

GENERAL INFORMATION

OWNER/APPLICANT

MAP 65 LOT 146
SEACOAST MENTAL HEALTH CENTER
30 MAGNOLIA LANE
EXETER, NH 03833
(603) 431-6703

PREPARED FOR

SEACOAST MENTAL HEALTH CENTER C.O.
DAN YOUNG
1145 SAGAMORE AVENUE
PORTSMOUTH, NH 03801

RESOURCE LIST

PLANNING/ZONING DEPARTMENT
10 FRONT STREET
EXETER, NH 03833
603-773-6112
DAVE SHARPLES, TOWN PLANNER

BUILDING DEPARTMENT

10 FRONT STREET
EXETER, NH 03833
603-773-6112
DOUGLAS EASTMAN, BUILDING INSPECTOR

PUBLIC WORKS

13 NEWFIELDS ROAD
EXETER, NH 03833
603-418-6450
JENNIFER R. PERRY, PE, DIRECTOR

POLICE DEPARTMENT

20 COURT STREET
EXETER, NH 03833
603-772-1212
STEPHAN POULIN, CHIEF

FIRE DEPARTMENT

20 COURT STREET
EXETER, NH 03833
603-773-6131
BRIAN COMEAU, CHIEF

ASSOCIATED PROFESSIONALS

ARCHITECT

MARKET SQUARE ARCHITECTS, PLLC
104 CONGRESS STREET #203
PORTSMOUTH, NH 03801
603-501-0202
ADAM WAGNER, AIA

TRAFFIC ENGINEER

STEPHEN G. PERNAW & COMPANY, INC.
P.O. BOX 1721
CONCORD, NH 03302
603-731-8500
STEPHEN G. PERNAW, PE, PTOE

LIGHTING DESIGNER

CHARRON, INC.
40 LONDONDERRY TURNPIKE, #1
HOOKSETT, NH 03106
KEN SWEENEY

SURVEYOR

TFMORAN, INC.
170 COMMERCE WAY, SUITE 102
PORTSMOUTH, NH 03801
J. COREY COLWELL, LLS

ABUTTERS

TAX MAP 65, LOT 146
SMHC RESOURCE GROUP, INC.
1145 SAGAMORE AVENUE
PORTSMOUTH, NH 03801

TAX MAP 65, LOT 131
EXETER HOSPITAL, INC.
5 ALUMNI DRIVE, SUITE 205
EXETER, NH 03833

TAX MAP 65, LOT 136
CHATHAM EXETER HAS, LLC
C/O CHATHAM LODGING TRUST
222 LAKEVIEW AVENUE, SUITE 200
WEST PALM BEACH, FL 33401

TAX MAP 65, LOT 138
KIMBERLY A. MONTGOMERY
14 HIGHLAND STREET
EXETER, NH 03833

TAX MAP 65, LOT 138-1
RIADH & RACHEL TRABELSI
12 HIGHLAND STREET
EXETER, NH 03833

TAX MAP 65, LOT 142
10 HIGHLAND STREET, LLC.
65 SOUTH ELM STREET
MANCHESTER, NH 03103

TAX MAP 65, LOT 143
RIPEL REALTY, LLC
11 PLEASANT STREET
EXETER, NH 03833

TAX MAP 65, LOT 144
FELBER FAMILY REVOCABLE TRUST
FELBER MICHAEL J &
PAMELA W TEES
24 HIGHLAND STREET
EXETER, NH 03833

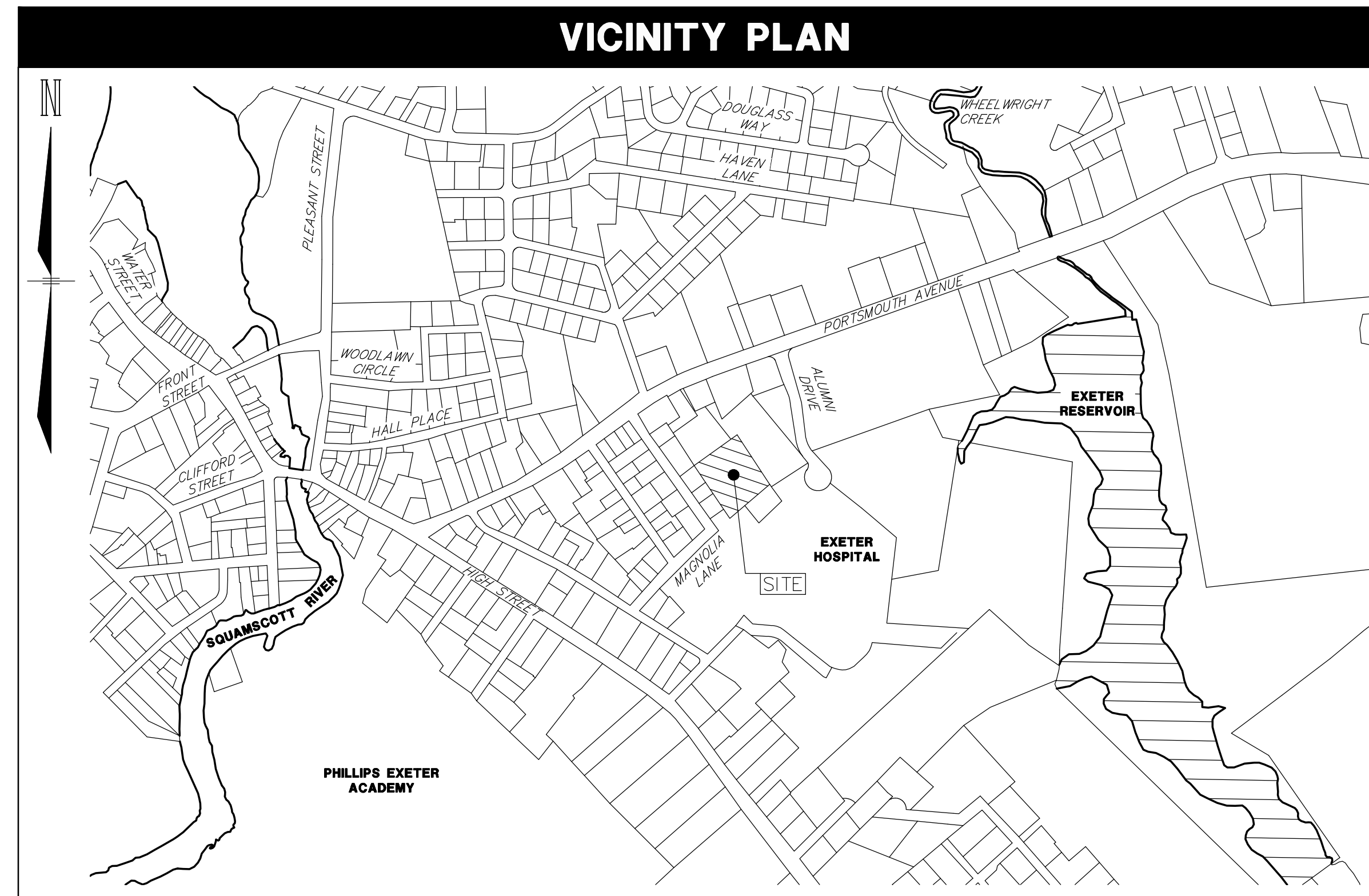
TAX MAP 65, LOT 145
TROY LEEDBERG
26 HIGHLAND STREET
EXETER, NH 03833

TAX MAP 65, LOT 147
TOWN OF EXETER
10 FRONT STREET
EXETER, NH 03833

PROPOSED BUILDING ADDITION

30 MAGNOLIA LANE
EXETER, NEW HAMPSHIRE

FEBRUARY 25, 2020
(LAST REVISED AUGUST 6, 2020)



HORIZONTAL SCALE 1"=500'
500 250 0 500

INDEX OF SHEETS

SHEET	SHEET TITLE
C-01	COVER
C-02	NOTES & LEGEND
C-03	EXISTING CONDITIONS PLAN
C-04	AERIAL PLAN
C-05	SITE PREPARATION PLAN
C-06	SITE LAYOUT PLAN
C-07	GRADING & DRAINAGE PLAN
C-08	LANDSCAPE PLAN
C-09	LANDSCAPE DETAILS
C-10	LIGHTING PLAN
C-11	TRUCK MOVEMENT PLAN
C-12	EROSION NOTES
C-13 - C16	DETAILS

REFERENCE PLANS BY ASSOCIATED PROFESSIONALS

A1.00 - A2.00 ARCHITECTURAL ELEVATION PLAN (BY MARKET SQUARE ARCHITECTS)

PERMITS/APPROVALS

	NUMBER	APPROVED	EXPIRES
TOWN SITE PLAN REVIEW		PENDING	
TOWN VARIANCE	19-06	4/16/2019	4/16/2021

VARIANCES

THE FOLLOWING VARIANCES HAVE BEEN GRANTED BY THE TOWN OF EXETER ZONING BOARD OF ADJUSTMENT:

- TOWN OF EXETER ZONING ORDINANCE ARTICLE 5, SECTION 5.1.2 A. & B. - EXPANSION OF A NON-CONFORMING USE

APPROVED BY THE TOWN OF EXETER PLANNING BOARD

ON _____
BOARD MEMBER _____ AND
BOARD MEMBER _____

SITE DEVELOPMENT PLANS

TAX MAP 65 LOT 146

COVER

PROPOSED BUILDING ADDITION
30 MAGNOLIA LANE
EXETER, NEW HAMPSHIRE

OWNED BY/PREPARED FOR
SEACOAST MENTAL HEALTH CENTER
RESOURCE GROUP, INC.

FEBRUARY 25, 2020

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THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.

REV	DATE	DESCRIPTION	DR	CK
2	8/6/2020	REVISIONS PER ADDITIONAL COMMENTS	DKE	CRR
1	4/8/2020	REVISIONS PER ENGINEERING & TOWN COMMENTS	DKE	CRR

	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists			48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com		
	47255.01	DR	DKE	FB	-	C-01
	CK	CRR	CADFILE	COVER		

LEGEN

PROPOSED

Table listing proposed symbols for property lines, easements, floodplains, roads, pavements, fences, walls, and signs.

PROPOSED

Table listing proposed symbols for various utilities including concrete, gravel, drainage, sewer, gas, water, and electrical lines, as well as catch basins, manholes, and test pits.

GENERAL NOTES

- 1. THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.
2. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER...
3. ALL IMPROVEMENTS SHOWN ON THE SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER...
4. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF EXETER, NEW HAMPSHIRE...

GRADING NOTES

- 1. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES ENV-WO 1500 AS APPLICABLE.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE...
3. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION ABOUT SOIL AND GROUNDWATER CONDITIONS...

UTILITY NOTES

- 1. ALL UTILITY SERVICES TO BUILDING ADDITION TO BE PROVIDED INTERNALLY FROM EXISTING BUILDING.

ABBREVIATIONS

Table of abbreviations divided into General, Utilities, and other categories, listing terms like ABAN, AC, ADJ, APPROX, BC, BIT, BK/PG, BLDG, BS, BW, CONC, COORD, DIA, ELEV, EP, EXIST, FFE, FND, HP, INV, IT, L, LF, LSA, MAX, MIN, N/F, NTS, OC, PERF, PROP, R, R&D, R&R, REM, RET, RIM, ROW, S, SF, SW, TBM, TC, TP, TW, TYP, UG, WCR, W, CB, CIP, CMP, CO, CONDUIT, DCB, DIP, DMH, F&C, F&G, FES, GT, HDPE, HH, HW, HYD, LP, OCS, OWS, PVC, RCP, RD, SMH, TSV, UP.

SITE DEVELOPMENT PLANS

TAX MAP 65 LOT 146

NOTES & LEGEND

PROPOSED BUILDING ADDITION
30 MAGNOLIA LANE
EXETER, NEW HAMPSHIRE

OWNED BY/PREPARED FOR
SEACOST MENTAL HEALTH CENTER
RESOURCE GROUP, INC.

FEBRUARY 25, 2020

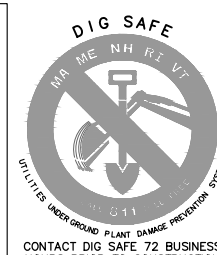


Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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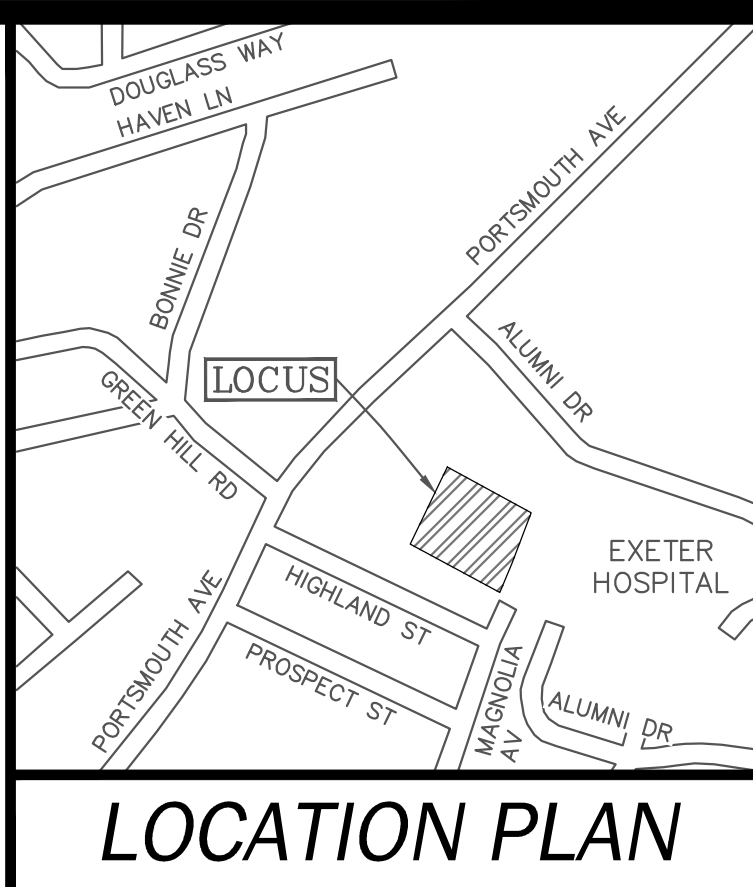
Table with columns for REV, DATE, DESCRIPTION, DR, CK, DKE, CRR, DKA, CRR, DKE, CRR, DKA, CRR.

Table with columns for FILE, 47255.01, DR, DKE, FB, CRR, CADFILE, NOTES, C-02.



LEGEND

MAP 65 LOT 107	ASSESSORS MAP & PARCEL NUMBER
CB	BOOK/PAGE
CI	CATCH BASIN
DI	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
EM	ELEVATION
EP	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
INV.	INVERT
NAD83	NOW OR FORMERLY NORTH AMERICAN DATUM OF 1983
NAV088	NORTH AMERICAN VERTICAL DATUM OF 1988
NET	NEW ENGLAND TELEPHONE
ORN	ORNAMENTAL
PP	PLASTIC PIPE
PVC	POLYVINYL CHLORIDE
ROW	RIGHT OF WAY
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
SMH	SEWER MANHOLE
SF	SQUARE FEET
TBM	TEMPORARY BENCH MARK
UGU	UNDERGROUND UTILITIES
VBC	VERTICAL BITUMINOUS CURB
VGC	VERTICAL GRANITE CURB
---	PROPERTY LINE
---	OVERHEAD UTILITIES
---	UNDERGROUND UTILITIES
---	GAS LINE
---	DRAIN LINE
---	SEWER LINE
---	WATER LINE
---	FIRE SERVICE LINE
---	EDGE OF WOODS
---	STOCKADE FENCE
---	CHAINLINK FENCE
---	BOX WIRE FENCE
---	WOODEN GUARDRAIL
---	EXISTING CONTOUR
---	PARKING SPACES
---	CATCH BASIN
---	HANDICAP
---	UTILITY POLE
---	LIGHT POLE
---	MAIL BOX
---	FLOOD LIGHT
---	SIGN POLE
---	GAS VALVE
---	WATER VALVE
---	WATER SHUTOFF
---	GAS METER
---	SEWER MANHOLE
---	DRAIN MANHOLE
---	TEST PIT
---	INFILTRATION TEST
---	DECIDUOUS TREE
---	DUMPSTER
---	AIR CONDITIONING UNIT
---	CONCRETE
---	LANDSCAPED AREA
---	PAVEMENT
---	CRUSHED STONE



NOTES:

- THE PARCEL IS LOCATED IN THE SINGLE-FAMILY RESIDENTIAL (R-2) ZONE.
- THE PARCEL IS SHOWN ON THE TOWN OF EXETER ASSESSOR'S MAP 65 AS LOT 146.
- THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANELS 402 & 406 OF 681, MAP NUMBERS 33015C0402E & 33015C0406E, EFFECTIVE DATE MAY 17, 2005.
- OWNER OF RECORD:**
SEACOAST MENTAL HEALTH CENTER
RESOURCE GROUP, INC.
1145 SAGAMORE AVENUE
PORTSMOUTH, NH 03801
RCRD BK.#3074 PG.#1703
- ZONING REQUIREMENTS:**
MINIMUM LOT AREA (MUNICIPAL WATER & SEWER) 15,000 SF
MINIMUM LOT AREA/DWELLING UNIT 100'
MINIMUM LOT WIDTH 100'
MINIMUM LOT DEPTH 100'
MINIMUM FRONTAGE 100'
MAXIMUM HEIGHT/STORIES 35' / 3
MINIMUM YARD SETBACKS
FRONT 25'
SIDE 15'
REAR 25'
MAXIMUM BUILDING COVERAGE 25%
MINIMUM OPEN SPACE 40%
- MAP 65 LOT 146:
69,305 S.F.
(1.5910 ACRES)
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE CONDITIONS OF MAP 65 LOT 146.
- FIELD SURVEY COMPLETED BY TODD C. EMERSON IN OCTOBER 2019 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.
- HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 1 FOOT.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 1-888-DIGSAFE AND THE TOWN OF EXETER DEPARTMENT OF PUBLIC WORKS (DPW).
- THE PARCEL HAS THE BENEFIT OF A 40' WIDE RIGHT-OF-WAY "FOR ALL PURPOSES WHATSOEVER" AS DESCRIBED IN RCRD BK.#522 PG.#262 LOCATED ON MAP 65 LOT 131 AND IS PLOTTED HEREON (SEE ALSO PLAN REFERENCE #11).
- THE PARCEL IS SUBJECT TO A 40' WIDE RIGHT-OF-WAY FOR THE BENEFIT OF EXETER WATER WORKS "TO PASS AND REPASS...TO MAINTAIN IN UPON AND ENTER THE SAME ALL PIPES, DRAINS AND OTHER APPURTENANCES" AND THE RIGHT "TO ENTER UPON SAID PARCEL AT ALL TIMES FOR THE PURPOSE OF REPAIRING OR CHANGING SAID PIPES APPURTENANCES" AS DESCRIBED IN RCRD BK.#522 PG.#259 AND IS PLOTTED HEREON AS MAY STILL APPLY, AS IT APPEARS THAT SAID PIPES, DRAINS AND OTHER APPURTENANCES NO LONGER EXIST (SEE PLAN REFERENCE #11).
- THE PARCEL IS SUBJECT TO A 40' WIDE RIGHT-OF-WAY FOR THE BENEFIT OF MAP 65 LOT 147 AS DESCRIBED IN BK.#1047 PG.#356 AND IS PLOTTED HEREON (SEE PLAN REFERENCE #10).
- THE PARCEL IS SUBJECT TO A RIGHT OF WAY AS DESCRIBED IN RCRD BK.#871 PG.#498 AS MAY STILL APPLY, AS IT APPEARS THAT SAID RIGHT OF WAY TERMINATES WITHIN THE SUBJECT PARCEL AND DOES NOT SERVE ANY OTHER PARCEL (SEE PLAN REFERENCE #2).
- THE PARCEL IS SUBJECT TO AN EASEMENT FOR ACCESS TO MAP 65 LOT 147 ON THE PARKING LOT WITH ACCESS BEING DESIGNATED AS A SNOW STORAGE AREA SHOWN ON PLAN D-30023 AND DESCRIBED IN RCRD BK.#3164 PG.#227.

PLAN REFERENCES:

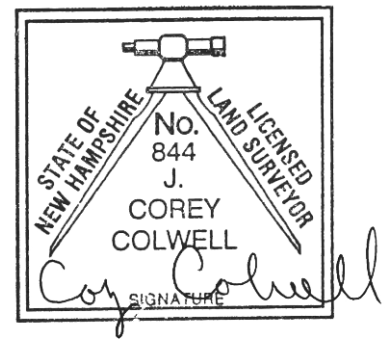
- "PROSPECT HILL LOTS ESTATE OF D.F. HAYES EXETER N.H. 1896". RCRD PLAN #0419.
- "PLAN ACCOMPANYING DEED CHARLES H. WALKER TO PAULINE BRUNN, JULY 1908". RCRD PLAN #00454.
- "PLAN OF LAND FOR ESTATE OF JOHN F. WALSH IN EXETER, N.H." BY PARKER SURVEY ASSOC., INC. DATED APRIL 1991. RCRD PLAN #0-21005.
- "PLAN OF PROPERTIES IN EXETER, NH NO. 59 PORTSMOUTH AVENUE ROCKINGHAM COUNTY PREPARED FOR: MCDONALD'S CORPORATION" BY GOLDEN LAND SURVEY, INC., DATED DECEMBER 3, 1994, REVISED MARCH 29, 1995. RCRD PLAN #0-23862.
- "SITE PLAN FOR SEACOAST MENTAL HEALTH CENTER RESOURCE GROUP, INC. PROSPECT AVENUE & HIGHLAND STREET COUNTY OF ROCKINGHAM EXETER, NEW HAMPSHIRE" BY RICHARD P. MILLETTE & ASSOCIATES, DATED APRIL 8, 1994, WITH LAST REVISION DATED 03/11/02. RCRD PLAN #0-30023.
- "LOT LINE ADJUSTMENT PLAN EXETER HOSPITAL CAMPUS" BY JONES & BEACH ENGINEERS, INC., DATED 1/13/04 WITH REVISION 1 DATED 3/29/04. RCRD PLAN #0-31468.
- "UTILITY EASEMENT PLAN EXETER HOSPITAL CAMPUS" BY JONES & BEACH ENGINEERS, INC., DATED 11/09/04 WITH REVISION 0 DATED 11/10/04. RCRD PLAN #0-32317.
- "TAX MAP 65 LOTS 138 & 139 LOT LINE CHANGE PLAN OF LAND IN EXETER, NH OWNED BY: HIGHLAND TRUST AND J & M EVERGREEN REALTY TR." BY JAMES M. LAVELLE, LLS. RCRD PLAN #0-38867.
- "TAX MAP 65 LOT 138 'HIGHLANDER-EXETER' SUBDIVISION OF LAND IN EXETER, NH OWNED BY JEREMY D. RUSSMAN & DIANNA J. RUSSMAN PREPARED BY JAMES M. LAVELLE, LLS, DATED JANUARY 29, 2015, LAST REVISED APRIL 4, 2016. RCRD PLAN #0-39396.
- RIGHT-OF-WAY-PLAN EXETER HOSPITAL RECORDED JANUARY 3RD 1946". RCRD PLAN #01281.
- "LAND PURCHASED BY EXETER WATER WORKS FROM DANIEL F. HAYERS & MARK W. DEARBORN" DATED MAY 1886. RCRD PLAN #00102.

STRUCTURE#	RIM	INVERT IN	INVERT OUT
SMH1421	88.98	4" PVC INV. IN=82.1 (BUILDING)	6" PVC INV. OUT=82.0 (SMH1419)
SMH1419	85.07	8" CLAY INV. IN=80.6 (SMH1421)	8" CLAY INV. OUT=80.6 (SE)

DRAINAGE TABLE			
STRUCTURE#	RIM	INVERT IN	INVERT OUT
CB1227	90.16	6" PVC INV. IN=85.8 (BUILDING)	8" PVC INV. OUT=85.7 (CB1228)
CB1228	89.26	8" PVC INV. IN=84.9 (CB1227)	8" PVC INV. OUT=84.9 (CB1000)
CB1000	86.66	8" PVC INV. IN=83.8 (CB1228)	12" PVC INV. OUT=83.8
CB1420	83.87		12" PVC INV. OUT=81.1
DMH1071	85.51	8" PVC INV. IN=81.8	12" PVC INV. OUT=81.4

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN OCTOBER 2019. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.



04-23-2020
DATE

REV.	DATE	DESCRIPTION	DR	CK
1	4/22/2020	REVISED PER DPW COMMENTS	BMK	JCC

TAX MAP 65 LOT 146
EXISTING CONDITIONS PLAN
SEACOAST MENTAL HEALTH CENTER
30 MAGNOLIA AVENUE
EXETER, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
SEACOAST MENTAL HEALTH CENTER RESOURCE GROUP, INC.

SCALE: 1" = 20' (22x34)
1" = 40' (11x17) JANUARY 21, 2020

TFM **MSC**
A division of TFMoran, Inc.

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

47255-01	DR ID	FB	541	C-03
	CK	BMK	CADFILE	

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F:\MSC Projects\47255 - Prospect Avenue - Exeter\47255-01 - SMHC - 30 Prospect Ave - Site Plan\Carlson Survey\Drawings\47255-01_Survey.dwg



NOTES

1. THE PURPOSE OF THIS PLAN IS TO USE AERIAL IMAGERY TO SHOW THE APPROXIMATE LOCATION OF EXISTING FEATURES WITHIN 200' OF THE SITE.



SITE DEVELOPMENT PLANS

TAX MAP 65 LOT 146
AERIAL PLAN
PROPOSED BUILDING ADDITION
30 MAGNOLIA LANE
EXETER, NEW HAMPSHIRE
 OWNED BY/PREPARED FOR
SEACOAST MENTAL HEALTH CENTER
RESOURCE GROUP, INC.
 1"=80' (11"X17")
 SCALE: 1"=40' (22"X34") FEBRUARY 25, 2020

Aug 06, 2020 - 7:28pm F:\MISC Projects\47255 - Prospect Avenue - Exeter\47255.01 - SMHC - 30 Prospect Ave - Site Plan\Design\Production Drawings\Aerial.dwg

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	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists			48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com	
	FILE 47255.01	DR CK	DKE CRR	FB CADFILE	AERIAL

NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATIONS, SIZE, AND ELEVATIONS OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO THE START OF ANY DEMOLITION. THE LOCATION SHOWN ON THESE PLANS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DEMOLITION TO DETERMINE APPROPRIATE ACTION TO BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
- THE CONTRACTOR SHALL VERIFY ALL SURVEY INFORMATION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- CONSTRUCTION DEBRIS AND INVASIVE SPECIES SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER.
- PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL PLACE ORANGE CONSTRUCTION FENCING AROUND EACH TREE TO BE RETAINED THROUGHOUT CONSTRUCTION. NO STOCKPILES OF MATERIAL ARE PERMITTED WITHIN THE DRIP LINE OF THE TREES TO BE SAVED.
- CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY TREES ARE DAMAGED DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE NOTES

- TO MINIMIZE EROSION AND SEDIMENTATION DUE TO CONSTRUCTION, CONSTRUCTION SHALL FOLLOW THIS GENERAL CONSTRUCTION SEQUENCE.
- MODIFICATIONS TO THE SEQUENCE NECESSARY DUE TO THE CONTRACTOR'S SCHEDULE SHALL INCLUDE APPROPRIATE TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES.
- THE CONTRACTOR SHALL SCHEDULE WORK SUCH THAT ANY CONSTRUCTION AREA IS STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE EXCEPT AS NOTED BELOW. NO MORE THAN 5 ACRES OF DISTURBED LAND SHALL BE UNSTABILIZED AT ANY ONE TIME.
- THE PROJECT SHALL BE MANAGED SO THAT IT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER ARG 3800 RELATIVE TO INVASIVE SPECIES.
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE EXISTING INFILTRATION BASIN.
- DO NOT PLACE INFILTRATION SYSTEMS/RAIN GARDENS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- AFTER THE BASIN IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE THE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
- NOTIFY EASEMENT OWNERS PRIOR TO COMMENCEMENT OF WORK.
 - INSTALL ALL PERIMETER EROSION PROTECTION MEASURES AS INDICATED ON THE PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - PONDS AND SWALES SHALL BE INSTALLED BEFORE ROUGH GRADING THE SITE.
 - DURING CONSTRUCTION EVERY EFFORT SHALL BE MADE TO MANAGE SURFACE RUNOFF QUALITY.
 - DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT BARRIERS, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED. (TEMPORARY SEED MIXTURE OF WINTER RYE APPLIED AT A RATE OF 2.5 LBS/1000 SF SHALL BE USED).
 - CONDUCT MAJOR EARTHWORK, INCLUDING CLEARING AND GRUBBING, WITHIN THE LIMITS OF WORK. ALL CUT AND FILL SLOPES SHALL BE SEEDED WITHIN 72 HOURS AFTER GRADING.
 - ALL STRIPPED TOPSOIL AND OTHER EARTH MATERIALS SHALL BE STOCKPILED OUTSIDE THE IMMEDIATE WORK AND WETLAND AREAS. A SILT BARRIER SHALL BE CONSTRUCTED AROUND THESE PILES IN A MANNER TO PROVIDE ACCESS AND AVOID SEDIMENT OUTSIDE OF THE WORK AREA.
 - CONSTRUCT BUILDING PAD AND COMMENCE NEW BUILDING CONSTRUCTION.
 - CONSTRUCT TEMPORARY CULVERTS AND DIVERSIONS AS REQUIRED.
 - BEGIN PERMANENT AND TEMPORARY INSTALLATION OF SEED AND MULCH.
 - PERFORM EARTHWORK NECESSARY TO ESTABLISH ROUGH GRADING AROUND PARKING FIELDS AND ACCESS DRIVES. MANAGE EXPOSED SOIL SURFACES TO AVOID TRANSPORTING SEDIMENTS INTO WETLANDS. PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
 - CONSTRUCT PROPOSED ROADWAY.
 - COMPLETE BUILDING AND ALL OFF-SITE IMPROVEMENTS.
 - COMPLETE SEEDING AND MULCHING. SEED TO BE APPLIED WITH BROADCAST SPREADER OR BY HYDRO-SEEDING, THEN ROLLED, RAKED OR DRAGGED TO ASSURE SEED/SOIL CONTACT.
 - REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDED AREAS HAVE BECOME FIRMLY ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE.
 - DURING THE COURSE OF THE WORK AND UPON COMPLETION, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT DEPOSITS, EITHER ON OR OFF SITE, INCLUDING CATCH BASINS, AND SUMPS, DRAIN PIPES AND DITCHES, CURB LINES, ALONG SILT BARRIERS, ETC. RESULTING FROM SOIL AND/OR CONSTRUCTION OPERATIONS.
 - SEE WINTER CONSTRUCTION SEQUENCE FOR WORK CONDUCTED AFTER OCTOBER 15TH.
 - PARKING ON TOWN ROADS DURING CONSTRUCTION ACTIVITIES IS NOT PERMITTED.

SITE DEVELOPMENT PLANS

TAX MAP 65 LOT 146
SITE PREPARATION & DEMOLITION PLAN
PROPOSED BUILDING ADDITION
30 MAGNOLIA LANE
EXETER, NEW HAMPSHIRE
 OWNED BY/PREPARED FOR
SEACOAST MENTAL HEALTH CENTER
RESOURCE GROUP, INC.
1"=40' (11"X17")
SCALE: 1"=20' (22"X34") **FEBRUARY 25, 2020**



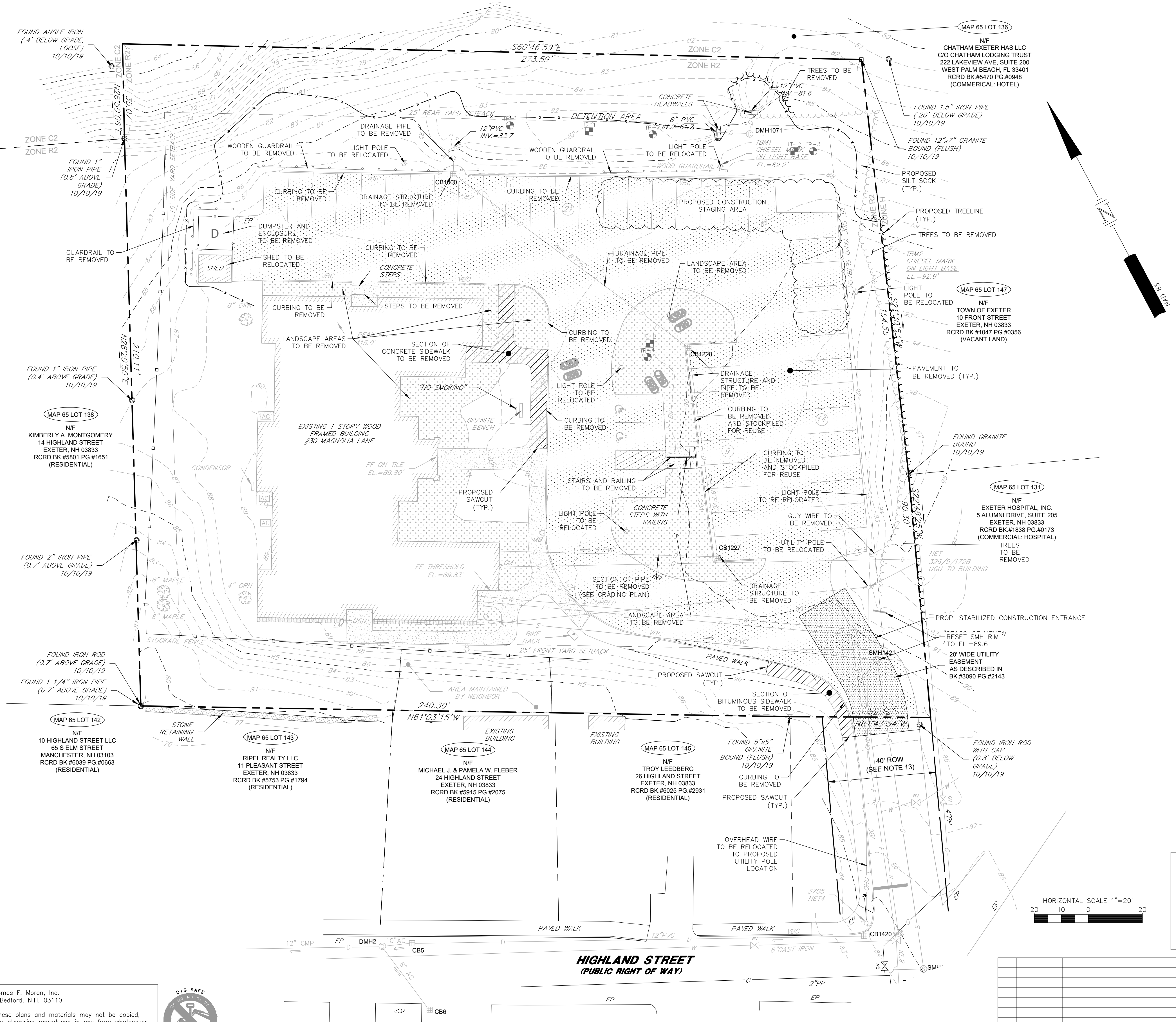
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1	4/8/2020	REVISIONS PER ENGINEERING & TOWN COMMENTS	DKE	CRR

47255.01	DR	DKE	FB	-	-
	CK	CRR	CADFILE		
				SITE PREP	

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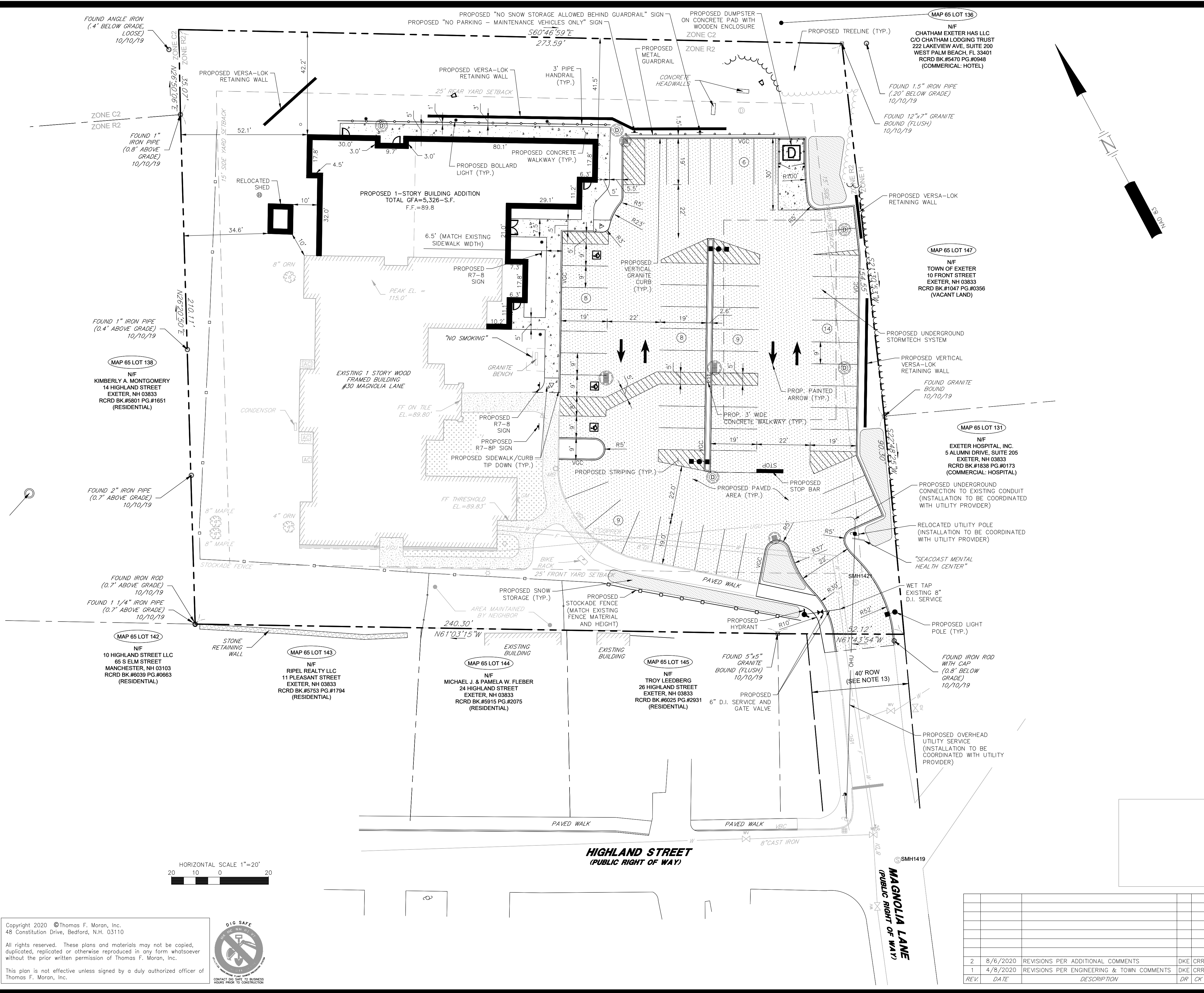
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CONTACT THE SAFE BUSINESS HOURS PRIOR TO CONSTRUCTION

Aug 06, 2020 - 7:29pm F:\MISC Projects\47255 - Prospect Avenue - Exeter\47255 01 - SMHC - 30 Prospect Ave - Site Plan\Design\Production Drawings\Site.dwg



SITE DATA

OWNER OF RECORD OF MAP 65 LOT 146: SEACOAST MENTAL HEALTH CENTER RESOURCE GROUP, INC., 1145 SAGAMORE AVENUE, PORTSMOUTH, NH 03801
 DEED REFERENCE TO PARCEL IS BK 3074 PG 1703
 AREA OF PARCEL = 69,305± SF OR 1.591± ACRES

ZONED: SINGLE FAMILY RESIDENCE, R-2
 EXISTING USE: MENTAL HEALTH FACILITY
 PROPOSED USE: MENTAL HEALTH FACILITY

THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 5,326-S.F. BUILDING ADDITION AND PAVED PARKING AREA FOR THE EXISTING SEACOAST MENTAL HEALTH BUILDING.

TYPICAL HOURS OF OPERATION: 8 AM TO 5 PM.

DIMENSIONAL REQUIREMENTS (CURRENT ZONING)

	REQUIRED:	PROVIDED:
MINIMUM LOT DIMENSIONS:		
LOT AREA	15,000 SF (0.344± AC)	69,305 SF (1.591± AC)
LOT FRONTAGE	100 FT	52 FT
LOT WIDTH	100 FT	283 FT
DEPTH	100 FT	244 FT

MAXIMUM STRUCTURE DIMENSIONS:

	REQUIRED:	PROVIDED:
STRUCTURE HEIGHT	35 FT	TBD
STRUCTURE STORIES	3 STORIES	1 STORY
BUILDING COVERAGE	25%	19%

MINIMUM SETBACKS/BUFFER:

	REQUIRED:	PROVIDED:
BUILDING FRONT	25 FT	33 FT
BUILDING SIDE	15 FT	43 FT
BUILDING REAR	25 FT	41 FT

MINIMUM OPEN SPACE

	REQUIRED:	PROVIDED:
	40%	46%

PARKING REQUIREMENTS

	REQUIRED:	PROVIDED:
PARKING SPACES (SEE CALCULATION)	44 SPACES	57 SPACES
ACCESSIBLE SPACES (REQ'D BY ADA)	3 SPACES	3 SPACES
PARKING SPACE SIZE	9 FT X 19 FT	9 FT X 19 FT
aisle WIDTH	22 FT	22 FT

PARKING CALCULATIONS

REQUIRED PARKING RATIO:
 PROFESSIONAL OFFICE = 1 SPACE / 300 S.F.

TOTAL REQUIRED = 13,295 S.F. * 1 SPACE / 300 S.F. = 44 SPACES

TOTAL PROVIDED = 54 SPACES

NOTES

- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
- LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE TOWN OF EXETER ZONING ORDINANCE AND SITE PLAN REGULATIONS.
- SNOW SHALL NOT BE STOCKPILED IN STORMWATER BMP'S, WETLAND BUFFERS, OR WETLANDS. SEE SNOW STORAGE LOCATIONS. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH NHDES REGULATION. IF SNOW IS STORED WITHIN PARKING AREA, KEEP CATCH BASINS CLEAR.

SIGN LEGEND

ID	SIGN	SIZE (INCHES)		DESIGN (COLORING, TEXT SIZE, SPACING, SHAPE, RETROREFLECTIVITY, ETC.)	NO. OF SIGNS
		WIDTH	HEIGHT		
R7-8 ¹		12	18	REFER TO THE 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS	3
R7-8P ²		18	9		1

- NOTE:
- HANDICAP PARKING SIGNS SHALL BE IN ACCORDANCE WITH TOWN OF EXETER STANDARDS AND ADA REGULATIONS.
 - PER ADA STANDARDS, A "VAN ACCESSIBLE" PLAQUE DOES NOT RESTRICT USE OF ACCESSIBLE SPACES TO VAN USERS ONLY.

SITE DEVELOPMENT PLANS

TAX MAP 65 LOT 146
SITE LAYOUT PLAN
PROPOSED BUILDING ADDITION
30 MAGNOLIA LANE
EXETER, NEW HAMPSHIRE
 OWNED BY/PREPARED FOR
SEACOAST MENTAL HEALTH CENTER
RESOURCE GROUP, INC.
1"=40' (11"X17")
SCALE: 1"=20' (22"X34") **FEBRUARY 25, 2020**



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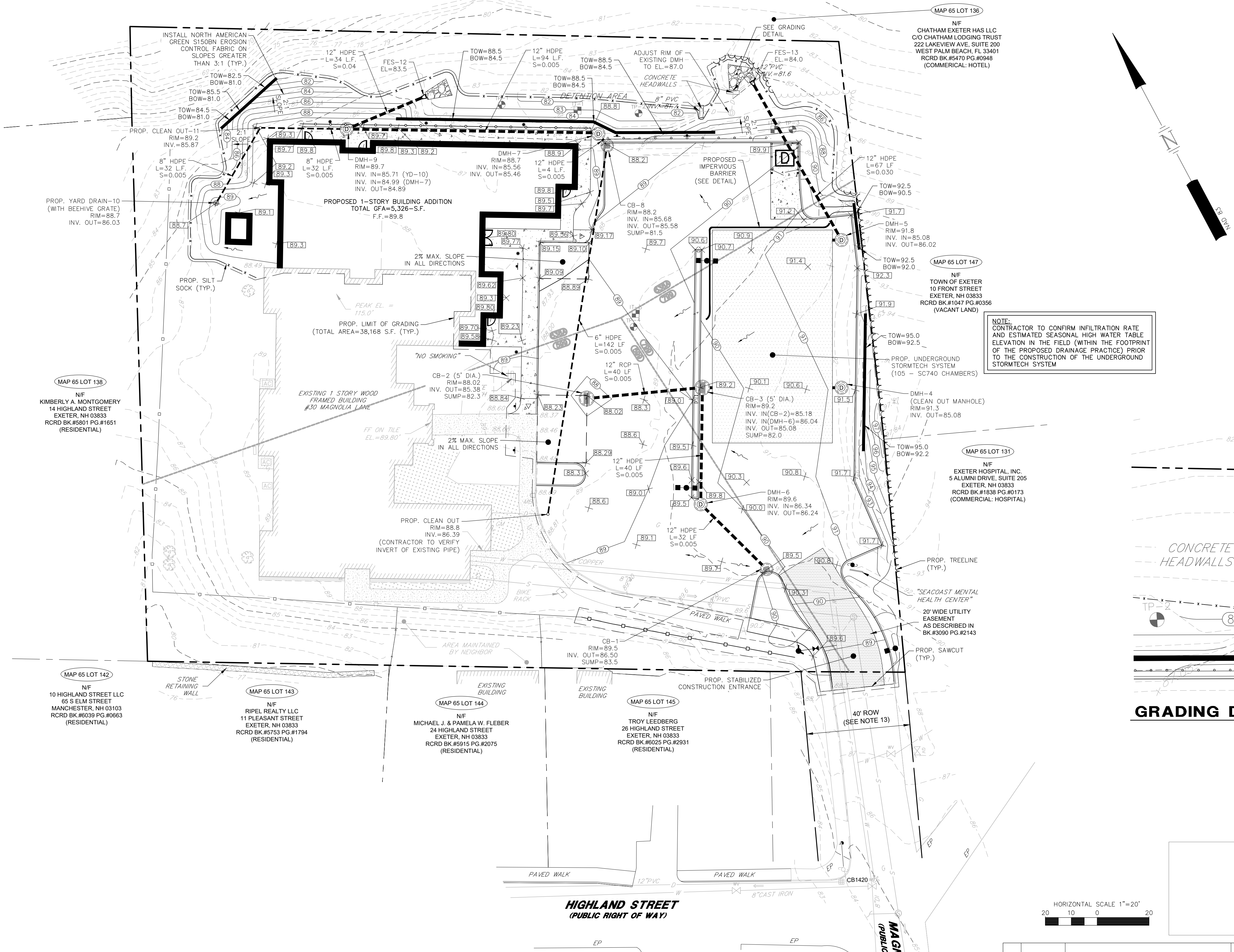
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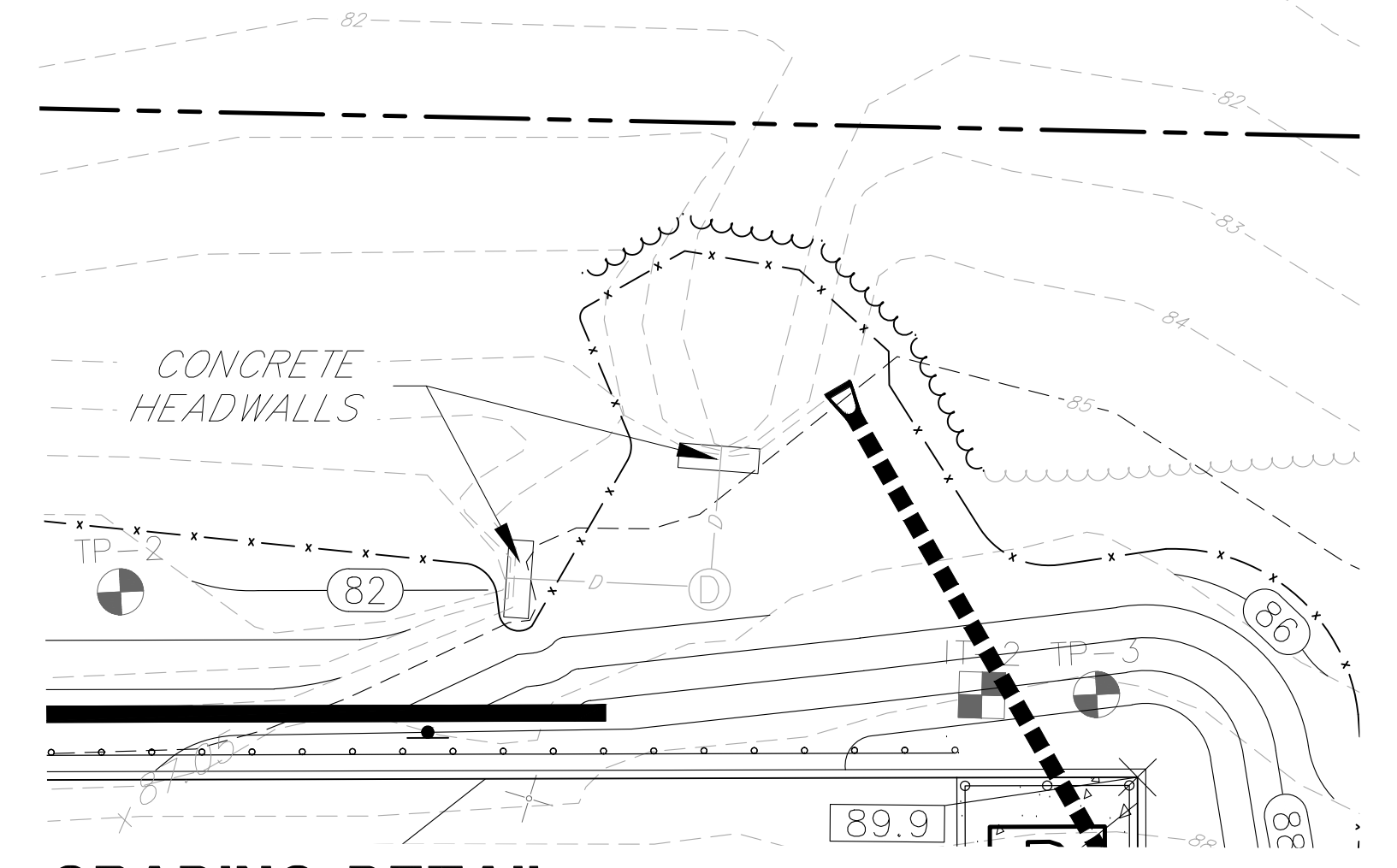
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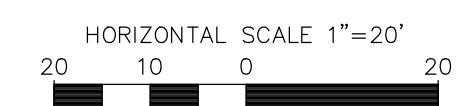
SOIL LEGEND (PER USDA NRCS WEB SOIL SURVEY)			
SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GROUP	DRAINAGE CLASS
538A	SQUAMSCOTT FINE SANDY LOAM, 0% - 5% SLOPES	C/D	POORLY DRAINED
599	URBAN LAND-HOOSIC COMPLEX, 3% - 15% SLOPES	A	SOMEWAT EXCESSIVELY DRAINED
799	URBAN LAND-CANTON COMPLEX, 3% - 15% SLOPES	A	WELL DRAINED

NOTE:
 CONTRACTOR TO CONFIRM INFILTRATION RATE AND ESTIMATED SEASONAL HIGH WATER TABLE ELEVATION IN THE FIELD (WITHIN THE FOOTPRINT OF THE PROPOSED DRAINAGE PRACTICE) PRIOR TO THE CONSTRUCTION OF THE UNDERGROUND STORMTECH SYSTEM



GRADING DETAIL
 SCALE: 1"=10'

SITE DEVELOPMENT PLANS
 TAX MAP 65 LOT 146
GRADING & DRAINAGE PLAN
PROPOSED BUILDING ADDITION
30 MAGNOLIA LANE
EXETER, NEW HAMPSHIRE
 OWNED BY/PREPARED FOR
SEACOAST MENTAL HEALTH CENTER
RESOURCE GROUP, INC.
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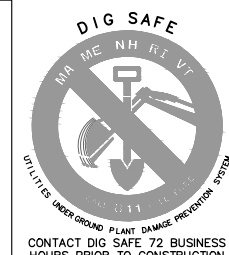
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FILE	47255.01	DR	DKE	FB					
		CK	CRR	CADFILE	GRADING				C-07

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LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	3	ACER RUBRUM 'RED SUNSET' RED SUNSET RED MAPLE	2" TO 2 1/2" CAL.	B&B
	3	AMELANCHIER 'CUMULUS' CUMULUS SERVICEBERRY	2" TO 2 1/2" CAL.	B&B
	7	HYDRANGEA PANICULATA 'BOMBSHELL' BOMBSHELL PANICLE HYDRANGEA	7 GAL.	CONT.
	7	JUNIPERUS C. 'PFITZERIANA COMPACTA' COMPACT PFITZER JUNIPER	18" TO 24"	CONT.
	49	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	3 GAL.	CONT.
	6	SPIRAEA BUMALDA 'GOLDFLAME' GOLDFLAME SPIREA	7 GAL.	CONT.
	8	RHODODENDRON 'PJM' PJM RHODODENDRON	18" TO 24"	B&B
	6	THUJA O. 'TECHNY' MISSION ARBORVITAE	5' TO 6'	B&B
	212	HEMEROCALLIS 'PARDON ME/RED HOT RETURNS' PARDON ME/RED HOT RETURNS DAYLILY	18" O.C.	CONT.

LANDSCAPE NOTES

(SEE DETAILS FOR ADDITIONAL NOTES)

GENERAL

- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, LAWS, AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT SITE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. LANDSCAPE QUANTITIES SHOWN ON THE PLAN SHALL SUPERCEDE QUANTITIES LISTED IN LANDSCAPE LEGEND.
- THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK AND VERIFY THAT THE PLANS IN THE CONTRACTOR'S POSSESSION ARE THE MOST CURRENT PLANS AVAILABLE AND ARE THE APPROVED PLAN SET FOR USE IN CONSTRUCTION.
- ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- ALL PLANTS SHALL BE FIRST CLASS AND SHALL BE REPRESENTATIVE OF THEIR NORMAL SPECIES AND/OR VARIETIES. ALL PLANTS MUST HAVE GOOD, HEALTHY, WELL-FORMED UPPER GROWTH AND A LARGE, FIBROUS, COMPACT ROOT SYSTEM.
- ALL PLANTS SHALL BE FREE FROM DISEASE AND INSECT PESTS AND SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS PERTAINING TO PLANT DISEASES AND INFESTATIONS.
- ALL TREES SHALL BE BALLED AND BURLAPPED (B & B) UNLESS OTHERWISE NOTED OR APPROVED BY LANDSCAPE ARCHITECT.
- UNDERGROUND IRRIGATION FOR LANDSCAPED AREAS SHALL BE AT THE DISCRETION OF THE OWNER. SEE IRRIGATION NOTES.
- IF APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
- ALL INVASIVE PLANT SPECIES FROM THE "NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST", TO BE REMOVED SHALL BE DONE SO IN ACCORDANCE WITH THE "INVASIVE SPECIES ACT, HB 1258-FN."

GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR A PERIOD OF ONE YEAR, BEGINNING AT THE START OF THE MAINTENANCE PERIOD.

I, MICHAEL S. KRZEMINSKI, HEREBY CERTIFY THAT I AM THE DESIGNER OF THIS LANDSCAPE PLAN AND THAT I AM A PROFESSIONAL LANDSCAPE ARCHITECT LICENSED BY THE STATE OF NEW HAMPSHIRE.

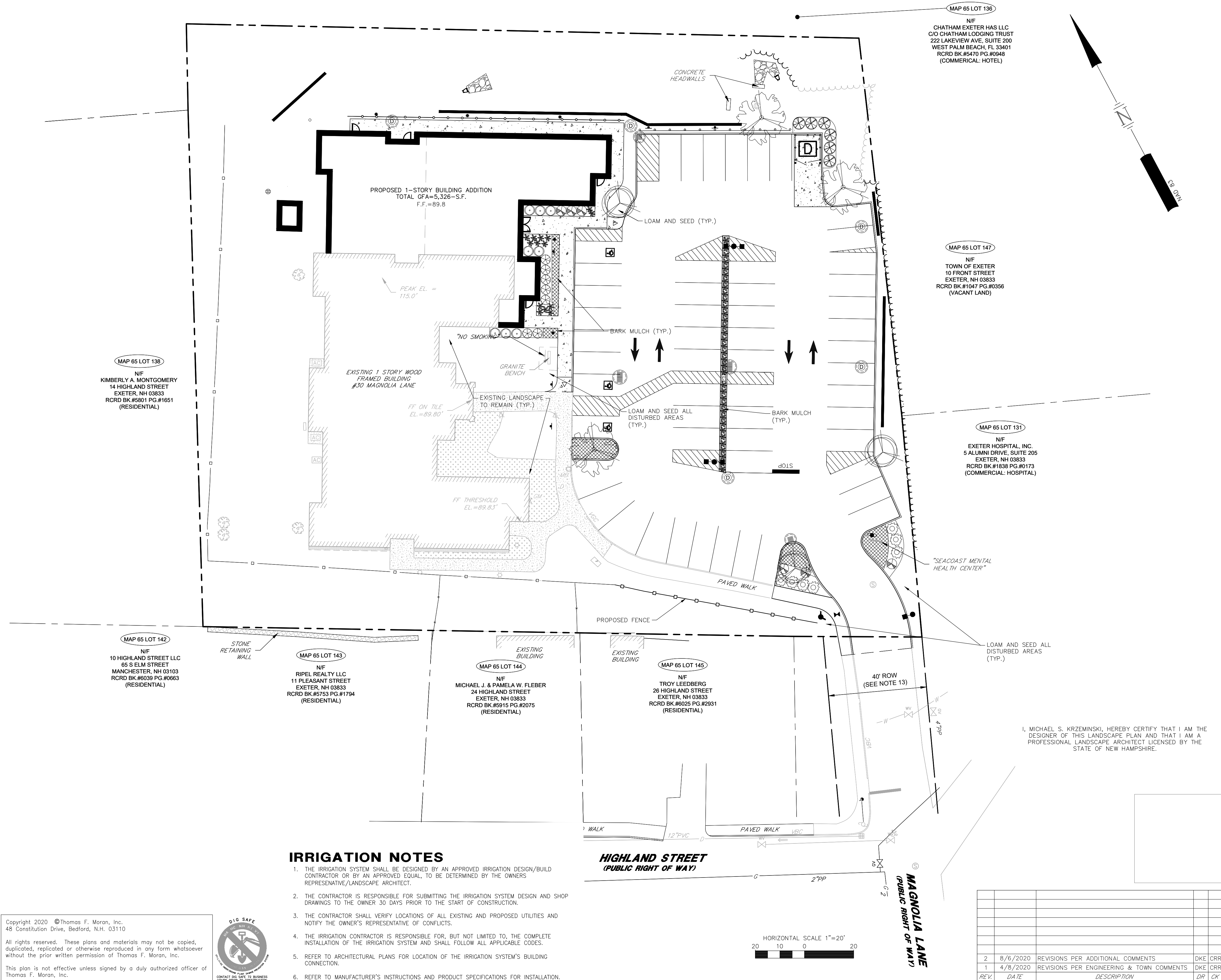
SITE DEVELOPMENT PLANS

TAX MAP 65 LOT 146
LANDSCAPE PLAN
PROPOSED BUILDING ADDITION
30 MAGNOLIA LANE
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 OWNED BY/PREPARED FOR
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RESOURCE GROUP, INC.
 1"=40' (11"X17")
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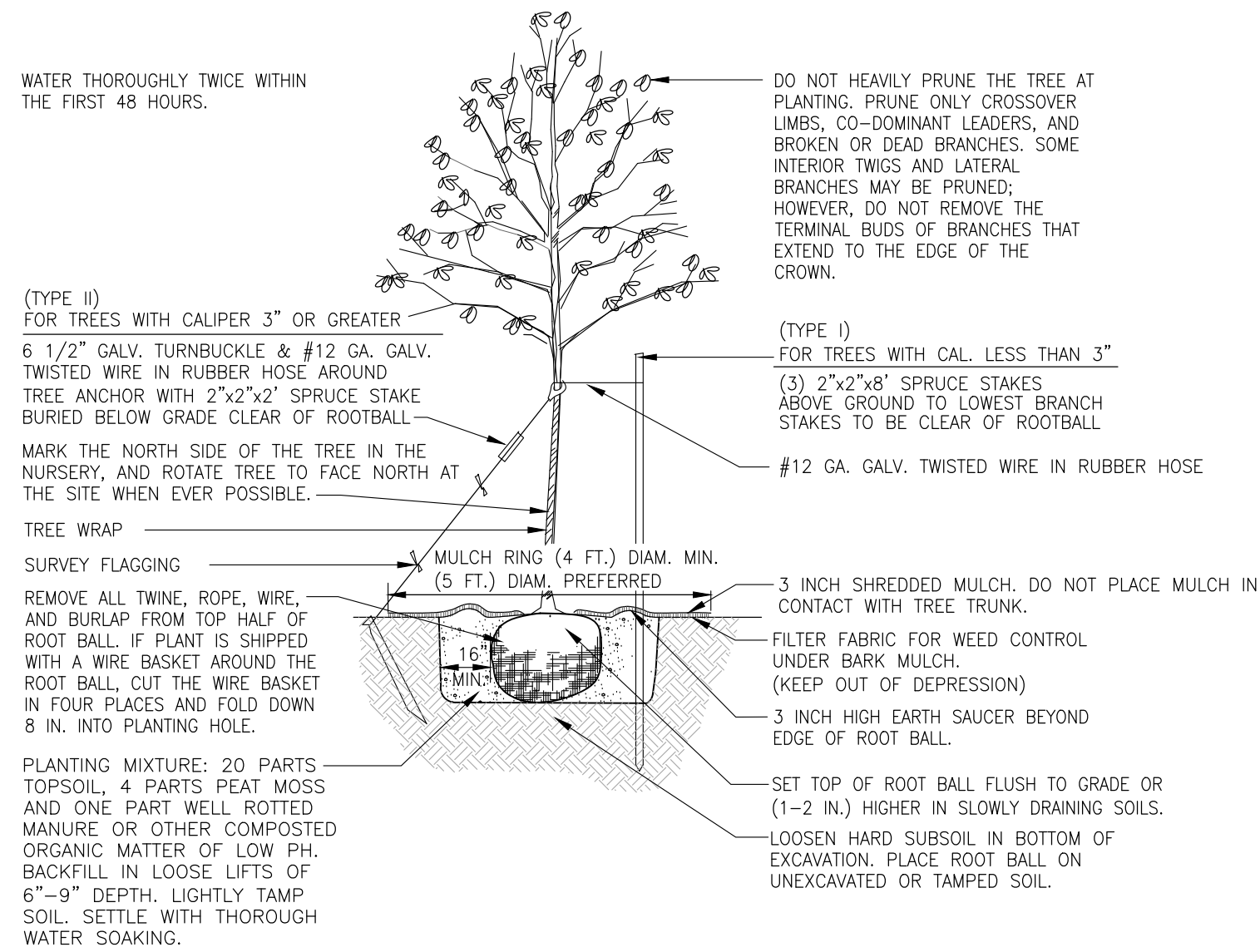
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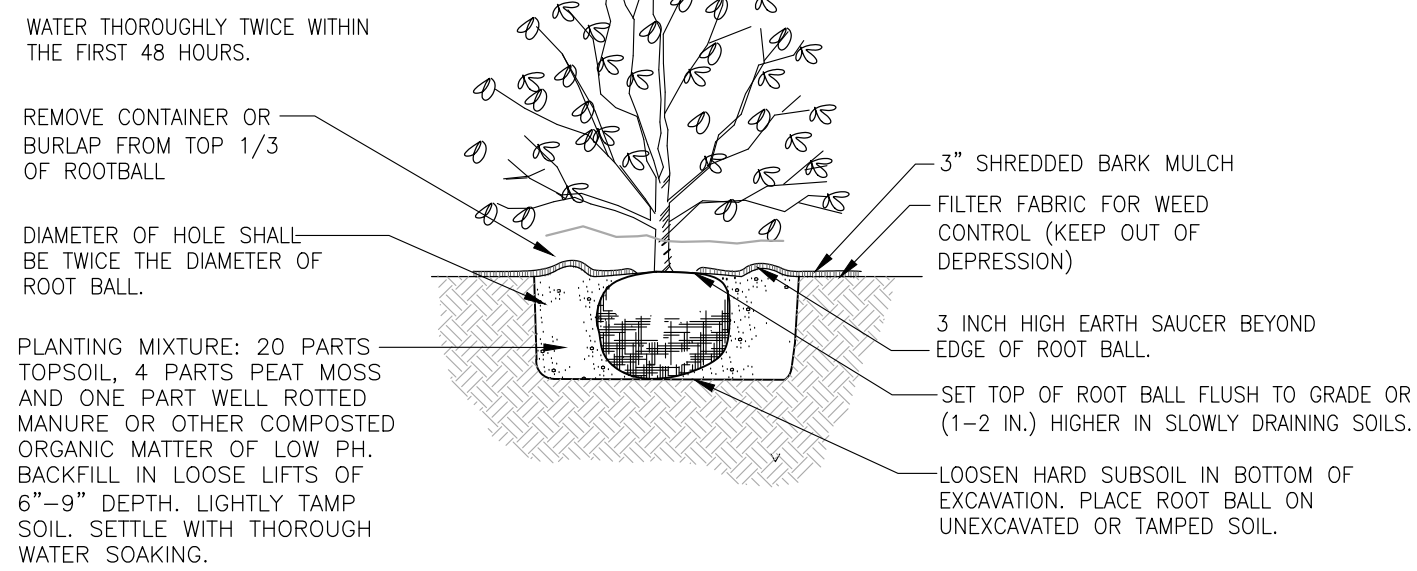
IRRIGATION NOTES

- THE IRRIGATION SYSTEM SHALL BE DESIGNED BY AN APPROVED IRRIGATION DESIGN/BUILD CONTRACTOR OR BY AN APPROVED EQUAL, TO BE DETERMINED BY THE OWNERS REPRESENTATIVE/LANDSCAPE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE IRRIGATION SYSTEM DESIGN AND SHOP DRAWINGS TO THE OWNER 30 DAYS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING AND PROPOSED UTILITIES AND NOTIFY THE OWNER'S REPRESENTATIVE OF CONFLICTS.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR, BUT NOT LIMITED TO, THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM AND SHALL FOLLOW ALL APPLICABLE CODES.
- REFER TO ARCHITECTURAL PLANS FOR LOCATION OF THE IRRIGATION SYSTEM'S BUILDING CONNECTION.
- REFER TO MANUFACTURER'S INSTRUCTIONS AND PRODUCT SPECIFICATIONS FOR INSTALLATION.



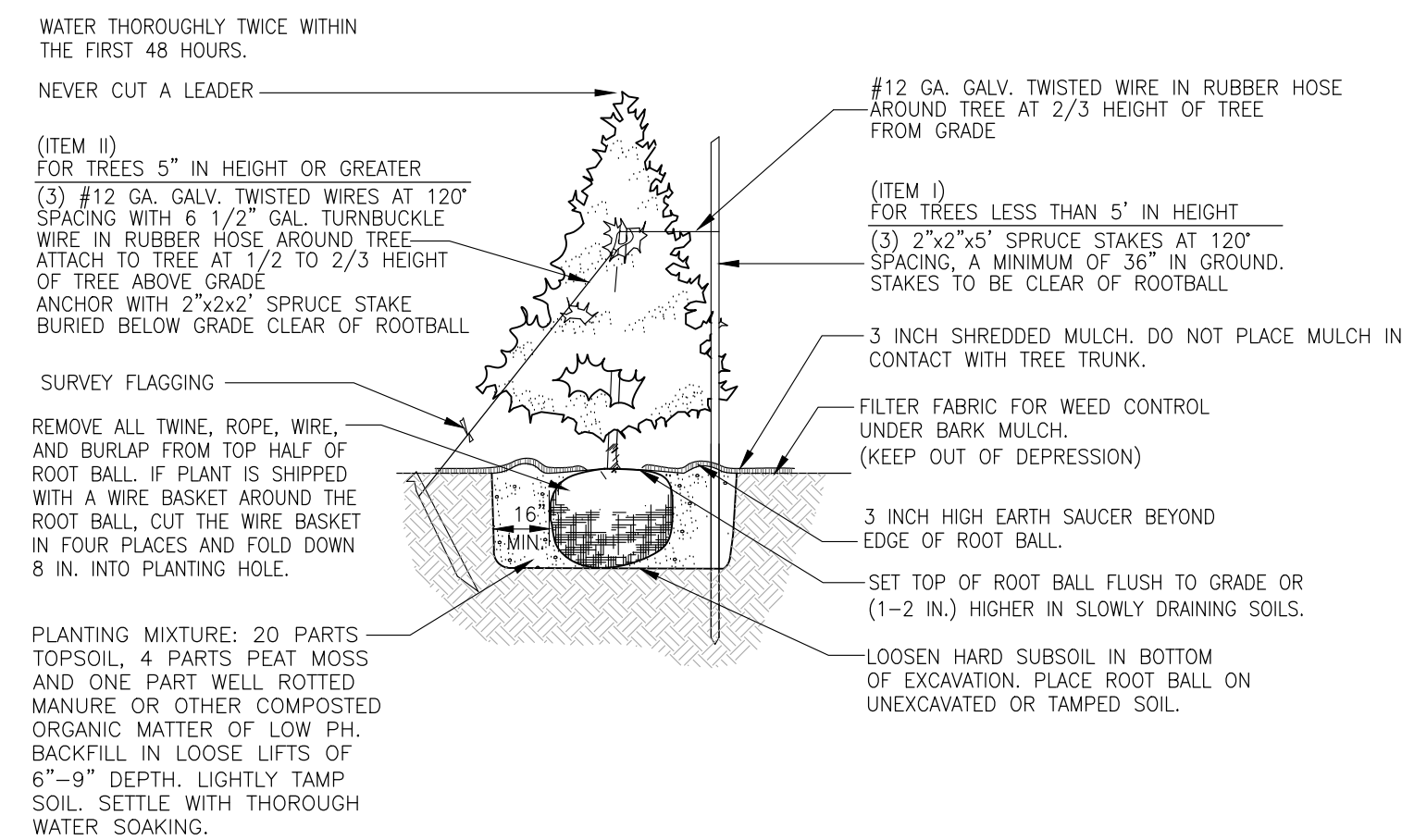
DECIDUOUS TREE PLANTING

NOT TO SCALE



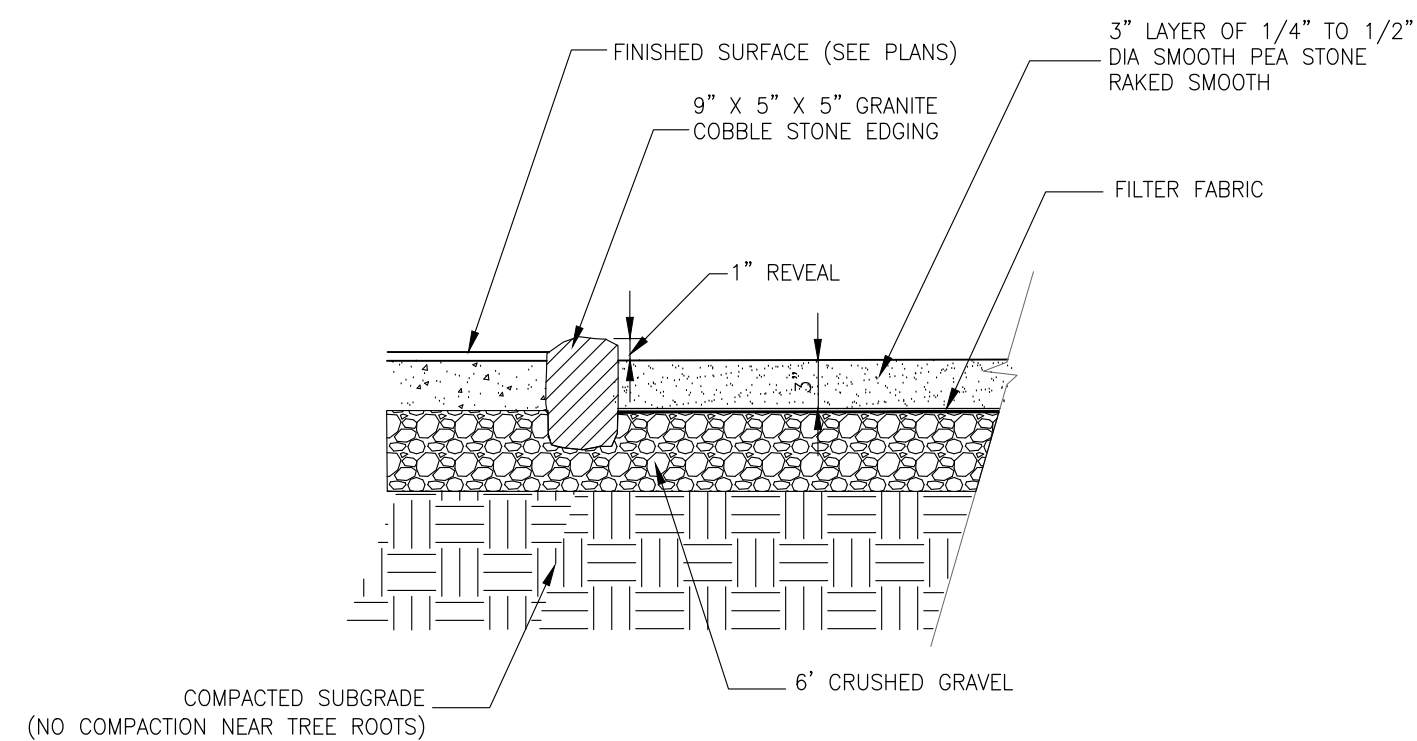
SHRUB PLANTING

NOT TO SCALE



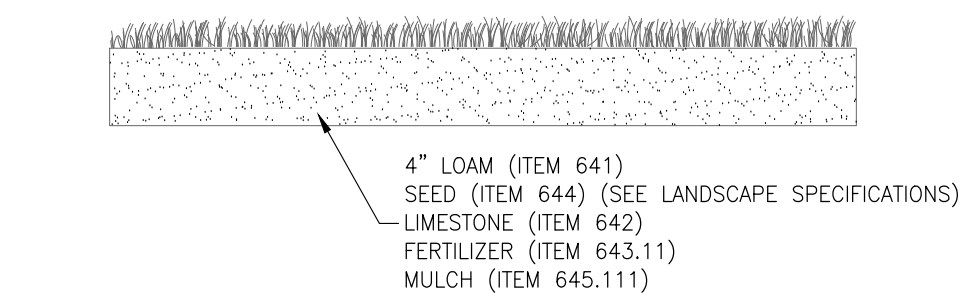
EVERGREEN PLANTING

NOT TO SCALE



PEA STONE SURFACE

NOT TO SCALE



LOAM & SEED

NOT TO SCALE

SITE AND SOIL PREPARATION

- WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR LEDGE, NOTIFY LANDSCAPE ARCHITECT/ENGINEER BEFORE PLANTING.
- ALL DISTURBED AREAS & PLANTING AREAS, INCLUDING AREAS TO BE SODDED, SHALL RECEIVE THE FOLLOWING SOIL PREPARATION PRIOR TO PLANTING: A MINIMUM OF 6 INCHES OF LIGHTLY COMPACTED TOPSOIL SHALL BE INSTALLED OVER THE SUBSOIL IF TOPSOIL HAS BEEN REMOVED OR IS NOT PRESENT.
- LOAM SHALL CONSIST OF LOOSE FRIABLE TOPSOIL WITH NO ADMIXTURE OF REFUSE OR MATERIAL TOXIC TO PLANT GROWTH. LOAM SHALL BE FREE FROM STONES, LUMPS, STUMPS, OR SIMILAR OBJECTS LARGER THAN TWO INCHES (2") IN GREATEST DIAMETER, SUBSOIL, ROOTS, AND WEEDS. THE MINIMUM AND MAXIMUM PH VALUE SHALL BE FROM 5.5 TO 7.0. LOAM SHALL CONTAIN A MINIMUM OF TWO PERCENT (2%) AND A MAXIMUM OF FIVE PERCENT (5%) ORGANIC MATTER AS DETERMINED BY LOSS BY IGNITION. SOIL TEXTURE SHALL BE SANDY CLAY LOAM OR SANDY LOAM WITH CLAY CONTENT BETWEEN 15 AND 25%, AND A COMBINED CLAY/SILT CONTENT OF NO MORE THAN 55%. NOT MORE THAN SIXTY-FIVE PERCENT (65%) SHALL PASS A NO. 200 SIEVE AS DETERMINED BY THE WASH TEST IN ACCORDANCE WITH ASTM D1140. IN NO INSTANCE SHALL MORE THAN 20% OF THAT MATERIAL PASSING THE #4 SIEVE CONSIST OF CLAY SIZE PARTICLES.
- NATURAL TOPSOIL NOT CONFORMING TO THE PARAGRAPH ABOVE OR CONTAINING EXCESSIVE AMOUNTS OF CLAY OR SAND SHALL BE TREATED BY THE CONTRACTOR TO MEET THOSE REQUIREMENTS.
- SUBMIT TEST RESULTS OBTAINED FROM SOURCE TO ENGINEER/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL, PRIOR TO SPREADING OPERATIONS.
- APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT TO USE THE TOPSOIL WILL DEPEND UPON THE RESULTS OF THE SOIL TESTS.
- THE BURDEN OF PROOF OF SOIL AMENDMENT INSTALLATION RESTS WITH THE CONTRACTOR. SOIL TESTS MAY BE REQUIRED AT THE CONTRACTOR'S EXPENSE IN ORDER TO CONFIRM AMENDMENT INSTALLATION.

SEEDING

- ROUGH GRADING SHALL BE COMPLETED PRIOR TO THE START OF PLANTING IN ANY GIVEN AREA OF THE PROJECT SITE.
- SEEDING SHALL BE DONE BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 15, EXCEPT FOR RESEEDING OF BARE SPOTS AND MAINTENANCE. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVING OR AREAS THAT HAVE NOT BEEN OTHERWISE DEVELOPED SHALL BE SEEDED OR SODDED. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. AFTER OCTOBER 15 DISTURBED SOILS SHALL BE PROTECTED IN ACCORDANCE WITH THE WINTER CONSTRUCTION NOTES.

ACCEPTABLE SEED MIXES ARE AS FOLLOWS:

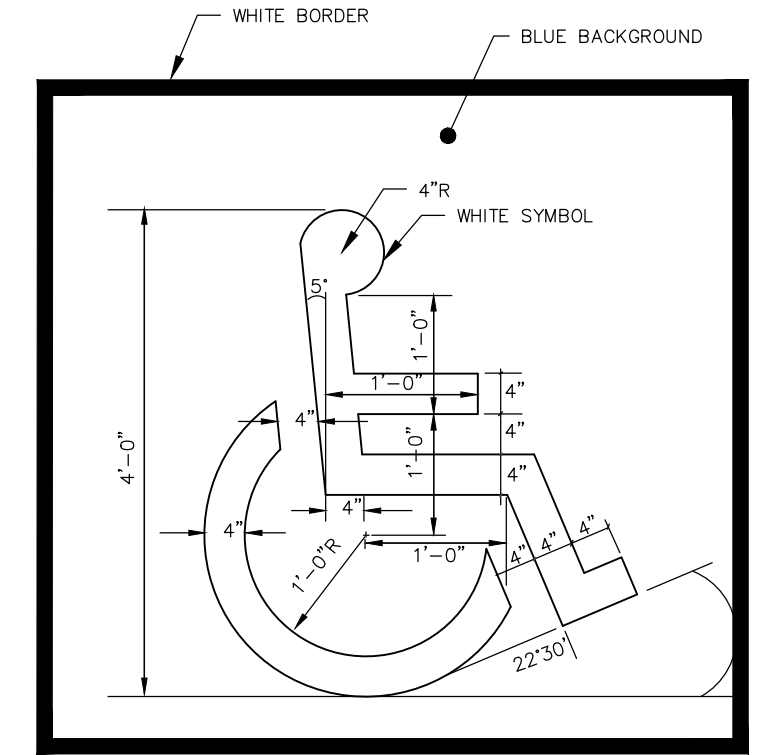
PARK SEED MIX (NHDOT TYPE 44) MIN. 135 LBS/ACRE:
 33% CREEPING RED FESCUE (MIN. 45 LBS/ACRE)
 42% PERENNIAL RYEGRASS (MIN. 55 LBS/ACRE)
 21% KENTUCKY BLUEGRASS (MIN. 30 LBS/ACRE)
 4% REDTOP (MIN. 5 LBS/ACRE)

TEMPORARY LAWN MIX: (MIN. 47 LBS/ACRE)
 100% ANNUAL RYE

SLOPE SEED (NHDOT TYPE 44) MIX 3:1 OR GREATER SLOPES (MIN. 90 LBS/ACRE):
 44% CREEPING RED FESCUE (MIN. 40 LBS/ACRE)
 30% PERENNIAL RYEGRASS (MIN. 35 LBS/ACRE)
 6% REDTOP (MIN. 5 LBS/ACRE)
 6% ALSIKE CLOVER (MIN. 5 LBS/ACRE)
 6% BIRDSFOOT TREFLOIL (MIN. 5 LBS/ACRE)

PLANTING

- EXCAVATE PITS, PLANTERS, BEDS AND TRENCHES WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO PROVIDE PROPER DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.
- ANY LEDGE OR RUBBLE MATERIAL SHALL BE FRACTURED TO A DEPTH OF 3 FEET AND EXCAVATED TO A DEPTH OF 30 INCHES FOR TREE POCKETS AND 18 INCHES FOR SHRUB BEDS. THIS PROCEDURE SHALL BE HANDLED BY THE SITE CONTRACTOR. SITE TOPSOIL SHALL BE DEPOSITED IN ALL EXCAVATED POCKETS.
- DISPOSE OF SUBSOIL REMOVED FROM PLANTING EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.
- FILL EXCAVATIONS FOR TREES AND SHRUBS WITH WATER AND ALLOW TO PERCOLATE OUT BEFORE PLANTING.
- DISH TOP OF BACKFILL TO ALLOW FOR MULCH - PLANT SAUCERS SHALL BE AS SHOWN ON DETAIL SHEETS; 6" DIAMETER FOR ALL DECIDUOUS TREES, AND FOR EVERGREEN TREES A RADIUS 2" BEYOND THE OUTER MOST BRANCHES.
- MULCH TREES, SHRUBS, PLANTERS AND BEDS. PROVIDE NOT LESS THAN 3" THICKNESS OF BARK MULCH, 3/8"-2" OF WIDTH, AND WORK INTO TOP OF BACKFILL. FINISH LEVEL WITH ADJACENT FINISH GRADES AS DIRECTED IN THE FIELD.
- STAKE AND GUY TREES IMMEDIATELY AFTER PLANTING (TREE SUPPORT STAKES SHALL BE 2" X 3" X 8', WOOD STAKES. GUYING WIRE SHALL BE NO. 12 GAUGE GALVANIZED SOFT STEEL WIRE. HOSE FOR COVERING WIRE SHALL BE NEW OR USED TWO PLY RUBBER HOSE NOT LESS THAN 1/2" INCH INSIDE DIAMETER. (PLASTIC "CINCH-TIES" OR EQUIVALENT FASTENING DEVICE MAY BE AN ACCEPTABLE GUY WIRE AND HOSE PROTECTOR SUBSTITUTE.)
- TREEGATOR WATERING SYSTEM OR APPROVED EQUAL SHALL BE INSTALLED FOR ALL DECIDUOUS TREES AT TIME OF PLANTING AND REMOVED BEFORE FROST. WATERING RATE TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS.
- ALL PLANT MATERIALS SHALL HAVE DEAD OR DAMAGED BRANCHES REMOVED AT TIME OF PLANTING. ALL TAGS AND RIBBONS SHALL BE REMOVED AT THIS TIME.
- TREES TO REMAIN STAKED FOR 1 FULL GROWING SEASON.
- THE CONTRACTOR SHALL REQUEST A FINAL OBSERVATION BY THE OWNER'S REPRESENTATIVE UPON COMPLETION OF INSTALLATION.



NOTES

- TRAFFIC PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER AND SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F". APPLY TWO COATS.
- SYMBOLS AND PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT, LATEST EDITION.

ACCESSIBLE GRAPHIC SYMBOL

NOT TO SCALE

SITE DEVELOPMENT PLANS

TAX MAP 65 LOT 146

LANDSCAPE DETAILS

PROPOSED BUILDING ADDITION
 30 MAGNOLIA LANE
 EXETER, NEW HAMPSHIRE

OWNED BY/PREPARED FOR
 SEACOAST MENTAL HEALTH CENTER
 RESOURCE GROUP, INC.

FEBRUARY 25, 2020



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

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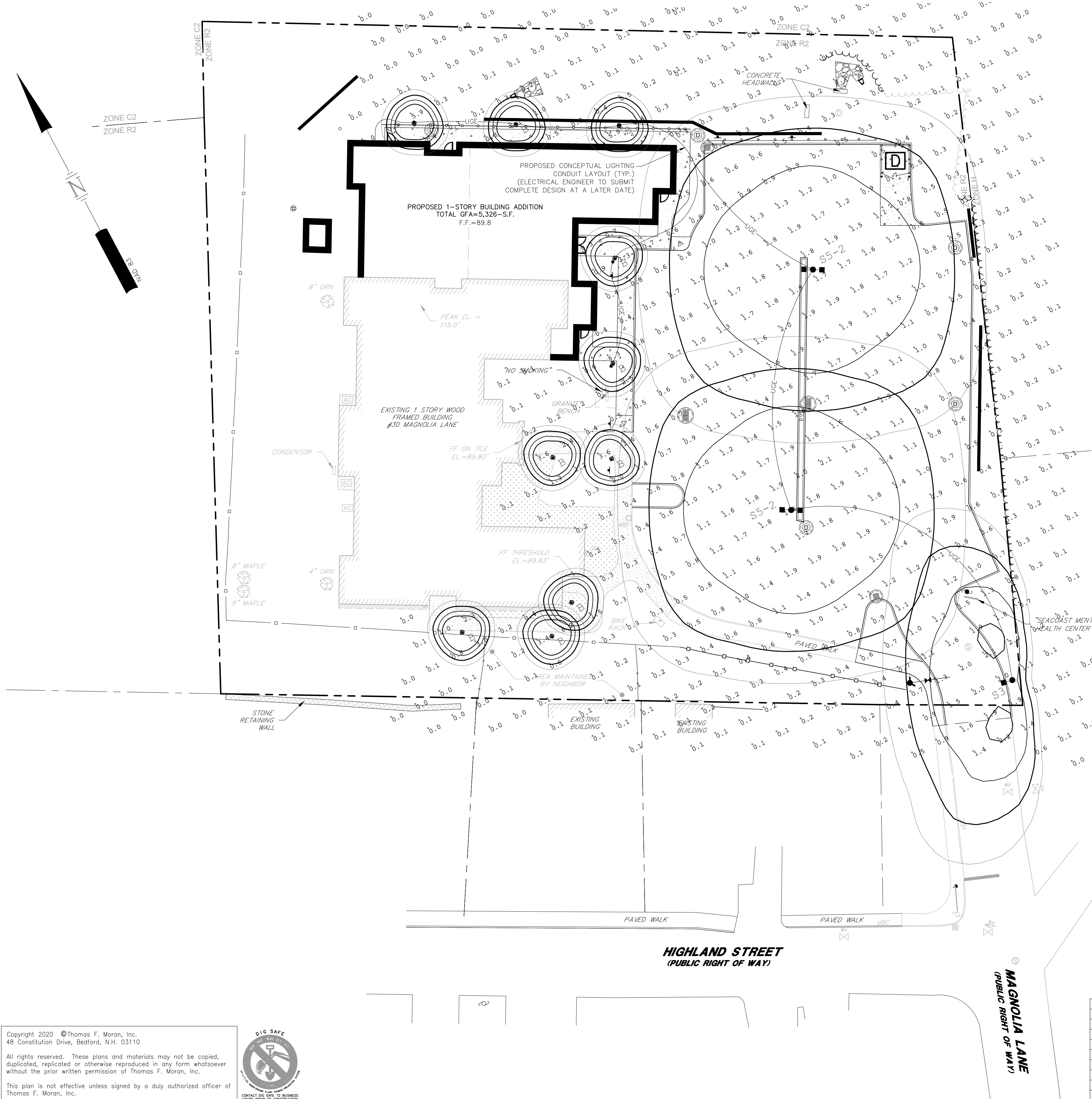
REV.	DATE	DESCRIPTION	DR	CK
2	8/6/2020	REVISIONS PER ADDITIONAL COMMENTS	DKE	CRR
1	4/8/2020	REVISIONS PER ENGINEERING & TOWN COMMENTS	DKE	CRR

FILE	47255.01	DR	DKE	FB	-
		CK	CRR	CADFILE	LANDSCAPE DETAILS

C-09



Aug 06, 2020 - 7:31pm
F:\MISC Projects\47255 - Prospect Avenue - Exeter\47255 01 - SMHC - 30 Prospect Ave - Site Plan\Design\Production Drawings\Lighting.dwg



NOTES

- CONTRACTOR TO INSTALL TIMER ON ALL LIGHTS TO ENSURE THAT LIGHTS WILL AUTOMATICALLY DIM BY 10PM.



LIGHT FIXTURE (S3, S5-2)



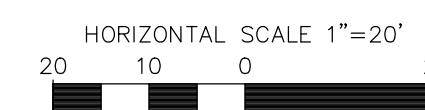
LIGHT POLE



BOLLARD LIGHT (B)

StatArea_1
PARKING LOT AREA
Illuminance (Fc)
Average = 1.21
Maximum = 2.1
Minimum = 0.4
Avg/Min Ratio = 3.03
Max/Min Ratio = 5.25

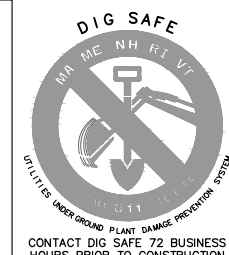
Symbol	Qty	Label	Arrangement	Description
●	10	B	SINGLE	CAV19G3QP1X15U4K
■	1	S3	SINGLE	PRV-C15-D-UNV-T3-BZ-HSS/ SSS17.5SFN1 (MTD ON 2.5' BASE BYT OTHERS) 20' AFG
■	2	S5-2	BACK-BACK	2-PRV-C15-D-UNV-T5-BZ/ SSS4A17.5SFN2 (MTD ON 2.5' BASE BY OTHERS) 20' AFG



SITE DEVELOPMENT PLANS

TAX MAP 65 LOT 146
LIGHTING PLAN
PROPOSED BUILDING ADDITION
30 MAGNOLIA LANE
EXETER, NEW HAMPSHIRE
 OWNED BY/PREPARED FOR
SEACOAST MENTAL HEALTH CENTER
RESOURCE GROUP, INC.
1"=40' (11"X17")
SCALE: 1"=20' (22"X34") **FEBRUARY 25, 2020**

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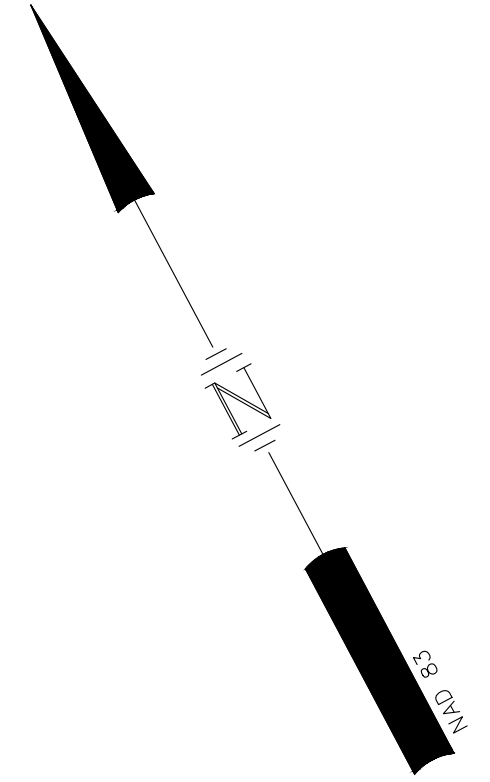
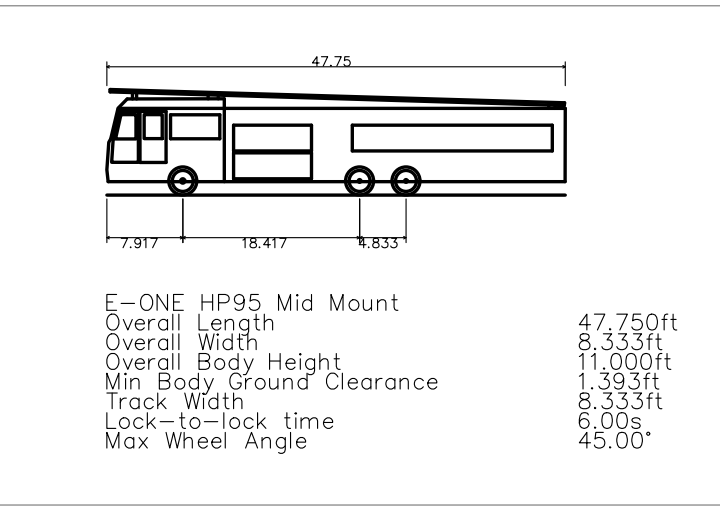
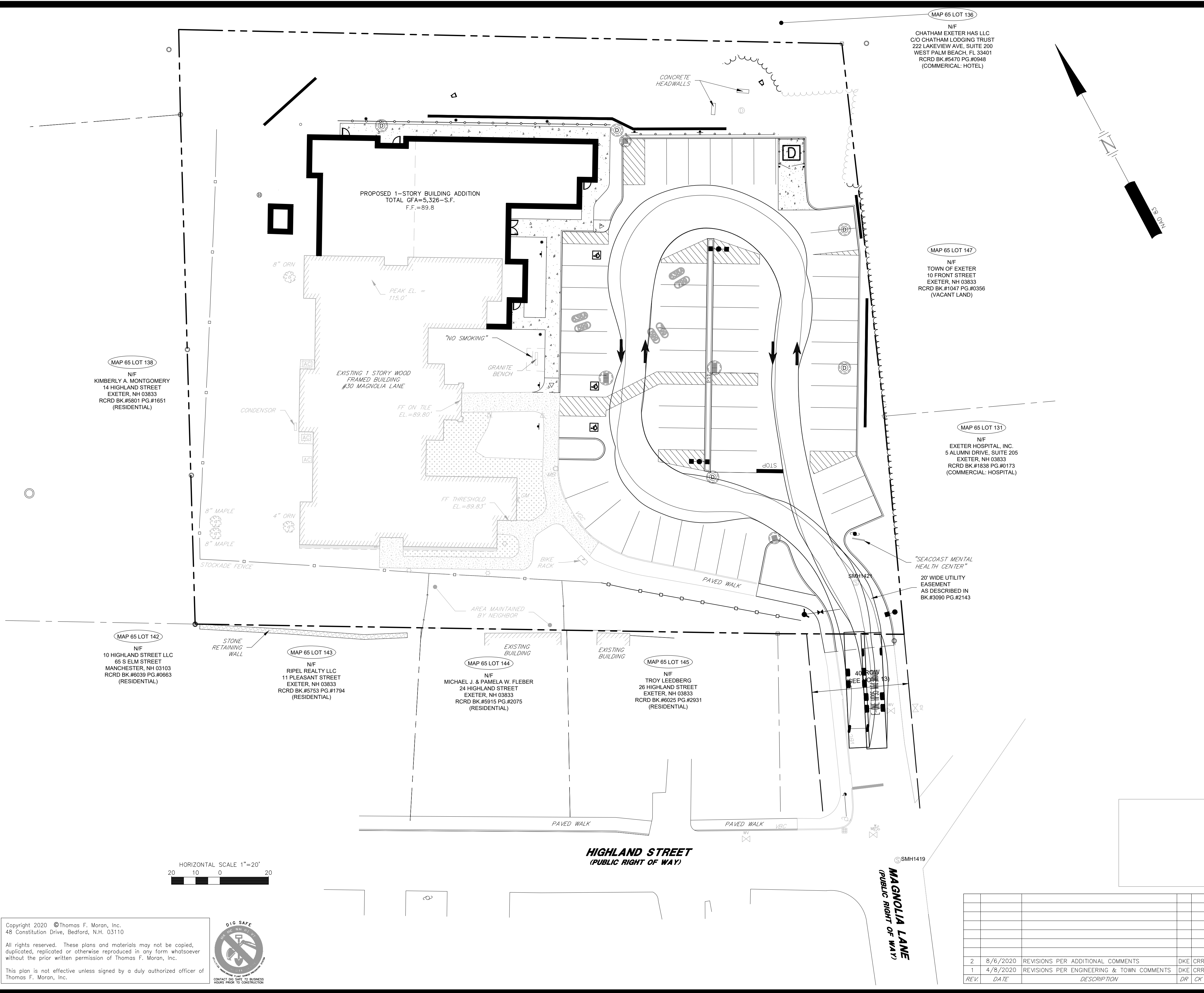
REV.	DATE	DESCRIPTION	DW	CK	CRR
2	8/6/2020	REVISIONS PER ADDITIONAL COMMENTS			DKE
1	4/8/2020	REVISIONS PER ENGINEERING & TOWN COMMENTS			DKE

FILE	47255.01	DR	DKE	FB	-	C-10
		CK	CRR	CADFILE	LIGHTING	

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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Aug 06, 2020 - 7:32pm F:\MISC Projects\47255 - Prospect Avenue - Exeter\47255.01 - SMHC - 30 Prospect Ave - Site Plan\Design\Production Drawings\Truck Movement.dwg



MAP 65 LOT 136
 N/F
 KIMBERLY A. MONTGOMERY
 14 HIGHLAND STREET
 EXETER, NH 03833
 RCRD BK #5801 PG #1651
 (RESIDENTIAL)

MAP 65 LOT 138
 N/F
 CHATHAM EXETER HAS LLC
 C/O CHATHAM LODGING TRUST
 222 LAKEVIEW AVE, SUITE 200
 WEST PALM BEACH, FL 33401
 RCRD BK #5470 PG #0948
 (COMMERCIAL: HOTEL)

MAP 65 LOT 147
 N/F
 TOWN OF EXETER
 10 FRONT STREET
 EXETER, NH 03833
 RCRD BK #1047 PG #0356
 (VACANT LAND)

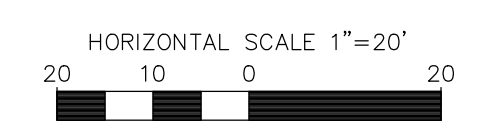
MAP 65 LOT 131
 N/F
 EXETER HOSPITAL, INC.
 5 ALUMNI DRIVE, SUITE 205
 EXETER, NH 03833
 RCRD BK #1838 PG #0173
 (COMMERCIAL: HOSPITAL)

MAP 65 LOT 142
 N/F
 10 HIGHLAND STREET LLC
 65 S ELM STREET
 MANCHESTER, NH 03103
 RCRD BK #6039 PG #0663
 (RESIDENTIAL)

MAP 65 LOT 143
 N/F
 RIPEL REALTY LLC
 11 PLEASANT STREET
 EXETER, NH 03833
 RCRD BK #5753 PG #1794
 (RESIDENTIAL)

MAP 65 LOT 144
 N/F
 MICHAEL J. & PAMELA W. FLEBER
 24 HIGHLAND STREET
 EXETER, NH 03833
 RCRD BK #5915 PG #2075
 (RESIDENTIAL)

MAP 65 LOT 145
 N/F
 TROY LEEDBERG
 26 HIGHLAND STREET
 EXETER, NH 03833
 RCRD BK #6025 PG #2931
 (RESIDENTIAL)



HIGHLAND STREET
 (PUBLIC RIGHT OF WAY)

MAGNOLIA LANE
 (PUBLIC RIGHT OF WAY)

SITE DEVELOPMENT PLANS

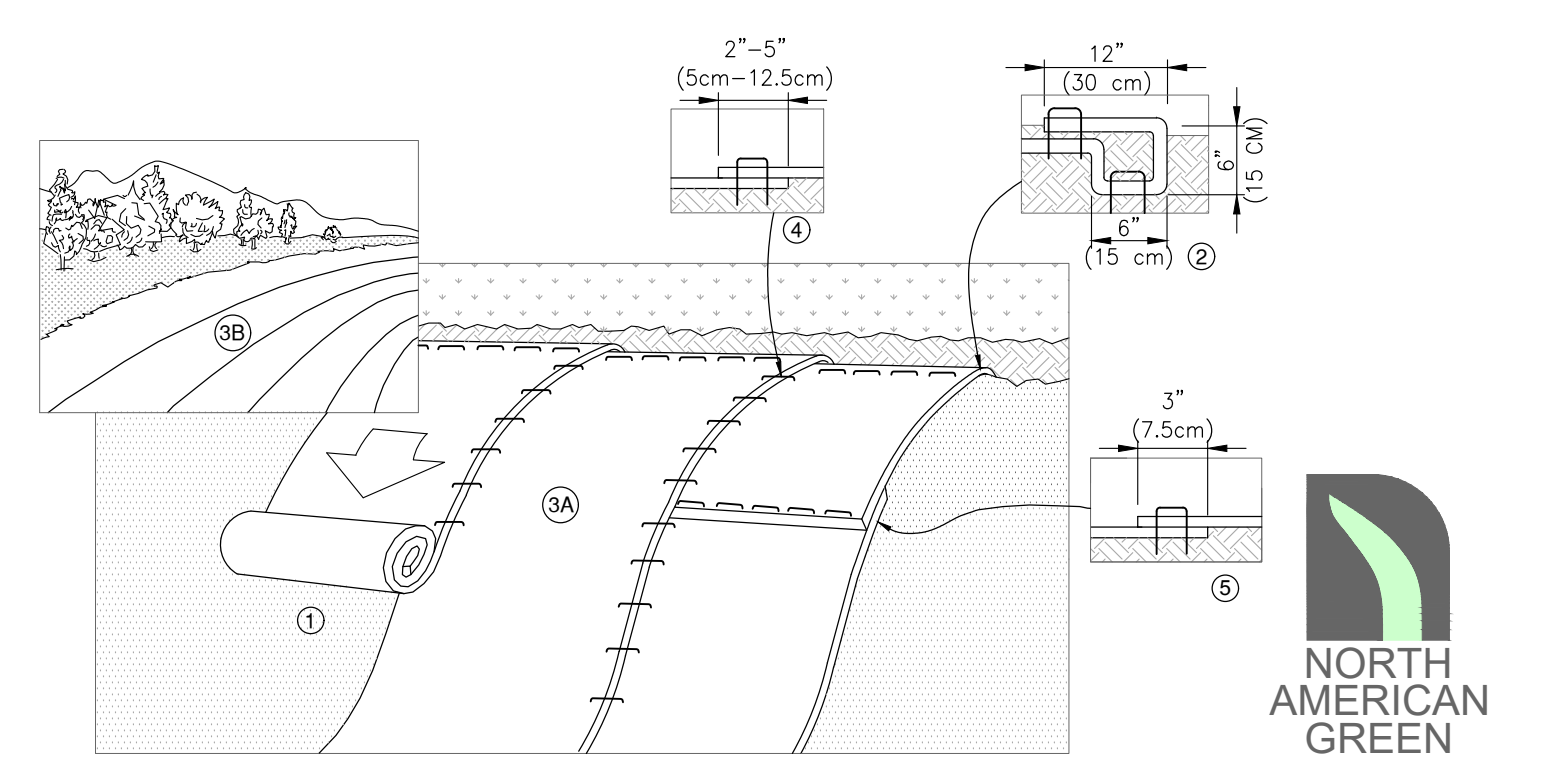
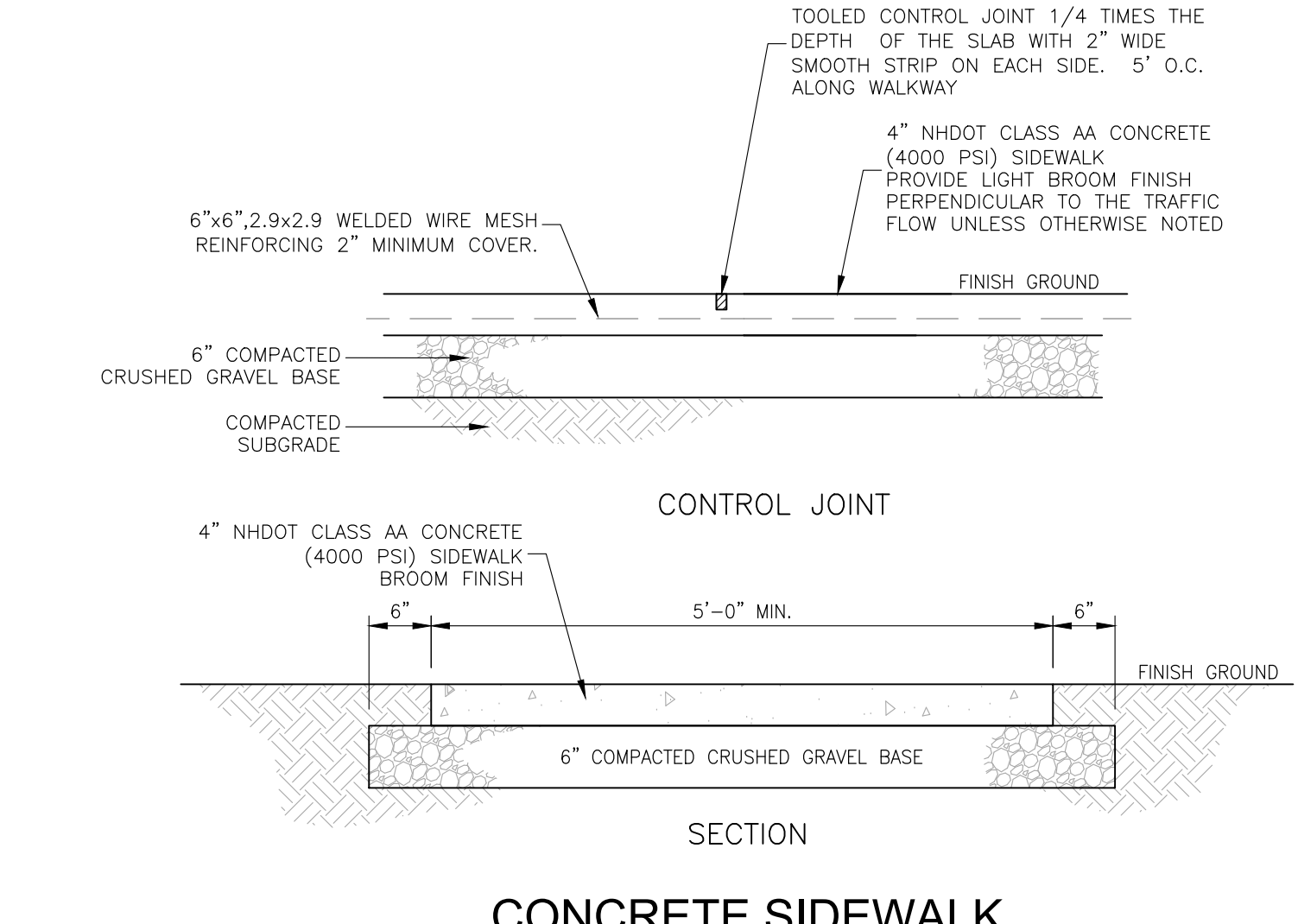
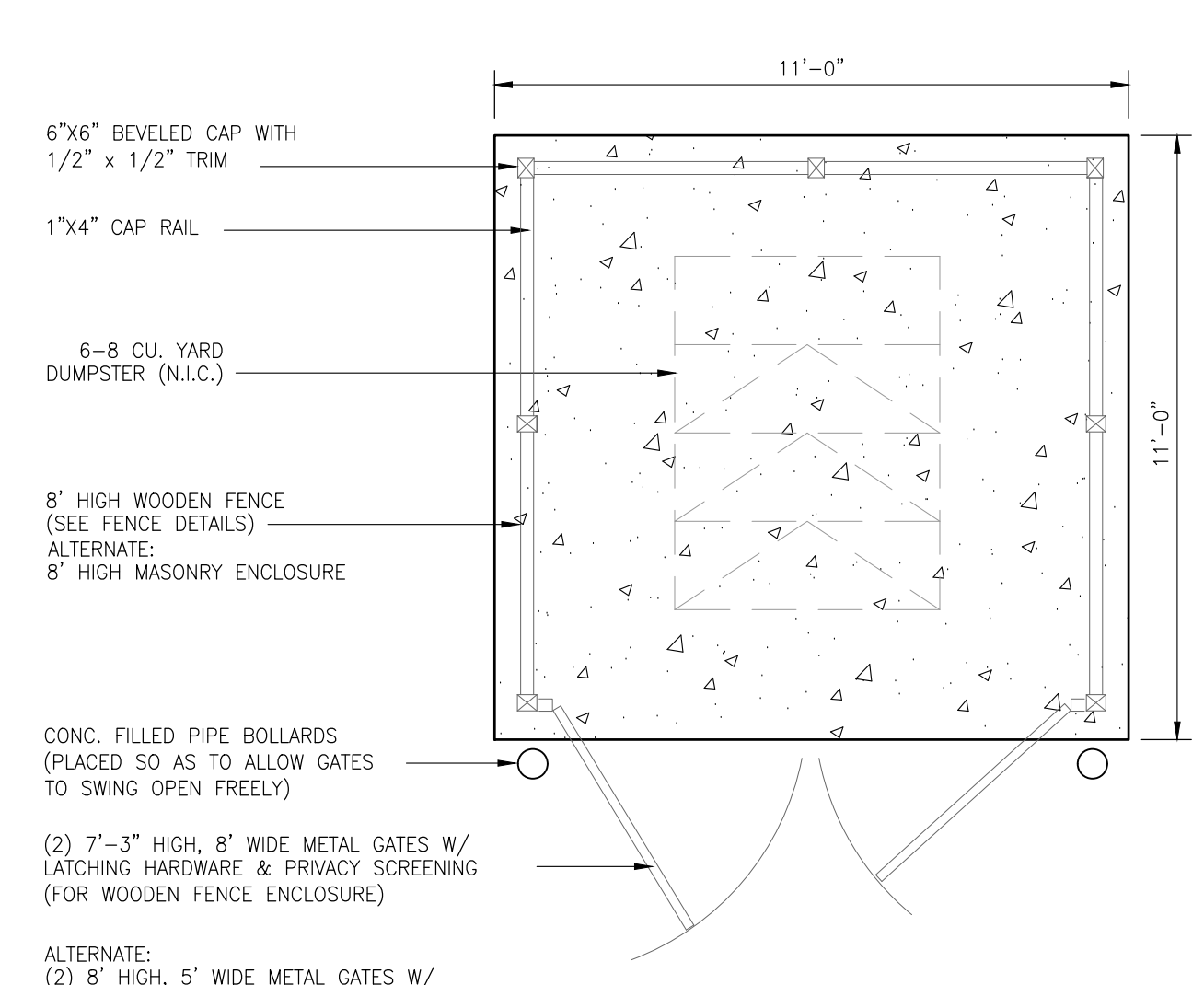
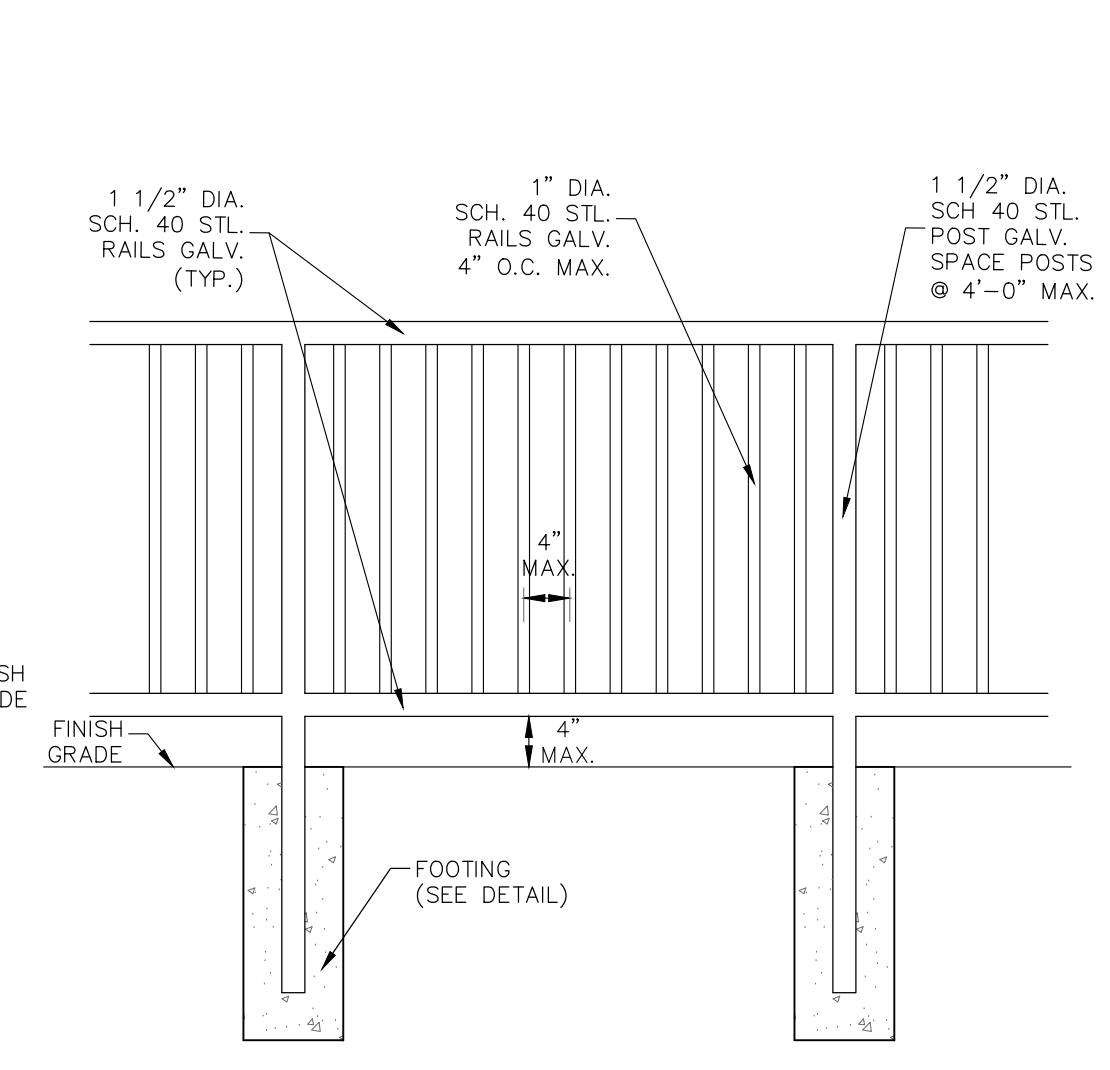
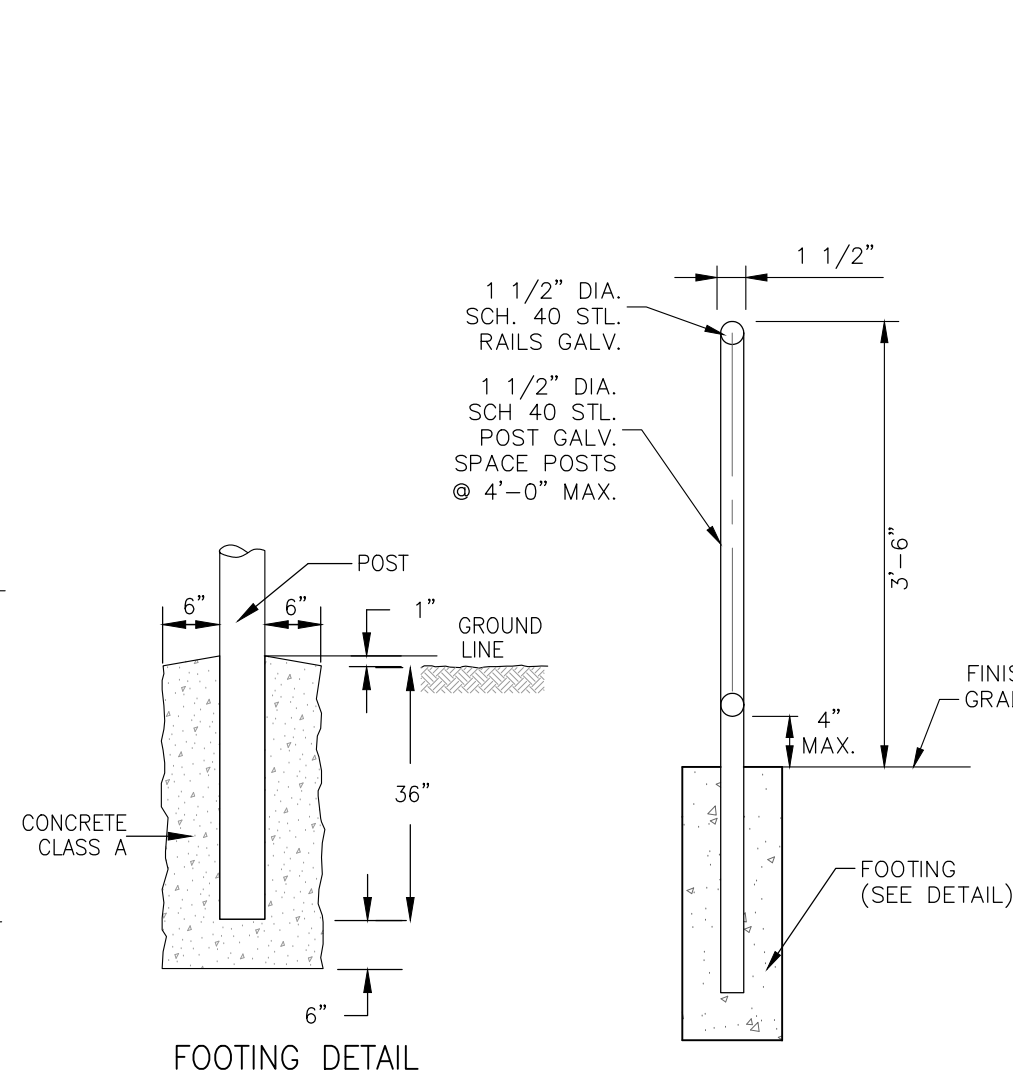
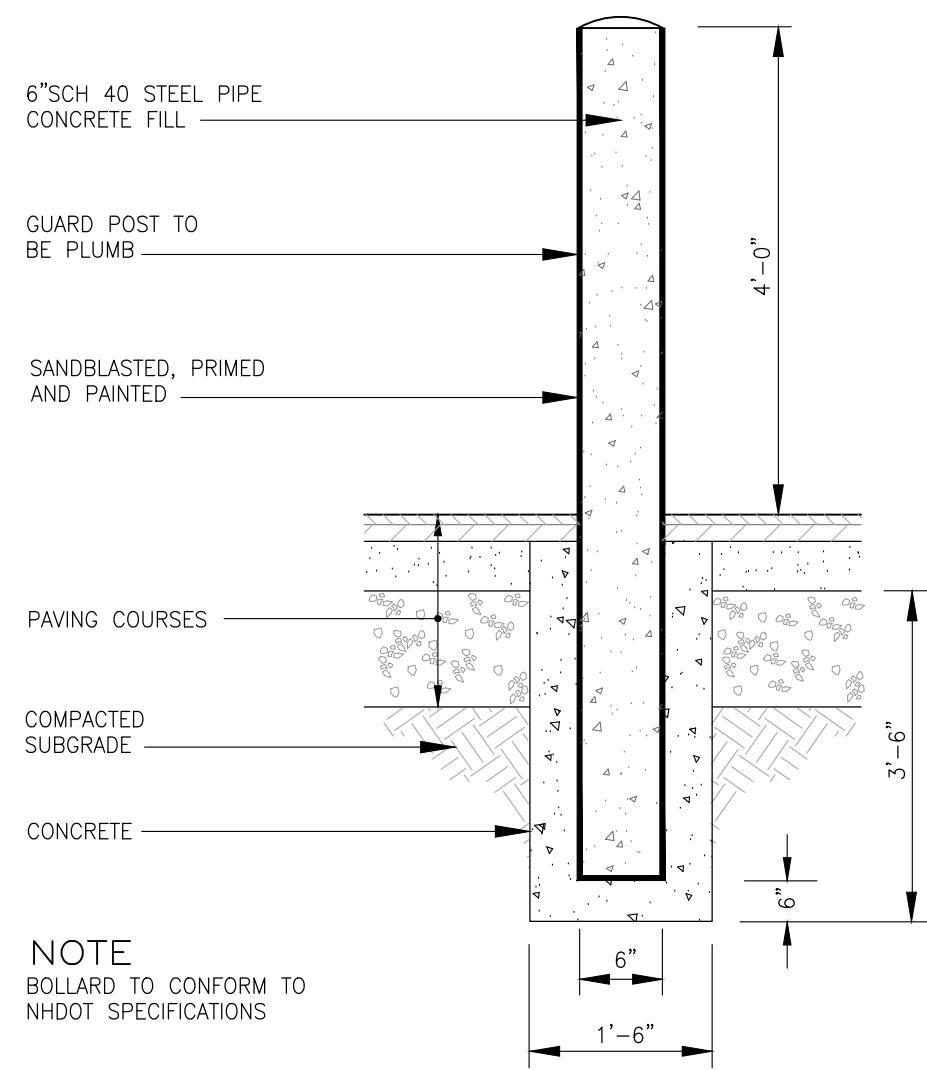
TAX MAP 65 LOT 146
TRUCK MOVEMENT PLAN
PROPOSED BUILDING ADDITION
30 MAGNOLIA LANE
EXETER, NEW HAMPSHIRE
 OWNED BY/PREPARED FOR
SEACOAST MENTAL HEALTH CENTER
RESOURCE GROUP, INC.
 1"=40' (11"X17")
 SCALE: 1"=20' (22"X34") **FEBRUARY 25, 2020**

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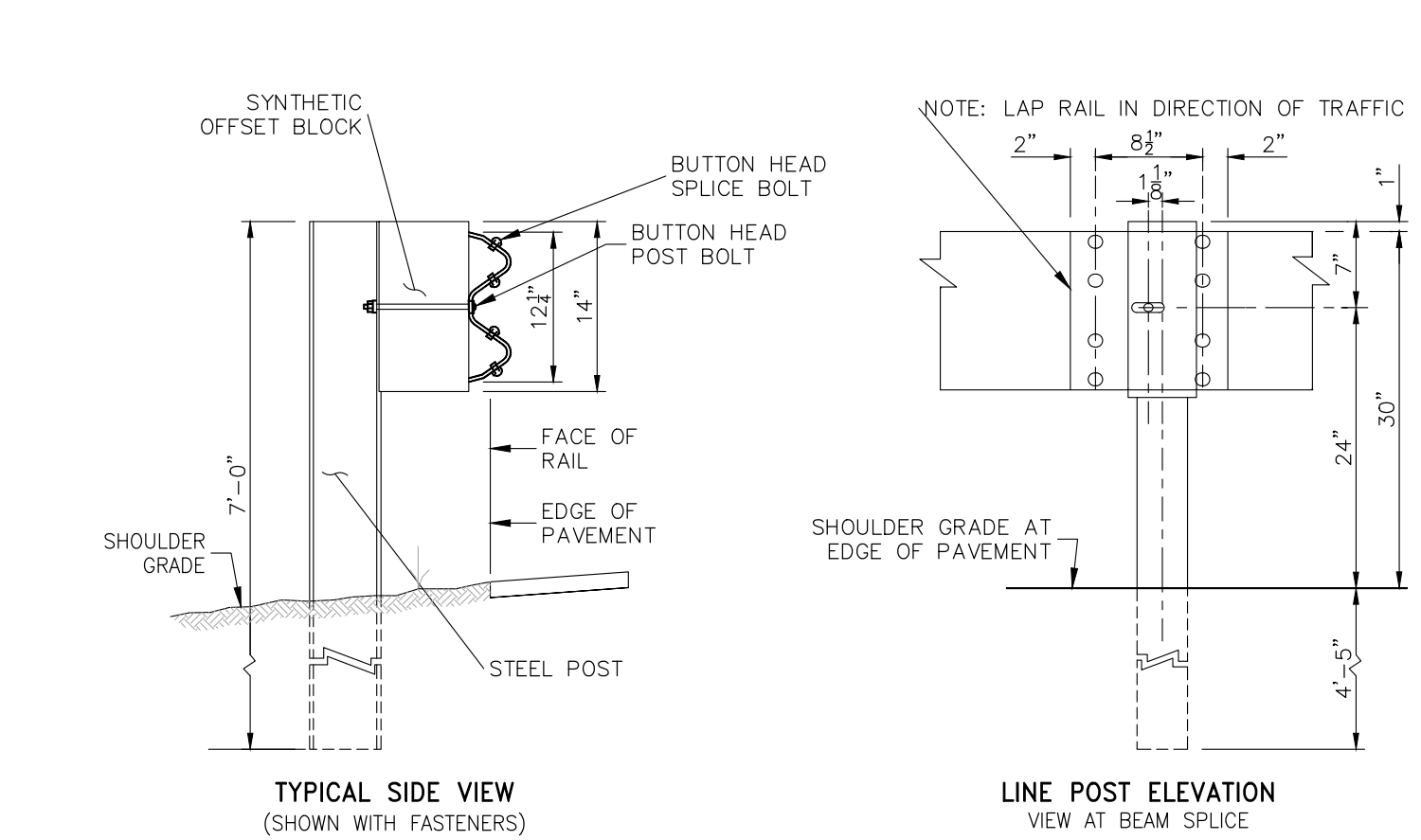


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1	4/8/2020	REVISIONS PER ENGINEERING & TOWN COMMENTS	DKE	CRR

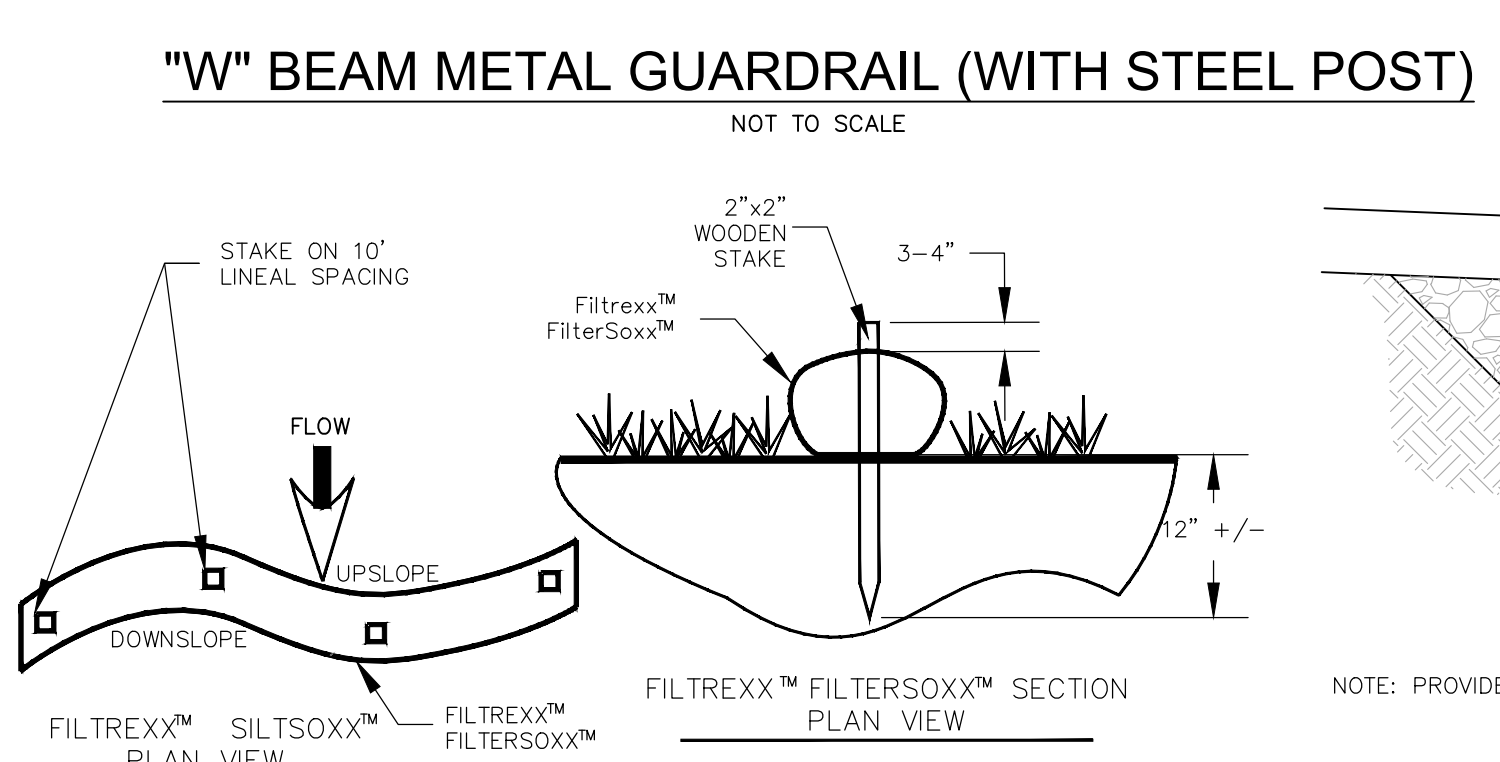
FILE	47255.01	DR	DKE	FB				
		CK	CRR	CADFILE	TRUCK MOVEMENT			
Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists								48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com
								C-11



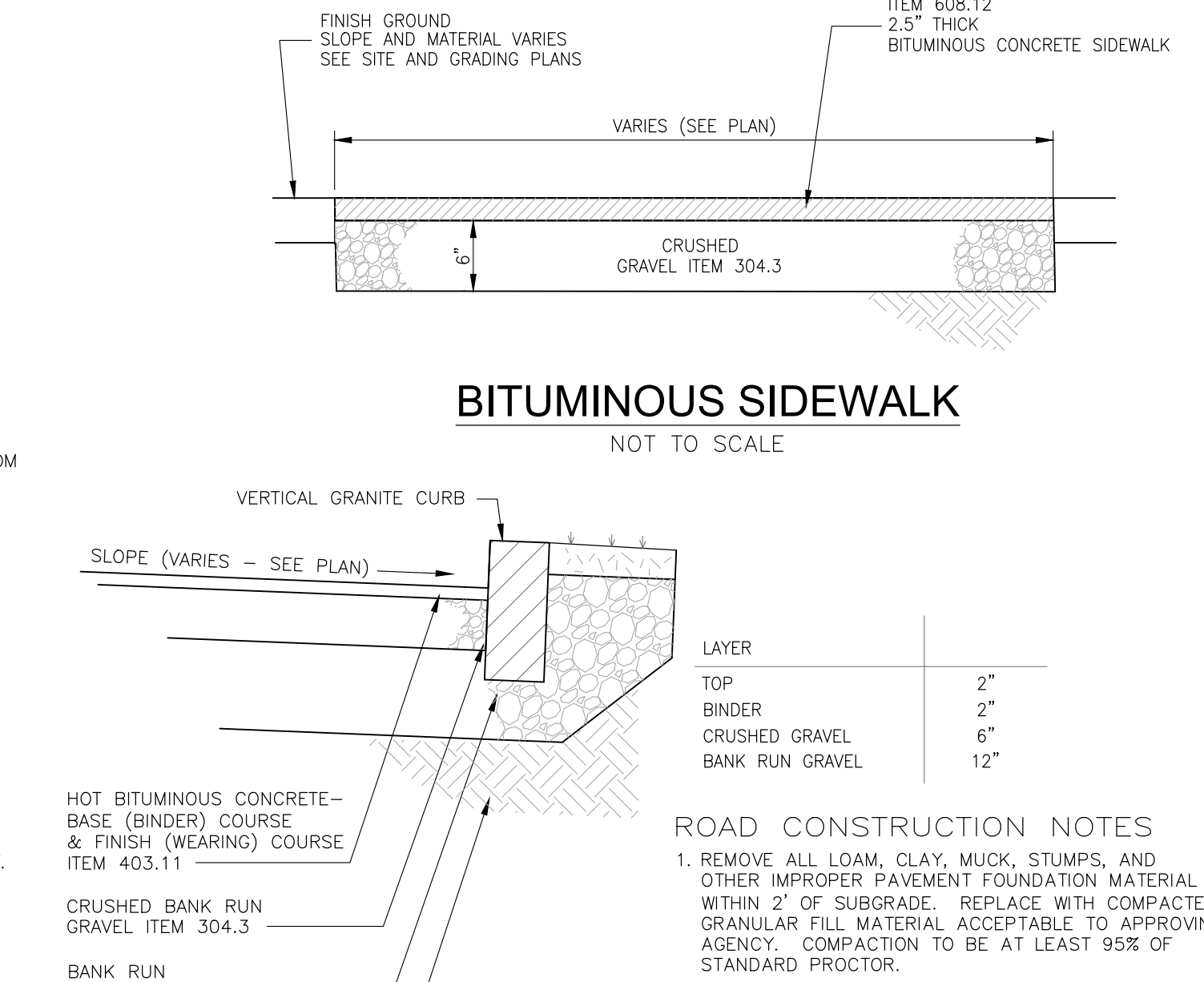
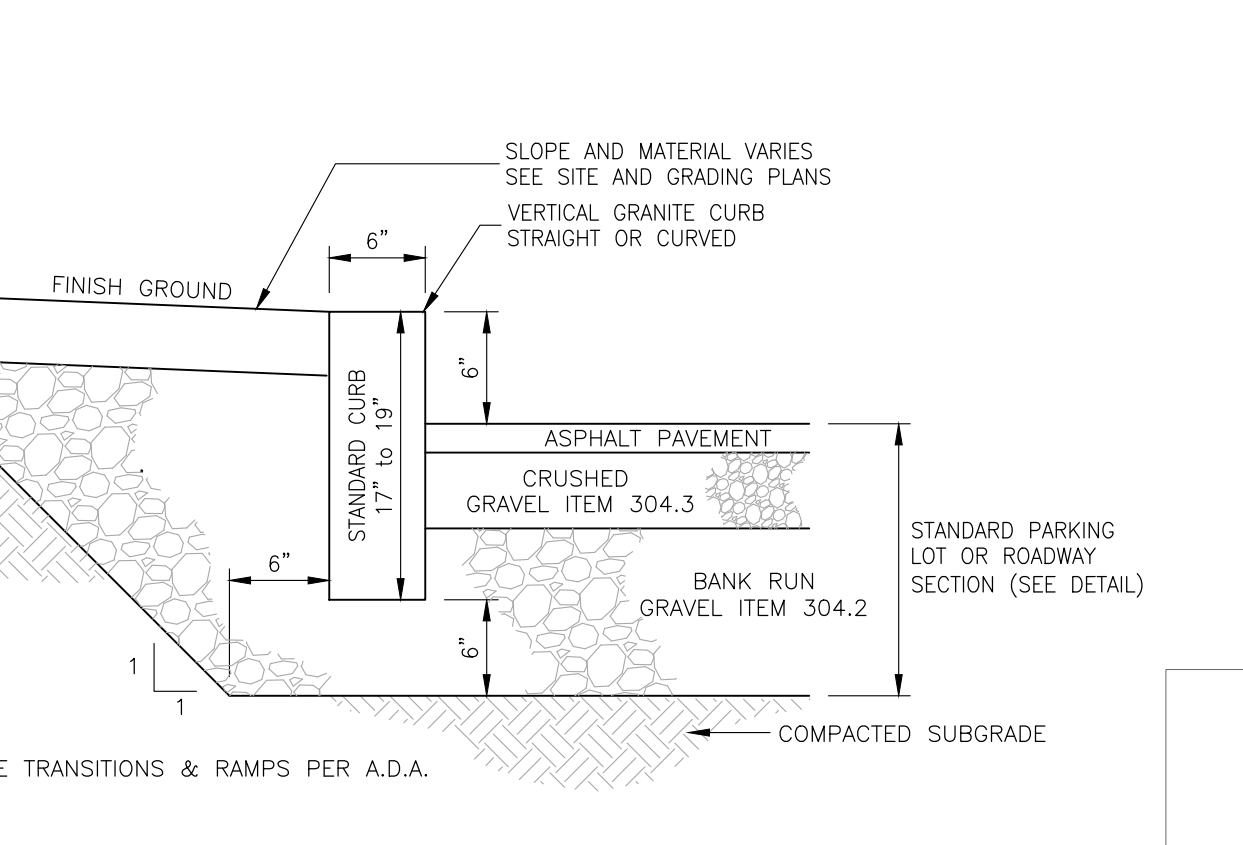
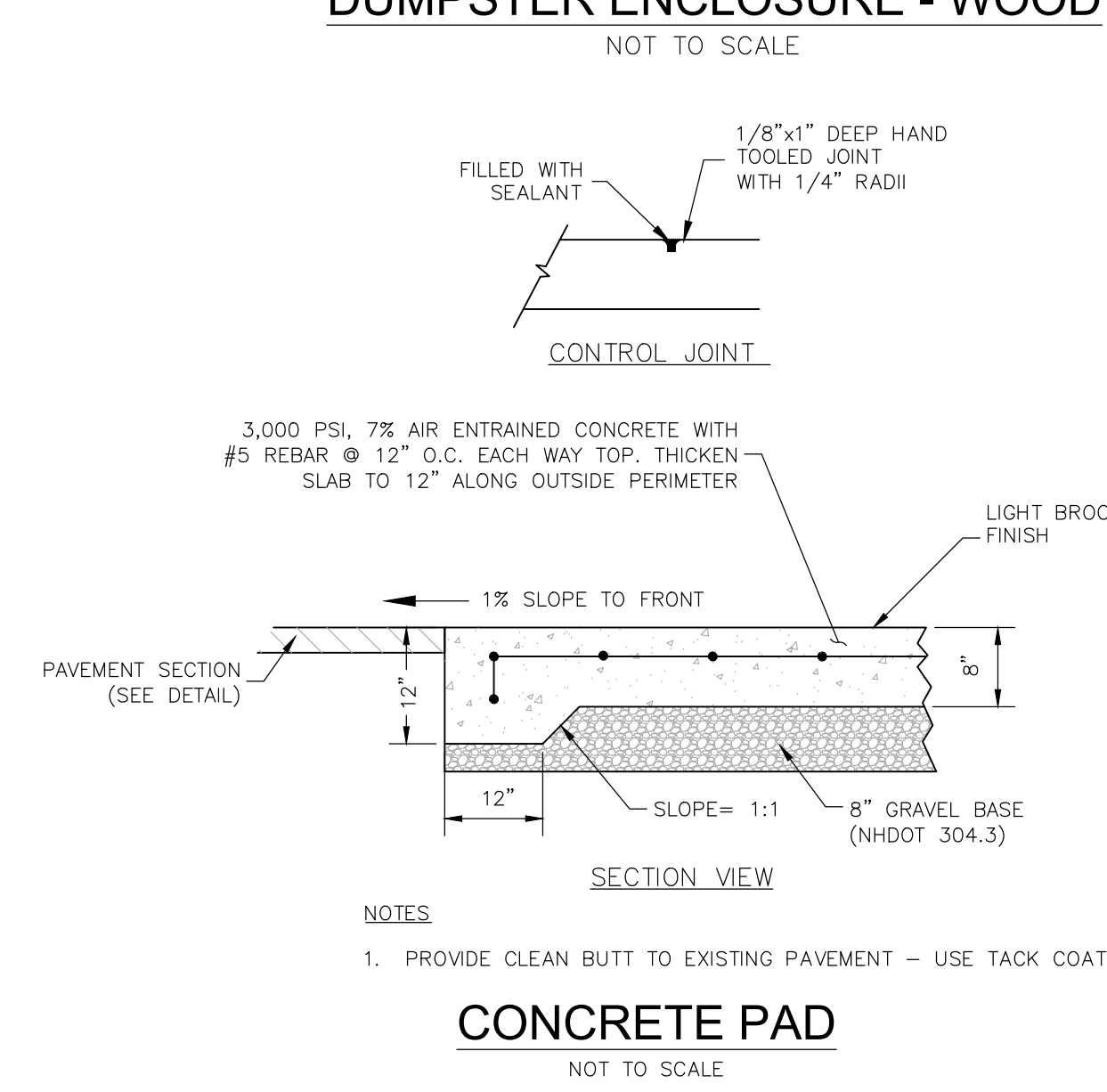
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30CM) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP'S.
3. ROLL THE RECP'S (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECP'S SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP'S WIDTH. NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.



- GENERAL NOTES**
1. ALL PARTS; POSTS, OFFSET BLOCKS, RAILS, & HARDWARE SHALL CONFORM TO STANDARD NO. GR-2 OF THE N.H.D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION WITH THE EXCEPTION THAT THE TERMINAL UNIT TYPE G-2 SHALL CONFORM TO STANDARD NO. GR-10 OF THE N.H.D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION.
 2. ANCHORS, PLATES AND ALL FITTINGS TO BE GALVANIZED.
 3. ALL DIMENSIONS SUBJECT TO MANUFACTURERS TOLERANCES.
 4. RAIL PANELS AND END SECTIONS TO BE 12 GAUGE STEEL.
 5. WHEN GUARDRAIL IS CONSTRUCTED AT UP TO FOUR FEET FROM EDGE OF PAVEMENT, THE GUARD RAIL HEIGHT WILL BE SET FROM THE GRADE AT THE EDGE OF PAVEMENT. WHEN THE GUARDRAIL IS CONSTRUCTED MORE THAN FOUR FEET FROM THE EDGE OF PAVEMENT, THE GUARDRAIL WILL BE SET FROM THE GRADE AT FACE OF RAIL.



- NOTES:**
1. ALL MATERIAL TO MEET FILTREXX™ SPECIFICATIONS
 2. FILTERSOXX COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
 3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.



- ROAD CONSTRUCTION NOTES**
1. REMOVE ALL LOAM, CLAY, MUCK, STUMPS, AND OTHER IMPROPER PAVEMENT FOUNDATION MATERIAL WITHIN 2' OF SUBGRADE. REPLACE WITH COMPACTED GRANULAR FILL MATERIAL ACCEPTABLE TO APPROVING AGENCY. COMPACTION TO BE AT LEAST 95% OF STANDARD PROCTOR.
 2. ALL PAVEMENT, BASE MATERIALS AND WORKMANSHIP TO BE IN COMPLIANCE WITH N.H.D.O.T. "STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
 3. ALL PAVEMENT TO MEET AASHTO H-20 LOADING.



SITE DEVELOPMENT PLANS
 TAX MAP 65 LOT 146
DETAILS
PROPOSED BUILDING ADDITION
30 MAGNOLIA LANE
EXETER, NEW HAMPSHIRE
 OWNED BY/PREPARED FOR
SEACOAST MENTAL HEALTH CENTER
RESOURCE GROUP, INC.
FEBRUARY 25, 2020

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 CONTACT US 24 HOURS PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION	DKE	CRR
2	8/6/2020	REVISIONS PER ADDITIONAL COMMENTS	DKE	CRR
1	4/8/2020	REVISIONS PER ENGINEERING & TOWN COMMENTS	DKE	CRR

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 CK CRR CADFILE DETAILS C-13

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CONSTRUCTION SPECIFICATIONS

PREPARE BEDDING:

BACKFILL MATERIAL AROUND THE END SECTION MAY BE THE SAME AS THE MATERIAL AROUND THE PIPE. PLACE A FEW INCHES OF BACKFILL MATERIAL IN THE TRENCH OR DITCH WHERE THE END SECTION WILL BE PLACED. COMPACT AND CONTOUR THIS BEDDING MATERIAL TO GENERALLY MATCH THE END SECTION. EXCAVATE AN AREA IN THE BEDDING WHERE THE TROUGH WILL SEAT SO THAT THE END SECTION WILL BE LEVEL WITH THE BOTTOM OF THE TRENCH OR DITCH IN THE FINISHED INSTALLATION.

PLACE END SECTION OF PIPE:

OPEN THE END SECTION COLLAR AND SEAT IT OVER THE TWO PIPE CONNECTIONS. ONCE THE END SECTION IS POSITIONED, CHECK TO MAKE SURE THAT THE INVERT OF THE PIPE AND THAT THE END SECTION IS LEVEL WITH THE TRENCH OR DITCH BOTTOM.

SECURE THE END SECTION:

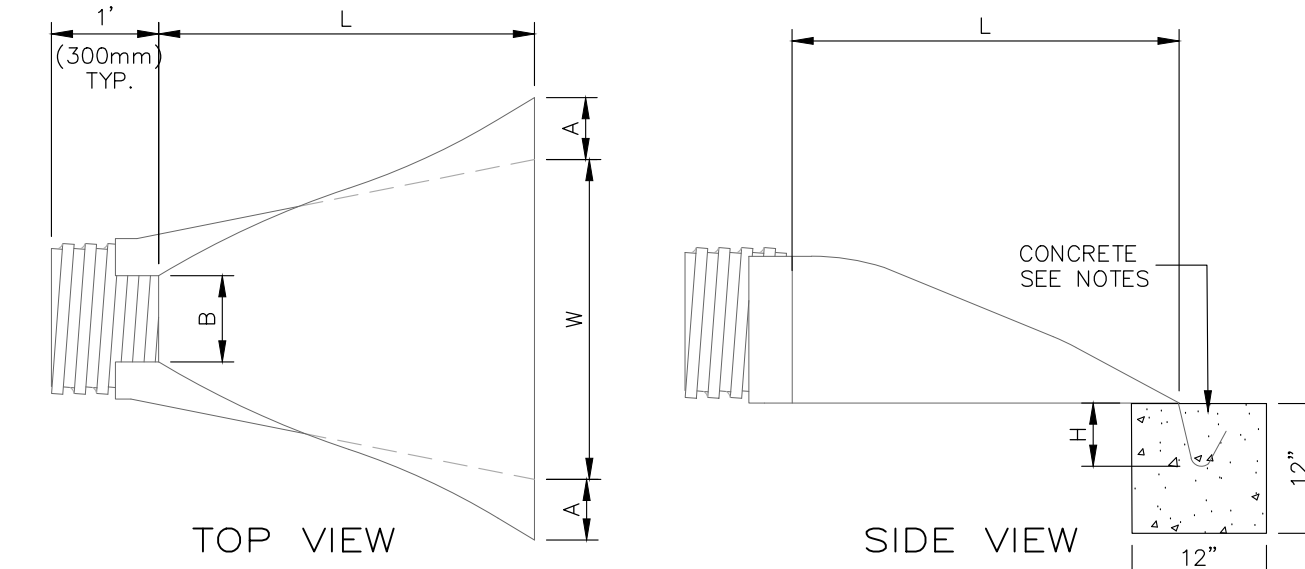
SLIP THE STAINLESS STEEL ROD THROUGH THE PRE-DRILLED HOLES AT THE TOP OF THE COLLAR. THE ROD SHOULD BE BETWEEN THE CROWNS OF THE TWO PIPE CONNECTIONS. PLACE A WASHER ON EITHER END OF THE ROD. PLACE A NUT ON EITHER END OF THE ROD AND TIGHTEN WITH A WRENCH.

SECURE THE TOE TROUGH:

TO PREVENT WASHOUTS FROM HIGH VELOCITY FLOW, IT IS RECOMMENDED THAT THE TROUGH BE SECURED WITH CONCRETE. POUR CONCRETE IN THE TROUGH UP TO THE LEVEL OF THE TRENCH OR DITCH BOTTOM AND ALONG THE ENTIRE LENGTH OF THE TROUGH.

FINISH BACKFILL:

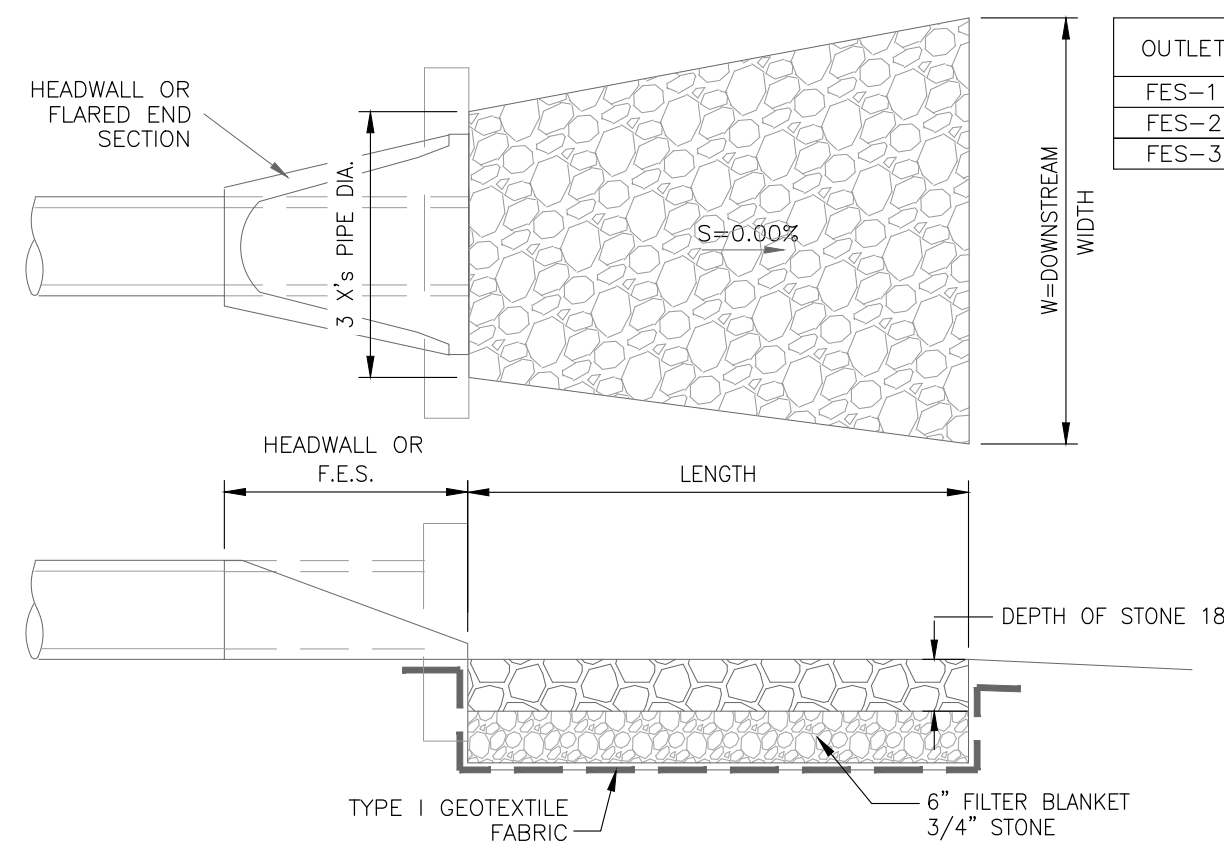
SHOVEL BACKFILL AROUND THE END SECTION IN 6 TO 9 INCH LAYERS EQUALLY ON BOTH SIDES, KNIFING IT TO ELIMINATE VOIDS. TAMP WITH A SMALL-FACED COMPACTOR OR OTHER EQUIPMENT SUITABLE FOR SMALL AREAS. CONTINUE PLACING, KNIFING, AND COMPACTING BACKFILL LAYERS TO THE TOP OF THE END SECTION TO SEAT IT WELL INTO THE BACKFILL.



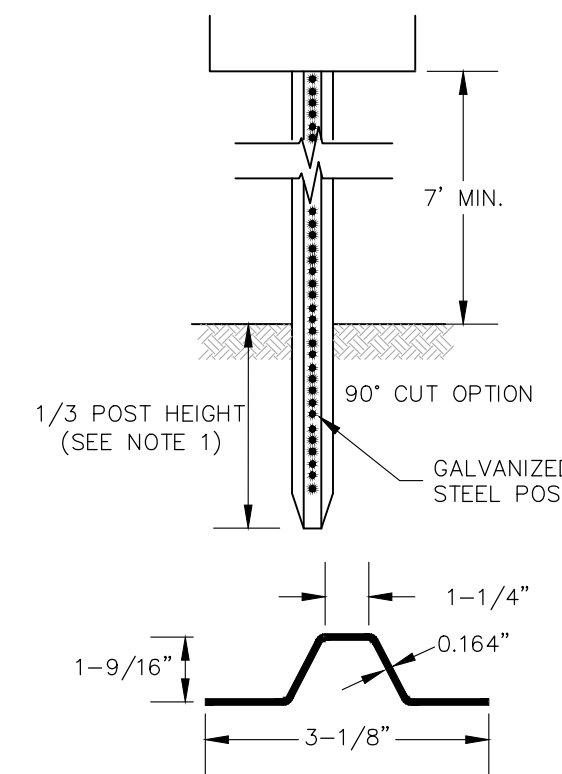
PIPE DIAMETER	PART NO.	DIMENSIONS, INCHES (mm)					
		A, ±1 (25)	B MAX	H, ±1 (25)	L, ±1/2 (13)	W, ±2 (50)	
12", 15" (300,375)	1210 NP	6.5 (165)	10 (254)	6.5 (165)	25 (635)	29 (736)	
18" (450)	1810 NP	7.5 (190)	15 (380)	6.5 (168)	32 (812)	35 (890)	
24" (600)	2410 NP	7.5 (190)	18 (450)	6.5 (165)	36 (900)	45 (1140)	
30" (750)	3010 NP	10.5 (266)	NA	7.0 (178)	53 (1346)	68 (1725)	
36" (900)	3610 NP	10.5 (266)	NA	7.0 (178)	53 (1346)	68 (1725)	

FLARED END SECTION (HDPE)

NOT TO SCALE



OUTLET	WIDTH	LENGTH
FES-1	8.6'	13.9'
FES-2	7.0'	10.0'
FES-3	3.6'	5.2'

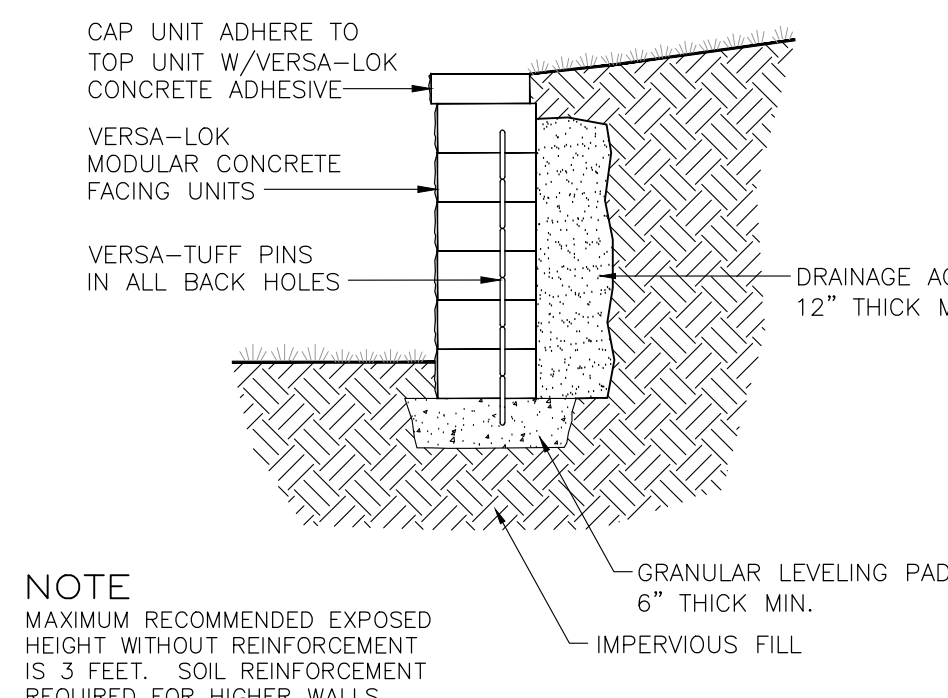


LENGTH: AS REQUIRED
 WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN)
 HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
 STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)
 FINISH: SHALL BE PAINTED WITH 2 COATS OF AN APPROVED MEDIUM GREEN BAKED-ON OR AIR-DRIED PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

- NOTE:
- WHERE LEDGE APPLICATION EXISTS, DRILL & GROUT TO A MINIMUM OF 2".
 - ALL SIGNAGE SHALL FOLLOW THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES STANDARDS AND NHDOT STANDARDS.
 - SIGN, HARDWARE, AND INSTALLATION SHALL CONFORM TO THE LATEST NHDOT STANDARD SPECIFICATIONS.

SIGN POST

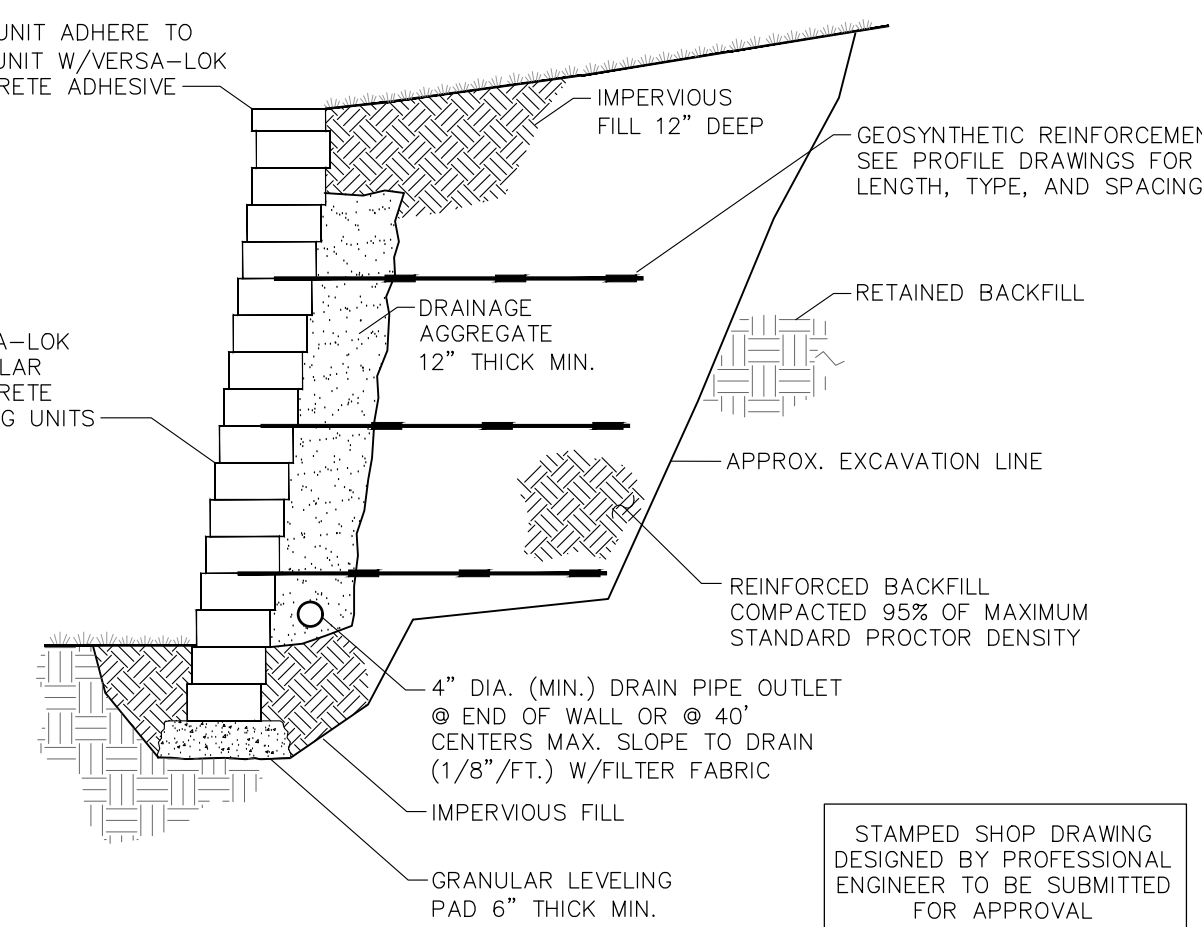
NOT TO SCALE



NOTE
 MAXIMUM RECOMMENDED EXPOSED HEIGHT WITHOUT REINFORCEMENT IS 3 FEET. SOIL REINFORCEMENT REQUIRED FOR HIGHER WALLS.

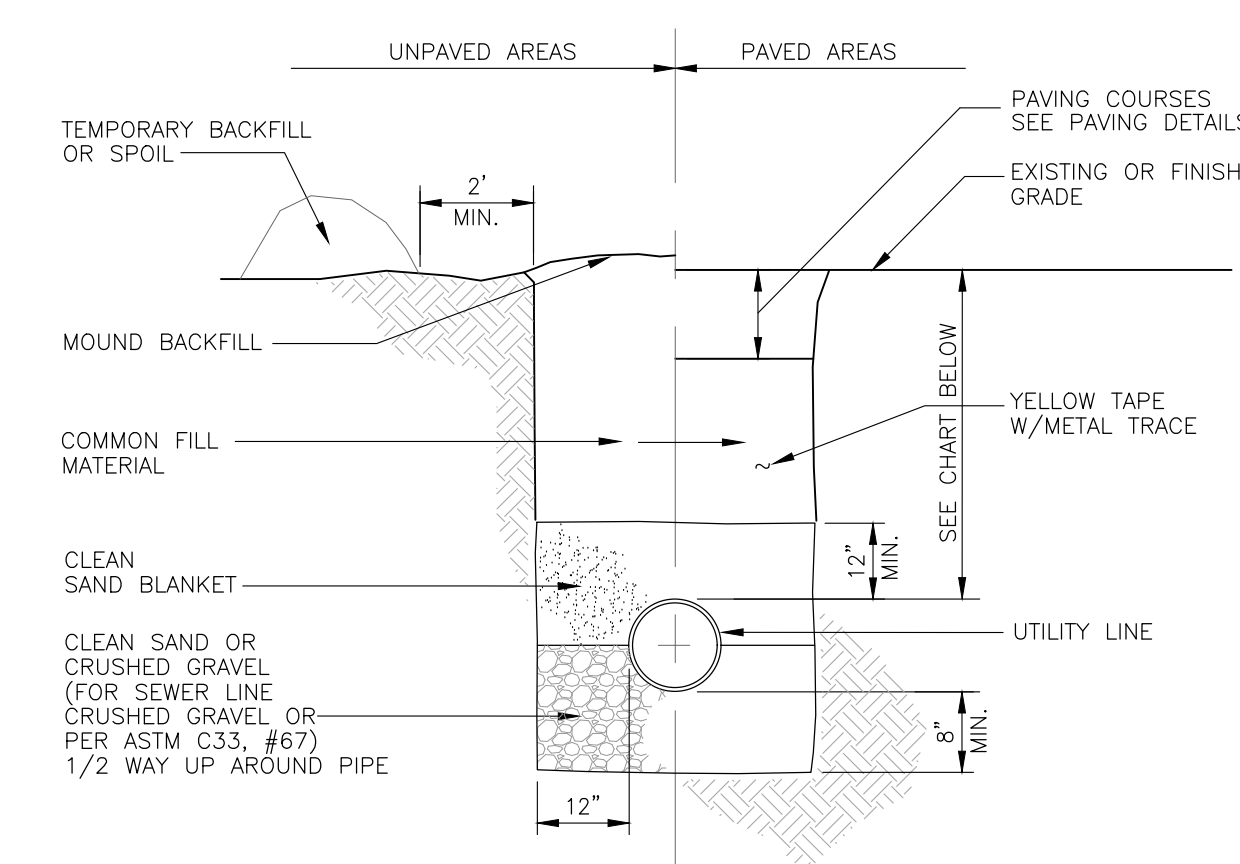
VERSA-LOK RETAINING WALL

VERTICAL WALL NOT TO SCALE



VERSA-LOK DETAIL

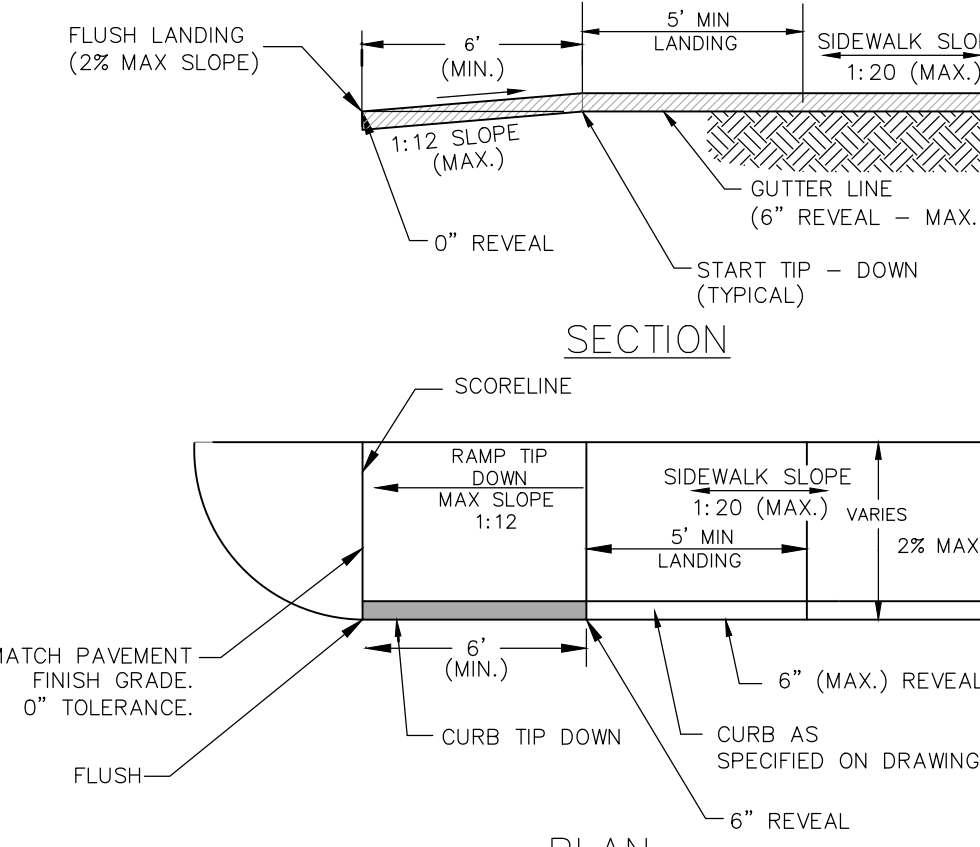
NOT TO SCALE



UTILITY	MINIMUM PIPE COVER	
	PAVED AREAS	UNPAVED AREAS
SANITARY SEWER MAIN	6'	4'
STORM DRAIN	3'	3'
WATER MAIN	5'	5'

TRENCH (FOR SEWER, WATER AND DRAIN LINES)

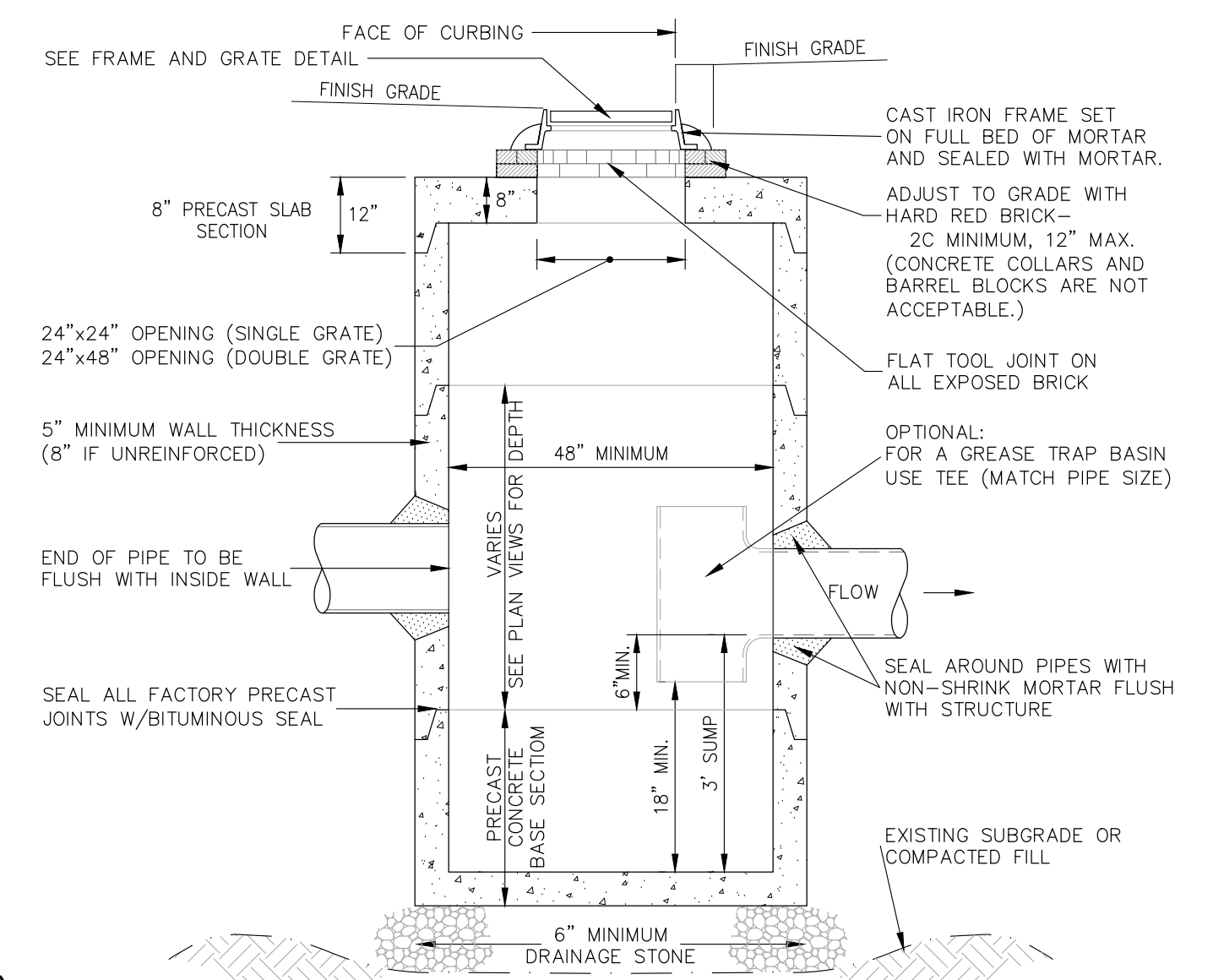
NOT TO SCALE



- NOTE:
- RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, LATEST EDITION.

SIDEWALK TIP DOWN RAMP (TYPE B)

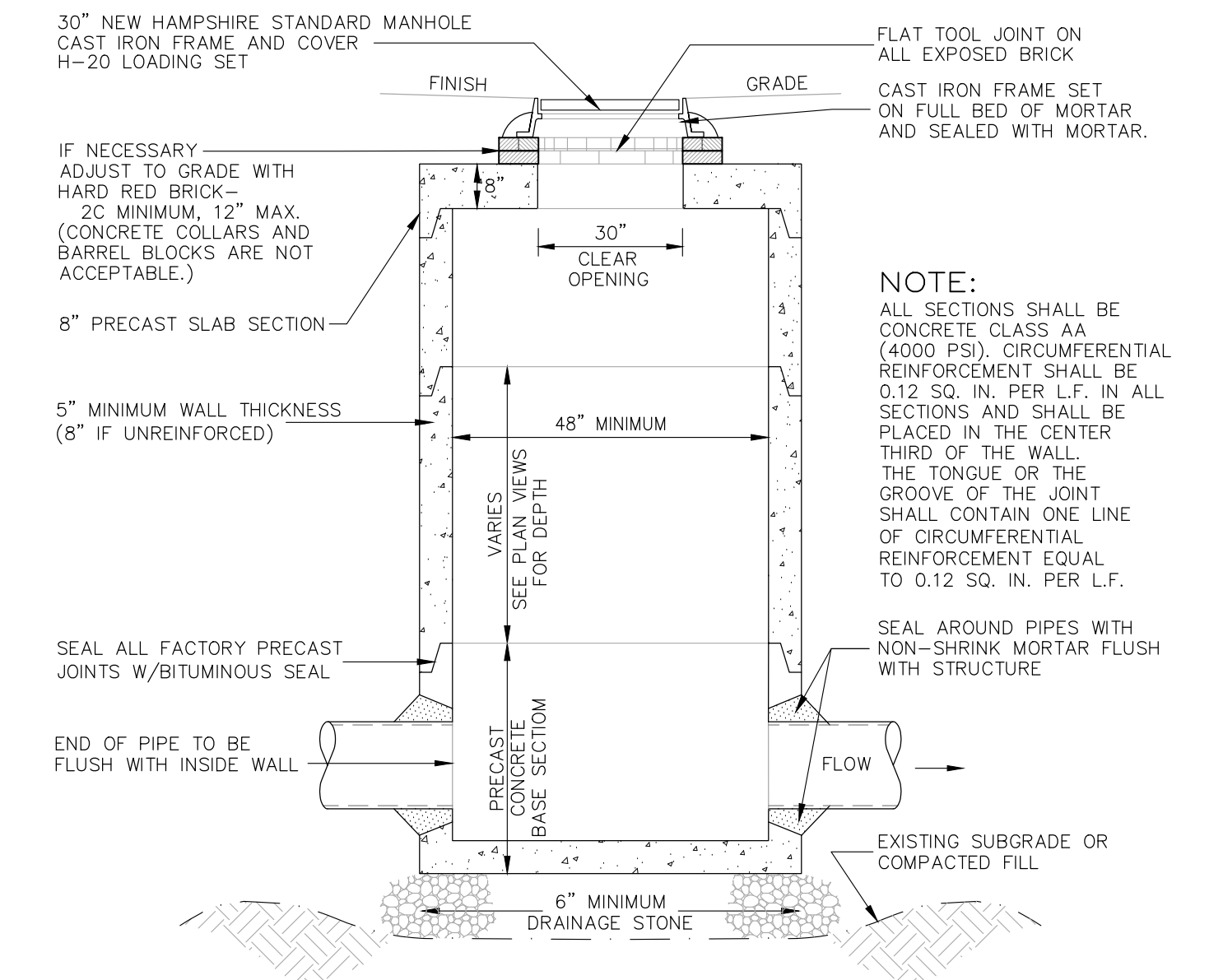
NOT TO SCALE



NOTE: ALL PRECAST SECTIONS SHALL CONFORM TO ASTM C-478

CATCH BASIN (SLAB TOP)

NOT TO SCALE



NOTE: ALL PRECAST SECTIONS SHALL CONFORM TO ASTM C-478

DRAIN MANHOLE (SLAB TOP)

NOT TO SCALE

SITE DEVELOPMENT PLANS

TAX MAP 65 LOT 146

DETAILS

PROPOSED BUILDING ADDITION
30 MAGNOLIA LANE
EXETER, NEW HAMPSHIRE

OWNED BY/PREPARED FOR
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FILE	47255.01	DR	DKE	FB		
		CK	CRR	CADFILE		
					DETAILS	
						C-14

Aug 06, 2020 - 7:32pm F:\MISC Projects\47255 - Prospect Avenue - Exeter\47255 01 - SMHC - 30 Prospect Ave - Site Plan\Design\Production Drawings\Details.dwg

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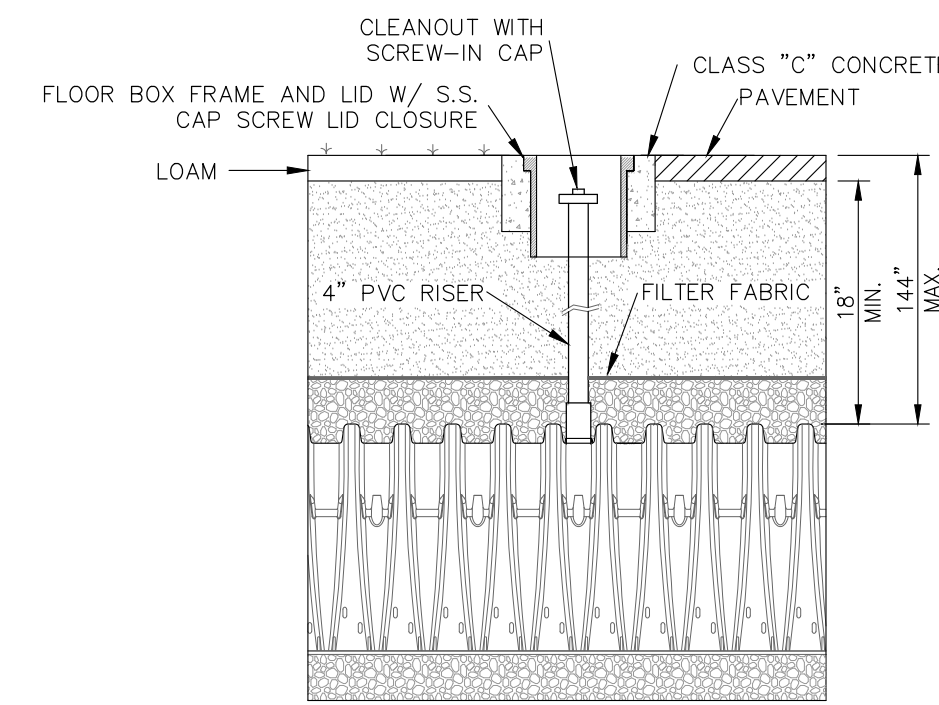


STORMTECH PRODUCT SPECIFICATIONS

- GENERAL
 - STORMTECH CHAMBERS ARE DESIGNED TO 1.1 CONTROL STORMWATER RUNOFF, AS A SUBSURFACE RETENTION SYSTEM. STORMTECH CHAMBERS RETAIN AND ALLOW EFFECTIVE INFILTRATION OF WATER INTO THE SOIL, AS A SUBSURFACE DETENTION SYSTEM. STORMTECH CHAMBERS DETAIN AND ALLOW FOR THE METERED FLOW OF WATER TO AN OUTFALL.
- CHAMBER PARAMETERS
 - THE CHAMBER SHALL BE INJECTION MOLDED OF POLYPROPYLENE RESIN TO BE INHERENTLY RESISTANT TO ENVIRONMENTAL STRESS CRACKING (ESCR), AND TO MAINTAIN ADEQUATE STIFFNESS THROUGH HIGHER TEMPERATURES EXPERIENCED DURING INSTALLATION AND SERVICE.
 - THE NOMINAL CHAMBER DIMENSIONS OF THE STORMTECH SC-740 SHALL BE 30.0 INCHES TALL, 51.0 INCHES WIDE AND 90.7 INCHES LONG.
 - THE CHAMBER SHALL HAVE A CONTINUOUSLY CURVED SECTION PROFILE.
 - THE CHAMBER SHALL BE OPEN-BOTTOMED.
 - THE CHAMBER SHALL INCORPORATE AN OVERLAPPING CORRUGATION JOINT SYSTEM TO ALLOW CHAMBER ROWS OF ALMOST ANY LENGTH TO BE CREATED. THE OVERLAPPING CORRUGATION JOINT SYSTEM SHALL BE EFFECTIVE WHILE ALLOWING A CHAMBER TO BE TRIMMED TO SHORTEN ITS OVERALL LENGTH.
 - THE NOMINAL STORAGE VOLUME OF A JOINED STORMTECH SC-740 CHAMBER SHALL BE 74.9 CUBIC FEET PER CHAMBER WHEN INSTALLED PER STORMTECH'S TYPICAL DETAILS (INCLUDES THE VOLUME OF CRUSHED ANGULAR STONE WITH AN % POROSITY). THIS EQUATES TO ASSUMED 40 CUBIC FEET OF STORAGE/SQUARE FOOT OF BED.
- THE CHAMBER SHALL HAVE FORTY-EIGHT ORIFICES PENETRATING THE SIDEWALLS TO ALLOW FOR LATERAL CONVEYANCE OF WATER.
- THE CHAMBER SHALL HAVE TWO ORIFICES NEAR ITS TOP TO ALLOW FOR EQUALIZATION OF AIR PRESSURE BETWEEN ITS INTERIOR AND EXTERIOR.
- THE CHAMBER SHALL HAVE BOTH OF ITS ENDS 2.9 OPEN TO ALLOW FOR UNIMPEDED HYDRAULIC FLOWS AND VISUAL INSPECTIONS DOWN A ROW'S ENTIRE LENGTH.

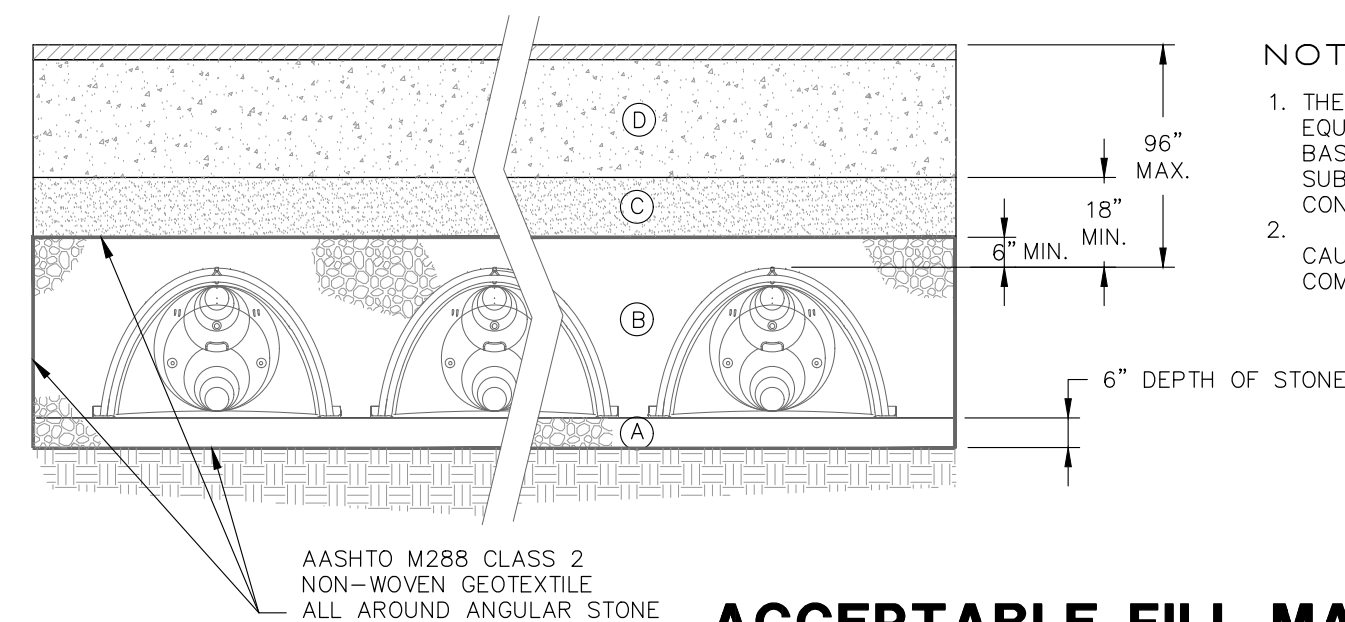
STORMTECH GENERAL NOTES

- STORMTECH LLC ("STORMTECH") REQUIRES INSTALLING CONTRACTORS TO USE AND UNDERSTAND STORMTECH'S LATEST INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION.
- OUR TECHNICAL SERVICES DEPARTMENT OFFERS INSTALLATION CONSULTATIONS TO INSTALLING CONTRACTORS. CONTACT OUR TECHNICAL SERVICES REPRESENTATIVES CAN THEN ANSWER QUESTIONS OR ADDRESS COMMENTS ON THE STORMTECH CHAMBER SYSTEM AND INFORM THE INSTALLING CONTRACTOR OF THE MINIMUM INSTALLATION REQUIREMENTS BEFORE BEGINNING THE SYSTEM'S CONSTRUCTION. CALL 1-888-892-2694 TO SPEAK TO A TECHNICAL SERVICE REPRESENTATIVE OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF OUR INSTALLATION INSTRUCTIONS.
- STORMTECH'S REQUIREMENTS FOR SYSTEMS WITH PAVEMENT DESIGN (ASPHALT, CONCRETE PAVERS, ETC.): MINIMUM COVER IS 18 INCHES NOT INCLUDING PAVEMENT; MAXIMUM COVER IS 96 INCHES INCLUDING PAVEMENT. FOR INSTALLATIONS THAT DO NOT INCLUDE PAVEMENT, WHERE RUTTING FROM VEHICLES MAY OCCUR, MINIMUM REQUIRED COVER IS 24 INCHES, MAXIMUM COVER IS 96 INCHES.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE DESIGN ENGINEER.
- AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE (FILTER FABRIC) MUST BE USED AS INDICATED IN THE PROJECT PLANS.
- STONE PLACEMENT BETWEEN CHAMBERS ROWS AND AROUND PERIMETER MUST FOLLOW INSTRUCTIONS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
- BACKFILLING OVER THE CHAMBERS MUST FOLLOW REQUIREMENTS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
- THE CONTRACTOR MUST REFER TO STORMTECH'S INSTALLATION INSTRUCTIONS FOR A TABLE OF ACCEPTABLE VEHICLE LOADS AT VARIOUS DEPTHS OF COVER. THIS INFORMATION IS ALSO AVAILABLE AT STORMTECH'S WEBSITE: WWW.STORMTECH.COM. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING VEHICLES THAT EXCEED STORMTECH'S REQUIREMENTS FROM TRAVELING ACROSS OR PARKING OVER THE STORMWATER SYSTEM. TEMPORARY FENCING, WARNING TAPE AND APPROPRIATELY LOCATED SIGNS ARE COMMONLY USED TO PREVENT UNAUTHORIZED VEHICLES FROM ENTERING SENSITIVE CONSTRUCTION AREAS.
- THE CONTRACTOR MUST APPLY EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT THE STORMWATER SYSTEM DURING ALL PHASES OF SITE CONSTRUCTION PER LOCAL CODES AND DESIGN ENGINEER'S SPECIFICATIONS.
- STORMTECH PRODUCT WARRANTY IS LIMITED. SEE CURRENT PRODUCT WARRANTY FOR DETAILS. TO ACQUIRE A COPY CALL STORMTECH AT 1-888-892-2694 OR VISIT WWW.STORMTECH.COM.

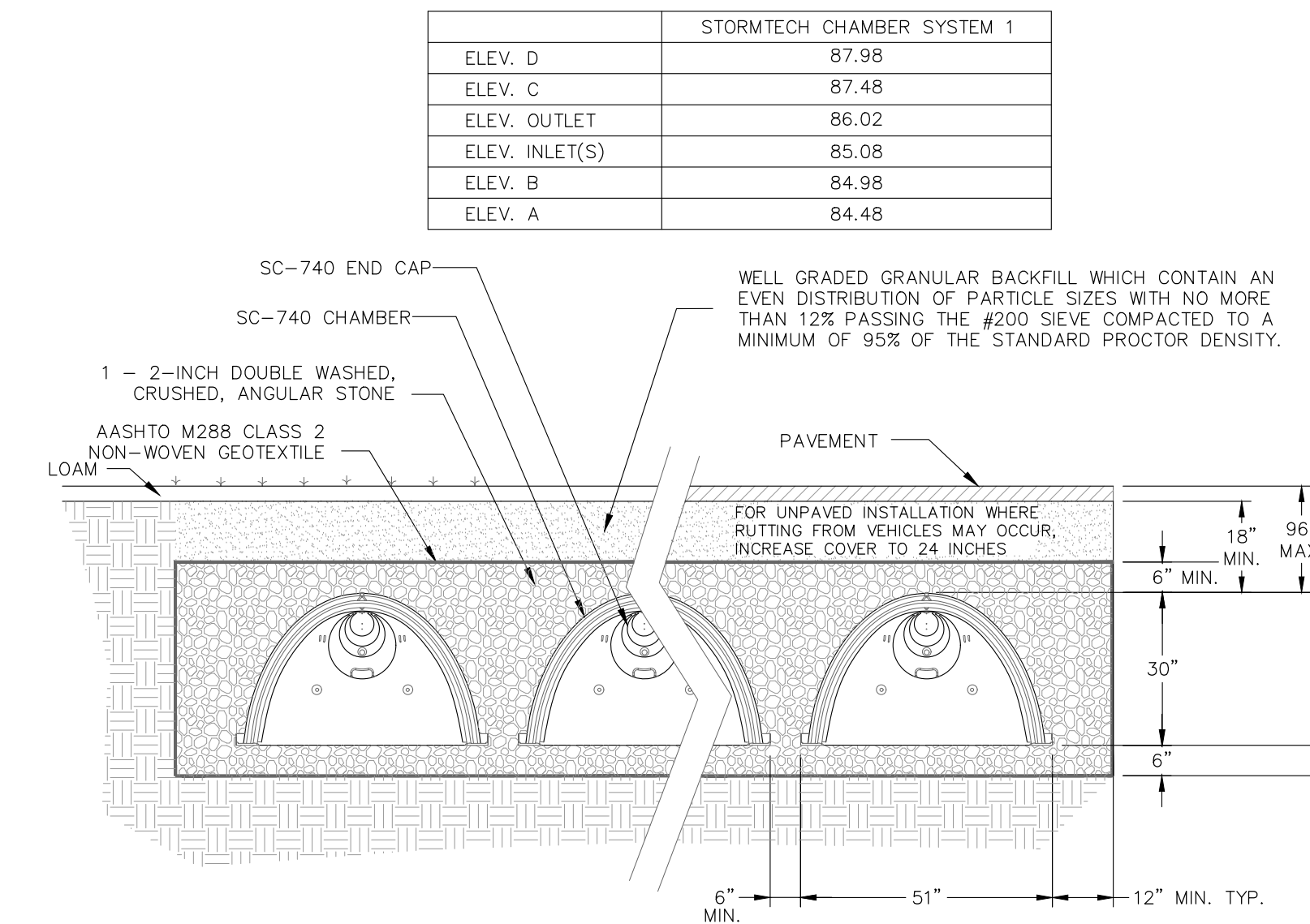


STORMTECH SC-740 CHAMBER SYSTEM INSPECTION PORT DETAIL
NOT TO SCALE

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION	AASHTO M145 DESIGNATION	COMPACTION/DENSITY REQUIREMENT
① FILL MATERIAL FROM 18" TO GRADE ABOVE CHAMBERS	ANY SOIL/ROCK MATERIALS, NATIVE SOILS OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
② FILL MATERIAL FOR 6" TO 18" ELEVATION ABOVE CHAMBERS (24" FOR UNPAVED INSTALLATIONS)	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	A-1 A-2 A-3	COMPACT IN 6" LIFTS TO A MINIMUM 95% STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 LBS. DYNAMIC FORCE NOT TO EXCEED 20,000 LBS.
③ EMBEDMENT STONE SURROUNDING AND TO A 6" ELEVATION ABOVE CHAMBERS	DOUBLE WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 3/4 - 2 INCH	3, 357, 4, 467, 5, 56, 57	N/A	NO COMPACTION REQUIRED
④ FOUNDATION STONE BELOW CHAMBERS	DOUBLE WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 3/4 - 2 INCH	3, 357, 4, 467, 5, 56, 57	N/A	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY



ACCEPTABLE FILL MATERIALS STORMTECH SC-740 CHAMBER SYSTEM



STORMTECH SC-740 CHAMBER SYSTEM TYPICAL CROSS SECTION DETAIL
NOT TO SCALE

UNDERGROUND STORMWATER DETENTION SYSTEM OPERATION AND MAINTENANCE PLAN

THE OWNER IS RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE PROPOSED STORMWATER COLLECTION SYSTEM INCLUDING ROUTINE INSPECTION, CLEANING AND MAINTENANCE OF MANHOLES, DEEP SUMP HOODED CATCH BASINS, CLEAN OUTS, UNDERGROUND DETENTION SYSTEMS AND REGULAR STREET SWEEPING.

SCHEDULE FOR INSPECTION AND MAINTENANCE AFTER CONSTRUCTION:

STREET SWEEPING

- STREET SWEEPING EFFORTS SHALL BE CONDUCTED AT LEAST ONCE A MONTH OUTSIDE OF WINTER MONTHS.
- SAND SWEEPED FROM THE ROADWAYS AND PARKING LOTS WILL BE REMOVED TO AN APPROVED OFF-SITE LOCATION.

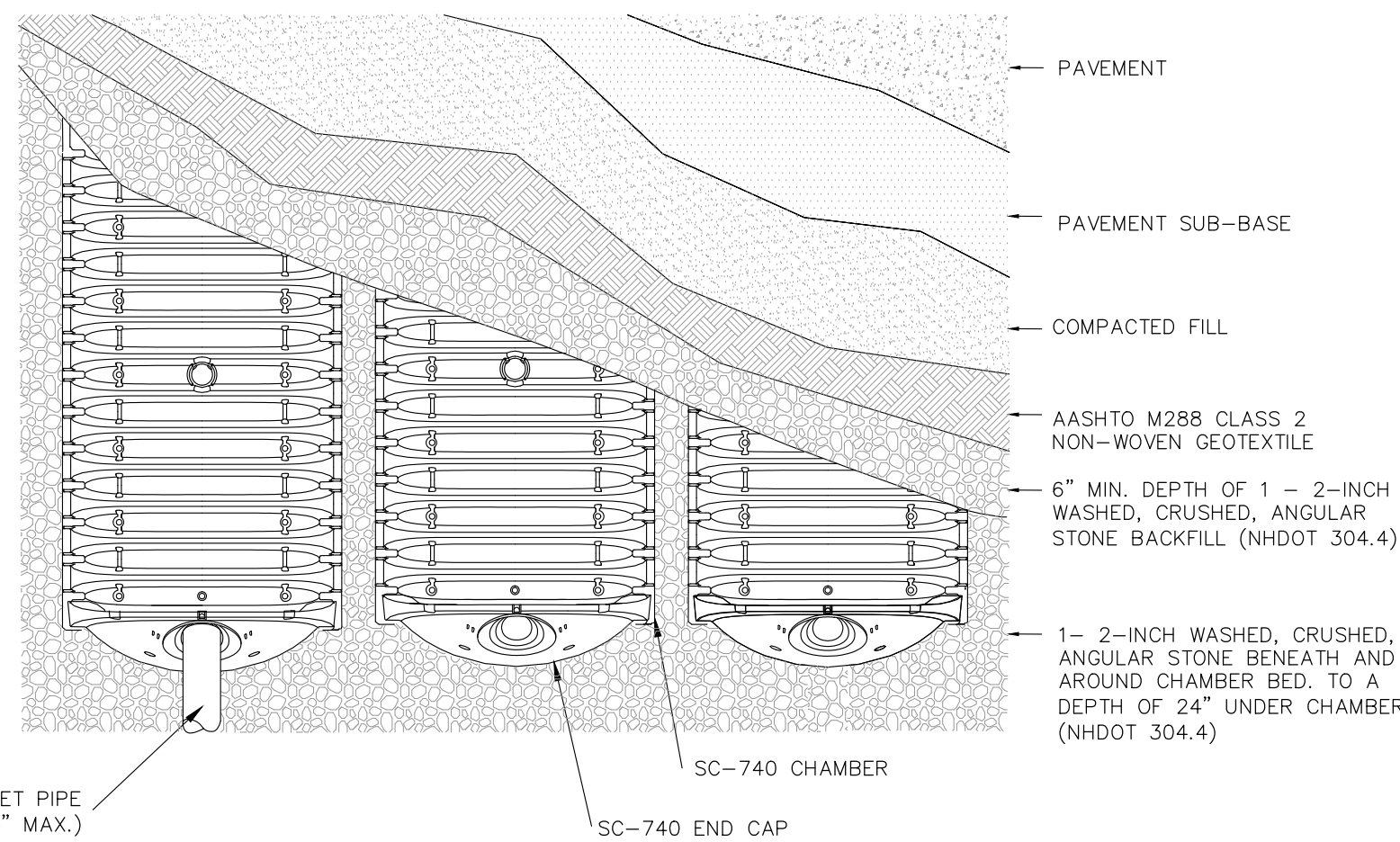
DEEP SUMP CATCH BASINS & LEACHING CATCH BASINS

- INLETS SHOULD BE CLEANED ANNUALLY AND INSPECTED SEMI-ANNUALLY.
- ALL SEDIMENTS, FLOATABLES, AND HYDROCARBONS SHOULD BE PROPERLY HANDLED AND DISPOSED OF, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES AND REGULATIONS.

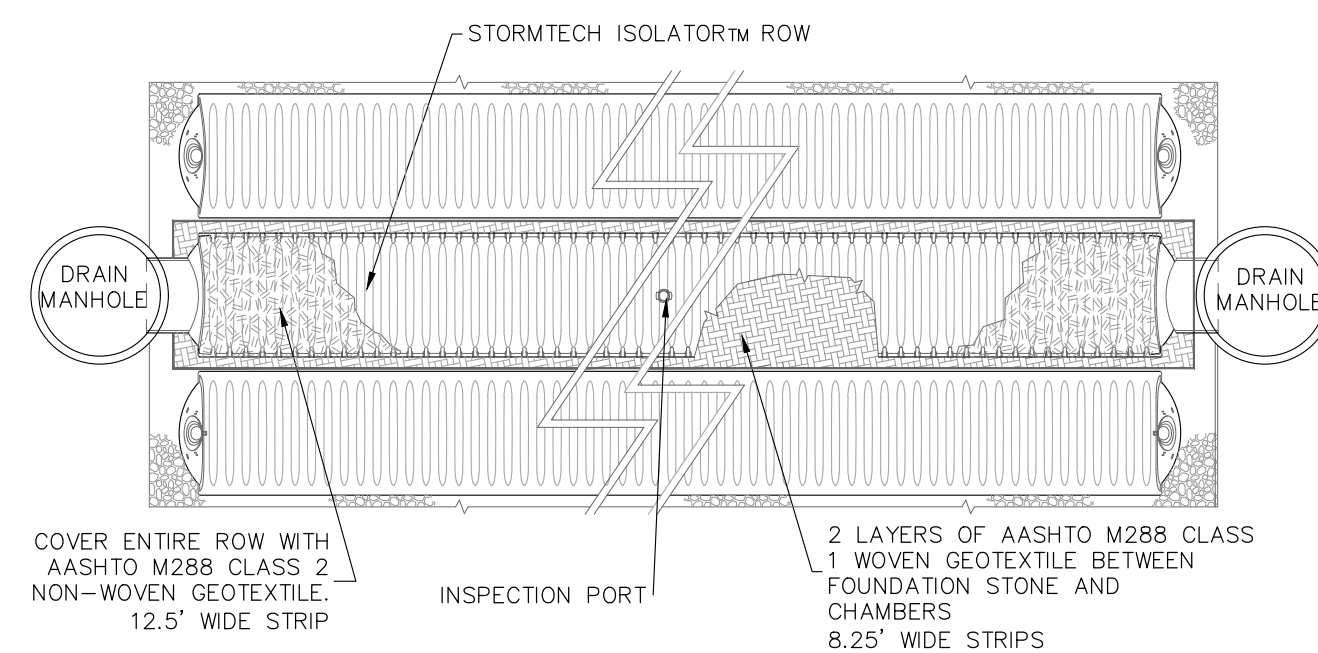
UNDERGROUND DETENTION SYSTEMS (STORMTECH ISOLATOR SC-740 CHAMBER OR EQUAL)

- ISOLATOR ROWS AND PIPE HEADERS SHALL BE INSPECTED IMMEDIATELY AFTER COMPLETION OF THE SITE'S CONSTRUCTION. THE NORMAL INSPECTION SCHEDULE AFTER CONSTRUCTION FOR ISOLATOR ROWS IS SEMI ANNUAL UNTIL AN UNDERSTANDING OF THE SITE'S CHARACTERISTICS IS DEVELOPED. PIPE HEADERS SHOULD BE INSPECTED QUARTERLY AFTER CONSTRUCTION.
- INSPECTION OF THE ISOLATOR ROW SHALL INVOLVE A VISUAL CHECK USING EITHER THE INSPECTION PORTS OR AN ACCESS MANHOLE.
- IF UPON VISUAL INSPECTION OF THE ISOLATOR ROW, IT IS FOUND THAT SEDIMENT HAS ACCUMULATED TO AN AVERAGE DEPTH EXCEEDING 3 INCHES, CLEANOUT IS REQUIRED.
- CLEANOUT OF SEDIMENT WITHIN THE PIPE HEADER IS REQUIRED WHEN THE SEDIMENT VOLUME HAS REDUCED THE STORAGE AREA BY 25% OR THE DEPTH OF SEDIMENT HAS REACHED APPROXIMATELY 25% OF THE DIAMETER OF THE STRUCTURE.
- CLEANOUT OF THE ACCUMULATED MATERIAL IN THE PIPE HEADER SHOULD BE ACCOMPLISHED BY VACUUM PUMPING. CLEANOUT SHOULD BE PERFORMED DURING DRY WEATHER AND CARE SHOULD BE TAKEN TO AVOID FLUSHING SEDIMENTS OUT THROUGH THE OUTLET PIPES AND INTO THE CHAMBER ROWS.

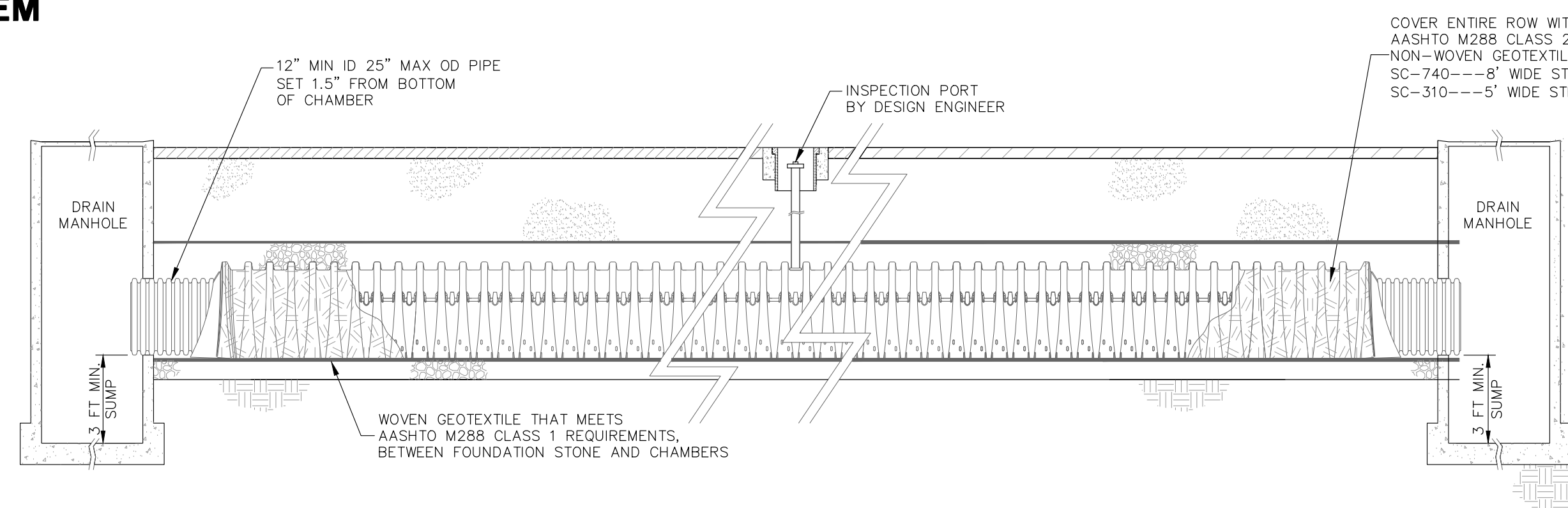
A SITE MAINTENANCE LOG WILL BE KEPT. THIS LOG WILL RECORD THE DATES WHEN MAINTENANCE TASKS WERE COMPLETED, THE PERSON WHO COMPLETED THE TASK, AND ANY OBSERVATIONS OF MALFUNCTIONS IN COMPONENTS OF THE STORMWATER MANAGEMENT SYSTEM. CALL 1-888-892-2694 TO SPEAK TO A TECHNICAL REPRESENTATIVE OR VISIT WWW.STORMTECH.COM.



STORMTECH SC-740 CHAMBER SYSTEM PLAN VIEW DETAIL
NOT TO SCALE



STORMTECH ISOLATOR™ ROW PLAN VIEW DETAIL
NOT TO SCALE



STORMTECH ISOLATOR™ ROW & INLET PROFILE VIEW DETAIL
NOT TO SCALE

SITE DEVELOPMENT PLANS

TAX MAP 65 LOT 146
DETAILS
PROPOSED BUILDING ADDITION
30 MAGNOLIA LANE
EXETER, NEW HAMPSHIRE
OWNED BY/PREPARED FOR
SEACOAST MENTAL HEALTH CENTER
RESOURCE GROUP, INC.

FEBRUARY 25, 2020

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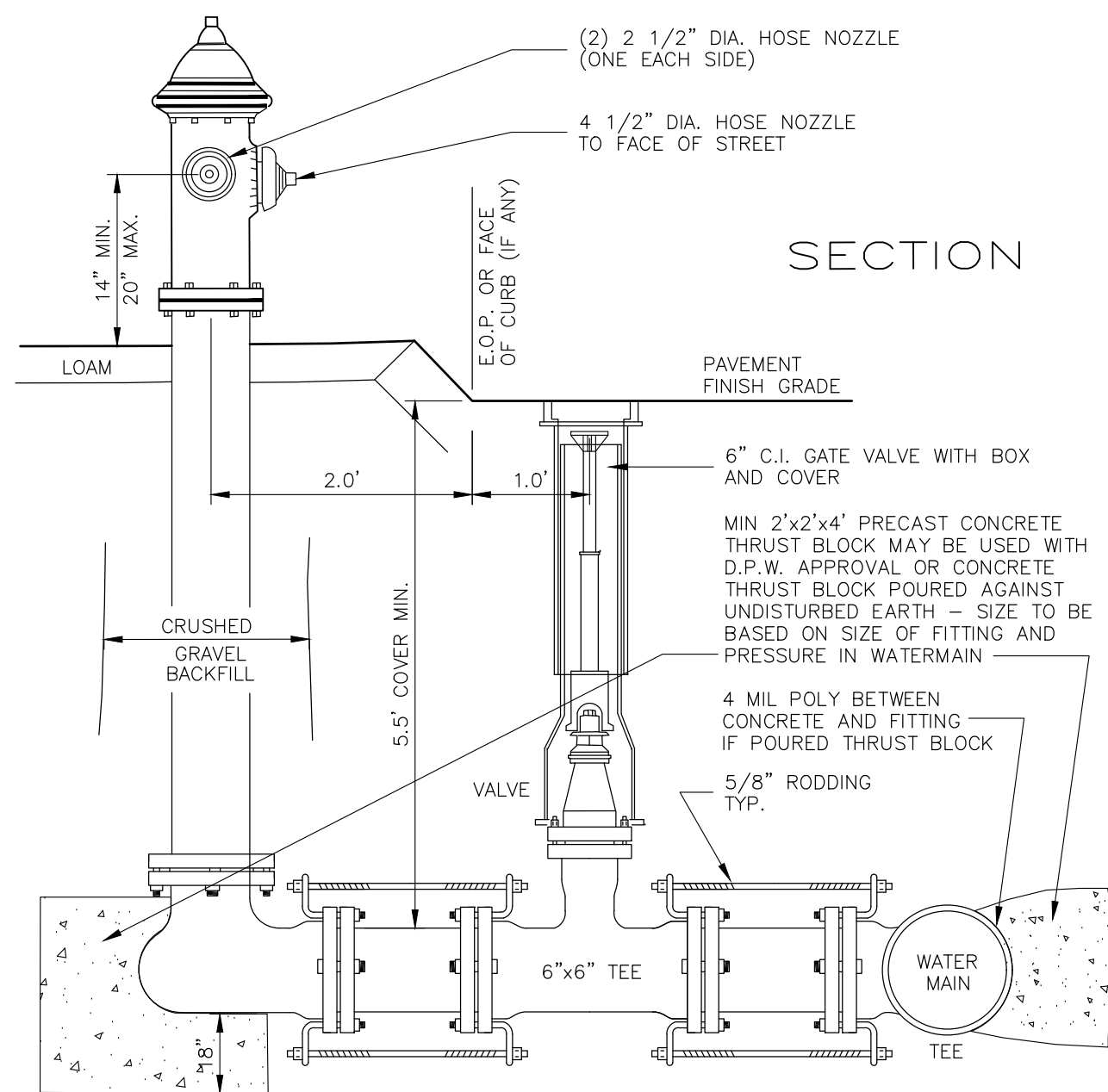
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FILE	47255.01	DR	DKE	FB			
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					DETAILS		
						C-15	



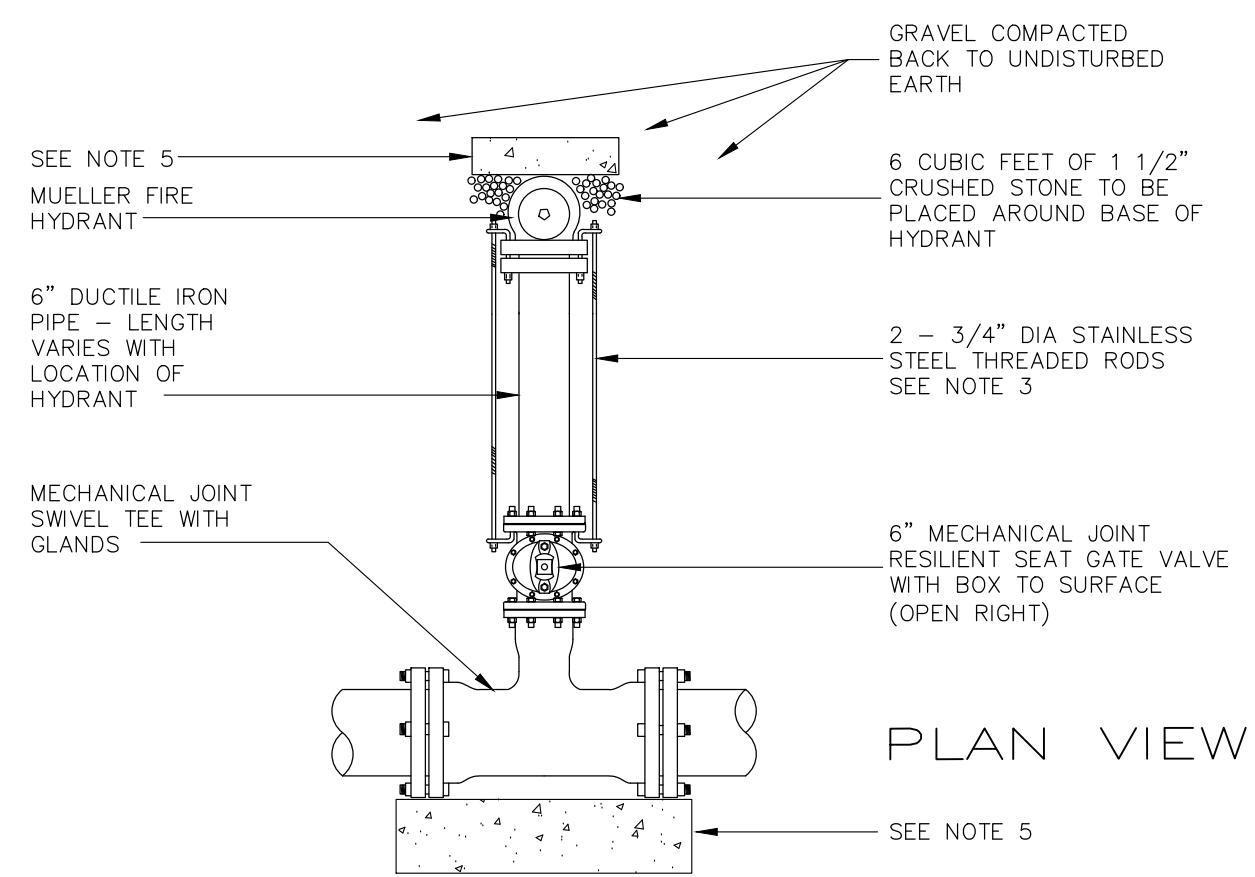
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
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Fax (603) 472-9747
www.tfmoran.com



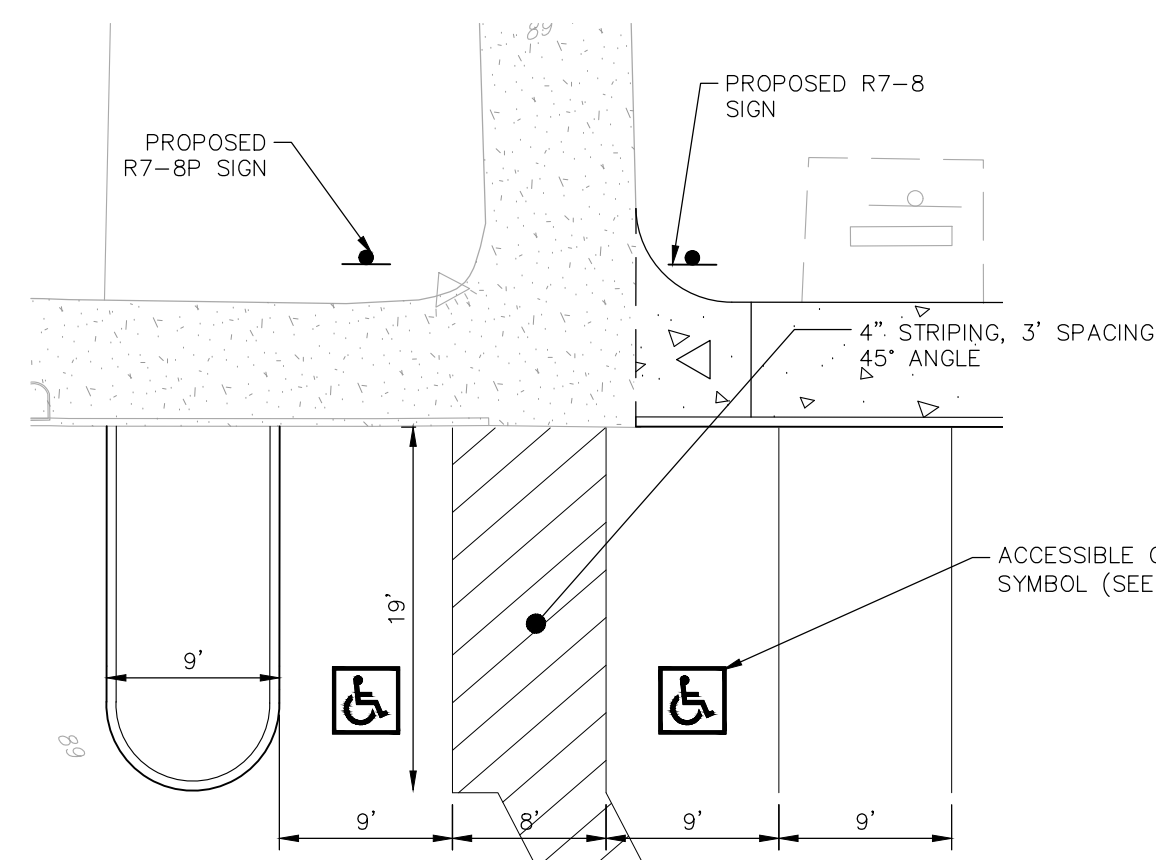
FIRE HYDRANT AND GATE VALVE

NOT TO SCALE



NOTE

1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO D.P.W. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5'-6" FROM TOP OF PIPE TO FINISH GRADE.
3. ALL THREADED RODS AND NUTS MUST BE STAINLESS STEEL.
4. WHEN DISTANCE FROM WATERMAIN TO HYDRANT IS MORE THAN 10', SUBSTITUTE MEGALUGS IN LIEU OF THREADED ROD OR GRIP RINGS.
5. MIN 2'x2'x4' PRECAST CONCRETE THRUST BLOCK MAY BE USED WITH D.P.W. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH - SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATERMAIN.

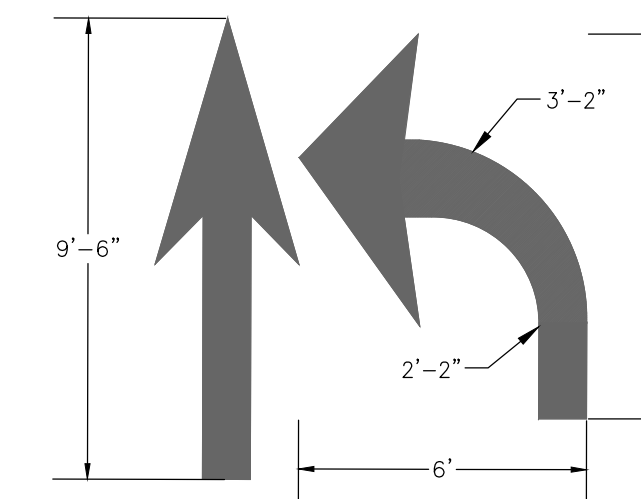


NOTES

1. TRAFFIC PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER AND SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F". APPLY TWO COATS.
2. SYMBOLS AND PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT, LATEST EDITION.
3. 2% MAXIMUM GROSS SLOPE ALLOWED IN ACCESSIBLE PARKING SPACES AND ACCESS AISLES.

TYPICAL PARKING LAYOUT

NOT TO SCALE

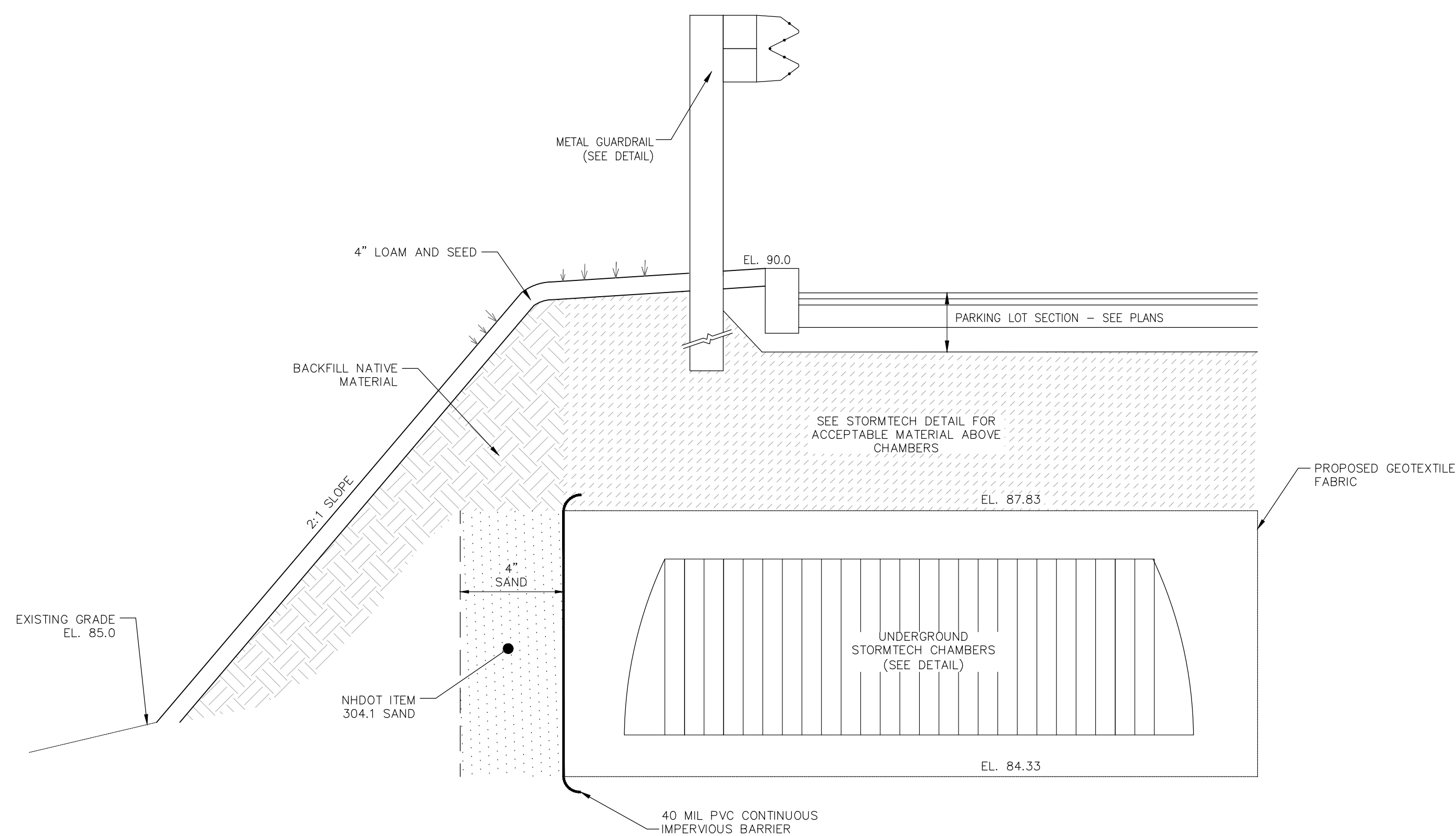


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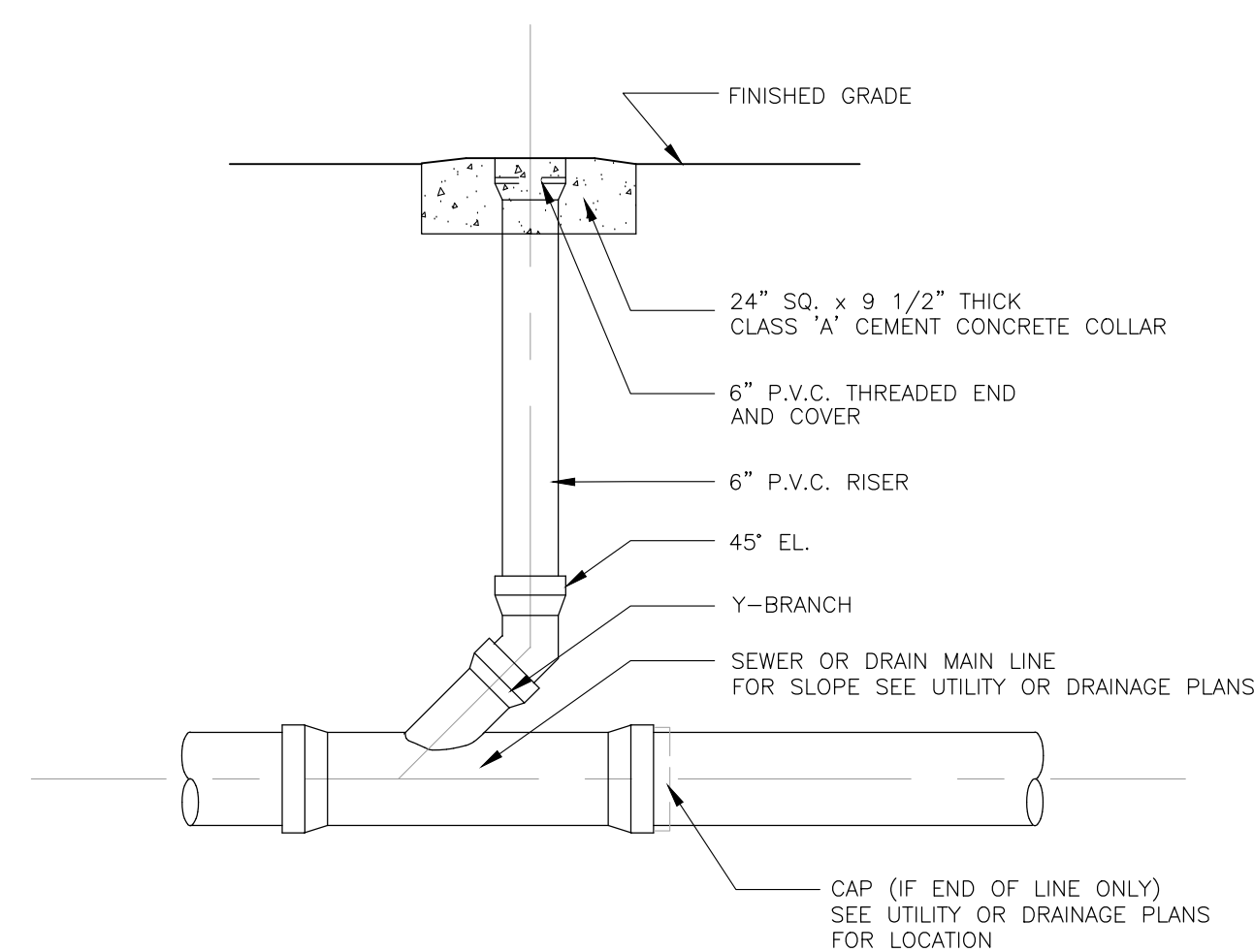
PAINTED ARROW

NOT TO SCALE



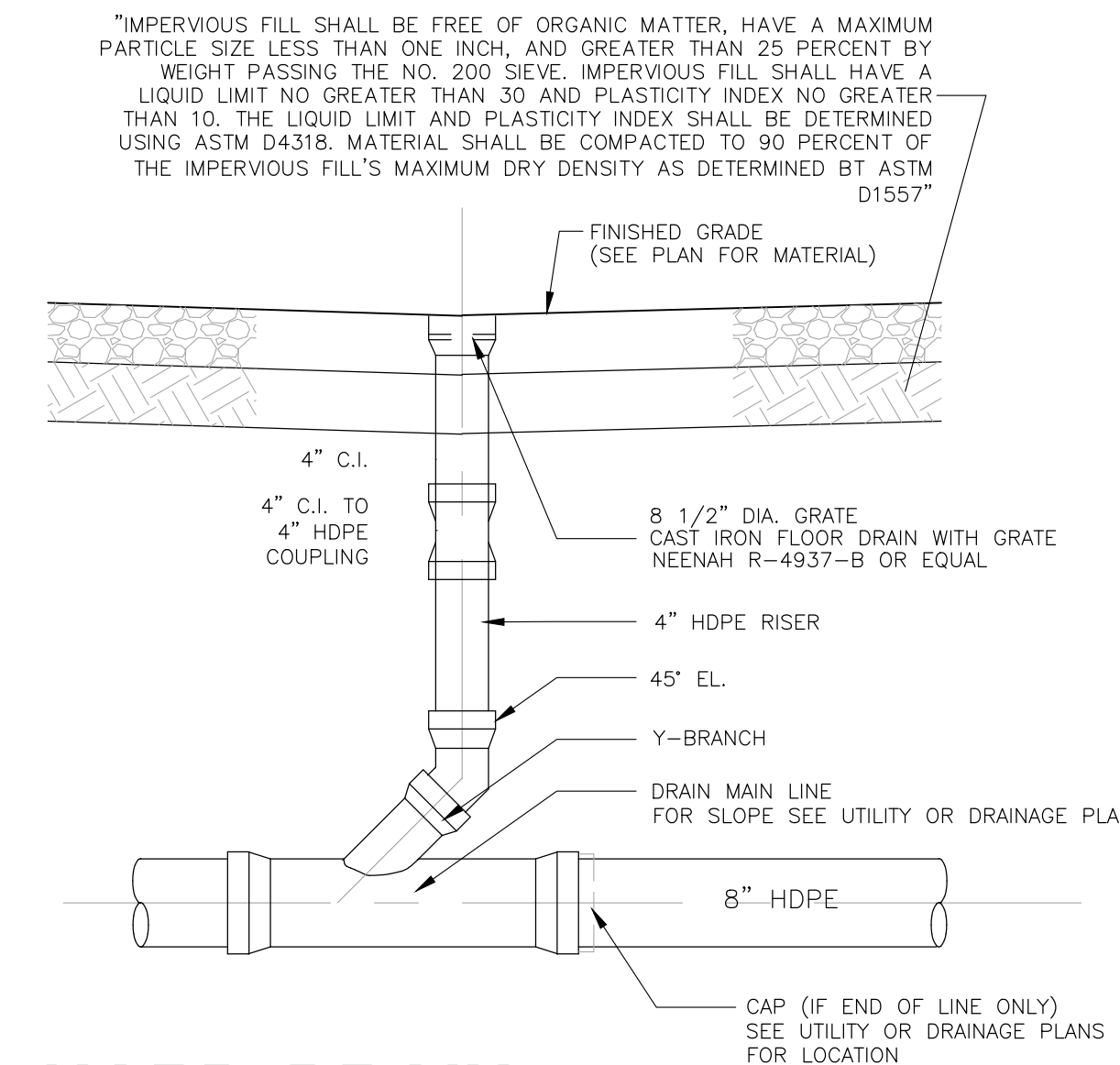
IMPERVIOUS BARRIER - STORMTECH SYSTEM

NOT TO SCALE



DRAINAGE CLEAN OUT

NOT TO SCALE



YARD DRAIN

NOT TO SCALE

SITE DEVELOPMENT PLANS

TAX MAP 65 LOT 146

DETAILS

PROPOSED BUILDING ADDITION

**30 MAGNOLIA LANE
EXETER, NEW HAMPSHIRE**

OWNED BY/PREPARED FOR
**SEACOAST MENTAL HEALTH CENTER
RESOURCE GROUP, INC.**

FEBRUARY 25, 2020

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FRONT ELEVATION



BACK ELEVATION

PROJECT NO. 2018041

SEACOAST MENTAL HEALTH ADDITION

30 PROSPECT AVE, EXETER, NH

A1.00

31 July 2020





RIGHT ELEVATION



LEFT ELEVATION

PROJECT NO. 2018041

SEACOAST MENTAL HEALTH ADDITION

30 PROSPECT AVE, EXETER, NH

A2.00

31 July 2020

