

Site Development Plans

145 Old Turnpike Road Nottingham, N.H.

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* PLANS TO BE RECORDED IN REGISTRY OF DEEDS

TOWN OF NOTTINGHAM - ZONING REQUIREMENTS

COMMERCIAL/INDUSTRIAL (ROUTE 4)		RESIDENTIAL/AGRICULTURAL	
MIN. LOT AREA	2 ACRES	MIN. LOT AREA	2 ACRES
MIN. LOT FRONTAGE	200 FT.	MIN. LOT FRONTAGE	200 FT.
MIN. SETBACKS		MIN. SETBACKS	
(COM) ALL BOUNDARIES	100 FT.	ALL DIRECTIONS	50 FT.
(IND) FRONT	150 FT.		
(IND) SIDE & REAR	100 FT.		

OWNER OF RECORD

NOTTINGHAM ASSESSORS MAP 3 PARCEL 10
 NOTTINGHAM BUSINESS PARK, LLC
 DEED - BK.6331, PG 2933

SITE DATA

ZONING DISTRICT - FRONT PORTION - COMMERCIAL / INDUSTRIAL
 REAR PORTION - RESIDENTIAL / AGRICULTURAL
 TOTAL PARCEL AREA = 3,406,020 SF = 78.19 ACRES
 TOTAL WETLAND ONSITE = 577,002 SF = 13.25 ACRES
 TOTAL UPLANDS ONSITE = 2,829,018 SF = 64.94 ACRES
 CONTIGUOUS UPLANDS ONSITE = 2,410,528 SF = 62.23 ACRES

PROJECT DATA

PROPOSED USE - WAREHOUSE / LIGHT INDUSTRIAL
 BUILDING FOOTPRINT - 176,000 SF
 26 LOADING DOCK SPACES
 119 TOTAL VEHICLE PARKING SPACES
 8 HANDICAP SPACES (2 ARE VAN ACCESSIBLE)

SITE PLAN APPROVED
 NOTTINGHAM PLANNING BOARD

 DATE: _____

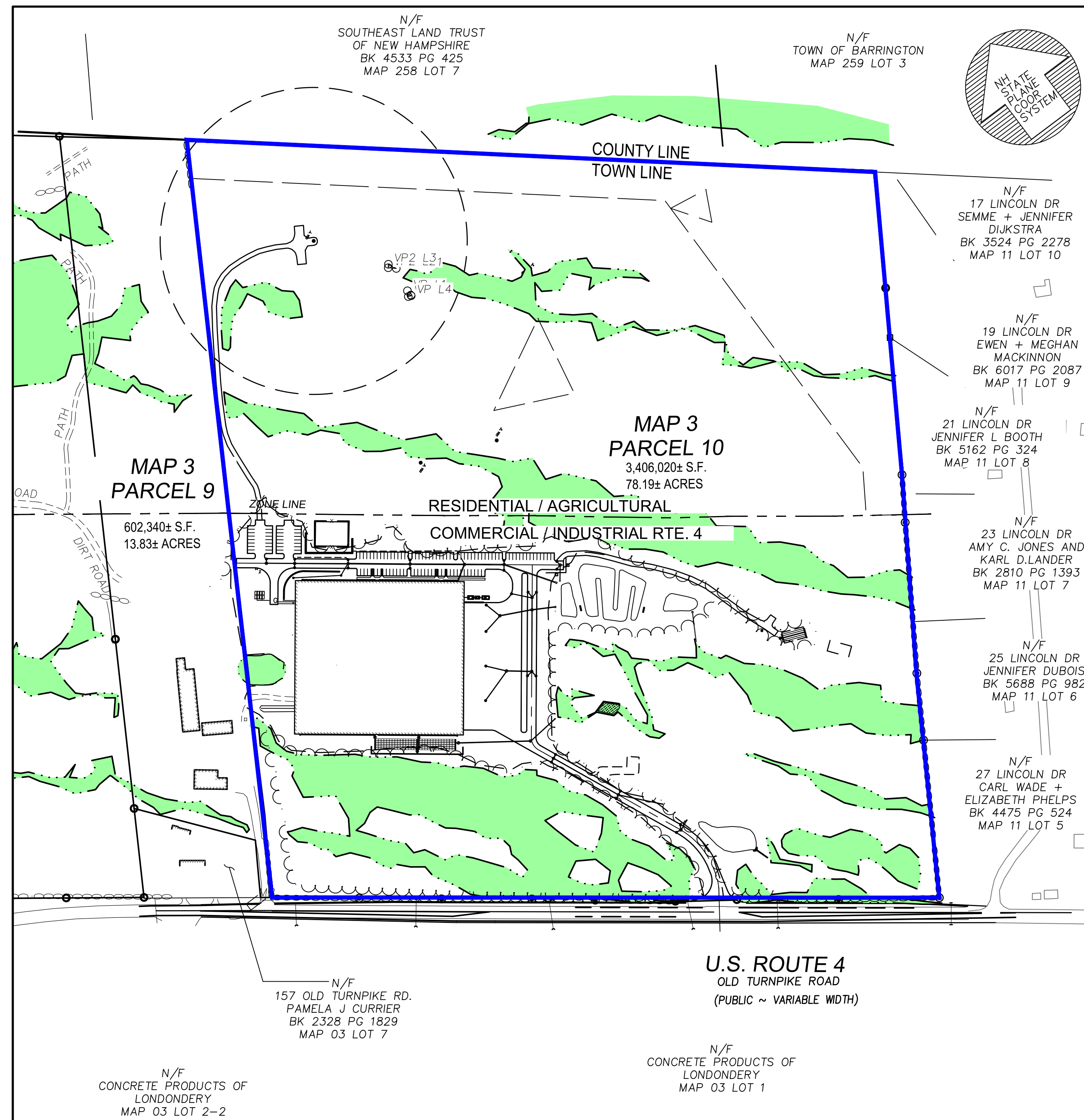
LIST OF ABUTTERS

NOTTINGHAM ABUTTERS

MAP	PARCEL	NAME
3	9	Nottingham Business Park
3	7	Pamela J. Currier
3	10	Nottingham Business Park, LLC (LOCUS)
3	2-2	Concrete Products of Londonderry
3	1	Concrete Products of Londonderry
3	12	John E. Bunce, Dawn D. Dascomb
3	11-5	Carl Wade & Elizabeth Phelps
3	11-6	Jennifer Dubois
3	11-7	Amy C. Jones, Karl D. Lander
3	11-8	Jennifer L. Booth
3	11-9	Ewen and Meghan Mackinnon
3	11-10	Semme J. & Jennifer A. Dijkstra

BARRINGTON ABUTTERS

MAP	PARCEL	NAME
259	3	Town of Barrington
258	7	Southeast Land Trust of New Hampshire



PERMITS REQUIRED

PERMIT NAME	PERMIT APPROVAL NUMBER	DATE
SITE PLAN REVIEW - TOWN OF NOTTINGHAM	TBD	TBD
ALTERATION OF TERRAIN - NHDES	TBD	TBD
SUBSURFACE DISPOSAL SYSTEM - NHDES	TBD	TBD
WATER SUPPLY - NHDES	TBD	TBD
DREDGE AND FILL - NHDES	TBD	TBD
HIGHWAY ENTRANCE - NHDOT	TBD	TBD

Site Sketch

Scale: 1"=200'



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 LAND SURVEYORS SINCE 1988
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Sheet Title:

TITLE SHEET

Project Title:

145 OLD TURNPIKE RD.
 NOTTINGHAM, NH
 ~ROCKINGHAM COUNTY~

Owner:

TOM
 MOULTON

NOTTINGHAM BUSINESS
 PARK LLC
 5 MERRILL INDUSTRIAL DRIVE
 HAMPTON, NH 03842

REVISION

NO.	DATE	DESCRIPTION	BY
1	3.30.23	Plan Review	DH



Date:

PROJ. MGR.: D. HAMEL
 FIELD: J. SALVAGGIO, E. EDWARDS
 DESIGN: D. HAMEL
 DRAWN: D. HAMEL
 CHECKED: D. GIANGRANDE, PE
 DATE: 03-27-2023
 FILE: P: ... 21-082
 FBK: 711
 JOB #: 2021-082

SHEET G1.10

GENERAL NOTES

- 1. ELEVATIONS BASED ON NAVD 1988. PLANS ARE NH STATE PLAIN NAD83 COORDINATE SYSTEM.
2. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR'S MAPS AND DO NOT CONSTITUTE CERTIFICATION TO TITLE OR OWNERSHIP.

MATERIAL NOTES

- 1. CRUSHED GRAVEL - NHDOT 304.3
2. GRAVEL - NHDOT 304.2
3. SAND - NHDOT 304.1
4. BACKFIL MATERIAL - EARTH MATERIAL FREE FROM ROCKS LARGER THAN 3", DEBRIS, STUMPS, CLAY, ORGANIC MATTER, ICE, FROZEN SOIL, AND EXCESSIVE MOISTURE.

CONSTRUCTION NOTES

- 1. PRIOR TO ANY EXCAVATION, DIG-SAFE AND NOTTINGHAM SHALL BE NOTIFIED TO LOCATE ALL PERTINENT UTILITIES INCLUDING WATER, SEWER, AND DRAINAGE.
2. THIS PROJECT IS BE TO MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF rsa 430:53 AND CHAPTER Agr 3800 RELATIVE TO INVASIVE SPECIES.

TEMPORARY SEEDING FOR EROSION CONTROL DURING CONSTRUCTION:

Table with 3 columns: SPECIES, POUNDS/1000 SF, REMARKS. Includes Winter Rye, Oats, Annual Ryegrass, Perennial Ryegrass.

PERMANENT VEGETATION SEED MIXTURE:

Table with 3 columns: SPECIES, POUNDS/1000 SF, TOTAL. Includes Tall Fescue, Creeping Red Fescue, Birdsfoot Trefoil.

- 8. ALL RE-VEGETATED AREAS THAT DO NOT EXHIBIT 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS (ON 3:1 SLOPES OR GREATER).
9. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

LEGEND

Legend section containing symbols for EXISTING and PROPOSED features such as contours, spot grades, wetlands, streams, signs, poles, catch basins, manholes, hydrants, valves, drainage lines, electric lines, sewer lines, water lines, gas lines, fences, curbing, buildings, trees, and various utility symbols.

TREES

Table mapping tree codes to species: 12" B - 12" BIRCH, 12" C - 12" CEDAR, 12" M - 12" MAPLE, 12" O - 12" OAK, 12" P - 12" PINE

ROADWAY

Table mapping roadway codes to descriptions: H.P. - HIGH POINT, L.P. - LOW POINT, A.D. - ALGEBRAIC DIFFERENCE, PC - POINT OF CURVATURE, PT - POINT OF TANGENCY, PRC - POINT OF REVERSE CURVATURE, PCC - POINT OF COMPOUND CURVATURE, CC - CENTER OF CURVE, PVT - POINT OF VERTICAL TANGENCY, PVRC - POINT OF VERTICAL REVERSE CURVATURE, PVI - POINT OF VERTICAL INTERSECTION, PGL - PROFILE GRADE LINE, PI - POINT OF INTERSECTION, OD - OUTSIDE DIAMETER, ID - INSIDE DIAMETER, DIA. Ø - DIAMETER, R - RADIUS, TYP. - TYPICAL, L - LENGTH, DP. - DEPTH, EQ. - EQUIVALENT

ABBREVIATIONS

Table of utilities abbreviations: RCP - REINFORCED CONCRETE PIPE, PVC - POLYVINYLCHLORIDE PIPE, C.I. - CAST IRON PIPE, COND - CONDUIT, D.I. - DUCTILE IRON PIPE, HYD. - HYDRANT, INV. - INVERT ELEVATION, UP - UTILITY POLE, TSV & B - TAPPING SLEEVE, VALVE AND BOX

GENERAL

Table of general abbreviations: PROP. - PROPOSED, MIN. - MINIMUM, MAX. - MAXIMUM, EXIST. - EXISTING, STA - STATION, GRAN. - GRANITE, DRIVE - DRIVEWAY, ELEV - ELEVATION, N.T.S. - NOT TO SCALE, TYP. - TYPICAL, APPROX. - APPROXIMATE, CEM. CONC. - CEMENT CONCRETE, BIT. CONC. - BITUMINOUS CONCRETE, ROW - RIGHT OF WAY, CL - CENTERLINE, WALK - SIDEWALK, TBM - TEMPORARY BENCH MARK, SGE - SLOPED GRANITE EDGING



CONSTRUCTION LAYOUT CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL VERTICAL AND HORIZONTAL LOCATIONS OF SITE ELEMENTS INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITIES, ROADS, AND GRADING. THE OWNER WILL PROVIDE HORIZONTAL AND VERTICAL CONTROL POINT DESCRIPTIONS AND LOCATIONS TO THE CONTRACTOR.

CONTRACTOR RESPONSIBILITIES

THE OWNER SHALL PROVIDE THE CONTRACTOR COPIES OF ALL PERMITS ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT REQUIREMENTS THAT HAVE BEEN ISSUED FOR THIS PROJECT INCLUDING BUT NOT LIMITED TO: NPDES CONSTRUCTION GENERAL PERMIT ISSUED BY THE EPA, ALTERATION OF TERRAIN PERMIT ISSUED BY NHDES, SITE PLAN REVIEW PERMIT ISSUED BY THE TOWN OF NOTTINGHAM, AND THE DREDGE AND FILL PERMIT ISSUED BY NHDES WETLANDS BUREAU.

GEOTECHNICAL TESTING

THE OWNER MAY RETAIN A GEOTECHNICAL ENGINEER TO PERFORM TESTING OF COMPLETED SITE WORK INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF: GRAVEL, CRUSHED STONE, SAND, COMMON FILL, COMPACTION, AND CONCRETE. THE CONTRACTOR SHALL COOPERATE WITH THE HIRED GEOTECHNICAL ENGINEER AND ALLOW FULL ACCESS TO THE SITE AND DELIVERY RECEIPTS OF MATERIALS DELIVERED.

SITE PLAN APPROVED NOTTINGHAM PLANNING BOARD

Date:
PROJ. MGR.: D. HAMEL
FIELD: J. SALVAGGIO, E. EDWARDS
DESIGN: D. HAMEL
DRAWN: D. HAMEL
CHECKED: D. GIANGRANDE, PE
DATE: 03-27-2023
FILE: P: ... 21-082
FBK: 711
JOB #: 2021-082



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Sheet Title:

LEGEND GENERAL NOTES

Project Title:

Owner: TOM MOULTON

NOTTINGHAM BUSINESS PARK LLC
5 MERRILL INDUSTRIAL DRIVE HAMPTON, NH 03842

Revision table with columns: NO., DATE, DESCRIPTION, BY. Includes entry 1 on 3.30.23 for Plan Review by DH.



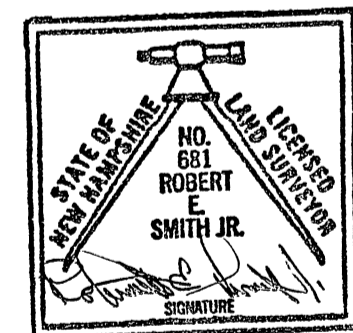
Date:
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DATE: 03-27-2023
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PLAN REFERENCES

- "SUBDIVISION PLAN FOR APPLE TRUST PHASE 2 IN NOTTINGHAM, N.H." SCALE 1" = 100' DATED AUGUST 24, 1987 PREPARED BY BRUCE L. POHOPEK LAND SURVEYOR R.C.R.D. PLAN NO. D-17080
- "SUBDIVISION PLAN FOR APPLE TRUST IN NOTTINGHAM, N.H." SCALE 1" = 100' DATED SEPTEMBER 15, 1986 PREPARED BY BRUCE L. POHOPEK LAND SURVEYOR R.C.R.D. PLAN NO. D-15653
- "PLAN OF LAND BUMFAGIN WOODS BARRINGTON, N.H." SCALE 1" = 200' DATED JUNE 1987 BY FREDERICK E. DREW ASSOCIATES
- "STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT PLANS OF PROPOSED FEDERAL AID SECONDARY PROJECT" NO. S 18(I) 1946 SHEET NO. 20
- "PLAN OF LAND, WILLIAM S. AND PATRICIA R. NEWHALL BARRINGTON, N.H." SCALE 1" = 150' DATED JUNE 1987 BY FREDERICK E. DREW ASSOCIATES
- "PLAN OF LAND, McDERMOTT LOT BARRINGTON N.H." SCALE 1" = 100' DATED MAY 1981 BY FREDERICK E. DREW ASSOCIATES
- PLAN OF LAND FOR PETER WITHAM IN NOTTINGHAM, N.H. LAND OF SILVANA CENCI SCALE 1" = 100' DATED MARCH 20, 1979 BY DAVID R. NOYES R.C.R.D. PLAN NO. D-15756
- "SKETCH OF LAND, FOR MRS. FELIX PULCINELLA NOTTINGHAM, N.H." SCALE 1" = 100' DATED AUG. 30, 1979 BY BRUCE L. POHOPEK, LAND SURVEYORS

I CERTIFY THAT,

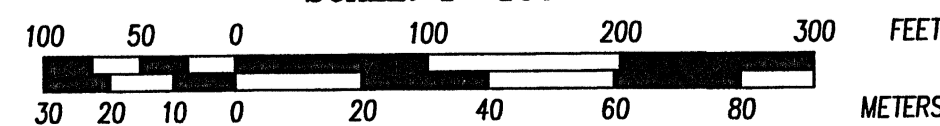
- THIS SURVEY WAS COMPLETED AS A RANDOM TRAVERSE WITH A CLOSURE THAT MEETS 1:10,000 PRECISION.
- THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR'S MAPS.
- THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. (CHAPTER 676 SEC. 18)



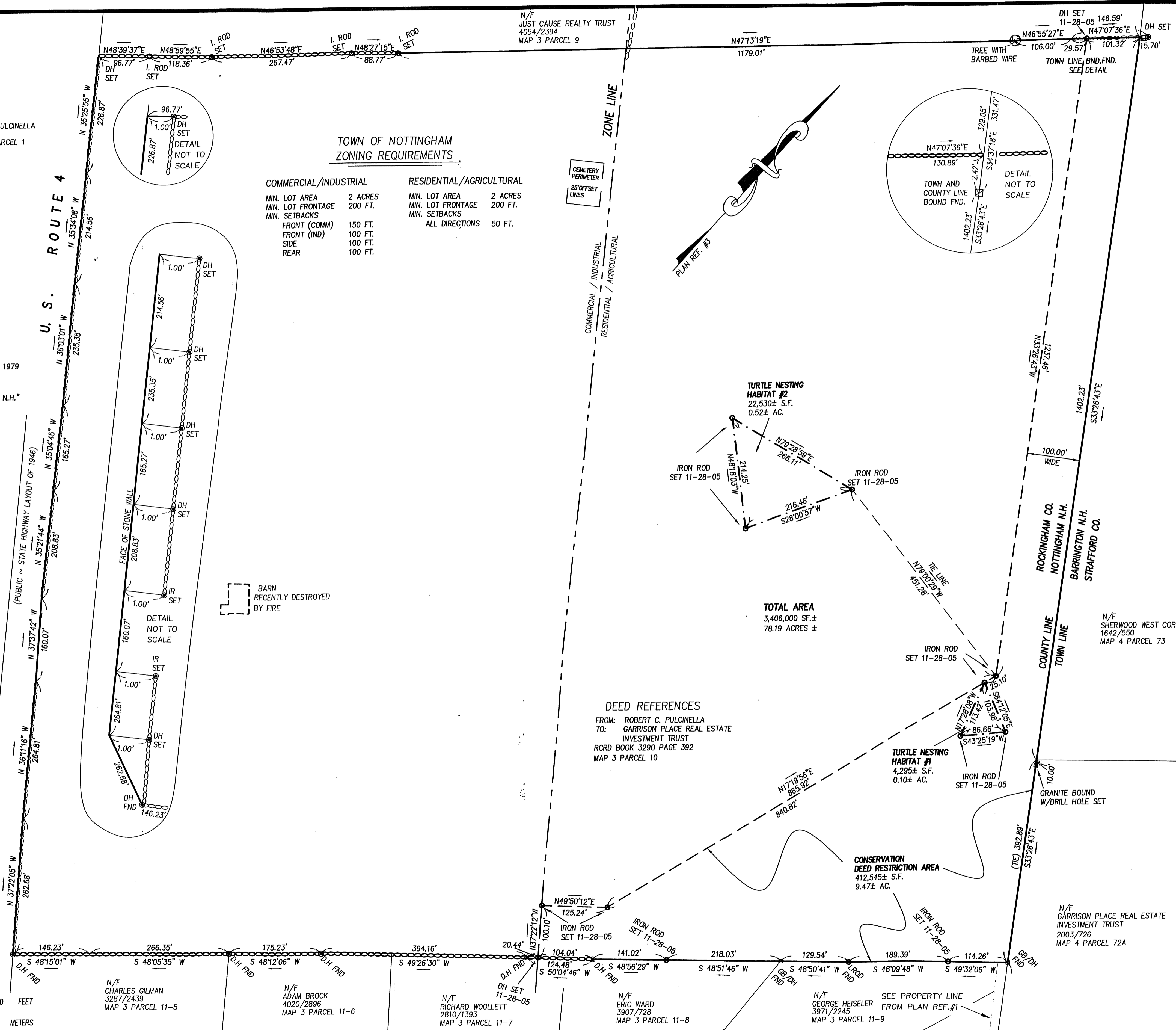
L.L.S. DATE 11-24-05

N/F KRISTINE COLBY 3938/2438 MAP 3 PARCEL 12

SCALE: 1"=100'



U. S. ROUTE 4



TOWN OF NOTTINGHAM ZONING REQUIREMENTS

COMMERCIAL/INDUSTRIAL		RESIDENTIAL/AGRICULTURAL	
MIN. LOT AREA	2 ACRES	MIN. LOT AREA	2 ACRES
MIN. LOT FRONTAGE	200 FT.	MIN. LOT FRONTAGE	200 FT.
MIN. SETBACKS		MIN. SETBACKS	
FRONT (COMM)	150 FT.	FRONT (IND)	100 FT.
FRONT (IND)	100 FT.	SIDE	100 FT.
SIDE	100 FT.	REAR	100 FT.
REAR	100 FT.	ALL DIRECTIONS	50 FT.

DEED REFERENCES

FROM: ROBERT C. PULCINELLA
TO: GARRISON PLACE REAL ESTATE INVESTMENT TRUST
RCRD BOOK 3290 PAGE 392
MAP 3 PARCEL 10

TOTAL AREA
3,406,000 SF. ±
78.19 ACRES ±

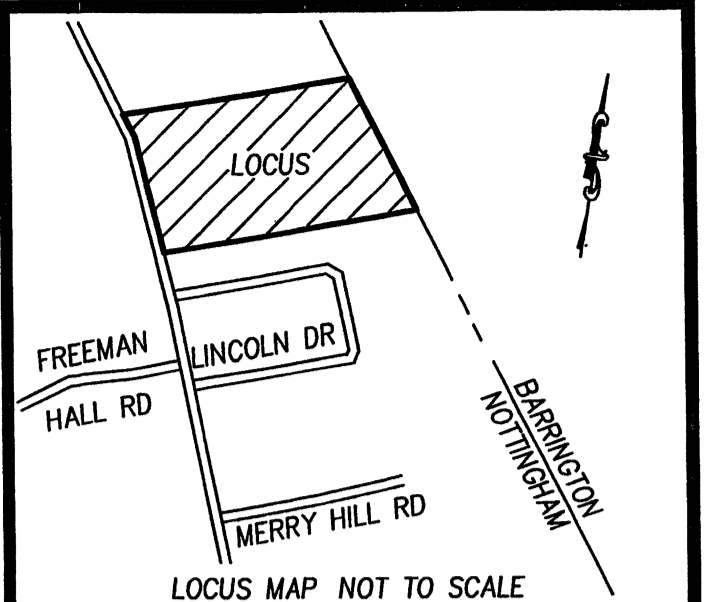
CONSERVATION DEED RESTRICTION AREA
412,545 ± S.F.
9.47 ± AC.

PLAN OF LAND
Project Title:
U.S.A. SPRINGS
ROUTE 4
NOTTINGHAM, N.H.

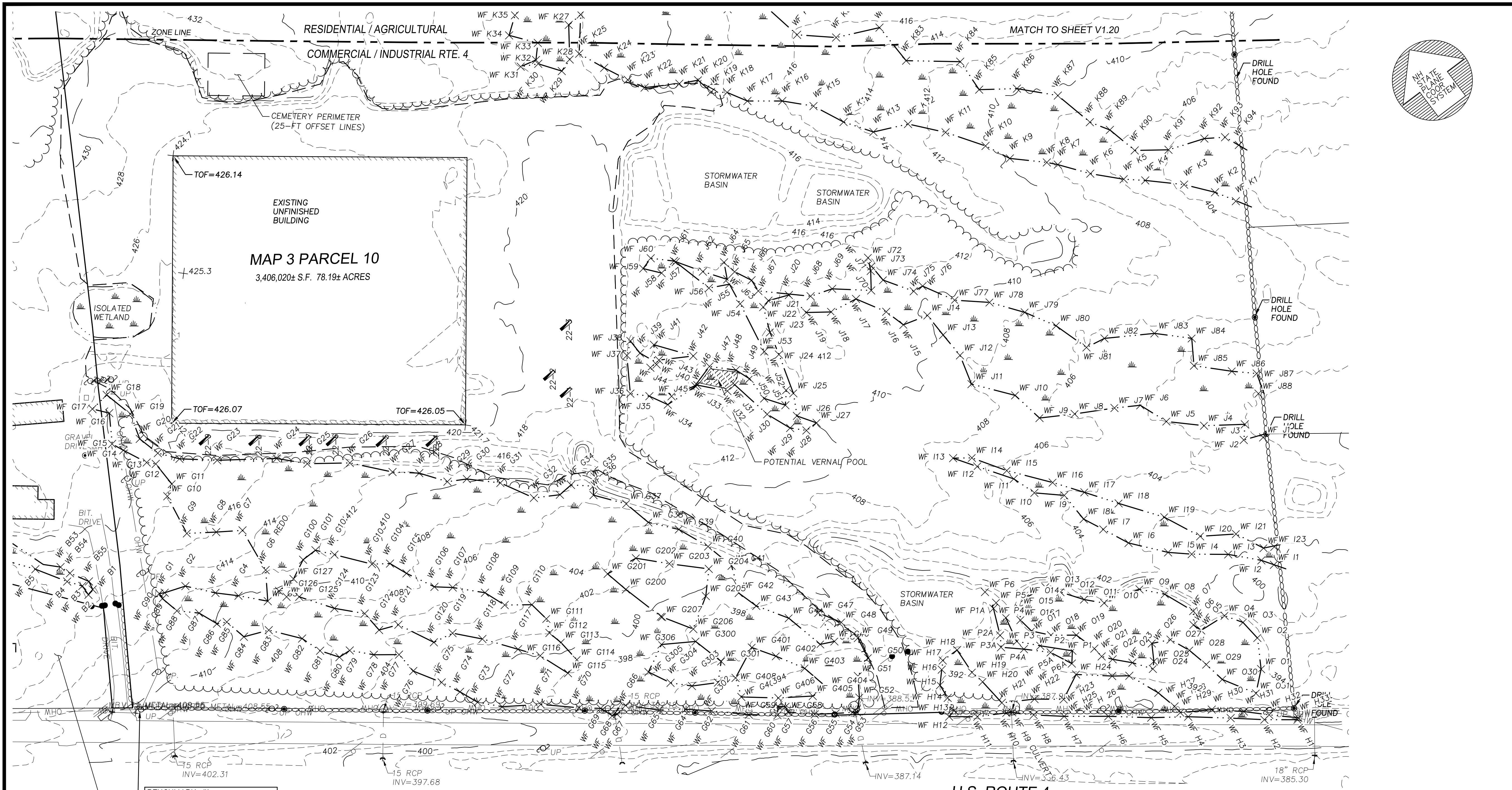
Owner:
Garrison Place Real Estate Investment Trust
Francesco Rotondo, Trustee
9 Regis Drive
Pelham, N.H. 03078

REVISION			
NO.	DATE	DESCRIPTION	BY
1	7/20/05	DEED RESTRICTION	TJM
2	11/29/05	ADD CONSERVATION AREA FINAL PTS	RES

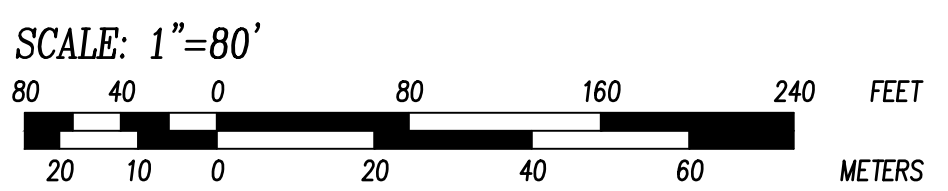
Date: _____
PROJ. MGR: R. Smith
FIELD: B. Burrill, N. Ash
DRAWN: R. Smith
CHECKED: W. Cammett
DATE: 2-23-05
FILE: K:\...105013\05013pl.dwg
PLOT: K:\...
JOB #: 05013



CAMMETT ENGINEERING
297 ELM STREET, AMESBURY, MA.
Phone: (978) 388-2157 Fax: (978) 388-0428
CONSULTING LAND SURVEYORS AND ENGINEERS SINCE 1975



BENCHMARK #1
BENCHTIE SET IN UTILITY POLE
ELEVATION = 411.66



U.S. ROUTE 4
OLD TURNPIKE ROAD
(PUBLIC ~ VARIABLE WIDTH)

WETLAND DELINEATION NOTE:

WETLANDS WERE DELINEATED AND MAPPED BY JENNIFER RIORDAN (CWS #269) OF GM2 ASSOCIATES INC.(GM2) IN OCTOBER AND NOVEMBER 2021 IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS (ACE) 1987 METHODOLOGY AND THE ACE NORTHCENTRAL AND NORTHEAST REGIONAL SUPPLEMENT (2012).



NOTES:

1. NO BOUNDARY SURVEY WAS COMPLETED FOR THIS PROJECT.
2. THE BOUNDARY INFORMATION AND MUCH OF THE EXISTING CONDITIONS SHOWN ON THIS PLAN WAS DERIVED FROM RCRD PLAN D-33445 BY CAMMETT ENGINEERING DATED 2-23-2005.
3. CONTOURS ARE SHOWN AT THE 2' INTERVAL AND WERE DERIVED USING SITE-SPECIFIC AERIAL LIDAR PRODUCED BY "ARE CORPORATION" IN DECEMBER OF 2021. GROUND PROOFING WAS NOT COMPLETED BY THIS OFFICE.
4. THE HORIZONTAL DATUM REFERENCED ON THIS SURVEY IS NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD83(2011) BASED ON NETWORK CORRECTED GNSS OBSERVATIONS. THE VERTICAL DATUM REFERENCED IS NAVD88 BASED ON NETWORK CORRECTED GNSS OBSERVATIONS.
5. THE DEED RESTRICTIONS RELATIVE TO THE EXISTING CONSERVATION AREA AND TURTLE NESTING MANAGEMENT AREAS ARE RECORDED IN RCRD B: 4609 P: 2310. THE TURTLE NESTING HABITAT MANAGEMENT PLAN WAS DEVELOPED BY NH SOIL CONSULTANTS, LLC ON APRIL 1, 2005.

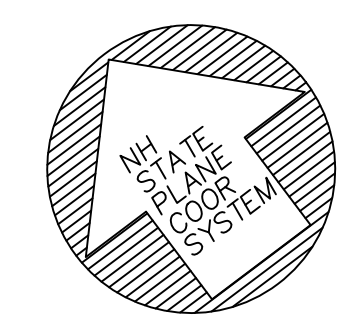
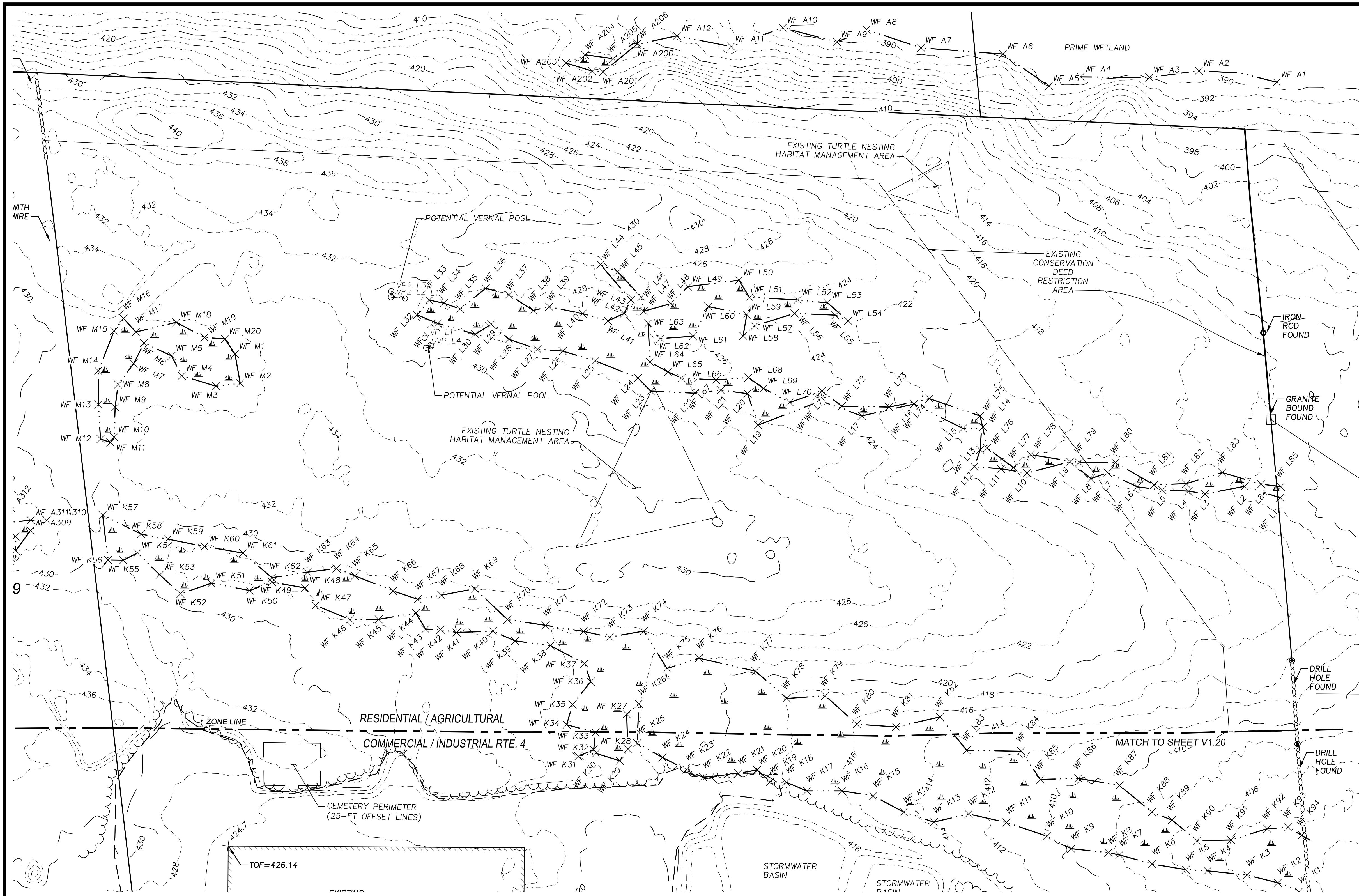
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Sheet Title:
**EXISTING
CONDITIONS
WETLANDS**
Project Title:
145 OLD TURNPIKE RD.
NOTTINGHAM, NH
~ROCKINGHAM COUNTY~

Owner:
**TOM
MOULTON**
NOTTINGHAM BUSINESS
PARK LLC
5 MERRILL INDUSTRIAL DRIVE
HAMPTON, NH 03842

REVISION			
NO.	DATE	DESCRIPTION	BY
1	3.30.23	Plan Review	DH

Date: _____
PROJ. MGR.: D. HAMEL
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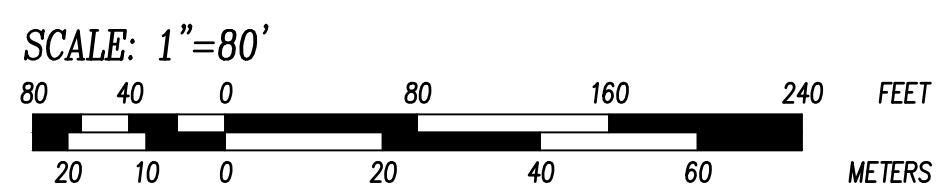
Project Title:
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 NOTTINGHAM, NH
 ~ROCKINGHAM COUNTY~

Owner:
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 PARK LLC
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 HAMPTON, NH 03842

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WETLAND DELINEATION NOTE:

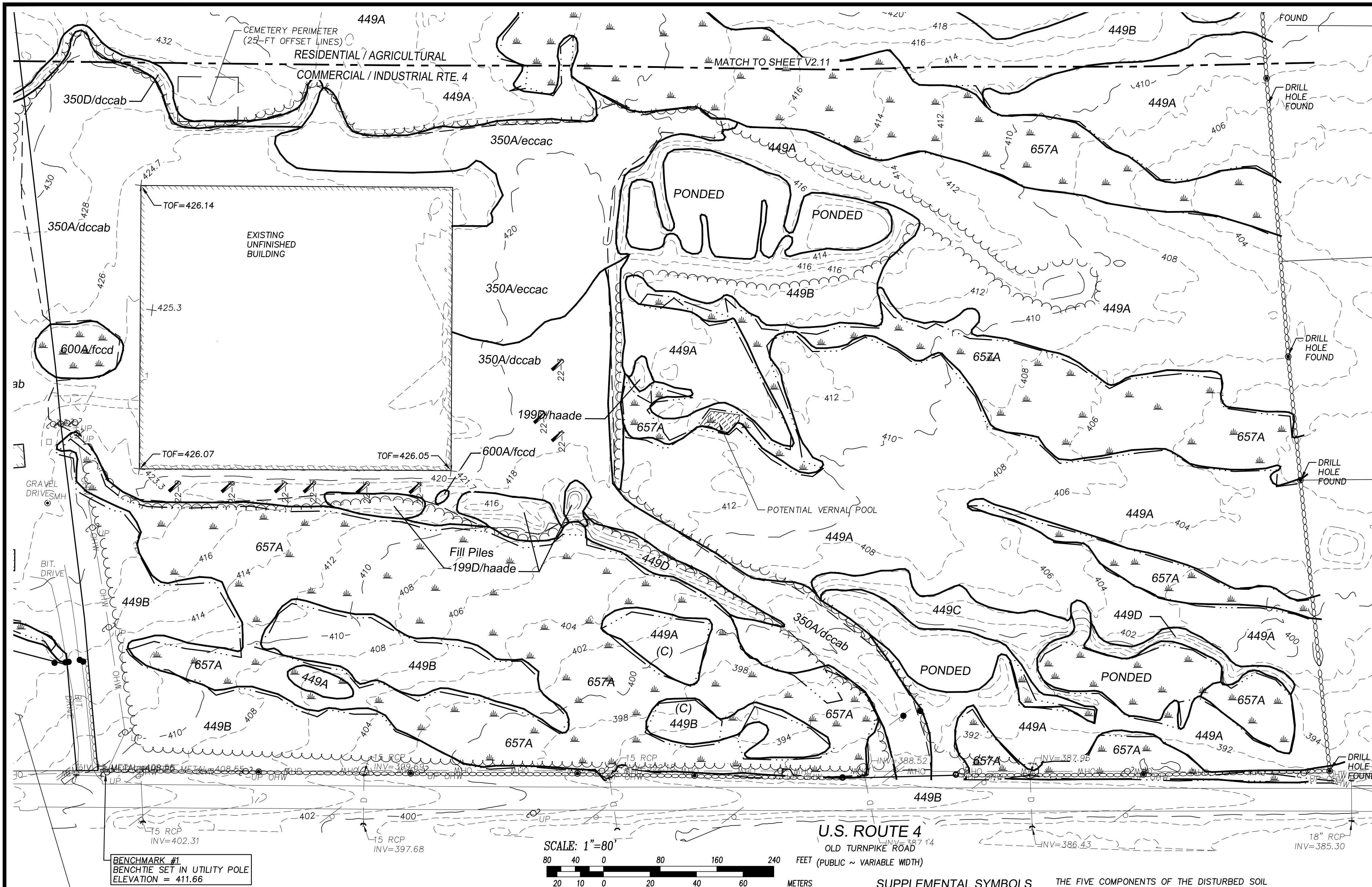
WETLANDS WERE DELINEATED AND MAPPED BY JENNIFER RIORDAN (CWS #269) OF GM2 ASSOCIATES INC.(GM2) IN OCTOBER AND NOVEMBER 2021 IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS (ACOE) 1987 METHODOLOGY AND THE ACOE NORTHCENTRAL AND NORTHEAST REGIONAL SUPPLEMENT (2012).



NOTES:

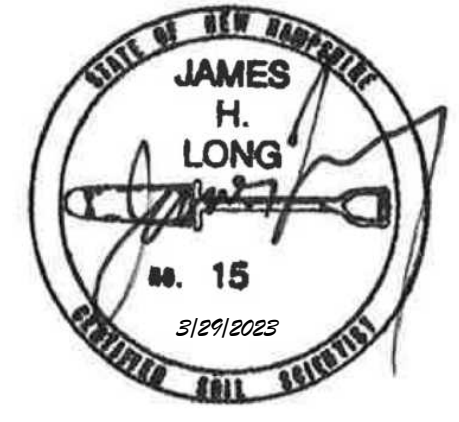
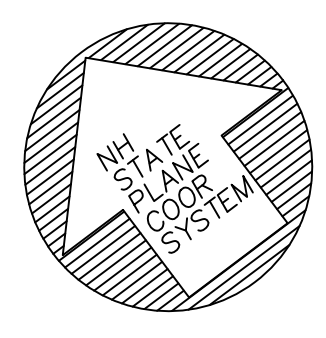
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4. THE HORIZONTAL DATUM REFERENCED ON THIS SURVEY IS NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD83(2011) BASED ON NETWORK CORRECTED GNSS OBSERVATIONS. THE VERTICAL DATUM REFERENCED IS NAVD88 BASED ON NETWORK CORRECTED GNSS OBSERVATIONS.
5. THE DEED RESTRICTIONS RELATIVE TO THE EXISTING CONSERVATION AREA AND TURTLE NESTING MANAGEMENT AREAS ARE RECORDED IN RCRD B: 4609 P: 2310. THE TURTLE NESTING HABITAT MANAGEMENT PLAN WAS DEVELOPED BY NH SOIL CONSULTANTS, LLC ON APRIL 1, 2005.

Date: _____
 PROJ. MGR.: D. HAMEL
 FIELD: J. SALVAGGIO, E. EDWARDS
 DESIGN: D. HAMEL
 DRAWN: D. HAMEL
 CHECKED: D. GIANGRANDE, PE
 DATE: 03-27-2023
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WETLAND DELINEATION NOTE:

WETLANDS WERE DELINEATED BY JENNIFER RIORDAN (CWS 3269) OF GM2 ASSOCIATES INC.(GM2) IN OCTOBER AND NOVEMBER 2021 IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS (ACOE) 1987 METHODOLOGY AND THE ACOE NORTHCENTRAL AND NORTHEAST REGIONAL SUPPLEMENT (2013).



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Sheet Title:
**EXISTING
 CONDITIONS
 SOIL LINES**

Project Title:
 145 OLD TURNPIKE RD.
 NOTTINGHAM, NH
 ~ROCKINGHAM COUNTY~

Owner:
**TOM
 MOULTON**
 NOTTINGHAM BUSINESS
 PARK LLC
 5 MERRILL INDUSTRIAL DRIVE
 HAMPTON, NH 03842

REVISION			
NO.	DATE	DESCRIPTION	BY

HYDROLOGIC SOIL GROUP CORRELATION

IN ORDER TO CORRELATE THE SOIL MAP UNITS IDENTIFIED AS PART OF THIS SOIL SURVEY TO THE APPROPRIATE HYDROLOGIC SOIL GROUP, WE REFERENCED THE SOCIETY OF SOIL SCIENTIST OF NORTHERN NEW ENGLAND "K_{SAT} VALUES FOR NEW HAMPSHIRE SOILS, SPECIAL PUBLICATION NO. 5, SEPTEMBER 2009." (3) TABLE 2 - HYDROLOGIC SOIL GROUP CORRELATION PROVIDES THE CORRELATION OF THE IDENTIFIED SOIL MAP UNITS TO THE APPROPRIATE HYDROLOGIC SOIL GROUP. IDENTIFICATION OF CORRELATING HYDROLOGIC SOIL GROUP PROVIDES CONTEXT FOR INFILTRATION RATES FOR STORMWATER MANAGEMENT PLANNING.

SOIL ID (SSSM)	SOIL TYPE	SOIL ID (HISS)	Hydrologic Soil Group	K _s at Value (Low C) Inch/Hour
45	Montauk, very stony	22345	C	0.06
49	Whitman, very stony	623	D	0.00
97	Greenwood(3) and Ossipee soils, ponded	681	N/A	0.2
199/haade	Dumps, bark chips, and organic materials	766	N/A	N/A
343	Canton, extremely bouldary	221	B	6.0
350/eccac	Udipammants, wet substratum	563	D	0.00
449	Situate, very stony	323	C	0.06
600/fcccd	Endosaquents, Loamy	563	C	0.00
357	Ridgebury, (poorly drained) very stony	523	D	0.00

FINDINGS AND CONCLUSIONS

GZA HAS COMPLETED SITE-SPECIFIC SOIL MAPPING OF THE SITE IN SUPPORT OF THE PROPOSED COMMERCIAL/INDUSTRIAL SUBDIVISION PROJECT. THE FOLLOWING IS A SUMMARY OF OUR FINDINGS AND CONCLUSIONS:

THE SITE CONSISTS OF A MIX OF PRIMARILY MODERATELY WELL DRAINED SANDY TILL IN THE UNDEVELOPED FORESTED PORTIONS OF THE SITE.

VERY POORLY DRAINED SOILS (GREENWOOD AND OSSPEE) WERE IDENTIFIED IN THE EASTERN PORTION OF THE SITE, AND ARE BORDERED BY POORLY DRAINED SOILS (RIDGEBURY). GZA UNDERSTANDS THESE WETLANDS ARE NOT TO BE IMPACTED AS PART OF THE SITE DEVELOPMENT PROJECT.

HUMAN DISTURBED SOILS MAPPED AS SOIL UNIT 199 ARE LOCATED NEAR AND AROUND THE CENTRAL PORTION OF THE SITE CONTAINING EXISTING BUILDINGS AND SOME DEVELOPMENT.

HAND TOOLS LIMITED THE PROFILE ASSESSMENT THAT SOILS COULD BE OBSERVED. IF REQUESTED BY NOTTINGHAM BUSINESS PARK, LLC, GZA WILL REVIEW THE SOIL MAP ONCE TEST PITS HAVE BEEN COMPLETED.

SUPPLEMENTAL SYMBOLS

- SYMBOL 1: DRAINAGE CLASS**
- a - Excessively Drained
 - b - Somewhat Excessively Drained
 - c - Well Drained
 - d - Moderately Well Drained
 - e - Somewhat Poorly Drained
 - f - Poorly Drained
 - g - Very Poorly Drained
 - h - Not Determined

- SYMBOL 2: PARENT MATERIAL (OF NATURALLY FORMED SOIL ONLY, IF PRESENT)**
- a - No natural soil within 60"
 - b - Glaciofluvial Deposits (outwash/teraces of sand or sand and gravel)
 - c - Glacial Till Material (active ice)
 - d - Glaciolacustrine very fine sand and silt deposits (glacial lakes)
 - e - Loamy/sandy over Silt/Clay deposits
 - f - Marine Silt and Clat deposits (ocean waters)
 - g - Alluvial Deposits (floodplains)
 - h - Organic Materials-Fresh water Bogs, etc.
 - j - Organic Materials/Tidal Marsh

THE FIVE COMPONENTS OF THE DISTURBED SOIL MAPPING UNIT SUPPLEMENT ARE AS FOLLOWS:

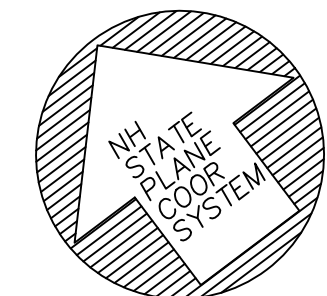
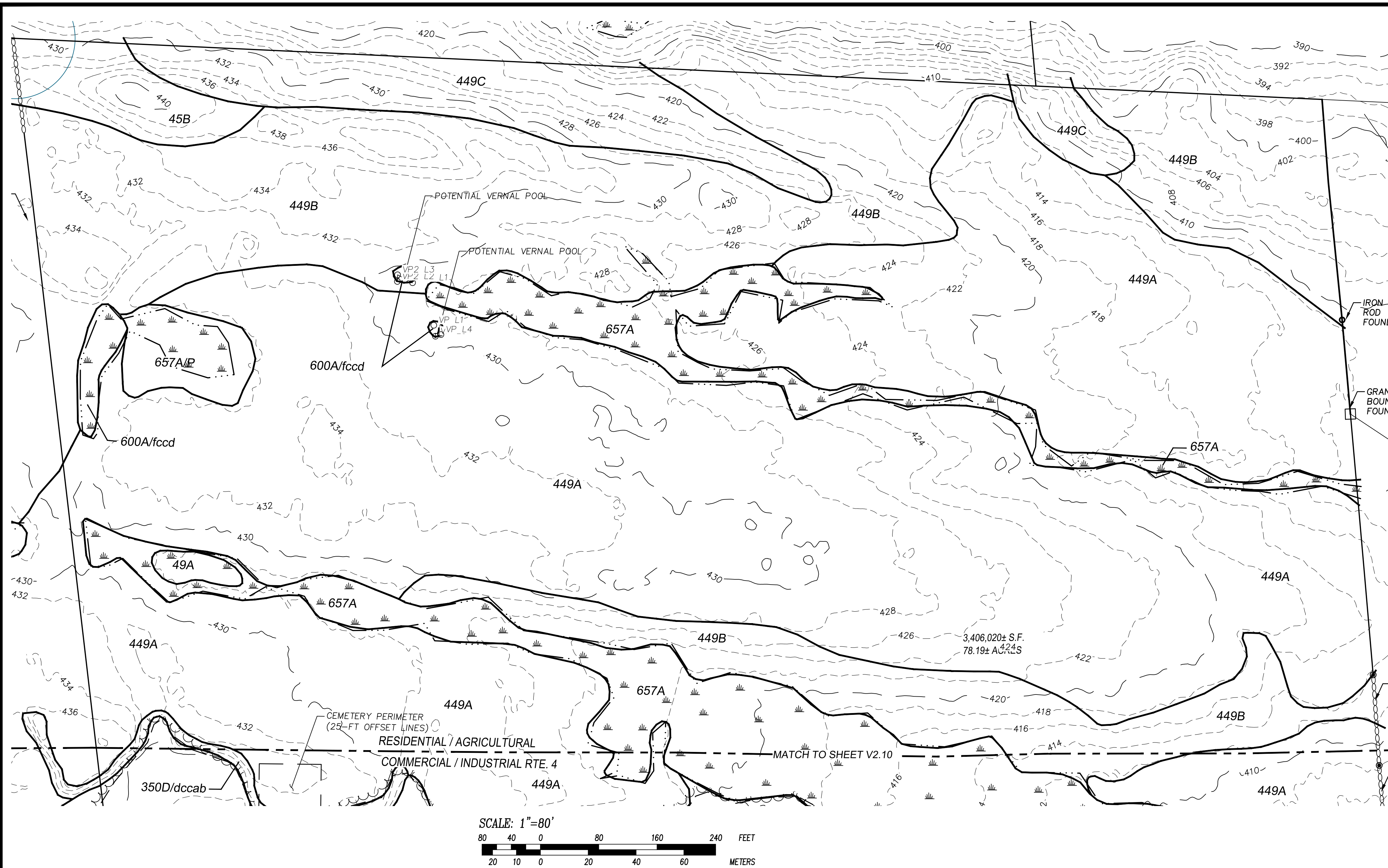
- SYMBOL 3: RESTRICTIVE/IMPERVIOUS LAYERS**
- a - None
 - b - Bouldery surface with more than 15% of the surface covered with boulders
 - c - Mineral restrictive layer(s) are present in the soil profile less than 40 inches below the soil surface such as hard pan, platy structure of clayey texture with consistence of at least firm (i.e. more than 20 newtons). For other examples of soil characteristics that qualify for restrictive layers, see "Soil Manual for Site Evaluations in NH" 2nd Ed., (page 3-17, Figure 3-14)
 - d - Bedrock in the soil profile; 0-20 inches
 - e - Bedrock in the soil profile; 20-60 inches
 - f - Areas where depth to bedrock is so variable that a single soil type cannot be applied, will be mapped as a complex of soil types
 - g - Subject of Flooding
 - h - Man-made impervious surface including pavement, concrete, or built-up surfaces (i.e. buildings) with no morphological restrictive layer within control section

- SYMBOL 4: RESTRICTIVE/IMPERVIOUS LAYERS**
- a - High.
 - b - Moderate
 - c - Low
 - d - Not Determined *See "Guidelines for K_sat Placement" in Chapter 3 of the Soil Survey Manual, USDA

- SYMBOL 5: HYDROLOGIC SOIL GROUP***
- a - Group A
 - b - Group B
 - c - Group C
 - d - Group D
 - e - Not determined

*excluding man-made surface impervious/restrictive layers

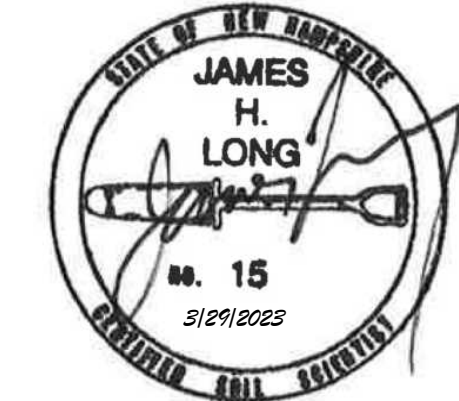
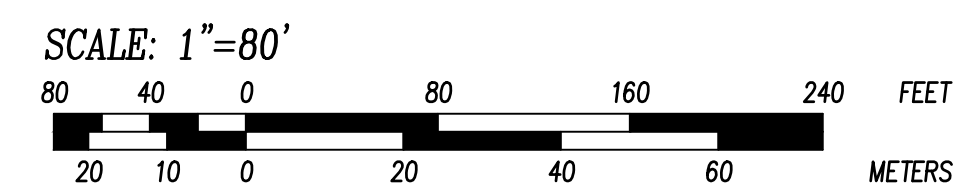
Date: _____
 PROJ. MGR.: D. HAMEL
 FIELD: J. SALVAGGIO, E. EDWARDS
 DESIGN: D. HAMEL
 DRAWN: D. HAMEL
 CHECKED: D. GIANGRANDE, PE
 DATE: 02-02-2023
 FILE: P: ... 21-082
 FBK: 711
 JOB #: 2021-082



WETLAND DELINEATION NOTE:

WETLANDS WERE DELINEATED BY JENNIFER RIORDAN (CWS 3269) OF GM2 ASSOCIATES INC. (GM2) IN OCTOBER AND NOVEMBER 2021 IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS (ACOE) 1987 METHODOLOGY AND THE ACOE NORTHCENTRAL AND NORTHEAST REGIONAL SUPPLEMENT (2013).

IRON ROD FOUND
GRANITE BOUND FOUND



HYDROLOGIC SOIL GROUP CORRELATION

IN ORDER TO CORRELATE THE SOIL MAP UNITS IDENTIFIED AS PART OF THIS SOIL SURVEY TO THE APPROPRIATE HYDROLOGIC SOIL GROUP, WE REFERENCED THE SOCIETY OF SOIL SCIENTIST OF NORTHERN NEW ENGLAND "Ksat VALUES FOR NEW HAMPSHIRE SOILS, SPECIAL PUBLICATION NO. 5, SEPTEMBER 2009." (3) TABLE 2 - HYDROLOGIC SOIL GROUP CORRELATION PROVIDES THE CORRELATION OF THE IDENTIFIED SOIL MAP UNITS TO THE APPROPRIATE HYDROLOGIC SOIL GROUP. IDENTIFICATION OF CORRELATING HYDROLOGIC SOIL GROUP PROVIDES CONTEXT FOR INFILTRATION RATES FOR STORMWATER MANAGEMENT PLANNING.

SOIL ID (SSSM)	SOIL TYPE	SOIL ID (HISS)	Hydrologic Soil Group	Ksat Value (Low C) Inch/Hour
45	Montauk, very stony	22345	C	0.06
49	Whitman, very stony	623	D	0.00
97	Greenwood(3) and Ossipee soils, ponded	681	N/A	0.2
199/haade	Dumps, bark chips, and organic materials	766	N/A	N/A
343	Canton, extremely bouldary	221	B	6.0
350/ecccd	Udipsammets, wet substratum	563	D	0.00
449	Situate, very stony	323	C	0.06
600/fcccd	Endosaquents, Loamy	563	C	0.00
357	Ridgebury, (poorly drained) very stony	523	D	0.00

FINDINGS AND CONCLUSIONS

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SYMBOL 5: HYDROLOGIC SOIL GROUP*
 a - Group A
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*excluding man-made surface impervious/restrictive layers

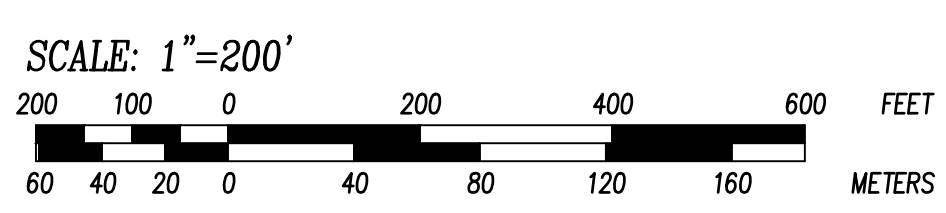
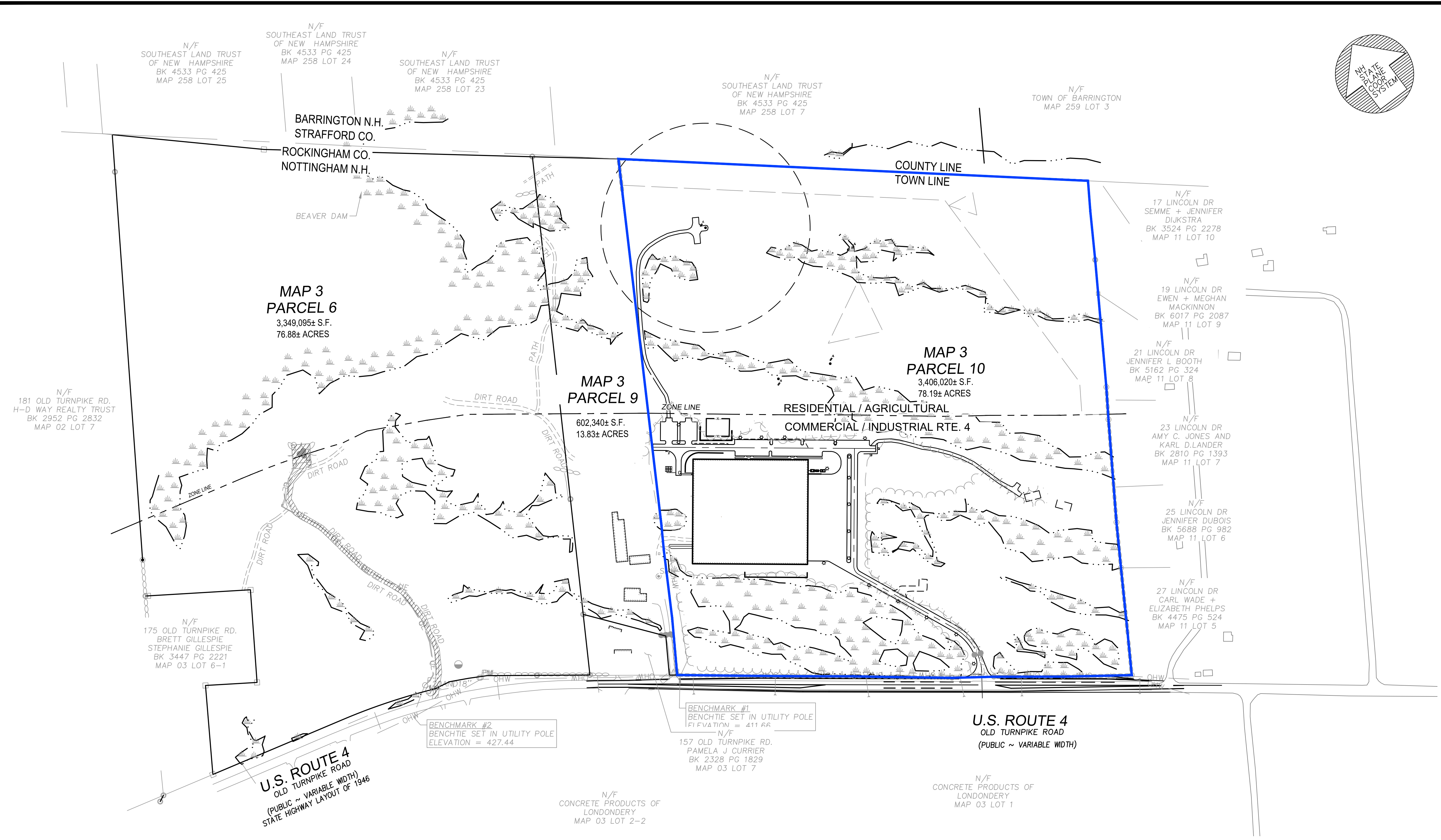
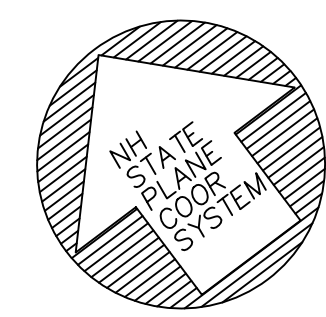
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EXISTING CONDITIONS SOIL LINES
 Project Title:
 145 OLD TURNPIKE RD.
 NOTTINGHAM, NH
 ~ROCKINGHAM COUNTY~

Owner:
TOM MOULTON
 NOTTINGHAM BUSINESS PARK LLC
 5 MERRILL INDUSTRIAL DRIVE
 HAMPTON, NH 03842

REVISION			
NO.	DATE	DESCRIPTION	BY

Date: _____
 PROJ. MGR.: D. HAMEL
 FIELD: J. SALVAGGIO, E. EDWARDS
 DESIGN: D. HAMEL
 DRAWN: D. HAMEL
 CHECKED: D. GIANGRANDE, PE
 DATE: 02-02-2023
 FILE: P: ... 21-082
 FBK: 711
 JOB #: 2021-082



SITE PLAN APPROVED
NOTTINGHAM PLANNING BOARD

DATE: _____

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Sheet Title:
**Overall
SITE PLAN**

Project Title:
165 OLD TURNPIKE RD.
NOTTINGHAM, NH
~ROCKINGHAM COUNTY~

Owner:
**TOM
MOULTON**

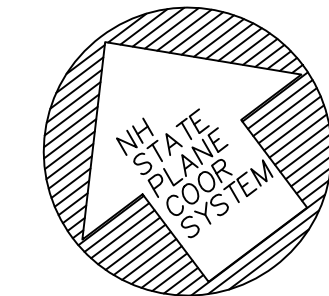
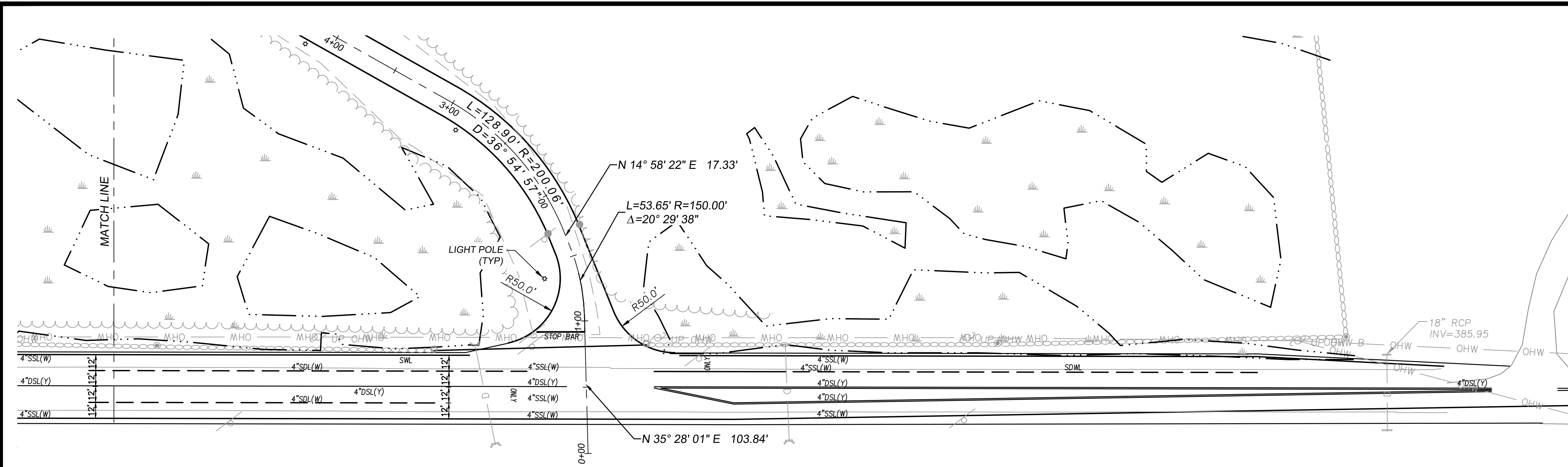
NOTTINGHAM BUSINESS
PARK LLC
5 MERRILL INDUSTRIAL DRIVE
HAMPTON, NH 03842

REVISION			
NO.	DATE	DESCRIPTION	BY
1	3.30.23	Plan Review	DH

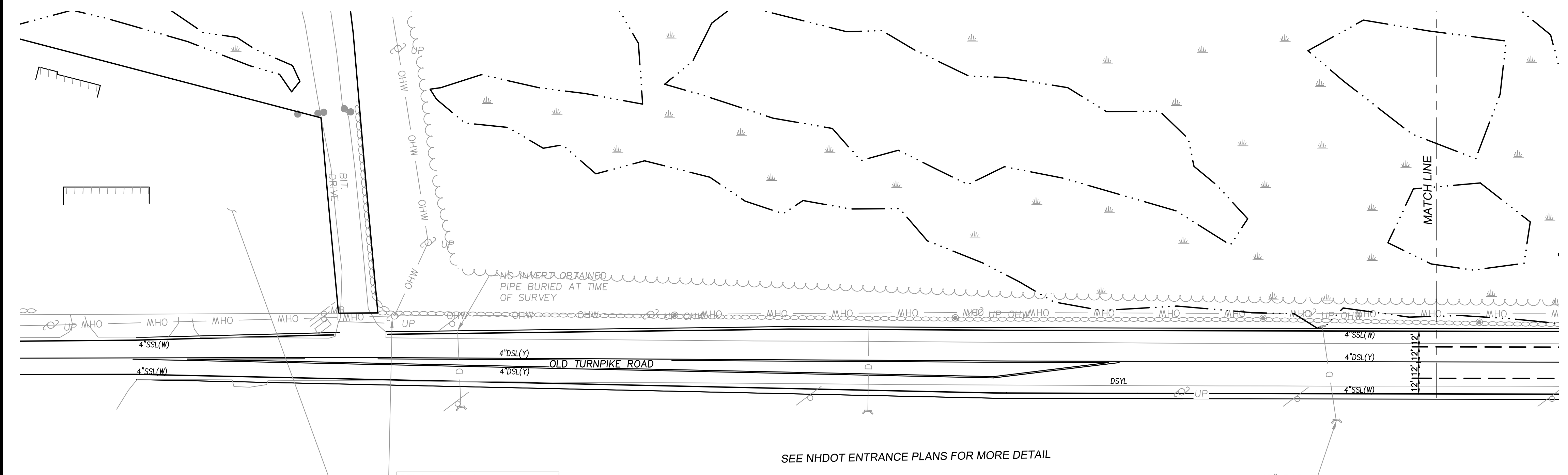
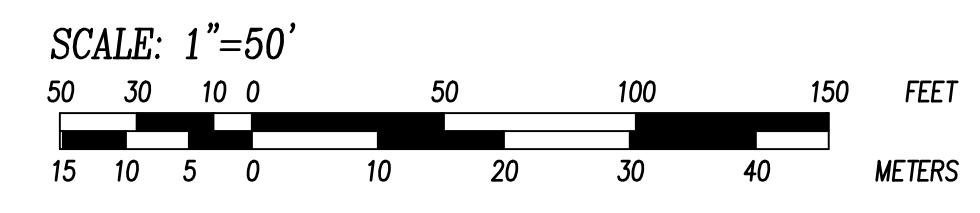


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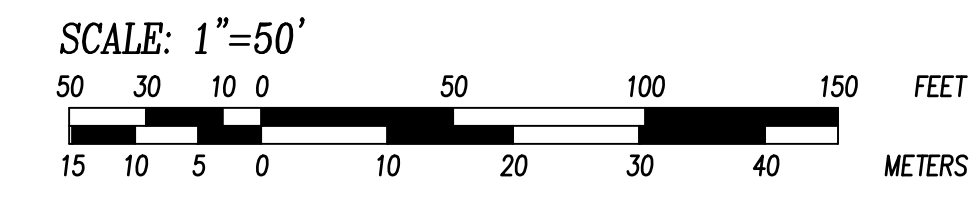
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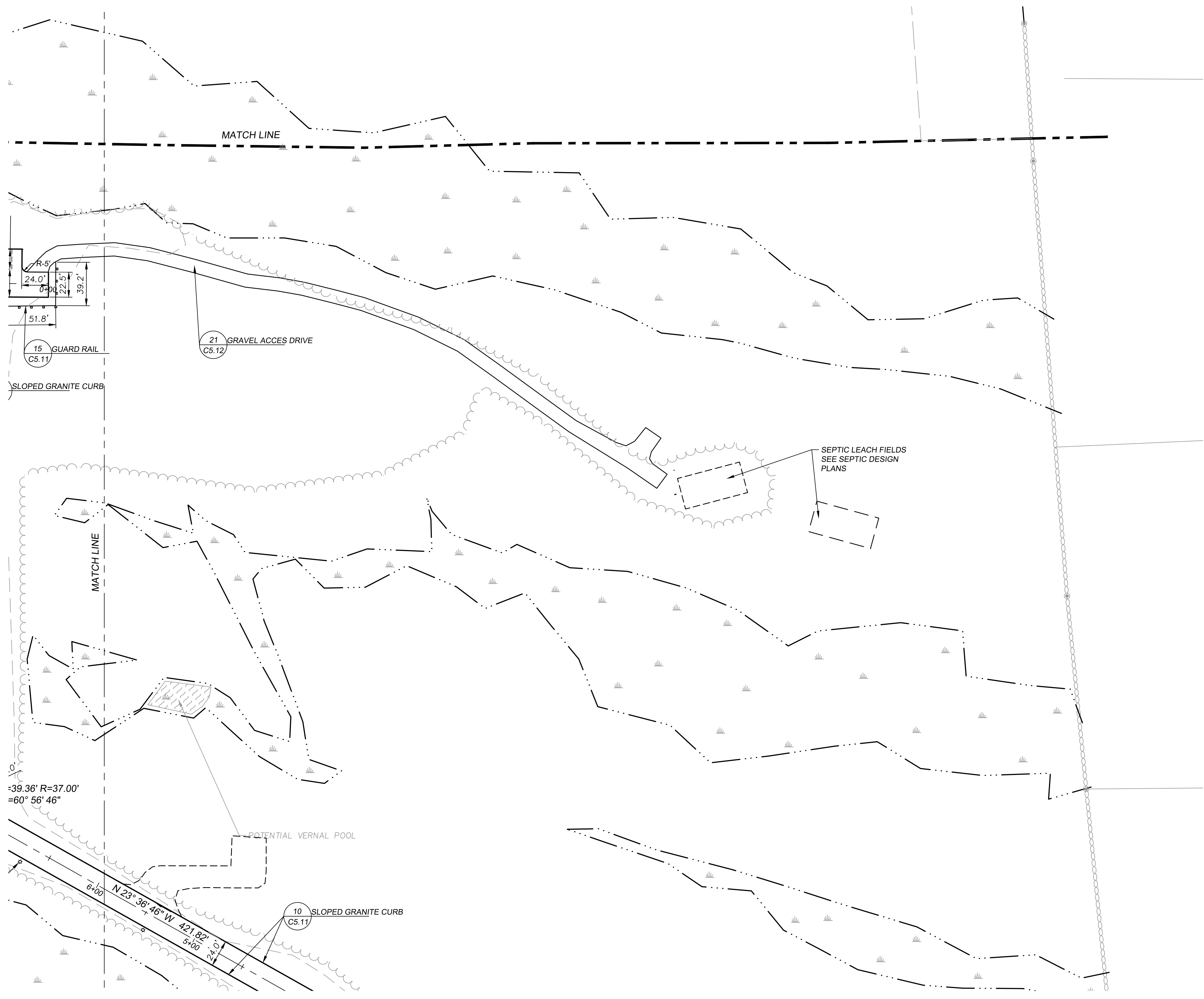
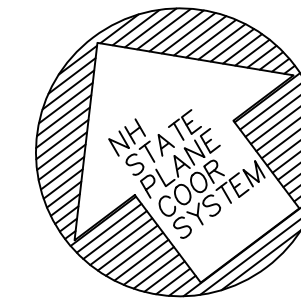
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5 MERRILL INDUSTRIAL DRIVE
HAMPTON, NH 03842

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STATE OF NEW HAMPSHIRE
DAVID GIANGRANDE
Professional Engineer
No. 8451
Exp. 03/31/2025

Date: _____

PROJ. MGR.: D. HAMEL
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Owner:
TOM MOULTON
 NOTTINGHAM BUSINESS PARK LLC
 5 MERRILL INDUSTRIAL DRIVE
 HAMPTON, NH 03842

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1	3.30.23	Plan Review	DH

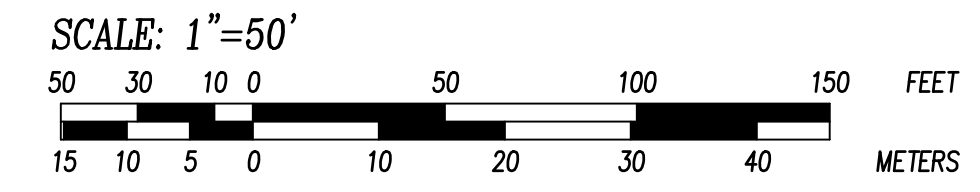


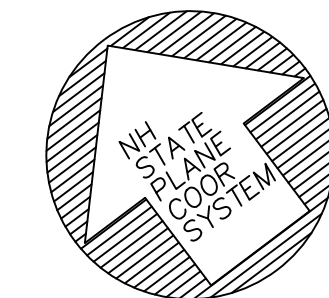
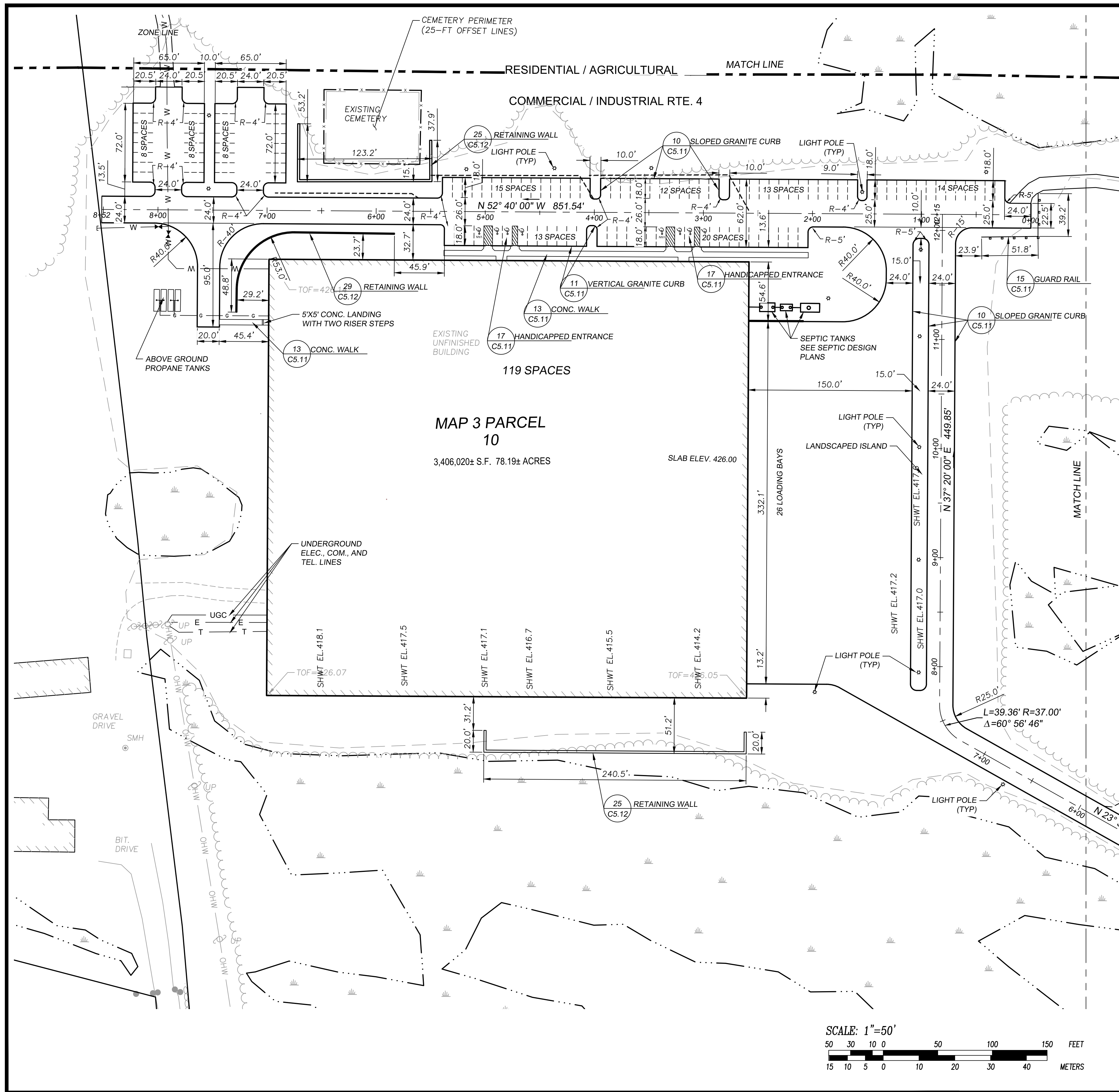
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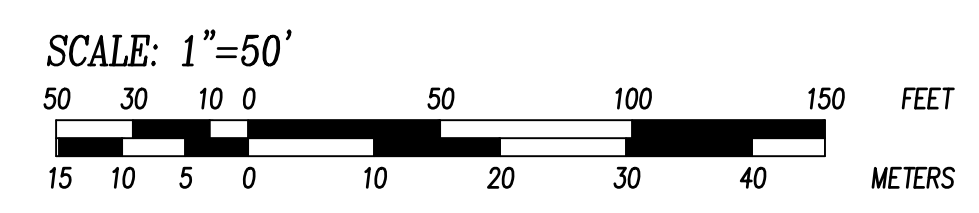
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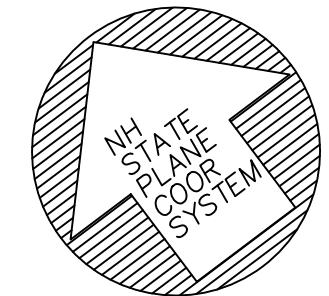
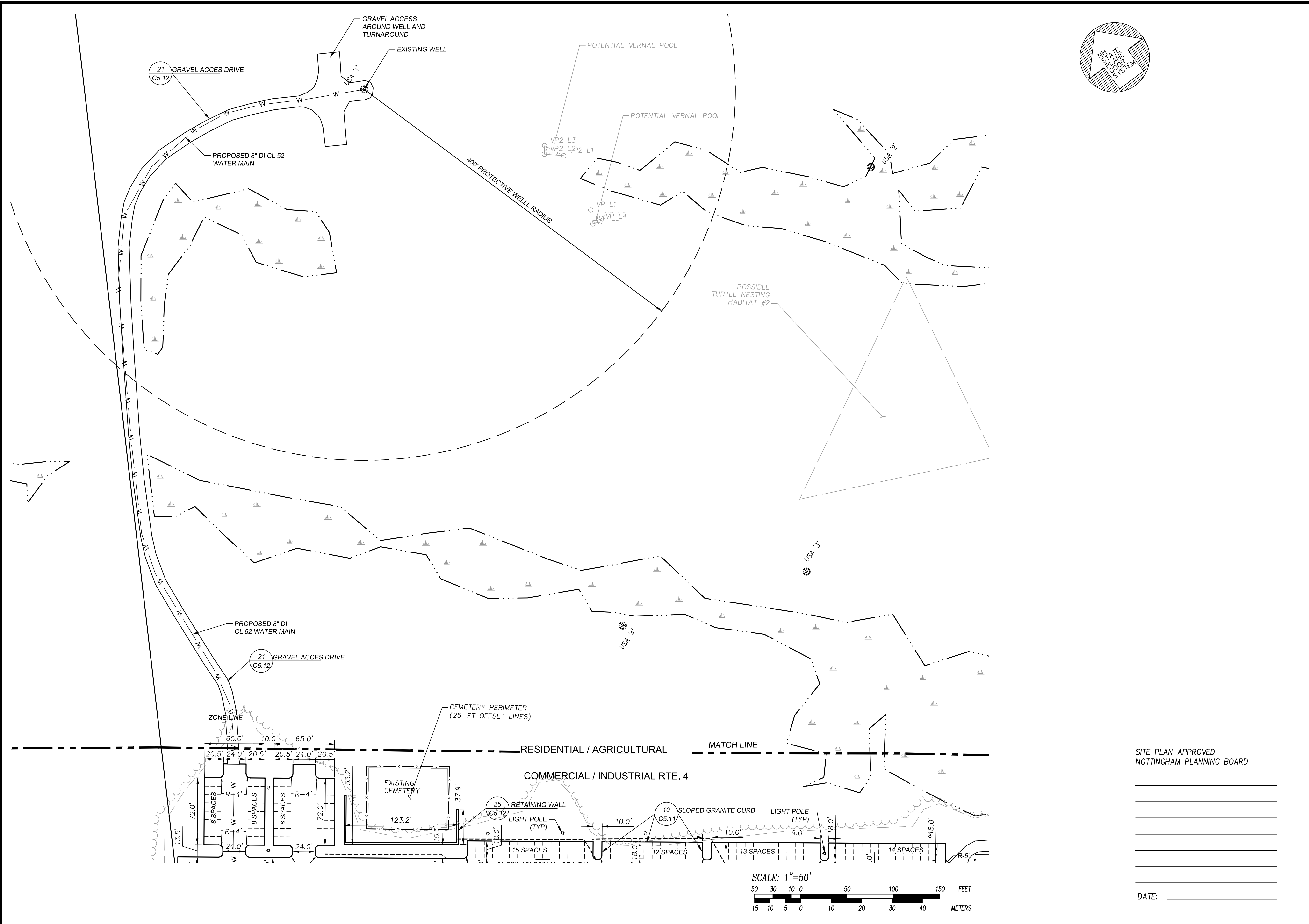
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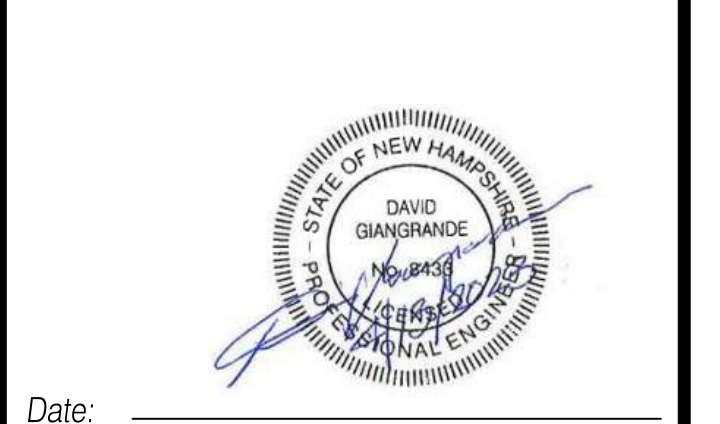
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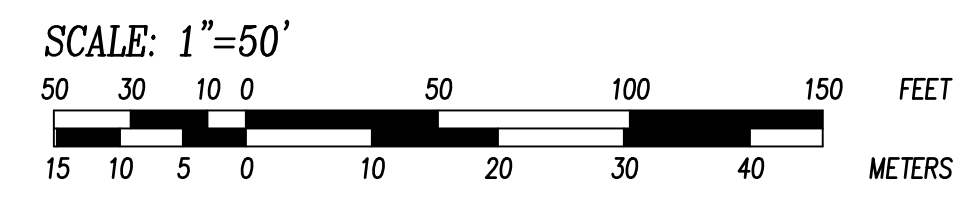


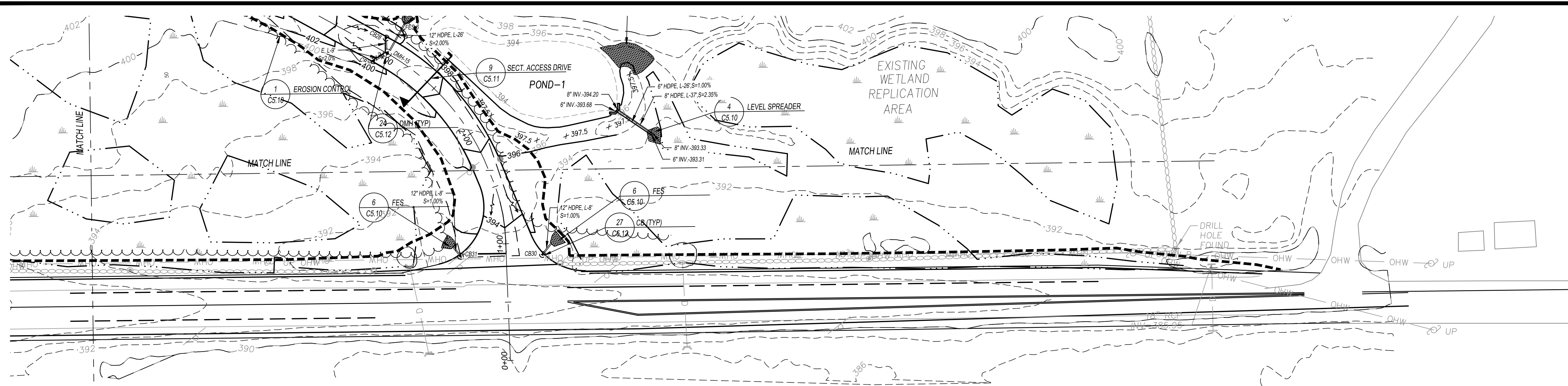
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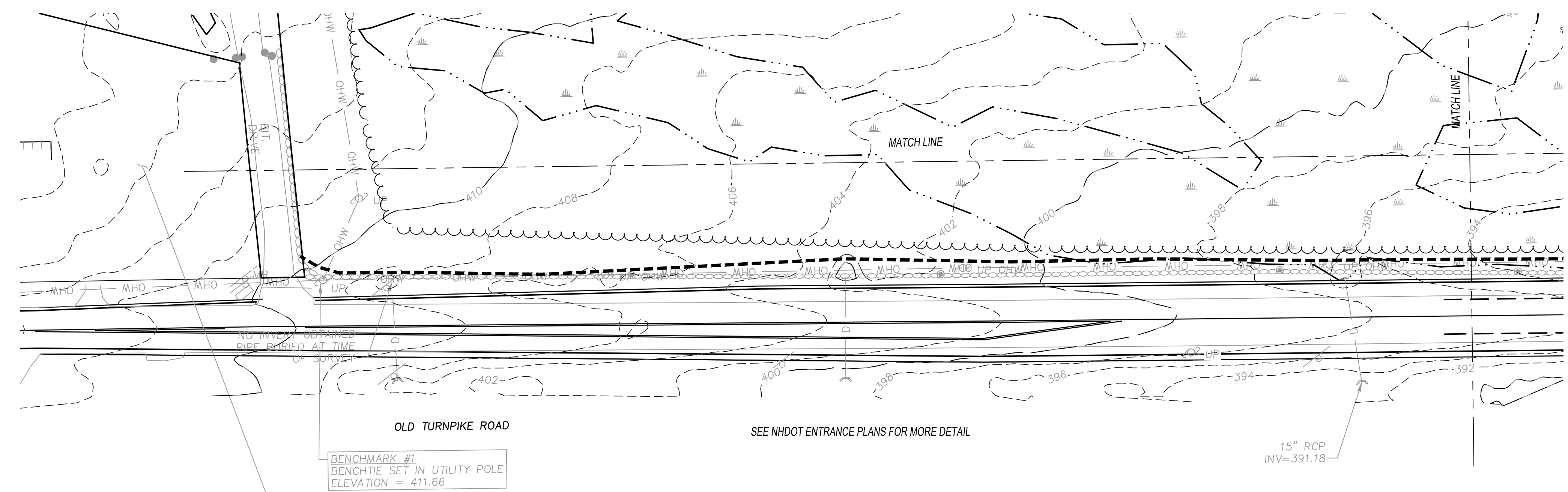
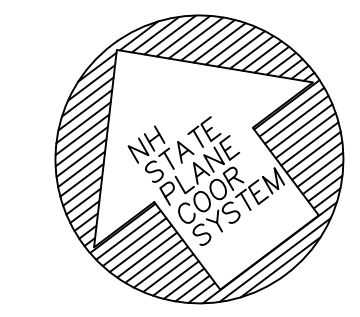
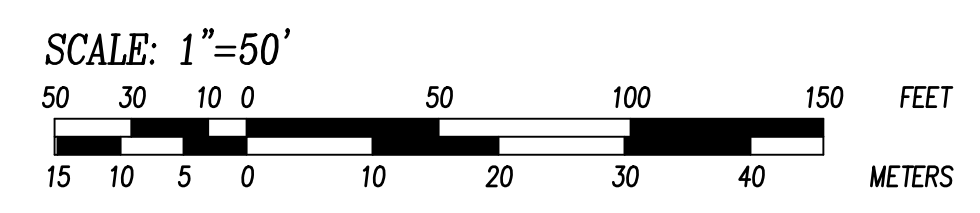
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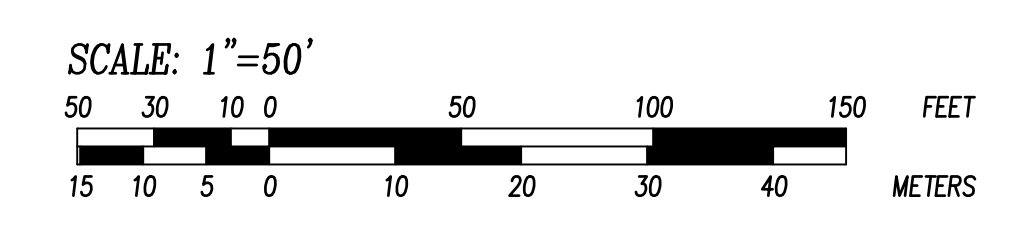


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BENCHMARK #1
BENCHTIE SET IN UTILITY POLE
ELEVATION = 411.66

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Sheet Title:
**GRADING / DRAINAGE
PLAN**

Project Title:
145 OLD TURNPIKE RD.
NOTTINGHAM, NH
~ROCKINGHAM COUNTY~

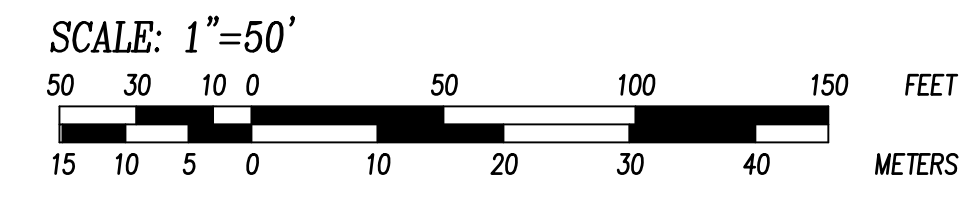
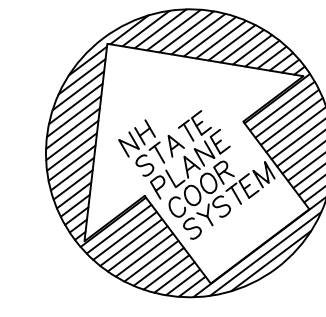
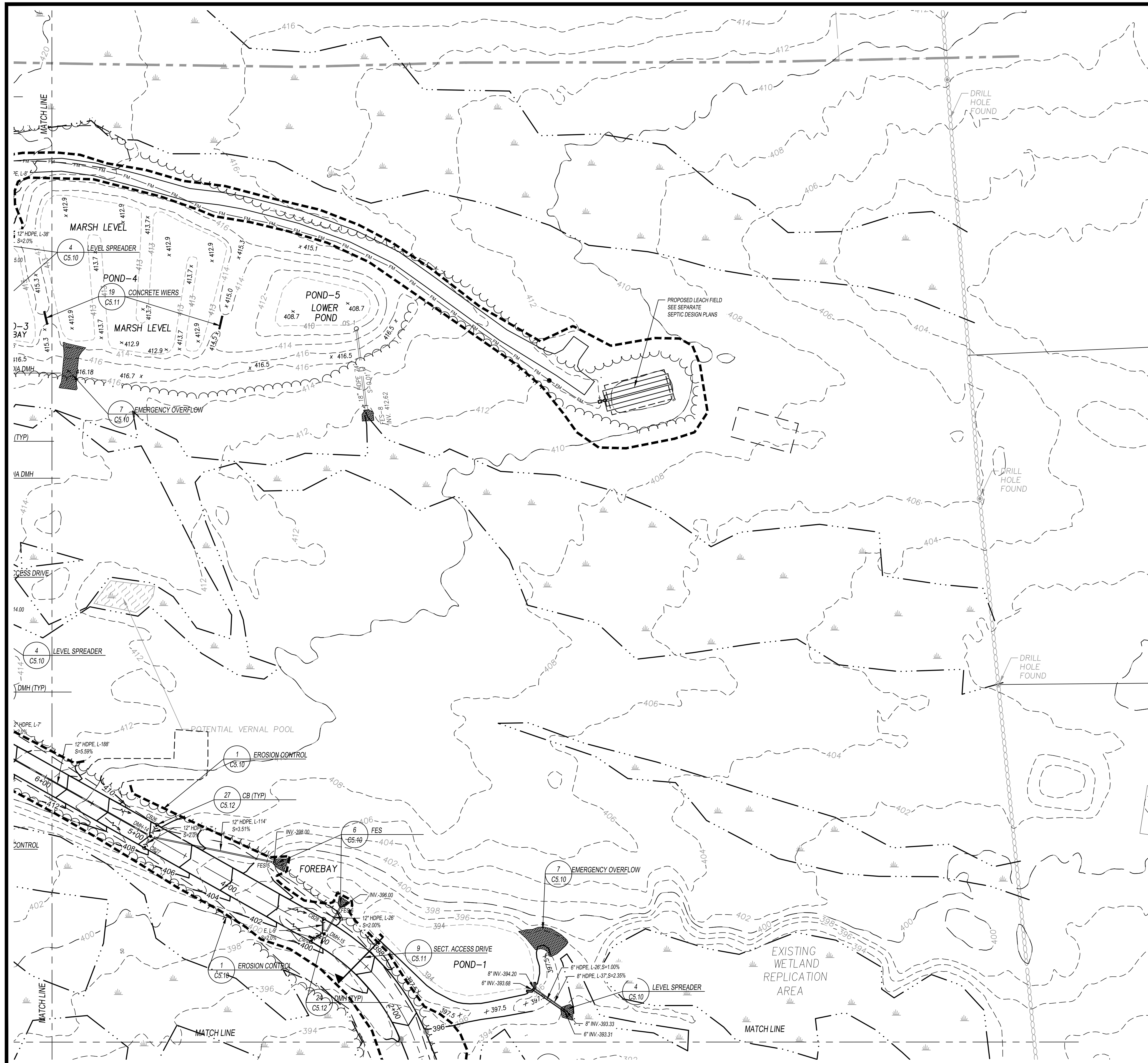
Owner:
**TOM
MOULTON**

NOTTINGHAM BUSINESS
PARK LLC
5 MERRILL INDUSTRIAL DRIVE
HAMPTON, NH 03842

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NO.	DATE	DESCRIPTION	BY
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NOTTINGHAM, NH
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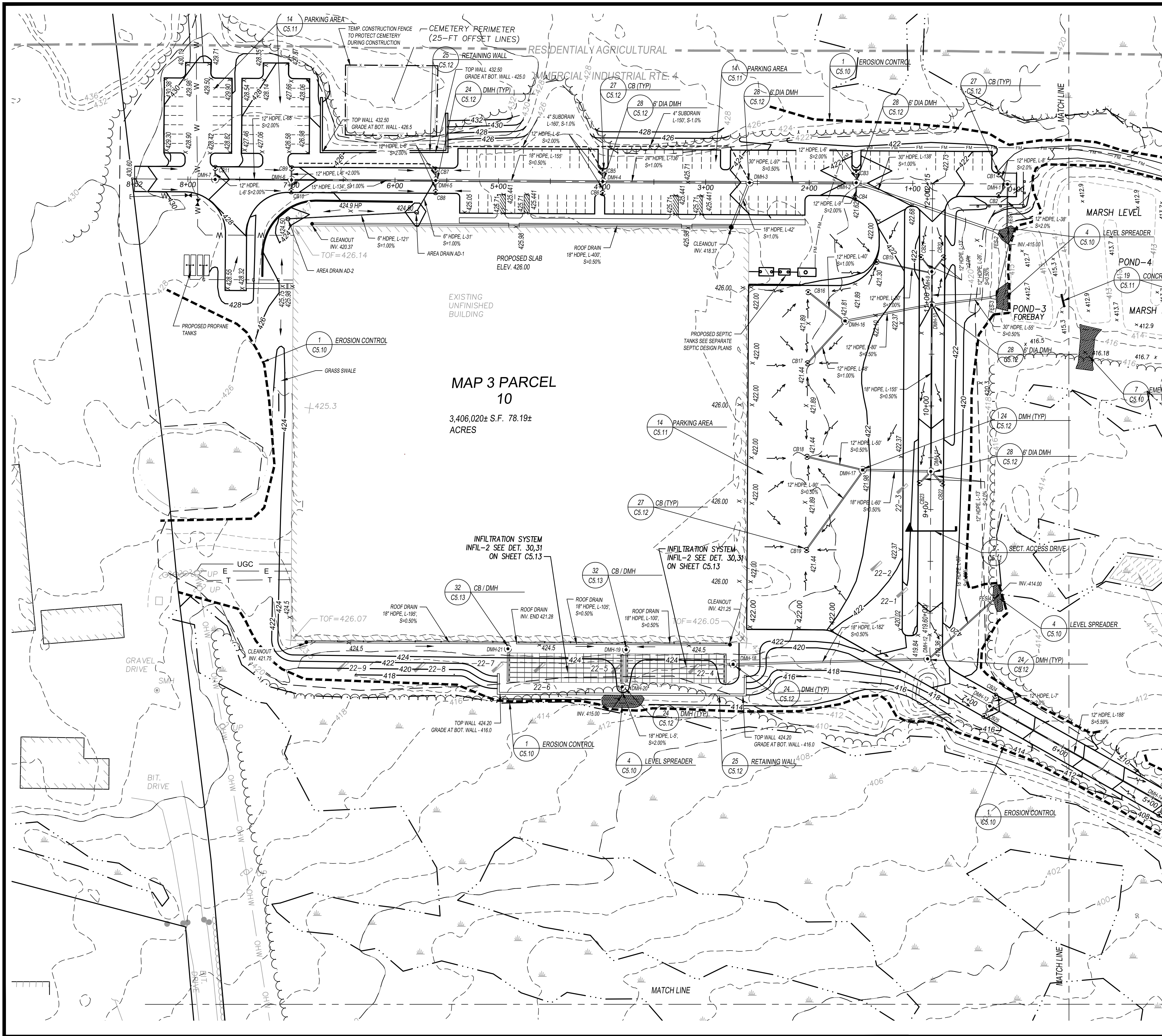
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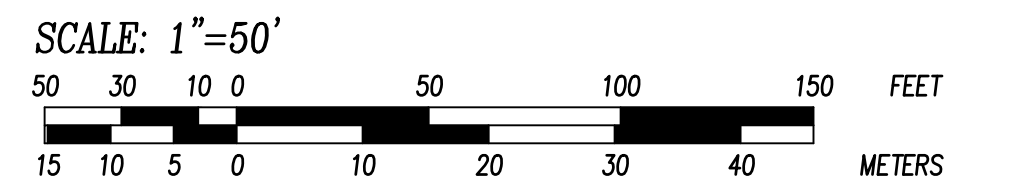
MAP 3 PARCEL 10
 3,406,020± S.F. 78.19± ACRES

DRAIN MANHOLE INVERT DATA

DMH-1 0+08.5 R-421.33 12" HDPE IN - 415.86 (CB1, CB2) 12" HDPE OUT - 415.76 (FES-1)	DMH-11 9+37.0 R-421.54 12" HDPE IN - 416.65 (DMH-17) 12" HDPE IN - 416.65 (CB22, CB23) 18" HDPE OUT - 416.55 (DMH-10)
DMH-2 R-421.89 12" HDPE IN - 417.56 (CB3, CB4) 30" HDPE IN - 416.48 (DMH-3) 30" HDPE OUT - 416.38 (FES-2)	DMH-12 7+56 R-418.88 18" HDPE IN - 414.51 (DMH-18) 18" HDPE OUT - 414.41 (FES-4)
DMH-3 2-75.5 R-423.82 4" SUBDRAIN IN - 418.50 18" HDPE IN - 417.95 (ROOF DRAIN) 2540" HDPE IN - 417.95 (DMH-4) 30" HDPE OUT - 417.45 (DMH-2)	DMH-13 6+80.78 R-416.50 12" HDPE IN - 412.60 (CB24, CB25) 12" HDPE OUT - 412.50 (DMH-14)
DMH-4 3+99 R-424.43 12" HDPE IN - 419.74 (CB5, CB6) 24" HDPE IN - 418.74 (DMH-5) 24" HDPE OUT - 418.64 (DMH-3)	DMH-14 4+87 R-407.88 12" HDPE IN - 402.10 (CB26, CB27) 12" HDPE IN - 402.10 (DMH-13) 12" HDPE OUT - 402.00 (FES-5)
DMH-5 5+59 R-424.74 12" HDPE IN - 420.02 (CB7, CB8) 18" HDPE IN - 420.02 (DMH-6) 24" HDPE OUT - 419.52 (DMH-4)	DMH-15 3+00 R-399.90 12" HDPE IN - 396.62 (CB28, CB29) 12" HDPE OUT - 396.52 (FES-6)
DMH-6 7+00 R-426.41 12" HDPE IN - 421.86 (CB9, CB10) 12" HDPE IN - 421.86 (DMH-7) 18" HDPE OUT - 421.36 (DMH-5)	DMH-16 R-421.81 12" HDPE IN - 416.77 (CB16) 12" HDPE IN - 416.77 (CB17) 12" HDPE OUT - 416.67 (DMH-10)
DMH-7 7+74 R-428.40 12" HDPE IN - 423.32 (CB11) 12" HDPE OUT - 423.22 (DMH-6)	DMH-17 R-421.98 12" HDPE IN - 417.05 (CB19) 12" HDPE IN - 417.05 (CB18) 18" HDPE OUT - 416.957 (DMH-11)
NOTE - THERE IS NO DMH-8	DMH-18 R-424.50 18" HDPE IN - 419.98 (INFIL-1) 18" HDPE OUT - 415.42 (DMH-12)
DMH-9 11+29.50 R-421.66 12" HDPE IN - 416.50 (CB15) 12" HDPE IN - 416.50 (CB20, CB21) 12" HDPE OUT - 416.40 (DMH-10)	DMH-19 R-424.50 18" HDPE IN - 420.75 (ROOF DRAIN) 18" HDPE OUT - 420.5 (INFIL-1)
DMH-10 10+97.0 R-422.00 12" HDPE IN - 416.27 (DMH-9) 12" HDPE IN - 416.27 (DMH-16) 18" HDPE IN - 415.77 (DMH-11) 30" HDPE OUT - 415.27 (FES-3)	DMH-20 R-424.50 18" HDPE IN - 419.98 (INFIL-2) 18" HDPE OUT - 415.205 (HEADWALL)
	DMH-21 R-424.50 18" HDPE IN - 420.758 (ROOF DRAIN) 18" HDPE OUT - 420.50 (INFIL-2)

CATCH BASIN INVERT DATA

CB1, CB2 0+17 R-420.94 12" HDPE OUT - 416.02 (DMH-1)	CB18 R-421.44 12" HDPE OUT - 417.30 (DMH-17)
CB3 1+54.5 R-421.57 12" HDPE OUT - 417.68 (DMH-2)	CB19 R-421.44 12" HDPE OUT - 417.50 (DMH-17)
CB4 1+54.5 R-421.50 12" HDPE OUT - 417.74 (DMH-2)	CB20, CB21 11+44 R-421.28 12" HDPE OUT - 416.76 (DMH-9)
CB5, CB6 3+99 R-424.11 12" HDPE OUT - 420.63 (DMH-4) (CB5 4" SUBDRAIN - 421.0)	CB22, CB23 9+25.75 R-421.17 12" HDPE OUT - 416.91 (DMH-11)
CB7, CB8 5+59 R-424.42 12" HDPE OUT - 420.14 (DMH-5) (CB7 4" SUBDRAIN IN - 420.50)	CB24, CB25 6+80.8 R-416.18 12" HDPE OUT - 412.74 (DMH-13)
CB9, CB10 7+00 R-426.09 12" HDPE OUT - 421.98 (DMH-6)	CB26, CB27 4+87 R-407.63 12" HDPE OUT - 402.24 (DMH-14)
CB11 7+74 R-428.08 12" HDPE OUT - 423.446 (DMH-7)	CB28, CB29 3+06 R-399.81 12" HDPE OUT - 396.80 (DMH-15)
NOTE - THERE IS NO CB 12, 13, 14	CB30 0+92 R-392.76 12" HDPE OUT - 390.26 (FES)
CB15 R-421.30 12" HDPE OUT - 417.00 (DMH-9)	CB31 0+92 R-392.76 12" HDPE OUT - 390.26 (FES)
CB16 R-421.44 12" HDPE OUT - 417.17 (DMH-16)	
CB17 R-421.44 12" HDPE OUT - 417.25 (DMH-16)	



SITE PLAN APPROVED
 NOTTINGHAM PLANNING BOARD

DATE: _____



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GRADING / DRAINAGE PLAN

Project Title:
 145 OLD TURNPIKE RD.
 NOTTINGHAM, NH
 ~ROCKINGHAM COUNTY~

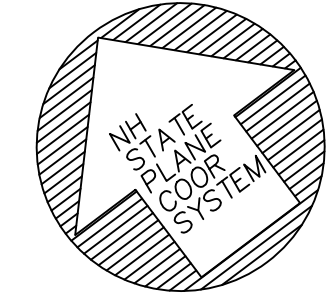
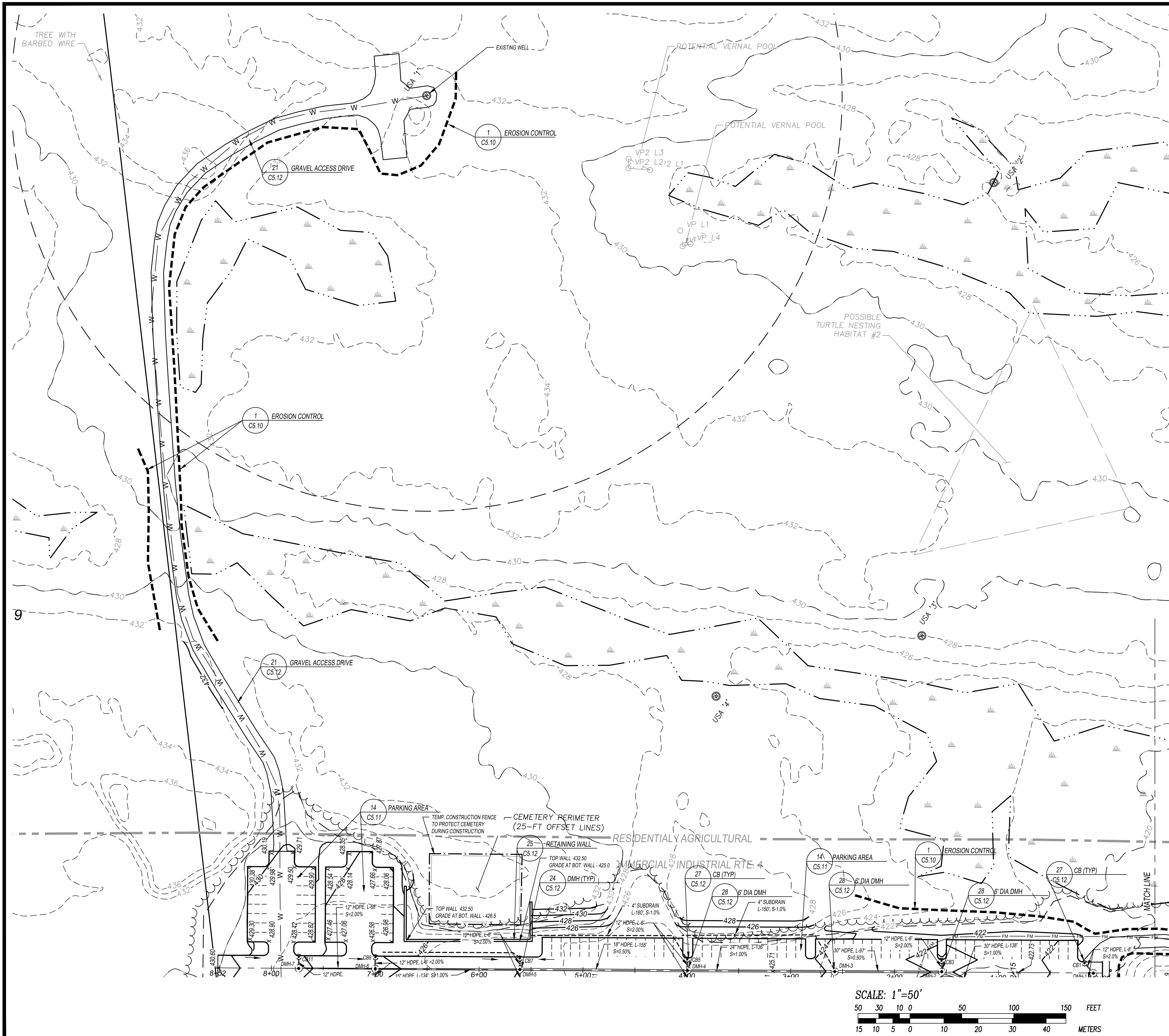
Owner:
TOM MOULTON
 NOTTINGHAM BUSINESS PARK LLC
 5 MERRILL INDUSTRIAL DRIVE
 HAMPTON, NH 03842

REVISION			
NO.	DATE	DESCRIPTION	BY
1	3.30.23	Plan Review	DH



Date: _____

PROJ. MGR.: D. HAMEL
 FIELD: J. SALVAGGIO, E. EDWARDS
 DESIGN: D. HAMEL
 DRAWN: D. HAMEL
 CHECKED: D. GIANGRANDE, PE
 DATE: 03-27-2023
 FILE: P: ... 21-082
 FBK: 711
 JOB #: 2021-082



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Sheet Title:
**GRADING / DRAINAGE
 PLAN**

Project Title:
 145 OLD TURNPIKE RD.
 NOTTINGHAM, NH
 ~ROCKINGHAM COUNTY~

Owner:
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 5 MERRILL INDUSTRIAL DRIVE
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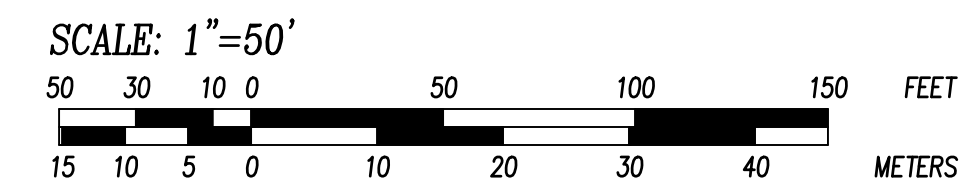
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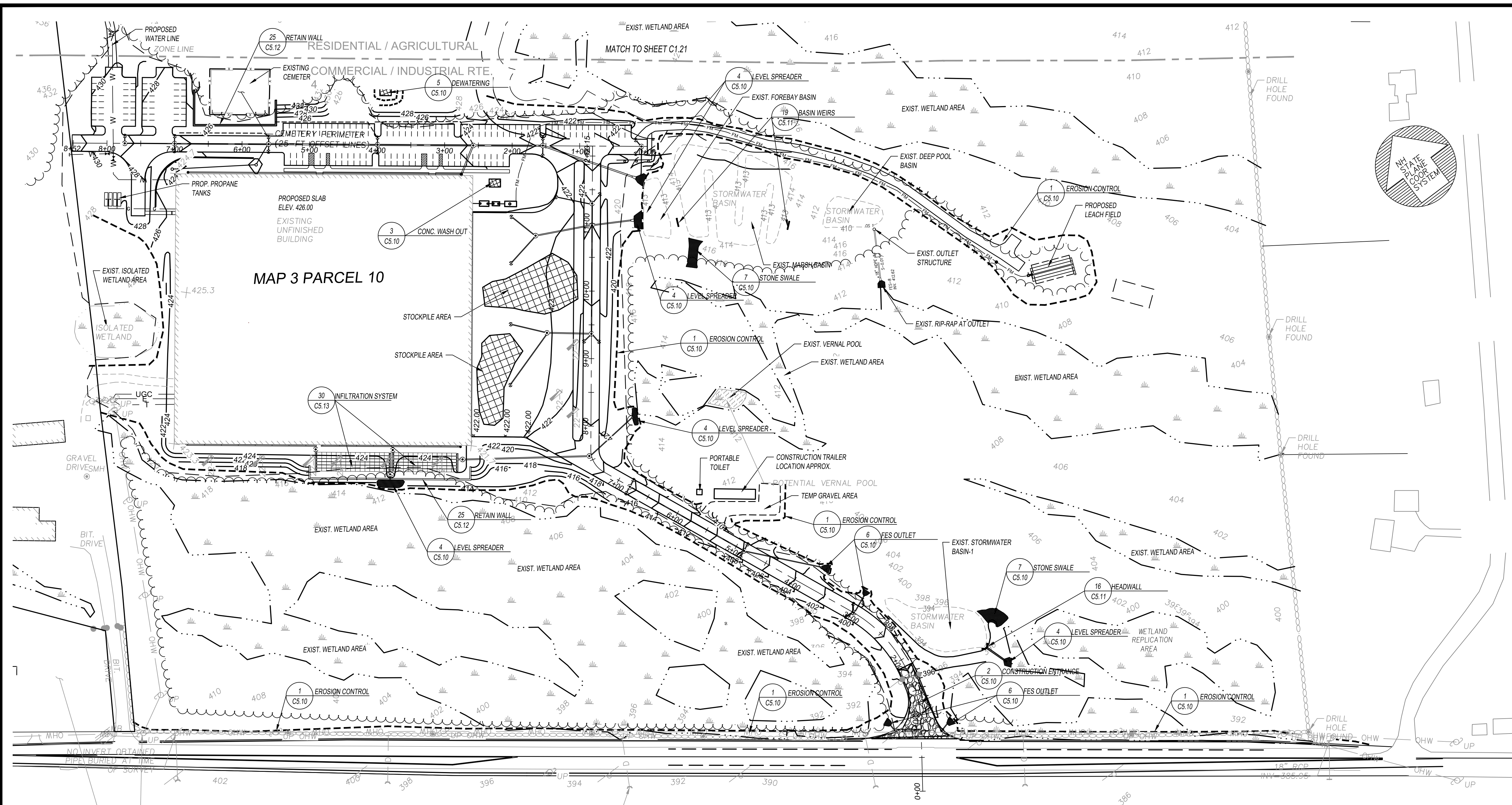


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Sheet Title:
**EROSION AND
 SEDIMENTATION
 PLAN**

Project Title:
 145 OLD TURNPIKE RD.
 NOTTINGHAM, NH
 ~ROCKINGHAM COUNTY~

Owner:
**TOM
 MOULTON**
 NOTTINGHAM BUSINESS
 PARK LLC
 5 MERRILL INDUSTRIAL DRIVE
 HAMPTON, NH 03842

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Construction Notes

- PRIOR TO ANY EXCAVATION, DIG-SAFE SHALL BE NOTIFIED TO LOCATE ALL PERTINENT UTILITIES INCLUDING WATER, SEWER, AND DRAINAGE.
- THIS PROJECT IS BE TO MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER Agr 3800 RELATIVE TO INVASIVE SPECIES.
- ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF INCH OF RAINFALL.
- DO NOT CLEAR AND STRIP THE ENTIRE SITE AT ONE TIME. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION. IN NO CASE SHALL MORE THAT 3 ACRES BE DISTURBED AT ONE TIME. STABILIZE THE AREA BEFORE MOVING ON TO THE NEXT AREA. DISTURBED AREAS REMAINING OPEN FOR MORE THAN 30 DAYS, SHALL BE STABILIZED.
- WOODY MATERIAL REMOVED DURING THE CLEARING PROCESS MAY BE GROUND UP AND USED AS MULCH FOR EROSION CONTROL TO STABILIZE APPROPRIATE AREAS. EROSION CONTROL BLANKETS SHALL BE USED ON SLOPES GREATER THAN 3:1 AND WHEN VEGETATION MAY NOT BE ESTABLISHED PRIOR TO WINTER MONTHS. SEDIMENT TRAPS AND/OR BASINS MUST BE USED AS NECESSARY TO CONTROL RUNOFF UNTIL SOILS ARE STABILIZED.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVEL HAS BEEN INSTALLED IN AREAS TO BE PAVED
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
 - A MINIMUM OF 3 INCH OF NON EROSION MATERIAL SUCH AS RIP-RAP HAS BEEN INSTALLED
 - OR EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

7. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE

SEEDING SPECIFICATIONS ARE AS FOLLOWS:

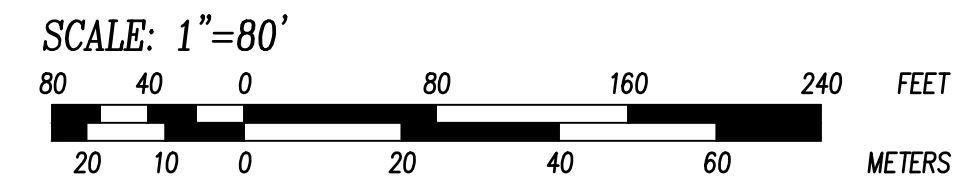
TEMPORARY SEEDING FOR EROSION CONTROL DURING CONSTRUCTION:

SPECIES	POUNDS/1000 SF	REMARKS
WINTER RYE	2.5	BEST FOR FALL SEEDING. AUG. 15 TO SEPT. 15. SEED TO A DEPTH OF 1"
OATS	2.0	BEST FOR SPRING SEEDING. NO LATER THAN MAY 15. SEED TO A DEPTH OF 1"
ANNUAL RYEGRASS	1.0	SEED EARLY SPRING. AUG. 15 TO SEPT. 15. COVER SEED WITH NO MORE THAN 0.25"
PERENNIAL RYEGRASS	0.7	SEED BETWEEN APRIL 1 TO AUG. 15. SEED TO A DEPTH OF 0.5"

PERMANENT VEGETATION SEED MIXTURE:

SPECIES	POUNDS/1000 SF
TALL FESCUE	0.45
CREeping RED FESCUE	0.45
BIRDFOOT TREFOLI	0.20
TOTAL	1.10

8. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON 3:1 SLOPES OR GREATER. SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING SHALL BE USED ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW AND SPRING MELT EVENTS.



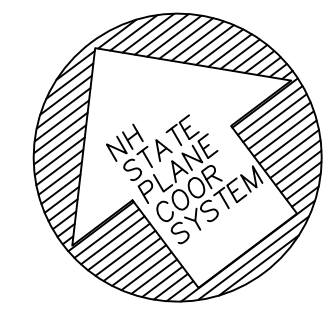
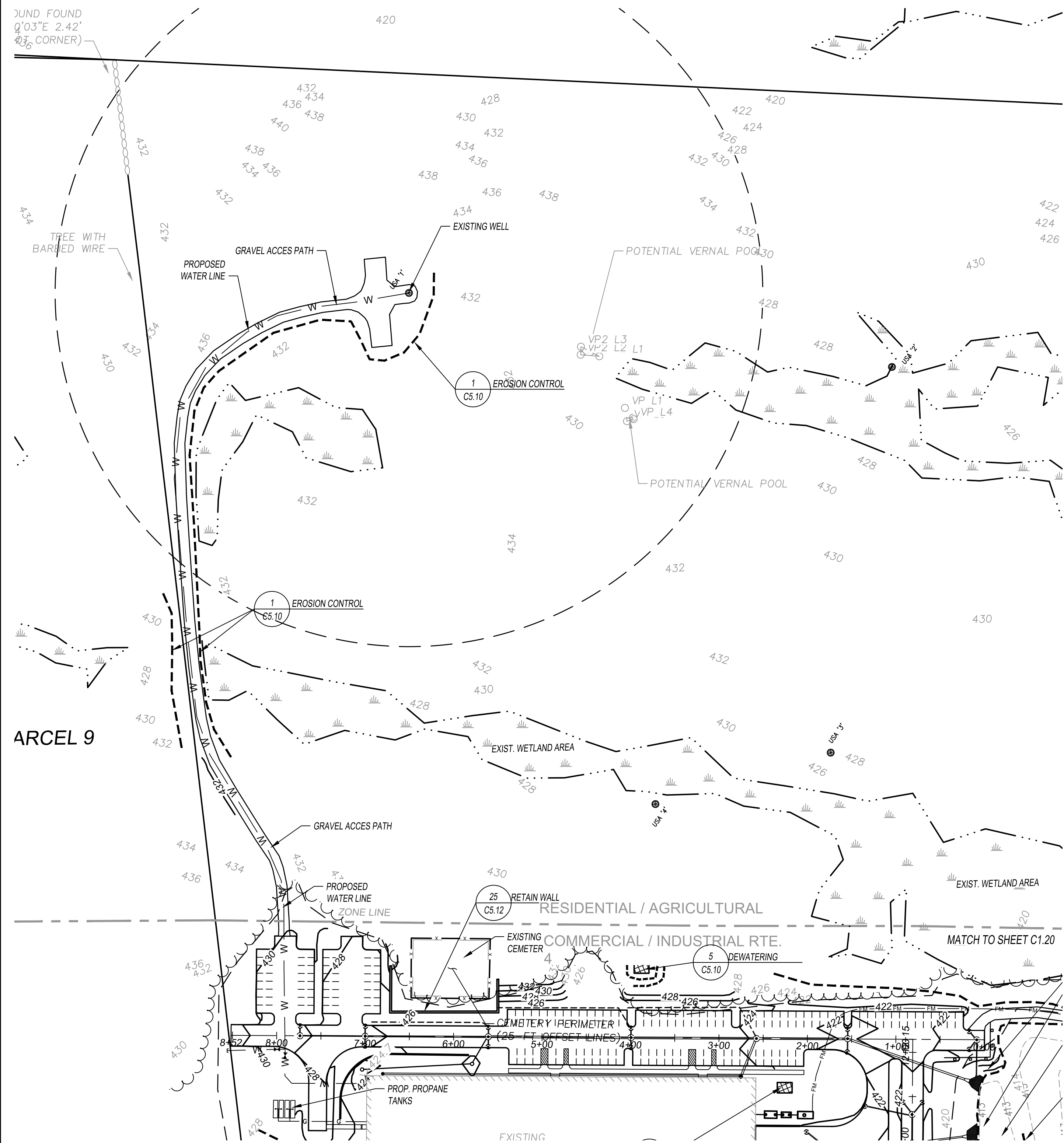
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER NOVEMBER 15, INCOMPLETE ROADS OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER MHDOT ITEM 304.3.
- CONCRETE WASH OUT SHALL BE CONDUCTED IN THE DESIGNATED AREA AND USE THE CONCRETE WASH OUT DETAIL SHOWN ON SHEET C5.10.
- NO STUMPS OR DEBRIS SHALL BE BURIED ONSITE. ALL STUMPS AND CONSTRUCTION DEBRIS SHALL BE STORED ONSITE UNTIL THEY CAN BE DISPOSED OFF SITE IN AN ACCEPTABLE FACILITY CAPABLE OF HANDLING SUCH MATERIALS.
- TEMPORARY PORTABLE TOILETS SHALL BE PROVIDED AND PROPERLY MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT.
- VEHICLE MAINTENANCE SHALL BE PERFORMED OFF SITE. ANY VEHICLE LEAKING OIL OR GREASE SHALL BE IMMEDIATELY REPAIRED OR REMOVED FROM THE SITE. FUEL AND OILS SHALL BE STORED IN AN APPROVED LOCATION AND COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS. IN NO CASE SHALL THEY BE STORED WITHIN 100' OF WETLAND AREAS.

SITE PLAN APPROVED
 NOTTINGHAM PLANNING BOARD



Date: _____

PROJ. MGR.: D. HAMEL
 FIELD: J. SALVAGGIO, E. EDWARDS
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 DATE: 03-27-2023
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 JOB #: 2021-082



Construction Sequence

PRIOR TO CLEARING, OR EARTH MOVING ACTIVITIES, INSTALL TEMPORARY EROSION CONTROLS AROUND THE PERIMETER OF THE BUILDING SITE. SEE SHEET C5.10 FOR EROSION CONTROL DETAILS AND TECHNIQUES.

INSTALL CONSTRUCTION ENTRANCE, DETAIL 2 SHEET C5.10.

STRIP TOPSOIL AND STOCKPILE IN DESIGNATED AREA. INSTALL TEMPORARY EROSION CONTROLS AROUND STOCKPILE. BOULDERS AND LARGE ROCKS GREATER THAN TWO FEET IN DIAMETER SHALL BE STACKED IN A DESIGNATED AREA.

CONSTRUCT TEMPORARY SEDIMENT BASINS AND OUTLET SWALES AS NEEDED TO CONTROL EROSION AND DISCHARGE TO WETLANDS. ADDITIONAL TEMPORARY ROWS OF COMPOST SOCK MAY BE REQUIRED IN THE SWALES. INSTALL OUTLET PROTECTION RIP-RAP AS SHOWN PRIOR TO DIRECTING ANY STORMWATER TO THE BASINS. THE FORE-BAYS WILL SERVE AS CONSTRUCTION PERIOD SEDIMENT SETTLING AREAS BUT MUST BE CLEANED AFTER PARKING/LOADING AREAS ARE PAVED, BUILDINGS CONSTRUCTED, AND UTILITIES INSTALLED.

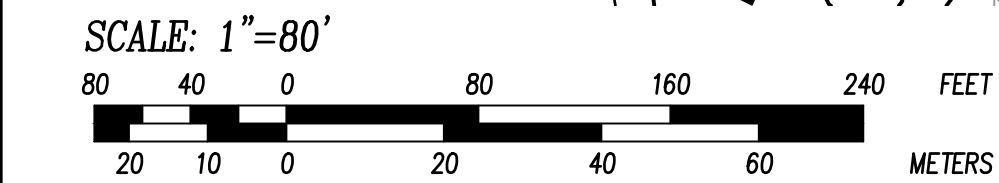
CREATE SWALES TO DIRECT STORMWATER FROM THE DEVELOPED PORTION OF THE SITE TO THE TEMPORARY BASINS. IMMEDIATELY STABILIZE THE SLOPES OF THE BASINS BY SEEDING AND MULCHING WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. NOTE OTHER METHODS OF SLOPE STABILIZATION WILL BE REQUIRED IF WORK IS PERFORMED OUTSIDE THE GROWING SEASON.

ROUGH GRADE PARKING AREAS TO SUBBASE ELEVATIONS. FILL WILL BE REQUIRED TO BRING PARKING AREAS TO THE DESIGN GRADES. IMPORTED FILL SHALL BE COMPACTED TO A MINIMUM OF 95% DENSITY. WATER MAY BE REQUIRED TO BRING THE FILL TO THE APPROPRIATE MOISTURE CONTENT FOR PROPER COMPACTION. DO NOT OVER WATER AND CREATE RUNOFF. DO NOT CONTINUE THE FILLING OPERATION DURING INTENSE RAINFALL OR IF RAINFALL IS ANTICIPATED. INSTALL ADDITIONAL EROSION CONTROL AT THE BASE OF SLOPES WHEN RAIN IS ANTICIPATED, AND LEAVE IT IN PLACE UNTIL SLOPES ARE STABILIZED OR ADDITIONAL FILL IS INSTALLED.

INSTALL PERMANENT STORMWATER TREATMENT DEVICES DO NOT ALLOW STORMWATER FLOW TO THE DEVICES FROM UNSTABILIZED AREAS. IF STORMWATER FLOWS ARE ANTICIPATED TO REACH THE TREATMENT DEVICES PRIOR TO FINAL STABILIZATION, ENCASE THE DEVICES WITH FILTER FABRIC.

INSTALL UNDERGROUND UTILITIES. BACKFILL AND COMPACT TRENCHES. IF DEWATERING IS REQUIRED TO INSTALL UTILITIES OR STRUCTURES, CONSTRUCT THE DEWATERING AREA AS PER THE DETAIL ON SHEET C5.10 AND PLACE IN THE DESIGNATED AREA. ADDITION ROWS OF COMPOST SOCK MAY BE REQUIRED AT THE DISCHARGE POINT IF THE WATER IS NOT CLEAR. INSTALL AND COMPACT PARKING AREA GRAVEL. PAVE THE BINDER COURSE IN PARKING AREAS WITHIN 72 HOURS OF PLACING GRAVEL.

INSTALL UTILITY CONNECTIONS. SPREAD TOPSOIL IN GRASS AND LANDSCAPED AREAS AND IMMEDIATELY SEED AND MULCH IF NEEDED. ADDITIONAL EROSION CONTROL MAY BE NEEDED TO CONTROL EROSION AND SILTS FROM ENTERING THE TEMPORARY SETTLEMENT BASIN.



SITE PLAN APPROVED
NOTTINGHAM PLANNING BOARD

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EROSION AND SEDIMENTATION PLAN

Project Title:
145 OLD TURNPIKE RD.
NOTTINGHAM, NH
~ROCKINGHAM COUNTY~

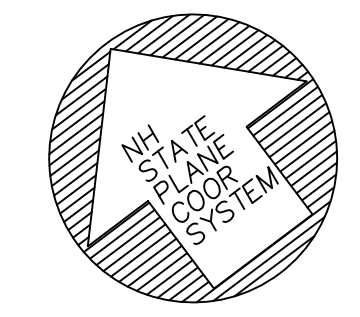
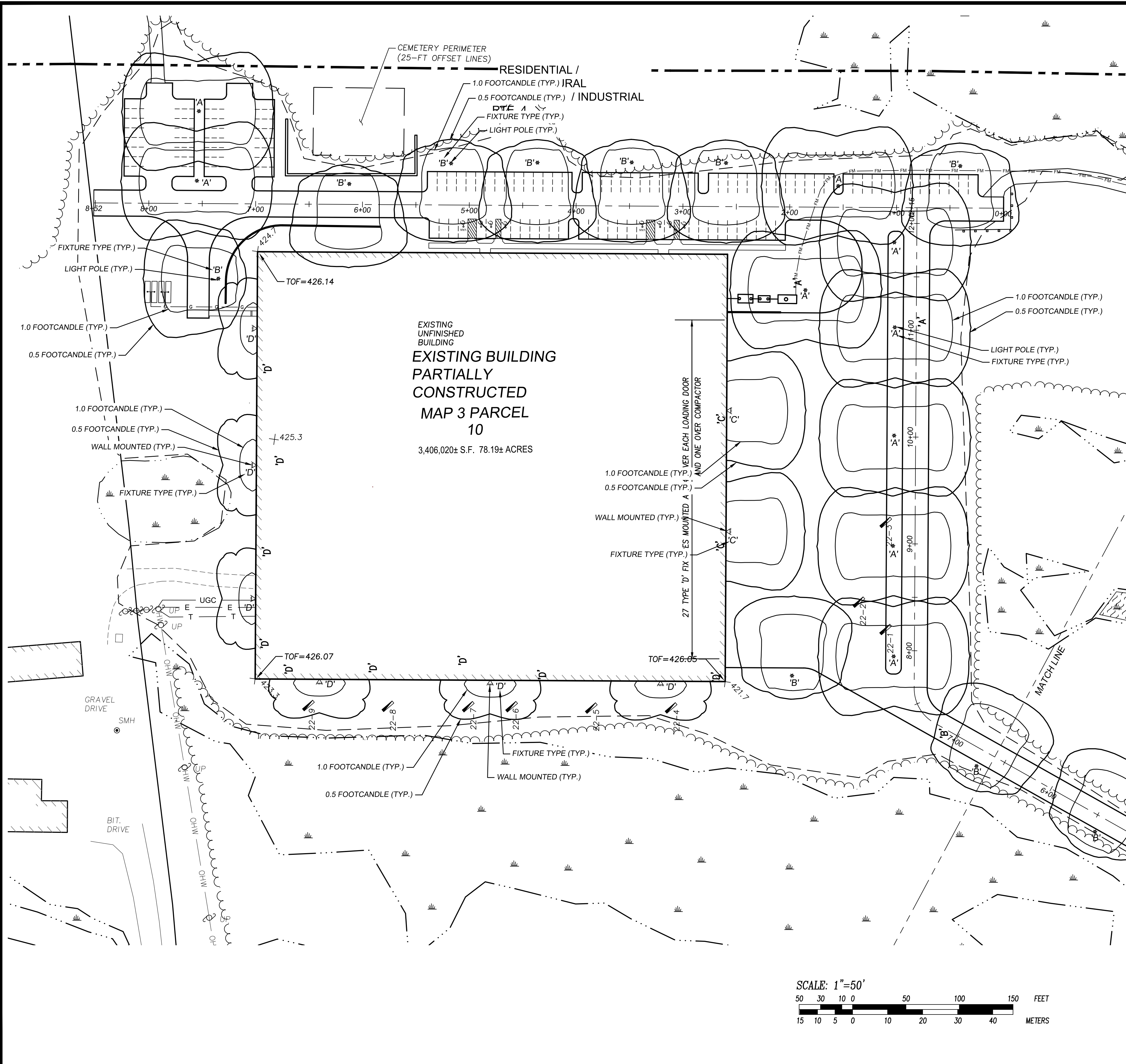
Owner:
**TOM
MOULTON**

NOTTINGHAM BUSINESS
PARK LLC
5 MERRILL INDUSTRIAL DRIVE
HAMPTON, NH 03842

REVISION			
NO.	DATE	DESCRIPTION	BY
1	3.30.23	Plan Review	DH



Date: _____
PROJ. MGR.: D. HAMEL
FIELD: J. SALVAGGIO, E. EDWARDS
DESIGN: D. HAMEL
DRAWN: D. HAMEL
CHECKED: D. GIANGRANDE, PE
DATE: 03-27-2023
FILE: P: ... 21-082
FBK: 711
JOB #: 2021-082



Lighting Table

TYPE	WATTAGE/LAMP	CAT. NO.	MOUNTING HEIGHT
'A'	400W HPS	PR-540-M	25'
'B'	2-400W HPS	PR-540-M	25'
'C'	150W HPS	SE3515-M	20'
'D'	100W HPS	SE3510-M	14'

LIGHTING FIXTURES BY 'RUUD' OR APPROVED EQUAL

General Lighting Notes:

ALL EXTERIOR LIGHTING SHALL COMPLY WITH TOWN OF NOTTINGHAM LIGHTING STANDARDS.

ADDITIONAL WALL MOUNTED LIGHTS WILL BE PLACED AT EACH EXTERIOR ACCESS DOOR. SIZE AND TYPE TO BE DETERMINED.

ADDITIONAL WALL MOUNTED LIGHTS WILL BE INSTALLED OVER EACH LOADING DOCK. SIZE AND TYPE TO BE DETERMINED.



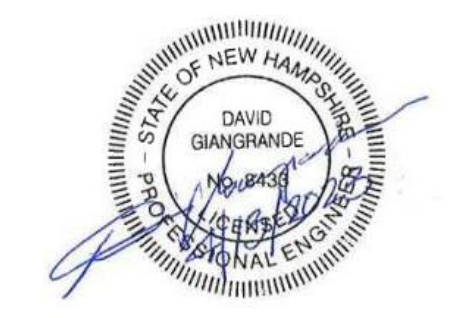
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 Phone: (978) 388-2157
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Sheet Title:
LIGHTING PLAN

Project Title:
 165 OLD TURNPIKE RD.
 NOTTINGHAM, NH
 ~ROCKINGHAM COUNTY~

Owner:
TOM MOULTON
 NOTTINGHAM BUSINESS PARK LLC
 5 MERRILL INDUSTRIAL DRIVE
 HAMPTON, NH 03842

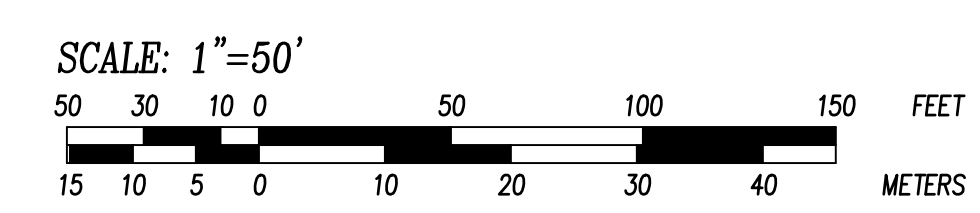
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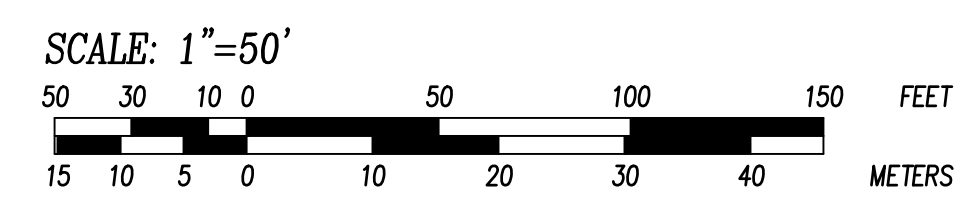
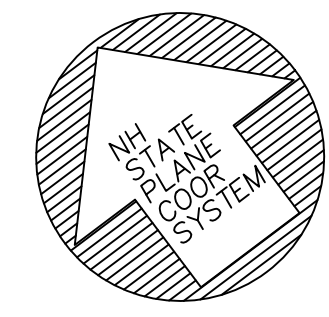
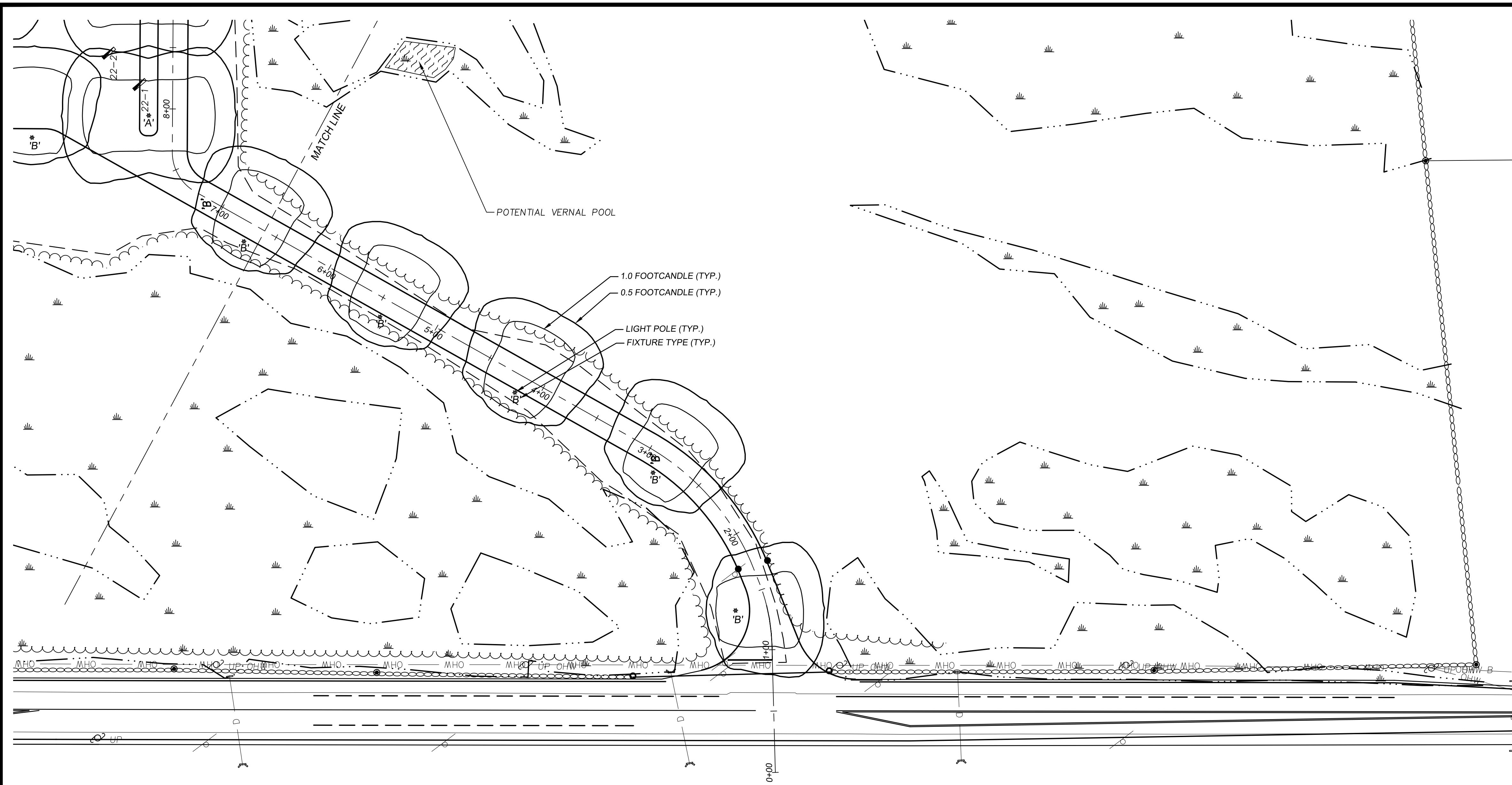


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PROJ. MGR.: D. HAMEL
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DATE: _____

GM2

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Sheet Title:
LIGHTING PLAN

Project Title:
165 OLD TURNPIKE RD.
NOTTINGHAM, NH
~ROCKINGHAM COUNTY~

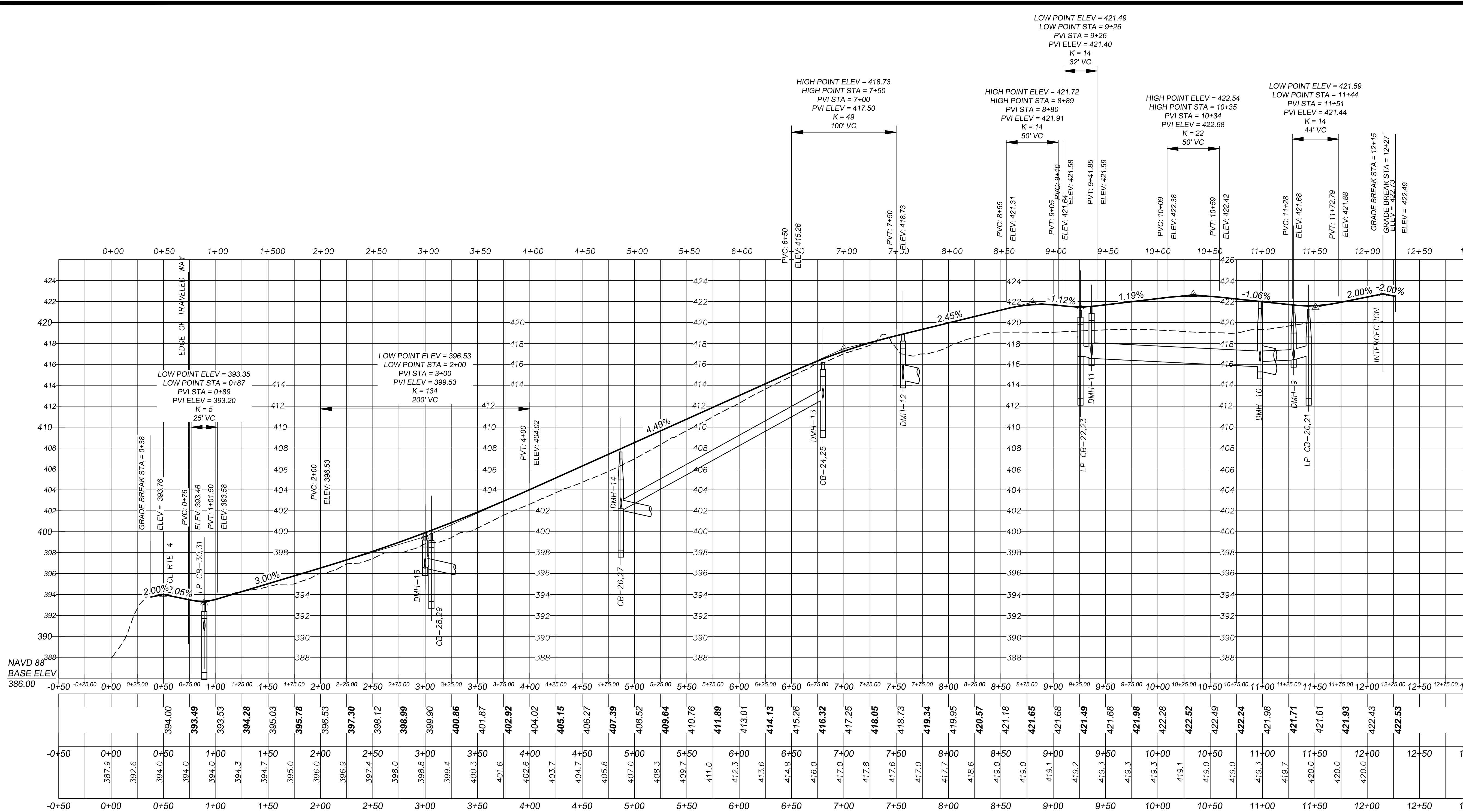
Owner:
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NOTTINGHAM BUSINESS
PARK LLC
5 MERRILL INDUSTRIAL DRIVE
HAMPTON, NH 03842

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Alignment - Access Drive

SCALE: HORZ: 1"=50'
VERT: 1"=5'

SITE PLAN APPROVED
NOTTINGHAM PLANNING BOARD

DATE: _____



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Sheet Title:
**PROFILE
ACCESS DRIVE**

Project Title:
145 OLD TURNPIKE RD.
NOTTINGHAM, NH
~ROCKINGHAM COUNTY~

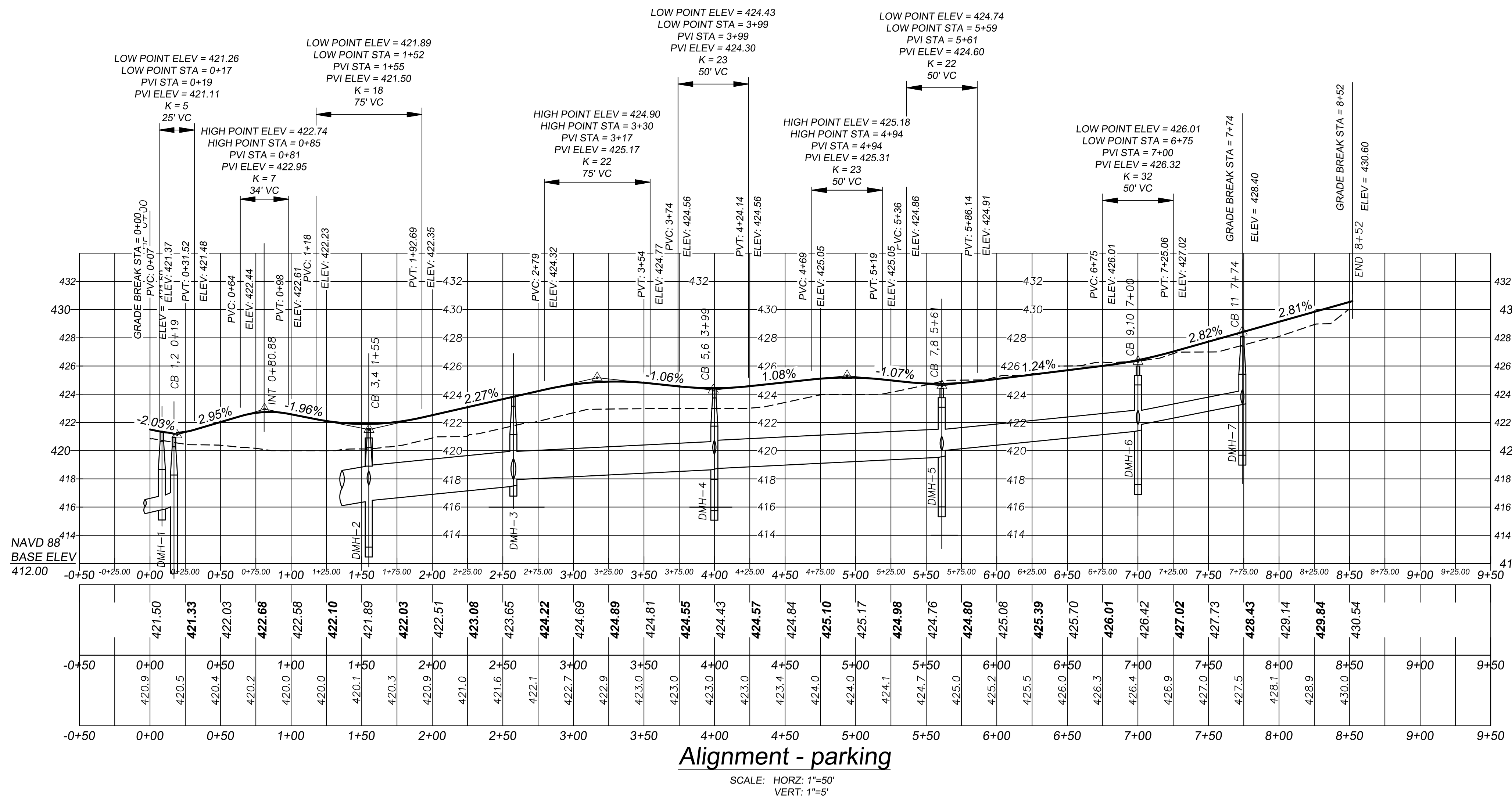
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Alignment - parking
 SCALE: HORZ: 1"=50'
 VERT: 1"=5'



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Sheet Title:
**PROFILE
 PARKING LANE**

Project Title:
 145 OLD TURNPIKE RD.
 NOTTINGHAM, NH
 ~ROCKINGHAM COUNTY~

Owner:
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 NOTTINGHAM BUSINESS
 PARK LLC
 5 MERRILL INDUSTRIAL DRIVE
 HAMPTON, NH 03842

REVISION			
NO.	DATE	DESCRIPTION	BY
1	3.30.23	Plan Review	DH

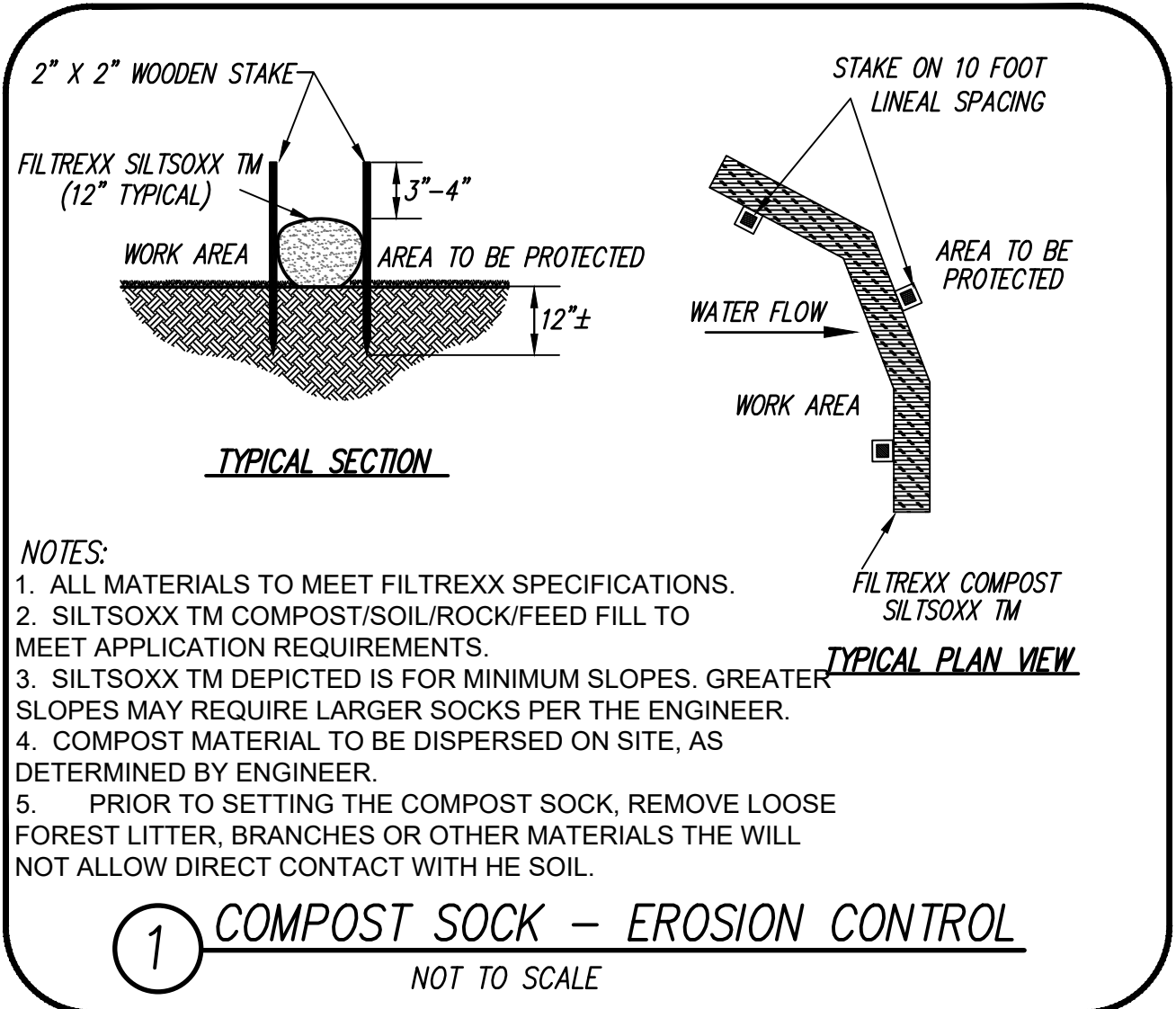
SITE PLAN APPROVED
 NOTTINGHAM PLANNING BOARD

Date: _____

 DATE: _____

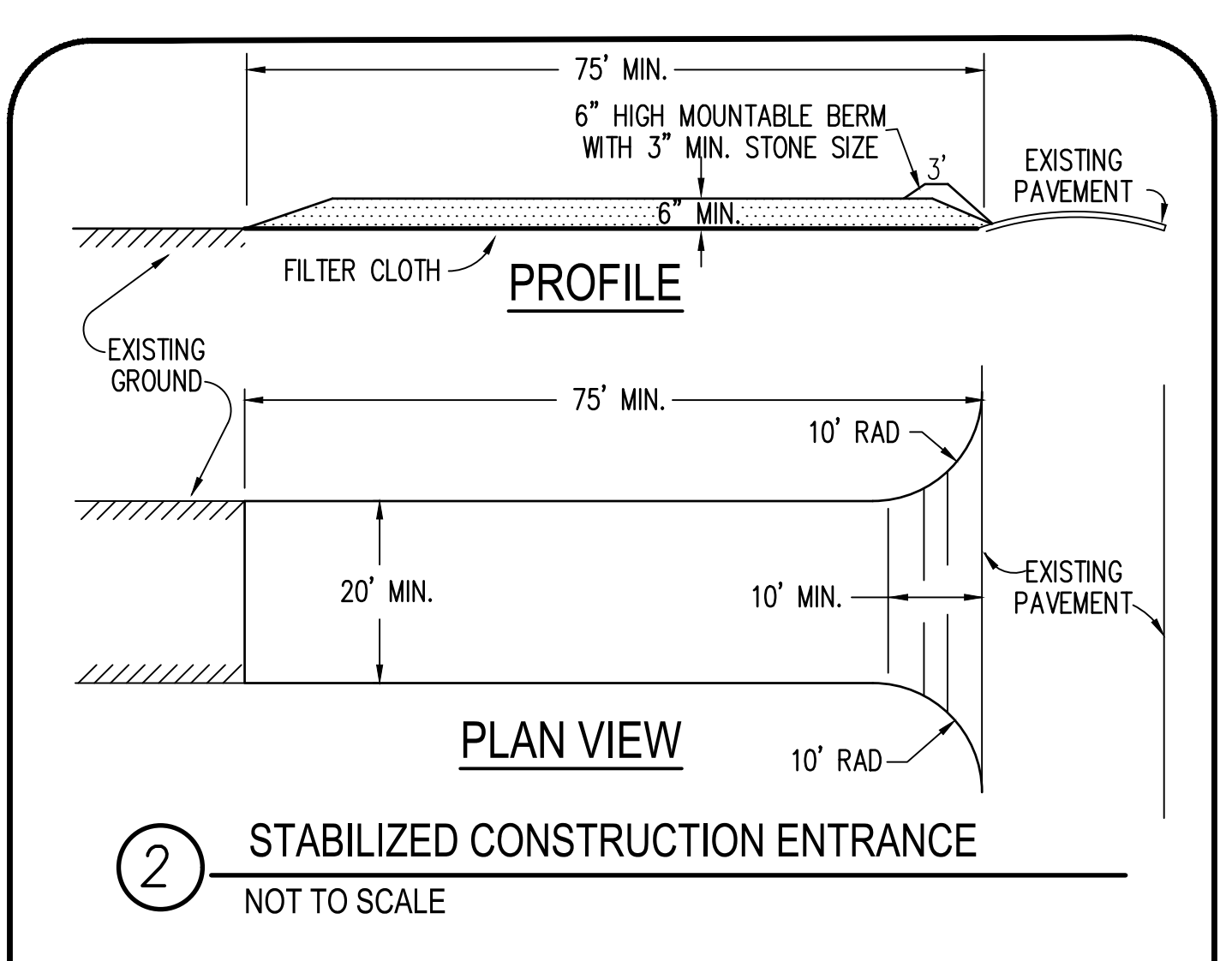


PROJ. MGR.: D. HAMEL
 FIELD: J. SALVAGGIO, E. EDWARDS
 DESIGN: D. HAMEL
 DRAWN: D. HAMEL
 CHECKED: D. GIANGRANDE, PE
 DATE: 03-27-2023
 FILE: P: ... 21-082
 FBK: 711
 JOB #: 2021-082



NOTES:
 1. ALL MATERIALS TO MEET FILTREXX SPECIFICATIONS.
 2. SILTSOXX TM COMPOST/SOIL/ROCK/FIELD FILL TO MEET APPLICATION REQUIREMENTS.
 3. SILTSOXX TM DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
 4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
 5. PRIOR TO SETTING THE COMPOST SOCK, REMOVE LOOSE FOREST LITTER, BRANCHES OR OTHER MATERIALS THE WILL NOT ALLOW DIRECT CONTACT WITH HE SOIL.

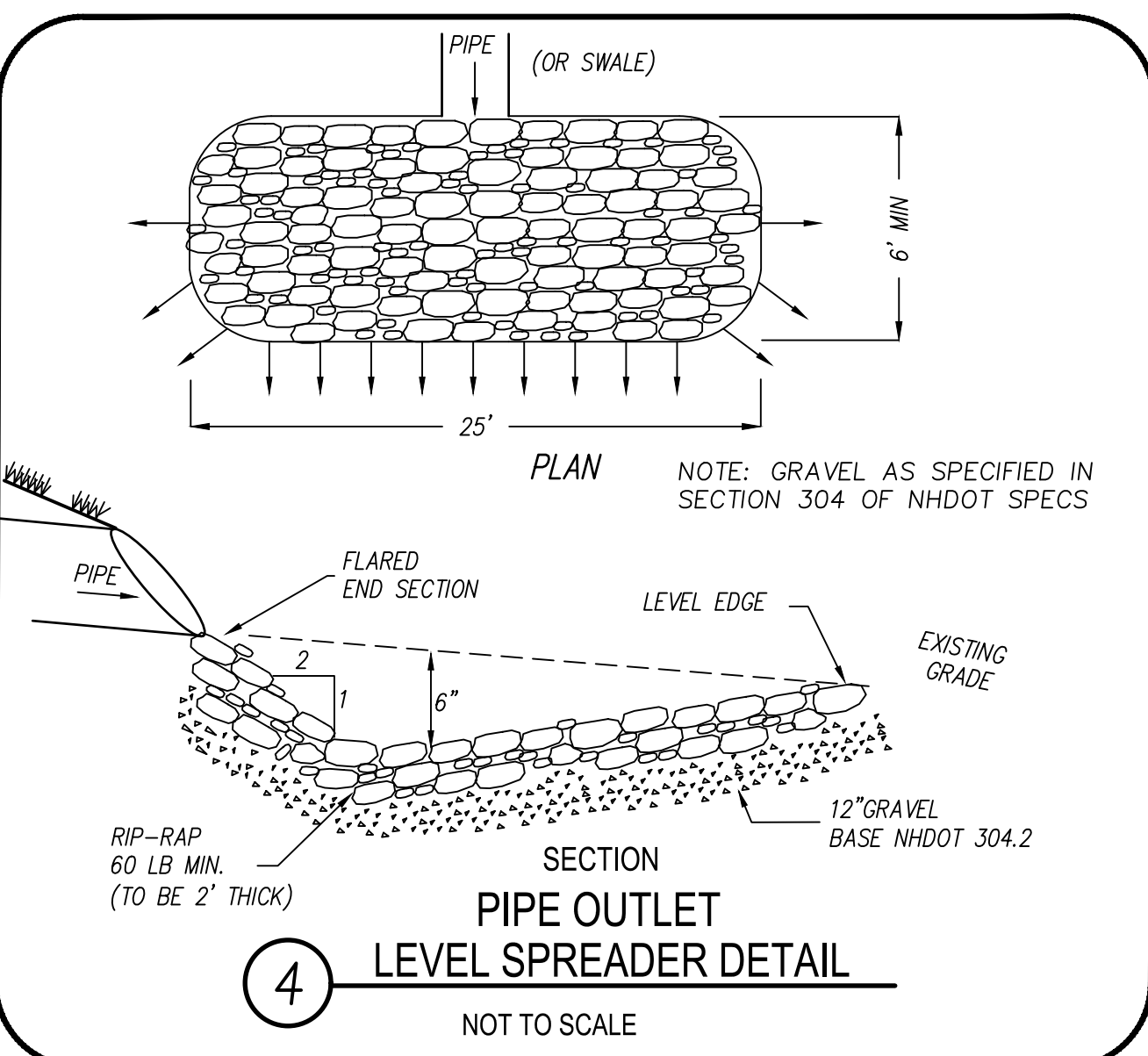
1 COMPOST SOCK - EROSION CONTROL
 NOT TO SCALE



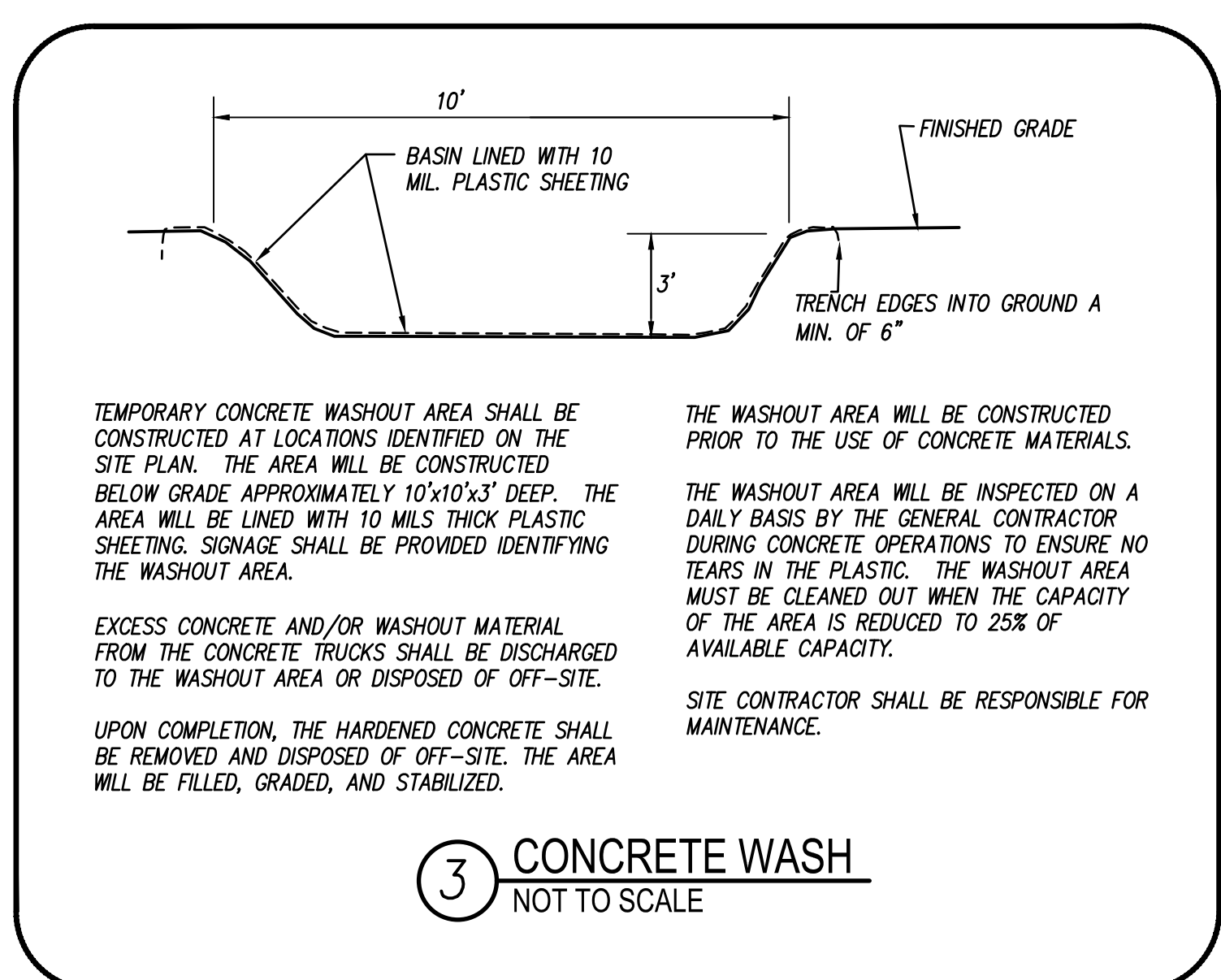
2 STABILIZED CONSTRUCTION ENTRANCE
 NOT TO SCALE

Construction Specifications

- STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 75 FEET
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINFALL EVENT.



4 PIPE OUTLET LEVEL SPREADER DETAIL
 NOT TO SCALE



3 CONCRETE WASH
 NOT TO SCALE

TEMPORARY CONCRETE WASHOUT AREA SHALL BE CONSTRUCTED AT LOCATIONS IDENTIFIED ON THE SITE PLAN. THE AREA WILL BE CONSTRUCTED BELOW GRADE APPROXIMATELY 10'x10'x3' DEEP. THE AREA WILL BE LINED WITH 10 MILS THICK PLASTIC SHEETING. SIGNAGE SHALL BE PROVIDED IDENTIFYING THE WASHOUT AREA.

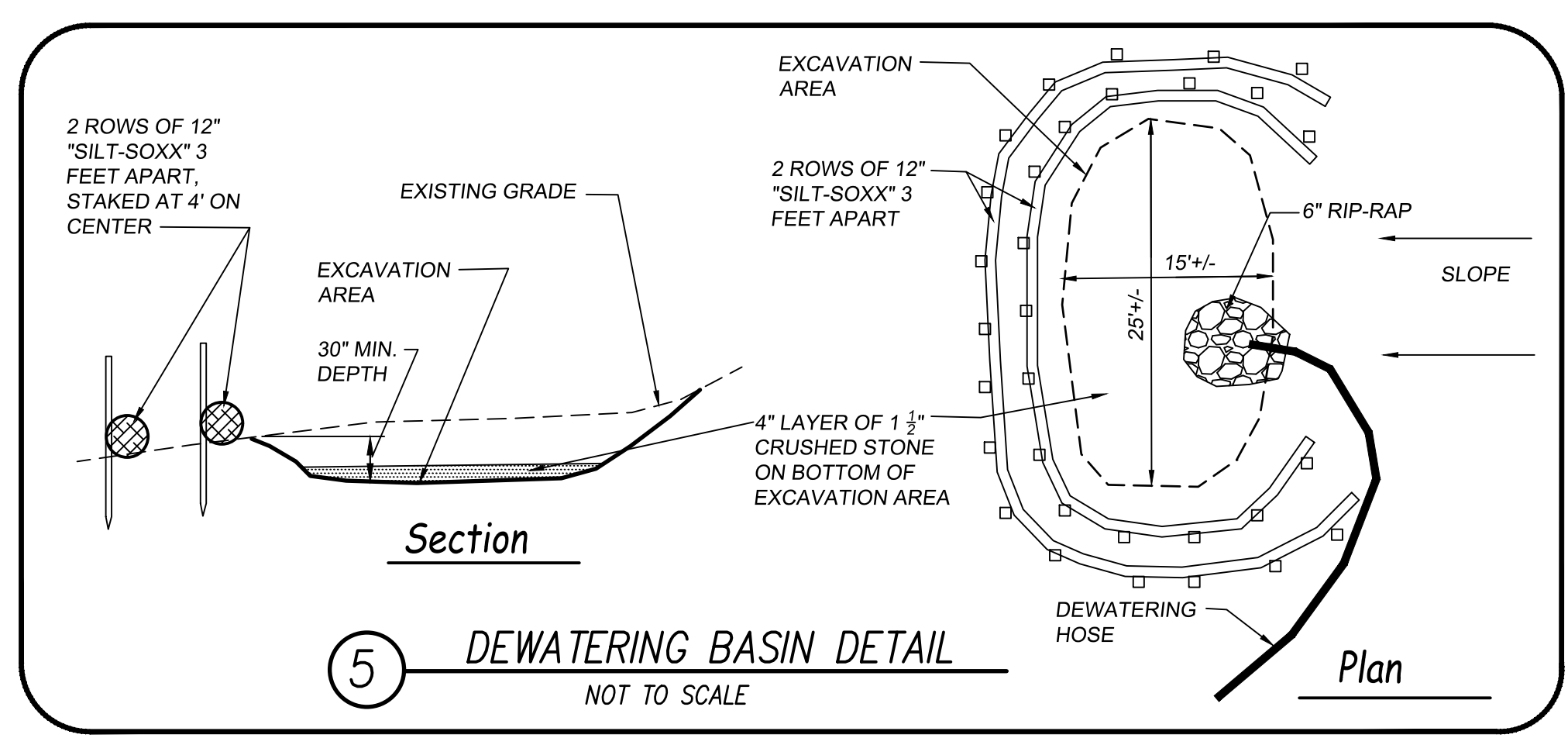
EXCESS CONCRETE AND/OR WASHOUT MATERIAL FROM THE CONCRETE TRUCKS SHALL BE DISCHARGED TO THE WASHOUT AREA OR DISPOSED OF OFF-SITE.

UPON COMPLETION, THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF OFF-SITE. THE AREA WILL BE FILLED, GRADED, AND STABILIZED.

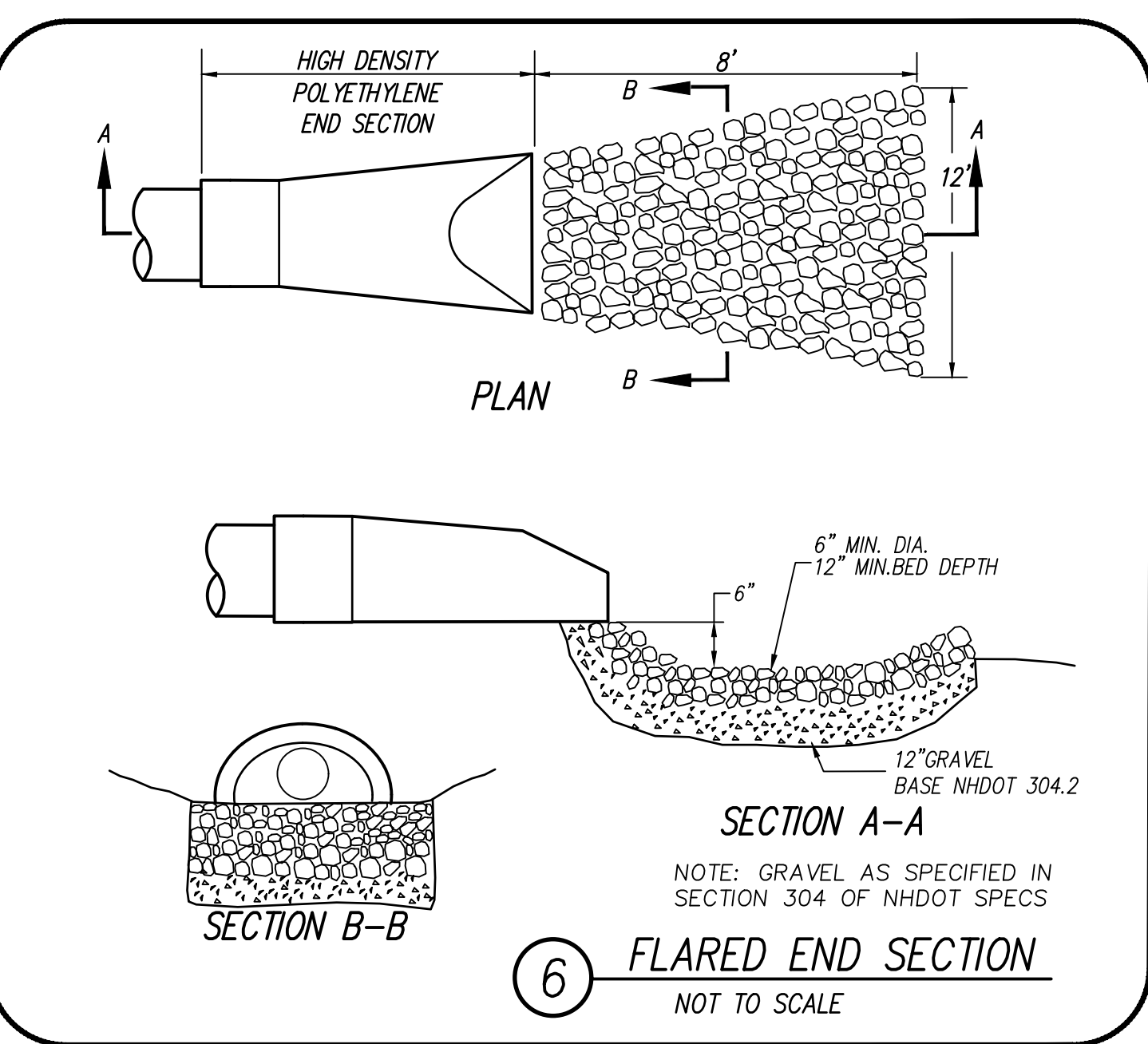
THE WASHOUT AREA WILL BE CONSTRUCTED PRIOR TO THE USE OF CONCRETE MATERIALS.

THE WASHOUT AREA WILL BE INSPECTED ON A DAILY BASIS BY THE GENERAL CONTRACTOR DURING CONCRETE OPERATIONS TO ENSURE NO TEARS IN THE PLASTIC. THE WASHOUT AREA MUST BE CLEANED OUT WHEN THE CAPACITY OF THE AREA IS REDUCED TO 25% OF AVAILABLE CAPACITY.

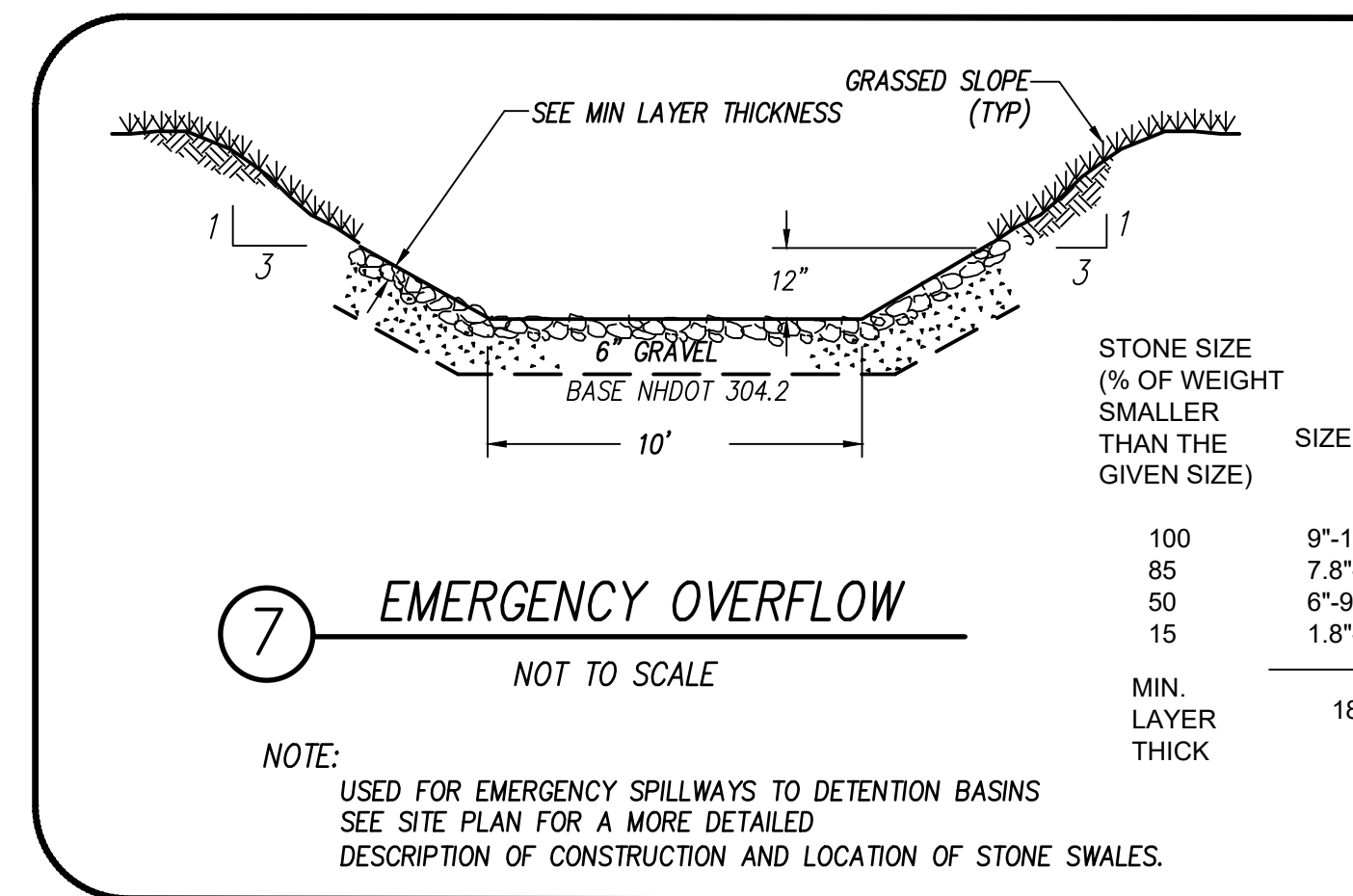
SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE.



5 DEWATERING BASIN DETAIL
 NOT TO SCALE



6 FLARED END SECTION
 NOT TO SCALE



7 EMERGENCY OVERFLOW
 NOT TO SCALE

NOTE:
 USED FOR EMERGENCY SPILLWAYS TO DETENTION BASINS
 SEE SITE PLAN FOR A MORE DETAILED DESCRIPTION OF CONSTRUCTION AND LOCATION OF STONE SWALES.

STONE SIZE (% OF WEIGHT SMALLER THAN THE GIVEN SIZE)	SIZE OF STONE
100	9"-12"
85	7.8"-10.8"
50	6"-9"
15	1.8"-3"
MIN. LAYER THICK	18"

Construction Specifications

The subgrade shall be cleared and grubbed to remove all roots, vegetation, and debris and prepared to the lines and grades shown on the plans.

The gravel used for filter and rip-rap shall conform to the specified gradation.

Stones for the rip-rap may be placed by equipment and shall be constructed to the full layer thickness in one operation and in such a manner as to prevent displacement of the underlying materials. Hand placement may be required to prevent damage to any permanent structures.

Stones for rip-rap shall be angular or sub-angular. The stones should be shaped so that the least dimension of the stone fragment shall be not less than one-third of the greatest dimension of the fragmentation. Flat rocks shall not be used for rip-rap.

Voids in the rock rip-rap should be filled with spalls and smaller rocks.

Rip-rap Maintenance

Rock rip-rap should be checked at least annually and after every major storm. If the rip-rap has been displaced or damaged, it should be repaired immediately before further damage can take place. Woody vegetation should be removed from the rock rip-rap annually because tree roots will eventually dislodge the rock rip-rap.

SITE PLAN APPROVED
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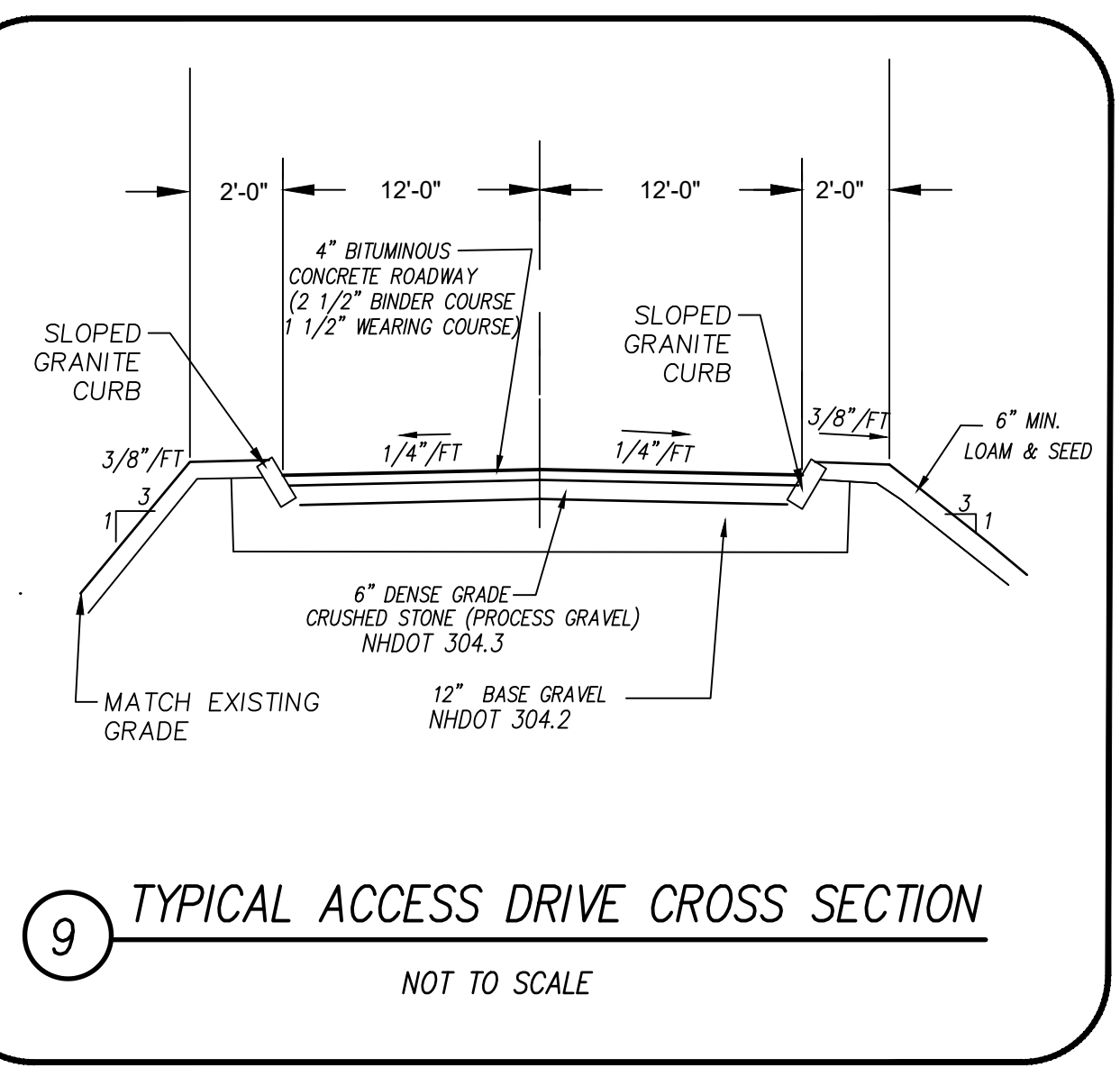
Project Title:
 145 OLD TURNPIKE RD.
 NOTTINGHAM, NH
 ~ROCKINGHAM COUNTY~

Owner:
TOM MOULTON
 NOTTINGHAM BUSINESS PARK LLC
 5 MERRILL INDUSTRIAL DRIVE
 HAMPTON, NH 03842

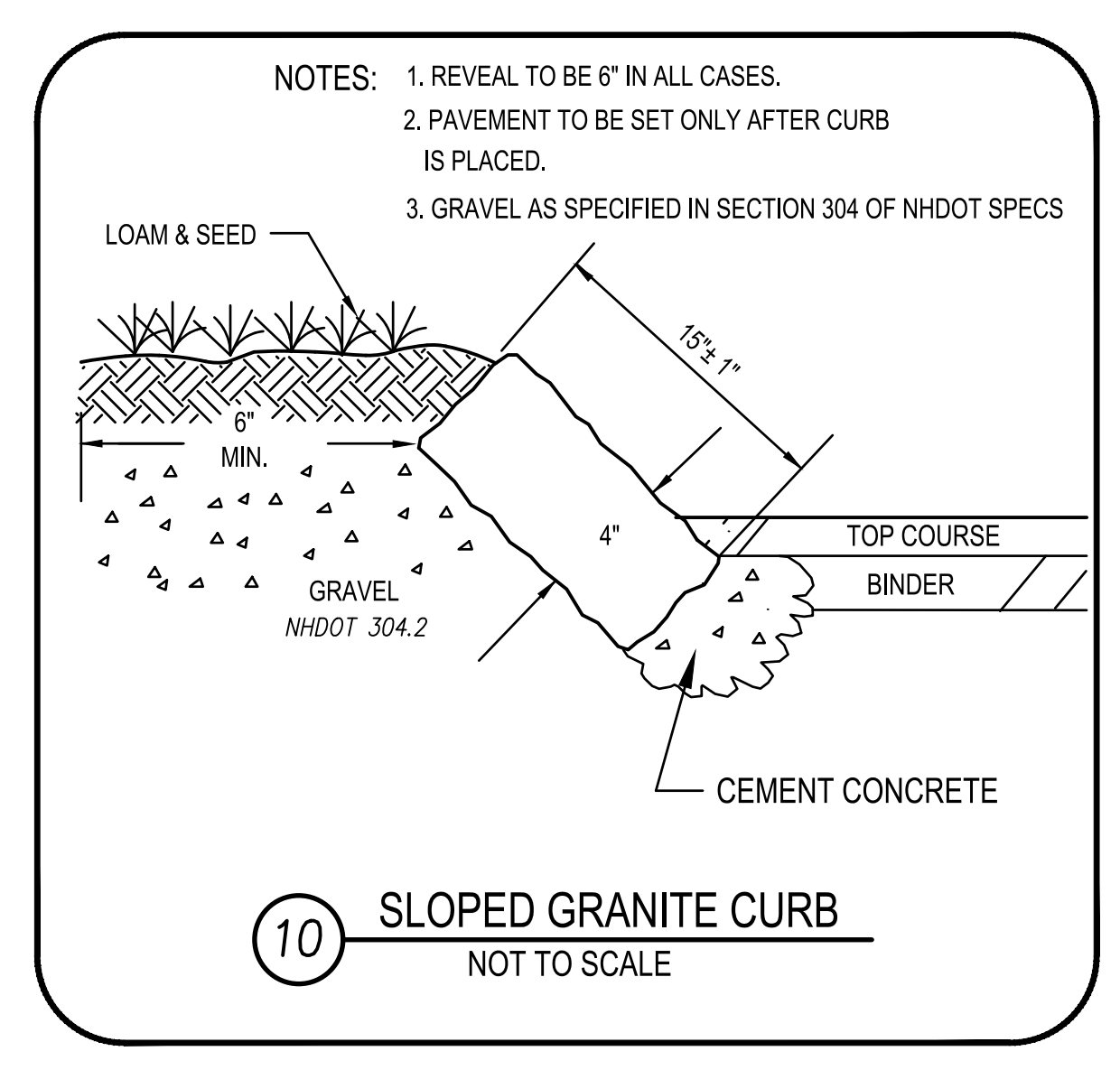
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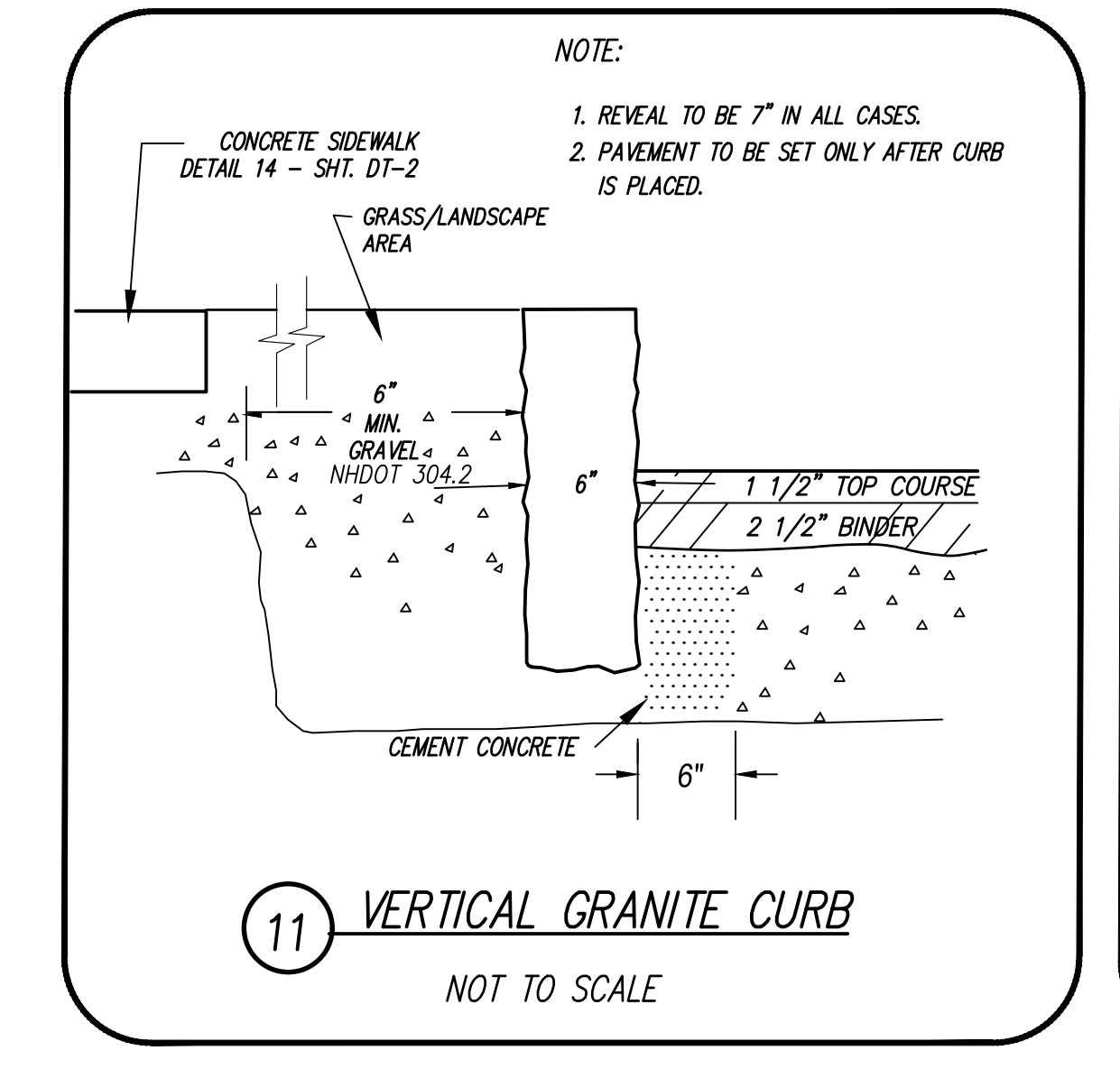
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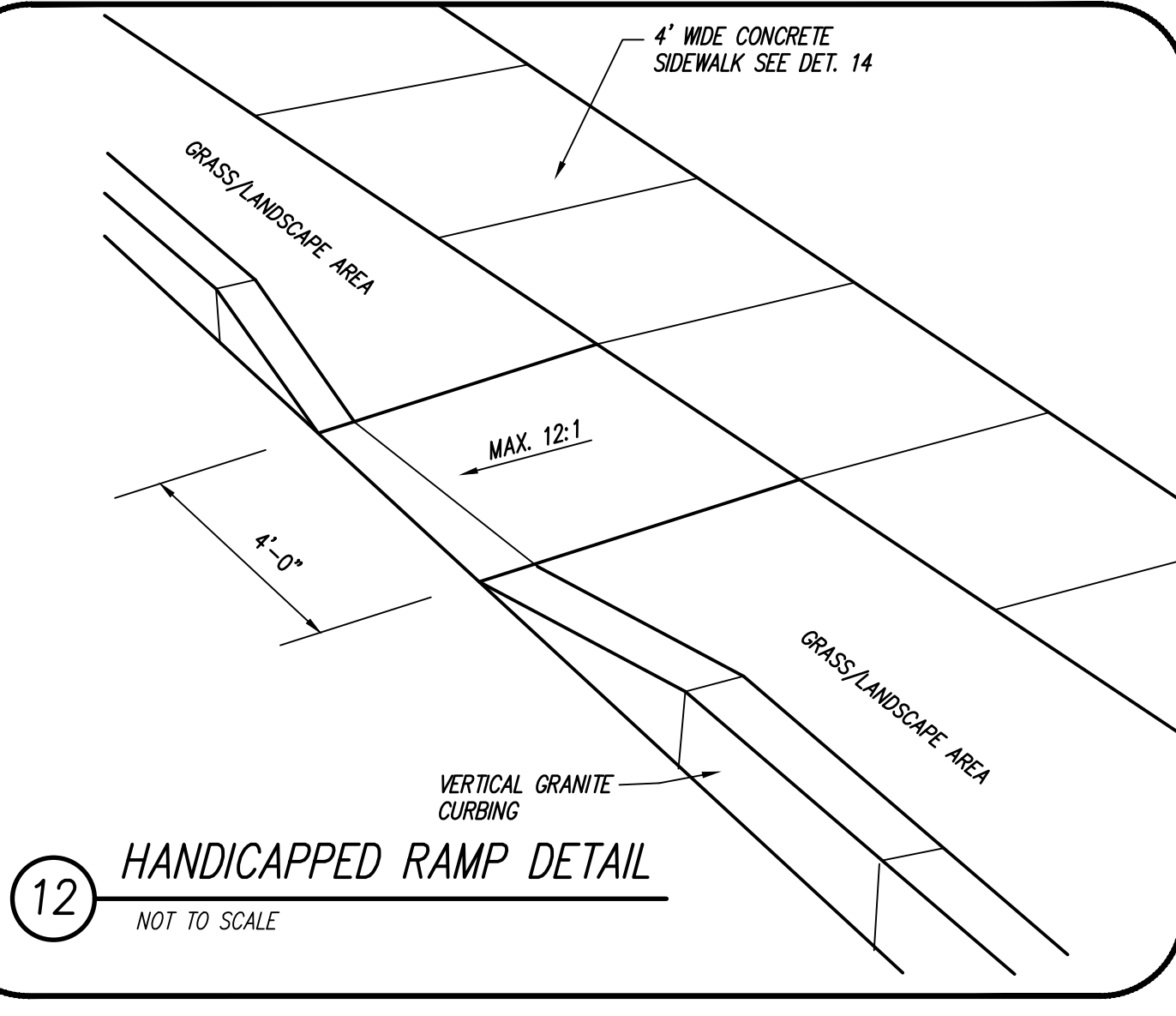
9 TYPICAL ACCESS DRIVE CROSS SECTION
NOT TO SCALE



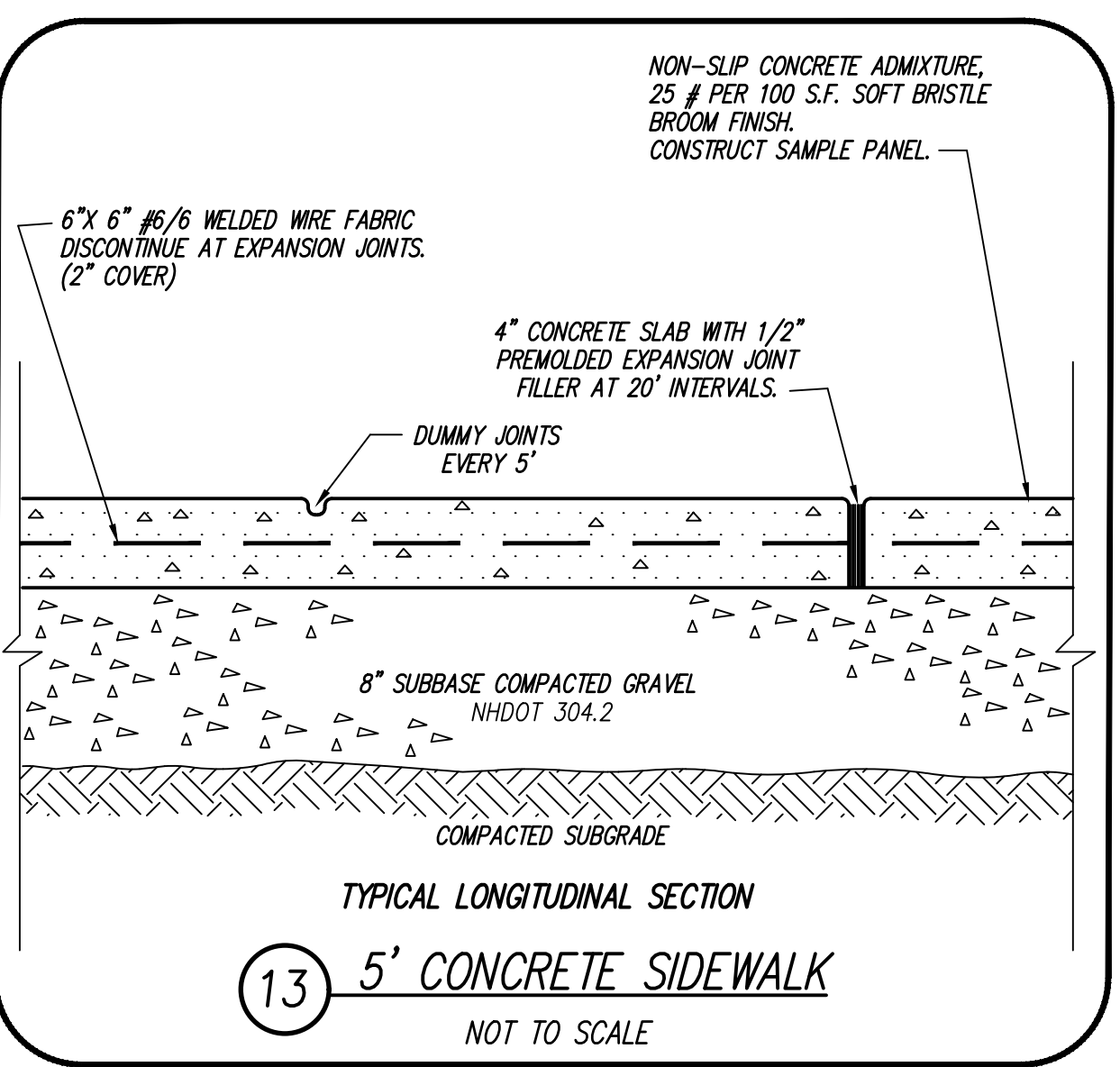
10 SLOPED GRANITE CURB
NOT TO SCALE



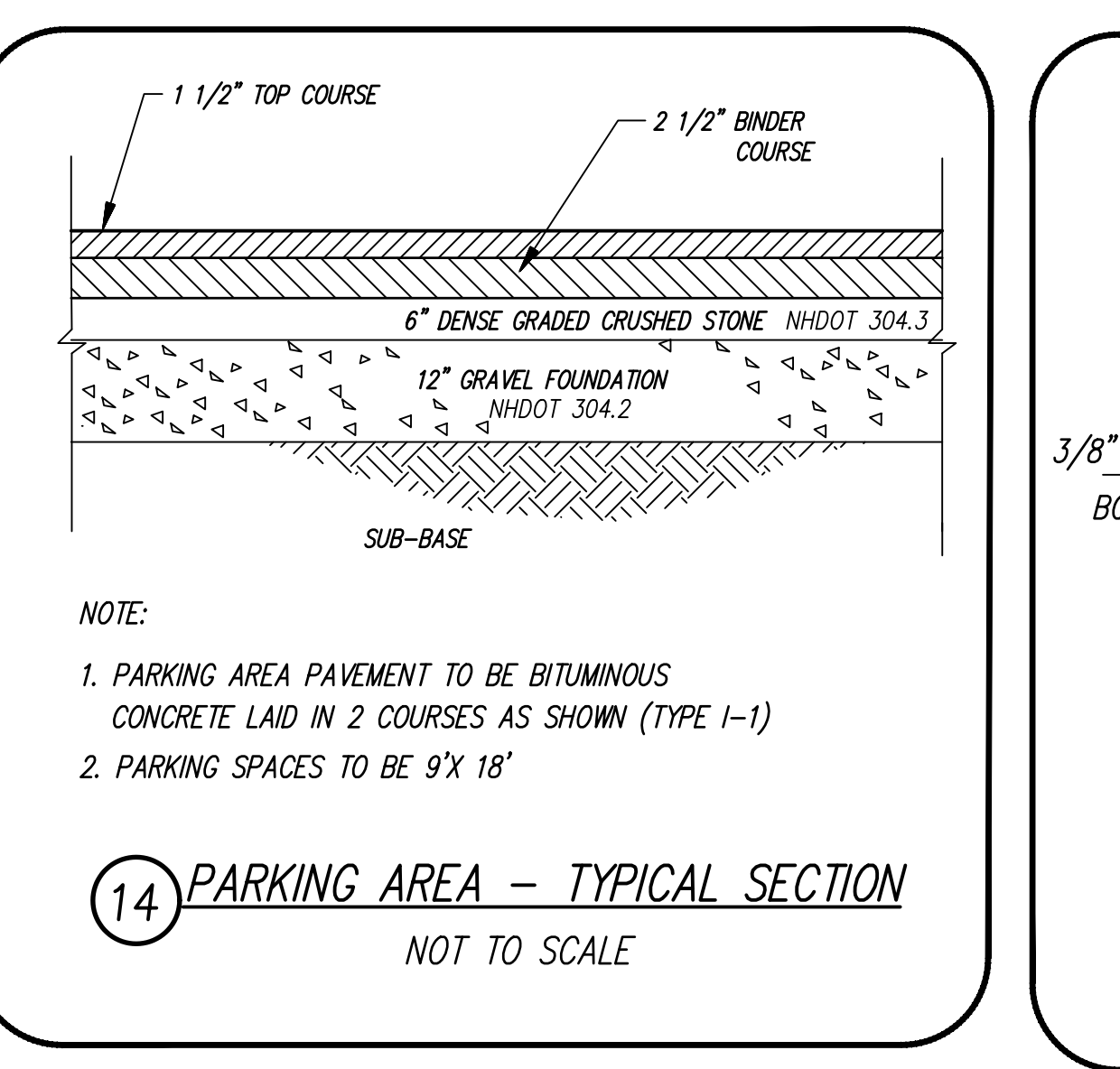
11 VERTICAL GRANITE CURB
NOT TO SCALE



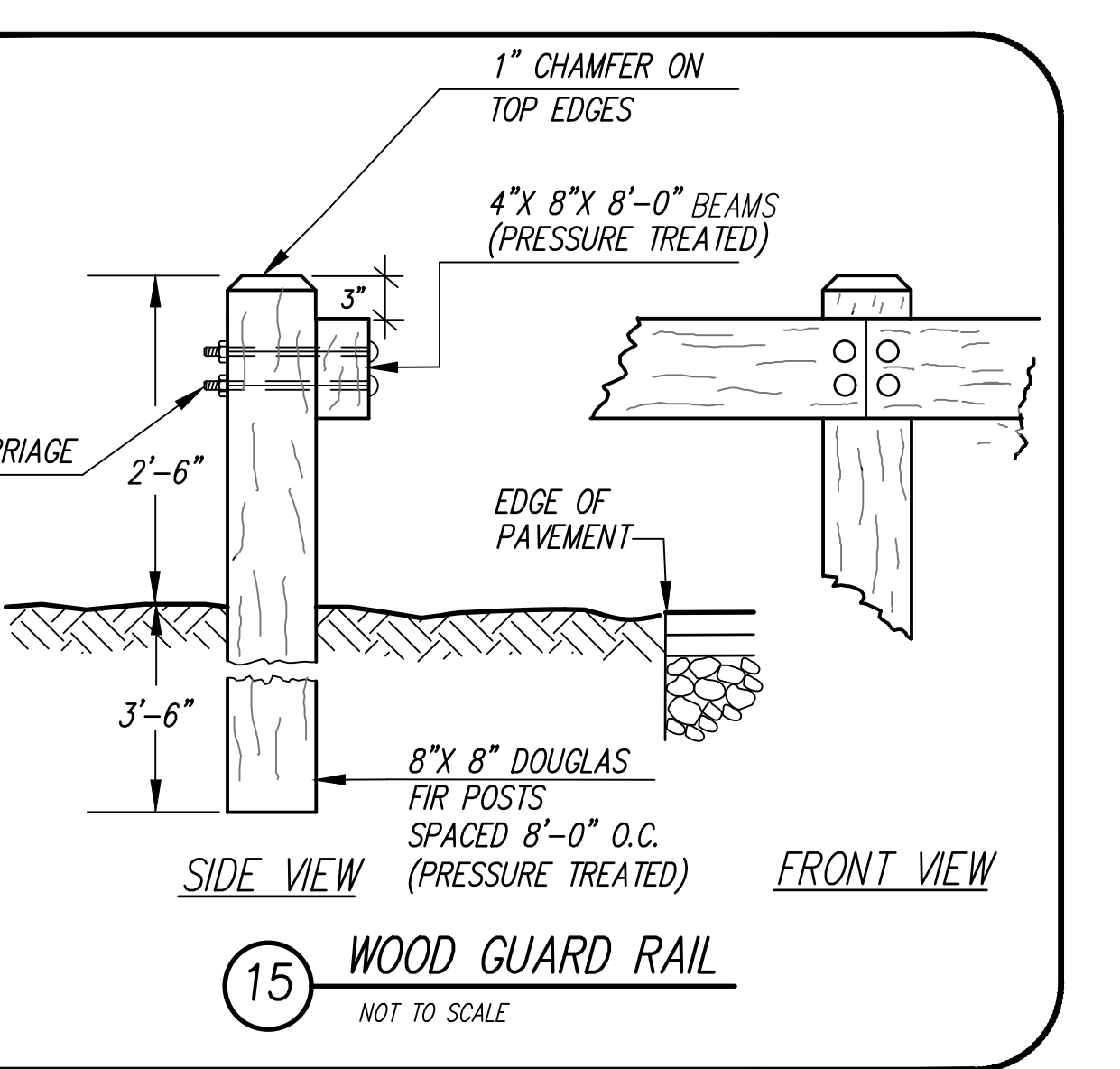
12 HANDICAPPED RAMP DETAIL
NOT TO SCALE



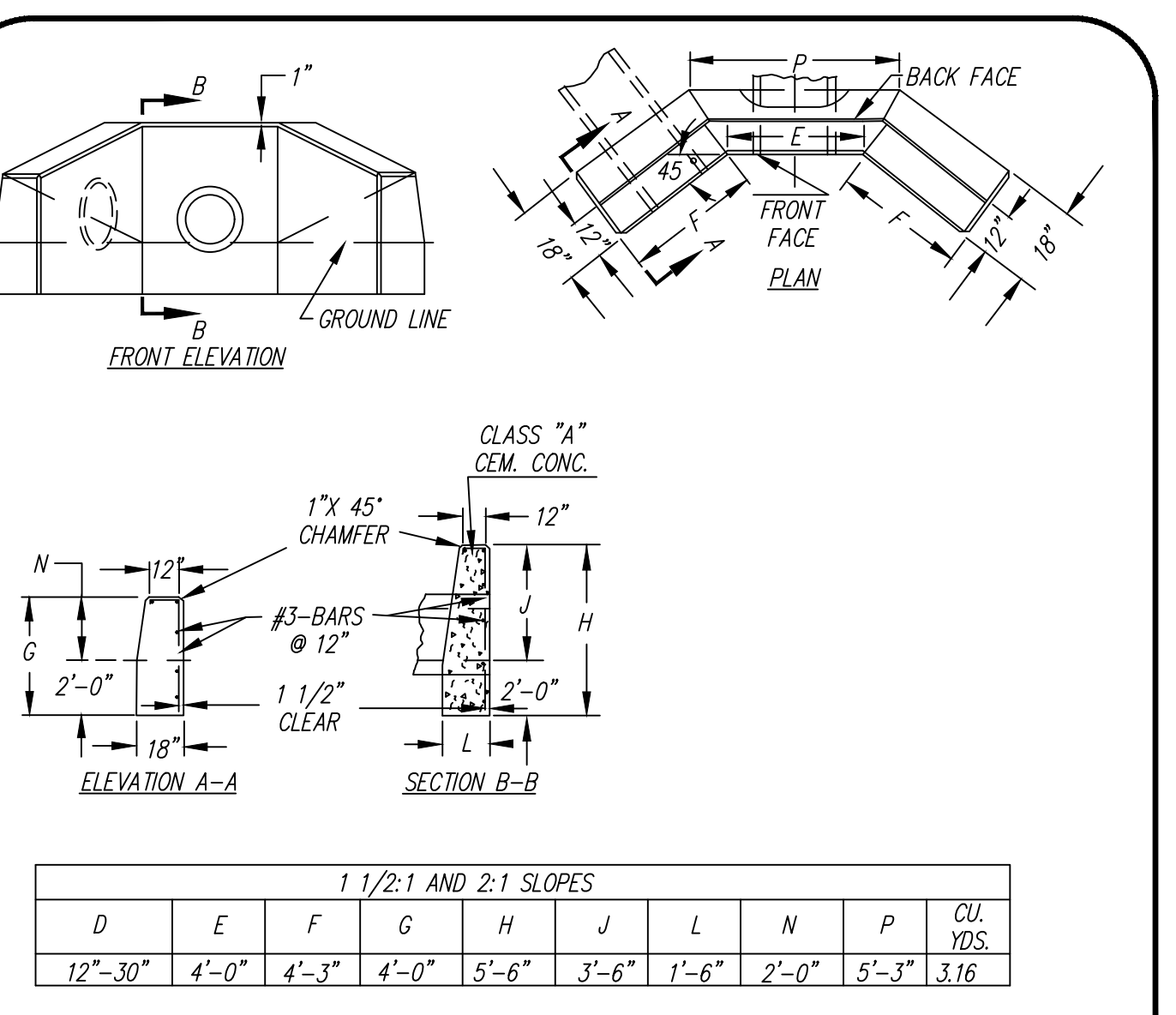
13 5' CONCRETE SIDEWALK
NOT TO SCALE



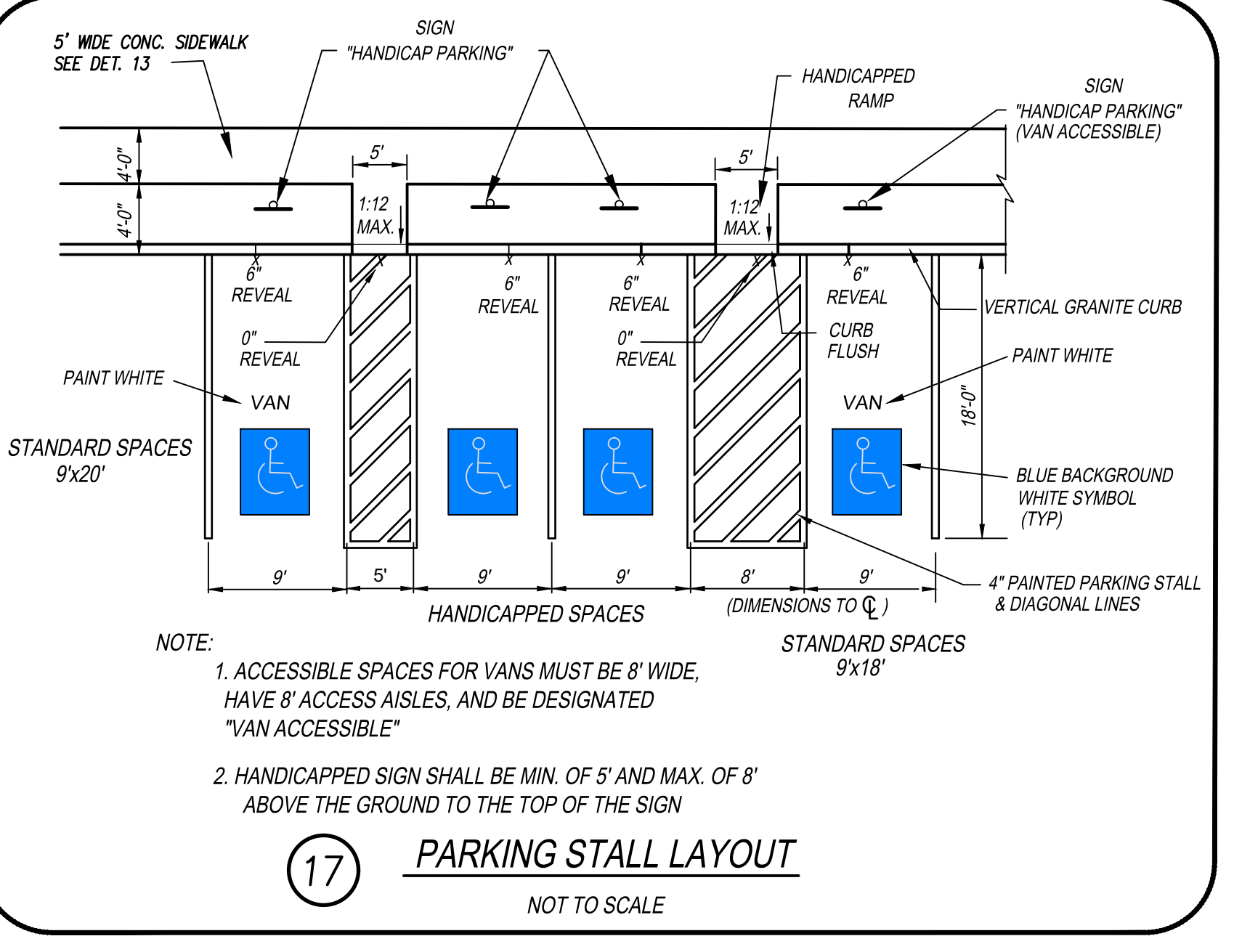
14 PARKING AREA - TYPICAL SECTION
NOT TO SCALE



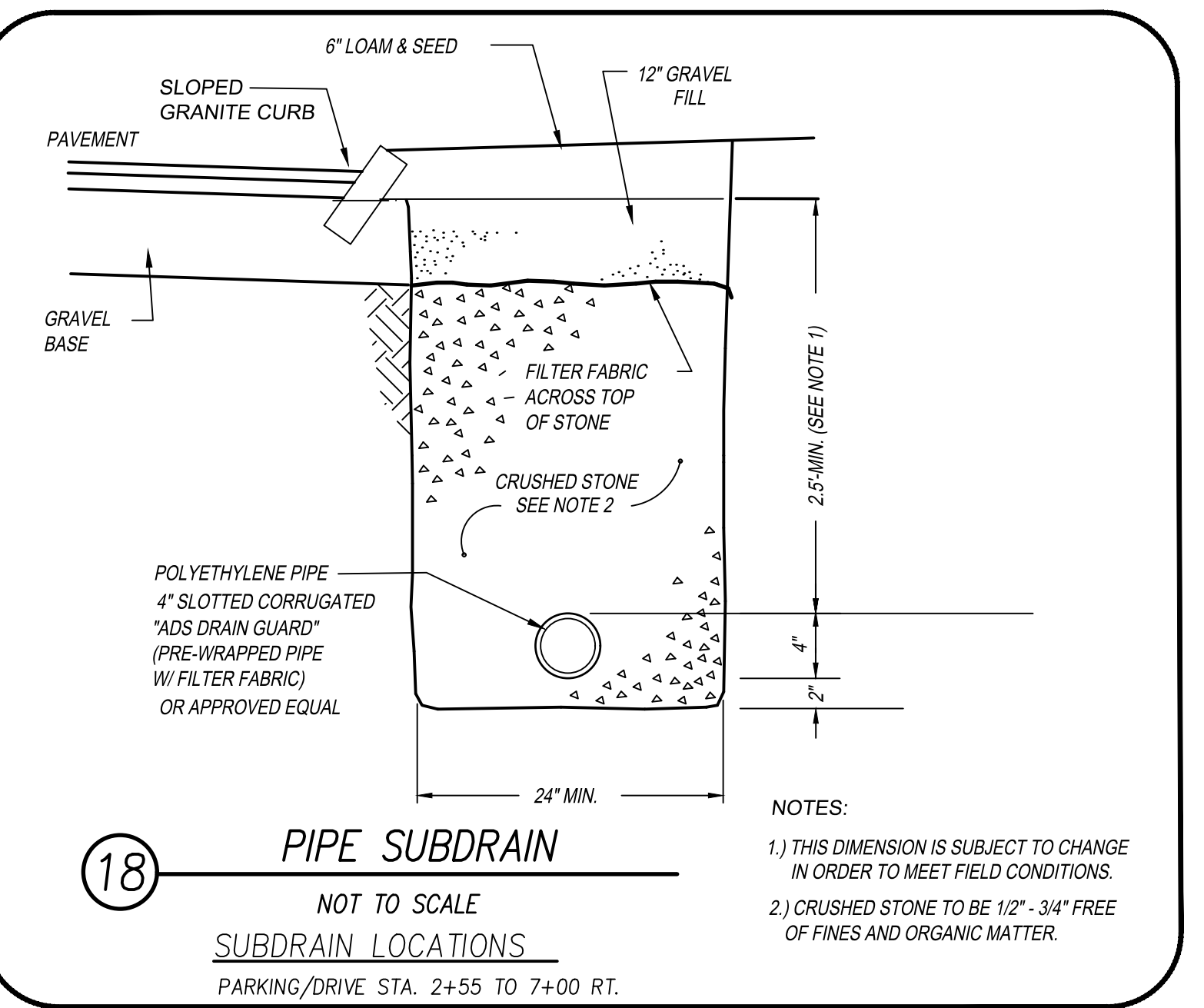
15 WOOD GUARD RAIL
NOT TO SCALE



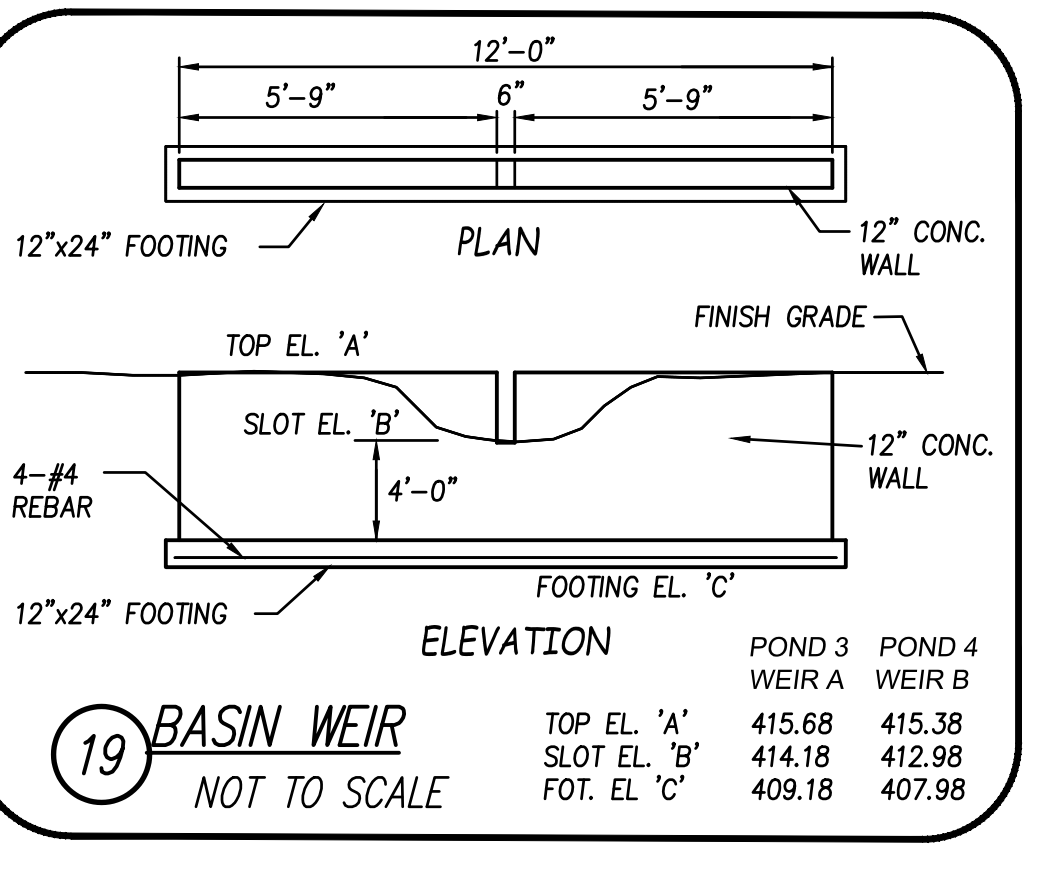
16 HEADWALL DETAIL
NOT TO SCALE



17 PARKING STALL LAYOUT
NOT TO SCALE



18 PIPE SUBDRAIN
NOT TO SCALE
SUBDRAIN LOCATIONS
PARKING/DRIVE STA. 2+55 TO 7+00 RT.



19 BASIN WEIR
NOT TO SCALE

SITE PLAN APPROVED
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Project Title:
145 OLD TURNPIKE RD.
NOTTINGHAM, NH
~ROCKINGHAM COUNTY~

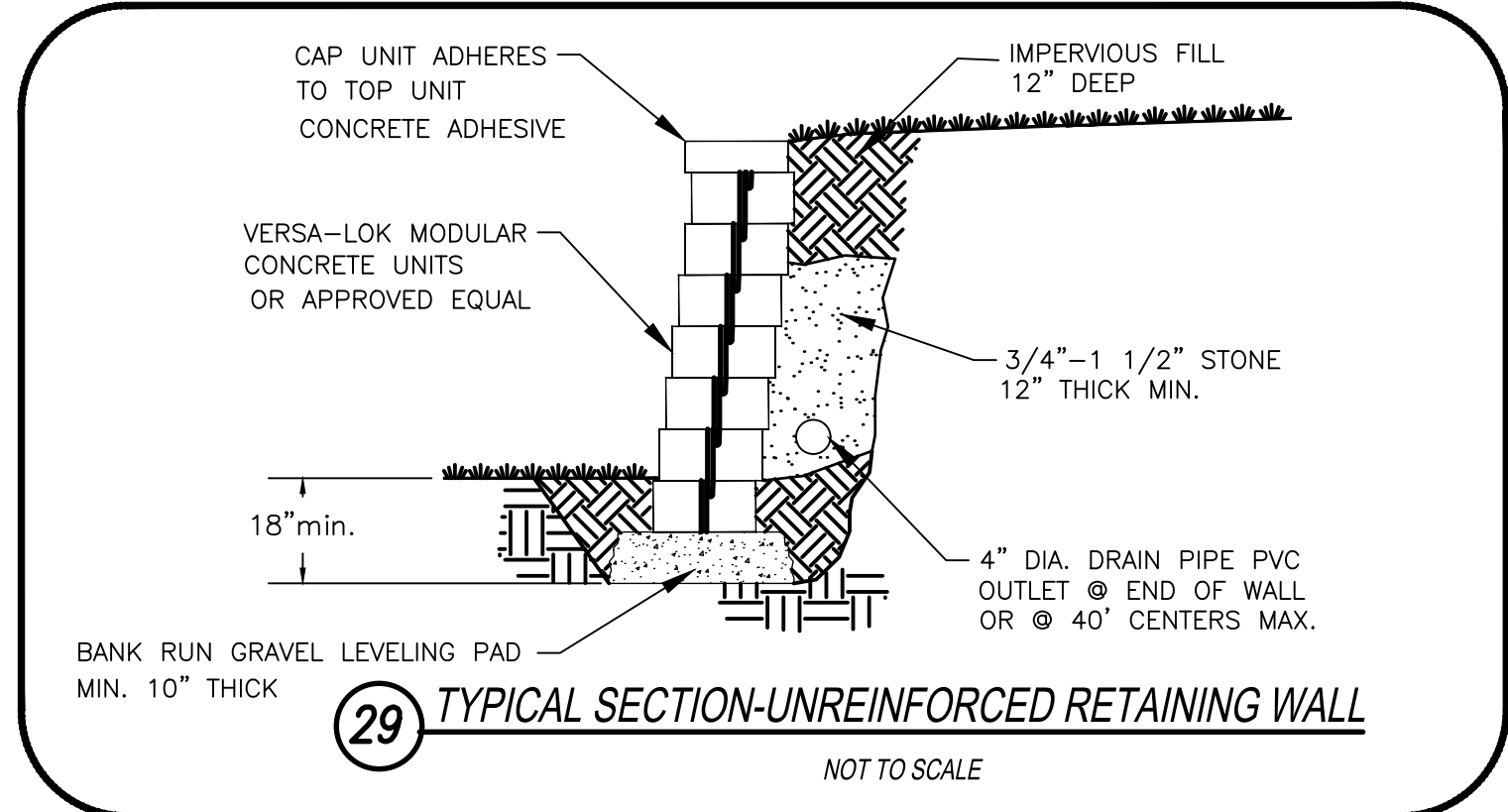
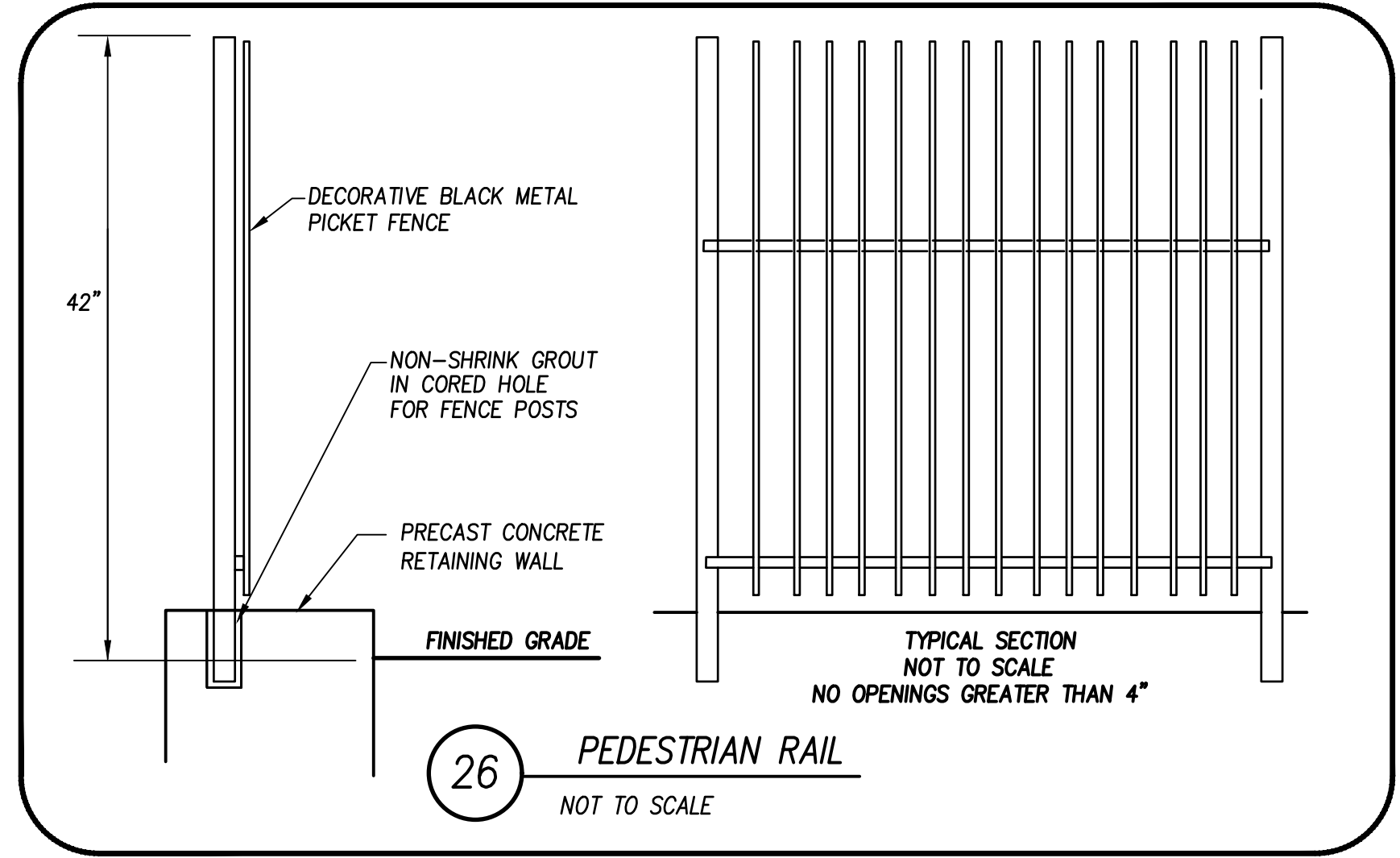
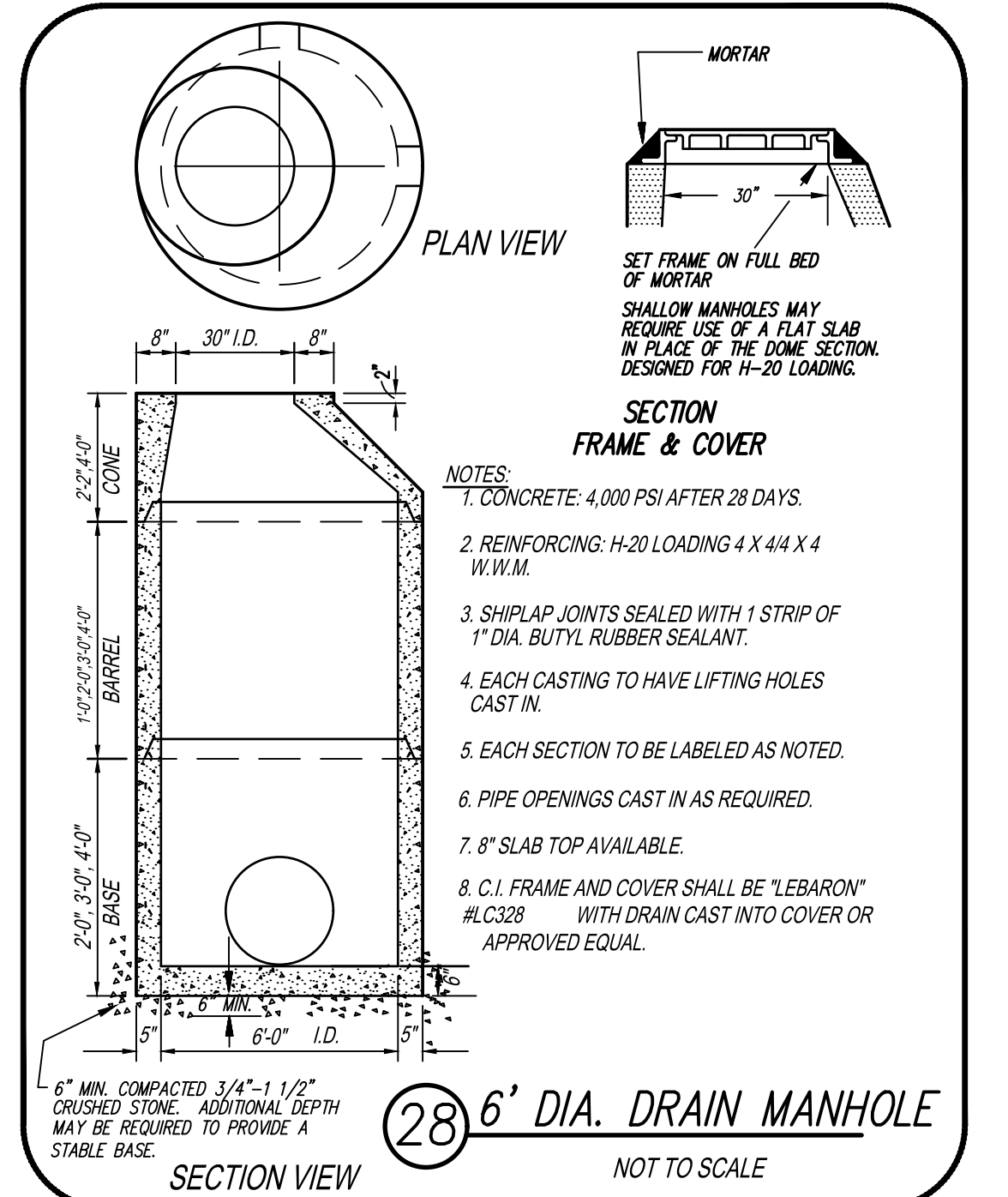
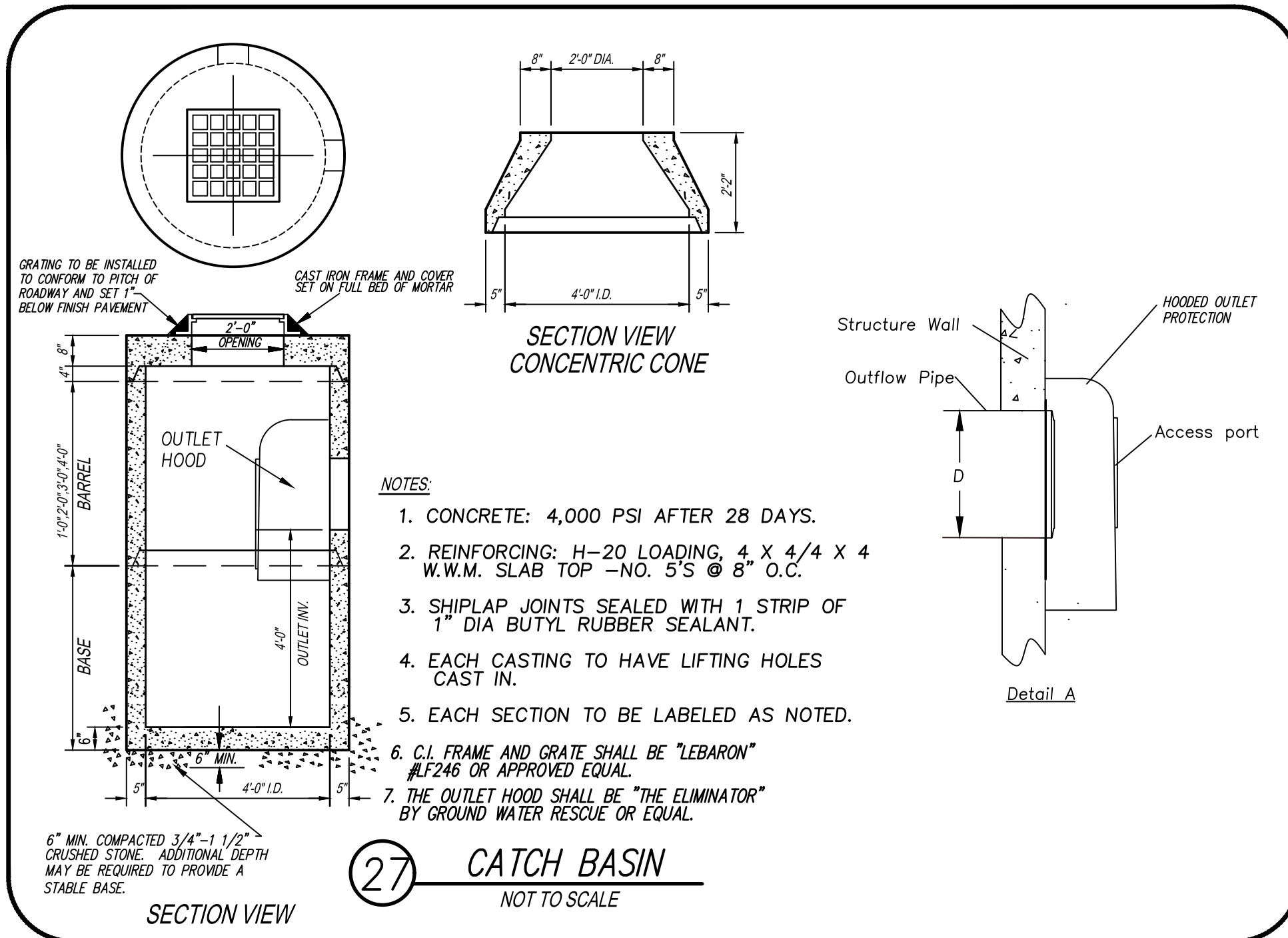
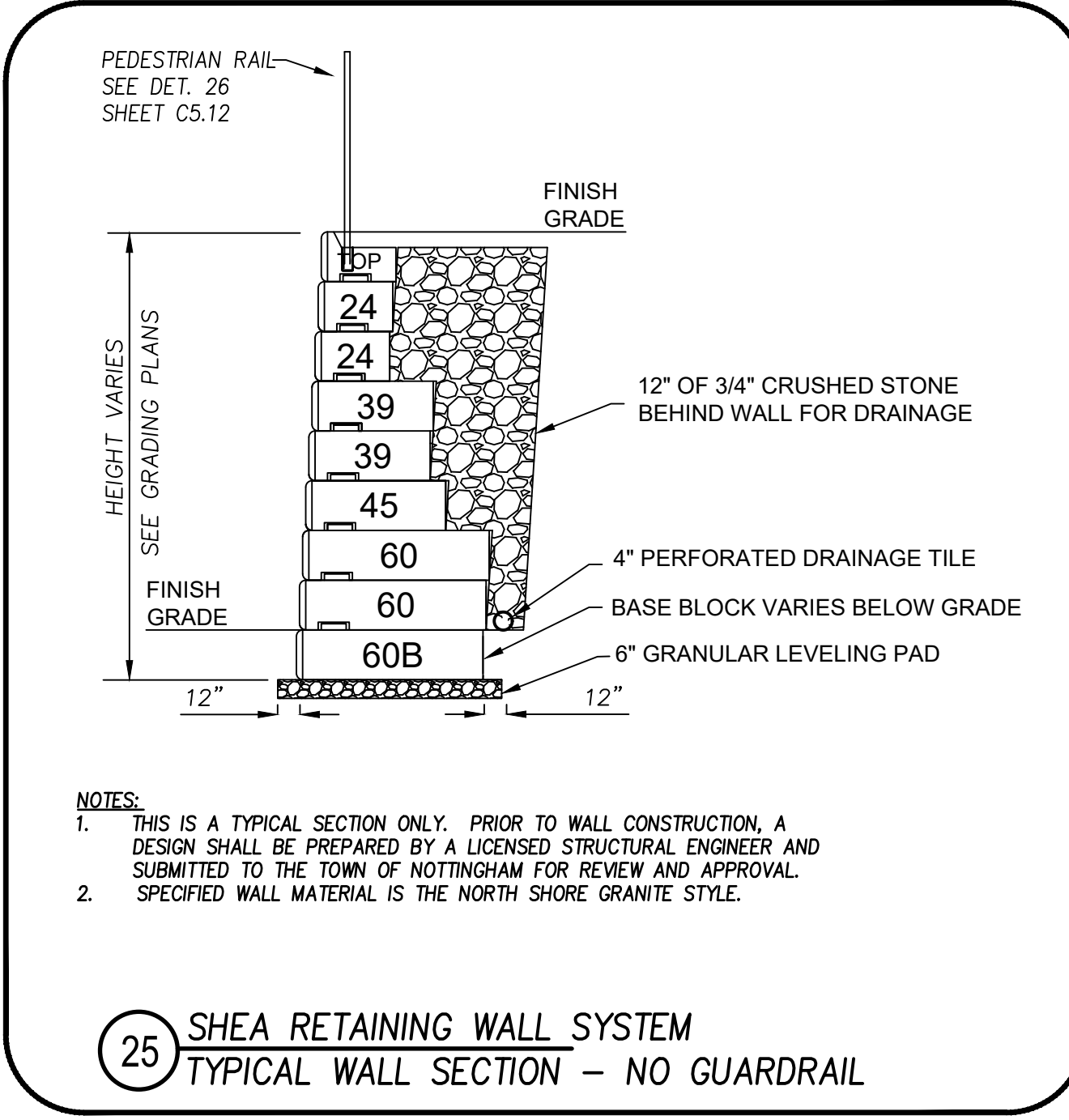
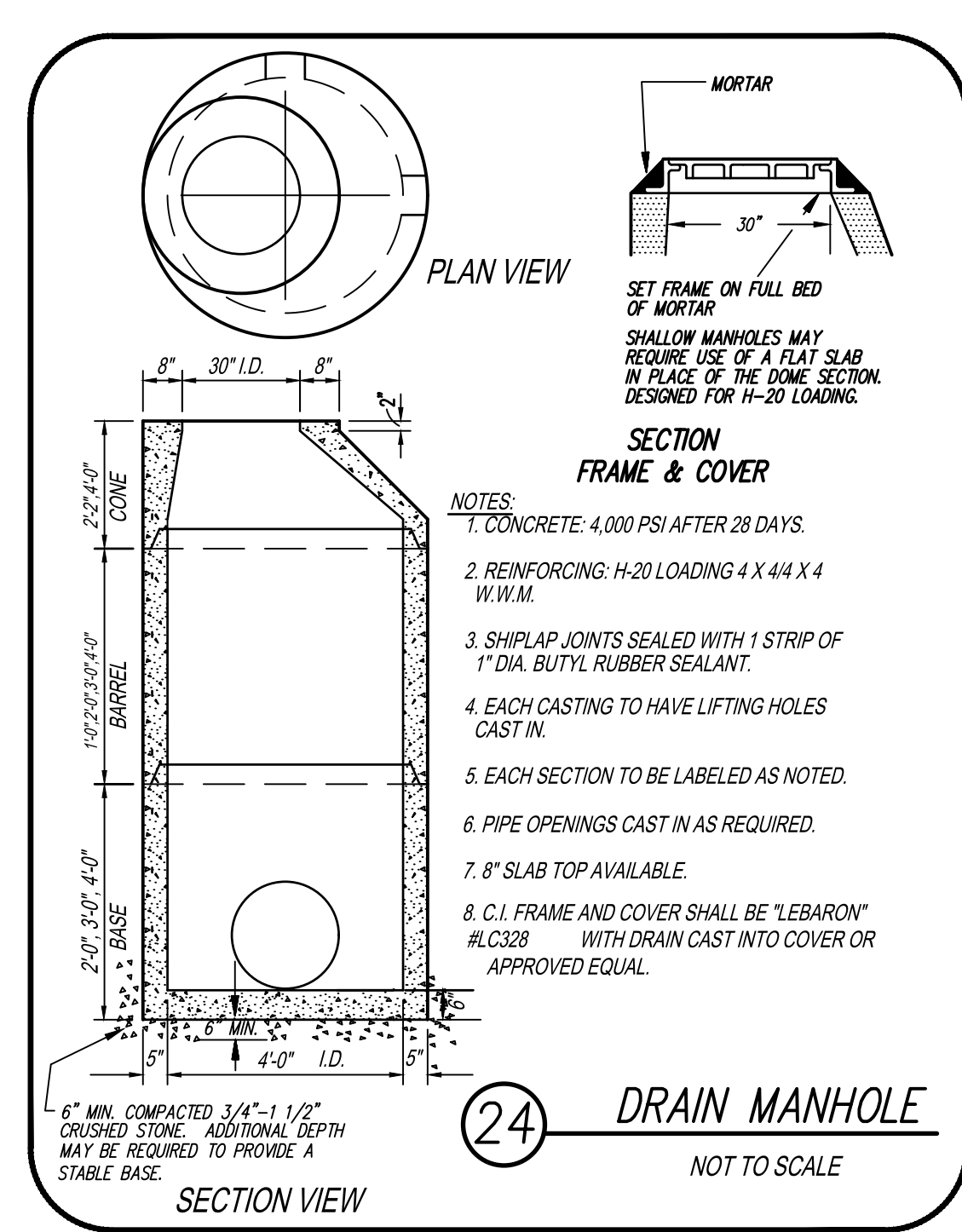
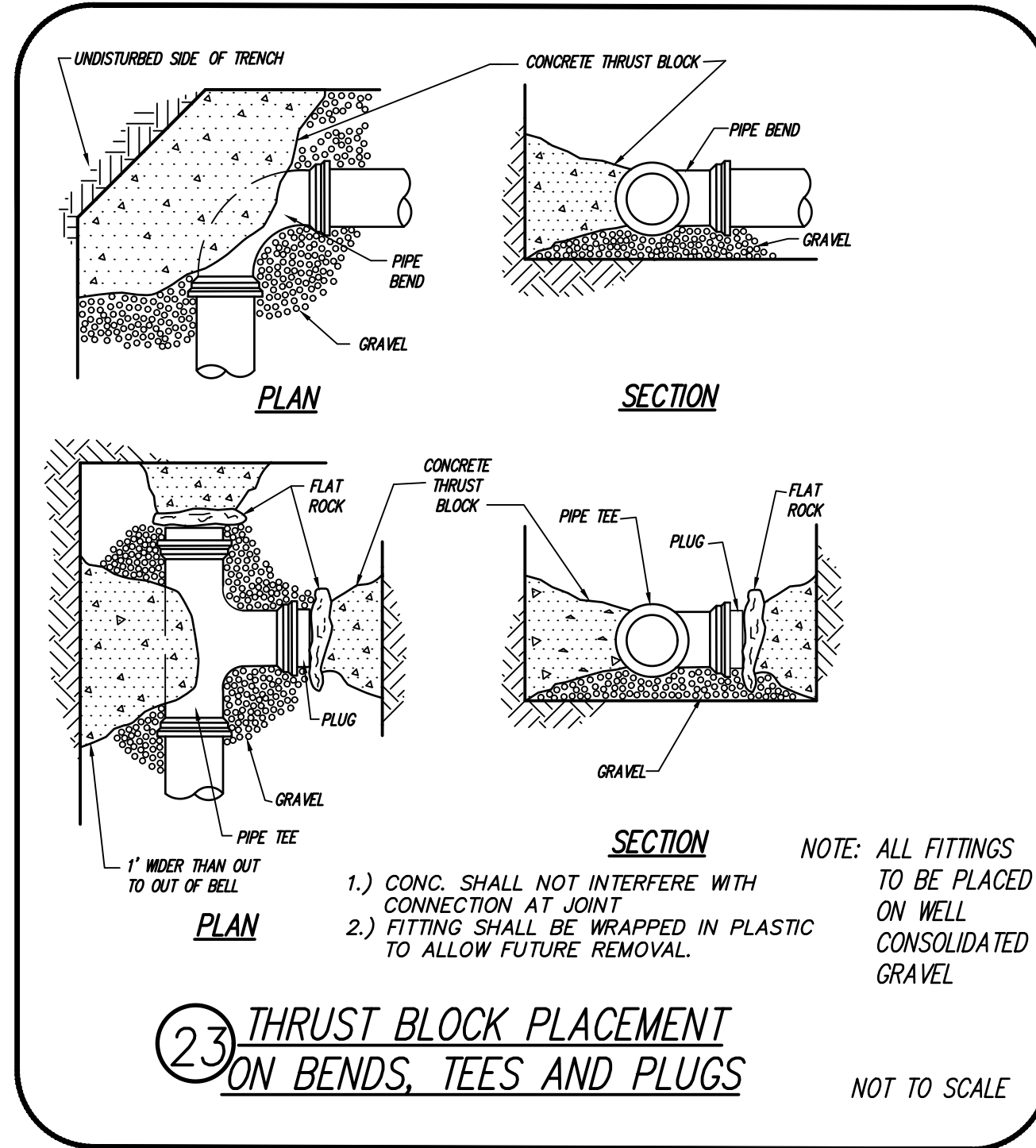
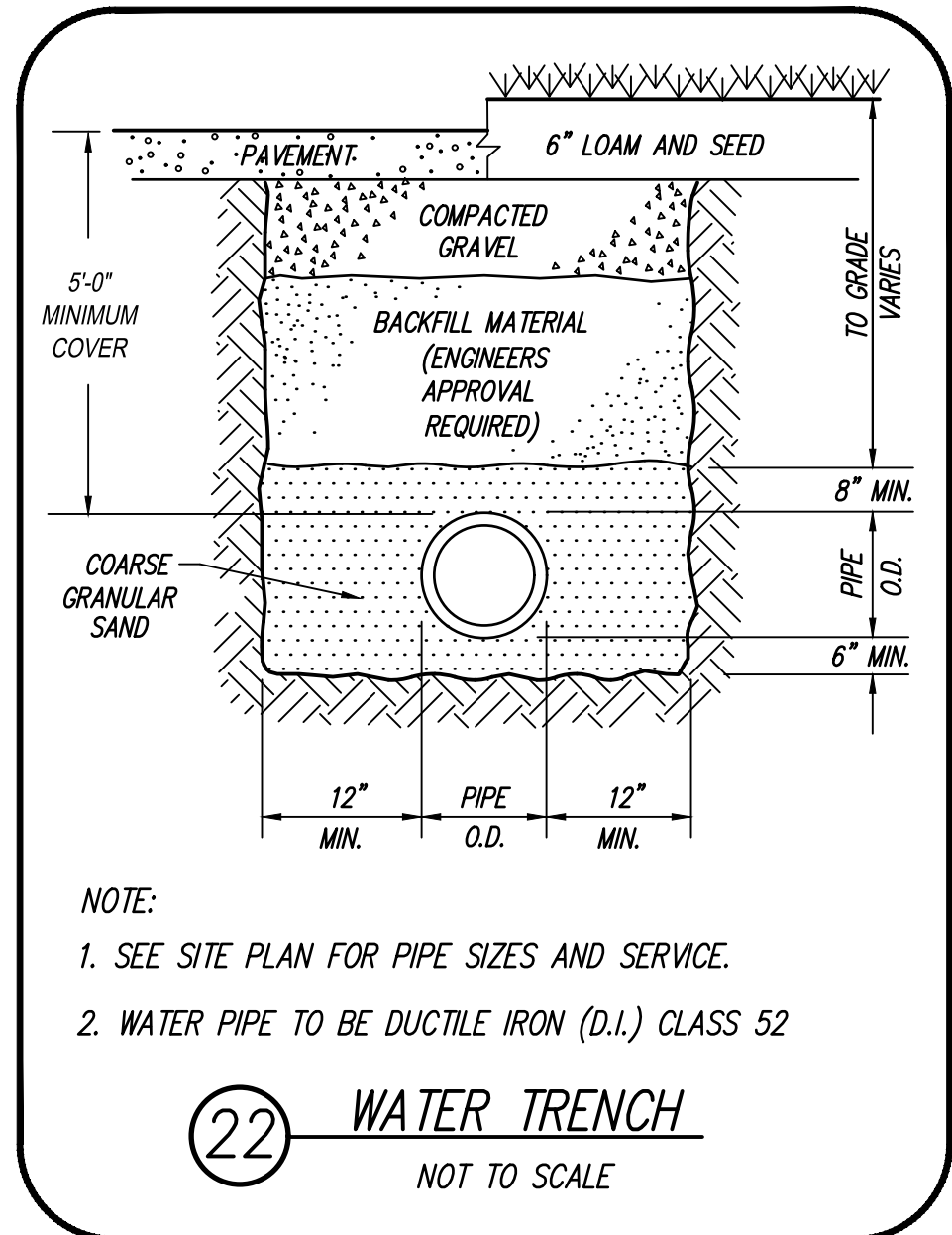
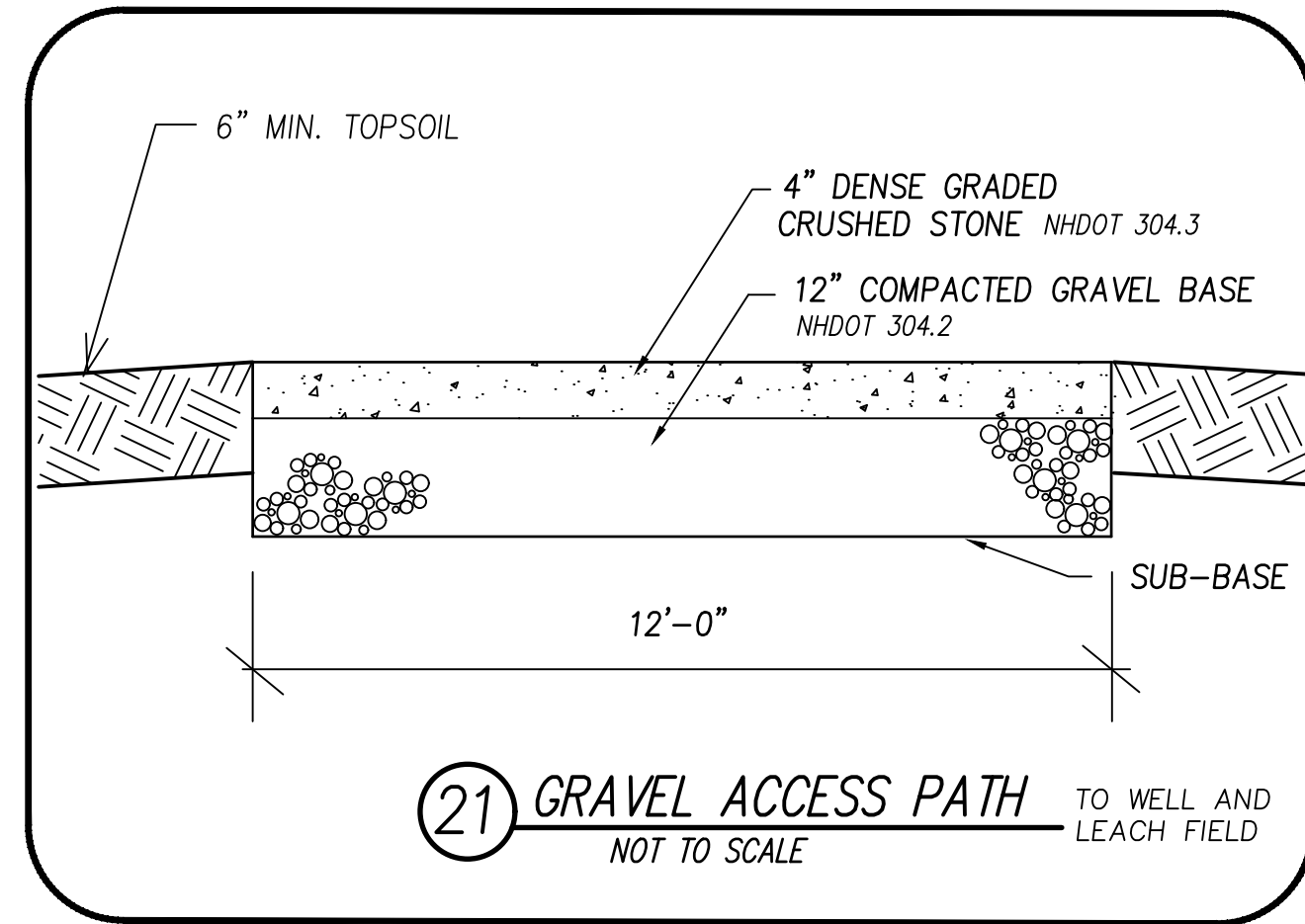
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TOM MOULTON
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SHEET C5.11



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NOTTINGHAM PLANNING BOARD

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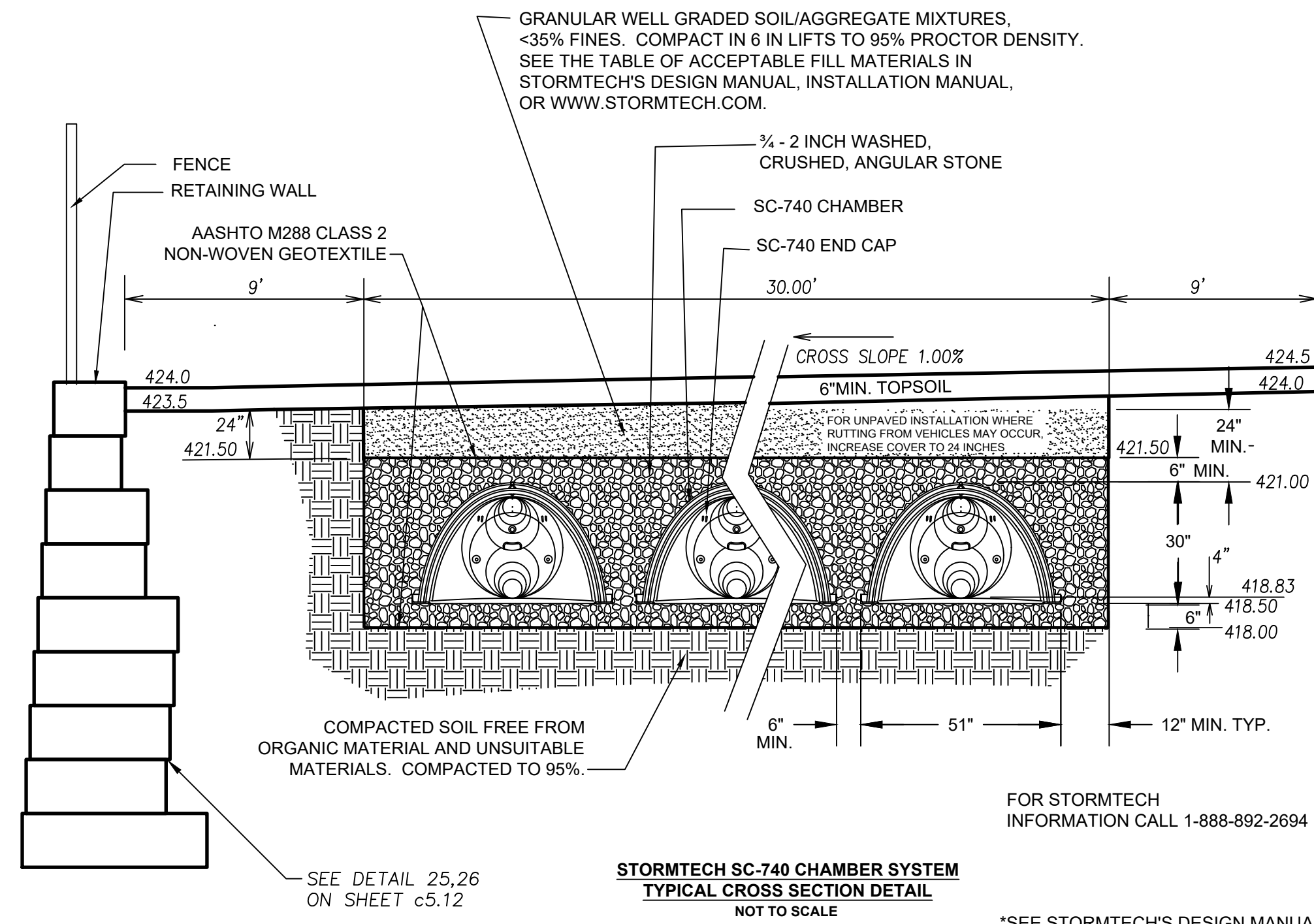
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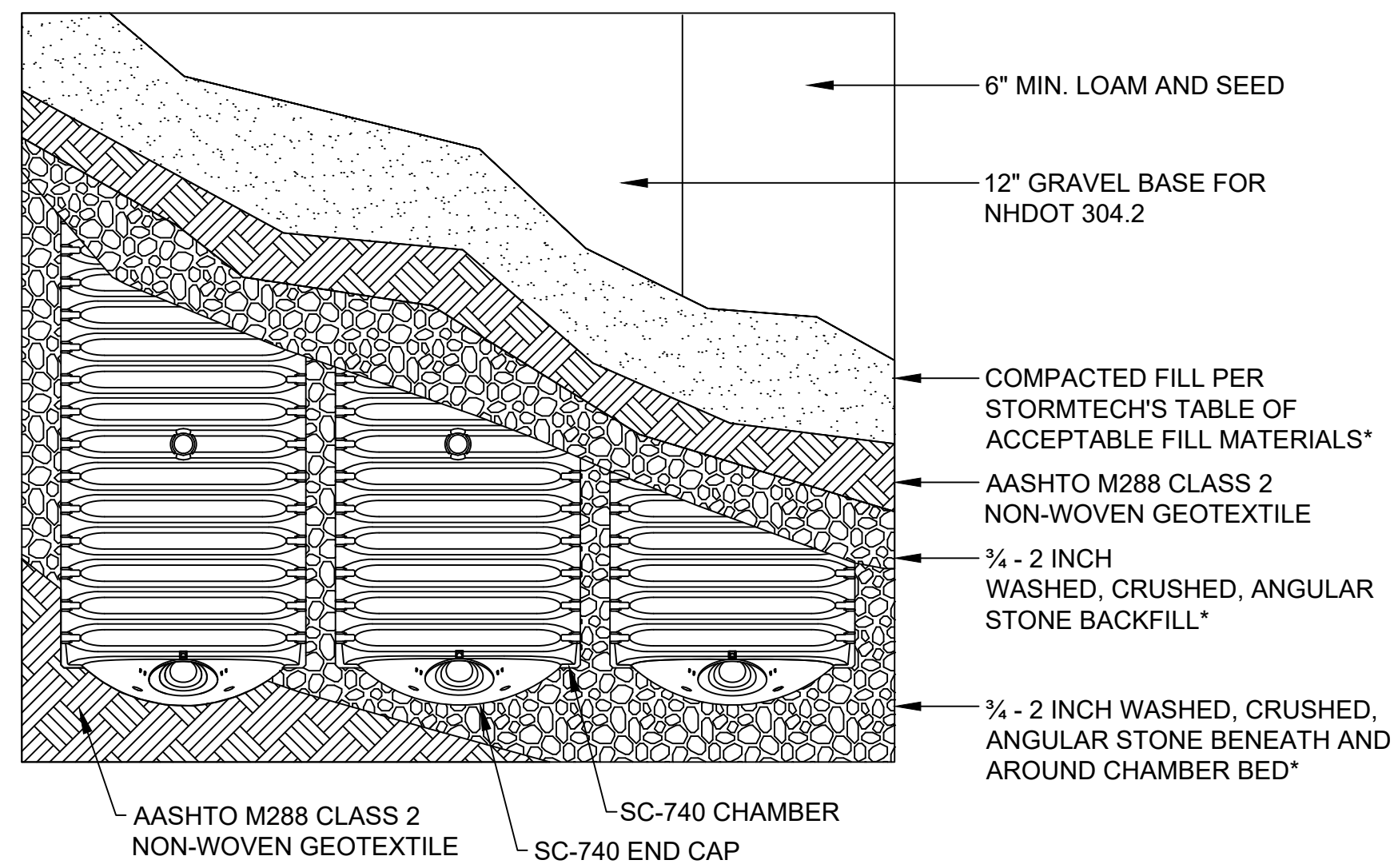
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**STORMTECH SC-740 CHAMBER SYSTEM
TYPICAL CROSS SECTION DETAIL**
NOT TO SCALE

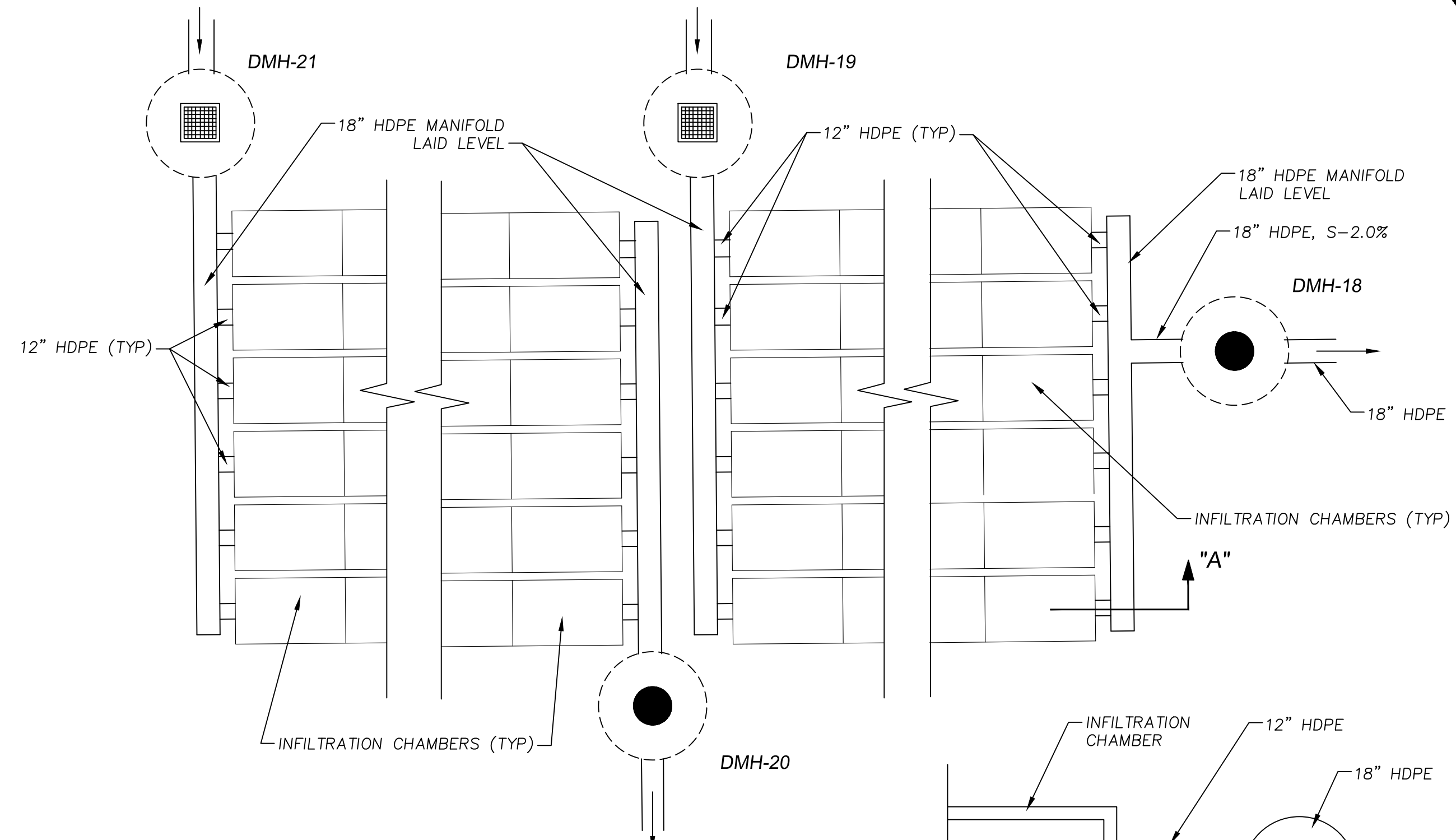
FOR STORMTECH
INFORMATION CALL 1-888-892-2694
*SEE STORMTECH'S DESIGN MANUAL



**STORMTECH SC-740 CHAMBER SYSTEM
PLAN VIEW DETAIL**
NOT TO SCALE

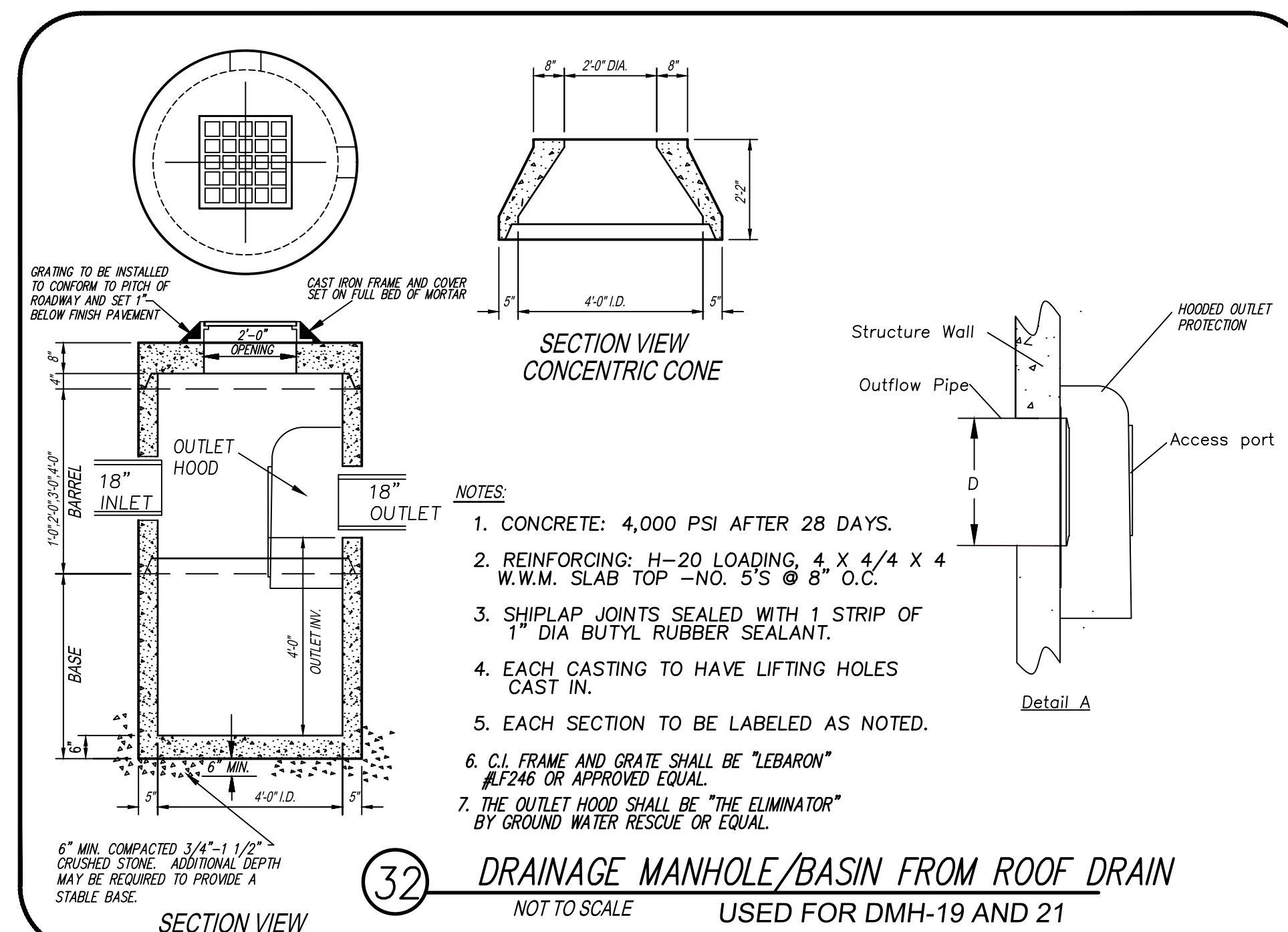
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INFORMATION CALL 1-888-892-2694
* SEE STORMTECH'S DESIGN MANUAL

30 INFILTRATION CHAMBERS
NOT TO SCALE



31 INFILTRATION BASIN PLAN
NOT TO SCALE

SECTION "A"
NOT TO SCALE



32 DRAINAGE MANHOLE/BASIN FROM ROOF DRAIN
NOT TO SCALE
USED FOR DMH-19 AND 21

- NOTES:**
1. CONCRETE: 4,000 PSI AFTER 28 DAYS.
 2. REINFORCING: H-20 LOADING, 4 X 4/4 X 4 W.W.M. SLAB TOP -NO. 5'S @ 8" O.C.
 3. SHIPLAP JOINTS SEALED WITH 1 STRIP OF 1" DIA BUTYL RUBBER SEALANT.
 4. EACH CASTING TO HAVE LIFTING HOLES CAST IN.
 5. EACH SECTION TO BE LABELED AS NOTED.
 6. C.I. FRAME AND GRATE SHALL BE "LEBARON" #LF246 OR APPROVED EQUAL.
 7. THE OUTLET HOOD SHALL BE "THE ELIMINATOR" BY GROUND WATER RESCUE OR EQUAL.

SITE PLAN APPROVED
NOTTINGHAM PLANNING BOARD

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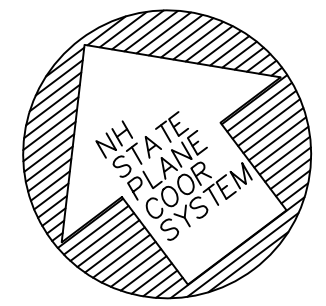
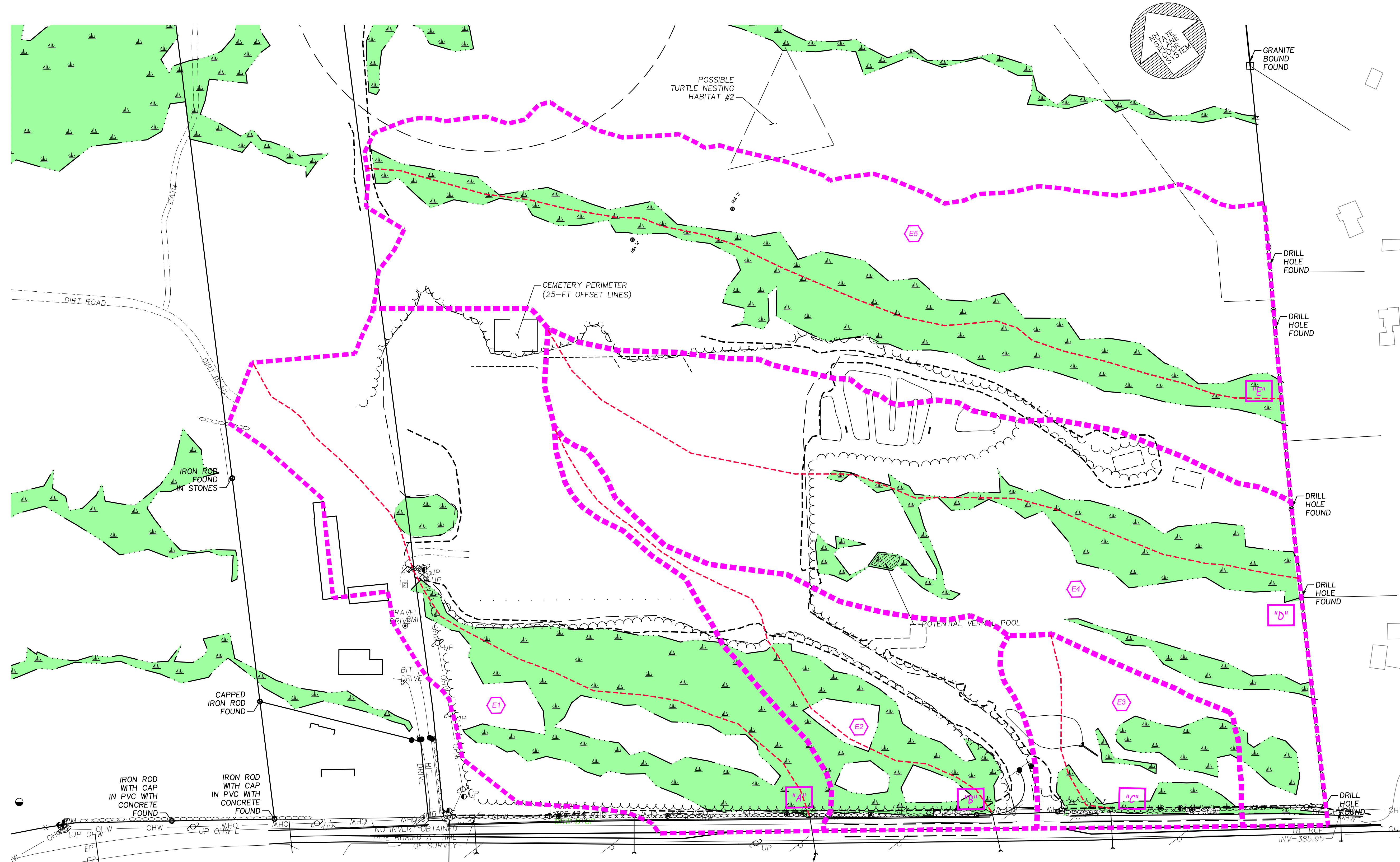
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POSSIBLE TURTLE NESTING HABITAT #2

CEMETERY PERIMETER (25-FT OFFSET LINES)

E5

GRANITE BOUND FOUND

DRILL HOLE FOUND

DRILL HOLE FOUND

DRILL HOLE FOUND

DRILL HOLE FOUND

DRILL HOLE FOUND

IRON ROD FOUND IN STONES

CAPPED IRON ROD FOUND

IRON ROD WITH CAP IN PVC WITH CONCRETE FOUND

IRON ROD WITH CAP IN PVC WITH CONCRETE FOUND

GRAVEL DRIVE

BIT. DRIVE

POTENTIAL VERNAL POOL

E1

E2

E4

E3

OLD TURNPIKE ROAD
BENCHMARK #1
BENCHTIE SET IN UTILITY POLE
ELEVATION = 411.66

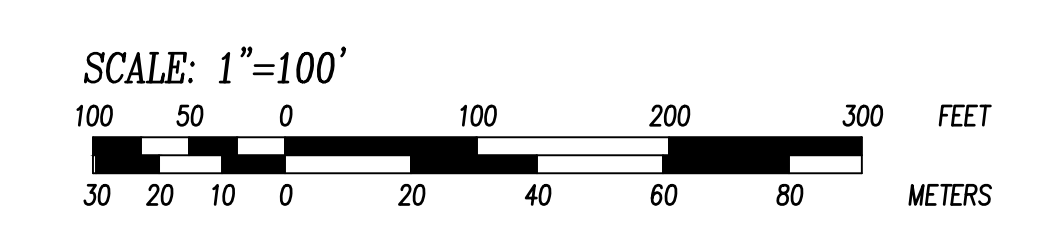
15" RCP
INV=391.18

INV=385.95

U.S. ROUTE 4

(PUBLIC ~ VARIABLE WIDTH)

2 IN UTILITY POLE
427.44



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Sheet Title:
**DRAINAGE ZONES
PRE-DEVELOPMENT**

Project Title:
145 OLD TURNPIKE RD.
NOTTINGHAM, NH
~ROCKINGHAM COUNTY~

Owner:
**TOM
MOULTON**

NOTTINGHAM BUSINESS
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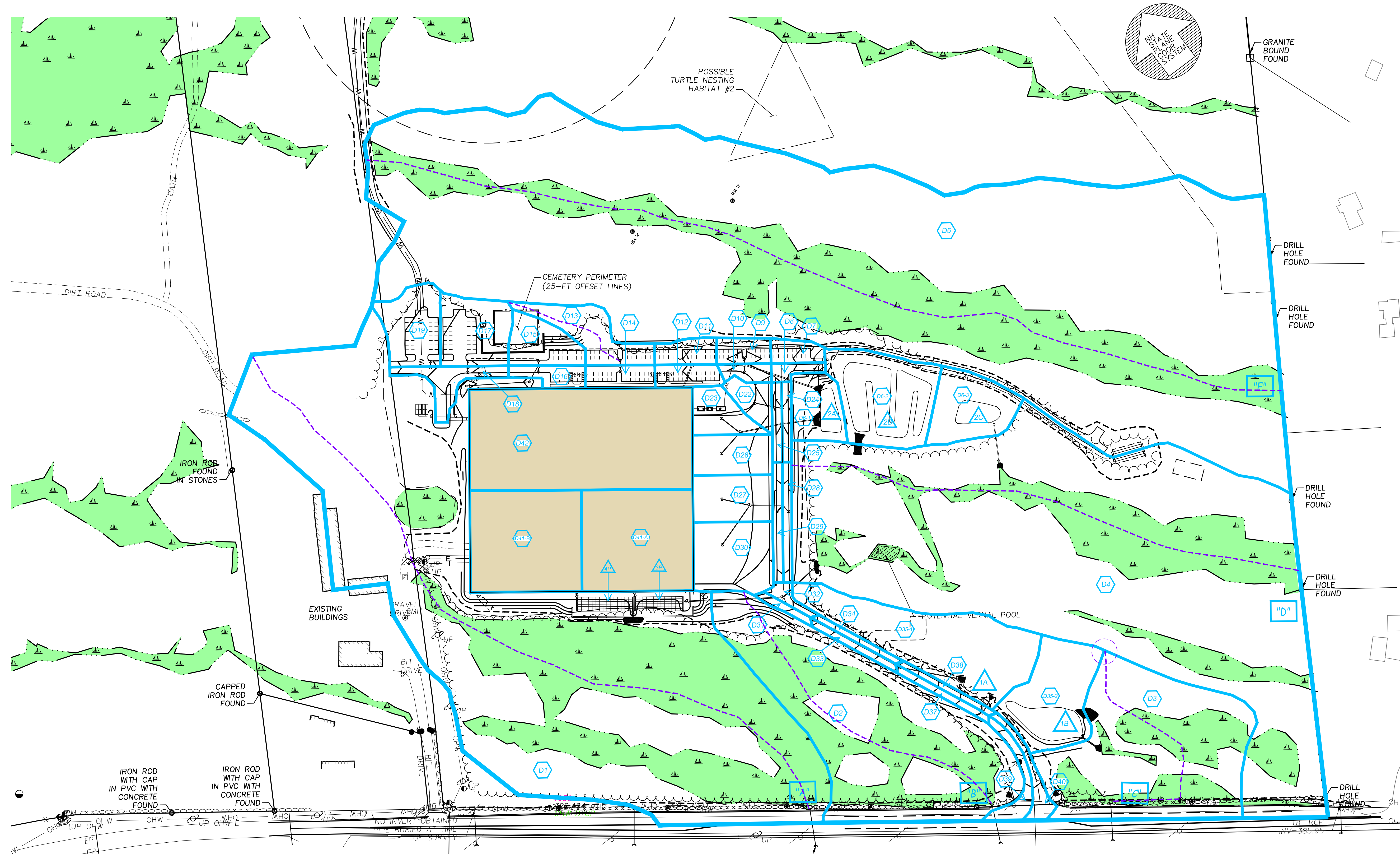
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SHEET CG.10



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Sheet Title:
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 POST-DEVELOPMENT

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DAVID GIANGRANDE
 PROFESSIONAL ENGINEER
 STATE OF NEW HAMPSHIRE

2
 IN UTILITY POLE
 427.44

U.S. ROUTE 4
 (PUBLIC ~ VARIABLE WIDTH)

OLD TURNPIKE ROAD
 BENCHMARK #1
 BENCHTIE SET IN UTILITY POLE
 ELEVATION = 411.66

