


LONGVIEW PLACE TAX MAP 217, LOT 27 ROUTE 125 BRENTWOOD, NH

NOT FOR CONSTRUCTION

Northern Black Racer

(New Hampshire state threatened species)

Emerges from hibernacula in April, hatching April - August.
Hatchlings emerge August - September, return to hibernacula mid-September - mid-October



- Solid black with a white throat and chin
- Slender with glossy scales, 3-6 ft. long
- Hatchlings are very small and patterned


Immediately report sightings to NH Fish and Game
Melissa Winters (603-479-1129) or
Brendan Clifford (603-944-0885)
Please report promptly, noting specific location and date
Photographs strongly encouraged

Fig 1401.03 (a) No person shall take or possess a black racer (Coluber constrictor) or any egg or part thereof.

PLEASE REPORT OBSERVATIONS OF RARE TURTLES


The NH Fish & Game Department is requesting observations of the following turtle species

Turtles may be attracted to disturbed ground during nesting season (May 15th - June 30th)
Turtles are most active from April 15th - October 15th



Blanding's turtle
(State Endangered)

Large, dark/black domed shell with lighter species.
Distinct yellow throat/chin.
Aquatic but often moves on land.



Spotted turtle
(State Threatened)

Small, mostly aquatic with black or dark brown with yellow spots.
Fairly flat shell compared to Blanding's turtle.
Spots vary in color and number.

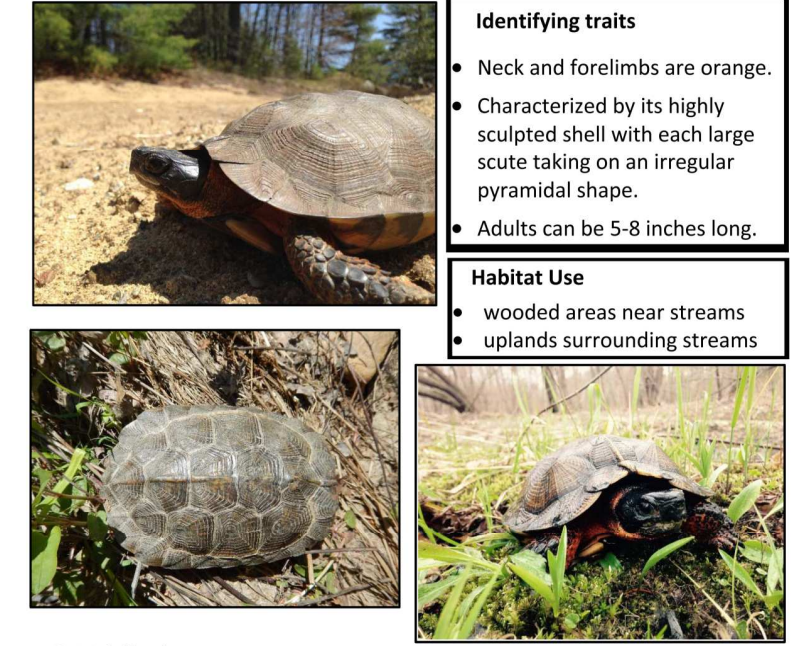
Fig 1401.03 (a) No person shall take or possess a spotted turtle (Clemmys punctata), Blanding's turtle (Emydoidea blandingii), or any egg or part thereof.

Report sightings immediately to NHFG Wildlife Division at 603-271-2461 (MP 8-4) or to NHFG Wildlife Biologist Melissa Winters at 603-479-1129 (cell anytime).
Please report promptly, note specific location and date. Photographs strongly encouraged

Wood Turtle

(New Hampshire Species of Special Concern)

Turtles may be attracted to disturbed ground during nesting season (May 15th - June 30th)
Turtles are most active from April 15th - October 15th



Identifying traits

- Neck and forelimbs are orange.
- Characterized by its highly sculpted shell with each large scute taking on an irregular pyramidal shape.
- Adults can be 5-8 inches long.

Habitat Use

- wooded areas near streams
- uplands surrounding streams

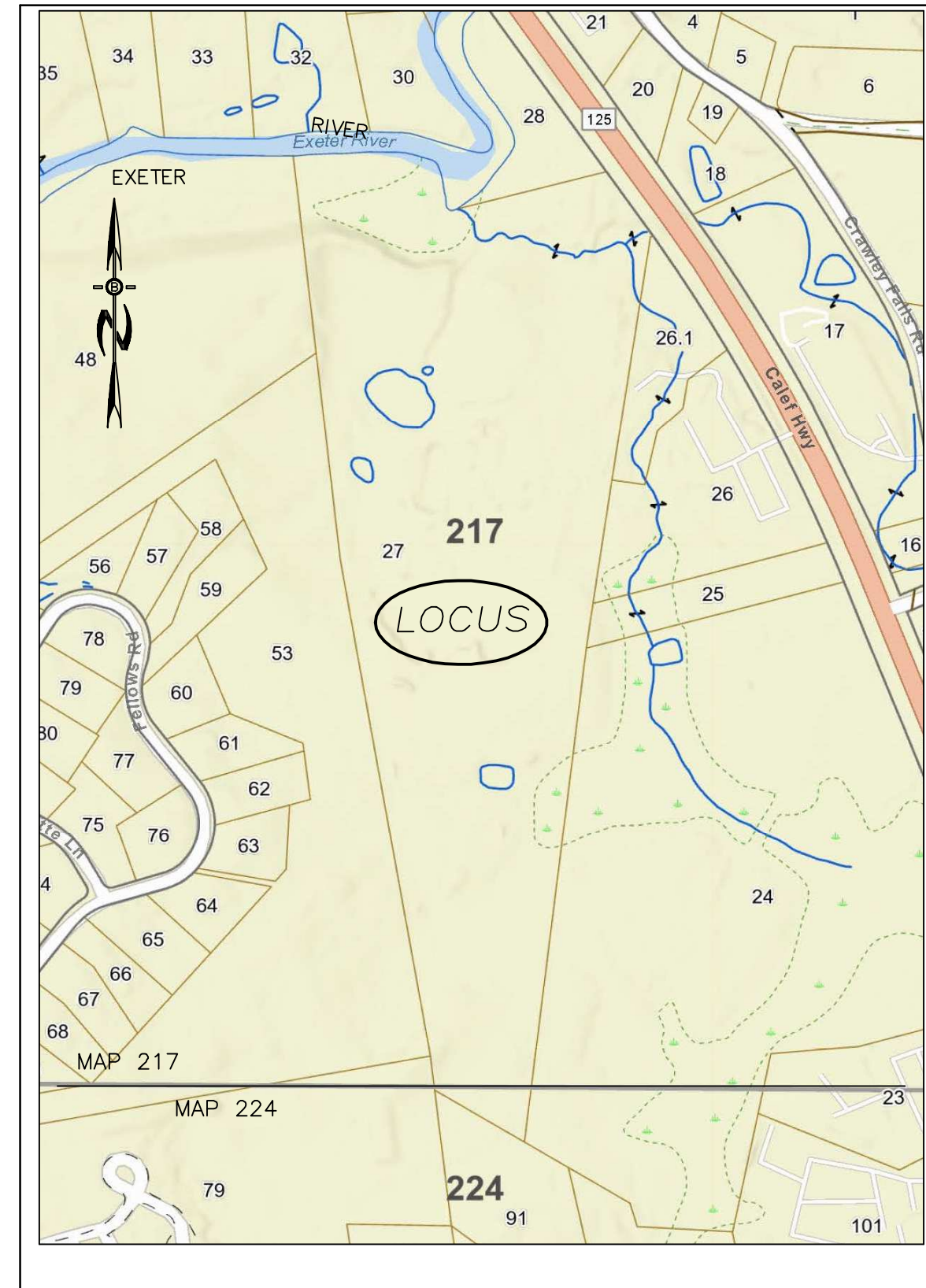
NOTE: It is illegal to remove a wood turtle from the wild.

Observations shall be reported to NH Fish & Game at NHFGReview@wildlife.nh.gov or at 603-271-2461
Photo documentation, location and date/time of observation is helpful.

State laws pertaining to this species RSA 207:1, PS 804.02, PS 1401.03 (a)

NEW HAMPSHIRE FISH AND GAME AOT PERMIT CONDITIONS RELATED TO THREATENED AND ENDANGERED SPECIES:

- Blanding's turtle (state endangered), spotted turtle (state threatened), and northern black racer (state threatened) occur within the vicinity of the project area. All operators and personnel working on or entering the site shall be made aware of the potential presence of these species and shall be provided flyers that help to identify these species, along with NHFG contact information. See Plan This Sheet.
- Rare species information (e.g. identification, observation and reporting of observations, when to contact NHFG immediately and NHFG contact information) shall be communicated during morning tailgate meetings prior to work commencement.
- Turtles and snakes may be attracted to disturbed ground during nesting season. Turtle nesting season occurs approximately May 15th - June 30th. All turtle species nests and northern black racer nests are protected by NH laws. If a nest is observed or suspected, operators shall contact Melissa Winters (603-479-1129) or Josh Meyers (978-578-0802) at NHFG immediately for further consultation. The nest or suspected nest shall be marked (surrounding roped off or cone buffer deployed) and avoided; this shall be communicated to all personnel onsite. Site activities shall not occur in the area surrounding the nest or suspected nest until further guidance is provided by NHFG.
- Observations of Northern black racers in the months of April-May and September-October may indicate the potential for a den site on or near the project site. Observations of this species during this timeframe shall be reported immediately to the New Hampshire Fish and Game Department Nongame and Endangered Wildlife Environmental Review Program. Please contact Melissa Winters (603-479-1129) or Brendan Clifford (603-944-0885). Observations of this species outside of this timeframe can follow general reporting guidance. Please include photograph with text if feasible.
- Deed restriction language submitted to NHFG (attached above as Longview Place Deed Restriction_102023_FINAL.docx) for the protection of a ~15.34 acre area on the property (map attached above as NH-1388_NHFG Conservation Buffer_102023_FINAL.pdf) shall be finalized as written and recorded in the Rockingham County Registry of Deeds.
- Deed restriction language submitted to NHFG for Lots F and G (attached above as Lot F Deed Restriction_102023_FINAL.docx and Lot G Deed Restriction_102023_FINAL.docx) to restrict addition of structures and mowing practices on a ~0.36 acre area and ~1.15 acre area respectively, shall be finalized as written and recorded in the Rockingham County Registry of Deeds.
- Rounded river rock will be used in place of angular riprap within the open-bottom culvert at the entrance of the site. See Plan Sheet 11.
- Signage shall be maintained in perpetuity along the perimeter of the prime wetland setback and outer limit of all municipal identified wetland buffers, as identified on the attached plan (NH-1388_NHFG Conservation Buffer_102023_FINAL.pdf). Signage shall be posted at intervals of no greater than 75 feet.
- All manufactured erosion and sediment control products, with the exception of turf reinforcement mats, utilized for, but not limited to, slope protection, runoff diversion, slope interruption, perimeter control, inlet protection, check dams, and sediment traps shall not contain plastic, or multifilament or monofilament polypropylene netting or mesh with an opening size of greater than 1/8 inches. See Plan Sheet 12.
- All observations of threatened or endangered species on the project site shall be reported immediately to the NHFG nongame and endangered wildlife environmental review program by phone at 603-271-2461 and by email at HYPERLINK_mailto:NHFGreview@wildlife.nh.gov with the email subject line containing the NHB DataCheck tool results letter assigned number, the project name, and the term Wildlife Species Observation.
- Photographs of the observed species and nearby elements of habitat or areas of land disturbance shall be provided to NHFG in digital format at the above email address for verification, as feasible.
- In the event a threatened or endangered species is observed on the project site during the term of the permit, the species shall not be disturbed, handled, or harmed in any way prior to consultation with NHFG and implementation of corrective actions recommended by NHFG.
- Site operators shall be allowed to relocate wildlife encountered if discovered within the active work zone if in direct harm from project activities. Wildlife shall be relocated in close proximity to the capture location but outside of the work zone and in the direction the individual was heading. NHFG shall be contacted immediately if this action occurs.
- The NHFG, including its employees and authorized agents, shall have access to the property during the term of the permit.



LOCATION MAP
1"=500'

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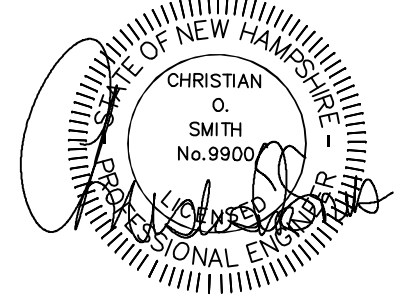
PLAN SET LEGEND

5/8" REBAR	●	OVERHEAD ELEC. LINE	— OHE —
DRILL HOLE	⊙	FENCING	— X — X —
CONC. BOUND	⊕	STONE WALL	— o — o —
UTILITY POLE	⊙	TREE LINE	— wavy —
DRAIN MANHOLE	⊙	EXIST. CONTOUR	— 100 —
EXISTING LIGHT POLE	⊙	PROP. CONTOUR	— 125 —
EXISTING CATCH BASIN	⊙	SOIL LINES	— dotted —
PROPOSED CATCH BASIN	⊙	FLOOD ZONE	— dashed —
SINGLE POST SIGN	⊙	BUILDING SETBACK LINES	— solid —
TEST PIT W/ NO.	⊙	BUFFER SETBACK LINES	— dashed —
TREES, MAPLES, ETC.	⊙	ABUT. PROPERTY LINES	— dash-dot —
		EXIST. PROPERTY LINES	— solid —
		PROP. PROPERTY LINES	— dashed —

CIVIL ENGINEERS:

BA BEALS ASSOCIATES, PLLC

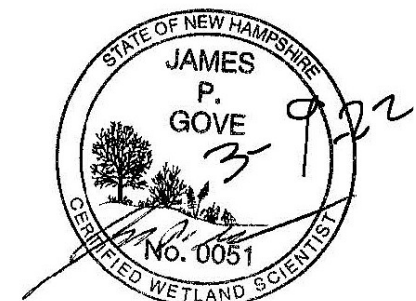
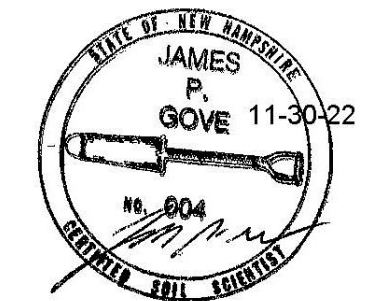
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863



WETLAND/SOIL CONSULTANT:

GOVE ENVIRONMENTAL SERVICES INC.

8 CONTINENTAL DRIVE,
BLDG 2 UNIT H
EXETER, NH 03833
1-603-778-0644



LAND SURVEYORS:

TIMOTHY P. LAVELLE
JAMES M. LAVELLE ASSOCIATES
603-329-6851



RECORD APPLICANT:

RIVER RUN DEVELOPMENT, LLC
172 ROUTE 101 UNIT 25C
BEDFORD, NH 03110

PERMITS

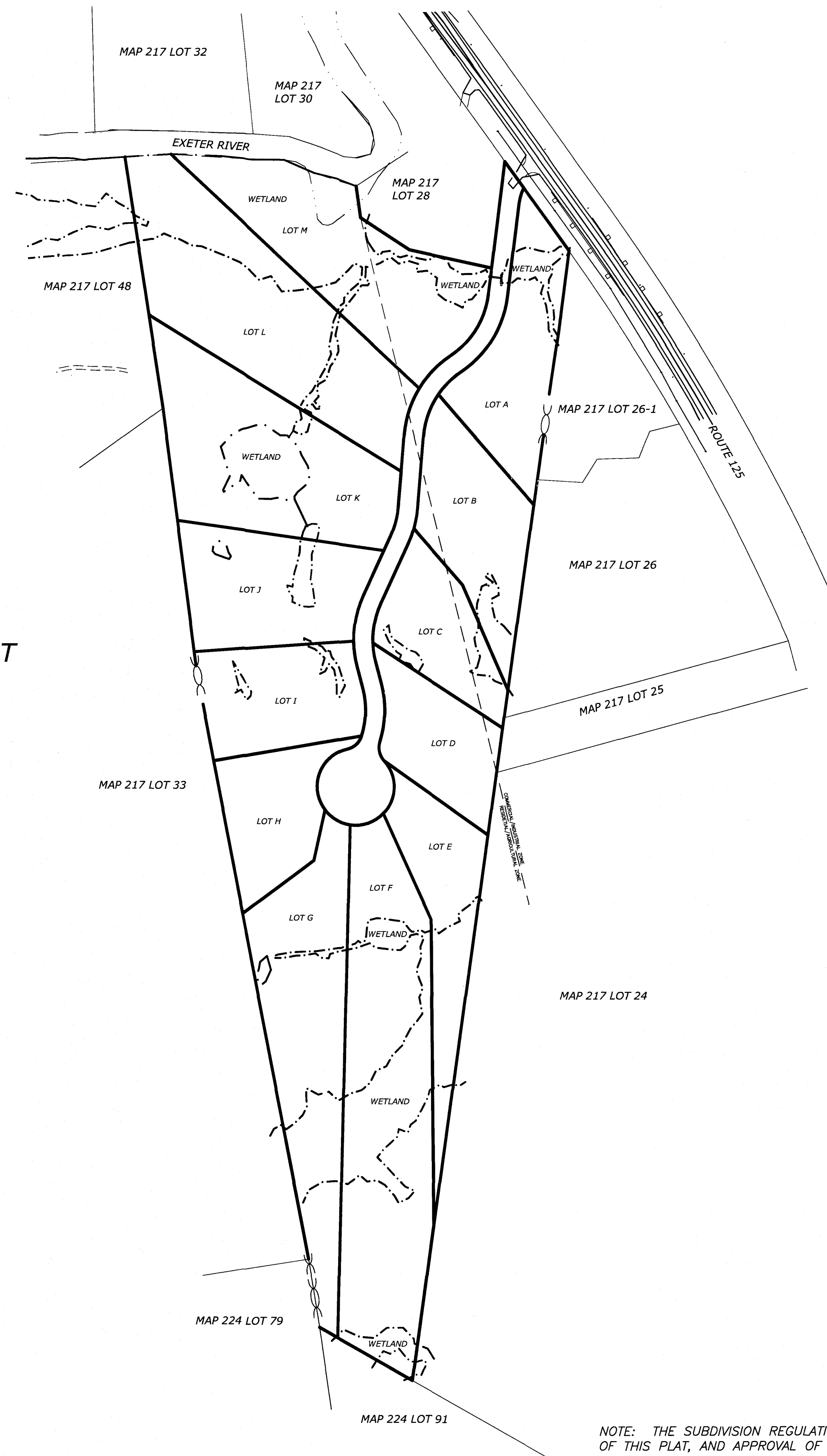
NHDES ALTERATION PERMIT #
NHDES STATE SUBDIVISION eSA2022....
NHDES WETLAND PERMIT#
NHDOT DRIVEWAY PERMIT #06-055-302

REVISIONS:	DATE:
REVISED PER PLANNER COMMENTS	8-22-22
REVISED PER ENGINEERING REVIEW	10-11-22
REVISED PER Aot RMI & NHFG	10-23-23

NH-1388 MAGNUSSEN FARMS DEVELOPMENT BRENTWOOD, NH

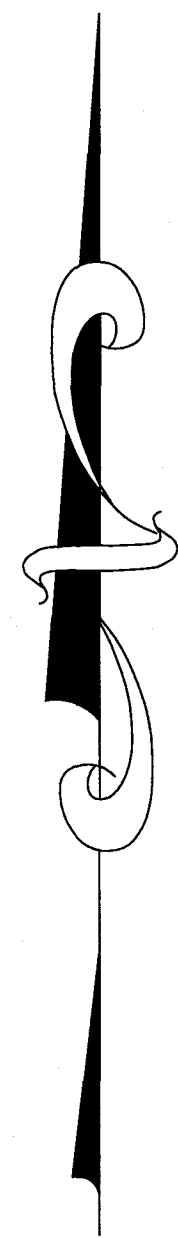
MAP LEGEND

- BUILDING SETBACK
- PROPERTY LINE
- - - EDGE OF WETLAND
- - - ABUTTERS LINES
- - - SEPTIC SETBACK
- CONTOUR
- STONEWALL
- PROPOSED DWELLING
- v - v - v - WATERLINE
- SOIL DELINEATION
- TREE LINE
- X — FENCE
- OHP — OHP — OVERHEAD UTILITIES
- △ MAG BM
- ⊠ CATCH BASIN
- IRON ROD
- DRILL HOLE
- CONCRETE BOUND TO BE SET
- FEMA FLOOD LINE
- SHORELAND BUFFER



LOT FRONTAGE CHART

LOT	DISTANCE
LOT "A"	818.20'
LOT "B"	360.07'
LOT "C"	317.34'
LOT "D"	313.47'
LOT "E"	150.68'
LOT "F"	94.74'
LOT "G"	77.21'
LOT "H"	253.55'
LOT "I"	250.28'
LOT "J"	249.43'
LOT "K"	214.30'
LOT "L"	223.37'
LOT "M"	380.22'



NOTES:

1. OWNER OF RECORD FOR TAX MAP 217 LOT 27:
RIVER RUN DEVELOPMENT, LLC.
172 ROUTE 101 UNIT 25C
BEDFORD, NH 03110
2. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDINTIONS OF MAP 217 LOT 27
3. THE TOTAL AREA OF THE LOT IS
49.12 ACRES
2,139,475.1 SQ. FT.
4. DEED REFERENCE:
BOOK 6427 PAGE 1607

"I HEREBY CERTIFY THAT THE FIELDWORK DONE FOR THE PREPARATION OF THIS PLAN HAD AN ERROR OF CLOSURE NO GREATER THAN 1 IN 10,000."

James M. Lavelle

APPROVED BY THE TOWN OF BRENTWOOD PLANNING BOARD	DATE
_____, CHAIRMAN	
RECORDING AGENT:	

IMPACT FEES ASSIGNED THESE _____ LOTS SHALL BE \$ _____ PER LOT

DEVELOPER

TOWN OF BRENTWOOD

"MAGNUSSON PROPERTY"
ROUTE 125
TAX MAP 217 LOT 27
SUBDIVISION PLAN

OF LAND IN
BRENTWOOD, NH

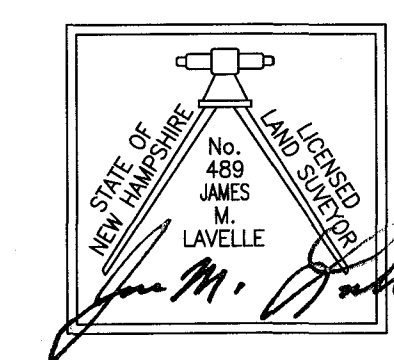
OWNED BY
RIVER RUN DEVELOPMENT, LLC

0' 200' 400' 600'
SCALE: 1"=200' DATE: JUNE 27, 2022

LAVELLE ASSOCIATES

5	11/09/2022	LABEL EASEMENTS	2-3
4	10/25/2022	TOWN REVIEW	All
3	10/19/2022	TOWN REVIEW	All
2	8/19/2021	PLANNER COMMENTS	All
1	8/12/2021	PLANNER COMMENTS	All
NO.	DATE	REVISION	SHT #

NOTE: THE SUBDIVISION REGULATIONS OF THE TOWN OF BRENTWOOD ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY WAIVERS OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND WRITTEN ON THE MYLAR.



PREPARED BY:
JAMES M. LAVELLE, LLS
2 STARWOOD DRIVE
HAMPSTEAD, NH 03841
(603) 329-6851

MAP 217 LOT 32

MAP 217 LOT 30

EXETER RIVER

IMPACT FEES ASSIGNED THESE LOTS SHALL BE \$ _____ PER LOT

DEVELOPER _____ TOWN OF BRENTWOOD _____

APPROVED BY THE TOWN OF BRENTWOOD PLANNING BOARD		DATE
_____, CHAIRMAN		

RECORDING AGENT:		

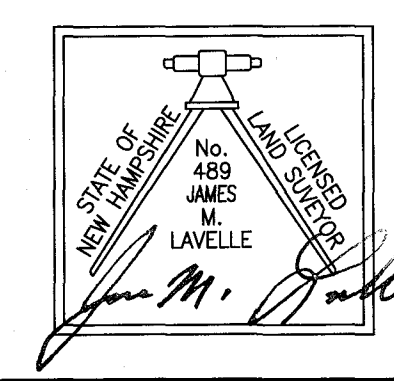
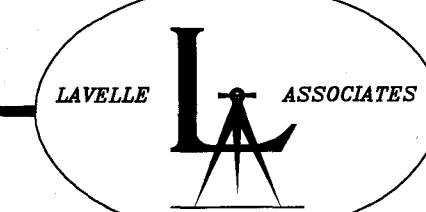
LOT M
192545.9 SQ. FT.
4.42 ACRES

LOT L
254494.4 SQ. FT.
5.84 ACRES

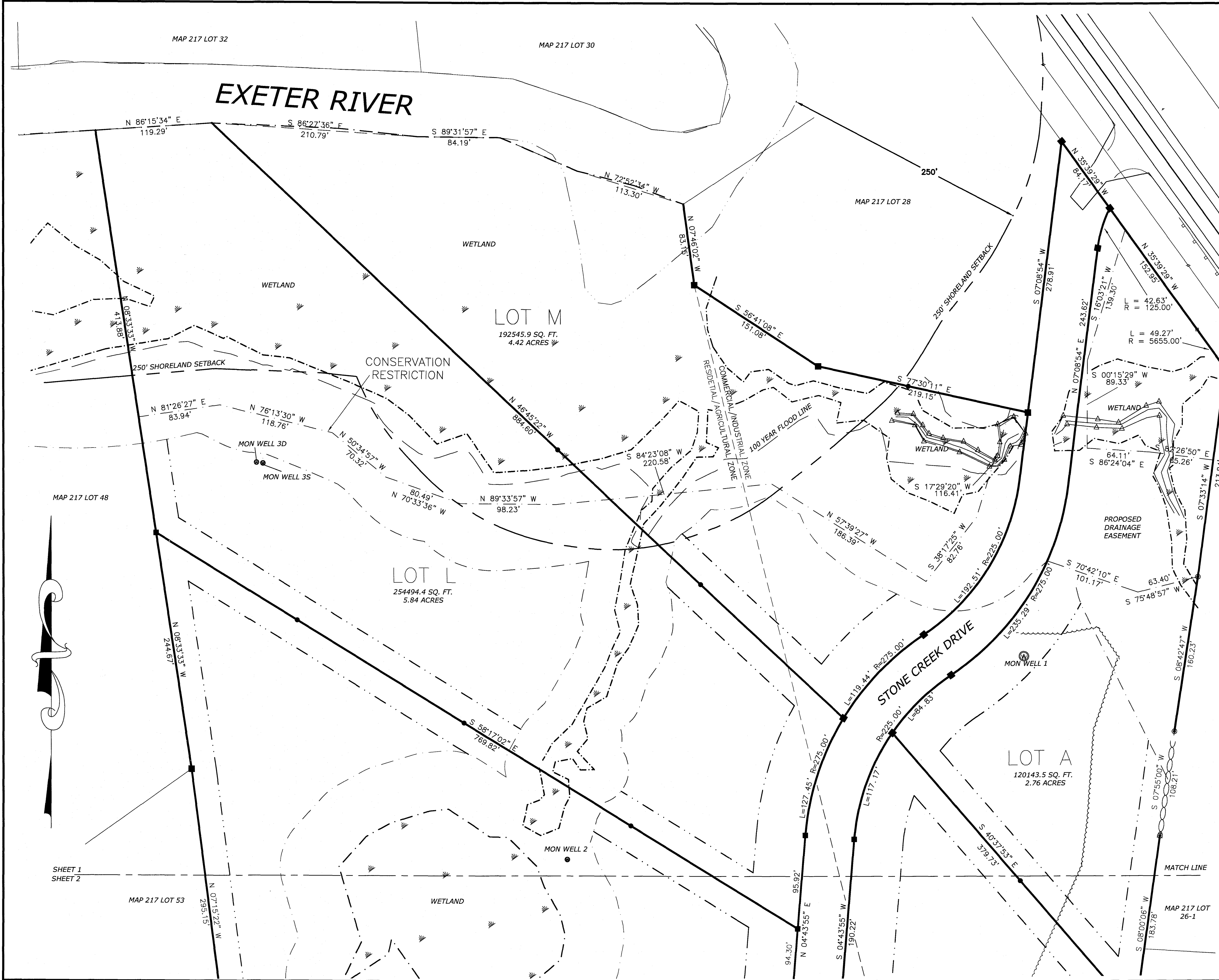
LOT A
120143.5 SQ. FT.
2.76 ACRES

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SUBDIVISION PLAN
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0' 50' 100' 150'
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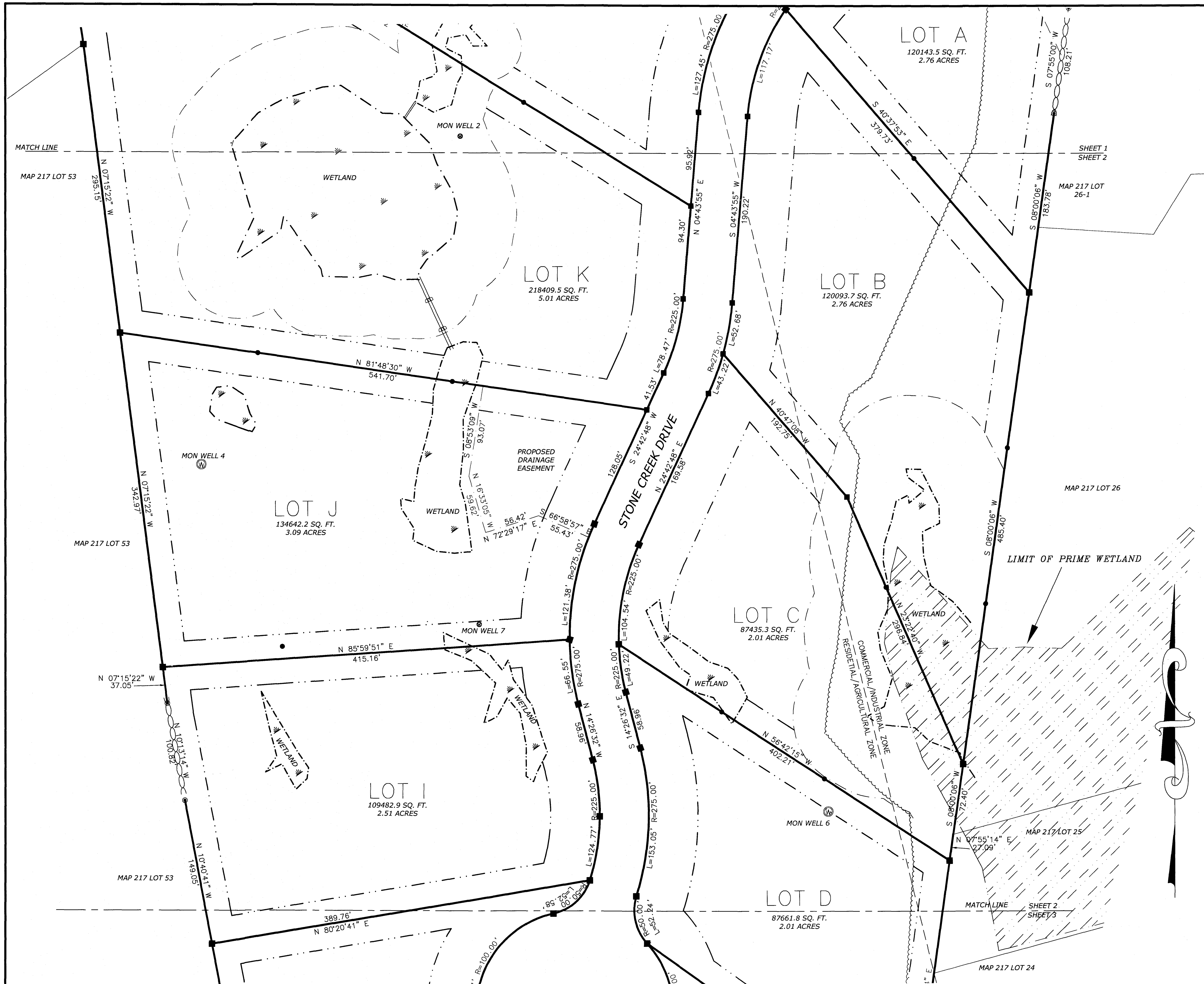
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SHEET 1
SHEET 2

MAP 217 LOT 53

MAP 217 LOT 26-1

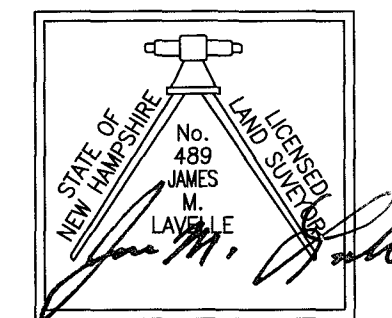
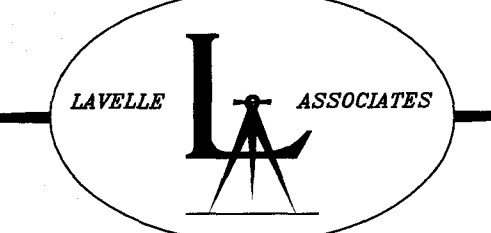
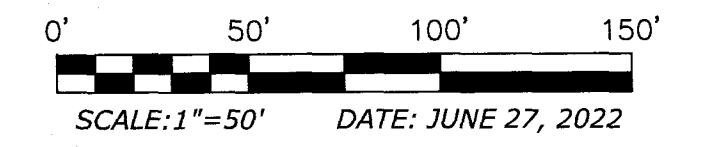


APPROVED BY THE TOWN OF BRENTWOOD PLANNING BOARD	
PLANNING BOARD	DATE
CHAIRMAN	
RECORDING AGENT:	

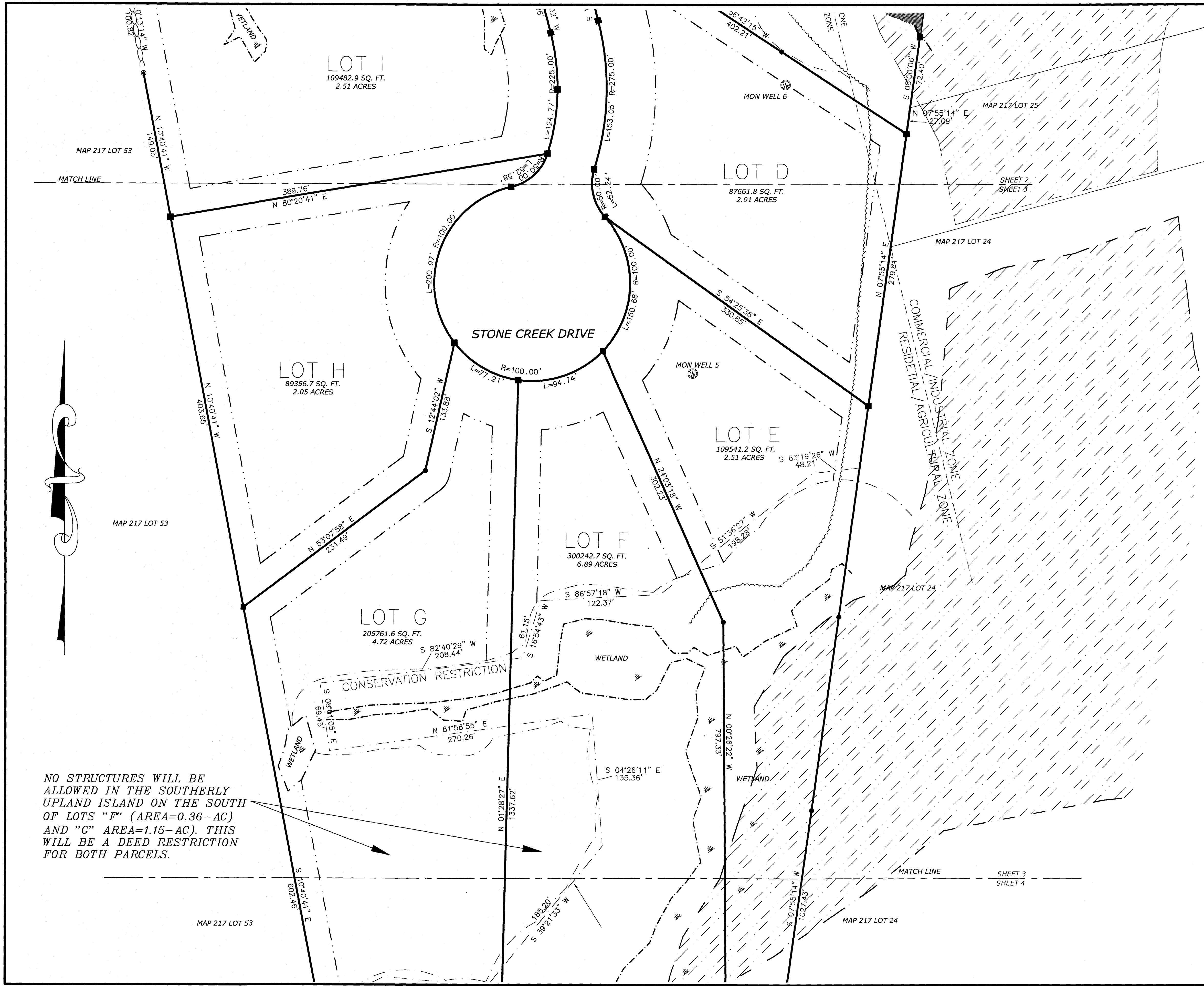
IMPACT FEES ASSIGNED THESE LOTS SHALL BE \$ _____ PER LOT

DEVELOPER _____ TOWN OF BRENTWOOD _____

"MAGNUSON PROPERTY"
ROUTE 125
TAX MAP 217 LOT 27
SUBDIVISION PLAN
 OF LAND IN
BRENTWOOD, NH
 OWNED BY
RIVER RUN DEVELOPMENT, LLC



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 (603) 329-6851



APPROVED BY THE TOWN OF BRENTWOOD PLANNING BOARD		DATE
_____, CHAIRMAN		

RECORDING AGENT:		

IMPACT FEES ASSIGNED THESE LOTS SHALL BE \$ _____ PER LOT

DEVELOPER _____ TOWN OF BRENTWOOD _____

"MAGNUSSON PROPERTY"
ROUTE 125
TAX MAP 217 LOT 272
SUBDIVISION PLAN

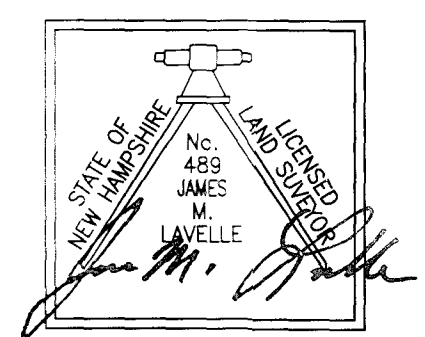
OF LAND IN
BRENTWOOD, NH

OWNED BY
RIVER RUN DEVELOPMENT, LLC

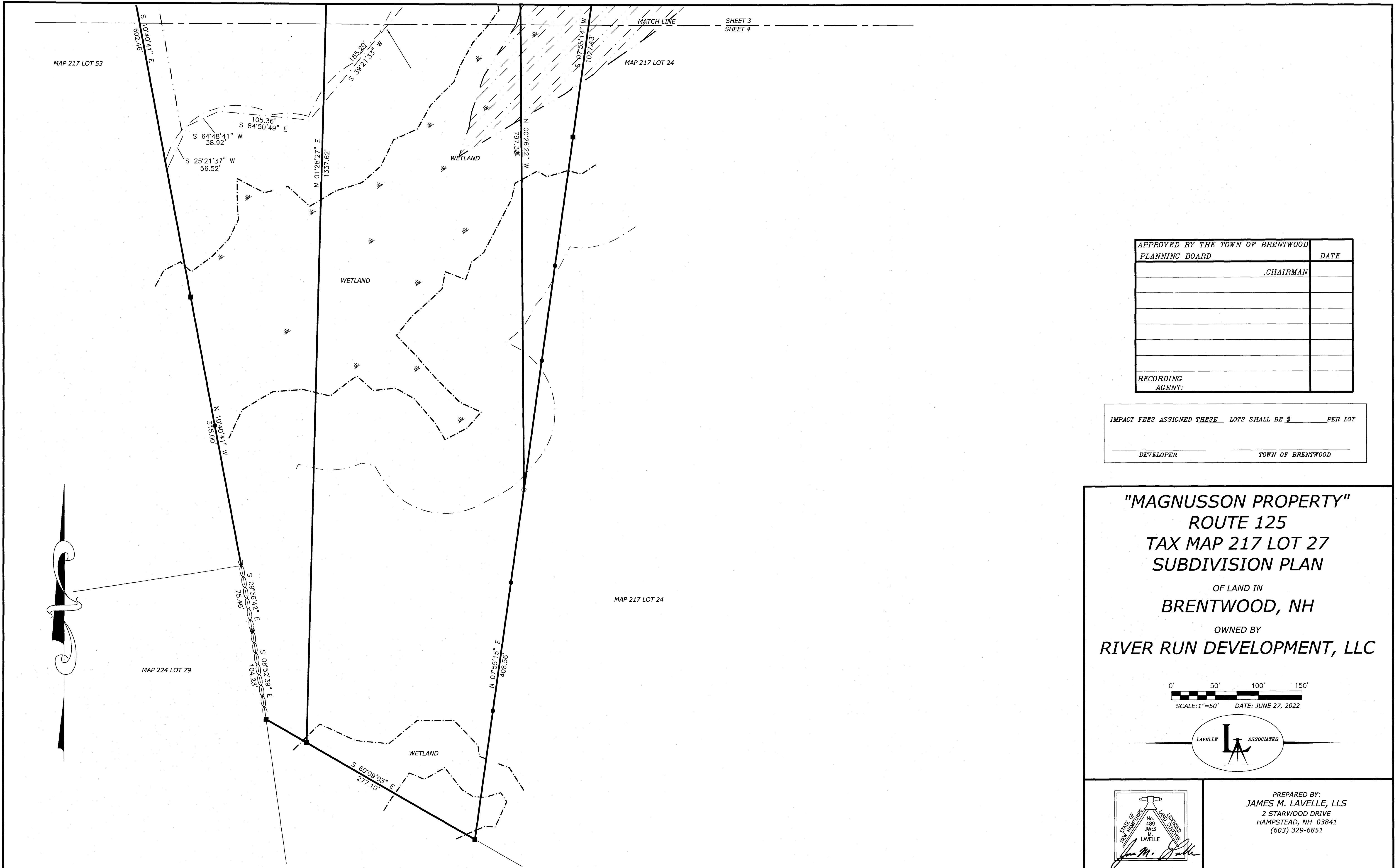
0' 50' 100' 150'
 SCALE: 1"=50' DATE: JUNE 27, 2022

LAVELLE ASSOCIATES

NO STRUCTURES WILL BE ALLOWED IN THE SOUTHERLY UPLAND ISLAND ON THE SOUTH OF LOTS "F" (AREA=0.36-AC) AND "G" (AREA=1.15-AC). THIS WILL BE A DEED RESTRICTION FOR BOTH PARCELS.



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 HAMPSTEAD, NH 03841
 (603) 329-6851



SHEET 3
SHEET 4

APPROVED BY THE TOWN OF BRENTWOOD PLANNING BOARD	DATE
CHAIRMAN	
RECORDING AGENT:	

IMPACT FEES ASSIGNED THESE LOTS SHALL BE \$ _____ PER LOT

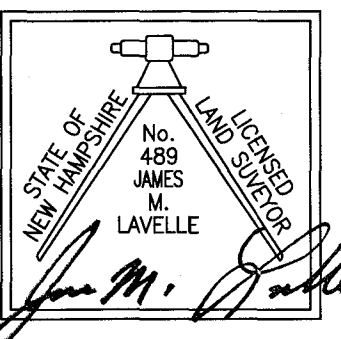
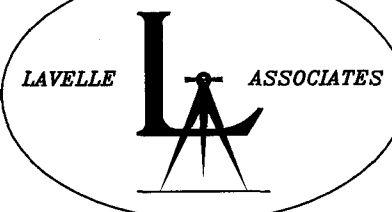
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0' 50' 100' 150'
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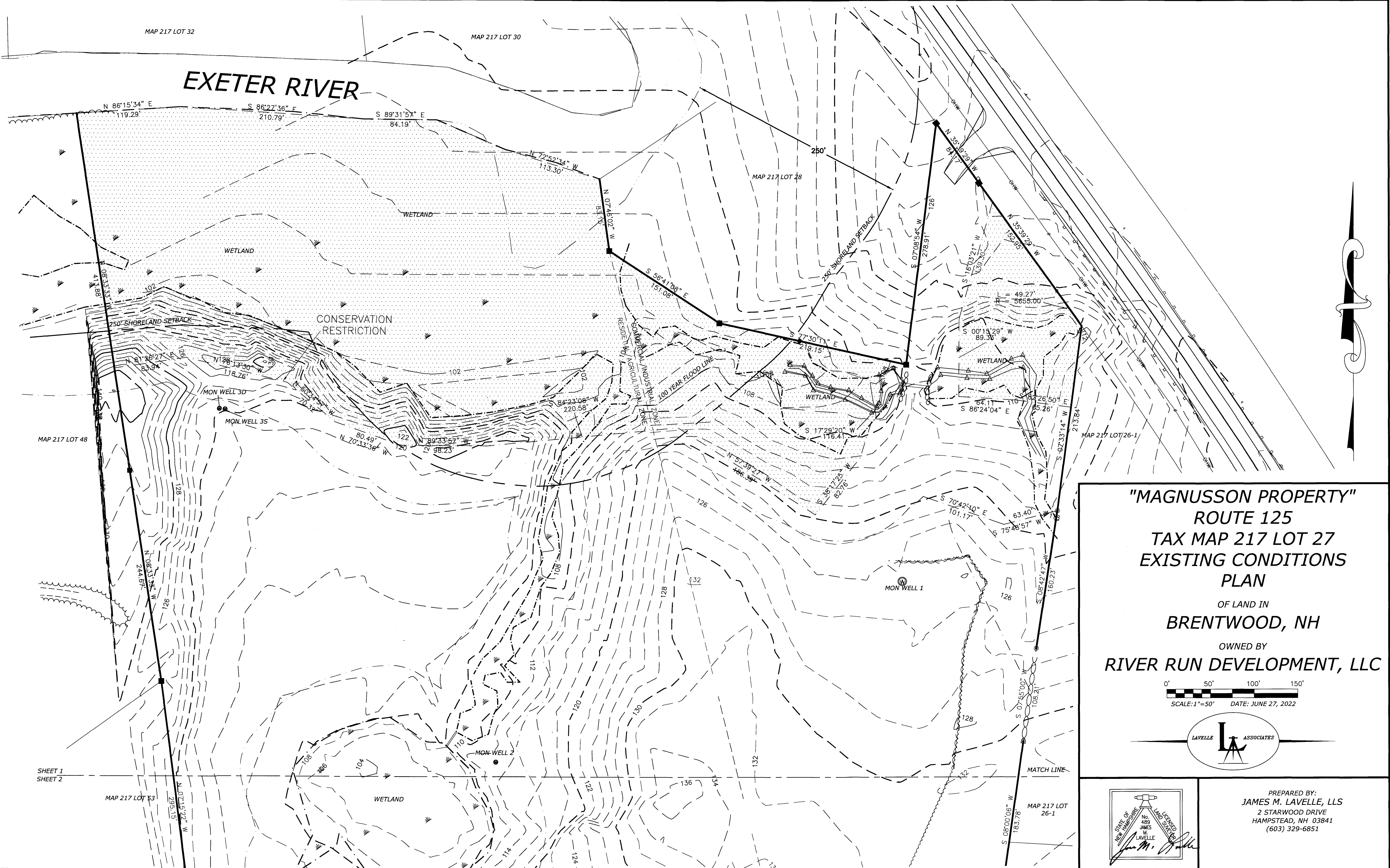


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MAP 217 LOT 32

MAP 217 LOT 30

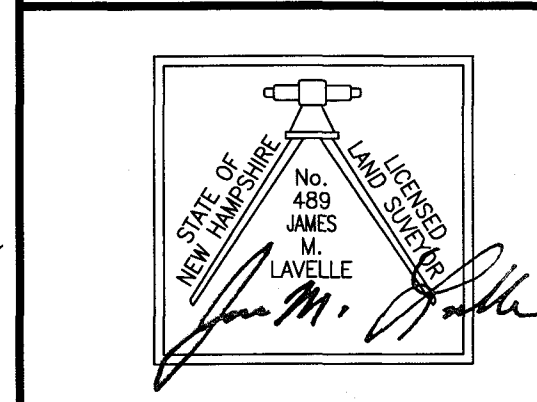
EXETER RIVER



"MAGNUSSON PROPERTY"
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L ASSOCIATES

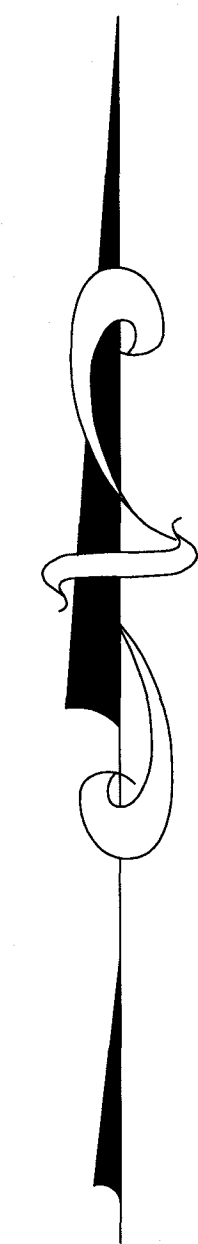
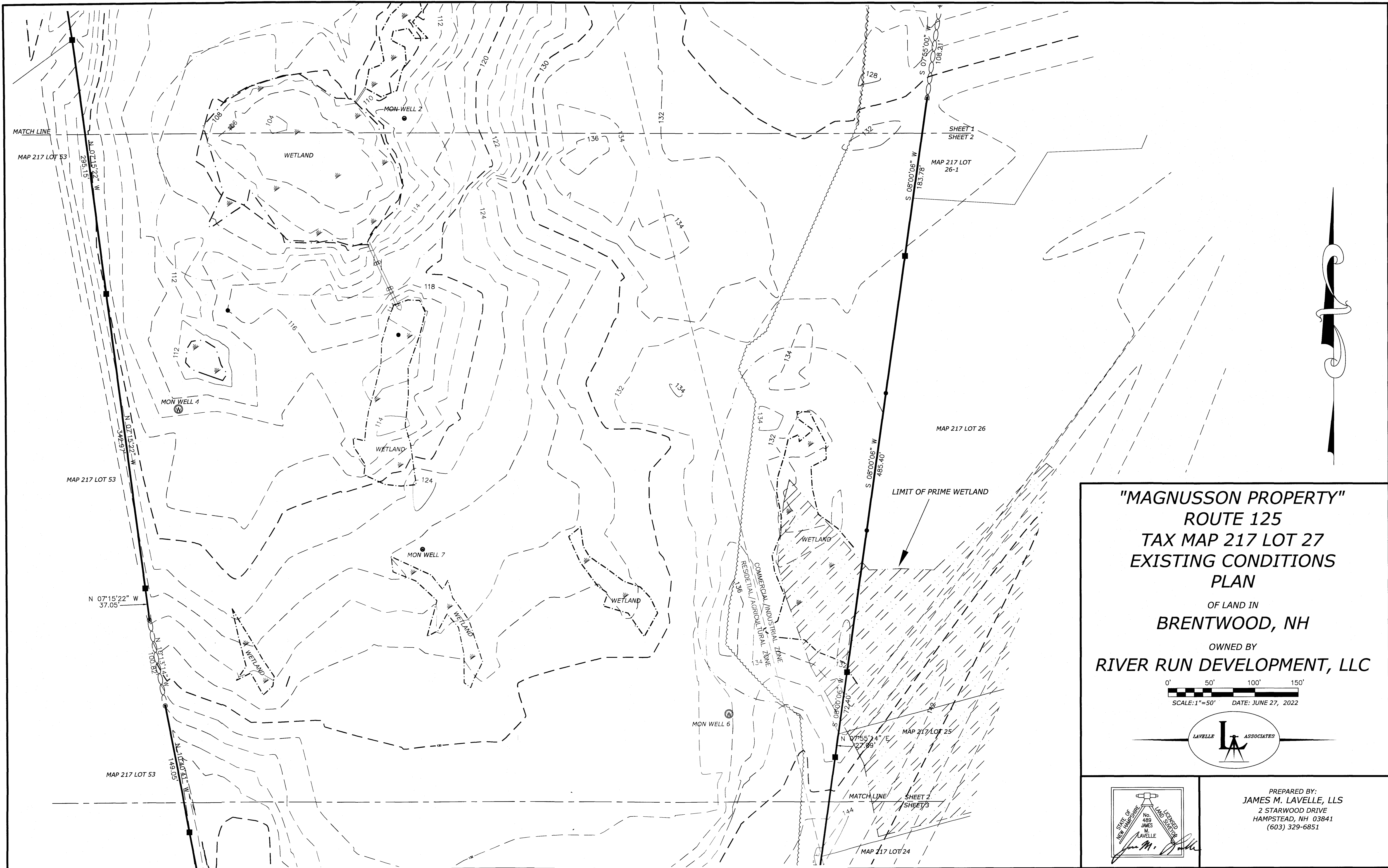


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SHEET 1
SHEET 2

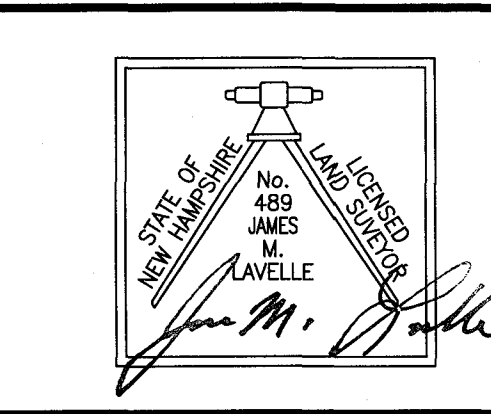
MAP 217 LOT 53

MAP 217 LOT 26-1



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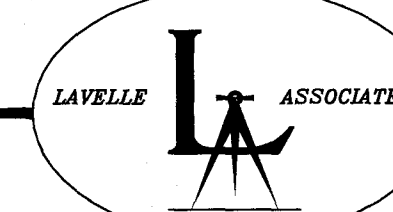


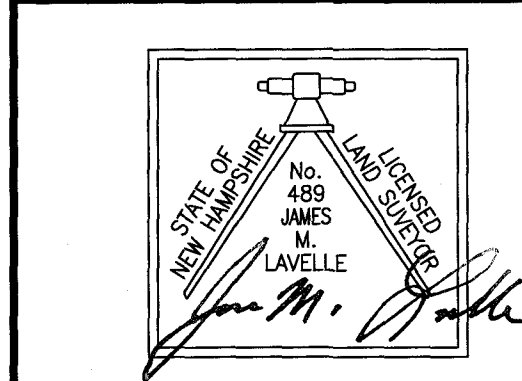
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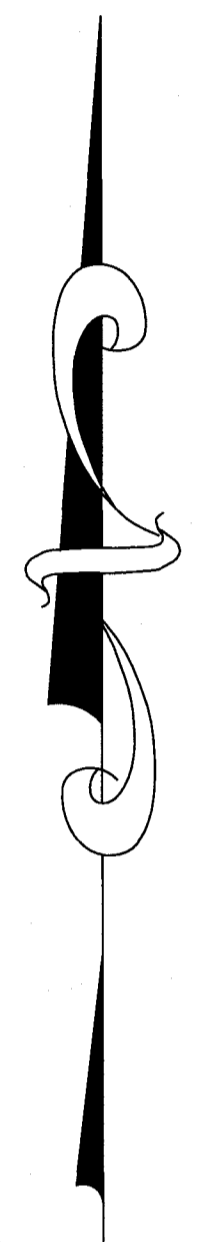
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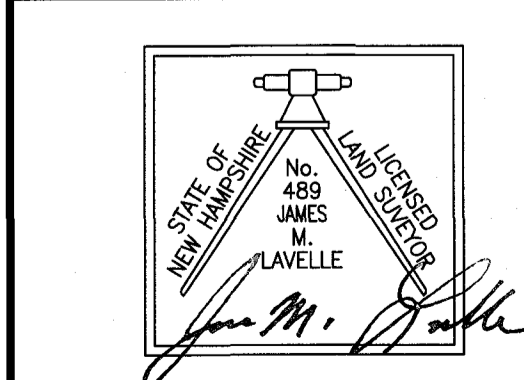
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WETLAND NOTES

1. WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES (G.E.S.) IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL.
2. DOMINANT HYDRIC SOIL CONDITIONS WITHIN THE WETLANDS WERE IDENTIFIED BY G.E.S. UTILIZING THE CRITERIA OF FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 2 NEWPCC WETLANDS WORK GROUP (JULY 1999).
3. DOMINANCE OF WETLANDS VEGETATION WAS ASSESSED BY G.E.S. UTILIZING THE NATIONAL LIST OF PLANT SPECIES FOR NEW HAMPSHIRE, DATED MAY 1998.

ZONE:	RESIDENTIAL/ AGRICULTURAL	COMMERCIAL/ INDUSTRIAL
MIN. LOT AREA (BY SOILS)	2 AC.	120,000 SF
MIN. LOT FRONTAGE	200'	300'
ODS FRONTAGE	75'	150'
MIN. FRONT SETBACK CL ROAD	75'	75'
MIN. SIDE/REAR SETBACK	25'	25'
MIN. FROM STATE ROW	35 ft.	35 ft.
MAX. BUILDING HEIGHT	75 ft. (HYDRIC A SOILS)	75 ft. (HYDRIC B SOILS)
SEPTIC SETBACK	75 ft. (HYDRIC A SOILS)	75 ft. (HYDRIC B SOILS)
ALL OTHER STRUCTURES	PER WETLAND BUFFER ZONING TABLE	

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.

THE SITE SPECIFIC SOIL SURVEY (SSSS) WAS PRODUCED MAY 12, 2022 AND WAS PREPARED BY JP GOVE CSS # 004, GES, INC. THE SURVEY AREA IS LOCATED AT THE MAGNUSSEN PROPERTY, RTE 125, BRENTWOOD, NH.

SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH, ISSUE # 10, JANUARY 2011.

HYDROLOGIC SOIL GROUP FROM KSAT VALUES FOR NEW HAMPSHIRE SOILS, SOCIETY OF SOIL SCIENTISTS OF NEW ENGLAND, SPECIAL PUBLICATION NO. 5, SEPTEMBER, 2009.

SSSS	MAP NAME	DRAINAGE CLASS	HISS#	HYDROLOGIC SOIL GROUP
34	WAREHAM	PD	511	C
115	SCARBORO MUCK	VPD	611	D
300	UDIPSAMMENTS	WD	261	A
313	DEERFIELD	MWD	311	B
350	UDIPSAMMENTS WET	MWD	361	B
350	UDIPSAMMENTS WET	SWPD	461	C
915	DEERFIELD VARIANT	SWPD	411	C
990	ENDDAQUENTS	PD	561	C

OPEN WATER= MAN-MADE PONDS

SLOPE PHASE:
B=0-8%, C=8-15%, D=15-25%, E=25%+

DRAINAGE CLASS ABBREVIATIONS:
WD = WELL DRAINED
MWD = MODERATELY WELL DRAINED
SWPD = SOMEWHAT POORLY DRAINED
PD = POORLY DRAINED
VPD = VERY POORLY DRAINED

NOTES

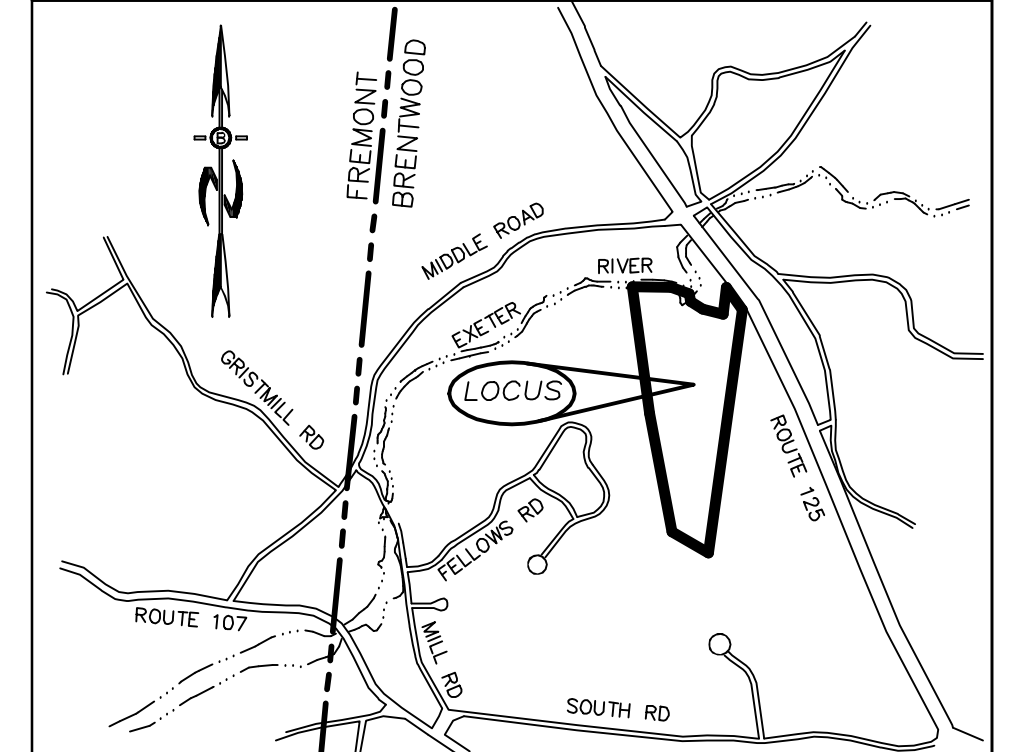
1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE
2. THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
3. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
4. ALL ROAD AND DRAINAGE WORK TO CONFORM TO TOWN OF BRENTWOOD STANDARD SPECIFICATIONS FOR CONSTRUCTION.
5. ALL PROPOSED SIGNS SHALL CONFORM TO THE TOWN OF BRENTWOOD ZONING REGULATIONS.
6. A PORTION OF THIS PARCEL LIES WITHIN FLOOD HAZARD ZONE: "AE" AND "X" PER FIRM MAPS NO: 33015C0380E AND NO: 33015C0379E, DATED 05/17/2005.
7. PROJECT IS BASED ON NAVD 1988.
8. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
9. SEE DETAIL SHEET FOR STANDARD CONSTRUCTION NOTES AND DETAILS.
10. DISTURBANCE IS OVER 100,000 SQ. FT. SITE SPECIFIC ALTERATION OF TERRAIN RSA 485-A-17 IS REQUIRED.
11. THE PROPOSED ROAD IS TO BE A PUBLIC WAY.
12. SEE NOTES ON VEGETATING SAND AND GRAVEL PITS ON PLAN & PROFILE - P3 (SHEET 13).

PREPARED FOR:

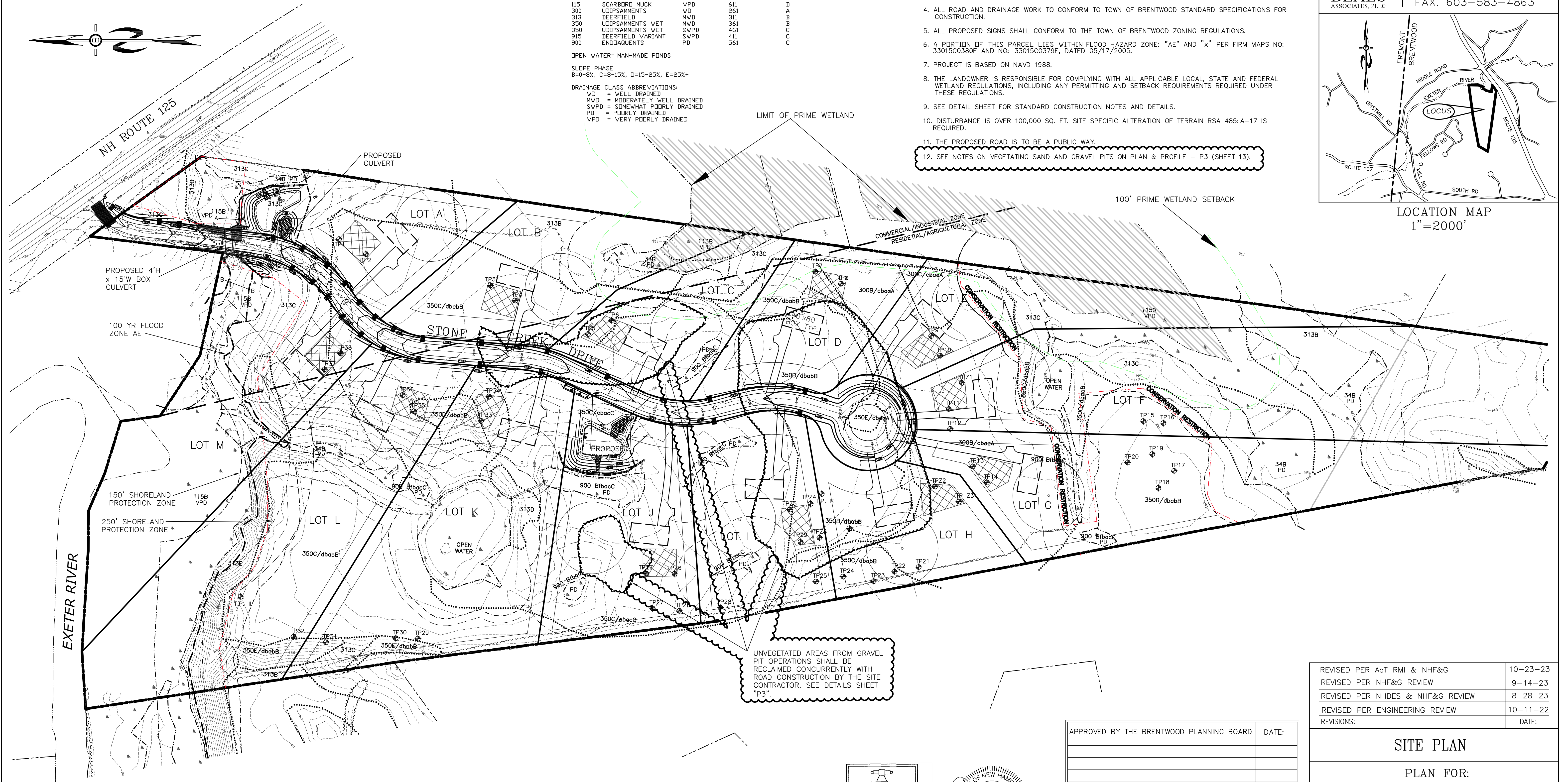
RIVER RUN DEVELOPMENT, LLC
172 ROUTE 101 UNIT 25C
BEDFORD, NH 03110



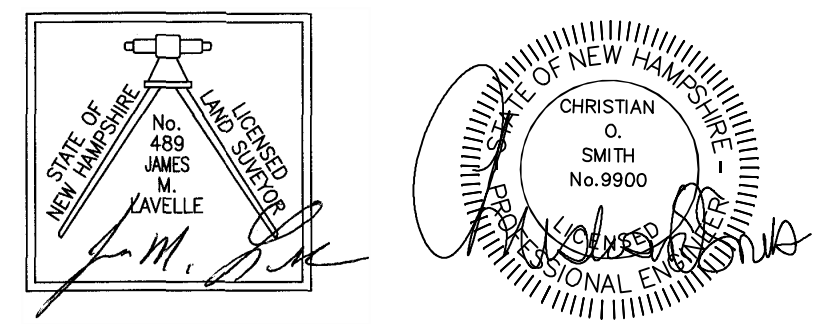
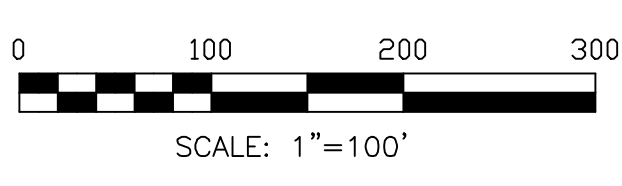
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863



LOCATION MAP
1"=2000'



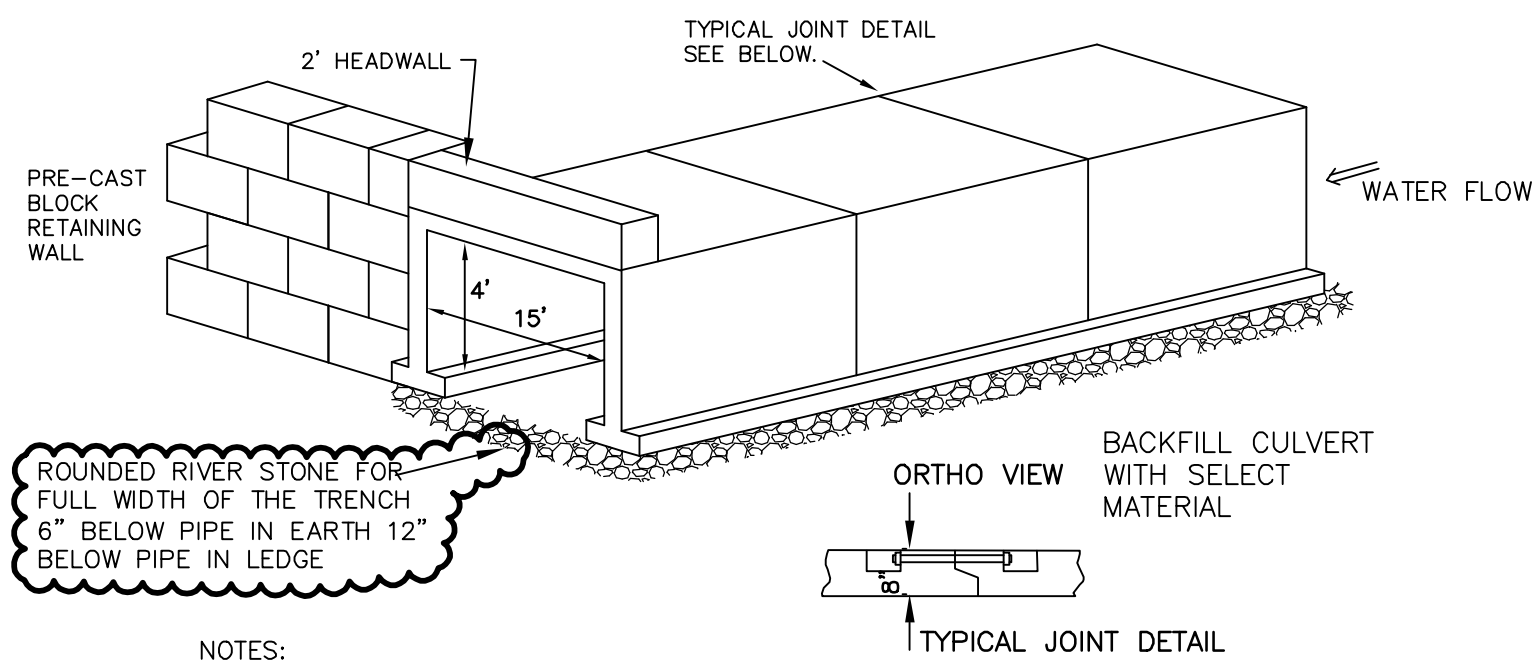
UNVEGETATED AREAS FROM GRAVEL PIT OPERATIONS SHALL BE RECLAIMED CONCURRENTLY WITH ROAD CONSTRUCTION BY THE SITE CONTRACTOR. SEE DETAILS SHEET "P3".



APPROVED BY THE BRENTWOOD PLANNING BOARD	DATE:
RECORDING AGENT:	

REVISED PER AOT RMI & NHF&G	10-23-23
REVISED PER NHF&G REVIEW	9-14-23
REVISED PER NHDES & NHF&G REVIEW	8-28-23
REVISED PER ENGINEERING REVIEW	10-11-22
REVISIONS:	DATE:

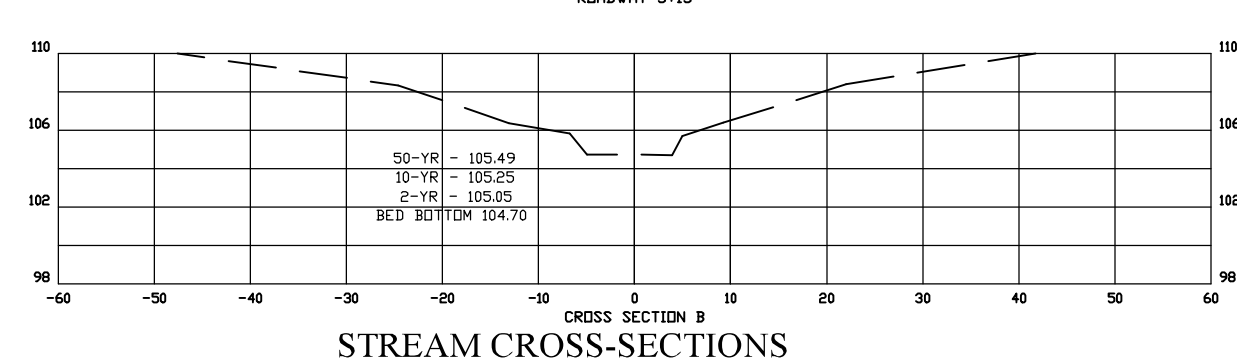
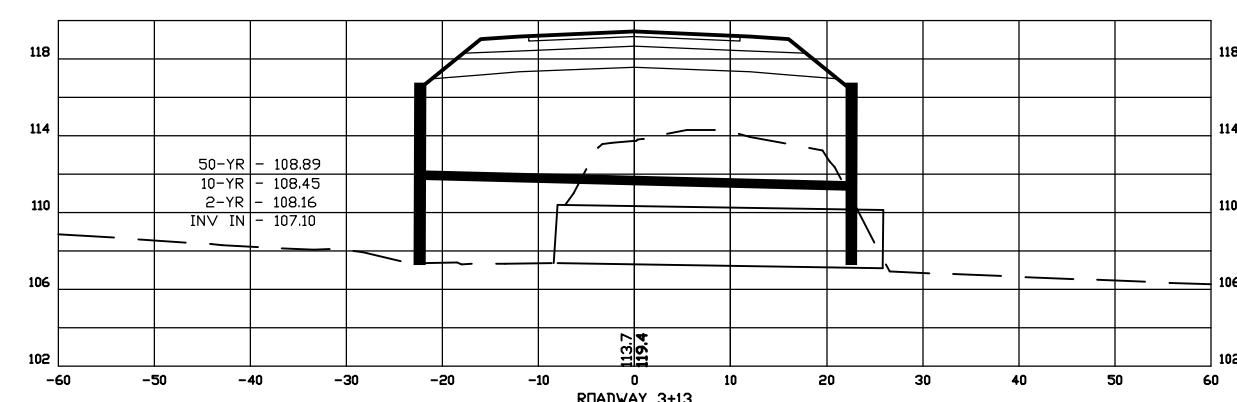
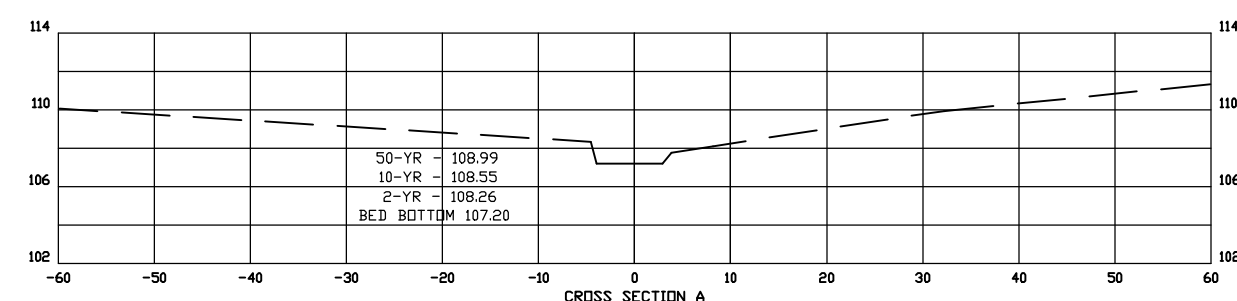
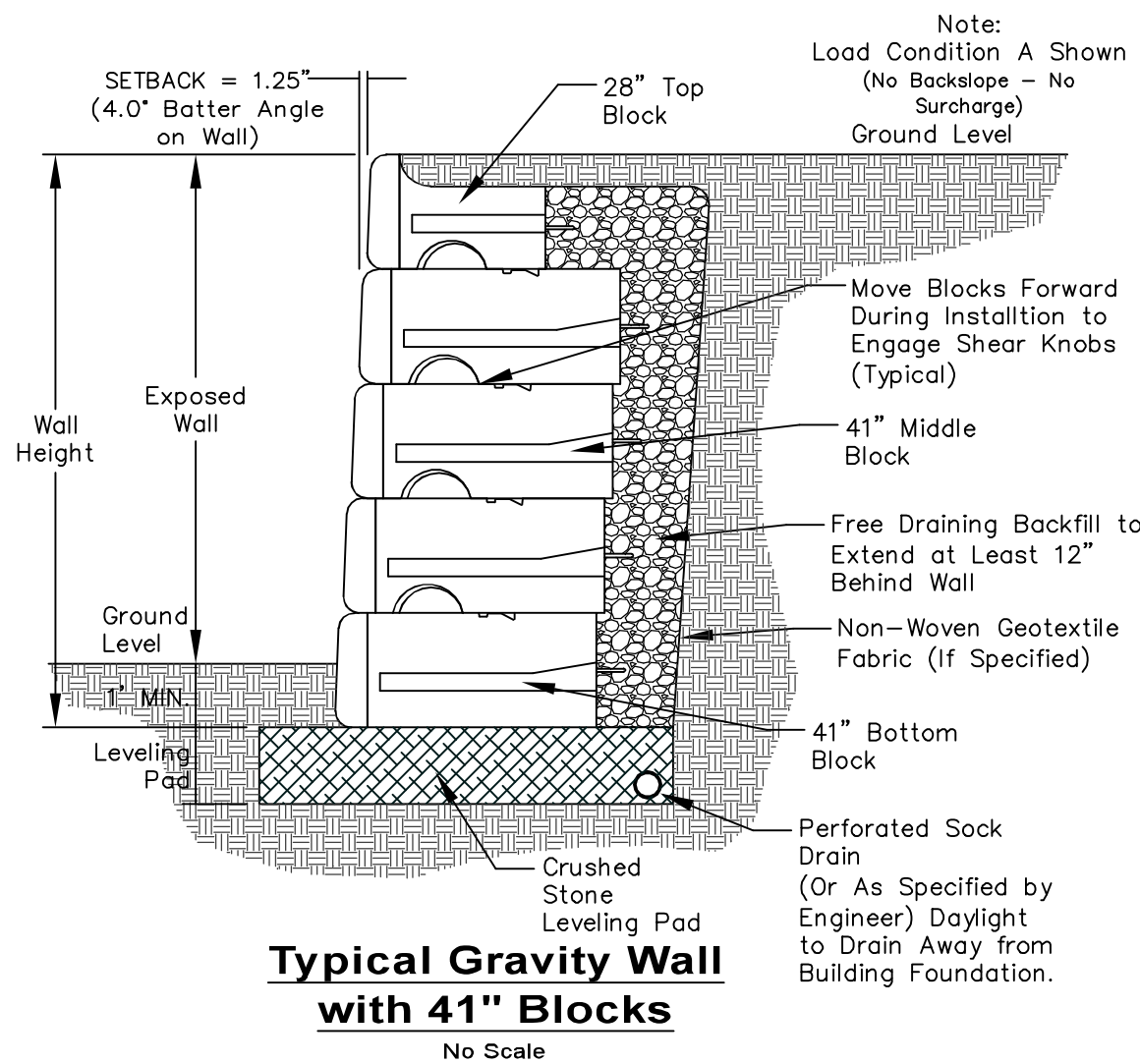
SITE PLAN	
PLAN FOR: RIVER RUN DEVELOPMENT, LLC ROUTE 125 BRENTWOOD, NH	
DATE: MARCH 2022	SCALE: 1"=100'
PROJ. NO: NH-1388	SHEET NO. 10



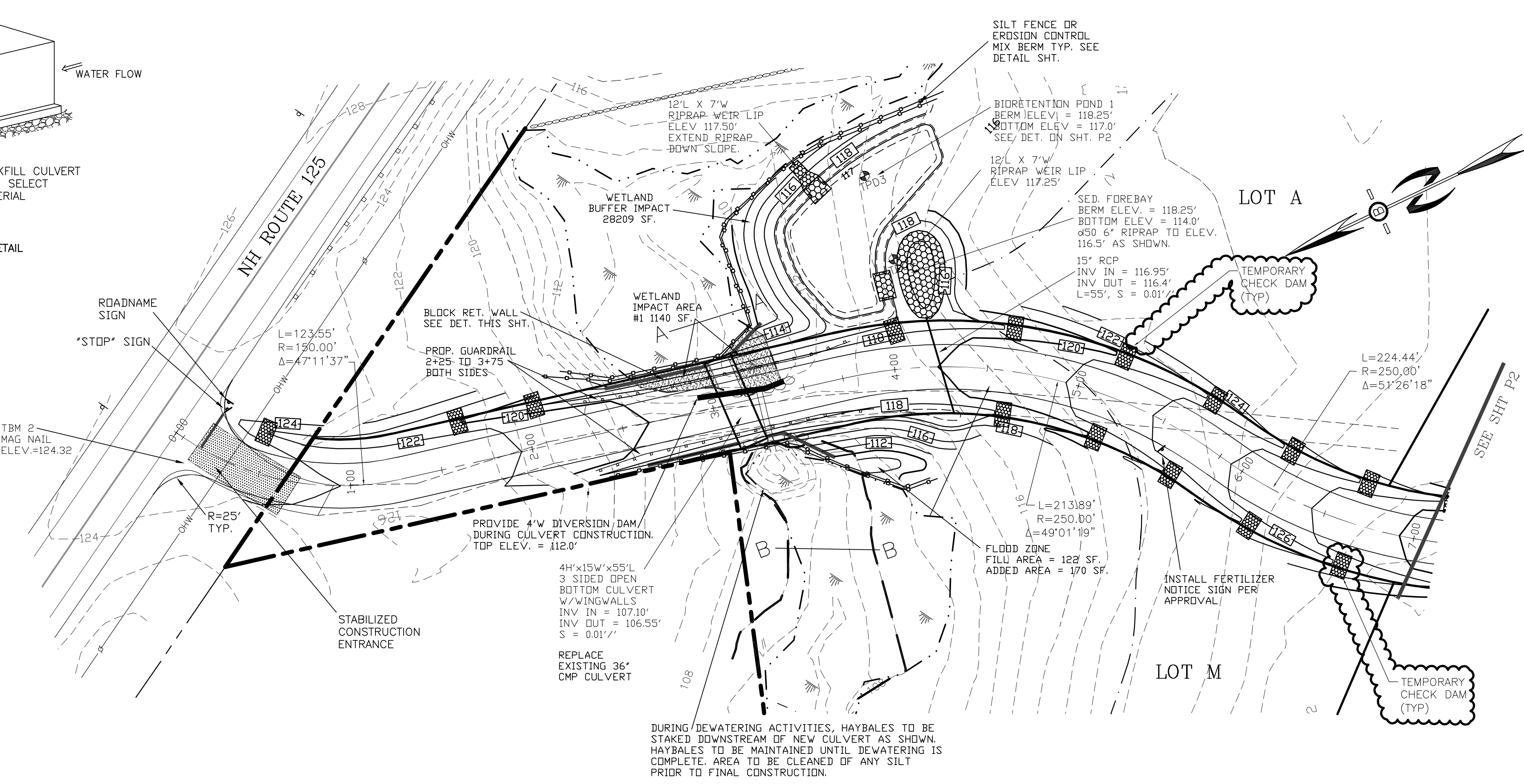
- NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
 2. DESIGN PER ASTM C1433 SPECIFICATION FOR BOX CULVERT
 3. ALL REINFORCEMENT PER ASTM A-615-75
 4. DESIGN FOR H-20 LOADING
 5. TONGUE AND GROOVE JOINT SEALED WITH NEOPRENE GASKETS

PRE-CAST BOX CULVERT DETAIL

RECOMMENDED RIVER STONE GRADATION RANGES		
MIN. THICKNESS OF STONE BED = 1125 FEET		
Ø50 SIZE =	FEET	6 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN Ø50 SIZE	SIZE OF STONE (INCHES) FROM	TO
100%	9	12
85%	8	11
50%	6	9
15%	2	3

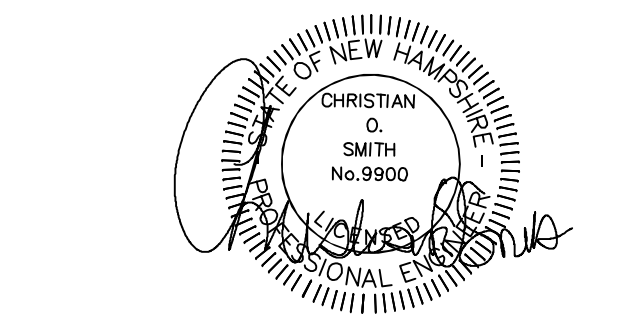
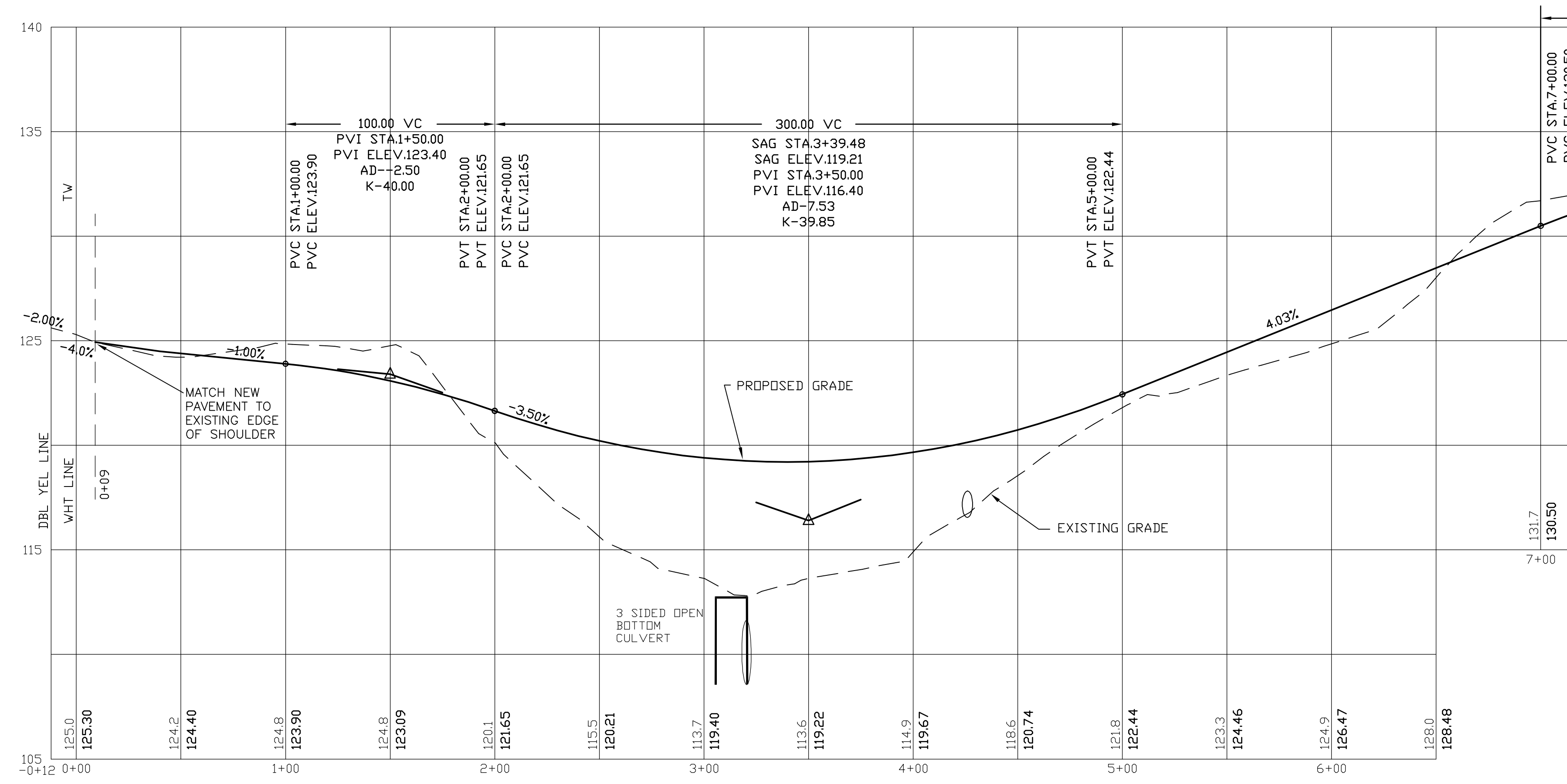
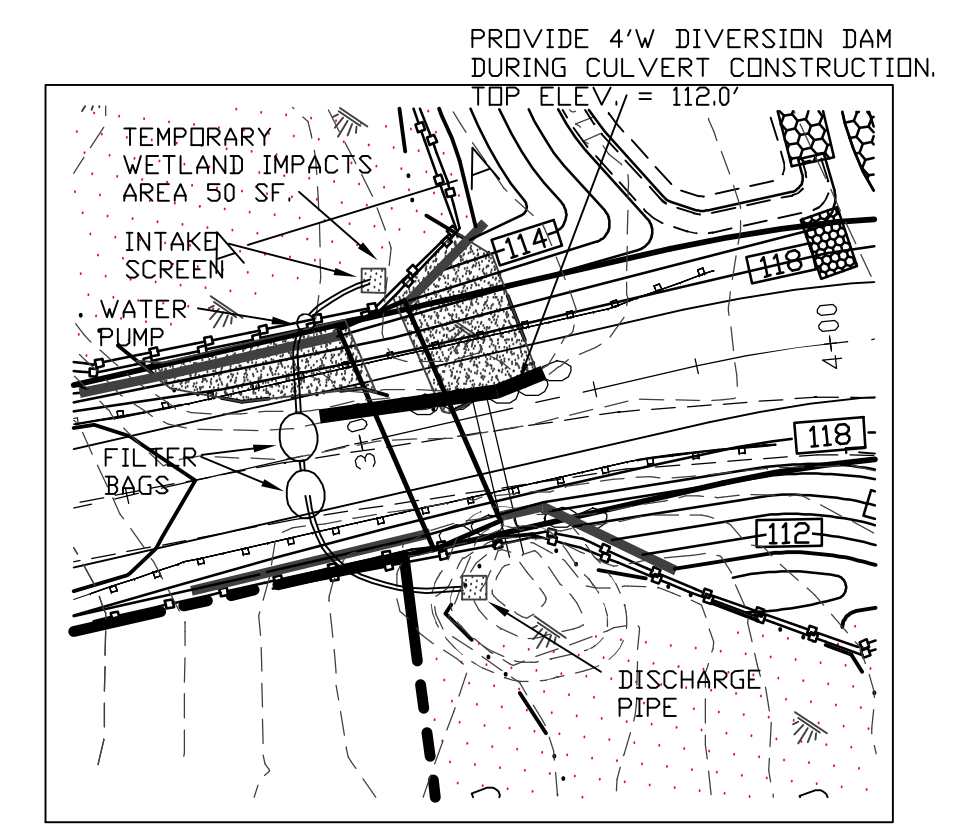
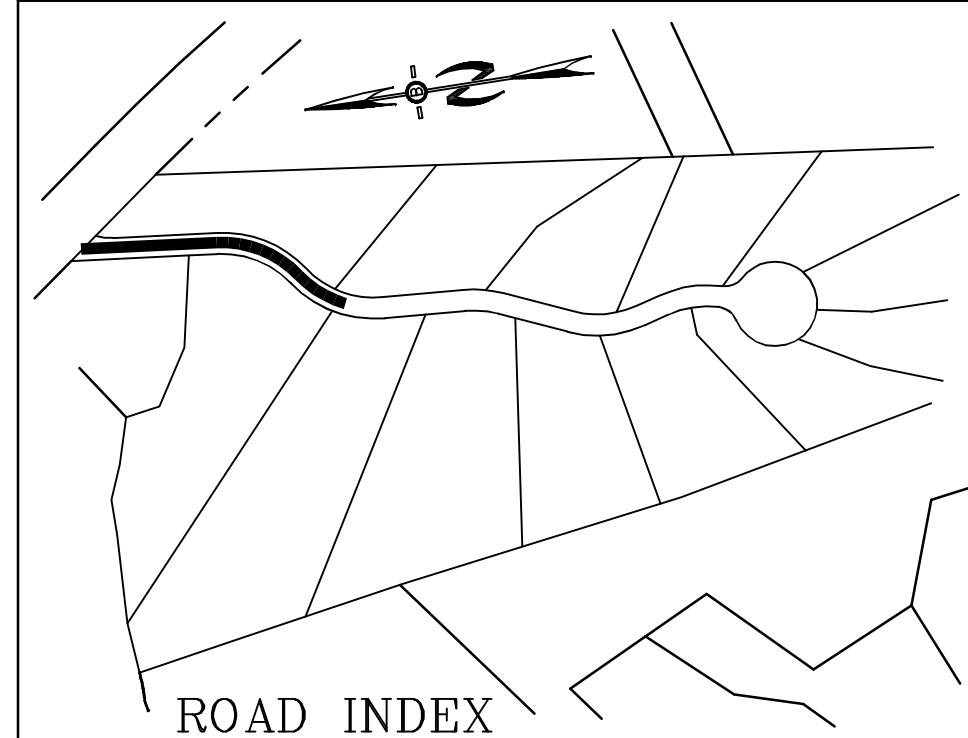


SCALE: HORIZONTAL: 1"=20' VERTICAL: 1"=10'



PREPARED FOR:
RIVER RUN DEVELOPMENT, LLC
 172 ROUTE 101 UNIT 25C
 BEDFORD, NH 03110

BA BEALS
 ASSOCIATES, PLLC
 70 PORTSMOUTH AVE,
 THIRD FLOOR, SUITE 2
 STRATHAM, N.H. 03885
 PHONE: 603-583-4860,
 FAX: 603-583-4863



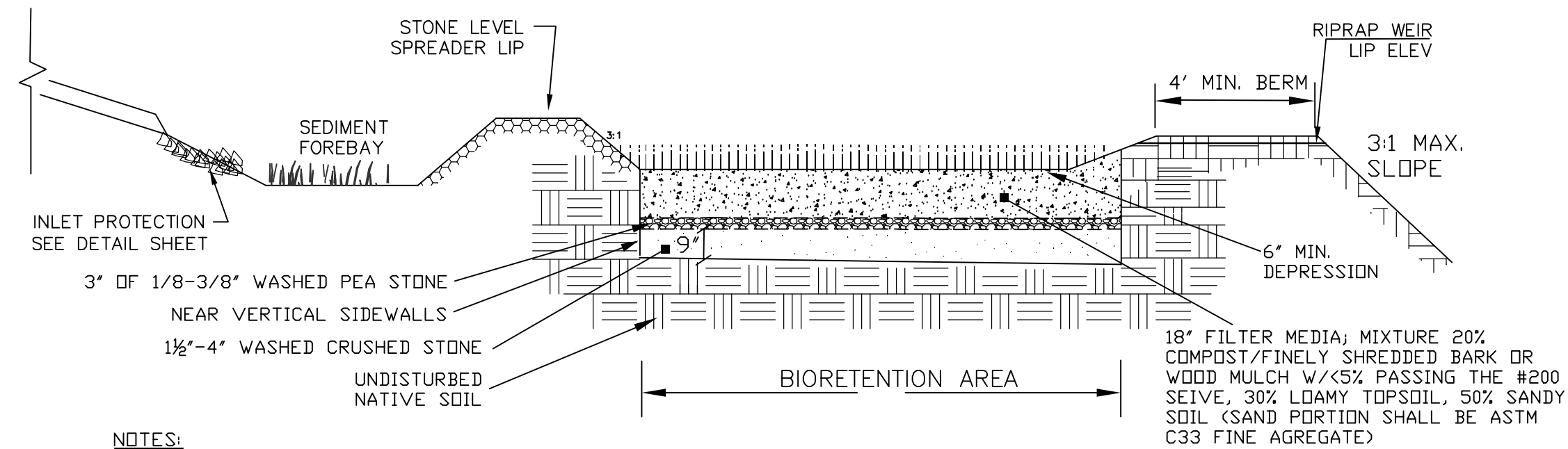
PROFILE SCALES:
 HORIZONTAL: 1"=40' VERTICAL: 1"=4'

REVISIONS:	DATE:
REVISED PER NHDES & NHFG REVIEW	10-20-23
REVISED PER NHDOT REVIEW	5-18-23
REVISED PER APPROVAL	11-18-22
REVISED PER ENGINEERING REVIEW	11-9-22
REVISED PER ENGINEERING REVIEW	10-11-22

PLAN & PROFILE - P1

PLAN FOR:
RIVER RUN DEVELOPMENT, LLC
 ROUTE 125
 BRENTWOOD, NH

DATE:	SCALE:
JUNE 2022	1"=40'
PROJ. NO.:	SHEET NO.:
NH-1388	11



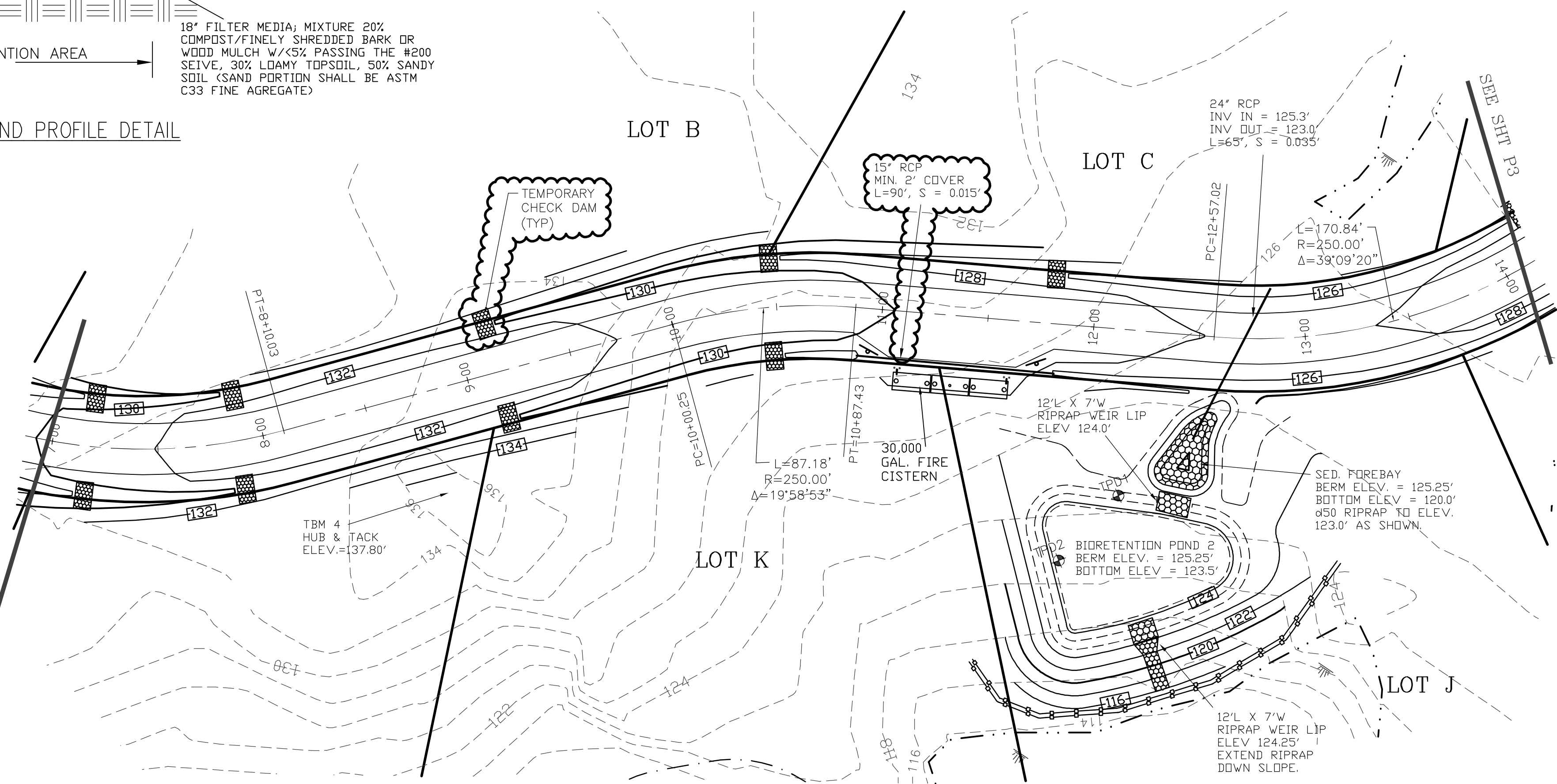
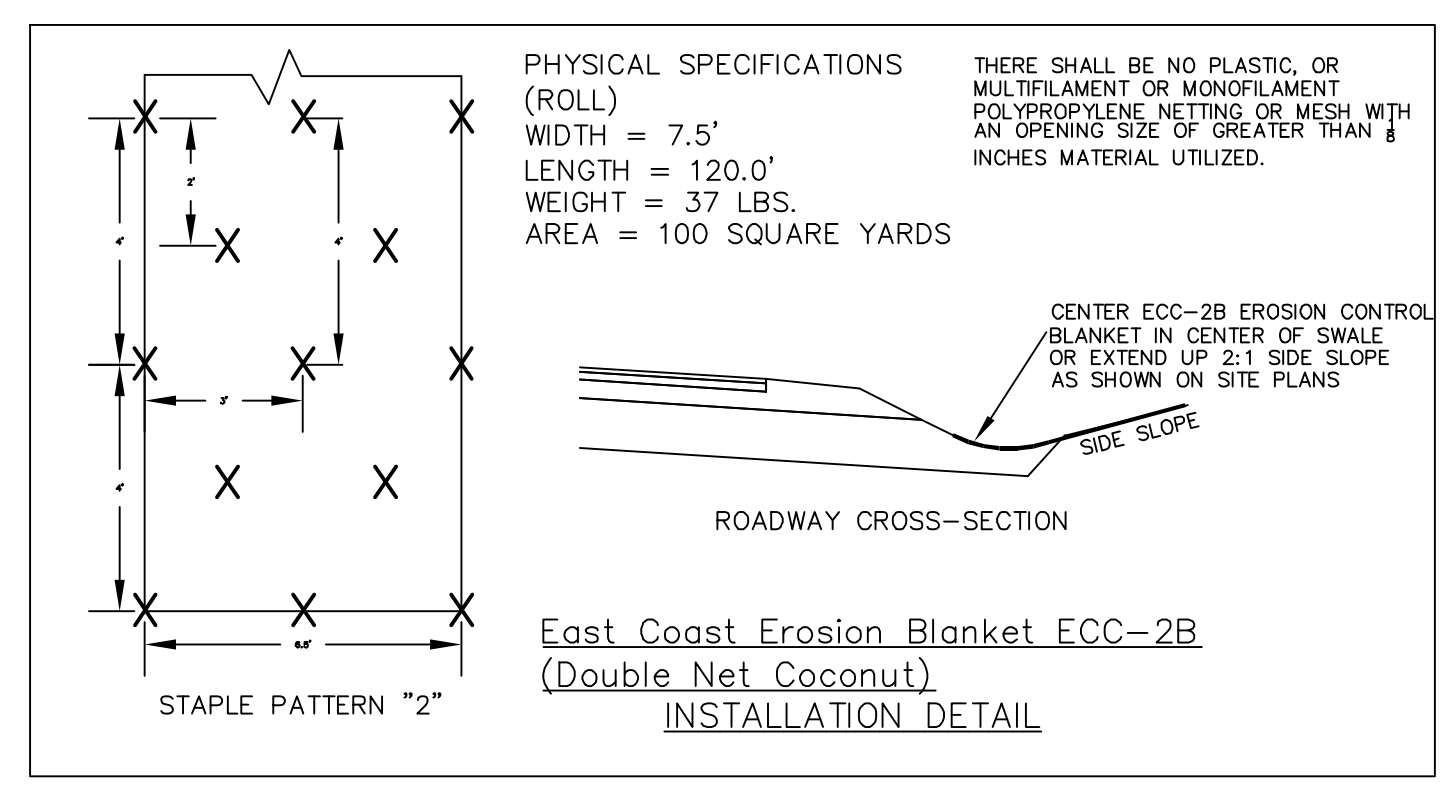
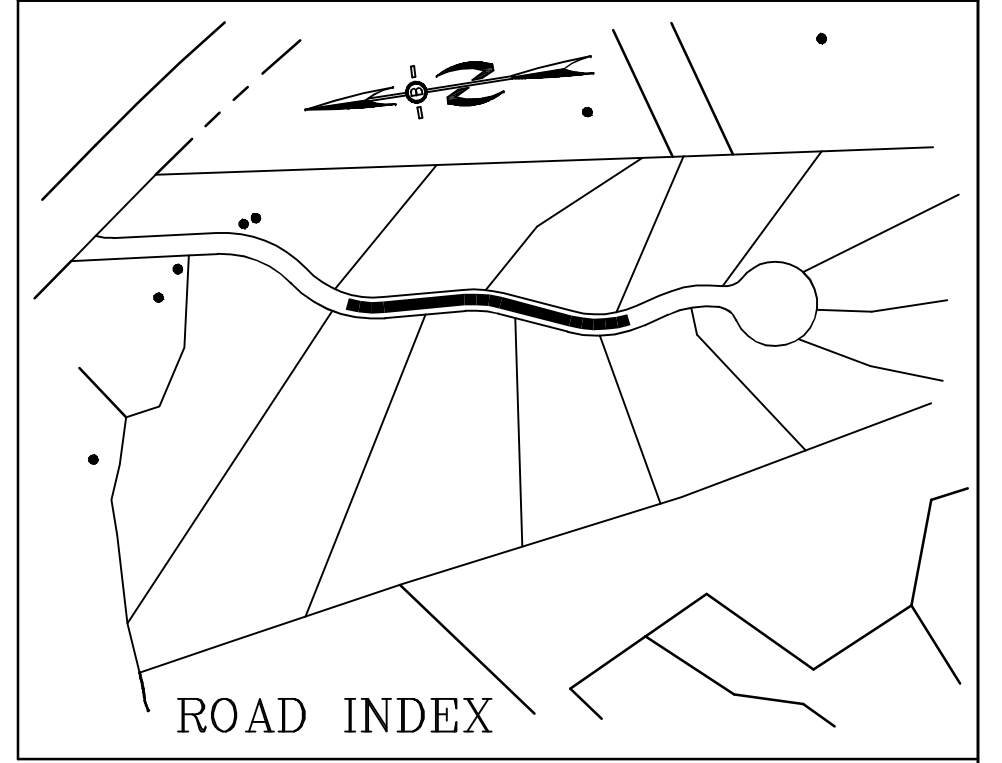
NOTES:
 1. SCARIFY SIDES AND BOTTOM OF BIORETENTION AREA TO FACILITATE NATURAL INFILTRATION RATES.
 2. POND SURFACE TO BE FINISHED WITH 4\"/>

BIORETENTION POND PROFILE DETAIL
 NOT TO SCALE

TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES			
THICKNESS OF RIP RAP = 0.50 FEET			
Ø50 SIZE=	0.50	FEET	6 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN Ø50 SIZE		SIZE OF STONE (INCHES) FROM	TO
100%		9	12
85%		8	11
50%		6	9
15%		2	3

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 RIVER RUN DEVELOPMENT, LLC
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NOTES

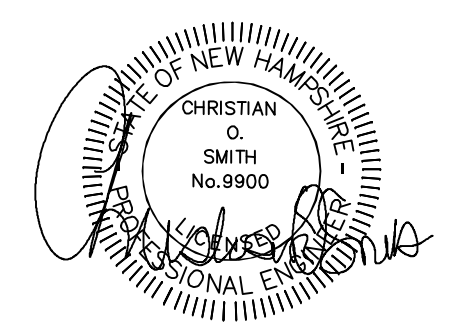
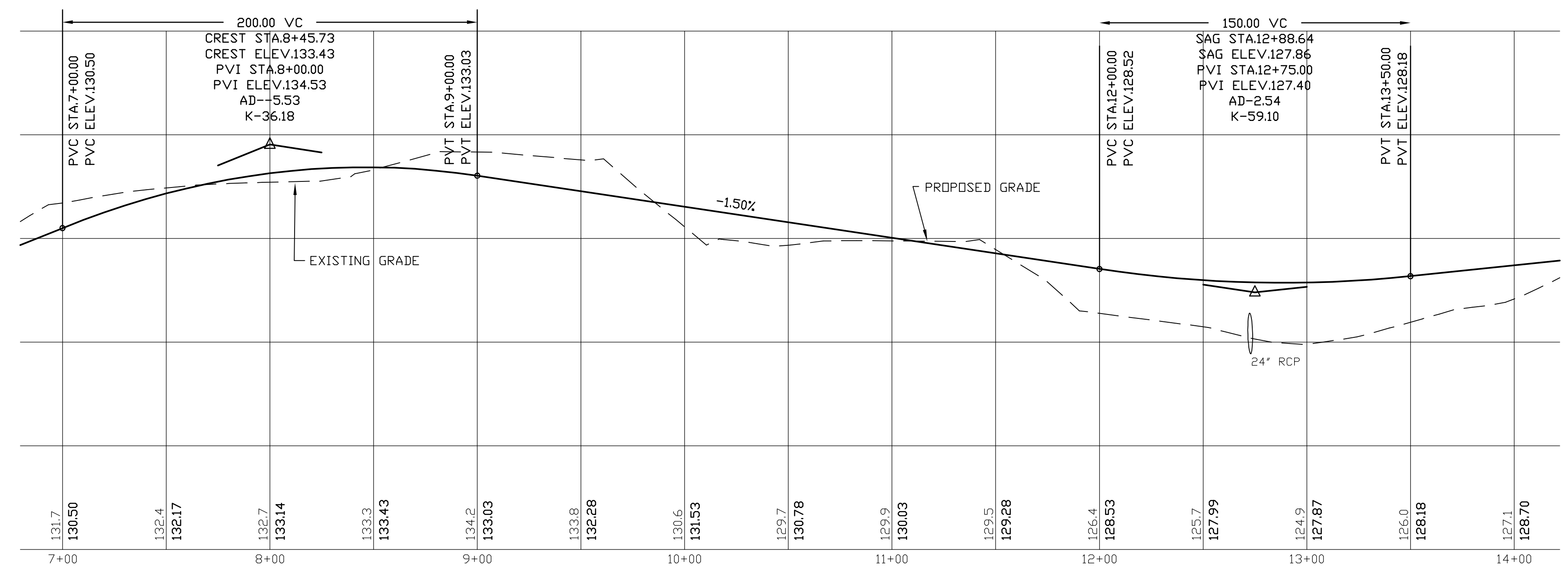
- ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION AND ALARM LINES TO BE UNDERGROUND. LOW PROFILE UTILITY BOX STRUCTURES SHALL BE USED TO THE GREATEST EXTENT.
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR. ENGINEER TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY.
- ALL CONSTRUCTION METHODS AND MATERIALS WILL CONFORM TO THE TOWN STANDARD SPECIFICATIONS AND TO N.H.D.O.T. STANDARDS AND REGULATIONS.
- ALL DRAINAGE STRUCTURES AND SWALES WILL BE BUILT AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM. SEE DETAIL SHEETS FOR STANDARD CONSTRUCTION DETAILS.
- ALL CROSS CULVERTS TO HAVE HEADWALLS OR F.E.S. MAY BE USED FOR DRIVEWAY CULVERTS WHERE APPROPRIATE. CULVERTS AND ROADWAY SHOULD BE MARKED WITH GREEN DELINEATORS FOR EASY LOCATION. TYPE & LOCATION TO BE APPROVED BY TOWN ROAD AGENT.
- CONTRACTOR TO EMPLOY BEST MANAGEMENT PRACTICES AS SHOWN ON PLANS, AND AS FOUND IN THE NH STORMWATER MANUAL DATE DECEMBER, 2008.
- NATURAL AREA BUFFERS ARE TO REMAIN WOODED.
- CULVERTS SHOULD BE MAINTAINED BI-ANNUALLY.
- SEDIMENT TRAPS ARE TO BE INSTALLED AT ALL PIPE INLETS UNTIL SITE IS STABILIZED.

TEST PIT D1 - 9/16/22
 A AND B HORIZONS REMOVED
 10YR3/2, FINE LOAMY SAND, WEAK GRANULAR, VERY FRIABLE
 10YR5/6, FINE SAND, SINGLE GRAIN, LOOSE
 2.5Y5/6, FINE STRATIFIED SAND, SINGLE GRAIN, LOOSE
 7.5YR4/6, AND 10YR5/6 BANDS
 SHWT: DEPTH:
 ROOTS TO 21"

TEST PIT D2 - 9/16/22
 A AND B HORIZONS REMOVED
 0-4' 2.5Y6/4, FINE SAND, FILL, WEAK GRANULAR, VERY FRIABLE
 4-13' 2.5Y5/4, SAND, WEAK GRANULAR, VERY FRIABLE
 13-20' 10YR5/6, SAND, SINGLE GRAIN, LOOSE
 20-62' 2.5Y5/6, STRATIFIED SAND 5Y5/2, SINGLE GRAIN, LOOSE
 SHWT: 20' 7.5YR4/6 DEPTH: 62' NO REFUSAL

TEST PIT D3 - 9/16/22
 0-6' 10YR3/3, FINE SANDY LOAM, WEAK GRANULAR, VERY FRIABLE
 6-18' 10YR4/6, FINE SANDY LOAM, WEAK GRANULAR, VERY FRIABLE
 18-29' 10YR5/6, FINE LOAMY SAND, WEAK GRANULAR, VERY FRIABLE
 29-62' 2.5Y5/6, STONY LOAMY SAND, MASSIVE, FRIABLE
 SHWT: 29' - 10YR4/6, AND 5Y5/2 REDOX FEATURES DEPTH: 62' NO REFUSAL

TEST PIT D4 - 9/16/22
 3-0' O HORIZON
 0-8' 10YR3/3, FINE SANDY LOAM, WEAK GRANULAR, VERY FRIABLE, MANY ROOTS
 8-14' 10YR4/4, FINE SANDY LOAM, WEAK GRANULAR, VERY FRIABLE
 14-26' 10YR5/6, FINE LOAMY SAND, WEAK GRANULAR, VERY FRIABLE
 26-66' 2.5Y5/6, STONY LOAMY SAND, MASSIVE, FIRM
 SHWT: 26' - 10YR4/6 AND 5Y5/2 REDOX FEATURES DEPTH: 66' NO REFUSAL



PROFILE SCALES:
 HORIZONTAL: 1"=40' VERTICAL: 1"=4'

REVISED PER NHDES & NHF&G REVIEW	10-20-23
REVISED PER ENGINEERING REVIEW	10-11-22
REVISIONS:	DATE:

PLAN & PROFILE - P2

PLAN FOR:
 RIVER RUN DEVELOPMENT, LLC
 ROUTE 125
 BRENTWOOD, NH

DATE:	JUNE 2022	SCALE:	1"=40'
PROJ. NO.:	NH-1388	SHEET NO.:	12

VEGETATING NEW HAMPSHIRE SAND AND GRAVEL PITS

SITE PREPARATION

- CUT AND FILL SLOPES SHOULD NOT EXCEED 2:1 (2 HORIZONTAL FEET FOR 1 VERTICAL FOOT) TO PROVIDE STABILITY. FLATTER SLOPES (3:1) ARE PREFERRED TO FACILITATE SEEDING EFFORTS.
- AVOID LONG SLOPES TO HELP PREVENT EROSION AND TO ALLOW ACCESS FOR SEEDING, MULCHING, AND MAINTENANCE. CONTROL SLOPE LENGTH BY INSTALLING ONE TERRACE (10 FEET WIDE AND SLOPED INTO THE CUT SLOPE) FOR EVERY 40 VERTICAL FEET.
- CONSTRUCT DIVERSIONS AT TOPS OF SLOPES TO DIVERT RUNOFF WATER AWAY FROM THE SLOPE BANKS TO A STABLE OUTLET.
- CONSTRUCT ROCK LINED CHUTES OR EQUIVALENT TO CONDUCT CONCENTRATED FLOW OF WATER TO STABLE OUTLETS.
- REMOVE LARGE STONES, BOULDERS, AND OTHER DEBRIS THAT WILL HINDER THE SEEDING PROCESS AND THE ESTABLISHMENT OF VEGETATION.
- SPREAD A MINIMUM DEPTH OF 4 INCHES OF TOPSOIL OVER THE SITE, IF AVAILABLE.
- OBTAIN SOIL SAMPLES BY COLLECTING 6 TO 8 SMALL SAMPLES (1 OR 2 HANDFULS) OF SOIL MATERIAL FROM THE UPPER 4 INCHES OF THE AREA TO BE SEEDDED. MIX THE SMALL SAMPLES TO OBTAIN ONE COMPOSITE SAMPLE.
- USE PART OF THE SAMPLE FOR A SOIL TEST TO DETERMINE LIME AND FERTILIZER NEEDS. RUN THE BALANCE OF THE SAMPLE(S) THROUGH A SIEVE ANALYSIS TO DETERMINE THE PERCENT BY WEIGHT PASSING A NO. 20 SIEVE. THOSE PASSING ARE CALLED "FINES".

SEEDING PROCEDURES

1. SPECIES AND VARIETY SELECTION

SELECT ONE OF THE GRASS/LEGUME MIXES BASED ON THE PERCENT WEIGHT PASSING A NO. 200 SIEVE AS OUTLINED ABOVE. MIX 2 IS RECOMMENDED IF SUPPRESSION OF WOODY GROWTH IS DESIRED AND THERE ARE MORE THAN 15 PERCENT FINES. THE STANDARDIZED CONSERVATION MIXES AVAILABLE FROM LOCAL SEED SUPPLIERS ARE NOT RECOMMENDED ON DROUGHTY SITES. THESE MIXES USUALLY PROVIDE A GREEN COVER VERY QUICKLY, BUT THE PLANT SPECIES BEGIN TO DIE IN 2-4 YEARS ON STERILE AND DROUGHTY SITES.

WHERE PERCENT BY WEIGHT PASSING A NO. 200 SIEVE IS LESS THAN 15, SELECT FROM MIX 1.

MIX 1 (WARM SEASON GRASSES)

SPECIES	VARIETIES (SELECT ONE)	MIX OPTIONS FOR VARIOUS SITUATIONS LBS PER ACRE (PLS)		
		(1)	(2)	(3)
SWITCHGRASS	TRAILBLAZER, PATHFINDER	6	5	6
COASTAL PANICGRASS	ATLANTIC	4	2	4
BIG BLUESTEM	NIAGARA, KAW	4	2	4
LITTLE BLUESTEM	ALDOUS, CAMPER, BLAZE	4	6	5
SAND LOVEGRASS	BEND, NE-27	15	15	15

OPTIONS IN MIX 1

- THIS COMBINATION MOST CLOSELY REPRESENTS THE NATURALLY OCCURRING VEGETATION WHERE WARM SEASON GRASSES ARE NATIVE IN THE NORTHEAST.
- THIS COMBINATION HAS THE FASTEST ESTABLISHMENT AND COVER.
- THIS COMBINATION IS THE SIMPLEST AND MAY BE EASIER TO OBTAIN. OPTIONS 2 OR 1 ARE PREFERRED BY THE AUTHORS.

WHERE PERCENT BY WEIGHT PASSING A NO. 200 SIEVE IS BETWEEN 15 AND 20, USE MIX 1, 2, OR 3.

MIX 2 (LEGUMES AND COOL SEASON GRASS)

SPECIES	VARIETIES (SELECT ONE)	LBS PER ACRE (PLS)
FLATPEA	LATHCO	10.0
PERENNIAL PEA	LANGER	2.0
CROWN VETCH	PENGIFT, CHEMUNG	10.0
TALL FESCUE	KY=31, REBEL, KEN-HI	10.0

WHERE PERCENT BY WEIGHT PASSING A NO. 200 SIEVE IS ABOVE 20, USE MIX 1, 2, OR 3.

MIX 3 (COOL SEASON GRASSES AND LEGUMES)

SPECIES	VARIETIES (SELECT ONE)	LBS PER ACRE (PLS)
TALL FESCUE	KY-31	20.0
REDTOP	STRECKER, COMMON	2.0
BIRDSFOOT TREFLOIL	VIKING, EMPIRE	8.0

2. LIME AND FERTILIZER DETERMINATION

A. MIX 1 - IN LIEU OF A SOIL TEST, LIME AT THE RATE OF 1 TON/ACRE (50 LBS/1,000 SQ FT). FERTILIZE WITH 500 LBS/ACRE (11 LBS/1,000 SQ FT) OF 10-20-20 OR EQUIVALENT. INCORPORATE LIME, FERTILIZER, AND SEED USING RAKES IF SEEDING IS DONE BY HAND. IT IS STRONGLY RECOMMENDED TO USE A BULLDOZER TO "TRACK" THE SITE AFTER SEEDING. TRACKING WILL INCORPORATE THE LIME, FERTILIZER, AND SEED TO PROMOTE SEED GERMINATION.

B. MIXES 2 AND 3 - IN LIEU OF A SOIL TEST, LIME AT THE RATE OF 2 TONS/ACRE (90 LBS/1,000 SQ FT). FERTILIZE WITH 500 LBS/ACRE (11 LBS/1,000 SQ FT) OF 10-20-20 OR EQUIVALENT.

THE SEED NEEDS TO BE INCORPORATED TO ENSURE SUCCESS AND TO SHORTEN ESTABLISHMENT TIME. THIS IS ESPECIALLY TRUE OF MIXES 1 AND 2, AND IS MOST CRITICAL FOR THE LARGE SEEDED LEGUMES IN MIX 2. ON THE FLATTER SLOPES, USE A BULLDOZER TO "TRACK IN" THE SEED.

3. MULCH DETERMINATION (FOR HYDRO AND HAND SEEDING)

A. MULCHING FOR MIX 1 - WEED FREE MULCH. CLEAN STRAW IS RECOMMENDED. MULCH AT THE MAXIMUM RATE OF 500-700 LBS/ACRE. HIGHER MULCHING RATES AND MULCH WITH WEED SEED CONTENT WILL INHIBIT SEEDING SUCCESS SIGNIFICANTLY. IF THE EROSION HAZARD IS LOW AND THE SEED IS INCORPORATED, MULCHING IS NOT NECESSARY FOR SEEDING SUCCESS. DO NOT APPLY MULCH PRIOR TO TRACKING WITH A BULLDOZER.

B. MULCHING FOR MIXES 2 AND 3 - MULCH WITH WEED FREE HAY OR STRAW AND MULCH AT THE RATE OF 2-3 TONS/ACRE FOR MIX 2 AND 1-2 TONS/ACRE FOR MIX 3. THE HIGHER MULCHING RATE IS RECOMMENDED WHERE SEED INCORPORATION IS DIFFICULT. THIS IS ESPECIALLY CRITICAL FOR MIX 2.

4. SEEDING METHODS

ALTERNATIVE 1 - LARGE AREAS AND/OR STEEP SLOPES.

APPLY LIME, SEED, AND FERTILIZER WITH A HYDROSEEDER AND, DEPENDING ON THE CONSISTENCY OF THE SOIL MATERIAL, STEEPNESS OF SLOPE, AND SEED MIXTURE USED:

- PRESS THE SEED INTO THE SOIL BY TRACKING WITH A BULLDOZER, OR
- COVER THE SEED BY WALKING BACK AND FORTH OVER STEEP LOOSE SANDY SLOPES, OR
- APPLY MULCH AND A TACKIFIER TO HOLD THE MULCH IN PLACE.

ALTERNATIVE 2 - FLAT TO GENTLY SLOPING AREAS (2:1 SLOPES MAXIMUM)

APPLY LIME, SEED, AND FERTILIZER USING FARM TYPE SPREADERS, AND TRACK THE SITE WITH A BULLDOZER OR APPLY MULCH.

5. SEEDING DATES

PRIMARY SEEDING DATES BEGIN AS SOON AS THE SNOW MELTS IN THE SPRING AND ENDS MAY 15. THE IMPORTANCE OF EARLY SEEDING CANNOT BE OVEREMPHASIZED. THIS IS ESPECIALLY TRUE FOR MIX 1. DEPENDING ON WEATHER CONDITIONS, SUBSTANTIAL FAILURE CAN BE EXPECTED IF SEEDING IS DONE LATER.

LATE SUMMER AND EARLY FALL SEEDINGS ARE NOT RECOMMENDED FOR MIXES 1 AND 2. IF LATE SEASON SEEDINGS OF MIXES 1 AND 2 ARE NECESSARY, THEY SHOULD BE DONE AFTER OCTOBER 20 TO PREVENT FALL GERMINATION AND SUBSEQUENT WINTERKILL.

MIX 3 CAN ALSO BE SEEDDED FROM AUGUST 15 TO SEPTEMBER 1 WITH CONVENTIONAL SEEDING.

6. RESPONSE OF SEEDING

THE PLANT SPECIES IN MIXES 1 AND 2 GERMINATE AND GROW SLOWLY. COMPLETE COVER MAY NOT OCCUR FOR 2-4 YEARS. HOWEVER, A WELL-ESTABLISHED STAND WILL ENDURE FOR YEARS.

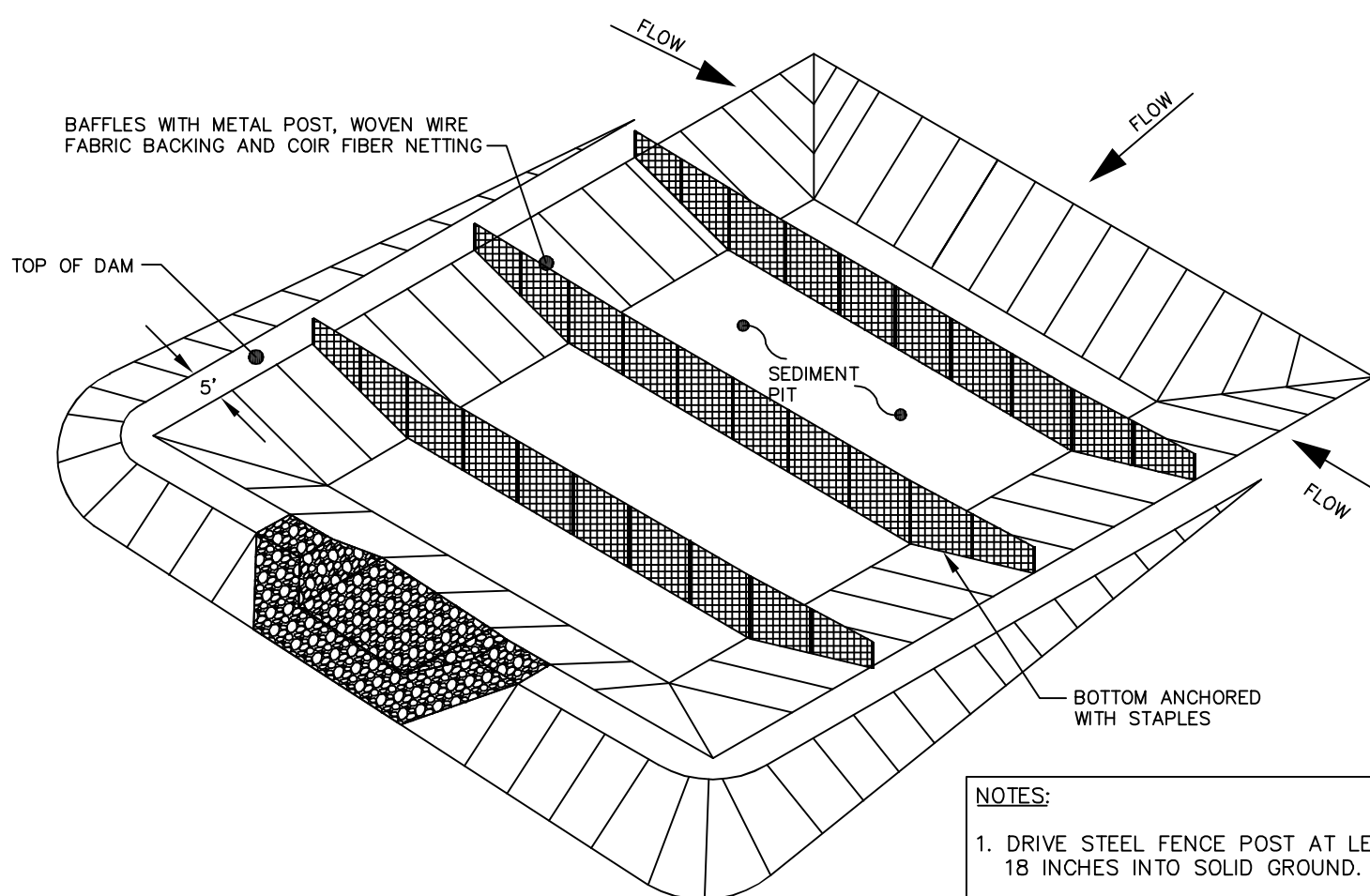
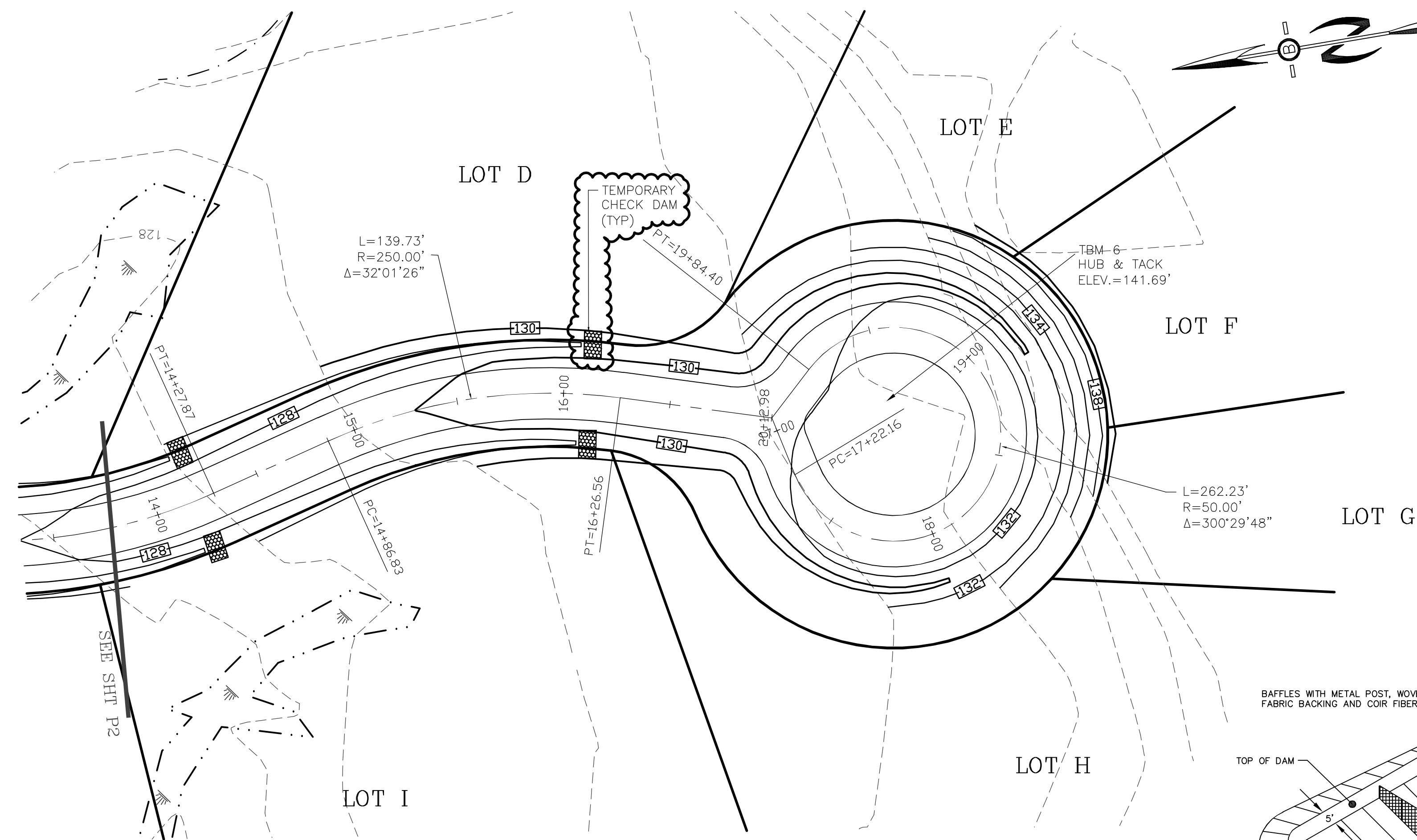
FOLLOW-UP SEEDING MAY BE NEEDED TO ESTABLISH VEGETATION ON THE MORE DIFFICULT PARTS OF SOME SITES. THE NEED TO DO FOLLOW-UP SEEDING CAN BE DETERMINED THE YEAR AFTER THE INITIAL PLANTING.

MAINTENANCE

SUBSTANTIAL STAND VIGOR CAN BE ACHIEVED IF THE SITE IS TOPDRESSED WITH FERTILIZER ONE YEAR AFTER PLANTING. IF TOPDRESSING MIX 1, FERTILIZE BETWEEN JUNE 15 AND JULY 15. THE TIMING OF THIS TOPDRESSING IS IMPORTANT. MIXES 2 AND 3 SHOULD BE TOPDRESSED IN THE EARLY SPRING. TOPDRESS MIXES 1 AND 3 WITH A BALANCED FERTILIZER, APPLYING 50 LBS OF NITROGEN/ACRE. FOR EXAMPLE, APPLY 250 LBS OF 20-20-20/ACRE. TOPDRESS MIX 2 WITH 500 LBS OF 0-20-20/ACRE IN APRIL, MAY, OR JUNE.

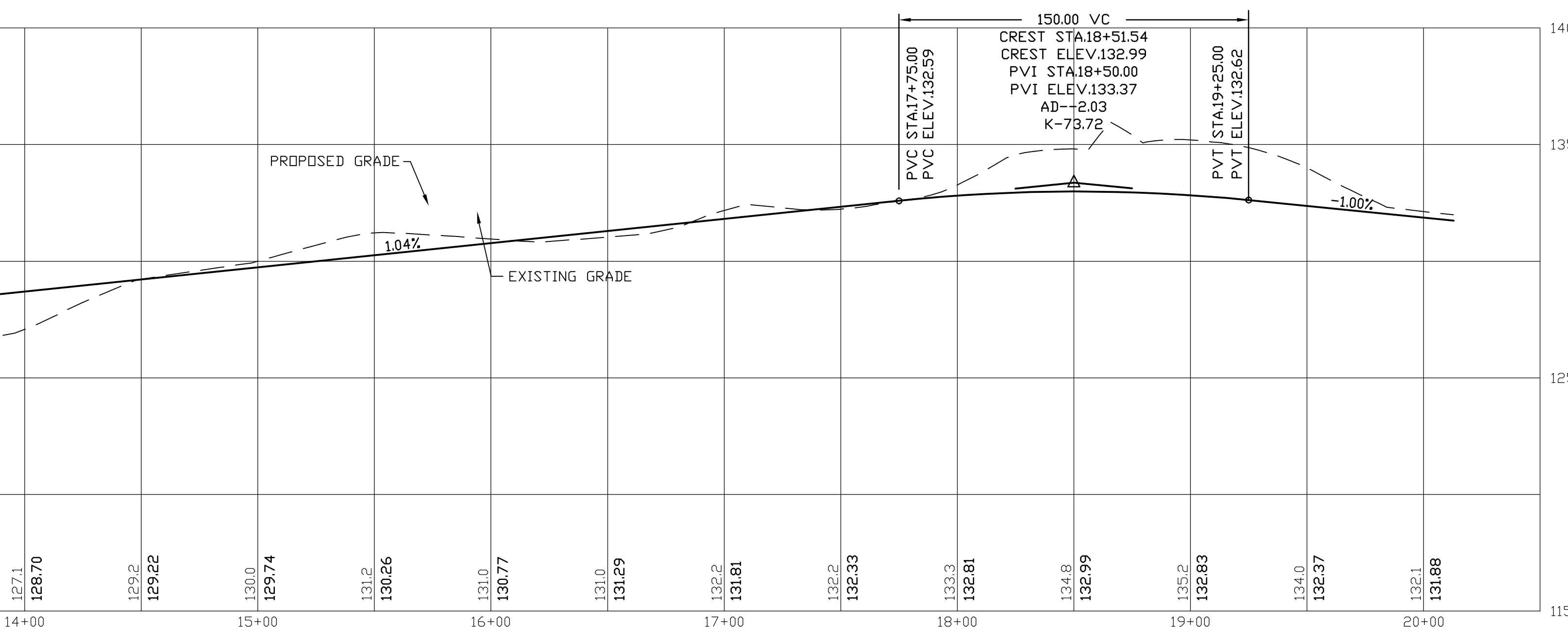
IF MOWING IS DESIRED TO SUPPRESS WOODY GROWTH, MOW MIX 1 ABOUT MID-JULY LEAVING A STUBBLE HEIGHT OF 6-8 INCHES. IT IS NOT NECESSARY TO MOW MIX 2. A GOOD COVER OF FLATPEA WILL PREVENT INVASION OF WOODY SPECIES. MIX 3 CAN BE MOWED AT ANY TIME.

** REFER TO TECHNICAL NOTE PM-NH-21 "VEGETATING NEW HAMPSHIRE SAND AND GRAVEL PITS" FOR ADDITIONAL INFORMATION. **



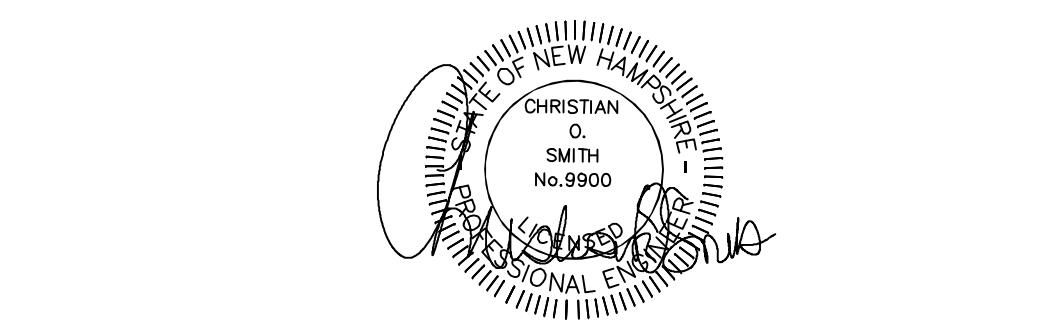
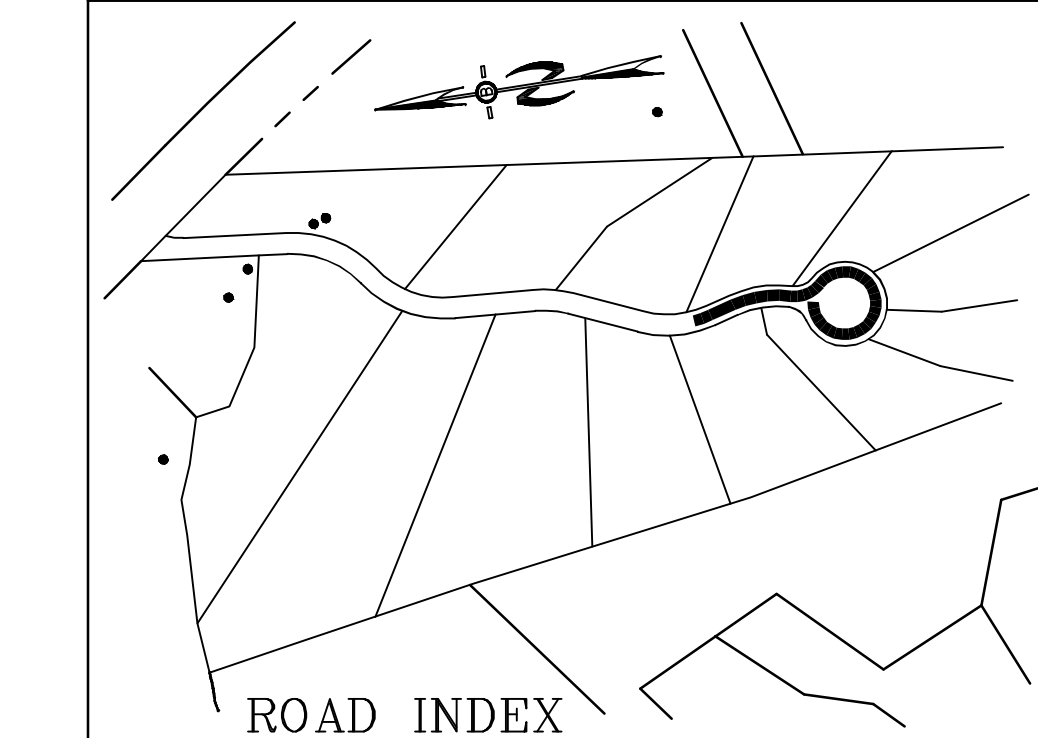
- NOTES:
- DRIVE STEEL FENCE POST AT LEAST 18 INCHES INTO SOLID GROUND.
 - WOOD POSTS ARE NOT ACCEPTABLE.
 - DIRECT WATER TO TOP OF BASIN.

PERSPECTIVE VIEW
TEMPORARY SEDIMENT BASIN



PREPARED FOR:
RIVER RUN DEVELOPMENT, LLC
172 ROUTE 101 UNIT 25C
BEDFORD, NH 03110

BA BEALS
ASSOCIATES, PLLC
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863



PROFILE SCALES:
HORIZONTAL: 1"=40' VERTICAL: 1"=4'

REVISIONS:	DATE:
REVISED PER NHDES & NHF&G REVIEW	10-20-23
REVISED PER ENGINEERING REVIEW	10-11-22

PLAN & PROFILE - P3

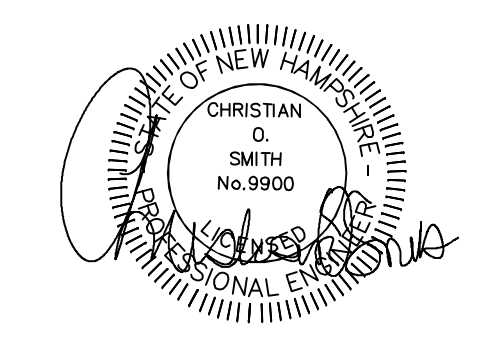
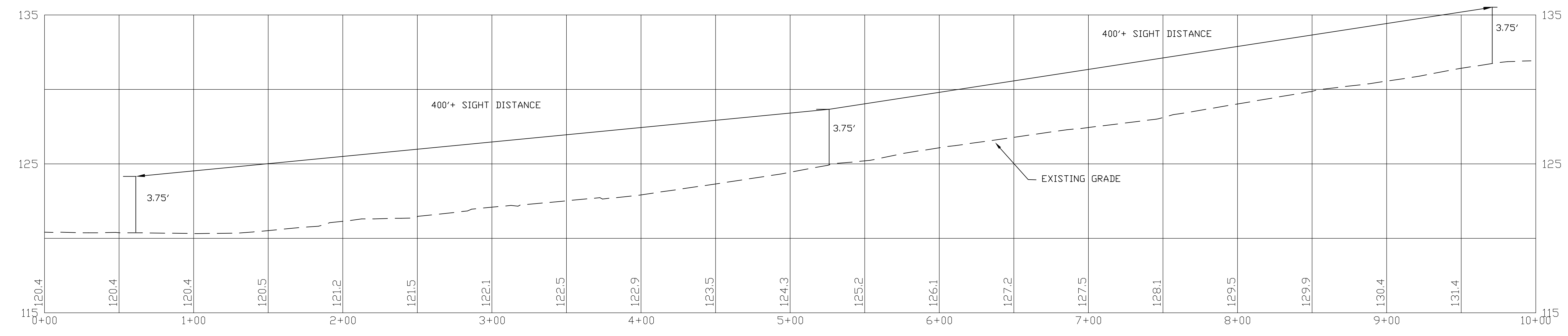
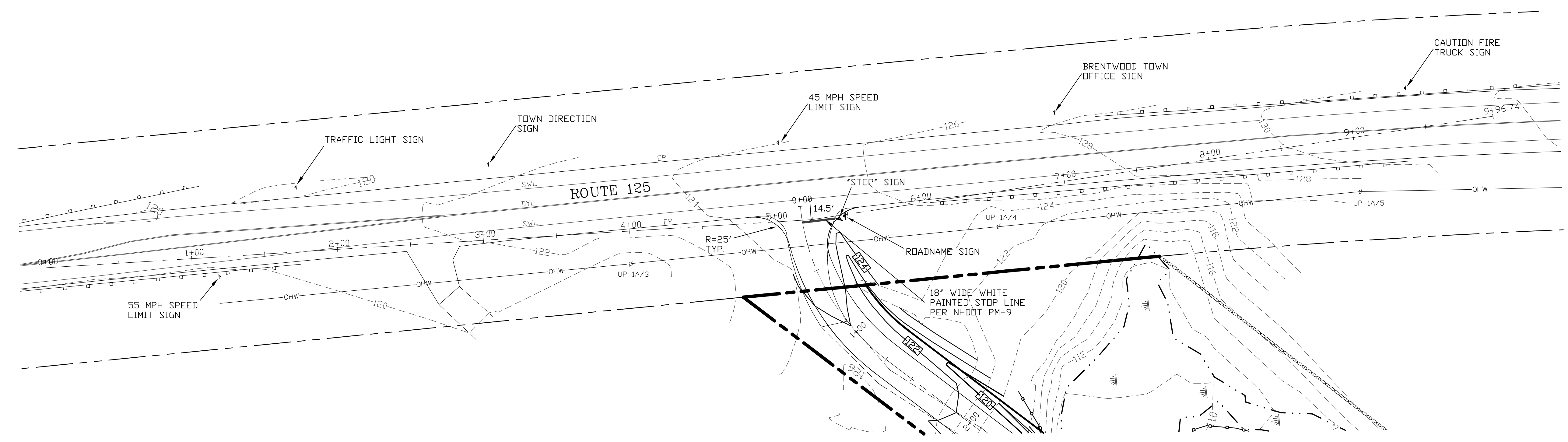
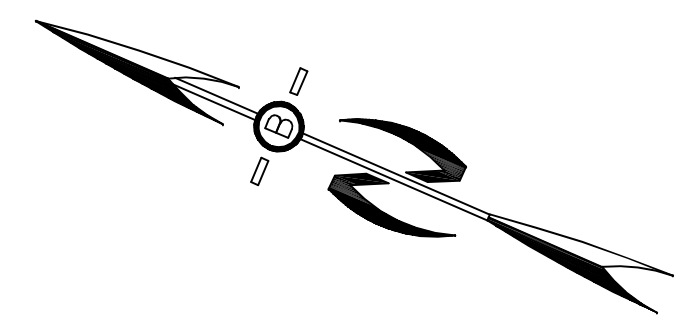
PLAN FOR:
RIVER RUN DEVELOPMENT, LLC
ROUTE 125
BRENTWOOD, NH

DATE:	JUNE 2022	SCALE:	1"=40'
PROJ. NO.:	NH-1388	SHEET NO.:	13

PREPARED FOR:
TRENDEZZA, LLC
 172 ROUTE 101 UNIT 25C
 BEDFORD, NH 03110



70 PORTSMOUTH AVE,
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 PHONE: 603-583-4860,
 FAX: 603-583-4863



PROFILE SCALES:
 HORIZONTAL: 1"=40' VERTICAL: 1"=4'

REVISIONS: _____ DATE: _____

HIGHWAY ACCESS PLAN-H1

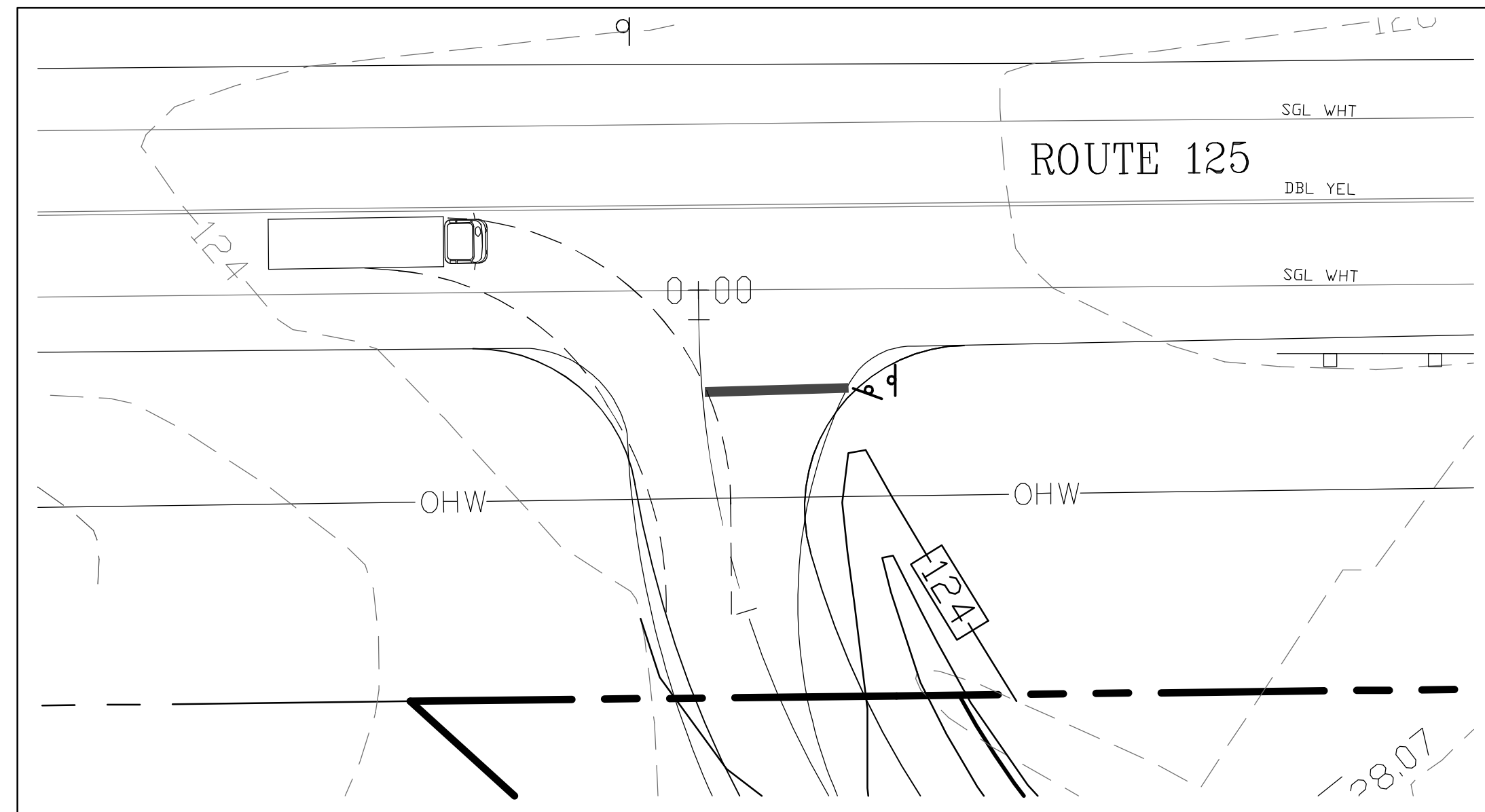
PLAN FOR:
MAGNUSON PROPERTY
ROUTE 125
BRENTWOOD, NH

DATE: JUNE 2022 SCALE: 1"=40'
 PROJ. NO: NH-1388 SHEET NO. 14

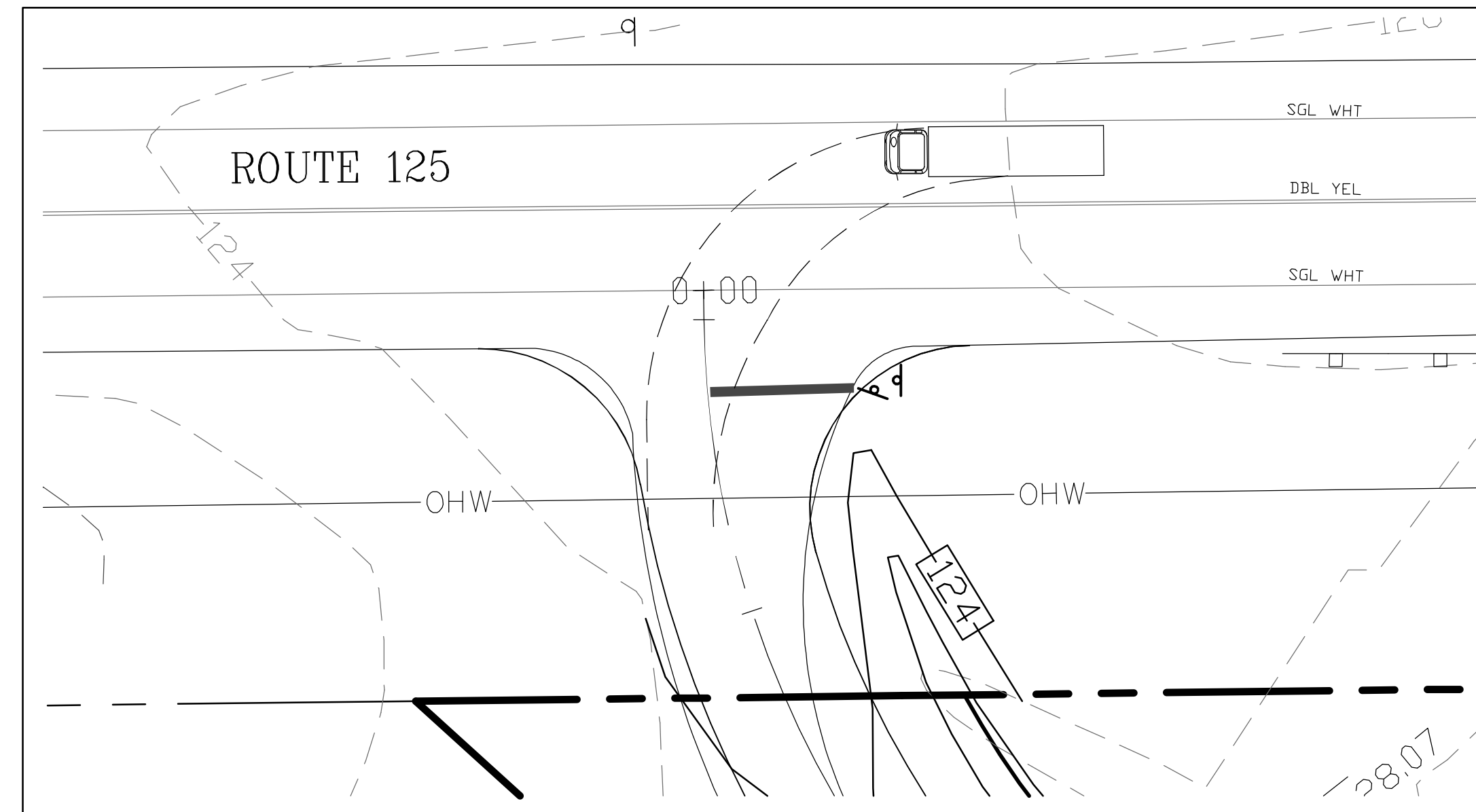
PREPARED FOR:
 RIVER RUN DEVELOPMENT, LLC
 172 ROUTE 101 UNIT 25C
 BEDFORD, NH 03110



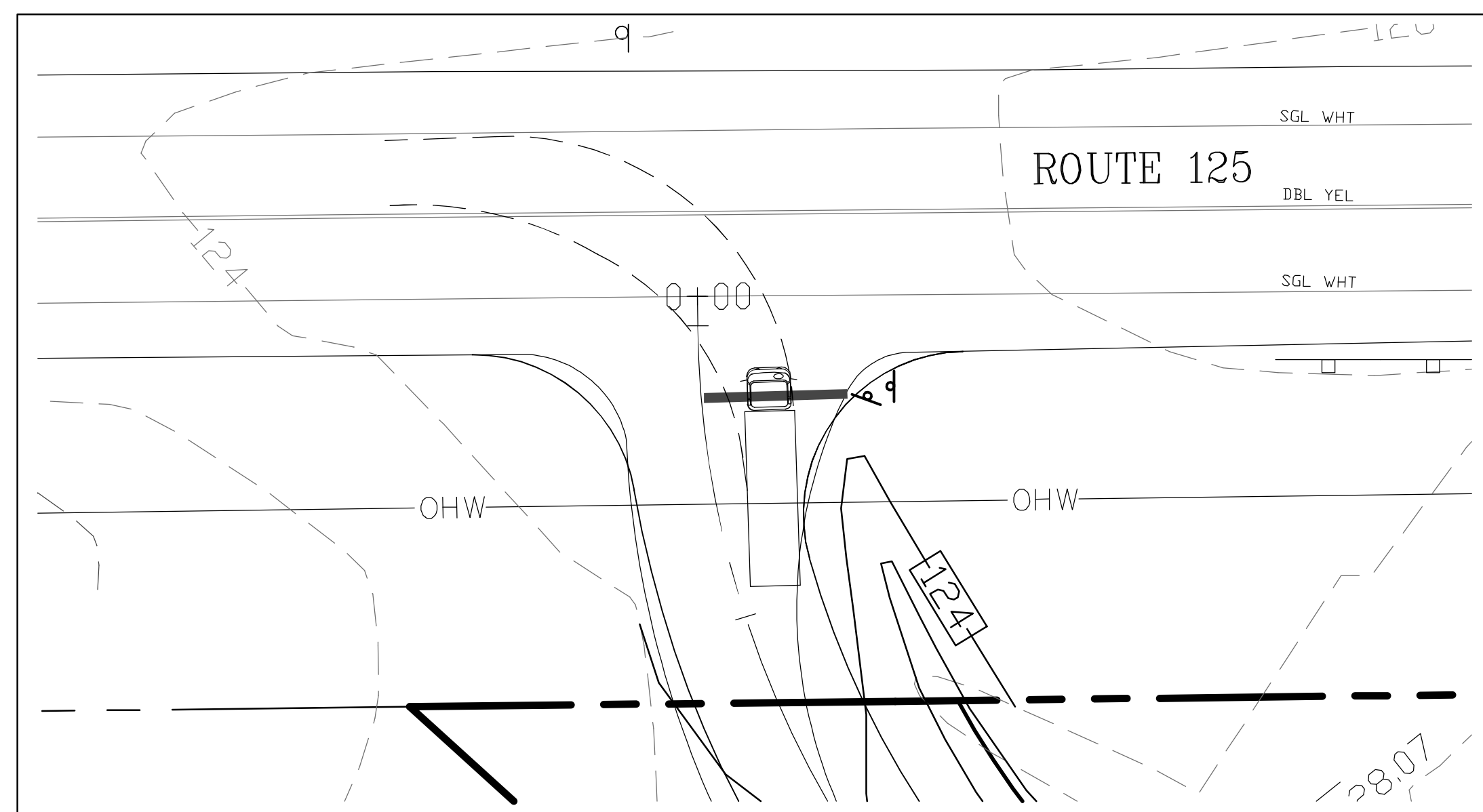
70 PORTSMOUTH AVE,
 THIRD FLOOR, SUITE 2
 STRATHAM, N.H. 03885
 PHONE: 603-583-4860,
 FAX: 603-583-4863



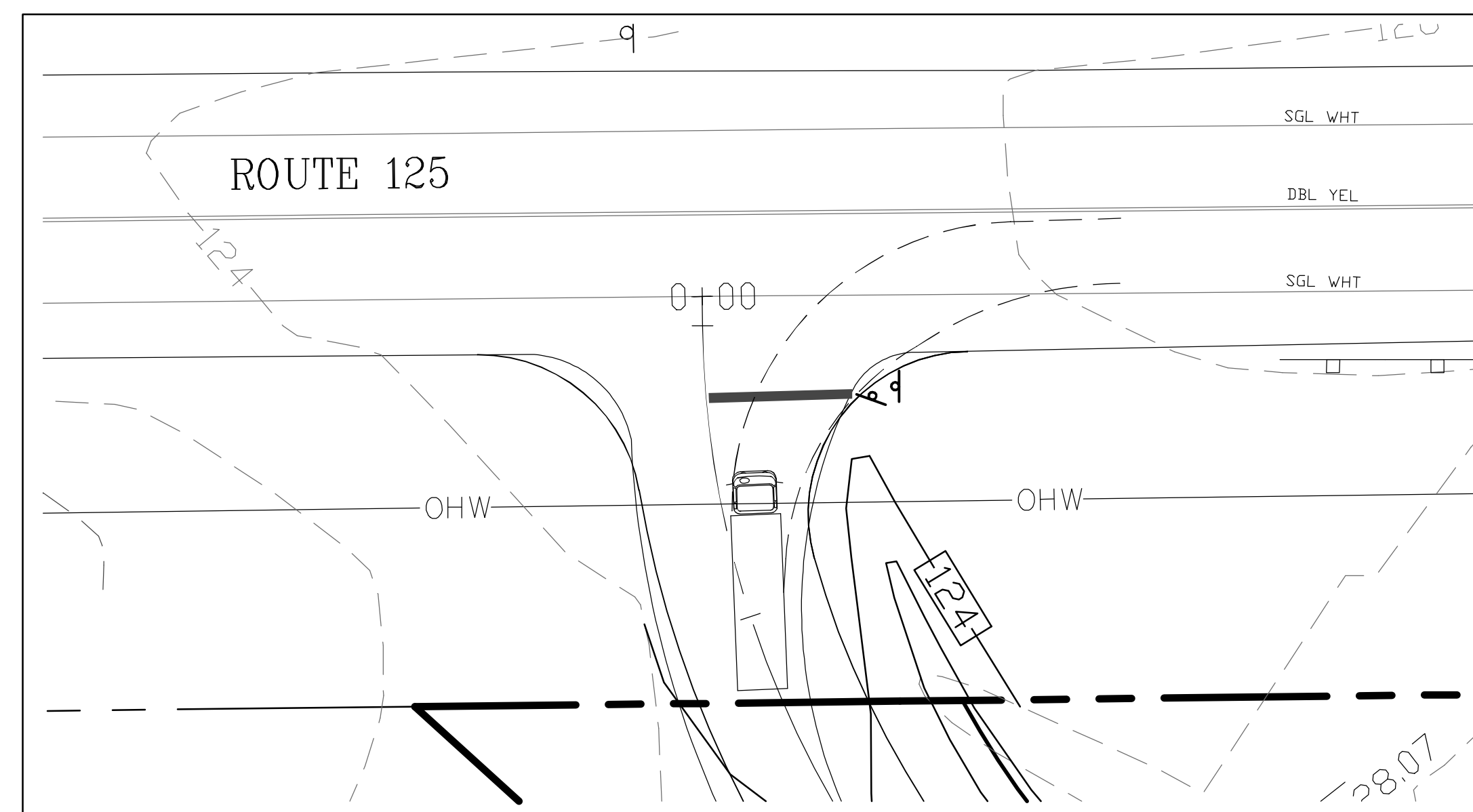
SU UTILITY TRUCK ENTERING SOUTHBOUND DETAIL
 SCALE: 1"=20'



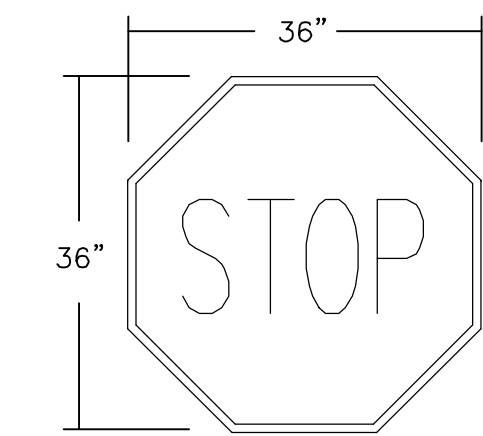
SU UTILITY TRUCK ENTERING NORTHBOUND DETAIL
 SCALE: 1"=20'



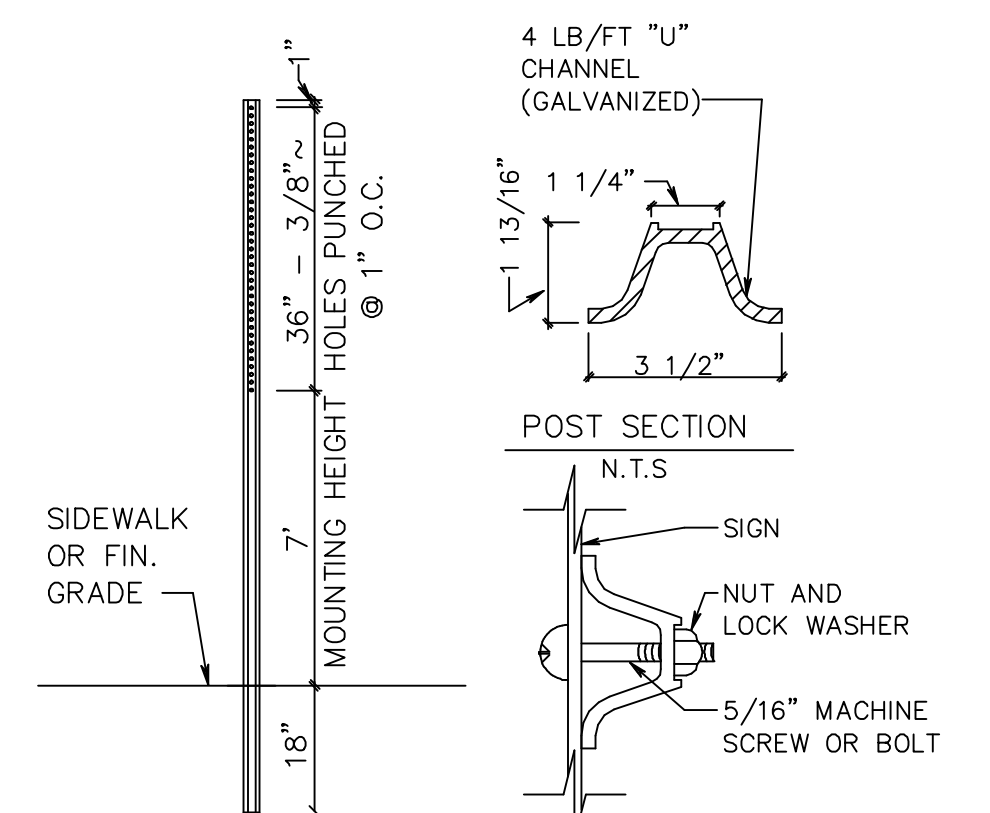
SU UTILITY TRUCK EXITING NORTHBOUND DETAIL
 SCALE: 1"=20'



SU UTILITY TRUCK EXITING SOUTHBOUND DETAIL
 SCALE: 1"=20'



R1-1
 WHITE LETTERING
 ON RED



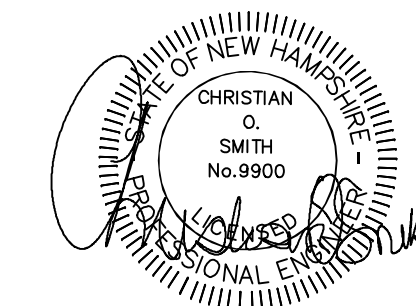
SIGN DETAIL

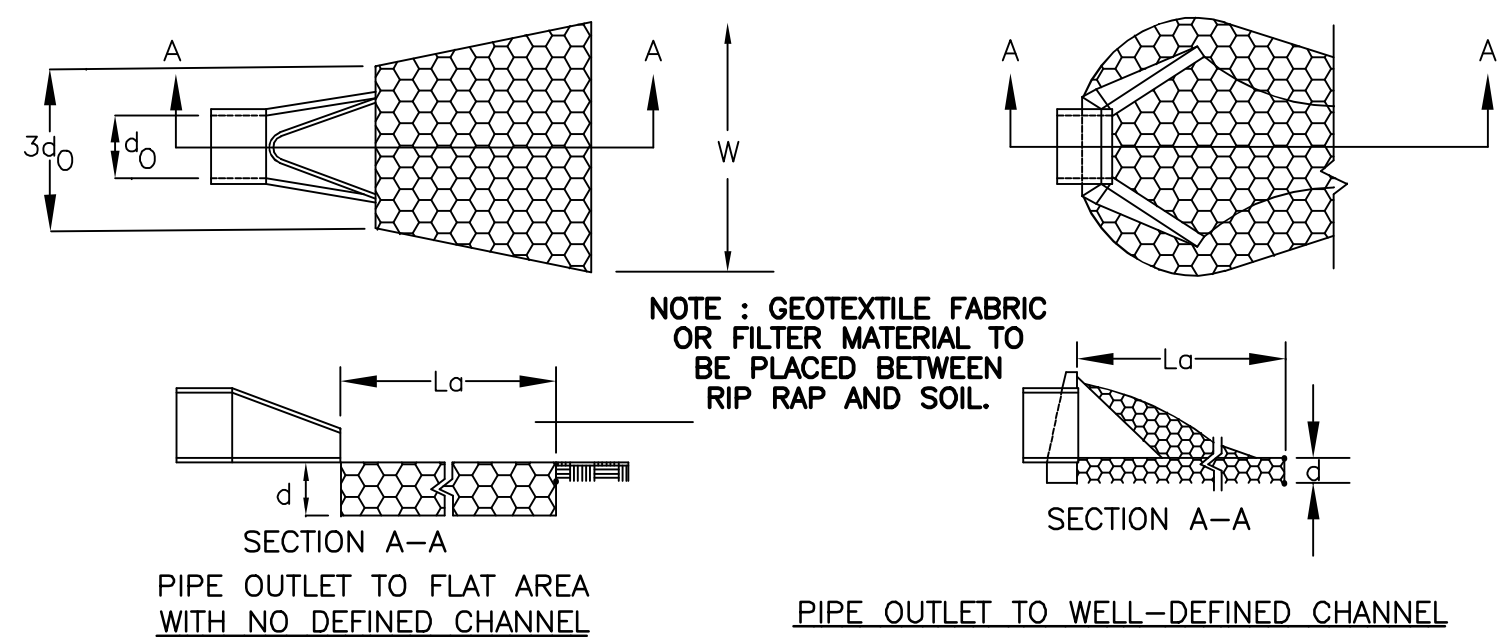
REVISIONS:	DATE:

HIGHWAY ACCESS PLAN-H2

PLAN FOR:
 MAGNUSSON PROPERTY
 ROUTE 125
 BRENTWOOD, NH

DATE:	JUNE 2022	SCALE:	1"=20'
PROJ. NO:	NH-1388	SHEET NO.	14A





CONSTRUCTION SPECIFICATIONS

1. THE SUB GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION. 3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE 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 SEGREGATION OF THE STONE SIZES.
5. STONE FOR RIPRAP SHALL BE ANGULAR OR SUBANGULAR. 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 FRAGMENT.
6. FLAT ROCKS SHALL NOT USED FOR RIP RAP. VOIDS IN THE ROCK RIPRAP SHOULD BE FILLED WITH SPALLS AND SMALLER ROCKS.

MAINTENANCE

1. THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO OUTLET PROTECTION.

PIPE OUTLET PROTECTION

STONE BERM LEVEL SPREADER

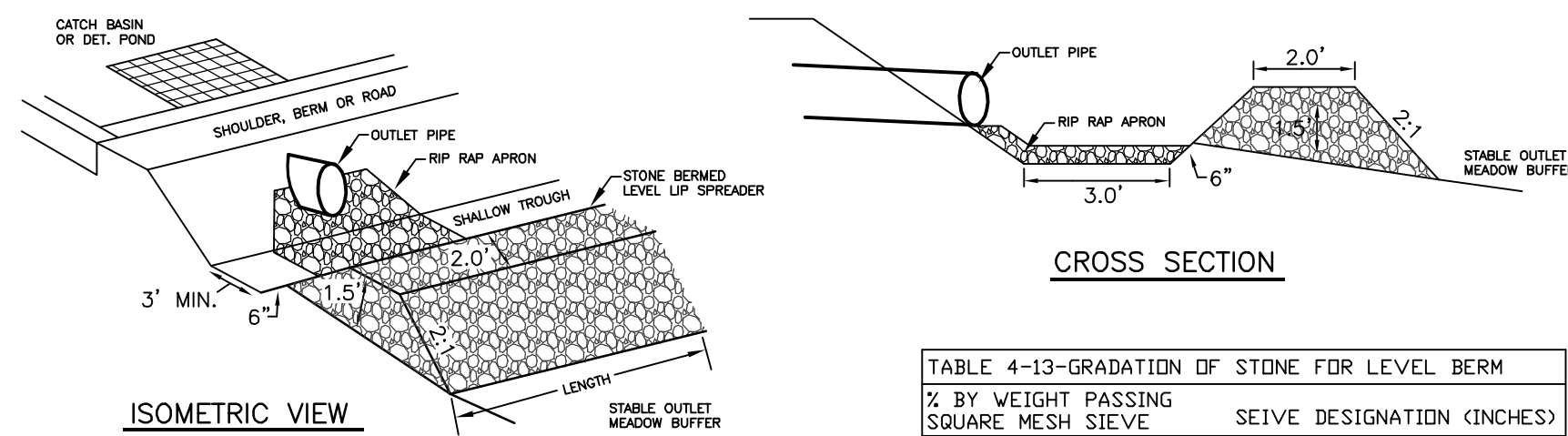
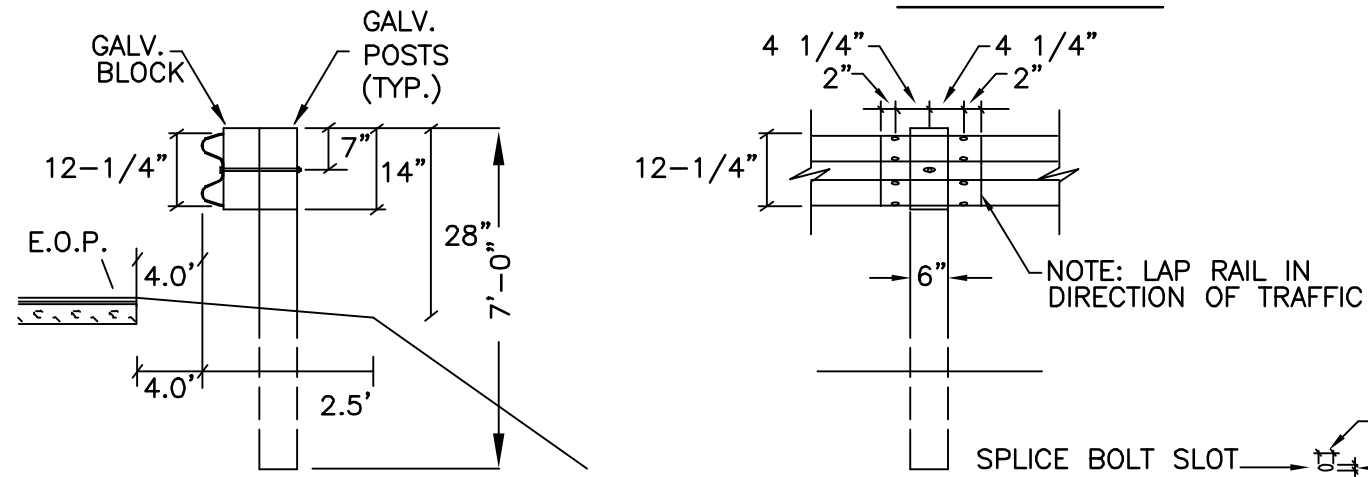
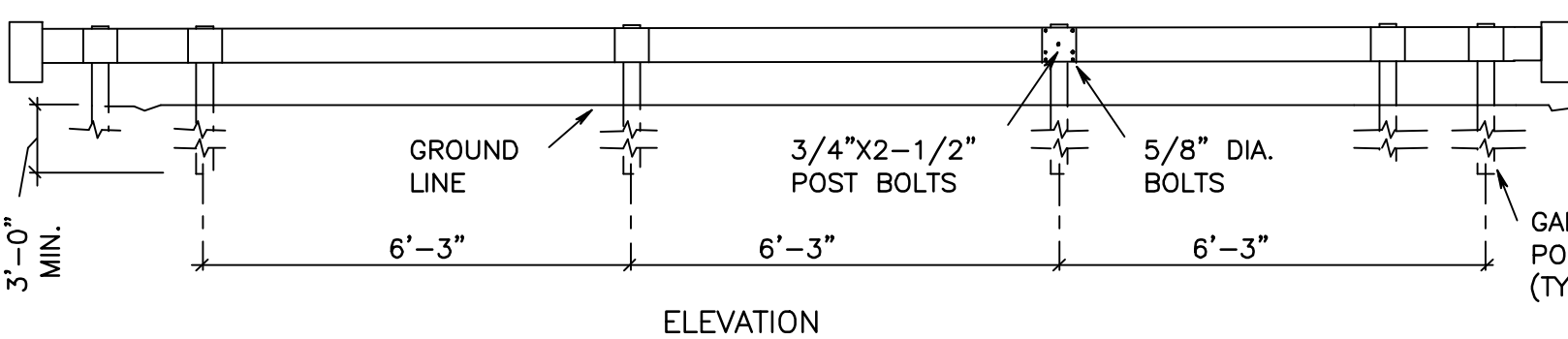
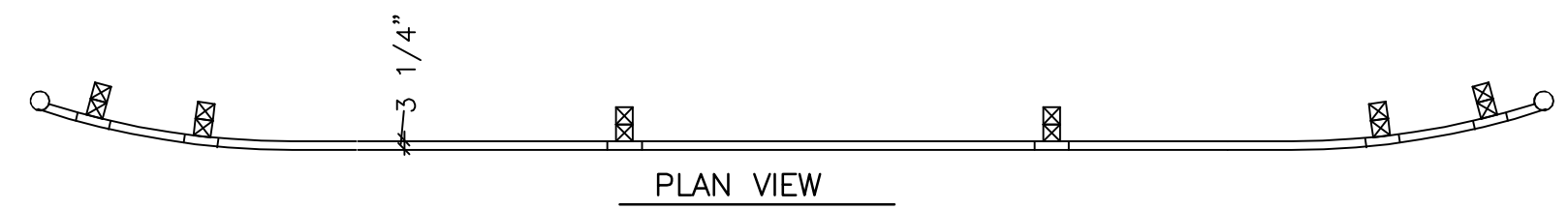


TABLE 4-13-GRADATION OF STONE FOR LEVEL BERM

% BY WEIGHT PASSING SQUARE MESH SIEVE	SEIVE DESIGNATION (INCHES)
100%	12
84%-100%	6
68%-83%	3
42%-53%	1
8%-12%	No. 4

LEVEL SPREADER

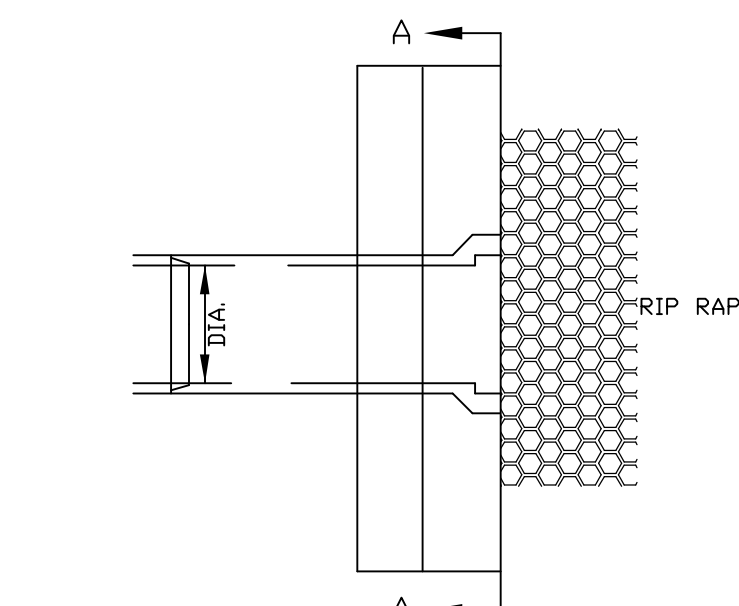
1. CONSTRUCT THE LEVEL SPREADER LIP ON A 0% GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
3. THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING EXCELSIOR ENFORCER MATTING BENEATH THE STONE. EACH STRIP SHALL OVERLAP BY AT LEAST SIX INCHES.
4. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RE-CONCENTRATE IMMEDIATELY BELOW THE SPREADER.
5. MAINTENANCE: THE LEVEL SPREADER SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE LIP HAS BEEN DAMAGED AND THE DESIGN CONDITIONS HAVE NOT CHANGED. ANY DETRIMENTAL SEDIMENT ACCUMULATION SHOULD BE REMOVED. IF STONE REMOVAL HAS TAKEN PLACE ON THE LIP, THEN THE DAMAGE SHOULD BE REPAIRED.



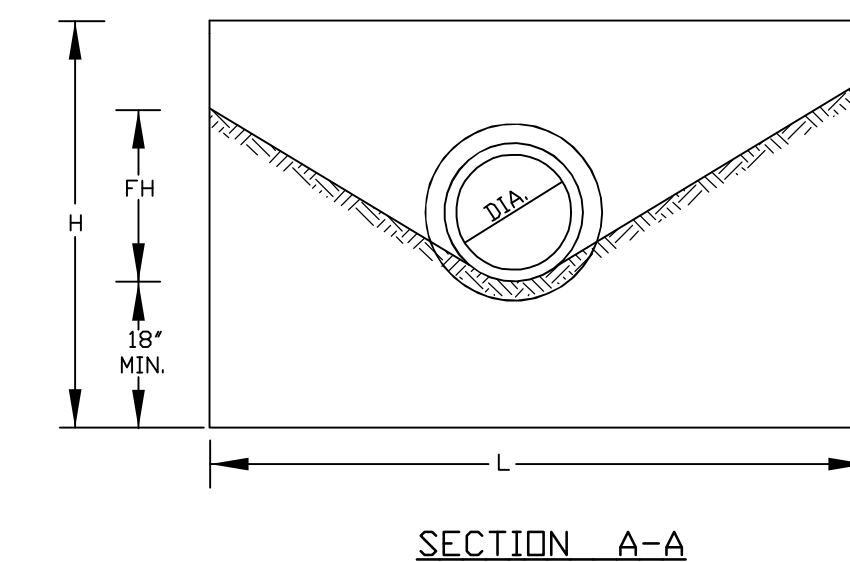
STANDARD SECTION-GALV. STEEL POSTS
NOT TO SCALE

NOTES:

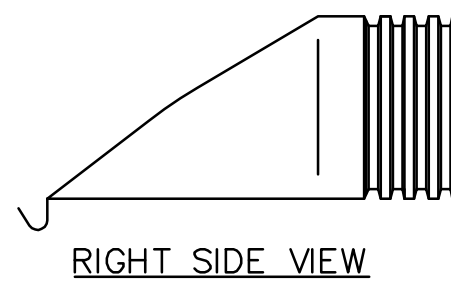
1. USE IN HEAVY TRAFFIC AREAS.
2. STEEL BRACKET TO BE 10 OR 12 GAGE STEEL.
3. USE 6'-0" POSTS WHEN FILL SLOPE IS 4:1 OR FLATTER
4. RAIL SHEET THICKNESS TO BE 12 GA.



- NOTE:
1. ALL DIMENSIONS GIVEN IN FEET AND INCHES EXCEPT PIPE DIAMETER.
 2. PROVIDE BELL END AT INLET HEADWALL, AND SPIGOT END AT OUTLET END HEADWALL.
 3. RIP-RAP SHALL BE SIZED TO RESIST THE TRACTIVE VELOCITY FORCES.



CONCRETE HEADWALL DETAIL
NOT TO SCALE



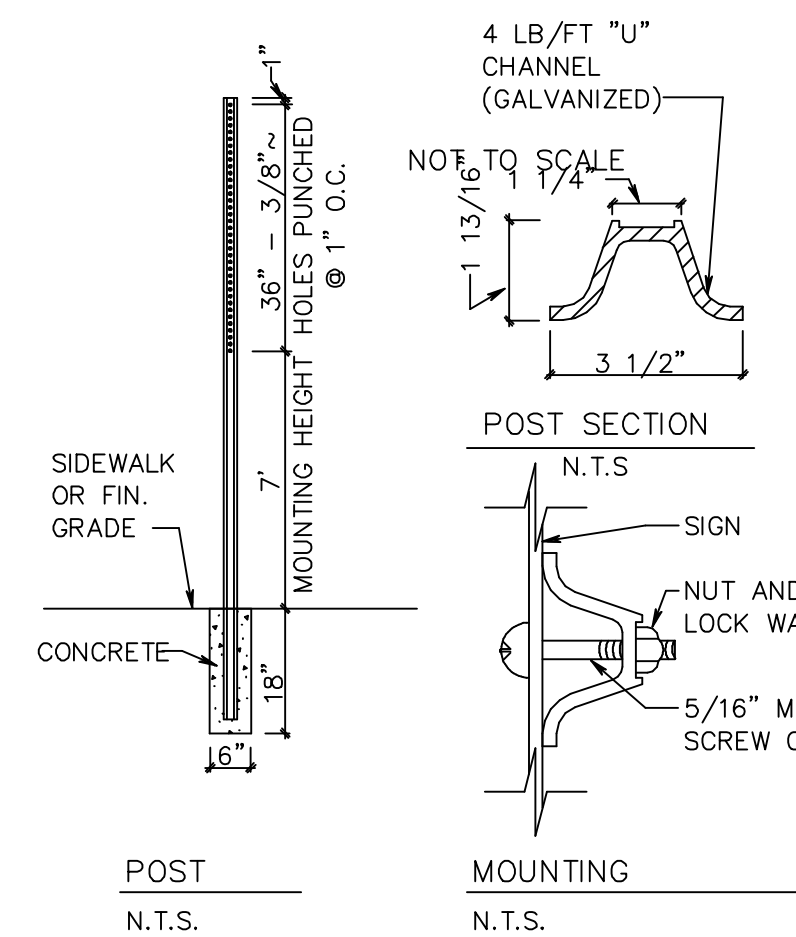
PART No.	PIPE SIZE	A	B(MAX)	H	L	W
1510-NP	15"	6.5"	10"	6.5"	25"	29"
	375 mm	165 mm	254 mm	165 mm	635 mm	735 mm
1810-NP	18"	7.5"	15"	6.5"	32"	35"
	450 mm	190 mm	380 mm	165 mm	812 mm	890 mm
2410-NP	24"	7.5"	18"	6.5"	36"	45"
	600 mm	190 mm	450 mm	165 mm	900 mm	1140 mm
3010-NP	30"	10.5"	N/A	7.0"	53"	68"
	750 mm	266 mm		178 mm	1345 mm	1725 mm
3610-NP	36"	10.5"	N/A	7.0"	53"	68"
	900 mm	266 mm		178 mm	1345 mm	1725 mm

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

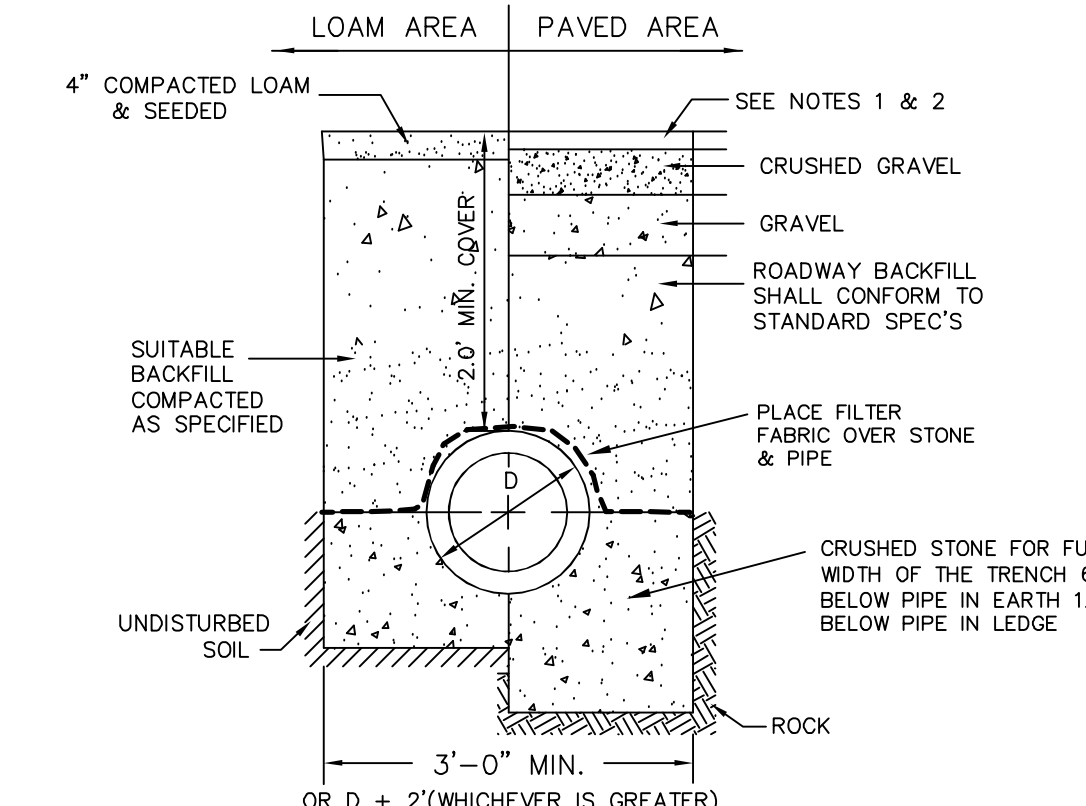
ADS N-12 FLARED END SECTIONS
NOT TO SCALE (ALL DIMENSIONS ARE NOMINAL)

TRAFFIC CONTROL SCHEDULE

SIGN NUMBER	SIGN	SIZE OF SIGN WIDTH HEIGHT	DESCRIPTION	MOUNT TYPE	MOUNT HEIGHT
R1-1	STOP	30" 30"	WHITE ON RED	CHANNEL	7'-0"
R2-1	SPEED LIMIT 25	18" 24"	BLACK ON WHITE	CHANNEL	7'-0"
W14-2	NO OUTLET	24" 24"	BLACK ON YELLOW	CHANNEL	7'-0"

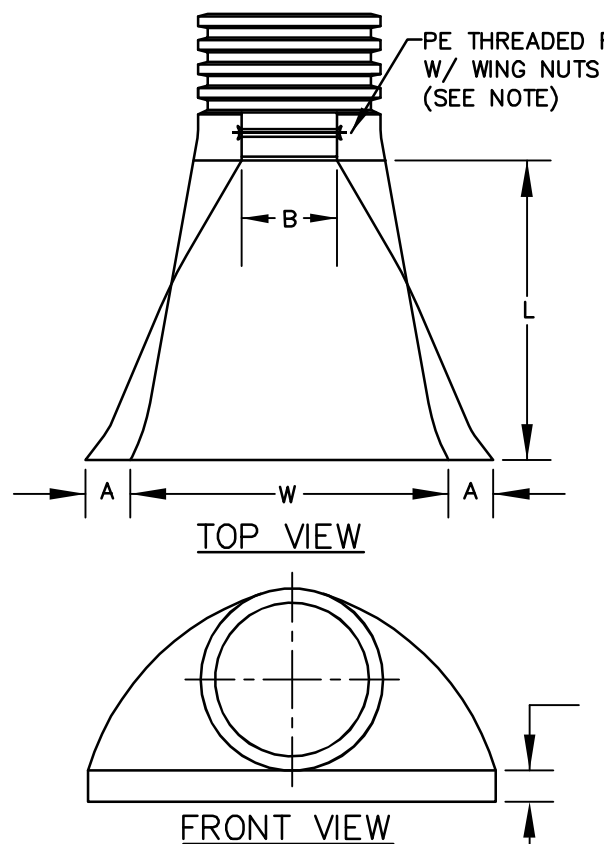


STREET SIGN DETAIL



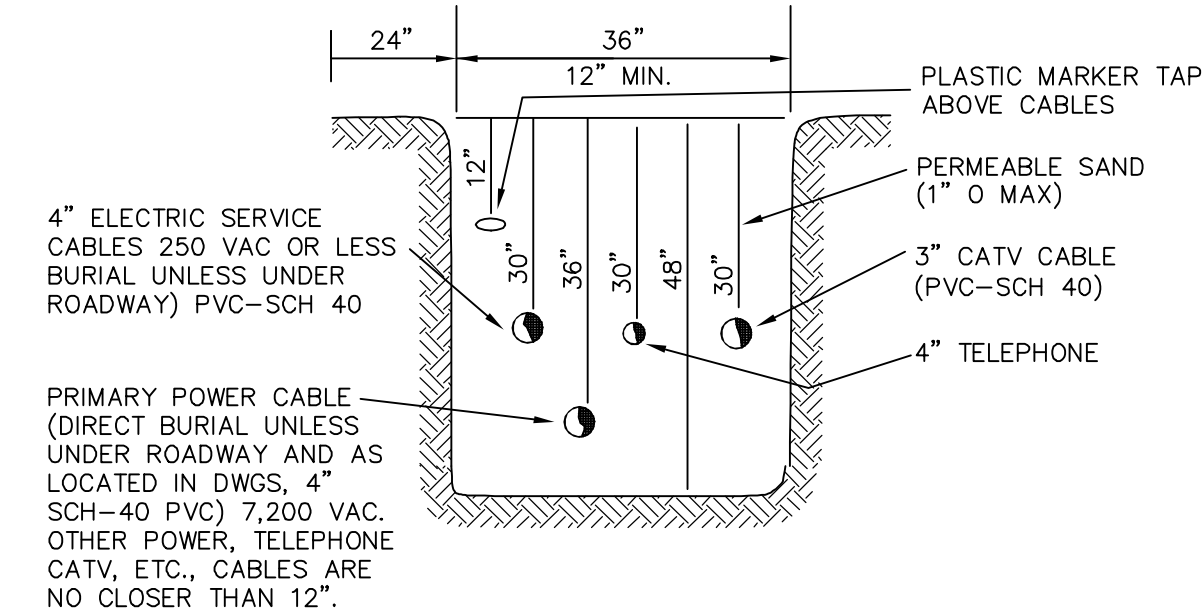
- NOTE:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
 2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPEC'S.

TYPICAL DRAINAGE TRENCH DETAIL

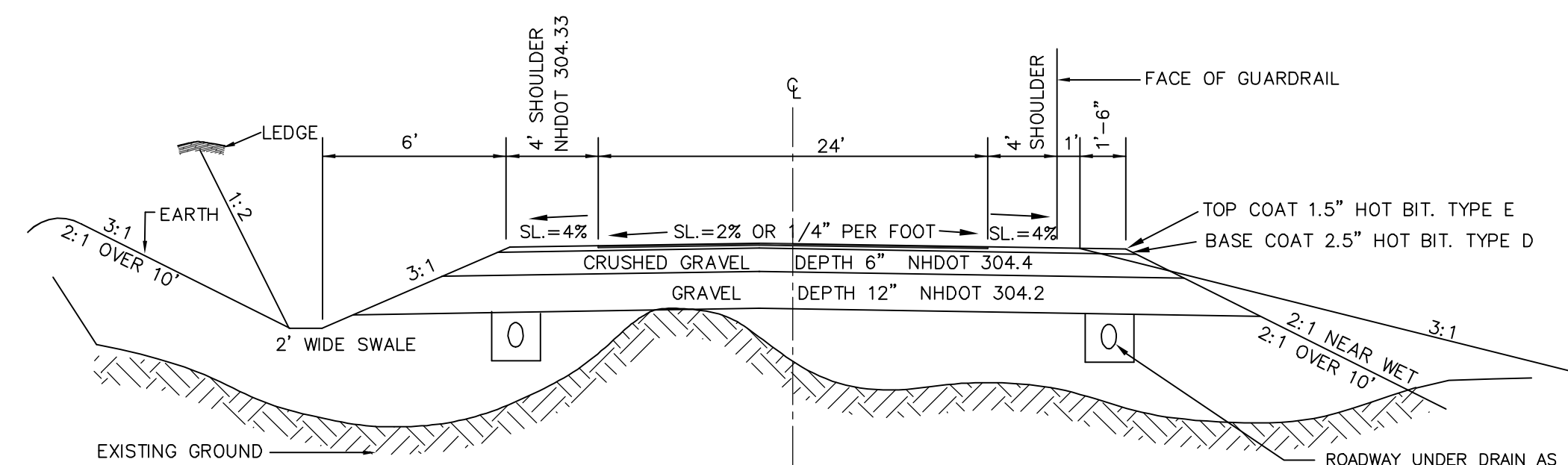


- NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.

SERVICE BOX CONNECTIONS SHALL BE "FLUSH MOUNT" TO GREATEST EXTENT POSSIBLE AND LOCATED AT PROPERTY LINE CORNERS.



UTILITY TRENCH DETAIL



- NOTE:
- ALL DISTURBED AREAS TO HAVE 4" MIN. LDAM & SEED
 - GRAVEL DEPTHS MAY NEED TO BE INCREASED IN AREAS OF POOR SOILS.
 - GRAVEL MAY BE PLACED AT 12" LIFTS. COMPACTION SHALL BE PERFORMED UNTIL 95% OF MAXIMUM DRY DENSITY IS ACHIEVED IN ACCORDANCE W/ AASHTO T99 PER TOWN REGS
 - ALL UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE ROADBED PER TOWN REGULATIONS

TYPICAL CROSS SECTION
NOT TO SCALE

PREPARED FOR:

RIVER RUN DEVELOPMENT, LLC
172 ROUTE 101 UNIT 25C
BEDFORD, NH 03110



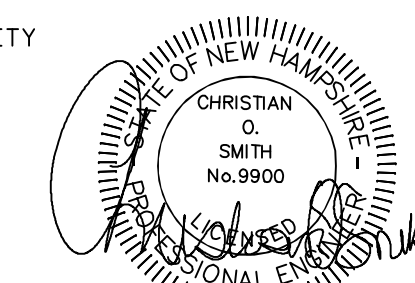
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863

REVISIONS:	DATE:

CONSTRUCTION DETAILS D2

PLAN FOR:
RIVER RUN DEVELOPMENT, LLC
ROUTE 125
BRENTWOOD, NH

DATE:	JUNE 2022	SCALE:	NOTED
PROJ. NO.:	NH-1388	SHEET NO.:	15



PREPARED FOR:

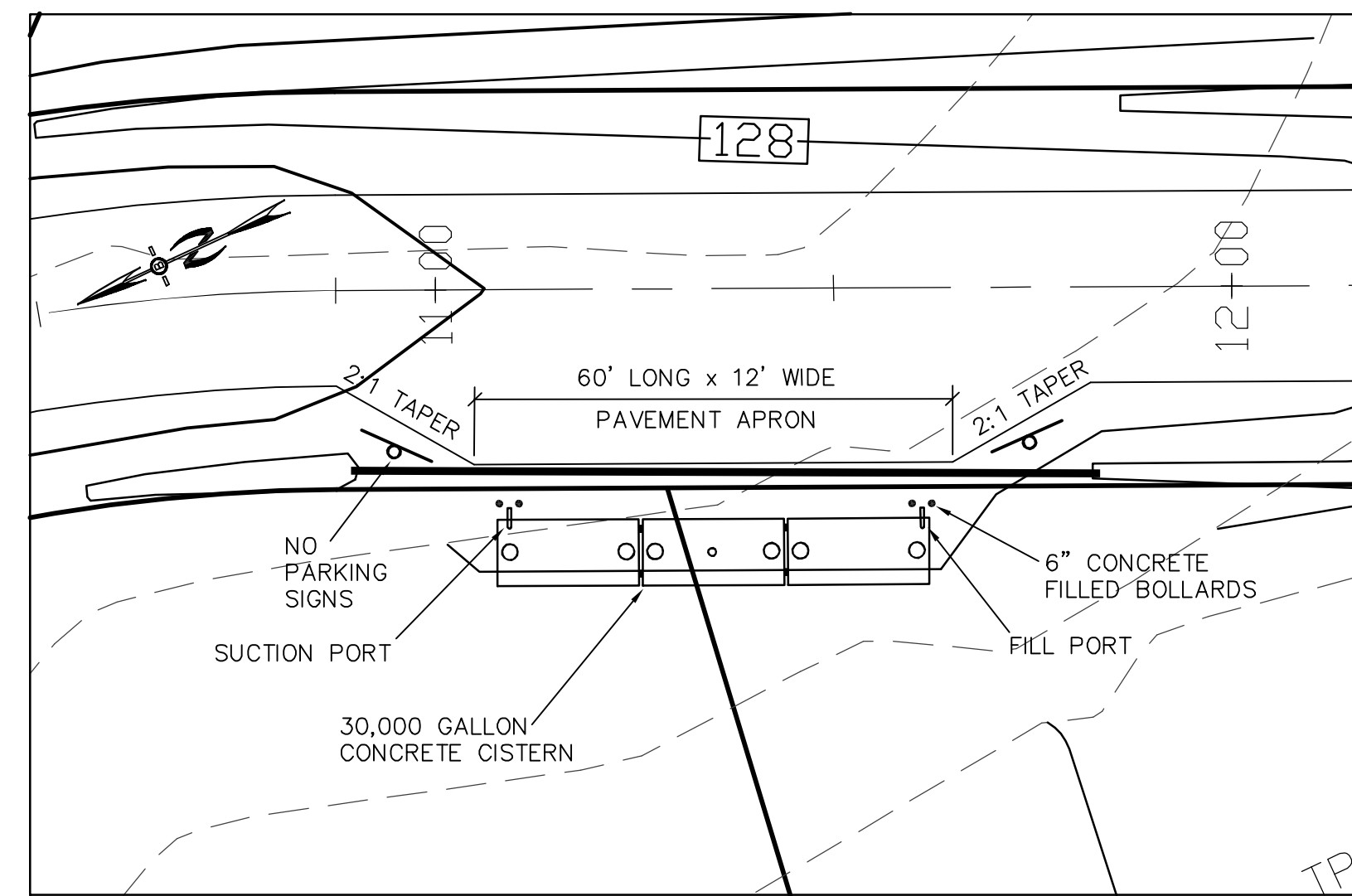
RIVER RUN DEVELOPMENT, LLC
172 ROUTE 101 UNIT 25C
BEDFORD, NH 03110



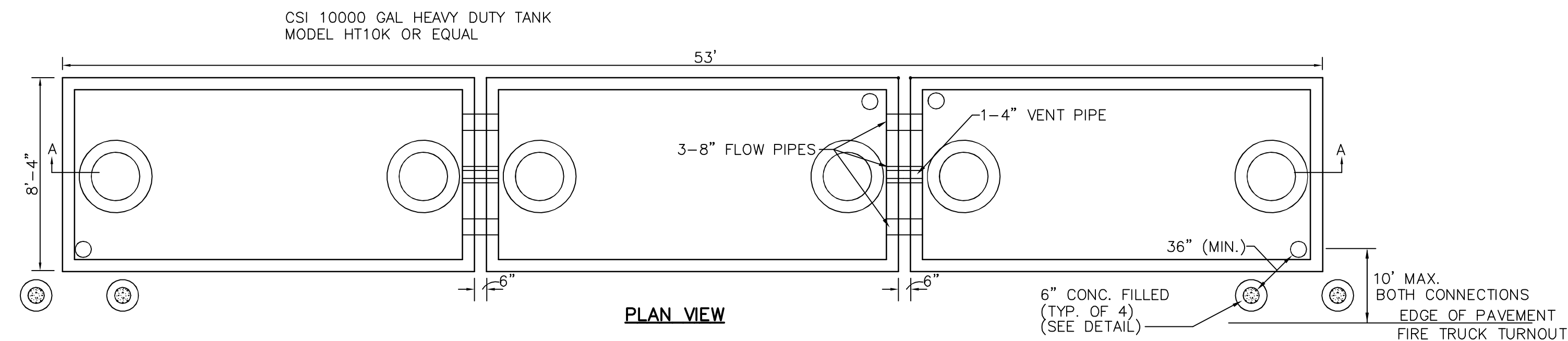
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863

CISTERN SPECIFICATIONS

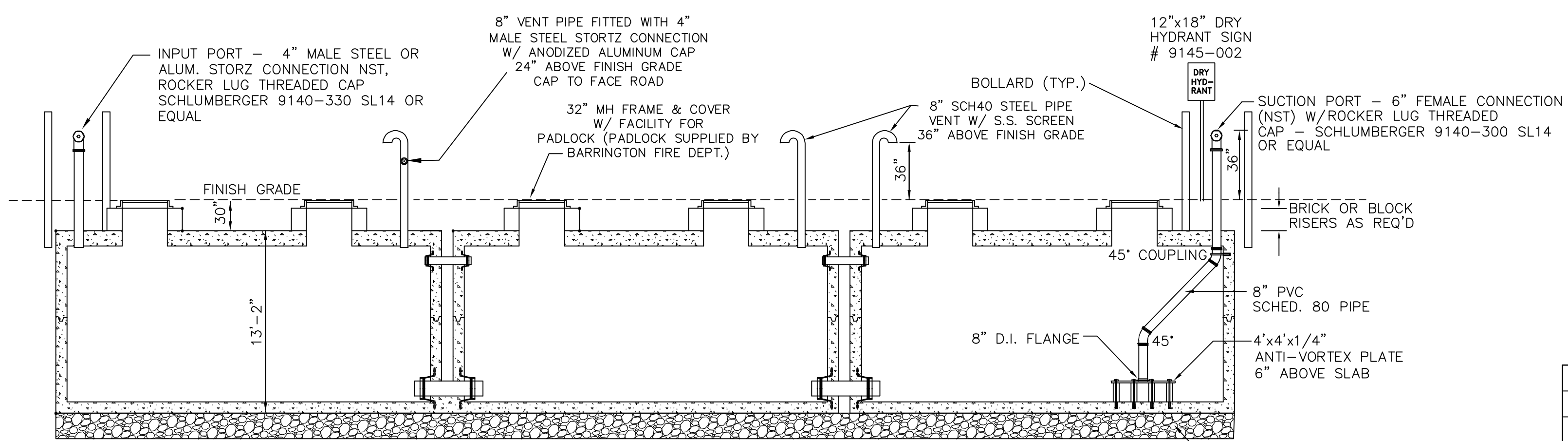
- THE CISTERN SHALL BE DESIGNED TO BE TROUBLE FREE, AND IT SHALL BE DESIGNED TO LAST 50 YEARS.
- THE MINIMUM CAPACITY SHALL BE 30,000 GALLONS. DEPENDING ON THE DEVELOPMENT LAYOUT/CONFIGURATION, ADDITIONAL GALLON REQUIREMENTS MAY BE IMPOSED AT THE DISCRETION OF THE FIRE CHIEF. ALL EXCEPTIONS, ADDITIONS, OR DELETIONS WILL BE IN WRITING.
- THE SUCTION CAPACITY SHALL BE CAPABLE OF DELIVERING 1,000 GALLONS PER MINUTE (GPM) FOR THREE-QUARTERS OF THE CISTERN CAPACITY.
- THE ENTIRE CISTERN AND APPURTENANCES SHALL BE RATED FOR HS-20 HIGHWAY LOADING.
- DRAWINGS OF THE DESIGN ARE FOR ESTIMATING GENERAL REQUIREMENT AND DESIGN PURPOSES ONLY AND ARE NOT INTENDED FOR USE AS DESIGN.
- EACH CISTERN SHALL BE DESIGNED, SITED TO THE PARTICULAR LOCATION, STAMPED BY A REGISTERED ENGINEER, AND APPROVED BY THE FIRE CHIEF.
- ALL SUCTION AND FILL PIPING SHALL BE AMERICAN SOCIETY FOR TESTING MATERIALS (ASTM) SCHEDULE 40 STEEL. ALL VENT PIPING SHALL BE ASTM SCHEDULE 40 STEEL WITH WELDED JOINTS. ALL PIPING LOCATED WITHIN THE TANK SHALL BE ASTM SCHEDULE 40 STEEL WITH WELDED JOINTS. ALL PIPING LEADING FROM THE TANK TO THE HYDRANT SHALL BE ASTM SCHEDULE 40 STEEL.
- THE FINAL SUCTION CONNECTION SHALL BE FIVE INCH PUMPER NOZZLE WITH A CAP. THE SUCTION PIPE SHALL BE BRACED TO ENSURE DURABILITY DURING PUMPING OPERATIONS. THE FIRE CHIEF SHALL APPROVE BRACE CONFIGURATION AND INSTALLATION. THE SUCTION PIPE CONNECTION SHALL BE TWENTY-FOUR INCHES ABOVE THE LEVEL OF THE VEHICLE PAD WHERE VEHICLE WHEELS WILL BE LOCATED WHEN THE CISTERN IS IN USE.
- THE FILLER CONNECTION SHALL BE INSTALLED INTO THE EIGHT INCH VENT WITH 4" MALE STEEL STORZ FITTING. THIS FITTING SHALL BE 24" ABOVE FINISH GRADE AND FACE THE ROAD. A THIRTY-TWO INCH DIAMETER MANHOLE WITH COVER WILL BE LOCATED ON TOP OF THE CISTERN. THE CONFIGURATION OF THIS MANHOLE SHALL ALLOW THE UNIT TO BE SECURED WITH TWO PADLOCKS AND SHALL BE APPROVED BY THE FIRE CHIEF. THE PADLOCKS WILL BE SUPPLIED BY THE FIRE DEPARTMENT.
- THE DISTANCE FROM THE BOTTOM OF THE SUCTION PIPE TO THE PUMPER CONNECTION SHALL NOT EXCEED FOURTEEN FEET VERTICAL.
- ALL HORIZONTAL SUCTION PIPING SHALL SLOPE SLIGHTLY UPHILL TOWARD THE PUMPER CONNECTION.
- BEDDING FOR THE CISTERN SHALL CONSIST OF A MINIMUM OF TWELVE INCHES OF 3/4" TO 1 1/2" WASHED PEA STONE, COMPACTED. NO FILL SHALL BE USED UNDER THE STONE. OVER EXCAVATION SHALL BE FILLED WITH THE SAME STONE BEDDING MATERIAL.
- ALL BACKFILL MATERIALS SHALL BE SCREENED GRAVEL WITH NO STONES LARGER THAN SIX INCHES AND SHALL BE COMPACTED TO 95 PERCENT OF ITS ORIGINAL VOLUME IN ACCORDANCE WITH ASTM D 1557.16. THE TOP OF CISTERN SHALL BE INSULATED WITH VERMIN RESISTANT FOAM INSULATION AND TWO FEET OF BACKFILL WITH A MINIMUM WEIGHT OF 120 PCF, COMPACTED. FOAM USED FOR THIS INSTALLATION SHALL BE CLOSED CELL POLYURETHANE FOAM WITH AN INSULATION FACTOR OF R=5 PER INCH. ALL BACKFILL SHALL EXTEND TEN FEET BEYOND THE EDGE OF THE VEHICLE PAD AND THEN HAVE A MAXIMUM OF 3:1 SLOPE, LOAM AND SEEDED.
- BEFORE ANY BACKFILLING IS DONE THE ENTIRE CISTERN SHALL BE COMPLETED AND INSPECTED BY THE FIRE CHIEF.
- AFTER BACKFILLING, BOLLARDS OR LARGE STONES SHALL BE PLACED TO PROTECT THE TANK AND APPURTENANCES.
- THE PITCH OF THE SHOULDER AND VEHICLE PAD FROM THE EDGE OF THE PAVEMENT TO THE PUMPER SUCTION CONNECTION SHALL BE ONE PERCENT TO THREE PERCENT DOWNGRADE.
- THE SHOULDER AND VEHICLE PAD SHALL BE OF A SUFFICIENT LENGTH TO ALLOW CONVENIENT ACCESS TO THE SUCTION CONNECTION WHEN THE PUMPER IS SET AT 45 DEGREES TO THE ROAD. THE SHOULDER AND VEHICLE PAD SECTION SHALL CONSIST OF 3" BITUMINOUS PAVING, REFER TO SITE PLAN FOR REQUIREMENTS.
- THE SUCTION FITTING SHALL BE LOCATED BETWEEN 22 AND 24 FEET FROM THE NEAREST RUNNING EDGE OF ROAD PAVEMENT. TWO CONCRETE FILLED STEEL BOLLARDS SHALL BE PLACED IN A MANNER TO PROTECT THE HYDRANT. THE BASE OF THESE BOLLARDS SHALL EXTEND BELOW THE FROST LINE. THE UPPER PORTION OF THE BOLLARDS SHALL EXTEND THIRTY SIX INCHES ABOVE THE LEVEL OF THE VEHICLE PAD WHERE VEHICLE WHEELS WILL BE LOCATED WHEN THE CISTERN IS IN USE.
- ALL CONSTRUCTION, BACKFILL, AND GRADING MATERIALS SHALL BE IN ACCORDANCE WITH PROPER CONSTRUCTION PRACTICES AND SHALL BE ACCEPTABLE TO THE FIRE CHIEF.
- THE FIRE CHIEF (OR REPRESENTATIVE) AND THE ENGINEER'S INSPECTOR WILL BE NOTIFIED BY THE CONTRACTOR TO OBSERVE THE FOLLOWING POINTS OF INSTALLATION:
 - EXCAVATION COMPLETE.
 - CRUSHED STONE INSTALLED AND COMPACTED
 - BACKFILLING COMPLETE PRIOR TO PLACEMENT OF INSULATION.
 - PLACEMENT OF INSULATION.
 - START AND FINISH OF LEAKAGE TEST.
 - PIPING MANWAYS AND BOLLARDS IN PLACE AND PAINTED.
 - ALL BACKFILLING LOAM, SEED, ETC. COMPLETE WITH TURNOUT GRAVEL IN PLACE AND GRADED.
 - PAVEMENT COMPLETE, AND ALL OTHER WORK 100% COMPLETE.
- THE FIRE CHIEF SHALL BE NOTIFIED OF THE DATE THAT SITE WORK IS TO BEGIN.
- ANY EXCEPTION, ADDITIONS, OR DELETIONS ARE DATED AND NOTED BELOW:
- CONCRETE MUST HAVE A MINIMUM OF 150 PCF.
- STONE AND GRAVEL BACKFILL MUST HAVE A MINIMUM OF 120 PCF.



CISTERN SITE PLAN
SCALE: 1"=20'



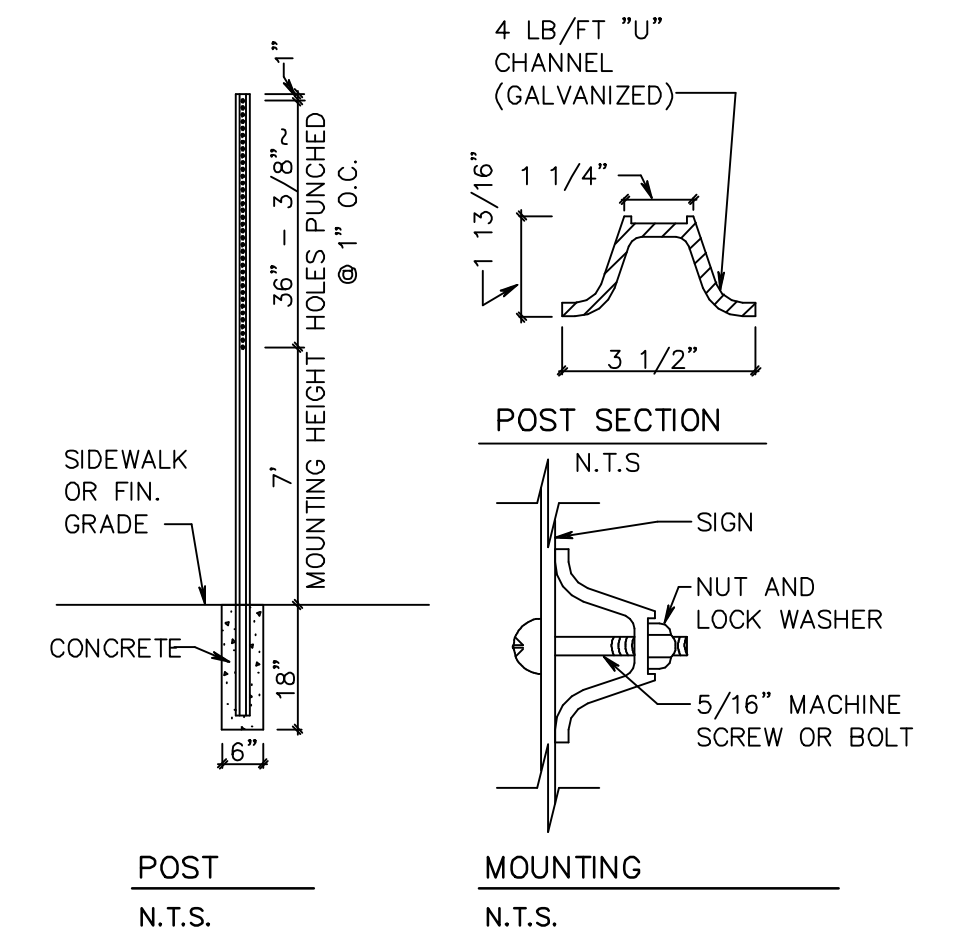
PLAN VIEW



NOTES SECTION A-A

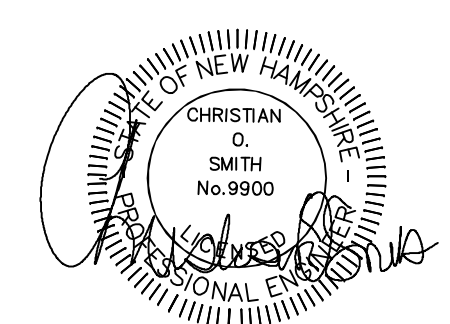
- CONCRETE: 5,000 PSI AFTER 28 DAYS.
- REINFORCED FOR H-20 LOADING.
- JOINTS SEALED WATER TIGHT.
- ALL BELOW GRADE EXTERIOR SURFACES OF THE TANK SHALL BE COATED WITH KOL-TAR'S BLACK SHIELD ASPHALT COATING, OR APPROVED EQUAL.
- CISTERN INSTALLATION MUST CONFORM WITH ALL LOCAL FIRE DEPARTMENT REQUIREMENTS.

PROPOSED 30,000 GAL. FIRE CISTERN DETAIL
NOT TO SCALE



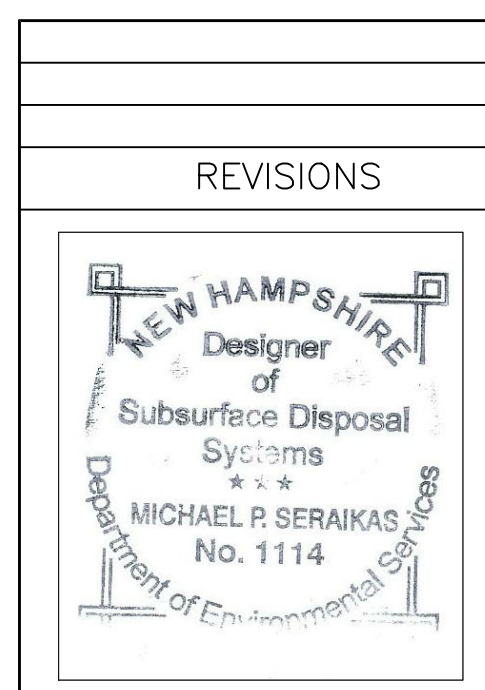
STREET SIGN DETAIL

STOP SIGN (R1-1) 30" x 30"
SPEED LIMIT SIGN (R2-1) 24" x 30"



REVISIONS:		DATE:	
FIRE CISTERN DETAILS			
PLAN FOR: RIVER RUN DEVELOPMENT, LLC ROUTE 125 BRENTWOOD, NH			
DATE:	AUG 2022	SCALE	NTS
PROJ. NO:	NH-1388	SHEET NO.	16

TEST PIT #1	TEST PIT #2	TEST PIT #3	TEST PIT #4	TEST PIT #5	TEST PIT #6	TEST PIT #7	TEST PIT #8	TEST PIT #9
0-3" 10YR3/6, FINE LOAMY SAND, WEAK GRANULAR, VERY FRIABLE 10YR4/6, FINE LOAMY SAND, WEAK GRANULAR, VERY FRIABLE 2.5Y5/4, GRAVELLY LOAMY SAND, SINGLE GRAIN, LOOSE 13-40" 2.5Y4/3, LOAMY SAND MASSIVE, FRIABLE, 7.5YR4/6 REDOX 'A' HORIZON REMOVED ROOTS: FEW TO 44" SHWT: @ 40" SEEPS @ 60" DEPTH: 64" NO REFUSAL PERC RATE: 4 MIN./IN.	0-9" 10YR3/2, FINE SANDY LOAM, WEAK GRANULAR, VERY FRIABLE 10YR4/6, FINE LOAMY SAND, WEAK GRANULAR, VERY FRIABLE 9-25" 2.5Y4/4, COARSE SAND, SINGLE GRAIN, LOOSE, @38" FAINT REDOX 2.5Y4/3, FINE SAND, MASSIVE, FRIABLE, 7.5YR4/6 REDOX 60-72" ROOTS: FEW AT 25" SHWT: @ 38" DEPTH: 72" NO REFUSAL PERC RATE: 4 MIN./IN.	0-8" 10YR3/2, FINE SANDY LOAM, WEAK GRANULAR, VERY FRIABLE 10YR4/6, LOAMY SAND, WEAK GRANULAR, VERY FRIABLE 8-12" 2.5Y5/6, FINE SAND, SINGLE GRAIN, LOOSE, @28" 7.5YR4/6 REDOX 12-28" 10YR4/6, COARSE SAND, SINGLE GRAIN, LOOSE, @28" 7.5YR4/6 REDOX 28-57" 2.5Y5/4, COARSE SAND, SINGLE GRAIN, LOOSE, 7.5YR4/6 REDOX 57-66" ROOTS: FEW AT 28" SHWT: 28" DEPTH: 66" NO REFUSAL PERC RATE: 4 MIN./IN.	0-9" 10YR3/3, FINE SANDY LOAM, WEAK GRANULAR, VERY FRIABLE 10YR4/6, LOAMY SAND, WEAK GRANULAR, VERY FRIABLE 9-13" 2.5Y5/6, GRAVELLY SAND, SINGLE GRAIN, LOOSE 13-30" 2.5Y5/4, FINE SAND, MASSIVE, FRIABLE 5Y5/2 & 10YR4/6 REDOX @ 30" 30-71" ROOTS: FEW AT 32" SHWT: 30" DEPTH: 71" NO REFUSAL PERC RATE: 4 MIN./IN.	0-4" 10YR3/3, LOAMY SAND, WEAK GRANULAR, VERY FRIABLE 10YR4/4, LOAMY SAND, WEAK GRANULAR, VERY FRIABLE 4-14" 2.5Y6/4, FINE STRATIFIED SAND, SINGLE GRAIN, LOOSE 14-28" 10YR3/4, GRAVELLY SAND, SINGLE GRAIN, LOOSE, REDOX PRESENT 28-74" 'A' HORIZON REMOVED SHWT: 28" DEPTH: 74" NO REFUSAL PERC RATE: 4 MIN./IN.	0-6" 10YR4/6, FINE SAND, WEAK GRANULAR, VERY FRIABLE 2.5Y6/6, FINE SAND, SINGLE GRAIN, LOOSE 6-12" 2.5Y5/6, FINE SAND, SINGLE GRAIN, LOOSE 12-28" 2.5Y5/4, GRAVELLY SAND, SINGLE GRAIN, LOOSE 5Y5/2 & 10YR4/6 REDOX 28-53" 10YR3/4, GRAVELLY SAND, SINGLE GRAIN, LOOSE, REDOX 53-74" PERC RATE: 4 MIN./IN. SEEPS: 56" SHWT: 40" DEPTH: 66" NO REFUSAL	0-22" 2.5Y5/4, COARSE SAND, SINGLE GRAIN, LOOSE 22-45" 2.5Y5/4, MEDIUM SAND, SINGLE GRAIN, LOOSE 45-68" 2.5Y6/4, FINE SAND, MASSIVE, FRIABLE, 7.5YR5/6 REDOX 'A' HORIZON REMOVED ROOTS: FEW AT 12" SHWT: 45" DEPTH: 68" NO REFUSAL PERC RATE: 4 MIN./IN.	0-9" 10YR3/2, PARTIAL 'A' FINE SANDY LOAM, WEAK GRANULAR, FRIABLE 10YR4/6, FINE LOAMY SAND, WEAK SUBANGULAR BLOCKY, VERY FRIABLE 9-17" 2.5Y5/4, COARSE SAND, SINGLE GRAIN, LOOSE, VERY FRIABLE 17-29" 2.5Y4/4, COARSE SAND, SINGLE GRAIN, LOOSE, MASSIVE, VERY FRIABLE 29-60" 2.5Y6/4, MEDIUM SAND, MASSIVE, VERY FRIABLE, 7.5YR5/6 REDOX 60-" PERC RATE: 4 MIN./IN. SHWT: 60" DEPTH: 60" NO REFUSAL	0-12" 10YR3/3, SANDY LOAM, WEAK GRANULAR, VERY FRIABLE 12-30" 2.5Y4/4, COARSE SAND, SINGLE GRAIN, LOOSE 30-50" 2.5Y5/4, MEDIUM SAND, SINGLE GRAIN, LOOSE 50-70" 2.5Y6/4, FINE SAND, MASSIVE, FRIABLE, 7.5YR4/6 REDOX SHWT: 50" DEPTH: 70" NO REFUSAL PERC RATE: 4 MIN./IN.
TEST PIT #10	TEST PIT #11	TEST PIT #12	TEST PIT #13	TEST PIT #14	TEST PIT #15	TEST PIT #16	TEST PIT #17	TEST PIT #18
0-9" 10YR3/2, FINE SANDY LOAM, WEAK GRANULAR, VERY FRIABLE 10YR4/6, FINE LOAMY SAND, WEAK SUBANGULAR BLOCKY, VERY FRIABLE 9-26" 2.5Y4/4, COARSE SAND, SINGLE GRAIN, LOOSE 26-48" 2.5Y5/4, FINE SAND, MASSIVE, FRIABLE, 7.5YR4/4 REDOX 48-77" PERC RATE: 4 MIN./IN. SHWT: 48" DEPTH: 77" NO REFUSAL	0-13" 10YR3/3, FINE SANDY LOAM, WEAK GRANULAR, VERY FRIABLE 10YR4/4, FINE LOAMY SAND, WEAK SUBANGULAR BLOCKY, VERY FRIABLE 13-17" 2.5Y4/4, COARSE SAND, SINGLE GRAIN, LOOSE 17-38" 2.5Y5/4, MEDIUM SAND, SINGLE GRAIN, LOOSE 38-51" 2.5Y6/4, FINE SAND, MASSIVE, FRIABLE, 7.5YR4/4 & 4/6 REDOX 51-73" SHWT: 51" DEPTH: 73" NO REFUSAL PERC RATE: 4 MIN./IN.	0-10" 10YR3/3, FINE SANDY LOAM, WEAK GRANULAR, VERY FRIABLE 10YR4/6, LOAMY SAND, WEAK SUBANGULAR BLOCKY, VERY FRIABLE 10-19" 2.5Y5/4, COARSE SAND, SINGLE GRAIN, LOOSE 19-43" 2.5Y6/4, FINE SAND, WEAK GRANULAR, VERY FRIABLE, 7.5YR4/4 REDOX 43-76" PERC RATE: 4 MIN./IN. SHWT: 43" DEPTH: 76" NO REFUSAL	0-15" 10YR3/3, SANDY LOAM, WEAK GRANULAR, VERY FRIABLE 10YR4/6, LOAMY SAND, WEAK SUBANGULAR BLOCKY, VERY FRIABLE 15-19" 2.5Y5/6, MEDIUM SAND, SINGLE GRAIN, LOOSE 19-44" 2.5Y6/4, FINE SAND, WEAK GRANULAR, VERY FRIABLE, 7.5YR4/4 REDOX 44-80" PERC RATE: 4 MIN./IN. SEEPS: 74" SHWT: 44" DEPTH: 80" NO REFUSAL	0-11" 10YR3/2, SANDY LOAM, WEAK GRANULAR, VERY FRIABLE 10YR4/4, MEDIUM SAND, SINGLE GRAIN, LOOSE 11-26" 2.5Y5/4, FINE SAND, MASSIVE, VERY FRIABLE, 7.5YR4/4 REDOX 26-66" PERC RATE: 4 MIN./IN. SEEPS: 54" SHWT: 26" DEPTH: 66" NO REFUSAL	0-4" 10YR3/2, SANDY LOAM, WEAK GRANULAR, VERY FRIABLE 10YR4/4, MEDIUM SAND, SINGLE GRAIN, LOOSE 4-19" 10YR4/4, LOAMY SAND, WEAK SUBANGULAR BLOCKY, VERY FRIABLE 19-33" 2.5Y6/4, FINE SAND, SINGLE GRAIN, LOOSE 33-66" 2.5Y6/3, FINE SAND, SINGLE GRAIN, LOOSE, LOW CHROMA/REDOX PERC RATE: 4 MIN./IN. SEEPS: 58" SHWT: 33" DEPTH: 66" NO REFUSAL	0-8" 10YR2/3, SANDY LOAM (FROZEN) 8-21" 10YR4/6, LOAMY SAND, SINGLE GRAIN, LOOSE 21-40" 2.5Y5/4, MEDIUM SAND, SINGLE GRAIN, LOOSE 40-66" 2.5Y5/3, MEDIUM SAND, SINGLE GRAIN, LOOSE, LOW CHROMA/REDOX PERC RATE: 4 MIN./IN. SEEPS: 56" SHWT: 40" DEPTH: 66" NO REFUSAL	0-8" 10YR3/2, SANDY LOAM FROZEN 8-21" 10YR4/6, LOAMY SAND, WEAK SUBANGULAR BLOCKY, VERY FRIABLE 21-36" 2.5Y5/3, SILT LOAM, BLOCKY, FRIABLE, REDOX 36-76" 2.5Y4/3, STONY LOAMY SAND, MASSIVE, FRIABLE PERC RATE: 4 MIN./IN. SWWT: @ 21" SEEPS @ 54" DEPTH: 76" NO REFUSAL	SHWT: @ 21" SEEPS: @ 36" DEPTH: 60" NO REFUSAL
TEST PIT #19	TEST PIT #20	TEST PIT #21	TEST PIT #22	TEST PIT #23	TEST PIT #24	TEST PIT #25	TEST PIT #26	TEST PIT #27
0-6" 10YR2/2, SANDY LOAM FROZEN 6-21" 10YR4/6, LOAMY SAND, WEAK SUBANGULAR BLOCKY, VERY FRIABLE 21-38" 2.5Y5/4, FINE SAND, SINGLE GRAIN, LOOSE 38-68" 2.5Y5/4, SILT LOAM, BLOCKY, FRIABLE, REDOX PERC RATE: 4 MIN./IN. ROOTS: FEW TO 38" SHWT: @ 38" DEPTH: 68" NO REFUSAL	0-15" 10YR3/3, SANDY LOAM, WEAK GRANULAR, VERY FRIABLE 10YR4/6, LOAMY SAND, WEAK SUBANGULAR BLOCKY, VERY FRIABLE 15-26" 10YR3/6, LOAMY SAND, WEAK SUBANGULAR BLOCKY, VERY FRIABLE 26-60" 2.5Y5/4, MEDIUM SAND, SINGLE GRAIN, LOOSE, REDOX 7.5YR4/6 PERC RATE: 4 MIN./IN. SHWT: @ 26" SEEPS: @ 50" DEPTH: 60" NO REFUSAL	0-17" 10YR4/6, LOAMY SAND, WEAK SUBANGULAR BLOCKY, VERY FRIABLE 17-25" 10YR4/4, GRAVELLY SAND, SINGLE GRAIN, LOOSE 25-77" 2.5Y5/6, FINE SAND, WEAK GRANULAR, VERY FRIABLE, REDOX PERC RATE: 4 MIN./IN. 'A' HORIZON REMOVED SHWT: @ 25" SEEPS: @ 66" DEPTH: 77" NO REFUSAL	0-6" 10YR3/2, SANDY LOAM FROZEN 6-18" 10YR3/6, LOAMY SAND, WEAK SUBANGULAR BLOCKY, VERY FRIABLE 18-40" 2.5Y5/4, GRAVELLY SAND, SINGLE GRAIN, LOOSE 2.5Y6/4, FINE SAND, WEAK GRANULAR, VERY FRIABLE, REDOX 40-77" PERC RATE: 4 MIN./IN. SHWT: @ 40" DEPTH: 77" NO REFUSAL	0-5" 10YR3/2, SANDY LOAM FROZEN 5-16" 10YR4/6, LOAMY SAND, WEAK SUBANGULAR BLOCKY, VERY FRIABLE 16-35" 10YR4/4, COARSE SAND, SINGLE GRAIN, LOOSE 35-70" 2.5Y5/4, FINE SAND, WEAK GRANULAR, VERY FRIABLE, REDOX PERC RATE: 4 MIN./IN. SHWT: 35" DEPTH: 70" NO REFUSAL	0-6" 10YR3/2, SANDY LOAM, WEAK GRANULAR, VERY FRIABLE 6-13" 10YR4/6, LOAMY SAND, WEAK GRANULAR, VERY FRIABLE 13-51" 2.5Y4/4, GRAVELLY SAND, SINGLE GRAIN, LOOSE 51-72" 2.5Y6/4, FINE STRATIFIED SAND, WEAK GRANULAR, VERY FRIABLE, REDOX 2.5Y3/2 REDOX PERC RATE: 4 MIN./IN. ROOTS: FEW TO 16" SHWT: 51" DEPTH: 72" NO REFUSAL	0-10" 10YR3/3, SANDY LOAM, FROZEN 10-30" 2.5Y5/6, LOAMY SAND, WEAK SUBANGULAR BLOCKY, VERY FRIABLE 30-40" 2.5Y4/4, GRAVELLY SAND, SINGLE GRAIN, LOOSE 40-74" 2.5Y5/4, FINE SAND, MASSIVE, VERY FRIABLE, REDOX @ 40" PERC RATE: 4 MIN./IN. SHWT: @ 40" DEPTH: 74" NO REFUSAL	0-5" 10YR2/2, SANDY LOAM, WEAK GRANULAR, VERY FRIABLE 5-16" 10YR4/6, LOAMY SAND, WEAK SUBANGULAR BLOCKY, VERY FRIABLE 16-26" 10YR5/6, MEDIUM SAND, SINGLE GRAIN, LOOSE 26-72" 2.5Y6/4, FINE SAND, MASSIVE, FRIABLE, 7.5YR4/6 REDOX @ 26" PERC RATE: 4 MIN./IN. SHWT: @ 26" DEPTH: 72" NO REFUSAL	SHWT: @ 21" SEEPS: @ 44" DEPTH: 72" NO REFUSAL
TEST PIT #28	TEST PIT #29	TEST PIT #30	TEST PIT #31	TEST PIT #32	TEST PIT #33	TEST PIT #34	TEST PIT #35	TEST PIT #36
0-8" 10YR2/2, SANDY LOAM, WEAK GRANULAR, VERY FRIABLE 8-18" 2.5Y5/6, LOAMY SAND, WEAK SUBANGULAR BLOCKY, VERY FRIABLE 18-38" 2.5Y6/4, FINE SAND, SINGLE GRAIN, LOOSE 7.5YR5/6 REDOX @29" 38-XX" 2.5Y6/6, FINE SAND, MASSIVE, VERY FRIABLE 7.5YR5/6 REDOX PERC RATE: 4 MIN./IN. SHWT: 29" DEPTH: "	0-5" 10YR3/3, SANDY LOAM, WEAK GRANULAR, VERY FRIABLE 5-17" 10YR6/6, FINE SAND, SINGLE GRAIN, LOOSE 17-82" 2.5Y6/4, FINE SAND, SINGLE GRAIN, LOOSE 10YR5/6 REDOX @74" PERC RATE: 4 MIN./IN. SHWT: 74" DEPTH: 82" NO REFUSAL	0-9" 10YR4/4, SANDY LOAM, WEAK GRANULAR, VERY FRIABLE 9-43" 2.5Y5/6, FINE SAND, SINGLE GRAIN, LOOSE 43-78" 10YR3/4, FINE SAND, SINGLE GRAIN, LOOSE 10YR5/6 REDOX PERC RATE: 4 MIN./IN. SHWT: 43" DEPTH: 78" NO REFUSAL	0-9" 10YR3/3, SANDY LOAM, WEAK GRANULAR, VERY FRIABLE 9-18" 2.5Y5/4, COARSE SAND, SINGLE GRAIN, LOOSE 18-72" 2.5Y5/4, FINE SAND, SINGLE GRAIN, LOOSE 10YR5/6 REDOX PERC RATE: 4 MIN./IN. SHWT: 40" DEPTH: 72" NO REFUSAL	0-6" 10YR2/2, SANDY LOAM FILL, WEAK GRANULAR, VERY FRIABLE 6-17" 2.5Y5/4, MEDIUM SAND, WEAK SUBANGULAR BLOCKY, VERY FRIABLE 17-26" 2.5Y4/4, COARSE SAND, SINGLE GRAIN, LOOSE 26-65" 2.5Y5/6, MEDIUM SAND, SINGLE GRAIN, LOOSE 7.5YR5/8 REDOX PERC RATE: 4 MIN./IN. SHWT: 30" DEPTH: 65" NO REFUSAL	0-18" 10YR4/4, LOAMY SAND, WEAK GRANULAR, VERY FRIABLE 18-83" 2.5Y5/4, FINE SAND, WEAK GRANULAR, VERY FRIABLE 10YR5/6 REDOX PERC RATE: 4 MIN./IN. 'A' HORIZON REMOVED SHWT: 80" DEPTH: 83" NO REFUSAL	0-11" 10YR2/2, SANDY LOAM, WEAK GRANULAR, VERY FRIABLE 11-27" 10YR4/6, LOAMY SAND, WEAK SUBANGULAR BLOCKY, VERY FRIABLE 27-51" 2.5Y5/6, MEDIUM SAND, SINGLE GRAIN, LOOSE 51-79" 2.5YR6/4, MEDIUM SAND, SINGLE GRAIN, LOOSE PERC RATE: 4 MIN./IN. SHWT: 64" DEPTH: 79" NO REFUSAL	0-10" 10YR3/3, LOAMY SAND, WEAK GRANULAR, VERY FRIABLE 10-54" 10YR4/6, MEDIUM SAND, WEAK GRANULAR, VERY FRIABLE 54-63" 2.5Y5/4, FINE SAND, SINGLE GRAIN, LOOSE 7.5YR4/4 REDOX PERC RATE: 4 MIN./IN. SHWT: 54" DEPTH: 63" NO REFUSAL	0-41" 10YR5/4, COARSE SAND, SINGLE GRAIN, LOOSE 41-65" 5YR5/3, COARSE SAND, SINGLE GRAIN, LOOSE PERC RATE: 4 MIN./IN. 'A' HORIZON REMOVED SHWT: 37" DEPTH: 65" NO REFUSAL
TEST PIT #37	TEST PIT #38	TEST PITS WERE LOGGED ON 3/14/2022 AND WITNESSED BY MICHAEL CUOMO, CSS						
0-10" 10YR3/2, LOAMY SAND, WEAK GRANULAR, VERY FRIABLE 10-18" 10YR4/6, LOAMY SAND, WEAK SUBANGULAR BLOCKY, VERY FRIABLE 18-30" 2.5Y5/6, COARSE SAND, SINGLE GRAIN, LOOSE 30-71" 2.5Y4/3, STONY LOAMY SAND, MASSIVE, FRIABLE, 7.5YR4/6 REDOX PERC RATE: 4 MIN./IN. ROOTS: FEW TO 41" SHWT: @ 41" DEPTH: 74" NO REFUSAL	0-14" 10YR3/2, LOAMY SAND, WEAK GRANULAR, VERY FRIABLE 14-36" 10YR4/6, MEDIUM SAND, SINGLE GRAIN, LOOSE 36-43" 2.5Y5/6, COARSE SAND, SINGLE GRAIN, LOOSE, @43" FAINT REDOX 43-73" 2.5Y4/3, LOAMY SAND, MASSIVE, FRIABLE, 7.5YR4/6 REDOX ROOTS: MANY TO 43" SHWT @ 43" DEPTH: 73" NO REFUSAL PERC RATE: 4 MIN./IN.							



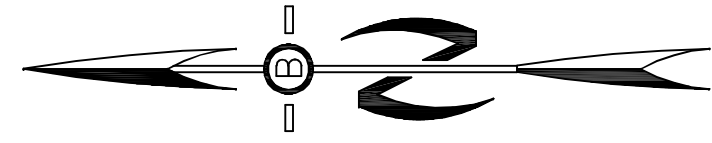
TEST PITS LOGS

LOT: 27, MAP: 217, NH ROUTE 125, BRENTWOOD

OWNER: TRENDEZZA HOMES
172 NH TOUTE 101, UNIT 25C
BEDFORD, NH 03110

SCALE: NONE DATE: MARCH 16, 2022

DESIGNER: BEAVER BROOK PLANNING AND DESIGN, LLC
PO BOX 2272
CONCORD, NEW HAMPSHIRE 03302-2272
603 - 496 - 9097



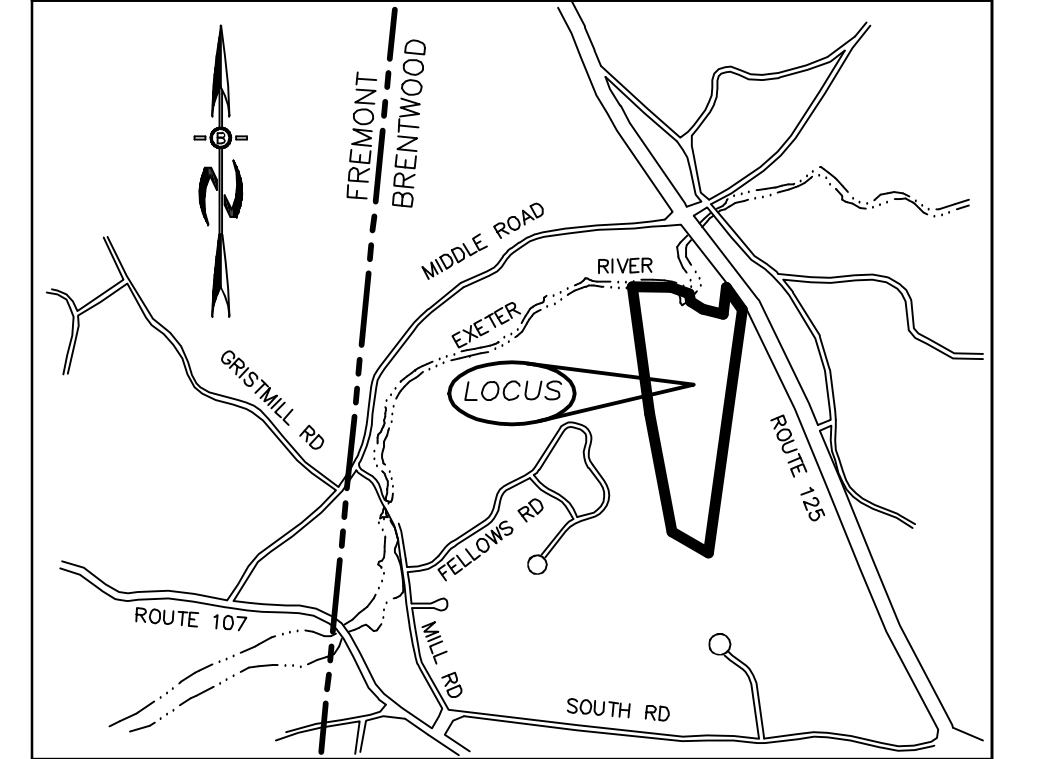
- NOTE:
1. WETLAND BUFFERS ARE ALSO SUBJECT TO DESIGNATED PRIME WETLAND BUFFER OR DEED RESTRICTION.
 2. LOCAL WETLAND BUFFERS AND PRIME WETLAND BUFFER TO BE MARKED WITH PLACARDS EVERY 50' +/- (SPACING NOT TO EXCEED 75'). SEE CONSERVATION RESTRICTION PLACARD DETAILS THIS SHEET.
 3. TOTAL CONSERVATION DEED RESTRICTION AREA = 15.34-AC.

LEGEND

	35-FOOT BUFFER 25-FOOT NO DISTURBANCE		85-FOOT BUFFER 50-FOOT NO DISTURBANCE (SEE NOTE 1)
	60-FOOT BUFFER 25-FOOT NO DISTURBANCE		100-FOOT BUFFER 50-FOOT NO DISTURBANCE
	75-FOOT BUFFER 25-FOOT NO DISTURBANCE (SEE NOTE 1)		NO BRENTWOOD BUFFER
	CONSERVATION DEED RESTRICTION		100-FOOT PRIME WETLAND SETBACK
			250-FOOT SHORELAND SETBACK
			100-YEAR FEMA FLOODPLAIN

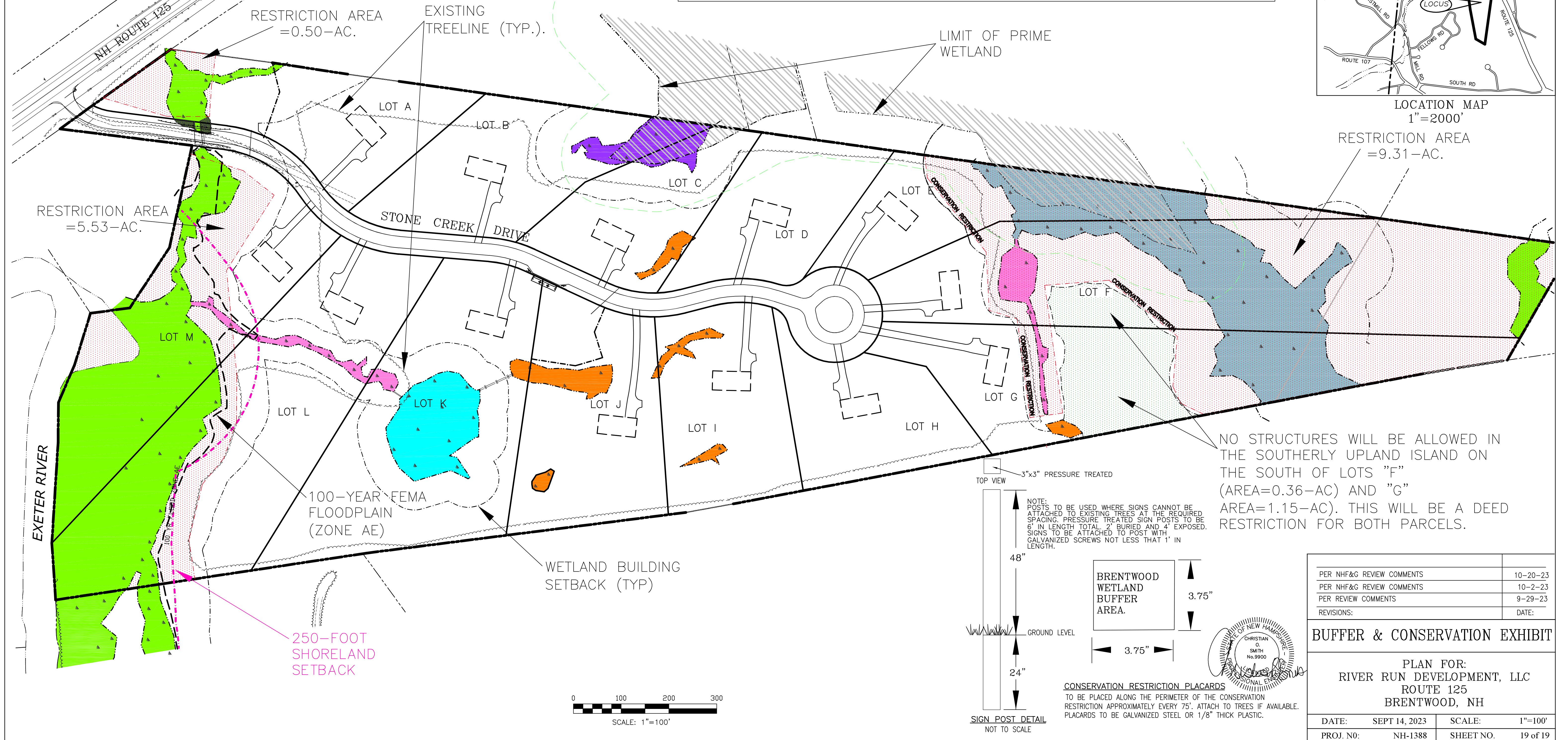
PREPARED FOR:
RIVER RUN DEVELOPMENT, LLC
 172 ROUTE 101 UNIT 25C
 BEDFORD, NH 03110

BA BEALS ASSOCIATES, PLLC
 70 PORTSMOUTH AVE,
 THIRD FLOOR, SUITE 2
 STRATHAM, N.H. 03885
 PHONE: 603-583-4860,
 FAX: 603-583-4863



LOCATION MAP
 1"=2000'

RESTRICTION AREA
 =9.31-AC.



PER NH&G REVIEW COMMENTS	10-20-23
PER NH&G REVIEW COMMENTS	10-2-23
PER REVIEW COMMENTS	9-29-23
REVISIONS:	DATE:

BUFFER & CONSERVATION EXHIBIT

PLAN FOR:
 RIVER RUN DEVELOPMENT, LLC
 ROUTE 125
 BRENTWOOD, NH

DATE:	SEPT 14, 2023	SCALE:	1"=100'
PROJ. NO.:	NH-1388	SHEET NO.:	19 of 19