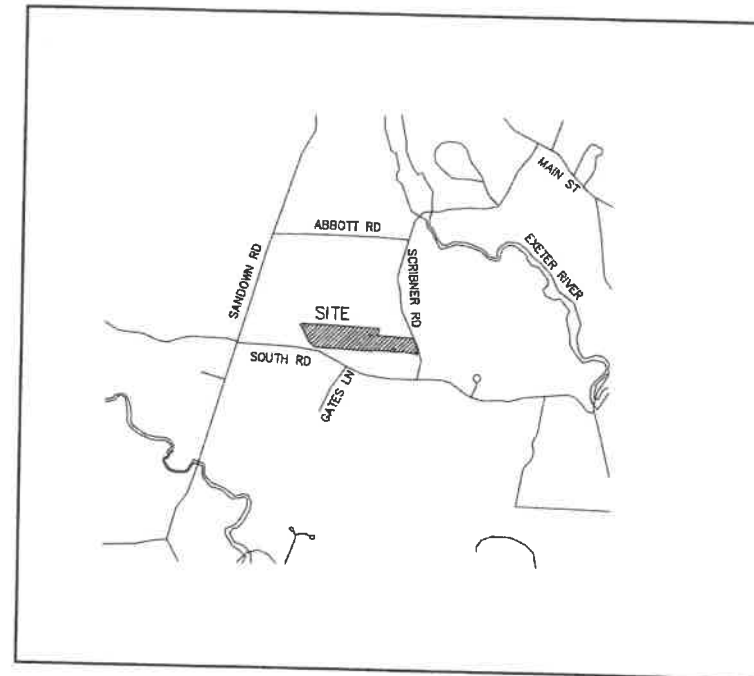


RESIDENTIAL OPEN SPACE PRESERVATION SUBDIVISION "VIOLETTE ESTATES"

TAX MAP 1, LOT 82
SCRIBNER ROAD, FREMONT, NH

SHEET INDEX

CS	COVER SHEET
A1	OVERALL SUBDIVISION PLAN
A2-A3	SUBDIVISION PLANS
Y1	YIELD PLAN
C1A-C1B	EXISTING CONDITIONS PLAN
C2	OVERALL SITE PLAN
C2A-C2B	SITE PLANS
C3	OVERALL GRADING & DRAINAGE PLAN
C3A-C3B	GRADING AND DRAINAGE PLANS
P1	PLAN AND PROFILE
X1-X3	ROADWAY CROSS-SECTIONS
H1	HIGHWAY ACCESS PLAN
D1-D5	DETAIL SHEETS
E1	EROSION AND SEDIMENT CONTROL DETAILS



LOCUS MAP
SCALE 1" = 2000'

PERMITS

TYPE OF PERMIT

NHDES SUBDIVISION PERMIT:
NEW HAMPSHIRE DEPARTMENT OF
ENVIRONMENTAL SERVICES -
SUBSURFACE SYSTEMS BUREAU
29 HAZEN DRIVE, P.O. BOX 95
CONCORD, NEW HAMPSHIRE 03302-0095
(603) 271-3503
RESPONSIBLE CONSULTANT:
JONES & BEACH ENGINEERS, INC.

STATUS

SUBMITTED:

PERMIT NO.

DATED:

EXPIRATION:

NHDES WETLAND PERMIT:
NEW HAMPSHIRE DEPARTMENT OF
ENVIRONMENTAL SERVICES-
WETLANDS BUREAU
29 HAZEN DRIVE, P.O. BOX 95
CONCORD, NEW HAMPSHIRE 03302
(603) 271-2147
RESPONSIBLE CONSULTANT:
JONES & BEACH ENGINEERS, INC.

SUBMITTED:

PERMIT NO.

DATED:

EXPIRATION:

USEPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT,
NOTICE OF INTENT (NOI), AND NOTICE OF TERMINATION
(NOT) TO BE FILED IN ACCORDANCE WITH FEDERAL AND
LOCAL REGULATIONS PRIOR TO AND FOLLOWING CONSTRUCTION:
EPA STORMWATER NOTICE PROCESSING CENTER
MAIL CODE 4203M,
US EPA
1200 PENNSYLVANIA AVENUE, NW
WASHINGTON, DC 20460
RESPONSIBLE CONSULTANT:
JONES & BEACH ENGINEERS, INC.

TYPE OF PERMIT

FREMONT SITE PLAN APPROVAL:
TOWN OF FREMONT PLANNING BOARD
295 MAIN STREET
FREMONT, NEW HAMPSHIRE 03044
(603) 895-3200 EXT 306
RESPONSIBLE CONSULTANT:
JONES & BEACH ENGINEERS, INC.

STATUS

SUBMITTED:

PERMIT NO.

DATED:

EXPIRATION:

NOTES:

- ON NOV. 4TH, 2020 THE FREMONT PLANNING BOARD VOTED TO APPROVE ONE (1) ADDITIONAL BONUS LOT FOR THE PROJECT PER SECT. 1302.8.C OF THE TOWN OF FREMONT ZONING REGULATIONS.
- THE FREMONT PLANNING BOARD VOTED ON DECEMBER 2ND, 2020 TO GRANT THE FOLLOWING WAIVERS TO THE FREMONT SUBDIVISION REGULATIONS:
A) SECTION 3.L - SITE SPECIFIC SOILS MAPPING
B) SECTION 6.B.2 & 3 - WELL RADIUS ON LOT
C) SECTION 10.02.R - CUL-DE-SAC ROAD LENGTH
D) SECTION 10.03.F(2) - COVER OVER CULVERTS

APPLICANT / DEVELOPER

HAUS EMILY, LLC
56 WESTVILLE ROAD #4
PLAISTOW, NH 03865
(603) 765-8995
CONTACT: GARY DENSEN

OWNER OF RECORD

HERITAGE FARM TRUST
STEPHEN L BASSETT, TRUSTEE
PO BOX 212
NEWFIELDS, NH 03856

ELECTRIC

EVERSOURCE
740 N COMMERCIAL ST
PO BOX 330
MANCHESTER, NH 03105-0330
(800) 662-7764

TELEPHONE

CONSOLIDATED COMMUNICATIONS
1575 GREENLAND ROAD
GREENLAND, NH 03840
(603) 427-5525
CONTACT: JOE CONSIDINE

CABLE TV

XFINITY
334-B CALEF HIGHWAY
EPPING, NH 03042-2325
(603) 679-5695

CIVIL ENGINEER / SURVEYOR

JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
PO BOX 219
STRATHAM, NH 03885
(603) 772-4746
CONTACT: BARRY GIER
EMAIL: BGIER@JONESANDBEACH.COM

WETLAND CONSULTANT

WEST ENVIRONMENTAL, INC.
122 MAST ROAD, SUITE 6
LEE, NH 03824
(603) 659-0416
CONTACT: MARK WEST

PROJECT PARCEL
TOWN OF FREMONT
TAX MAP 1, LOT 82

APPLICANT
HERITAGE FARM TRUST
STEPHEN L BASSETT, TRUSTEE
PO BOX 212
NEWFIELDS, NH 03856

TOTAL LOT AREA
978,485± SQ. FT.
22.46± ACRES

APPROVED - FREMONT, NH
PLANNING BOARD

DATE:

Design: BWG Draft: DJP Date: 11/23/20
Checked: BWG Scale: AS NOTED Project No.: 19175.1
Drawing Name: 19175-PLAN.dwg

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN
PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE).
ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE
AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
2	12/10/20	REVISED PER PB COMMENTS	BWG
1	11/23/20	REVISED PER PB COMMENTS	BWG
0	9/25/20	ISSUED FOR REVIEW	ERE

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4748
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **COVER SHEET**
Project: **VIOLETTE ESTATES
FREMONT, NH**
Owner of Record: **HERITAGE FARM TRUST
PO BOX 212, NEWFIELDS, NH 03856**

DRAWING No.

CS

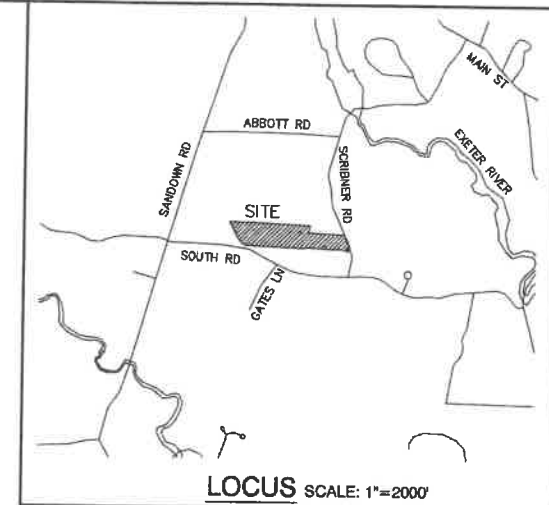
SHEET 1 OF 24
JBE PROJECT NO. 19175.1

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINES
		SETBACK LINES
		FRESHWATER WETLANDS LINE
		STONEWALL (SW)
		EASEMENT
		IRON PIPE/IRON ROD
		DRILL HOLE
		IRON ROD/DRILL HOLE
		STONE/GRANITE BOUND
		FRESHWATER WETLANDS
		EASEMENT

PLAN REFERENCES

- "SUBDIVISION FOR MARGARET T. SMALL, FREMONT, N.H." DATED SEPTEMBER 30, 1969. SCALE 1" = 50'. PREPARED BY WALLACE KIMBALL. R.C.R.D. 1553.
- "SURVEY OF PROPERTY NOW OWNED BY JOHN H. & SHERRY L. GROVER, SITUATED IN FREMONT, N.H." DATED JANUARY 10, 1975. SCALE 1" = 100'. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 4942.
- "A SURVEY OF A SUBDIVISION OF PROPERTY OWNED BY CLARENCE & AGNES PEDERSEN, SITUATED IN FREMONT, N.H." DATED MARCH 16, 1975. SCALE 1" = 100'. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 5121.
- "PLAN OF LAND IN FREMONT, N.H. AS DRAWN FOR LESTER F. BLACKWELL" DATED SEPTEMBER 1977. SCALE 1" = 50'. PREPARED BY VERNON W. DINGMAN. R.C.R.D. 8062.
- "PLAN OF CURRIER FARM, WILFRED W. & DORMA E. WEST, FREMONT, N.H." DATED JANUARY 1982. SCALE 1" = 100'. PREPARED BY G. L. DAVIS & ASSOCIATES. R.C.R.D. 15049.
- "TAX MAP 1, LOT 84, SUBDIVISION PLAN OF LAND IN FREMONT, NH AS DRAWN FOR SUSAN BONAGURA." DATED JANUARY 9, 2008. SCALE 1" = 100'. PREPARED BY JAMES M. LAVELLE ASSOCIATES. R.C.R.D. 33949.
- "PLAN OF LAND FOR ROBERT N. STINER TRUST, TAX MAP 1, LOT 93, 203 SCRIBNER ROAD, FREMONT, NEW HAMPSHIRE," DATED JULY 20, 2006. SCALE 1" = 100'. PREPARED BY DOUCET SURVEY INC. R.C.R.D. 34081.



**TAX MAP 1
LOT 84**
SUSAN BONAGURA
MATTHEW & TIMOTHY
BONAGURA
298 SANDOWN ROAD
FREMONT, NH 03044
BK 4062 PG 608
PLAN 4942
PLAN 39949

**TAX MAP 1
LOT 83**
CRANE-GENEROUS FAMILY
REVOCABLE TRUST
CYNTHIA CRANE & MARTIN
GENEROUS, TRUSTEES
203 SCRIBNER ROAD
FREMONT, NH 03044
BK 5656 PG 629
PLAN 4942

**TAX MAP 1
LOT 80-1**
TIMOTHY BONAGURA
BUFFY BONAGURA
298 SANDOWN ROAD
FREMONT, NH 03044
BK 4062 PG 608
PLAN 4942
PLAN 5121
PLAN 8062

**TAX MAP 1
LOT 80-2**
LEON HOLMES, JR.
LORI HOLMES
259 SOUTH ROAD
FREMONT, NH 03044
BK 2417 PG 692
PLAN 4942
PLAN 5121
PLAN 8062

**TAX MAP 1
LOT 79**
DAVID & SARAH MCKENZIE
253 SOUTH ROAD
FREMONT, NH 03044
BK 5633 PG 2949

**TAX MAP 1
LOT 78**
BARRY & KIMBERLEE FERRARA
239 SOUTH ROAD
FREMONT, NH 03044
BK 3090 PG 478

**TAX MAP 1
LOT 76**
KEVIN MURNANE
219 SOUTH ROAD
FREMONT, NH 03044
BK 2804 PG 2223

**TAX MAP 1
LOT 74**
WILLIAM & DIANE ROSSI
207 SOUTH ROAD
FREMONT, NH 03044
BK 3163 PG 2719
PLAN 1553

**TAX MAP 1
LOT 75**
JOHN DAVID DYER &
JANINA MARY COTTON
215 SOUTH ROAD
FREMONT, NH 03044
BK 5973 PG 818
PLAN 1553

**TAX MAP 1
LOT 73**
GERARD SEVIGNY
201 SOUTH ROAD
FREMONT, NH 03044
BK 3039 PG 1057
PLAN 1553

**TAX MAP 1
LOT 71**
BRUCE WEST, ET AL
4503 61 STREET COURT
EAST MOLINE, ILLINOIS 61244
BK 5938 PG 324
PLAN 15049

**TAX MAP 1
LOT 70**
ROBERT WOLFE, JR.
SUZANNE WOLFE
159 SOUTH ROAD
FREMONT, NH 03044
BK 5390 PG 772

**TAX MAP 2
LOT 63**
JOHN COLE
618 CONTINENTAL DRIVE
DURHAM, NC 27712
BK 5692 PG 2746

**TAX MAP 2
LOT 17**
ELIZABETH J. STANLEY
REVOCABLE TRUST
ELIZABETH STANLEY, TRUSTEE
167 SCRIBNER ROAD
FREMONT, NH 03044
BK 4193 PG 1379

**TAX MAP 2
LOT 17-1**
PETER KARAKOURTOPOULOS
125 SOUTH ROAD
FREMONT, NH 03044
BK 3357 PG 2446

NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE OVERALL SUBDIVISION PLAN OF FREMONT TAX MAP 1 LOT 82 INTO 8 OPEN SPACE PRESERVATION SUBDIVISION LOTS.
- CURRENT OWNER OF RECORD: STEPHEN L. BASSETT, TRUSTEE OF HERITAGE FARM TRUST PO BOX 212, NEWFIELDS, NEW HAMPSHIRE 03856 BOOK 5884, PAGE 847
- ZONING DISTRICT: FLEXIBLE USE RESIDENTIAL
LOT AREA MINIMUM = 2 ACRES
LOT FRONTAGE MINIMUM = 200'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 50'
SIDE SETBACK = 30'
REAR SETBACK = 30'
WETLAND BUFFER = 100'
MAX. LOT COVERAGE = 30%
OPEN SPACE PRESERVATION SUBDIVISION:
LOT AREA MINIMUM = 32,670 S.F.
LOT FRONTAGE MINIMUM = 100'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 20'
SIDE SETBACK = 15'
REAR SETBACK = 30'
EXTERNAL BUFFER = 50'
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE "X" (UNSHADED) DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33015C0360E, WITH EFFECTIVE DATE OF MAY 17, 2005.
- BASIS OF BEARING: HORIZONTAL - NAD83 NEW HAMPSHIRE STATE PLANE. VERTICAL - NAVD83.

- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF FREMONT TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF FREMONT ASSESSORS' OFFICE, CLERK'S OFFICE, AND PLANNING DEPARTMENT, THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, THE NEW HAMPSHIRE STATE ARCHIVES, THE ROCKINGHAM COUNTY CONSERVATION DISTRICT, AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS, AND REGISTRY OF PROBATE.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY MARK WEST OF WEST ENVIRONMENTAL IN JULY AND OCTOBER 2018 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
C. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 30,000.

- SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
- ON MARCH 13, 1928, THE TOWN OF FREMONT VOTED TO CLOSE "THE OLD HIGHWAY LEADING FROM ITS JUNCTION WITH THE SANDOWN-FREMONT ROAD NEAR THE RESIDENCE OF EUGENE D. SANBORN TO A POINT NEAR THE SOUTH SIDE SCHOOLHOUSE." ON MARCH 5, 1975, THEN TOWN OF FREMONT VOTED TO DISCONTINUE THE ROAD LEADING FROM SOUTH ROAD TO SANDOWN ROAD. THE BOUNDARY OF THE SUBJECT PARCEL IS SHOWN ALONG THE CENTER OF THE ABANDONED ROAD. LAND ALONG SAID ROAD MAY POSSIBLY BE SUBJECT TO RIGHTS OF OTHERS, OR THE PUBLIC.
- GRANITE BOUNDS TO BE SET AT ALL ROADWAY POINTS OF CURVATURE AND TANGENCY. IRON RODS WITH SURVEY CAPS TO BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE INDICATED. ALL MONUMENTS SET ARE 5/8" IRON RODS WITH ALUMINUM CAPS MARKED "JONES & BEACH ENGINEERS BOUNDARY, DO NOT DISTURB, STRATHAM, N.H." AS SHOWN.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- UPON APPROVAL BY THE TOWN, THE PROPOSED ROAD WILL BE CONVEYED TO THE TOWN.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

- OPEN SPACE CALCULATIONS:
TOTAL AREA = 978,485 S.F.
TOTAL UPLAND AREA = 618,238 S.F.
OPEN SPACE UPLAND = 409,397 S.F. (50.0%)
OPEN AREA 1 = 537,881 S.F.
OPEN AREA 2 = 29,310 S.F.
TOTAL OPEN AREA = 566,991 S.F. (57.9%)

- ON NOV. 4TH, 2020 THE FREMONT PLANNING BOARD VOTED TO APPROVE ONE (1) ADDITIONAL BONUS LOT FOR THE PROJECT PER SECT. 1302.B.C OF THE TOWN OF FREMONT ZONING REGULATIONS.

- PROPOSED ROADWAY TO BE DEDICATED AS A PUBLIC ROAD. APPLICANT SHALL MAINTAIN ROADWAY UNTIL SUCH TIME AS IT IS ACCEPTED BY THE TOWN OF FREMONT.

CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



MATTHEW J. SALVUCCI, LLS 1030
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE:

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

APPROVED - FREMONT, NH
PLANNING BOARD

PROJECT PARCEL
TOWN OF FREMONT
TAX MAP 1, LOT 82

APPLICANT
HERITAGE FARM TRUST
STEPHEN L. BASSETT, TRUSTEE
PO BOX 212
NEWFIELDS, NH 03856

TOTAL LOT AREA
978,485 ± SQ. FT.
22.48 ± ACRES

DATE:

Plan Name:

OVERALL SUBDIVISION PLAN
TAX MAP 1, LOT 82

Project:

VIOLETTE ESTATES
FREMONT, NH

Owner of Record:

HERITAGE FARM TRUST
PO BOX 212, NEWFIELDS, NH 03856

DRAWING No.

A1

SHEET 2 OF 24
JBE PROJECT NO. 19175.1

Design: BWG	Draft: DJP	Date: 11/23/20
Checked: BWG	Scale: AS SHOWN	Project No.: 19175.1
Drawing Name: 19175-PLAN.dwg		
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REV.	DATE	REVISION	BY
2	12/10/20	REVISED PER PB COMMENTS	BWG
1	11/23/20	REVISED PER PB COMMENTS	BWG
0	9/25/20	ISSUED FOR REVIEW	ERE
			BY



85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Designed and Produced in NH

Jones & Beach Engineers, Inc.

Civil Engineering Services

603-772-4748
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

E:\CADD\MASTER STANDARD\dwg\JB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

**TAX MAP 1
LOT 84**
SUSAN BONAGURA
MATTHEW & TIMOTHY
BONAGURA
298 SANDOWN ROAD
FREMONT, NH 03044
BK 4062 PG 608
PLAN 4942
PLAN 33949

**TAX MAP 1
LOT 80-1**
TIMOTHY BONAGURA
BUFFY BONAGURA
298 SANDOWN ROAD
FREMONT, NH 03044
BK 4062 PG 608
PLAN 5121
PLAN 8062

**TAX MAP 1
LOT 80-2**
LEON HOLMES, JR.
LORI HOLMES
259 SOUTH ROAD
FREMONT, NH 03044
BK 2417 PG 692
PLAN 4942
PLAN 5121
PLAN 8062

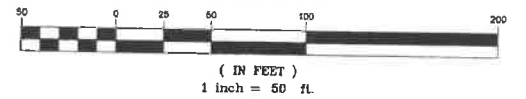
**TAX MAP 1
LOT 79**
DAVID & SARAH MCKENZIE
253 SOUTH ROAD
FREMONT, NH 03044
BK 5633 PG 2949

**TAX MAP 1
LOT 78**
BARRY & KIMBERLEE FERRARA
239 SOUTH ROAD
FREMONT, NH 03044
BK 3090 PG 478

**TAX MAP 1
LOT 76**
KEVIN MURNANE
219 SOUTH ROAD
FREMONT, NH 03044
BK 2804 PG 2223

**TAX MAP 1
LOT 83**
CRANE-GENEROUS FAMILY
REVOCABLE TRUST
CYNTHIA CRANE & MARTIN
GENEROUS, TRUSTEES
203 SCRIBNER ROAD
FREMONT, NH 03044
BK 5656 PG 629
PLAN 4942

GRAPHIC SCALE



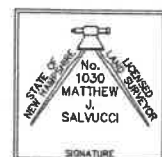
GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	FRESHWATER WETLANDS LINE
---	---	STONEWALL (SW)
---	---	EASEMENT
---	---	IRON PIPE/IRON ROD
---	---	DRILL HOLE
---	---	IRON ROD/DRILL HOLE
---	---	STONE/GRANITE BOUND
---	---	FRESHWATER WETLANDS
---	---	EASEMENT

CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



MATTHEW J. SALVUCCI, LLS 1030
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE:

Design: BWG Draft: DJP Date: 11/23/20
Checked: BWG Scale: AS SHOWN Project No.: 19175.1
Drawing Name: 19175-PLAN.dwg
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Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SUBDIVISION PLAN #1**
MAP 1, LOT 82
Project: **VIOLETTE ESTATES**
FREMONT, NH
Owner of Record: **HERITAGE FARM TRUST**
PO BOX 212, NEWFIELDS, NH 03856

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA ANGLE
C1	25.00	49.53	41.87	S 29°27'07" W	113°51'23"
C2	275.00	48.24	48.18	N 81°11'17" E	10°03'02"
C3	225.00	60.79	60.50	N 83°54'08" E	15°28'44"
C4	225.00	54.15	54.02	S 81°27'51" E	13°41'18"
C5	275.00	16.75	16.75	N 76°18'55" W	3°09'26"
C6	275.00	51.65	51.58	S 83°26'28" E	10°45'41"
C7	100.00	123.13	120.50	S 36°36'59" E	74°05'52"
C8	100.00	100.00	95.88	N 77°45'13" E	57°17'43"
C9	100.00	100.00	95.88	N 20°24'30" E	57°17'43"
C10	100.00	100.00	95.88	N 36°53'11" W	57°17'38"
C11	100.00	100.00	95.88	S 85°48'07" W	57°17'43"
C12	100.00	44.74	43.88	S 44°29'47" W	25°20'58"
C13	225.00	55.97	55.82	N 81°41'46" W	14°15'07"
C14	275.00	140.47	138.95	N 89°12'13" W	26°18'01"
C15	225.00	133.52	133.49	S 80°25'52" W	8°32'11"
C16	225.00	5.95	5.95	S 85°27'23" W	1°30'52"
C17	75.00	15.02	15.02	N 53°39'40" W	80°15'05"
C18	100.00	55.45	54.75	N 85°32'31" E	31°48'22"
C19	275.00	18.79	18.79	S 84°15'22" W	1°54'51"
C20	100.00	188.44	180.65	S 87°00'22" E	106°57'49"
C21	100.00	205.22	171.05	S 80°28'29" E	11°34'47"
C22	100.00	252.26	190.50	N 80°28'29" W	144°31'57"
C23	100.00	120.43	113.28	N 46°23'20" W	69°00'09"
C24	100.00	222.89	179.56	S 84°26'56" E	127°45'49"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°00'22" E	7.41
L2	S 87°00'22" E	18.14
L3	S 87°00'22" E	160.85
L4	S 80°28'29" E	11.40
L5	S 80°28'29" E	10.85
L6	S 12°03'37" W	32.81
L7	N 12°03'37" W	70.29
L8	S 85°49'16" E	1.00

APPROVED - FREMONT, NH
PLANNING BOARD

PROJECT PARCEL
TOWN OF FREMONT
TAX MAP 1, LOT 82

APPLICANT
HERITAGE FARM TRUST
STEPHEN L BASSETT, TRUSTEE
PO BOX 212
NEWFIELDS, NH 03856

TOTAL LOT AREA
978,485± SQ. FT.
22.46± ACRES

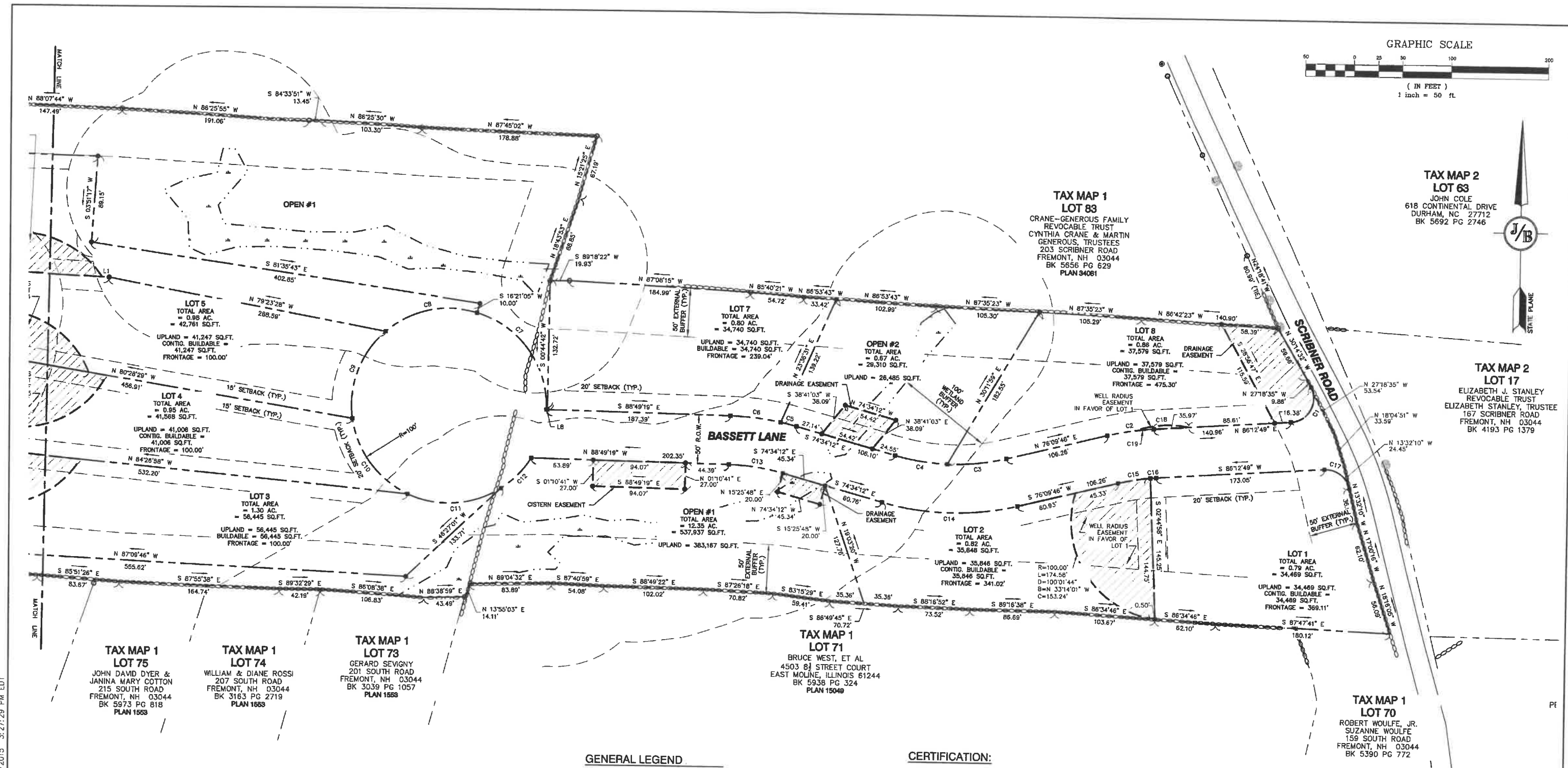
DATE:

DRAWING No.

A2

SHEET 3 OF 24
JBE PROJECT NO. 19175.1

F:\CADD\WATER STANDARD\dwg\JB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT



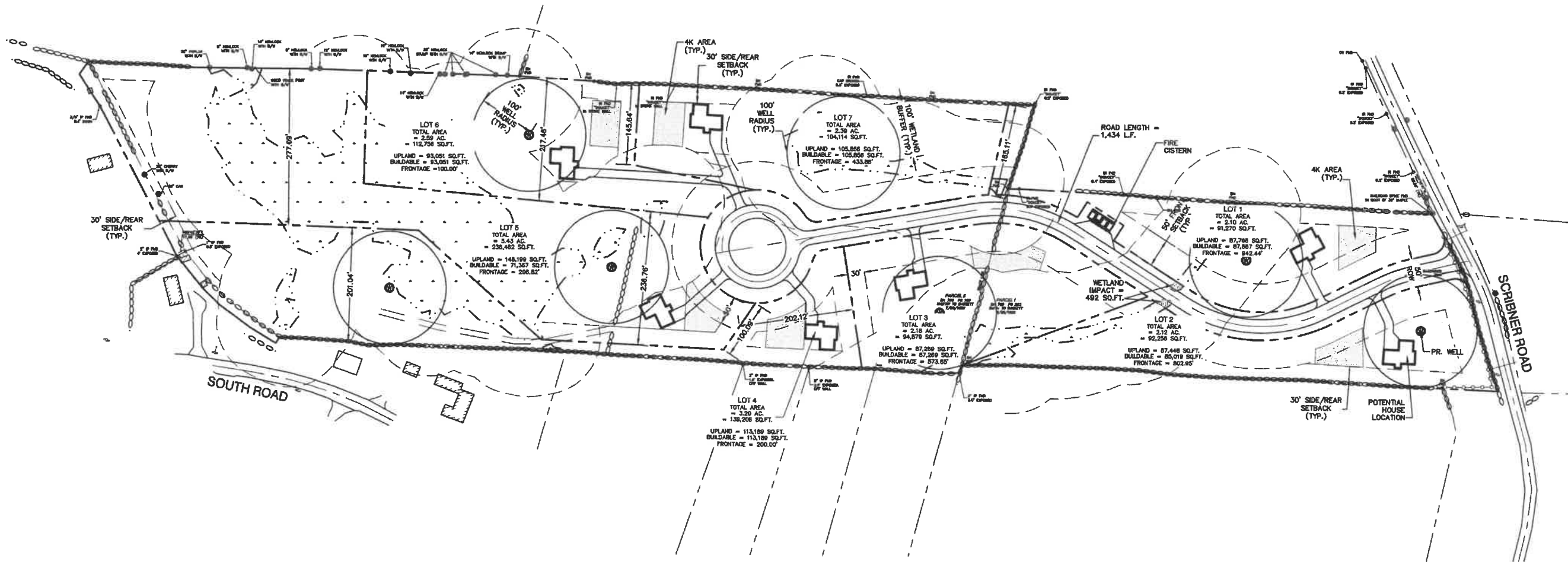
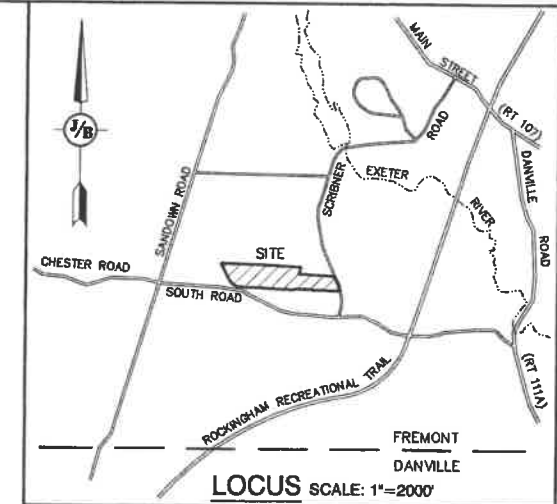
Design: BWG Draft: DJP Date: 11/23/20
Checked: BWG Scale: AS SHOWN Project No.: 19175.1
Drawing Name: 19175-PLAN.dwg
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
2	12/10/20	REVISED PER PB COMMENTS	BWG
1	11/23/20	REVISED PER PB COMMENTS	BWG
0	9/25/20	ISSUED FOR REVIEW	ERE

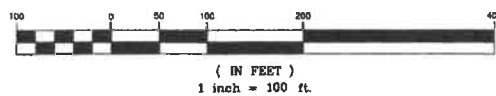
Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

SUBDIVISION NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW A YIELD PLAN OF AN 7-LOT RESIDENTIAL CONVENTIONAL SUBDIVISION ON MAP 1, LOT 82. LOTS TO BE SERVED BY ON-SITE SEPTIC AND WELLS.
- ZONING DISTRICT: FLEXIBLE USE RESIDENTIAL
LOT AREA MINIMUM = 87,120 SF
MINIMUM CONTIGUOUS UPLAND AREA = 43,560 SF
LOT FRONTAGE MINIMUM = 200'
(100' ALLOWED ON EXTERIOR CURVE W/ 200' AVG. LOT WIDTH)
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 50'
SIDE SETBACK = 30'
REAR SETBACK = 30'
WETLAND SETBACK = 100'
MAX. LOT COVERAGE = 30%
- PROPOSED ROAD LENGTH = 1,434 LF
- WETLAND IMPACT = 492 SQ.FT.
- WAVERS REQUIRED:
- SECTION 10.02.R. TABLE 1: CUL-DE-SAC LENGTH GREATER THAN 800'



GRAPHIC SCALE



PROJECT PARCEL
TOWN OF FREMONT
TAX MAP 1, LOT 82

OWNER
BASSETT TTE, STEPHEN L. &
HERITAGE FARM TRUST
P.O. BOX 212
NEWFIELDS, NH 03856
BK 5884, PG 0847

APPLICANT
HAUS EMILY, LLC
58 WESTVILLE ROAD #4
PLAISTOW, NH 03865

TOTAL LOT AREA
978,484.5 SQ. FT.
22.46 ACRES

Design: BWG Draft: BWG Date: 04/30/20
Checked: BAJ Scale: 1"=100' Project No.: 19175
Drawing Name: 19175-YIELD
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
2	06/17/20	REVISED PER TOWN COMMENTS	BWG
1	05/27/20	REVISED PER TOWN PLANNER COMMENTS	BWG
0	04/29/20	ISSUED FOR REVIEW	BWG

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219 FAX: 603-772-0227
Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **CONCEPTUAL YIELD PLAN**
TAX MAP 1, LOT 82
Project: **SCRIBNER ROAD**
FREMONT, NH
Owner of Record: **STEPHEN L. BASSETT TTE & HERITAGE FARM TRUST**
PO BOX 212, NEWFIELDS, NH 03856

DRAWING No.
Y1
SHEET 5 OF 20
JBE PROJECT NO. 19175

PLAN REFERENCES

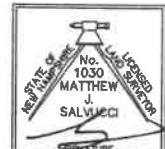
- "SUBDIVISION FOR MARGARET T. SMALL, FREMONT, N.H." DATED SEPTEMBER 30, 1989. SCALE 1" = 50'. PREPARED BY WALLACE KIMBALL. R.C.R.D. 1553.
- "SURVEY OF PROPERTY NOW OWNED BY JOHN H. & SHERRY L. GROVER, SITUATED IN FREMONT, N.H." DATED JANUARY 10, 1975. SCALE 1" = 100'. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 4942.
- "A SURVEY OF A SUBDIVISION OF PROPERTY OWNED BY CLARENCE & AGNES PEDERSEN, SITUATED IN FREMONT, N.H." DATED MARCH 16, 1975. SCALE 1" = 100'. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 5121.
- "PLAN OF LAND IN FREMONT, N.H. AS DRAWN FOR LESTER F. BLACKWELL." DATED SEPTEMBER 1977. SCALE 1" = 50'. PREPARED BY VERNON W. DINGMAN. R.C.R.D. 8062.
- "PLAN OF CURRIER FARM, WILFRED W. & DORNA E. WEST, FREMONT, N.H." DATED JANUARY 1982. SCALE 1" = 100'. PREPARED BY G. L. DAVIS & ASSOCIATES. R.C.R.D. 15049.
- "TAX MAP 1, LOT 84, SUBDIVISION PLAN OF LAND IN FREMONT, NH AS DRAWN FOR SUSAN BONAGURA." DATED JANUARY 9, 2006. SCALE 1" = 100'. PREPARED BY JAMES M. LAVELLE ASSOCIATES. R.C.R.D. 33949.
- "PLAN OF LAND FOR ROBERT N. STINER TRUST, TAX MAP 1, LOT 93, 203 SCRIBNER ROAD, FREMONT, NEW HAMPSHIRE." DATED JULY 20, 2006. SCALE 1" = 100'. PREPARED BY DOUCET SURVEY INC. R.C.R.D. 34061.

CERTIFICATION:

PURSUANT TO RSA 676:18-III AND RSA 672:14

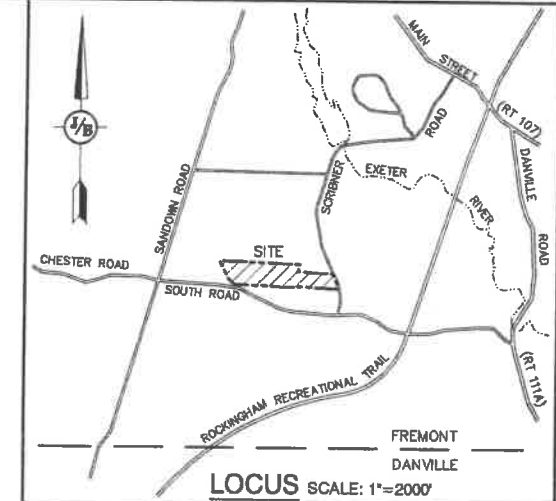
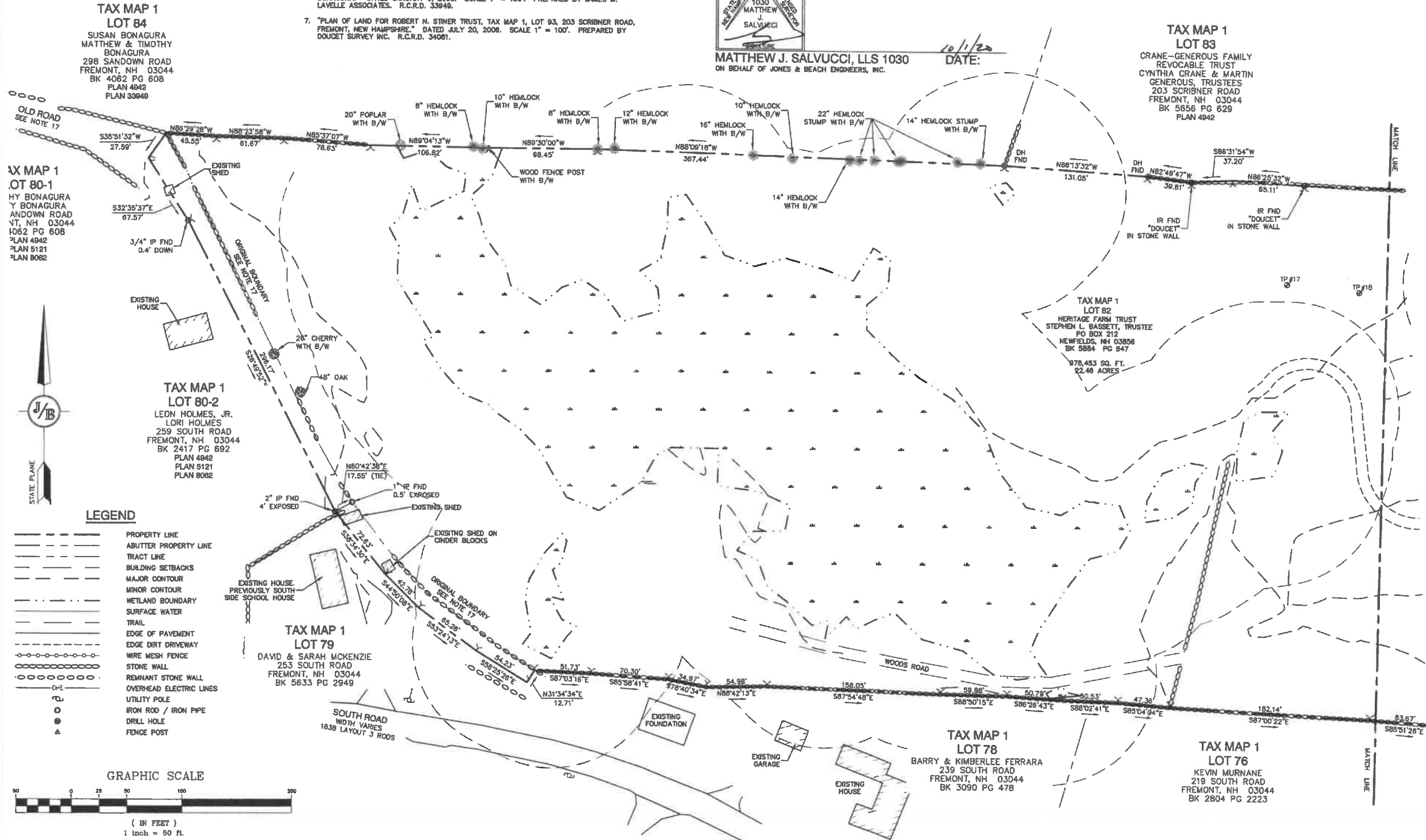
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



MATTHEW J. SALVUCCI, LLS 1030
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 10/1/20



NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS OF FREMONT TAX MAP 1 LOT 82.
- CURRENT OWNER OF RECORD: STEPHEN L. BASSETT, TRUSTEE OF HERITAGE FARM TRUST PO BOX 212, NEWFIELDS, NEW HAMPSHIRE 03856 BOOK 5884, PAGE 847
- ZONING DISTRICT: FLEXIBLE USE RESIDENTIAL LOT AREA MINIMUM = 2 ACRES LOT FRONTAGE MINIMUM = 200' BUILDING SETBACKS (MINIMUM): FRONT SETBACK = 50' SIDE SETBACK = 30' REAR SETBACK = 30' WETLAND BUFFER = 100' MAX. LOT COVERAGE = 30%
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE 'X' (UNSHADED) DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33015C0360E, WITH EFFECTIVE DATE OF MAY 17, 2005.
- BASIS OF BEARING: HORIZONTAL - NAD83 NEW HAMPSHIRE STATE PLANE VERTICAL - NAVD88.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF FREMONT TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF FREMONT ASSESSORS' OFFICE, CLERK'S OFFICE, AND PLANNING DEPARTMENT, THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, THE NEW HAMPSHIRE STATE ARCHIVES, THE ROCKINGHAM COUNTY CONSERVATION DISTRICT, AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS, AND REGISTRY OF PROBATE.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY MARK WEST OF WEST ENVIRONMENTAL IN JULY AND OCTOBER 2018 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 - THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 30,000.
- SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
- ON MARCH 13, 1928, THE TOWN OF FREMONT VOTED TO CLOSE "THE OLD HIGHWAY LEADING FROM ITS JUNCTION WITH THE SANDOWN-FREMONT ROAD NEAR THE RESIDENCE OF EUGENE D. SANBORN TO A POINT NEAR THE SOUTH SIDE SANDOWNHOUSE." ON MARCH 5, 1975, THEN TOWN OF FREMONT VOTED TO DISCONTINUE THE ROAD LEADING FROM SOUTH ROAD TO SANDOWN ROAD. THE BOUNDARY OF THE SUBJECT PARCEL IS SHOWN ALONG THE CENTER OF THE ABANDONED ROAD. LAND ALONG SAID ROAD MAY POSSIBLY BE SUBJECT TO RIGHTS OF OTHERS, OR THE PUBLIC.

Design: BAJ	Draft: MJS	Date: 10/24/18
Checked: DMC	Scale: 1" = 100'	Project No.: 18115
Drawing Name: 18115-SURVEY.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	ISSUED FOR REVIEW	BY
0	10/24/18	ISSUED FOR REVIEW	MJS

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN #1
Project:	VIOLETTE LANE ESTATES FREMONT, NH
Owner of Record:	HERITAGE FARM TRUST PO BOX 212, NEWFIELDS, NH 03856

DRAWING No.	C1A
SHEET 8 OF 20	JBE PROJECT NO. 18115

CERTIFICATION:

PURSUANT TO RSA 676:16-III AND RSA 672:14

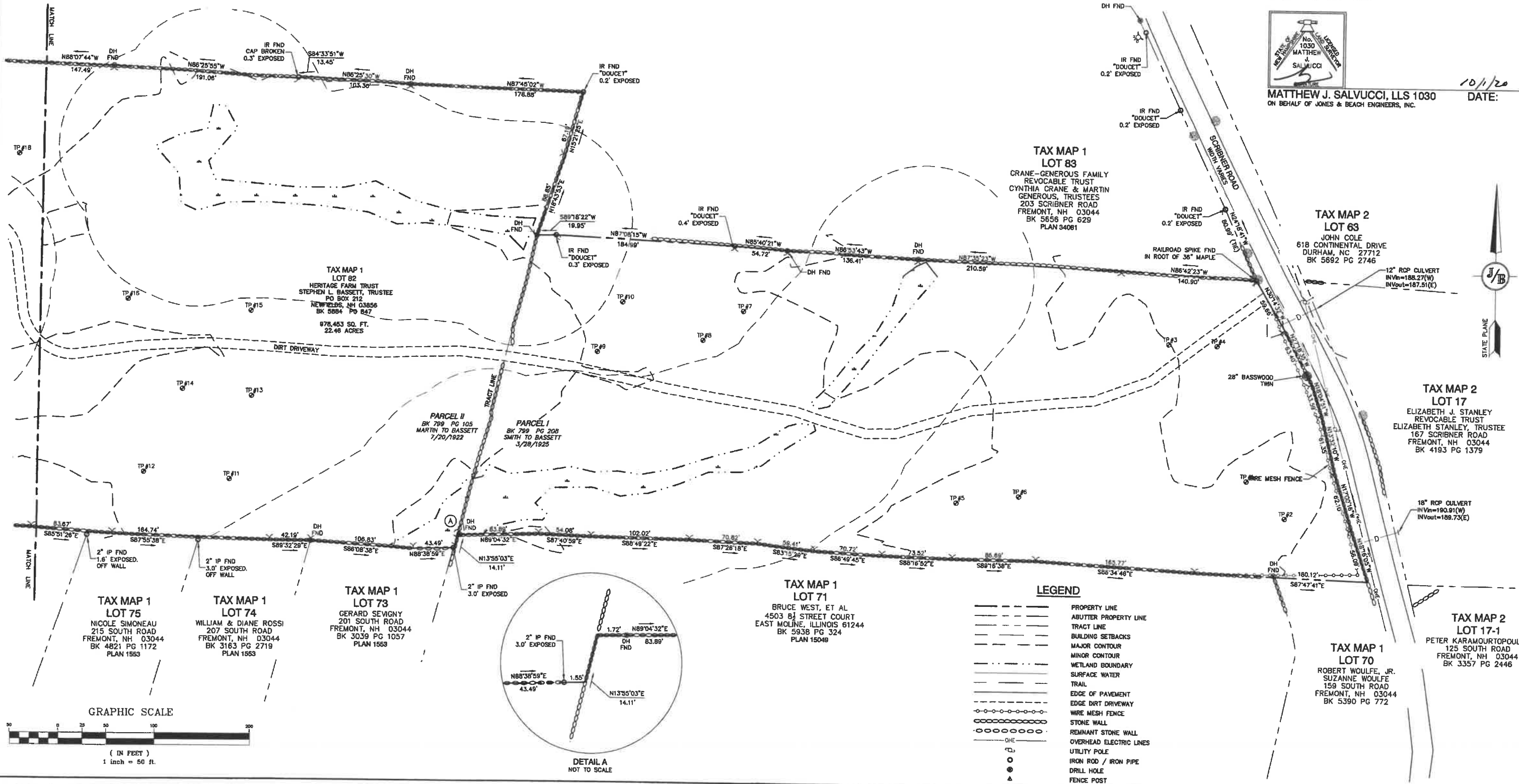
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 603.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



MATTHEW J. SALVUCCI, LLS 1030
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 10/1/20



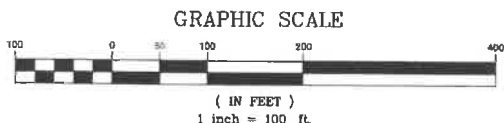
Design: BAJ Draft: MJS Date: 10/24/18
Checked: DM Scale: 1" = 100' Project No.: 18115
Drawing Name: 18115-SURVEY.dwg
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	ISSUED FOR REVIEW	BY
0	10/24/18	ISSUED FOR REVIEW	MJS
		REVISION	BY

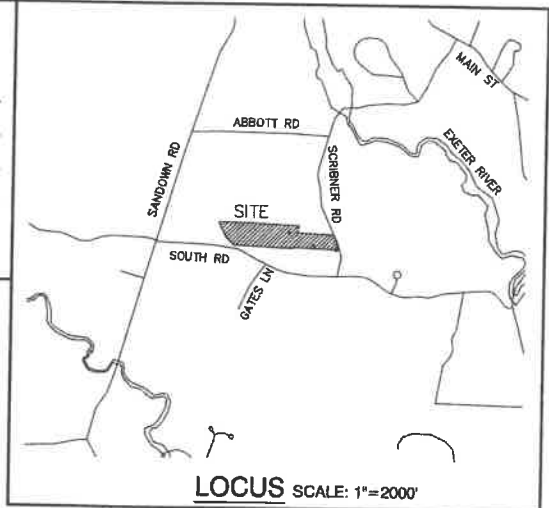
J/B Jones & Beach Engineers, Inc.
Designed and Produced in NH
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
Civil Engineering Services
603-772-4746
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **EXISTING CONDITIONS PLAN #2**
Project: **VIOLETTE LANE ESTATES
FREMONT, NH**
Owner of Record: **HERITAGE FARM TRUST
PO BOX 212, NEWFIELDS, NH 03856**

DRAWING No.
C1B
SHEET 7 OF 20
JBE PROJECT NO. 18115



PROJECT PARCEL TOWN OF FREMONT TAX MAP 1, LOT 82	APPROVED - FREMONT, NH PLANNING BOARD
APPLICANT HERITAGE FARM TRUST STEPHEN L BASSETT, TRUSTEE PO BOX 212 NEWFIELDS, NH 03856	DATE:
TOTAL LOT AREA 978,485± SQ. FT. 22.46± ACRES	



**TAX MAP 1
LOT 84**
SUSAN BONAGURA
MATTHEW & TIMOTHY
BONAGURA
298 SANDOWN ROAD
FREMONT, NH 03044
BK 4062 PG 608
PLAN 4942
PLAN 33949

**TAX MAP 1
LOT 83**
CRANE-GENEROUS FAMILY
REVOCABLE TRUST
CYNTHIA CRANE & MARTIN
GENEROUS, TRUSTEES
203 SCRIBNER ROAD
FREMONT, NH 03044
BK 5656 PG 629
PLAN 4942

**TAX MAP 1
LOT 83**
CRANE-GENEROUS FAMILY
REVOCABLE TRUST
CYNTHIA CRANE & MARTIN
GENEROUS, TRUSTEES
203 SCRIBNER ROAD
FREMONT, NH 03044
BK 5656 PG 629
PLAN 34081

**TAX MAP 1
LOT 80-1**
TIMOTHY BONAGURA
BUFFY BONAGURA
298 SANDOWN ROAD
FREMONT, NH 03044
BK 4062 PG 608
PLAN 4942
PLAN 5121
PLAN 8062

**TAX MAP 1
LOT 80-2**
LEON HOLMES, JR.
LORI HOLMES
259 SOUTH ROAD
FREMONT, NH 03044
BK 2417 PG 692
PLAN 4942
PLAN 5121
PLAN 8062

**TAX MAP 1
LOT 79**
DAVID & SARAH MCKENZIE
253 SOUTH ROAD
FREMONT, NH 03044
BK 5633 PG 2949

**TAX MAP 1
LOT 78**
BARRY & KIMBERLEE FERRARA
239 SOUTH ROAD
FREMONT, NH 03044
BK 3090 PG 478

**TAX MAP 1
LOT 76**
KEVIN MURNANE
219 SOUTH ROAD
FREMONT, NH 03044
BK 2804 PG 2223

**TAX MAP 1
LOT 74**
WILLIAM & DIANE ROSSI
207 SOUTH ROAD
FREMONT, NH 03044
BK 3163 PG 2719
PLAN 1553

**TAX MAP 1
LOT 75**
JOHN DAVID DYER &
JANINA MARY COTTON
215 SOUTH ROAD
FREMONT, NH 03044
BK 5973 PG 818
PLAN 1553

**TAX MAP 1
LOT 73**
GERARD SEVIGNY
201 SOUTH ROAD
FREMONT, NH 03044
BK 3039 PG 1057
PLAN 1553

**TAX MAP 1
LOT 71**
BRUCE WEST, ET AL
4503 B STREET COURT
EAST MOLINE, ILLINOIS 61244
BK 5938 PG 324
PLAN 15049

**TAX MAP 1
LOT 70**
ROBERT WOULFE, JR.
SUZANNE WOULFE
159 SOUTH ROAD
FREMONT, NH 03044
BK 5390 PG 772

**TAX MAP 2
LOT 17**
ELIZABETH J. STANLEY
REVOCABLE TRUST
ELIZABETH STANLEY, TRUSTEE
167 SCRIBNER ROAD
FREMONT, NH 03044
BK 4193 PG 1379

**TAX MAP 2
LOT 17-1**
PETER KARAMOURTOPOULOS
125 SOUTH ROAD
FREMONT, NH 03044
BK 3357 PG 2446

SITE NOTES:

- THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 1, LOT 82 IN THE TOWN OF FREMONT, NH INTO 8 RESIDENTIAL OPEN SPACE PRESERVATION LOTS WITH ACCESS ROAD.
- ZONING DISTRICT: RESIDENTIAL
LOT AREA MINIMUM = 5.67 ACRES (247,120 SF)
LOT FRONTAGE MINIMUM = 200'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 50'
SIDE SETBACK = 30'
WETLAND SETBACK = 100'
OPEN SPACE PRESERVATION SUBDIVISION:
LOT AREA MINIMUM = 32,670 S.F.
LOT FRONTAGE MINIMUM = 100'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 20'
SIDE SETBACK = 15'
REAR SETBACK = 30'
EXTERNAL BUFFER = 50'
- WITH APPROVAL OF THIS PLAN BY THE PLANNING BOARD, THE FOLLOWING WAIVERS ARE GRANTED FROM THE "SUBDIVISION REGULATIONS":
A.) SECTION 6.1.1 - SITE SPECIFIC SOILS MAPPING
B.) SECTION 6.1.2 & 3 - WELL RADIUS ON LOT
C.) SECTION 10.02.R - CUL-DE-SAC ROAD LENGTH
D.) SECTION 10.03.F(3) - COVER OVER CULVERTS
- OPEN SPACE CALCULATIONS:
TOTAL AREA = 978,485 S.F.
TOTAL UPLAND AREA = 818,238 S.F.
OPEN SPACE UPLAND = 408,397 S.F. (50.0%)
OPEN AREA 1 = 537,681 S.F.
OPEN AREA 2 = 29,310 S.F.
TOTAL OPEN AREA = 566,991 S.F. (57.9%)
- NHDES APPROVAL FOR SUBDIVISION PERMIT NO. , DATED
- NHDES WETLANDS BUREAU PERMIT NO. , DATED
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C 0360 E, DATED MAY 17, 2005.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
- SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- ALL PRECAST CONCRETE PRODUCTS WILL BE SOURCED FROM MANUFACTURING FACILITIES IN COMPLIANCE WITH THE NATIONAL PRECAST CONCRETE ASSOCIATION (NPCA) PLANT CERTIFICATION PROGRAM. EVIDENCE OF COMPLIANCE WILL BE PROVIDED FOR THE CURRENT CALENDAR YEAR THE PRODUCTS WERE MANUFACTURED WITHIN.
- AS SHOWN, THE DISTANCE FROM THE EXISTING FIRE HYDRANT LOCATED ON SCRIBNER ROAD TO THE MOST DISTANCE HOME PROPOSED IS 1,363 FEET.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- PROPOSED ROADWAY TO BE DEDICATED AS A PUBLIC ROAD. APPLICANT SHALL MAINTAIN ROADWAY UNTIL SUCH TIME AS IT IS ACCEPTED BY THE TOWN OF FREMONT.
- PLACARDS SHALL BE INSTALLED AT 50' INTERVALS ON LOTS 1, 2, 3, 7, AND 8 MARKING THE EXTERNAL BUFFER.
- LOT DRIVEWAY APRONS AND UTILITY STUBS TO BE INSTALLED PRIOR TO INSTALLATION OF ROADWAY BINDER COARSE.

LOT TABLE					
LOT NUMBER	AREA (S.F.)	AREA (AC)	UPLAND	CONTIGUOUS BUILDABLE AREA	FRONTAGE
1	34,469 S.F.	0.79 AC	34,469 S.F.	34,469 S.F.	369.11'
2	35,846 S.F.	0.82 AC	35,846 S.F.	35,846 S.F.	341.02'
3	56,445 S.F.	1.30 AC	56,445 S.F.	56,445 S.F.	100.00'
4	41,568 S.F.	0.95 AC	41,006 S.F.	41,006 S.F.	100.00'
5	42,761 S.F.	0.98 AC	41,247 S.F.	41,247 S.F.	100.00'
6	54,621 S.F.	1.25 AC	54,621 S.F.	54,621 S.F.	100.00'
7	34,740 S.F.	0.80 AC	34,740 S.F.	34,740 S.F.	239.04'
8	37,579 S.F.	0.86 AC	37,579 S.F.	37,579 S.F.	475.30'
OPEN 1	537,937 S.F.	12.35 AC	383,167 S.F.	N/A	N/A
OPEN 2	29,310 S.F.	0.67 AC	28,485 S.F.	N/A	N/A

Design: BWG	Draft: DJP	Date: 11/23/20
Checked: BWG	Scale: AS SHOWN	Project No.: 19175.1
Drawing Name: 19175-PLAN.dwg		
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Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Civil Engineering Services

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	OVERALL SITE PLAN MAP 1, LOT 82
Project:	VIOLETTE ESTATES FREMONT, NH
Owner of Record:	HERITAGE FARM TRUST PO BOX 212, NEWFIELDS, NH 03856

DRAWING No.	C2
SHEET 8 OF 24	JBE PROJECT NO. 19175.1

TOTAL LOT AREA
978,485± SQ. FT.
22.46± ACRES

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Design: BWG Draft: DJP Date: 11/23/20
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Civil Engineering Services
803-772-4746 FAX: 803-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

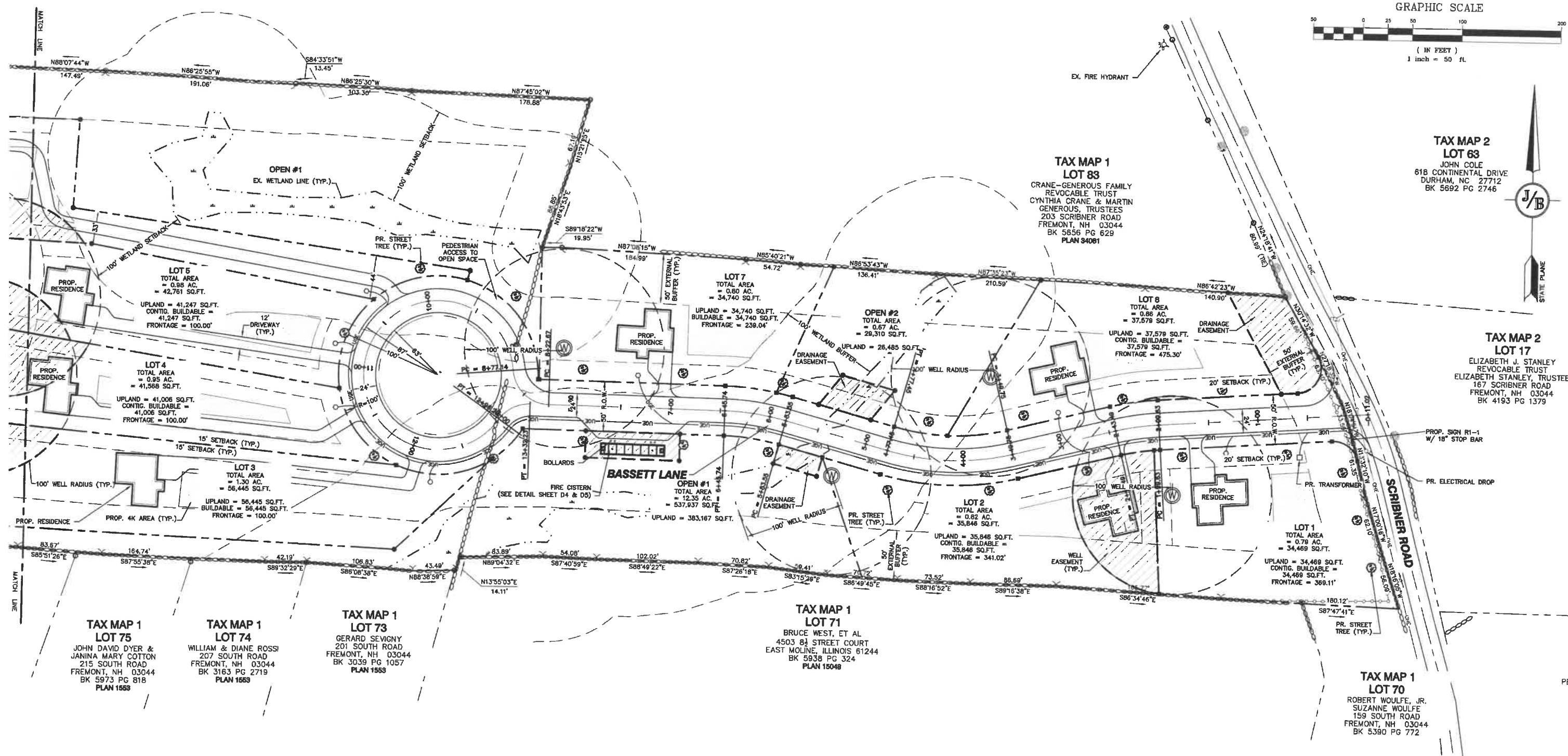
Plan Name: **SITE PLAN**
Project: **MAP 1, LOT 82**
Owner of Record: **VIOLETTE ESTATES**
FREMONT, NH
HERITAGE FARM TRUST
PO BOX 212, NEWFIELDS, NH 03856

DRAWING No.
C2B
SHEET 10 OF 24
JBE PROJECT NO. 19175.1

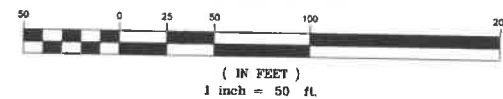
APPROVED - FREMONT, NH
PLANNING BOARD
PROJECT PARCEL
TOWN OF FREMONT
TAX MAP 1, LOT 82
APPLICANT
HERITAGE FARM TRUST
STEPHEN L BASSETT, TRUSTEE
PO BOX 212
NEWFIELDS, NH 03856
TOTAL LOT AREA
978,485± SQ. FT.
22.46± ACRES

STREET TREES:

BOTANICAL NAME / COMMON NAME	SIZE
ACER RUBRUM 'RED SUNSET' / RED SUNSET RED MAPLE	2.5-3" CAL
QUERCUS COCCINEA / SCARLET OAK	2.5-3" CAL



GRAPHIC SCALE



TAX MAP 2
LOT 63
JOHN COLE
618 CONTINENTAL DRIVE
DURHAM, NC 27712
BK 5692 PG 2746

TAX MAP 2
LOT 17
ELIZABETH J. STANLEY
REVOCABLE TRUST
ELIZABETH STANLEY, TRUSTEE
167 SCRIBNER ROAD
FREMONT, NH 03044
BK 4193 PG 1379

TAX MAP 1
LOT 70
ROBERT WOLFE, JR.
SUZANNE WOLFE
159 SOUTH ROAD
FREMONT, NH 03044
BK 5380 PG 772

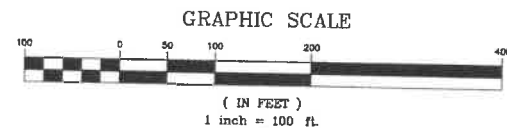
TAX MAP 1
LOT 71
BRUCE WEST, ET AL
4503 84 STREET COURT
EAST MOLINE, ILLINOIS 61244
BK 5938 PG 324
PLAN 15048

TAX MAP 1
LOT 73
GERARD SEVIGNY
201 SOUTH ROAD
FREMONT, NH 03044
BK 3039 PG 1057
PLAN 1553

TAX MAP 1
LOT 74
WILLIAM & DIANE ROSSI
207 SOUTH ROAD
FREMONT, NH 03044
BK 3163 PG 2719
PLAN 1553

TAX MAP 1
LOT 75
JOHN DAVID DYER &
JANINA MARY COTTON
215 SOUTH ROAD
FREMONT, NH 03044
BK 5973 PG 818
PLAN 1553

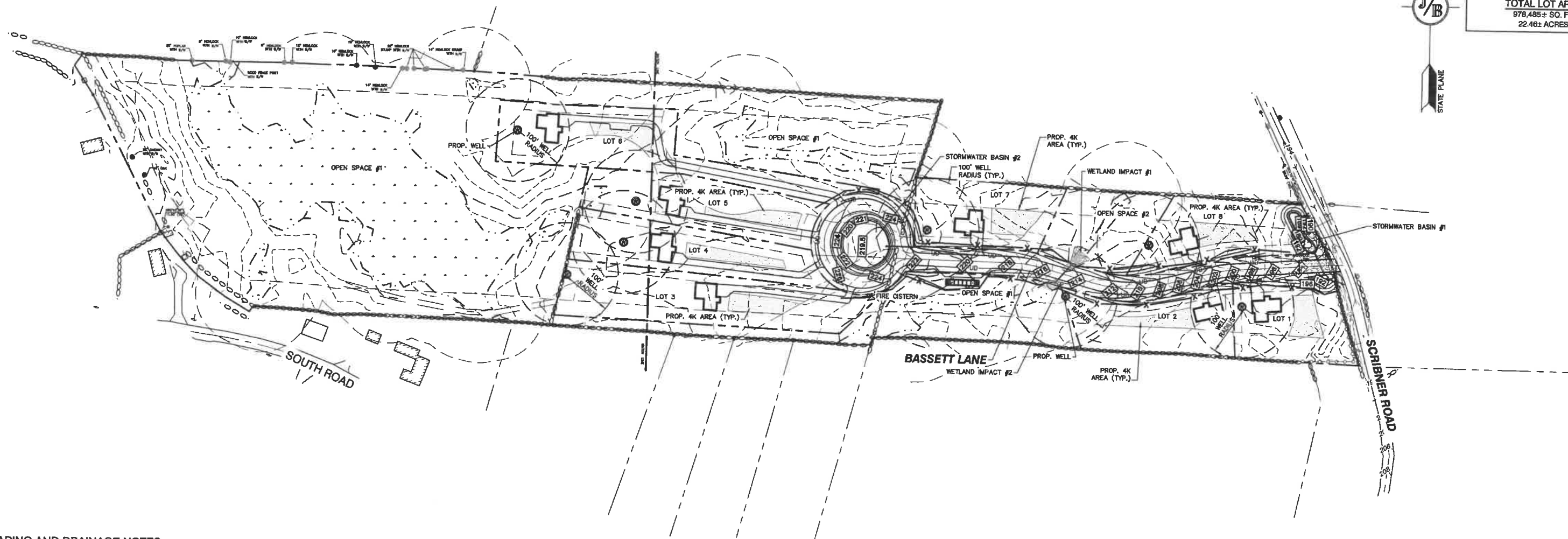
TAX MAP 1
LOT 83
CRANE-GENEROUS FAMILY
REVOCABLE TRUST
CYNTHIA CRANE & MARTIN
GENEROUS, TRUSTEES
203 SCRIBNER ROAD
FREMONT, NH 03044
BK 5656 PG 629
PLAN 34081



PROJECT PARCEL
TOWN OF FREMONT
TAX MAP 1, LOT 82

APPLICANT
HERITAGE FARM TRUST
STEPHEN L BASSETT, TRUSTEE
PO BOX 212
NEWFIELDS, NH 03856

TOTAL LOT AREA
978,485± SQ. FT.
22.46± ACRES



GRADING AND DRAINAGE NOTES:

- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
- VERTICAL DATUM: NAVD88. HORIZONTAL DATUM: NAD83 STATE PLANE.
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
- ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
- ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
- ALL DRAINAGE INTERIOR DIAMETERS (4' MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 3' DEEP SLUMPS WITH GREASE HOODS, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED. SEE SHEET D1 FOR DRAINAGE DETAILS.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
- ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
- SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
- MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
- SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.
- PROPOSED WETLAND IMPACT:
IMPACT #1: 710 S.F.
IMPACT #2: 569 S.F.
TOTAL IMPACT: 1,279 S.F.
- CONTRACTOR TO REVIEW EXISTING CULVERT CONDITION WITH TOWN ENGINEER AND ROAD AGENT PRIOR TO CONSTRUCTION. EXISTING CULVERT TO BE CLEANED OR REPLACED AS REQUIRED.

Design: BWG Draft: DJP Date: 11/23/20
Checked: BWG Scale: AS SHOWN Project No.: 19175.1
Drawing Name: 19175-PLAN.dwg

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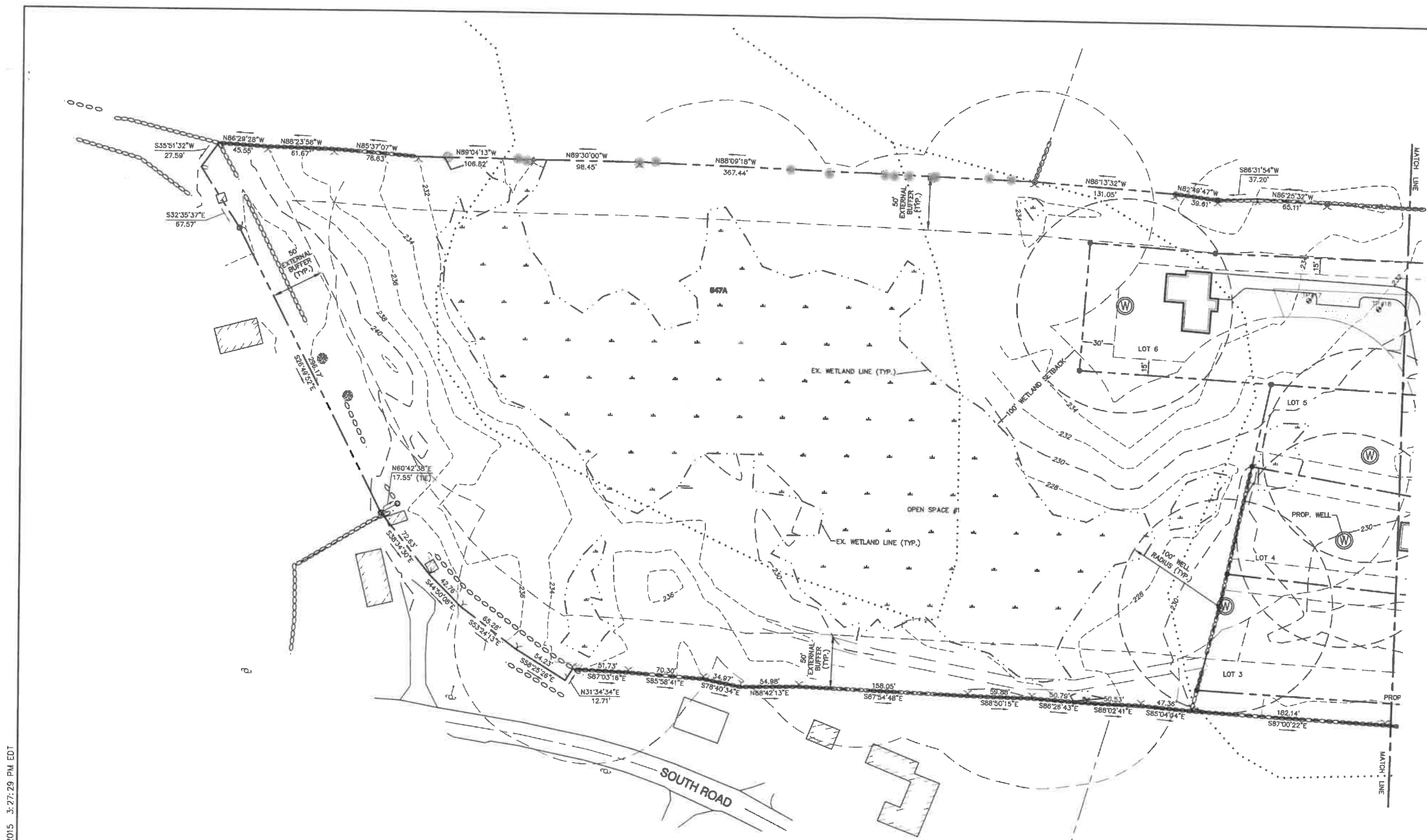
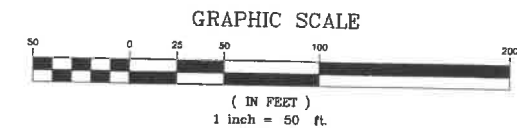
Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **OVERAL GRADING AND DRAINAGE PLAN**
Project: **VIOLETTE ESTATES
FREMONT, NH**
Owner of Record: **HERITAGE FARM TRUST
PO BOX 212, NEWFIELDS, NH 03856**

DRAWING No.

C3

SHEET 11 OF 24
JBE PROJECT NO. 19175.1



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Drawing Name: 19175-PLAN.dwg
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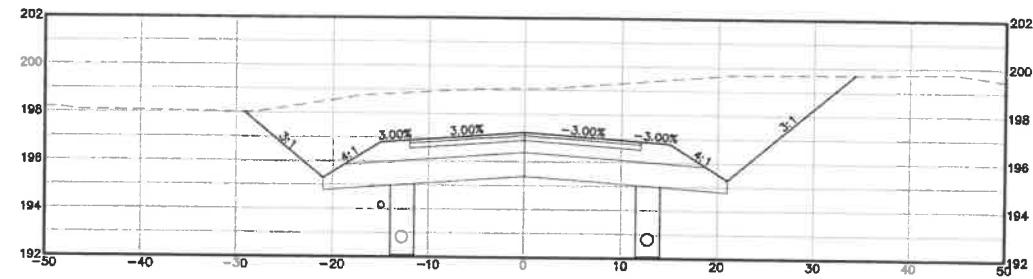
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Civil Engineering Services
85 Portsmouth Ave.
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Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **GRADING AND DRAINAGE PLAN**
Project: **VIOLETTE ESTATES
FREMONT, NH**
Owner of Record: **HERITAGE FARM TRUST
PO BOX 212, NEWFIELDS, NH 03856**

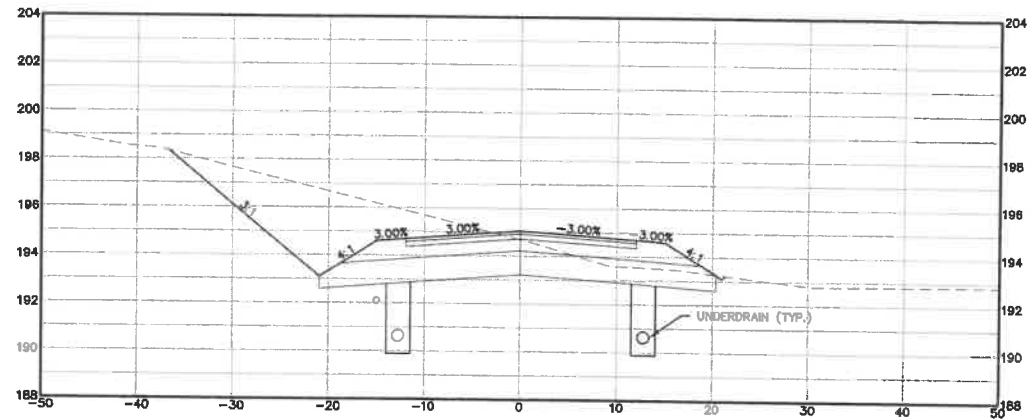
PROJECT PARCEL
TOWN OF FREMONT
TAX MAP 1, LOT 82
APPLICANT
HERITAGE FARM TRUST
STEPHEN L BASSETT, TRUSTEE
PO BOX 212
NEWFIELDS, NH 03856
TOTAL LOT AREA
978,485± SQ. FT.
22.48± ACRES

DRAWING No.
C3A
SHEET 12 OF 24
JBE PROJECT NO. 19175.1

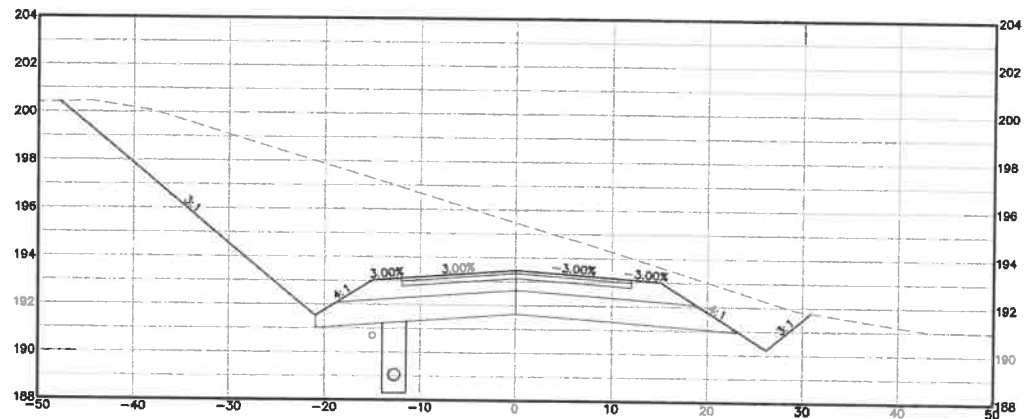
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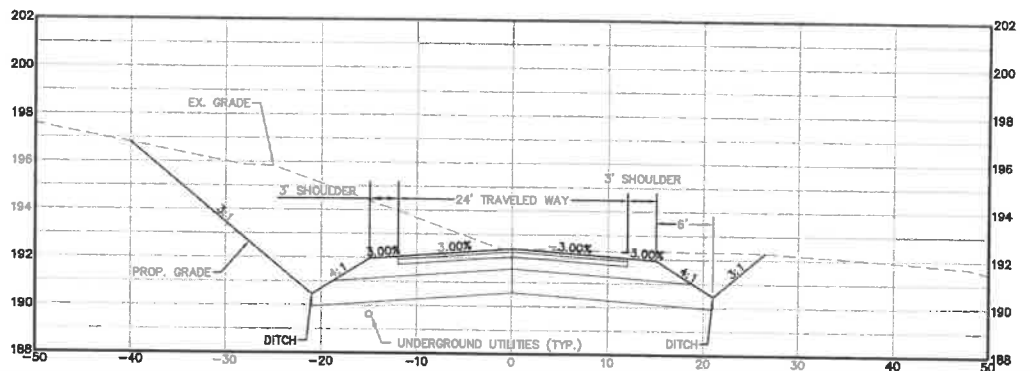
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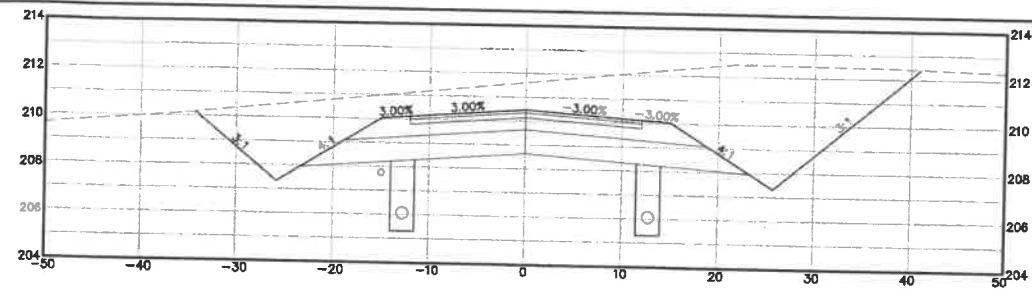
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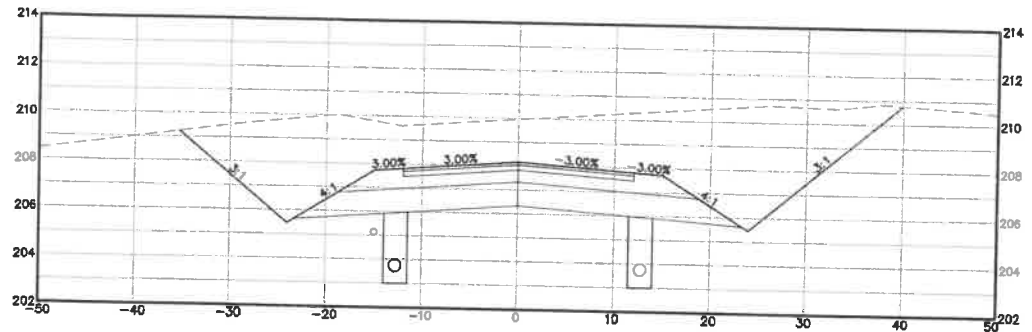
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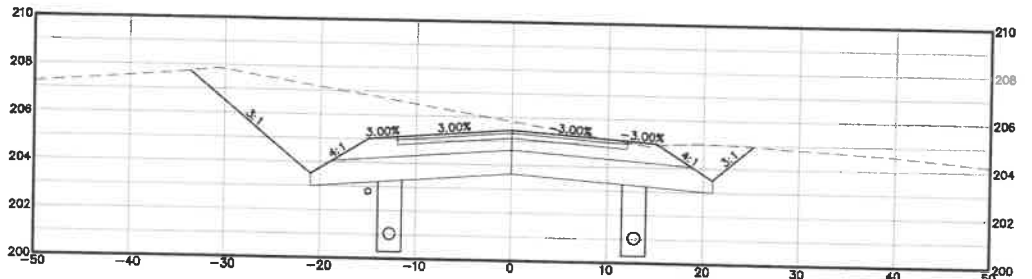
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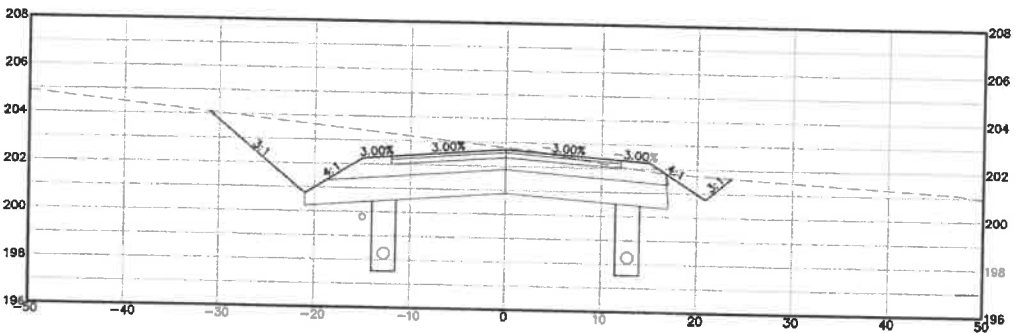
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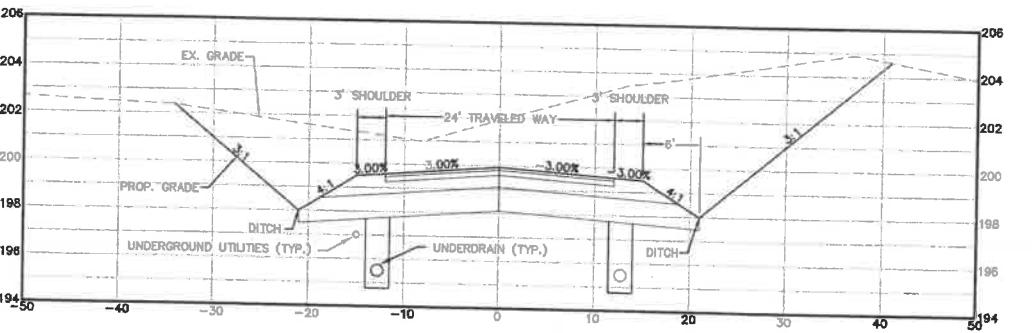
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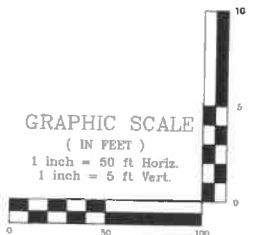
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2+50



2+00



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Drawing Name: 18175-PLAN.dwg
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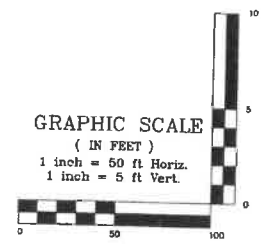
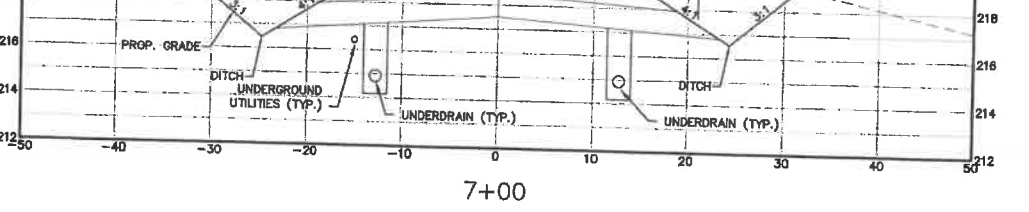
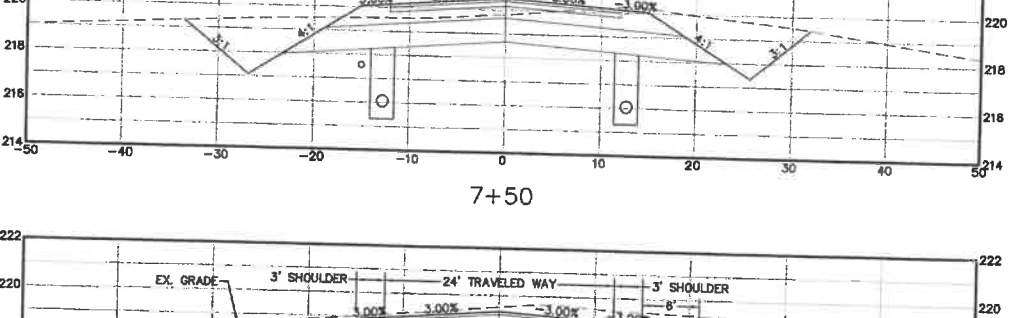
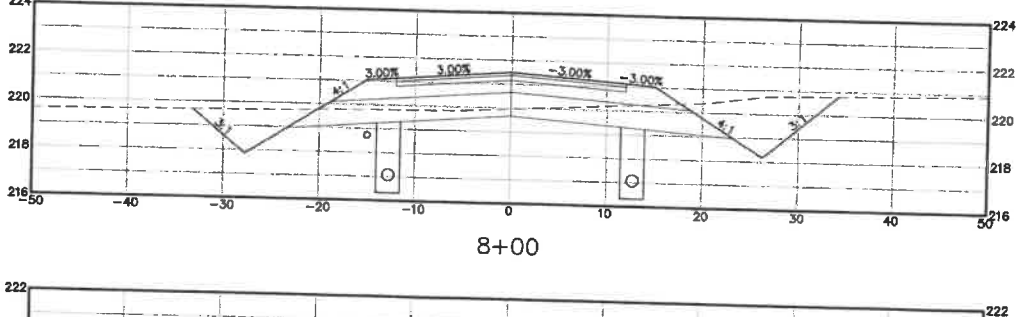
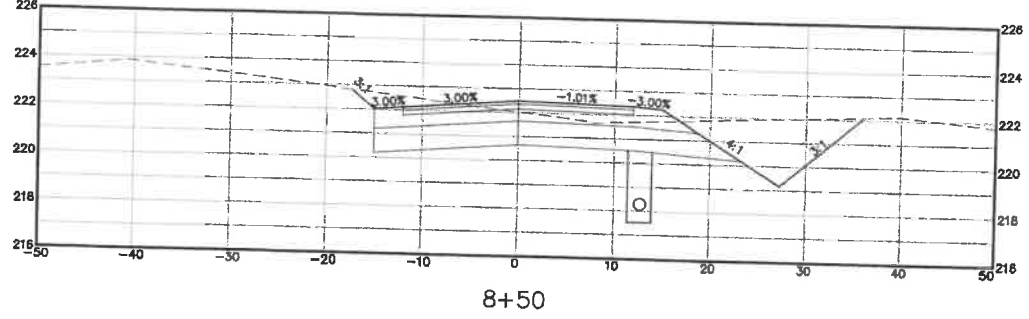
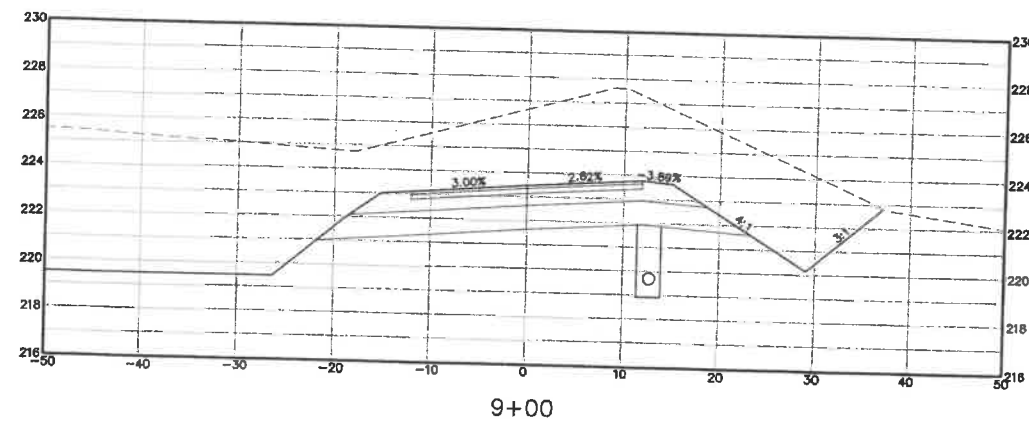
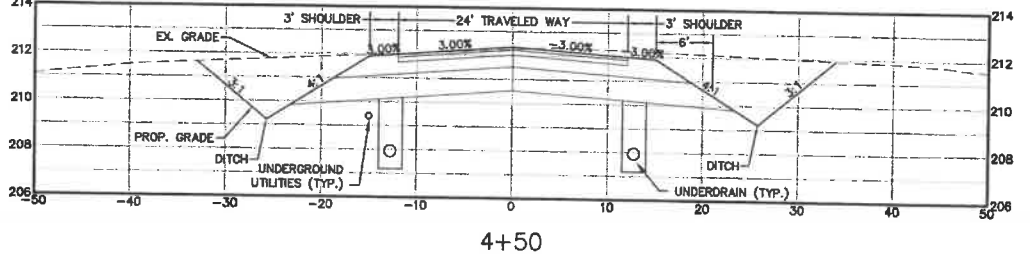
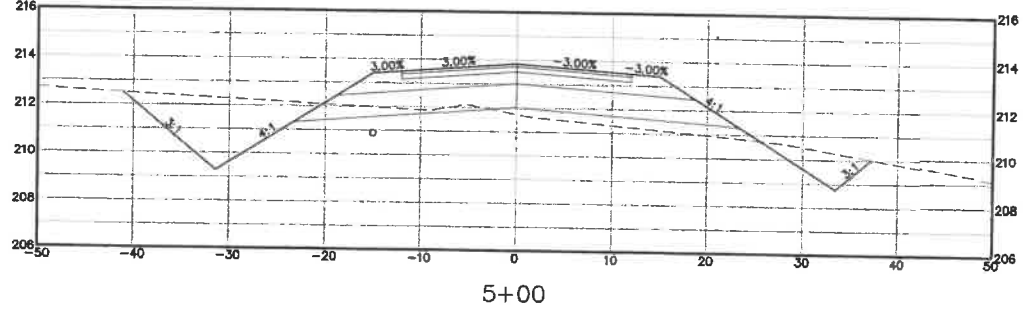
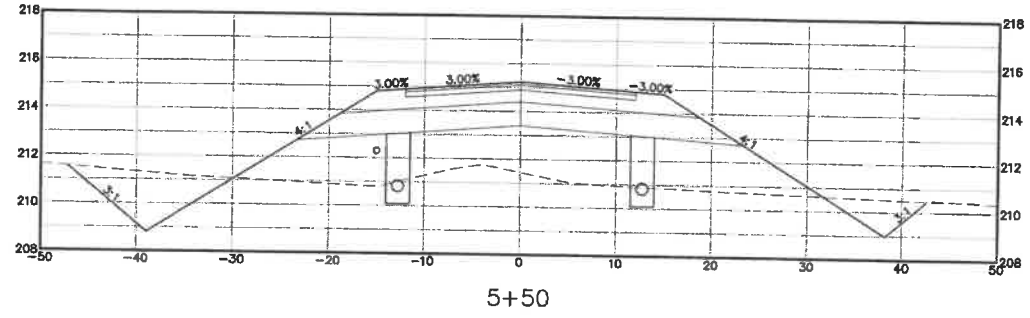
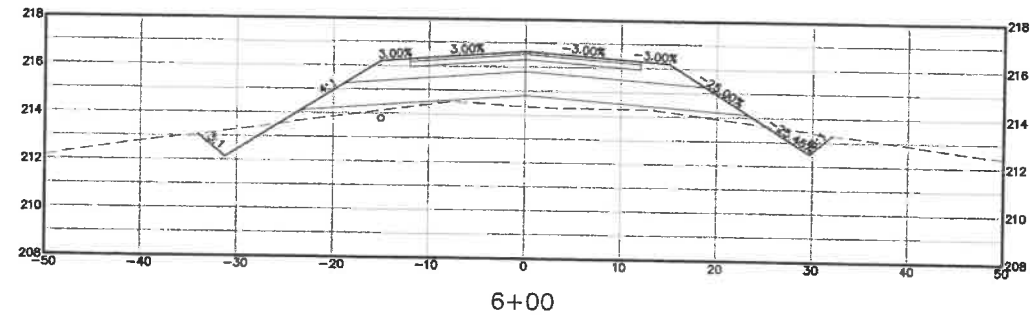
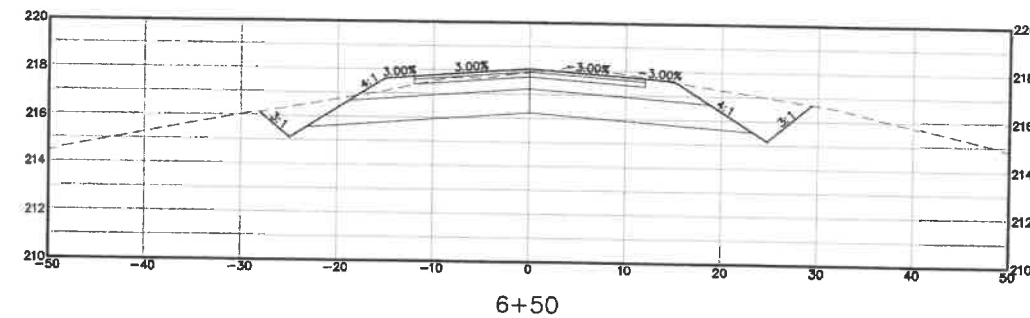


REV.	DATE	REVISION	BY
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85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **ROADWAY CROSS-SECTIONS**
Project: **VIOLETTE ESTATES
FREMONT, NH**
Owner of Record: **HERITAGE FARM TRUST
PO BOX 212, NEWFIELDS, NH 03856**

DRAWING No.
X1
SHEET 15 OF 24
JBE PROJECT NO. 18175.1



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Design: BWG Draft: DJP Date: 11/23/20
 Checked: BWG Scale: AS SHOWN Project No.: 19175.1
 Drawing Name: 19175-PLAN.dwg
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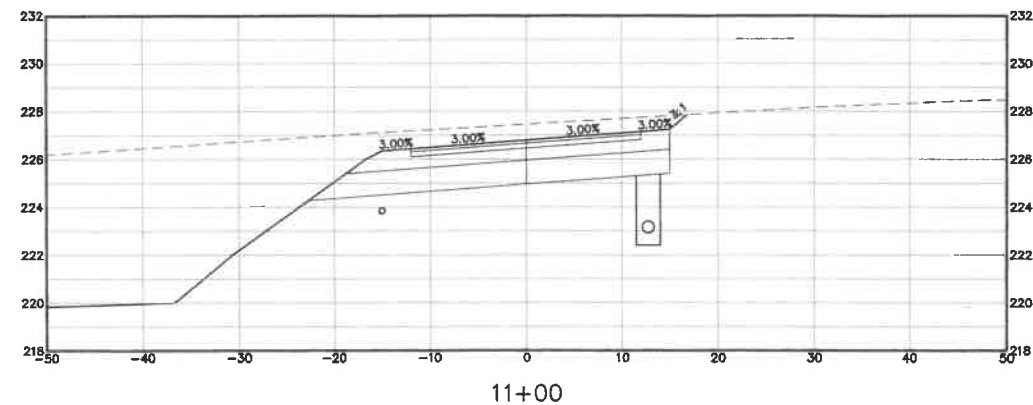
REV.	DATE	REVISION	BY
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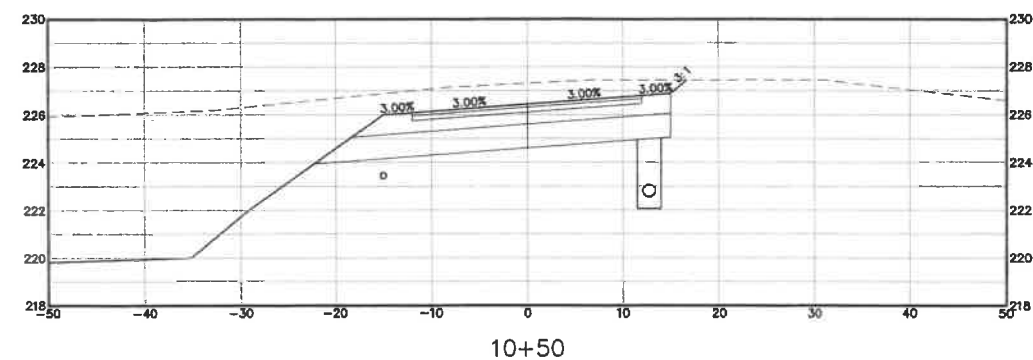
Plan Name: **ROADWAY CROSS-SECTIONS**
 Project: **VIOLETTE ESTATES FREMONT, NH**
 Owner of Record: **HERITAGE FARM TRUST PO BOX 212, NEWFIELDS, NH 03856**

DRAWING No. **X2**
 SHEET 18 OF 24
 JBE PROJECT NO. 19175.1

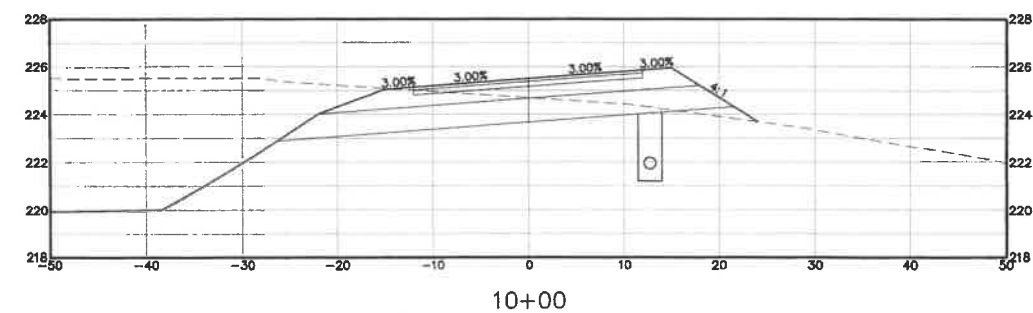
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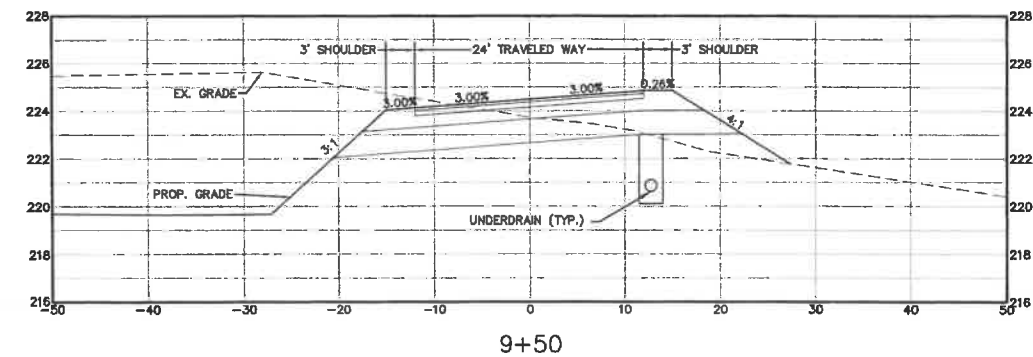
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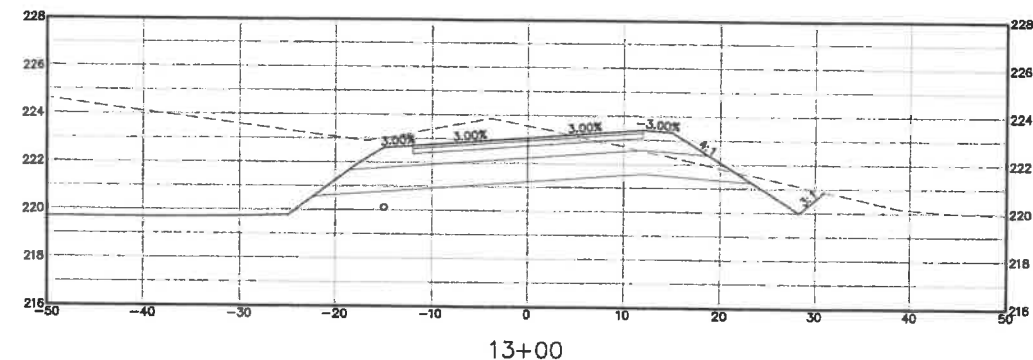
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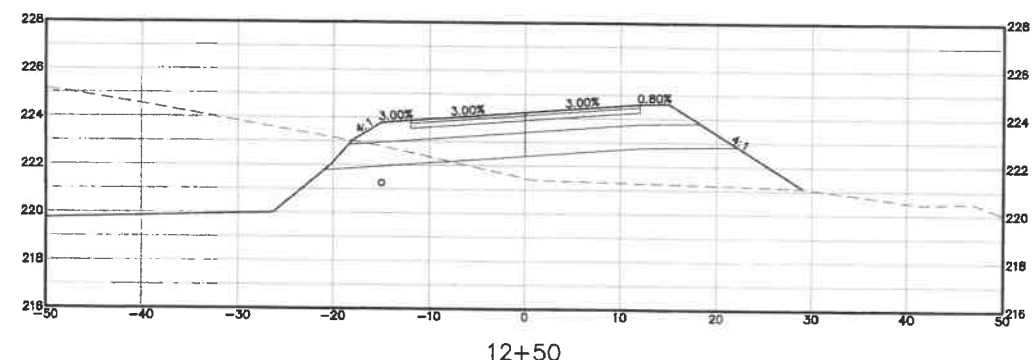
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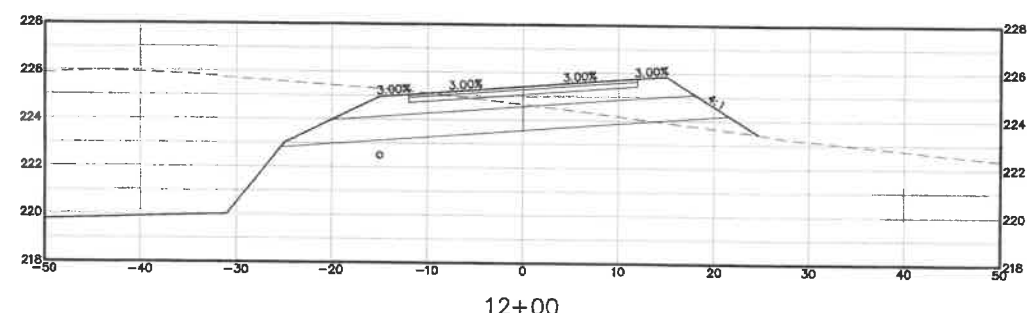
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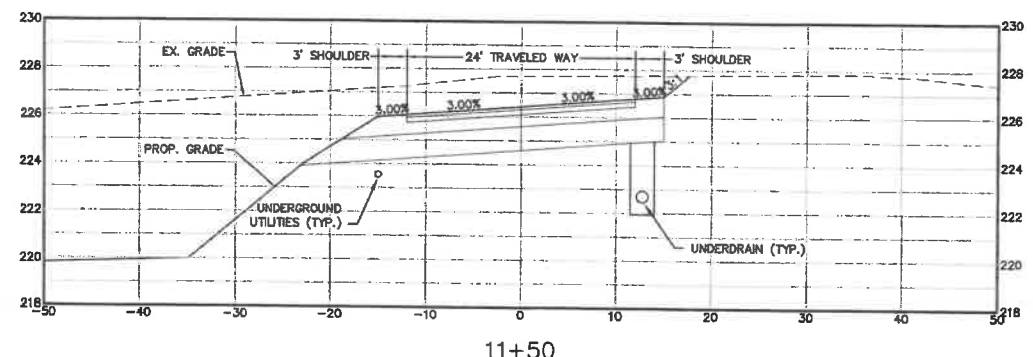
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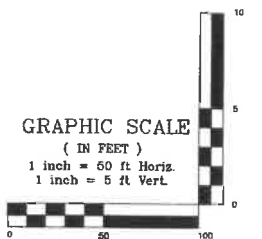
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12+00



11+50



Design: BWG Draft: DJP Date: 11/23/20
Checked: BWG Scale: AS SHOWN Project No.: 19175.1
Drawing Name: 19175-PLAN.dwg
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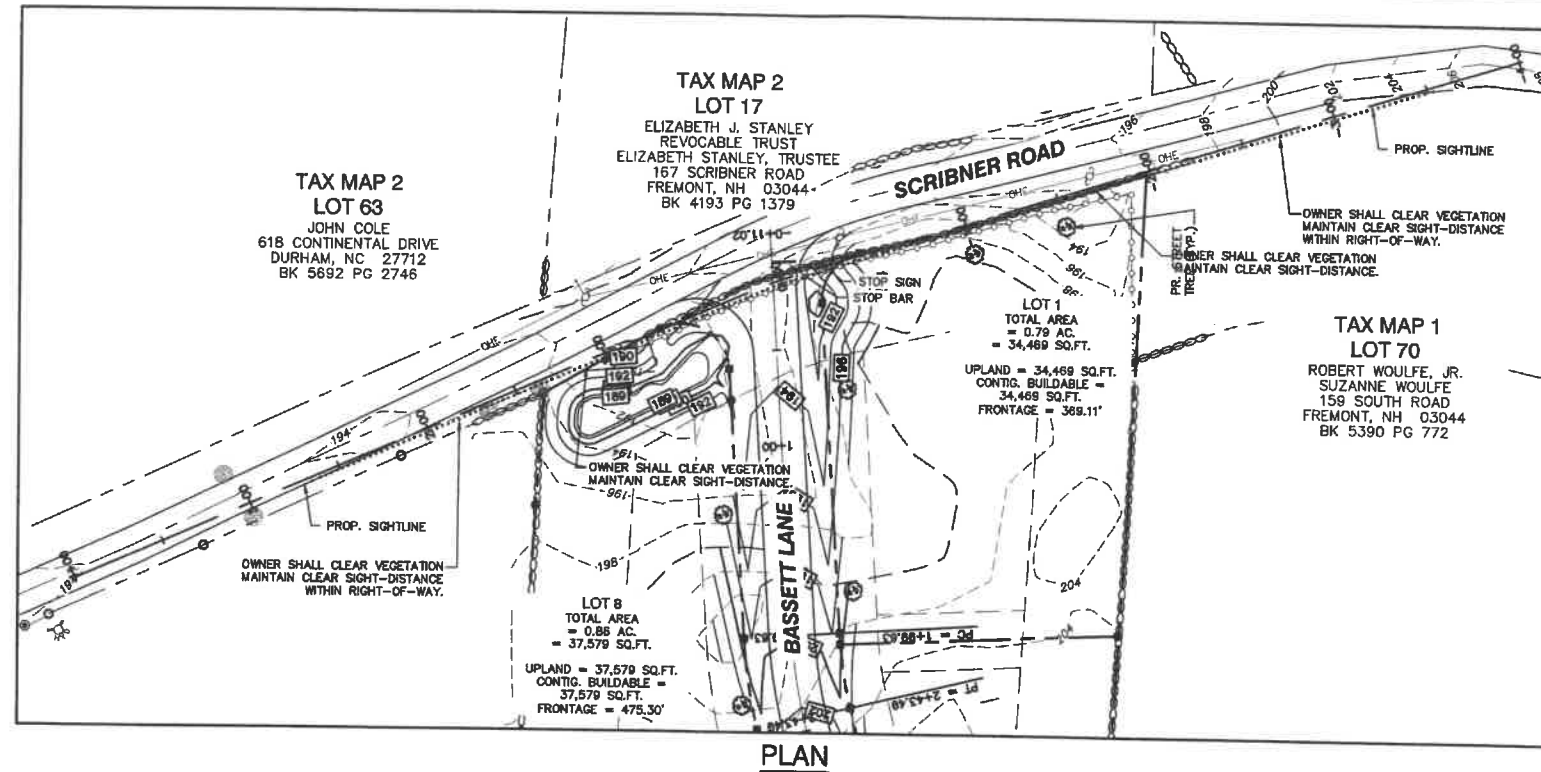
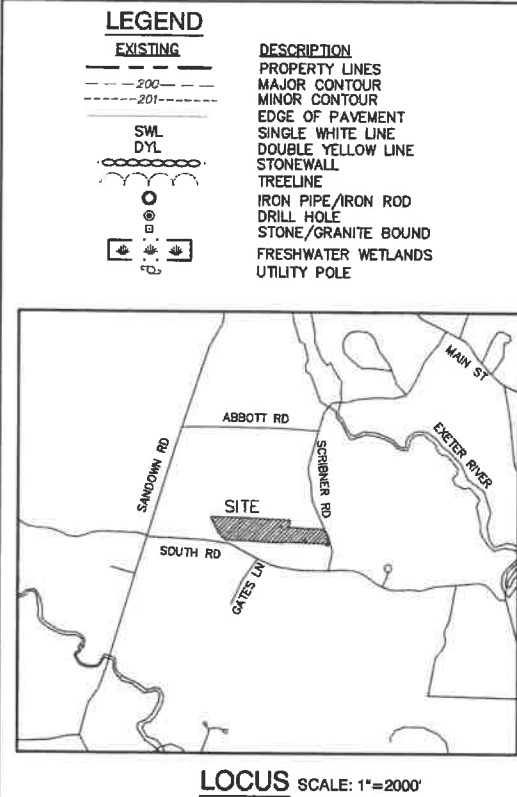


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1	11/23/20	REVISED PER PB COMMENTS	BWG
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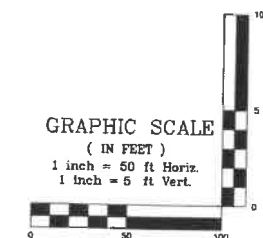
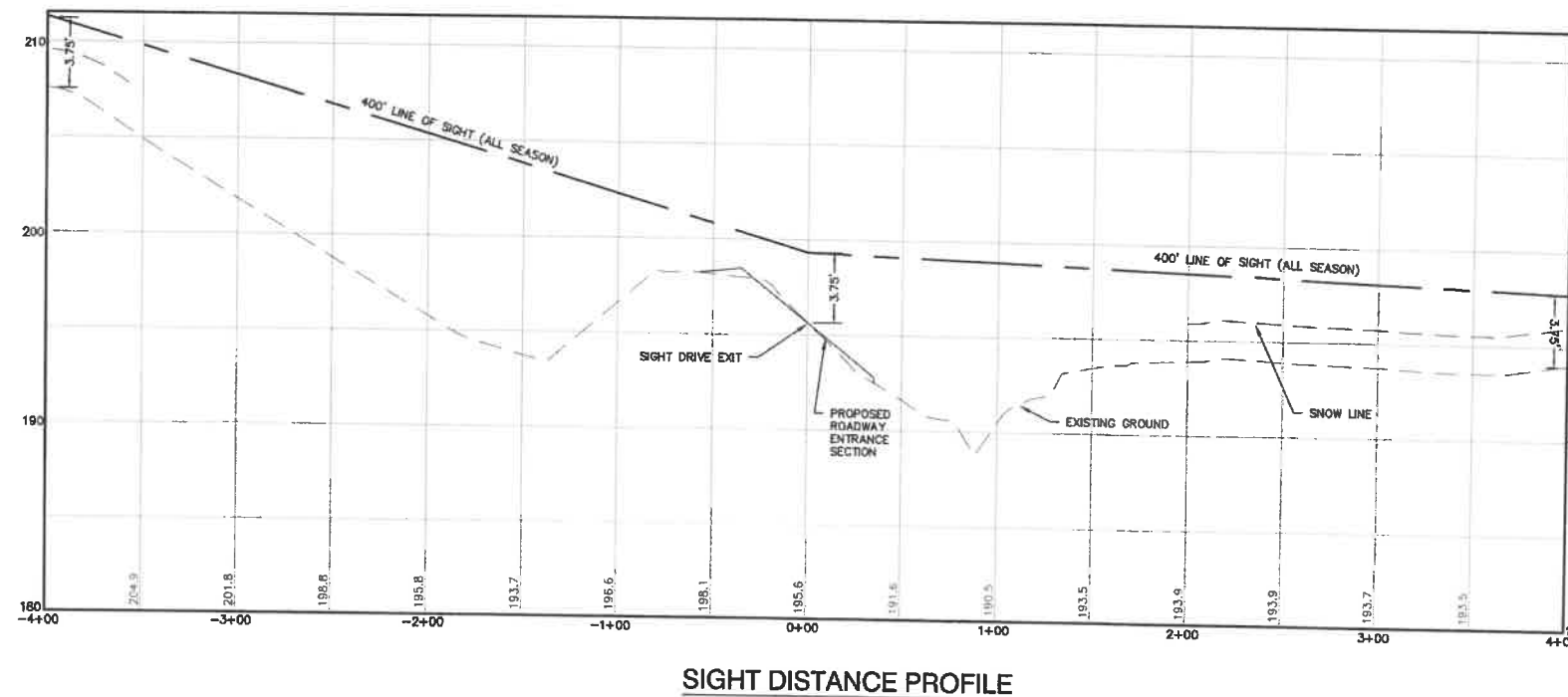
Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
65 Portsmouth Ave. PO Box 219 Stratham, NH 03885
Civil Engineering Services
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **ROADWAY CROSS-SECTIONS**
Project: **VIOLETTE ESTATES FREMONT, NH**
Owner of Record: **HERITAGE FARM TRUST PO BOX 212, NEWFIELDS, NH 03856**

DRAWING No. **X3**
SHEET 17 OF 24
JBE PROJECT NO. 19175.1



TRAFFIC CONTROL SCHEDULE						
NUMBER	SIGN	SIZE OF SIGN		DESCRIPTION	MOUNT TYPE	REMARKS
		WIDTH	HEIGHT			
R1-1	STOP	30"	30"	WHITE ON RED	CHANNEL	REFLECTORIZED SIGN



Design: BWG Draft: DJP Date: 11/23/20
Checked: BWG Scale: AS SHOWN Project No.: 19175.1
Drawing Name: 19175-PLAN.dwg
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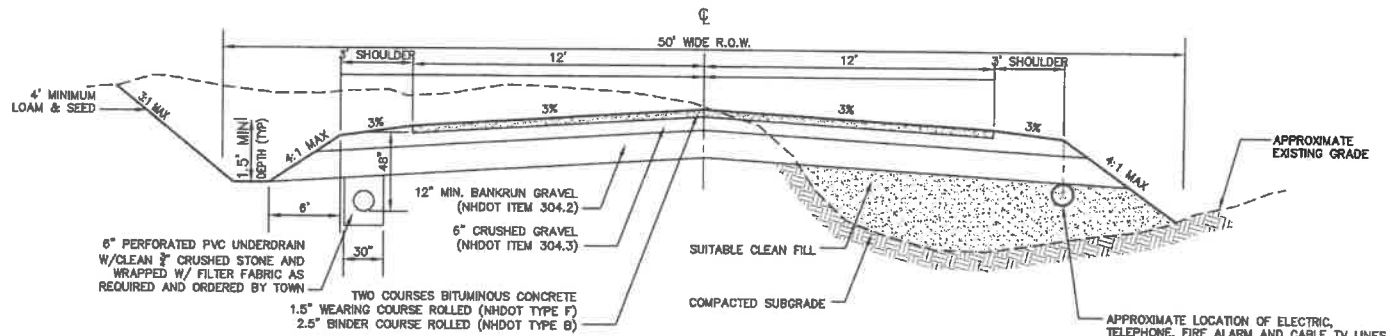


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E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **HIGHWAY ACCESS PLAN**
Project: **VIOLETTE ESTATES
FREMONT, NH**
Owner of Record: **HERITAGE FARM TRUST
PO BOX 212, NEWFIELDS, NH 03856**

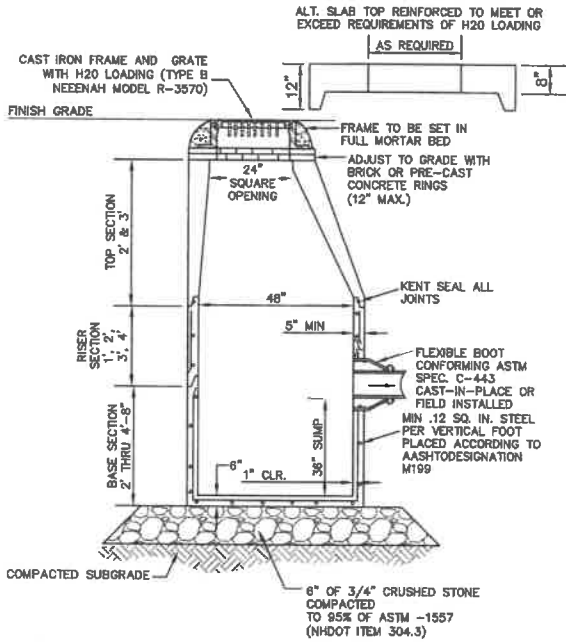
DRAWING No.
H1
SHEET 18 OF 24
JBE PROJECT NO. 19175.1



- NOTES:**
1. REMOVE ALL ORGANICS, TOPSOIL AND MATERIAL YIELDING TO A 10 TON ROLLER. SUBBASE AREAS THAT CONTAIN UNSUITABLE MATERIALS MUST BE EXCAVATED TO A DEPTH NO LESS THAN 36\"/>

TYPICAL ROADWAY SECTION

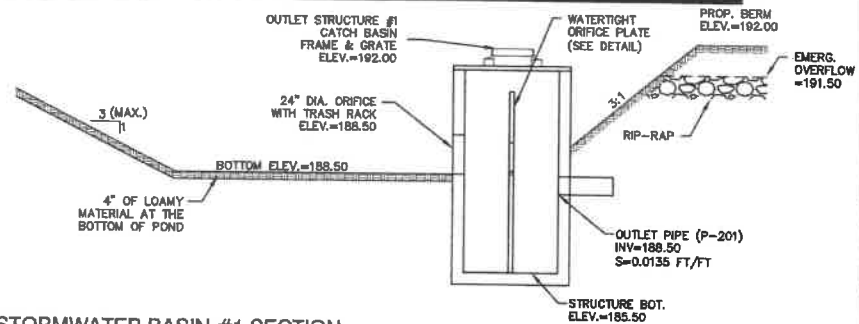
NOT TO SCALE



- NOTES:**
1. BASE SECTION SHALL BE MONOLITHIC WITH 48\"/>

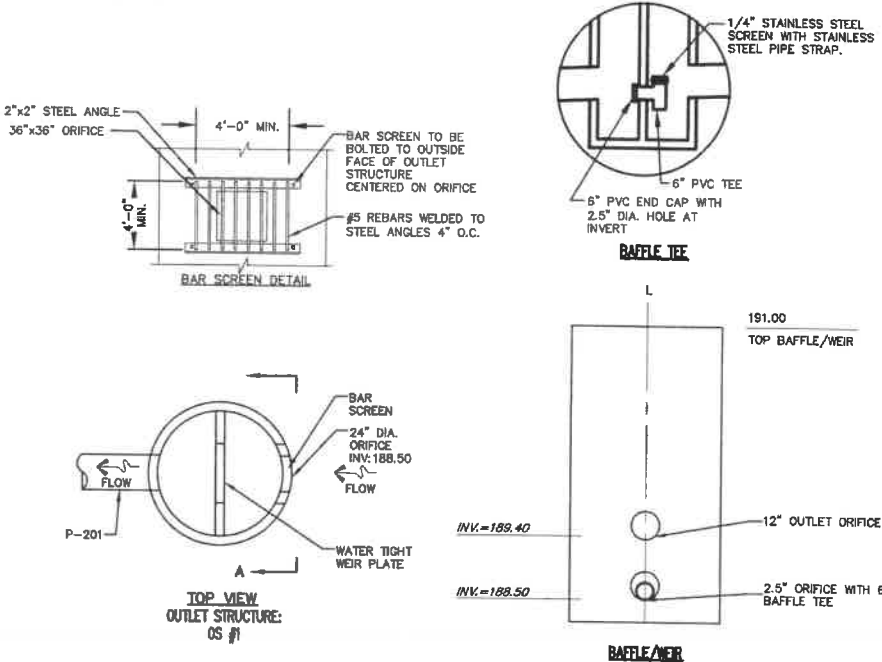
CATCH BASIN

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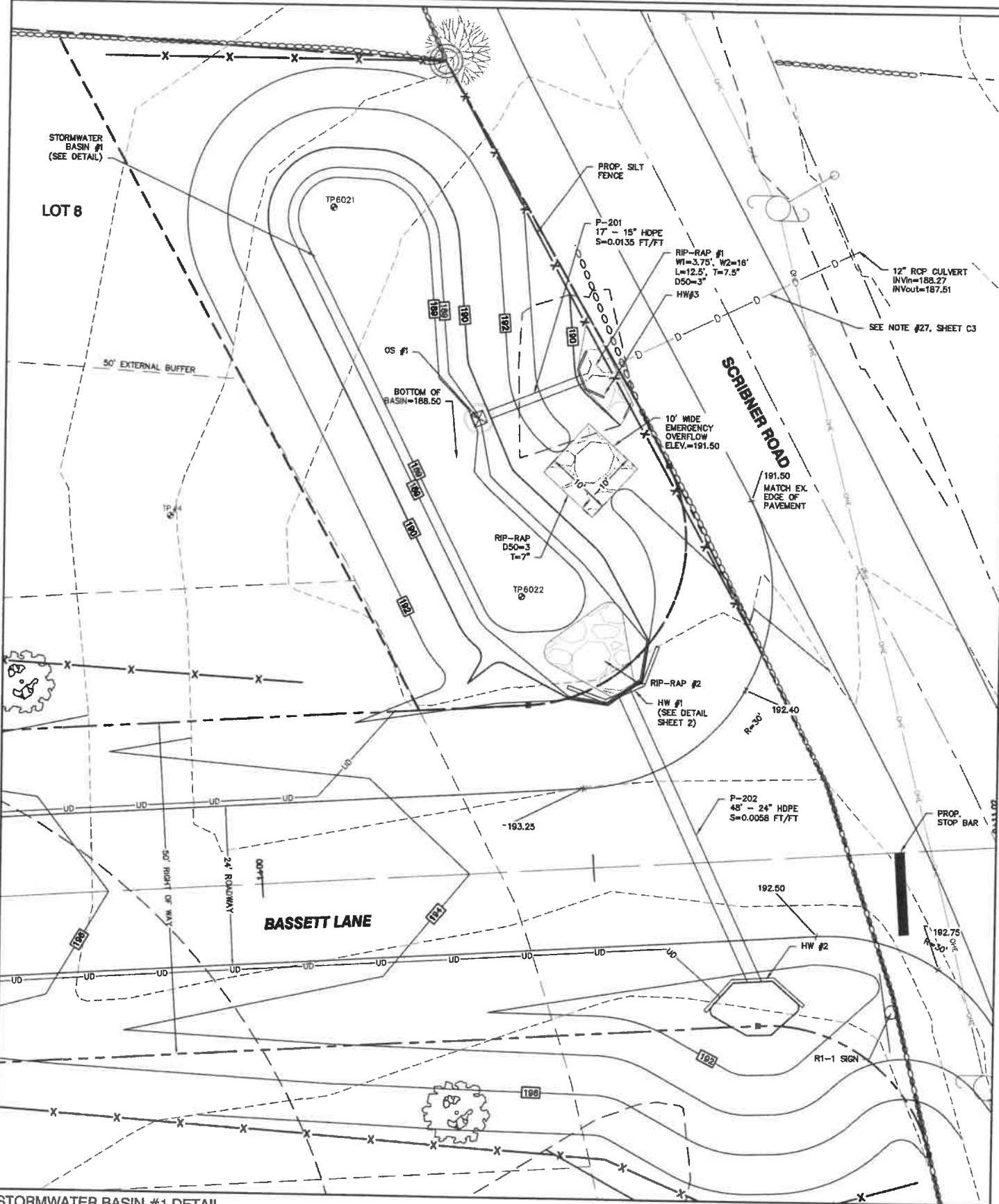
STORMWATER BASIN #1 SECTION

NOT TO SCALE



OUTLET STRUCTURE #1

NOT TO SCALE



STORMWATER BASIN #1 DETAIL

SCALE: 1\"/>

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Design: BWG	Draft: DJP	Date: 11/23/20
Checked: BWG	Scale: AS NOTED	Project No.: 19175.1
Drawing Name: 19175-PLAN.dwg		

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Civil Engineering Services


803-772-4748 FAX: 803-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	VIOLETTE ESTATES FREMONT, NH
Owner of Record:	HERITAGE FARM TRUST PO BOX 212, NEWFIELDS, NH 03856

DRAWING No.

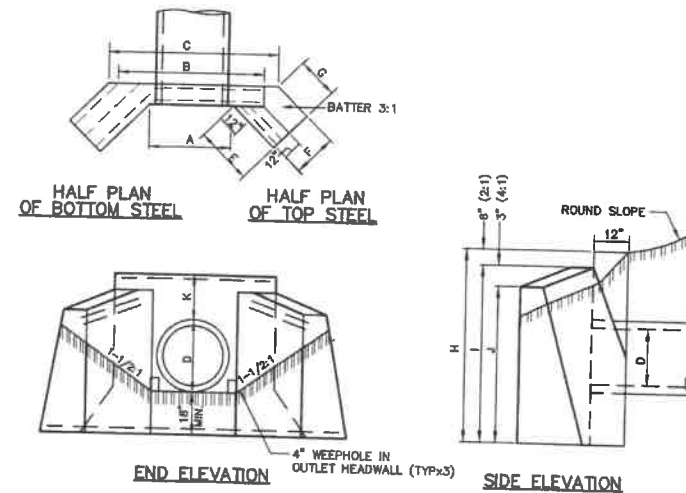
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SHEET 19 OF 24
JBE PROJECT NO. 19175.1

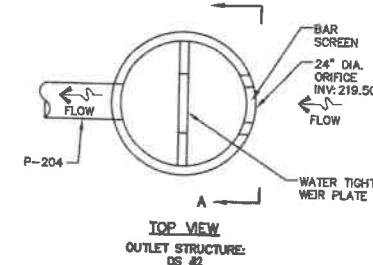
TRAFFIC CONTROL SCHEDULE						
SIGN NUMBER	SIGN	SIZE OF SIGN WIDTH HEIGHT	DESCRIPTION	MOUNT TYPE	MOUNT HEIGHT	REMARKS
R1-1		30" 30"	WHITE ON RED	CHANNEL	7'-0"	REFLECTORIZED SIGN

*MOUNTING HEIGHT IS MEASURED FROM BOTTOM OF SIGN

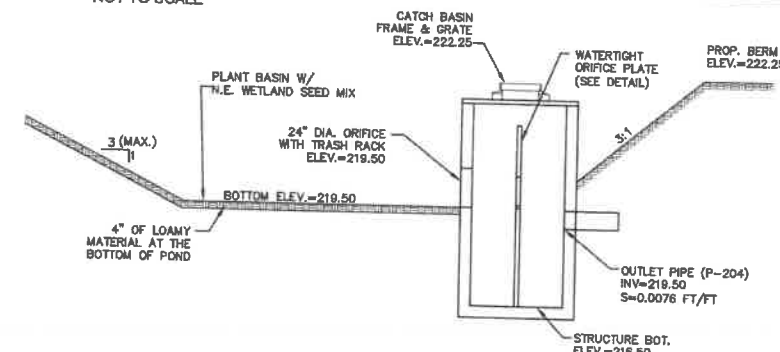
DIA. D INCHES	DIMENSIONS (2:1 SLOPE)											
	A	B	C	E	F	G	H	I	J	K	D/2	
24"	3'-0"	4'-5"	5'-0"	3'-0"	1'-11"	2'-3"	5'-0"	4'-5"	3'-10"	1'-6"	1'-0"	
30"	2'-8 1/2"	5'-1 1/2"	6'-10 1/2"	3'-7"	2'-0"	2'-9"	5'-5"	5'-0"	4'-1"	1'-5"	1'-3"	
36"	4'-5"	5'-10"	6'-9 1/2"	4'-2"	2'-1"	3'-3"	6'-0"	5'-6"	4'-4"	1'-8"	1'-6"	
42"	5'-1 1/2"	6'-6 1/2"	7'-9"	5'-1"	2'-2"	4'-0"	6'-9"	6'-3"	4'-10"	1'-9"	1'-9"	
48"	5'-9"	7'-3"	8'-9 1/2"	5'-9"	2'-3"	4'-6"	7'-3"	6'-9"	5'-1"	1'-9"	2'-0"	
60"	7'-3"	8'-8"	10'-5"	6'-11"	2'-5"	5'-6"	8'-3"	7'-9"	5'-8"	1'-9"	2'-6"	
72"	8'-8"	10'-1"	12'-1"	8'-2"	2'-7"	6'-6"	9'-3"	8'-9"	5'-3"	1'-9"	3'-0"	



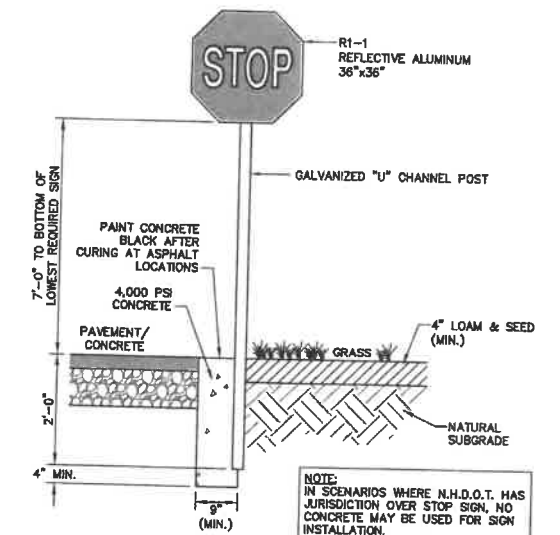
CONCRETE HEADWALL WITH WINGWALLS
NOT TO SCALE



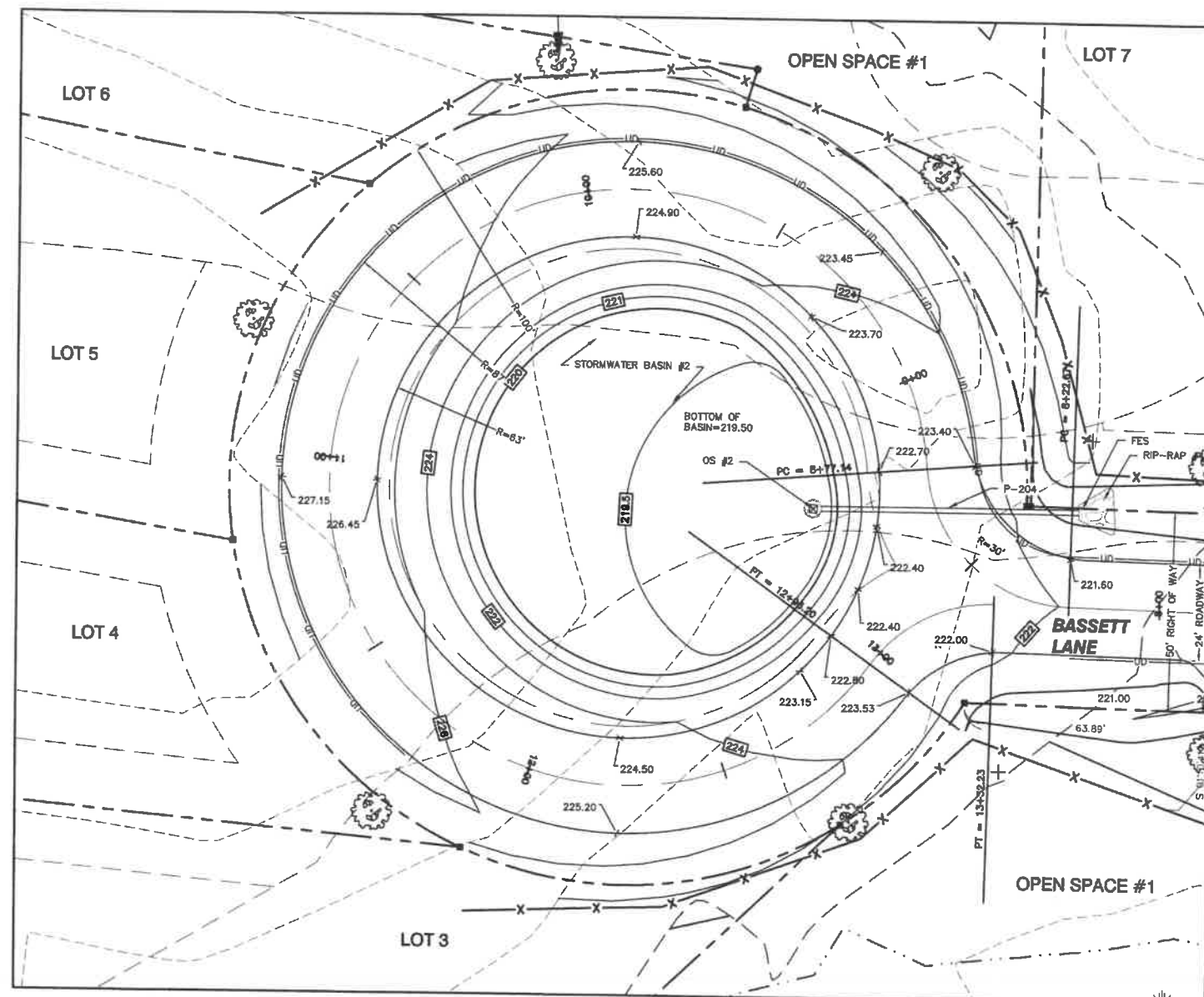
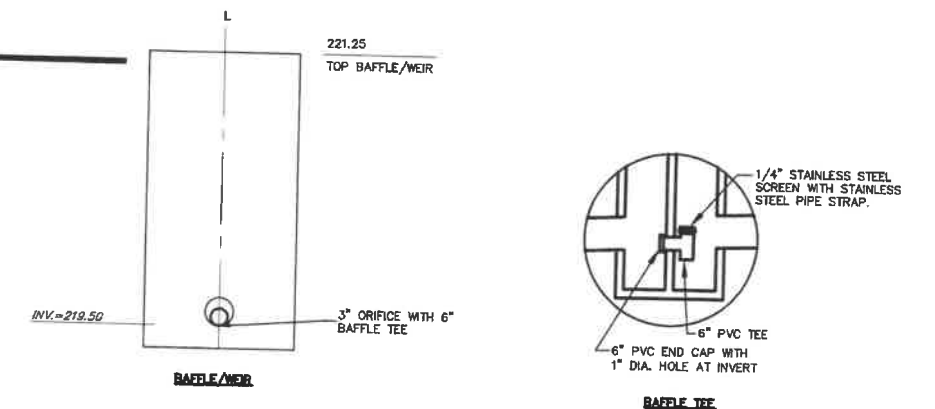
OUTLET STRUCTURE #2
NOT TO SCALE



STORMWATER BASIN #2 SECTION
NOT TO SCALE



STOP SIGN (R1-1)
NOT TO SCALE



STORMWATER BASIN #2 - INFILTRATION BASIN DETAIL
SCALE: 1" = 20'

Design: BWG Draft: DJP Date: 11/23/20
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Drawing Name: 19175-PLAN.dwg

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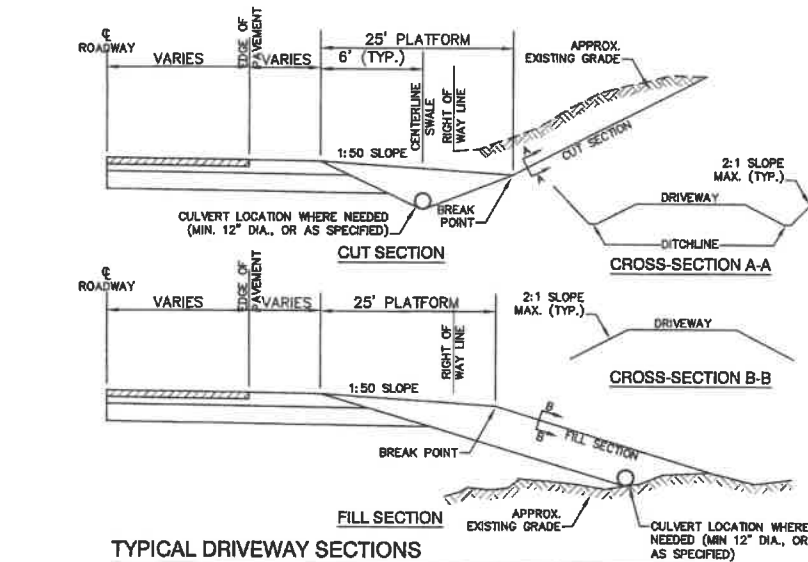
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85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
Civil Engineering Services
603-772-4748
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **DETAIL SHEET**
Project: **VIOLETTE ESTATES FREMONT, NH**
Owner of Record: **HERITAGE FARM TRUST PO BOX 212, NEWFIELDS, NH 03856**

DRAWING No. **D2**
SHEET 20 OF 24
JBE PROJECT NO. 19175.1

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TYPICAL DRIVEWAY SECTIONS

NOT TO SCALE

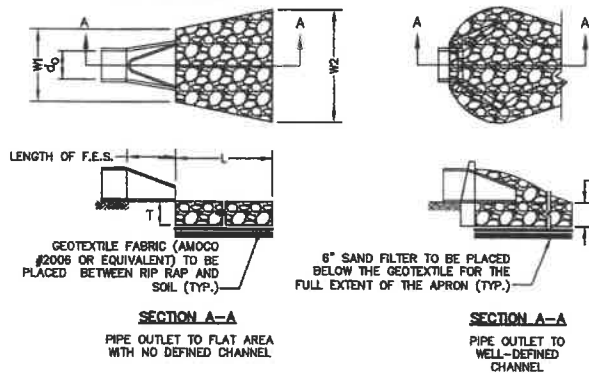


TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES		
THICKNESS OF RIP RAP = SEE SHEET C3 FOR THICKNESS		
d50 SIZE= SEE SHEET C3 FOR d50 SIZING		
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM TO	
100%	d50	1.5 d50
15%	0.33 d50	0.5 d50

NOTES:

1. THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. OUTLETS TO A DEFINED CHANNEL SHALL HAVE 2:1 OR FLATTER SIDE SLOPES AND SHOULD BEGIN AT THE TOP OF THE CULVERT AND TAPER DOWN TO THE CHANNEL BOTTOM THROUGH THE LENGTH OF THE APRON.
6. MAINTENANCE: THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO OUTLET PROTECTION.
7. SEE RIP RAP TABLE SHEET C3 FOR OUTLET PROTECTION SIZING.

RIP RAP OUTLET PROTECTION APRON

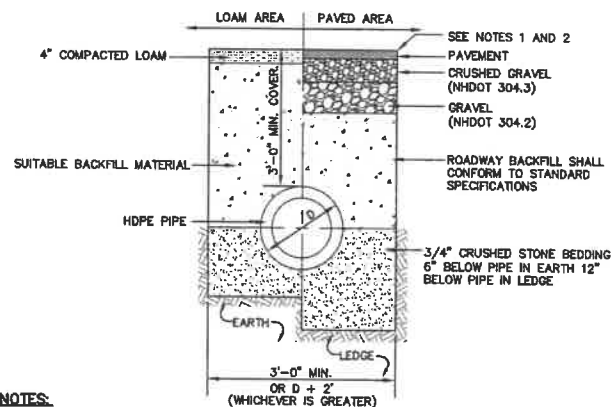
NOT TO SCALE

NOTES:

1. DRIVEWAYS TO CONFORM TO TOWN OF FREMONT DRIVEWAY REGULATIONS UNLESS WAIVED.
2. WHERE REQUIRED, CULVERTS MUST BE A MINIMUM OF 30' LONG AND/OR EXTEND AT LEAST 5' FROM EDGE OF PAVEMENT OR GRAVEL. SUCH CULVERTS SHALL HAVE AN HDPE FLARE ATTACHED OR SIMILARLY CONSTRUCTED MATERIAL APPROVED BY THE PLANNING BOARD AND/OR DESIGNER.
3. CULVERTS MAY REQUIRE HEADWALLS BUILT ON EACH END. HEADWALLS SHOULD BE CONSTRUCTED STONE UNLESS OTHERWISE APPROVED BY THE PLANNING BOARD OR ITS DESIGNER. HEADWALL CONSTRUCTION SHALL BE A MINIMUM OF 6" THICK AT TOP AND 18" THICK AT THE BASE.
4. A MINIMUM OF 1' COVER OVER ALL CULVERTS IS DESIRED WHERE FEASIBLE.
5. DRIVEWAY FLARE SHALL BE NO MORE THAN 22' AT THE ROADWAY.
6. ALL DRIVEWAYS SHALL BE POSITIONED NO CLOSER THAN 10' FROM PROPERTY SIDELINE.
7. DRIVEWAY WIDTH SHALL BE MINIMUM 10' AND MAXIMUM 14' IN WIDTH WITH 10' RADIUS AT THE EDGE OF PAVEMENT AT STREET.
8. ALL DRIVEWAYS SHALL PROVIDE FOR SUFFICIENT TURN-AROUND TO PREVENT BACKING ON TO PUBLIC STREET.
9. NO GRADES SHALL BE GREATER THAN 10% WITHOUT FIRE CHIEF APPROVAL.
10. DRIVEWAY SHALL INTERSECT ROAD AT 90 DEGREES, UNLESS WAIVED.

DRIVEWAY SURFACE OPTIONS:

1. EMERGENCY DRIVEWAY AREA SHALL AT A MINIMUM HAVE A BASE OF 6" BANK RUN GRAVEL WITH A SURFACE OF 4" OF PROCESSED GRAVEL.
2. NON-EMERGENCY DRIVEWAY AREA SHALL HAVE A BASE MINIMUM OF 6" BANK RUN GRAVEL WITH A SURFACE MINIMUM OF 2" OF BINDER COURSE ROLLED (NHDOT TYPE B) ASPHALT



NOTES:

1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM WITH PROJECT AND TOWN SPECIFICATIONS.
3. ALL MATERIALS ARE TO BE COMPACTED TO 95% OF ASTM D-1557.

DRAINAGE TRENCH

NOT TO SCALE

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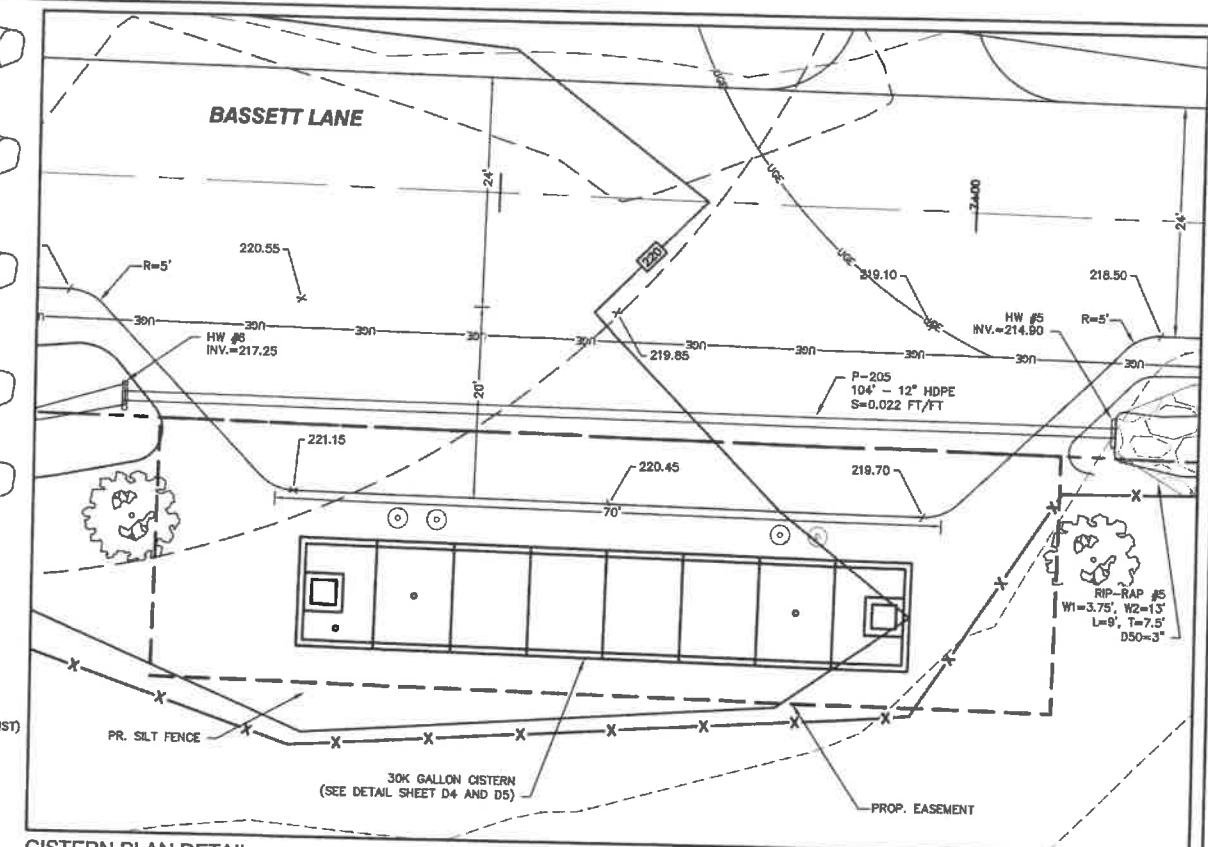
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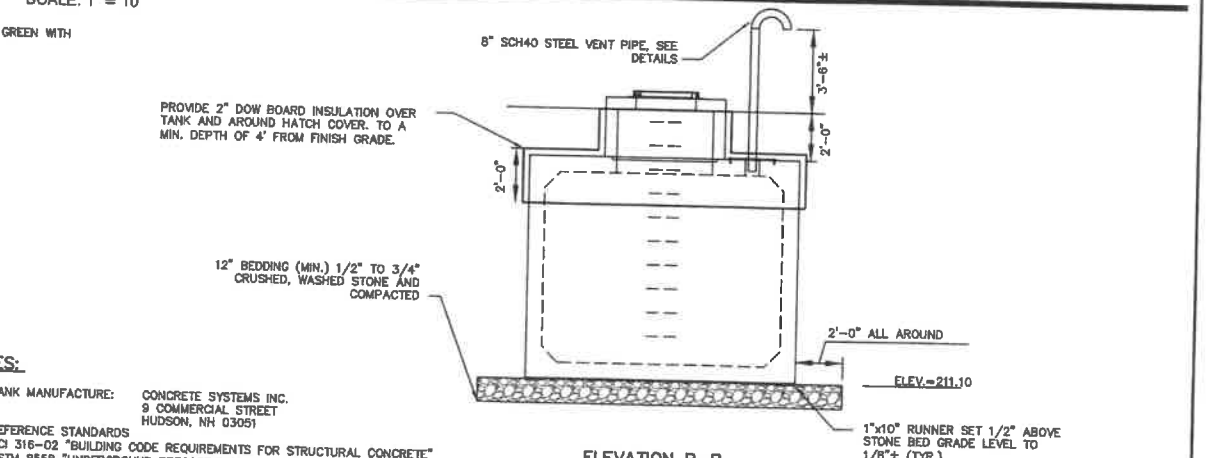
Plan Name:	DETAIL SHEET
Project:	VIOLETTE ESTATES FREMONT, NH
Owner of Record:	HERITAGE FARM TRUST PO BOX 212, NEWFIELDS, NH 03856

DRAWING No.	D3
SHEET 21 OF 24	JBE PROJECT NO. 19175.1

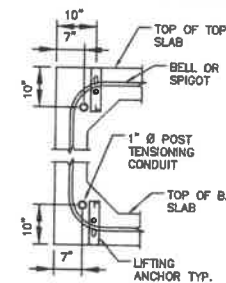


CISTERN PLAN DETAIL

SCALE: 1" = 10'



ELEVATION B-B



POST TENSIONING
CONDUIT LOCATION DETAIL

NOT TO SCALE

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Plan Name:	DETAIL SHEET
Project:	VIOLETTE ESTATES FREMONT, NH
Owner of Record:	HERITAGE FARM TRUST PO BOX 212, NEWFIELDS, NH 03856

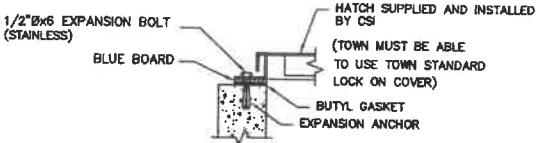
DRAWING No.

D4

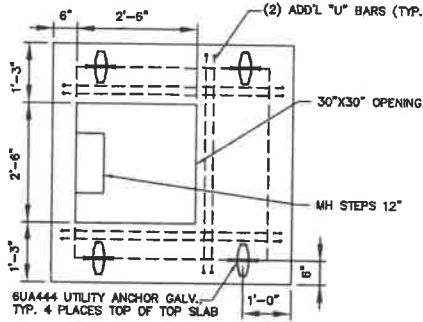
SHEET 22 OF 24
BE PROJECT NO. 10175

CISTERN SPECIFICATIONS:

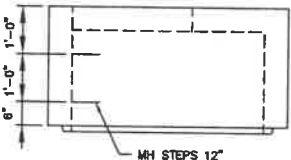
1. THE CISTERN SHALL BE DESIGNED TO BE TROUBLE FREE, AND IT SHALL BE DESIGNED TO LAST 50 YEARS.
2. THE MINIMUM CAPACITY SHALL BE 30,000 GALLONS, DEPENDING ON THE DEVELOPMENT LAYOUT/CONFIGURATION, ADDITIONAL GALLON REQUIREMENTS MAY BE IMPOSED AT THE DISCRETION OF THE FIRE CHIEF. ALL EXCEPTIONS, ADDITIONS, OR DELETIONS WILL BE IN WRITING.
3. THE SUCTION CAPACITY SHALL BE CAPABLE OF DELIVERING 1,000 GALLONS PER MINUTE (GPM) FOR THREE-QUARTERS OF THE CISTERN CAPACITY.
4. THE ENTIRE CISTERN AND APPURTENANCES SHALL BE RATED FOR HS-20 HIGHWAY LOADING.
5. DRAWINGS OF THE DESIGN ARE FOR ESTIMATING GENERAL REQUIREMENT AND DESIGN PURPOSES ONLY AND ARE NOT INTENDED FOR USE AS DESIGN. FINAL MANUFACTURER CUT SHEETS WILL BE REQUIRED TO BE APPROVED BY THE FIRE CHIEF PRIOR TO CISTERN CONSTRUCTION. NO OCCUPANCY PERMITS WILL BE ISSUED UNTIL THE FIRE CISTERN IS INSTALLED, INSPECTED AND APPROVED BY THE FREMONT FIRE DEPT.
6. EACH CISTERN SHALL BE DESIGNED, SIGHTED TO THE PARTICULAR LOCATION, STAMPED BY A REGISTERED ENGINEER, AND APPROVED BY THE FIRE CHIEF, OR HIS DESIGNEE.
7. ALL PIPING SHALL BE ASTM SCHEDULE 40 STEEL. PIPING/STEEL LOCATED BELOW GRADE AND IN THE TANK SHALL BE COATED WITH CM 1000.
8. THE FINAL SUCTION CONNECTION SHALL BE SIX INCH FEMALE CONNECTION WITH NST THREADS AND CAP. THE SUCTION PIPE SHALL BE BRACED TO ENSURE DURABILITY DURING PUMPING OPERATIONS. THE FIRE CHIEF SHALL APPROVE BRACE CONFIGURATION AND INSTALLATION. THE SUCTION PIPE CONNECTION SHALL BE 30" ABOVE THE LEVEL OF THE VEHICLE PAD TO THE CENTER OF THE CONNECTION WHERE VEHICLE WHEELS WILL BE LOCATED WHEN THE CISTERN IS IN USE.
9. THE FILLER CONNECTION SHALL BE INSTALLED AS SPECIFIED ON THE DETAIL. THIS FITTING SHALL BE 30" ABOVE FINISH GRADE AND FACE THE ROAD. A MANHOLE WITH COVER WILL BE LOCATED ON TOP OF THE CISTERN AS SPECIFIED IN THE DETAIL. THE CONFIGURATION OF THIS MANHOLE SHALL ALLOW THE UNIT TO BE SECURED WITH TWO PADLOCKS AND SHALL BE APPROVED BY THE FIRE CHIEF. THE PADLOCKS WILL BE SUPPLIED BY THE FIRE DEPARTMENT.
10. THE DISTANCE FROM THE BOTTOM OF THE SUCTION PIPE TO THE PUMPER CONNECTION SHALL NOT EXCEED EIGHTEEN FEET VERTICAL.
11. ALL HORIZONTAL SUCTION PIPING SHALL SLOPE SLIGHTLY UPHILL TOWARD THE PUMPER CONNECTION.
12. BEDDING FOR THE CISTERN SHALL CONSIST OF A MINIMUM OF TWELVE INCHES OF 3/4" TO 1 1/2" WASHED STONE, COMPACTED. NO FILL SHALL BE USED UNDER THE STONE. OVER EXCAVATION SHALL BE FILLED WITH THE SAME STONE BEDDING MATERIAL.
13. ALL BACK FILL MATERIALS SHALL BE SCREENED GRAVEL WITH NO STONES LARGER THAN SIX INCHES AND SHALL BE COMPACTED TO 95 PERCENT OF ITS ORIGINAL VOLUME IN ACCORDANCE WITH ASTM D 1557, 16. THE TOP OF CISTERN SHALL BE INSULATED WITH VERMIN RESISTANT FOAM INSULATION AND TWO FEET OF BACK FILL WITH A MINIMUM WEIGHT OF 120 PCF, COMPACTED. FOAM USED FOR THIS INSTALLATION SHALL BE CLOSED CELL POLYURETHANE FOAM WITH AN INSULATION FACTOR OF R-5 PER INCH. ALL BACK FILL SHALL EXTEND TEN FEET BEYOND THE EDGE OF THE VEHICLE PAD AND THEN HAVE A MAXIMUM OF 3:1 SLOPE, LOAM AND SEED.
14. BEFORE ANY BACK FILLING IS DONE THE ENTIRE CISTERN SHALL BE COMPLETED AND INSPECTED BY THE FIRE CHIEF, OR HIS DESIGNEE.
15. AFTER BACK FILLING, BOLLARDS OR LARGE STONES SHALL BE PLACED TO PROTECT THE TANK AND APPURTENANCES.
16. THE PITCH OF THE SHOULDER AND VEHICLE PAD FROM THE EDGE OF THE PAVEMENT TO THE PUMPER SUCTION CONNECTION SHALL BE ONE PERCENT TO THREE PERCENT DOWNGRADE.
17. THE SHOULDER AND VEHICLE PAD SHALL BE OF A SUFFICIENT LENGTH TO ALLOW CONVENIENT ACCESS TO THE SUCTION CONNECTION WHEN THE PUMPER IS SET AT 45 DEGREES TO THE ROAD. THE SHOULDER AND VEHICLE PAD SECTION SHALL CONSIST OF 3" BITUMINOUS PAVING, REFER TO SITE PLAN FOR REQUIREMENTS.
18. TWO CONCRETE FILLED STEEL BOLLARDS SHALL BE PLACED IN A MANNER TO PROTECT THE HYDRANT. THE BASE OF THESE BOLLARDS SHALL EXTEND BELOW THE FROST LINE. THE UPPER PORTION OF THE BOLLARDS SHALL EXTEND FORTY EIGHT INCHES ABOVE THE LEVEL OF THE VEHICLE PAD WHERE VEHICLE WHEELS WILL BE LOCATED WHEN THE CISTERN IS IN USE.
19. ALL CONSTRUCTION, BACK FILL, AND GRADING MATERIALS SHALL BE IN ACCORDANCE WITH PROPER CONSTRUCTION PRACTICES AND SHALL BE ACCEPTABLE TO THE FIRE CHIEF.
20. THE FIRE CHIEF, OR HIS DESIGNEE (OR REPRESENTATIVE) AND THE ENGINEER'S INSPECTOR WILL BE NOTIFIED BY THE CONTRACTOR TO OBSERVE THE FOLLOWING POINTS OF INSTALLATION:
- A. EXCAVATION COMPLETE.
- B. CRUSHED STONE INSTALLED AND COMPACTED.
- C. LEAK TEST TO BE COMPLETED PRIOR TO BACK FILLING.
- D. BACK FILLING COMPLETE PRIOR TO PLACEMENT OF INSULATION.
- E. PLACEMENT OF INSULATION.
- F. START AND FINISH OF LEAKAGE TEST.
- G. PIPING MANWAYS AND BOLLARDS IN PLACE AND PAINTED.
- H. ALL BACKFILLING LOAM, SEED, ETC. COMPLETE WITH TURNOUT GRAVEL IN PLACE AND GRADED.
- I. PAVEMENT COMPLETE, AND ALL OTHER WORK 100% COMPLETE.
21. THE FIRE CHIEF, OR HIS DESIGNEE SHALL BE NOTIFIED OF THE DATE THAT SITE WORK IS TO BEGIN.
22. ANY EXCEPTION, ADDITIONS, OR DELETIONS ARE DATED AND NOTED BELOW:
- A. CONCRETE MUST HAVE A MINIMUM OF 150 PCF & COMPRESSIVE STRENGTH OF 5,000 PSI.
- B. STONE AND GRAVEL BACK FILL MUST HAVE A MINIMUM OF 120 PCF.
- C. INSTALLATION OF A VISUAL SIGHT GAGE IS TO BE INSTALLED.
- D. AFTER INSTALLATION A 2-WEEK, ZERO LOSS LEAK TEST IS TO BE PERFORMED BY THE TOWN OR ITS DESIGNEE.



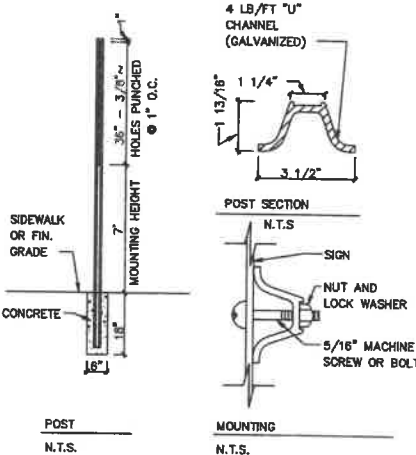
HATCH ATTACHMENT DETAIL
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PLAN
SCALE: NONE



ELEVATION
SCALE: NONE



STREET SIGN DETAIL
SCALE: NONE

PAINTING SCHEDULE

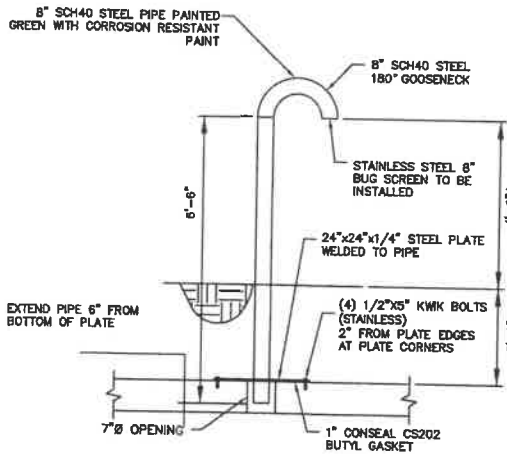
EXTERIOR FERROUS METALS AND PVC:

SURFACE PREP-SS PC SP8-COMMERCIAL BLAST CLEANING
MANUFACTURER TO BE SHERWIN WILLIAMS OR APPROVED EQUAL.

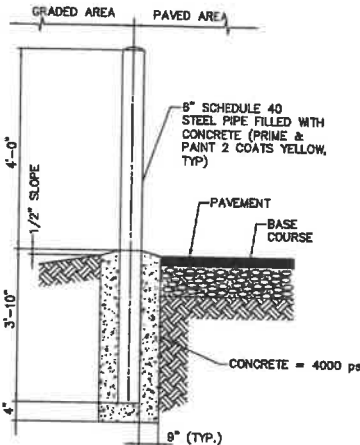
1st STAGE - 1 COAT (8-9 MILS THICK) RECOATABLE EPOXY PRIMER
SHERWIN WILLIAMS PART G B87R5 RED OXIDE
SHERWIN WILLIAMS PART H B87V5 HARDENER

2nd STAGE - 2 COATS (7-13.5 MILS THICK) MACROPOXY 846
SHERWIN WILLIAMS PART A B58-600 SERIES
SHERWIN WILLIAMS PART B B58V600 HARDENER

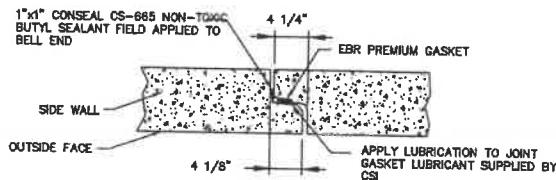
3rd STAGE - 1 COAT (4.5-8 MILS THICK) HI SOLIDS POLYURETHANE
SHERWIN WILLIAMS PART S B65-350 SEMI-GLOSS SERIES
SHERWIN WILLIAMS PART T B60V30 HARDENER



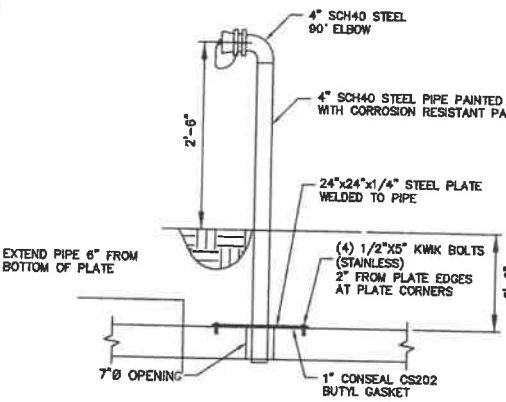
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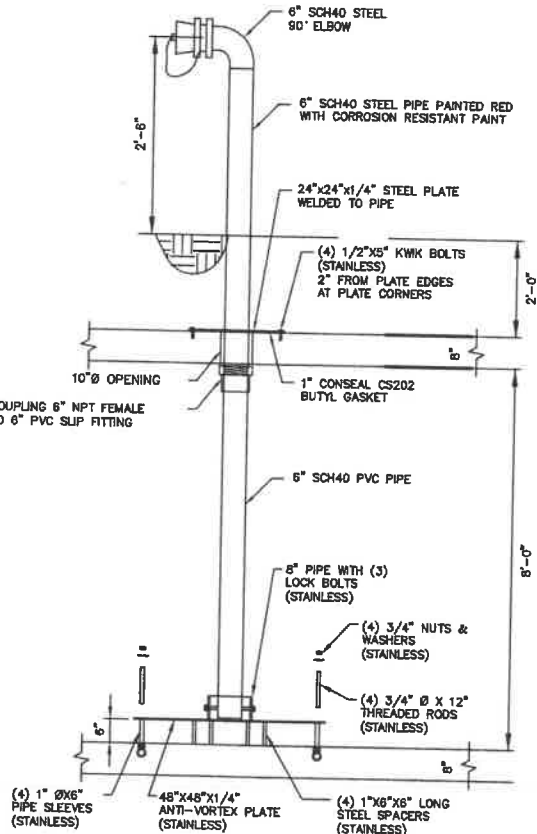
BOLLARD DETAIL
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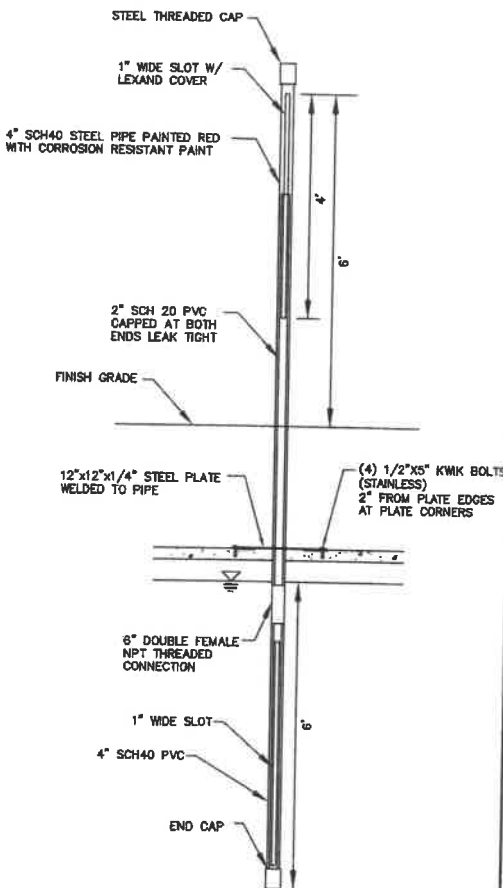
JOINT DETAIL
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FILL PIPE DETAILS
SCALE: NONE



SUCTION PIPE DETAILS
SCALE: NONE



SITE GAUGE DETAIL
SCALE: NONE

FREMONT FIRE DEPARTMENT STANDARD CISTERN DETAILS

NOT TO SCALE

Design: BWG	Draft: DJP	Date: 11/23/20
Checked: BWG	Scale: AS NOTED	Project No.: 19175.1
Drawing Name: 19175-PLAN.dwg		
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REV.	DATE	REVISION	BY
2	12/10/20	REVISED PER PB COMMENTS	BWG
1	11/23/20	REVISED PER PB COMMENTS	BWG
0	9/25/20	ISSUED FOR REVIEW	ERE

Designed and Produced in NH

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603-772-4748 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	VIOLETTE ESTATES FREMONT, NH
Owner of Record:	HERITAGE FARM TRUST PO BOX 212, NEWFIELDS, NH 03856

DRAWING No.

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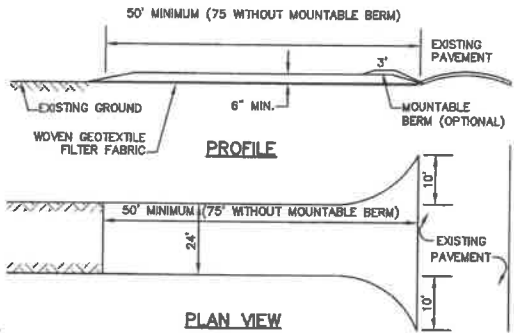
SHEET 23 OF 24
JBE PROJECT NO. 19175.1

TEMPORARY EROSION CONTROL NOTES

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 8" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE "C" AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
4. SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
5. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
6. AREAS MUST BE SEEDD AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
7. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
8. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
9. AFTER OCTOBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
10. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- a. BASE COURSE GRAVELS HAVE BEEN 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 STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - d. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
11. FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 432:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
12. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR'S NAME, ADDRESS, AND PHONE NUMBER SHALL BE SUBMITTED TO DES VIA EMAIL (SEE BELOW).
13. PRIOR TO CONSTRUCTION, A PHASING PLAN THAT DELINEATES EACH PHASE OF THE PROJECT SHALL BE SUBMITTED. ALL TEMPORARY SEDIMENT BASINS THAT WILL BE NEEDED FOR DEWATERING WORK AREAS SHALL BE LOCATED AND IDENTIFIED ON THIS PLAN.
14. IN ORDER TO ENSURE THE STABILITY OF THE SITE AND EFFECTIVE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES SPECIFIED IN THE PLANS FOR THE DURATION OF CONSTRUCTION, THE CONTRACTOR SHALL BE IN STRICT COMPLIANCE WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS IN ADDITION TO THOSE CALLED FOR IN THE SWPPP:
- a. A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL OR A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE ("MONITOR") SHALL BE EMPLOYED TO INSPECT THE SITE FROM THE START OF EARTH MOVING ACTIVITIES UNTIL THE SITE IS STABLE.
 - b. DURING THIS PERIOD, THE MONITOR SHALL INSPECT THE SUBJECT SITE AT LEAST ONCE A WEEK, AND IF POSSIBLE, DURING ANY 1/2 INCH OR GREATER RAIN EVENT (I.E. 1/2 INCH OF PRECIPITATION OR MORE WITHIN A 24 HOUR PERIOD). IF UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THIS EVENT.
 - c. THE MONITOR SHALL PROVIDE TECHNICAL ASSISTANCE AND RECOMMENDATIONS TO THE CONTRACTOR ON THE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS REQUIRED TO MEET THE REQUIREMENTS OF RSA 485 A:17 AND ALL APPLICABLE DES PERMIT CONDITIONS.

SEEDING SPECIFICATIONS

1. GRADING AND SHAPING
- A. SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
 - B. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. SEEDBED PREPARATION
- A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
- A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.
NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.
PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
(NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 8-10-10.)
 - B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
 - C. REFER TO THE "SEEDING GUIDE" AND "SEEDING RATES" TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWNFETCH, BIRDSFOOT, TREFLOIL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
 - D. WHEN SEEDD AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDD AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.
4. MULCH
- A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.
5. MAINTENANCE TO ESTABLISH A STAND
- A. PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
 - C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.



NOTES:

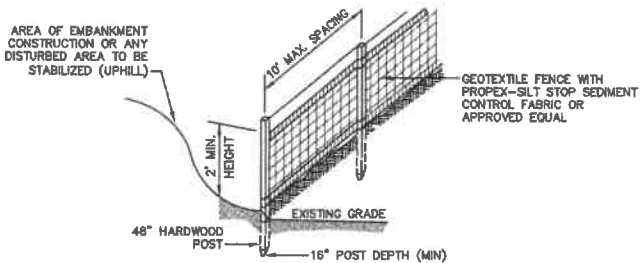
- STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, 75' WITHOUT A MOUNTABLE BERM, AND EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS, OR 10 FEET, WHICHEVER IS GREATER.
- GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER FABRIC IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A STONE BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

CONSTRUCTION SEQUENCE

- PRIOR TO THE START OF ANY ACTIVITY, IT IS THE RESPONSIBILITY OF THE SITE'S SITE DEVELOPER (OR OWNER) TO FILE A NOTICE OF INTENT (NOI) FORM WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) IN ORDER TO GAIN COVERAGE UNDER THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. A PRE CONSTRUCTION MEETING IS TO BE HELD WITH ALL DEPARTMENT HEADS PRIOR TO THE START OF CONSTRUCTION, IF REQUIRED BY THE TOWN.
- WETLAND BOUNDARIES ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION. AT LEAST A TEMPORARY CULVERT OR ROADBED TO BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
- CUT AND REMOVE TREES IN CONSTRUCTION AREA AS REQUIRED OR DIRECTED.
- INSTALL SILT FENCING, HAY BALES AND CONSTRUCTION ENTRANCES PRIOR TO THE START OF CONSTRUCTION. THESE ARE TO BE MAINTAINED UNTIL THE FINAL PAVEMENT SURFACING AND LANDSCAPING AREAS ARE ESTABLISHED.
- CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. THIS INCLUDES ANY REQUIRED DEMOLITION OF EXISTING STRUCTURES, UTILITIES, ETC.
- CONSTRUCT AND/OR INSTALL TEMPORARY OR PERMANENT SEDIMENT AND/OR DETENTION BASIN(S) AS REQUIRED. THESE FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING RUN-OFF TO THEM.
- STRIP LOAM AND PAVEMENT, OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK PER THE RECOMMENDATIONS OF THE PROJECT ENGINEER AND STOCKPILE EXCESS MATERIAL. STABILIZE STOCKPILE AS NECESSARY.
- PERFORM PRELIMINARY SITE GRADING IN ACCORDANCE WITH THE PLANS.
- INSTALL THE DRAINAGE SYSTEM FIRST, THEN ANY OTHER UTILITIES IN ACCORDANCE WITH THE PLAN AND DETAILS. ANY CONFLICTS BETWEEN UTILITIES ARE TO BE RESOLVED WITH THE INVOLVEMENT AND APPROVAL OF THE ENGINEER.
- ALL SWALES AND DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, CHECK DAMS, SEDIMENT TRAPS, ETC., TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ADJUTING WATERS AND/OR PROPERTY.
- PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF "SELECT" SUBGRADE MATERIALS.
- PAVE ALL ROADWAYS WITH INITIAL "BASE COURSE".
- PERFORM ALL REMAINING SITE CONSTRUCTION.
- LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES (I.E. RIP RAP, EROSION CONTROL BLANKETS, ETC.).
- FINISH PAVING ALL ROADWAYS WITH "FINISH" COURSE.
- ALL ROADWAYS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL CUT AND FILL SLOPES SHALL BE SEEDD/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BEEN 75%-85% ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
- CLEAN SITE AND ALL DRAINAGE STRUCTURES, PIPES AND SUMPS OF ALL SILT AND DEBRIS.
- INSTALL ALL PAINTED PAVEMENT MARKINGS AND SIGNAGE PER THE PLANS AND DETAILS.
- ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
- UPON COMPLETION OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ANY RELEVANT PERMITTING AGENCIES THAT THE CONSTRUCTION HAS BEEN FINISHED IN A SATISFACTORY MANNER.

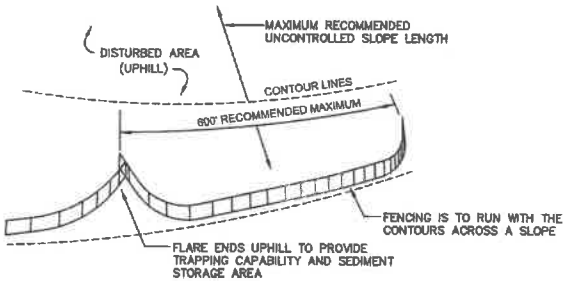


CONSTRUCTION SPECIFICATIONS:

- WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 8" AND THEN COVERED WITH SOIL.
- THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE "BULGES" DEVELOP IN THE SILT FENCE.
- PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
- SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.

SILT FENCE

NOT TO SCALE



- SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.

MAINTENANCE:

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

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	B	GOOD	GOOD	FAIR	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	FAIR	EXCELLENT	EXCELLENT	POOR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2/
	F	FAIR	EXCELLENT	EXCELLENT	2/
	G	FAIR	EXCELLENT	EXCELLENT	2/
	H	FAIR	EXCELLENT	EXCELLENT	2/

GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.

2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

SEEDING GUIDE

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR		
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRDS FOOT TREFLOIL	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	50	1.20
TOTAL	50	1.20
E. CREeping RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/2	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

*

SEEDING RATES

Design: BWG	Draft: DJP	Date: 11/23/20
Checked: BWG	Scale: AS NOTED	Project No.: 19175.1
Drawing Name: 19175-PLAN.dwg		
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REV.	DATE	REVISION	BY
2	12/10/20	REVISED PER PB COMMENTS	BWG
1	11/23/20	REVISED PER PB COMMENTS	BWG
0	9/25/20	ISSUED FOR REVIEW	ERE

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

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Civil Engineering Services

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Plan Name:	EROSION AND SEDIMENT CONTROL DETAILS
Project:	VIOLETTE ESTATES FREMONT, NH
Owner of Record:	HERITAGE FARM TRUST PO BOX 212, NEWFIELDS, NH 03856

DRAWING No.	E1
SHEET 24 OF 24 JBE PROJECT NO. 19175.1	