

LOCATION MAP  
1"=3000'

**WETLAND NOTES**

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC., IN ACCORDANCE WITH:

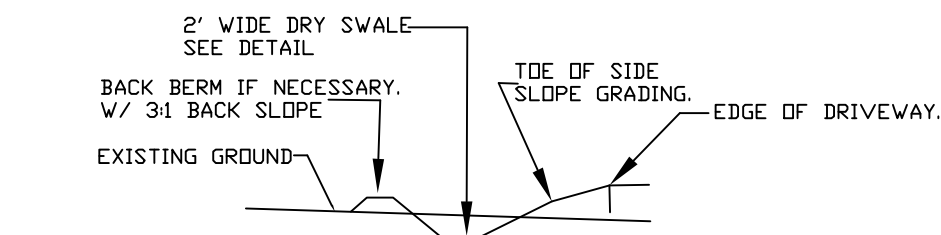
1. US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1, JANUARY 2012, VERSION 2.0
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2009).

**SCS SOILS LEGEND**

- 12B HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES
- 12C HINCKLEY LOAMY SAND, 8 TO 15 PERCENT SLOPES
- 30B UNADILLA VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
- 140B CHATFIELD-HOLLIS-CANTON COMPLEX, 0 TO 8 PERCENT SLOPES, ROCKY
- 313B DEERFIELD LOAMY FINE SAND, 3 TO 8 PERCENT SLOPES
- 547B WALPOLE VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, VERY STONY

**LEGEND**

- UTILITY POLE
- TEST PIT W/ NO.
- FAILED TEST PIT W/ NO.
- STONE WALL
- EXISTING FENCE LINE
- TREE LINE
- EXISTING CONTOUR - 10'
- EXISTING CONTOUR - 2'
- OVERHEAD UTILITIES
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- SEPTIC SETBACK LINE
- AQUIFER OVERLAY ZONE
- WETLAND BOUNDARY
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROP. WELL W/ 75' PROTECTIVE RAD.
- 4000 SF SEPTIC RESERVE AREA



**CROSS SECTION NOTES**

1. ALL FILL TO BRING SWALE BOTTOM TO SUBGRADE SHALL BE INSTALLED IN NO GREATER THAN 24" LIFTS
2. ALL FILL SHALL BE LOOSELY COMPACTED.
3. UNDERDRAIN IS NOT REQUIRED AS PART OF THE PLAN. IF THE CONTRACTOR FINDS EXCESSIVE GROUNDWATER THE DESIGN ENGINEER IS TO BE NOTIFIED.
4. SUBGRADE - CONTRACTOR SHALL REMOVE FILL MATERIAL & PROVIDE GRANULAR BACKFILL UNDER SWALE WASHED STONE LAYER. SCARIFY SUBGRADE PRIOR TO PLACEMENT OF STONE LAYER. ALL STONES GREATER THAN 6" IN DIAMETER SHALL BE REMOVED FROM THE SCARIFIED LAYER. ANY IMPORTED FILL SHALL BE FREE OF ORGANICS AND FROST AND SHALL HAVE NO ROCKS LARGER THAN 6" IN DIAMETER. FILL MATERIAL SHALL BE APPROVED BY THE DESIGN ENGINEER.

**TYPICAL DRY SWALE CROSS-SECTION**

FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with Fines as indicated	20 to 30	200	15 to 25
Moderately Fine shredded bark or wood floor mulch, with fines as indicated	20 to 30	200	< 5

**NOTES**

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE
2. THIS PLAN HAS BEEN PREPARED 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. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
3. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
4. ALL DRAINAGE WORK TO CONFORM TO TOWN STANDARD SPECIFICATIONS FOR CONSTRUCTION.
5. ALL PROPOSED SIGNS SHALL CONFORM TO THE TOWN ZONING REGULATIONS.
6. PROJECT IS BASED ON USGS DATUM NAVD 1988. REFERENCE
7. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
8. DISTURBANCE IS UNDER 100,000 SQ. FT. ALTERATION OF TERRAIN PERMIT RSA 485:A-17 IS NOT REQUIRED.
9. ALL NEW HOUSES TO BE EQUIPPED WITH STONE DRIP EDGES TO COLLECT ROOF RUNOFF (SEE DETAIL).
10. ALL NEW DRIVEWAYS TO HAVE BIORETENTION (DRY) SWALES ON THE LOW SIDE (SEE DETAILS).

**BEALS ASSOCIATES PLLC**  
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885  
PHONE: 603-583-4860, FAX: 603-583-4863

PREPARED FOR:

PAUL LANGDON  
LANGDON CONSTRUCTION, LLC  
131 OLD NOTTINGHAM ROAD  
EPPING, N.H. 03042

**ZONING REQUIREMENTS**

ZONE: RESIDENTIAL/AGRICULTURAL-(RA)  
MIN. LOT SIZE = 2 ACRES  
AQUIFER PROTECTION ZONE = 3 ACRES  
MIN. FRONTAGE = 200'  
MAX. HEIGHT = 34'  
MIN. OPEN SPACE = 60%

BUILDING SETBACKS:  
FRONT 50'  
SIDE & REAR 50'  
POORLY DRAINED SOILS 50'  
VERY POORLY DRAINED SOILS 75'

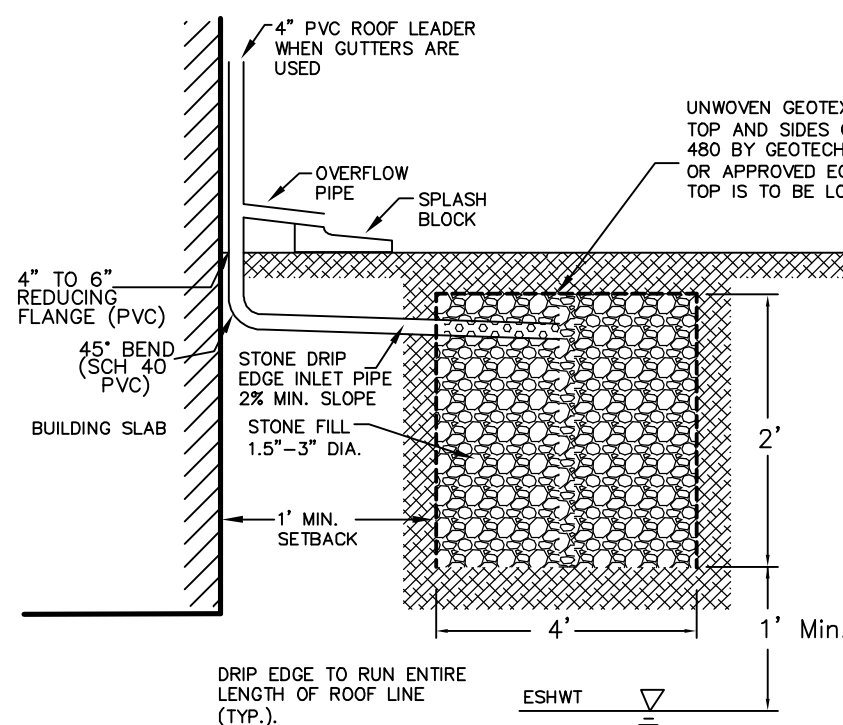
LEACH FIELD SETBACKS  
POORLY DRAINED SOILS 75'  
VERY POORLY DRAINED SOILS 75'

CRUSHED STONE BEDDING *	SIEVE SIZE	% PASSING BY WEIGHT
	# 1	100
	3/4"	90 - 100
	3/8"	20 - 55
	# 4	0 - 10
	# 8	0 - 5

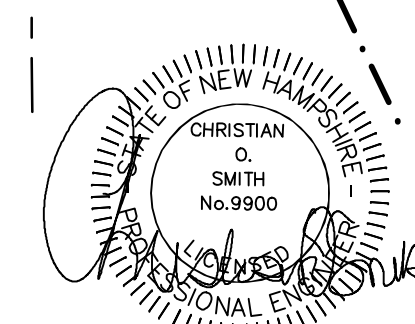
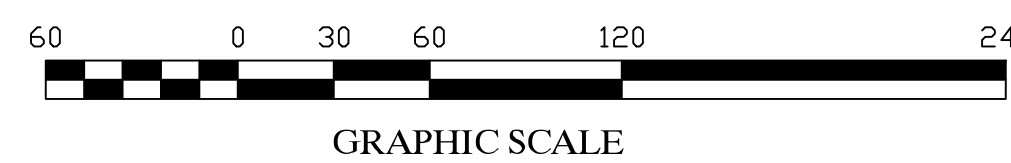
\* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

**DRAINAGE NOTES**

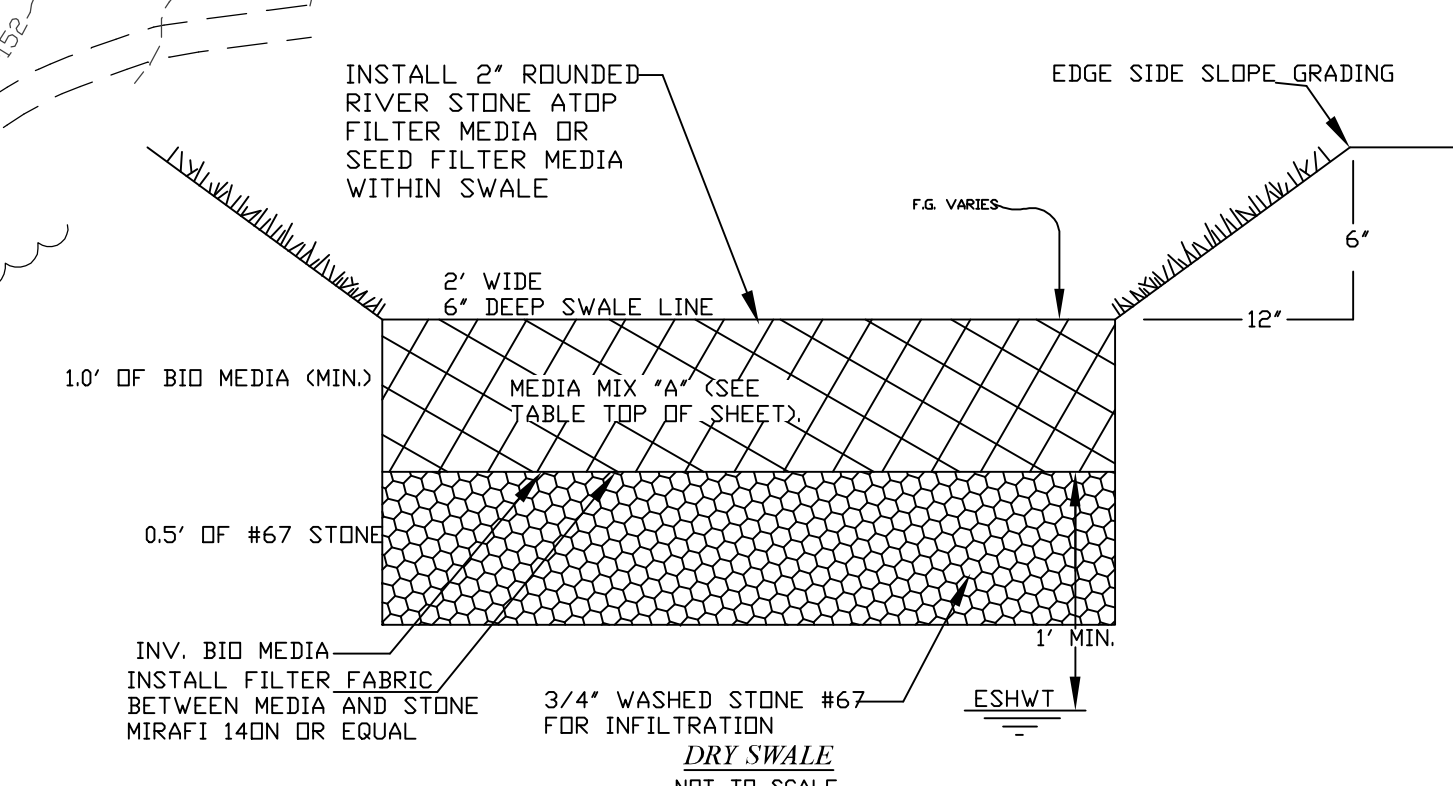
1. PROPOSED DRIVEWAYS TO HAVE 2" BOTTOM-WIDTH BIORETENTION DRY SWALES EITHER SIDE (SEE DETAIL).
2. ALL DRAINAGE STRUCTURES AND SWALES WILL BE BUILT AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
3. ALL SNOW SHALL BE STORED OFF OF PAVEMENT ACCESS WAYS IN THE BIO-SWALES. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN TRAVEL AISLES.



NOT TO SCALE  
STONE DRIP EDGE SECTION



**APPROVAL BLOCK**  
APPROVED TOWN OF NOTTINGHAM PLANNING BOARD  
CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_



ADD TP #18 PER THE PB.	6-8-20
ADD TP #17 & DRIVEWAY LOCATIONS PER THE PB.	6-1-20
REVISED PER PLANNING BOARD & SRPC COMMENTS.	3-30-20
REVISIONS:	DATE:

**SUBDIVISION SITE PLAN**  
FOR:  
RESIDENTIAL DEVELOPMENT  
MILL POND RD/ KELSEY RD  
NOTTINGHAM, NH

DATE:	JAN. 2020	SCALE:	1"=60'
PROJ. NO:	NH-1184	SHEET NO.	3 OF 3