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

SHEET INDEX

CS	COVER SHEET
C1	OVERALL EXISTING CONDITIONS PLAN
C1A	EXISTING CONDITIONS PLAN
A1	CONDO SITE PLAN
C2	OVERALL SITE PLAN
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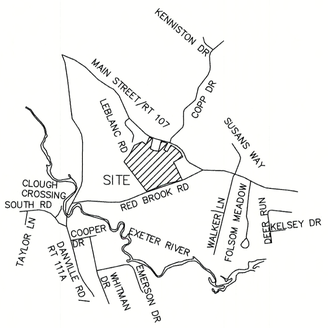
C3	GRADING AND DRAINAGE PLAN
C4	UTILITY PLAN
P1	PLAN AND PROFILE
L1	LANDSCAPING PLAN
S1-S4	SEPTIC DETAIL SHEETS
D1	DETAIL SHEETS
D2	DETAIL SHEETS
E1	EROSION AND SEDIMENT CONTROL DETAILS



LOCUS MAP
SCALE 1" = 2000'

PERMITS

TYPE OF PERMIT	STATUS
NHDES SUBDIVISION 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.	
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:

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

Design: BWG	Draft: DFP	Date: 11/22/21
Checked: BWG	Scale: AS NOTED	Project No.: 20724
Drawing Name: 20724-PLAN.dwg		

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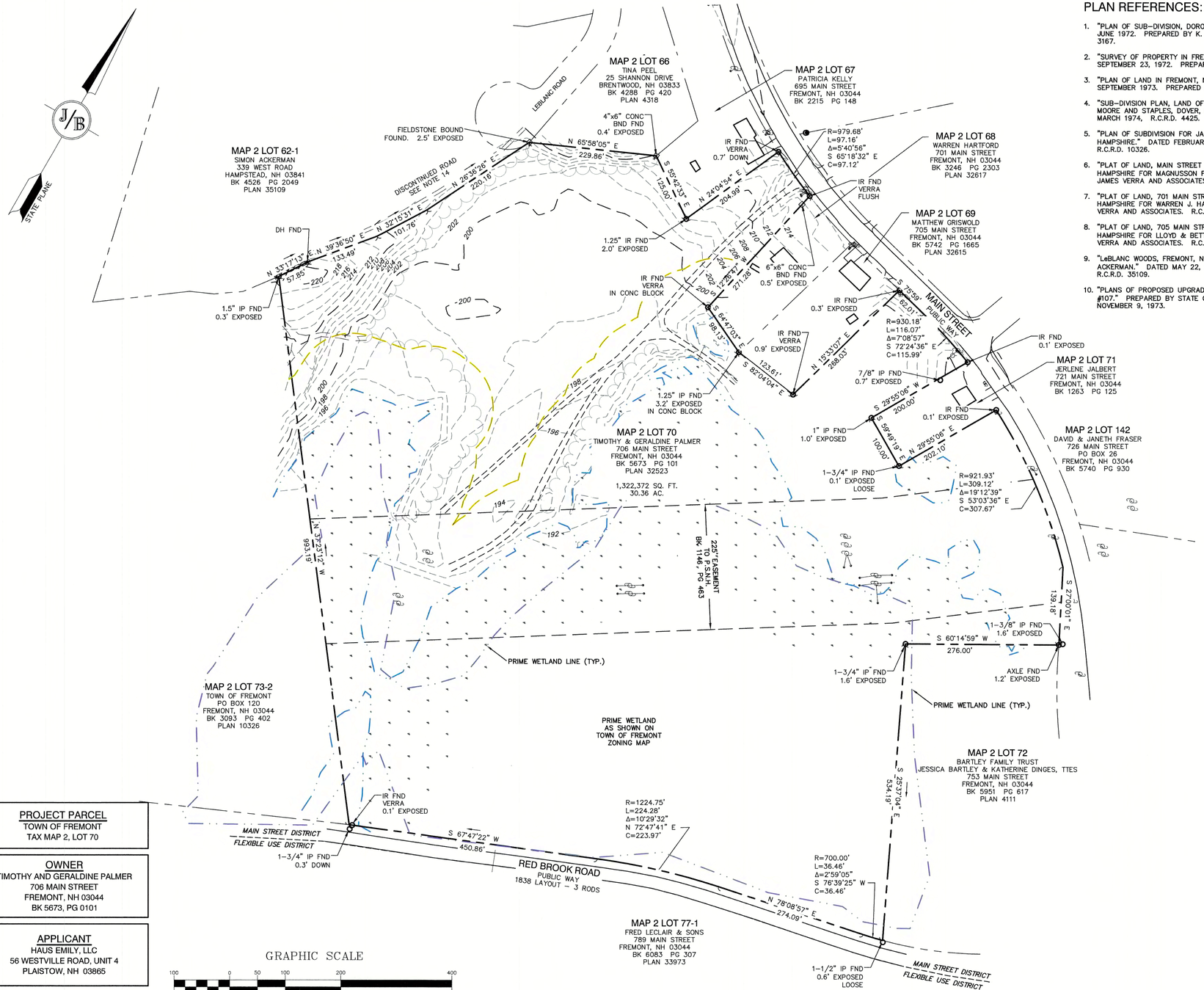
REV.	DATE	REVISION	BY
1	11/22/21	REVISED PER TECHNICAL REVIEW	BWG
0	10/6/21	ISSUED FOR REVIEW	BWG

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:	COVER SHEET
Project:	LIBERTY LANTERN ESTATES MAIN STREET, FREMONT, NH
Owner of Record:	TIMOTHY & GERALDINE PALMER 706 MAIN STREET, FREMONT, NH 03044

DRAWING No.
CS
SHEET 1 OF 20
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.
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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.
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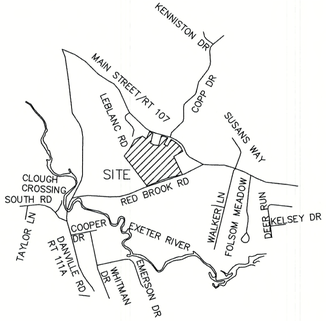

LOCUS SCALE: 1"=2000'

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) (VALUES SHOW ARE FOR 13 SINGLE–FAMILY UNITS)
   LOT AREA MINIMUM = 327,120 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.
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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.
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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: 11/22/21
Checked: BWG	Scale: AS NOTED	Project No.: 20724
Drawing Name: 20724-PLAN.dwg		

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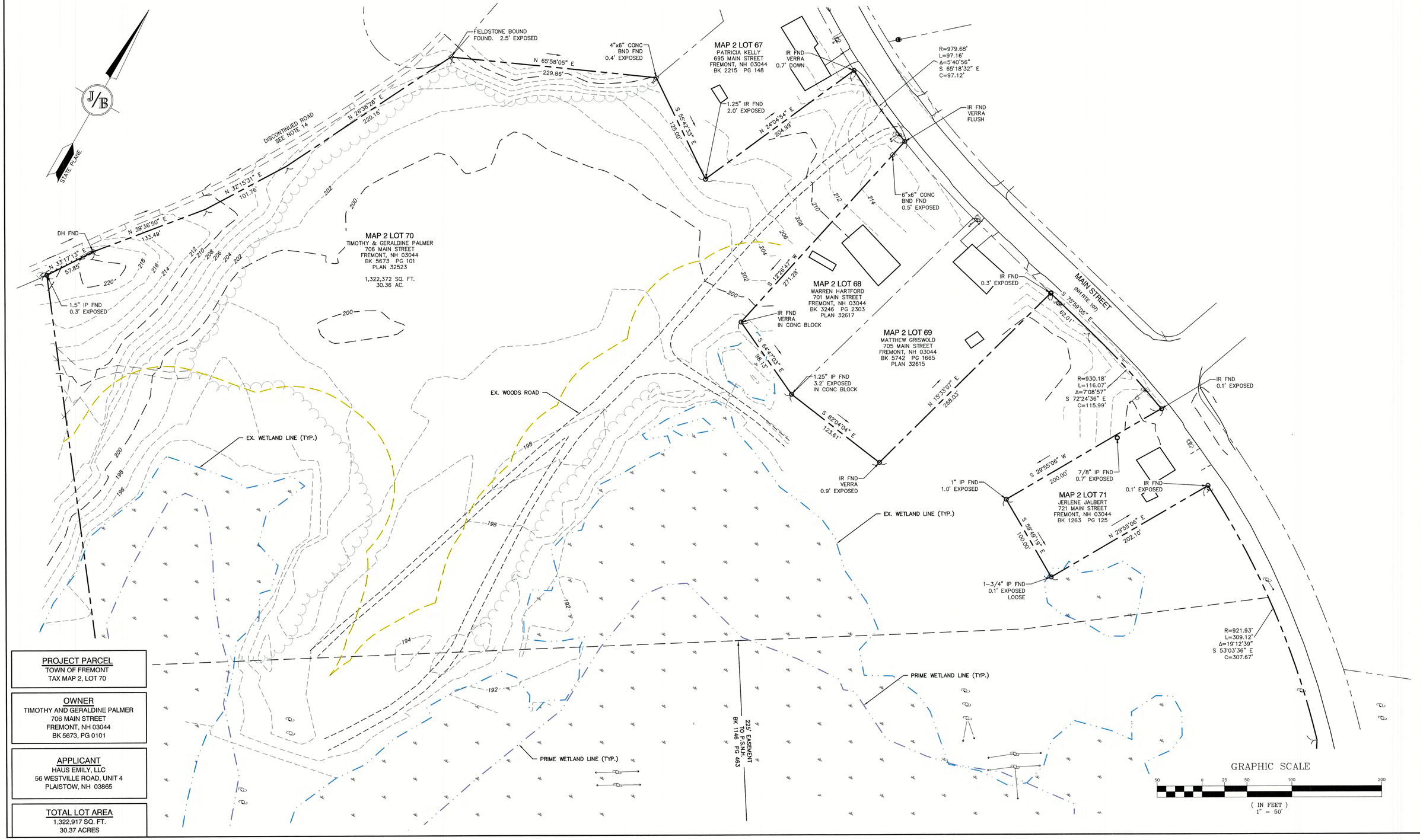
REV.	DATE	REVISION	BY
1	11/22/21	REVISED PER TECHNICAL REVIEW	BWG
0	10/6/21	ISSUED FOR REVIEW	BWG

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:	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 20
JBE PROJECT NO. 20724



PROJECT PARCEL
TOWN OF FREMONT
TAX MAP 2, LOT 70

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TIMOTHY AND GERALDINE PALMER
706 MAIN STREET
FREMONT, NH 03044
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56 WESTVILLE ROAD, UNIT 4
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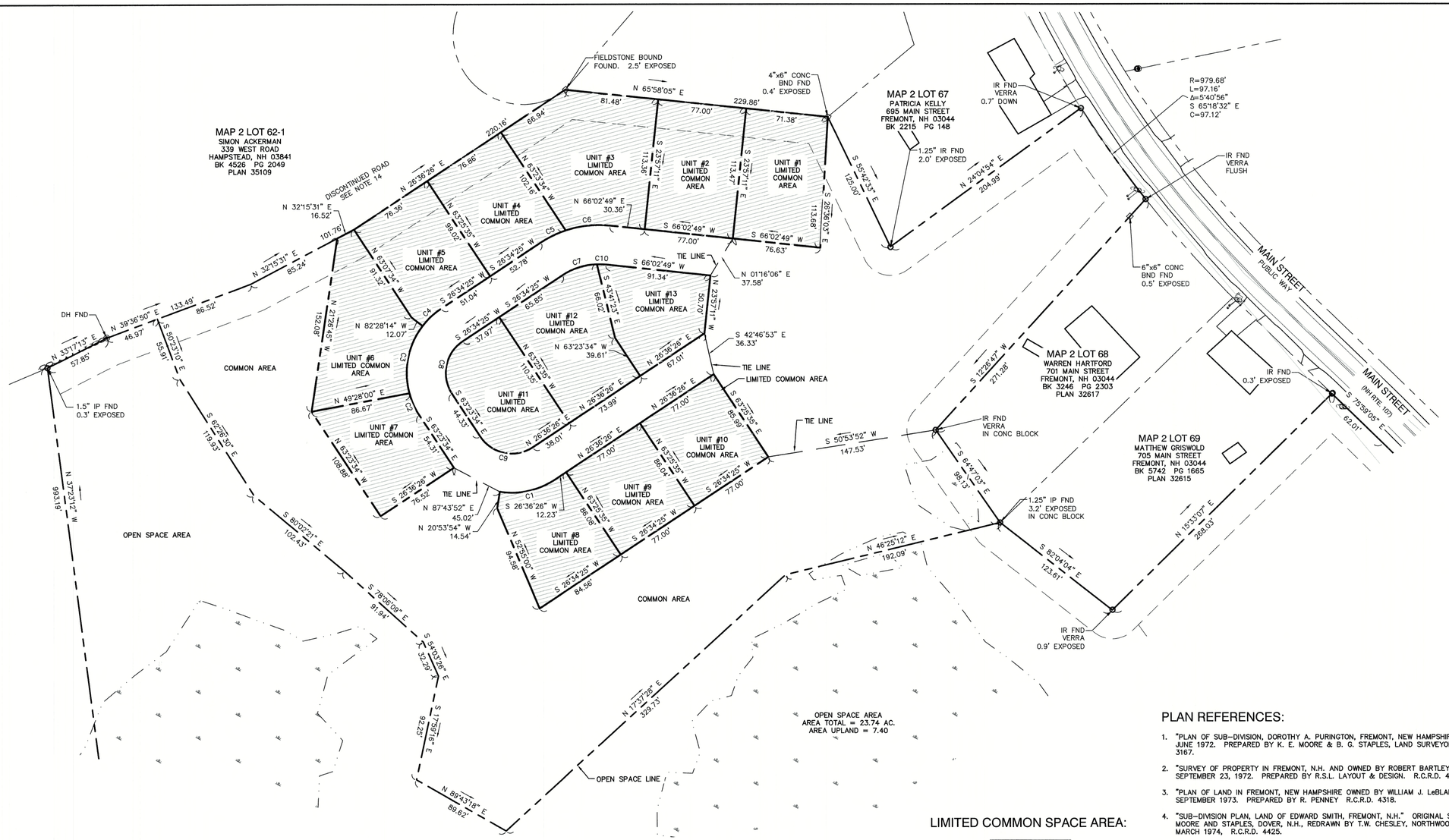
E-MAIL: JBE@JONESANDBEACH.COM

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.
C1A
SHEET 3 OF 20
JBE PROJECT NO. 20724



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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.

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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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	6987.27
9	6626.44
10	6622.95
11	7364.24
12	8968.80
13	6391.05

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: 11/22/21
Checked: BWG	Scale: AS NOTED	Project No.: 20724
Drawing Name: 20724-PLAN.dwg		

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REV.	DATE	REVISION	BY
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:	CONDO SITE PLAN
Project:	LIBERTY LANTERN ESTATES MAIN STREET, FREMONT, NH
Owner of Record:	TIMOTHY & GERALDINE PALMER 706 MAIN STREET, FREMONT, NH 03044

DRAWING No.
A1
SHEET 4 OF 20
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 CONTAINING A MAXIMUM OF 25 BEDROOM. 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 #3
   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. 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.

6. NHDES APPROVAL FOR SUBDIVISION PERMIT NO. , DATED .
   NHDOT DRIVEWAY PERMIT NO. , DATED .

7. 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.

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

9. 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 33015C038OE, BOTH WITH EFFECTIVE DATE OF MAY 17, 2005.

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

11. 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.

12. 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.

13. 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.

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

15. 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.

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

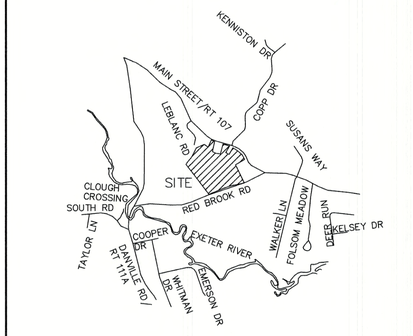
17. DUMPSTERS AND/OR ROLL-OFFS ARE NOT TO BE PICKED UP BETWEEN 7:00 PM AND 7:00 AM.

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

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

20. 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.

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



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\B-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

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

Date: 11/22/21
Project No.: 20724

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Civil Engineering Services
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FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

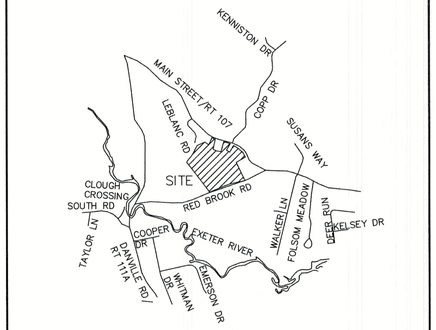
Plan Name:	OVERALL SITE PLAN TAX MAP 2 LOT 70
Project:	LIBERTY LANTERN ESTATES MAIN STREET, FREMONT, NH
Owner of Record:	TIMOTHY & GERALDINE PALMER 706 MAIN STREET, FREMONT, NH 03044

DRAWING No.
C2
SHEET 5 OF 20
JBE PROJECT NO. 20724

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1" = 40'



LOCUS SCALE: 1"=2000'

SITE NOTES:

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   LOT AREA MINIMUM = SEE DENSITY CALCULATION NOTE #3
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   OPEN SPACE UPLAND PROVIDED = 322,205 SF.

6. 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 .

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

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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PO Box 219
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Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	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.
C2A
SHEET 6 OF 20
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. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
10. IMMEDIATELY APPLY AND COMPACT STONE BASE FOR BUILDING PAD TO +/-½" PRIOR TO EXCAVATING INTERIOR AND PERIMETER FOOTINGS.
11. 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.
12. ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
13. 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.
14. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
15. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
16. SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
17. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.25" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
18. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
19. CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
20. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
21. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
22. SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
23. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
24. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
25. SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.
26. WELAND IMPACTS:
    WETLAND IMPACTS = 0
    WETLAND BUFFER IMPACTS: 6,414.7 SQ.FT.

STATE PLANE

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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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 20
JBE PROJECT NO. **20724**

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1" = 20'

STATE PLANE

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

PROP. SILT FENCE

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

CB-101

PR. DRIP EDGE #2
TOP ELEV = 201.50

UNIT #2
F.F.E. = 201.75

UNIT #7
F.F.E. = 201.50

UNIT #11
F.F.E. = 201.45

UNIT #12
F.F.E. = 200.70

PR. DRIP EDGE #1
TOP ELEV = 201.10

UNIT #1
F.F.E. = 201.35

PR. DRIP EDGE #11
TOP ELEV = 201.20

PR. DRIP EDGE #12
TOP ELEV = 200.45

PR. DRIP EDGE #7
TOP ELEV = 201.25

UNIT #13
F.F.E. = 201.50

PR. DRIP EDGE #13
TOP ELEV = 201.25

SILT FENCE

CB-102

LIBERTY LANTERN
ROAD (PRIVATE)

CB-103

CB-104

CB-105

P-201

P-202

P-203

P-204

P-205

MATCHLINE: SHEET C3A

MATCHLINE: SHEET C3B

UNIT #8
F.F.E. = 200.55

UNIT #9
F.F.E. = 199.80

UNIT #10
F.F.E. = 199.80

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

WET POND #1
BOTTOM ELEV. = 186.00'
(SEE DETAIL SHEET D2)

FOREBAY #1

OUTLET
STRUCTURE #1

TP #1 TP #2 TP #3 TP #4 TP #5 TP #6 TP #7

PROJECT PARCEL
TOWN OF FREMONT
TAX MAP 2, LOT 70

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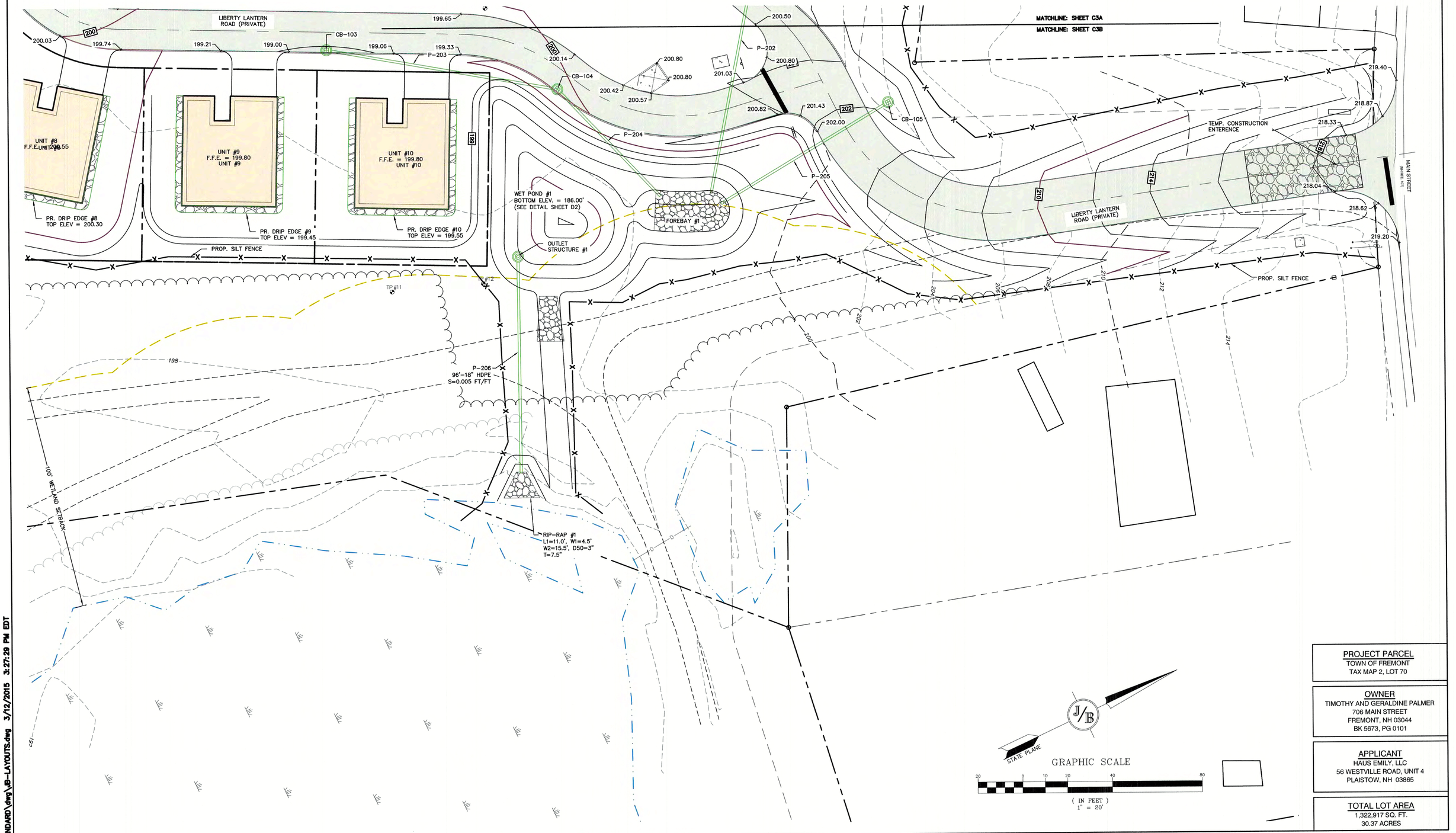
E-MAIL: JBE@JONESANDBEACH.COM

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.
C3A
SHEET 8 OF 20
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
PLAISTOW, NH 03865

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

Design: BWG	Draft: DFP	Date: 11/22/21
Checked: BWG	Scale: AS NOTED	Project No.: 20724
Drawing Name: 20724-PLAN.dwg		

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REV.	DATE	REVISION	BY
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:	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.
C3B
SHEET 9 OF 20
JBE PROJECT NO. **20724**

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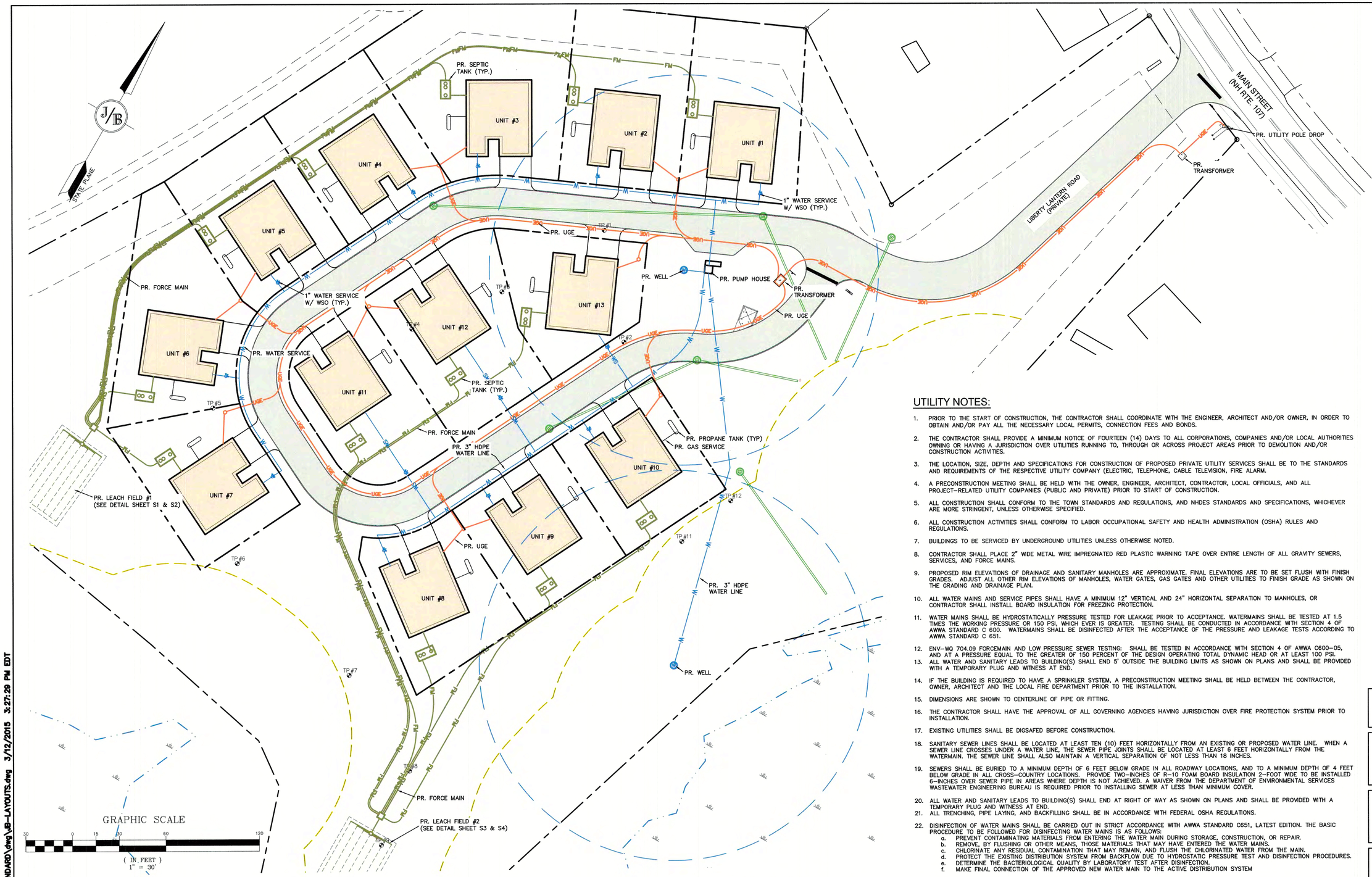

UTILITY NOTES:

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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Design: BWG	Draft: DFP	Date: 11/22/21
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Drawing Name: 20724-PLAN.dwg		

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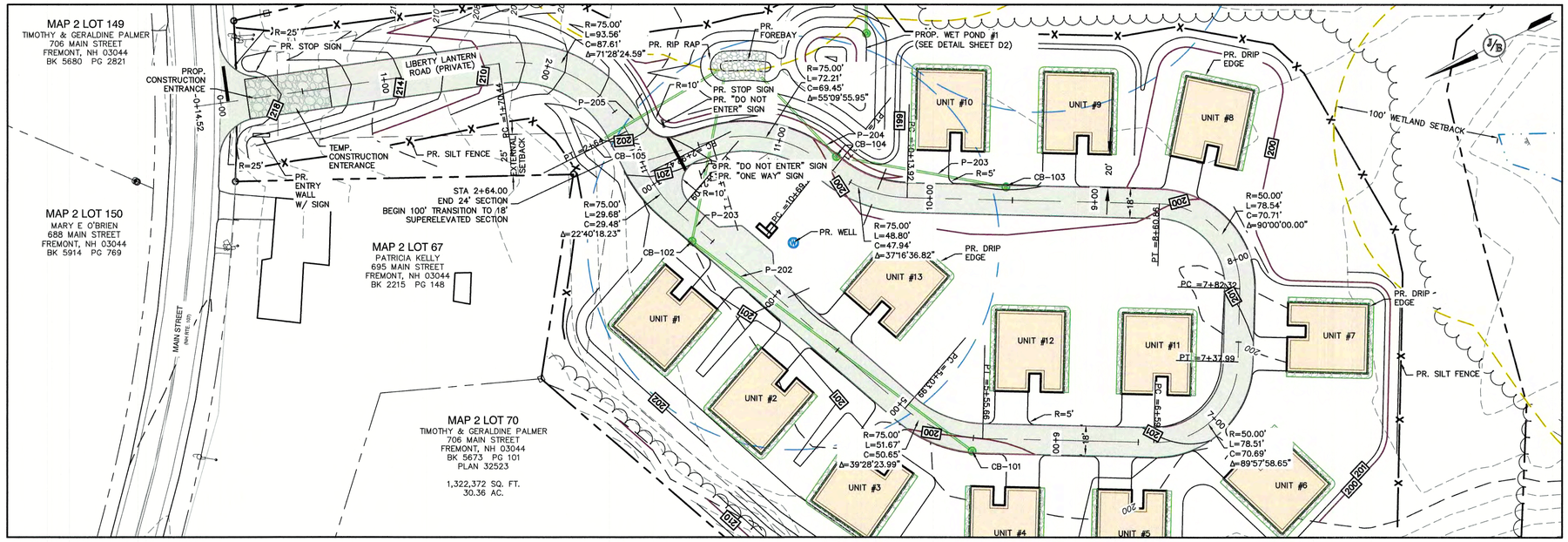
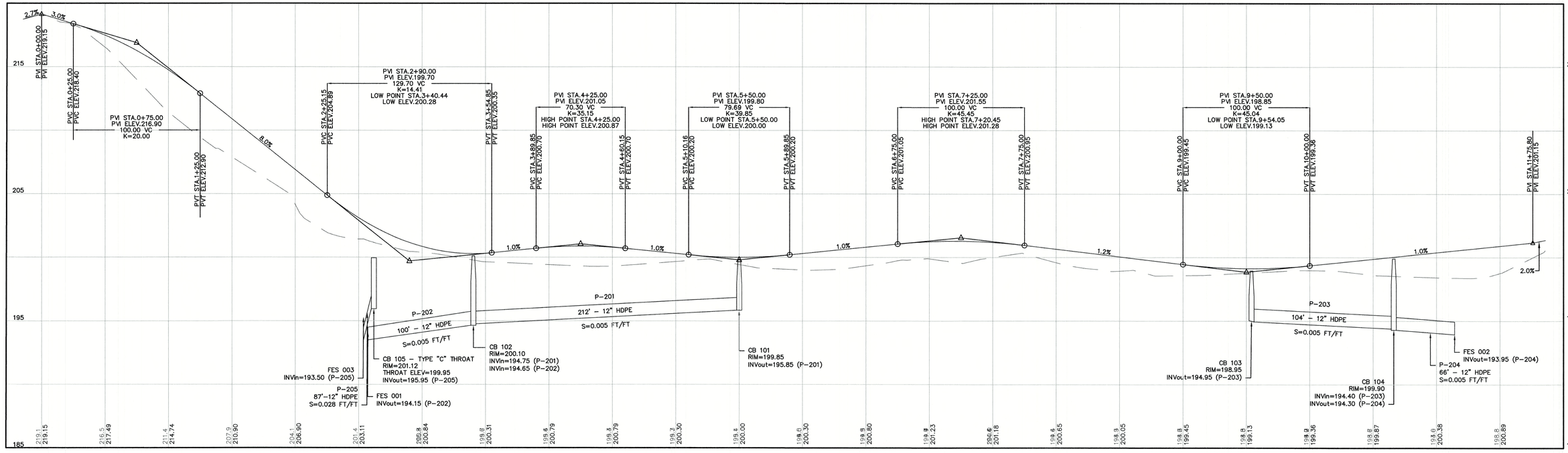
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
Civil Engineering Services
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

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

DRAWING No.
C4
SHEET 10 OF 20
JBE PROJECT NO. 20724



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



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

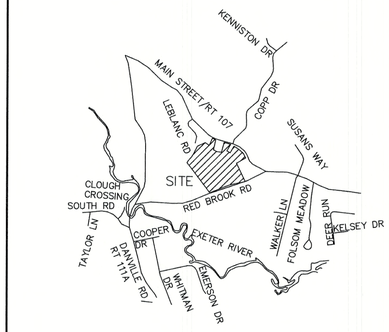
Plan Name:	PLAN AND PROFILE
Project:	LIBERTY LANTERN ESTATES MAIN STREET, FREMONT, NH
Owner of Record:	TIMOTHY & GERALDINE PALMER 706 MAIN STREET, FREMONT, NH 03044

DRAWING No.
P1
SHEET 11 OF 20
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. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION, EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS SPECIFIED.
14. ALL TREES AND SHRUBS SHALL BE PLANTED IN MULCH BEDS WITH EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
15. 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.
16. FINISHED GRADES IN LANDSCAPED ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" HIGHER THAN THE TOP OF THE SURROUNDING CURB.
17. ALL LANDSCAPING SHALL MEET THE TOWN STANDARDS AND REGULATIONS.
18. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE DRIPLINE OF THE TREE. THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. 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.
20. 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.
21. THIS PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO CIVIL/SITE DRAWINGS FOR OTHER SITE CONSTRUCTION INFORMATION.
22. IRRIGATION PIPING SYSTEM SHALL BE REVIEWED AND APPROVED BY OWNER AND ENGINEER PRIOR TO INSTALLATION.

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

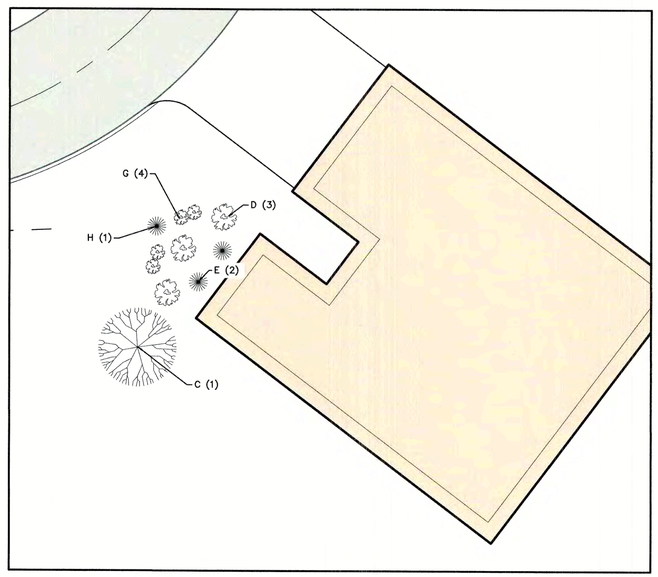
TOTAL LOT AREA
1,322,917 SQ. FT.
30.37 ACRES

APPROVED – FREMONT, NH
PLANNING BOARD

DATE:

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 Flugida 'Goldstrum'	G	#1
13	Marcus Sage	Salvia 'Marcus'	H	#1



TYPICAL HOUSE LANDSCAPING

SCALE: 1" = 10'

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Drawing Name: 20724-PLAN.dwg		

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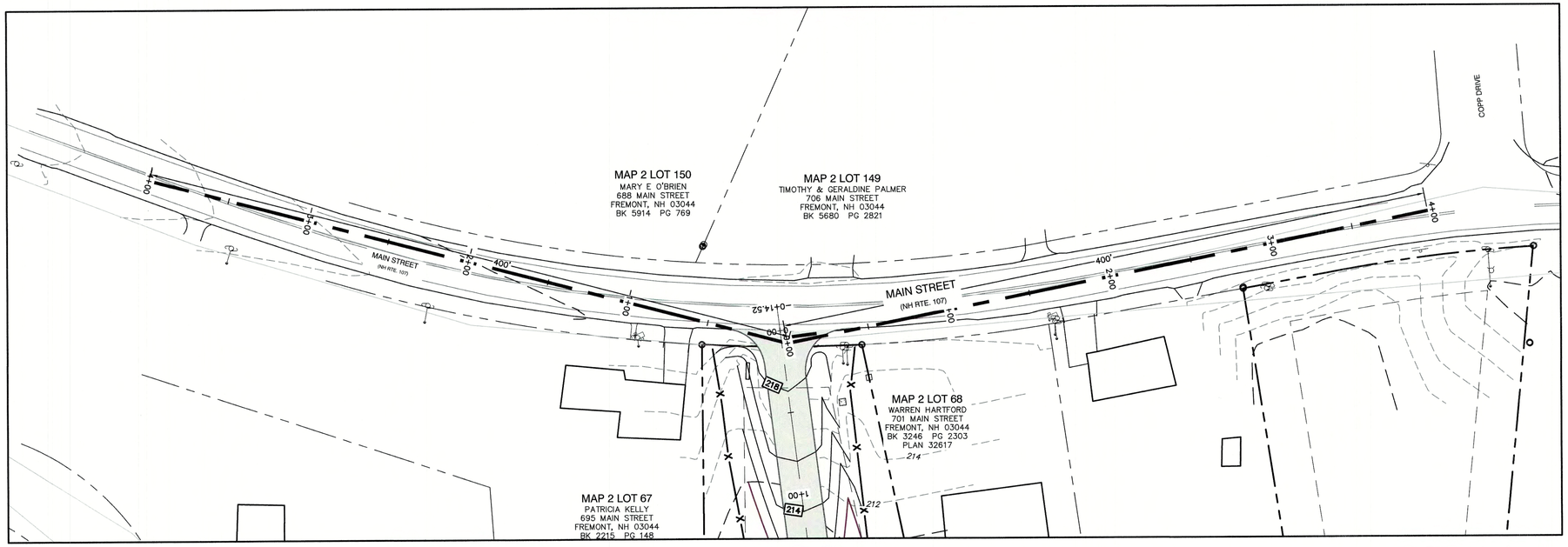
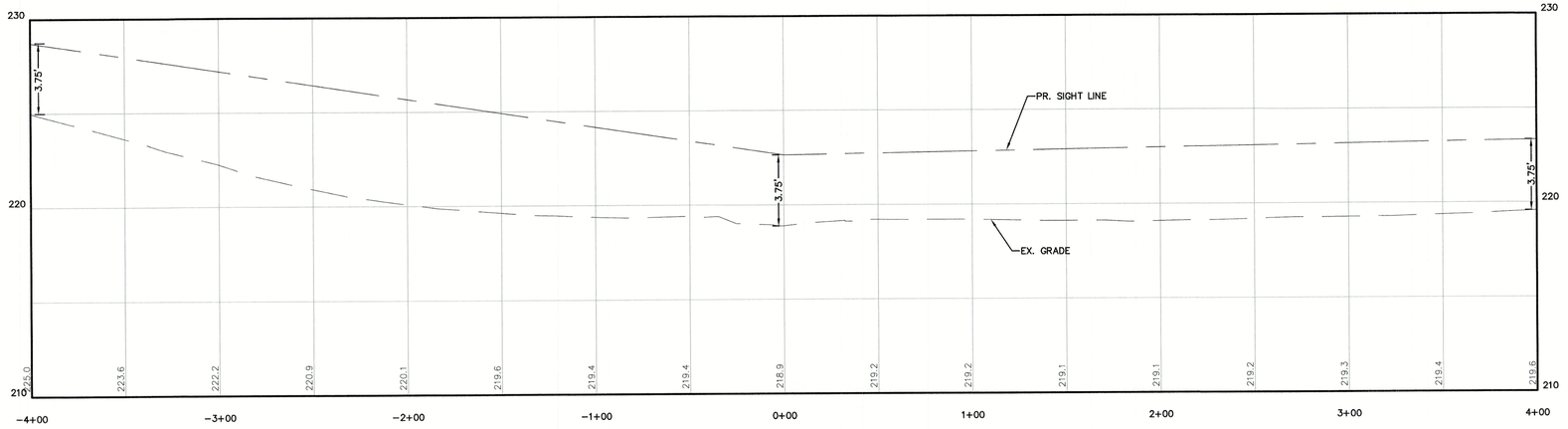
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	LANDSCAPING 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.
L1
SHEET 12 OF 20
JBE PROJECT NO. 20724



LIBERTY LANTERN ROAD / MAIN STREET INTERSECTION

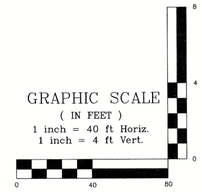


LEGEND

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



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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Drawing Name: 20724-PLAN.dwg			

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

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

DRAWING No.

H1

SHEET 13 OF 20
JBE PROJECT NO. 20724

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1" = 20'

STATE PLANE

PR. FORCE MAIN
SEPTIC TANK #5 (SEE DETAIL SHEET S2)
SEPTIC TANK #4 (SEE DETAIL SHEET S2)
SEPTIC TANK #3 (SEE DETAIL SHEET S2)
SEPTIC TANK #2 (SEE DETAIL SHEET S2)
SEPTIC TANK #1 (SEE DETAIL SHEET S2)
PR. LEACH FIELD #1 (SEE DETAIL SHEET S2)
SEPTIC TANK #6 (SEE DETAIL SHEET S4)
SEPTIC TANK #7 (SEE DETAIL SHEET S4)
SEPTIC TANK #11 (SEE DETAIL SHEET S4)
SEPTIC TANK #12 (SEE DETAIL SHEET S4)
SEPTIC TANK #13 (SEE DETAIL SHEET S4)
PR. FORCE MAIN
UNIT #1
UNIT #2
UNIT #3
UNIT #4
UNIT #5
UNIT #6
UNIT #7
UNIT #11
UNIT #12
UNIT #13
TP#1
TP#2
TP#3
TP#4
TP#5
TP#6
100' WETLAND SETBACK

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
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56 WESTVILLE ROAD, UNIT 4
PLAISTOW, NH 03865

TOTAL LOT AREA
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30.37 ACRES

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Drawing Name: 20724-PLAN.dwg			

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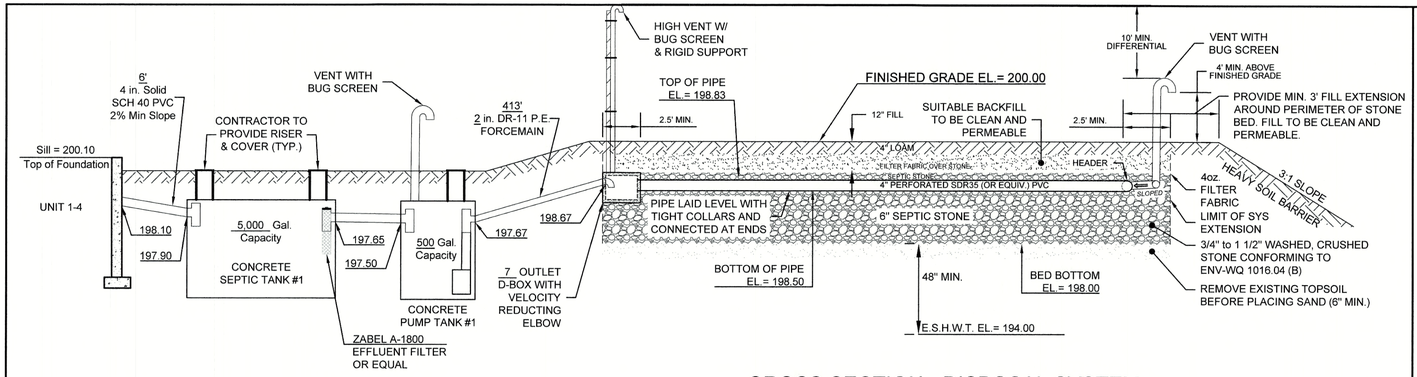
1	11/22/21	REVISED PER TECHNICAL REVIEW	BWG
0	10/6/21	ISSUED FOR REVIEW	BWG

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

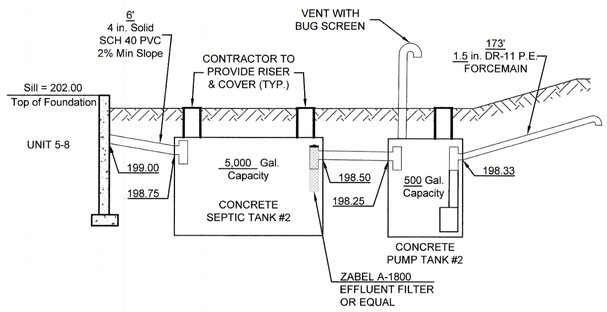
Plan Name: EFFLUENT DISPOSAL DESIGN - LF #1
Project: LIBERTY LANTERN ESTATES
MAIN STREET, FREMONT, NH
Owner of Record: TIMOTHY & GERALDINE PALMER
706 MAIN STREET, FREMONT, NH 03044

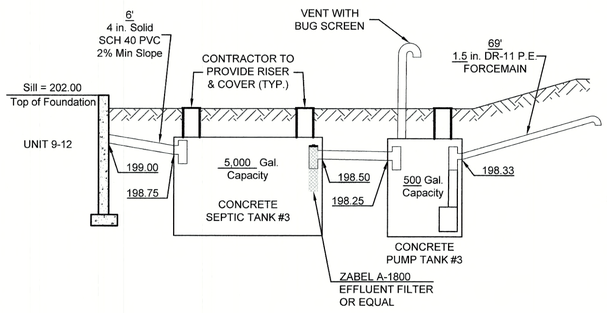
DRAWING No.
S1
SHEET 14 OF 20
JBE PROJECT NO. 20724

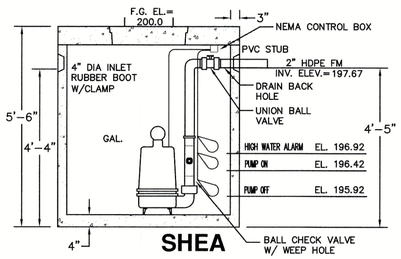


CROSS SECTION - DISPOSAL SYSTEM

N.T.S.



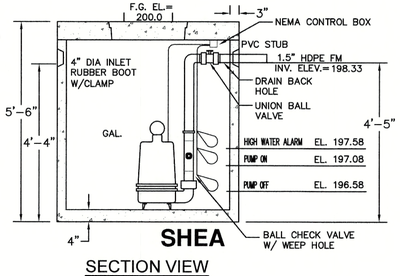




SECTION VIEW

EFFLUENT PUMP #1 NOTES

1. PUMP TO BE MYERS S40HT 1/3 HP , OR EQUIV., RATED AT 30 GPM AT 14.8 FT. TOTAL DYNAMIC HEAD. ALARM TO BE CONNECTED TO LIGHT OR BELL WITHIN BUILDING WITH ON/OFF SWITCH ON ITS OWN CIRCUIT. PUMP IS TO BE ON ITS OWN CIRCUIT. CONTROL PANEL, JUNCTION BOX, ETC. TO BE REMOTELY MOUNTED FROM PUMP CHAMBER TO AVOID MOISTURE/ CORROSION. ALL INSTALLED AND WIRED PER MANUFACTURER'S RECOMMENDATIONS.
2. SYSTEM DESIGNED TO DOSE LEACH FIELD 6.6 TIMES PER DAY AT 75.7 GAL./DOSE.
3. PUMP WILL OPERATE FOR APPROX. 2.5 MINUTES PER DOSE.
4. PUMP CHAMBER TO BE WATER TIGHT AND VENTED.



SECTION VIEW

EFFLUENT PUMP #2 NOTES

1. PUMP TO BE MYERS S40HT 1/3 HP , OR EQUIV., RATED AT 28 GPM AT 16.6 FT. TOTAL DYNAMIC HEAD. ALARM TO BE CONNECTED TO LIGHT OR BELL WITHIN BUILDING WITH ON/OFF SWITCH ON ITS OWN CIRCUIT. PUMP IS TO BE ON ITS OWN CIRCUIT. CONTROL PANEL, JUNCTION BOX, ETC. TO BE REMOTELY MOUNTED FROM PUMP CHAMBER TO AVOID MOISTURE/ CORROSION. ALL INSTALLED AND WIRED PER MANUFACTURER'S RECOMMENDATIONS.
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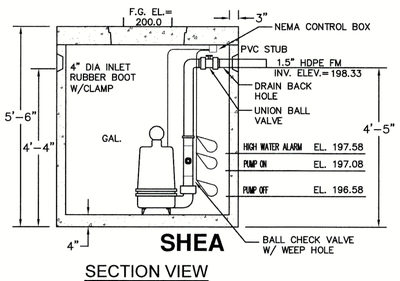

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- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING THE SEPTIC PLAN FROM THE NHDES APPROVED PLAN
- THE BUILDER/SITE CONTRACTOR IS RESPONSIBLE TO CONFIRM THE ZONING DIMENSIONAL REQUIREMENTS AND SETBACK LINE REQUIREMENTS PRIOR TO INITIATING CONSTRUCTION OF THE PROPOSED HOUSE AND SEPTIC SYSTEM. THE ZONING ORDINANCE OF THE MUNICIPALITY IS TO BE COMPLIED WITH. THE BUILDER/SITE CONTRACTOR IS ALSO RESPONSIBLE TO CONTACT THE MUNICIPALITY REGARDING INSPECTIONS PRIOR TO AND DURING CONSTRUCTION, I.E. LOCATION AND BED-BOTTOM INSPECTIONS.

TEST PIT LOGS

PERFORMED BY: JAMES H. LONG, CSS, GZA GEOENVRONMENTAL, INC.
WITNESSED BY: LAWRENCE MILLER
THE APPLICANT'S AGENT VERIFIED IN AUGUST, 2021 THAT THE TEST PIT DATA REFLECTS CURRENT SITE CONDITIONS IN ACCORDANCE WITH ENV-WQ 1006.06 (d).

TEST PIT #5		EXIST SAND/GRAVEL PIT
0"-6"	10YR 3/3	LOAMY VERY FINE SAND GRANULAR, FRIABLE
6"-18"	10YR 4/4	LOAMY SAND GRANULAR, FRIABLE
18"-36"	10YR 5/4	SAND SINGLE-GRAIN, LOOSE
36"-88"	2.5Y 6/3 7.5YR 4/6 2.5Y 6/2	SAND SINGLE-GRAIN, LOOSE

SHWT = 36"
ROOTS to 18"
H_2O AT 88"
NO REFUSAL
◔ TEST PIT, DATE: JUNE 29, 2021
◐ PERC. TEST, DATE: JUNE 29, 2021
2 MIN./INCH

TEST PIT #5		EXIST SAND/GRAVEL PIT
0"-6"	10YR 3/3	LOAMY VERY FINE SAND GRANULAR, FRIABLE
6"-16"	10YR 4/6	GRAVELLY LOAMY SAND GRANULAR, FRIABLE
16"-36"	10YR 4/4	COBBLY, GRAVELLY LOAMY SAND, GRANULAR FRIABLE
36"-84"	10YR 6/4 7.5YR 4/6 2.5Y 6/2	COBBLY, GRAVELLY COARSE SAND SINGLE-GRAIN, LOOSE

SHWT = 36"
ROOTS to 18"
H_2O AT 88"
NO REFUSAL
◔ TEST PIT, DATE: JUNE 29, 2021
◐ PERC. TEST, DATE: JUNE 29, 2021
2 MIN./INCH

STONE & PIPE DESIGN CALCULATIONS

SENIOR HOUSING, 12 2-BEDROOM RESIDENTIAL HOME = 1,500 GPD
1,500 GPD @ 2 MIN./INCH = 1,875 S.F. REQUIRED PER ENV-WQ 1016-1.
1,925 S.F. PROVIDED.
BED DIMENSIONS 35' x 55'.

50% RULE APPLIED
HIGH POINT = 198.00
LOW POINT = 196.00
AVERAGE = 197.00
AVG. SHWT = 194.00

DESIGN INTENT

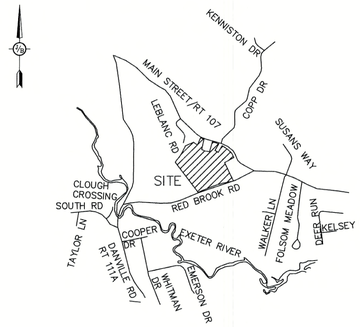
THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM (E.D.S.) SHALL BE CONSTRUCTED AT ELEVATION 198.00 . THIS IS APPROXIMATELY 0 FEET ABOVE ORIGINAL GROUND ON THE HIGH CONTOUR (198.00) OF THE DESIGNED E.D.S. (ENV-WQ-1003.13(aa))

GENERAL NOTES

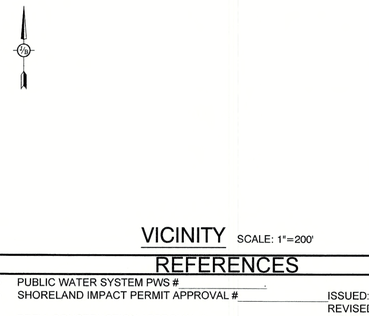
- CONTRACTOR TO VERIFY ALL ELEVATIONS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY DESIGNER OF ANY ABNORMAL CONDITIONS (HARDPAN OR SATURATED SOILS, LEDGE, ETC.) FOUND WHEN EXCAVATING PRIOR TO INSTILLATION OF THE SYSTEM.
- PER ENV-WQ 1016.03, CONTRACTOR IS TO PROTECT THE NATURAL ABSORPTION QUALITIES OF THE SOIL. DO NOT COMPACT OR DRIVE OVER THE AREA WITH EQUIPMENT AND PROTECT OPEN EXCAVATION TO PREVENT THE ENTRANCE OF SILT AND DEBRIS.
- FILL TO BE MEDIUM TO COURSE-TEXTURED SAND (0.5mm-2.0mm).
- REMOVE TOPSOIL BEFORE PLACING FILL.
- 4 INCH THICK LOAM & SEED AROUND PERIMETER OF FILL.
- CONTRACTOR TO INSTALL A VENT WHEN PROVIDING MORE THAN 18" OF COVER.
- CROWN SYSTEM TO SHED RAINWATER; SLOPE SYSTEM AWAY FROM HOUSE.
- SYSTEM WILL BE REPLACED IN SAME LOCATION IN CASE OF FAILURE.
- JOINTS ARE TO BE BELLED PVC OR STANDARD SLIP COLLARS.
- PER ENV-WQ 1010.11, THE FIRST COMPARTMENT IN MULTI-COMPARTMENT SEPTIC TANKS MUST EQUAL AT LEAST 2/3 OF THE REQUIRED VOLUME.
- PER ENV-WQ 1010.10, EXCEPTING LEDGE TANKS, THE LIQUID DEPTH OF THE SEPTIC TANK IS TO BE AT LEAST 40".
- THE OUTLET BAFFLE SHALL BE A VENTED TEE WHICH SHALL EXTEND TO A DISTANCE BELOW THE SURFACE EQUAL TO 40% OF THE LIQUID DEPTH AND SHALL EXTEND ABOVE THE LIQUID LINE TO NOT LESS THAN ONE INCH FROM THE TOP OF THE TANK.
- ALL CONNECTIONS BETWEEN A SEPTIC TANK AND THE PIPES LEADING TO AND EXITING FROM THE SEPTIC TANK SHALL BE SEALED WITH A WATERTIGHT, FLEXIBLE JOINT CONNECTOR THAT: (1) WILL ACCOMMODATE NORMAL MOVEMENT OF THE SEPTIC TANK WITHOUT LEAKING OR BREAKING; AND (2) HAS BEEN CERTIFIED BY ITS MANUFACTURER OR DISTRIBUTOR AS MEETING OR EXCEEDING THE APPLICABLE STANDARD IN ASTM C 1644-06, SECTION 7.
- CONTRACTOR TO PROVIDE RISERS FOR TANKS WITH MORE THAN 12" OF COVER.
- IF GARBAGE GRINDERS ARE DESIRED, SEPTIC TANK SHALL BE 50% LARGER. IF A BASEMENT EJECTOR PUMP IS DESIRED, SEPTIC TANK SHALL BE INCREASED BY 250 GALLONS.
- APPROVAL FOR CONSTRUCTION IS VALID FOR 4 YEARS FROM DATE OF ISSUE, EXCEPT APPROVAL IS ONLY VALID FOR 90 DAYS FOR FAILED SYSTEM REPLACEMENTS.
- TOWN OF FREMONT REQUIRES BED BOTTOM INSPECTION.
- PVC PIPING TO BE SUPPLIED BY: ELIMINATOR SYSTEMS INC. (603) 868-2242) OR EQUAL.
- SEPTIC TANK & D-BOX TO BE SUPPLIED BY: SHEA CONCRETE (800-696-7432) OR EQUAL.
- ROCKINGHAM COUNTY SOIL CONSERVATION SERVICE SOIL TYPE:
- ANY CHANGES TO SEPTIC TANK, BUILDING OR WELL LOCATION/ORIENTATION WILL REQUIRE AN AS-BUILT PLAN TO BE PROVIDED BY THE DESIGNER PRIOR TO NHDES FINAL INSPECTION.
- PER ENV-WQ 1004.10, SYSTEMS OVER 2,500 GPD ARE TO BE INSPECTED BY DESIGNER.
- PER ENV-WQ 1003.13(a)(3) THERE ARE NO KNOWN BURIAL SITES OR CEMETERIES ON THE LOT WITHIN 100' OF ANY COMPONENT OF THE ISDS.
- 50' SETBACK FROM POORLY DRAINED SOILS.
- DISTANCE FROM SEWER PIPE TO SURFACE WATER, OPEN DRAINAGE, VERY POORLY DRAINED SOIL, AN OPEN LOOP GEOTHERMAL WELL, OR A PRIVATE ON-SITE WELL SHALL BE 75 FT. THIS MAY BE REDUCED TO 50 FT IF SDR26 OR EQUIVALENT IS USED IN ACCORDANCE WITH ENV-WQ 1008.04(c)(1).
- DISTANCE FROM SEPTIC TANK TO SURFACE WATER, OPEN DRAINAGE, VERY POORLY DRAINED SOIL, AN OPEN LOOP GEOTHERMAL WELL, OR A PRIVATE ON-SITE WELL SHALL BE 75 FT. THIS MAY BE REDUCED TO 50 FT IF THE SEPTIC TANK IS EITHER MADE FROM PLASTIC OR COATED WITH A SEALANT TO PREVENT INFILTRATION AND EXFILTRATION IN ACCORDANCE WITH ENV-WQ 1008.04(c)(2).

WELL LOCATION

- INSTALLATION SHALL COMPLY WITH 'We 602.05' WELL LOCATION RULES
- IF THE WELL IS LOCATED LESS THAN 50' FROM THE STATE HIGHWAY RIGHT-OF-WAY AND OR LESS THAN 75' FROM THE PROPERTY LINE WITH DESIGN FLOWS FOR STRUCTURES UP TO 5 BEDROOMS. SPECIAL METHODS OF CONSTRUCTION SHALL INCLUDE BUT NOT BE LIMITED TO:
  - INSTALL NO LESS THAN 40' OF CASING INTO COMPETENT BEDROCK WHERE BEDROCK IS LESS THAN 20' FROM GROUND SURFACE
  - GROUTING THE CASING



LOCUS SCALE: 1"=2000'

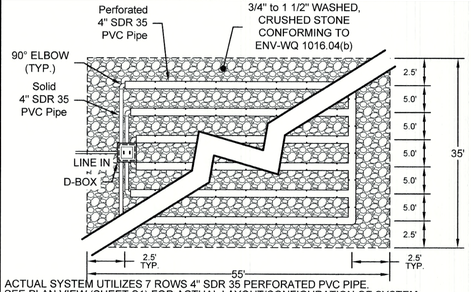


VICINITY SCALE: 1"=200'

REFERENCES

- PUBLIC WATER SYSTEM PWS # _____.
- SHORELAND IMPACT PERMIT APPROVAL # _____ ISSUED: _____.
  REVISED: _____.
- PREV. CONSTRUCTION APPROVAL # _____ ISSUED: _____.
- SUBDIVISION APPROVAL # _____ ISSUED: _____.

TYPICAL PLAN VIEW



ACTUAL SYSTEM UTILIZES 7 ROWS 4" SDR 35 PERFORATED PVC PIPE.
SEE PLAN VIEW (SHEET S1) FOR ACTUAL LAYOUT/CONFIGURATION OF SYSTEM.

WETLAND DELINEATION

WETLANDS ON-SITE WERE DELINEATED BY:	JAMES H. LONG, CSS GZA GEOENVIRONMENTAL, INC. 5 COMMERCE PARK NORTH, SUITE 201 BEDFORD, NH 03110

DATE: WINTER, 2020

OWNER NOTES

- KNOW THE LOCATION OF YOUR SEPTIC TANK AND LEACHING AREA.
- INSPECT YOUR SEPTIC TANK YEARLY. HAVE THE SEPTIC TANK PUMPED AS NEEDED BUT AT LEAST ONCE EVERY THREE YEARS.
- DO NOT FLUSH BULKY ITEMS SUCH AS DIAPERS, SANITARY PADS OR BABY WIPES.
- DO NOT FLUSH TOXIC CHEMICALS SUCH AS PAINT THINNERS, DRANO, PESTICIDES, OR CHLORINE, AS THEY MAY KILL THE NECESSARY BACTERIA IN THE SEPTIC TANK.
- REPAIR LEAKING FIXTURES IN THE BUILDING PROMPTLY.
- BE CONSERVATIVE WITH WATER USE, SPREAD OUT USE OVER TIME, AND USE WATER-REDUCING FIXTURES WHENEVER AND WHEREVER POSSIBLE. TOO MUCH USE IN A SHORT TIME CAN OVERLOAD THE SYSTEM, WHICH MAY LEAD TO FAILURE.
- MOW YOUR LEACHING AREA REGULARLY. PREVENT DEEP-ROOTED TREES AND SHRUBS FROM GROWING ON AND ADJACENT TO YOUR LEACHING AREA.
- NO VEHICULAR TRAVEL, LIVESTOCK TRAVEL, OR SNOW REMOVAL IN AREA OF SYSTEM, UNLESS SPECIFICALLY DESIGNED FOR H20 LOADING.

Design: BWG	Draft: DFP	Date: 11/22/21	
Checked: BWG	Scale: AS NOTED	Project No.: 20724	
Drawing Name: 20724-PLAN.dwg			

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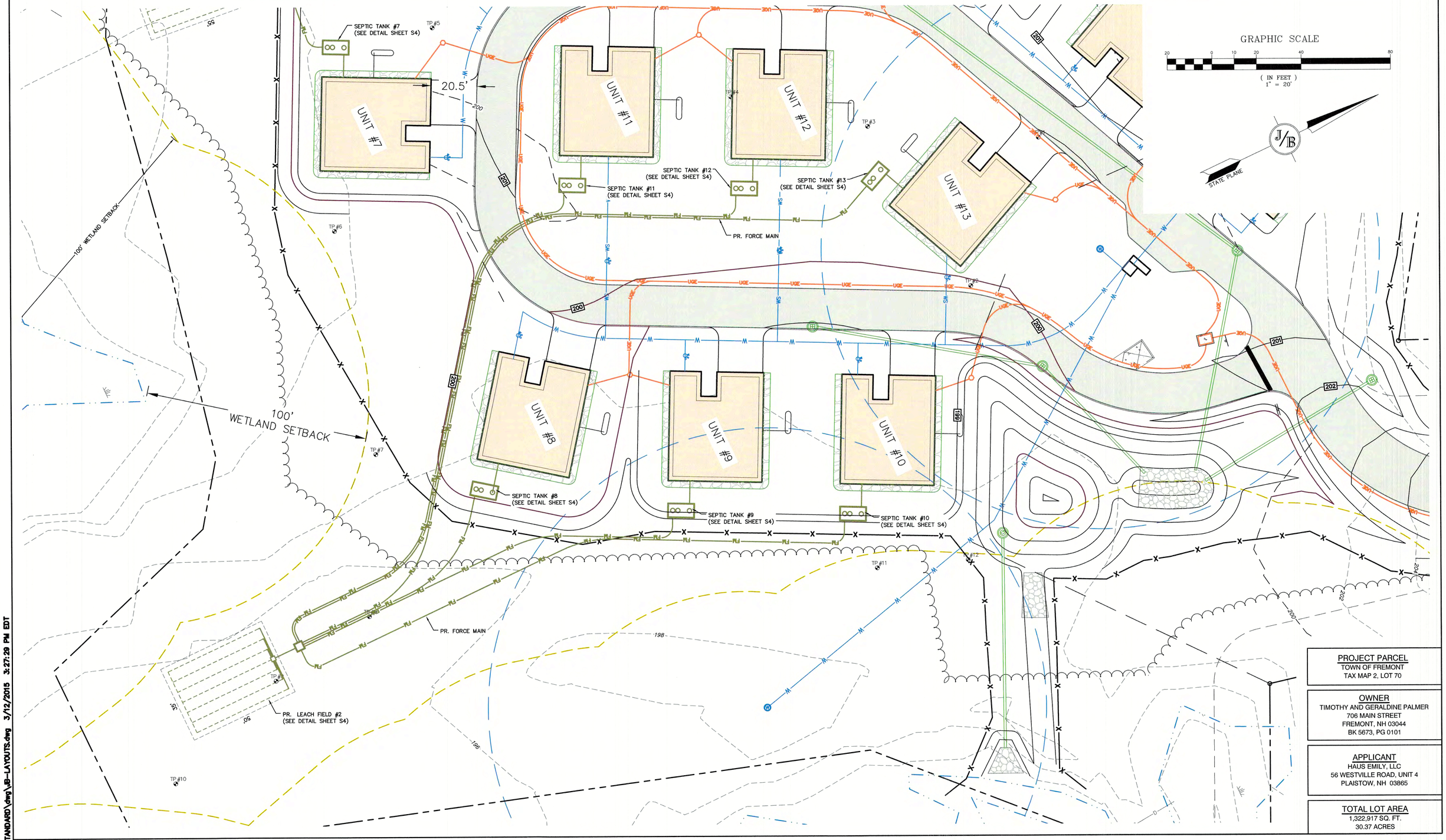
603-772-4746 FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: EFFLUENT DISPOSAL DESIGN - LF #1
Project: LIBERTY LANTERN ESTATES MAIN STREET, FREMONT, NH
Owner of Record: TIMOTHY & GERALDINE PALMER 706 MAIN STREET, FREMONT, NH 03044

DRAWING No.
S2
SHEET 15 OF 20
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
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: 11/22/21
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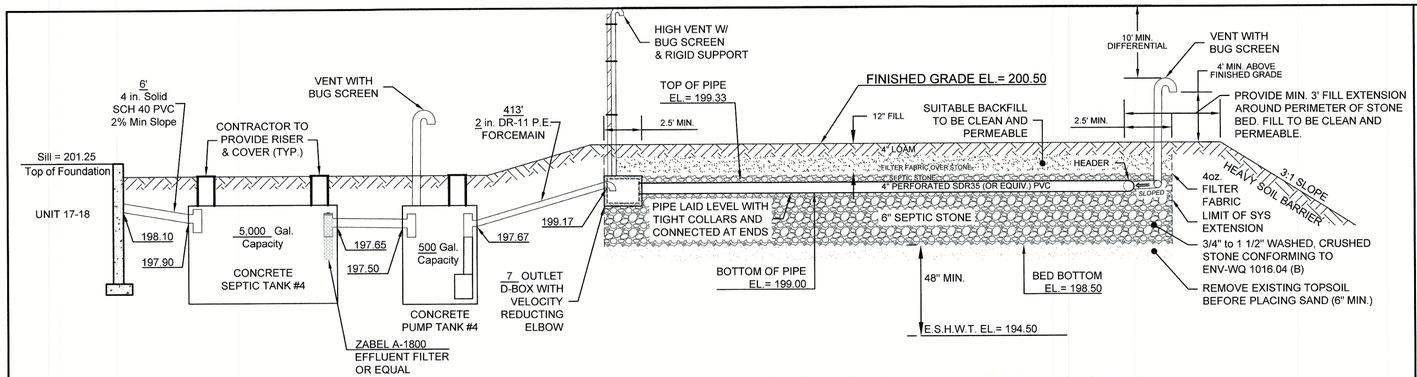
Plan Name:	EFFLUENT DISPOSAL DESIGN - LF #2
Project:	LIBERTY LANTERN ESTATES MAIN STREET, FREMONT, NH
Owner of Record:	TIMOTHY & GERALDINE PALMER 706 MAIN STREET, FREMONT, NH 03044

DRAWING No.
S3
SHEET 16 OF 20
JBE PROJECT NO. 20724



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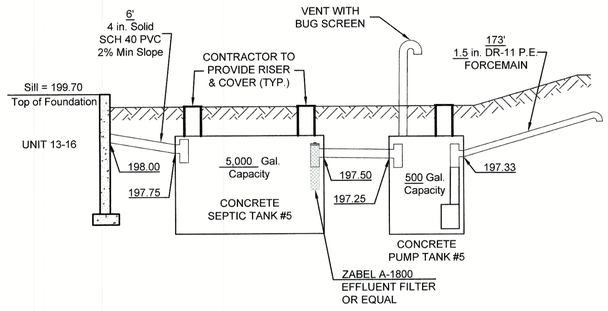

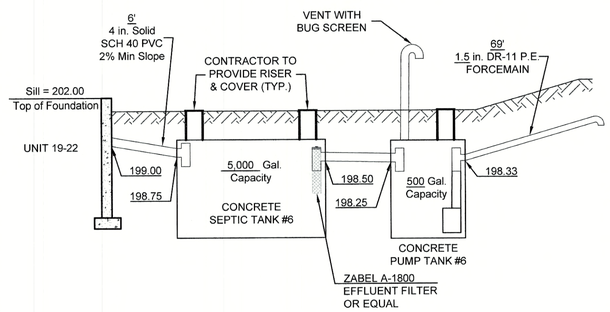

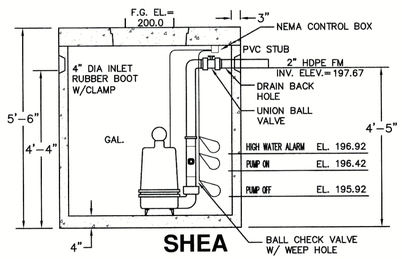

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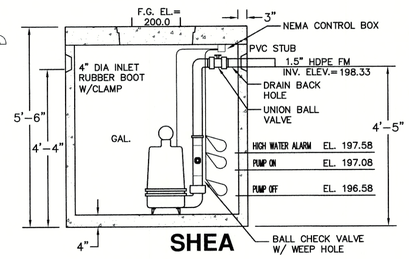

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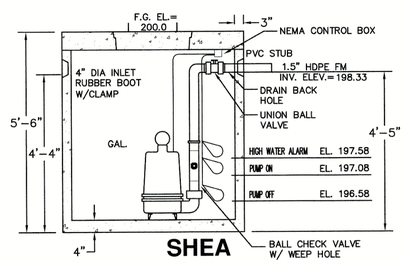

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TEST PIT LOGS

PERFORMED BY: JAMES H. LONG, CSS, GZA GEOENVRONMENTAL, INC.
WITNESSED BY: LAWRENCE MILLER
THE APPLICANT'S AGENT VERIFIED IN AUGUST, 2021 THAT THE TEST PIT DATA REFLECTS CURRENT SITE CONDITIONS IN ACCORDANCE WITH ENV-WQ 1006.06 (d).

TEST PIT #9		EXIST SAND/GRAVEL PIT
0"-6"	10YR 3/3	LOAMY VERY FINE SAND GRANULAR, FRIABLE
6"-18"	10YR 5/4	SAND SINGLE-GRAIN, LOOSE
18"-30"	2.5Y 5/4	SAND SINGLE-GRAIN, LOOSE
30"-60"	2.5Y 4/3	COBBLY, GRAVELLY, COARSE SAND SINGLE-GRAIN, LOOSE

SHWT = 18"
ROOTS to 20"
H_2O AT 48"
NO REFUSAL
◕ TEST PIT, DATE: JUNE 29, 2021
◐ PERC. TEST, DATE: JUNE 29, 2021
4 MIN./INCH

TEST PIT #10		EXIST SAND/GRAVEL PIT
0"-6"	10YR 3/3	LOAMY VERY FINE SAND GRANULAR, FRIABLE
6"-20"	2.5Y 5/4	COBBLY, GRAVELLY SAND SINGLE-GRAIN, LOOSE
20"-36"	2.5Y 6/3	COBBLY, GRAVELLY SAND SINGLE-GRAIN, LOOSE
36"-64"	2.5Y 6/3	COBBLY, GRAVELLY, COARSE SAND SINGLE-GRAIN, LOOSE

SHWT = 20"
ROOTS to 20"
H_2O AT 52"
NO REFUSAL
◕ TEST PIT, DATE: JUNE 29, 2021
◐ PERC. TEST, DATE: JUNE 29, 2021
4 MIN./INCH

STONE & PIPE DESIGN CALCULATIONS

SENIOR HOUSING, 10 2-BEDROOM RESIDENTIAL HOME = 1,250 GPD
1,250 GPD @ 4 MIN./INCH = 1,750 S.F. REQUIRED PER ENV-WQ 1016-1.
1,750 S.F. PROVIDED.
BED DIMENSIONS 35' x 50' .

DESIGN INTENT

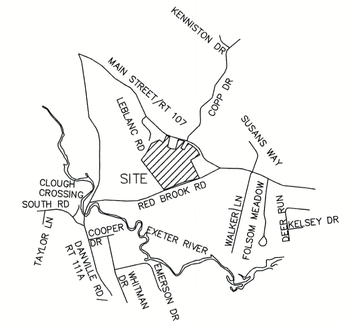
THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM (E.D.S.) SHALL BE CONSTRUCTED AT ELEVATION 198.50 . THIS IS APPROXIMATELY 2.5 FEET ABOVE ORIGINAL GROUND ON THE HIGH CONTOUR (196.00) OF THE DESIGNED E.D.S. (ENV-WQ-1003.13(aa))

GENERAL NOTES

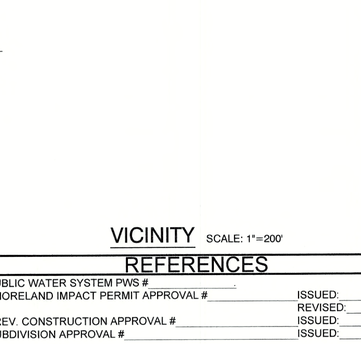
- CONTRACTOR TO VERIFY ALL ELEVATIONS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY DESIGNER OF ANY ABNORMAL CONDITIONS (HARDPAN OR SATURATED SOILS, LEDGE, ETC.) FOUND WHEN EXCAVATING PRIOR TO INSTILLATION OF THE SYSTEM.
- PER ENV-WQ 1016.03, CONTRACTOR IS TO PROTECT THE NATURAL ABSORPTION QUALITIES OF THE SOIL. DO NOT COMPACT OR DRIVE OVER THE AREA WITH EQUIPMENT AND PROTECT OPEN EXCAVATION TO PREVENT THE ENTRANCE OF SILT AND DEBRIS.
- FILL TO BE MEDIUM TO COURSE-TEXTURED SAND (0.5mm-2.0mm).
- REMOVE TOPSOIL BEFORE PLACING FILL.
- 4 INCH THICK LOAM & SEED AROUND PERIMETER OF FILL.
- CONTRACTOR TO INSTALL A VENT WHEN PROVIDING MORE THAN 18" OF COVER.
- CROWN SYSTEM TO SHED RAINWATER; SLOPE SYSTEM AWAY FROM HOUSE.
- SYSTEM WILL BE REPLACED IN SAME LOCATION IN CASE OF FAILURE.
- JOINTS ARE TO BE BELLED PVC OR STANDARD SLIP COLLARS.
- PER ENV-WQ 1010.11, THE FIRST COMPARTMENT IN MULTI-COMPARTMENT SEPTIC TANKS MUST EQUAL AT LEAST 2/3 OF THE REQUIRED VOLUME.
- PER ENV-WQ 1010.10, EXCEPTING LEDGE TANKS, THE LIQUID DEPTH OF THE SEPTIC TANK IS TO BE AT LEAST 40".
- THE OUTLET BAFFLE SHALL BE A VENTED TEE WHICH SHALL EXTEND TO A DISTANCE BELOW THE SURFACE EQUAL TO 40% OF THE LIQUID DEPTH AND SHALL EXTEND ABOVE THE LIQUID LINE TO NOT LESS THAN ONE INCH FROM THE TOP OF THE TANK.
- ALL CONNECTIONS BETWEEN A SEPTIC TANK AND THE PIPES LEADING TO AND EXITING FROM THE SEPTIC TANK SHALL BE SEALED WITH A WATERTIGHT, FLEXIBLE JOINT CONNECTOR THAT: (1) WILL ACCOMMODATE NORMAL MOVEMENT OF THE SEPTIC TANK WITHOUT LEAKING OR BREAKING; AND (2) HAS BEEN CERTIFIED BY ITS MANUFACTURER OR DISTRIBUTOR AS MEETING OR EXCEEDING THE APPLICABLE STANDARD IN ASTM C 1644-06, SECTION 7.
- CONTRACTOR TO PROVIDE RISERS FOR TANKS WITH MORE THAN 12" OF COVER.
- IF GARBAGE GRINDERS ARE DESIRED, SEPTIC TANK SHALL BE 50% LARGER. IF A BASEMENT EJECTOR PUMP IS DESIRED, SEPTIC TANK SHALL BE INCREASED BY 250 GALLONS.
- APPROVAL FOR CONSTRUCTION IS VALID FOR 4 YEARS FROM DATE OF ISSUE, EXCEPT APPROVAL IS ONLY VALID FOR 90 DAYS FOR FAILED SYSTEM REPLACEMENTS.
- TOWN OF FREMONT REQUIRES BED BOTTOM INSPECTION.
- PVC PIPING TO BE SUPPLIED BY: ELIMINATOR SYSTEMS INC. (603) 868-2242) OR EQUAL.
- SEPTIC TANK & D-BOX TO BE SUPPLIED BY: SHEA CONCRETE (800-696-7432) OR EQUAL.
- ROCKINGHAM COUNTY SOIL CONSERVATION SERVICE SOIL TYPE:
- ANY CHANGES TO SEPTIC TANK, BUILDING OR WELL LOCATION/ORIENTATION WILL REQUIRE AN AS-BUILT PLAN TO BE PROVIDED BY THE DESIGNER PRIOR TO NHDES FINAL INSPECTION.
- PER ENV-WQ 1004.10, SYSTEMS OVER 2,500 GPD ARE TO BE INSPECTED BY DESIGNER.
- PER ENV-WQ 1003.13(a)(3) THERE ARE NO KNOWN BURIAL SITES OR CEMETERIES ON THE LOT WITHIN 100' OF ANY COMPONENT OF THE ISDS.
- 50' SETBACK FROM POORLY DRAINED SOILS.
- DISTANCE FROM SEWER PIPE TO SURFACE WATER, OPEN DRAINAGE, VERY POORLY DRAINED SOIL, AN OPEN LOOP GEOTHERMAL WELL, OR A PRIVATE ON-SITE WELL SHALL BE 75 FT. THIS MAY BE REDUCED TO 50 FT IF SDR26 OR EQUIVALENT IS USED IN ACCORDANCE WITH ENV-WQ 1008.04(c)(1).
- DISTANCE FROM SEPTIC TANK TO SURFACE WATER, OPEN DRAINAGE, VERY POORLY DRAINED SOIL, AN OPEN LOOP GEOTHERMAL WELL, OR A PRIVATE ON-SITE WELL SHALL BE 75 FT. THIS MAY BE REDUCED TO 50 FT IF THE SEPTIC TANK IS EITHER MADE FROM PLASTIC OR COATED WITH A SEALANT TO PREVENT INFILTRATION AND EXFILTRATION IN ACCORDANCE WITH ENV-WQ 1008.04(c)(2).

WELL LOCATION

- INSTALLATION SHALL COMPLY WITH 'We 602.05' WELL LOCATION RULES
- IF THE WELL IS LOCATED LESS THAN 50' FROM THE STATE HIGHWAY RIGHT-OF-WAY AND OR LESS THAN 75' FROM THE PROPERTY LINE WITH DESIGN FLOWS FOR STRUCTURES UP TO 5 BEDROOMS. SPECIAL METHODS OF CONSTRUCTION SHALL INCLUDE BUT NOT BE LIMITED TO:
  - INSTALL NO LESS THAN 40' OF CASING INTO COMPETENT BEDROCK WHERE BEDROCK IS LESS THAN 20' FROM GROUND SURFACE
  - GROUTING THE CASING



LOCUS SCALE: 1"=2000'

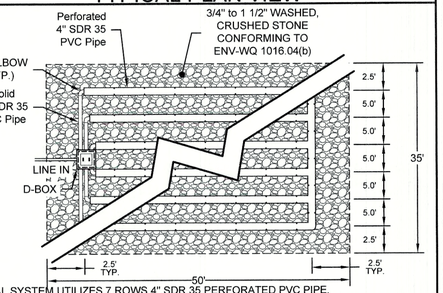


VICINITY SCALE: 1"=200'

REFERENCES

- PUBLIC WATER SYSTEM PWS # .
- SHORELAND IMPACT PERMIT APPROVAL # ISSUED: .
  REVISED: .
- PREV. CONSTRUCTION APPROVAL # ISSUED: .
- SUBDIVISION APPROVAL # ISSUED: .

TYPICAL PLAN VIEW



ACTUAL SYSTEM UTILIZES 7 ROWS 4" SDR 35 PERFORATED PVC PIPE.
SEE PLAN VIEW (SHEET S3) FOR ACTUAL LAYOUT/CONFIGURATION OF SYSTEM.

WETLAND DELINEATION

WETLANDS ON-SITE WERE DELINEATED BY:
JAMES H. LONG, CSS
GZA GEOENVIRONMENTAL, INC.
5 COMMERCE PARK NORTH, SUITE 201
BEDFORD, NH 03110

DATE: WINTER, 2020

OWNER NOTES

- KNOW THE LOCATION OF YOUR SEPTIC TANK AND LEACHING AREA.
- INSPECT YOUR SEPTIC TANK YEARLY. HAVE THE SEPTIC TANK PUMPED AS NEEDED BUT AT LEAST ONCE EVERY THREE YEARS.
- DO NOT FLUSH BULKY ITEMS SUCH AS DIAPERS, SANITARY PADS OR BABY WIPES.
- DO NOT FLUSH TOXIC CHEMICALS SUCH AS PAINT THINNERS, DRANO, PESTICIDES, OR CHLORINE, AS THEY MAY KILL THE NECESSARY BACTERIA IN THE SEPTIC TANK.
- REPAIR LEAKING FIXTURES IN THE BUILDING PROMPTLY.
- BE CONSERVATIVE WITH WATER USE, SPREAD OUT USE OVER TIME, AND USE WATER-REDUCING FIXTURES WHENEVER AND WHEREVER POSSIBLE. TOO MUCH USE IN A SHORT TIME CAN OVERLOAD THE SYSTEM, WHICH MAY LEAD TO FAILURE.
- MOW YOUR LEACHING AREA REGULARLY. PREVENT DEEP-ROOTED TREES AND SHRUBS FROM GROWING ON AND ADJACENT TO YOUR LEACHING AREA.
- NO VEHICULAR TRAVEL, LIVESTOCK TRAVEL, OR SNOW REMOVAL IN AREA OF SYSTEM, UNLESS SPECIFICALLY DESIGNED FOR H20 LOADING.

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

Design: BWG	Draft: DFP	Date: 11/22/21
Checked: BWG	Scale: AS NOTED	Project No.: 20724
Drawing Name: 20724-PLAN.dwg		

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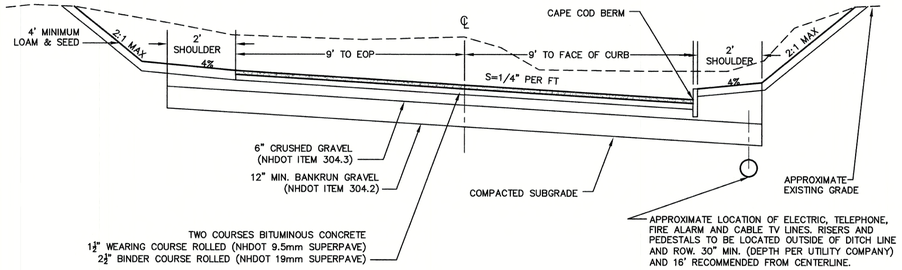
Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: EFFLUENT DISPOSAL DESIGN - LF #2
Project: LIBERTY LANTERN ESTATES
MAIN STREET, FREMONT, NH
Owner of Record: TIMOTHY & GERALDINE PALMER
706 MAIN STREET, FREMONT, NH 03044

DRAWING No.
S4
SHEET 17 OF 20
JBE PROJECT NO. 20724

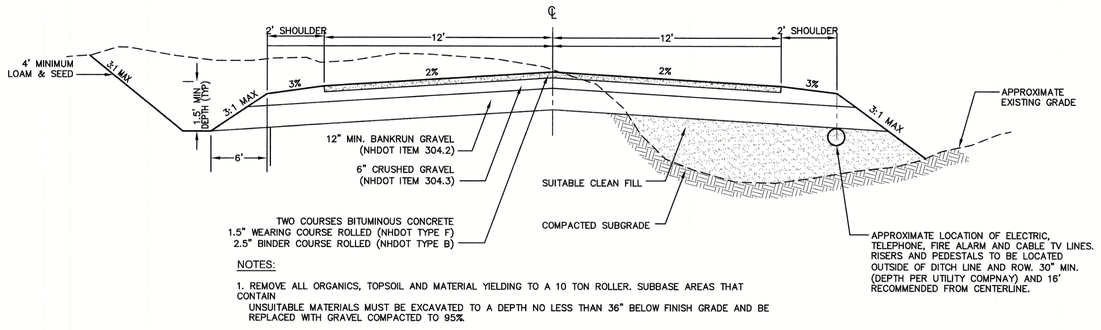


NOTES:

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



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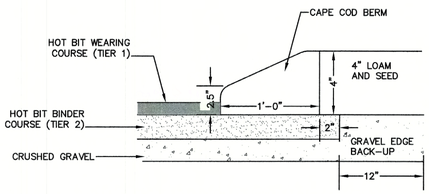
2. ALL MATERIALS TO BE AS SPECIFIED PER TOWN STANDARDS AND NHDOT, WHICHEVER IS MOST STRINGENT. GRADATION AND COMPACTION TEST RESULTS (95% MIN.) SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.
3. TOWN MAY REQUIRE UNDERDRAIN, ADDITIONAL GRAVEL AND/OR ADDITIONAL DRAINAGE IF SOIL CONDITIONS WARRANT.
4. WOVEN 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

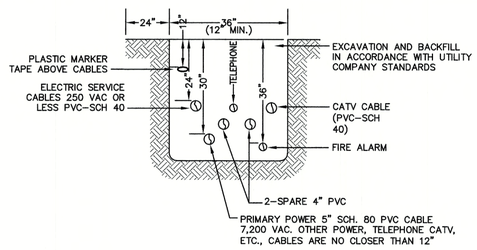
NOT TO SCALE



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

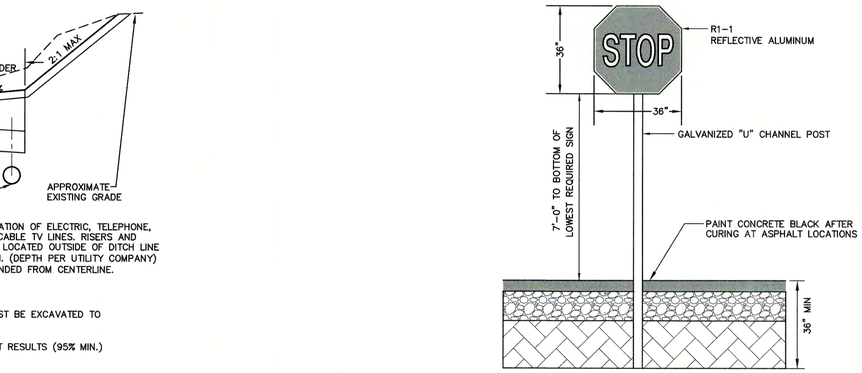
NOT TO SCALE



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

UTILITY TRENCH

NOT TO SCALE

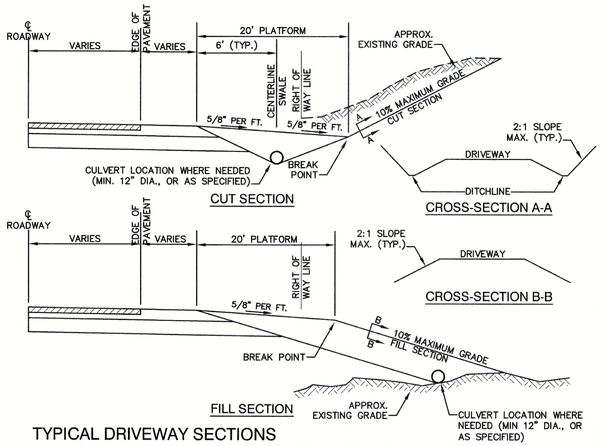


STOP SIGN (R1-1)

NOT TO SCALE

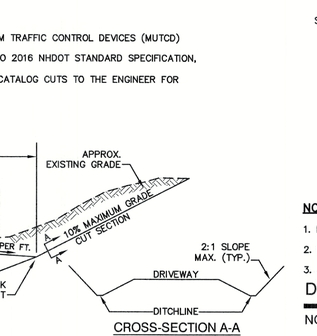
NOTES:

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.

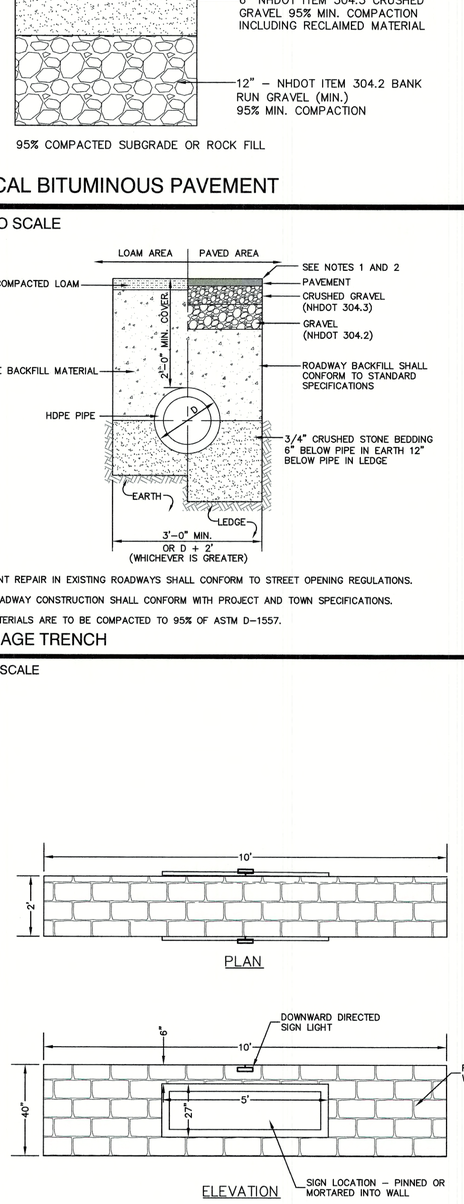


TYPICAL DRIVEWAY SECTIONS

NOT TO SCALE



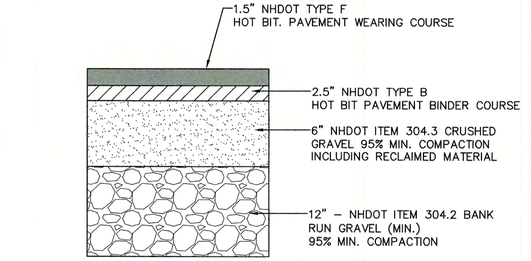
SECTION



ELEVATION

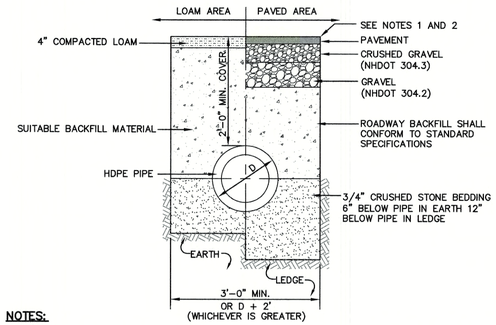
ENTRY WALL WITH SIGN

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

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Design: BWG	Draft: DFP	Date: 11/22/21	
Checked: BWG	Scale: AS NOTED	Project No.: 20724	
Drawing Name: 20724-PLAN.dwg			

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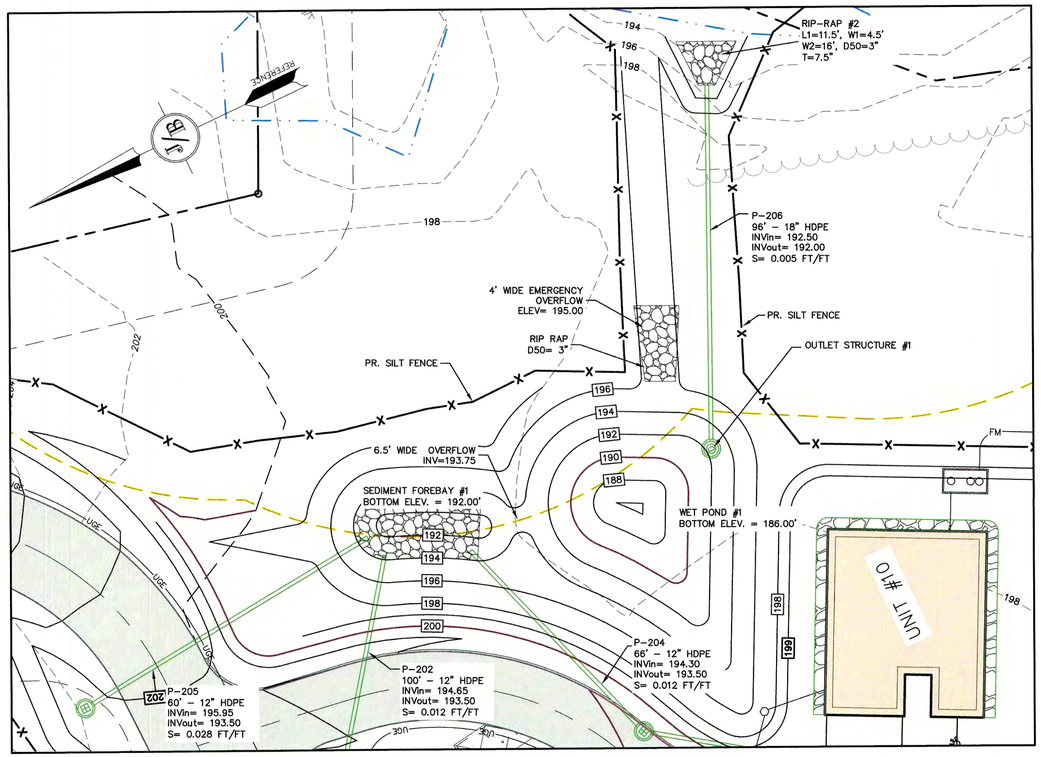
Plan Name:	DETAIL SHEET
Project:	LIBERTY LANTERN ESTATES MAIN STREET, FREMONT, NH
Owner of Record:	TIMOTHY & GERALDINE PALMER 706 MAIN STREET, FREMONT, NH 03044

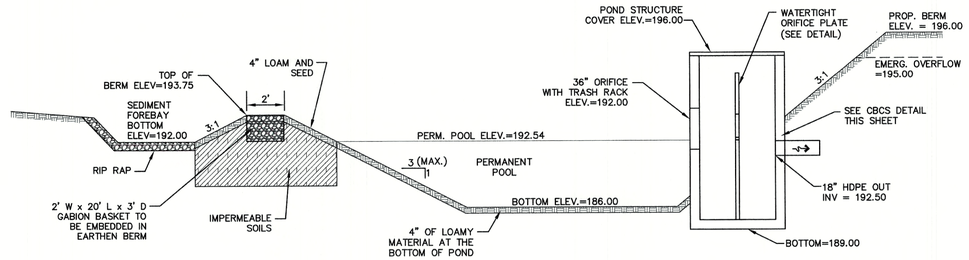
DRAWING No. D1

SHEET 18 OF 20
JBE PROJECT NO. 20724



WET POND #1

SCALE: 1" = 20'



WET POND SECTION

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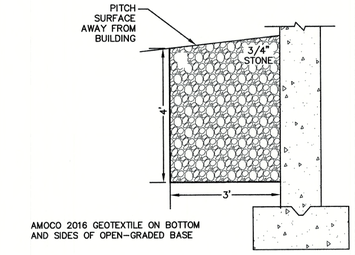
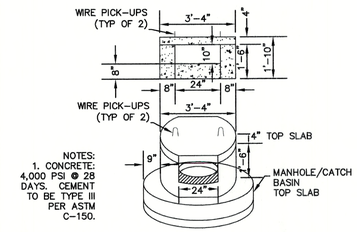


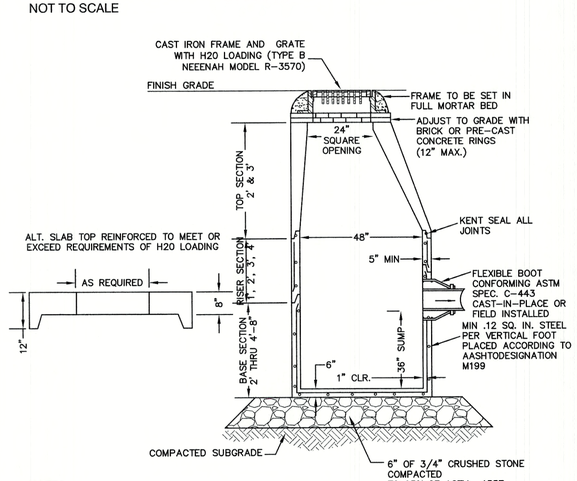
DRIP EDGE INFILTRATION DETAIL

NOT TO SCALE



NHDOT CATCH BASIN TYPE "C" THROAT

NOT TO SCALE

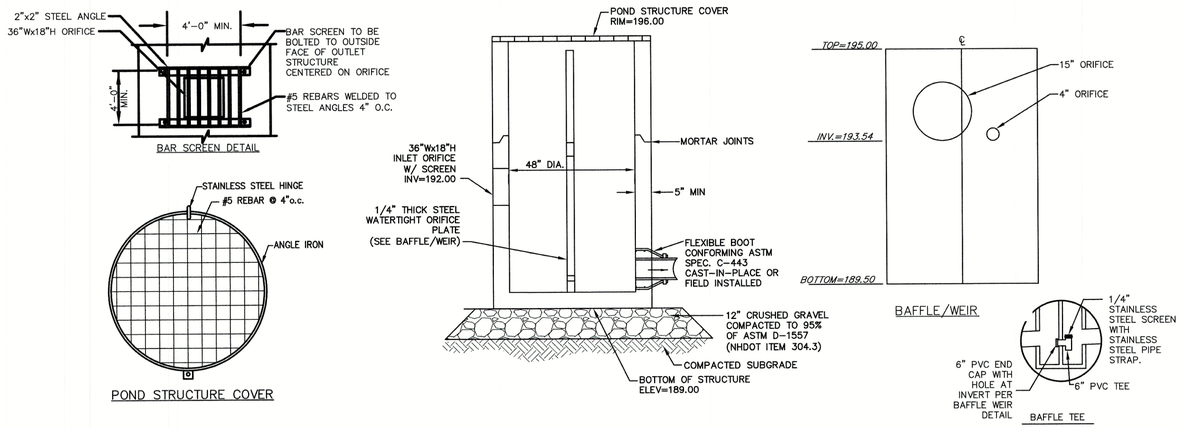


NOTES:

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



OUTLET STRUCTURE #1 (OS #1)

NOT TO SCALE

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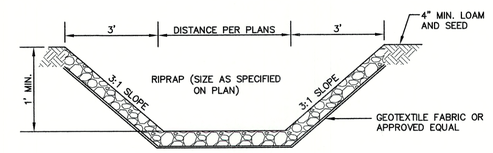
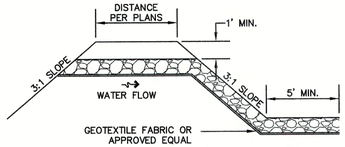


EMERGENCY SPILLWAY SECTION



EMERGENCY SPILLWAY PROFILE

EMERGENCY SPILLWAY

NOT TO SCALE

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Design: BWG	Draft: DFP
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REV.	DATE	REVISION	BY
1	11/22/21	REVISED PER TECHNICAL REVIEW	BWG
0	10/6/21	ISSUED FOR REVIEW	BWG

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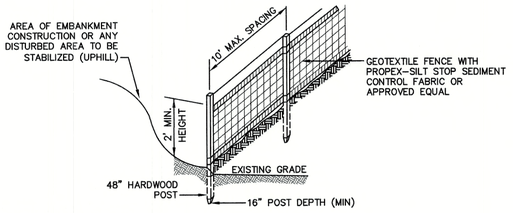
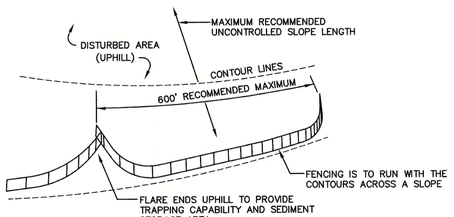
Plan Name:	DETAIL SHEET
Project:	LIBERTY LANTERN ESTATES MAIN STREET, FREMONT, NH
Owner of Record:	TIMOTHY & GERALDINE PALMER 706 MAIN STREET, FREMONT, NH 03044

DRAWING No.
D2
SHEET 19 OF 20
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(P205), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
      POTASH(K20), 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.

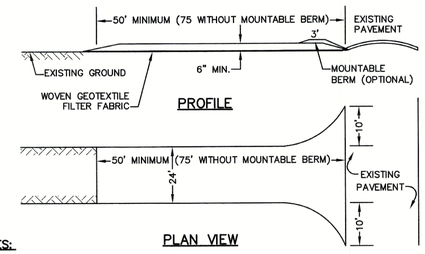
NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

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.

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Date: 11/22/21	Project No.: 20724
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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 20 OF 20
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