# SITE PLAN
# LIBERTY LANTERN ESTATES
## TAX MAP 2 LOT 70
## MAIN STREET, FREMONT, NH

SHEET INDEX


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| C1A | EXISTING CONDITIONS PLAN |
| A1 | CONDO SITE PLAN |
| C2 | OVERALL SITE PLAN |
| C2A | SITE PLAN |
| C3 | OVERALL GRADING AND DRAINAGE PLAN |
| C3A-C3B | GRADING AND DRAINAGE PLAN |
| C4 | UTILITY PLAN |
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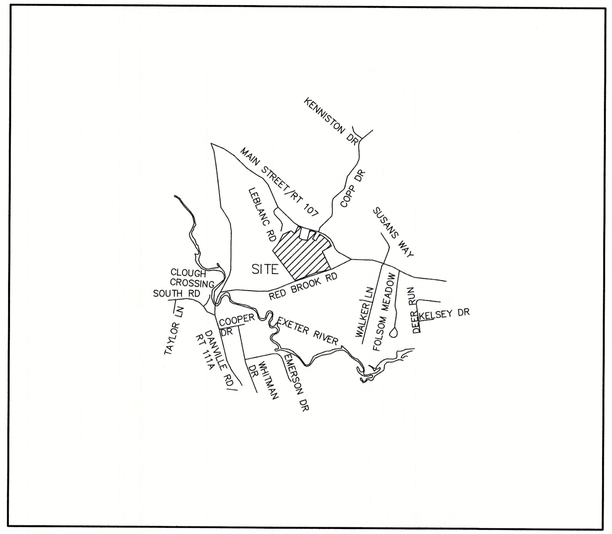
| S1-S4 | SEPTIC DETAIL SHEETS |
| D1-D3 | DETAIL SHEETS |
| E1 | EROSION AND SEDIMENT CONTROL DETAILS |


LOCUS MAP
SCALE 1" = 2000'

PERMITS

| TYPE OF PERMIT | STATUS |
|---|---|
| **NHDES SUBDIVISION PERMIT:** | |
| NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES - SUBSURFACE SYSTEMS BUREAU | SUBMITTED: |
| 29 HAZEN DRIVE, P.O. BOX 95 | PERMIT NO. |
| CONCORD, NEW HAMPSHIRE 03302-0095 | DATED: |
| (603) 271-3503 | |
| RESPONSIBLE CONSULTANT: | EXPIRATION: |
| JONES & BEACH ENGINEERS, INC. | |
| **NHDOT DRIVEWAY PERMIT:** | SUBMITTED: |
| NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, DISTRICT SIX | PERMIT NO. |
| P.O. BOX 740 | |
| DURHAM, NEW HAMPSHIRE 03824 | DATED: |
| (603) 868-1133 | |
| RESPONSIBLE CONSULTANT- | EXPIRATION: |
| JONES & BEACH ENGINEERS, INC. | |
| 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 | STATUS |
|---|---|
| **TOWN OF FREMONT SITE PLAN APPROVAL:** | |
| SUBMITTED: | |
| TOWN OF FREMONT PLANNING BOARD | |
| 295 MAIN STREET | PERMIT NO. |
| FREMONT, NEW HAMPSHIRE 03044 | |
| (603) 895-2226 | DATED: |
| RESPONSIBLE CONSULTANT: | |
| JONES & BEACH ENGINEERS, INC. | EXPIRATION: |
| **NHDES ALTERATION OF TERRAIN PERMIT:** | SUBMITTED: |
| NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES - WATER DIVISION | PERMIT NO. |
| 29 HAZEN DRIVE, P.O. BOX 95 | |
| CONCORD, NEW HAMPSHIRE 03302-0095 | DATED: |
| (603) 271-3503 | |
| RESPONSIBLE CONSULTANT: | EXPIRATION: |
| JONES & BEACH ENGINEERS, INC. | |
| **NHDES INDIVIDUAL SEPTIC PERMIT:** | SUBMITTED: |
| NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES - SUBSURFACE SYSTEMS BUREAU | PERMIT NO. |
| 29 HAZEN DRIVE, P.O. BOX 95 | |
| CONCORD, NEW HAMPSHIRE 03302-0095 | DATED: |
| (603) 271-3503 | |
| RESPONSIBLE CONSULTANT: | EXPIRATION: |
| JONES & BEACH ENGINEERS, INC. | |

**APPLICANT / DEVELOPER**
HAUS EMILY, LLC
56 WESTVILLE ROAD, UNIT 4
PLAISTOW, NH 03865
(603) 382-1715
CONTACT: GARY DENSEN

**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

**OWNER OF RECORD**
TIMOTHY AND GERALDINE PALMER
706 MAIN STREET
FREMONT, NH 03044
CONTACT: TIMOTHY GERALDINE

**WETLAND CONSULTANT**
GZA GEOENVIRONMENTAL, INC.
5 COMMERCE PARK NORTH, SUITE 201
BEDFORD, NH 03110
(603) 430-9282
CONTACT: JAMES LONG

**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

**CABLE TV**
COMCAST COMMUNICATION CORPORATION
334-B CALEF HIGHWAY
EPPING, NH 03042-2325
(603) 679-5695

**PROJECT PARCEL**
TOWN OF FREMONT
TAX MAP 2, LOT 70

**OWNER**
TIMOTHY AND GERALDINE PALMER
706 MAIN STREET
FREMONT, NH 03044
BK 5673, PG 0101

**APPLICANT**
HAUS EMILY, LLC
56 WESTVILLE ROAD, UNIT 4
PLAISTOW, NH 03865

**TOTAL LOT AREA**
1,322,917 SQ. FT.
30.37 ACRES

APPROVED – FREMONT, NH
PLANNING BOARD

DATE:

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| | | |
|---|---|---|
| Design: BWG | Draft: DFP | Date: 12/06/21 |
| Checked: BWG | Scale: AS NOTED | Project No.: 20724 |
| Drawing Name: 20724-PLAN.dwg | | |


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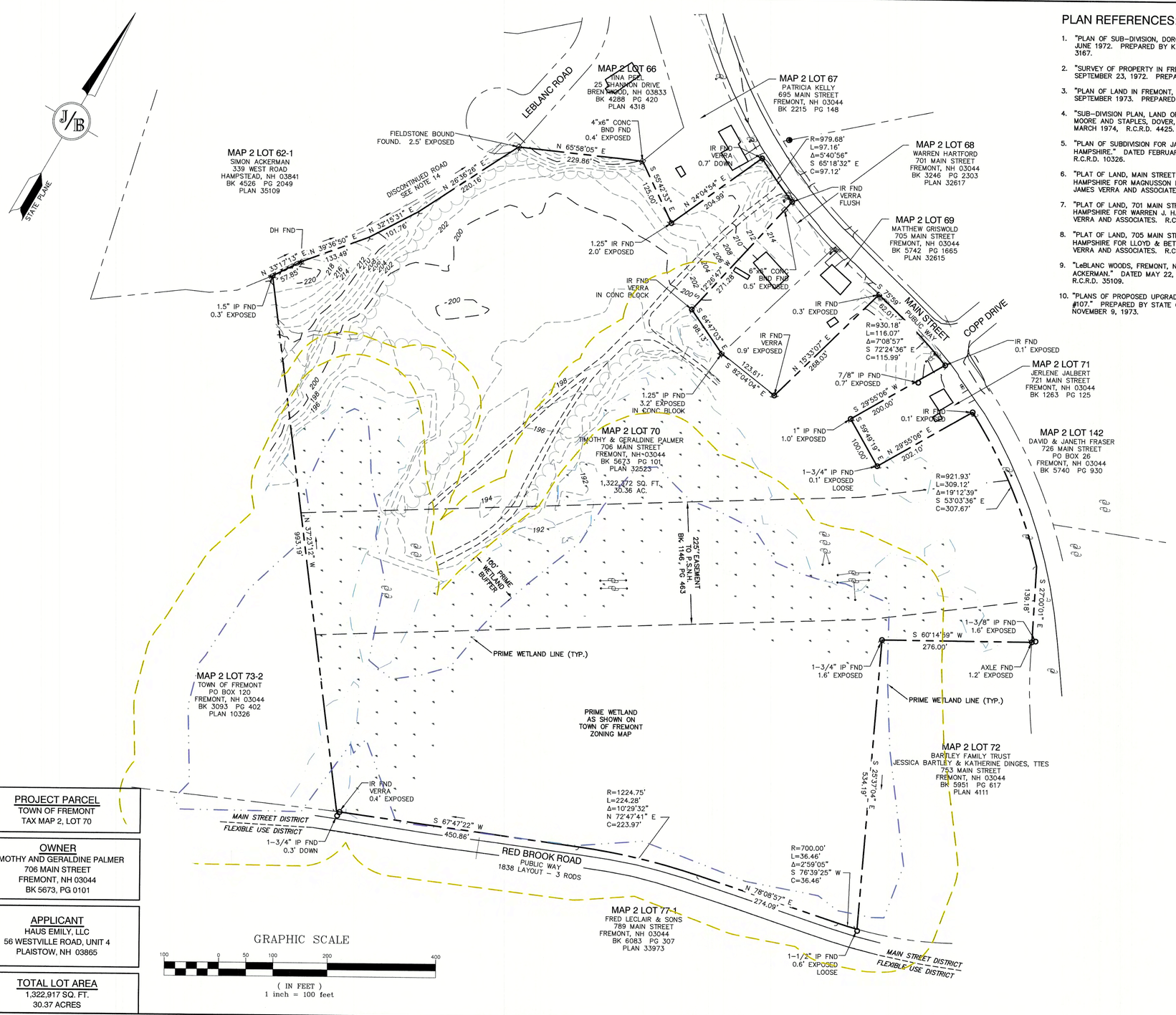
| 2 | 12/6/21 | REVISED PER PB COMMENTS | BWG |
| 1 | 11/22/21 | REVISED PER TECHNICAL REVIEW | BWG |
| 0 | 10/6/21 | ISSUED FOR REVIEW | BWG |


Designed and Produced in NH
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

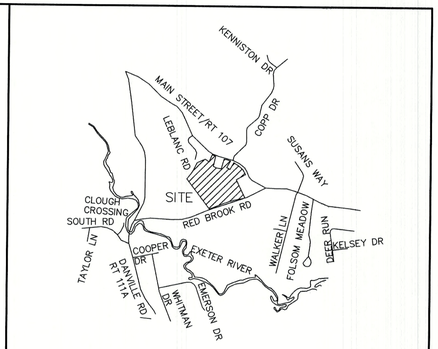

| | |
|---|---|
| Plan Name: | COVER SHEET |
| Project: | LIBERTY LANTERN ESTATES<br>MAIN STREET, FREMONT, NH |
| Owner of Record: | TIMOTHY & GERALDINE PALMER<br>706 MAIN STREET, FREMONT, NH 03044 |

DRAWING No.
CS
SHEET 1 OF 21
JBE PROJECT NO. 20724




## PLAN REFERENCES:

1. "PLAN OF SUB–DIVISION, DOROTHY A. PURINGTON, FREMONT, NEW HAMPSHIRE." DATED JUNE 1972. PREPARED BY K. E. MOORE & B. G. STAPLES, LAND SURVEYORS. R.C.R.D. 3167.
2. "SURVEY OF PROPERTY IN FREMONT, N.H. AND OWNED BY ROBERT BARTLEY." DATED SEPTEMBER 23, 1972. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 4111.
3. "PLAN OF LAND IN FREMONT, NEW HAMPSHIRE OWNED BY WILLIAM J. LeBLANC." DATED SEPTEMBER 1973. PREPARED BY R. PENNEY R.C.R.D. 4318.
4. "SUB–DIVISION PLAN, LAND OF EDWARD SMITH, FREMONT, N.H." ORIGINAL SURVEY BY MOORE AND STAPLES, DOVER, N.H., REDRAWN BY T.W. CHESLEY, NORTHWOOD, N.H. DATED MARCH 1974, R.C.R.D. 4425.
5. "PLAN OF SUBDIVISION FOR JAMES F. WATKINS JR., RED BROOK ROAD, FREMONT, NEW HAMPSHIRE." DATED FEBRUARY 1981. PREPARED BY K. E. MOORE & B. G. STAPLES. R.C.R.D. 10326.
6. "PLAT OF LAND, MAIN STREET (NH RT 107), TAX MAP 2 LOT 70, FREMONT, NEW HAMPSHIRE FOR MAGNUSSON FARM, LLC." DATED JANUARY 21, 2005. PREPARED BY JAMES VERRA AND ASSOCIATES. R.C.R.D 32523.
7. "PLAT OF LAND, 701 MAIN STREET (NH RT 107), TAX MAP 2 LOT 68, FREMONT, NEW HAMPSHIRE FOR WARREN J. HARTFORD. DATED MAY 2, 2005. PREPARED BY JAMES VERRA AND ASSOCIATES. R.C.R.D. 32617.
8. "PLAT OF LAND, 705 MAIN STREET (NH RT 107), TAX MAP 2 LOT 69, FREMONT, NEW HAMPSHIRE FOR LLOYD & BETTY METEVIER." DATED MAY 2, 2005. PREPARED BY JAMES VERRA AND ASSOCIATES. R.C.R.D. 32651.
9. "LeBLANC WOODS, FREMONT, NEW HAMPSHIRE, SUBDIVISION PLAN, PREPARED FOR SIMON ACKERMAN." DATED MAY 22, 2007. PREPARED BY DK ENGINEERING ASSOCIATES, INC. R.C.R.D. 35109.
10. "PLANS OF PROPOSED UPGRADING PROJECT, B–2151, NH PROJECT NO. S–2212, NH ROUTE #107." PREPARED BY STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS. DATED NOVEMBER 9, 1973.




LOCUS SCALE: 1"=2000'

## NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF FREMONT NH TAX MAP 2, LOT 70.
2. ZONING DISTRICT: MAIN STREET DISTRICT (AQUIFER PROTECTION DISTRICT)
   LOT AREA MINIMUM = 87,120 SF
   LOT FRONTAGE MINIMUM = 200'
   BUILDING SETBACKS (MINIMUM):
   FRONT SETBACK = 50'
   SIDE & REAR SETBACK = 30'
   WETLAND BUFFER = 100'
   MAX. BUILDING HEIGHT = 35'
   MAX. LOT COVERAGE = 15%
3. 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.
4. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NOs. 33015C0378E AND 33015C0380E, BOTH WITH EFFECTIVE DATE OF MAY 17, 2005.
5. BASIS OF BEARING HORIZONTAL – NH STATE PLANE PER PLAN REF 6.
   VERTICAL – ASSUMED.
6. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
7. ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
8. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF FREMONT TAX RECORDS AND ARE SUBJECT TO CHANGE.
9. RESEARCH WAS PERFORMED AT THE TOWN OF FREMONT ASSESSOR'S OFFICE, THE ROCKINGHAM COUNTY REGISTRY OF DEEDS, THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, AND THE NEW HAMPSHIRE STATE ARCHIVES.
10. 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.
11. 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.
12. THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY MR. PETER PERTKAUSKOS UNDER THE SUPERVISION OF MR. JAMES LONG OF GZA GEOENVIRONMENTAL, INC. IN NOVEMBER 2020, AND JANUARY 2021 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.
   D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
13. 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.
14. "OLD ROAD LEADING FROM COUGH BRIDGE TO THE ROCKS ROAD" DISCONTINUED BY TOWN VOTE MARCH 14, 1876. NO LAYOUT FOUND BY THIS OFFICE AT THIS TIME. BOUNDARY ALONG OLD ROAD HELD AS NEAR EDGE, PER RECORD PLANS 3, 6, AND 9.
15. SEE BOUNDARY LINE FINE AGREEMENT BETWEEN MAGNUSSON FARM LLC, WARREN HARTFORD, AND LLOYD & BETTY METEVIER, R.C.R.D BOOK 4459, PAGE 2345, AND PLAN REFERENCES 7 & 8.

**PROJECT PARCEL**
TOWN OF FREMONT
TAX MAP 2, LOT 70

**OWNER**
TIMOTHY AND GERALDINE PALMER
706 MAIN STREET
FREMONT, NH 03044
BK 5673, PG 0101

**APPLICANT**
HAUS EMILY, LLC
56 WESTVILLE ROAD, UNIT 4
PLAISTOW, NH 03865

**TOTAL LOT AREA**
1,322,917 SQ. FT.
30.37 ACRES

| | | |
|---|---|---|
| Design: BWG | Draft: DFP | Date: 12/06/21 |
| Checked: BWG | Scale: AS NOTED | Project No.: 20724 |
| Drawing Name: 20724-PLAN.dwg | | |

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| 2 | 12/6/21 | REVISED PER PB COMMENTS | BWG |
| 1 | 11/22/21 | REVISED PER TECHNICAL REVIEW | BWG |
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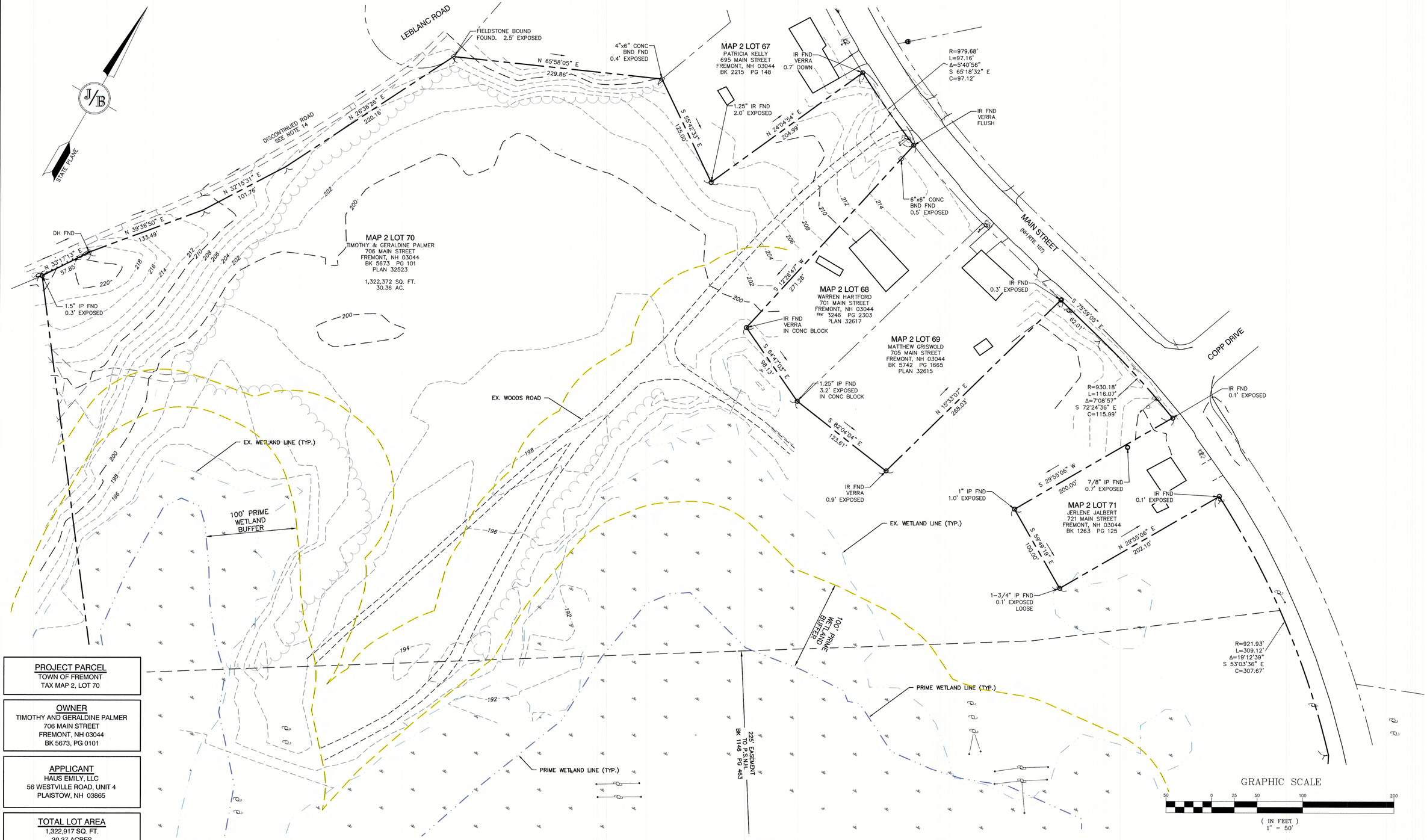
PO Box 219
Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: EXISTING CONDITIONS PLAN
Project: LIBERTY LANTERN ESTATES
MAIN STREET, FREMONT, NH
Owner of Record: TIMOTHY & GERALDINE PALMER
706 MAIN STREET, FREMONT, NH 03044

DRAWING No.
C1
SHEET 2 OF 21
JBE PROJECT NO. 20724




**PROJECT PARCEL**
TOWN OF FREMONT
TAX MAP 2, LOT 70

**OWNER**
TIMOTHY AND GERALDINE PALMER
706 MAIN STREET
FREMONT, NH 03044
BK 5673, PG 0101

**APPLICANT**
HAUS EMILY, LLC
56 WESTVILLE ROAD, UNIT 4
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**TOTAL LOT AREA**
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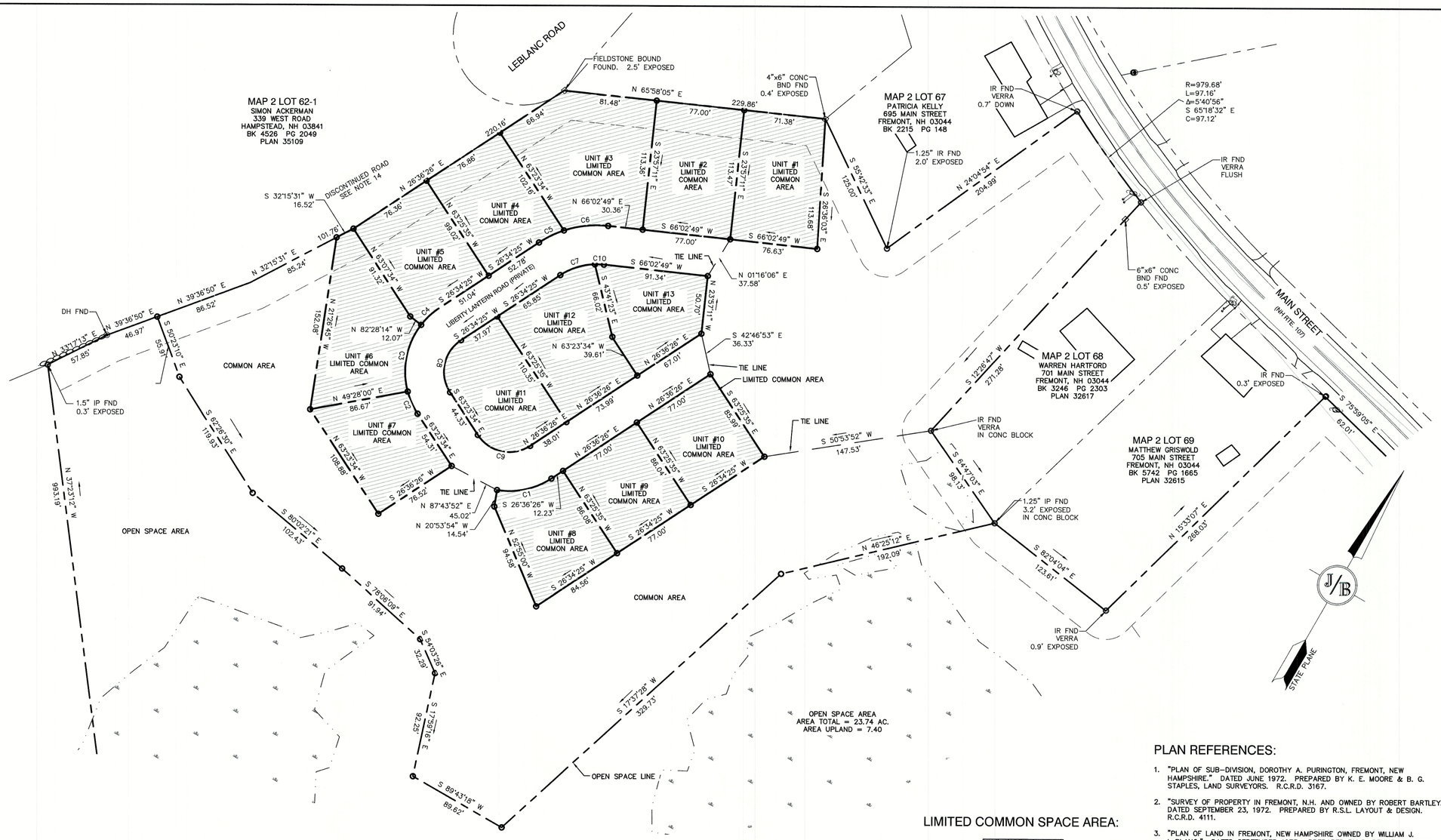
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
Civil Engineering Services
603-772-4746 FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

| | |
|---|---|
| Plan Name: | EXISTING CONDITIONS PLAN |
| Project: | LIBERTY LANTERN ESTATES<br>MAIN STREET, FREMONT, NH |
| Owner of Record: | TIMOTHY & GERALDINE PALMER<br>706 MAIN STREET, FREMONT, NH 03044 |

DRAWING No.
C1A
SHEET 3 OF 21
JBE PROJECT NO. 20724




## NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED CONDOMINIUM SITE PLAN OF FREMONT NH TAX MAP 2, LOT 70 WITH 13 ELDERLY OPEN SPACE UNITS PER ARTICLE 13, SECTION 1031 OF THE TOWN OF FREMONT ZONING ORDINANCE, CONTAINING A MAXIMUM OF 25 BEDROOMS.
2. ZONING DISTRICT: MAIN STREET DISTRICT – ELDERLY OPEN SPACE (AQUIFER PROTECTION DISTRICT)
   LOT AREA MINIMUM = 87,120 SF (SEE NOTE #4 FOR DENSITY CALCULATIONS)
   LOT FRONTAGE MINIMUM = 200'
   BUILDING SETBACKS (MINIMUM):
   FRONT SETBACK = 50'
   SIDE & REAR SETBACK = 30'
   WETLAND BUFFER = 100'
   MAX. BUILDING HEIGHT = 35'
   MAX. LOT COVERAGE = 15%
3. ELDERLY OPEN SPACE REQUIREMENTS:
   AREA REQUIRED = 20 ACRES
   PARCEL AREA = 30.37 ACRES
   FRONTAGE REQUIRED = 50'
   PARCEL FRONTAGE = 1,709.23'
4. ELDERLY OPEN SPACE DENSITY CALCULATION:
   =(DEVELOPABLE AREA X 0.9) X (2 BEDROOMS / ACRE)
   =(606,867 SF. X 0.9) = 546,180 S.F. = 12.54 AC.
   =(12.54 AC X 2 BEDROOMS / ACRE) = 25 BEDROOMS
5. ALL UNITS, WITH THE EXCEPTION OF UNIT #1, SHALL BE A MAXIMUM OF 2–BEDROOMS. UNIT 1 SHALL BE 1–BEDROOM.
6. BASIS OF BEARING HORIZONTAL – NH STATE PLANE PER PLAN REF 6.
   VERTICAL – ASSUMED.
7. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
8. ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
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   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.
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15. SEE BOUNDARY LINE FINE AGREEMENT BETWEEN MAGNUSSON FARM LLC, WARREN HARTFORD, AND LLOYD & BETTY METEVIER, R.C.R.D BOOK 4459, PAGE 2345, AND PLAN REFERENCES 7 & 8.
16. THE DECK, PORCH, AND PORTIONS OF THE DRIVEWAY AS SHOWN ARE LIMITED COMMON AREA. SEE DECLARATION OF CONDOMINIUM.
17. THE HORIZONTAL BOUNDARIES OF THE BUILDING SHALL BE:
    "THE OUTSIDE FINISHED EXERIOR SURFACE OF THE WALLS, FOUNDATIONS, AND ROOFS AND THE LOWER SURFACE OF THE BASEMENT SLAB, INCLUDING ALL SUPPORTS, VENTS, CHIMNEYS, STAIRWAYS, PORCHES, AND DECKS APPURTENANT THERETO."
18. SHEET A1 SHALL BE RECORDED AT ROCKINGHAM COUNTY REGISTRY OF DEEDS. FULL PLAN SET ON FILE IN THE TOWN OF FREMONT, NH PLANNING BOARD OFFICE.
19. URVEY 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.

## PLAN REFERENCES:

1. "PLAN OF SUB–DIVISION, DOROTHY A. PURINGTON, FREMONT, NEW HAMPSHIRE." DATED JUNE 1972. PREPARED BY K. E. MOORE & B. G. STAPLES, LAND SURVEYORS. R.C.R.D. 3167.
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3. "PLAN OF LAND IN FREMONT, NEW HAMPSHIRE OWNED BY WILLIAM J. LeBLANC." DATED SEPTEMBER 1973. PREPARED BY R. PENNEY R.C.R.D. 4318.
4. "SUB–DIVISION PLAN, LAND OF EDWARD SMITH, FREMONT, N.H." ORIGINAL SURVEY BY MOORE AND STAPLES, DOVER, N.H., REDRAWN BY T.W. CHESLEY, NORTHWOOD, N.H. DATED MARCH 1974, R.C.R.D. 4425.
5. "PLAN OF SUBDIVISION FOR JAMES F. WATKINS JR., RED BROOK ROAD, FREMONT, NEW HAMPSHIRE." DATED FEBRUARY 1981. PREPARED BY K. E. MOORE & B. G. STAPLES. R.C.R.D. 10326.
6. "PLAT OF LAND, MAIN STREET (NH RT 107), TAX MAP 2 LOT 70, FREMONT, NEW HAMPSHIRE FOR MAGNUSSON FARM, LLC." DATED JANUARY 21, 2005. PREPARED BY JAMES VERRA AND ASSOCIATES. R.C.R.D 32523.
7. "PLAT OF LAND, 701 MAIN STREET (NH RT 107), TAX MAP 2 LOT 68, FREMONT, NEW HAMPSHIRE FOR WARREN J. HARTFORD. DATED MAY 2, 2005. PREPARED BY JAMES VERRA AND ASSOCIATES. R.C.R.D. 32617.
8. "PLAT OF LAND, 705 MAIN STREET (NH RT 107), TAX MAP 2 LOT 69, FREMONT, NEW HAMPSHIRE FOR LLOYD & BETTY METEVIER." DATED MAY 2, 2005. PREPARED BY JAMES VERRA AND ASSOCIATES. R.C.R.D. 32651.
9. "LeBLANC WOODS, FREMONT, NEW HAMPSHIRE, SUBDIVISION PLAN, PREPARED FOR SIMON ACKERMAN." DATED MAY 22, 2007. PREPARED BY DK ENGINEERING ASSOCIATES, INC. R.C.R.D. 35109.
10. "PLANS OF PROPOSED UPGRADING PROJECT, B–2151, NH PROJECT NO. S–2212, NH ROUTE #107." PREPARED BY STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS. DATED NOVEMBER 9, 1973.

## LIMITED COMMON SPACE AREA:

| UNIT # | AREA (SQ. FT.) |
|---|---|
| 1 | 8400.68 |
| 2 | 8732.76 |
| 3 | 12059.61 |
| 4 | 7631.19 |
| 5 | 7606.92 |
| 6 | 9209.34 |
| 7 | 7122.19 |
| 8 | 6967.27 |
| 9 | 6626.44 |
| 10 | 6622.95 |
| 11 | 7364.24 |
| 12 | 8968.80 |
| 13 | 6391.05 |

## CURVE TABLE:

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 67.00' | 49.69' | 48.56' | N 47°51'16" E | 42°29'40" |
| C2 | 67.00' | 21.26' | 21.17' | S 54°18'14" E | 18°10'39" |
| C3 | 67.00' | 61.68' | 59.52' | S 18°50'34" E | 52°44'41" |
| C4 | 67.00' | 22.27' | 22.17' | S 17°03'05" W | 19°02'39" |
| C5 | 92.00' | 24.29' | 24.22' | S 34°08'18" W | 15°07'47" |
| C6 | 92.00' | 39.09' | 38.80' | S 53°52'30" W | 24°20'37" |
| C7 | 58.00' | 32.06' | 31.65' | S 42°24'35" W | 31°40'50" |
| C8 | 33.00' | 51.82' | 46.66' | S 18°24'35" E | 89°57'59" |
| C9 | 33.00' | 51.84' | 46.67' | N 71°36'26" E | 90°00'00" |
| C10 | 58.00' | 7.90' | 7.89' | S 62°08'47" W | 7°48'04" |

GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1" = 50'

**PROJECT PARCEL**
TOWN OF FREMONT
TAX MAP 2, LOT 70

**OWNER**
TIMOTHY AND GERALDINE PALMER
706 MAIN STREET
FREMONT, NH 03044
BK 5673, PG 0101

**APPLICANT**
HAUS EMILY, LLC
56 WESTVILLE ROAD, UNIT 4
PLAISTOW, NH 03865

**TOTAL LOT AREA**
1,322,917 SQ. FT.
30.37 ACRES

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

| | | |
|---|---|---|
| Design: BWG | Draft: DFP | Date: 12/06/21 |
| Checked: BWG | Scale: AS NOTED | Project No.: 20724 |
| Drawing Name: 20724-PLAN.dwg | | |

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| REV. | DATE | REVISION | BY |
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| | | | |
| 2 | 12/6/21 | REVISED PER PB COMMENTS | BWG |
| 1 | 11/22/21 | REVISED PER TECHNICAL REVIEW | BWG |
| 0 | 10/6/21 | ISSUED FOR REVIEW | BWG |

Designed and Produced in NH
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: | CONDOMINIUM SITE PLAN |
| Project: | LIBERTY LANTERN ESTATES<br>MAIN STREET, FREMONT, NH |
| Owner of Record: | TIMOTHY & GERALDINE PALMER<br>706 MAIN STREET, FREMONT, NH 03044 |

DRAWING No.
**A1**
SHEET 4 OF 21
JBE PROJECT NO. 20724

## SITE NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE OVERALL SITE PLAN OF DEVELOPMENT FOR THE MAP 2/LOT 70 WITH 13 ELDERLY OPEN SPACE UNITS PER ARTICLE 13, SECTION 1301 OF THE TOWN OF FREMONT ZONING BOARD ORDINANCES, CONTAINING A MAXIMUM OF 25 BEDROOMS. ALL UNITS WILL BE SERVICED BY ON-SITE WELLS AND SEPTICS.

2. ZONING DISTRICT: MAIN STREET DISTRICT – ELDERLY OPEN SPACE (AQUIFER PROTECTION DISTRICT)
   LOT AREA MINIMUM = SEE DENSITY CALCULATION NOTE #4
   BUILDING SETBACKS (MINIMUM):
   PERIMETER BUFFER = 25'
   WETLAND SETBACK = 100'
   MAX. BUILDING HEIGHT = 35'
   MIN. BUILDING SEPARATION = 35'
   MAX BEDROOM PER UNIT = 2
   MAX LIVING SPACE PER UNIT = 1500 SF.
   AVAILABLE BUILDING AREA=606,867 SF

3. ELDERLY OPEN SPACE REQUIREMENTS:
   AREA REQUIRED = 20 ACRES
   PARCEL AREA = 30.37 ACRES
   FRONTAGE REQUIRED = 50'
   PARCEL FRONTAGE = 1,709.23'

4. ELDERLY OPEN SPACE DENSITY CALCULATION:
   =(DEVELOPABLE AREA X 0.9) X (2 BEDROOMS / ACRE)
   =(606,867 SF. X 0.9) = 546,180 S.F. = 12.54 AC.
   =(12.54 AC X 2 BEDROOMS / ACRE) = 25 BEDROOMS

5. ALL UNITS, WITH THE EXCEPTION OF UNIT #1, SHALL BE A MAXIMUM OF 2-BEDROOMS. UNIT 1 SHALL BE 1-BEDROOM.

6. OPEN SPACE CALCS:
   OPEN SPACE REQUIRED = 33% OF GROSS UPLAND
   OPEN SPACE REQUIRED = 33% X 606,867 SF. = 200,266 SF.
   OPEN SPACE PROVIDED = 1,034,254 SF.
   OPEN SPACE UPLAND PROVIDED = 322,205 SF.

7. NHDES APPROVAL FOR SUBDIVISION PERMIT NO. , DATED .
   NHDOT DRIVEWAY PERMIT NO. , DATED .
   NHDES ALTERATION OF TERRAIN PERMIT NO. , DATED .
   NHDES SEPTIC SYSTEM PERMIT NO. , DATED .

8. 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.

9. ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.

10. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NOs. 33015C0378E AND 33015C0380E, BOTH WITH EFFECTIVE DATE OF MAY 17, 2005.

11. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.

12. 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.

13. 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.

14. 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.

15. ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.

16. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.

17. SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS.

18. DUMPSTERS AND/OR ROLL-OFFS ARE NOT TO BE PICKED UP BETWEEN 7:00 PM AND 7:00 AM.

19. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.

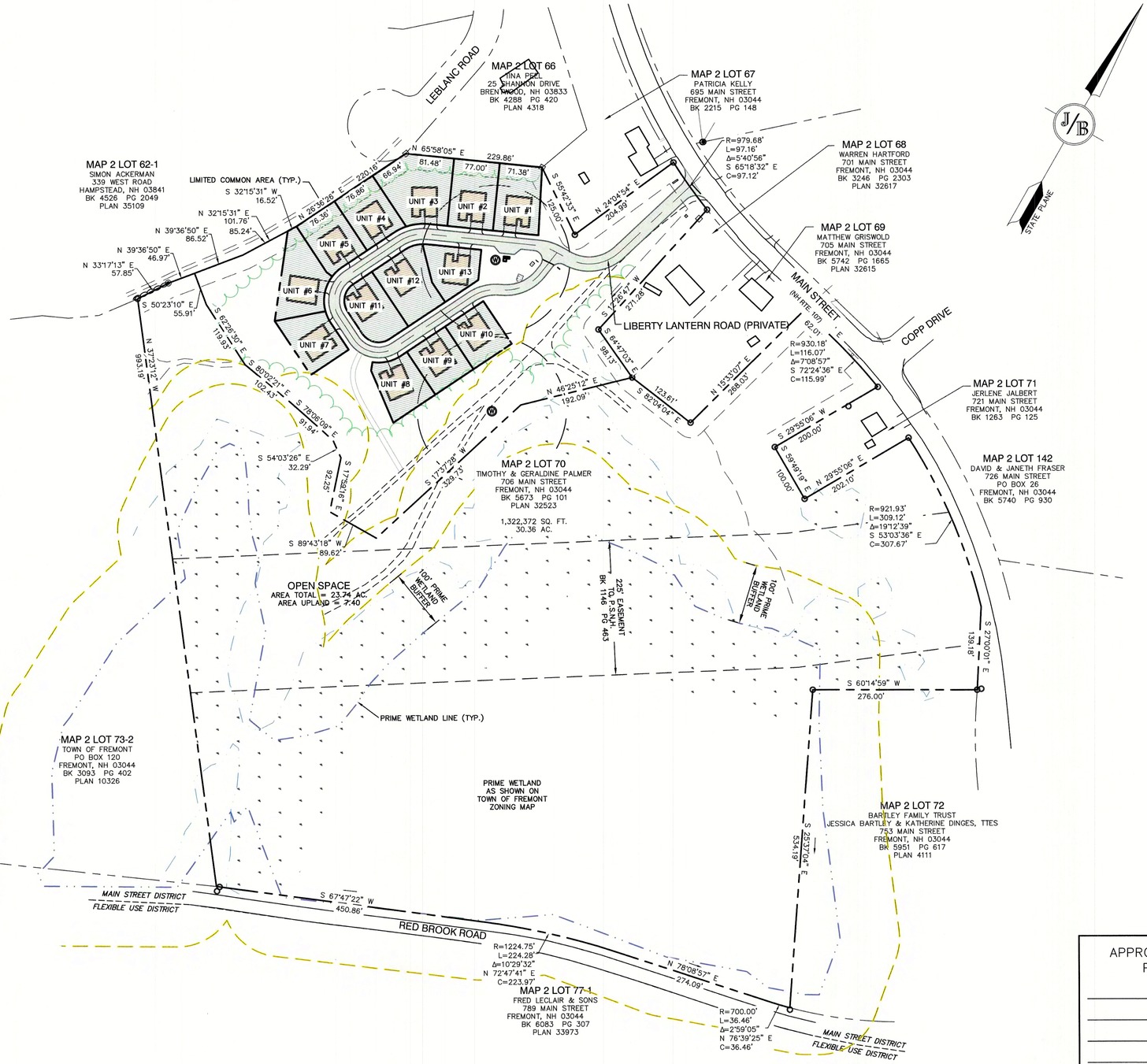
20. ALL UNITS TO INCLUDE A 1 CAR GARAGE AND 1 EXTERIOR PARKING SPACE

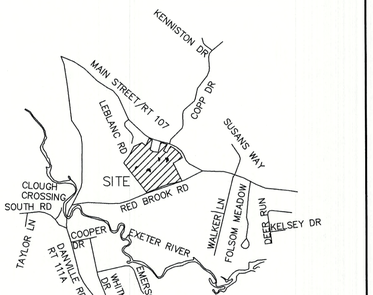
21. THE WAYS SHOWN ON THIS PLAT ARE INTENDED BY THE OWNER/APPLICANT AND THE TOWN OF FREMONT TO BE PLATTED, CONSTRUCTED AND MAINTAINED AS A PRIVATE ROAD. THE RECORDING OF THIS PLAT SHALL NOT BE CONSTRUED AS AN OFFER OF DEDICATION OF THIS WAY AS A PUBLIC HIGHWAY UNDER NEW HAMPSHIRE LAW OF DEDICATION AND ACCEPTANCE.

22. DISTANCE TO TOWN OF FREMONT:
    POLICE STATION: 1.4 MI.
    FIRE STATION: 1.4 MI.

23. THIS PROJECT SHALL COMPLY WITH HUD'S FAIR HOUSING ACCESSIBILITY GUIDELINES.

24. OPEN SPACE SHALL BE UTILIZED FOR PASSIVE RECREATION ONLY.




LOCUS SCALE: 1"=2000'

GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
1" = 100'

APPROVED – FREMONT, NH
PLANNING BOARD

DATE:

PROJECT PARCEL
TOWN OF FREMONT
TAX MAP 2, LOT 70

OWNER
TIMOTHY AND GERALDINE PALMER
706 MAIN STREET
FREMONT, NH 03044
BK 5673, PG 0101

APPLICANT
HAUS EMILY, LLC
56 WESTVILLE ROAD, UNIT 4
PLAISTOW, NH 03865

TOTAL LOT AREA
1,322,917 SQ. FT.
30.37 ACRES

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

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| Design: BWG | Draft: DFP |
| Checked: BWG | Scale: AS NOTED |
| Drawing Name: 20724-PLAN.dwg | |

Date: 12/06/21
Project No.: 20724

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E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: OVERALL SITE PLAN
TAX MAP 2 LOT 70

Project: LIBERTY LANTERN ESTATES
MAIN STREET, FREMONT, NH

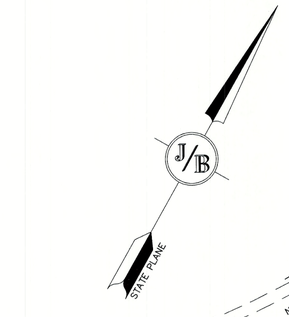
Owner of Record: TIMOTHY & GERALDINE PALMER
706 MAIN STREET, FREMONT, NH 03044

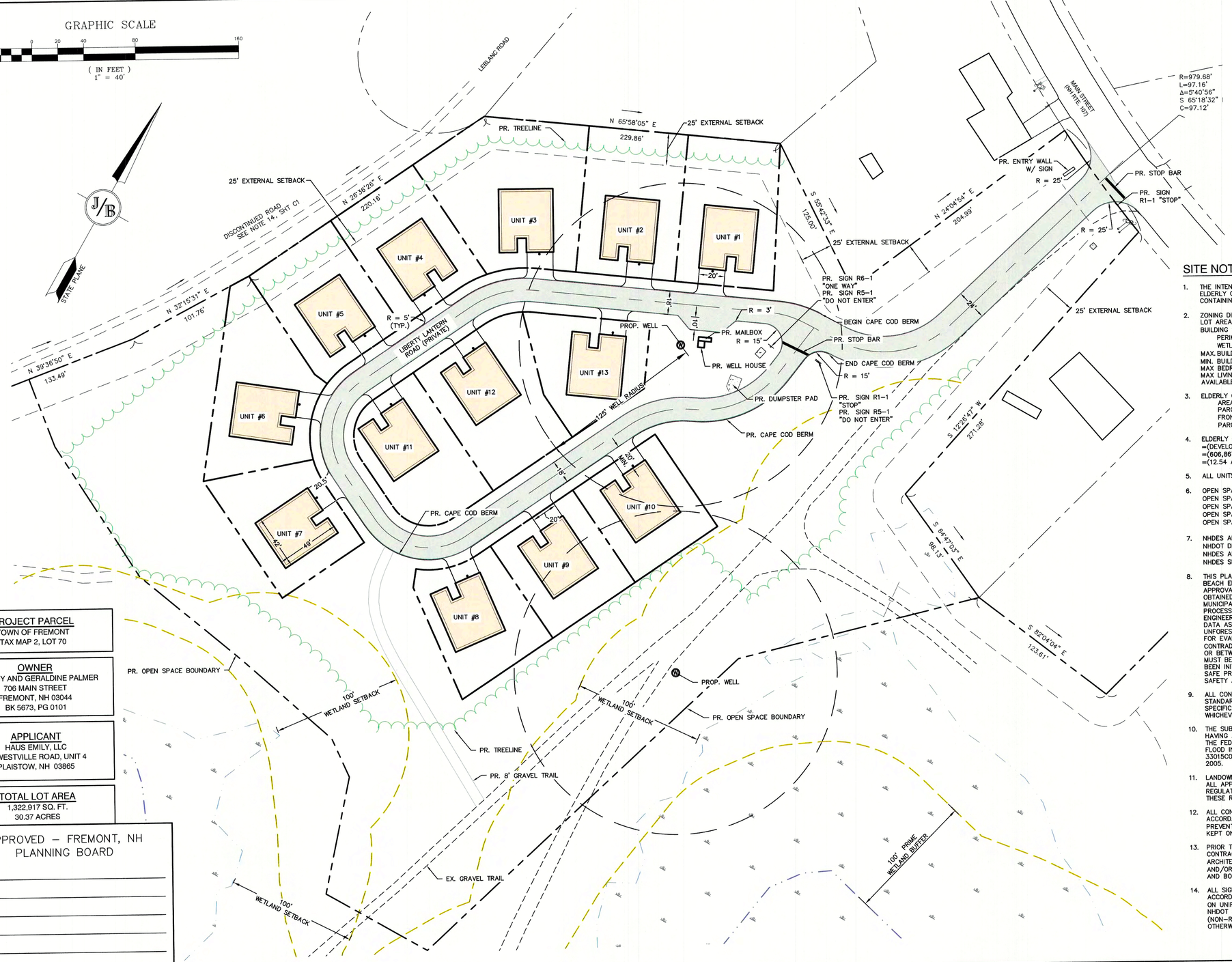
DRAWING No.
C2
SHEET 5 OF 21
JBE PROJECT NO. 20724

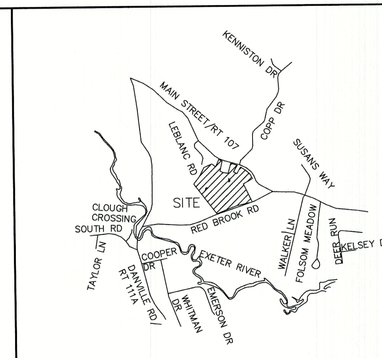
GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1" = 40'




LOCUS SCALE: 1"=2000'

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   NHDOT DRIVEWAY PERMIT NO. , DATED .
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17. SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS.
18. DUMPSTERS AND/OR ROLL-OFFS ARE NOT TO BE PICKED UP BETWEEN 7:00 PM AND 7:00 AM.
19. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
20. ALL UNITS TO INCLUDE A 1 CAR GARAGE AND 1 EXTERIOR PARKING SPACE
21. THE WAYS SHOWN ON THIS PLAT ARE INTENDED BY THE OWNER/APPLICANT AND THE TOWN OF FREMONT TO BE PLATTED, CONSTRUCTED AND MAINTAINED AS A PRIVATE ROAD. THE RECORDING OF THIS PLAT SHALL NOT BE CONSTRUED AS AN OFFER OF DEDICATION OF THIS WAY AS A PUBLIC HIGHWAY UNDER NEW HAMPSHIRE LAW OF DEDICATION AND ACCEPTANCE.
22. DISTANCE TO TOWN OF FREMONT:
    POLICE STATION: 1.4 MI.
    FIRE STATION: 1.4 MI.
23. THIS PROJECT SHALL COMPLY WITH HUD'S FAIR HOUSING ACCESSIBILITY GUIDELINES.
24. OPEN SPACE SHALL BE UTILIZED FOR PASSIVE RECREATION ONLY.

**PROJECT PARCEL**
TOWN OF FREMONT
TAX MAP 2, LOT 70

**OWNER**
TIMOTHY AND GERALDINE PALMER
706 MAIN STREET
FREMONT, NH 03044
BK 5673, PG 0101

**APPLICANT**
HAUS EMILY, LLC
56 WESTVILLE ROAD, UNIT 4
PLAISTOW, NH 03865

**TOTAL LOT AREA**
1,322,917 SQ. FT.
30.37 ACRES

APPROVED – FREMONT, NH
PLANNING BOARD

DATE:

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Designed and Produced in NH
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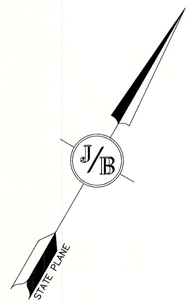
Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

| | |
|---|---|
| Plan Name: | SITE PLAN<br>TAX MAP 2 LOT 70 |
| Project: | LIBERTY LANTERN ESTATES<br>MAIN STREET, FREMONT, NH |
| Owner of Record: | TIMOTHY & GERALDINE PALMER<br>706 MAIN STREET, FREMONT, NH 03044 |

DRAWING No.
C2A
SHEET 6 OF 21
JBE PROJECT NO. 20724

## GRADING AND DRAINAGE NOTES:

1. 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).
2. BASIS OF BEARING HORIZONTAL – NH STATE PLANE PER PLAN REF 6. VERTICAL – ASSUMED.
3. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
4. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
5. 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.
6. ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
7. 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.
8. ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED. SEE SHEET D2 FOR DRAINAGE DETAILS.
9. SEE SHEET P1–PROFILE FOR DRAINAGE DESIGN DETAILS.
10. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
11. IMMEDIATELY APPLY AND COMPACT STONE BASE FOR BUILDING PAD TO +/–½" PRIOR TO EXCAVATING INTERIOR AND PERIMETER FOOTINGS.
12. IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
13. ALL DRAINAGE PIPE SHALL BE NON–PERFORATED ADS N–12 OR APPROVED EQUAL.
14. 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.
15. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
16. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
17. SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
18. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.25" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
19. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
20. CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
21. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
22. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
23. SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
24. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
25. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON–SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
26. SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.
27. WELAND IMPACTS:
    WETLAND IMPACTS = 0
    WETLAND BUFFER IMPACTS: 8,146.58 SQ.FT.




GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1" = 50'

**PROJECT PARCEL**
TOWN OF FREMONT
TAX MAP 2, LOT 70

**OWNER**
TIMOTHY AND GERALDINE PALMER
706 MAIN STREET
FREMONT, NH 03044
BK 5673, PG 0101

**APPLICANT**
HAUS EMILY, LLC
56 WESTVILLE ROAD, UNIT 4
PLAISTOW, NH 03865

**TOTAL LOT AREA**
1,322,917 SQ. FT.
30.37 ACRES

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|---|---|---|
| Design: BWG | Draft: DFP | Date: 12/06/21 |
| Checked: BWG | Scale: AS NOTED | Project No.: 20724 |
| Drawing Name: 20724-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: GRADING AND DRAINAGE PLAN
Project: LIBERTY LANTERN ESTATES
MAIN STREET, FREMONT, NH
Owner of Record: TIMOTHY & GERALDINE PALMER
706 MAIN STREET, FREMONT, NH 03044

DRAWING No.
C3
SHEET 7 OF 21
JBE PROJECT NO. 20724

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1" = 20'

STATE PLANE

UNIT #5 F.F.E. = 201.30
UNIT #4 F.F.E. = 200.80
UNIT #6 F.F.E. = 201.90
UNIT #3 F.F.E. = 201.20
UNIT #2 F.F.E. = 201.75
UNIT #1 F.F.E. = 201.35
UNIT #7 F.F.E. = 201.50
UNIT #11 F.F.E. = 201.45
UNIT #12 F.F.E. = 200.70
UNIT #13 F.F.E. = 201.50
UNIT #8 F.F.E. = 200.55
UNIT #9 F.F.E. = 199.80
UNIT #10 F.F.E. = 199.80

PR. DRIP EDGE #5 TOP ELEV = 201.05
PR. DRIP EDGE #4 TOP ELEV = 200.55
PR. DRIP EDGE #6 TOP ELEV = 201.65
PR. DRIP EDGE #3 TOP ELEV = 200.95
PR. DRIP EDGE #2 TOP ELEV = 201.50
PR. DRIP EDGE #1 TOP ELEV = 201.10
PR. DRIP EDGE #7 TOP ELEV = 201.25
PR. DRIP EDGE #11 TOP ELEV = 201.20
PR. DRIP EDGE #12 TOP ELEV = 200.45
PR. DRIP EDGE #13 TOP ELEV = 201.25
PR. DRIP EDGE #8 TOP ELEV = 200.30
PR. DRIP EDGE #9 TOP ELEV = 199.45
PR. DRIP EDGE #10 TOP ELEV = 199.55

PROP. SILT FENCE
SILT FENCE
CB-101
CB-102
CB-103
CB-104
CB-105
P-201
P-202
P-203
P-204
P-205
LIBERTY LANTERN ROAD (PRIVATE)
GRAVEL WETLAND #1 (SEE DETAIL SHEET D3)
FOREBAY #1
FES #1
FES #2
FES #3
TP #1
TP #2
TP #3
TP #4
TP #5
TP #6
TP #7

MATCHLINE: SHEET C3A
MATCHLINE: SHEET C3B

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TOWN OF FREMONT
TAX MAP 2, LOT 70

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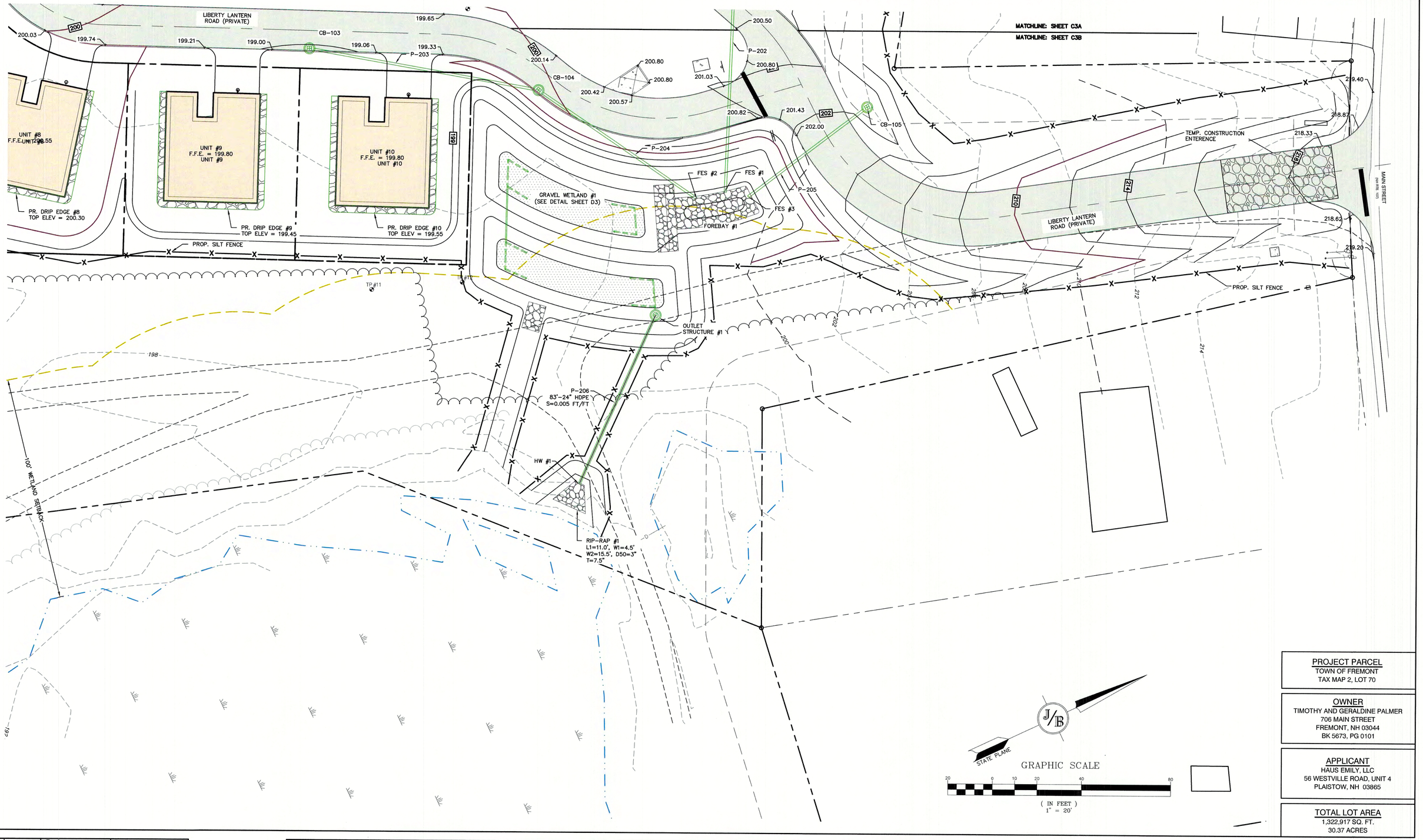
MAIN STREET, FREMONT, NH
Owner of Record: TIMOTHY & GERALDINE PALMER
706 MAIN STREET, FREMONT, NH 03044

DRAWING No.
C3A
SHEET 8 OF 21
JBE PROJECT NO. 20724




**PROJECT PARCEL**
TOWN OF FREMONT
TAX MAP 2, LOT 70

**OWNER**
TIMOTHY AND GERALDINE PALMER
706 MAIN STREET
FREMONT, NH 03044
BK 5673, PG 0101

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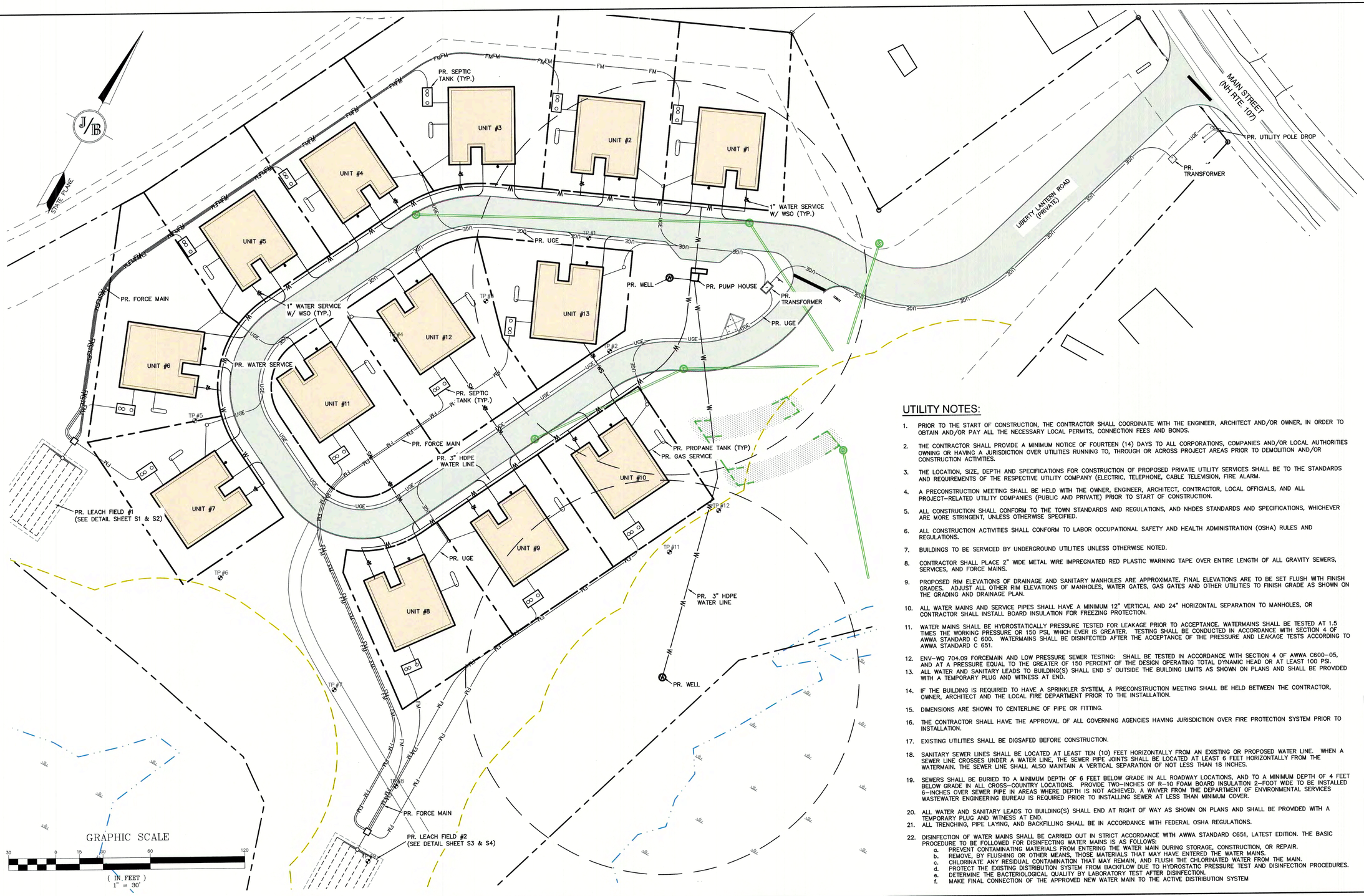
| | |
|---|---|
| Plan Name: | GRADING AND DRAINAGE PLAN |
| Project: | LIBERTY LANTERN ESTATES<br>MAIN STREET, FREMONT, NH |
| Owner of Record: | TIMOTHY & GERALDINE PALMER<br>706 MAIN STREET, FREMONT, NH 03044 |

DRAWING No.
**C3B**
SHEET 9 OF 21
JBE PROJECT NO. **20724**




## UTILITY NOTES:

1. 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, CONNECTION FEES AND BONDS.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
3. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM.
4. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL PROJECT-RELATED UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
5. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN STANDARDS AND REGULATIONS, AND NHDES STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT, UNLESS OTHERWISE SPECIFIED.
6. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
7. BUILDINGS TO BE SERVICED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL PLACE 2" WIDE METAL WIRE IMPREGNATED RED PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.
9. PROPOSED RIM ELEVATIONS OF DRAINAGE AND SANITARY MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE AS SHOWN ON THE GRADING AND DRAINAGE PLAN.
10. ALL WATER MAINS AND SERVICE PIPES SHALL HAVE A MINIMUM 12" VERTICAL AND 24" HORIZONTAL SEPARATION TO MANHOLES, OR CONTRACTOR SHALL INSTALL BOARD INSULATION FOR FREEZING PROTECTION.
11. WATER MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED FOR LEAKAGE PRIOR TO ACCEPTANCE. WATERMAINS SHALL BE TESTED AT 1.5 TIMES THE WORKING PRESSURE OR 150 PSI, WHICH EVER IS GREATER. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 4 OF AWWA STANDARD C 600. WATERMAINS SHALL BE DISINFECTED AFTER THE ACCEPTANCE OF THE PRESSURE AND LEAKAGE TESTS ACCORDING TO AWWA STANDARD C 651.
12. ENV-WQ 704.09 FORCEMAIN AND LOW PRESSURE SEWER TESTING: SHALL BE TESTED IN ACCORDANCE WITH SECTION 4 OF AWWA C600-05, AND AT A PRESSURE EQUAL TO THE GREATER OF 150 PERCENT OF THE DESIGN OPERATING TOTAL DYNAMIC HEAD OR AT LEAST 100 PSI.
13. ALL WATER AND SANITARY LEADS TO BUILDING(S) SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
14. IF THE BUILDING IS REQUIRED TO HAVE A SPRINKLER SYSTEM, A PRECONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CONTRACTOR, OWNER, ARCHITECT AND THE LOCAL FIRE DEPARTMENT PRIOR TO THE INSTALLATION.
15. DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
16. THE CONTRACTOR SHALL HAVE THE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER FIRE PROTECTION SYSTEM PRIOR TO INSTALLATION.
17. EXISTING UTILITIES SHALL BE DIGSAFED BEFORE CONSTRUCTION.
18. SANITARY SEWER LINES SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM AN EXISTING OR PROPOSED WATER LINE. WHEN A SEWER LINE CROSSES UNDER A WATER LINE, THE SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATERMAIN. THE SEWER LINE SHALL ALSO MAINTAIN A VERTICAL SEPARATION OF NOT LESS THAN 18 INCHES.
19. SEWERS SHALL BE BURIED TO A MINIMUM DEPTH OF 6 FEET BELOW GRADE IN ALL ROADWAY LOCATIONS, AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS-COUNTRY LOCATIONS. PROVIDE TWO-INCHES OF R-10 FOAM BOARD INSULATION 2-FOOT WIDE TO BE INSTALLED 6-INCHES OVER SEWER PIPE IN AREAS WHERE DEPTH IS NOT ACHIEVED. A WAIVER FROM THE DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER ENGINEERING BUREAU IS REQUIRED PRIOR TO INSTALLING SEWER AT LESS THAN MINIMUM COVER.
20. ALL WATER AND SANITARY LEADS TO BUILDING(S) SHALL END AT RIGHT OF WAY AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
21. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
22. DISINFECTION OF WATER MAINS SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH AWWA STANDARD C651, LATEST EDITION. THE BASIC PROCEDURE TO BE FOLLOWED FOR DISINFECTING WATER MAINS IS AS FOLLOWS:
    a. PREVENT CONTAMINATING MATERIALS FROM ENTERING THE WATER MAIN DURING STORAGE, CONSTRUCTION, OR REPAIR.
    b. REMOVE, BY FLUSHING OR OTHER MEANS, THOSE MATERIALS THAT MAY HAVE ENTERED THE WATER MAINS.
    c. CHLORINATE ANY RESIDUAL CONTAMINATION THAT MAY REMAIN, AND FLUSH THE CHLORINATED WATER FROM THE MAIN.
    d. PROTECT THE EXISTING DISTRIBUTION SYSTEM FROM BACKFLOW DUE TO HYDROSTATIC PRESSURE TEST AND DISINFECTION PROCEDURES.
    e. DETERMINE THE BACTERIOLOGICAL QUALITY BY LABORATORY TEST AFTER DISINFECTION.
    f. MAKE FINAL CONNECTION OF THE APPROVED NEW WATER MAIN TO THE ACTIVE DISTRIBUTION SYSTEM

**PROJECT PARCEL**
TOWN OF FREMONT
TAX MAP 2, LOT 70

**OWNER**
TIMOTHY AND GERALDINE PALMER
706 MAIN STREET
FREMONT, NH 03044
BK 5673, PG 0101

**APPLICANT**
HAUS EMILY, LLC
56 WESTVILLE ROAD, UNIT 4
PLAISTOW, NH 03865

**TOTAL LOT AREA**
1,322,917 SQ. FT.
30.37 ACRES

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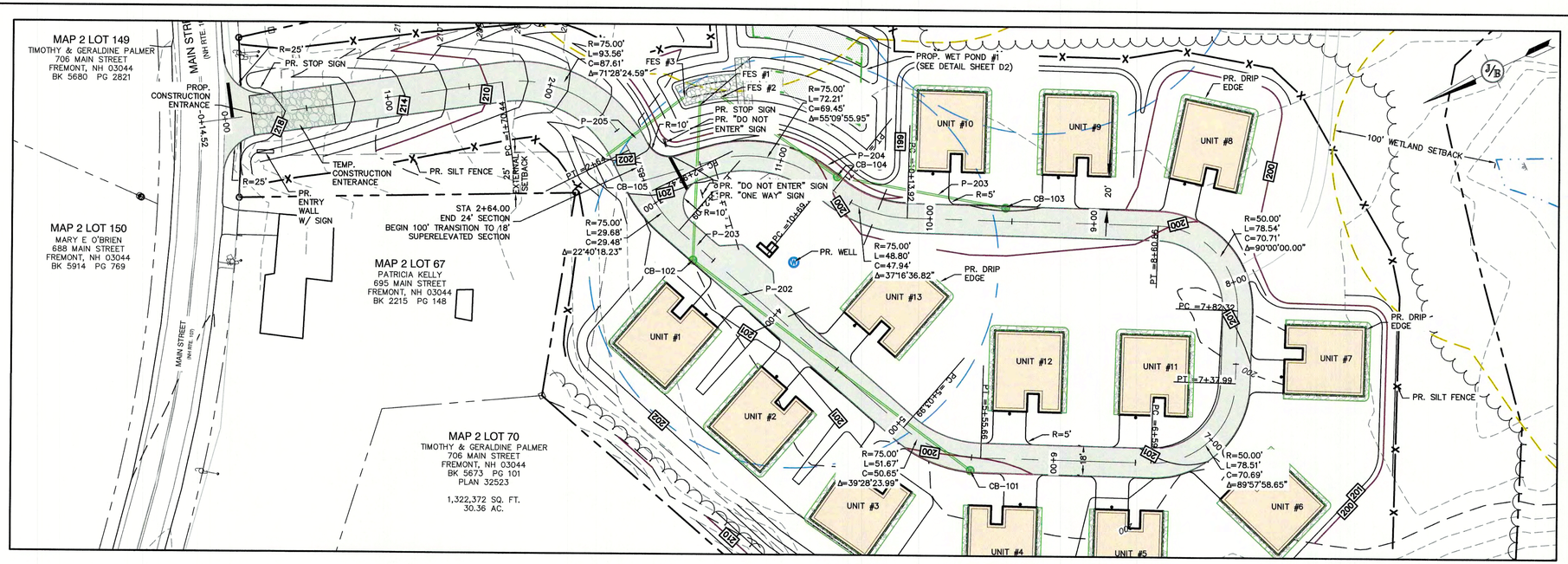
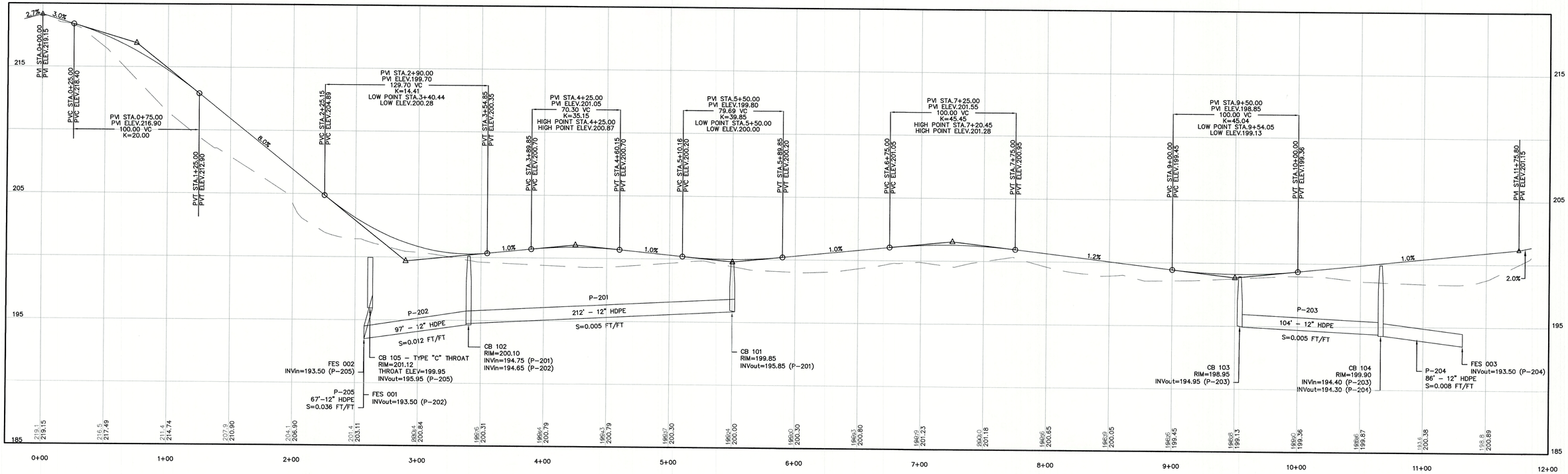
| | |
|---|---|
| Plan Name: | UTILITY PLAN |
| Project: | LIBERTY LANTERN ESTATES<br>MAIN STREET, FREMONT, NH |
| Owner of Record: | TIMOTHY & GERALDINE PALMER<br>706 MAIN STREET, FREMONT, NH 03044 |

DRAWING No.
C4
SHEET 10 OF 21
JBE PROJECT NO. 20724

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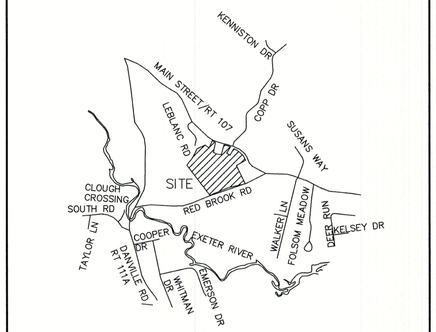
| | |
|---|---|
| Plan Name: | PLAN AND PROFILE |
| Project: | LIBERTY LANTERN ESTATES<br>MAIN STREET, FREMONT, NH |
| Owner of Record: | TIMOTHY & GERALDINE PALMER<br>706 MAIN STREET, FREMONT, NH 03044 |

DRAWING No.
P1
SHEET 11 OF 21
JBE PROJECT NO. 20724

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1" = 40'




LOCUS SCALE: 1"=2000'

## LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL.
5. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING FOR CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
6. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
7. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT.
8. ALL WORK AND PLANTS SHALL BE DONE, INSTALLED AND DETAILED IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
9. 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.
10. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.
11. FINAL ACCEPTANCE WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
12. BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT IS, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN UNHEALTHY OR UNSIGHTLY CONDITION.
13. THE CONTRACTOR SHALL REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC. FROM ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE. GRASS SEED OR PINE BARK MULCH SHALL BE APPLIED AS DEPICTED ON PLANS.
14. ALL LANDSCAPING SHALL MEET THE TOWN STANDARDS AND REGULATIONS.
15. ALL MULCH AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH OVER A 10 MIL WEED MAT EQUAL TO 'WEEDBLOCK' BY EASY GARDENER OR DEWITT WEED BARRIER.
16. ALL LANDSCAPED AREAS SHALL HAVE SELECT MATERIALS REMOVED TO A DEPTH OF AT LEAST 9" BELOW FINISH GRADE. THE RESULTING VOID IS TO BE FILLED WITH A MINIMUM OF 9" HIGH-QUALITY SCREENED LOAM AMENDED WITH 3" OF AGED ORGANIC COMPOST.
17. THIS PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO CIVIL/SITE DRAWINGS FOR OTHER SITE CONSTRUCTION INFORMATION.

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TAX MAP 2, LOT 70

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HAUS EMILY, LLC
56 WESTVILLE ROAD, UNIT 4
PLAISTOW, NH 03865

**TOTAL LOT AREA**
1,322,917 SQ. FT.
30.37 ACRES

APPROVED – FREMONT, NH
PLANNING BOARD

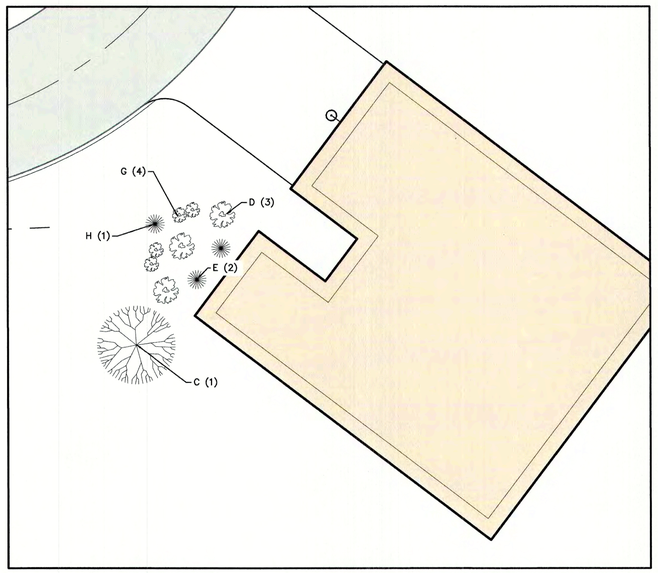
DATE:

Luminaire Schedule

| Symbol | Qty | Label | Arrangement | Description |
|---|---|---|---|---|
| ⊖ | 13 | W | Single | 2W-I-15LED-35K-VXX-WM-XX |

PLANTING SCHEDULE

| Qty | Common Name | Botanical | Labeled | Size |
|---|---|---|---|---|
| 12 | Rhododendron | P.J.M. Rhododendron | C | 2.5-3' B&B |
| 39 | Little Quick Fire Panicle Hydrangea | Hydrangea Paniculata | D | #3 |
| 26 | Compact Inkberry | Ilex Glabra 'Compacta' | E | #3 |
| 3 | Holmstrup Arborvitae | Thuja Occidentalis 'Holmstrup' | F | 5-6' B&B |
| 52 | Goldsturm Black-Eyed Susan | Rudbeckia Fluglda 'Goldstrum' | G | #1 |
| 13 | Marcus Sage | Salvia 'Marcus' | H | #1 |




TYPICAL HOUSE LANDSCAPING

SCALE: 1" = 10'

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| | | | |
|---|---|---|---|
| Design: BWG | Draft: DFP | Date: 12/06/21 | |
| Checked: BWG | Scale: AS NOTED | Project No.: 20724 | |
| Drawing Name: 20724-PLAN.dwg | | | |

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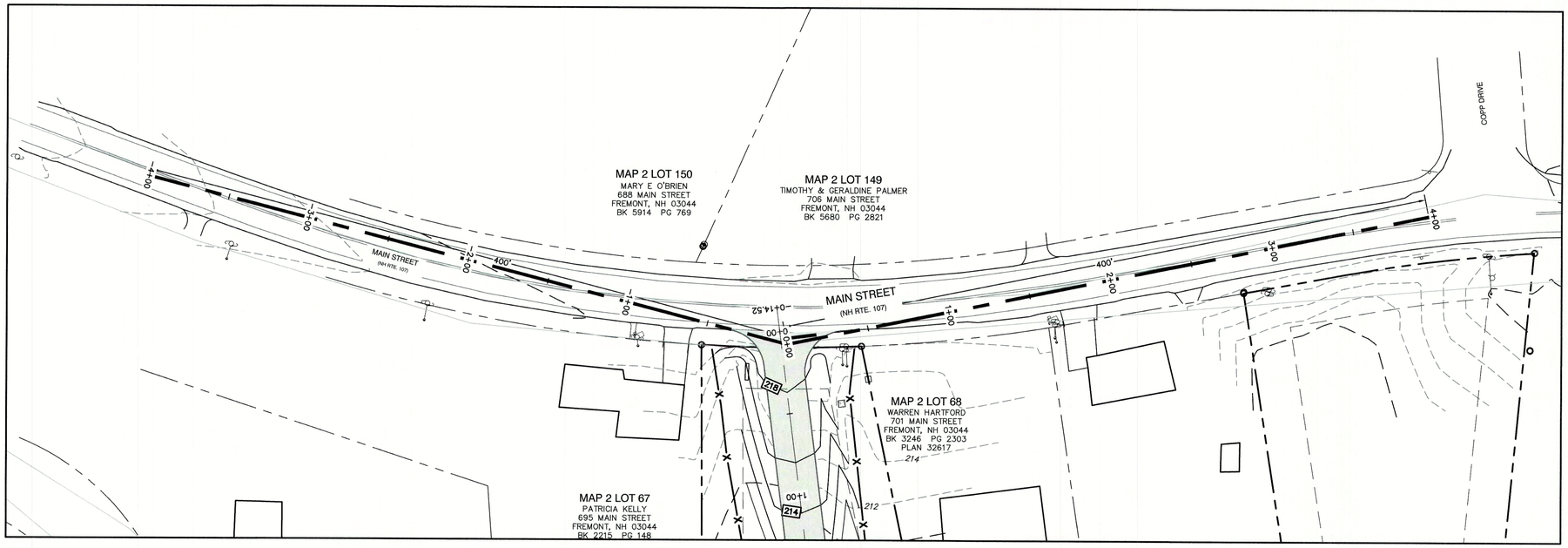
| REV. | DATE | REVISION | BY |
|---|---|---|---|
| | | | |
| 2 | 12/6/21 | REVISED PER PB COMMENTS | BWG |
| 1 | 11/22/21 | REVISED PER TECHNICAL REVIEW | BWG |
| 0 | 10/6/21 | ISSUED FOR REVIEW | BWG |

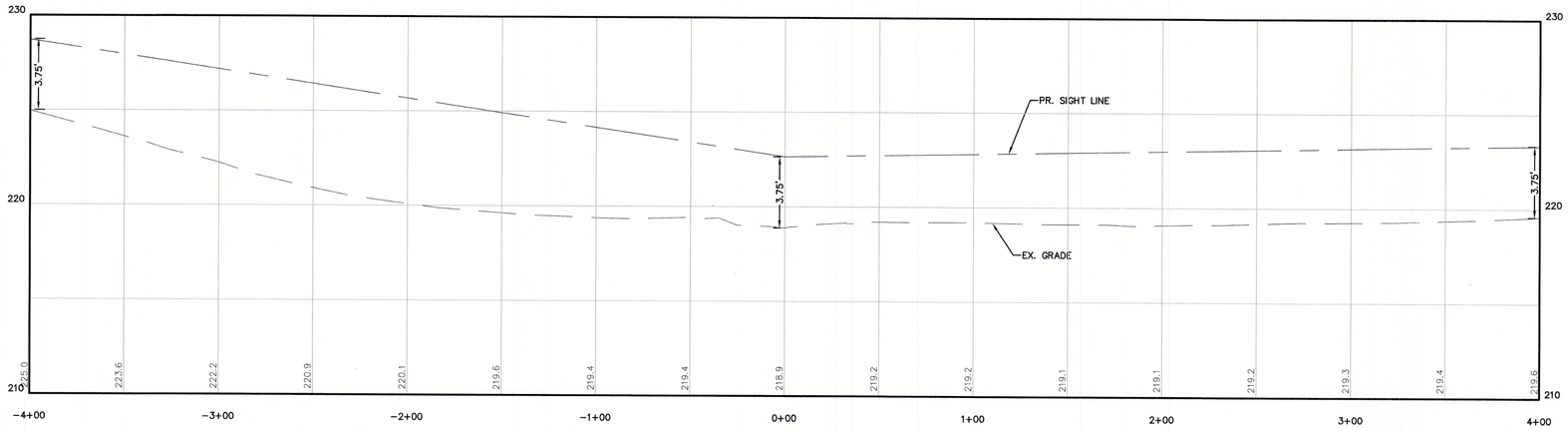
Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219 FAX: 603-772-0227
Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

| | |
|---|---|
| Plan Name: | LANDSCAPING PLAN<br>TAX MAP 2 LOT 70 |
| Project: | LIBERTY LANTERN ESTATES<br>MAIN STREET, FREMONT, NH |
| Owner of Record: | TIMOTHY & GERALDINE PALMER<br>706 MAIN STREET, FREMONT, NH 03044 |

DRAWING No.
L1
SHEET 12 OF 21
JBE PROJECT NO. 20724




LIBERTY LANTERN ROAD / MAIN STREET INTERSECTION




## LEGEND

| EXISTING | DESCRIPTION |
|---|---|
| | PROPERTY LINES |
| 200 | MAJOR CONTOUR |
| 201 | MINOR CONTOUR |
| | EDGE OF PAVEMENT |
| SWL | SINGLE WHITE LINE |
| DYL | DOUBLE YELLOW LINE |
| | STONEWALL |
| | TREELINE |
| | IRON PIPE/IRON ROD |
| | DRILL HOLE |
| | STONE/GRANITE BOUND |
| | FRESHWATER WETLANDS |
| | UTILITY POLE |

NOTES:

1. POSTED SPEED LIMIT= 40 MPH
2. SIGNS SHALL BE TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND NHDOT STANDARDS.
3. SIGN, HARDWARE, AND INSTALLATION TO CONFORM TO 2016 NHDOT STANDARD SPECIFICATIONS, SECTION 615 – TRAFFIC SIGNS.
4. STOP BAR TO CONFORM TO NHDOT PM–9 STOP BAR DETAIL

GRAPHIC SCALE
( IN FEET )
1 inch = 40 ft Horiz.
1 inch = 4 ft Vert.

## TRAFFIC CONTROL SCHEDULE

| NUMBER | SIGN | SIZE OF SIGN WIDTH | SIZE OF SIGN HEIGHT | DESCRIPTION | MOUNT TYPE | MOUNT HEIGHT | REMARKS |
|---|---|---|---|---|---|---|---|
| R1–1 | STOP | 30" | 30" | WHITE ON RED | CHANNEL | 7'–0" | REFLECTORIZED SIGN |

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|---|---|---|
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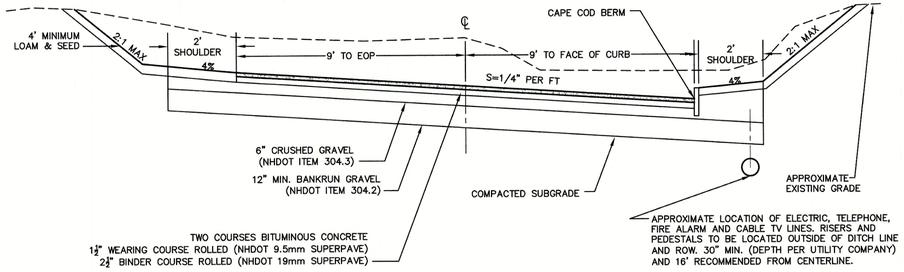
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

| | |
|---|---|
| Plan Name: | HIGHWAY ACCESS PLAN |
| Project: | LIBERTY LANTERN ESTATES<br>MAIN STREET, FREMONT, NH |
| Owner of Record: | TIMOTHY & GERALDINE PALMER<br>706 MAIN STREET, FREMONT, NH 03044 |

DRAWING No.
H1
SHEET 13 OF 21
JBE PROJECT NO. 20724

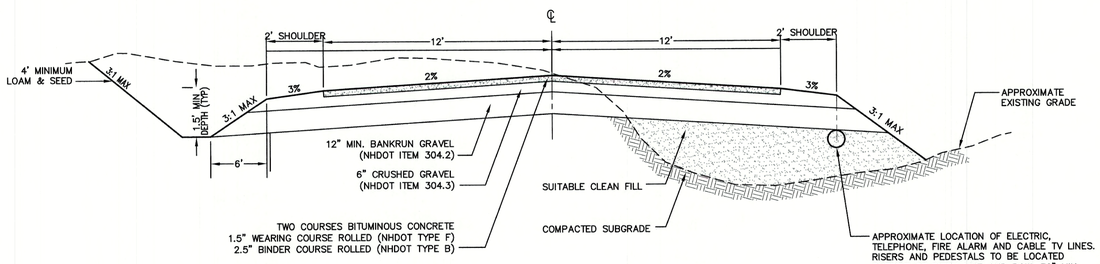



NOTES:

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" BELOW FINISH GRADE AND BE REPLACED WITH GRAVEL COMPACTED TO 95%.
2. ALL MATERIALS TO BE AS SPECIFIED PER TOWN STANDARDS AND NHDOT, WHICHEVER IS MOST STRINGENT. GRADATION AND COMPACTION TEST RESULTS (95% MIN.) SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.
3. TOWN OR ENGINEER MAY REQUIRE UNDERDRAIN, ADDITONAL GRAVEL AND/OR ADDITIONAL DRAINAGE IF SOIL CONDITIONS WARRANT.
4. WOVEN GEOTEXTILE FABRIC SHALL BE PLACED ABOVE SUBGRADE AT ALL WETLAND CROSSINGS.
5. UNDERDRAIN TO BE INSTALLED IN ALL CUT–SECTION OF ROADWAY.

## TYPICAL 18' ROADWAY SUPERELEVATED SECTION

NOT TO SCALE

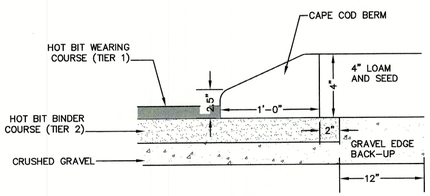



NOTES:

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" BELOW FINISH GRADE AND BE REPLACED WITH GRAVEL COMPACTED TO 95%.
2. ALL MATERIALS TO BE AS SPECIFIED PER TOWN STANDARDS AND NHDOT, WHICHEVER IS MOST STRINGENT. GRADATION AND COMPACTION TEST RESULTS (95% MIN.) SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.
3. TOWN MAY REQUIRE UNDERDRAIN, ADDITIONAL GRAVEL AND/OR ADDITIONAL DRAINAGE IF SOIL CONDITIONS WARRANT.
4. WOVEN GEOTEXTILE FABRIC SHALL BE PLACED ABOVE SUBGRADE AT ALL WETLAND CROSSINGS.
5. ALL WORKMANSHIP AND MATERIAL INCORPORATED IN ROADWAY, DRAINAGE, AND INFRASTRUCTURE SHALL CONFIRM WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS PUBLISHED AND AMENDED BY THE NHDOT AND ANY SUPERSEDING LOCAL REGULATIONS.
6. INSTALLATION OF A MINIMUM DEPTH OF 12" OR LESS OF SAND BETWEEN BEDROCK AND SUBGRADE IF AND TO THE EXTENT APPLICABLE.

## TYPICAL 24' ROADWAY SECTION

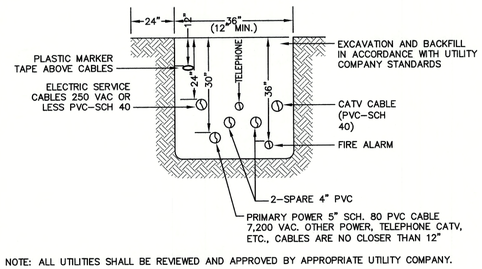
NOT TO SCALE




THE CAPE COD BERM IS TO BE CONSTRUCTED OF A POLYFIBER CURB MIX CONTAINING 59.2% SAND, 27.6% 3/8" STONE, 9.2% 1/2" STONE, 0.3% FIBERS, AND 3.0% ASPHALT.

## CAPE COD BERM

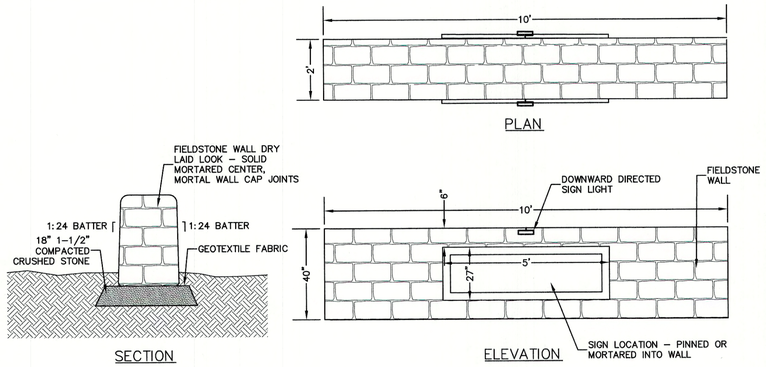
NOT TO SCALE




NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.

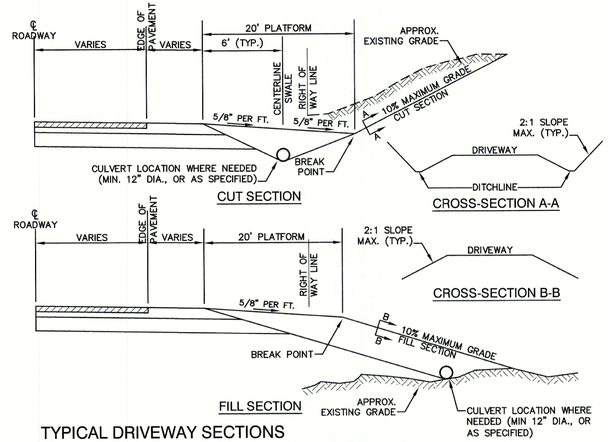
## UTILITY TRENCH

NOT TO SCALE



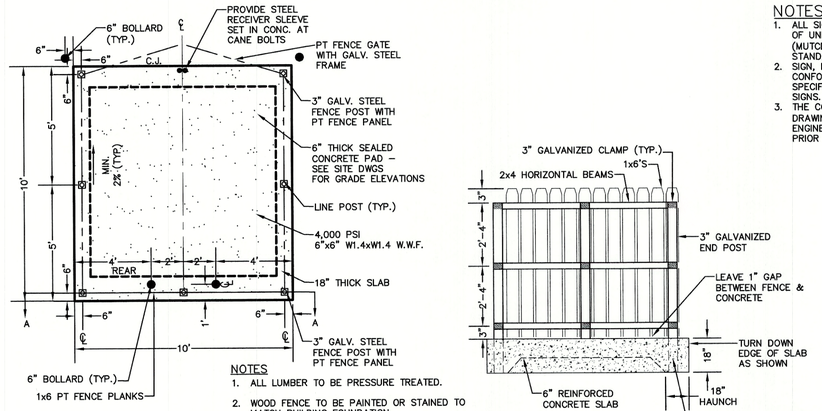

## ENTRY WALL WITH SIGN

NOT TO SCALE



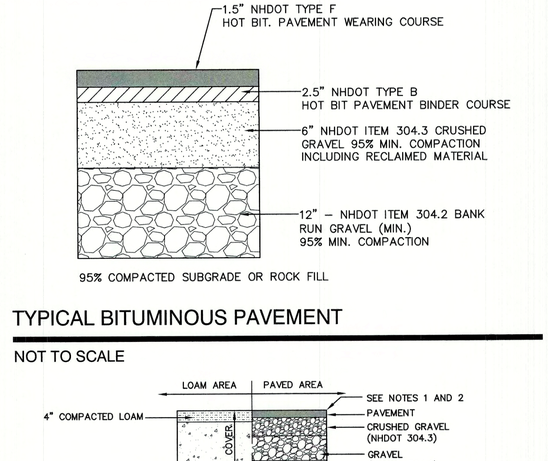

## TYPICAL DRIVEWAY SECTIONS

NOT TO SCALE



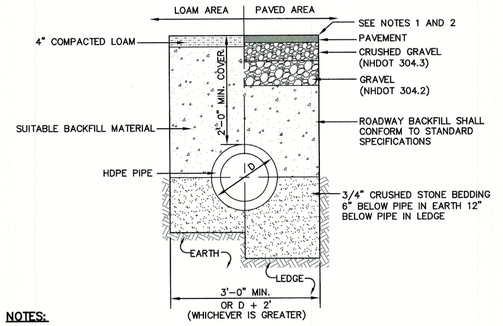

## DUMPSTER ENCLOSURE PLAN

NOT TO SCALE




## TYPICAL BITUMINOUS PAVEMENT

NOT TO SCALE




NOTES:

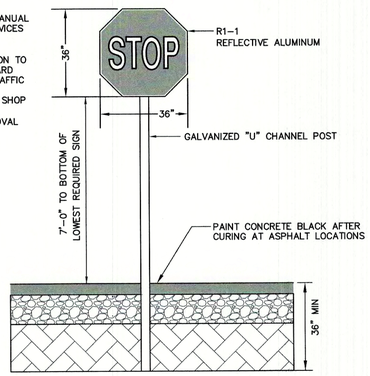
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM WITH PROJECT AND TOWN SPECIFICATIONS.
3. ALL MATERIALS ARE TO BE COMPACTED TO 95% OF ASTM D–1557.

## DRAINAGE TRENCH

NOT TO SCALE

NOTES:

1. ALL SIGNAGE SHALL BE TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND NHDOT STANDARDS.
2. SIGN, HARDWARE, AND INSTALLATION TO CONFORM TO 2016 NHDOT STANDARD SPECIFICATION, SECTION 615 – TRAFFIC SIGNS.
3. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS/CATALOG CUTS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ERECTING SIGNS.




## STOP SIGN (R1-1)

NOT TO SCALE

| | |
|---|---|
| Design: BWG | Draft: DFP |
| Checked: BWG | Scale: AS NOTED |
| Drawing Name: 20724-PLAN.dwg | |

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| | |
|---|---|
| Plan Name: | DETAIL SHEET |
| Project: | LIBERTY LANTERN ESTATES<br>MAIN STREET, FREMONT, NH |
| Owner of Record: | TIMOTHY & GERALDINE PALMER<br>706 MAIN STREET, FREMONT, NH 03044 |

DRAWING No.
D1
SHEET 18 OF 21
JBE PROJECT NO. 20724

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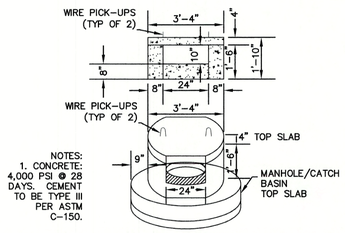
## GRAVEL TRAIL SECTION

NOT TO SCALE




## NHDOT CATCH BASIN TYPE "C" THROAT

NOT TO SCALE

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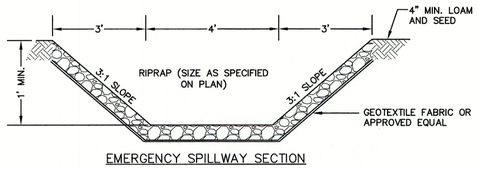
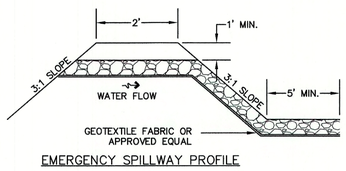



EMERGENCY SPILLWAY SECTION




EMERGENCY SPILLWAY PROFILE

## EMERGENCY SPILLWAY

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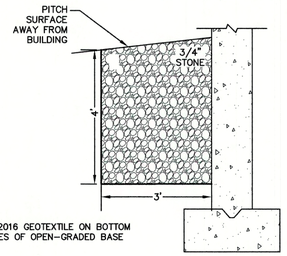
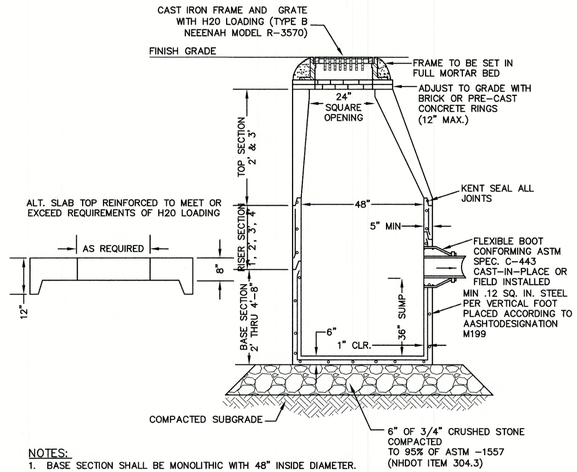



## DRIP EDGE INFILTRATION DETAIL

NOT TO SCALE




NOTES:

1. BASE SECTION SHALL BE MONOLITHIC WITH 48" INSIDE DIAMETER.
2. ALL SECTIONS SHALL BE DESIGNED FOR H20 LOADING.
3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
4. FRAMES AND GRATES SHALL BE HEAVY DUTY AND DESIGNED FOR H20 LOADING
5. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS SO AS TO BE WATERTIGHT.
6. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
7. ALL CATCH BASIN FRAMES AND GRATES SHALL BE NHDOT CATCH BASIN TYPE ALTERNATE 1 OR NEENAH R-3570 OR APPROVED EQUAL (24"x24" TYPICAL).
8. STANDARD CATCH BASIN FRAME AND GRATE(S) SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM, BUT NO MORE THAN 12"), OR PRECAST CONCRETE 'DONUTS'.

## CATCH BASIN

NOT TO SCALE

# Calvin Wall

TMSLIGHTING
ESTABLISHED 1923

**Features**

- Provides excellent coverage and uniformity with cut-off
- Practical and aesthetic options for application and design flexibility
- Weatherproof construction to withstand the elements
- Quality components combined with the most current technology for high efficiency and reduced lighting costs

**Applications**

The Calvin wall-mount luminaire is ideal for illuminating areas where localized distribution is necessary, such as doorways and entrances, laneways, patios and could provide adequate night time security lighting. It lends itself to commercial, and industrial applications that could benefit from materials and maintenance cost reductions. Calvin could either augment the existing lighting, or illuminate a small to medium-sized area.

Calvin is also available as a pendant-style model.

**Construction**

High grade spun aluminum, brushed solid copper, or brushed 316L stainless steel reflector, with stainless steel mounting hardware, for indoor and outdoor applications.

**Lamp**

Operates with Cree™ LED (19W max.), compact fluorescent (42W max.), metal halide (100W max.), or incandescent (150W max.). Specify 3000K, 3500K or 4000K CCT for LED systems. A dimmable, screw-type, 17W LED lamp is also available (PAR 38, E26 base, 120V, 4000K CCT).

Note: LED systems are available with 120-277V supply voltage only.

LED modules do not require a socket, and are wired directly to the integral driver.

Incandescent and metal halide systems, and those using the 17W LED PAR 38 lamp, use a medium base socket (E26).

**Diffuser**

Globe: clear and prismatic, elongated, glass globes are available.

Lens: the clear, flat lens provides slight diffusion, and protects any components located in the reflector.

Note: G3 is used with 100IN, 32CF, and 15LED max.

Only prismatic globes are compatible with LED systems.

Globes are not available with the 17W LED PAR 38 lamps.

**Option**

Wire Guard: a steel, chrome-plated wire guard is available for lamp protection against light projectiles, wildlife, and serves as a vandal deterrent.

**Ballast/LED Driver**

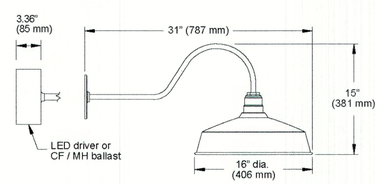
Ballasts are efficient with a high power factor greater than 90%, and quiet with an "A" sound rating.

The LED source is controlled by an advanced electronic driver that delivers consistent power.

Ballast and LED drivers are electronic, and available for integral and remote mounting, indoor or outdoor.

cULus cCSAus CE IP23

**Dimensions**




## WALL MOUNTED LUMINAIRE DETAIL

NOT TO SCALE

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| Checked: BWG | Scale: AS NOTED | Project No.: 20724 |
| Drawing Name: 20724-PLAN.dwg | | |

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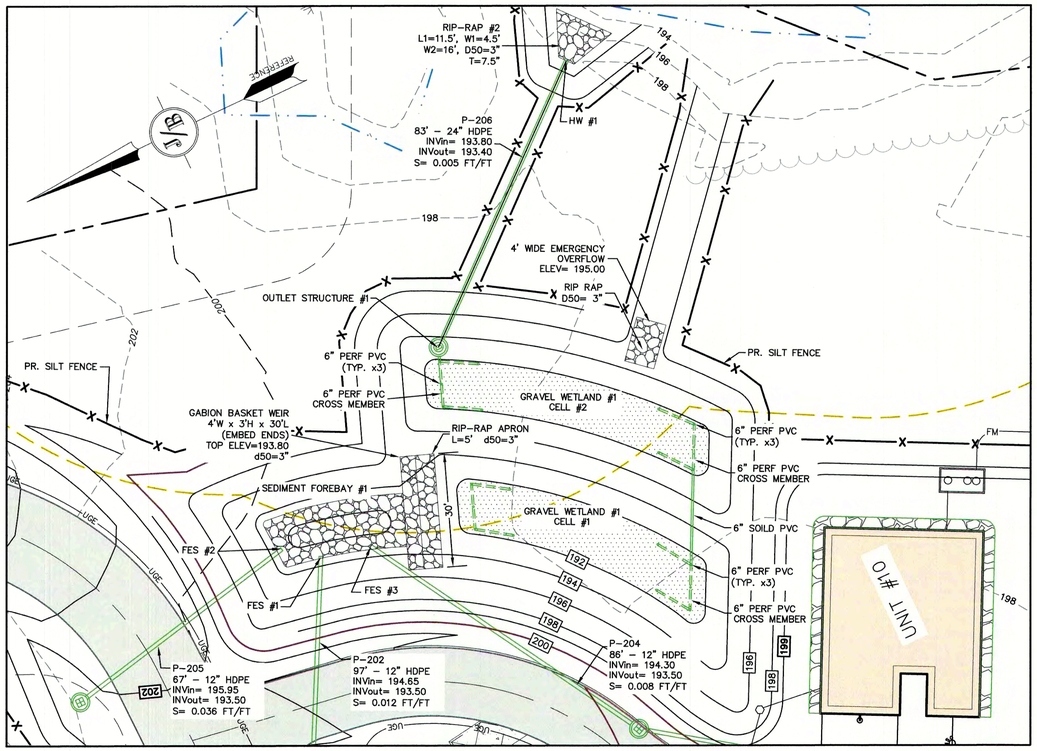
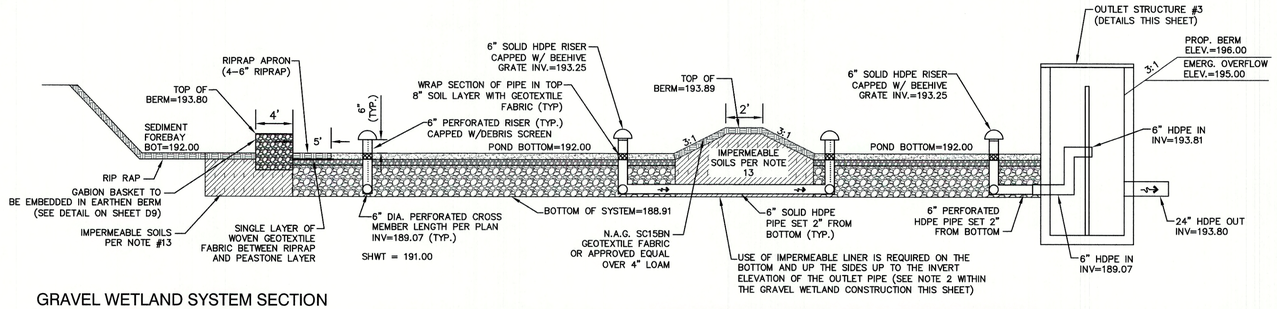
| | |
|---|---|
| Plan Name: | DETAIL SHEET |
| Project: | LIBERTY LANTERN ESTATES<br>MAIN STREET, FREMONT, NH |
| Owner of Record: | TIMOTHY & GERALDINE PALMER<br>706 MAIN STREET, FREMONT, NH 03044 |

DRAWING No.
D2
SHEET 19 OF 21
JBE PROJECT NO. 20724



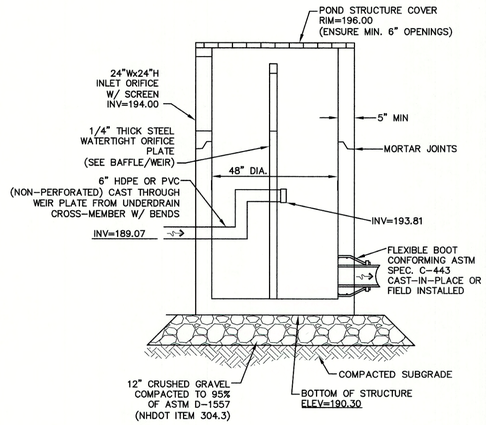

GRAVEL WETLAND #1

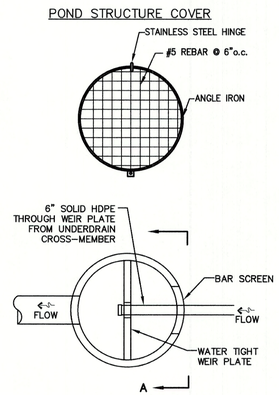
SCALE: 1" = 20'

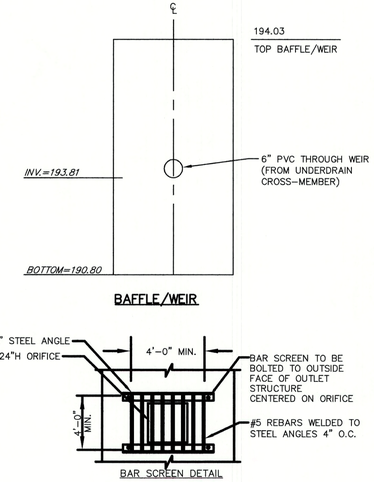



GRAVEL WETLAND SYSTEM SECTION

NOT TO SCALE




OUTLET STRUCTURE #1 (OS #1)

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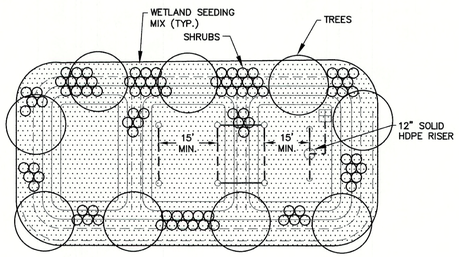


| | | |
|---|---|---|
| TREES: | | |
| AR | ACER RUBRUM | RED MAPLE |
| FP | FRAXINUS PENNSYLVANICA | GREEN ASH |
| DECIDUOUS SHRUBS: | | |
| VD | VIBURNUM DENTATUM | ARROWOOD VIBURNUM |
| AI | ALNUS INCANA | SPECKLED ALDER |
| CS | CORNUS STOLONIFERA | REDOSIER DOGWOOD |
| VC | VACCINIUM CORYMBOSUM | HIGHBUSH BLUEBERRY |
| IV | LLEX VERTICILLATA | WINTERBERRY |
| WETLAND SEED MIX: | | |
| SC | SCIRPUS CYPERRINUS | WOOL-GRASS |
| SA | SCIRPUS ATROVIRENS | GREEN BULRUSH |
| JE | JUNCUS EFTUSUS | SOFT RUSH |
| CA | CAREX LUPULINA | HOP SEDGE |
| CC | CAREX CRINITA | FRINGED SEDGE |

GRAVEL WETLAND PLANTING SCHEDULE

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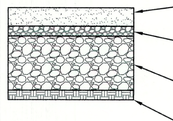


**WETLAND SOIL SPEC:**

1. LOW HYDRAULIC CONDUCTIVITY (0.1-0.01 FT/DAY)
2. A BLEND OF LOAM, SAND, AND SOME FINE SOILS WITH MORE THAN 15% ORGANIC MATTER
3. AVOID A FINAL SOIL MIX WITH CLAY CONTENT IN EXCESS OF 15% SO AS NOT TO ENCOURAGE DRYING AND CRACKING; ALLOWING THE MIGRATION OF FINES INTO THE SUBSURFACE LAYERS

GRAVEL WETLAND POND
BOTTOM CROSS SECTION

NOT TO SCALE

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| Design: BWG | Draft: DFP | Date: 12/06/21 |
| Checked: BWG | Scale: AS NOTED | Project No.: 20724 |
| Drawing Name: 20724-PLAN.dwg | | |

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| REV. | DATE | REVISION | BY |
|---|---|---|---|
| | | | |
| 2 | 12/6/21 | REVISED PER PB COMMENTS | BWG |
| 1 | 11/22/21 | REVISED PER TECHNICAL REVIEW | BWG |
| 0 | 10/6/21 | ISSUED FOR REVIEW | BWG |

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| | |
|---|---|
| Plan Name: | DETAIL SHEET |
| Project: | LIBERTY LANTERN ESTATES<br>MAIN STREET, FREMONT, NH |
| Owner of Record: | TIMOTHY & GERALDINE PALMER<br>706 MAIN STREET, FREMONT, NH 03044 |

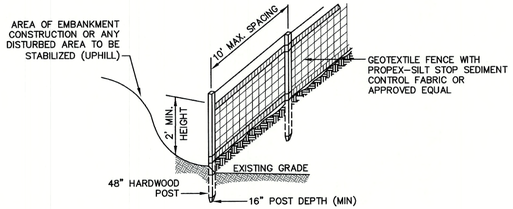
DRAWING No.

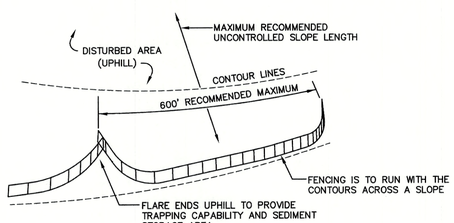
D3

SHEET 20 OF 21
JBE PROJECT NO. 20724

## 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 6" 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 SEEDED 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 430:53 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 ALTERATION OF TERRAIN 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 ½ INCH OR GREATER RAIN EVENT (I.E. ½ 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.




**CONSTRUCTION SPECIFICATIONS:**

1. 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.
2. THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
3. 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.
4. 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.
5. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
6. SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.
7. 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:**

1. 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.
2. 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.
3. 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.
4. 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.

## SILT FENCE

NOT TO SCALE

## 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 5-10-10.)
   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 (CROWNVETCH, BIRDSFOOT, TREFOIL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
   D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 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.

| 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 |
| 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 |
| PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.) | E | FAIR | EXCELLENT | EXCELLENT | 2/ |
| | F | 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.

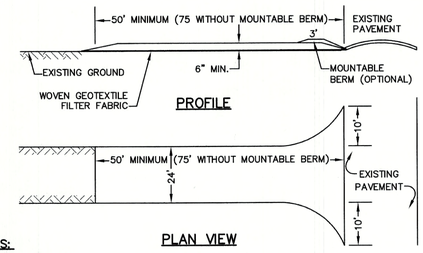
NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

### 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 TREFOIL | 8 | 0.20 |
| TOTAL | 48 | 1.10 |
| D. TALL FESCUE | 20 | 0.45 |
| FLAT PEA | 30 | 0.75 |
| TOTAL | 50 | 1.20 |
| E. CREEPING RED FESCUE 1/ | 50 | 1.15 |
| KENTUCKY BLUEGRASS 1/ | 50 | 1.15 |
| TOTAL | 100 | 2.30 |
| F. TALL FESCUE 1 | 150 | 3.60 |

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

### SEEDING RATES




**NOTES:**

1. STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, 75' WITHOUT A MOUNTABLE BERM, AND EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS, OR 10 FEET, WHICHEVER IS GREATER.
5. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER FABRIC IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A STONE BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO 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

1. 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.
2. 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.
3. CUT AND REMOVE TREES IN CONSTRUCTION AREA AS REQUIRED OR DIRECTED.
4. 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.
5. CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. THIS INCLUDES ANY REQUIRED DEMOLITION OF EXISTING STRUCTURES, UTILITIES, ETC.
6. 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.
7. 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.
8. PERFORM PRELIMINARY SITE GRADING IN ACCORDANCE WITH THE PLANS.
9. PREPARE BUILDING PAD(S) TO ENABLE BUILDING CONSTRUCTION TO BEGIN.
10. INSTALL THE DRAINAGE SYSTEMS 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.
11. ALL SWALES AND DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
12. 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 ABUTTING WATERS AND/OR PROPERTY.
13. PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF 'SELECT' SUBGRADE MATERIALS.
14. PAVE ALL PARKING LOTS AND ROADWAYS WITH INITIAL 'BASE COURSE'.
15. PERFORM ALL REMAINING SITE CONSTRUCTION (i.e. BUILDING, UTILITY CONNECTIONS, ETC.).
16. LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES (i.e. RIP RAP, EROSION CONTROL BLANKETS, ETC.).
17. FINISH PAVING ALL ROADWAYS AND PARKING AREAS WITH 'FINISH' COURSE.
18. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
19. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
20. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
21. 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.
22. CLEAN SITE AND ALL DRAINAGE STRUCTURES, PIPES AND SUMPS OF ALL SILT AND DEBRIS.
23. INSTALL ALL PAINTED PAVEMENT MARKINGS AND SIGNAGE PER THE PLANS AND DETAILS.
24. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
25. 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.

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

| | | |
|---|---|---|
| Design: BWG | Draft: DFP | Date: 12/06/21 |
| Checked: BWG | Scale: AS NOTED | Project No.: 20724 |
| Drawing Name: 20724-PLAN.dwg | | |

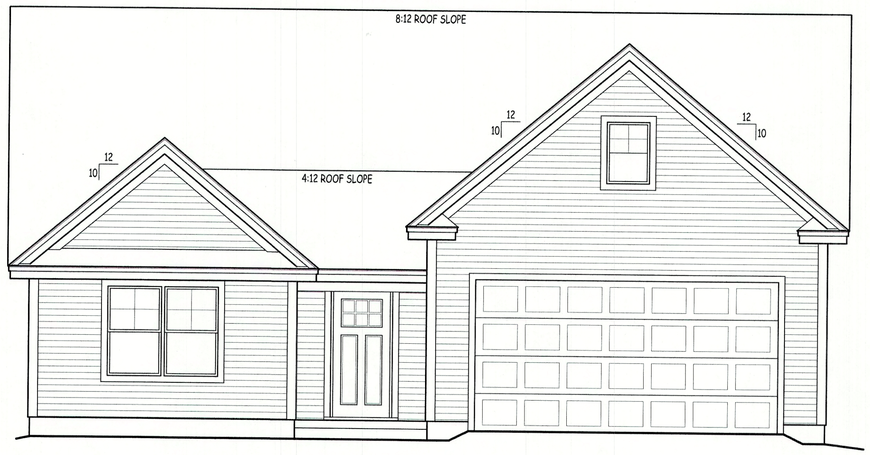
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

| REV. | DATE | REVISION | BY |
|---|---|---|---|
| | | | |
| 2 | 12/6/21 | REVISED PER PB COMMENTS | BWG |
| 1 | 11/22/21 | REVISED PER TECHNICAL REVIEW | BWG |
| 0 | 10/6/21 | ISSUED FOR REVIEW | BWG |

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

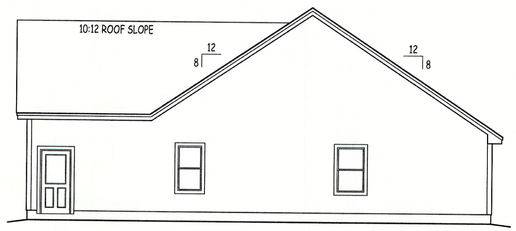
Plan Name: EROSION AND SEDIMENT CONTROL DETAILS
Project: LIBERTY LANTERN ESTATES, MAIN STREET, FREMONT, NH
Owner of Record: TIMOTHY & GERALDINE PALMER, 706 MAIN STREET, FREMONT, NH 03044

DRAWING No. E1
SHEET 21 OF 21
JBE PROJECT NO. 20724



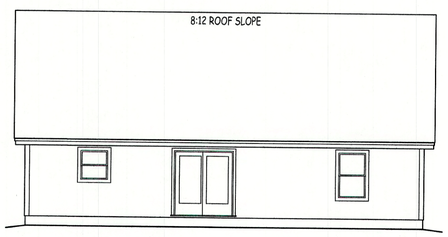

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



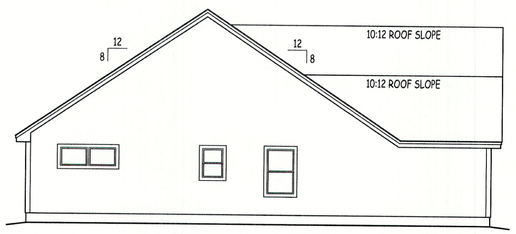

RIGHT ELEVATION

SCALE: 1/8" = 1'-0"




REAR ELEVATION

SCALE: 1/8" = 1'-0"




LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:
WHILE IT IS OUR INTENT TO DELIVER OUR SERVICES FREE OF ERROR, OMISSION OR OVERSIGHT WE WILL ADMIT TO BE HUMAN AND SUBJECT TO MISTAKES. IT IS THE RESPONSIBILITY OF AS THE ARCHITECTURAL COMPANY, WILL RELY ON THE EXPERIENCED FOR DIMENSIONS, ANGLES, ETC. ON THESE PLANS. WE REVIEW THEM APPROPRIATENESS. THE CONTRACTOR USING THESE PLANS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY US OF DEEMS NECESSARY HIRE A LICENSED PROFESSIONAL ENGINEER TO ASSIST IN THE REVIEW.

FSM DRAWINGS
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PROJECT: MAIN STREET FREEMONT NH

PREPARED FOR: GARY DENSEN

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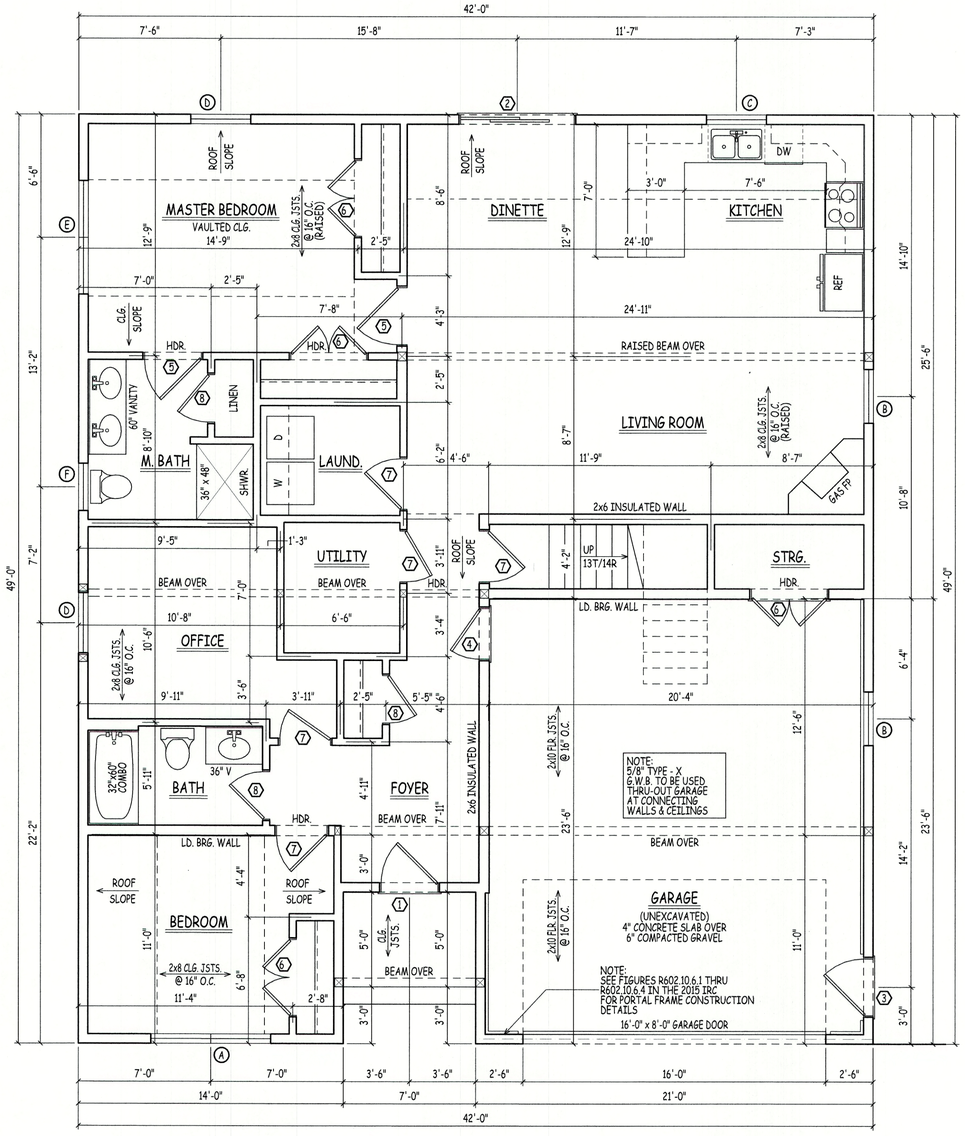
|---|---|
| DRAWN BY: | AD |
| CHECKED BY: | PD |
| DATE DRAWN: | |
| DATE ISSUED: | 12/8/21 |
| SCALE: | PER PAGE |
| JOB NO.: | FSM21065MF |

REVISIONS

| NO. | DATE | REVISION |
|---|---|---|
| 5 | 12/5/21 | ELEVATIONS & FLOOR PLANS REFASH (SINGLE UNIT) |
| 6 | 12/6/21 | REVISIONS TO FLOOR PLANS & ELEVATIONS |
| 7 | 12/8/21 | FLOOR PLAN REVISIONS - STRG IN GARAGE |
| 4 | 8/31/21 | REVISIONS TO PLANS FOR NEW QUAD PLEX DESIGN |

1




## FIRST FLOOR PLAN

(1,488 SQ. FT.)

SCALE: 1/4" = 1'-0"

| DOOR SCHEDULE | | | | |
|---|---|---|---|---|
| MARK | QTY | SIZE | RO | NOTES |
| 1 | | 3'0" x 6'8" | | ENTRY FRONT ENTRY |
| 2 | | 6'0" x 6'8" | | EXT. GLASS SLIDER |
| 3 | | 3'0" x 6'8" | | EXT. 9 LITE |
| 4 | | 2'8" x 6'8" | | FIRE RATED |
| 5 | | 3'0" x 6'8" | | INTERIOR |
| 6 | | 4'0" x 6'8" | | DBL. INTERIOR DOORS |
| 7 | | 2'8" x 6'8" | | INTERIOR |
| 8 | | 2'6" x 6'8" | | INTERIOR |

CONTRACTOR TO DETERMINE FINAL DOOR COUNT

| WINDOW SCHEDULE | | | | |
|---|---|---|---|---|
| MARK | QTY | GLASS SIZE | RO | NOTES |
| A | | 30410-2 | | 2 WIDE DBL. HUNG (EGRESS) |
| B | | 28410 | | DOUBLE HUNG |
| C | | 3032 | | DOUBLE HUNG |
| D | | 30410 | | DOUBLE HUNG |
| E | | AWN 31-2 | | HIGH MOUNT AWNINGS |
| F | | 2432 | | DOUBLE HUNG |
| G | | CW135 | | DOUBLE HUNG |

CONTRACTOR TO DETERMINE FINAL WINDOW COUNT

WINDOWS TO HAVE OPENING LIMITING DEVICES AS PER R312 IRC 2015

WINDOWS TO COMPLY WITH SECTION R308 FOR TYPE OF GLASS AND SAFETY GLAZING STANDARD

(NOTE: HARVEY WINDOW SIZES ARE GIVEN ABOVE ONLY FOR THE PURPOSE OF PROVIDING A REFERENCE FOR COMPARING ROUGH OPENING SIZES WITH ANOTHER MANUFACTURER. CONSULT CONTRACTOR FOR THE EXACT RO & WINDOW MANUFACTURER CHOSEN FOR THIS HOME)

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:
WHILE THE CONSTRUCTION DOCUMENTS HEREIN ARE BASED ON DILIGENT EFFORT TO BE ERROR, OMISSION OR OVERSIGHT. WE WILL ADMIT TO BE HUMAN AND THEREFORE FALLIBLE. WE ALSO ADMIT TO BE HUMAN AND THEREFORE FALLIBLE IN OUR METHODS USE. ACCORDINGLY CONTRACTOR USING THESE PLANS AGREES TO THOROUGHLY REVIEW THEM AND NOTIFY FSM DRAWINGS OF ANY ERRORS, OMISSIONS OR OVERSIGHTS. APPROPRIATENESS. THE CONTRACTOR USING THESE PLANS ASSUMES ALL CONSTRUCTION METHODS AND TECHNIQUES AND AGREES TO HIRE ALL LICENSED PROFESSIONAL ENGINEERS AS NECESSARY TO ASSIST IN THE REVIEW.

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PROJECT: MAIN STREET FREEMONT NH

PREPARED FOR: GARY DENSEN

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| DRAWN BY: | AD |
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REVISIONS

| NO | DATE | REVISION |
|---|---|---|
| 5 | 12/5/21 | ELEVATIONS & FLOOR PLAN RELEASED (SINGLE UNIT) |
| 6 | 12/6/21 | REVISIONS TO FLOOR PLANS & ELEVATIONS |
| 7 | 12/8/21 | FLOOR PLAN REVISIONS - STRG. IN GARAGE |
| 4 | 8/31/21 | REVISIONS TO PLANS FOR NEW QUAD PLEX DESIGN |

2