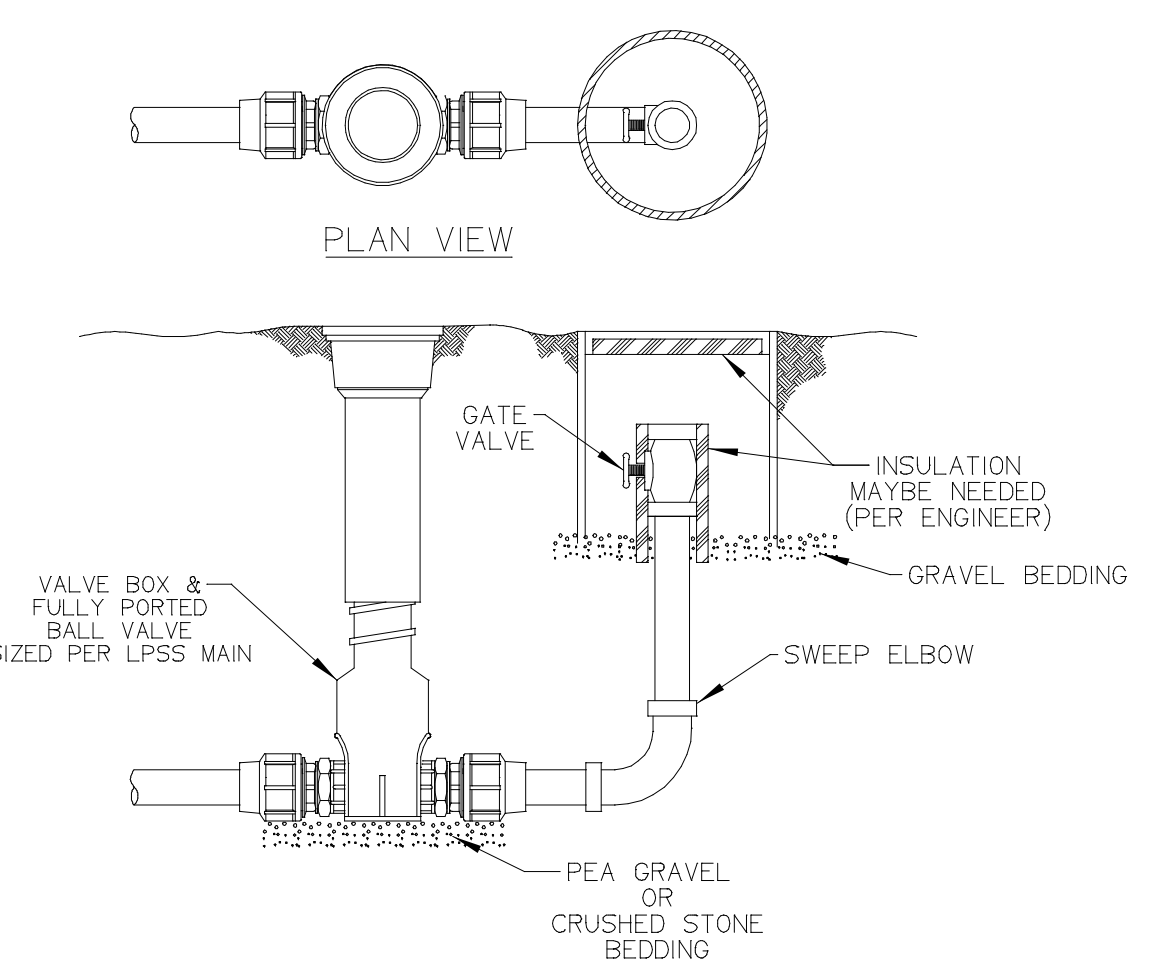


STANDARD TRENCH DETAIL
N.T.S.

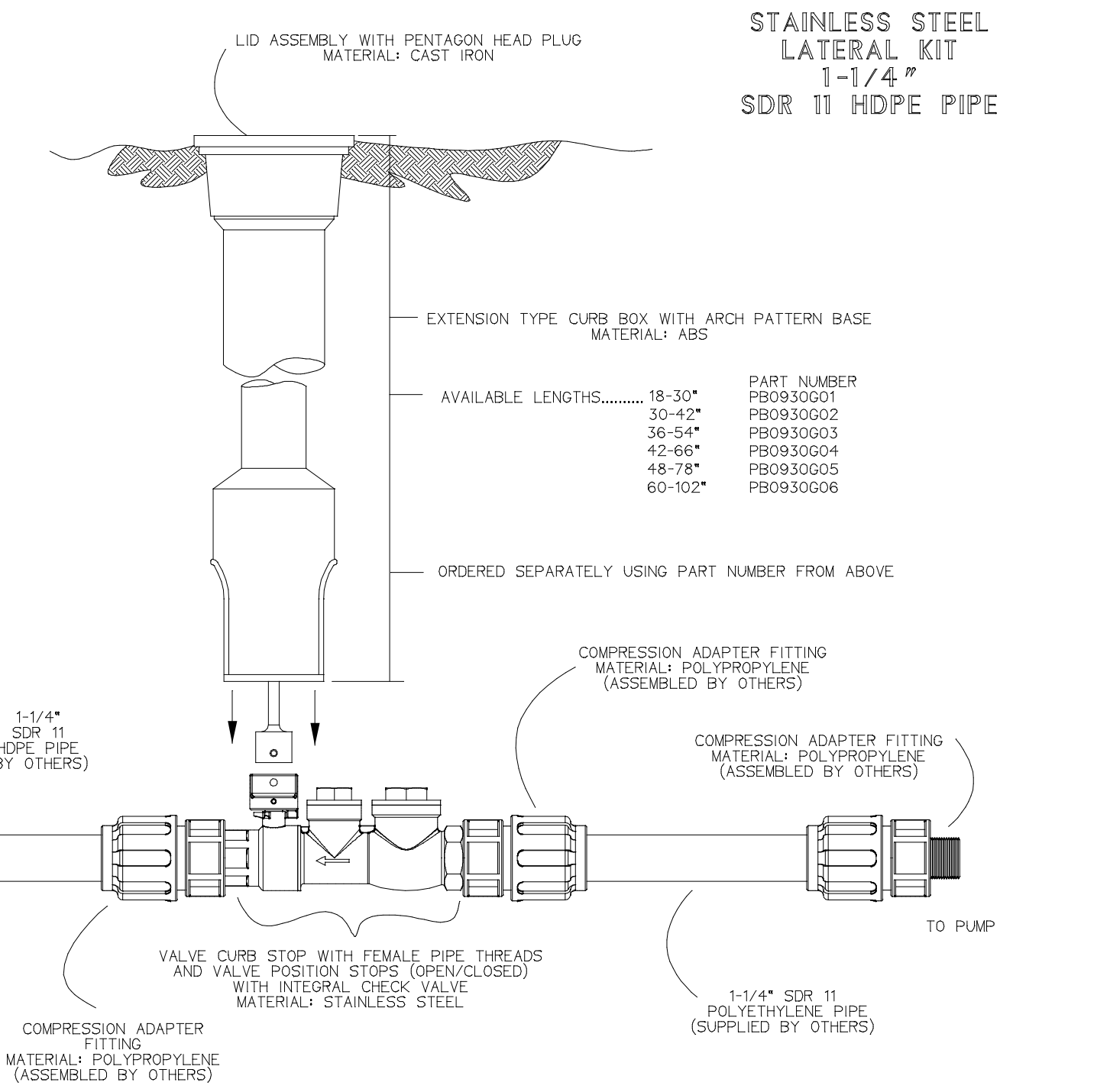


SSS	05-13-10	1	1/32
DR BY	CHK'D	DATE	ISSUE SCALE

SEWER SYSTEMS
TYPICAL TERMINAL FLUSHING CONNECTION
ESD 10-0094

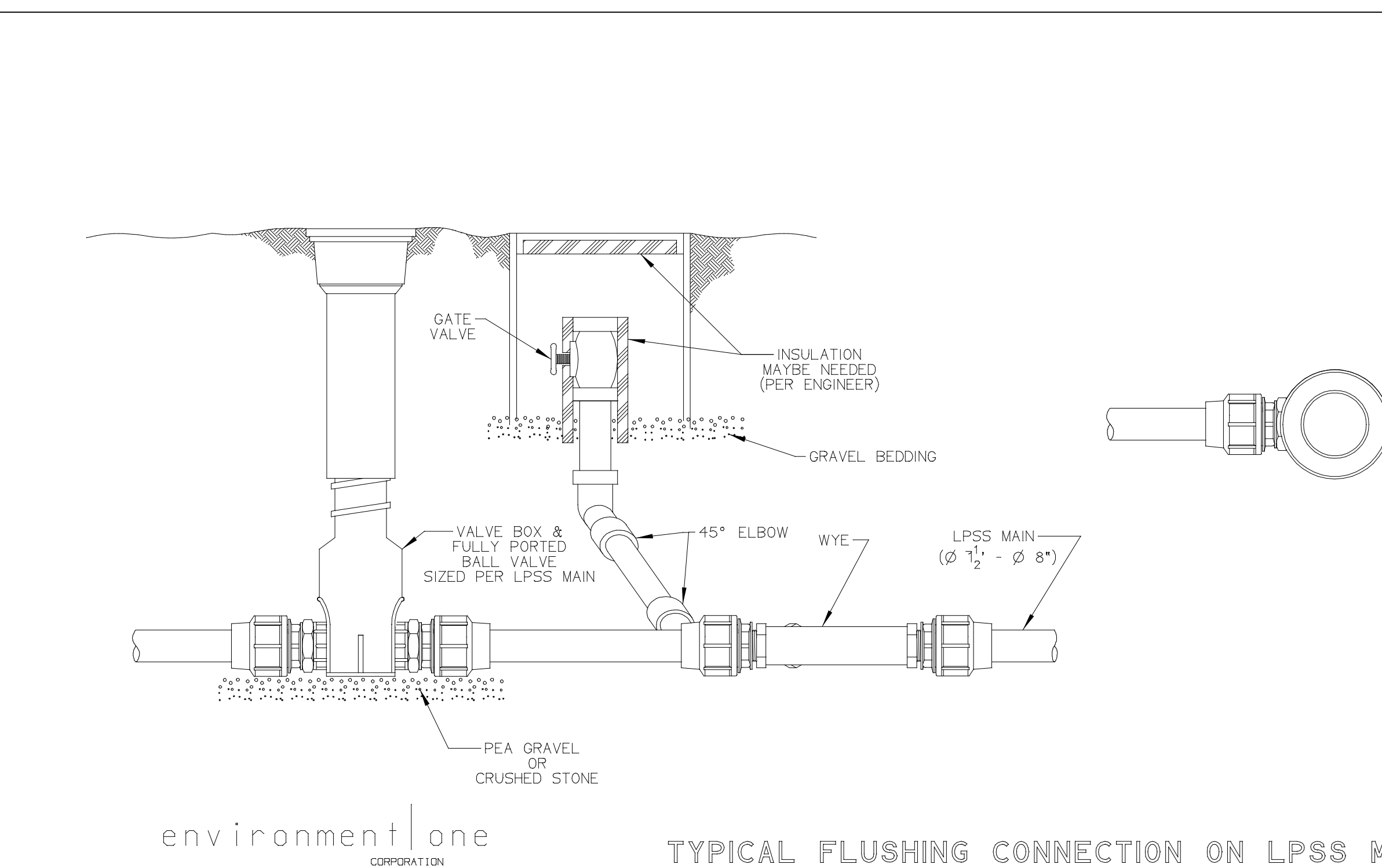


TYPICAL TERMINAL FLUSHING CONNECTION

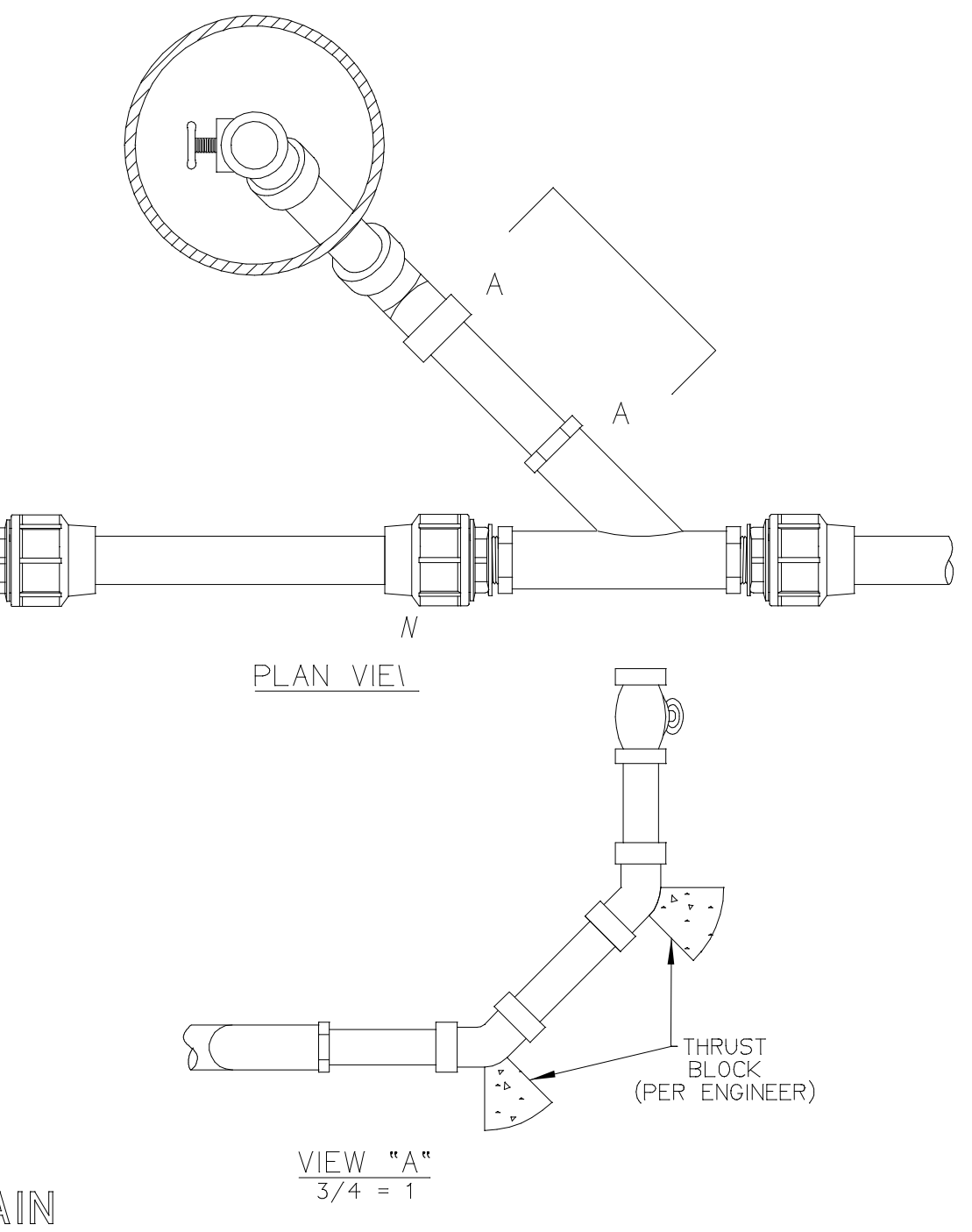


SSS	DN	11/02/11	B	3/16
DR BY	CHK'D	DATE	ISSUE	SCALE

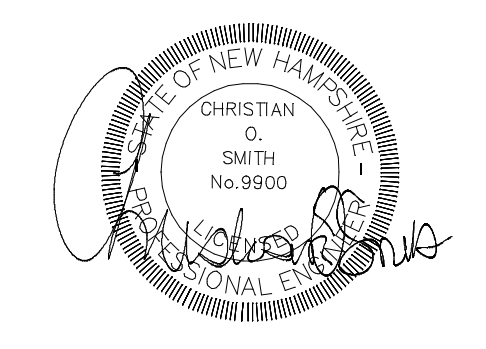
SEWER SYSTEMS
KIT PARTS ARE NOT ASSEMBLED
STAINLESS STEEL LATERAL KIT
1-1/4" SDR 11 HDPE PIPE
NA0330P02



TYPICAL FLUSHING CONNECTION ON LPSS MAIN



VIEW "A"
3/4" = 1"



REVISED PER T.R.C. COMMENTS	8-12-21
REVISIONS:	DATE:

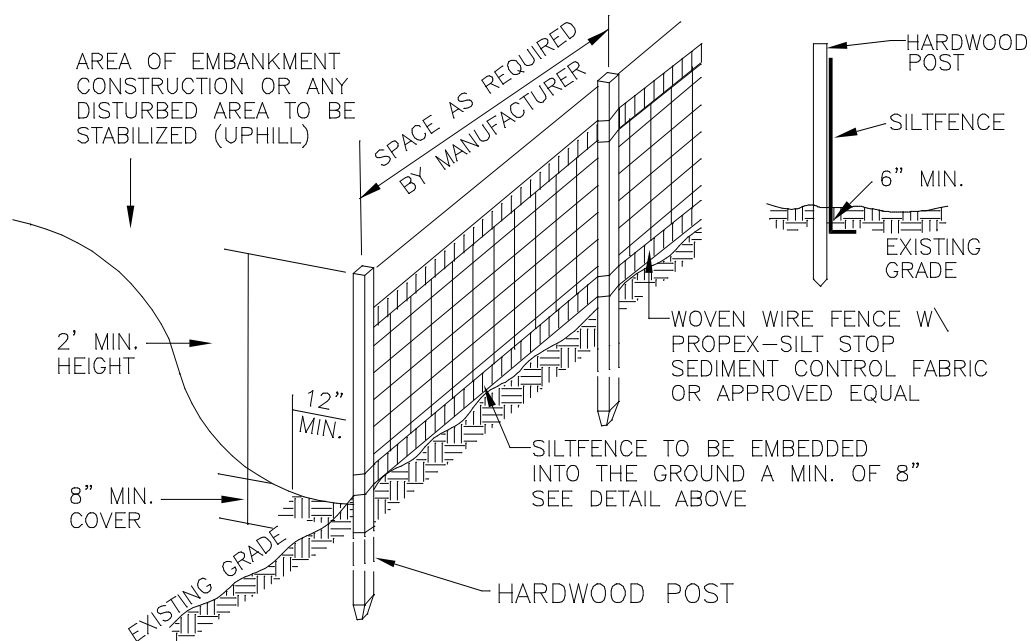
EFFLUENT DISPOSAL DETAILS

PLAN FOR:
RESIDENTIAL DEVELOPMENT
32 CHARTER STREET
EXETER, NH

DATE: MAY, 2021	SCALE: NTS
PROJ. NO: NH-1333	SHEET NO. 6 OF 7

CONSTRUCTION SEQUENCE

- 1. CUT AND REMOVE TREES IN CONSTRUCTION AREAS AS REQUIRED OR DIRECTED.
- 2. 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.
- 3. 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.
- 4. EXCAVATE AND STOCKPILE TOPSOIL /LOAM. ALL AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
- 5. CONSTRUCT TEMPORARY CULVERTS AS REQUIRED OR DIRECTED.
- 6. CONSTRUCT THE ROADWAY AND ITS ASSOCIATED DRAINAGE STRUCTURES.
- 7. INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.
- 8. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDDED OR MULCHED AS REQUIRED, OR DIRECTED.
- 9. 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 ADJUTING WATERS OR PROPERTY.
- 10. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION
- 11. COMPLETE PERMANENT SEEDING AND LANDSCAPING
- 12. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
- 13. ALL SWALES AND DRAINAGE STRUCTURES WILL BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
- 14. FINISH PAVING ALL DRIVEWAYS



SILT FENCE CONSTRUCTION SPECIFICATIONS

- 1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A
- 2. MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER.
- 3. THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BYPASSING MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT
- 4. REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE
- 5. FOR SEDIMENT STORAGE SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND
- 6. THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED

SILT FENCE MAINTENANCE

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

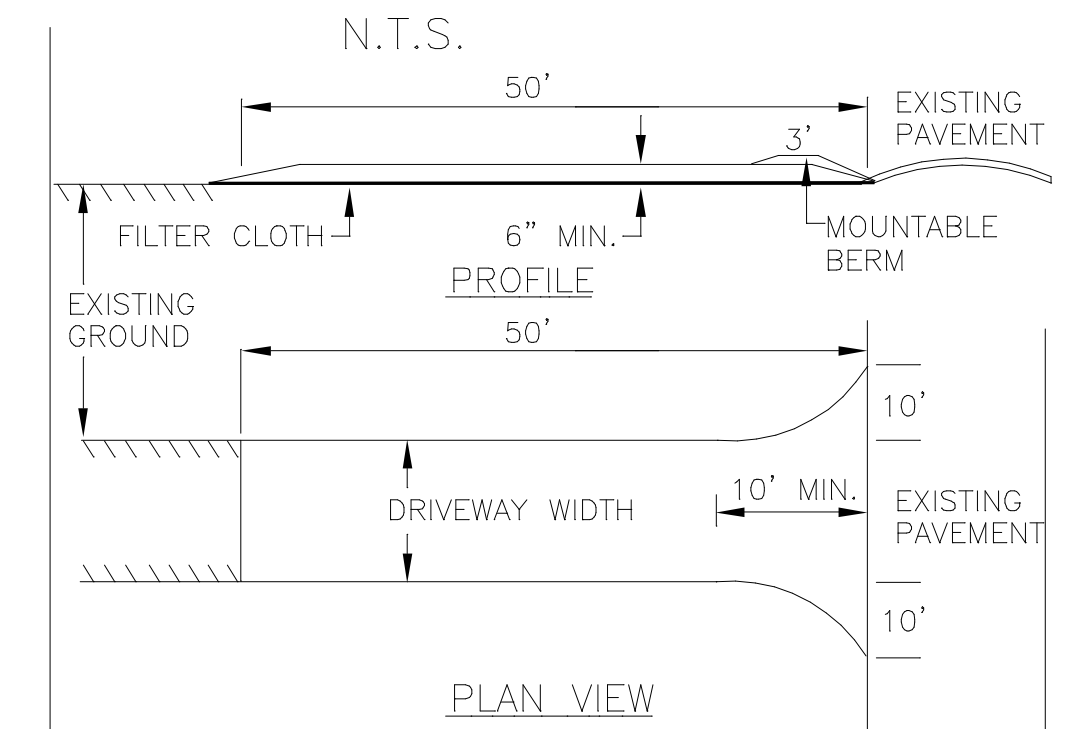
SEEDING SPECIFICATIONS

- 1. GRADING AND SHAPING
 - A. 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.
- 2. SEEDBED PREPARATION
 - A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - B. 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.
- 3. ESTABLISHING A STAND
 - A. 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. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS PER 1,000 SQ. FT.
NITROGEN(N), 50 LBS PER ACRE OR 1. 1 LBS PER 1,000 SQ.FT.
PHOSPHATE(P2O5), 100 LBS PER ACRE OR 2. 2 LBS PER 1,000 SQ.FT.
POTASH(K2O), 100 LBS PER ACRE OR 2. 2 LBS PER 1,000 SQ.FT.
(NOTE: THIS IS THE EQUIVALENT OF 500 LBS PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS PER ACRE OF 5-10-10.)

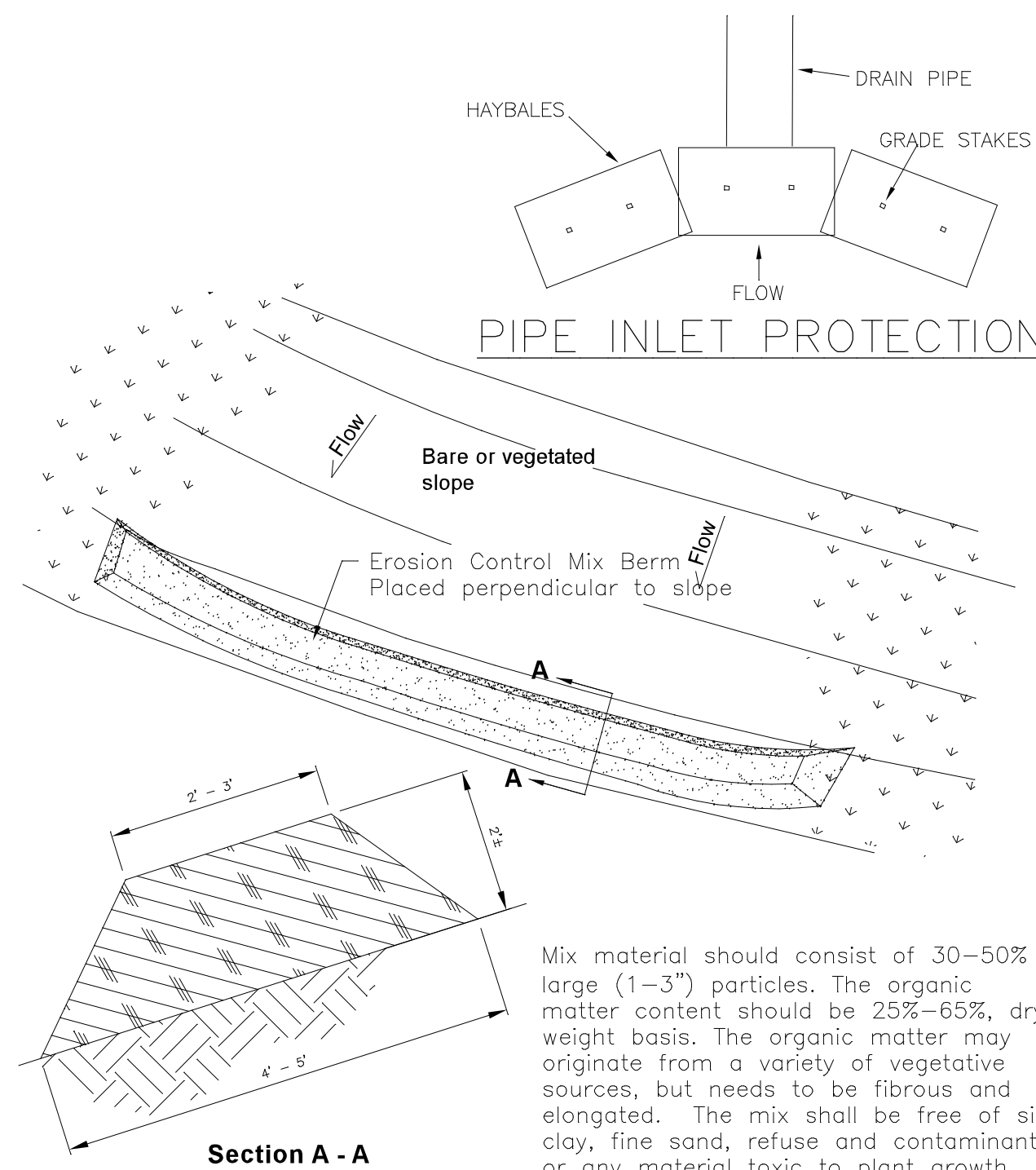
SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH OR	15	0.35
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRDS FOOT TREFOIL	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREeping RED FESCUE 1/2	50	1.15
KENTUCKY BLUEGRASS 1/2	100	2.30
TOTAL	150	3.45

STABILIZED CONSTRUCTION ENTRANCE



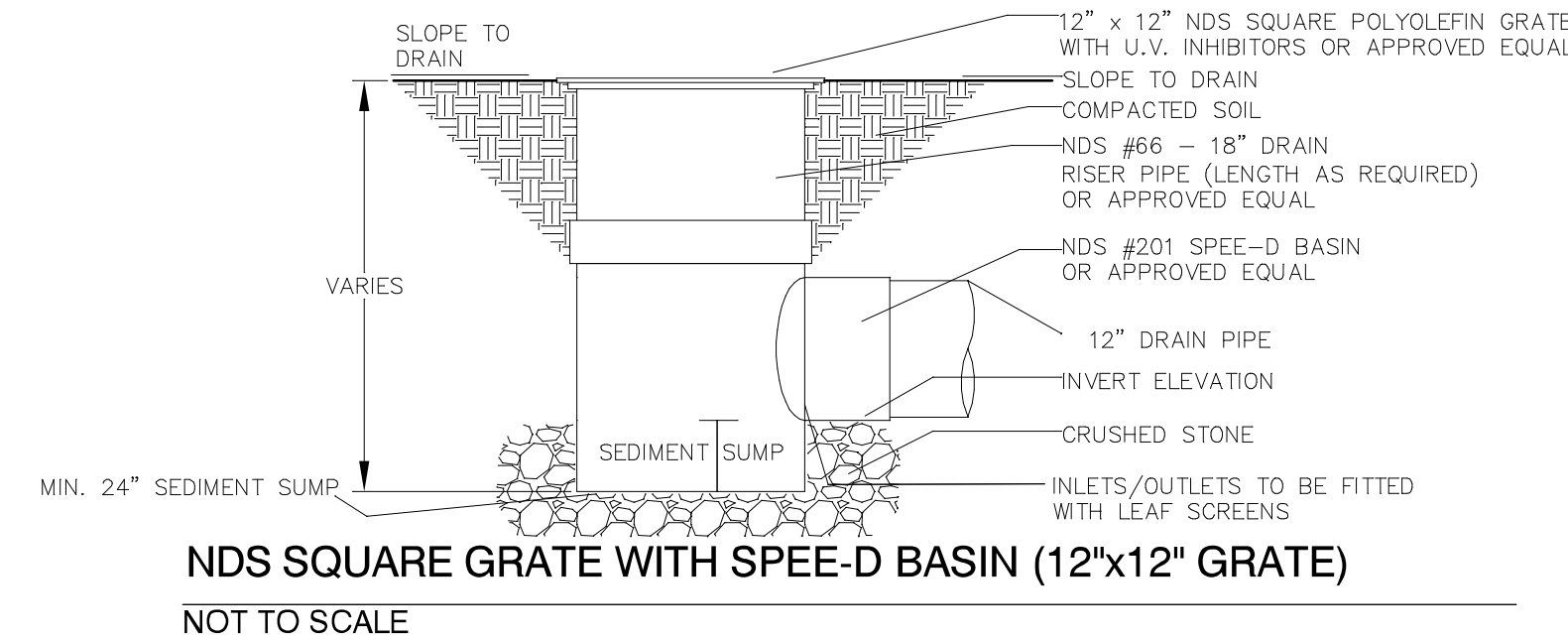
- 1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- 2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET.
- 3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- 4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
- 5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
- 6. 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.
- 7. 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.



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.

Erosion Control Mix Berm

- B. 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.
- C. REFER TO TABLE(G-E1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H-E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BIRDS FOOT TREFOIL, AND FLAT PEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
- D. WHEN SEEDDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
- 4. MULCH
 - A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - B. 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.
- 5. MAINTENANCE TO ESTABLISH A STAND
 - A. PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - B. 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 STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
 - C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.



NDS SQUARE GRATE WITH SPEE-D BASIN (12"x12" GRATE)
NOT TO SCALE

PREPARED FOR:
ONE HOME BUILDERS LLC
PO BOX 334
STRATHAM, NH 03885

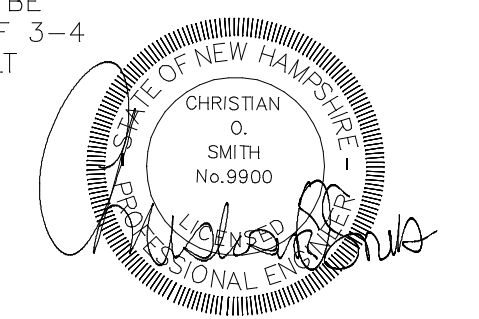
BEALS ASSOCIATES PLLC
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX. 603-583-4863

TEMPORARY EROSION CONTROL MEASURES

- 1. NO MORE THAN 1.58 ACRES OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
- 2. 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.
- 3. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDDED WITH NOT LESS THAN 1.10 POUNDS OF SEED PER 1000 SQUARE FEET OF AREA. (48 POUNDS PER ACRE) SEE SEED SPECIFICATIONS THIS SHEET.
- 4. SILT FENCES AND OTHER EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAIN EVENT GREATER THAN 0.5" DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
- 5. 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.
- 6. AREAS MUST BE SEEDDED 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.

WINTER MAINTENANCE

- 1. 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 JUTE THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.
- 2. 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.
- 3. 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.
- 4. 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 SEEDDED 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.



USE	SEEDING MIXTURE*	SOIL DRAINAGE			
		DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	FAIR	GOOD	EXCELLENT
	E	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	FAIR	GOOD	GOOD	EXCELLENT
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	F	FAIR	EXCELLENT	EXCELLENT	**
	G	FAIR	EXCELLENT	EXCELLENT	**

GRAVEL PIT, SEE NH-PW-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.
* REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-36.
** POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAY AREAS OR ATHLETIC FIELDS.

NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCT. 15, IF PERMANENT SEEDING NOT YET COMPLETE.

RECOMMENDED

REVISED PER ENGINEERING REVIEW	9-8-21
REVISED PER T.R.C. COMMENTS	8-12-21
REVISIONS:	DATE:

EROSION & SEDIMENT CONTROL DETAILS - E1

PLAN FOR:
RESIDENTIAL DEVELOPMENT
32 CHARTER STREET
EXETER, NH

DATE: MAY, 2021	SCALE: NTS'
PROJ. NO: NH-1333	SHEET NO. 7 OF 7