

TABLE OF CONTENTS:

- SHEET 1 ~ NEIGHBORHOOD PLAN
- SHEET 2 ~ EXISTING CONDITIONS PLAN
- SHEET 3 ~ SITE SPECIFIC SOILS MAP OVERVIEW
- SHEET 4 ~ SITE SPECIFIC SOILS MAP SOUTH
- SHEET 5 ~ SITE SPECIFIC SOILS MAP NORTH
- SHEET 6 ~ TEST PIT DATA
- SHEET 7 ~ OVERVIEW SITE PLAN
- SHEET 8 ~ SITE PLAN ADA DRIVE
- SHEET 9 ~ LIGHTING PLAN
- SHEET 10 ~ LANDSCAPING PLAN
- SHEET 11 ~ OVERVIEW GRADING PLAN
- SHEET 12 ~ PLAN & PROFILE ADA DRIVE 0+00 - 3+50
- SHEET 13 ~ PLAN & PROFILE ADA DRIVE 3+50 - END
- SHEET 14 ~ R101-RAIN GARDEN #101 & RAIN GARDEN #102
- SHEET 15 ~ EROSION & SEDIMENT CONTROL PLAN ADA DRIVE
- SHEET 16 ~ CROSS SECTIONS ADA DRIVE 19+25 - 4+25
- SHEET 17 ~ CROSS SECTIONS ADA DRIVE 4+25 - END
- SHEET 18 ~ SIGHT DISTANCE ADA DRIVE WESTBOUND
- SHEET 19 ~ SIGHT DISTANCE ADA DRIVE EASTBOUND
- SHEET 20 ~ NHDOT DETAILS
- SHEET 21 ~ E101-EROSION & SEDIMENT CONTROL DETAILS
- SHEET 22 ~ E102-EROSION & SEDIMENT CONTROL DETAILS
- SHEET 23 ~ C101-CONSTRUCTION DETAILS
- SHEET 24 ~ C102-CONSTRUCTION DETAILS
- SHEET 25 ~ C103-CONSTRUCTION DETAILS
- SHEET 26 ~ L101-LANDSCAPING DETAILS
- SHEET 27 ~ SEWER AND WATER SCHEMATIC

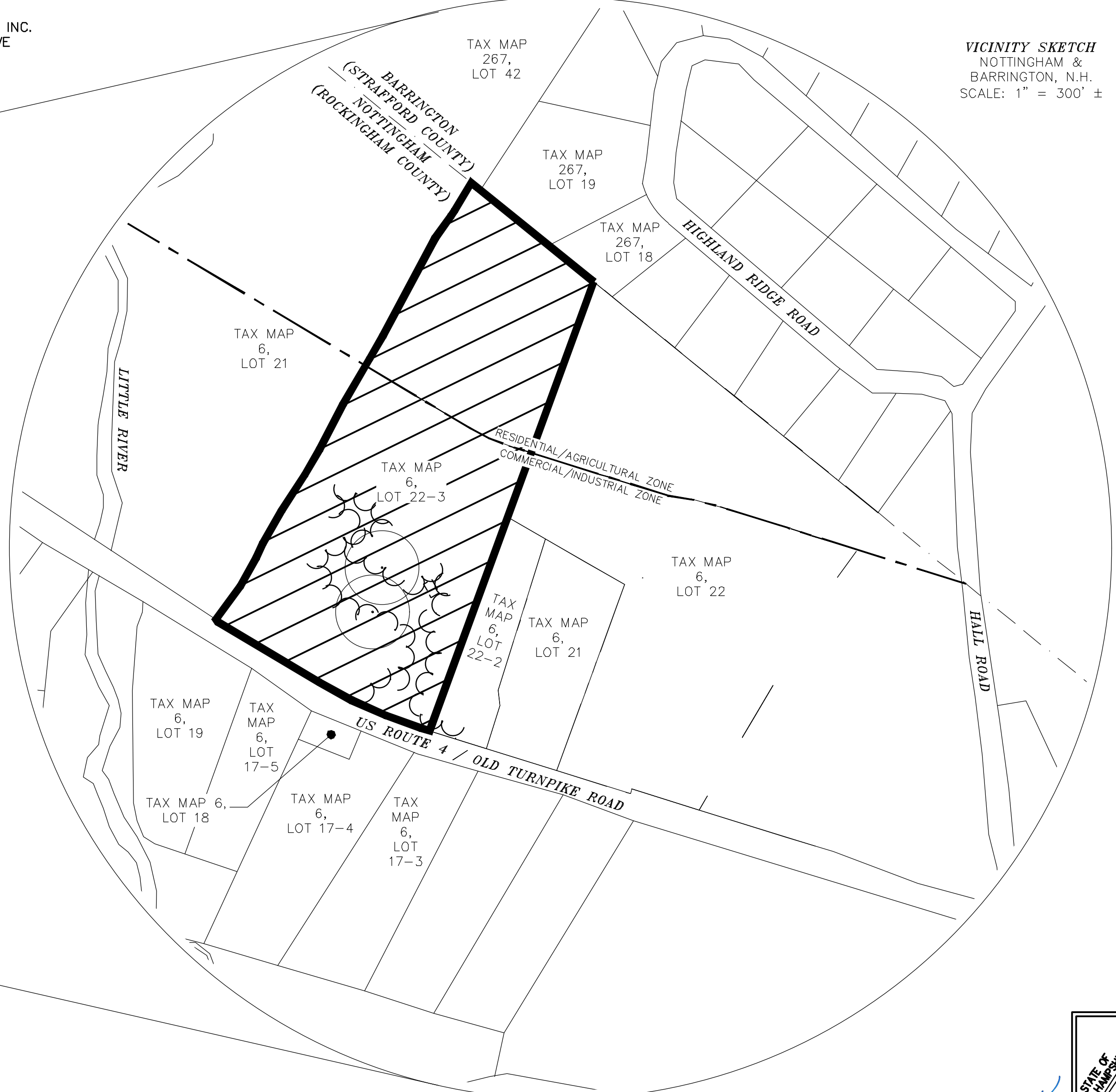
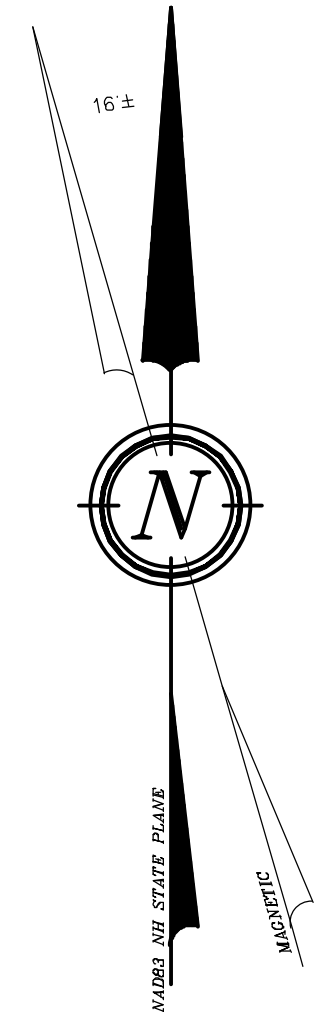
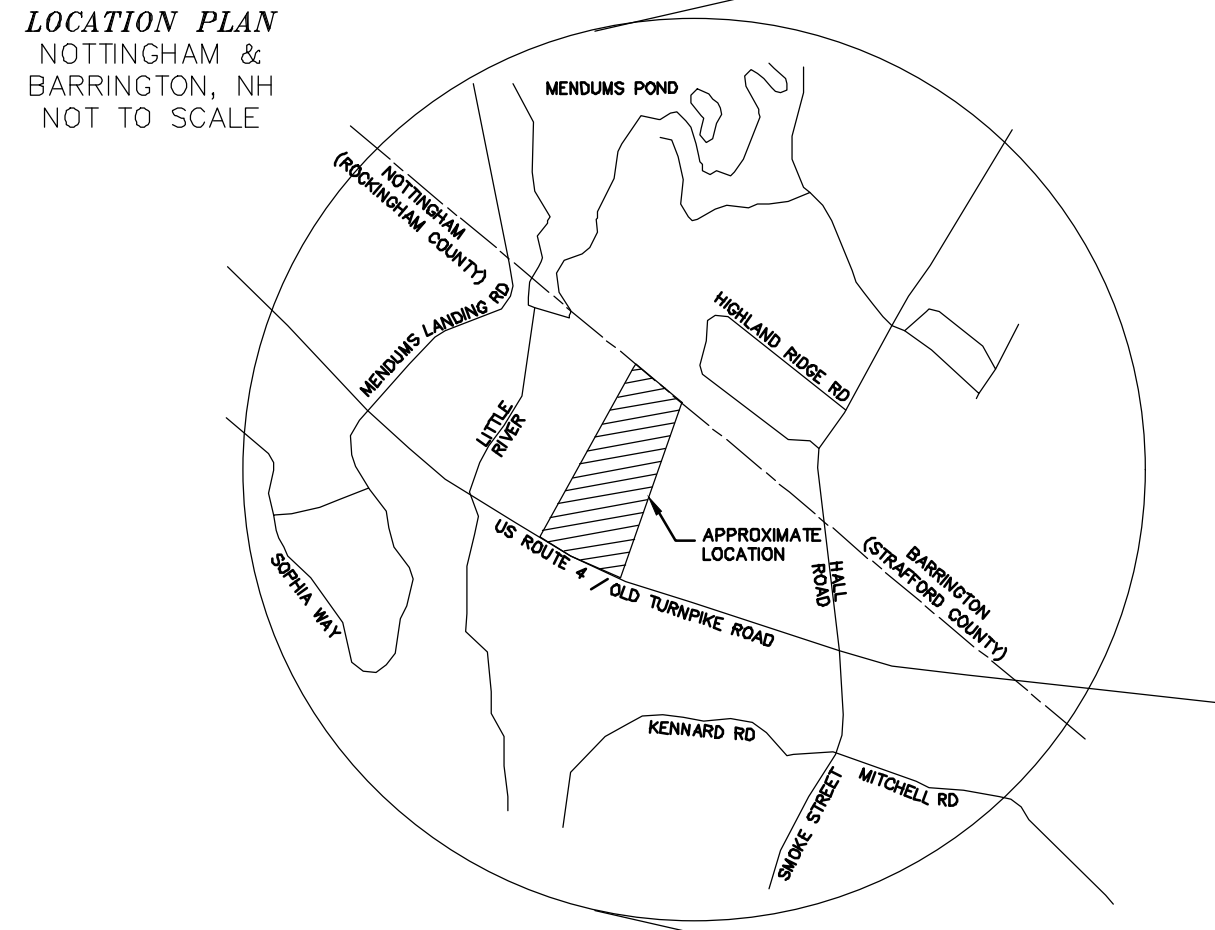
* NEXT TO PLAN INDICATES IT IS TO BE RECORDED.

ALL PLANS ARE TO BE ON FILE AT THE TOWN OF NOTTINGHAM

RESIDENTIAL SITE REVIEW LAND OF DOMUS DEVELOPERS INC. OLD TURNPIKE ROAD NOTTINGHAM, N.H. TAX MAP 6, LOT 22-3

NOTTINGHAM APPROVED PLANNING BOARD	
DATE	

<p>SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS CPSWQ, CPESC, CESSWI BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603) 332-2863</p> <p>ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS CPSWQ, CPESC, CESSWI BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603) 332-2863</p> <p>WETLAND SCIENTIST & SOIL SCIENTIST: STONEY RIDGE ENVIRONMENTAL CYNTHIA M. BALCIUS, CSS, CWS, CPESC 229 PROSPECT MOUNTAIN ROAD ALTON, NH 03809 (603) 776-5825</p>	<p>OWNER: DOMUS DEVELOPERS INC. 11 WHITEHORSE DRIVE RYE, NH 03870</p> <p>APPLICANT: DOMUS DEVELOPERS INC. 11 WHITEHORSE DRIVE RYE, NH 03870</p>	
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VICINITY SKETCH
NOTTINGHAM &
BARRINGTON, N.H.
SCALE: 1" = 300' ±

- REQUIRED PERMITS:**
- 1.) NHDES SUBDIVISION APPROVAL: (PENDING)
 - 2.) NHDES ALTERATION OF TERRAIN PERMIT (PENDING)
 - 3.) EPA NOTICE OF INTENT / SWPPP: (PENDING)
 - 4.) NATURAL HERITAGE BUREAU: (FILE #18-3821)
 - 5.) DIVISION OF HISTORICAL RECOURSES: (PENDING)
 - 6.) CONDITIONAL USE PERMIT: (PENDING)

- GENERAL PLAN SET NOTES:**
- 1.) 11x17" PLANS ARE HALF THE PUBLISHED SCALE.
 - 2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE TOWN OF NOTTINGHAM.

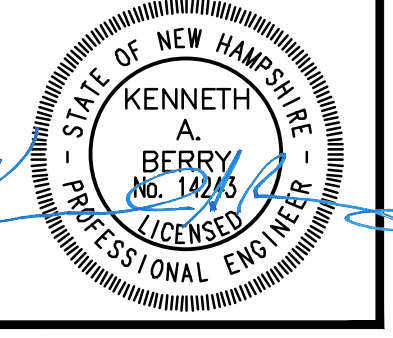
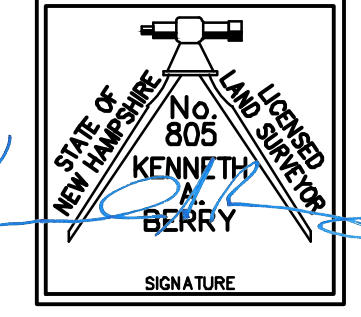
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE TOWN OF NOTTINGHAM LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON - ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

NOTE:
BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECTS DOCUMENTATION. ALL USERS ARE BOUND TO THIS DOCUMENT AS PART OF THE APPROVAL OF THE PLANNING BOARD. COPIES OF THE YEARLY INSPECTIONS ARE TO BE DELIVERED TO THE TOWN OF NOTTINGHAM TOWN HALL.

REVISION	DATE	DESCRIPTION
#1	8-15-19	REVISED PER PEER REVIEWS

RESIDENTIAL SITE REVIEW
LAND OF
DOMUS DEVELOPERS INC.
US ROUTE 4 / OLD TURNPIKE ROAD
NOTTINGHAM, N.H.
TAX MAP 6, LOT 22-3

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS SHOWN
DATE : JUNE 3, 2019
FILE NO. : DB 2018 - 030



ABBREVIATION LEGEND:

BITUM.	BITUMINOUS
E.O.P.	EDGE OF PAVEMENT
E.S.H.W.T	ESTIMATED SEASONAL HIGH WATER TABLE
TYP.	TYPICAL
U.G.E.	UNDER GROUND ELECTRIC / UTILITY
U.D.	UNDER DRAIN
C.O.	CLEAN OUT
INV.	INVERT
ELEV.	ELEVATION
F.E.S.	FLARED END SECTION
HDPE	HIGH DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
RECB	ROLLED EROSION CONTROL BLANKET
F.G.	FINISHED GRADE
E.G.	EXISTING GRADE
E.T.W.	EDGE OF TRAVELED WAY
T.B.R.	TO BE REMOVED
PL	PROPERTY LINE
EL	EASEMENT LINE
R.O.W.	RIGHT OF WAY
CL	CENTER LINE
CF	CUBIC FEET
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.V.C.	POINT OF VERTICAL CURVATURE
P.V.I.	POINT OF VERTICAL INTERSECTION
P.V.T.	POINT OF VERTICAL TANGENCY
EX.	EXISTING
PROP.	PROPOSED
R&R	REMOVE AND REPLACE
STA.	STATION
'/	FOOT / FOOT

EXISTING LEGEND:

	DRILL HOLE ~FND~
	IRON PIPE ~FND~
	IRON BOUND ~FND~
	NH HIGHWAY BOUND ~FND~
	UTILITY POLE
	GUY WIRE
	SIGNAGE
	TEST PIT
	LEDGE PROBE
	TEMPORARY BENCHMARK (T.B.M.)
	BLAZED/PAINTED TREE
	POORLY DRAINED WETLAND LINE
	VERY POORLY DRAINED WETLAND LINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	WETLAND SETBACK 50' TO POORLY DRAINED
	WETLAND SETBACK 75' TO VERY POORLY DRAINED
	ZONING DISTRICT LINE
	STONE WALL
	NRCS SOIL DELINEATION LINE
	SITE SPECIFIC SOIL LINE
	LIMIT OF SOIL SURVEY
	OVERHEAD UTILITIES LINE
	EXISTING DRAIN CULVERT
	CONTOUR MINOR, EXISTING
	CONTOUR MAJOR, EXISTING
	AREA OF 25% OR GREATER SLOPE
	SOIL SERIES
	NRCS SOIL LABEL
	ROCKINGHAM COUNTY REGISTRY OF DEEDS
	STRAFFORD COUNTY REGISTRY OF DEEDS
	TYP. FOUND
	FND

PROPOSED LEGEND:

	GRANITE BOUND ~TBS~
	3/4" REBAR W/ ID CAP ~TBS~
	1/2" EASEMENT IRON BOUND W/ID CAP ~TBS~
	UTILITY POLE
	OUTLET STRUCTURE
	SIGNAGE
	CHECK DAM-MATERIAL AS SPECIFIED
	FLOW ARROW
	WELL
	TEMPORARY BENCH MARK (T.B.M.)
	DETAIL SHEET / DETAIL
	CONTOUR MINOR, PROPOSED
	CONTOUR MAJOR, PROPOSED
	DRAIN CULVERT W/ FLARED END SECTION (F.E.S.)
	SHOULDER
	CENTER LINE
	CLEAR ZONE LINE
	BUILDING SETBACK LINE
	SUBDIVISION BOUNDARY LINE
	75' PROTECTIVE WELL RADIUS (NHDES)
	UNDERGROUND UTILITY
	UNDER DRAIN
	SILT FENCE / EROSION MIX BERM
	FILTREX 8" - 12" SILT SOXX AS SPECIFIED
	ORANGE CONSTRUCTION PERIMETER FENCE
	NRCS SOIL DELINEATION
	SOIL TYPE
	TRANSFORMER / J.BOX
	RIP RAP
	RAIN GARDEN
	BERM
	4,000 Sq. Ft. EFFLUENT LEACHING AREA

SSL () ~ [SIZE]	SINGLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
DSL () ~ [SIZE]	DOUBLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
SSB () ~ [SIZE]	SINGLE SOLID W/ BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
SBL () ~ [SIZE]	SINGLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
DBL () ~ [SIZE]	DOUBLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)

GIS SKETCH
NOTTINGHAM &
BARRINGTON, NH
SCALE: 1" = 500' ±



SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	RED	WHITE	WHITE	SQUARE (1)
R2-1	24"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	GREEN	GREEN	SQUARE (1)
R8-31	12"x18"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	WHITE	RED	RED	SQUARE (2)
W14-2	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	YELLOW	BLACK	BLACK	SQUARE (1)

ABUTTERS WITHIN 200':

N/F WHITEMAN, JASON T.
88 HIGHLAND RIDGE ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 4326, PAGE 463
TAX MAP 267, LOT 17

N/F NEVISH, KEITH & DEBBIE
84 HIGHLAND RIDGE ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 1972, PAGE 190
TAX MAP 267, LOT 18

N/F KEARNEY, FAYE & KEVIN
80 HIGHLAND RIDGE ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 3722, PAGE 524
TAX MAP 267, LOT 19

N/F UNIVERSITY OF NEW HAMPSHIRE
ASST VP FACILITIES
22 COLOVAS ROAD
S.C.R.D. DURHAM, NH 03824
TAX MAP 267, LOT 42

ABUTTERS WITHIN 200' CONT'D:

N/F TUCCOLO, ANDREA & MALAISON, PATRICK
32 OLD TURNPIKE ROAD
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 5832, PAGE 2354
TAX MAP 6, LOT 17-3

N/F HOVANASIAN, KAREN L. & CHARLENE C.
84 HIGHLAND RIDGE ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 1972, PAGE 190
TAX MAP 267, LOT 18

N/F GRAHAM, WILLIAM A.
38 OLD TURNPIKE ROAD
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 3455, PAGE 716
TAX MAP 6, LOT 17-5

N/F STATE OF NEW HAMPSHIRE
FOREST & LAND DIVISION
PO BOX 1856
CONCORD, NH 03302
TAX MAP 6, LOT 18

ABUTTERS WITHIN 200' CONT'D:

N/F PLANTE, BRIAN J.
42 OLD TURNPIKE ROAD
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 5266, PAGE 685
TAX MAP 6, LOT 19

N/F STATE OF NEW HAMPSHIRE
DES WATER RESOURCES DIVISION
PO BOX 95
CONCORD, NH 03302
TAX MAP 6, LOT 21

N/F DOMUS DEVELOPERS INC.
11 WHITEHORSE DRIVE
RYE, NH 03870
R.C.R.D. BOOK 5977, PAGE 2799
TAX MAP 6, LOT 22, 22-1 & 22-2

REVISION	DATE	DESCRIPTION
#1	8-15-19	REVISED PER PEER REVIEWS

NEIGHBORHOOD PLAN
LAND OF
DOMUS DEVELOPERS INC.
US ROUTE 4 / OLD TURNPIKE ROAD
NOTTINGHAM, N.H.
TAX MAP 6, LOT 22-3

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS SHOWN
DATE : JUNE 3, 2019
FILE NO. : DB 2018 - 030

PLAN REFERENCES:

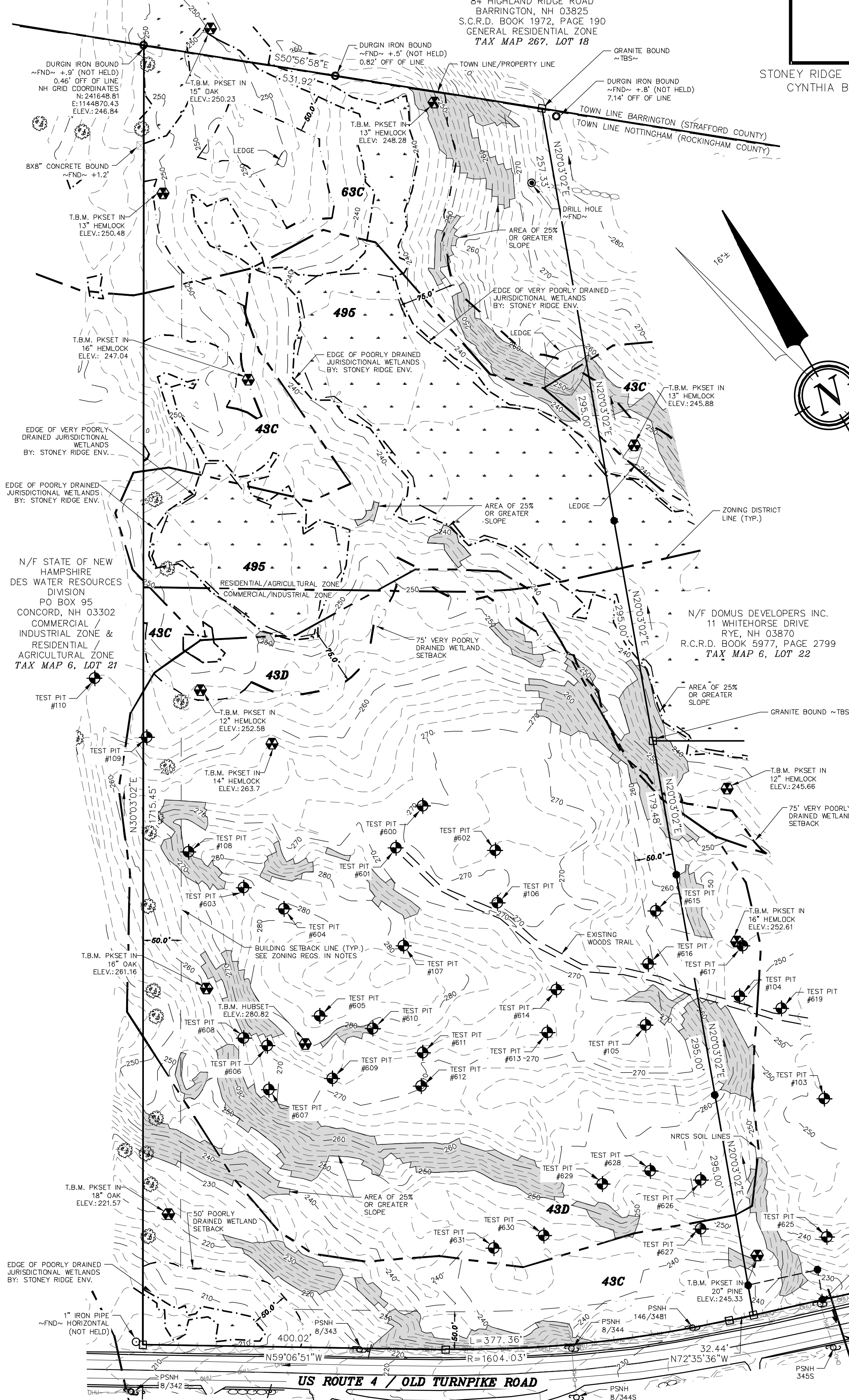
- "SUBDIVISION PLAN, LAND OF DOMUS DEVELOPERS INC. ROUTE 4 / OLD TURNPIKE ROAD NOTTINGHAM, N.H., TAX MAP 6, LOT 22" BY: BERRY SURVEY & ENGINEERING DATED: MARCH 4, 2019 TO BE RECORDED AT THE R.C.R.D. ON FILE AT THIS OFFICE: #DB 2018 - 030
- "WETLANDS RESERVE PROGRAM CONSERVATION EASEMENT WRP CONTRACT #NH16, BARRINGTON TAX MAP 289, LOTS 4 & 7, (STAFFORD COUNTY) NOTTINGHAM TAX MAP 6, LOTS 15.2 & 22 (ROCKINGHAM COUNTY) NH ROUTE 4, MCDANIEL ROAD, HALL ROAD & TWO MILE ROAD, BARRINGTON, NH. OWNERS: WALDRON B. HALEY REVOCABLE TRUST OF 1998 & GRACE M. HALEY REVOCABLE TRUST OF 1998" PAGE 1 & 2 OF 2 BY: ERIC C. MITCHELL & ASSOCIATED, INC. DATED: MARCH 8, 2011 R.C.R.D.: D-39971 S.C.R.D.: PLAN # 102-58
- "BOUNDARY PLAN OF LAND, TAX MAP 6 LOT 15.3, NH ROUTE 4 & MCDANIEL ROAD, NOTTINGHAM, NH" BY: ERIC C. MITCHELL & ASSOCIATED, INC. DATED: JANUARY 5, 2016 R.C.R.D.: PLAN # D-39260
- "PLOT PLAN" SHEET 1 & 2 OF 2 BY: THOMAS J. RAYMOND DATED: FEBRUARY 24, 2000 R.C.R.D.: PLAN # D-39003
- "THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS OF PROPOSED SURFACE TRANSPORTATION PROJECT, STP-F-012-2(36), N.H. PROJECT NO. 11144, ROUTE 4 / SMOKE STREET / HALL ROAD INTERSECTION" SHEETS 1-5 OF 5 BY: THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION DATED: SEPTEMBER 4, 1996 R.C.R.D.: PLAN # D-25081
- "FINAL SUBDIVISION OF LAND 'HIGHLAND RIDGE' FOR HIGHLAND GROUP OF BARRINGTON, BARRINGTON, NEW HAMPSHIRE" BY: DURGIN/SCHOFIELD ASSOCIATES DATED: JUNE 16, 1987 S.C.R.D.: PLAN #31A-40
- "SUBDIVISION OF LAND FOR R. MINESINGER IN NOTTINGHAM, N.H." BY: BRUCE L. POHOPEK DATED: JUNE 11, 1986 R.C.R.D.: PLAN # D-16695
- "AS BUILT PLANS, GENERAL PLANS" SHEETS 17 & 18 OF 45 BY: NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION PLANS NOT DATED
- PLAN OF ROUTE 4, NOTTINGHAM, N.H. BY: NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION DATED: AUGUST 1, 1973 PLAN ON FILE AT THIS OFFICE

N/F UNIVERSITY OF NEW HAMPSHIRE
ASST VP FACILITIES
22 COLOVAS ROAD
DURHAM, NH 03824
GENERAL RESIDENTIAL ZONE
TAX MAP 267, LOT 42

N/F KEARNEY, FAYE & KEVIN
80 HIGHLAND RIDGE ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 3722, PAGE 524
GENERAL RESIDENTIAL ZONE
TAX MAP 267, LOT 19

N/F NEVISH, KEITH & DEBBIE
84 HIGHLAND RIDGE ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 1972, PAGE 190
GENERAL RESIDENTIAL ZONE
TAX MAP 267, LOT 18

STONEY RIDGE ENVIRONMENTAL, LLC.
CYNTHIA BALCIUS, CWS #61



N/F DOMUS DEVELOPERS INC.
11 WHITEHORSE DRIVE
RYE, NH 03870
R.C.R.D. BOOK 5977, PAGE 2799
TAX MAP 6, LOT 22

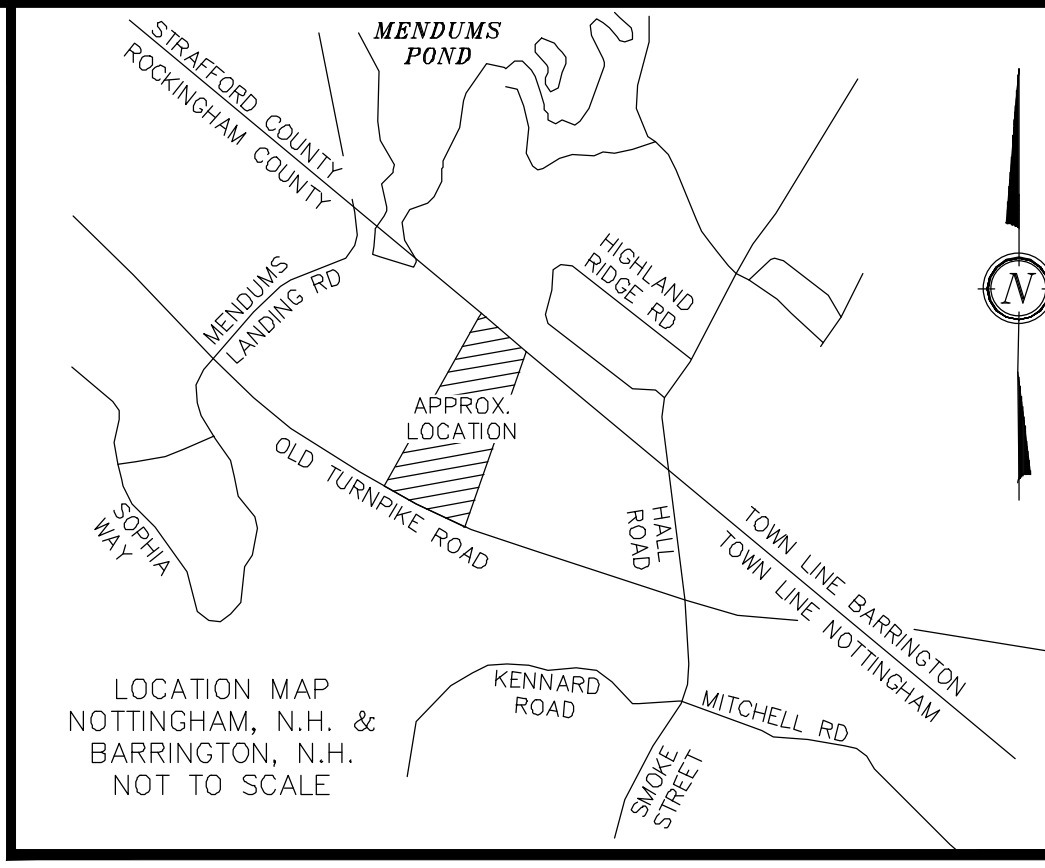
JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN SEPTEMBER OF 2018 UTILIZING THE FOLLOWING STANDARDS:

- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0, 2010. L.M. VASILEAS, G.W. HURFT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. NEWFOC WETLANDS WORKGROUP. WELMINGTON, MA 01887.
- NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL/). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, OLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTOURON.
- WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1978. L. COWARDIN, V. CARTER, F. GOLET, AND E. LARCE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-78/31.

SOILS:

- 43B - CANTON FINE SANDY LOAM, 0 TO 8% SLOPES, VERY STONY
- 43C - CANTON FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY
- 43D - CANTON FINE SANDY LOAM, 15 TO 25% SLOPES, VERY STONY
- 63C - CHARLTON FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY
- 49E - NATCHAUG MUCK PEAT, 0 TO 2% SLOPES
- 547B - WALPOLE VERY FINE SANDY LOAM, 0 TO 3% SLOPES, VERY STONY
- 61B - CHARLTON FINE SANDY LOAM, 3 TO 8% SLOPES, VERY STONY
- 61C - CHARLTON FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY

SEE WEBSOL USDA-NRCS
SEE SITE SPECIFIC SOILS MAP



NOTES:

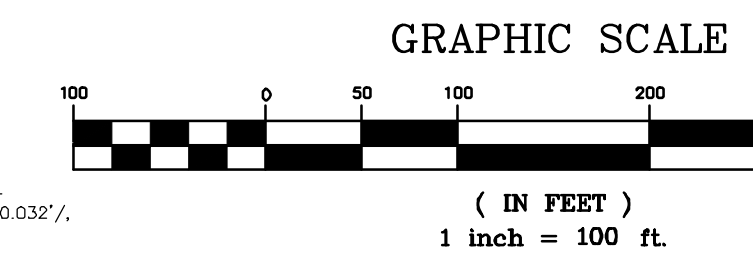
- OWNER: DOMUS DEVELOPERS INC.
11 WHITEHORSE DRIVE
RYE, NH 03870
- APPLICANT: DOMUS DEVELOPERS INC.
11 WHITEHORSE DRIVE
RYE, NH 03870
- TAX MAP 6, LOT 22-3
BUILDABLE UPLAND: 375,000 Sq. Ft. 8.60 Ac.
- R.C.R.D. BOOK 5977, PAGE 2799
- ZONING: COMMERCIAL/INDUSTRIAL DISTRICT & RESIDENTIAL/AGRICULTURAL DISTRICT
FRONTAGE ~ 200.0'
MINIMUM LOT SIZE ~ 87,120 SQ. FT.
FRONT SETBACK ~ 50.0'
REAR SETBACK ~ 50.0'
SIDE SETBACK ~ 50.0'
WETLANDS SETBACK ~ 50.0' POORLY DRAINED
WETLANDS SETBACK ~ 75.0' VERY POORLY DRAINED
MULTI FAMILY
FRONTAGE ~ 300.0'
FRONT SETBACK ~ 100.0'
BOUNDARY BUFFER ~ 100.0'
BUILDING AREA ~ 30,000 SQ.FT. / UNIT
TOTAL AREA ~ 2 AC. / UNIT
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY# - 330137, MAP# - 33015C0115E & MAP# - 33015C0120E, DATED: MAY 17, 2005
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS, HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN AUGUST OF 2018, WITH AN ERROR OF CLOSURE OF 1 PART IN 11,922
- TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE IN SUMMER OF 2018. EXISTING CONTOURS ARE PROVIDED AT 2' INTERVALS.
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 6, LOT 22-3 AS OF THE DATE OF THIS PLAN.
- THIS IS CURRENTLY A VACANT LOT.
- SEE CORRESPONDING SUBDIVISION PLAN FOR FURTHER BOUNDARY DETAILS.

LEGEND:

- GRANITE BOUND ~TBS~
 - 3/4" REBAR W/ ID CAP ~TBS~
 - DRILL HOLE ~FND~
 - IRON PIPE ~FND~
 - IRON BOUND ~FND~
 - NH HIGHWAY BOUND ~FND~
 - UTILITY POLE
 - TEMPORARY BENCH MARK (T.B.M.)
 - TEST PIT
 - LEDGE PROBE
 - BLAZED/PAINTED TREE
 - NRCS SOIL DELINEATION LINE
 - STONE WALL
 - POORLY DRAINED WETLAND LINE
 - VERY POORLY DRAINED WETLAND LINE
 - WETLAND SETBACK 50' TO POORLY DRAINED
 - WETLAND SETBACK 75' TO VERY POORLY DRAINED
 - BUILDING SETBACK LINE
 - ZONING DISTRICT LINE
 - AREA OF 25% OR GREATER SLOPE
- R.C.R.D.
S.C.R.D.
TYP.
FND

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF NOTTINGHAM, N.H. - 1:10,000 - 8-21-19

KENNETH A. BERRY LLS 805 DATE



ROAD NOTE:
US ROUTE 4 / OLD TURNPIKE ROAD:
CLASS 1 PAVED
4 RDS WIDE, NH STATE PAPERS - BOOK 18, PAGE 859
US ROUTE 4 DIMENSIONS AND STATUS SHOWN ON SHEETS 34-37

ABUTTERS ACROSS ROAD:

N/F HOVANASANI, KAREN L. & CHARLENE C.
PO BOX 412
HAMILTON, MA 01936
R.C.R.D. BOOK 2739, PAGE 657
COMMERCIAL/INDUSTRIAL ZONE
TAX MAP 6, LOT 17-1

N/F GRAHAM, WILLIAM A.
38 OLD TURNPIKE ROAD
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 3455, PAGE 716
COMMERCIAL/INDUSTRIAL ZONE
TAX MAP 6, LOT 17-5

ABUTTERS ACROSS ROAD CONT:

N/F STATE OF NEW HAMPSHIRE
FOREST & LAND DIVISION
PO BOX 1856
CONCORD, NH 03302
COMMERCIAL/INDUSTRIAL ZONE
TAX MAP 6, LOT 18

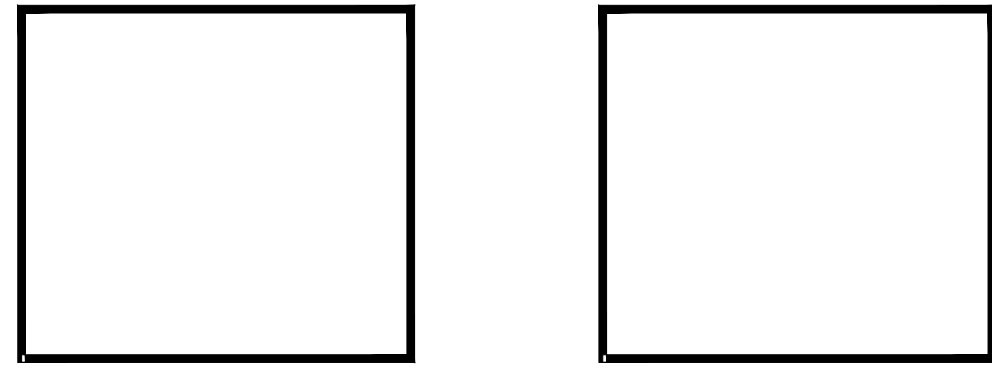
N/F PLANTE, BRIAN J.
42 OLD TURNPIKE ROAD
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 5266, PAGE 685
COMMERCIAL/INDUSTRIAL ZONE
TAX MAP 6, LOT 19

REVISION	DATE	DESCRIPTION
#1	8-15-19	REVISED PER PEER REVIEWS

EXISTING CONDITIONS PLAN
LAND OF
DOMUS DEVELOPERS INC.
US ROUTE 4 / OLD TURNPIKE ROAD
NOTTINGHAM, N.H.
TAX MAP 6, LOT 22-3

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 100 FT.
DATE: JUNE 3, 2019
FILE NO.: DB 2018 - 030

SHEET 2 OF 27



STONE RIDGE ENVIRONMENTAL, LLC. STONEY RIDGE ENVIRONMENTAL, LLC.
 CYNTHIA BALCIUS, CWS #61 CYNTHIA BALCIUS, CSS #84

JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN SEPTEMBER OF 2018 UTILIZING THE FOLLOWING STANDARDS:

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0, 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. NEWPPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41; 1-42.
- 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
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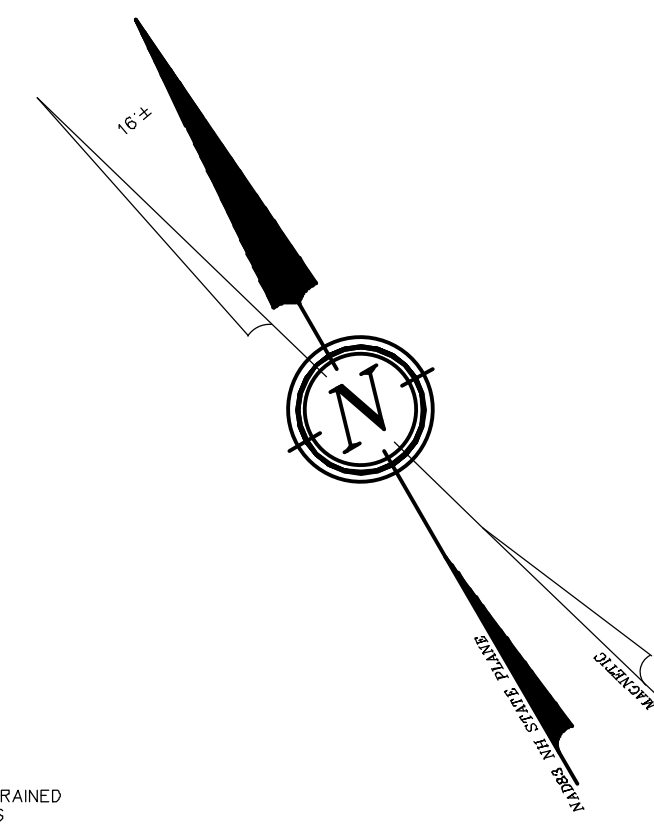
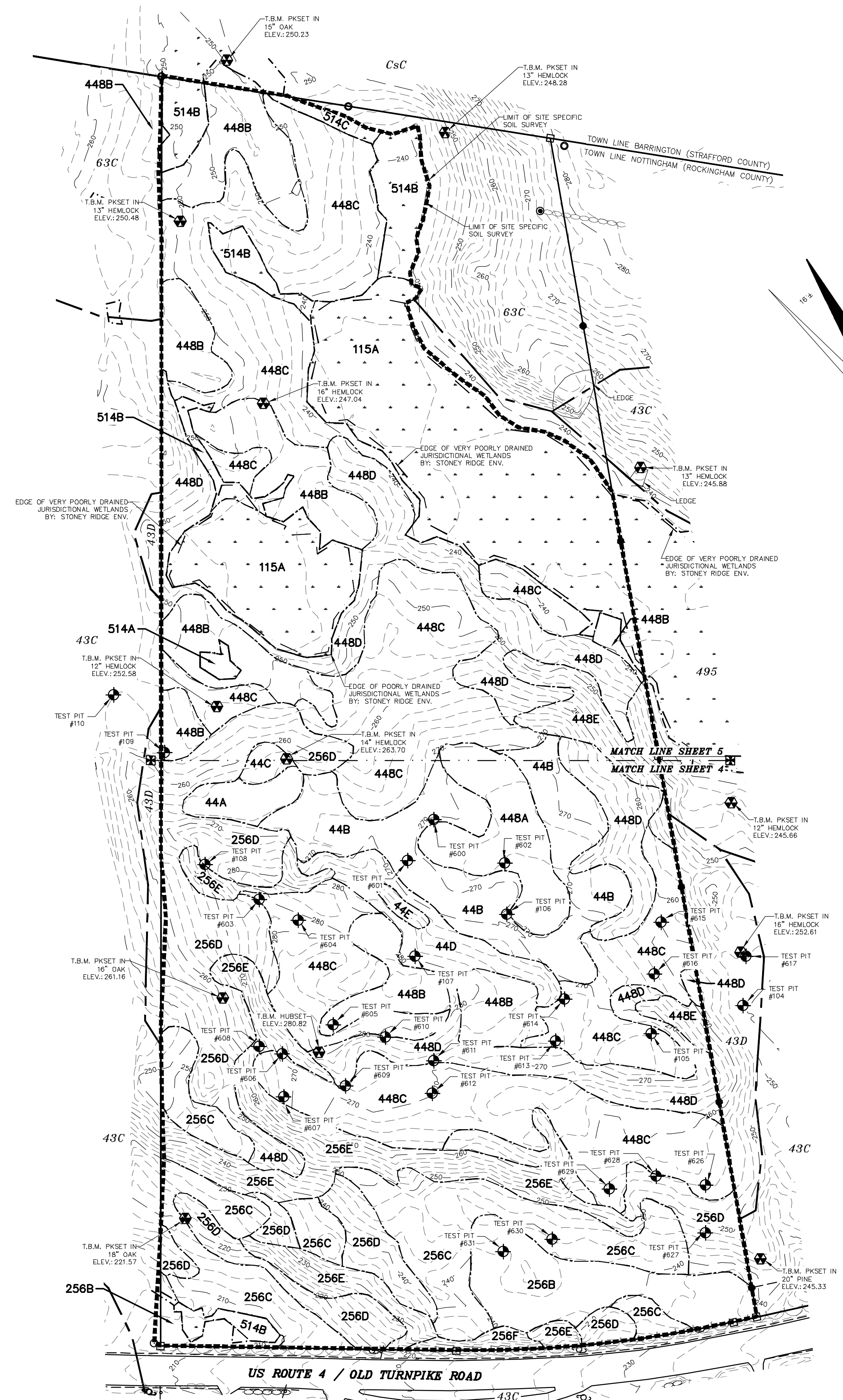
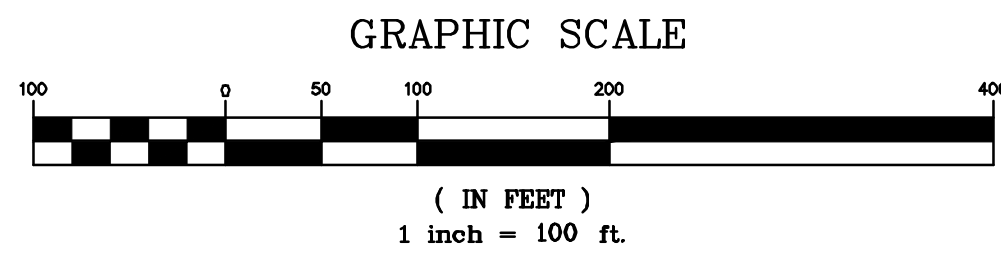
SOILS LEGEND			
SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP	SOIL GROUP
256B	CHATFIELD (WELL DRAINED)-CANTON COMPLEX (70/30)	B/4/2	B/4/2
256D	CHATFIELD (WELL DRAINED)-CANTON COMPLEX (70/30)	B/4/2	B/4/2
256F	CHATFIELD (WELL DRAINED)-CANTON COMPLEX (70/30)	B/4/2	B/4/2
44B	MONTAUK FINE SANDY LOAM	C/3	C/3
44D	MONTAUK FINE SANDY LOAM	C/3	C/3
44B	MONTAUK FINE SANDY LOAM	C/3	C/3
44A	SCITUATE FINE SANDY LOAM	C/3	C/3
44C	SCITUATE FINE SANDY LOAM	C/3	C/3
44E	SCITUATE FINE SANDY LOAM	C/3	C/3
44B	SCITUATE FINE SANDY LOAM	C/3	C/3
44E	SCITUATE FINE SANDY LOAM	C/3	C/3
514B	LEICESTER FINE SANDY LOAM	C/5	C/5
115A	LEICESTER FINE SANDY LOAM	D/6	D/6

SLOPES: 0-3% A 3-8% B 8-15% C 15-25% D 25-50% E 50% + F

OFF-SITE SOIL TYPE :

ROCKINGHAM COUNTY
 43C ~ CANTON FINE SANDY LOAM, 8-15% SLOPES, VERY STONY
 43D ~ CANTON FINE SANDY LOAM, 15 TO 25% SLOPES, VERY STONY
 63C ~ CHARLTON FINE SANDY LOAM, 8-15% SLOPES, VERY STONY
 495 ~ MONTAUK MUCK PEAT, 0 TO 2% SLOPES
STRAFFORD COUNTY
 CsC ~ CHARLTON FINE SANDY LOAM, 8-15% SLOPES, VERY STONY

SEE WEBSOIL USDA/NRCS



NOTES:

- 1.) OWNER: DOMUS DEVELOPERS INC. 11 WHITEHORSE DRIVE RYE, NH 03870
- 1A.) APPLICANT: DOMUS DEVELOPERS INC. 11 WHITEHORSE DRIVE RYE, NH 03870
- 2.) TAX MAP 6, LOT 22-3
- 3.) LOT AREA: 1,111,859 Sq. Ft. 25.52 Ac.
- 4.) R.C.R.D. BOOK 5977, PAGE 2799
- 5.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330137, MAP# - 33015C0115E & MAP# - 33015C0120E, DATED: MAY 17, 2005
- 6.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 7.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN AUGUST OF 2018, WITH AN ERROR OF CLOSURE OF 1 PART IN 11,922.
- 8.) TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE IN SUMMER OF 2018. EXISTING CONTOURS ARE PROVIDED AT 2' INTERVALS.
- 9.) THE INTENT OF THIS PLAN IS TO REPRESENT THE SITE SPECIFIC SOILS ON TAX MAP 6, LOT 22-3 AS OF THE DATE OF THIS PLAN.

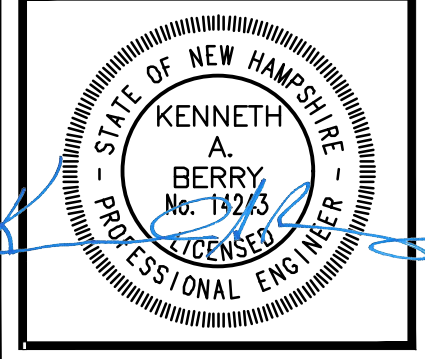
LEGEND:

- DRILL HOLE (FND)
 - IRON PIPE (FND)
 - IRON BOUND (FND)
 - NH HIGHWAY BOUND (FND)
 - UTILITY POLE/GUY WIRE
 - LEDGE PROBE
 - TEST HOLE
 - BENCHMARK
 - STONE WALL
 - WETLAND LINE
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
 - OFF SITE NRCS SOIL LINE
 - SOIL LINE
 - LIMIT OF SOIL SURVEY
 - MATCH LINE/MATCH POINT
- 448A NRCS SOIL LABEL
 43B STRAFFORD COUNTY REGISTRY OF DEEDS
 S.C.R.D. ROCKINGHAM COUNTY REGISTRY OF DEEDS
 R.C.R.D.
 TYP. TYPICAL
 FND FOUND
 TBA TO BE ABANDONED

REVISION	DATE	DESCRIPTION
#1	8-15-19	REVISED PER PEER REVIEWS

SITE SPECIFIC SOILS MAP OVERVIEW
 LAND OF
 DOMUS DEVELOPERS INC.
 US ROUTE 4 / OLD TURNPIKE ROAD
 NOTTINGHAM, N.H.
 TAX MAP 6, LOT 22-3

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : 1 IN. EQUALS 100 FT.
 DATE : JUNE 3, 2019
 FILE NO. : DB 2018 - 030





- LEGEND:**
- DRILL HOLE (FND)
 - IRON PIPE (FND)
 - IRON BOUND (FND)
 - NH HIGHWAY BOUND (FND)
 - UTILITY POLE/GUY WIRE
 - LEDGE PROBE
 - TEST HOLE
 - BENCHMARK
- STONE WALL
WETLAND LINE
EXISTING CONTOUR MINOR
EXISTING CONTOUR MAJOR
OFF SITE NRCS SOIL LINE
SOIL LINE
LIMIT OF SOIL SURVEY
MATCH LINE/MATCH POINT
- 448A**
43B
S.C.R.D.
R.C.R.D.
TYP.
FND
TBA
- SOIL SERIES
NRCS SOIL LABEL
STRAFFORD COUNTY REGISTRY OF DEEDS
ROCKINGHAM COUNTY REGISTRY OF DEEDS
TYPICAL
FOUND
TO BE ABANDONED

- NOTES:**
- 1.) OWNER: DOMUS DEVELOPERS INC.
11 WHITEHORSE DRIVE
RYE, NH 03870
 - 1A.) APPLICANT: DOMUS DEVELOPERS INC.
11 WHITEHORSE DRIVE
RYE, NH 03870
 - 2.) TAX MAP 6, LOT 22-3
 - 3.) LOT AREA: 1,111,859 Sq. Ft. 25.52 Ac.
 - 4.) R.C.R.D. BOOK 5977, PAGE 2799
 - 5.) ZONING: COMMERCIAL/INDUSTRIAL DISTRICT & RESIDENTIAL/AGRICULTURAL DISTRICT
FRONTAGE ~ 200.0'
MINIMUM LOT SIZE ~ 87,120 SQ. FT.
FRONT SETBACK ~ 50.0'
REAR SETBACK ~ 50.0'
SIDE SETBACK ~ 50.0'
WETLANDS SETBACK ~ 50.0'
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SOILS LEGEND

SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
256B	CHATFIELD (WELL DRAINED)-CANTON COMPLEX (70/30)	B/4/2
256C	CHATFIELD (WELL DRAINED)-CANTON COMPLEX (70/30)	B/4/2
256D	CHATFIELD (WELL DRAINED)-CANTON COMPLEX (70/30)	B/4/2
256E	CHATFIELD (WELL DRAINED)-CANTON COMPLEX (70/30)	B/4/2
256F	CHATFIELD (WELL DRAINED)-CANTON COMPLEX (70/30)	B/4/2
44A	MONTAUK FINE SANDY LOAM	C/3
44B	MONTAUK FINE SANDY LOAM	C/3
44C	MONTAUK FINE SANDY LOAM	C/3
44D	MONTAUK FINE SANDY LOAM	C/3
44E	MONTAUK FINE SANDY LOAM	C/3
448A	SCITUATE FINE SANDY LOAM	C/3
448B	SCITUATE FINE SANDY LOAM	C/3
448C	SCITUATE FINE SANDY LOAM	C/3
448D	SCITUATE FINE SANDY LOAM	C/3
448E	SCITUATE FINE SANDY LOAM	C/3
514A	LEICESTER FINE SANDY LOAM	C/5
514B	LEICESTER FINE SANDY LOAM	C/5
514C	LEICESTER FINE SANDY LOAM	C/5
115A	SCARBORO FINE SANDY LOAM	D/6

SLOPES: 0-3% A 3-8% B 8-15% C 15-25% D 25%-50% E 50% + F

STONEY RIDGE ENVIRONMENTAL, LLC.
CYNTHIA BALCIUS, CSS #84

STONEY RIDGE ENVIRONMENTAL, LLC.
CYNTHIA BALCIUS, CWS #61

- JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN SEPTEMBER OF 2018 UTILIZING THE FOLLOWING STANDARDS:
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OFF-SITE SOIL TYPE :

ROCKINGHAM COUNTY
43B ~ CANTON FINE SANDY LOAM, 0-8% SLOPES, VERY STONY
43C ~ CANTON FINE SANDY LOAM, 8-15% SLOPES, VERY STONY
43D ~ CANTON FINE SANDY LOAM, 15 TO 25% SLOPES, VERY STONY
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495 ~ NATCHAUG MUCK PEAT, 0 TO 2% SLOPES

STRAFFORD COUNTY
63C ~ CHARLTON FINE SANDY LOAM, 8-15% SLOPES, VERY STONY

SEE WEBSOIL USDA/NRCS

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

REVISION	DATE	DESCRIPTION
#1	8-15-19	REVISED PER PEER REVIEWS

SITE SPECIFIC SOILS MAP - SOUTHWEST
LAND OF
DOMUS DEVELOPERS INC.
US ROUTE 4 / OLD TURNPIKE ROAD
NOTTINGHAM, N.H.
TAX MAP 6, LOT 22-3

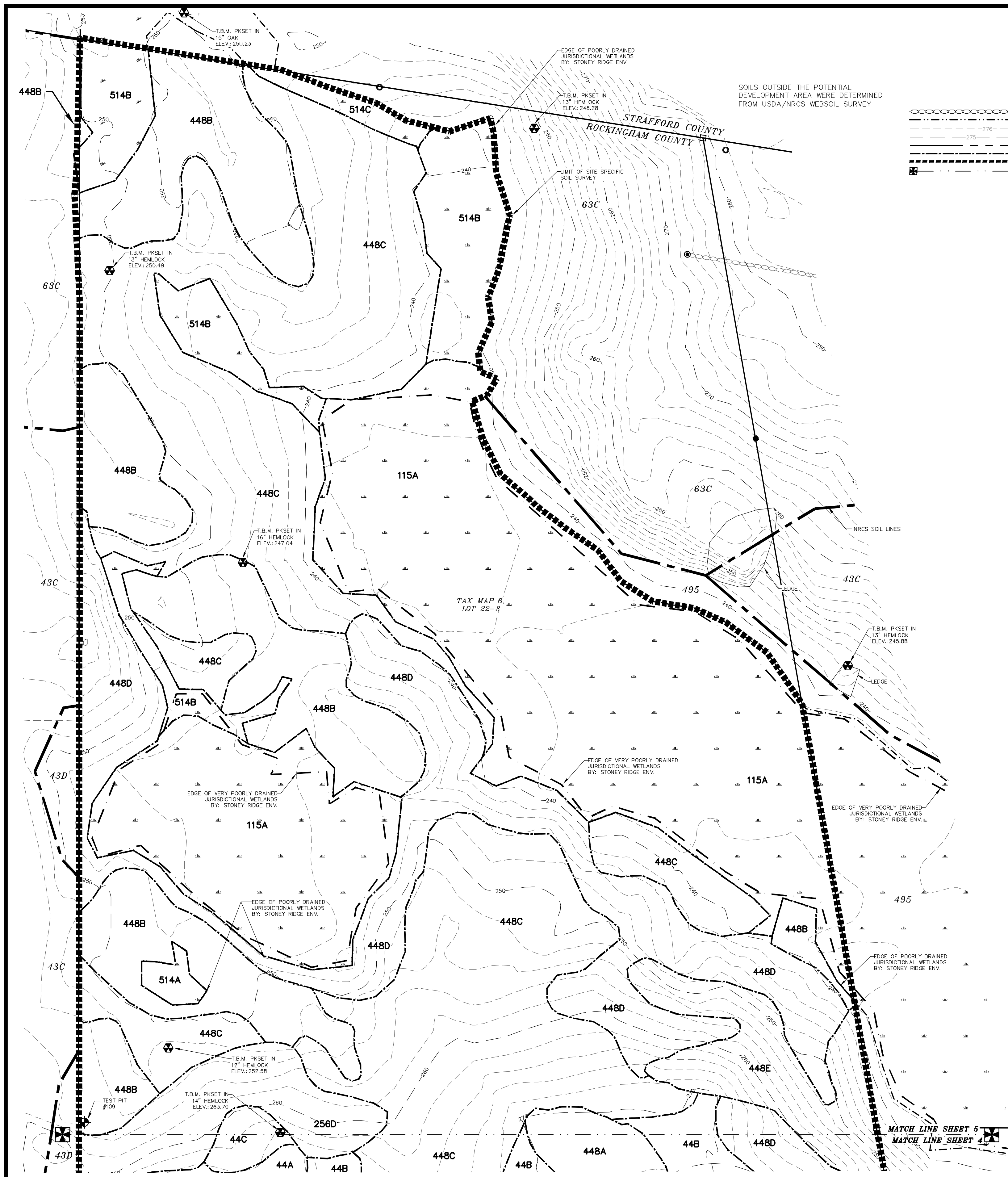
BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 50 FT.
DATE : JUNE 3, 2019
FILE NO. : DB 2018 - 030

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

SHEET 4 OF 27



- LEGEND:**
- ⊙ DRILL HOLE (FND)
 - IRON PIPE (FND)
 - IRON BOUND (FND)
 - NH HIGHWAY BOUND (FND)
 - UTILITY POLE/GUY WIRE
 - LEDGE PROBE
 - TEST HOLE
 - BENCHMARK
- STONE WALL
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43B
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 R.C.R.D.
 TYP.
 FND
 TBA
- SOIL SERIES
 NRCS SOIL LABEL
 STRAFFORD COUNTY REGISTRY OF DEEDS
 ROCKINGHAM COUNTY REGISTRY OF DEEDS
- SOILS OUTSIDE THE POTENTIAL DEVELOPMENT AREA WERE DETERMINED FROM USDA/NRCS WEBSOIL SURVEY

- NOTES:**
- 1.) OWNER: DOMUS DEVELOPERS INC. 11 WHITEHORSE DRIVE RYE, NH 03870
 - 1A.) APPLICANT: DOMUS DEVELOPERS INC. 11 WHITEHORSE DRIVE RYE, NH 03870
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SLOPES: 0-3% A 3-8% B 8-15% C 15-25% D 25%-50% E 50% + F

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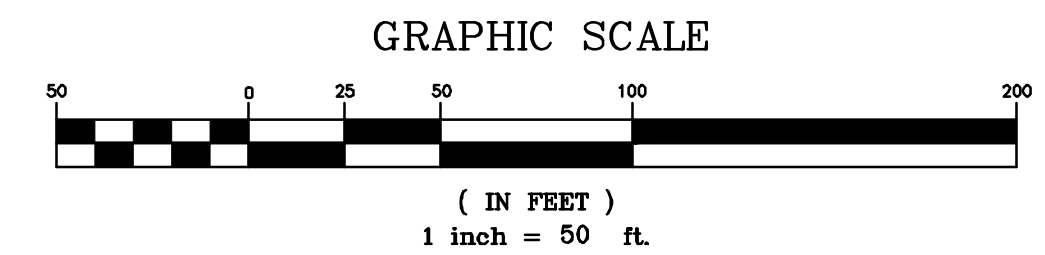
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 495 ~ NATCHAUG MUCK PEAT, 0 TO 2% SLOPES
STRAFFORD COUNTY
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SEE WEBSOIL USDA/NRCS

STONEY RIDGE ENVIRONMENTAL, LLC. STONEY RIDGE ENVIRONMENTAL, LLC.
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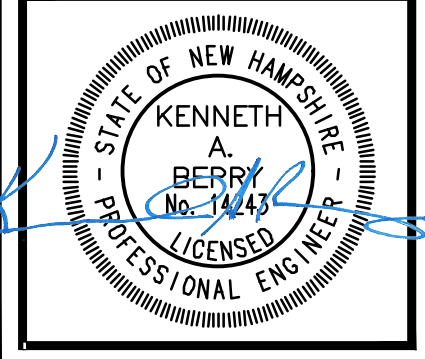
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#1	8-15-19	REVISED PER PEER REVIEWS
	REVISION	DATE

SITE SPECIFIC SOILS MAP - NORTHWEST
 LAND OF
 DOMUS DEVELOPERS INC.
 US ROUTE 4 / OLD TURNPIKE ROAD
 NOTTINGHAM, N.H.
 TAX MAP 6, LOT 22-3

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : 1 IN. EQUALS 50 FT.
 DATE : JUNE 3, 2019
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MULTI FAMILY DENSITY CALCULATION:

MULTI FAMILY ZONING REGULATIONS
... 1 UNIT PER 30,000 Sq. Ft. OF BUIDABLE UPLAND
... BUIDABLE UPLAND IN LOT 22-3 375,000 Sq. Ft. = 12.5 UNITS
... 1 UNIT PER 2 ACRES OF LAND AREA.
... LOT SIZE FOR LOT 22-2 25.52 Ac. = 12.76 UNITS

PARKING CALCULATIONS:

NOTTINGHAM PARKING REGULATIONS
... 2 SPACES PER UNIT
... 12 UNITS X 2 SPACED/UNIT = 24 SPACES
... EACH UNIT HAS A DRIVE UNDER TWO GAR GARAGE AND 18' ISLE IN FRONT OF GARAGE FOR ADDITIONAL GUEST PARKING

TOTAL REQUIRED: 24
TOTAL PROPOSED: 57

NOTES CONTINUED:
31. EXISTING BUILDING IMPERVIOUS AREA: 0 Sq. Ft. (0%)
EXISTING PAVED IMPERVIOUS AREA: 0 Sq. Ft. (0%)
TOTAL EXISTING IMPERVIOUS COVER: 0 Sq. Ft. (0%)
PROPOSED BUILDING IMPERVIOUS AREA: 10,750 Sq. Ft. (0.97%)
PROPOSED NEW PAVED IMPERVIOUS AREA: 24,189 Sq. Ft. (2.19%)
TOTAL PROPOSED IMPERVIOUS COVER: 24,663 Sq. Ft. (3.14%)

NOTES:
1. OWNER: DOMUS DEVELOPERS INC.
11 WHITEHORSE DRIVE
RYE, NH 03870
2. APPLICANT: DOMUS DEVELOPERS INC.
11 WHITEHORSE DRIVE
RYE, NH 03870
3. TAX MAP 6, LOT 22-3
4. LOT AREA: 1,111,859 Sq. Ft., 25.52 ACRES
5. R.C.R.D. BOOK 5977, PAGE 2799
6. ZONING: COMMERCIAL/INDUSTRIAL & RESIDENTIAL/AGRICULTURAL
SINGLE FAMILY DWELLING:
SETBACKS:
FRONT ~ 50.0'
SIDE ~ 50.0'
REAR ~ 50.0'
WETLANDS SETBACK ~ 50.0' POORLY DRAINED
WETLANDS SETBACK ~ 75.0' VERY POORLY DRAINED
MIN. LOT SIZE ~ 87,120 Sq. Ft.
MIN. LOT FRONTAGE ~ 200.0'
MAX. BLDG. HEIGHT ~ 34'

MULTI-FAMILY DWELLING:
SETBACKS:
FRONT ~ 100.0'
SIDE ~ 100.0'
REAR ~ 100.0'
WETLANDS SETBACK ~ 50.0' POORLY DRAINED
WETLANDS SETBACK ~ 75.0' VERY POORLY DRAINED
MIN. LOT SIZE ~ 87,120 Sq. Ft.
MIN. LOT FRONTAGE ~ 300.0'
MAX. BLDG. HEIGHT ~ 34'

7. THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE OVERVIEW SITE DESIGN FOR THE PROPOSED MULTI FAMILY DEVELOPMENT ON ADA DRIVE. THESE ARE DRIVE UNDER TOWNHOUSE STYLE UNITS ON A PRIVATE ROAD.

8. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330157, MAP# - 33015C0115E & MAP# - 33015C0120E, DATED: MAY 17, 2005.
9. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN AUGUST 2018 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 11,922 UNDER NO SNOW CONDITIONS.

10. AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE TOWN OF NOTTINGHAM PLANNING OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.

11. TOPOGRAPHIC SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN SUMMER OF 2018 UNDER NO SNOW CONDITIONS AND IS SHOWN AT 2 FOOT INTERVALS
12. UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.

13. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
14. THE PROPOSED MULTI FAMILY UNITS WILL BE SERVED BY ON SITE SEPTIC AND WELLS AND BE SPRINKLED.
15. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE TOWN AND STATE CODES.

16. ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
17. THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.

18. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
19. A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. COORDINATE WITH TOWN OF NOTTINGHAM, PLANNING OFFICE.
20. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR, AND THE TOWN ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

21. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
22. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
EPA NOTICE OF INTENT (NOI): PENDING
NATURAL HERITAGE BUREAU (NH): (FILE #18-3821)
DIVISION OF HISTORICAL RESOURCES: PENDING
NHDES SUBDIVISION PERMIT: PENDING
NHDES ALTERATION OF TERRAIN PERMIT: PENDING

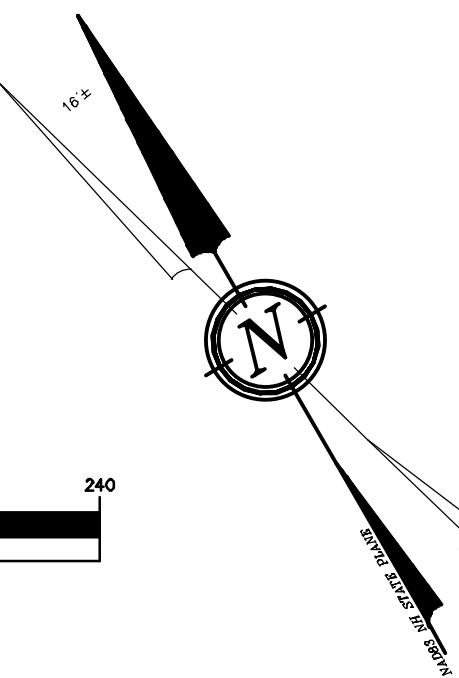
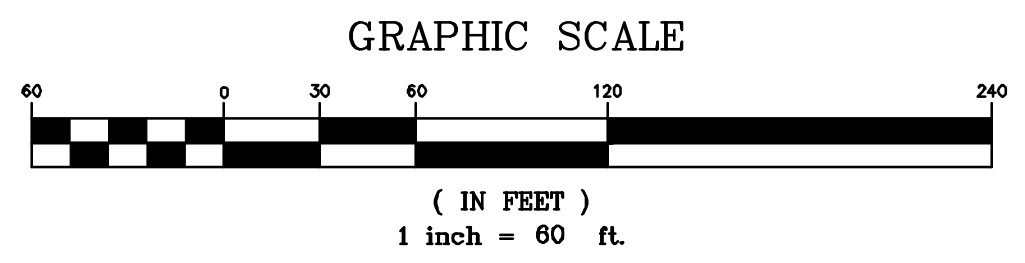
23. CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
24. ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE TOWN OF NOTTINGHAM POLICIES AND PRACTICES, AND TOWN OF NOTTINGHAM SUBDIVISION REGULATIONS.

25. WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

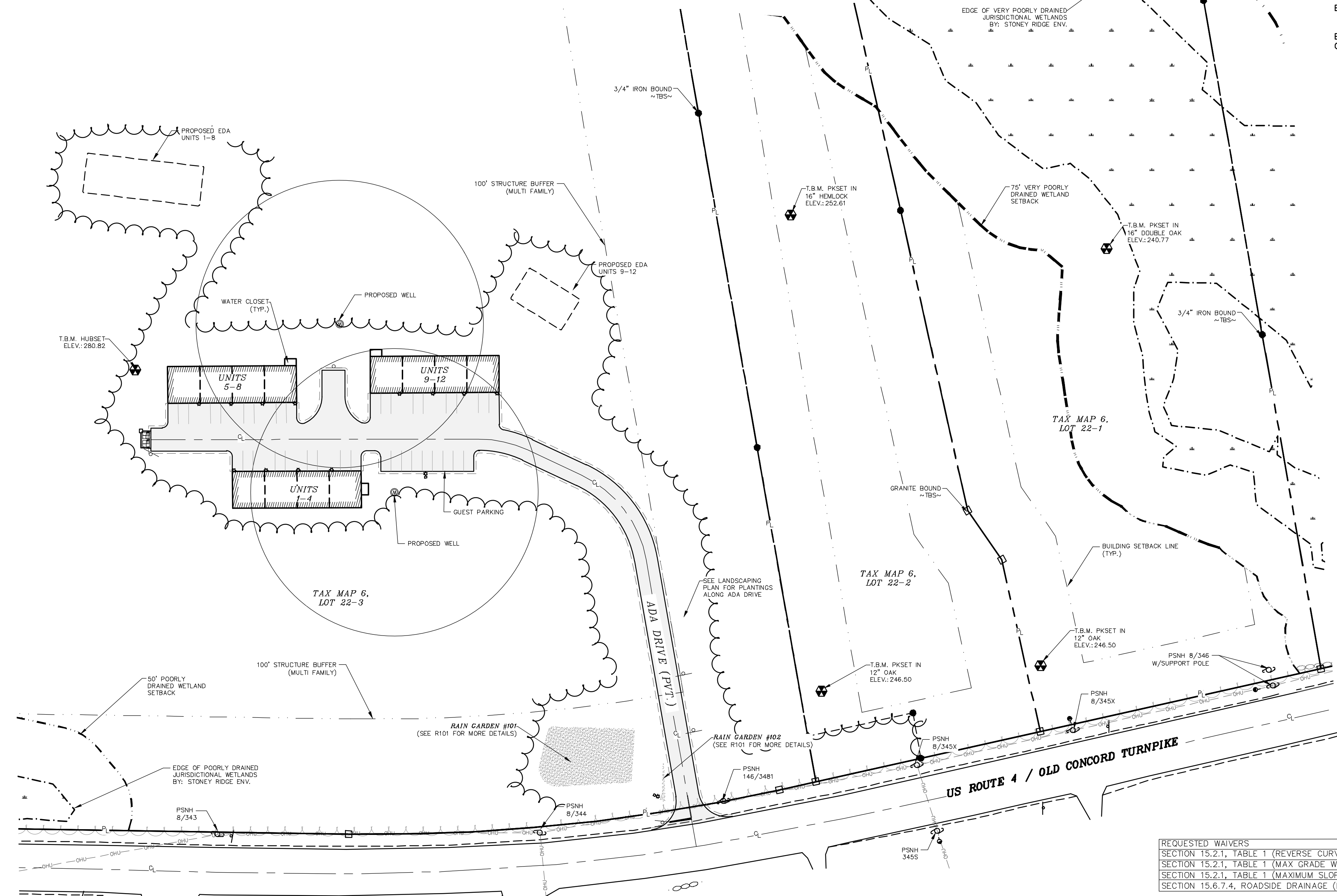
26. CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525, AS APPLICABLE.
27. CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH ATLANTIC BROADBAND.

28. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
29. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.

30. THIS PROJECT PROPOSES 102,000 Sq. Ft. OF DISTURBANCE.



- LEGEND:
● IRON BOUND (TBS)
□ GRANITE BOUND (TBS)
○ UTILITY POLE/GUY WIRE
○ STONE WALL
○ WETLAND LINE
○ 50' WETLAND BUFFER
○ BUILDING SETBACK LINE
○ OVERHEAD UTILITIES LINE
○ PROJECT LIMITS
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
TYP. TYPICAL
FOUND FOUND
PL PROPERTY LINE
R.O.W. RIGHT OF WAY
TBS TO BE SET
TBR TO BE REMOVED
PROP. PROPOSED
EX. EXISTING
E.O.P. EDGE OF PAVEMENT
DSYL DOUBLE SOLID YELLOW LINE
SSWL SINGLE SOLID WHITE LINE
B.C.C. BITUMINOUS CONCRETE CURB
C.C.C. CAST IN PLACE CONCRETE CURB



REQUESTED WAIVERS
SECTION 15.2.1, TABLE 1 (REVERSE CURVE MIM TANGENT): PENDING
SECTION 15.2.1, TABLE 1 (MAX GRADE WITHIN 50' OF AN INTERSECTION): PENDING
SECTION 15.2.1, TABLE 1 (MAXIMUM SLOPE): PENDING
SECTION 15.6.7.4, ROADSIDE DRAINAGE (DITCHES SHALL BE LESS THAN 8%): PENDING

Table with 2 columns: REVISION, DATE, and DESCRIPTION. Entry #1 dated 8-15-19 with description REVISED PER PEER REVIEWS.

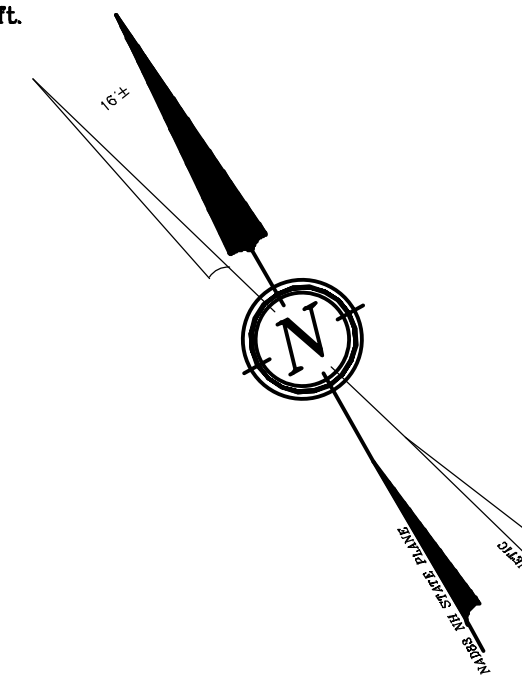
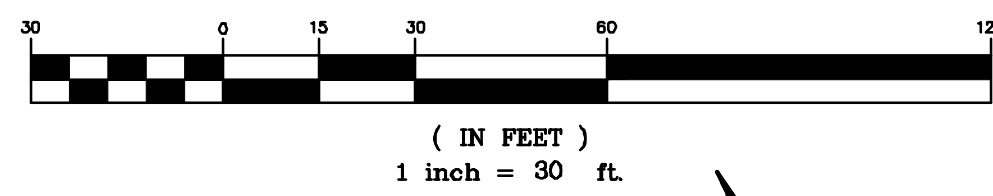
OVERVIEW SITE PLAN
LAND OF
DOMUS DEVELOPERS INC.
US ROUTE 4 / OLD TURNPIKE ROAD
NOTTINGHAM, N.H.
TAX MAP 6, LOT 22-3

BERRY SURVEYING & ENGINEERING logo and contact information: 335 SECOND CROWN POINT ROAD, BARRINGTON, NH 03825. Includes professional seal for KENNETH A. BERRY, LICENSED PROFESSIONAL ENGINEER, NO. 14243.

NOTES:

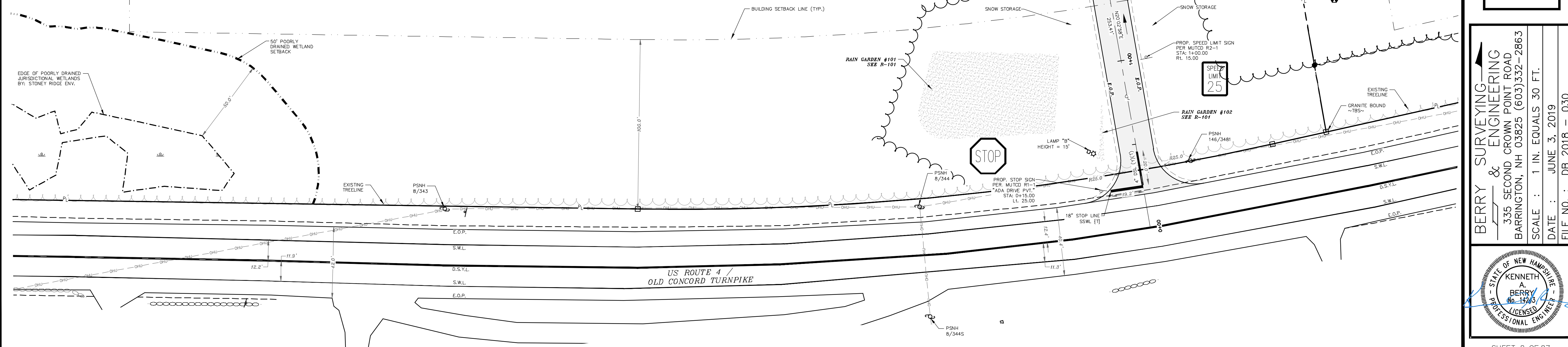
- OWNER: DOMUS DEVELOPERS INC.
11 WHITEHORSE DRIVE
RYE, NH 03870
- APPLICANT: DOMUS DEVELOPERS INC.
11 WHITEHORSE DRIVE
RYE, NH 03870
- TAX MAP 6, LOT 22-3
- LOT AREA: 1,111,859 Sq. Ft., 25.52 ACRES
- R.C.R.D. BOOK 5977, PAGE 2799
- ZONING: COMMERCIAL/INDUSTRIAL & RESIDENTIAL/AGRICULTURAL
SINGLE FAMILY DWELLING:
SETBACKS:
FRONT ~ 50.0'
SIDE ~ 50.0'
REAR ~ 50.0'
WETLANDS SETBACK ~ 50.0' POORLY DRAINED
WETLANDS SETBACK ~ 75.0' VERY POORLY DRAINED
MIN. LOT SIZE ~ 87,120 Sq. Ft.
MIN. LOT FRONTAGE ~ 200.0'
MAX. BLDG. HEIGHT ~ 34'
MULTI-FAMILY DWELLING:
SETBACKS:
FRONT ~ 100.0'
SIDE ~ 100.0'
REAR ~ 100.0'
WETLANDS SETBACK ~ 50.0' POORLY DRAINED
WETLANDS SETBACK ~ 75.0' VERY POORLY DRAINED
MIN. LOT SIZE ~ 87,120 Sq. Ft.
MIN. LOT FRONTAGE ~ 300.0'
MAX. BLDG. HEIGHT ~ 34'
- THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE OVERVIEW SITE DESIGN FOR THE PROPOSED MULTI FAMILY DEVELOPMENT FOR TAX MAP 6, LOT 22-3, KNOWN AS ADA DRIVE (PRIVATE).
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330137, MAP# - 3301500115E & MAP# - 3301500120E, DATED: MAY 17, 2005.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN AUGUST 2018 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 11,922 UNDER NO SNOW CONDITIONS.
- SEE OVERVIEW SITE PLAN FOR ALL OTHER STANDARD SITE PLAN NOTES.

GRAPHIC SCALE



T.B.M. PKSET IN
18" OAK
ELEV.: 221.57

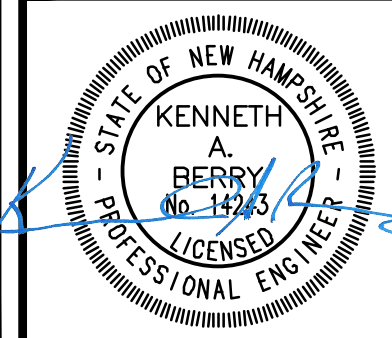
T.B.M. PKSET IN
20" PINE
ELEV.: 245.33



REVISION	DATE	DESCRIPTION
#1	8-15-19	REVISED PER PEER REVIEWS

SITE PLAN ADA DRIVE
LAND OF
DOMUS DEVELOPERS INC.
US ROUTE 4 / OLD TURNPIKE ROAD
NOTTINGHAM, N.H.
TAX MAP 6, LOT 22-3

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : JUNE 3, 2019
FILE NO. : DB 2018 - 030



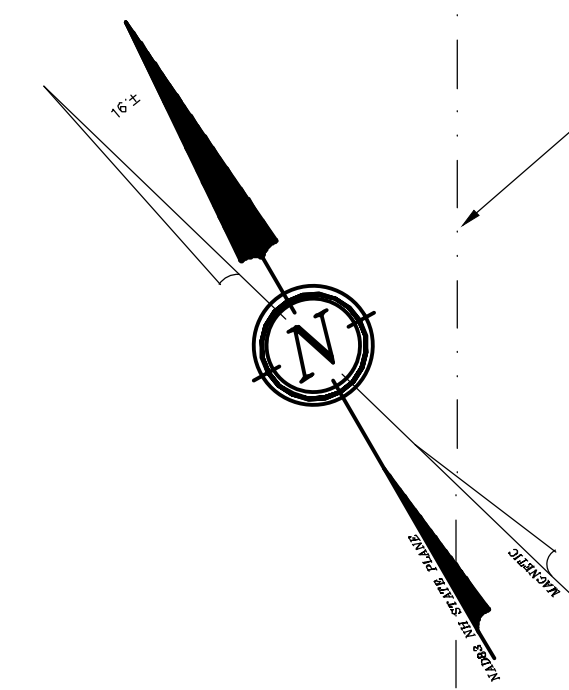
NOTES:

1. OWNER: DOMUS DEVELOPERS INC.
11 WHITEHORSE DRIVE
RYE, NH 03870
2. APPLICANT: DOMUS DEVELOPERS INC.
11 WHITEHORSE DRIVE
RYE, NH 03870
3. TAX MAP 6, LOT 22-3
4. LOT AREA: 1,111,859 Sq. Ft., 25.52 ACRES
5. R.C.R.D. BOOK 5977, PAGE 2799
6. THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE LIGHTING DESIGN FOR THE PROPOSED MULTI FAMILY DEVELOPMENT ON ADA DRIVE.
7. ALL LAMPS ARE SHOWN ON THE SITE PLAN WITH LOCATION, TYPE AND HEIGHT.
8. SEE CONSTRUCTION DETAILS FOR PRODUCT CUT SHEETS.

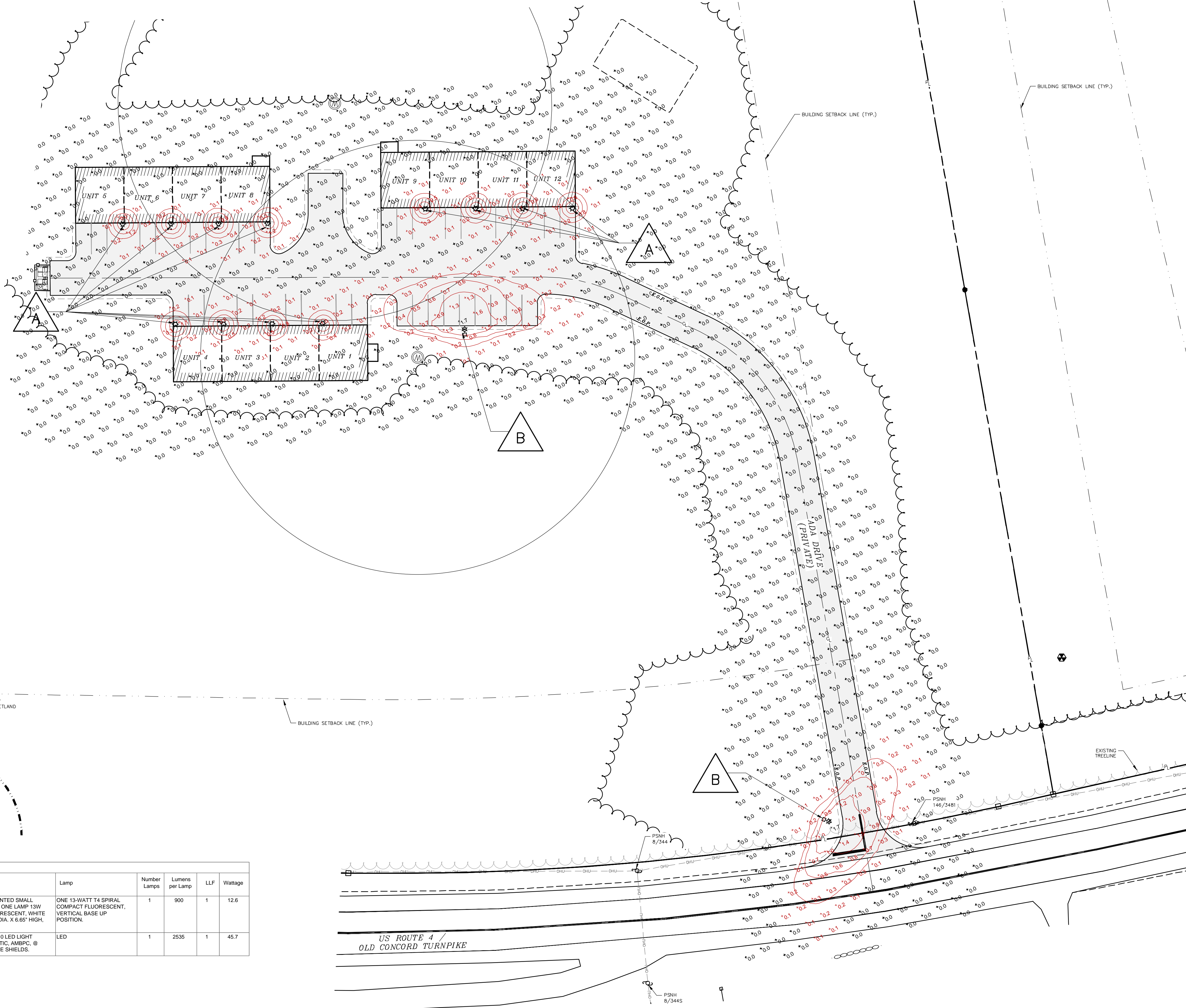
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



BUILDING SETBACK LINE (TYP.)



T.B.M. PKSET IN
12" OAK
ELEV.: 221.57

50' POORLY DRAINED WETLAND SETBACK

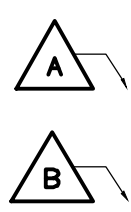
EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS BY: STONEY RIDGE ENV.

BUILDING SETBACK LINE (TYP.)

EXISTING TREELINE

US ROUTE 4 / OLD CONCORD TURNPIKE

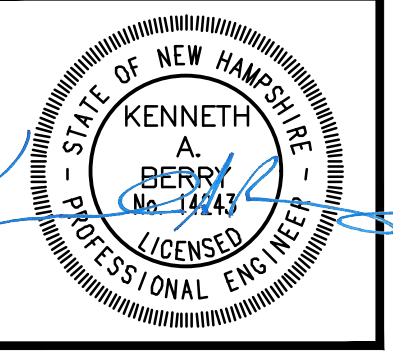
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	A	12	ODSL10 SRC	CRAFTSTON WALL MOUNTED SMALL DECORATIVE LANTERN, ONE LAMP 13W SPIRAL COMPACT FLUORESCENT, WHITE GLASS DIFFUSER 4.25" DIA. X 6.65" HIGH, ELECTRONIC BALLAST	ONE 13-WATT T4 SPIRAL COMPACT FLUORESCENT, VERTICAL BASE UP POSITION.	1	900	1	12.6
	B	2	DSXWPM LED 20C 700 AMBPC T2M MVOLT HS	DSXWPM LED WITH (2) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, AMBPC, @ 700mA WITH HOUSE-SIDE SHIELDS.	LED	1	2535	1	45.7

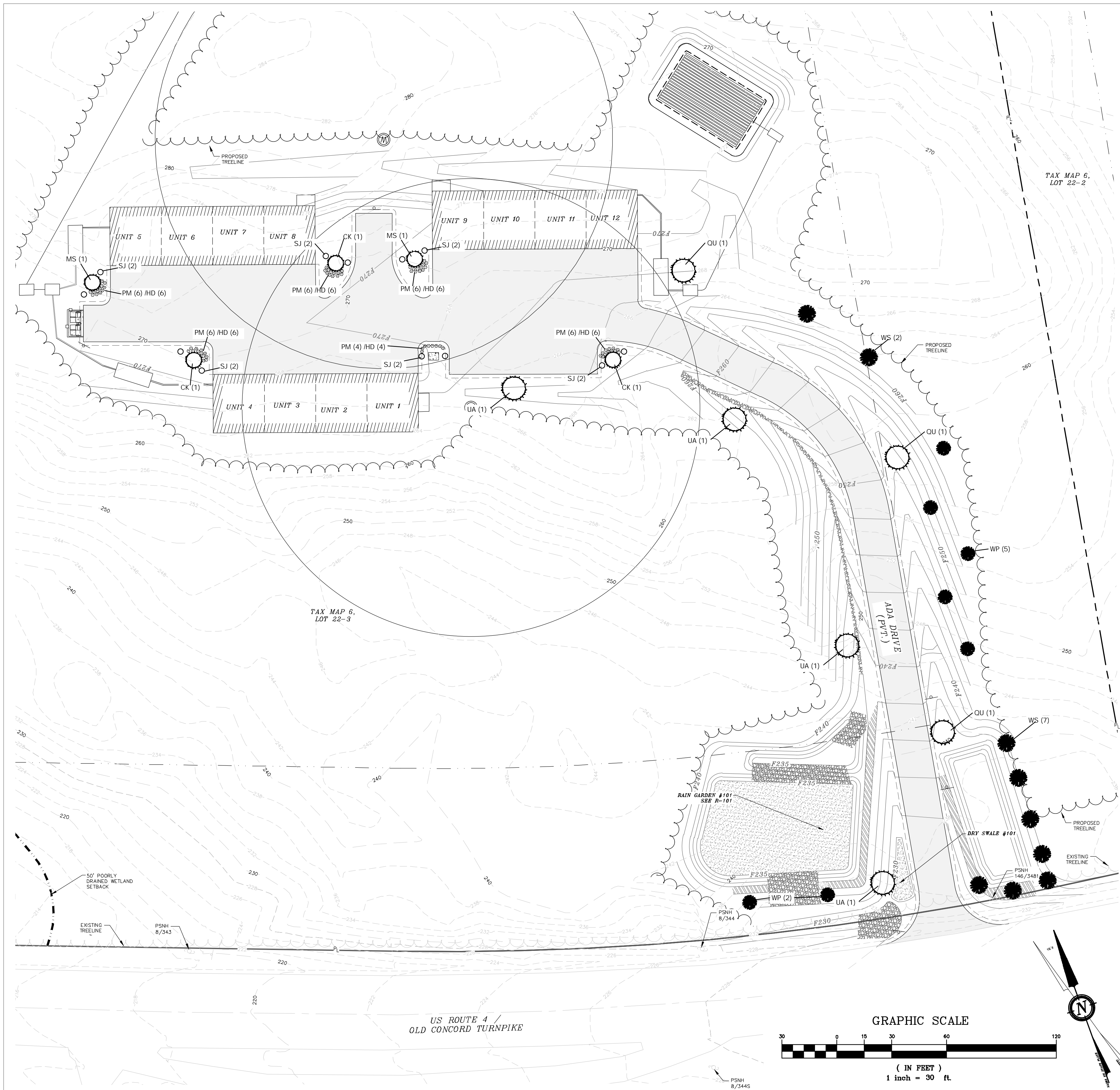


REVISION	DATE	DESCRIPTION
#1	8-15-19	REVISED PER PEER REVIEWS

LIGHTING PLAN ADA DRIVE
LAND OF
DOMUS DEVELOPERS INC.
US ROUTE 4 / OLD TURNPIKE ROAD
NOTTINGHAM, N.H.
TAX MAP 6, LOT 22-3

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : JUNE 3, 2019
FILE NO. : DB 2018 - 030





PLANTING NOTES

1. CONTRACTOR SHALL OBTAIN APPROVAL FROM L.A. PRIOR TO PURCHASING &/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
2. CONSTRUCTION ACCESS WILL BE AS DIRECTED BY L.A. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY L.A. ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY & FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY L.A. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE L.A. REPLACEMENT PLANTS SHALL BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY L.A.
6. ALL BEDS TO BE MULCHED WITH 3" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.
8. ALL PLANT MATERIAL TO COMPLY WITH THE CITY OF DOVER'S SITE REVIEW REGULATIONS, 149-14(G), SUCH THAT THERE SHALL BE DECIDUOUS SHADE TREES PLANTED 40 FEET O.C. ALONG THE PERIMETER OF THE PARKING LOTS AND SHRUBS PLANTED 5 FEET O.C. WITHIN THE PERIMETER BUFFER. SEE PLANT LIST FOR SPECIES AND SIZE OF PLANTS.

TEMPORARY WATERING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR MAKING SURE ALL PLANT MATERIAL HAS ADEQUATE WATER DURING THE ESTABLISHMENT PERIOD.
2. THE USE OF GATOR BAGS, SOAKER HOSE, HAND WATERING AND OTHER TECHNIQUES SHOULD BE USED TO ASSURE PROPER HYDRATION OF THE PLANTINGS IS MAINTAINED.
3. TEMPORARY IRRIGATION SYSTEMS CAN BE SET UP TO ASSIST IN WATERING ACTIVITIES.

PLANTING SCHEDULE

Ada Drive

Botanical Name/Common Name

Trees	Size	Qty	Label
Magnolia Stellata / Kousa Dogwood	2"-2.5" Cal.	2	MS
Cornus Kousa / Kousa Dogwood	2"-2.5" Cal.	3	CK
Ulmus americana 'Princeton' / Princeton American Elm	2"-2.5" Cal.	4	UA
Quercus / Oak	2"-2.5" Cal.	3	QU
Pinus Strobus / White Pine	2"-2.5" Cal.	7	WP
White Spruce	2"-2.5" Cal.	9	WS
Shrubs			
Spiraea japonica 'Neon Flash' / Neon Flash Spirea	#3	12	SJ
Perennials			
Hemerocallis 'Big Time Happy' / Big Time Happy Daylily	#1	34	HD
Hemerocallis 'Pardon Me' / Pardon Me Daylily	#1	34	PM



General Plant Maintenance Guide

General Plant Bed Maintenance:

- All plant maintenance should be performed by a qualified horticulturist or licensed arborist. Cleaning the dead material out of the planting bed in the fall helps keep litter from building up around the plants and in some cases killing the plants. Watering the first year during dry periods will help get the plants established. Mulching every year is not necessary. Raking the old mulch and turning it over is all that is needed. When necessary only install one inch of mulch and do not place the mulch closer than 3" to the trunks or stems of woody plants.

Trees

- The first year watering during dry periods will be necessary.
- 3" inches of mulch may be used. The mulch should be kept 3 inches from the trunk.
- Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
- Fertilization should occur prior to Mar 31st or after trees have dropped their leaves for the year.
- Prune dead wood once a year.
- Depending on the amount of compaction the bed area receives, deep root aeration may be needed over time.

Woody Shrubs

- The first year watering during dry periods will be necessary.
- 3" inches of mulch may be used. The mulch should be kept 3 inches from the stems.
- Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
- Fertilization should occur prior to Mar 31st or after shrubs have dropped their leaves or gone dormant for the year.
- Prune dead wood once a year.

Grasses

- Grasses only need to be clipped back at the end of the growing season and all the clippings removed from the area.
- Do not over mulch. Too much mulch will prohibit the grass from developing into a strong clump.

Perennials

- All perennials need to be pruned back after the first or second hard frost. A two-step method: first dead head all the flower heads and let droop to the ground for re-seeding. Second, cut the stems back to 3" above the ground and remove the stem and leaf litter and place in compost. Do not over mulch. Too much mulch will prohibit the growth and development.
- Fertilizing perennials once in the spring with a low phosphate fertilizer will help the plants to get started in the spring.



terrain
planning & design llc

311 kast hill road
hopkinton, nh 03229
603. 491. 2322
terrainplanning.com

U.S. ROUTE 4
"ADA DRIVE"

Site Location:
U.S. ROUTE 4
NOTTINGHAM, NH
Tax Map: 6
Lot: 22-3

Prepared For:
Berry Surveying & Engineering
335 Second Crown Point Rd
Barrington, NH 03825

LANDSCAPE PLAN

DATE: 6/3/2019

SCALE: 1" = 30'

PROJECT #: 18-030

Drawn By: ID

Checked By: ERB

REVISIONS: _____ DATE: _____
Issued for Client Review

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SHEET 10 OF 27



STANDARD CONSTRUCTION NOTES:

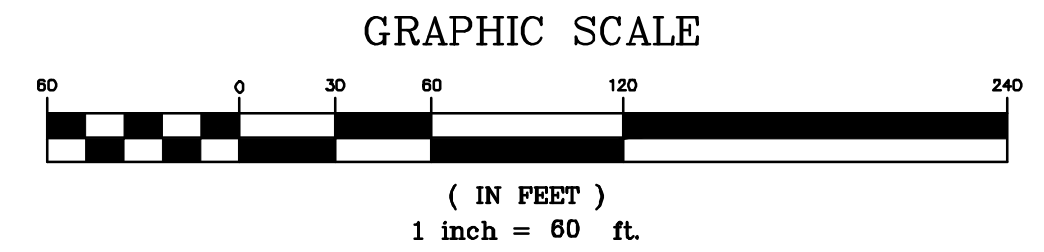
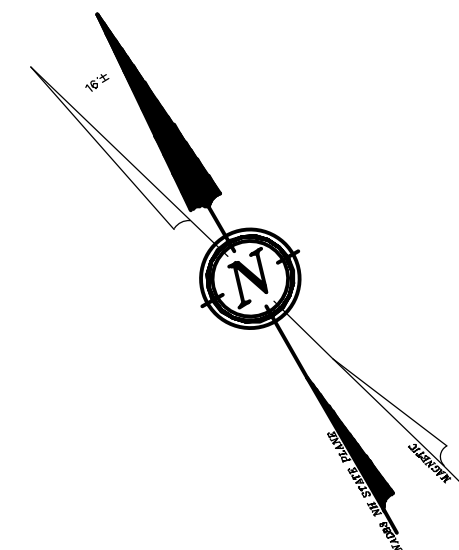
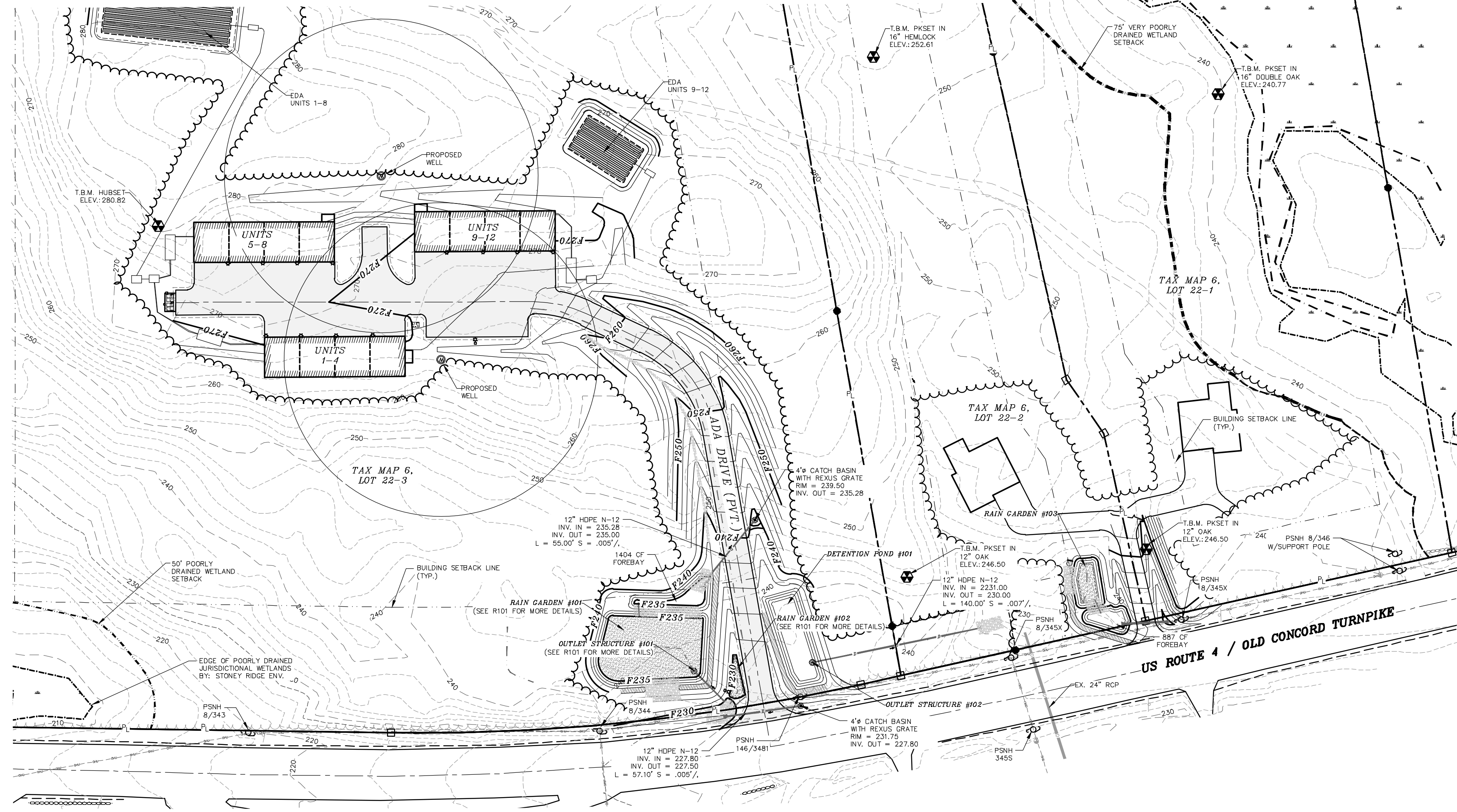
- 1.) OWNER: DOMUS DEVELOPERS INC. 11 WHITEHORSE DRIVE RYE, NH 03870
- 1A.) APPLICANT: DOMUS DEVELOPERS INC. 11 WHITEHORSE DRIVE RYE, NH 03870
- 2.) TAX MAP 6, LOT 22-3
- 3.) LOT AREA: 1,111,859 Sq. Ft., 25.52 ACRES
- 4.) R.C.R.D. BOOK 5977, PAGE 2799
- 5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAIL OF ADA DRIVE.
- 6.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.
- 7.) ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SUBDIVISION REGULATIONS AND THE LATEST EDITION OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- 8.) AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE TOWN OF NOTTINGHAM UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- 9.) TOPOGRAPHIC SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN THE SUMMER OF 2018.
- 10.) DATUM: PROJECT DATUM IS BASED ON GPS COORDINATES ESTABLISHED WITH A TOPCON HIPER SR RECEIVER IN THE SUMMER OF 2018 AND REPRESENTED IN NEW HAMPSHIRE STATE PLANE COORDINATES NAD 1983 AND VERTICALLY BY NAVD 1988.
- 11.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
- 12.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 13.) SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY AND SEDIMENT AND EROSION CONTROLS.
- 14.) SEE SEDIMENT & EROSION CONTROL PLAN FOR INLET PROTECTION AND CONTROLS FOR THE ENTIRE SITE.
- 15.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP AND EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- 16.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- 17.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- 18.) CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION.
- 19.) WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- 20.) FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE TOWN OF NOTTINGHAM.
- 21.) CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (603)-436-7708. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.

STANDARD CONSTRUCTION NOTES CONT.:

- 22.) CONTRACTOR SHALL COORDINATE ALL CABLE AND TELECOMMUNICATIONS INSTALLATIONS WITH COMCAST.
- 23.) ALL NEW ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.
- 24.) THE SUBDIVISION WILL BE SERVED BY ONSITE WELL AND SEPTIC SYSTEMS.
- 25.) THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).
- 26.) ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH [1] SHALL BE THERMOPLASTIC.
- 27.) ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.
- 28.) PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DE-WATERED SUBGRADES, TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL MEETING THE ENGINEER'S SPECIFIC RECOMMENDED CRITERIA.
- 29.) IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER (NOT ALLOWED IN TOWN OR STATE R.O.W.) EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- 30.) PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
- 31.) BERMS ARE TO BE CONSTRUCTED WITH HIGH QUALITY CLAY OR LOAMY MATERIAL AND COMPACTED APPROPRIATELY. NO FROZEN MATERIALS ARE TO BE USED IN THE CONSTRUCTION OF ANY BERM ON SITE. TO BE REVIEWED AND APPROVED BY THE TOWN OF NOTTINGHAM OR THEIR AGENTS.
- 32.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
- 33.) ALL DRAINAGE PIPE IS TO BE HOPE N-12 ASTM F2648. (GREEN PIPE) INDIVIDUAL PIPE SIZES ARE SPECIFIED.
- 34.) UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN Sumps.
- 35.) ALL BASINS AND DRAINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS.
- 36.) ALL PROPOSED CLEAN OUTS ARE TO BE VERTICAL 12" N-12 PIPE WITH CAST IRON COVERS SCREWED WITH STAINLESS SCREWS. THE COVER IS TO BE DEMARCATED WITH A "D".
- 37.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS UNLESS OTHERWISE INSTRUCTED BY THE DESIGN ENGINEER DURING CONSTRUCTION.
- 38.) A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS, AS MAY BE APPLICABLE.
- 39.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND NOTTINGHAM TOWN STAFF SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

STANDARD CONSTRUCTION NOTES CONT.:

- 40.) BUILDING ADDRESSES SHALL BE DETERMINED BY THE BUILDING OFFICIAL.
- 41.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
NHDES SUBDIVISION PERMIT: (PENDING)
NHDES ALTERATION OF TERRAIN PERMIT: (PENDING)
EPA NOTICE OF INTENT (NOI): (PENDING)
- 42.) WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- 43.) IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- 44.) THIS PLAN PROPOSED 102,000 Sq. Ft. OF DISTURBANCE.



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	REVISION DATE	DESCRIPTION

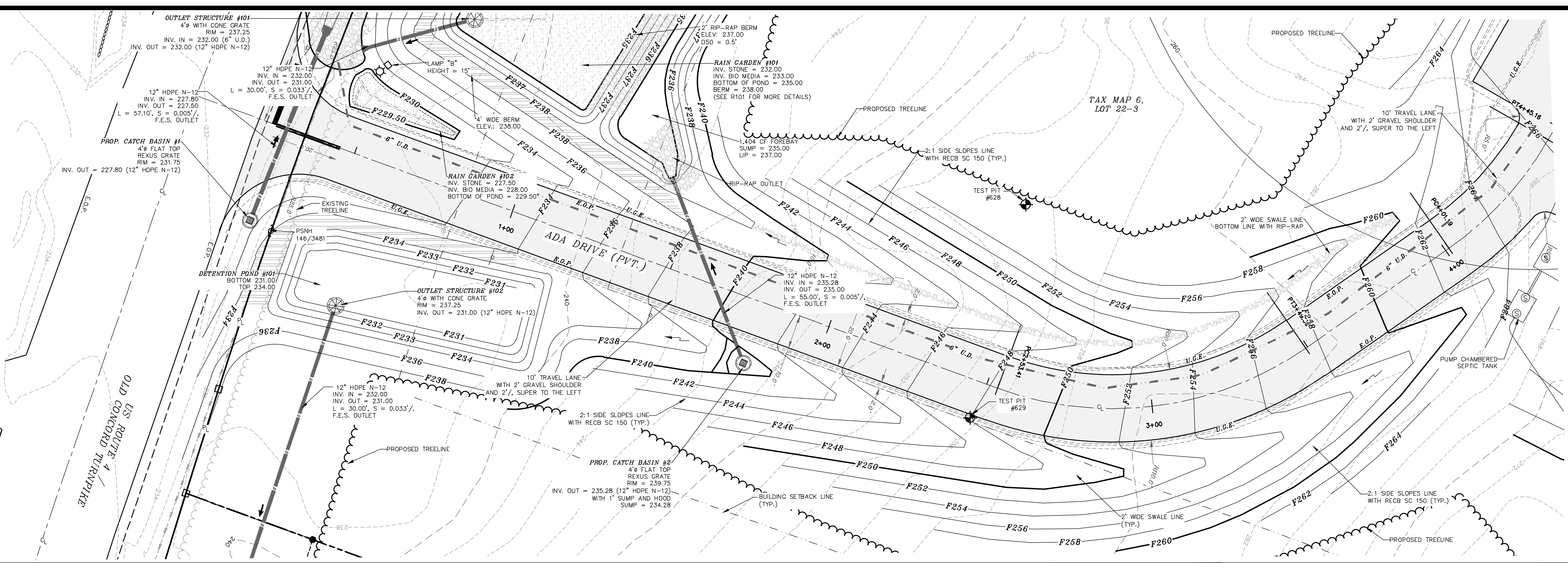
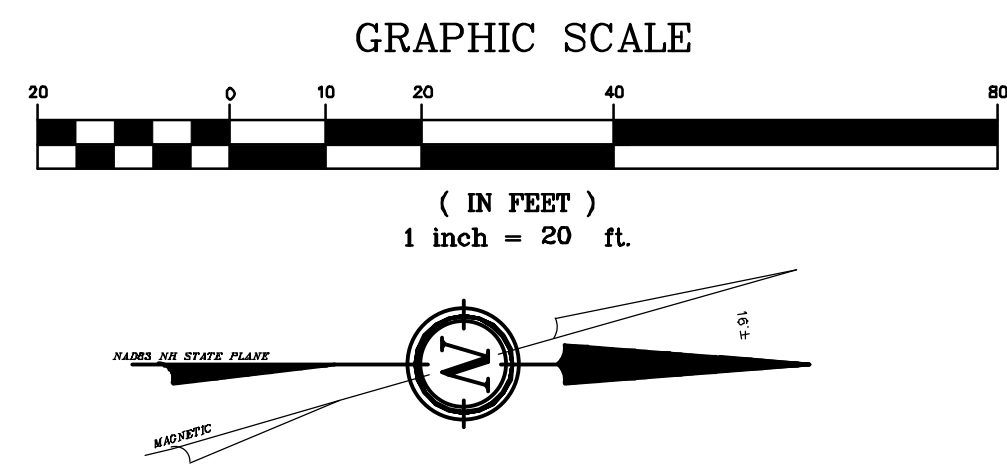
OVERVIEW GRADING PLAN ADA DRIVE
LAND OF
DOMUS DEVELOPERS INC.
US ROUTE 4 / OLD TURNPIKE ROAD
NOTTINGHAM, N.H.
TAX MAP 6, LOT 22-3

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 60 FT.
DATE : JUNE 3, 2019
FILE NO. : DB 2018 - 030

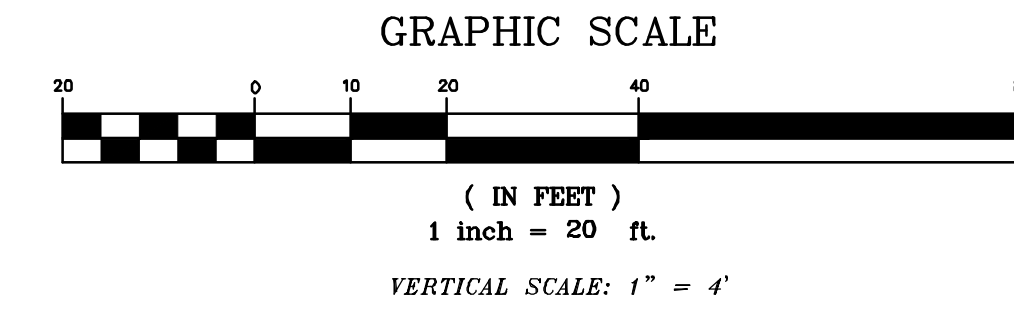
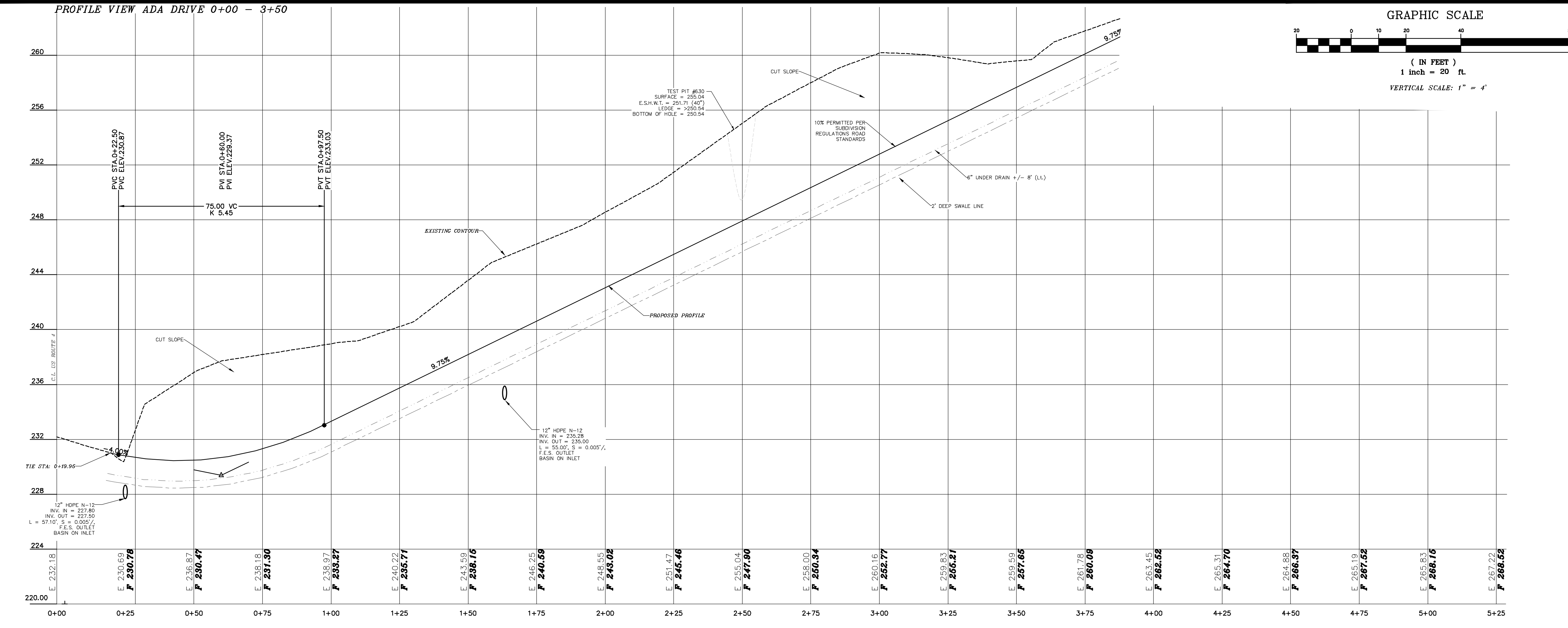
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 12443
LICENSED PROFESSIONAL ENGINEER

SHEET 11 OF 27

- NOTES:**
- OWNER: DOMUS DEVELOPERS INC.
11 WHITEHORSE DRIVE
RYE, NH 03870
 - APPLICANT: DOMUS DEVELOPERS INC.
11 WHITEHORSE DRIVE
RYE, NH 03870
 - TAX MAP 6, LOT 22-3
 - LOT AREA: 1,111,859 Sq. Ft., 25.52 ACRES
 - R.C.R.D. BOOK 5977, PAGE 2799
 - THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAIL OF ADA DRIVE.
 - SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
 - ONE ON SITE BENCHMARK IS PROVIDED. BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
 - EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 2' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
 - SEE OVERVIEW GRADING PLAN FOR ALL OTHER STANDARD CONSTRUCTION NOTES.



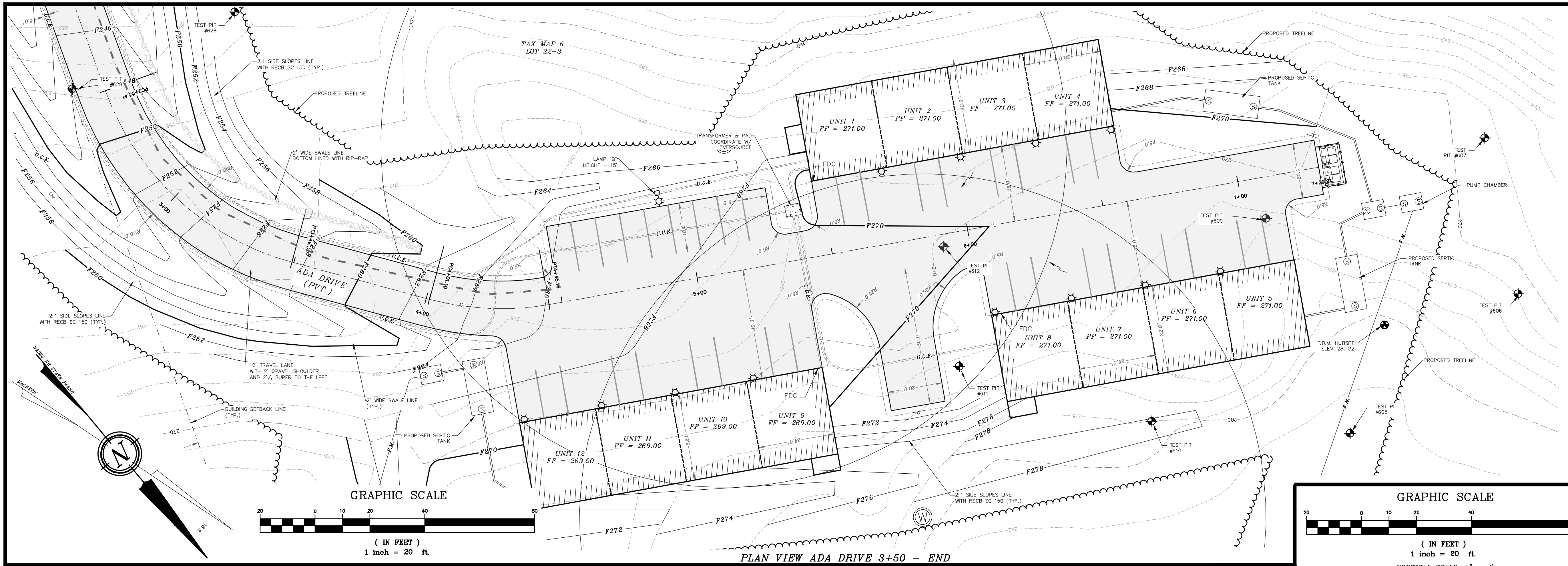
PLAN VIEW ADA DRIVE 0+00 - 3+50



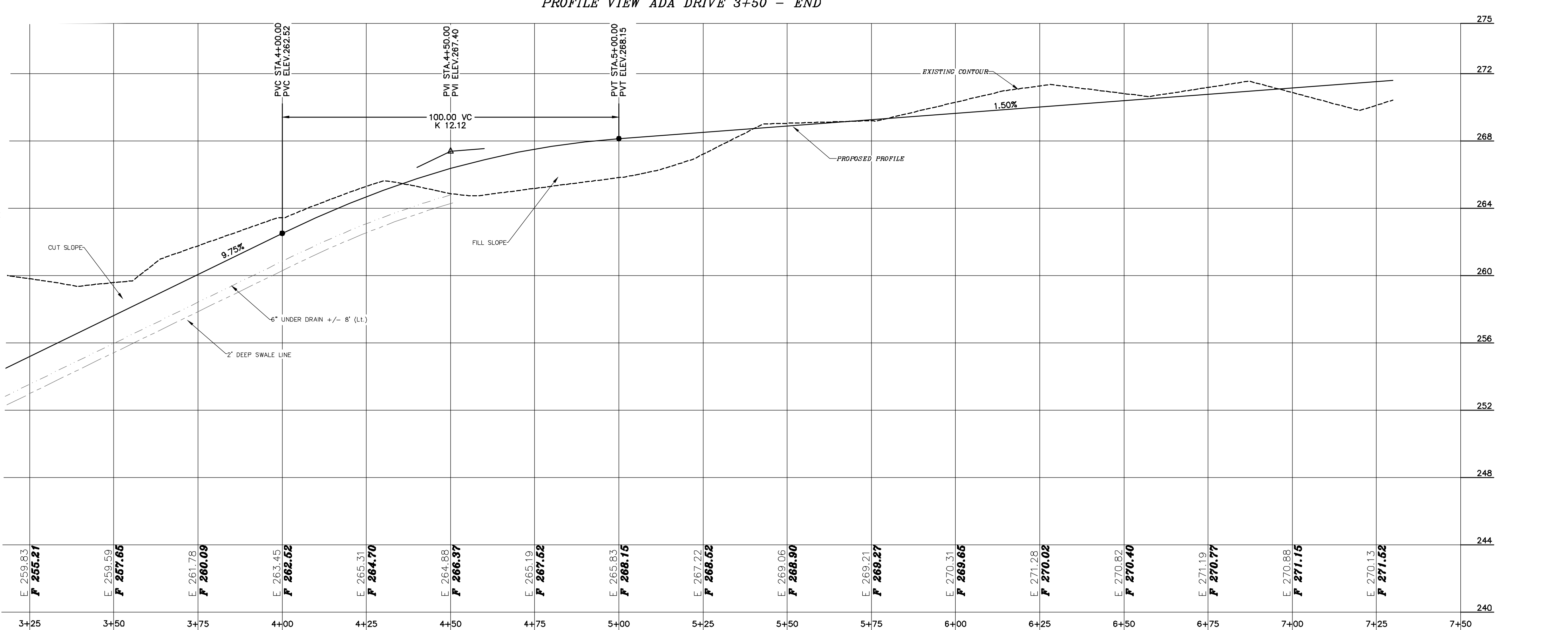
REVISION	DATE	DESCRIPTION
#1	8-15-19	REVISED PER PEER REVIEWS

PLAN & PROFILE ADA DRIVE 0+00 TO 3+50
LAND OF
DOMUS DEVELOPERS INC.
US ROUTE 4 / OLD TURNPIKE ROAD
NOTTINGHAM, N.H.
TAX MAP 6, LOT 22-3

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 3, 2019
FILE NO. : DB 2018 - 030



- NOTES:**
- OWNER: DOMUS DEVELOPERS INC.
11 WHITEHORSE DRIVE
RYE, NH 03870
 - APPLICANT: DOMUS DEVELOPERS INC.
11 WHITEHORSE DRIVE
RYE, NH 03870
 - TAX MAP 6, LOT 22-3
 - LOT AREA: 1,111,859 Sq. Ft., 25.52 ACRES
 - R.C.R.D. BOOK 5977, PAGE 2799
 - THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAIL OF ADA DRIVE.
 - SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
 - ONE ON SITE BENCHMARK IS PROVIDED. BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
 - EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 2' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
 - SEE OVERVIEW GRADING PLAN FOR ALL OTHER STANDARD CONSTRUCTION NOTES.



REVISION	DATE	DESCRIPTION
#1	8-15-19	REVISED PER PEER REVIEWS

PLAN & PROFILE ADA DRIVE 3+50 TO END
LAND OF
DOMUS DEVELOPERS INC.
US ROUTE 4 / OLD TURNPIKE ROAD
NOTTINGHAM, N.H.
TAX MAP 6, LOT 22-3

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 3, 2019
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BIORETENTION FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Bioretention 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 fiber mulch, with fines as indicated	20 to 30	200	< 5

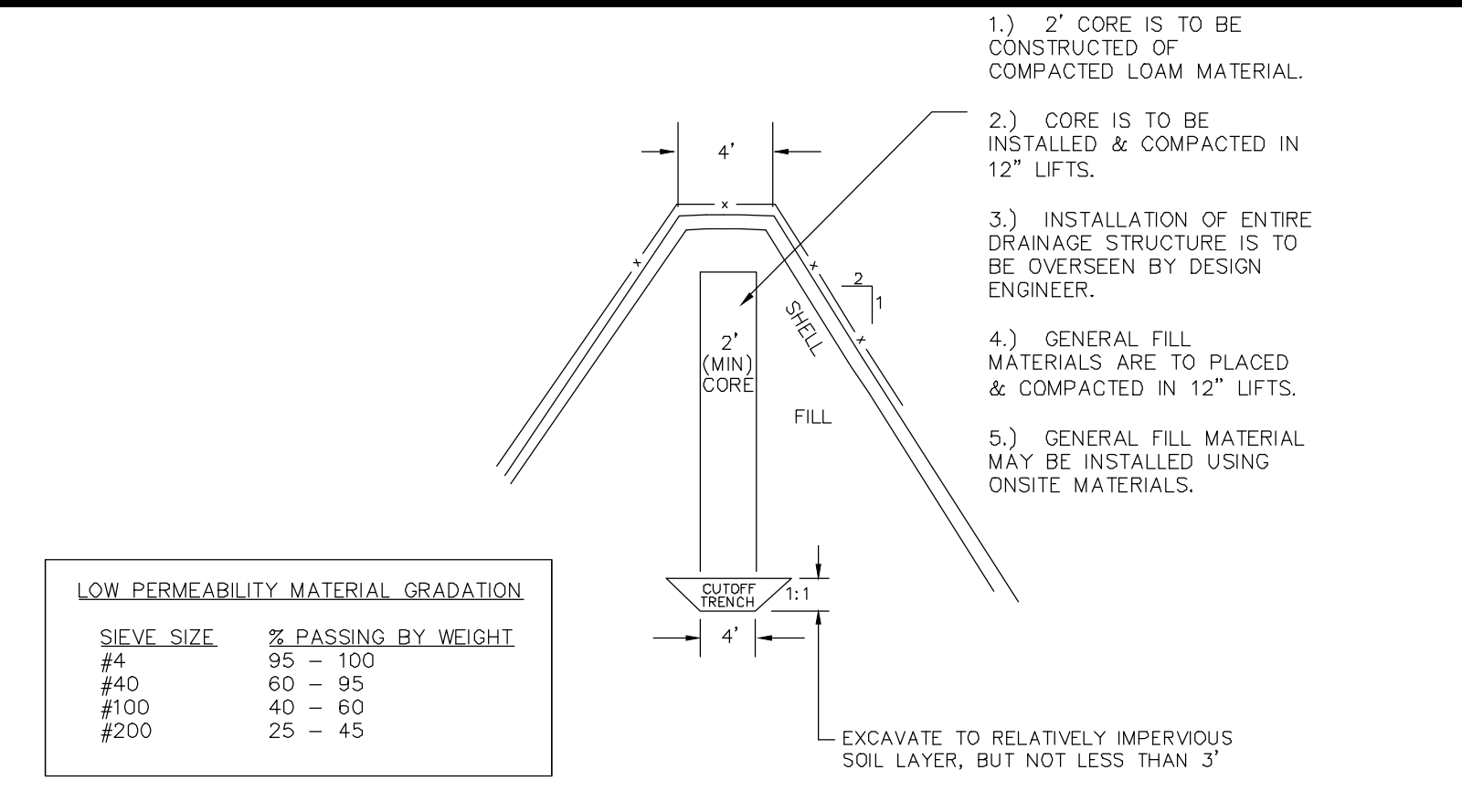
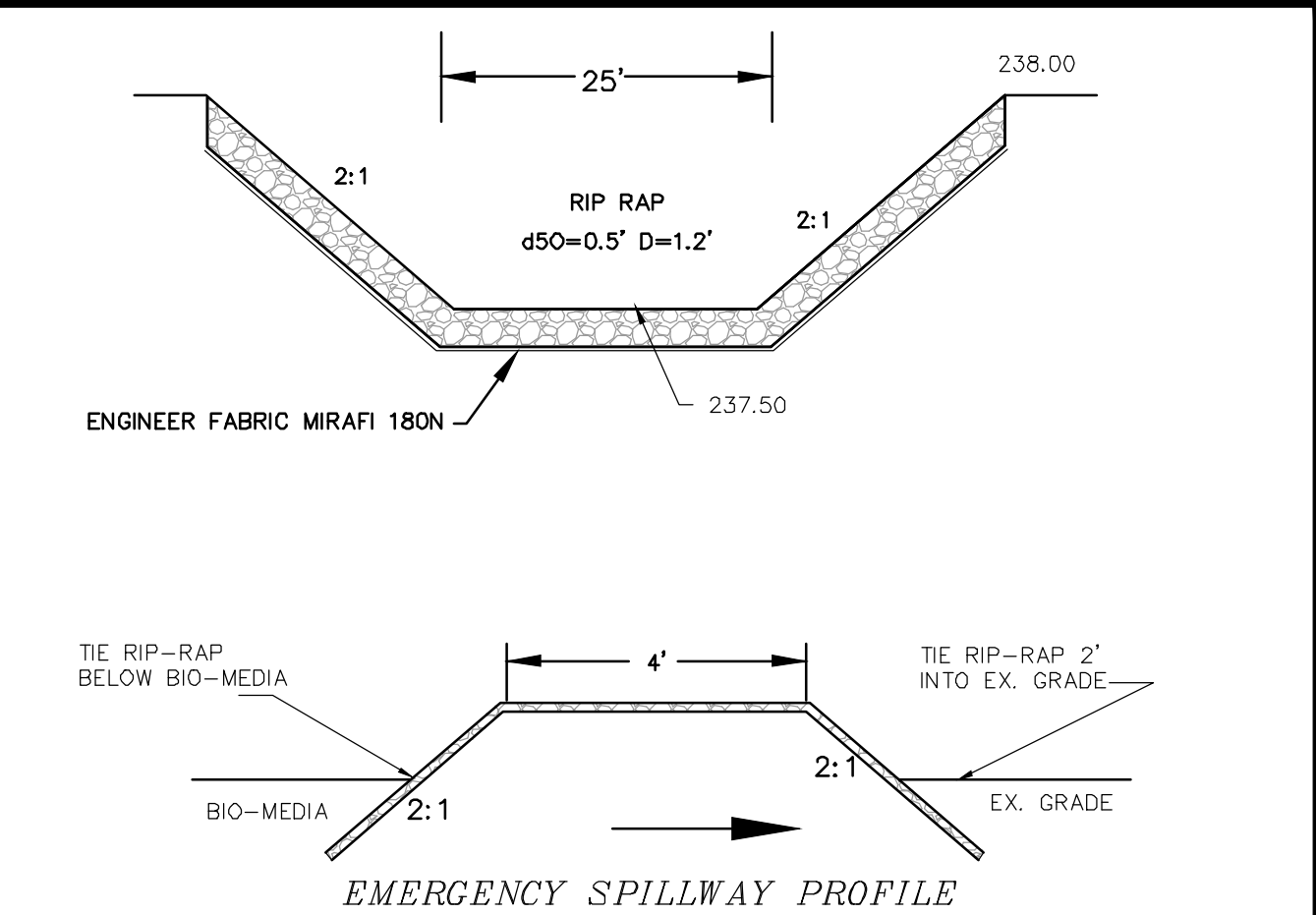
3/8" WASHED CRUSHED STONE*		3/4" WASHED CRUSHED STONE*	
SIEVE SIZE	% PASSING BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100	1"	100
3/8"	95 - 100	3/4"	90 - 100
# 4	22 - 55	1/2"	15 - 55
# 8	0 - 10	# 10	0 - 5

* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

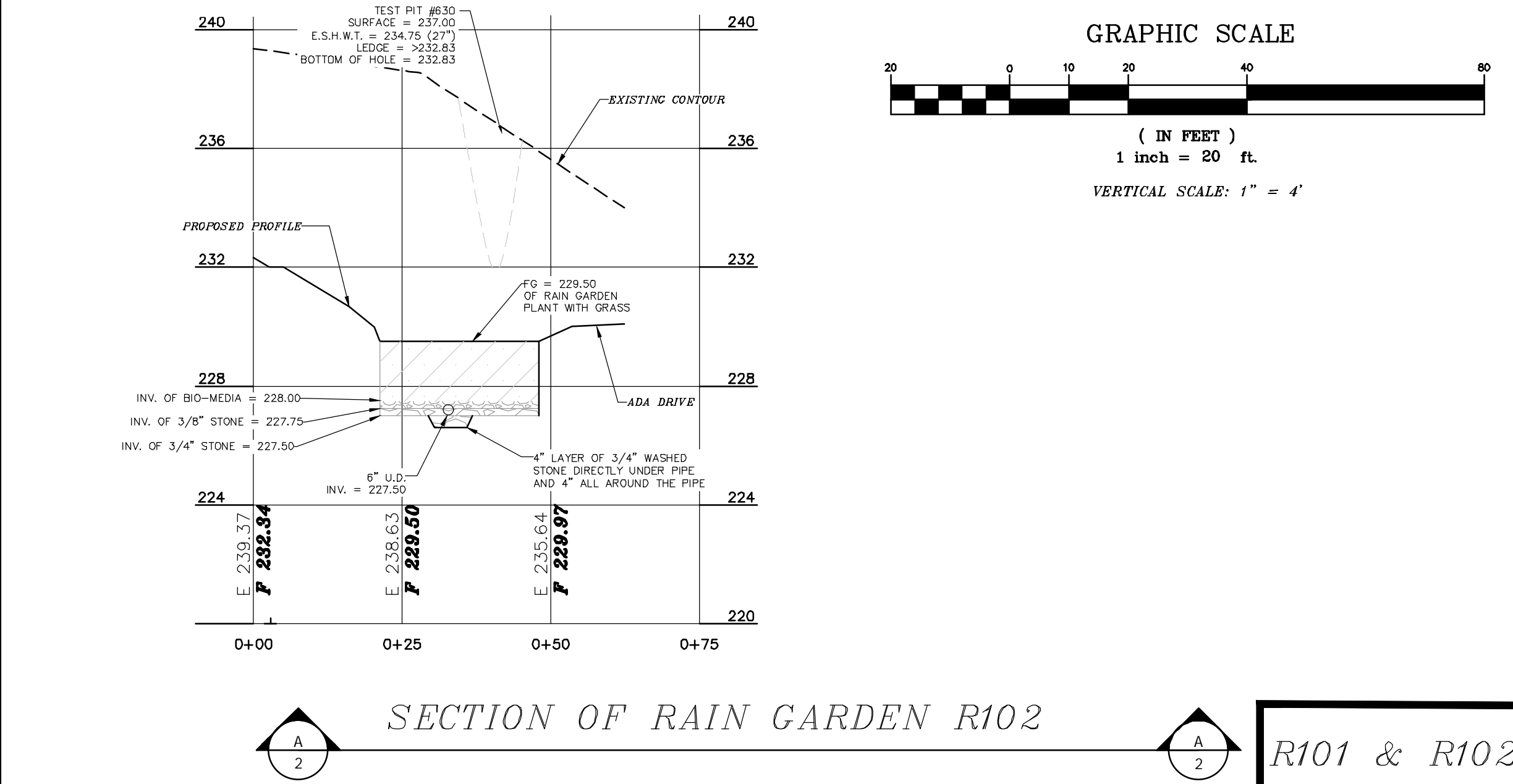
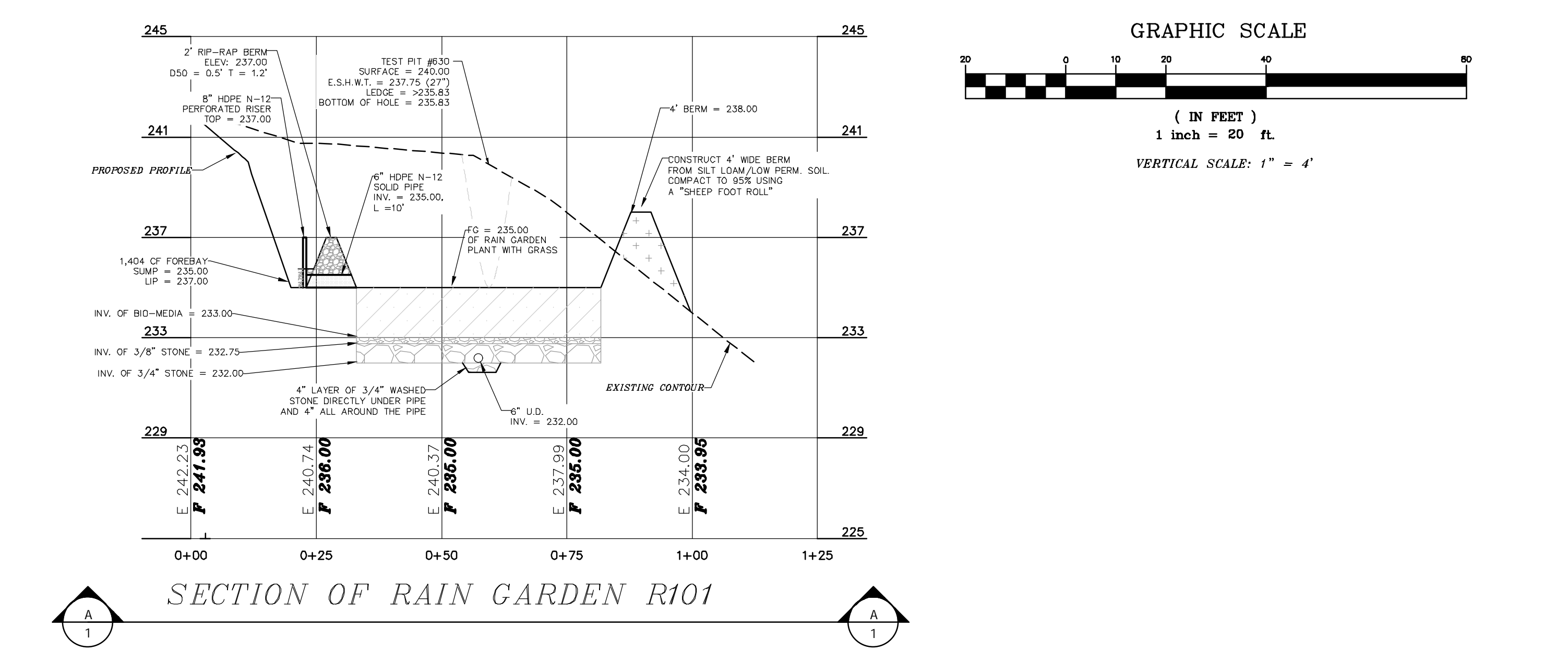
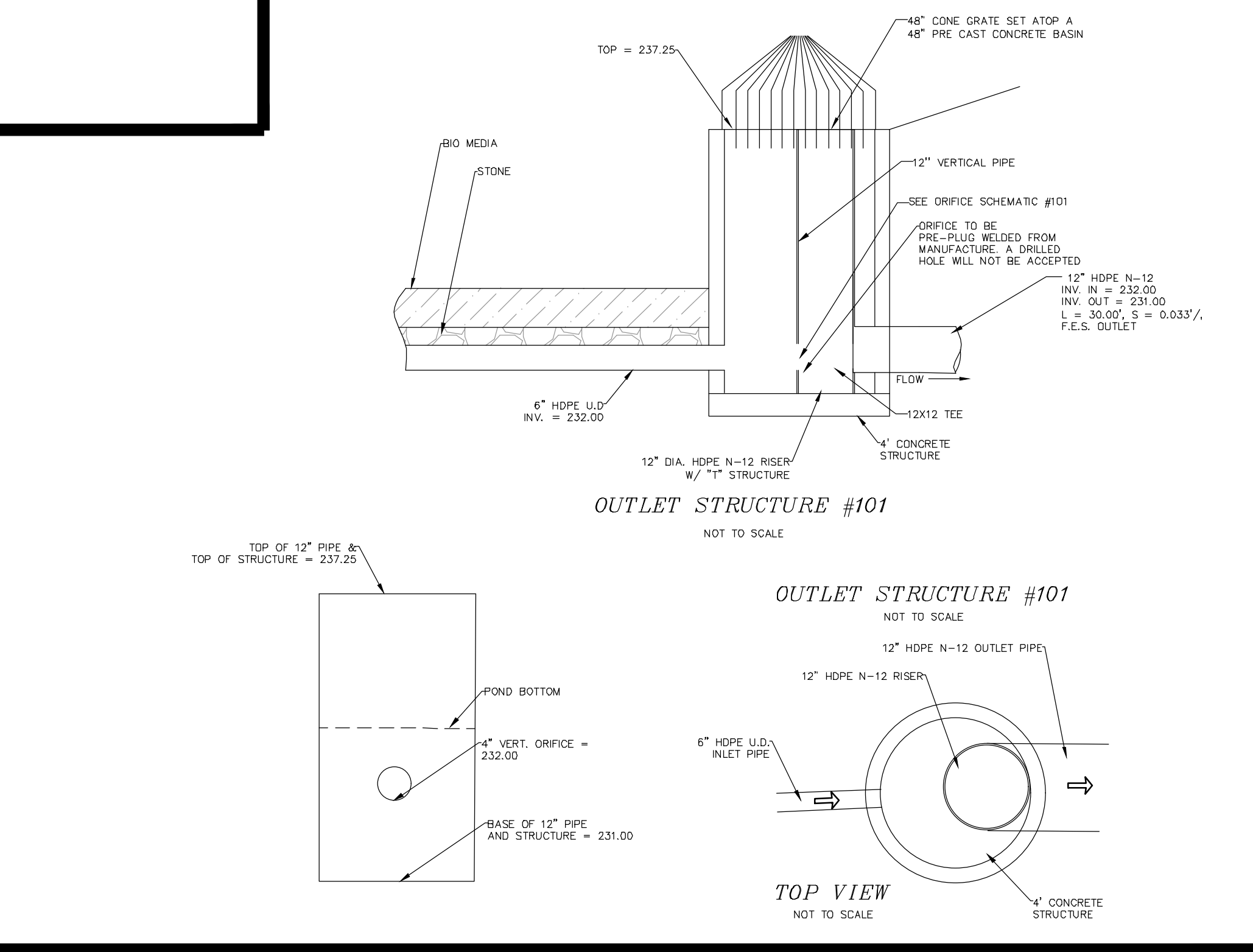
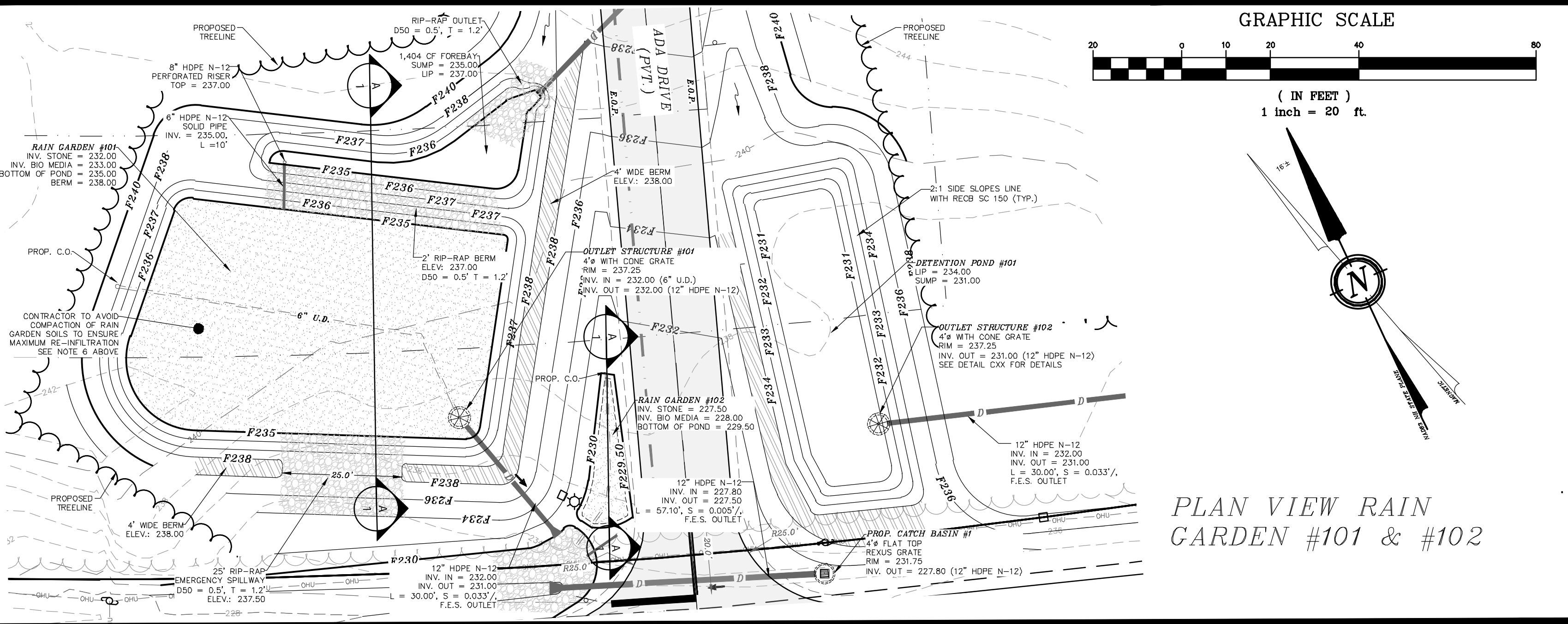
- NOTES**
- WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
 - SOIL BIORETENTION FILTER MEDIA SHALL BE AS SHOWN ABOVE. "BIO MEDIA" MEANS BIORETENTION FILTER MEDIA. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.
 - DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
 - DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
 - DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

- MAINTENANCE REQUIREMENTS**
- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROPOSED DRAINAGE SYSTEMS.
 - PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
 - AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAINDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
 - VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

- DESIGN REFERENCES**
- UNH STORMWATER CENTER
 - NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.



RAIN GARDEN MIX
THE GRASS THAT IS PLANTED WITHIN A RAIN GARDEN BIO-FILTRATION SYSTEM WITHIN THE BIO-MEDIA MUST CONSIST OF A COMBINATION OF WARM SEASON GRASS SEED AND COLD SEASON GRASS SEED IN ORDER FOR THE GRASS TO START GROWING FOR STABILIZATION AND CONTINUE GROWING IN THE SANDY WELL-DRAINED ENVIRONMENT. PLANTING SPECIFICATION WILL MEET THE REQUIREMENTS AS OUTLINED IN VEGETATION NEW HAMPSHIRE SAND AND GRAVEL PITS' MIX 1 (WARM SEASON GRASSES) (15 LBS/AC) AND INCLUDE ANNUAL AND PERENNIAL RYE GRASS SEED (15 LBS/AC); THE NEW ENGLAND NATIVE WARM SEASON GRASS MIX (23 LBS/AC) BY NEW ENGLAND WETLAND PLANTS, INC.; RAIN GARDEN MIX 180 (15 LBS/AC & 15 LBS/AC OF RYE) / RAIN GARDEN GRASS MIX 180-1 (20 LBS/AC & 10 LBS/AC OF RYE) BY ERNST CONSERVATION SEEDS; OR APPROVED EQUAL.

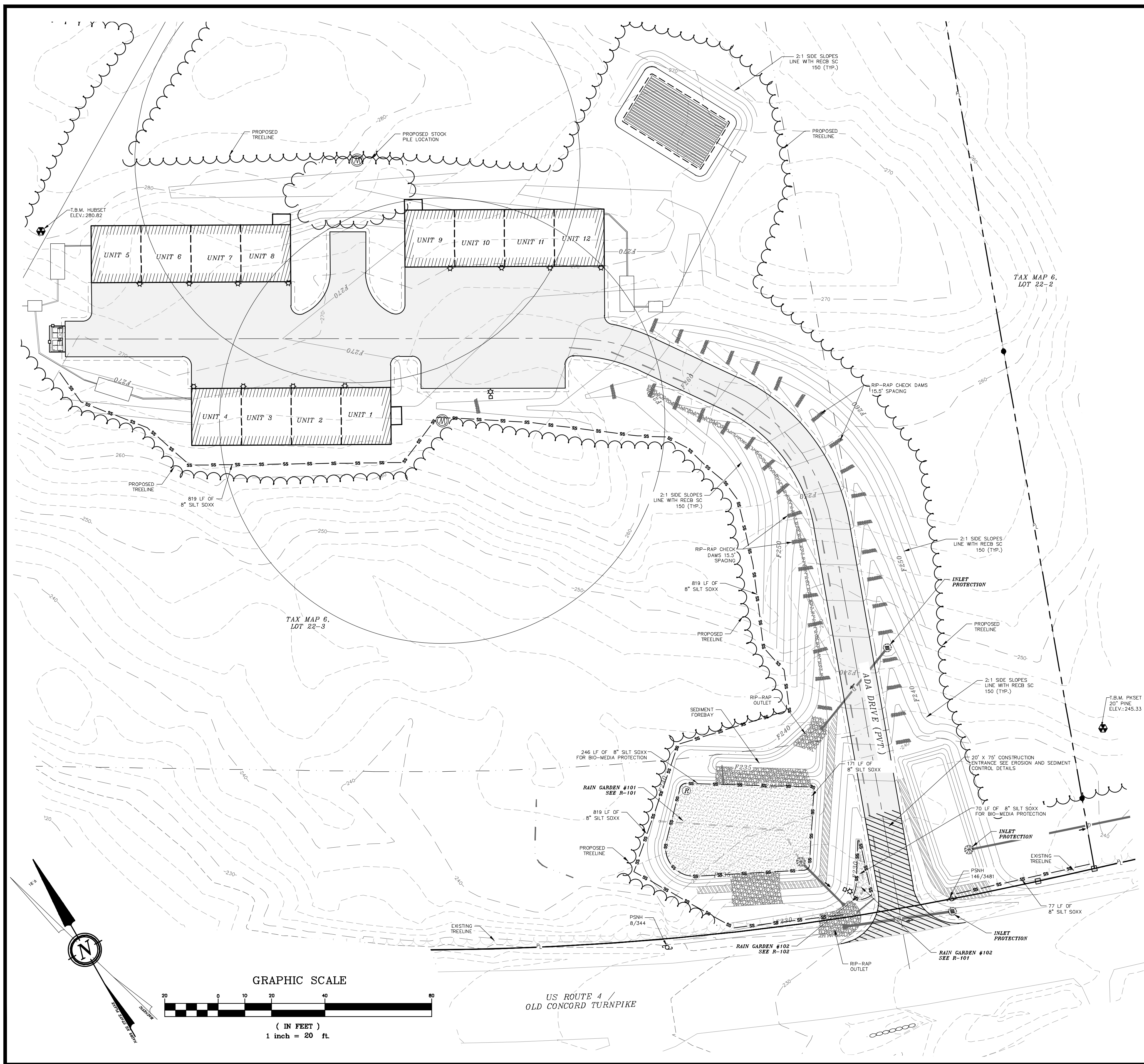


REVISION	DATE	DESCRIPTION
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RAIN GARDEN #101 & #102
LAND OF
DOMUS DEVELOPERS INC.
US ROUTE 4 / OLD TURNPIKE ROAD
NOTTINGHAM, N.H.
TAX MAP 6, LOT 22-3

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: JUNE 3, 2019
FILE NO.: DB 2018 - 030

KENNETH A. BERRY
No. 1245
LICENSED PROFESSIONAL ENGINEER



NOTES:

- THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE OVERVIEW EROSION AND SEDIMENT CONTROL PLAN FOR ADA DRIVE.
- TAX MAP 6, LOT 22-3
- LOT AREA: 1,111,859 Sq. Ft., 25.52 Ac
- UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DISAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
- UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS. SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF PROPERLY, AND ANNUAL MAINTENANCE PERFORMED ON ALL DRAINAGE PRACTICES.
- EROSION AND SEDIMENT CONTROL INSPECTIONS TO BE CONDUCTED ONCE PER EVERY SEVEN DAYS AND AT AN INCREASED FREQUENCY INCLUDING WITHIN 24-HOURS OF A 0.25 INCH RAIN EVENT. INSPECTIONS TO BE CONDUCTED BY A "QUALIFIED PERSON" AS DEFINED BY EPA CGP 4.1.1 AND INSPECTION REPORTS SUBMITTED TO THE TOWN OF NOTTINGHAM, NH. ENGINEERING DEPARTMENT WITHIN 24 HOURS IN ACCORDANCE WITH CGP 4.1.7 AND MAINTAINED BY THE OWNER FOR A PERIOD OF THREE YEARS AFTER THE NOTICE OF TERMINATION (NOT) IS SUBMITTED.
- SILT FENCE MAY BE SUBSTITUTED WITH FILTREX SILT SOXX OR EROSION CONTROL MIX BERM. SILT FENCE IS NOT A SUBSTITUTE FOR FILTREX SILT SOXX OR APPROVED EQUAL. HOWEVER, CONTRACTOR MAY SUBSTITUTE ORANGE SAFETY SILT FENCE FOR THE PERIMETER PROTECTION.
- PER EPA CGP 2.1.2.2 (INSTALL PERIMETER CONTROL), "YOU MUST INSTALL SEDIMENT CONTROL ALONG THOSE PERIMETER AREAS OF YOUR SITE THAT WILL RECEIVE STORMWATER FROM EARTH DISTURBING ACTIVITIES." AS A RESULT OF SWPPP INSPECTIONS, THE CONTRACTOR MAY HAVE TO EXPAND PERIMETER CONTROLS TO MEET THIS REQUIREMENT. THE E&SC PLAN IS INITIAL GUIDANCE AS TO THE ANTICIPATED REQUIREMENTS AND IT THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT STORMWATER VIOLATION DO NOT OCCUR.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION ENTRANCE. ONCE THE ROADWAY IS PAVED THE CONTRACTOR IS RESPONSIBLE FOR SWEEPING THE ROADWAY.

SOILS & DEWATERING:

SOIL TYPE	LOCATION	PERMEABILITY (K)	
256B	CHATFIELD	CANTON COMPLEX	K= 0.20
256C	CHATFIELD	CANTON COMPLEX	K= 0.20
256D	CHATFIELD	CANTON COMPLEX	K= 0.20
256E	CHATFIELD	CANTON COMPLEX	K= 0.20
256F	CHATFIELD	CANTON COMPLEX	K= 0.20
44A	MONTAUK	FINE SANDY LOAM	K= 0.24
44B	MONTAUK	FINE SANDY LOAM	K= 0.24
44C	MONTAUK	FINE SANDY LOAM	K= 0.20
44D	MONTAUK	FINE SANDY LOAM	K= 0.20
44E	MONTAUK	FINE SANDY LOAM	K= 0.20
44BA	SCITUATE	FINE SANDY LOAM	K= 0.24
44BB	SCITUATE	FINE SANDY LOAM	K= 0.24
44BC	SCITUATE	FINE SANDY LOAM	K= 0.24
44BD	SCITUATE	FINE SANDY LOAM	K= 0.24
44BE	SCITUATE	FINE SANDY LOAM	K= 0.24
51A	LEICESTER	FINE SANDY LOAM	K= 0.17
51AB	LEICESTER	FINE SANDY LOAM	K= 0.48
51AC	LEICESTER	FINE SANDY LOAM	K= 0.48
115A	SCARBORO	FINE SANDY LOAM	K= 0.17

SEE SITE SPECIFIC SOILS MAP (SSSM)
 SEE WEBSOIL USDA-NRCS
 ERODIBILITY FACTOR - K, CPESC MANUAL, ENVIROCERT INTERNATIONAL INC. & ROCKINGHAM COUNTY SOIL SURVEY, ROCKWEB SOIL ATTRIBUTES

CONTRACTOR TO BE AWARE OF THE SOIL PROFILES AND ENSURE THAT PROPER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TAKEN AT ALL TIMES. ANY DEWATERING REQUIREMENTS IN NEW HAMPSHIRE REQUIRE SPECIAL PROVISIONS IN ACCORDANCE WITH THE "CLARIFICATION OF SECTION 9.1.2 (STATE OF NEW HAMPSHIRE CONDITIONS) AND OTHER NH SPECIFIC INFORMATION FOR THE U.S. EPA 2012 NPDES CONSTRUCTION GENERAL PERMIT (CGP)" DATED MAY 3, 2012 INCLUDED IN THE SWPPP.

COVER MANAGEMENT DURING CONSTRUCTION FOR EXPOSED SOIL WILL INCLUDE HAY / STRAW APPLIED AT A RATE OF 2.0 TONS PER ACRE. TEMPORARY SEEDING OF ANNUAL RYE GRASS, AND PERMANENT SEEDING AT THE EARLIEST OPPORTUNITY. SEE ADDITIONAL REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS, E-101 AND E-102.

THE CONSTRUCTION SCHEDULE WILL BE MANAGED SO THAT ALL STORMWATER STRUCTURES WILL BE BUILT AND STABILIZED PRIOR TO RECEIVING SURFACE WATER RUNOFF. CONTRACTOR TO BE RESPONSIBLE FOR ALL DIVERSIONS DURING CONSTRUCTION AND FOR INTERIM SEDIMENT AND EROSION CONTROL MEASURES.

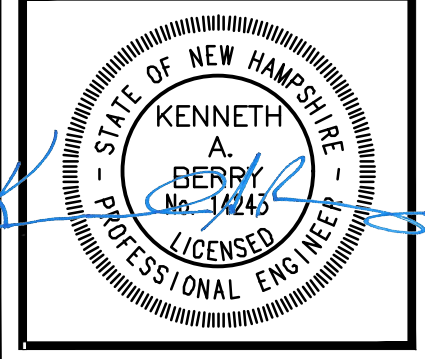
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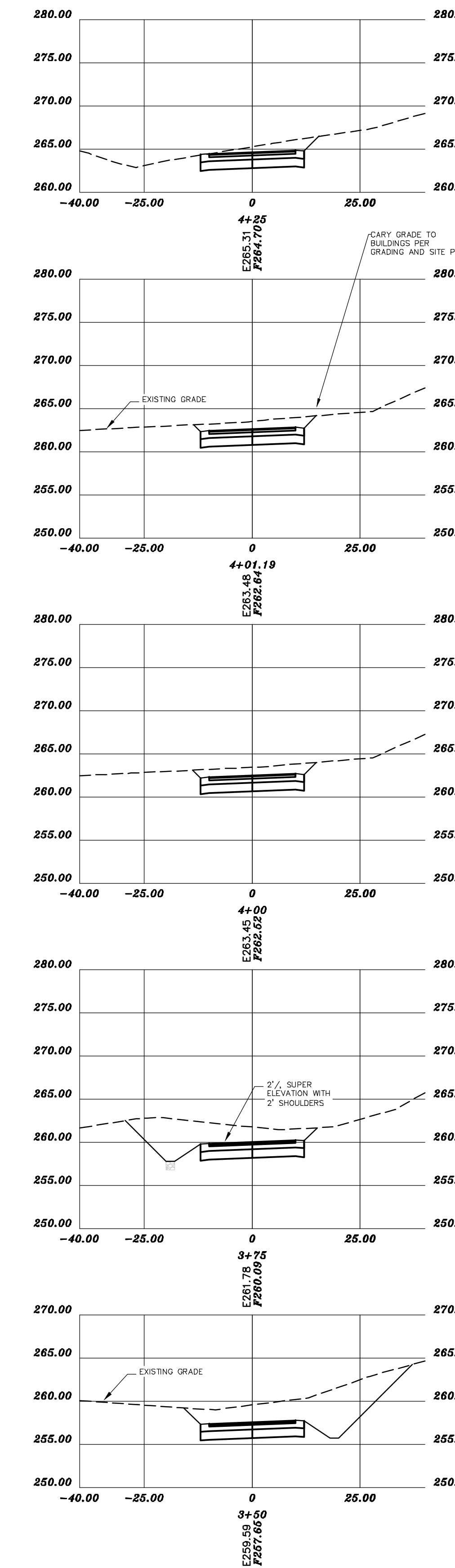
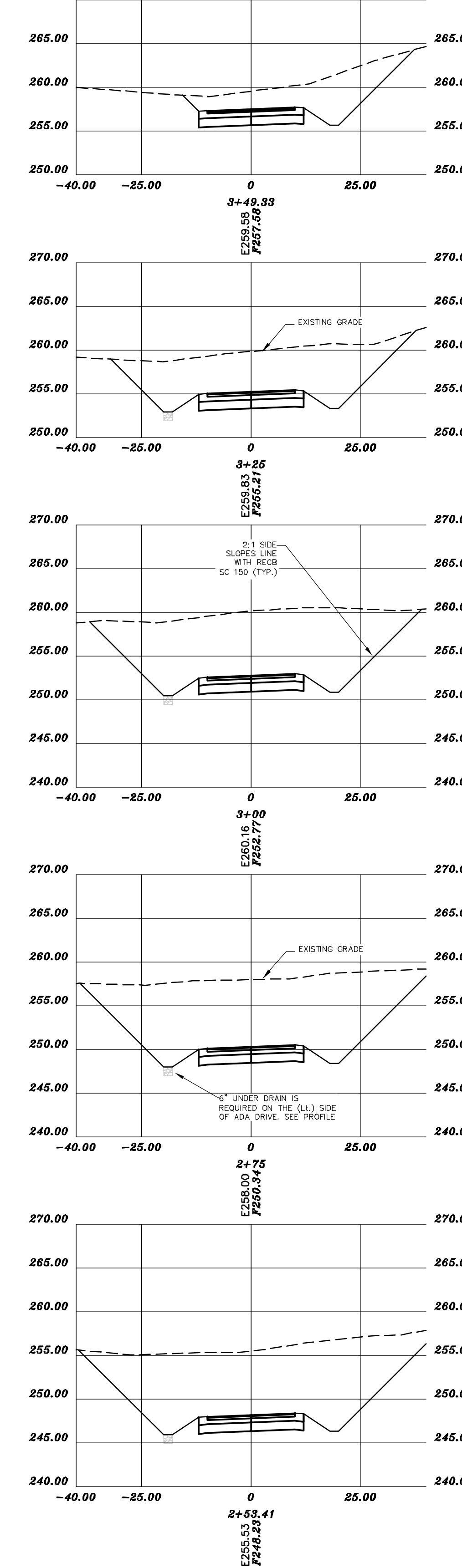
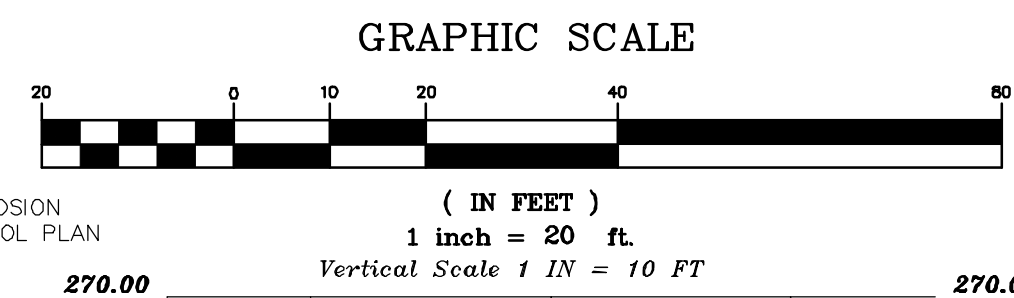
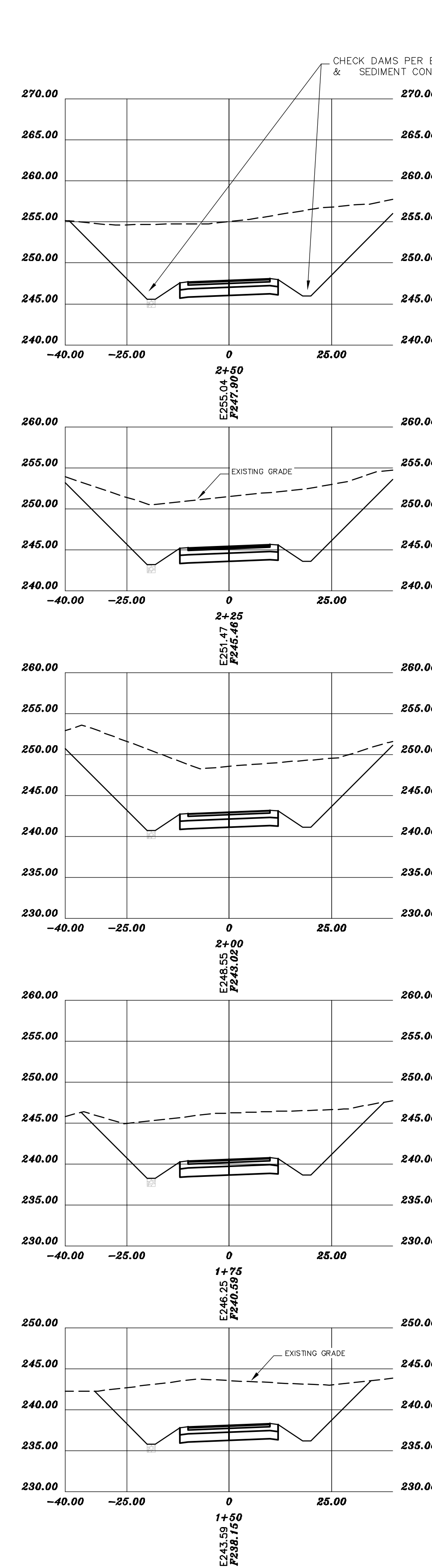
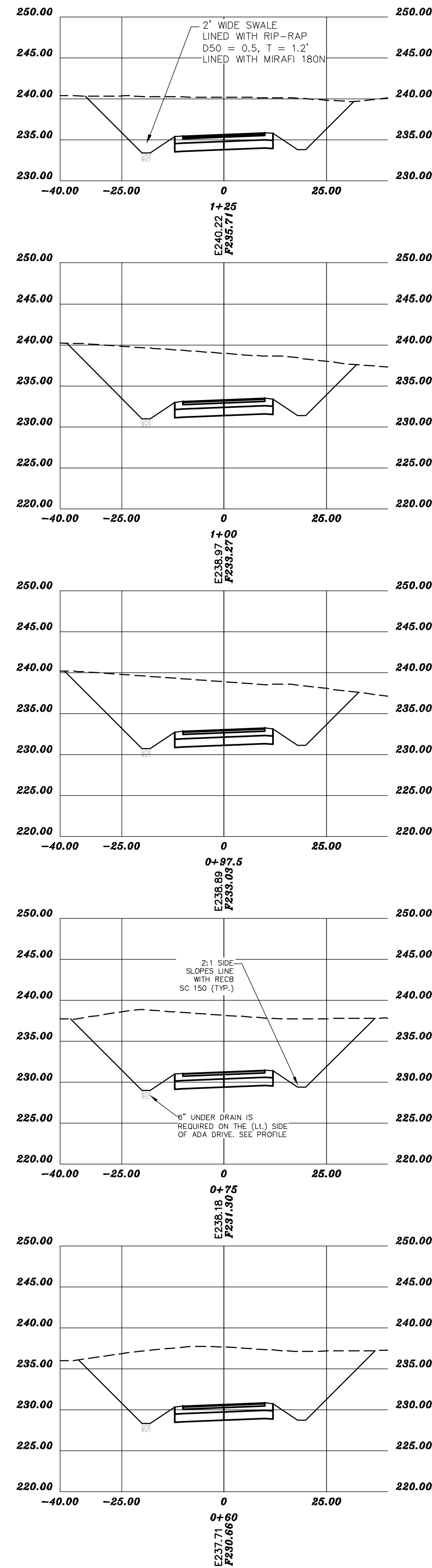
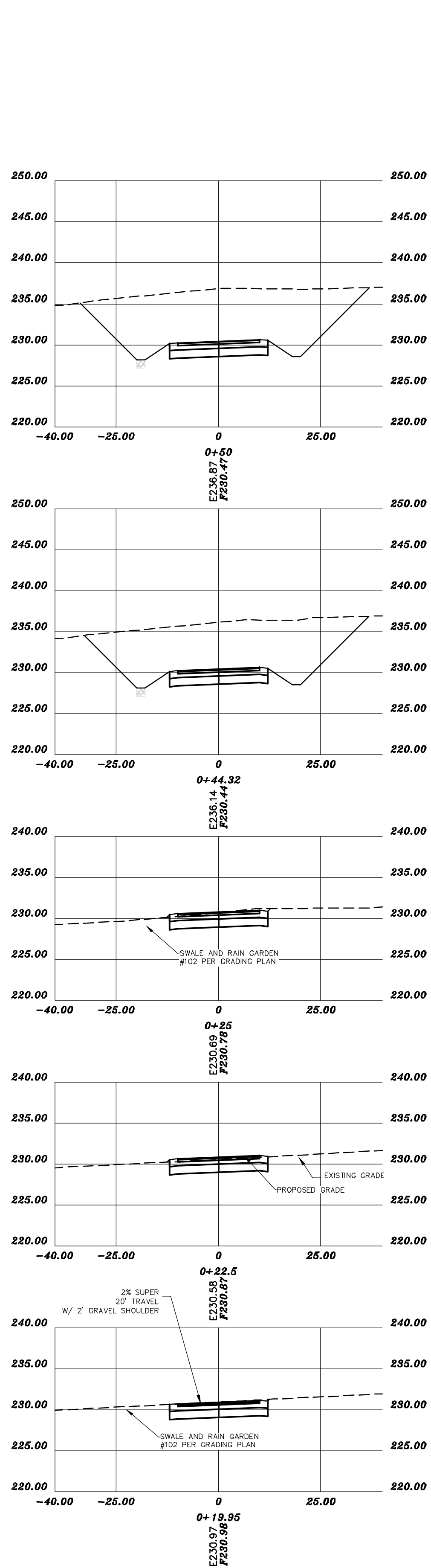
- (R) RAIN GARDEN BIO-MEDIA PROTECTION
- (P) PERIMETER CONTROL
- (C) RESIDENTIAL/ROADWAY CONSTRUCTION
- (FND) IRON BOUND (FND)
- (FND) DRILL HOLE (FND)
- (TBS) GRANITE BOUND (TBS)
- (U) UTILITY POLE
- (G) GUY WIRE
- (BENCH) BENCHMARK
- (---) POORLY DRAINED WETLAND LINE
- (---) VERY POORLY DRAINED WETLAND LINE
- (---) WETLAND SETBACK 50' TO POORLY DRAINED
- (---) WETLAND SETBACK 75' TO VERY POORLY DRAINED
- (---) ORANGE CONSTRUCTION FENCE
- (---) SILT FENCE
- (---) FILTREX SILT SOXX
- (---) TREE LINE

REVISION	DATE	DESCRIPTION
#1	8-15-19	REVISED PER PEER REVIEWS

EROSION AND SEDIMENT CONTROL PLAN ADA DRIVE
 LAND OF
 DOMUS DEVELOPERS INC.
 US ROUTE 4 / OLD TURNPIKE ROAD
 NOTTINGHAM, N.H.
 TAX MAP 6, LOT 22-3

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : 1 IN. EQUALS 30 FT.
 DATE : JUNE 3, 2019
 FILE NO. : DB 2018 - 030





REVISED PER PEER REVIEWS	
#1	8-15-19
REVISION	DATE
	DESCRIPTION

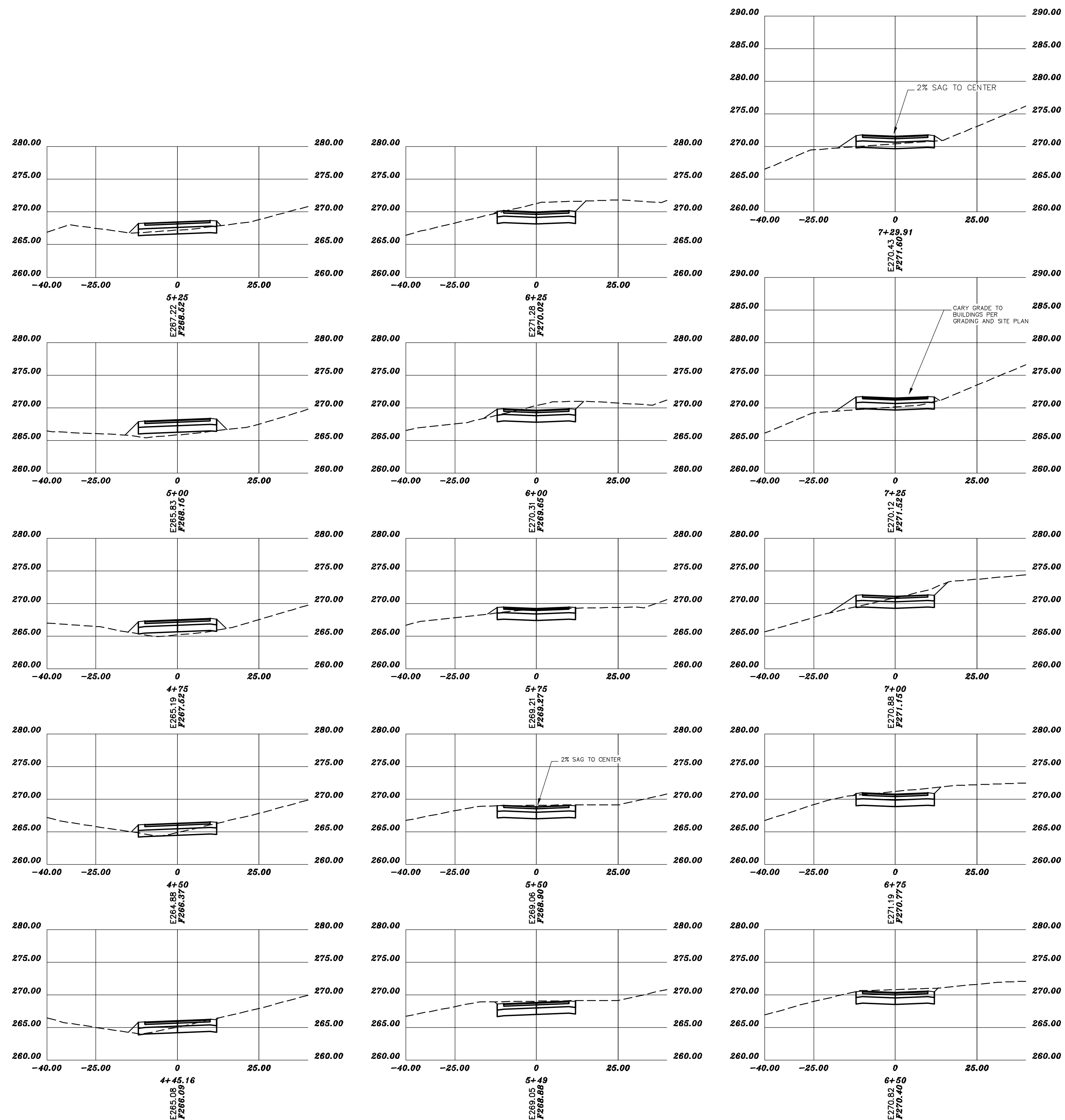
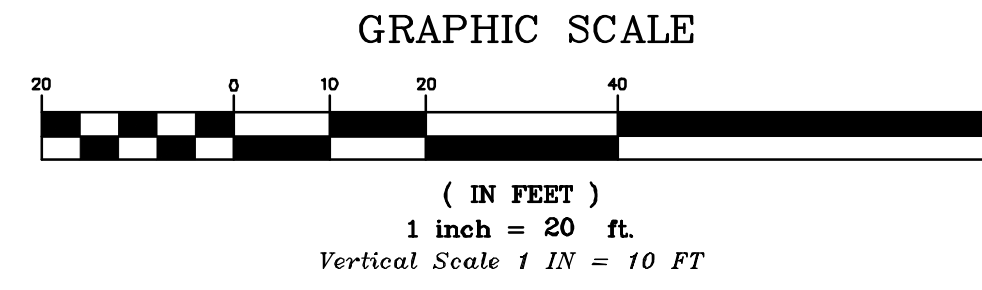
CROSS SECTIONS ADA DRIVE 0+19.95 - 4+25

LAND OF
DOMUS DEVELOPERS INC.
US ROUTE 4 / OLD TURNPIKE ROAD
NOTTINGHAM, N.H.
TAX MAP 6, LOT 22-3

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 3, 2019
FILE NO. : DB 2018 - 030

KENNETH A. BERRY
No. 1245
LICENSED PROFESSIONAL ENGINEER

SHEET 16 OF 27

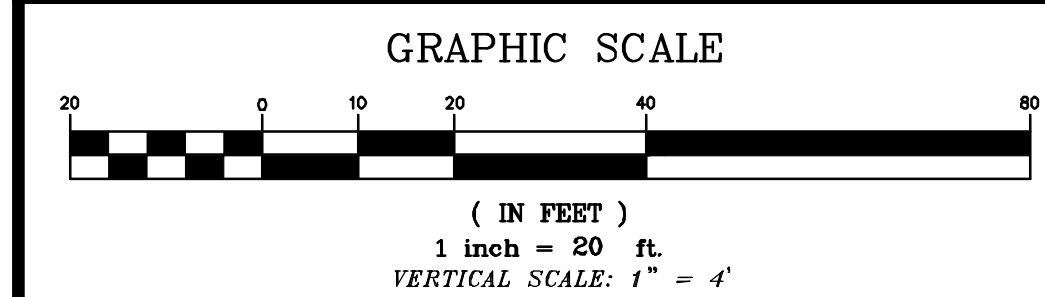
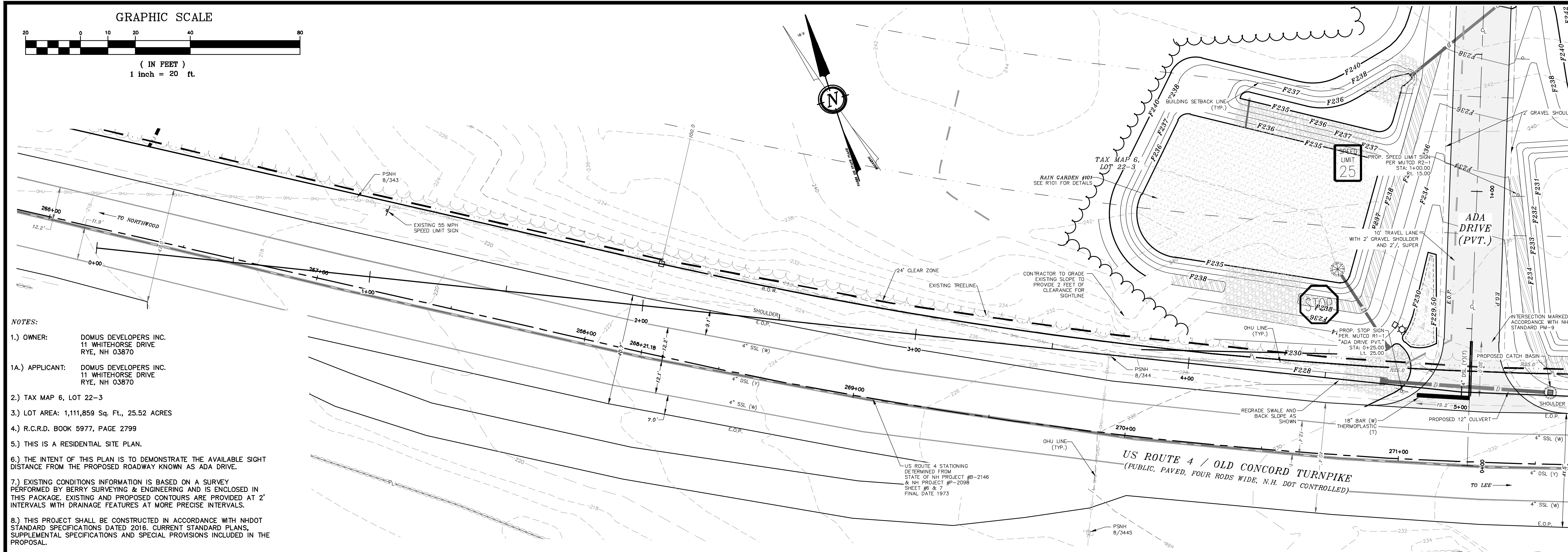


REVISION	DATE	DESCRIPTION
#1	8-15-19	REVISED PER PEER REVIEWS

CROSS SECTIONS ADA DRIVE 4+25 - END

LAND OF
DOMUS DEVELOPERS INC.
US ROUTE 4 / OLD TURNPIKE ROAD
NOTTINGHAM, N.H.
TAX MAP 6, LOT 22-3

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 3, 2019
FILE NO. : DB 2018 - 030

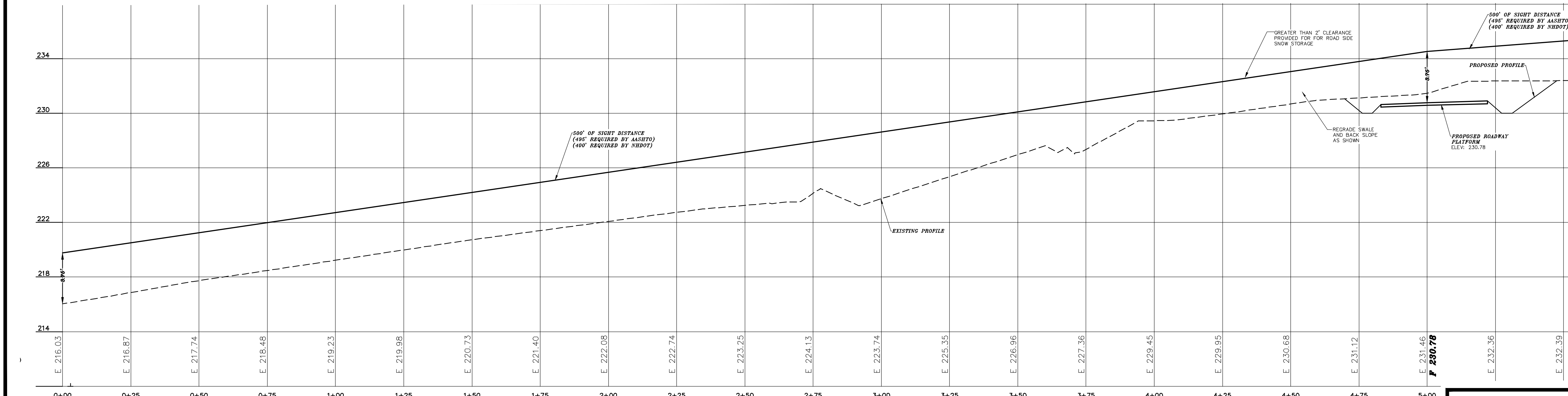


ROAD NOTE:
US ROUTE 4 / OLD CONCORD TURNPIKE;
CLASS I PAVED
4 RODS WIDE, NH STATE PAPERS - BOOK 18, PAGE 859

PROFILE VIEW SIGHT LINE

CLEAR ZONE CALCULATION:
DESIGN SPEED: 50 MPH / 85TH PERCENTILE ASSUMED 55 MPH
WESTBOUND DESIGN ADT (2017): 5,597 (NHDOT)
FROM AASHTO ROADSIDE DESIGN GUIDE (2004) TABLE 3.1 PAGE 3-6
CLEAR ZONE REQUIRED TO BE 24-30 FEET (1V:5H TO 1V:4H)
-24 FEET HAS BEEN SELECTED

SIGHT DISTANCE REQUIREMENT:
DESIGN SPEED: 50 MPH / 85TH ASSUMED 55 MPH
WESTBOUND: DOWNGRADE <3%, 495 FEET REQUIRED (500 FEET PROVIDED)
EASTBOUND: UPGRADE <3%, 495 FEET REQUIRED (500 FEET PROVIDED)
FROM AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS (2011) EXHIBIT 3.1
400' REQUIRED BY NHDOT

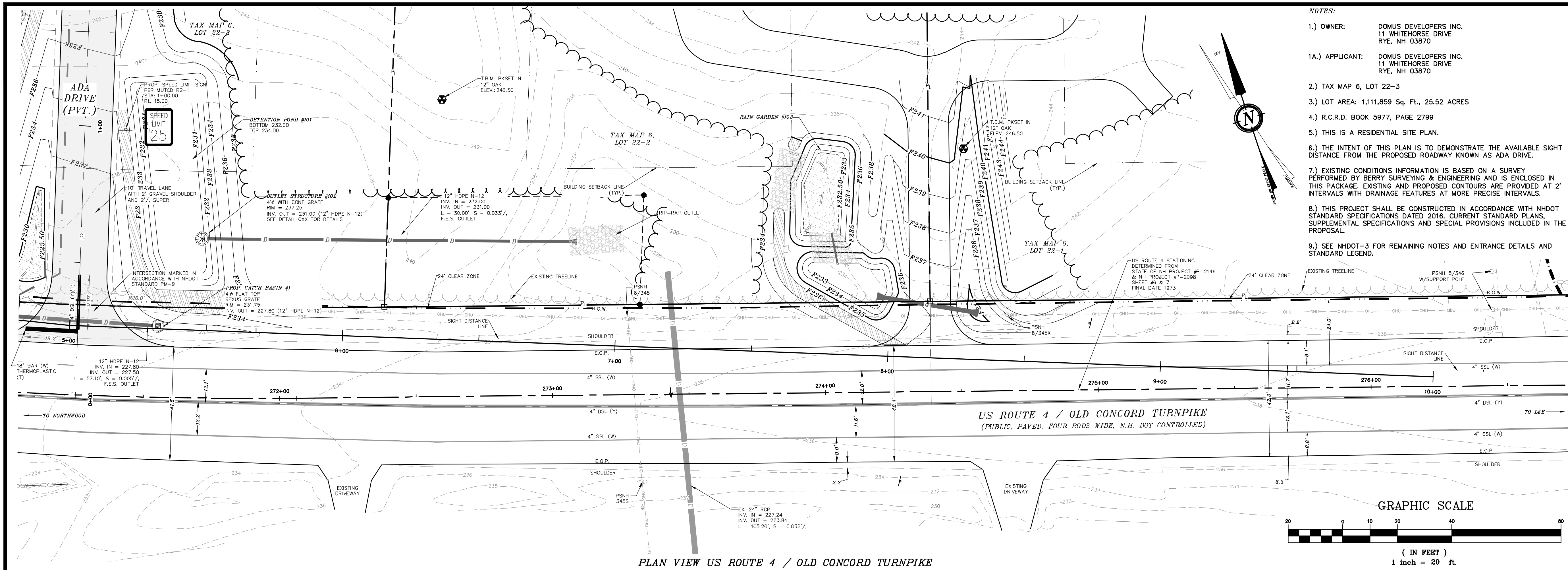


REVISION	DATE	DESCRIPTION
#1	8-15-19	REVISED PER PEER REVIEWS

SIGHT DISTANCE ADA DRIVE EASTBOUND
LAND OF
DOMUS DEVELOPERS INC.
US ROUTE 4 / OLD TURNPIKE ROAD
NOTTINGHAM, N.H.
TAX MAP 6, LOT 22-3

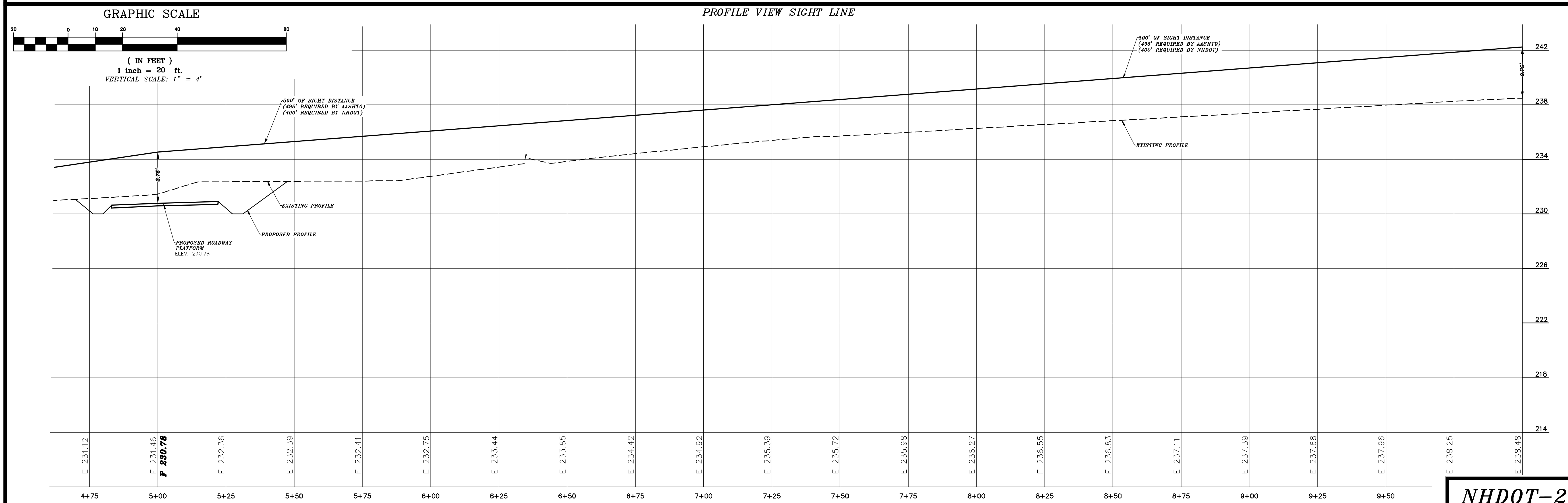
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 3, 2019
FILE NO. : DB 2018 - 030

KENNETH A. BERRY
REGISTERED PROFESSIONAL ENGINEER
No. 1245



- NOTES:**
- 1.) OWNER: DOMUS DEVELOPERS INC. 11 WHITEHORSE DRIVE RYE, NH 03870
 - 1A.) APPLICANT: DOMUS DEVELOPERS INC. 11 WHITEHORSE DRIVE RYE, NH 03870
 - 2.) TAX MAP 6, LOT 22-3
 - 3.) LOT AREA: 1,111,859 Sq. Ft., 25.52 ACRES
 - 4.) R.C.R.D. BOOK 5977, PAGE 2799
 - 5.) THIS IS A RESIDENTIAL SITE PLAN.
 - 6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED ROADWAY KNOWN AS ADA DRIVE.
 - 7.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE. EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 2' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
 - 8.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
 - 9.) SEE NHDOT-3 FOR REMAINING NOTES AND ENTRANCE DETAILS AND STANDARD LEGEND.

PLAN VIEW US ROUTE 4 / OLD CONCORD TURNPIKE

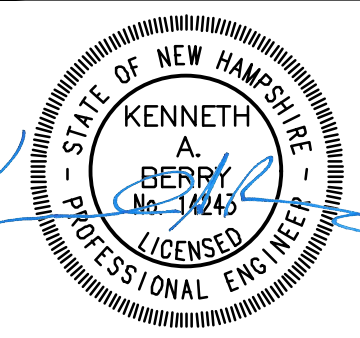


PROFILE VIEW SIGHT LINE

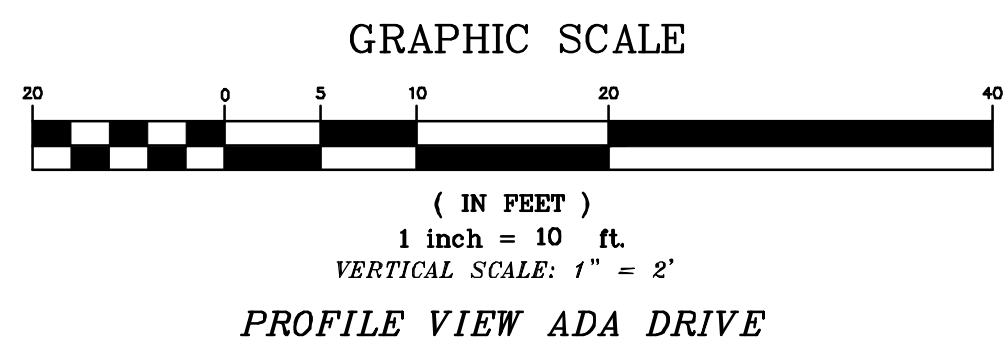
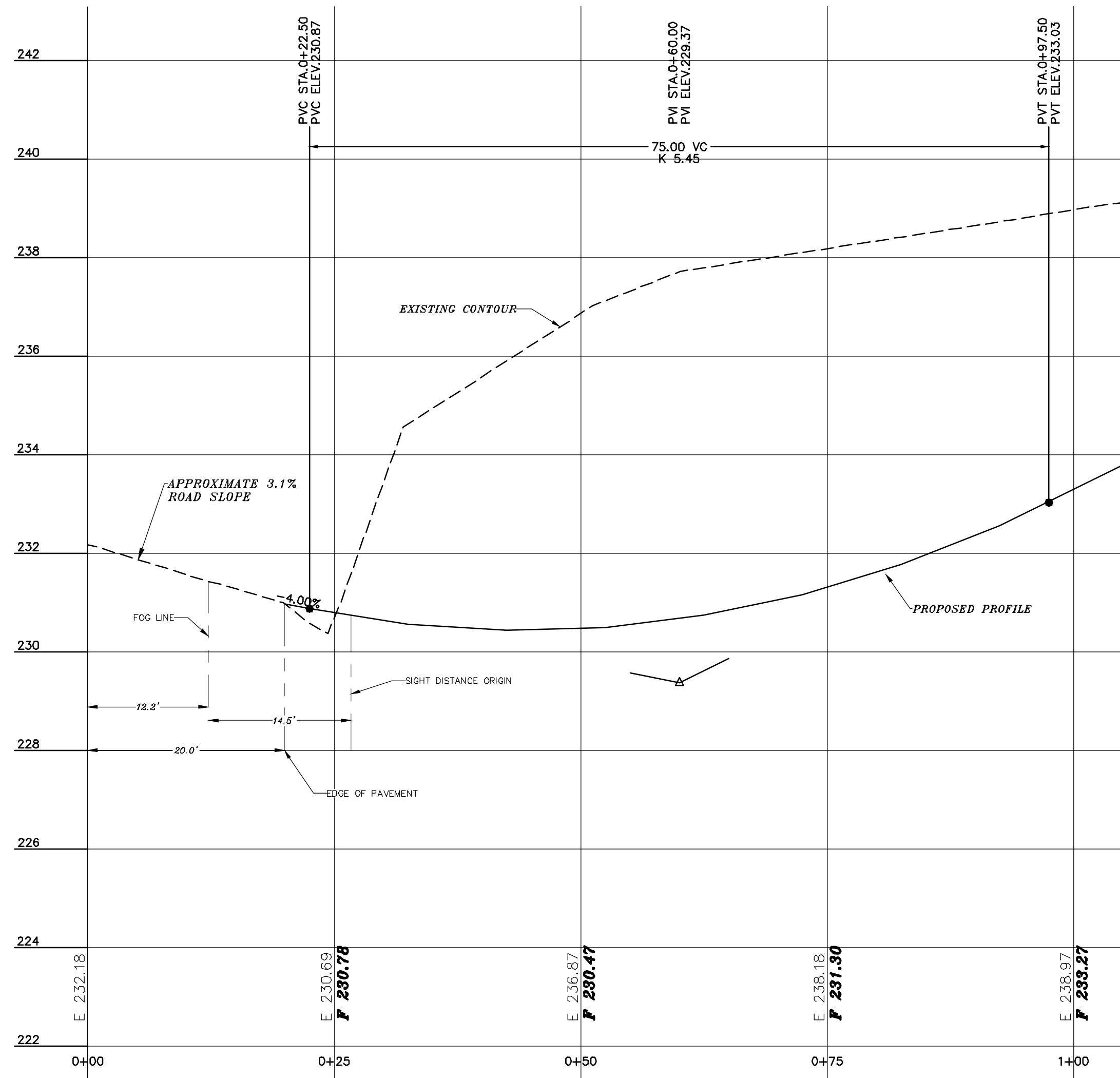
REVISION	DATE	DESCRIPTION
#1	8-15-19	REVISED PER PEER REVIEWS

SIGHT DISTANCE ADA DRIVE WESTBOUND
 LAND OF
 DOMUS DEVELOPERS INC.
 US ROUTE 4 / OLD TURNPIKE ROAD
 NOTTINGHAM, N.H.
 TAX MAP 6, LOT 22-3

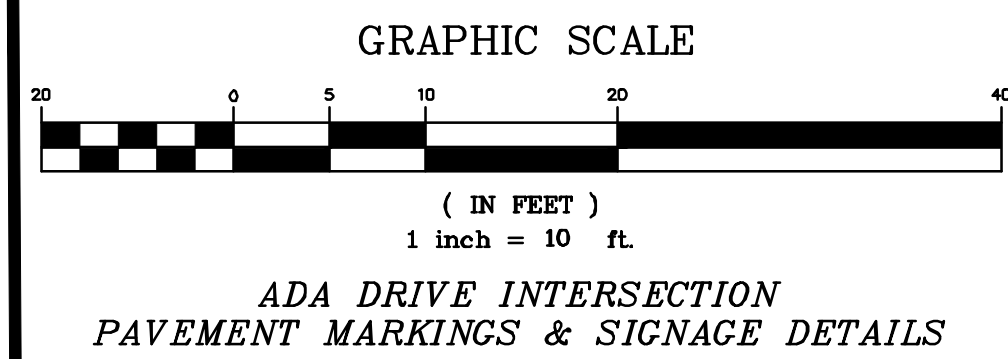
BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : 1 IN. EQUALS 20 FT.
 DATE : JUNE 3, 2019
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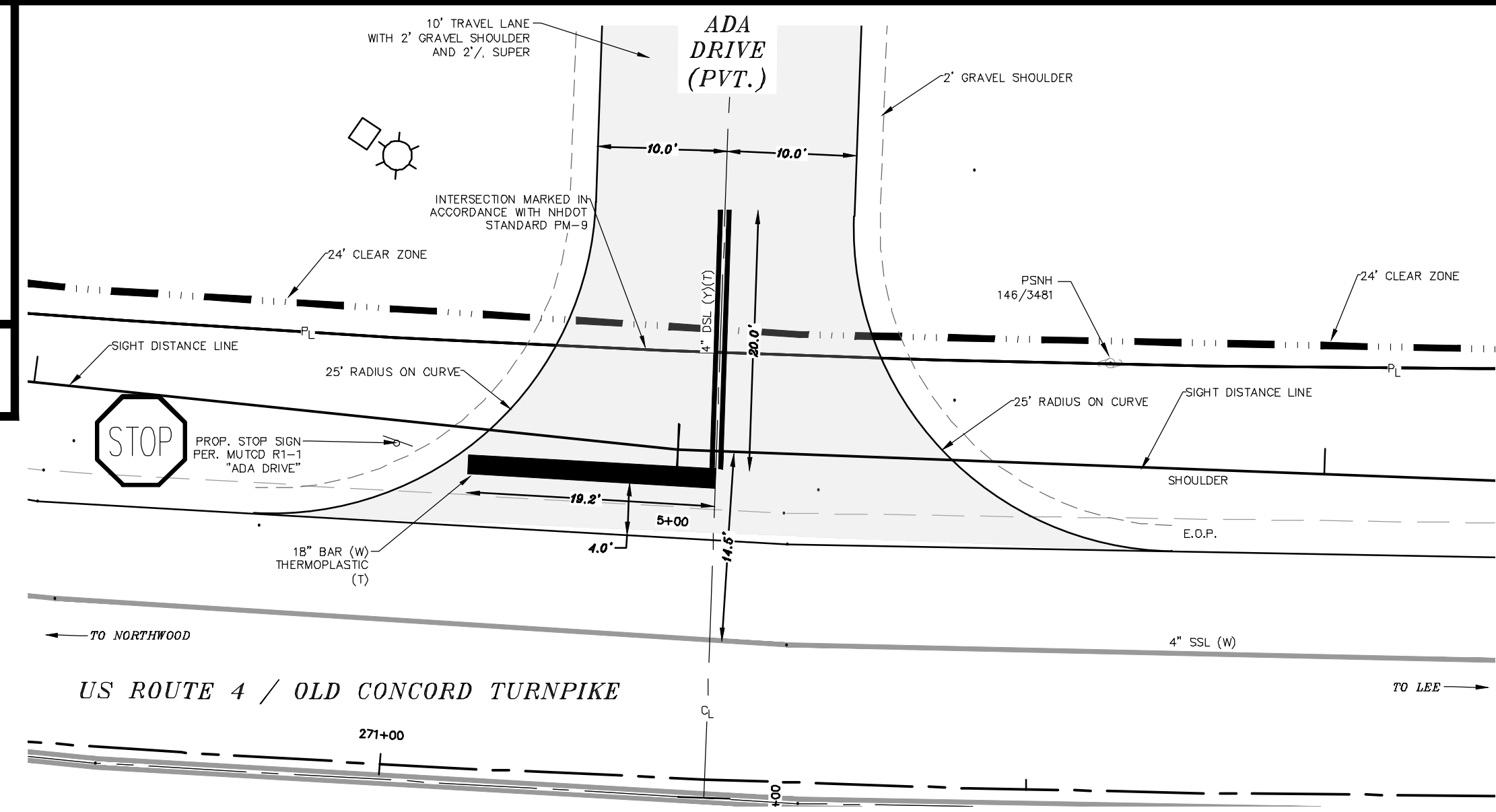
NHDOT-2



DETAIL-1



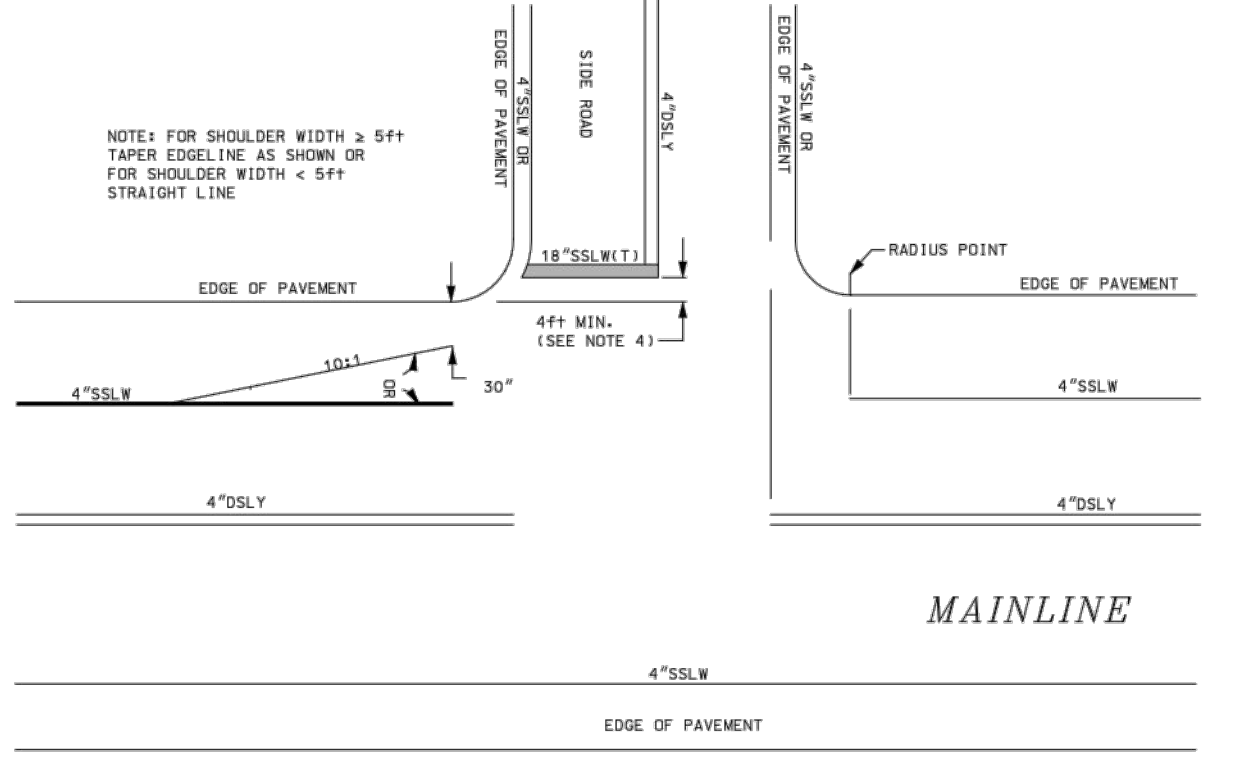
DETAIL-2



PM-9 GENERAL NOTES

- 1.) EDGELINE DETAILS ARE SHOWN FOR MAINLINE ROADWAYS WITHOUT TURN LANE. THE PRESENCE OF TURN LANES MAY REQUIRE DIFFERENT EDGELINE TREATMENTS.
- 2.) EDGELINES ON THE SIDE ROADS, WHEN CALLED FOR, SHALL FOLLOW THE ABOVE MAINLINE TYPICALS. EDGELINES SHALL NOT BE CONTINUOUS AROUND THE MAINLINE/SIDE ROAD RADIUS. EDGELINES SHALL END AT STOP BARS.
- 3.) CENTERLINE AND EDGELINE SHALL BE CONTINUOUS PAST RESIDENTIAL DRIVEWAYS. CENTERLINE AND EDGELINE SHALL BREAK FOR COMMERCIAL DRIVES W/ TRAFFIC CONTROLS, MINOR SIDE ROADS, OR PRIVATE INTERSECTIONS.
- 4.) LOCATION OF THE STOP LINE MAY VARY DUE TO INTERSECTION SIGHT DISTANCE AND VEHICLE TURNING RADIUS AND MAY NOT ALWAYS COINCIDE WITH THE LOCATION OF THE STOP SIGN.
- 5.) IF THERE IS NO EDGELINE, END STOP BAR 12" FROM EDGE OF PAVEMENT.
- 6.) STOP BARS, WORDS, LANE LINES, SYMBOLS AND ARROWS SHALL BE THERMOPLASTIC (T).

CENTERLINE AND EDGELINE "CUTS" AT SIDE ROAD



NOTES CONT.:

- 10.) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION
- 11.) WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.

NOTES CONT.:

- 12.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- 13.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- 14.) THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).
- 15.) ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.

NOTES CONT.:

- 16.) ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH (T) SHALL BE THERMOPLASTIC.
- 17.) ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.
- 18.) THE CONTRACTOR SHALL CONTACT THE NHDOT BUREAU OF TRAFFIC AT (603) 271-2291 ONE WEEK PRIOR TO PAVEMENT MARKINGS.
- 19.) ALL PAVEMENT MARKINGS TO BE PAINTED TO NHDOT STANDARD NO. PM-9.
- 20.) THE SPEED LIMIT ON US ROUTE 4 ROAD IS 50 MPH.

LEGEND:

- DRILL HOLE ~FND~
- IRON PIPE ~FND~
- IRON BOUND ~FND~
- NH HIGHWAY BOUND ~FND~
- 3/4" IRON BOUND W/ ID CAP ~TBS~
- GRANITE BOUND ~TBS~
- ⊕ SIGNAGE
- ⊕ UTILITY POLE
- ⊕ GUY WIRE
- OHU — OHU — OHU — OVERHEAD UTILITIES LINE
- POORLY DRAINED WETLAND LINE
- WETLAND SETBACK 50' TO POORLY DRAINED SHOULDER
- BUILDING SETBACK LINE
- SUBDIVISION BOUNDARY LINE
- EASEMENT LINE
- CENTER LINE
- CLEAR ZONE LINE

R.C.R.D. ROCKINGHAM COUNTY REGISTRY OF DEEDS
 TYP. TYPICAL
 FND FOUND
 PL PROPERTY LINE
 EL EASEMENT LINE
 R.O.W. RIGHT OF WAY
 E.O.P. EDGE OF PAVEMENT
 SSL (W) SINGLE SOLID LINE (WHITE)
 DSL (Y) DOUBLE SOLID LINE (YELLOW)

DETAIL-3

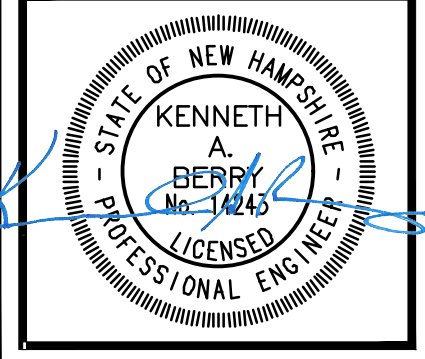
DETAIL-4

NHDOT-3

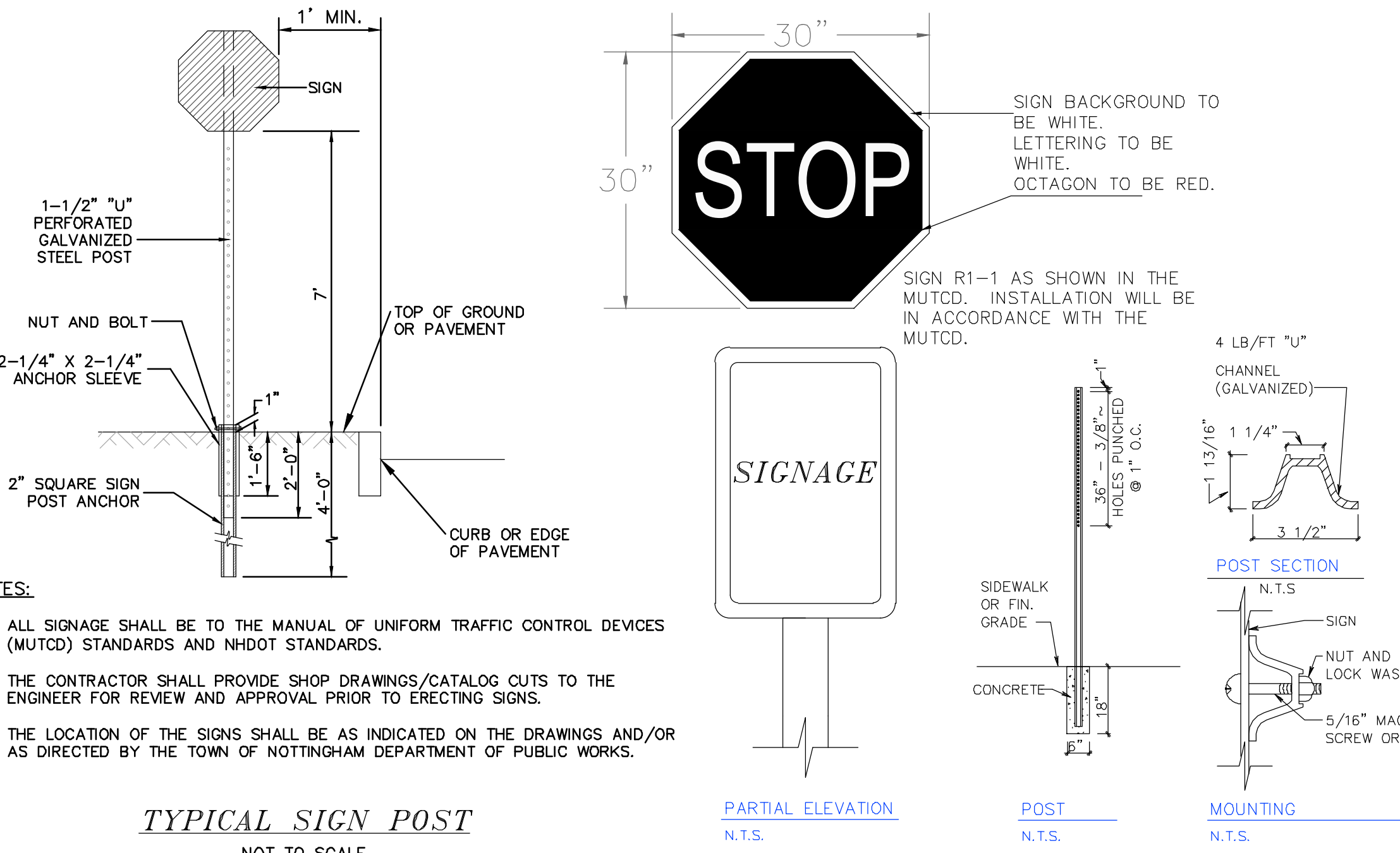
REVISION	DATE	DESCRIPTION
#1	8-15-19	REVISED PER PEER REVIEWS

NHDOT DETAILS
 LAND OF
 DOMUS DEVELOPERS INC.
 US ROUTE 4 / OLD TURNPIKE ROAD
 NOTTINGHAM, N.H.
 TAX MAP 6, LOT 22-3

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : 1 IN. EQUALS 10 FT.
 DATE : JUNE 3, 2019
 FILE NO. : DB 2018 - 030

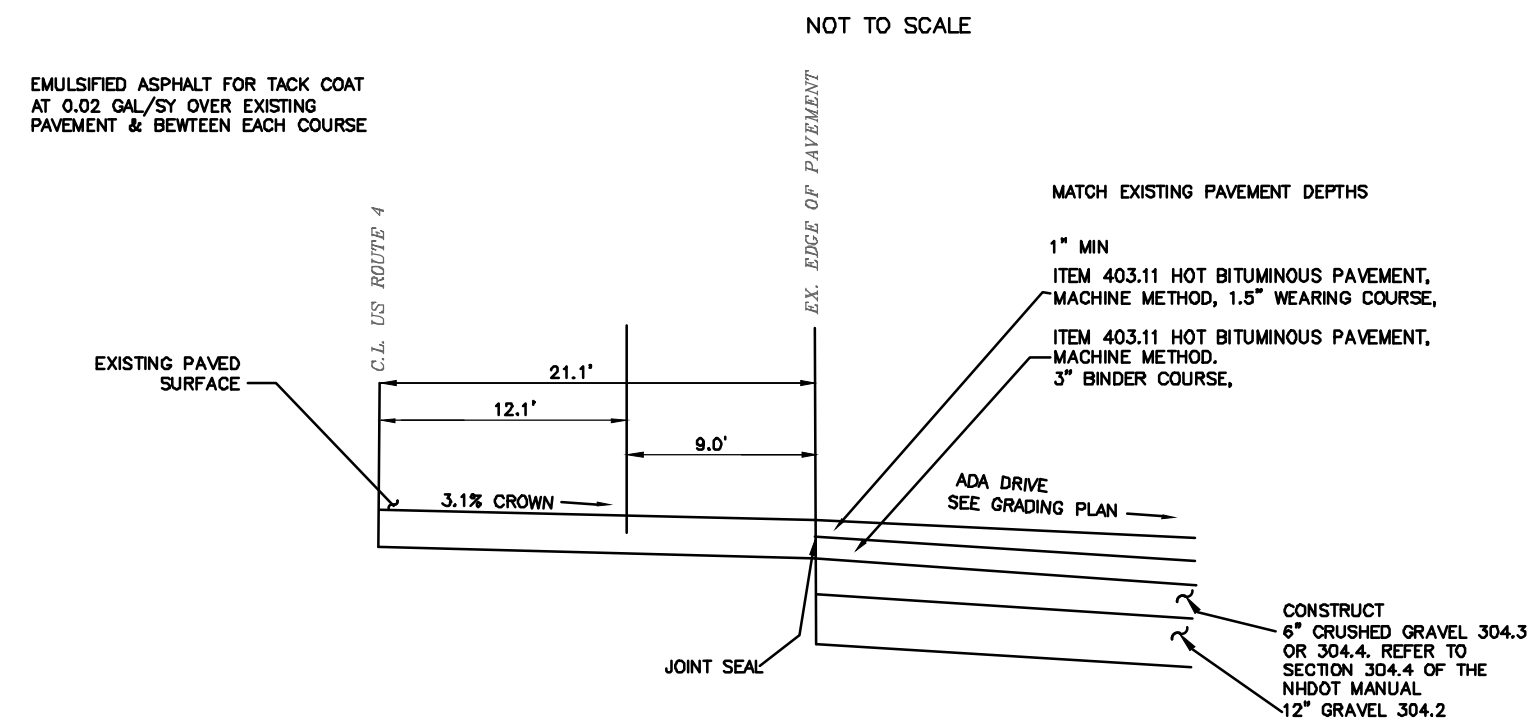


C1



- NOTES:**
- ALL SIGNAGE SHALL BE TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND NHDOT STANDARDS.
 - THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS/CATALOG CUTS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ERECTING SIGNS.
 - THE LOCATION OF THE SIGNS SHALL BE AS INDICATED ON THE DRAWINGS AND/OR AS DIRECTED BY THE TOWN OF NOTTINGHAM DEPARTMENT OF PUBLIC WORKS.

TYPICAL EDGE LINE CONSTRUCTION ADA DRIVE

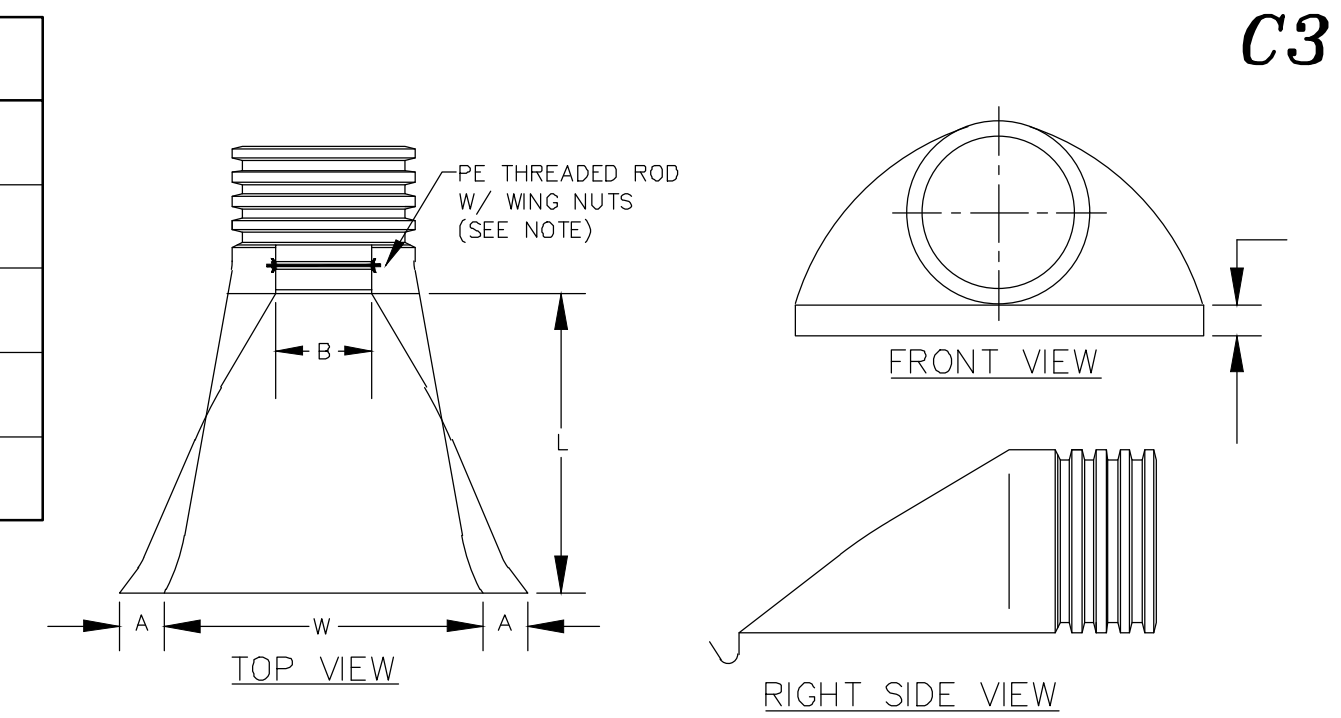


PART No.	PIPE SIZE	A	B(MAX)	H	L	W
1510-NP	15"	6.5"	10"	6.5"	25"	29"
1810-NP	18"	7.5"	15"	6.5"	32"	35"
2410-NP	24"	7.5"	18"	6.5"	36"	45"
3010-NP	30"	10.5"	N/A	7.0"	53"	68"
3610-NP	36"	10.5"	N/A	7.0"	53"	68"

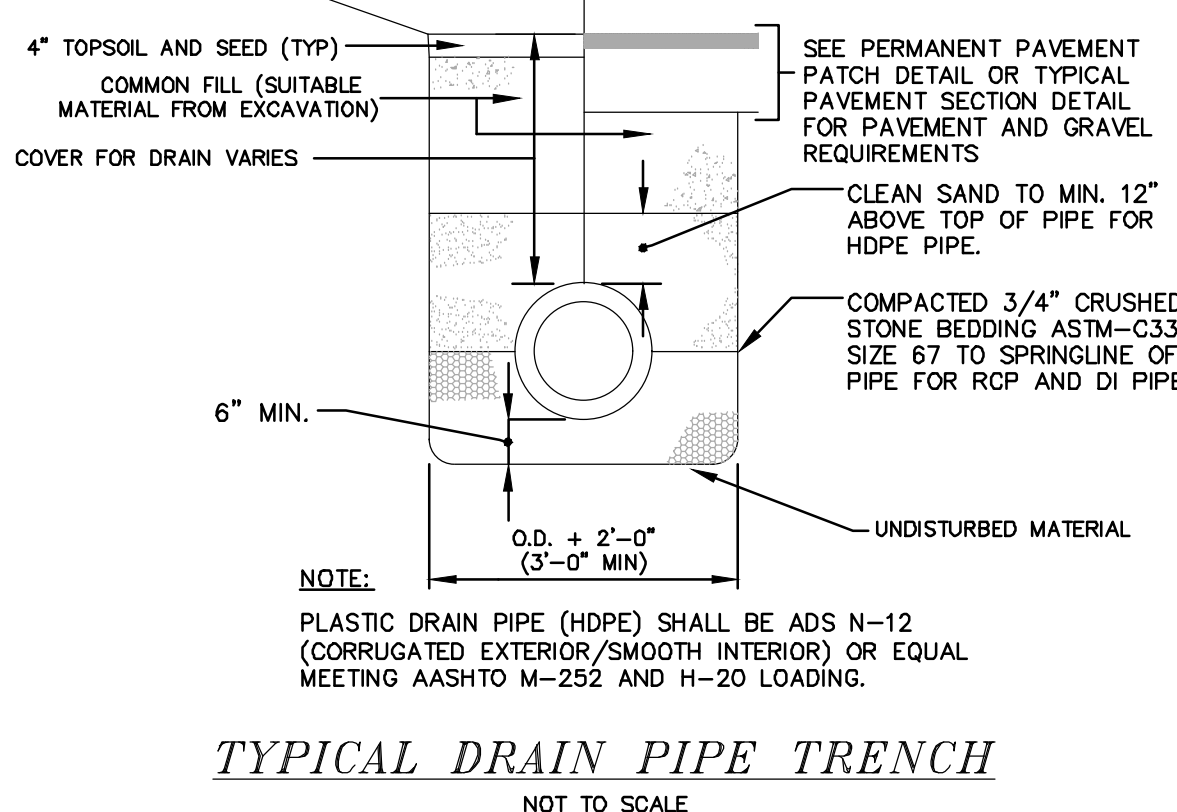
NOTE: PE THREADED ROD W/ WING NUTS PROVIDED FOR END SECTIONS 15"-24". 30" & 36" END SECTIONS TO BE WELDED PER MANUFACTURER'S RECOMMENDATIONS.

ADS N-12 FLARED END SECTIONS

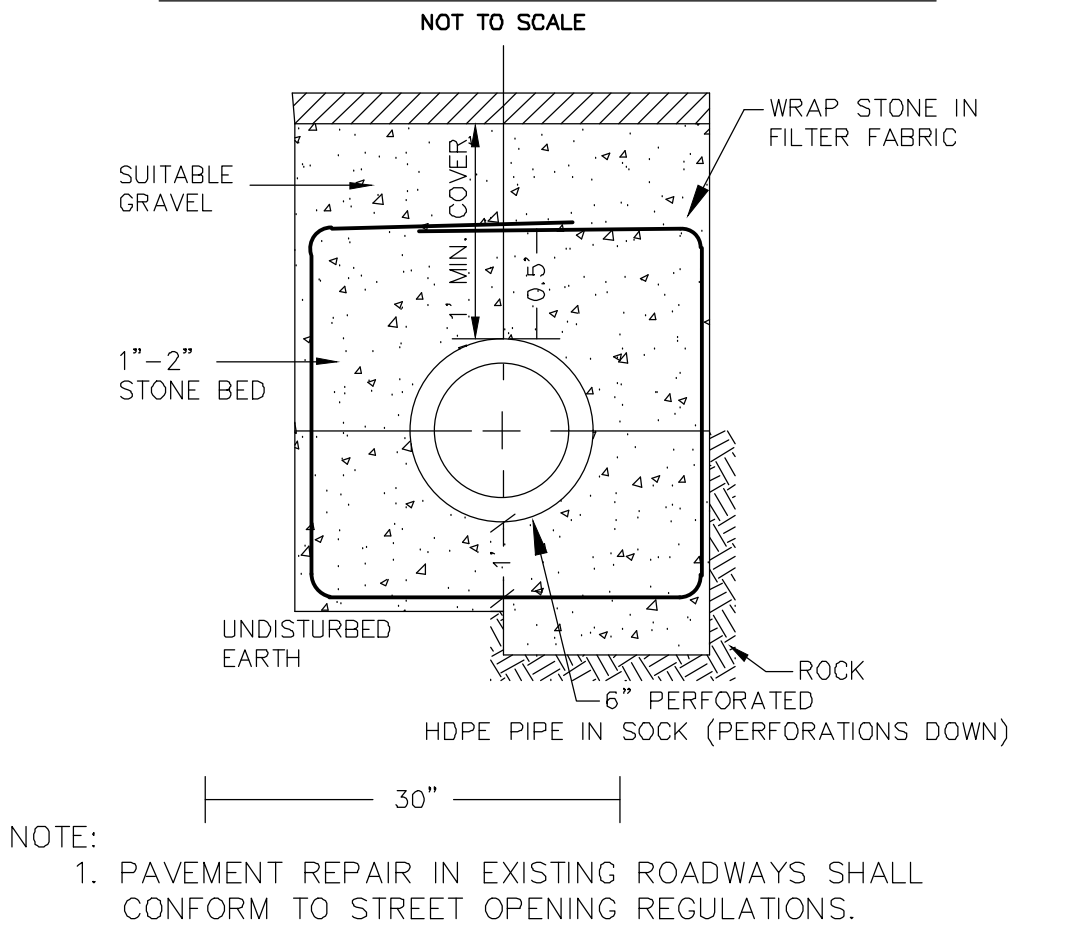
NOT TO SCALE (ALL DIMENSIONS ARE NOMINAL)



C4

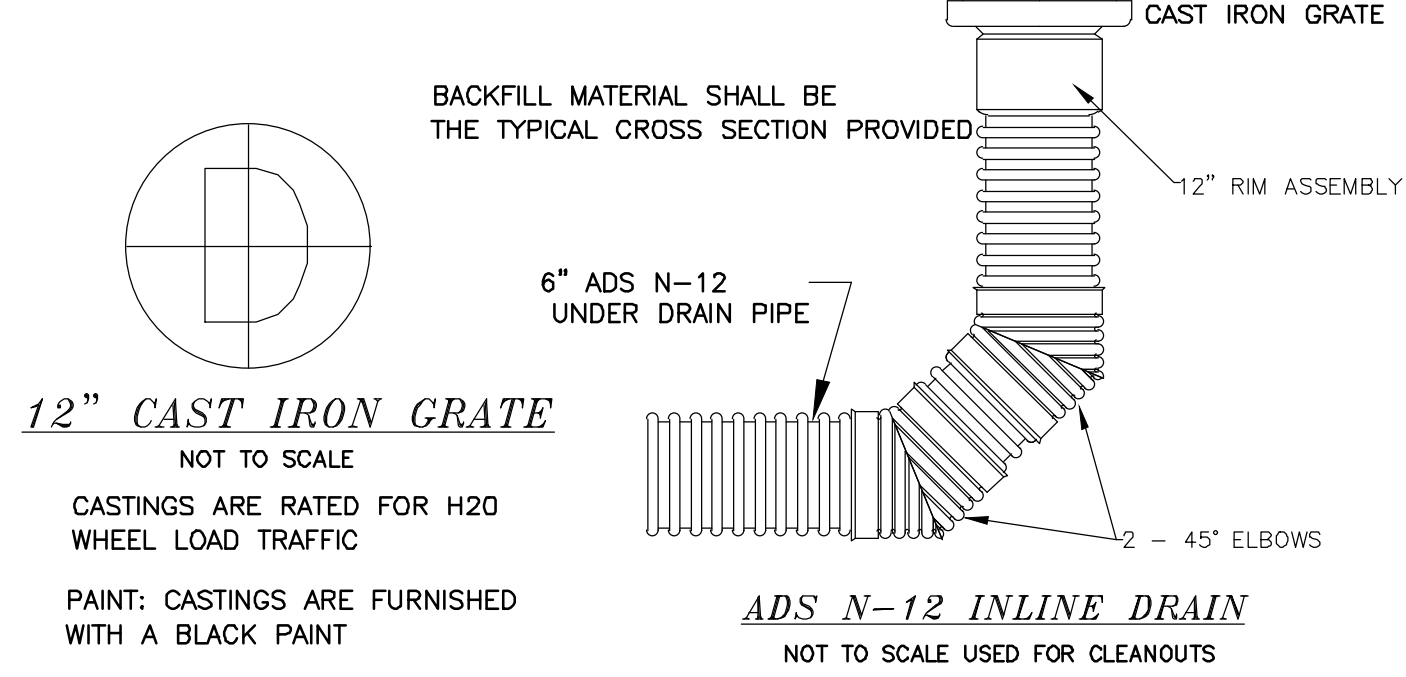


C5



NOTE:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.

C6



C7



AG0808-58
Part No. AG0808-58

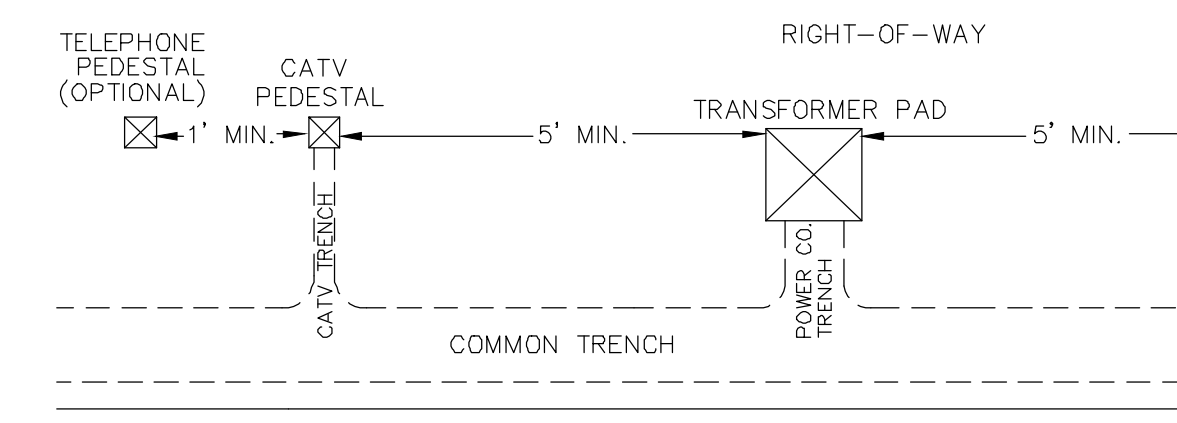
Save Trees

Angle Grates are designed to cover inlet orifices and prevent small to medium debris from passing through. The top angled design helps to minimize the amount of debris that settles on top after the water recedes. All grates are made from plate for a clean and smooth contact surface.

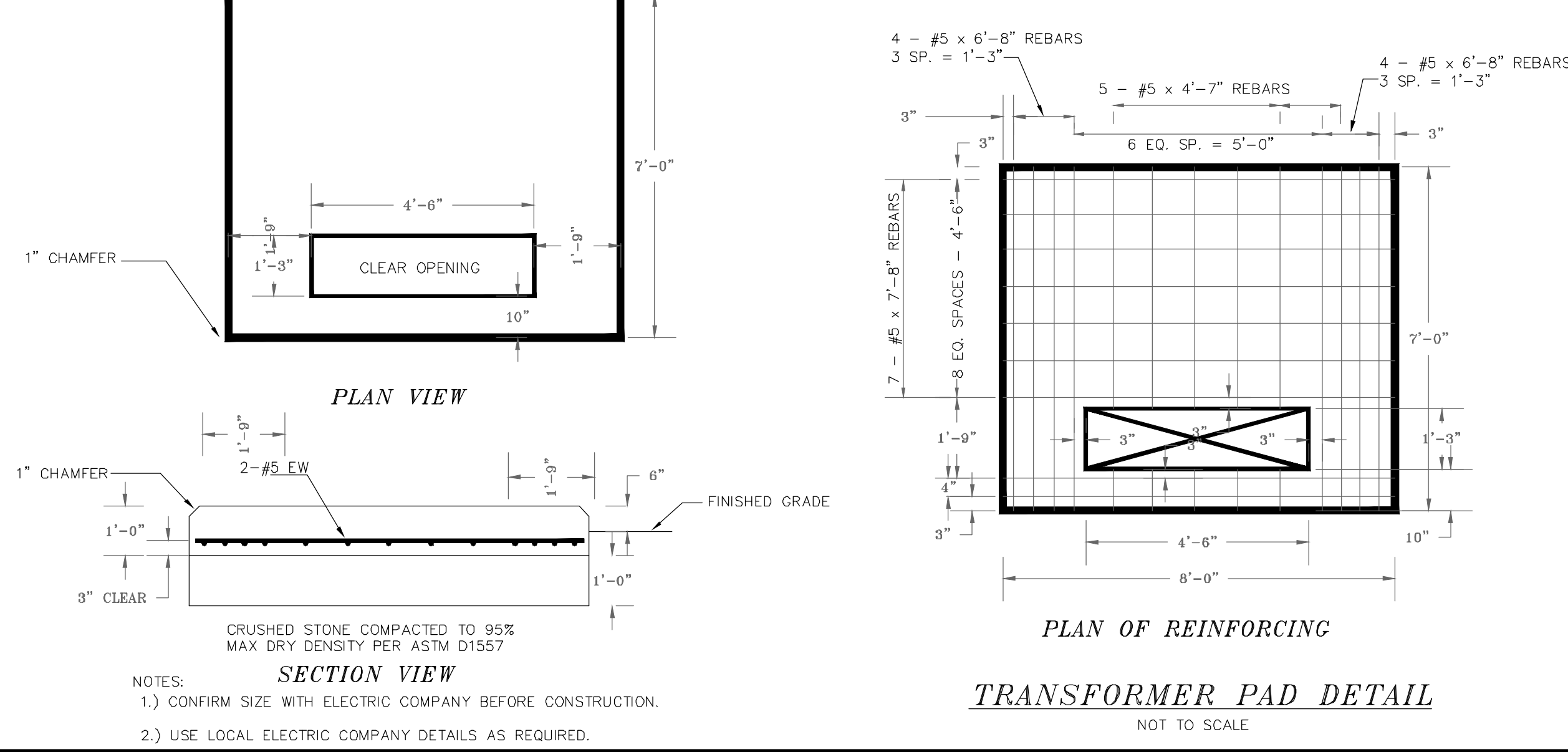
- Plate design for a clean appearance
- Standard 2" openings (other sizes can be made)
- Angled top/front plate to maximize debris deflection
- Mounting flanges on 3 sides allows grate to be mounted at floor level inverts
- Galvanized steel construction. Can be made from aluminum or stainless steel.

MUST BE HAALA INDUSTRIES INC. OR EQUAL.
ANGLE GRATE OUTLET STRUCTURE 102
NOT TO SCALE

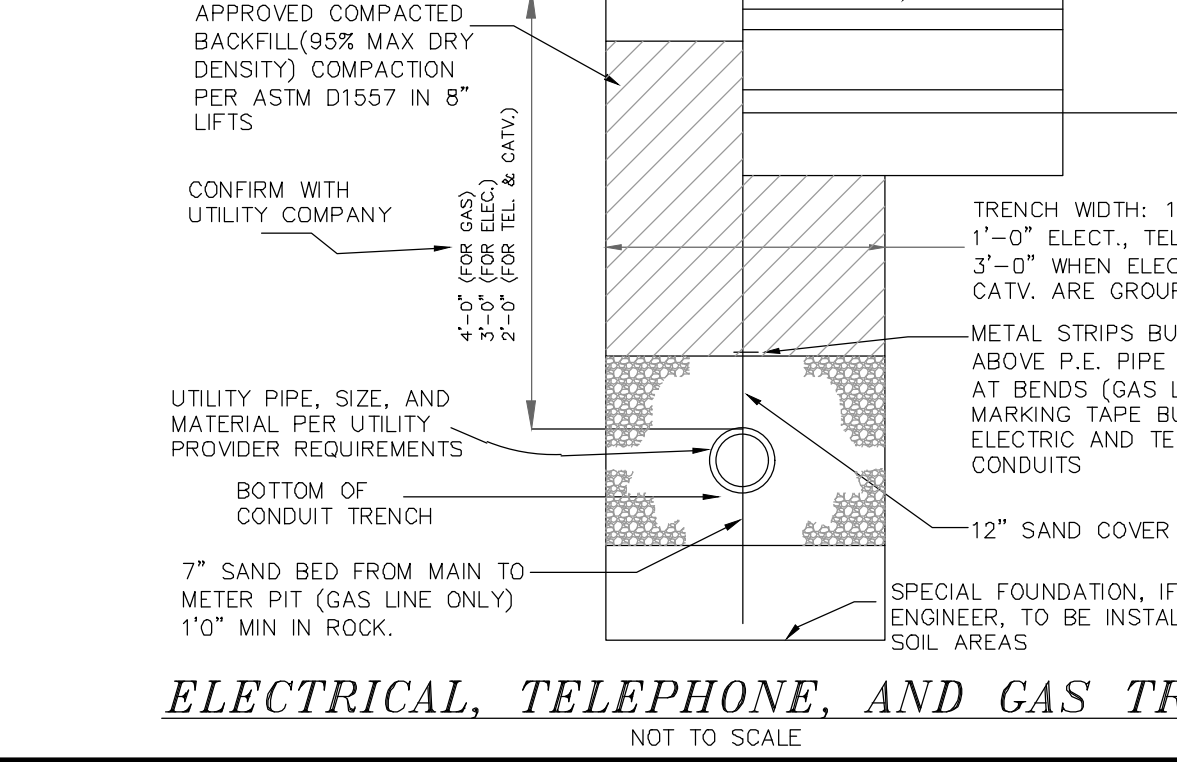
C8



C9



C10



C2

C3

REVISION	DATE	DESCRIPTION
#1	8-15-19	REVISED PER PEER REVIEWS

CONSTRUCTION DETAILS
LAND OF
DOMUS DEVELOPERS INC.
US ROUTE 4 / OLD TURNPIKE ROAD
NOTTINGHAM, N.H.
TAX MAP 6, LOT 22-3

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS NOTED
DATE : JUNE 3, 2019
FILE NO. : DB 2018 - 030

KENNETH A. BERRY
No. 14245
LICENSED PROFESSIONAL ENGINEER

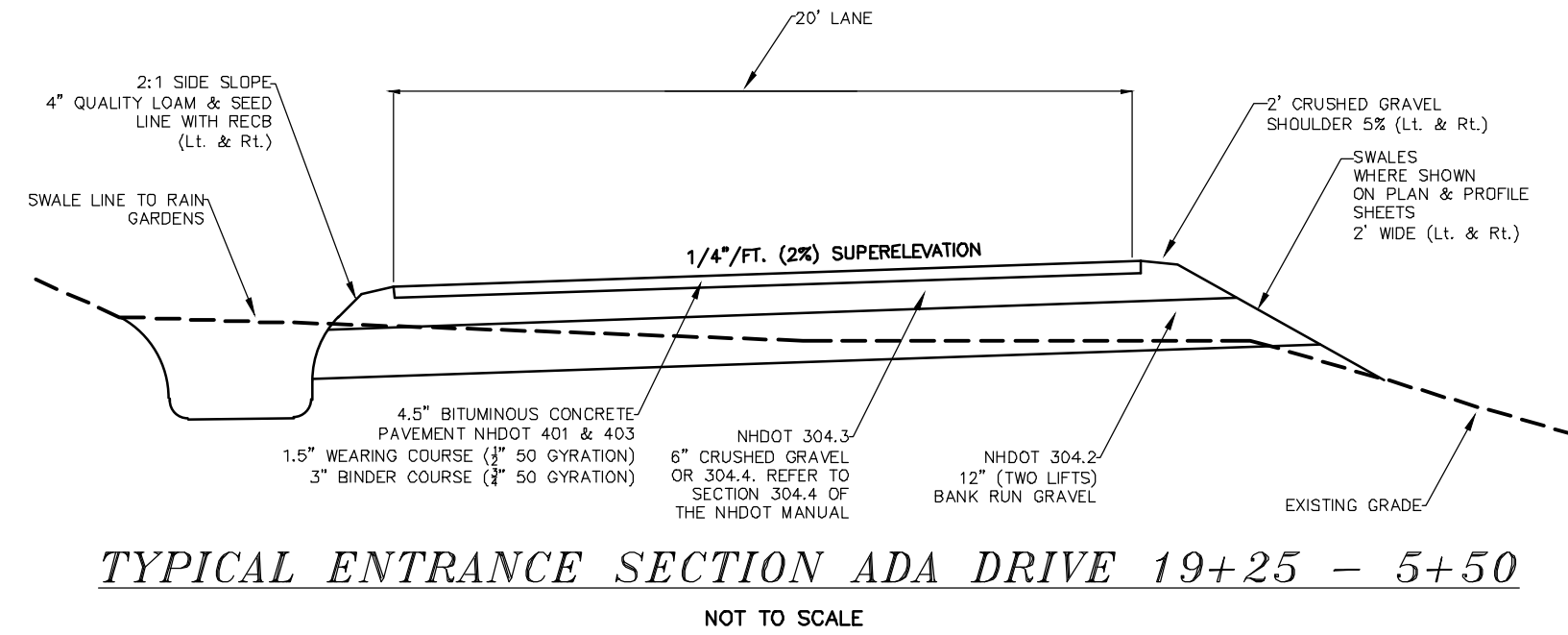
C-101

C11

CROSS SECTION NOTES

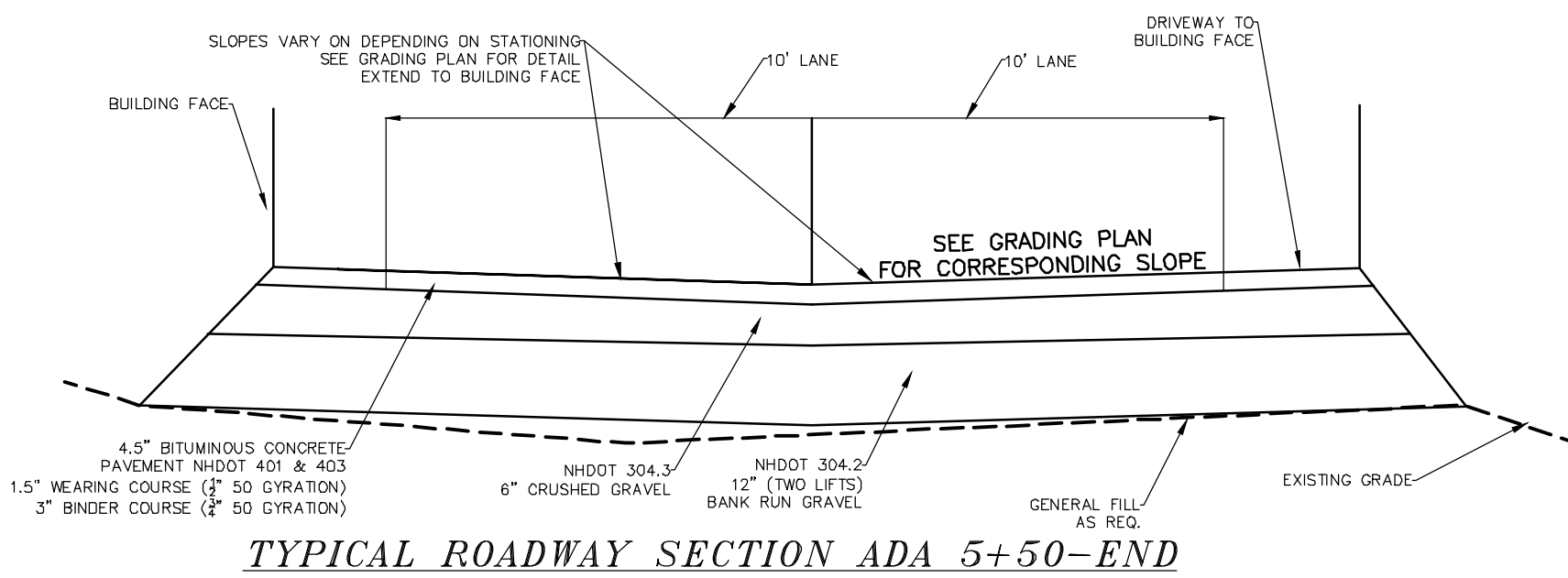
1. ALL ROADWAY FILL TO BRING ROAD TO SUBGRADE SHALL BE INSTALLED IN LIFTS NO GREATER THAN 12".
2. ALL FILL SHALL BE COMPACTED TO 95% MINIMUM. COMPACTION TESTS TO BE CONDUCTED AT THE START OF THE PROJECT AND NO FURTHER THAN 100 FEET APART.
3. GUARD RAIL REQUIRED AS NOTED ON PLAN & PROFILE SHEETS.
4. TEST PITTING WAS DONE WITHIN THE ROADWAY ALIGNMENT BY STONEY RIDGE ENVIRONMENTAL, & BS&E AND NO UNSUITABLE MATERIALS WERE ENCOUNTERED IN THOSE TEST PITS.

COMPACTED SUBGRADE - CONTRACTOR SHALL SCARIFY SUBGRADE TO A DEPTH OF 30 INCHES BELOW F-GRADE. 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 TOWNS AGENT AND/OR THE TOWNS ENGINEER.



TYPICAL ENTRANCE SECTION ADA DRIVE 19+25 - 5+50

NOT TO SCALE




TYPICAL ROADWAY SECTION ADA 5+50-END

NOT TO SCALE

C14

LAMP "B" MOUNTED 15' ABOVE GRADE



D-Series Pole Mount LED Area Luminaire

Specifications Luminaire

EPA: 0.8 ft² (0.07 m²)

Width: 13-3/4" (349 mm)

Length: 11-5/8" (297 mm)

Height: 8" (203 mm)

Weight: 14.0 lbs (6.3 kg)

Ordering Information EXAMPLE: DSXWPM LED 20C 1000 40K 15M VOLT SPUMBA DDBXD

Order	LED	Drive current	Color temperature	Output (lm)	Beam angle	Mounting
DSXWPM LED	1000	350 mA	3000K	1000	120°	Shipped standard
	2000	350 mA	4000K	2000	120°	Shipped standard
	3000	350 mA	5000K	3000	120°	Shipped standard
	4000	350 mA	6000K	4000	120°	Shipped standard
	5000	350 mA	7000K	5000	120°	Shipped standard
	6000	350 mA	8000K	6000	120°	Shipped standard
	7000	350 mA	9000K	7000	120°	Shipped standard
	8000	350 mA	10000K	8000	120°	Shipped standard

C12

Cone Grates Top Mount



CG12TM
Part No. CG12TM

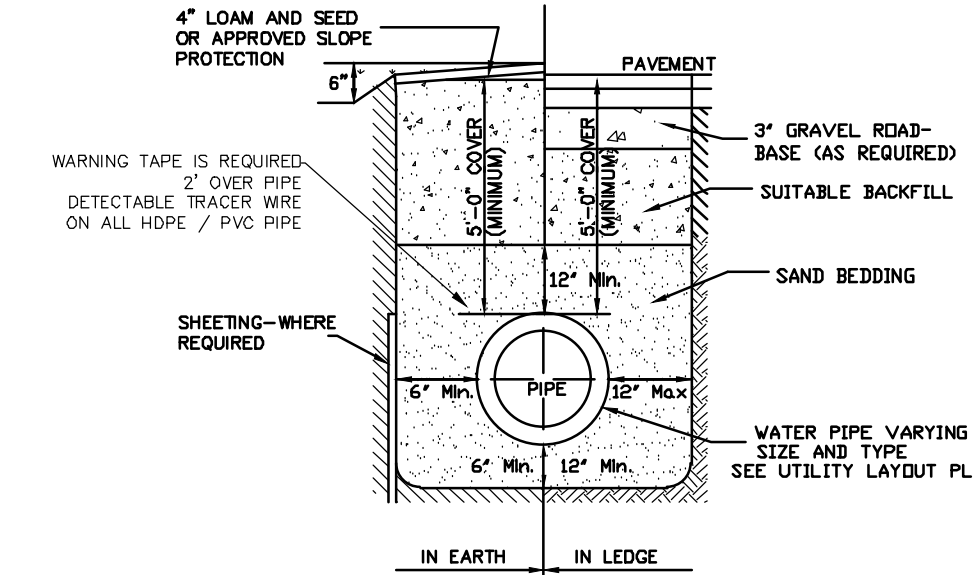
Top Mount Cone Grates are designed to mount on the top of round manhole inlet or outlet structures to keep debris from entering the storm water system. Top mount cone grates are easy to install and allow for at grade manhole installations but can be used in a variety of applications. Grates 96" and larger are made as a two piece, bolt together design.

- Plate and bar hybrid design is both clean and cost effective
- Made from 1/2" plate with 3/4" or 1" round bars depending on grate size
- Anti vortex plate can be added upon request
- Hinged and lockable access doors can be added upon request
- Galvanized steel construction. Can be made from aluminum or stainless steel.

NOTE: MUST BE HAALA INDUSTRIES INC. OR EQUAL

C13

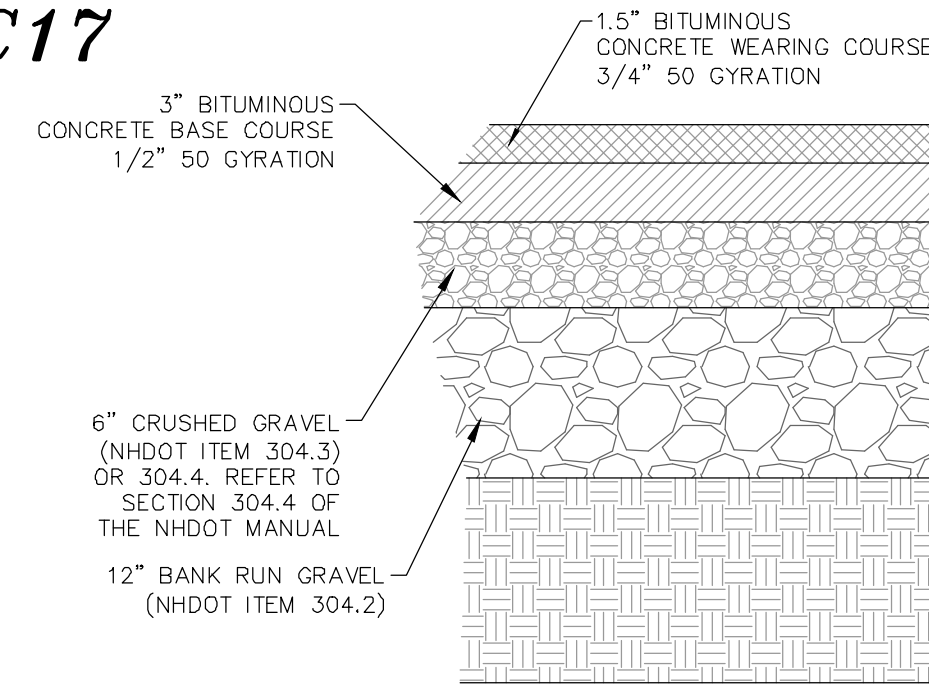
CROSS-COUNTRY IN PAVEMENT



TYPICAL TRENCH DETAIL FOR WATER SYSTEM

NOT TO SCALE

C17

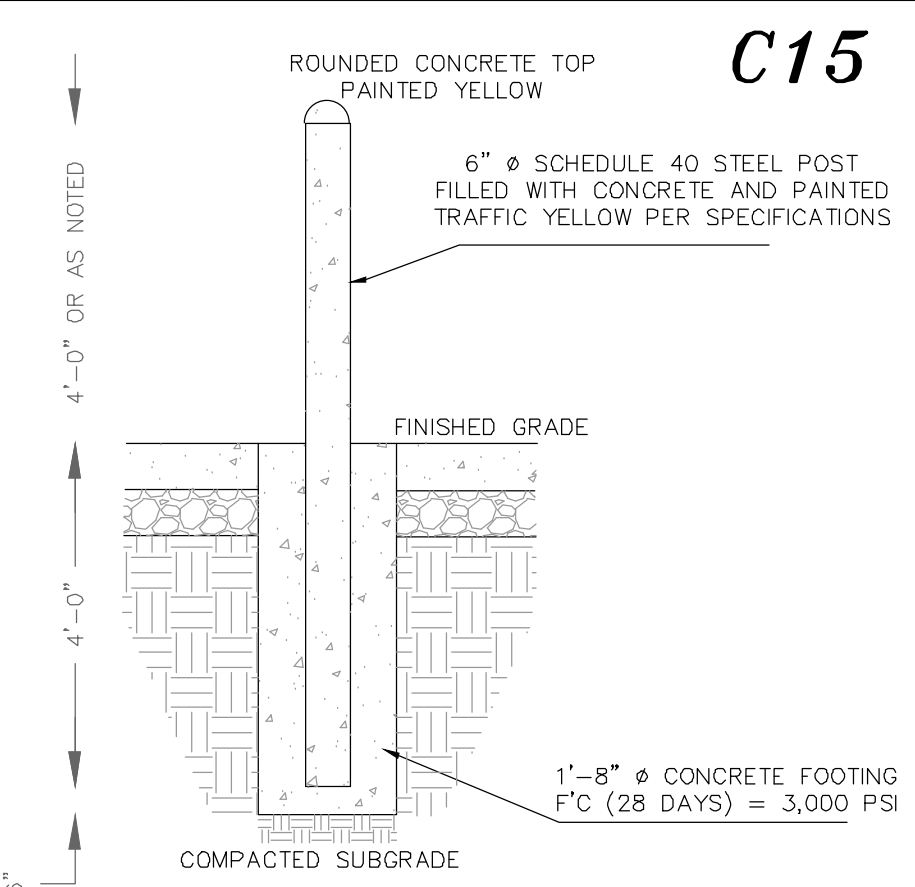


BITUMINOUS CONCRETE PAVEMENT SECTION

NOT TO SCALE

- NOTES:**
- 1.) BITUMINOUS MATERIALS SHALL CONFORM TO NHDOT SPECIFICATION SUBSECTION 401.3.6.
 - 2.) PAVEMENT BASE COURSE AGGREGATE SHALL CONFORM TO NHDOT SPECIFICATION SECTION 304. ITEM 304.3 AND COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. FOR NEW CONSTRUCTION AREAS ONLY. IN EXISTING PAVEMENT AREAS THE CONTRACTOR IS TO ENSURE THE BASE MATERIAL IS SUITABLE TO THE OWNER FOR RE-PAVING
 - 3.) PAVEMENT SUBBASE COURSE AGGREGATE AND AGGREGATE FOR SUBGRADE REPAIR AREAS SHALL BE SUITABLE FOR USE AS STRUCTURAL FILL AND BE PROOFROLLED AND COMPARED TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. FOR NEW CONSTRUCTION AREAS ONLY. IN EXISTING PAVEMENT AREAS THE CONTRACTOR IS TO ENSURE THE BASE MATERIAL IS SUITABLE TO THE OWNER FOR RE-PAVING

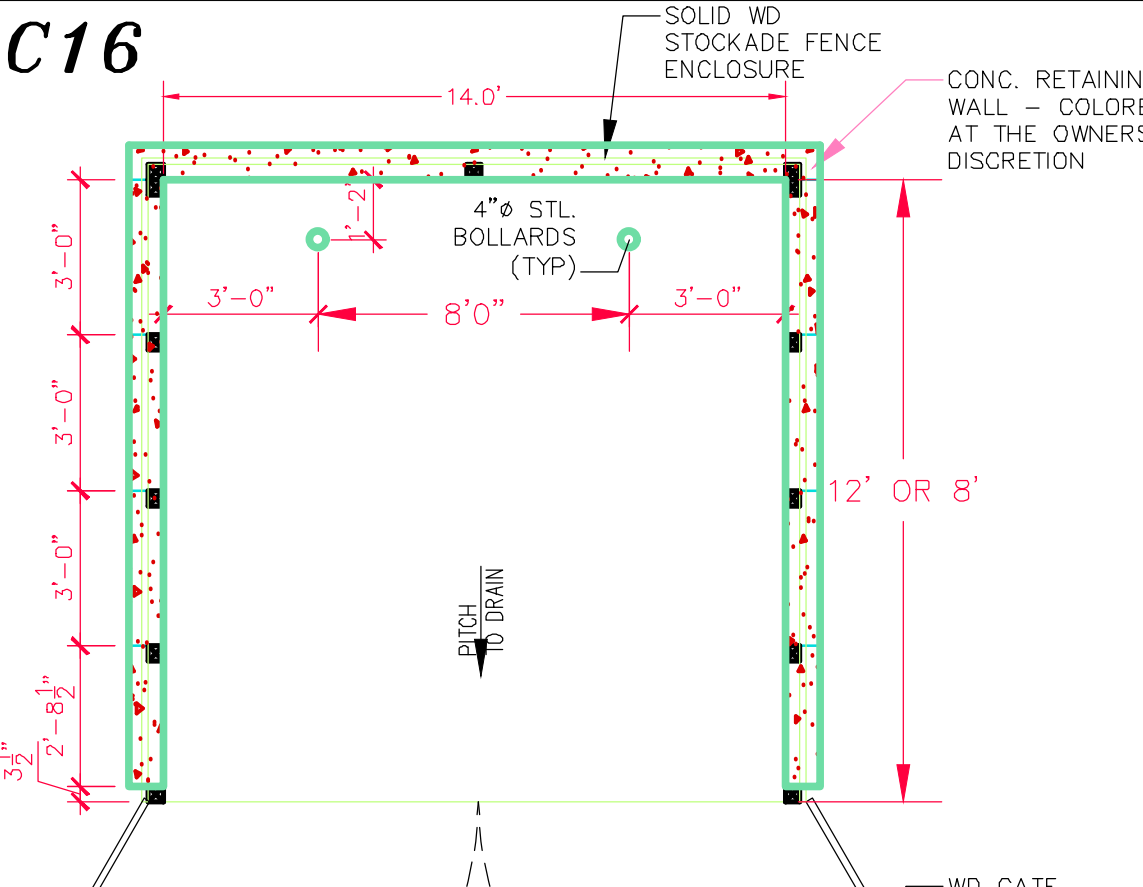
C15



BOLLARD DETAIL

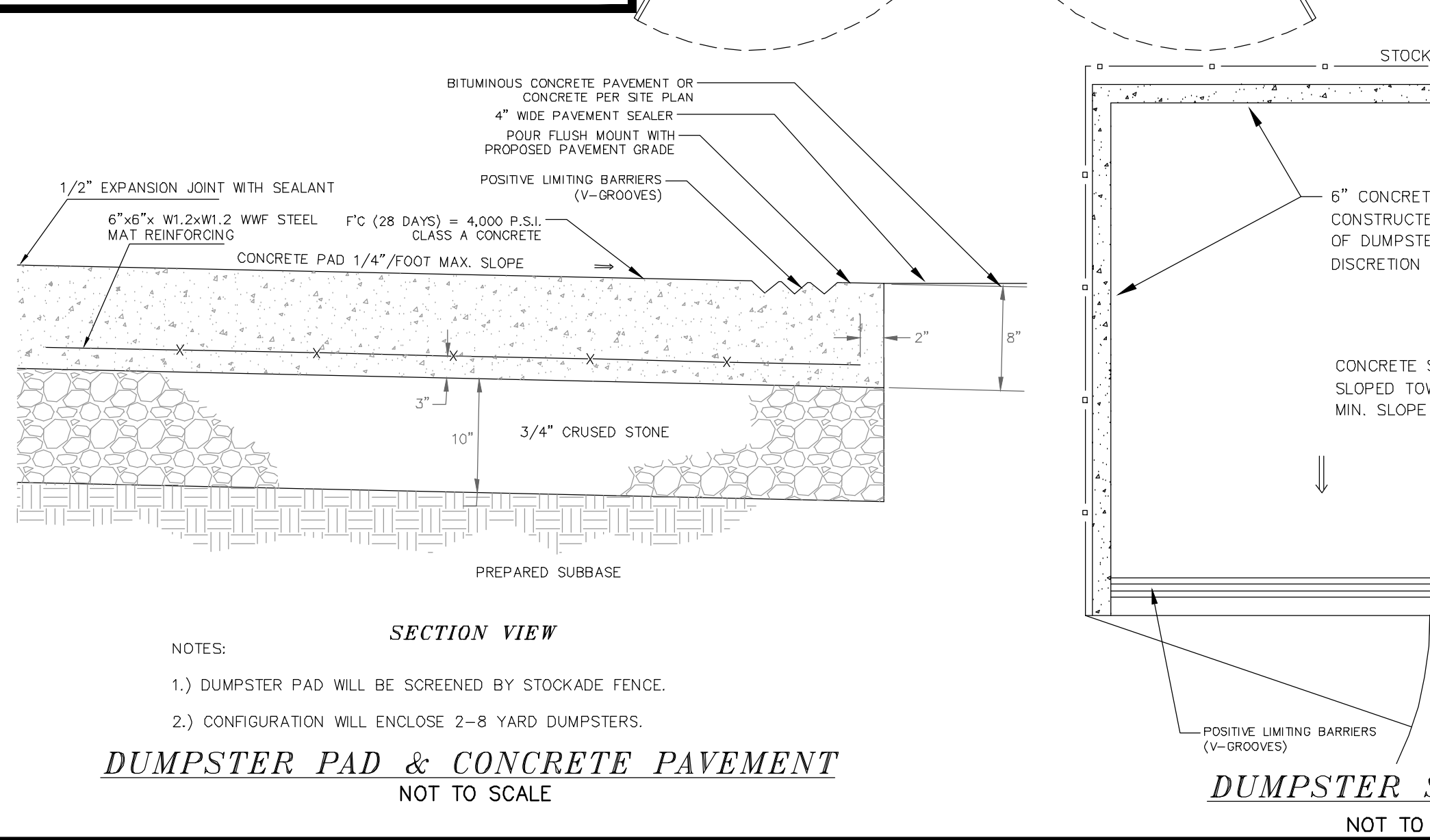
NOT TO SCALE

C16



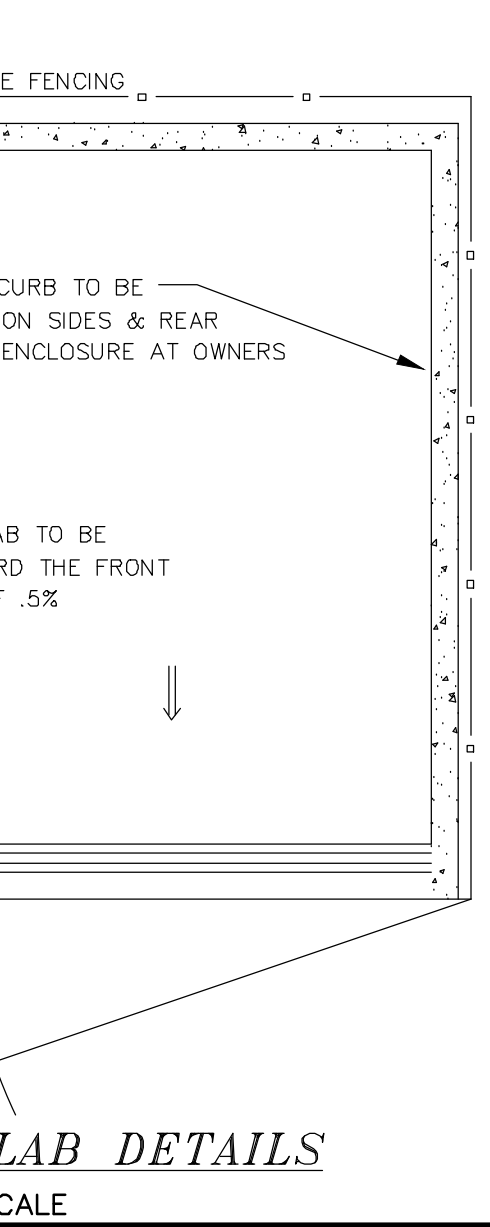
DUMPSTER PAD & CONCRETE PAVEMENT

NOT TO SCALE



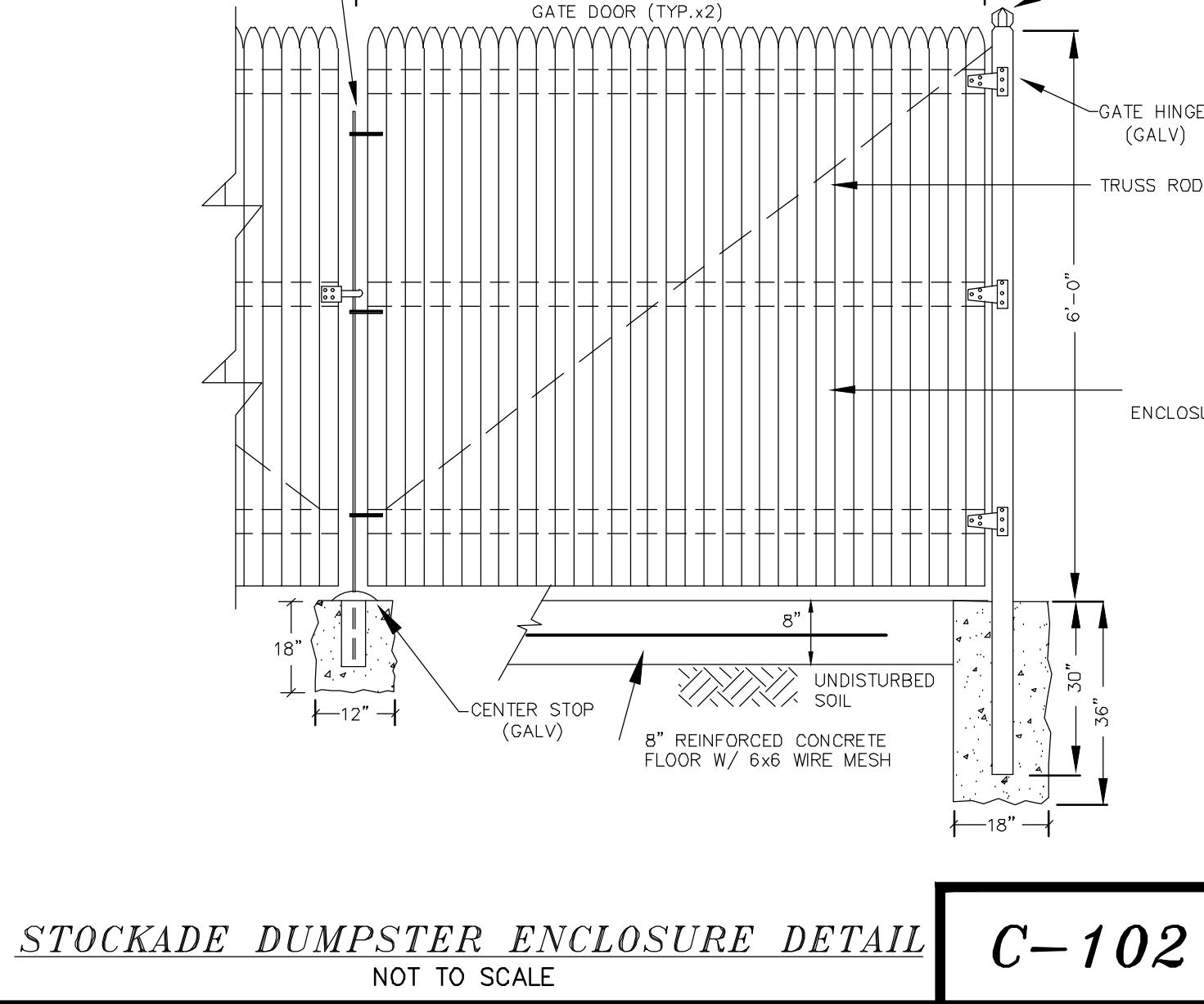
DUMPSTER PAD & CONCRETE PAVEMENT

NOT TO SCALE



DUMPSTER SLAB DETAILS

NOT TO SCALE



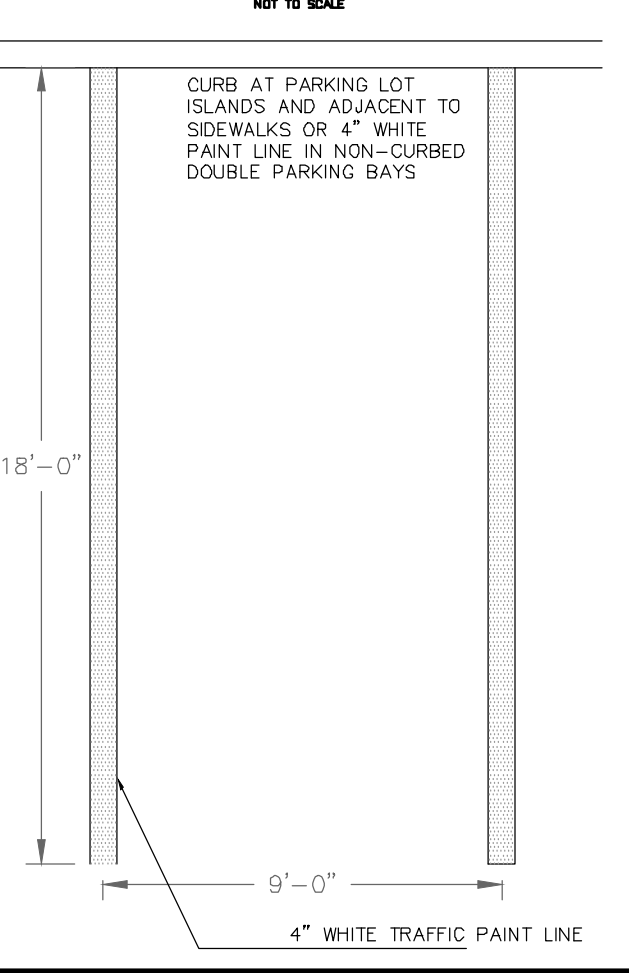
STOCKADE DUMPSTER ENCLOSURE DETAIL

NOT TO SCALE

NOTES:

- 1.) PROVIDE TWO COATS OF PAINT ON ALL PARKING LINES.
- 2.) SEE PROPOSED SITE PLANS FOR LOCATION OF PARKING SPACES.
- 3.) PAINTED SPACES ONLY WHERE MARKED ON SITE PLAN

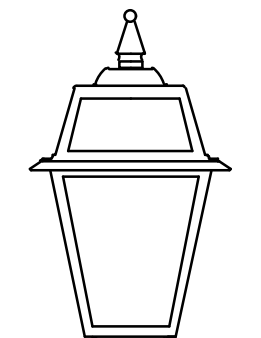
PARKING SPACE DETAIL



C18

C19

TYPICAL RESIDENTIAL LAMP "A"



MOUNTED 8' ON UNITS

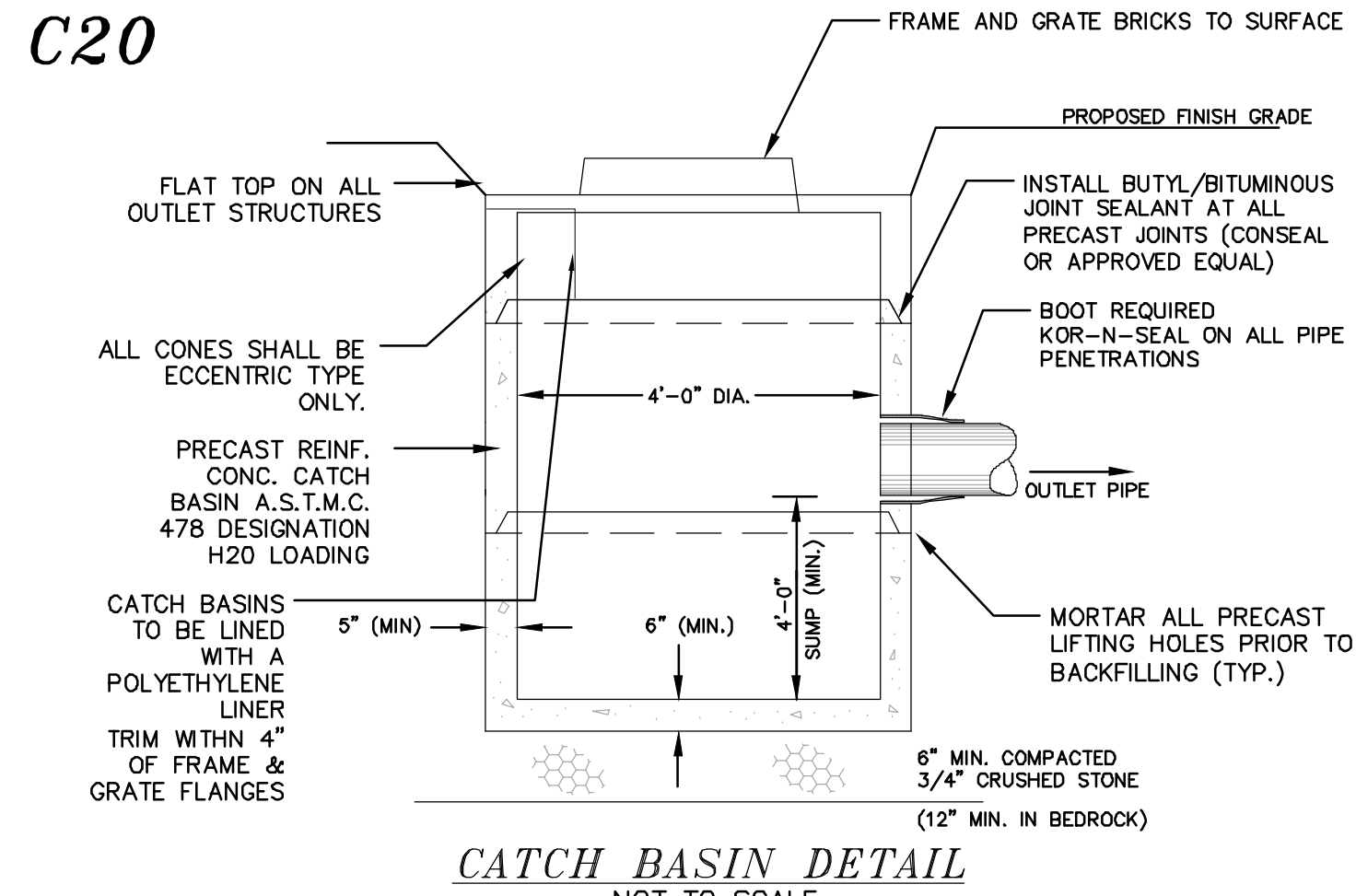
REVISION	DATE	DESCRIPTION
#1	8-15-19	REVISED PER PEER REVIEWS

CONSTRUCTION DETAILS
LAND OF
DOMUS DEVELOPERS INC.
US ROUTE 4 / OLD TURNPIKE ROAD
NOTTINGHAM, N.H.
TAX MAP 6, LOT 22-3

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS NOTED
DATE : JUNE 3, 2019
FILE NO. : DB 2018 - 030

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 4243
LICENSED PROFESSIONAL ENGINEER

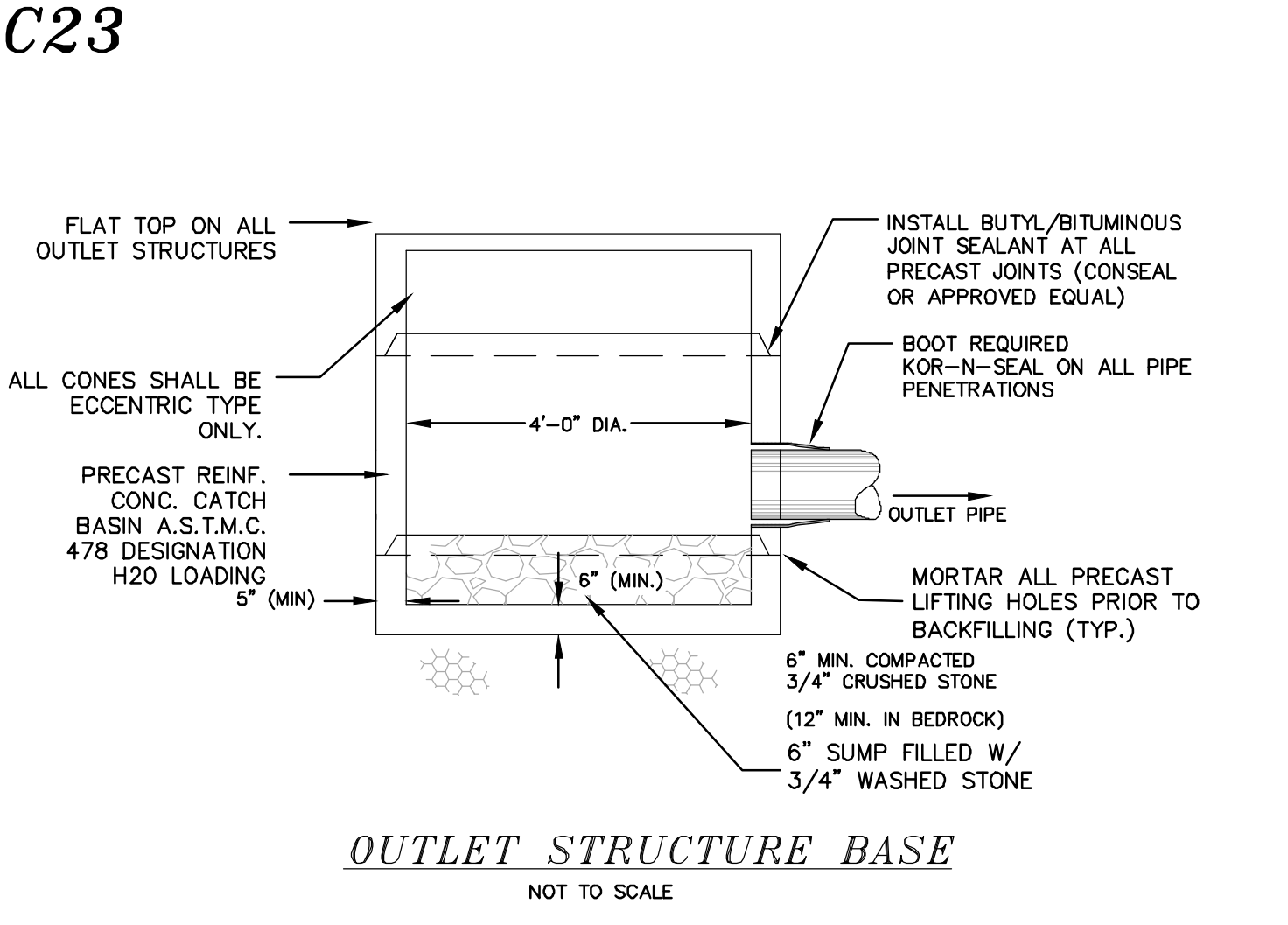


CATCH BASIN DETAIL
NOT TO SCALE

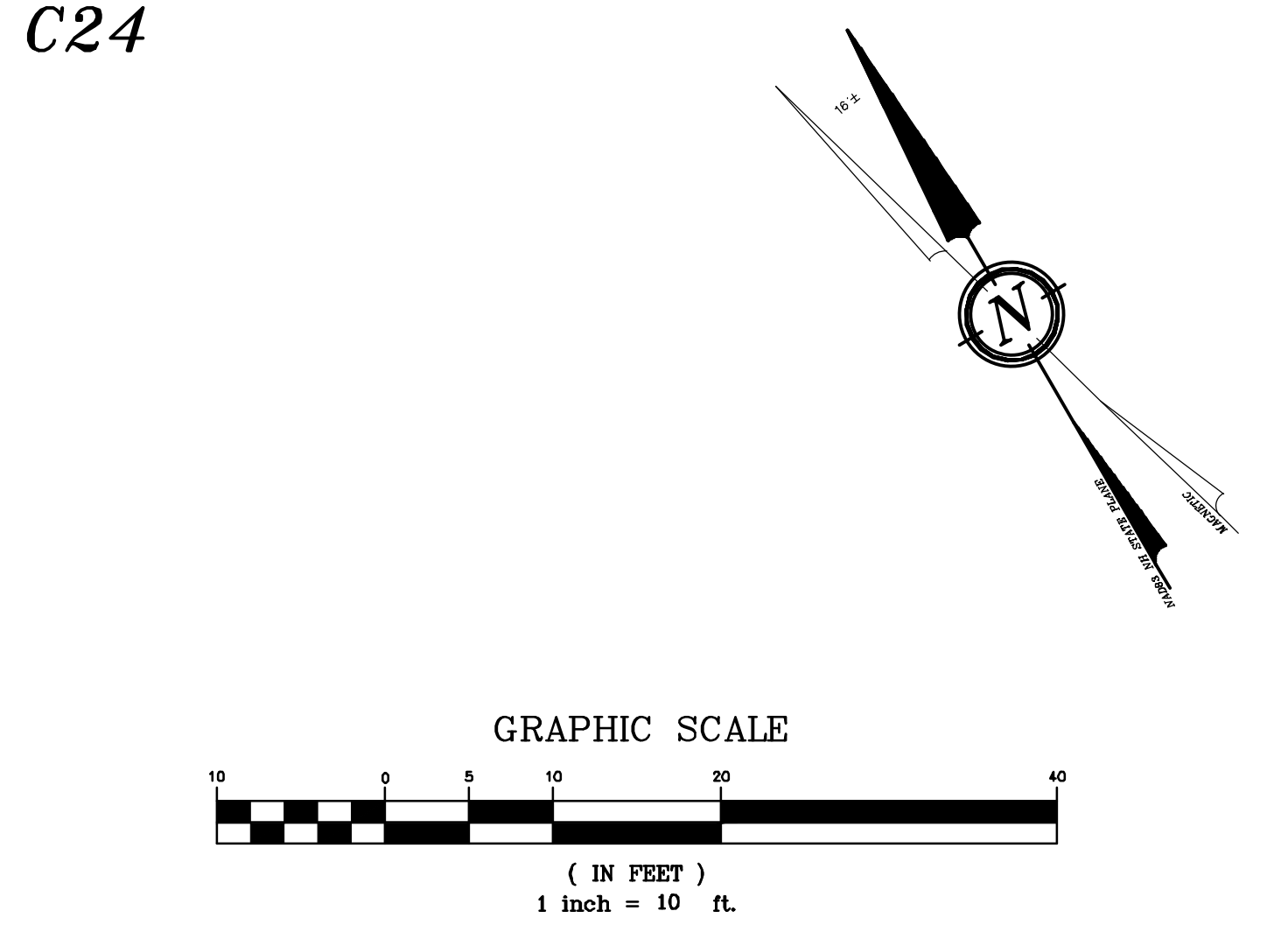
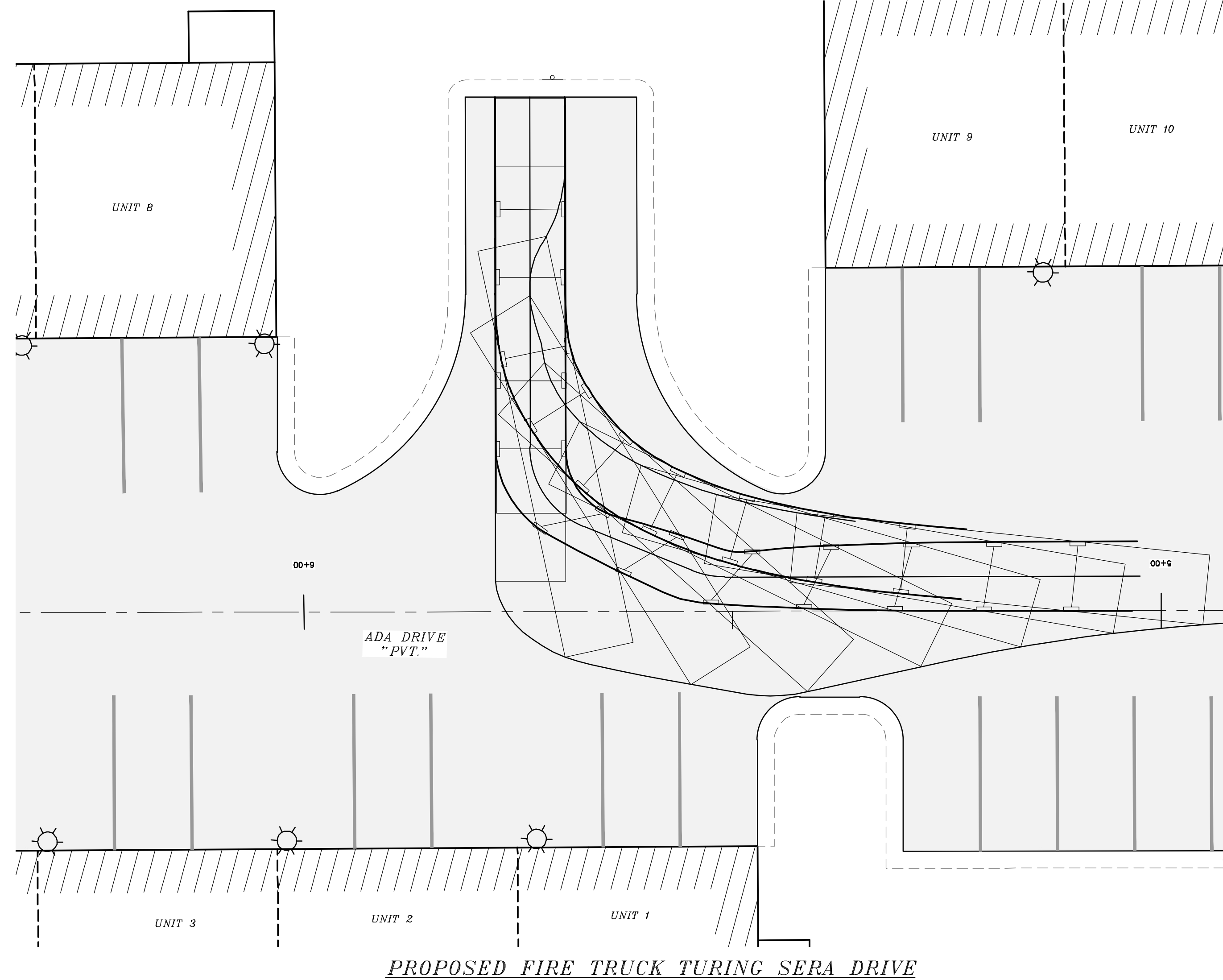
CATCH BASIN FRAME AND GRATE WILL BE REXUS, OR APPROVED EQUAL, 24 INCH OPENING, DUCTILE IRON, H2O LOADING.

CATCH BASIN GRATE DETAIL
NOT TO SCALE

C22 48" MANHOLE ROUND EXTENDED BASE
NOT TO SCALE



OUTLET STRUCTURE BASE
NOT TO SCALE



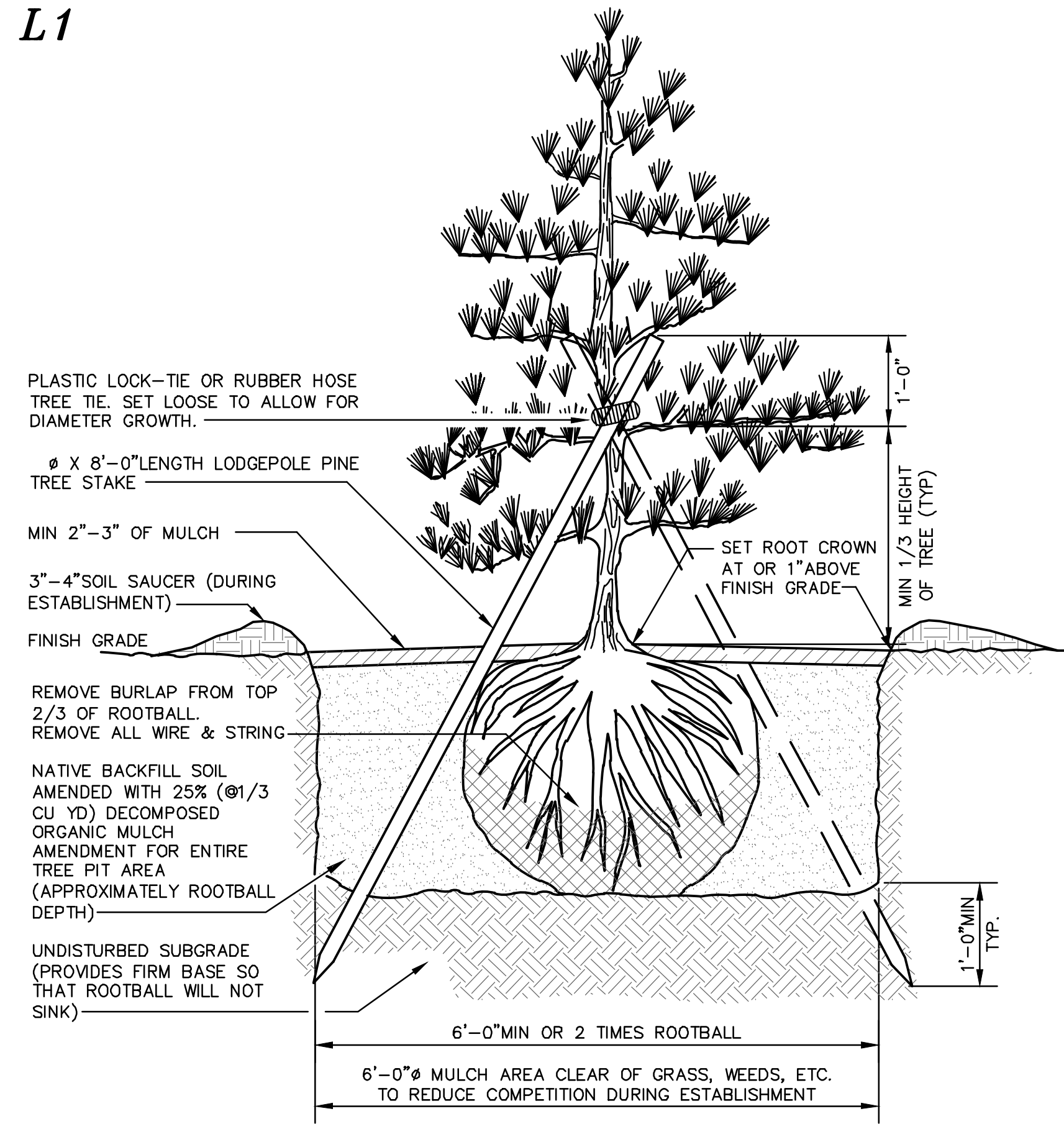
PROPOSED FIRE TRUCK TURNING SERA DRIVE

REVISION	DATE	DESCRIPTION
#1	8-15-19	REVISED PER PEER REVIEWS

CONSTRUCTION DETAILS
LAND OF
DOMUS DEVELOPERS INC.
US ROUTE 4 / OLD TURNPIKE ROAD
NOTTINGHAM, N.H.
TAX MAP 6, LOT 22-3

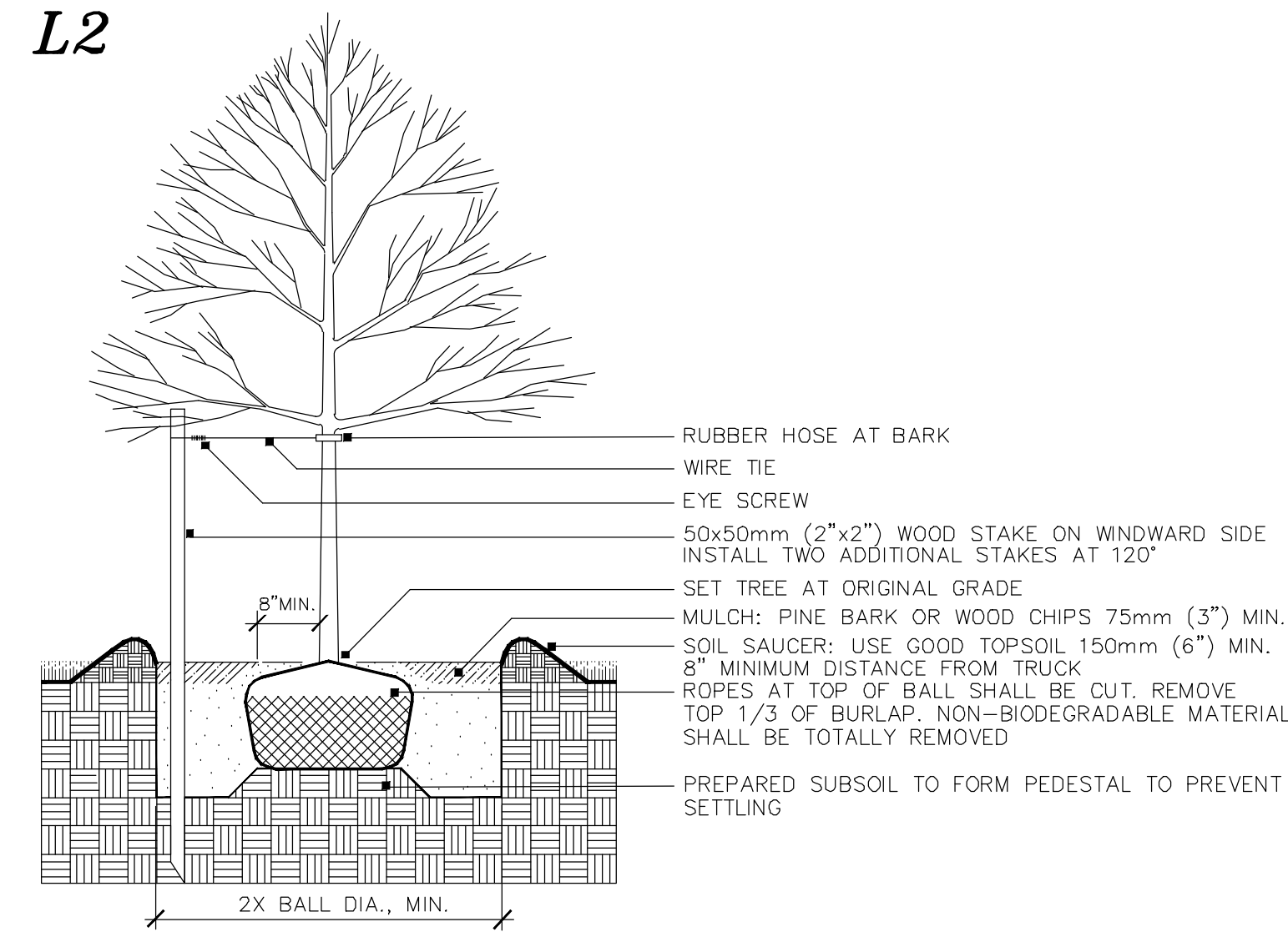
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS NOTED
DATE : JUNE 3, 2019
FILE NO. : DB 2018 - 030

L1



CONIFEROUS TREE PLANTING

L2



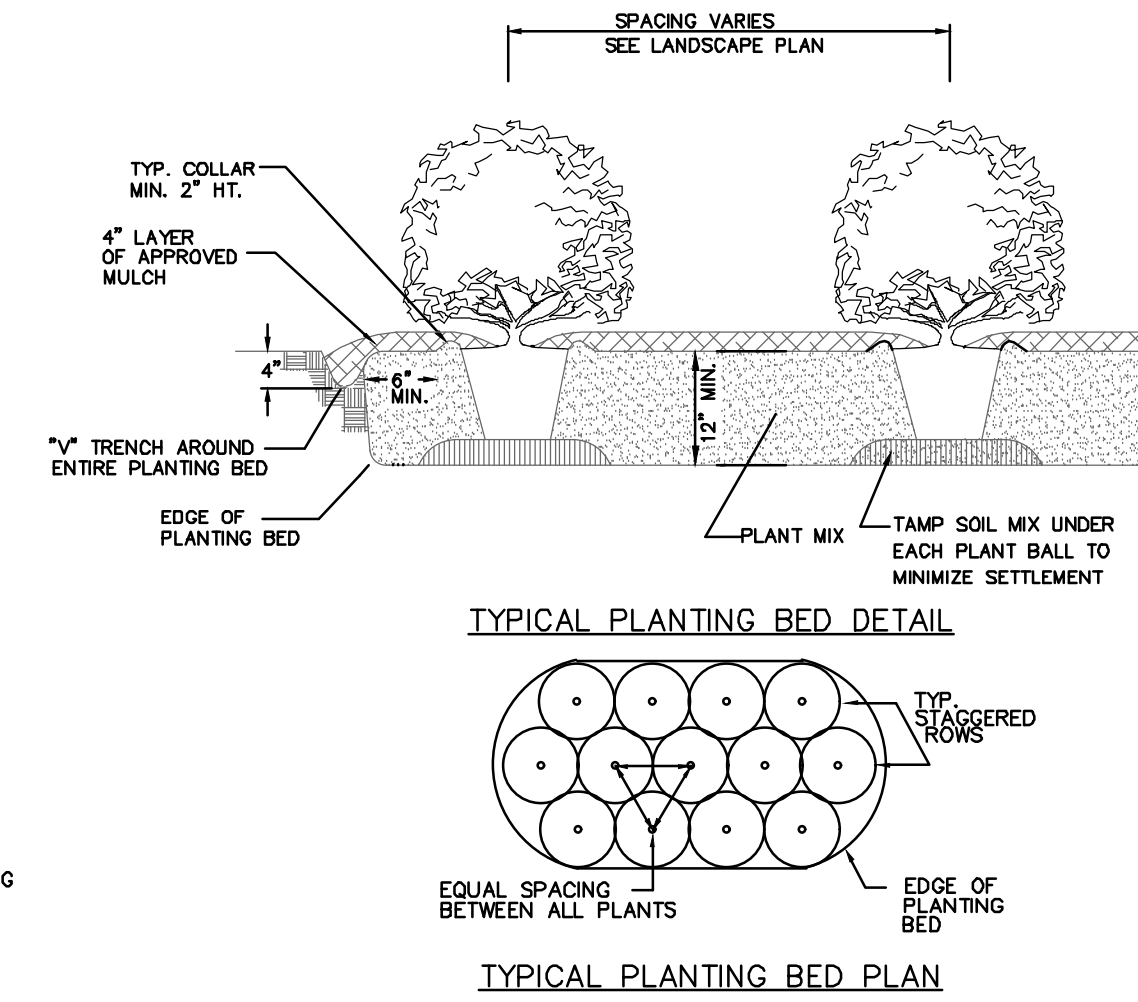
DECIDUOUS TREE PLANTING

NOTE: STAKING TO BE USED IN PARKING ISLANDS AND OTHER CONFINED AREAS AS NECESSARY TO AVOID CONFLICTS WITH PEDESTRIANS

L3

NOTES:

1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



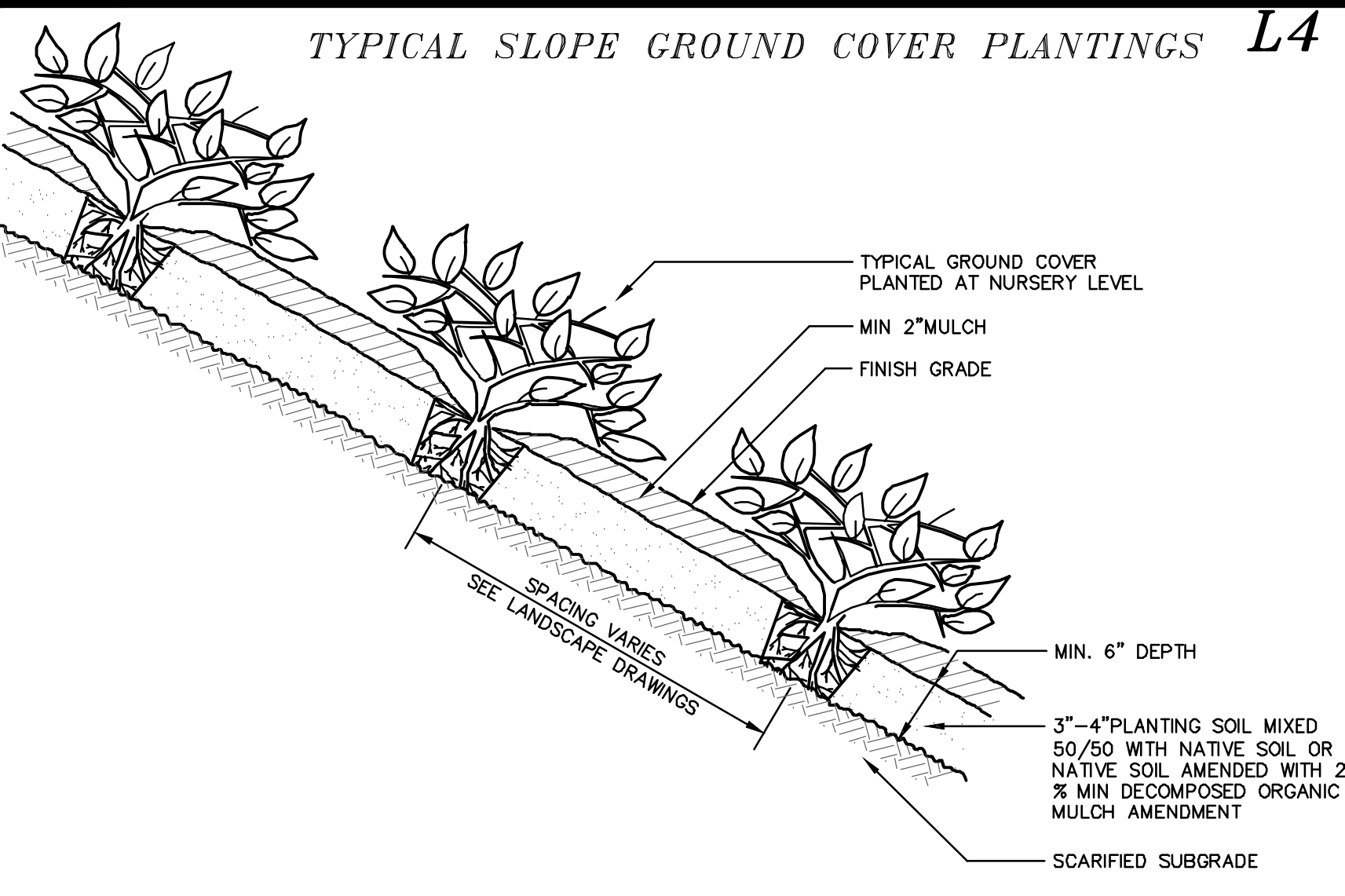
SHRUB & HEDGE PLANTING

L6

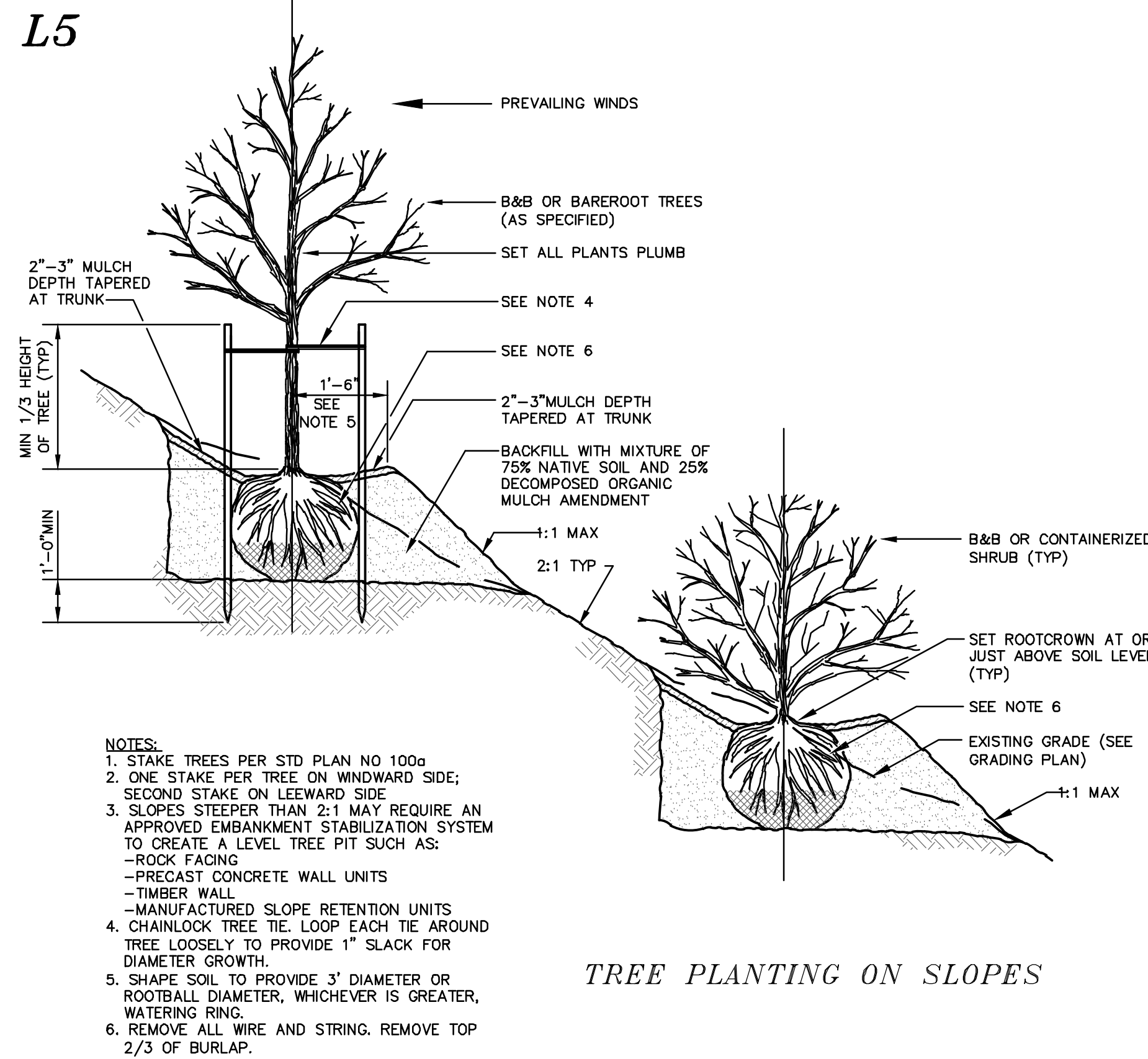
NOTES:

- 1.) CALL DIG SAFE PRIOR TO BEGINNING WORK. (1-888-344-7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.
- 2.) CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING. SEE NOTE XXX ON OVERALL SITE PLAN.
- 3.) PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
- 4.) ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 5.) ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.
- 6.) ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.
- 7.) ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- 8.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.
- 9.) NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.
- 10.) ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH.
- 11.) WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
- 12.) MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AN ADDITIONAL YEAR FROM TIME OF INSTALLATION.
- 13.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.
- 14.) THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWING SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.
- 15.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.
- 16.) ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.
- 17.) SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.
- 18.) ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.
- 19.) TREES ARE TO BE 2-2.5" CALIPER 6" OFF THE ROOT BALL.
- 20.) ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)
- 21.) 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
- 22.) PLANT-PIT BACK-FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.
- 23.) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.

TYPICAL SLOPE GROUND COVER PLANTINGS L4



L5

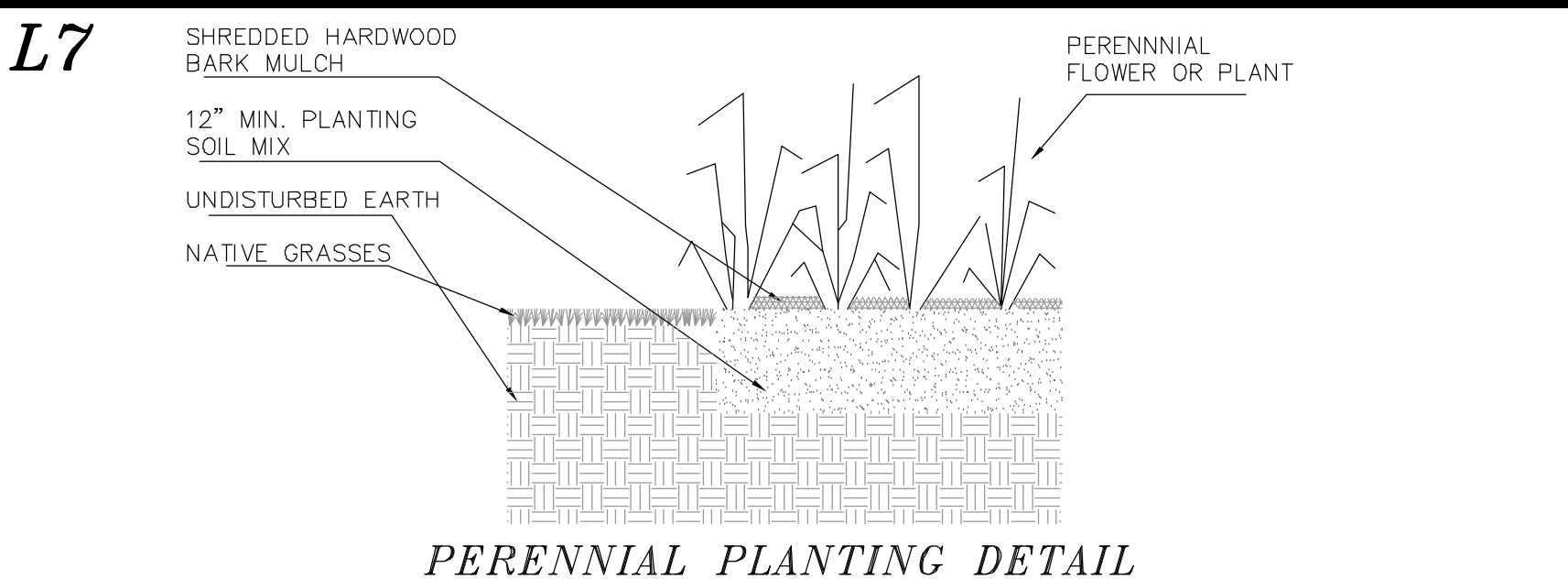


TREE PLANTING ON SLOPES

NOTES:

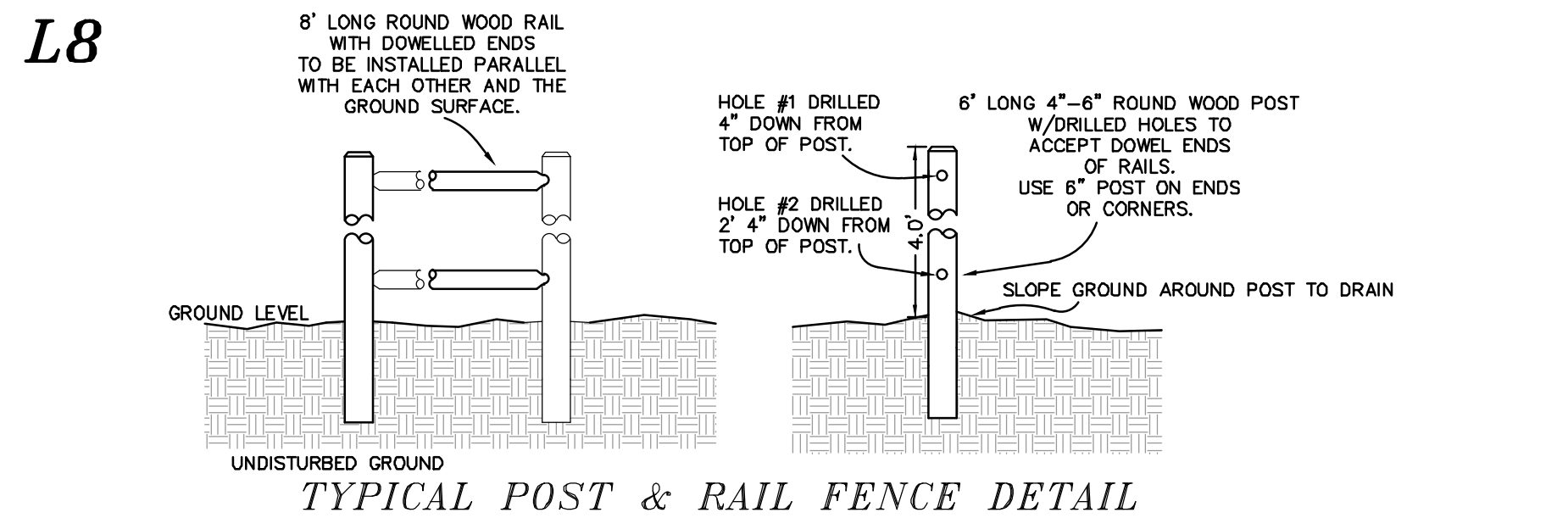
1. STAKE TREES PER STD PLAN NO 100a
2. ONE STAKE PER TREE ON WINDWARD SIDE; SECOND STAKE ON LEeward SIDE
3. SLOPES STEEPER THAN 2:1 MAY REQUIRE AN APPROVED EMBANKMENT STABILIZATION SYSTEM TO CREATE A LEVEL TREE PIT SUCH AS:
 - ROCK FACING
 - PRECAST CONCRETE WALL UNITS
 - TIMBER WALL
 - MANUFACTURED SLOPE RETENTION UNITS
4. CHAINLOCK TREE TIE LOOP EACH TIE AROUND TREE LOOSELY TO PROVIDE 1" SLACK FOR DIAMETER GROWTH.
5. SHAPE SOIL TO PROVIDE 3' DIAMETER OR ROOTBALL DIAMETER, WHICHEVER IS GREATER, WATERING RING.
6. REMOVE ALL WIRE AND STRING. REMOVE TOP 2/3 OF BURLAP.

L7



PERENNIAL PLANTING DETAIL

L8



TYPICAL POST & RAIL FENCE DETAIL N.T.S.

L-101

REVISION	DATE	DESCRIPTION
#1	8-15-19	REVISED PER PEER REVIEWS

LANDSCAPING CONSTRUCTION DETAILS

COMPOSITE DETAILS

LAND OF

DOMUS DEVELOPERS INC.

US ROUTE 4 / OLD TURNPIKE ROAD

NOTTINGHAM, N.H.

TAX MAP 6, LOT 22-3

BERRY SURVEYING & ENGINEERING

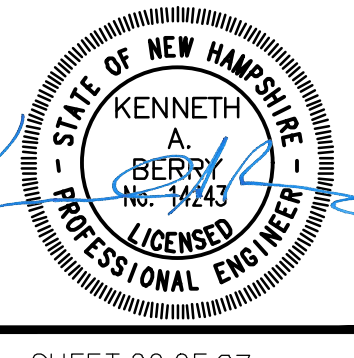
335 SECOND CROWN POINT ROAD

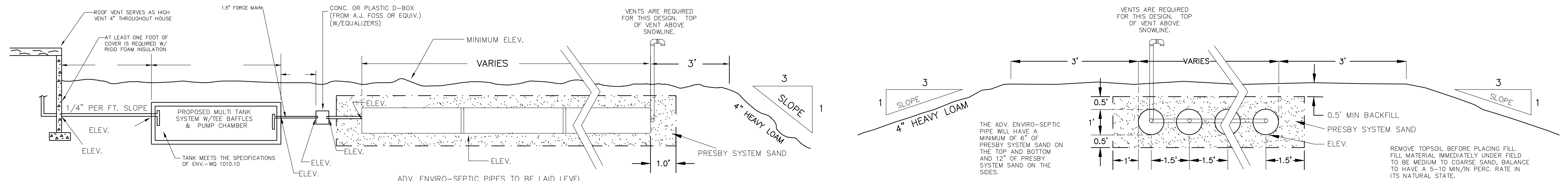
BARRINGTON, NH 03825 (603)332-2863

AS NOTED

DATE: JUNE 3, 2019

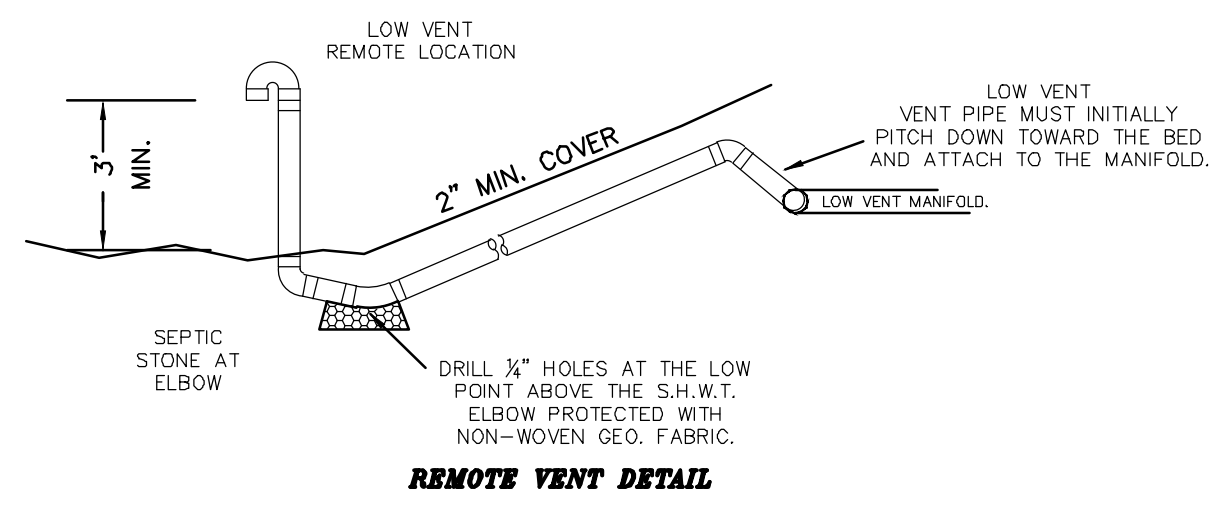
FILE NO.: DB 2018 - 030





SOLID PLASTIC PIPE IS 4" SDR35. ALL CONNECTIONS BETWEEN THE SEPTIC TANK AND THE PIPES LEADING TO AND EXITING FROM THE TANK SHALL BE SEALED WITH A WATERTIGHT, FLEXIBLE JOINT CONNECTOR

PROFILE OF SEPTIC SYSTEM



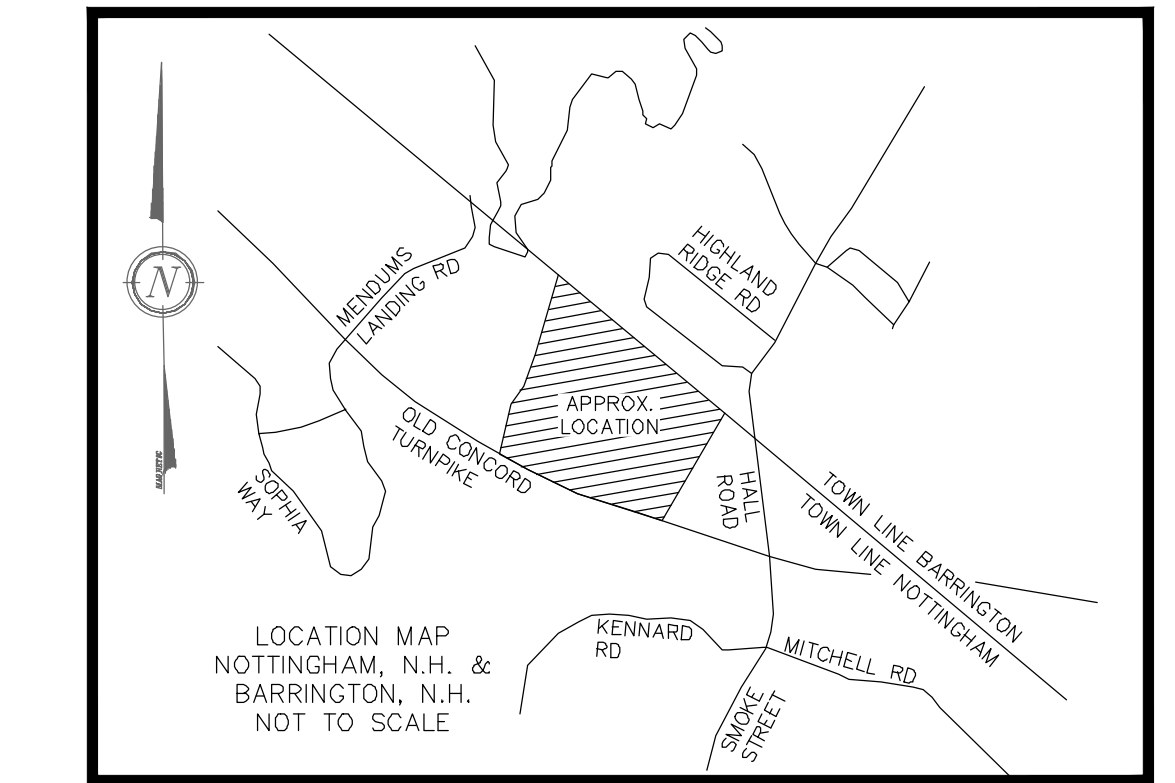
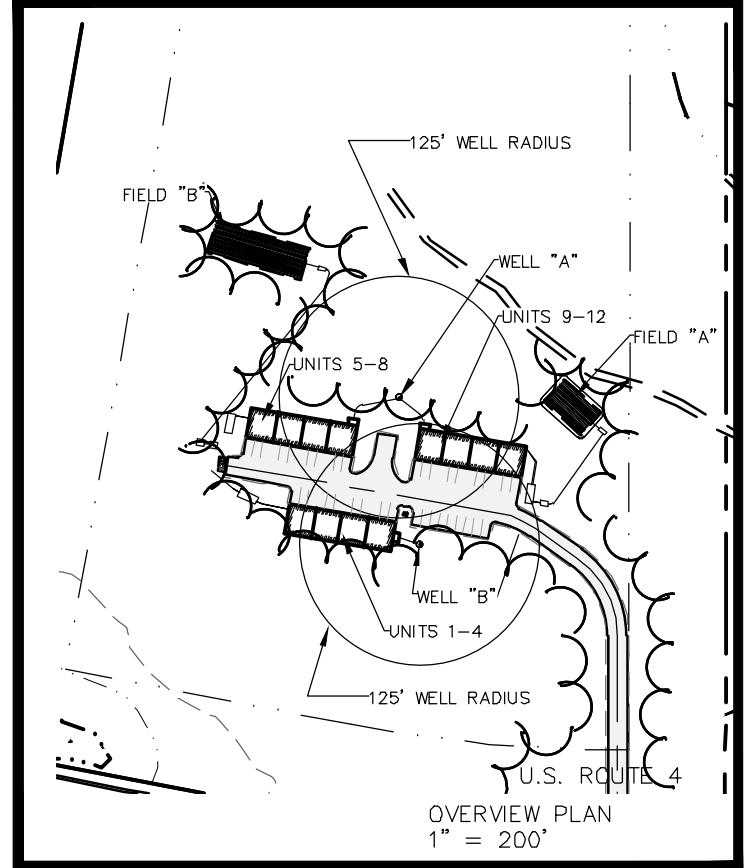
REMOTE VENT DETAIL

CROSS-SECTION OF DISPOSAL FIELD

REMOVE TOPSOIL BEFORE PLACING FILL. FILL MATERIAL IMMEDIATELY UNDER FIELD TO BE MEDIUM TO COARSE SAND; BALANCE TO HAVE A 5-10 MIN/IN PERC. RATE IN ITS NATURAL STATE.

NOTES:

- 1.) OWNER: DOMUS DEVELOPERS INC. 11 WHITEHORSE DRIVE RYE, NH 03870
- 2.) DESIGNER: CHRISTOPHER R. BERRY #1886 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825
- 3.) TAX MAP 6, LOT 22-1
- 4.) LOT AREA: 25.52 Ac.
- 5.) R.C.R.D. BOOK , PAGE
- 6.) SUBDIVISION STATUS: OVER 5 ACRES
- 7.) FOUNDATION DRAINS WILL START AT LEAST 15' FROM THE LEACH FIELD, AND AT LEAST 5' FROM THE SEPTIC TANK.
- 8.) THERE IS NO SURFACE WATER OR VERY POORLY DRAINED SOILS WITHIN 50' OR VERY POORLY DRAINED SOILS WITHIN 75' OF THE PROPOSED SEPTIC SYSTEM.
- 9.) THIS DESIGN DOES NOT ALLOW FOR THE USE OF A GARBAGE GRINDER. IF A GRINDER IS TO BE INCORPORATED A LARGER SEPTIC TANK WILL BE REQUIRED.
- 10.) THIS DESIGN DOES NOT ALLOW FOR THE ACCEPTANCE OF WATER TREATMENT BACKWASH. IF A WATER TREATMENT SYSTEM IS TO BE INCORPORATED A LARGER LEACHFIELD WILL BE REQUIRED.
- 11.) IN THE EVENT A DISCREPANCY IS FOUND ON THIS PLAN, THE DESIGNER SHOULD BE CONTACTED IMMEDIATELY AT 603-332-2863 TO DISCUSS AN APPROPRIATE PLAN OF ACTION.
- 12.) THIS IS NOT A BOUNDARY SURVEY.
- 13.) THERE IS NO KNOWN BURIAL SITE OR CEMETERY ON THE LOT WITHIN 100' OF ANY COMPONENT OF THE ISDS.



SOIL DATA :
43B & 43C
SEE WEBSOL

TEST PIT DATA:

CALCULATIONS : "A"

12 BEDROOM HOUSE, 1800 GPD
USE 3000 GAL. SINGLE COMPARTMENT SEPTIC TANK. (FROM A.J. FOSS OR EQUIV.)
6 MIN/IN MEASURED PERC RATE
6 MIN/IN DESIGN PERC RATE
900 - MIN. LENGTH ADV. ENVIRO SEPTIC PIPE REQUIRED
1000 - PROPOSED LENGTH OF ADV. ENVIRO SEPTIC PIPE
1000 - TOTAL NUMBER OF 10' SECTIONS OF ADV. ENVIRO SEPTIC PIPE REQUIRED
20 ROWS OF ADV. ENVIRO SEPTIC PIPE, EACH ROW 50' LONG

CALCULATIONS : "B"

24 BEDROOM HOUSE, 3600 GPD
USE 3000 GAL. SINGLE COMPARTMENT SEPTIC TANK. (FROM A.J. FOSS OR EQUIV.)
8 MIN/IN MEASURED PERC RATE
8 MIN/IN DESIGN PERC RATE
1980 - MIN. LENGTH ADV. ENVIRO SEPTIC PIPE REQUIRED
2200 - PROPOSED LENGTH OF ADV. ENVIRO SEPTIC PIPE
2200 - TOTAL NUMBER OF 10' SECTIONS OF ADV. ENVIRO SEPTIC PIPE REQUIRED
22 ROWS OF ADV. ENVIRO SEPTIC PIPE, EACH ROW 100' LONG

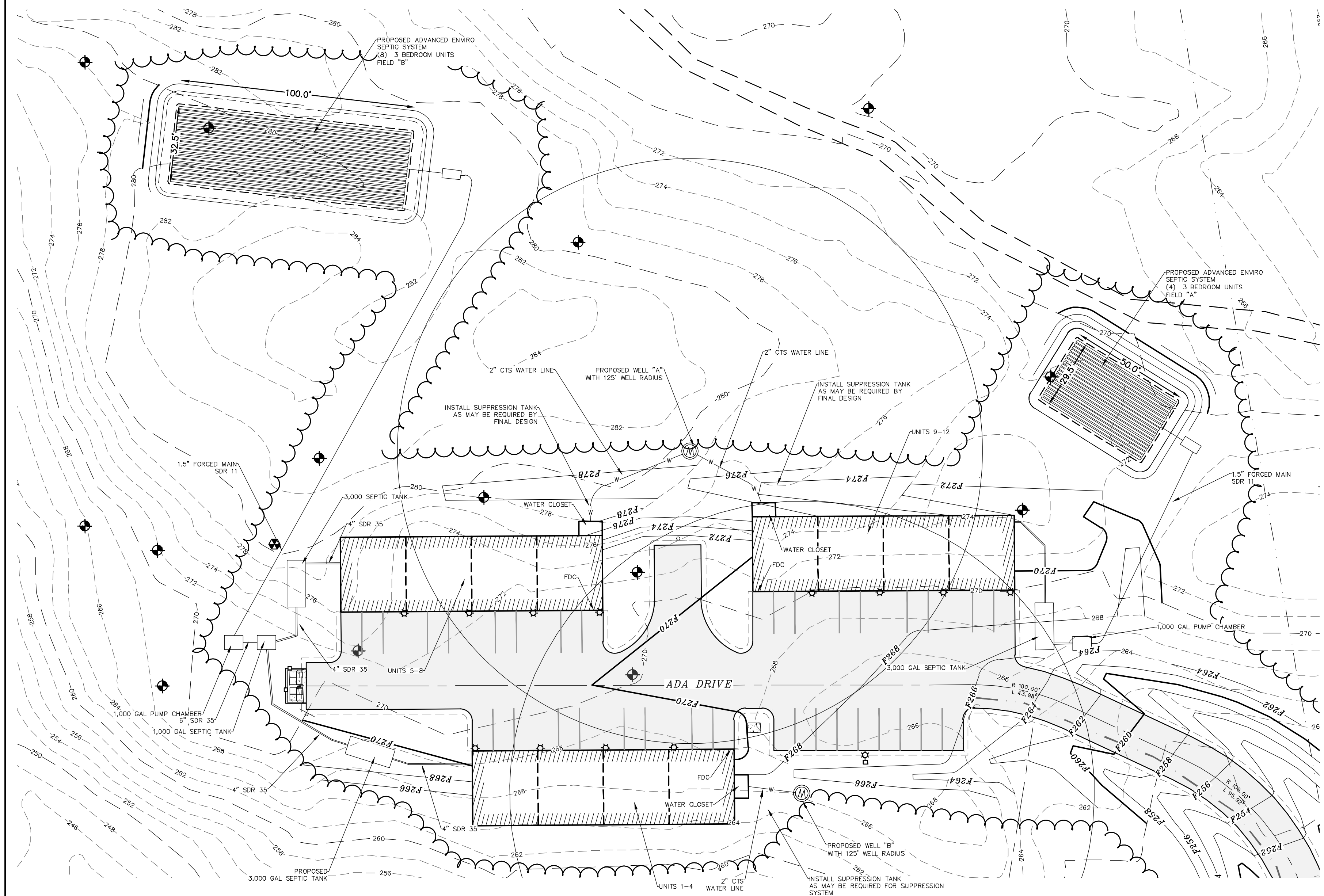
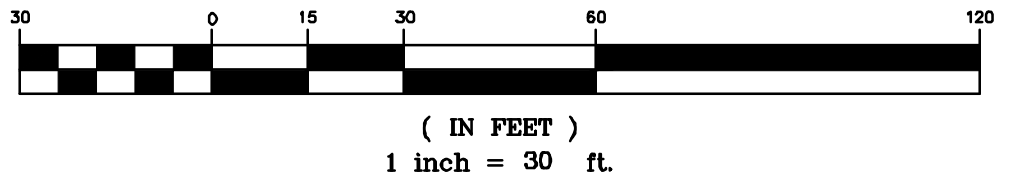
WETNOTE :

THE WETLAND DELINEATION WAS COMPLETED FEBRUARY, 2018 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY: JOSEPH N. BERRY, NHDES SUBSURFACE SYSTEMS DESIGNER #1882

CAUTION !!!!

ANY DEVIATION FROM THIS PLAN IN GRADE OR LOCATION OF THE SEPTIC SYSTEM WHEN CONSTRUCTED WITHOUT THE APPROVAL OF THE DESIGNER AND NH-DES SUBSURFACE SYSTEMS BUREAU MAY RESULT IN THE FAILURE OF THE SYSTEM TO PASS INSPECTION BY NH-DES SUBSURFACE SYSTEMS BUREAU PRIOR TO OPERATION APPROVAL, OR FUNCTION PROPERLY AND SAFELY.

GRAPHIC SCALE



REVISION	DATE	DESCRIPTION

SCHMATIC
PROPOSED ADVANCED ENVIRO SEPTIC SYSTEM
EFFLUENT DISPOSAL FIELD "A & B"
FOR
DOMUS DEVELOPERS INC.
SERA DRIVE
NOTTINGHAM, N.H.
TAX MAP 6, LOT 22-3

NEW HAMPSHIRE
Designer of
Subsurface Disposal Systems
Christopher R. Berry
#1886
Department of Environmental

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : AUGUST 1, 2019
FILE NO. : DB 2018 - 030