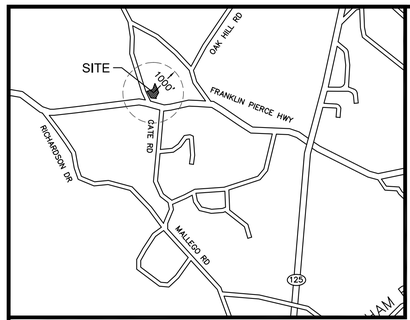


LOCATION PLAN
SCALE: 1"=2000'

THESE PLANS ARE PERMIT DRAWINGS ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING

SITE RE-DEVELOPMENT PLANS
B.R. PETERSON REALTY, LLC

4 SMOKE STREET
BARRINGTON, NEW HAMPSHIRE
FEBRUARY 5, 2015

PROPERTY OWNER/APPLICANT:

MAP 234 LOT 26
B.R. PETERSON REALTY, LLC
747 PORTSMOUTH AVENUE
GREENLAND, NH 03840

CIVIL ENGINEER/LAND SURVEYOR:

MSC

MSC a division of TF Moran, Inc.
170 COMMERCE WAY, SUITE 102
PORTSMOUTH, NH 03801
PHONE: (603) 431-2222
FAX: (603) 431-0910
www.mscengineers.com

TOWN OF BARRINGTON PLANNING BOARD

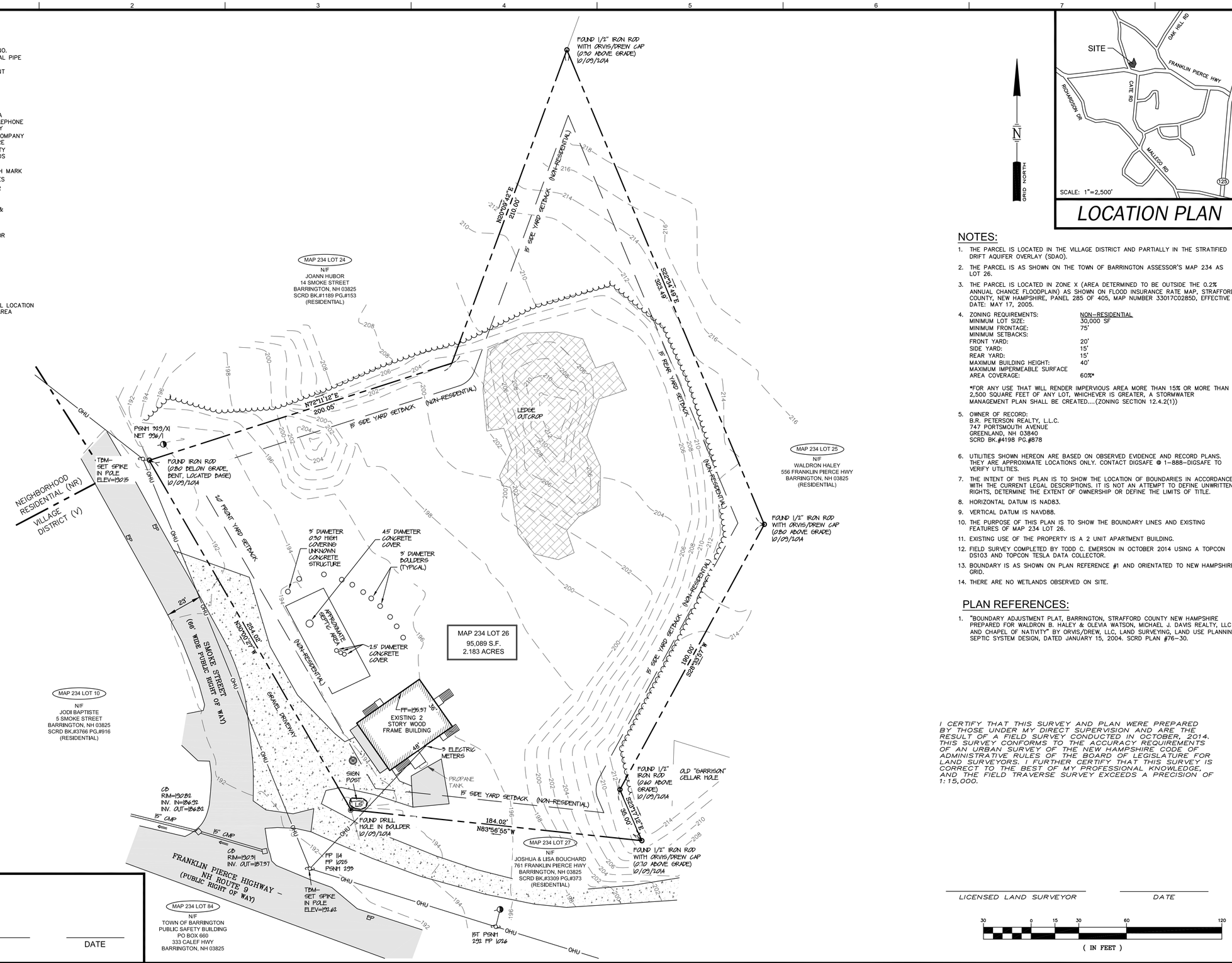
CHAIRPERSON _____ DATE _____

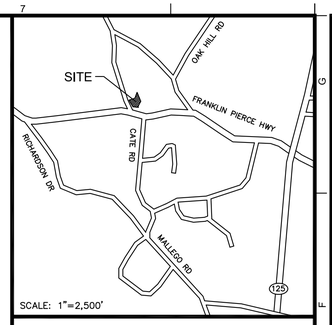
PLAN INDEX	SHEET #
EXISTING FEATURES PLAN	C-1
SITE, LAYOUT & MATERIALS PLAN	C-2
GRADING, DRAINAGE & EROSION CONTROL PLAN	C-3
UTILITY, LIGHTING	C-4
LANDSCAPE PLAN	C-5
EROSION CONTROL NOTES & DETAILS	C-6
DETAIL SHEET	C-7

PROJECT NO. 14051

LEGEND

CB	CATCH BASIN
BK.2562/PG.2783	BOOK NO./PAGE NO.
CMP	CORRUGATED METAL PIPE
DIA	DIAMETER
EP	EDGE OF PAVEMENT
ELEV.	ELEVATION
FF	FINISHED FLOOR
FP	FAIRPOINT
HWY	HIGHWAY
INV.	INVERT
LS	LANDSCAPED AREA
NET	NEW ENGLAND TELEPHONE
N/F	NOW OR FORMERLY
PSNH	PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
TBM	TEMPORARY BENCH MARK
OHU	OVERHEAD UTILITIES
10	EXISTING CONTOUR
	EDGE OF WOODS
MAP/LOT	ASSESSORS MAP & PARCEL NUMBER
	UTILITY POLE
	GUY WIRE/ ANCHOR
	CATCH BASIN
	GRAVEL
	PAVEMENT
	LEDGE
W	APPROXIMATE WELL LOCATION UNDER PARKING AREA





LOCATION PLAN

GRID NORTH

NOTES:

1. THE PARCEL IS LOCATED IN THE VILLAGE DISTRICT AND PARTIALLY IN THE STRATIFIED DRIFT AQUIFER OVERLAY (SDAO).
2. THE PARCEL IS AS SHOWN ON THE TOWN OF BARRINGTON ASSESSOR'S MAP 234 AS LOT 26.
3. THE PARCEL IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP, STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 285 OF 405, MAP NUMBER 33017C0285D, EFFECTIVE DATE: MAY 17, 2005.
4. ZONING REQUIREMENTS: NON-RESIDENTIAL
   MINIMUM LOT SIZE: 30,000 SF
   MINIMUM FRONTAGE: 75'
   MINIMUM SETBACKS:
   FRONT YARD: 20'
   SIDE YARD: 15'
   REAR YARD: 15'
   MAXIMUM BUILDING HEIGHT: 40'
   MAXIMUM IMPERMEABLE SURFACE AREA COVERAGE: 60%*

   *FOR ANY USE THAT WILL RENDER IMPERVIOUS AREA MORE THAN 15% OR MORE THAN 2,500 SQUARE FEET OF ANY LOT, WHICHEVER IS GREATER, A STORMWATER MANAGEMENT PLAN SHALL BE CREATED....(ZONING SECTION 12.4.2(1))
5. OWNER OF RECORD:
   B.R. PETERSON REALTY, L.L.C.
   747 PORTSMOUTH AVENUE
   GREENLAND, NH 03840
   SCRD BK.#4198 PG.#878
6. UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE AND RECORD PLANS. THEY ARE APPROXIMATE LOCATIONS ONLY. CONTACT DIGSAFE @ 1-888-DIGSAFE TO VERIFY UTILITIES.
7. 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 UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
8. HORIZONTAL DATUM IS NAD83.
9. VERTICAL DATUM IS NAVD88.
10. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES AND EXISTING FEATURES OF MAP 234 LOT 26.
11. EXISTING USE OF THE PROPERTY IS A 2 UNIT APARTMENT BUILDING.
12. FIELD SURVEY COMPLETED BY TODD C. EMERSON IN OCTOBER 2014 USING A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR.
13. BOUNDARY IS AS SHOWN ON PLAN REFERENCE #1 AND ORIENTATED TO NEW HAMPSHIRE GRID.
14. THERE ARE NO WETLANDS OBSERVED ON SITE.

PLAN REFERENCES:

1. "BOUNDARY ADJUSTMENT PLAT, BARRINGTON, STRAFFORD COUNTY NEW HAMPSHIRE PREPARED FOR WALDRON B. HALEY & OLEVA WATSON, MICHAEL J. DAVIS REALTY, LLC AND CHAPEL OF NATIVITY" BY ORVIS/DREW, LLC, LAND SURVEYING, LAND USE PLANNING, SEPTIC SYSTEM DESIGN, DATED JANUARY 15, 2004. SCRD PLAN #76-30.

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, 2014. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LEGISLATURE 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.

LICENSED LAND SURVEYOR

DATE

30 0 15 30 60 120

(IN FEET)

OWNERS SIGNATURE

DATE

REV.	DATE	DESCRIPTION

DRAWN BY: IID

CHECKED BY: SMO

EXISTING FEATURES PLAN
TAX MAP 234 LOT 26
PROPERTY OF
B.R. PETERSON REALTY, L.L.C.
4 SMOKE STREET
BARRINGTON, NEW HAMPSHIRE
COUNTY OF STRAFFORD

MSC
A division of TFMoran, Inc.
Civil Engineers, Structural Engineers
Traffic Engineers, Land Surveyors
Landscape Architects & Scientists
170 COMMERCE WAY
SUITE 102
PORTSMOUTH, NH 03801
PHONE: 603-431-2222
FAX: 603-431-0910
www.mscengineers.com

PROJECT NO.: 14051

DATE: FEBRUARY 5, 2015

SCALE: 22X34 1" = 30'
11X17 1" = 60'

C-1

Feb 04, 2015 - 2:06pm
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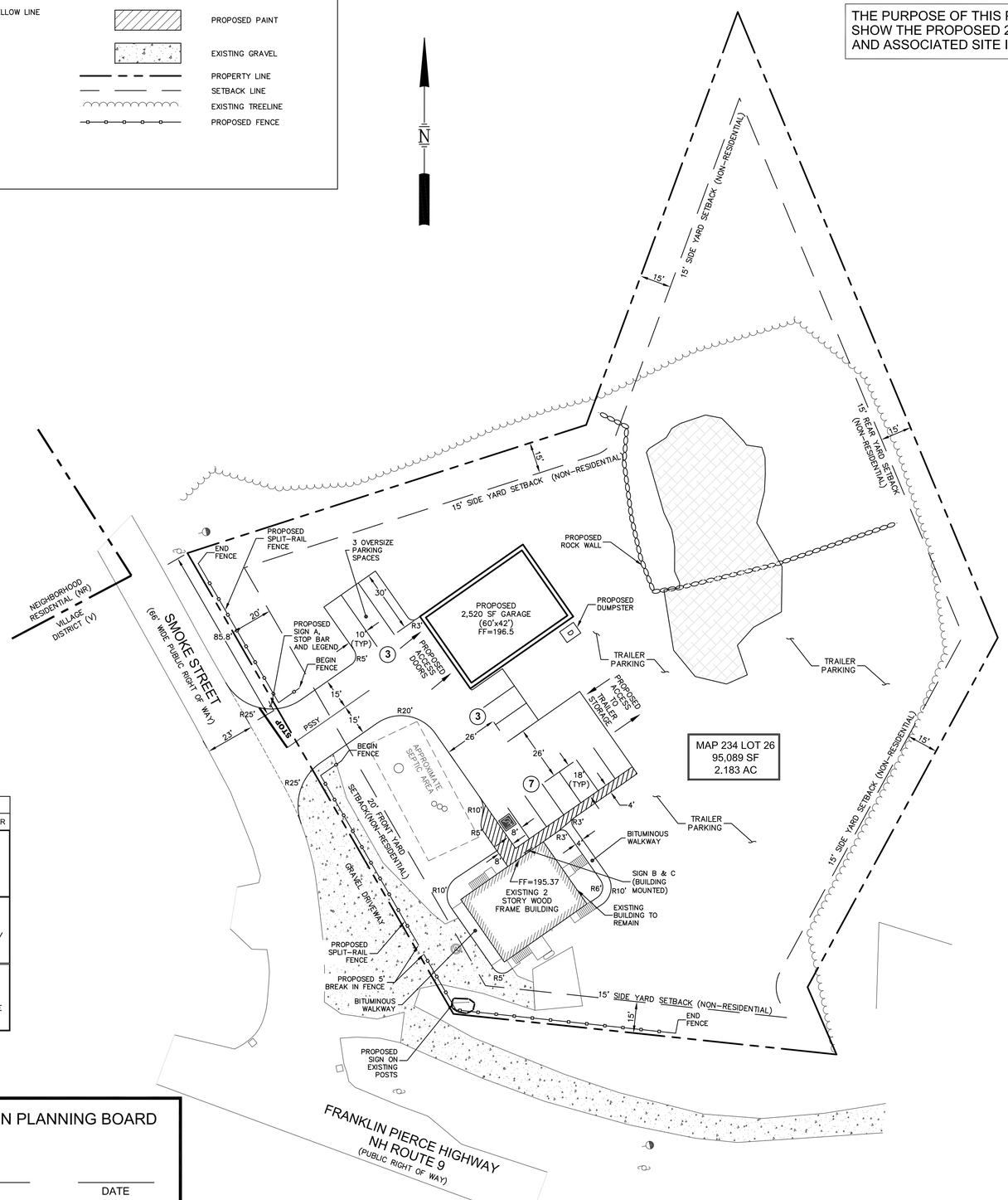
LEGEND

PSSY	PROPOSED SINGLE SOLID YELLOW LINE
R	RADIUS
SF	SQUARE FEET
TYP	TYPICAL
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	PROPOSED SIGN
B	PROPOSED BOLLARD
3	PROPOSED PARKING COUNT
D	PROPOSED DUMPSTER
	ACCESSIBLE PARKING
	PROPOSED PAINT
	EXISTING GRAVEL
	PROPERTY LINE
	SETBACK LINE
	EXISTING TREELINE
	PROPOSED FENCE

THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED 2,520 SF GARAGE AND ASSOCIATED SITE IMPROVEMENTS.



DIRECTIONAL SIGN LEGEND		
ID	SIGN	NO./SIZE/COLOR
A	STOP	R1-1 30" x 30" RED/WHITE
B	RESERVED PARKING	R7-8 12" X 18" GREEN/BLUE/ WHITE
C	VAN ACCESSIBLE	R7-8A 12" X 6" GREEN/WHITE

SITE DATA

ZONED: VILLLAGE DISTRICT (VD) AND PARTIALLY STRATIFIED DRIFT AQUIFER OVERLAY (SDAO)

PROPOSED USE: RESIDENTIAL AND RETAIL

DIMENSIONAL REQUIREMENTS

	REQUIRED: *	PROVIDED:
MINIMUM LOT DIMENSIONS:		
LOT AREA	30,000 SF	95,089 SF
STREET FRONTAGE	75 FT	254 FT
MINIMUM YARD DIMENSIONS:		
FRONT	20 FT	>20 FT
SIDE	15 FT	>15 FT
REAR	15 FT	>15 FT
MAXIMUM STRUCTURE DIMENSIONS:		
STRUCTURE HEIGHT	40 FT	<20 FT
MAXIMUM IMPERVIOUS COVERAGE	60 %	59.9 %

* NON-RESIDENTIAL DIMENSIONAL REQUIREMENTS ARE SHOWN TO REFLECT THE PROPOSED USE.

PARKING REQUIREMENTS

PARKING SPACES (SEE CALCULATION)	13 SPACES	13 SPACES
ACCESSIBLE SPACES (REQ'D BY ADA)	1 SPACES	1 SPACES
PARKING SPACE SIZE	9 FT x 18 FT	10 FT x 18 FT (3 @ 10'x30')
AISLE WIDTH	24 FT	24+ FT

PARKING CALCULATIONS

REQUIRED PARKING RATIOS:
- RESIDENTIAL: 1 SPACE PER DWELLING UNIT
- RETAIL: 1 SPACE PER 250 SF
- REPAIR: 1 SPACE PER 600 SF

REQUIRED PARKING SPACES:
- RESIDENTIAL DWELLING UNITS = 2
- SF OF RETAIL = 1,728 SF
- SF OF REPAIR = 2,520 SF

TOTAL REQUIRED = 2 DWELLING UNIT * 1 SPACE/DWELLING UNIT = 2 SPACES +
1,728 SF RETAIL * 1 SPACE/250 SF = 6.9 SPACES +
2,520 SF REPAIR * 1 SPACE/600 SF = 4.2 SPACES
TOTAL = 13.1 = 13 SPACES

SITE NOTES

1. THESE PLANS ARE PERMIT DRAWINGS ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING.
2. TYPICAL HOURS OF OPERATION: DAILY 8 AM TO 5 PM
3. PRIOR TO COMMENCING ANY SITE WORK ALL LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD.
4. ALL WORK WITHIN THE RIGHT-OF-WAY OF THE TOWN AND/OR STATE SHALL COMPLY WITH APPLICABLE STANDARDS.
5. ALL DEMOLITION SHALL INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS AND ANY OTHER ADJACENT OPERATING FACILITIES. PRIOR WRITTEN PERMISSION FROM THE OWNER/DEVELOPER AND LOCAL PERMITTING AUTHORITY IS REQUIRED IF CLOSURE/OBSTRUCTIONS TO ROADS, STREET, WALKWAYS AND OTHERS IS DEEMED NECESSARY. CONTRACTOR TO PROVIDE ALTERNATE ROUTES AROUND CLOSURES/OBSTRUCTIONS PER CITY/GOVERNMENTAL REGULATIONS.
6. CONTRACTOR'S RESPONSIBILITIES:
   - A. TO NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OF PROPOSED LAYOUT AND/OR EXISTING FEATURES.
   - B. PROTECTING NEW AND EXISTING BURIED UTILITIES DURING INSTALLATION OF ALL SITE ELEMENTS. DAMAGED UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
   - C. TAKE APPROPRIATE MEASURES TO REDUCE, TO THE FULLEST EXTENT POSSIBLE, NOISE, DUST AND UNSIGHTLY DEBRIS.
   - D. COORDINATE WITH ALL UTILITY COMPANIES AND CONTACT DIGSAFE (811 OR 888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
   - E. THE MEANS AND METHODS AND SITE CONDITIONS. THESE PLANS DO NOT INCLUDE MEANS TO ENSURE THE SAFETY OF THE CONTRACTOR, AGENT, OWNER OR ANY OTHER PARTY ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO KNOW AND IMPLEMENT THE APPROPRIATE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION AND ANY LOCAL REGULATIONS.
7. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
8. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF BARRINGTON SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
9. THIS SET OF PLANS IN ITS ENTIRETY IS ON FILE WITH THE TOWN OF BARRINGTON. THE COVER SHEET, SITE, LAYOUT & MATERIALS PLAN AND LANDSCAPE PLAN ARE TO BE RECORDED.

LAYOUT & MATERIAL NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE TOWN, STATE, AND FEDERAL CODES.
2. CONTRACTOR TO NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OF PROPOSED LAYOUT AND EXISTING FEATURES.
3. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F".
4. ALL PAINTED ISLANDS SHALL BE 4" WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY 4" WIDE LINES.
5. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO THE LATEST EDITIONS OF "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
6. DIMENSIONS AND LAYOUT INFORMATION SHOWN ON THIS PLAN SHALL SUPERSEDE ALL OTHER LAYOUT INFORMATION (INCLUDING AUTOCAD FILE) IN THE EVENT OF A CONFLICT.

30 0 15 30 60 120
(IN FEET)

TOWN OF BARRINGTON PLANNING BOARD

CHAIRPERSON DATE

Rev.	Date	Description
Drawn by: JRW		Checked by: JPL

SITE RE-DEVELOPMENT PLANS

B.R. PETERSON REALTY, LLC
4 SMOKE STREET
BARRINGTON, NEW HAMSPHIRE

MSC
A division of TFMoran, Inc.
Civil Engineers, Structural Engineers
Traffic Engineers, Land Surveyors
Landscape Architects & Scientists
170 COMMERCE WAY
SUITE 102
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PHONE: 603-431-2222
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Project No.: 14051
Date: FEBRUARY 5, 2015
Scale: 1" = 30' (22X34)
1" = 60' (11X17)

SITE, LAYOUT & MATERIALS PLAN

C-2

Feb 04, 2015 - 2:56pm
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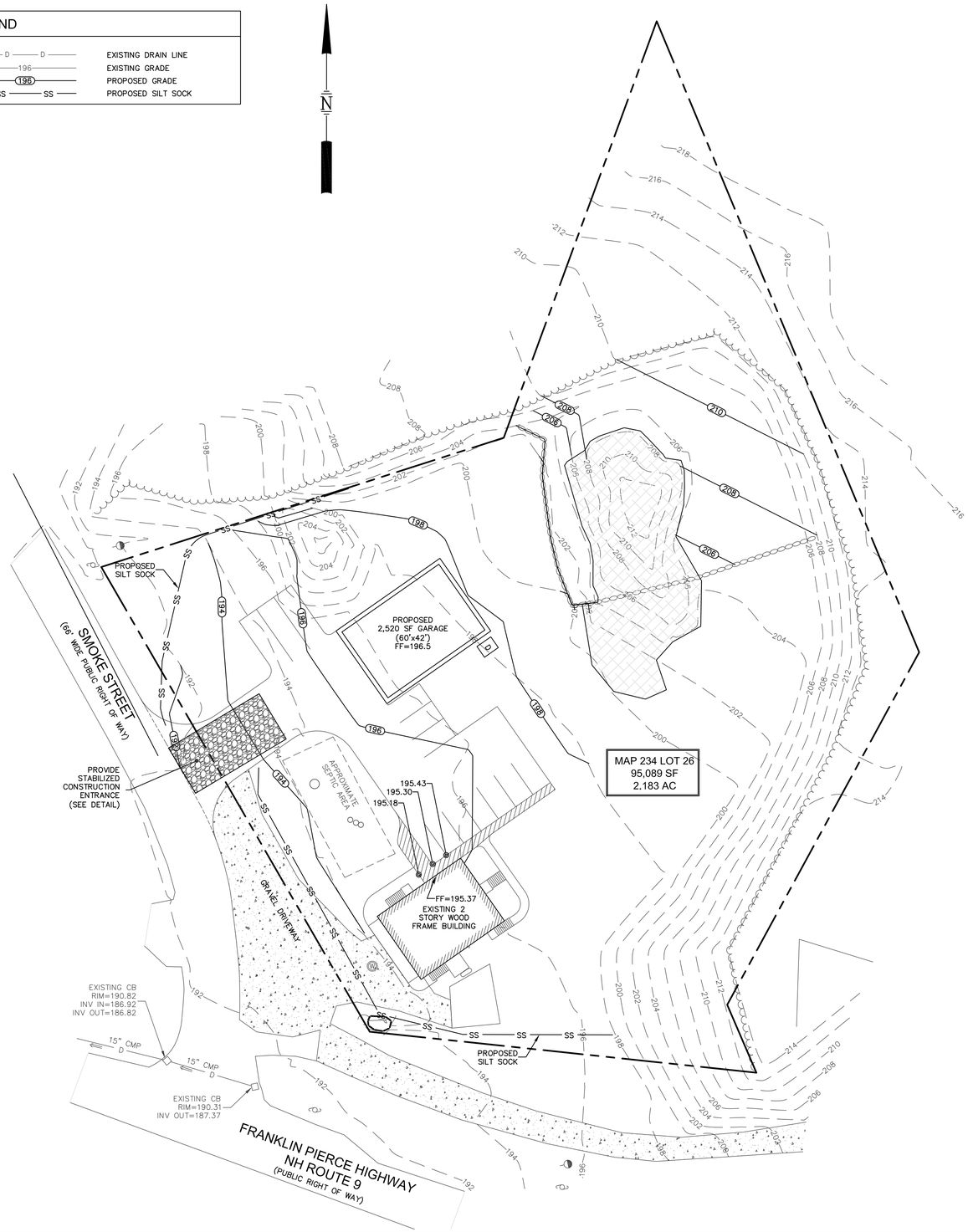
LEGEND

ELEV	ELEVATION	—— D —— D ——	EXISTING DRAIN LINE
CMP	CORRUGATED METAL PIPE	——196——	EXISTING GRADE
INV	INVERT	——(196)——	PROPOSED GRADE
TYP	TYPICAL	—— SS —— SS ——	PROPOSED SILT SOCK



GRADING NOTES

1. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER AND MULCH.
2. DENSITY REQUIREMENTS:

MINIMUM DENSITY*	LOCATION
95%	BELOW PAVED OR CONCRETE AREAS
95%	TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL
90%	BELOW LOAM AND SEED AREAS

*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM D-6938.

3. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES AND ACCESSIBLE PARKING AREAS.
4. SEE EXISTING FEATURES PLAN FOR BENCHMARK INFORMATION.
5. THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE AND SHALL NOT POND WATER DEEPER THEN ¼ INCH FOR A PERIOD OF MORE THEN 15 MINUTES AFTER FLOODING.

EROSION CONTROL NOTES

1. SEE GENERAL EROSION CONTROL NOTES ON THE EROSION CONTROL DETAIL SHEET.
2. INSTALL SILT BARRIER ALONG THE PERIMETER OF THE AREA TO BE DISTURBED AS FIRST ORDER OF WORK.
3. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED. INLET PROTECTION BARRIERS SHALL BE IN PLACE AT ALL CATCH BASINS PRIOR TO THE DISTURBANCE OF SOIL.
4. DUST CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IT SHALL BE ACCOMPLISHED BY THE UNIFORM APPLICATION OF CALCIUM CHLORIDE AT THE RATE OF 1-1/2 POUNDS PER SQUARE YARD BY MEANS OF A LIME SPREADER OR OTHER APPROVED METHOD. WATER MAY ALSO BE USED FOR DUST CONTROL, AND APPLIED BY SPRINKLING WITH WATER TRUCK DISTRIBUTORS, AS REQUIRED.
5. INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER EACH RAIN STORM OF 0.10 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE FILTER EFFICIENCY. REMOVE SEDIMENT WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
6. PROVIDE SILT BARRIERS AT THE BASE OF CUT AND FILL SLOPES UNTIL COMPLETION OF THE PROJECT OR UNTIL VEGETATION BECOMES ESTABLISHED ON SLOPES. EROSION PROTECTION BELOW FILL SLOPES SHALL BE PLACED IMMEDIATELY AFTER CLEARING, PRIOR TO EMBANKMENT CONSTRUCTION.
7. ALL DISTURBED AREAS SHALL BE REVEGETATED AS QUICKLY AS POSSIBLE. ALL CUT AND FILL SLOPES SHALL BE SEEDED WITHIN 72 HOURS AFTER GRADING.
8. ALL WORK AREAS TO BE STABILIZED AT THE END OF EACH WORK DAY AND PRIOR TO ANY PREDICTED SIGNIFICANT RAIN EVENT.
9. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
   A. BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED
   B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
   C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED
   D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED
10. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLOPE STABILITY DURING CONSTRUCTION.
11. REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.

CONSTRUCTION SEQUENCE

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 HIS WORK SUCH THAT ANY CONSTRUCTION AREA IS STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE EXCEPT AS NOTED BELOW.

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.

1. INSTALL ALL PERIMETER EROSION PROTECTION MEASURES AS INDICATED ON THE PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. DURING CONSTRUCTION EVERY EFFORT SHALL BE MADE TO MANAGE SURFACE RUNOFF QUALITY.
3. 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).
4. 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.
5. ALL STRIPPED TOPSOIL AND OTHER EARTH MATERIALS SHALL BE STOCKPILED OUTSIDE THE IMMEDIATE WORK AREA. A SILT BARRIER SHALL BE CONSTRUCTED AROUND THESE PILES IN A MANNER TO PROVIDE ACCESS AND AVOID SEDIMENT OUTSIDE OF THE WORK AREA.
6. CONSTRUCT BUILDING PAD AND COMMENCE NEW BUILDING CONSTRUCTION.
7. CONSTRUCT TEMPORARY CULVERTS AND DIVERSIONS AS REQUIRED.
8. BEGIN PERMANENT AND TEMPORARY INSTALLATION OF SEED AND MULCH.
9. 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.
10. INSTALL SUBSURFACE UTILITIES, IF REQUIRED.
11. COMPLETE BUILDING AND ALL OFF-SITE IMPROVEMENTS.
12. 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.
13. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDED AREAS HAVE BECOME FIRMLY ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE.
14. 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.
15. SEE WINTER CONSTRUCTION SEQUENCE FOR WORK CONDUCTED AFTER OCTOBER 15TH.

30 0 15 30 60 120
(IN FEET)

Rev.	Date	Description
Drawn by: JRW		Checked by: JPL

SITE RE-DEVELOPMENT PLANS
B.R. PETERSON REALTY, LLC
3 SMOKE STREET
BARRINGTON, NEW HAMPSHIRE

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Project No.: 14051
Date: FEBRUARY 5, 2015
Scale: 1" = 30' (22x34)
1" = 60' (11X17)

GRADING, DRAINAGE & EROSION CONTROL PLAN

C-3

Feb 04, 2015 - 2:07pm
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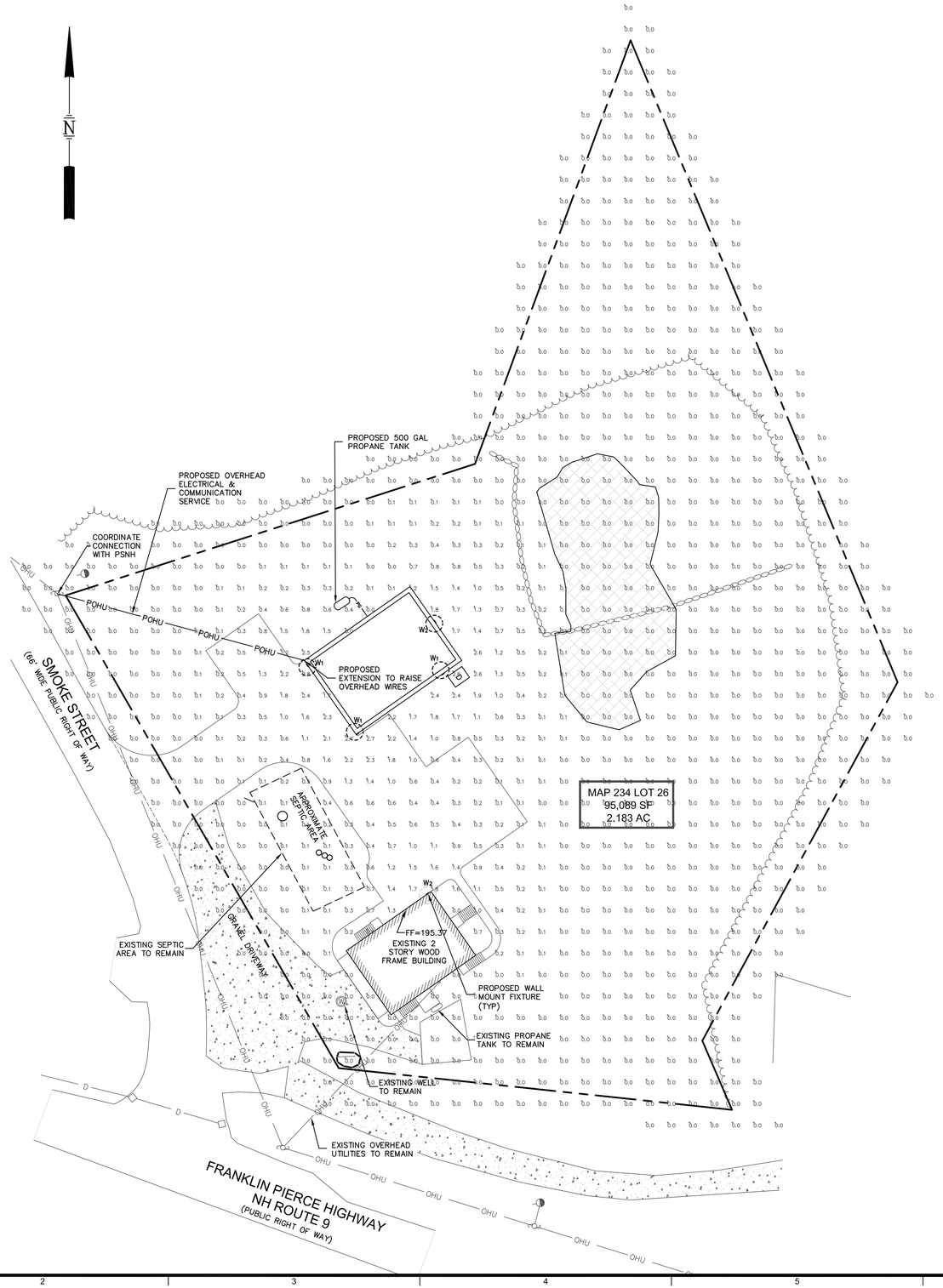
LEGEND

TYP	TYPICAL
	EXISTING UTILITY POLE
0.0	ILLUMINANCE AT PAVEMENT SURFACE
W	WALL MOUNT FIXTURE
	PROPERTY LINE
POHU	PROPOSED OVERHEAD UTILITIES
OHU	EXISTING OVERHEAD UTILITIES



UTILITY NOTES

1. 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 CONSTRUCTION. THE LOCATIONS 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 CONSTRUCTION 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.
2. COORDINATE ALL WORK WITHIN THE RIGHT-OF-WAY WITH APPROPRIATE TOWN, COUNTY AND/OR STATE AGENCY.
3. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL INSPECTIONS, TESTING AND RELATED SERVICES AND SUBMIT COPIES OF ACCEPTANCE TO THE OWNER, UNLESS OTHERWISE INDICATED.
4. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE UTILITY INSTALLATION COMPLETE AND OPERATIONAL.
5. ALL PROPOSED UTILITY WORK, INCLUDING MATERIAL, INSTALLATION, TERMINATION, EXCAVATION, BEDDING, BACKFILL, COMPACTION, TESTING, CONNECTIONS, AND CONSTRUCTION SHALL BE COORDINATED WITH AND COMPLETED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS, CODES AND STANDARDS OF ALL CORRESPONDING UTILITY ENTITIES.

LIGHTING NOTES

1. ALL FIXTURES SHALL BE LED FIXUTRES MEETING FULL CUT-OFF, DARK-SKY COMPLIANCE.
2. ALL WORK SHALL MEET REQUIREMENTS OF NATIONAL ELECTRIC CODE.
3. LUMINAIRIES AND FIXTURE MOUNTING HEIGHT SHALL BE SET AT A MAXIMUM OF A 20 FEET HIGH.
4. LIGHTING AND PHOTOMETRICS PROVIDED BY CHARRON, INC.

LUMINAIRE SCHEULE

SYMBOL	QUANTITY	LABEL	ARRANGEMENT	DESCRIPTION	MOUNTING HEIGHT
	3	W1	SINGLE	CTKRV1A – MOUNTED ON BUILDING	13.5'
	2	W2	SINGLE	CTKRV1A – MOUNTED ON BUILDING	16.0'

ILLUMINANCE (Fc)
AVERAGE = 1.11
MAXIMUM = 2.7
MINIMUM = 0.2
AVG/MIN RATIO = 5.55
MAX/MIN RATIO = 13.50

CTKR
CARETAKER LED

TYPE C
WALL MOUNT
13.5' & 16'

8 LEDs
Solid State LED

AREA LUMINAIRE

30 0 15 30 60 120
(IN FEET)

Rev.	Date	Description
Drawn by: JRW		Checked by: JPL

SITE RE-DEVELOPMENT PLANS
B.R. PETERSON REALTY, LLC
3 SMOKE STREET
BARRINGTON, NEW HAMPSHIRE

MSC
A division of TFMoran, Inc.
Civil Engineers, Structural Engineers
Traffic Engineers, Land Surveyors
Landscape Architects & Scientists
PHONE: 603-431-2222
FAX: 603-431-0910
www.mscengineers.com
170 COMMERCE WAY
SUITE 102
PORTSMOUTH, NH 03801

Project No.: 14051
Date: FEBRUARY 5, 2015
Scale: 1" = 30' (22x34)
1" = 60' (11X17)

UTILITY AND LIGHTING PLAN

C-4

Feb 04, 2015 - 2:08pm
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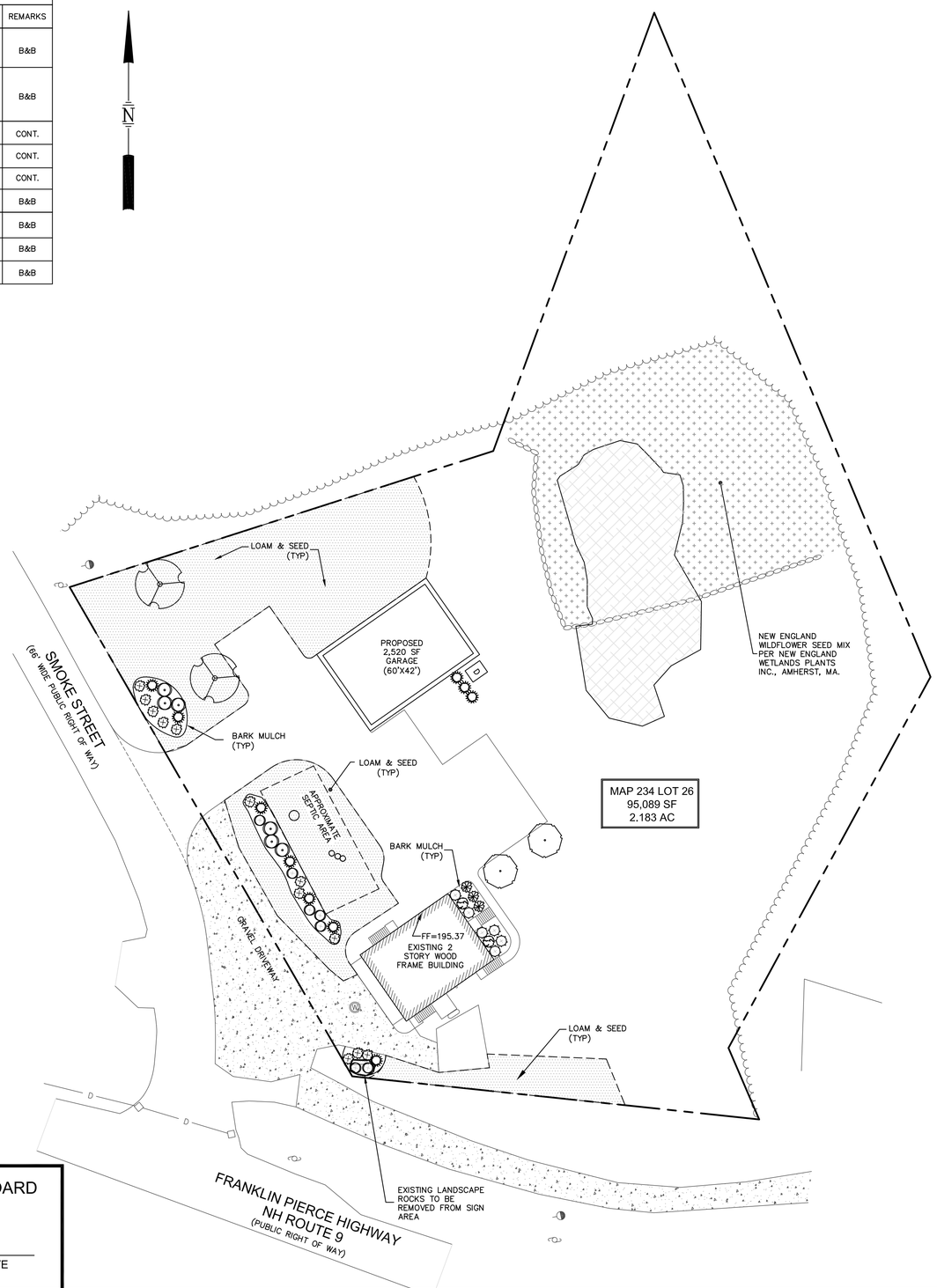
LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	2	ACER R. 'KARPICK' KARPICK RED MAPLE	3" CAL. MIN.	B&B
	2	QUERCUS PALUSTRIS PIN OAK	3" CAL. MIN.	B&B
	12	CHAMAECYPARIS P. 'FILIFERA MOPS' MOPS THREAD-LEAF FALSECYPRESS	18" TO 24"	CONT.
	6	FORSYTHIA 'LYNWOOD GOLD' LYNWOOD GOLD FORSYTHIA	3' TO 3 1/2'	CONT.
	3	JUNIPERUS H. 'PLUMOSA COMPACTA' YOUNGTOWN JUNIPER	18" TO 24"	CONT.
	7	PHYSOCARPUS O. 'SUMMER WINE' SUMMER WINE NINEBARK	3' TO 3 1/2'	B&B
	2	RHODODENDRON 'LEE'S DARK PURPLE' LEE'S DARK PURPLE RHODODENDRON	2' TO 3'	B&B
	6	TAXUS M. 'GREENWAVE' GREENWAVE YEW	18" TO 24"	B&B
	10	THUJA O. 'SMARAGD' EMERALD GREEN ARBORVITAE	5' TO 6'	B&B



LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE PERMITTED UNLESS APPROVED BY OWNER. ALL PLANTS SHALL BE NURSERY GROWN.
2. PLANTS SHALL BE IN ACCORDANCE WITH THE CURRENT "AMERICAN ASSOCIATION FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. PLANT STOCK SHALL BE GROWN WITHIN THE HARDINESS ZONES 4 THRU 7 ESTABLISHED BY THE PLANT HARDINESS ZONE MAP, MISCELLANEOUS PUBLICATIONS NO. 814, AGRICULTURAL RESEARCH SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE, LATEST REVISION.
4. ALL PLANTS MUST BE MOVED WITH THE ROOT SYSTEMS AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN BEFORE PLANTING. ALL PLANTS SHALL BE FRESHLY DUG. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND, AND COVERING THE BALLS WITH SOIL AND THEN WATERING. DURING TRANSPORT, ALL PLANT MATERIALS SHALL BE WRAPPED WITH WIND PROOF COVERING.
5. PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE PRIOR TO DIGGING.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE THE APPROPRIATE ARRANGEMENTS TO PROVIDE ALL PLANTS AND MATERIALS TO ACCOMMODATE PLANTINGS WITHIN THE TIME ALLOWED BY THE CONSTRUCTION SCHEDULE.
7. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER.
8. THE CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWNWORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES SHALL IMMEDIATELY BE REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
9. SEE PLANTING DETAILS FOR WEED BARRIER INFORMATION AND ADDITIONAL REQUIREMENTS.
10. TREE STAKES AND WRAP SHALL REMAIN IN PLACE FOR NO LESS THAN 6 MONTHS AND NO MORE THAN 1 YEAR.
11. PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH OCTOBER 15TH. NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT.
12. PARKING AREA PLANTED ISLANDS TO HAVE MINIMUM OF 1'-0" TOPSOIL PLACED TO THE TOP OF CURB ELEVATION. REMOVE ALL CONSTRUCTION DEBRIS BEFORE PLACING TOPSOIL.
13. TREES SHALL BE PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 "TREES, SHRUBS AND OTHER WOOD PLANT MAINTENANCE STANDARD PRACTICES".
14. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON, NOT LESS THAN ONE YEAR.
15. EXISTING TREES SHOWN ON THE PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4-FOOT SNOW FENCE PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK.
16. THE CONTRACTOR SHALL MAINTAIN AND GUARANTEE ALL PLANTINGS TO BE IN GOOD HEALTHY, FLOURISHING AND ACCEPTABLE CONDITION FOR A PERIOD OF (1) YEAR BEGINNING AT THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION. ALL GRASSES, TREES AND SHRUBS THAT, IN THE OPINION OF THE LANDSCAPE ARCHITECT, SHOW LESS THAN 80% HEALTHY GROWTH AT THE END OF (1) YEAR PERIOD SHALL BE REPLACED BY THE CONTRACTOR.
17. AREA TO BE HYDROSEEDED WITH MIX OF SEED AND SOILGUARD BONDED FIBER MATRIX OR EQUAL. SEED TO BE APPLIED AT A RATE OF 305 LBS/ACRE AND IN A MANNER CONSISTENT WITH SOILGUARD BONDED FIBER MATRIX MANUFACTURER'S SPECIFICATION. SEED MIX SHALL BE (MAX % BY WEIGHT): RED FESCUE (42%), KENTUCKY BLUEGRASS (16%) AND PERENNIAL RYEGRASS (42%).
18. ALL PLANTINGS TO BE IN MULCH BEDS UNLESS OTHERWISE SPECIFIED AS "SEED".
19. ALL MULCH WITHIN BEDS IS TO BE LAID OVER APPROVED LANDSCAPE WEED FABRIC TO INHIBIT WEED GROWTH.
20. PROPOSED TREES OVERHANGING SIDEWALKS, ROADS, OR PARKING SHALL BEGIN BRANCHING NATURALLY (NOT PRUNED) AT 6' HEIGHT.
21. ANY DISCREPANCIES BETWEEN TABLE OF QUANTITIES AND PLAN, THE QUANTITIES CALLED OUT ON THE PLANS SHALL OVERRIDE.

SEEDING NOTES

1. SLOPES UP TO AND INCLUDING 3:1, SEED SHALL BE NEW ENGLAND EROSION CONTROL & RESTORATION MIX PER NEW ENGLAND WETLANDS PLANTS INC., AMHERST, MA.
2. SLOPES STEEPER THAN 3:1, SEED SHALL BE NEW ENGLAND EROSION CONTROL & RESTORATION MIX PER NEW ENGLAND WETLANDS PLANTS INC., AMHERST, MA. SEE CIVIL FOR ADDITIONAL EROSION CONTROL MEASURES.
3. SEED SHALL BE NHDOT SPECIFICATION SECTION 644, TYPE 44.

LANDSCAPE REQUIREMENTS

1. INTERIOR PARKING LANDSCAPE STANDARDS: 4.9.7(1)(b) OF SITE PLAN REVIEW REGULATIONS

   SIDE PARKING LOT REQUIREMENT: 8% LANDSCAPE AREA
   *WAIVER REQUESTED

2. PROTECTION FROM ENCROACHMENT: 4.9.7(3) OF SITE PLAN REVIEW REGULATIONS

   ALL LANDSCAPED AREAS SHALL BE PROTECTED FROM ENCROACHMENT BY VEHICLES BY CURBING, LANDSCAPING TIMBERS, CURB STOPS, OR OTHER ACCEPTABLE MEANS.
   *WAIVER REQUESTED

3. INTERNAL PARKING LOT SHADE TREES: 4.9.7(4) OF SITE PLAN REVIEW REGULATIONS

   1 TREE PER 15 PARKING SPACES
   *WAIVER REQUESTED

4. PARKING LOT PERIMETER SHADE TREES: 4.9.7(5) OF SITE PLAN REVIEW REGULATIONS

   1 SHADE TREE/20' OF PARKING PERIMETER = 1 SHADE TREE/ 20' OF PERIMETER PARKING * 224' = 11 TREES
   TREES PROVIDED = 4 TREES
   *WAIVER REQUESTED

5. SCREENING FROM PUBLIC RIGHT-OF-WAY: 4.9.7(6) OF SITE PLAN REVIEW REGULATIONS

   SCREENING OF ALL FRONT OR SIDE PARKING LOTS FROM THE PUBLIC RIGHT-OF-WAY WITH AT LEAST 50% VERTICLE OPACITY ON AVERAGE HEIGHT OF 3 ½' ABOVE GRADE.

   PROVIDED: 6 ARBORVITAE, 5 NINEBARK, 6 FORSYTHIA, AND 9 FALSECYPRESS.

30 0 15 30 60 120
(IN FEET)

TOWN OF BARRINGTON PLANNING BOARD

CHAIRPERSON DATE

Rev.	Date	Description

Drawn by: JRW Checked by: JPL

SITE RE-DEVELOPMENT PLANS

B.R. PETERSON REALTY, LLC
3 SMOKE STREET
BARRINGTON, NEW HAMPSHIRE

MSC
A division of TFMoran, Inc.
Civil Engineers, Structural Engineers
Traffic Engineers, Land Surveyors
Landscape Architects & Scientists
170 COMMERCE WAY
SUITE 102
PORTSMOUTH, NH 03801
PHONE: 603-431-2222
FAX: 603-431-0910
www.mscengineers.com

Project No.: 14051
Date: FEBRUARY 5, 2015
Scale: 1" = 30' (22x34)
1" = 60' (11X17)

LANDSCAPE PLAN

C-5

Feb 04, 2015 - 4:17pm
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SOIL CHARACTERISTICS

THE SOILS IN THE VICINITY OF THE SITE CONSIST OF WINDSOR AND DEERFIELD.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 40,000 SF.

CRITICAL NOTE: THIS DRAWING IS PROVIDED FOR GENERAL GUIDANCE. ALL SPECIAL EROSION CONTROL MEASURES MUST BE EXECUTED IN ACCORDANCE WITH CURRENT STATE AND LOCAL REGULATIONS, APPROVED SWPPP AND PERMIT REQUIREMENTS.

SEQUENCE OF MAJOR ACTIVITIES

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND TEMPORARY EROSION CONTROL MEASURES.
2. DEMOLISH EXISTING SITE WORK DESIGNATED FOR REMOVAL.
3. COMPLETE MAJOR GRADING OF SITE.
4. CONSTRUCT BUILDING PAD, STORMWATER SYSTEM, AND SITE UTILITIES.
5. CONSTRUCT PARKING LOT.
6. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND SITE IS STABILIZED, REMOVE ALL INLET PROTECTION, SILT BARRIERS AND SEDIMENT THAT HAS BEEN TRAPPED BY THESE DEVICES.

EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR MORE THAN TWENTY ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT BARRIERS. ALL STORM DRAIN INLETS SHALL BE PROVIDED WITH BARRIER FILTERS. STONE RIPRAP SHALL BE PROVIDED AT THE OUTLETS OF DRAINAGE PIPES WHERE EROSIVE VELOCITIES ARE ENCOUNTERED.

OFF SITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED.

INSTALLATION, MAINTENANCE AND INSPECTION OF EROSION AND SEDIMENT CONTROLS

A. GENERAL

THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO IMPLEMENT THE PLAN.

1. STABILIZATION OF ALL SWALES, DITCHES AND PONDS IS REQUIRED PRIOR TO DIRECTING FLOW TO THEM.
2. THE SMALLEST PRACTICAL PORTION OF THE SITE WILL BE DENUDED AT ONE TIME. (5 AC MAX)
3. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.10 INCHES OR GREATER.
4. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
5. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT BARRIER WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE OR BALE.
6. ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
7. TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.
8. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
9. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

B. FILTERS

1. SILT SOCKS
   A. KNOTTED MESH NETTING MATERIAL SHALL BE DELIVERED TO SITE IN A 5 MIL CONTINUOUS, TUBULAR, HDPE ⅜" MATERIAL, FILLED WITH COMPOST CONFORMING TO THE FOLLOWING REQUIREMENTS:

PHYSICAL PROPERTY	TEST	REQUIREMENTS
PH	TMECC 04.11–A	5.0 TO 8.0
PARTICLE SIZE	TMECC 02.02–B	2" SIEVE AND MIN. 60% GREATER THAN THE ⅜" SIEVE
MOISTURE CONTENT		STND TESTING < 60%

   MATERIAL SHALL BE RELATIVELY FREE OF INERT OR FOREIGN MAN–MADE MATERIALS

   MATERIAL SHALL BE WEED FREE AND DERIVED FROM A WELL–DECOMPOSED SOURCE OF ORGANIC MATTER, FREE FROM ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH.

   B. SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK SHALL BE REMOVED ONCE IT HAS REACHED ½ OF THE EXPOSED HEIGHT OF THE SILT SOCK.

   C. SILT BARRIER SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREAS HAS BEEN PERMANENTLY STABILIZED.

2. SEQUENCE OF INSTALLATION

   SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.

3. MAINTENANCE

   A. SILT BARRIERS SHALL BE INSPECTED WEEKLY AND IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.

   B. SHOULD THE FABRIC ON A SILT BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

   C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) THE HEIGHT OF THE BARRIER.

   D. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFIRM WITH THE EXISTING GRADE, PREPARED AND SEEDED

C. MULCHING

1. TIMING

   IN ORDER FOR MULCH TO BE EFFECTIVE, IT MUST BE IN PLACE PRIOR TO MAJOR STORM EVENTS. THERE ARE TWO (2) TYPES OF STANDARDS WHICH SHALL BE USED TO ASSURE THIS:

   A. APPLY MULCH PRIOR TO ANY STORM EVENT.

   THIS IS APPLICABLE WHEN WORKING WITHIN 100 FEET OF WETLANDS. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE, TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.

   B. REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD.

   THE TIME PERIOD CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON AN AREA, WHERE THE LENGTH OF TIME VARIES WITH SITE CONDITIONS. PROFESSIONAL JUDGMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.

2. GUIDELINES FOR WINTER MULCH APPLICATION.

   WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 6,000 POUNDS OF HAY OR STRAW PER ACRE. A TACKIFIER MAY BE ADDED TO THE MULCH.

3. MAINTENANCE

   ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.

D. VEGETATIVE PRACTICE

1. AFTER ROUGH GRADING OF THE SUBGRADE HAS BEEN COMPLETED AND APPROVED, THE SUB GRADE SURFACE SHALL BE SCARIFIED TO A DEPTH OF FOUR INCHES. THEN, FURNISH AND INSTALL A LAYER OF LOAM PROVIDING A ROLLED THICKNESS AS SPECIFIED IN THESE PLANS. ANY DEPRESSIONS WHICH MAY OCCUR DURING ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM, REGRADED AND REROLLED UNTIL THE SURFACE IS TRUE TO THE FINISHED LINES AND GRADES. ALL LOAM NECESSARY TO COMPLETE THE WORK UNDER THIS SECTION SHALL BE SUPPLIED BY THE SITE SUBCONTRACTOR.
2. ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, DEBRIS, GLASS, STUMPS, LITTER AND OTHER FOREIGN MATERIAL, AS WELL AS STONES OVER ONE INCH IN DIAMETER, SHALL BE REMOVED FROM THE LOAM AND DISPOSED OF OFF SITE. THE LOAM SHALL BE RAKED SMOOTH AND EVEN.
3. THE LOAM SHALL BE PREPARED TO RECEIVE SEED BY REMOVING STONES, FOREIGN OBJECTS AND GRADING TO ELIMINATE WATER POCKETS AND IRREGULARITIES PRIOR TO PLACING SEED. FINISH GRADING SHALL RESULT IN STRAIGHT UNIFORM GRADES AND SMOOTH, EVEN SURFACES WITHOUT IRREGULARITIES TO LOW POINTS.
4. SHAPE THE AREAS TO THE LINES AND GRADES REQUIRED. THE SITE SUBCONTRACTOR'S ATTENTION IS DIRECTED TO THE SCHEDULING OF LOAMING AND SEEDING OF GRADED AREAS TO PERMIT SUFFICIENT TIME FOR THE STABILIZATION OF THESE AREAS. IT SHALL BE THE SITE SUBCONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE AREAS DURING THE CONSTRUCTION PERIOD AND REGRADE, LOAM AND RESEED ANY DAMAGED AREAS.
5. ALL AREAS DISTURBED BY CONSTRUCTION WITHIN THE PROPERTY LINES AND NOT COVERED BY STRUCTURES, PAVEMENT, OR MULCH SHALL BE LOAMED AND SEEDED.
6. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5.
7. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10–20–20 FERTILIZER.
8. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4 1/2 POUNDS AND 5 1/2 POUNDS PER INCH OF WIDTH.
9. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH.
10. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH THAT BLOWS OR WASHES AWAY SHALL BE REPLACED IMMEDIATELY AND ANCHORED USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.
12. THE SITE SUBCONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED, INCLUDING CUTTING, AS SPECIFIED HEREIN AFTER UNDER MAINTENANCE AND PROTECTION.
13. UNLESS OTHERWISE APPROVED, SEEDING SHALL BE DONE DURING THE APPROXIMATE PERIODS OF EARLY SPRING TO SEPTEMBER 30, WHEN SOIL CONDITIONS AND WEATHER ARE SUITABLE FOR SUCH WORK. IN NO CASE SHALL THE WEED CONTENT EXCEED 1 PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. FOR TEMPORARY PLANTINGS AFTER SEPTEMBER TO EARLY SPRING AND FOR TEMPORARY PROTECTION OF DISTURBED AREAS:
    A. FOLLOW ABOVE SLOPE, LOAM DEPTH AND GRADING REQUIREMENTS.
    B. FERTILIZER SHALL BE SPREAD AND WORKED INTO THE SURFACE AT A RATE OF 300 POUNDS PER ACRE.

MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:

WINTER RYE (FALL SEEDING)	2.5 LBS/1,000 SF
OATS (SPRING SEEDING)	2.0 LBS/1,000 SF
MULCH	1.5 TONS/ACRE

E. CATCH BASIN INLET PROTECTION

1. INLET FILTER

   A. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY PRIOR TO DISTURBING PAVEMENT AND SHALL REMAIN IN PLACE AND MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.

   B. THE INLET FILTER SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.

   C. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FILTER BECOMES CLOGGED.

F. WINTER CONSTRUCTION SEQUENCE

1. ALL PROPOSED POST–DEVELOPMENT LANDSCAPED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1 AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER NOVEMBER 15TH, ALL TRAVEL SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3–INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOWFALL AFTER EACH STORM EVENT.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, SILT FENCES SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

WASTE DISPOSAL

1. WASTE MATERIALS
   ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE
   ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

SPILL PREVENTION

1. MATERIAL MANAGEMENT PRACTICES
   THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:

   GOOD HOUSEKEEPING:
   THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:

   A. AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.
   B. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
   C. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
   D. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
   E. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
   F. WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

   HAZARDOUS PRODUCTS:
   THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

   A. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
   B. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
   C. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

2. PRODUCT SPECIFICATION PRACTICES
   THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:

   PETROLEUM PRODUCTS:
   ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

   FERTILIZERS:
   FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. ONCE APPLIED FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

   PAINTS:
   ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

   CONCRETE TRUCKS:
   CONCRETE TRUCKS WILL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA DESIGNATED ON SITE.

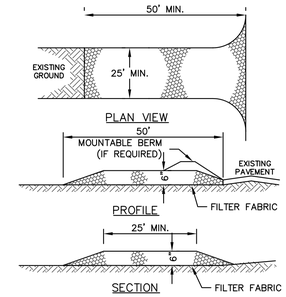
SPILL CONTROL PRACTICES

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

A. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
B.
C. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
D. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
E. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
F. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
G. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT RECURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.
H. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY–TO–DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

DUST CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL METHODS SHALL INCLUDE, BUT NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.



CRUSHED STONE GRADATION TABLE

SIEVE SIZE	% PASSING BY WEIGHT
2 inches	100
1 ½ inches	90–100
1 inch	20–55
¾ inch	0–15
⅜ inch	0–5

CONSTRUCTION SPECIFICATIONS

STONE SIZE – NHDOT STANDARD STONE SIZE #4 – SECTION 703 OF NHDOT STANDARD SPECIFICATIONS. (SEE GRADATION TABLE)

LENGTH – 50 FOOT MINIMUM

THICKNESS – SIX (6) INCHES MINIMUM

WIDTH – 25' MINIMUM OR WIDTH OF DRIVEWAY

FILTER FABRIC – MIRAFI 600X OR APPROVED EQUAL SHALL BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE.

INSTALLATION – THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. A ROAD STABILIZATION FILTER CLOTH CAN BE PLACED ON THE SUBGRADE PRIOR TO THE GRAVEL PLACEMENT TO PREVENT PUMPING. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS.

MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES OR WATERWAYS. PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED.

STABILIZED CONSTRUCTION ENTRANCE

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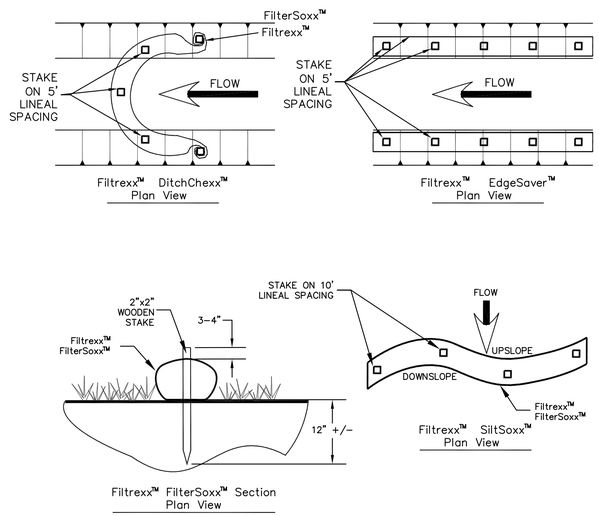

NOTES:
1. ALL MATERIAL TO MEET Filtrexx™SPECIFICATIONS
2. FilterSoxx™COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE.

Filtrexx™ FilterSoxx™ Silt Sock Staking

NOT TO SCALE

Rev.	Date	Description
Drawn by: JRW		Checked by: JPL

SITE RE-DEVELOPMENT PLANS

B.R. PETERSON REALTY, LLC
4 SMOKE STREET
BARRINGTON, NEW HAMPSHIRE

MSC
A division of TMHoran, Inc.
Civil Engineers, Structural Engineers
Traffic Engineers, Land Surveyors
Landscape Architects & Scientists
170 COMMERCE WAY
SUITE 102
PORTSMOUTH, NH 03801
PHONE: 603-431-2222
FAX: 603-431-0910
www.mscengineers.com

Project No.: 14051
Date: FEBRUARY 5, 2105
Scale: Not to scale

EROSION CONTROL NOTES & DETAILS

C-6

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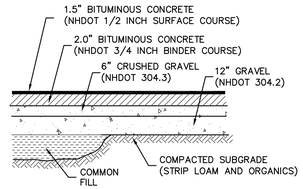

NOTES

1. SEE GRADING PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
2. PROVIDE CLEAN BUTT TO EXISTING PAVEMENT– USE TACK COAT. A TACK COAT SHALL ALSO BE PLACED BETWEEN GRAVEL COURSE AND SUCCESSIVE LAYERS OF BITUMINOUS CONCRETE. SPECIFICALLY, A TACK COAT SHALL BE PLACED ATOP THE BINDER COURSE PAVEMENT PRIOR TO PLACING THE WEARING COURSE.
3. REMOVE ALL LOAM AND/OR YIELDING MATERIAL BELOW PAVEMENT.
4. BITUMINOUS MATERIALS SHALL CONFORM TO NHDOT SPECIFICATION SECTION 401.
5. BITUMINOUS CONCRETE SHALL BE COMPACTED TO AT LEAST 92.5% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D2041 OR AASHTO T209. PLACEMENT TEMPERATURES OF BITUMINOUS CONCRETE MIXES, IN GENERAL, RANGE BETWEEN 270 AND 310 DEGREES FAHRENHEIT.
6. PAVEMENT BASE COURSE AGGREGATE SHALL CONFORM TO NHDOT SPECIFICATION SECTION 304, ITEM 304.3 AND COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.
7. PAVEMENT SUBBASE COURSE AGGREGATE AND AGGREGATE FOR SUBGRADE REPAIR AREAS SHALL BE SUITABLE FOR USE AS STRUCTURAL FILL AND BE PROOF ROLLED AND COMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY.
8. THE EXPOSED SOIL SUBGRADE SHOULD BE PROOF ROLLED PRIOR TO THE PLACEMENT OF SUBBASE GRAVEL, AND SOFT AREAS SHOULD BE REPAIRED AND REPLACED.
9. IN AREAS WHERE LEDGE IS FOUND, LEDGE CAN BE USED AS SUBBASE WITHOUT THE NEED FOR REMOVAL.

PAVEMENT

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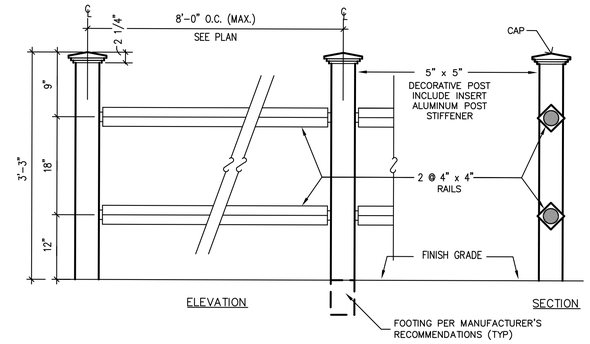

NOTE

1. POST AND RAILS SHALL BE WHITE VINYL.
2. FENCE SHOWN IS PROTOTYPICAL. ACTUAL FENCE MAY VARY, BUT SHALL BE 2-RAIL WHITE VINYL.

SPLIT RAIL FENCE

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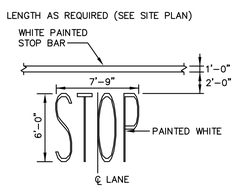
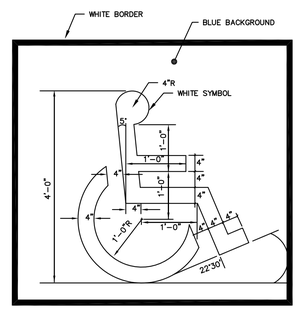


NOTES

1. TRAFFIC PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER AND SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F". APPLY TWO COATS.

STOP BAR & LEGEND

NOT TO SCALE



NOTES

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2. SYMBOLS AND PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT, LATEST EDITION.

ACCESSIBLE GRAPHIC SYMBOL

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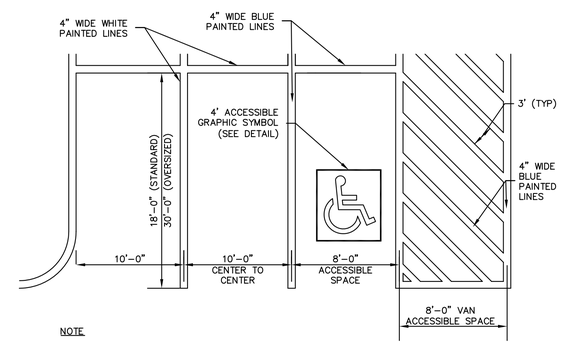

NOTE

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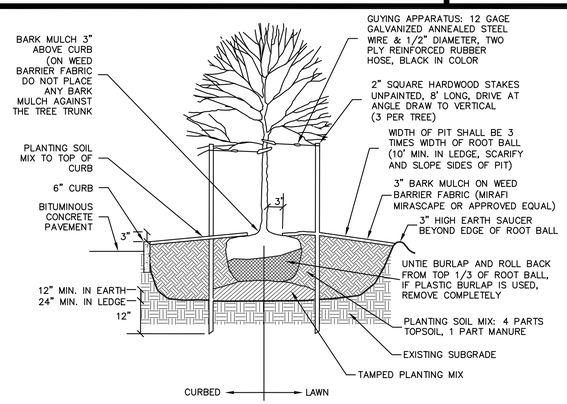
2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT, LATEST EDITION.
3. 2% MAXIMUM CROSS SLOPE ALLOWED IN ACCESSIBLE PARKING SPACES, ACCESS AISLES AND ACCESS ROUTE TO BUILDING.

TYPICAL PARKING LAYOUT

NOT TO SCALE



NOTE:

1. PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED IN NURSERY, OR WITHIN 2" ABOVE.

DECIDUOUS TREE PLANTING

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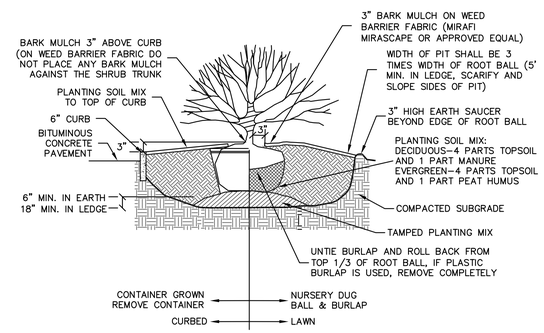

NOTE:

1. PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED IN NURSERY, OR WITHIN 2" ABOVE.

SHRUB PLANTING

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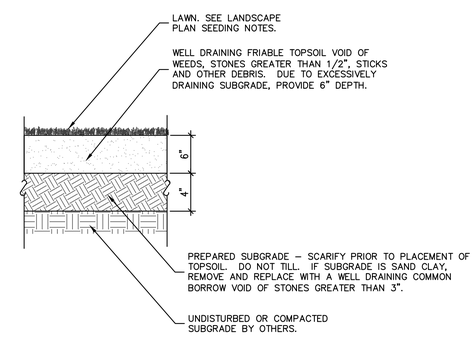

LAWNS AND LOAM

NOT TO SCALE

Rev.	Date	Description
Drawn by: JRW		Checked by: JPL

SITE RE-DEVELOPMENT PLANS

B.R. PETERSON REALTY, LLC
4 SMOKE STREET
BARRINGTON, NEW HAMPSHIRE

MSC
A division of TMoran, Inc.
Civil Engineers, Structural Engineers
Traffic Engineers, Land Surveyors
Landscape Architects & Scientists
170 COMMERCE WAY
SUITE 102
PORTSMOUTH, NH 03801
PHONE: 603-431-2222
FAX: 603-431-0910
www.mscengineers.com

Project No.: 14051
Date: FEBRUARY 5, 2105
Scale: Not to scale

DETAILS

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