SUBDIVISION PLANS

HOBBS HOMESTEAD

188 WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE

PREPARED FOR
APEX 188, LLC
5 WILLIAMS CIRCLE
STRATHAM, NEW HAMPSHIRE

LIST OF PLANS

PREPARED BY

TRITECH
ENGINEERING CORPORATION

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

ISSUED FOR STAFF REVIEW
April 21, 2023

REVISIONS

DATE:	DESCRIPTION:
11-9-22	REVISED PER PRC COMMENTS
1-18-23	REVISED PER PRC COMMENTS
4-21-23	REVISED PER NOD

STATE OF NEW HAMPSHIRE - PROFESSIONAL ENGINEER - ROBERT J. STOWELL No. 9903 LICENSED

[illegible]

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 884 ROBERT J. STOWELL SIGNATURE

[illegible]

TITLE SHEET
HOBBS HOMESTEAD
TAX MAP 191 LOT 5
188 WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE
SEPTEMBER 7, 2022 JOB No. 20137

SHEET No.
T-1

TRITECH ENGINEERING CORPORATION

N

SHEET No.

T-2

NEIGHBORHOOD PLAN

HOBBS HOMESTEAD

WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE

SEPTEMBER 7, 2022 JOB No. #2 0 1 3 7

SCALE: 1" = 60'

ISSUED FOR STAFF REVIEW
April 21, 2023

REVISIONS	
DATE:	DESCRIPTION:
3-28-23	REVISED PER NOD

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603 742 8107
FAX 603 742 3630

NOTES

1.) INTENT: TO SHOW THE EXISTING CONDITIONS OF TAX MAP 191 LOT 5.

2.) CURRENT OWNER OF RECORD: APEX 188, LLC
5 WILLIAMS CIRCLE
STRATHAM, N.H

3.) SUBJECT PARCEL IS LOCATED IS THE TOWN OF HAMPTON, COUNTY OF ROCKINGHAM AND THE STATE OF NEW HAMPSHIRE.

4.) TOTAL LOT AREA: 183,149 SQ.FT. – 4.182 ACRES

5.) TAX MAP 191 LOT 5

6.) PROJECT DEED REFERENCE: BK 6332 PG 1507

7.) ZONING: RA
MIN. LOT SIZE: 15,000 SQ.FT.
MIN. FRONTAGE: 125 FT
MIN. SETBACKS:
FRONT: 20 FT
SIDE: 15 FT
REAR: 10 FT

8.) PROJECT PLAN REFERENCE:

PLAN OF LAND
FORMERLY OWNED BY CURTIS DELANCEY
RAYMOND O. HOBBS
JUNE 6, 1958 RCRD BK 1478 PG 466 SCRD #22-9

PLAN OF LAND SUBDIVISION
HAMPTON, N.H. FOR
HARRINGTON AND PALMER
WRIGHT, PIERCE, BARNES & WYMAN
5-16-1977 RCRD D 8443

SUBDIVISION OF LAND
HAMPTON, NEW HAMPSHIRE
for: VERNON B. & ELEANOR P. DENNETT
JOHN W. DURGIN ASSOCIATES, INC.
JUNE 29, 1981 SCRD C-11704

CONDOMINIUM SITE PLAN FOR
TERRENCE McGOVERN
1 MILL ROAD
COUNTY OF ROCKINGHAM
HAMPTON, N.H.
RICHARD P. MILLETTE AND ASSOCIATES
JUNE 12, 1987 RCRD #D-17339

PLAN OF LAND
OF 191 HIGH STREET
COUNTY OF ROCKINGHAM
HAMPTON, N.H.
RICHARD P. MILLETTE AND ASSOCIATES
AUGUST 21, 1991 RCRD D-21206

PLAT OF LAND FOR
KENDALL HOBBS IN
HAMPTON, N.H.
PARKER SURVEY ASSOCIATES, INC.
OCT., 1994 RCRD 6818

PLAN OF LAND
IN HAMPTON, N.H.
MARGUERITE R. McGIRL
27 MILL RD. HAMPTON N.H. 03842
MILLENNIUM ENGINEERING INC.
JAN. 24, 2019 RCRD D-41466

9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 22,500, AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF JANUARY, 2022.

10.) BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON JANUARY 5, 2022 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON JANUARY 7, 2022. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (NAVD 88).

11.) IN THE MONTH OF OCTOBER 2021 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST, NH CERTIFIED WETLAND SCIENTIST, CONDUCTED AN ON-SITE WETLANDS INVESTIGATION OF THE SUBJECT PARCEL. NO WETLANDS WERE OBSERVED.

12.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A – MAP No. 330 15C 0437 F, DATE: 1-29-2021).

N

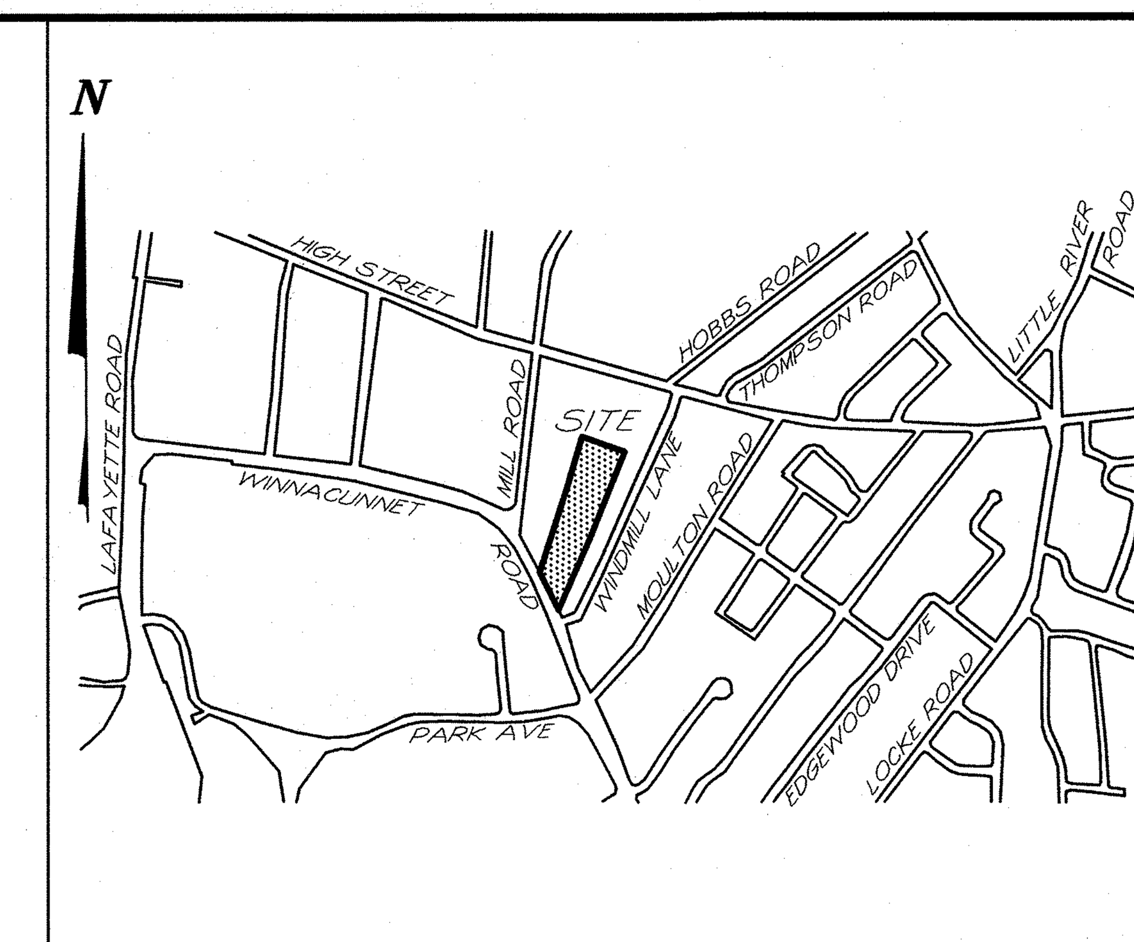
TRITECH
ENGINEERING CORPORATION

SEWER TABLE

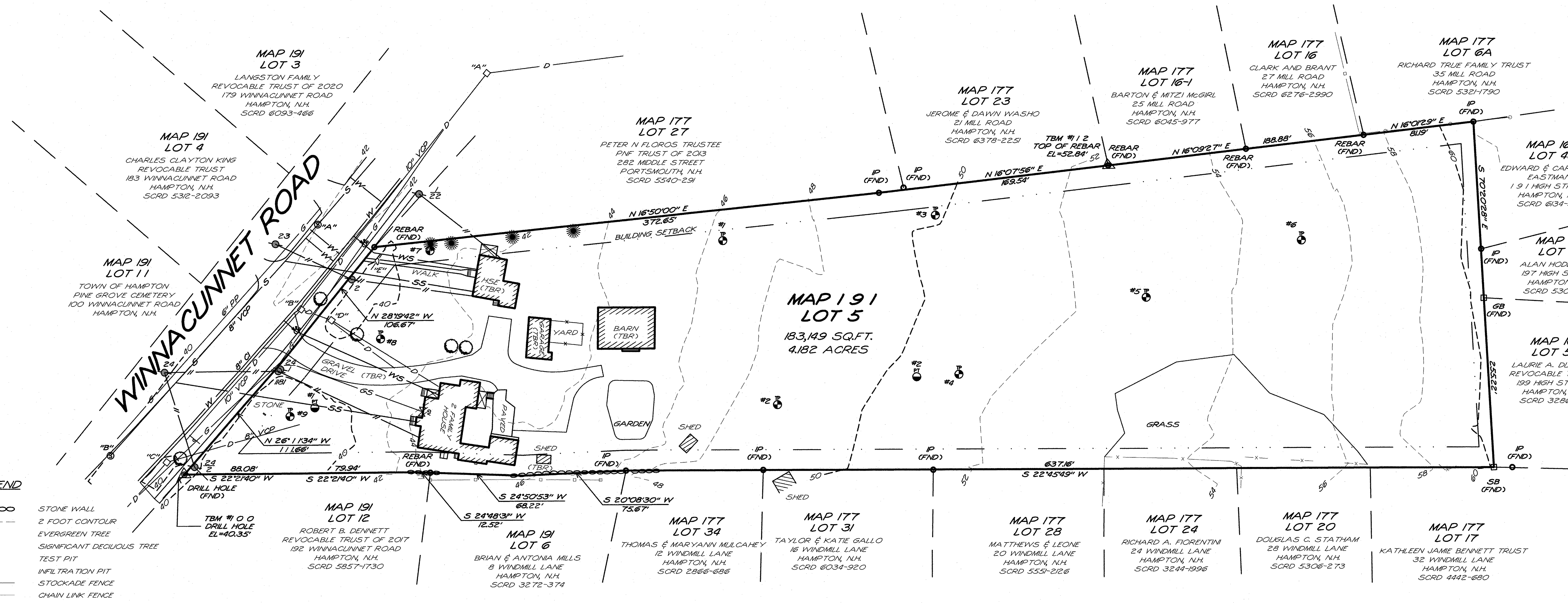
STRUCTURE	RIM ELEV.	INVERT IN	INVERT OUT	PIPE
"A"	41.85	36.60	36.50	8" VCP
"B"	42.70			

DRAIN TABLE

STRUCTURE	RIM EL.	INVin	INVin	INVout
"A"	42.82	36.82 - 10" VCP	-	36.82 - 10" VCP
"B"	41.00	35.85 - 10" VCP	36.45 - 4" VCP	35.80 - 10" VCP
"C"	39.76	35.50 - 10" VCP	36.00 - 8" VCP	35.40 - 10" VCP
"D"	39.15	36.85 - 4" VCP	38.00 - 4" VCP	36.80 - 8" VCP
"E"	PIPE	39.64 - 12" VCP	-	39.07 - 12" VCP



LOCUS
(NOT TO SCALE)



LEGEND

○○○○○○○	STONE WALL
— — —	2 FOOT CONTOUR
✳	EVERGREEN TREE
○	SIGNIFICANT DECIUOUS TREE
TP ◐	TEST PIT
PT ◓	INFILTRATION PIT
—□—	STOCKADE FENCE
—○—	CHAIN LINK FENCE
—×—	PICKET FENCE
—●—	UTILITY POLE
—//—	OVERHEAD WIRES
□	CATCH BASIN
—D—	DRAIN LINE
Ⓢ	SEWER MANHOLE
—S—	SEWER LINE
—SS—	SEWER SERVICE (APPROX)
GV ⋈	GAS VALVE
—G—	GAS LINE
—GS—	GAS SERVICE (APPROX)
—W—	WATER LINE
—WS—	WATER SERVICE (APPROX)
—○—	STREET SIGN

TOWN OF HAMPTON PLANNING BOARD APPROVAL

CHAIRMAN DATE

40 0 20 40 80 160
1"=40'

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

ISSUED FOR STAFF REVIEW
April 21, 2023

REVISIONS

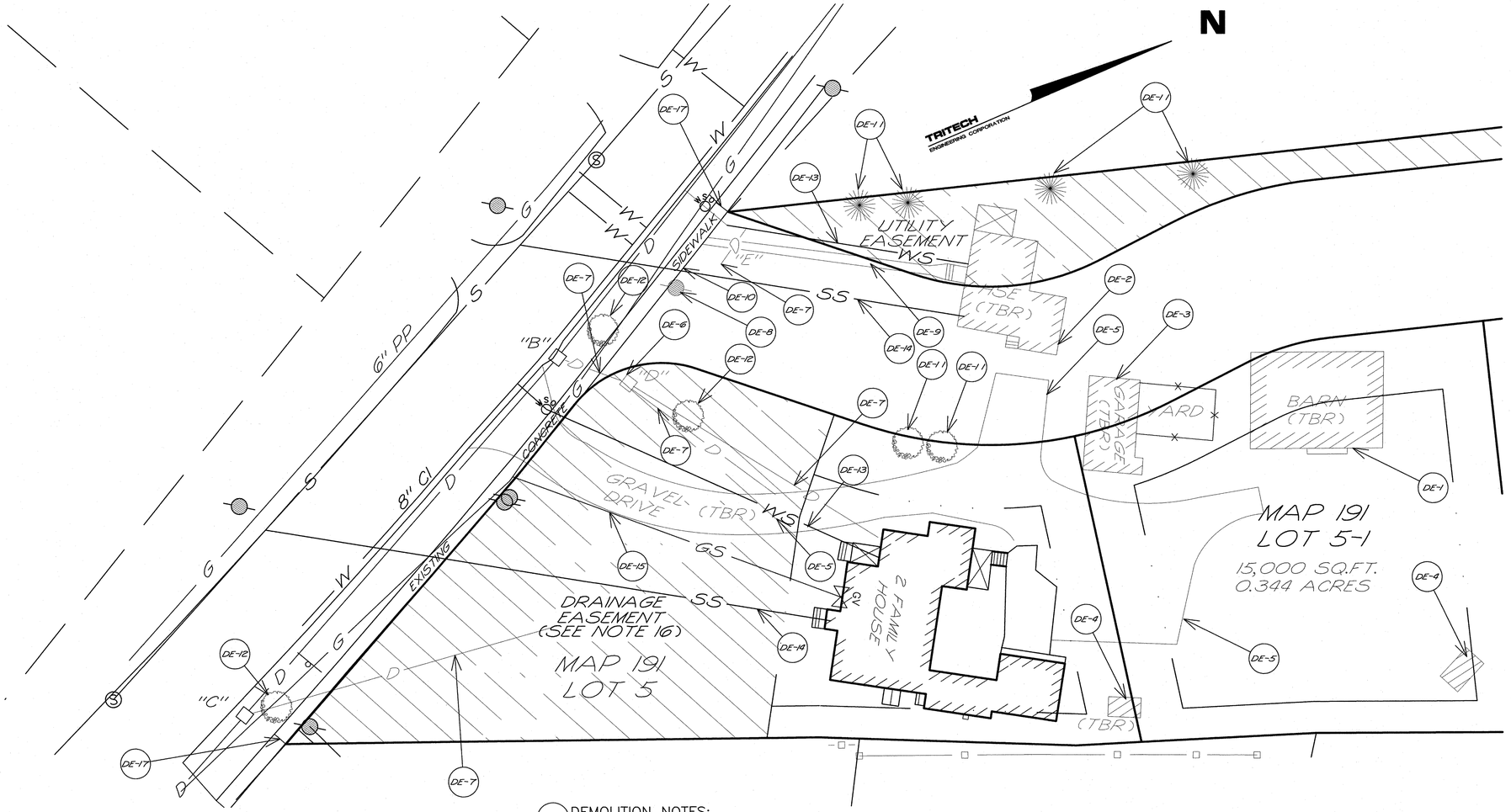
DATE:	DESCRIPTION:
11-9-22	REVISED PER PRC COMMENTS
1-18-23	REVISED PER PRC COMMENTS

STATE OF NEW HAMPSHIRE
ROBERT STOWELL
No. 884
LICENSED LAND SURVEYOR
SIGNATURE

[illegible]

EXISTING CONDITIONS PLAN
APEX 188, LLC
TAX MAP 191 LOT 5
188 WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE
SEPTEMBER 7, 2022 JOB No. 20137
SCALE: 1" = 40'

SHEET No.
EX-1



DE-1 DEMOLITION NOTES:

1. EXISTING BARN TO BE DISMANTLED AND RECONSTRUCTED OFF-SITE. (INCLUDING EXISTING SERVICES, E.G. OVERHEAD AND UNDERGROUND ELECTRIC, GAS, WATER AND SEWER ETC.).
2. EXISTING HOUSE TO BE DEMOLISHED AND DISPOSED OF OFF-SITE. (INCLUDING EXISTING SERVICES, E.G. OVERHEAD AND UNDERGROUND ELECTRIC, GAS, WATER AND SEWER ETC.).
3. EXISTING GARAGE TO BE DEMOLISHED AND DISPOSED OF OFF-SITE. (INCLUDING EXISTING SERVICES, E.G. OVERHEAD AND UNDERGROUND ELECTRIC, GAS, WATER AND SEWER ETC.).
4. EXISTING SHED TO BE DEMOLISHED AND DISPOSED OF OFF-SITE. (INCLUDING EXISTING SERVICES, E.G. OVERHEAD AND UNDERGROUND ELECTRIC, GAS, WATER AND SEWER ETC.).
5. EXISTING GRAVEL TO BE REMOVED AND DISPOSED OF OFF-SITE. AREA TO BE LOAMED AND SEEDED.
6. EXISTING CATCH BASIN ("D") TO BE REMOVED AND DISPOSED OF OFF-SITE.
7. EXISTING DRAIN LINE TO BE REMOVED AND DISPOSED OF OFF-SITE. REMOVE FROM EXISTING CATCH BASIN, BRICK IN & PARGE PIPE CONNECTION.
8. EXISTING UTILITY POLE (#2) TO BE REMOVED AND DISPOSED OF OFF-SITE.
9. EXISTING PAVED WALKWAY TO BE REMOVED AND DISPOSED OF OFF-SITE.
10. EXISTING CONCRETE SIDEWALK TO BE REMOVED AND DISPOSED OF OFF-SITE.
11. SIGNIFICANT TREE TO REMAIN IF POSSIBLE.
12. SIGNIFICANT TREE TO BE REMOVED. GRIND STUMP AND ROOTS TO 3 FEET BELOW FINISHED GRADE.
13. EXISTING WATER SERVICE TO BE REMOVED AND DISPOSED OF OFF-SITE. (LOCATOIN APPROXIMATE), CAP AT THE MAIN, (BY AQUARION WATER CO.).
14. EXISTING SEWER SERVICE TO BE REMOVED AND DISPOSED OF OFF-SITE. (LOCATOIN APPROXIMATE), CAP AT THE MAIN.
15. EXISTING GAS SERVICE TO BE REMOVED AND DISPOSED OF OFF-SITE. (LOCATOIN APPROXIMATE), CAP AT THE MAIN, (BY UNITIL).
16. EXISTING PICKETT FENCE LOCATED ON LOT 5-4 IS TO BE REMOVED.
17. REMOVE AND DISPOSE OF EXISTING CONCRETE SIDEWALK FOR THE ENTIRE PROPERTY FRONTAGE.

LEGEND

- STONE WALL
- UTILITY POLE
- OVERHEAD WIRES
- STOCKADE FENCE
- CATCH BASIN
- DRAIN LINE
- SEWER MANHOLE
- SEWER LINE
- SEWER SERVICE (APPROX)
- GAS VALVE
- GAS LINE
- GAS SERVICE (APPROX)
- WATER LINE
- WATER SERVICE (APPROX)
- STREET SIGN

TOWN OF HAMPTON PLANNING BOARD APPROVAL

CHAIRMAN _____ DATE _____

20 0 10 20 40 80

1"=20'

ISSUED FOR STAFF REVIEW
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REVISIONS

DATE:	DESCRIPTION:
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1-18-23	REVISED PER PRC COMMENTS
4-21-23	REVISED PER NOD

TRITECH
ENGINEERING CORPORATION
765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

NEW HAMPSHIRE - STATE OF - PROFESSIONAL ENGINEER
ROBERT J. STOWELL
NO. 9583

DEMOLITION PLAN

HOBBS HOMESTEAD

TAX MAP 191 LOT 5
188 WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE

OCTOBER 9, 2022 JOB No. 20137
SCALE: 1" = 20'

SHEET No. DE-1

KEY TO SOIL TYPES

THIS KEY IS USED IN DETERMINING SOIL TYPES THAT ARE UTILIZED IN HIGH INTENSITY SOIL SURVEYS. THE SOIL TYPES ARE DEFINED AS SOILS HAVING THE SAME SOIL CHARACTERISTICS OF DRAINAGE CLASS, PARENT MATERIAL, RESTRICTIVE FEATURES, AND SLOPE; AND ARE DESIGNATED BY A FIVE-PART SYMBOL, THE PARTS BEING A, B, C, D AND E.

SYMBOL: A DRAINAGE CLASS

1- EXCESSIVELY DRAINED
2- WELL DRAINED
3- MODERATELY WELL DRAINED
4- SOMEWHAT POORLY DRAINED 5- POORLY DRAINED
6- VERY POORLY DRAINED
7- NOT DETERMINABLE (TO BE USED ONLY WITH SYMBOL B-6)

SYMBOL: B PARENT MATERIAL

1- GLACIOFLUVIAL DEPOSITS (OUTWASH/TERRACES OF SAND OR SAND AND GRAVEL).
2- GLACIAL TILL MATERIAL (ACTIVE ICE) MARINE OR GLACIOLACUSTRINE DEPOSITS (3. 4 OR 5)
3- VERY FINE SAND AND SILT DEPOSITS (GLACIAL LAKES)
4- LOAMY/SANDY OVER SILT/CLAY DEPOSITS
5- SILT AND CLAY DEPOSITS (OCEAN WATERS)
6- EXCAVATED, REGRADED OR HUMAN TRANSPORTED MATERIAL (SEE CONNOTATIVE SOIL LEGEND)
7- ALLUVIAL DEPOSITS (FLOOD PLAINS)
8- ORGANIC MATERIALS - FRESH WATER WETLANDS 9- ORGANIC MATERIALS - TIDAL WETLANDS

SYMBOL: C RESTRICTIVE FEATURES (IF MORE THAN ONE APPLIES, LIST THE MOST RESTRICTIVE)

1- NONE
2- BOULDERY, WITH MORE THAN 15% OF THE SURFACE COVERED WITH BOULDERS (LARGER THAN 24 INCHES IN DIAMETER).
3- MINERAL RESTRICTIVE LAYER(S) ARE PRESENT IN THE SOIL PROFILE LESS THAN 40 INCHES BELOW THE SOIL SURFACE - SUCH AS "HARD PAN", DENSIC MATERIAL, PLATY STRUCTURE OR CLAYEY TEXTURE WITH CONSISTENCE OF AT LEAST FIRM, I.E. MORE THAN 20 NEWTONS. FOR OTHER EXAMPLES OF SOIL CHARACTERISTICS THAT QUALIFY FOR RESTRICTIVE LAYER, SEE SOIL MANUAL FOR SITE EVALUATIONS IN NEW HAMPSHIRE, 2ND ED., PAGE 3-17, FIGURE 3-14.
4- BEDROCK PRESENT IN THE SOIL PROFILE 0-20 INCHES BELOW THE MINERAL SOIL SURFACE (BEDROCK IS EITHER A LITHIC OR PARALITHIC CONTACT - SEE *USER NOTE: SOI/ TAXONOMY*. PARALITHIC REFERENCES BEDROCK THAT CAN BE REMOVED BY AN EXCAVATOR, BACKHOE OR BY HAND SHOVEL WITH DIFFICULTY. BEDROCK FRACTURES ARE SPACED MORE THAN 4 INCHES.
5- SUBJECT TO FLOODING.
6- DOES NOT MEET FILL STANDARDS (SEE ADDENDUM - STANDARDS FOR HUMAN TRANSPORTED MATERIAL) (ONLY TO BE USED WITH SYMBOL B-6).
7- BEDROCK PRESENT IN THE SOIL PROFILE 20 TO 40 INCHES BELOW THE MINERAL SOIL SURFACE. (BEDROCK IS EITHER LITHIC OR PARALITHIC CONTACT; SEE *SOIL TAXONOMY).*
8- 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 AND WILL HAVE A SYMBOL C OF

SYMBOL: D SLOPE CLASS

B- 0% TO 8%
C- 8% TO 15%
D- 15% TO 25%
E- 25% TO 35%
F- 35%+

SYMBOL: E -HIGH INTENSITY SOIL MAP IDENTIFIER - H. (SEE ADDENDUM)

SOIL LEGEND

3 / / - MODERATELY WELL DRAINED
2 / / - WELL DRAINED

LEGEND

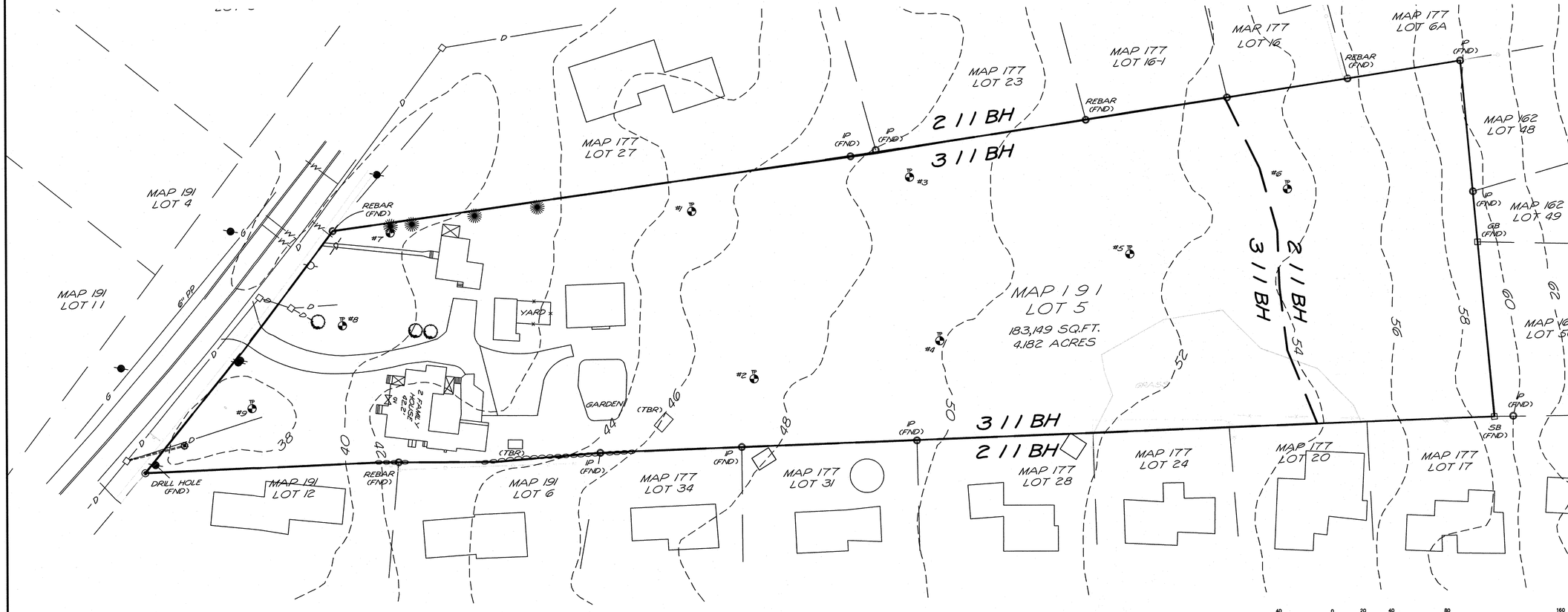
TP — TEST PIT
3 / / BH — SOIL TYPE LABEL
SOILS BOUNDARY
PROPERTY LINE
STONEWALL
TREE WITH WIRE
REMNANT BARBED WIRE FENCE

TEST PIT #9

DATE: APRIL 29, 2022

DEPTH	DESCRIPTION:
0" – 14"	DARK BROWN (10YR4/3) FINE SANDY LOAM; WEAK FINE GRANULAR STRUCTURE; MOIST, FRIABLE.
14" – 25"	STRONG BROWN (10YR5/6) LOAMY SAND; WEAK FINE GRANULAR STRUCTURE; MOIST, FRIABLE.
25" – 38"	STRONG BROWN (10YR5/6) SAND; SINGLE GRAIN; MOIST, LOOSE.
38" – 47"	YELLOWISH BROWN (10YR5/6) SAND; FEW REDOX CONCENTRATIONS IN 7.5YR5/; SINGLE GRAIN; MOIST, LOOSE.
47" – 84"	LIGHT OLIVE BROWN (2.5Y5/4) SAND; FEW REDOX FEATURES IN 7.5YR5/8, 2.5YR4/6, 5Y4/4, AND 10YR6/1, INCREASING WITH DEPTH; THIN LENSES OF GRAY (N6/) SILT LOAM THROUGHOUT: SINGLE GRAIN; MOIST, LOOSE.

ESTIMATED WATER TABLE: 38"
OBSERVED WATER TABLE: 55"
RESTRICTIVE LAYER: NONE
BEDROCK REFUSAL: NONE
SOIL SERIES: DEERFIELD
HYDROLOGIC SOIL GROUP: A



TRITECH ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
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1-18-23	REVISED PER PRC COMMENTS

STATE OF NEW HAMPSHIRE · SOIL SCIENTIST · MICHAEL MARIANO No. 76 · CERTIFIED SOIL SCIENTIST

HIGH INTENSITY SOIL SURVEY

HOBBS HOMESTEAD

WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE
SEPTEMBER 7, 2022 JOB No. #2 0 1 3 7
SCALE: 1" = 40'

SHEET No. HISS -1

NOTES

1.) INTENT: TO SUBDIVIDE TAX MAP 191 LOT 5 INTO 7 LOTS.

2.) CURRENT OWNER OF RECORD: APEX 188, LLC
5 WILLIAMS CIRCLE
STRATHAM, N.H

3.) SUBJECT PARCEL IS LOCATED IS THE TOWN OF HAMPTON, COUNTY OF ROCKINGHAM AND THE STATE OF NEW HAMPSHIRE.

4.) TOTAL LOT AREA: 183,149 SQ.FT. – 4.182 ACRES

5.) TAX MAP 191 LOT 5

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7.) ZONING: RA
MIN. LOT SIZE: 15,000 SQ.FT.
MIN. FRONTAGE: 125 FT
MIN. SETBACKS:
FRONT: 20 FT
SIDE: 15 FT
REAR: 10 FT

8.) PROJECT PLAN REFERENCE:

PLAN OF LAND
FORMERLY OWNED BY CURTIS DELANCEY
RAYMOND O. HOBBS
JUNE 6, 1958 RCRD BK 1478 PG 466 SCRD #22-9

PLAN OF LAND SUBDIVISION
HAMPTON, N.H. FOR
HARRINGTON AND PALMER
WRIGHT, PIERCE, BARNES & WYMAN
5-16-1977 RCRD D 8443

SUBDIVISION OF LAND
HAMPTON, NEW HAMPSHIRE
for: VERNON B. & ELEANOR P. DENNETT
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JUNE 29, 1981 SCRD C-11704

CONDOMINIUM SITE PLAN FOR
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1 MILL ROAD
COUNTY OF ROCKINGHAM
HAMPTON, N.H.
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JUNE 12, 1987 RCRD #D-17339

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OF 191 HIGH STREET
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AUGUST 21, 1991 RCRD D-21206

PLAT OF LAND FOR
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12.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A – MAP No. 330 15C 0437 F, DATE: 1-29-2021).

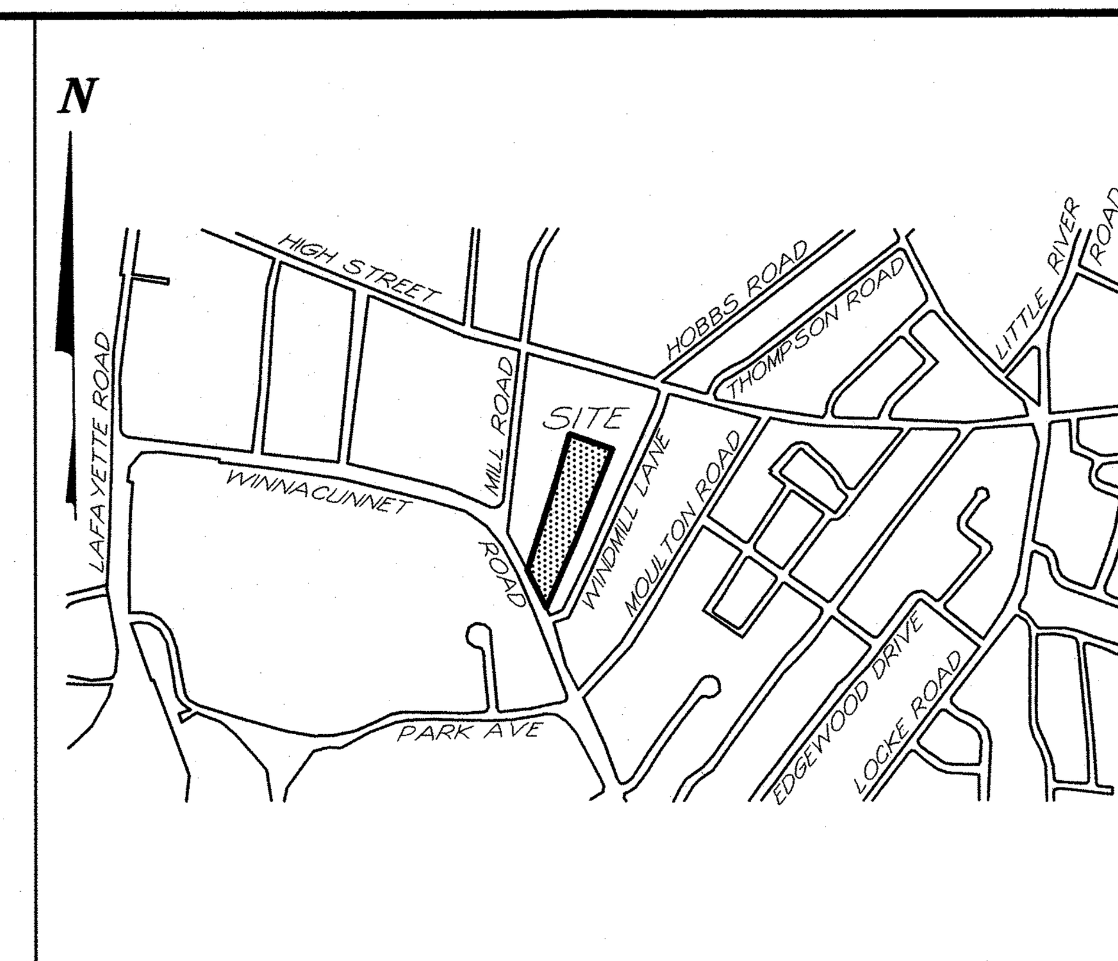
13.) LOTS WILL BE SERVICED BY AQUARION WATER COMPANY AND MUNICIPAL SEWER AS WELL AS UNDERGROUND UTILITIES.

14.) ALL LOTS WILL HAVE ACCESS FROM THE PROPOSED ROAD.

15.) THIS SUBDIVISION IS SUBJECT TO THE TOWN OF HAMPTON ZONING ORDINANCE ARTICLE VII, UNIFORMITY IN THE EXTERIOR DESIGN APPEARANCE OF THE DWELLINGS SHALL BE MINIMIZED.

16.) THE UTILITY EASEMENT WILL RUN IN FAVOR OF THE TOWN OF HAMPTON AND THE DRAINAGE EASEMENT WILL RUN IN FAVOR OF THE HOME OWNERS ASSOCIATION.

SEE SHEET S-1a FOR PLANNING BOARD CONDITIONS OF APPROVAL



LOCUS
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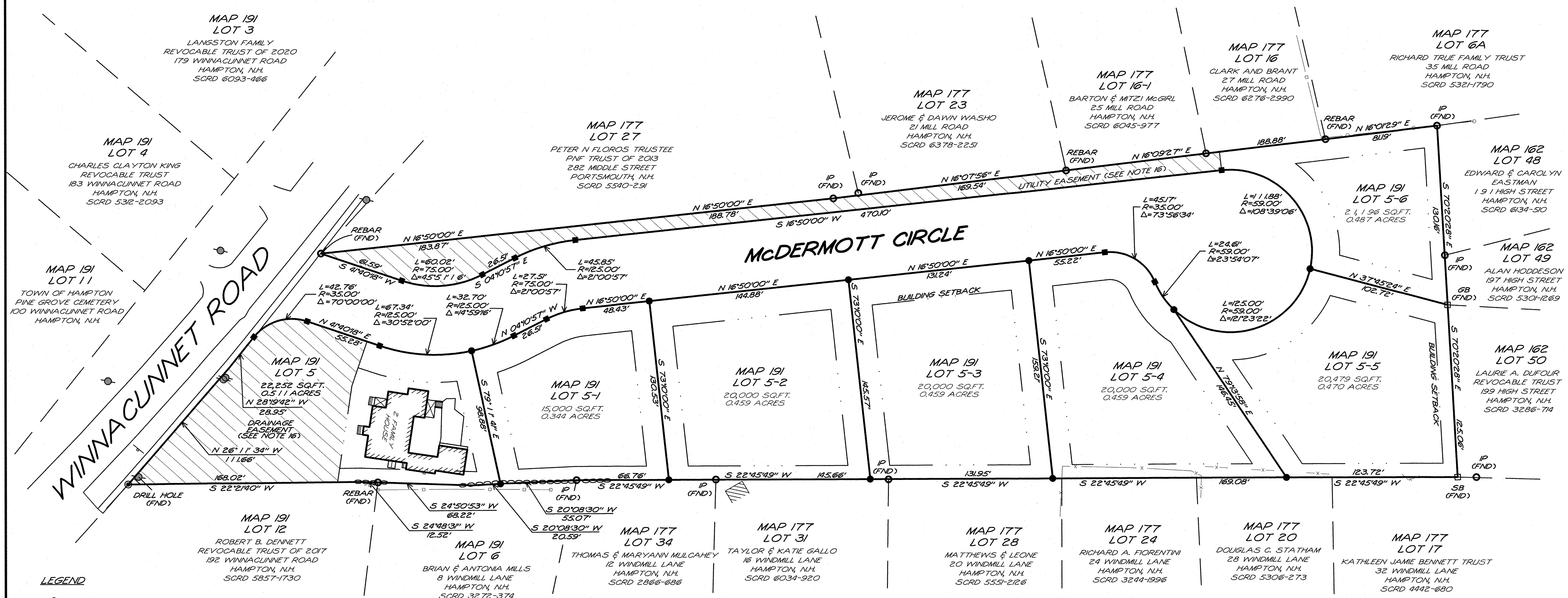

LEGEND

●	5/8" REBAR W-ID CAP TO BE SET
■	4" x 4" GRANITE BOUND TO BE SET
	STONE WALL
	STOCKADE FENCE
	CHAIN LINK FENCE
	PICKET FENCE
	UTILITY POLE
	STREET SIGN
	BUILDING SETBACK

TOWN OF HAMPTON PLANNING BOARD APPROVAL

CHAIRMAN DATE

40 0 20 40 80 160
1"=40'

ISSUED FOR STAFF REVIEW
April 21, 2023

TRITECH
ENGINEERING CORPORATION

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STATE OF NEW HAMPSHIRE
LICENSED LAND SURVEYOR
No. 884
ROBERT J. STOWELL
SIGNATURE
[illegible]

SUBDIVISION PLAN
HOBBS HOMESTEAD
TAX MAP 191 LOT 5
188 WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE

SEPTEMBER 7, 2022 JOB No. 20137
SCALE: 1" = 40'

SHEET No.
S-1

*THE FOLLOWING CONDITIONS OF APPROVAL APPLY TO THE SUBDIVISION SHOWN ON THE "HOBBS HOMESTEAD" SUBDIVISION DEPICTED ON SHEET S-1

1. The Board defines "active and substantial" for the purposes of RSA 674:39 as after completion of roadwork (less final coat), utilities and stormwater management systems.
2. Compliance with all applicable building and fire codes
3. A copy of the recorded new deeds shall be furnished to the Hampton Assessor's Office.
4. The Hampton Heritage Commission and/or Hampton Historical Society shall have the opportunity to photo document the cottage and the barn prior to their removal from the subject property for the purpose of documenting the history of the Town.
5. An as-built road and utility plan will be provided for Planning Board approval and, at that point, the approval of utility locations under RSA 231:160-a will be subject to the following:
In accordance with the requirements of RSA 72:23, I(b), this license is granted to the licensee(s) subject to the condition that the licensee(s), its heirs, successors, agents or assigns, shall be responsible for the payment of all properly assessed current and potential real and personal property taxes by the party using or occupying said property no later than the due date, and shall further be responsible for all real and personal property taxes on structures or improvements added by the licensee(s), its heirs, successors, agents or assigns. Additionally, failure of the licensee(s) to pay the duly assessed personal and real property taxes when due shall cause to terminate said license by the Town of Hampton.
6. A street name acceptable to the Board of Selectmen shall be established and added to the record subdivision plan.
7. An inspection fee escrow shall be established with the Town through the Planning Office in an amount to be determined in consultation with the Planning Board's consulting engineer for construction inspections prior to final approval.
8. A Homeowner's Association shall be established for the residential lots and remain in existence.
9. Homeowner's Association documents are to be submitted in "Microsoft Word" from the applicant's counsel for review and approval by the Town's Legal Counsel at the applicant's expense prior to recording by the Town Planning Office of the final plan(s) and of said Homeowner's Association documents, in order to:
a. Endure that the provisions in the homeowner's association documents and legal description and exhibits thereto 1) correspond with the details of the development as reflected on the plan(s) approved by the Planning Board whether contained in a) notes on the plan(s), b) the Board's minutes, or c) the terms of the Board's approval motion and decision letter and any separate documents incorporated therein.
b. Ensure that the interests of the Town are protected.
Because the Town's Legal Counsel does not receive Homeowner's Association documents for review until after the Board's approval occurs, the amount of the expense for review cannot be determined in advance. An escrow of $500.00 shall be established by the applicant with the Planning Office for the review before said review is commenced. The difference between the actual calculated review cost and the $500 escrow will be refunded if such cost is less than $500, and will be billed to the applicant to the extent that such charge exceeds $500. If an additional payment is due, it shall be submitted to the Planning Office prior to the recording of the Homeowner's Association documents and the final plan(s). The Planning Office shall seek confirmation from the Town's Legal Counsel that the final homeowner's association documents and plan(s) are in face in proper form.
10. The proposed easements shall be subject to review and approval by the Town's Legal Counsel Prior to recording of the final plan(s), following the same review procedure and escrow requirements outlines in Condition #9 above.
11. Submission of a Stormwater Management Operation and Maintenance Plan annual report and certification to the Town Planner and the Hampton Department of Public Works by December 31st of each year. The Stormwater Management Operation and Maintenance Plan shall be incorporated as an exhibit on the Homeowner's Association documents. The Homeowner's Association Declaration of Covenants, Restrictions and Conditions shall include language that the Association is responsible for compliance with the O&M Plan and that this obligation cannot be amended or amended except upon approval of the Planning Board.
12. The applicant shall appear before the Board of Selectmen for approval of surety for any off-site improvements. The surety shall be provided in a form acceptable to the Board of Selectmen. Prior to scheduling this meeting, a cost estimate for the improvements shall be prepared and provided to the Town's Engineering Consultant, the Department of Public Works, and the Town Planner for review and comment.
13. The final lot numbers shall be verified with the Assessing office prior to recording.
14. The Landscaping Plan shall be revised to include additional deer-resistant evergreen trees adjacent to all abutting lots on Windmill Lane (minimum 6-feet in height at the time of planting). A note shall also be added to the plan stating that any trees that do not survive shall be replaced with the same.
15. Written confirmation shall be provided by the Aquarion Water Company (or its successor) stating that adequate supply/capacity is available to serve this development.
16. Consistent with Article VII of the Zoning Ordinance, uniformity in the exterior design appearance of the dwellings shall be minimized. A note to the effect shall be provided on the recorded plan.
17. The comments in the email from Jodie Bray Strickland (CMA), dated 1/25/23 are incorporated by reference and shall be addressed to her satisfaction.
18. The comments in the memorandum from Joseph Lynch (DPW Deputy Director), dated 1/24/23 are incorporated by reference and shall be addressed to the Department's satisfaction.
19. The conditions of approval shall be listed on the recordable subdivision plan.
20. The revised plans are subject to final review and sign-off by the Town's Review Engineer, the Department of Public Works, and the Town Planner.

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

21. A pre-construction meeting shall be scheduled. Please note this meeting will not be held until all "prior to recording" conditions have been met and the plans/documents have been filed at the Registry.
22. The surety required in Condition #12 shall be in place prior to construction.
23. Driveway permits for each lot shall be obtained from the Hampton Department of Public Works.
24. A trench permit shall be obtained from the Hampton Department of Public Works.
25. Approval of the proposed water connection by Aquarion Water Company.
26. Sewer Permits shall be obtained from the Department of Public Works. The wastewater development charges shall be paid to the Building Department as each building permit is issued. A sewer connection permit can only be issued at the time of application to the Department of Public Works based on the capacity and capability of the Town of Hampton Wastewater Treatment Plan.
27. Receipt of an approved preliminary design from Unitil for the electrical service. The timeframe for receipt of the final design shall be coordinated with the Building Inspector.
28. No work on any of the house lots shall commence until the roadway and other portions of the site are stabilized according to the NHDES Alteration of Terrain Regulations (as amended).
29. Receipt of all required State approvals by the Building Inspector.

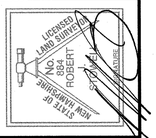
THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY:

30. An impact fee in the amount of $3,641 (for each single-family home) is hereby assessed and is required to be paid prior to issuance of a Certificate of Occupancy.
31. Installation of Monumentation per final plan set and submittal of Certificate of Monumentation prior to release of surety.
32. Individual as-built plans showing the house location, completion of the driveway, and installation of the associated utilities (including their locations) shall be submitted prior to issuance of a Certificate of Occupancy for any lot.
33. An as-built plan for the overall subdivision shall be provided to the Planning Board upon completion of the roadway, driveways, and installation of the associated utilities, showing their locations. A utility profile plan which meets the requirements of the Department of Public Works will also be required.
34. The proposed sewer line shall be video inspected with the recording supplied to the Town's Sewer and Drain Department prior to any sign-off from the Town regarding the Sewer System. This inspection shall be coordinated with the Sewer and Drain Department prior to final paving of the proposed roadway.
35. The Town Planner shall not sign the occupancy permit for any lot until all applicable conditions of approval have been met. The Town Planner shall be given a minimum of 72-hour notice to allow for file review.

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3630

ISSUED FOR STAFF REVIEW
April 21, 2023

REVISIONS
DATE: DESCRIPTION:
4-21-23 ADDED TO PLAN SET



CONDITIONS OF APPROVAL PLAN

HOBBS HOMESTEAD

TAX MAP 191 LOT 5
188 WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE

APRIL 21, 2023 JOB No. 20137

SHEET No.
S-1a

NOTES

1.) INTENT: TO SUBDIVIDE TAX MAP 191 LOT 5 INTO 7 LOTS.

2.) CURRENT OWNER OF RECORD: APEX 188, LLC
5 WILLIAMS CIRCLE
STRATHAM, N.H

3.) SUBJECT PARCEL IS LOCATED IS THE TOWN OF HAMPTON, COUNTY OF ROCKINGHAM AND THE STATE OF NEW HAMPSHIRE.

4.) TOTAL LOT AREA: 183,149 SQ.FT. – 4.182 ACRES

5.) TAX MAP 191 LOT 5

6.) PROJECT DEED REFERENCE: BK 6332 PG 1507

7.) ZONING: RA
MIN. LOT SIZE: 15,000 SQ.FT.
MIN. FRONTAGE: 125 FT
MIN. SETBACKS:
FRONT: 20 FT
SIDE: 15 FT
REAR: 10 FT

8.) PROJECT PLAN REFERENCE:

PLAN OF LAND
FORMERLY OWNED BY CURTIS DELANCEY
RAYMOND O. HOBBS
JUNE 6, 1958 RCRD BK 1478 PG 466 SCRD #22-9

PLAN OF LAND SUBDIVISION
HAMPTON, N.H. FOR
HARRINGTON AND PALMER
WRIGHT, PIERCE, BARNES & WYMAN
5-16-1977 RCRD D 8443

SUBDIVISION OF LAND
HAMPTON, NEW HAMPSHIRE
for: VERNON B. & ELEANOR P. DENNETT
JOHN W. DURGIN ASSOCIATES, INC.
JUNE 29, 1981 SCRD C-11704

CONDOMINIUM SITE PLAN FOR
TERRENCE McGOVERN
1 MILL ROAD
COUNTY OF ROCKINGHAM
HAMPTON, N.H.
RICHARD P. MILLETTE AND ASSOCIATES
JUNE 12, 1987 RCRD #D-17339

PLAN OF LAND
OF 191 HIGH STREET
COUNTY OF ROCKINGHAM
HAMPTON, N.H.
RICHARD P. MILLETTE AND ASSOCIATES
AUGUST 21, 1991 RCRD D-21206

PLAT OF LAND FOR
KENDALL HOBBS IN
HAMPTON, N.H.
PARKER SURVEY ASSOCIATES, INC.
OCT., 1994 RCRD 6818

PLAN OF LAND
IN HAMPTON, N.H.
MARGUERITE R. McGIRL
27 MILL RD. HAMPTON N.H. 03842
MILLENNIUM ENGINEERING INC.
JAN. 24, 2019 RCRD D-41466

9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 22,500, AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF JANUARY, 2022.

10.) BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON JANUARY 5, 2022 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON JANUARY 7, 2022. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (NAVD 88).

11.) IN THE MONTH OF OCTOBER 2021 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST, NH CERTIFIED WETLAND SCIENTIST, CONDUCTED AN ON-SITE WETLANDS INVESTIGATION OF THE SUBJECT PARCEL. NO WETLANDS WERE OBSERVED.

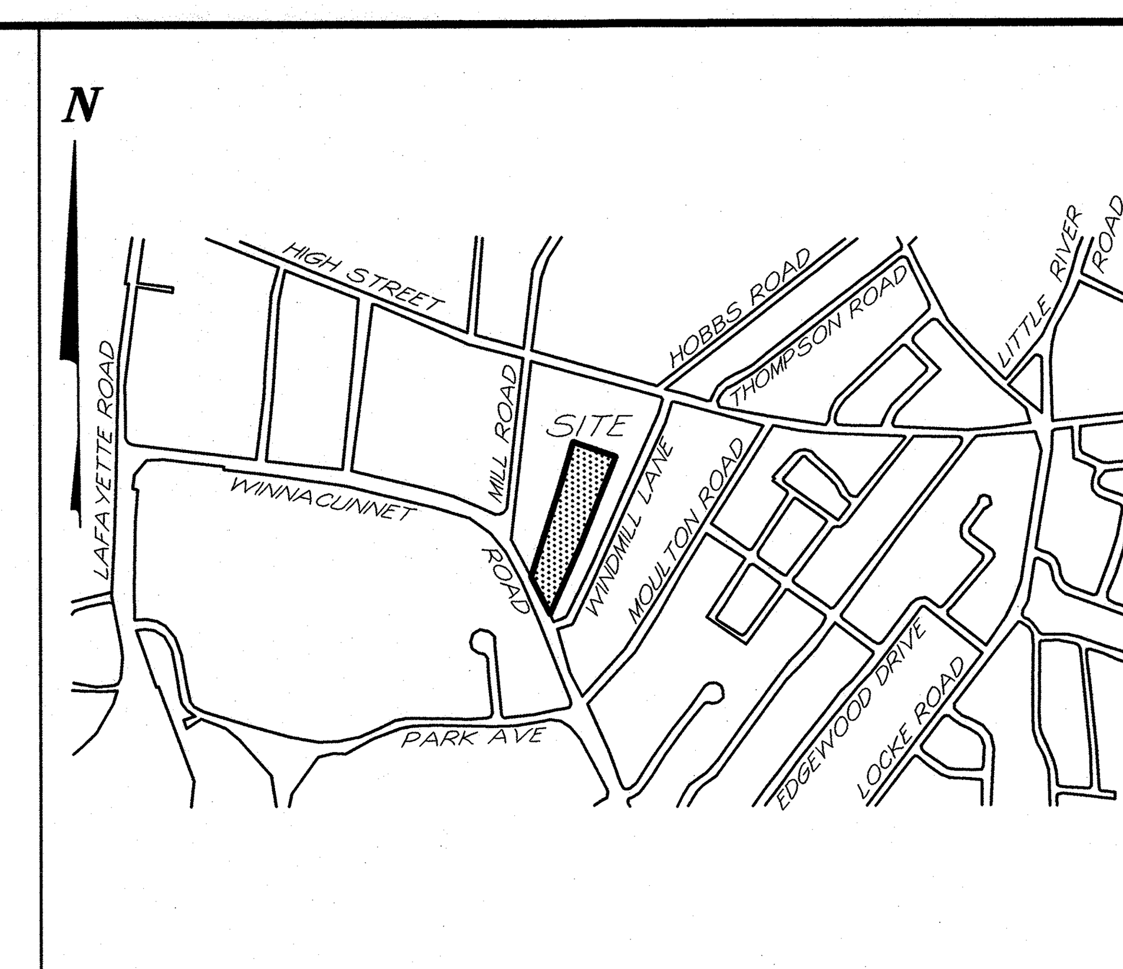
12.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A – MAP No. 330 15C 0437 F, DATE: 1-29-2021).

13.) LOTS WILL BE SERVICED BY AQUARION WATER COMPANY AND MUNICIPAL SEWER AS WELL AS UNDERGROUND UTILITIES.

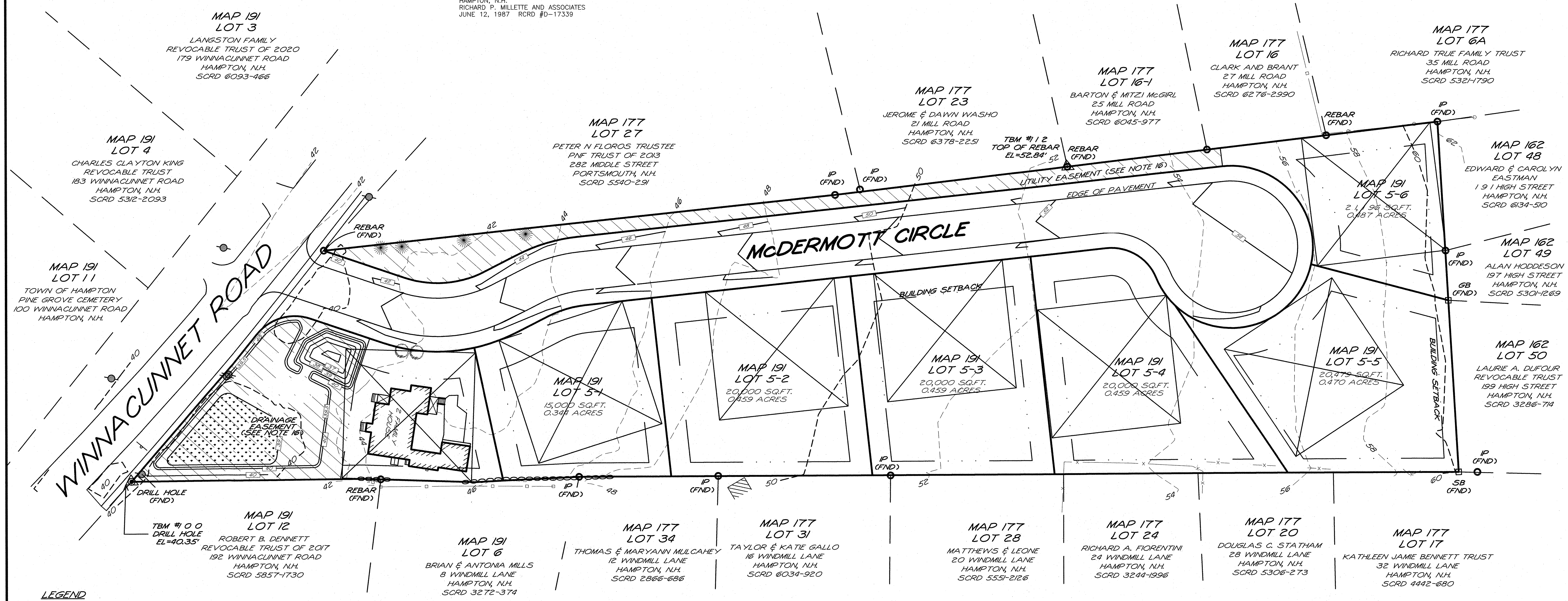
14.) ALL LOTS WILL HAVE ACCESS FROM THE PROPOSED ROAD.

15.) THIS SUBDIVISION IS SUBJECT TO THE TOWN OF HAMPTON ZONING ORDINANCE ARTICLE VII, UNIFORMITY IN THE EXTERIOR DESIGN APPEARANCE OF THE DWELLINGS SHALL BE MINIMIZED.

16.) THE UTILITY EASEMENT WILL RUN IN FAVOR OF THE TOWN OF HAMPTON AND THE DRAINAGE EASEMENT WILL RUN IN FAVOR OF THE HOME OWNERS ASSOCIATION.



LOCUS
(NOT TO SCALE)



LEGEND

●	5/8" REBAR W-ID CAP TO BE SET
■	4" x 4" GRANITE BOUND TO BE SET
	STONE WALL
	STOCKADE FENCE
	CHAIN LINK FENCE
	PICKET FENCE
	UTILITY POLE
	STREET SIGN
	BUILDING SETBACK
	PROPOSED GRADE CONTOURS
	EXISTING GRADE CONTOURS

TOWN OF HAMPTON PLANNING BOARD APPROVAL

CHAIRMAN DATE

40 0 20 40 80 160

1"=40'

ISSUED FOR STAFF REVIEW
April 21, 2023

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

REVISIONS

DATE:	DESCRIPTION:
11-9-22	REVISED PER PRC COMMENTS
1-18-23	REVISED PER PRC COMMENTS
4-21-23	REVISED PER NOD

STATE OF NEW HAMPSHIRE
LICENSED LAND SURVEYOR
No. 884
ROBERT STOWELL
SIGNATURE

[illegible]

TOPOGRAPHIC PLAN

HOBBS HOMESTEAD

TAX MAP 191 LOT 5
188 WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE

SEPTEMBER 7, 2022 JOB No. 20137
SCALE: 1" = 40'

SHEET No.

S-2

N

TRITECH
ENGINEERING CORPORATION

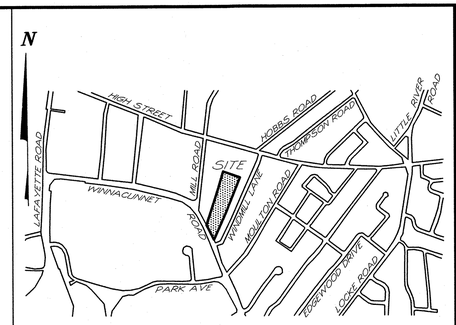
NOTES

1.) INTENT: TO SHOW THE PROPOSED PHASING OF THE HOBBS HOMESTEAD PROJECT.

2.) PHASE I (ROAD AND INFRASTRUCTURE DEVELOPMENT): 87,500 SQ.FT.
PHASE II (LOT DEVELOPMENT): 89,600 SQ.FT.

3.) ALTERATION OF TERRAIN REQUIREMENTS
THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE CODE ASSOCIATED WITH THE DEPARTMENT OF ENVIRONMENTAL SERVICES ALTERATION OF TERRAIN, ENV-WQ 1503.12 MEASUREMENT OF CONTIGUOUS AREA DISTURBED; STATES THAT THE AREAS THAT WILL BE DISTURBED FOR INDIVIDUAL LOT DEVELOPMENT SHALL BE EXCLUDED FROM THE CALCULATION REQUIRED, ONLY IF: THE PROJECT IS A SINGLE FAMILY OR DUPLEX RESIDENTIAL SUBDIVISION WHERE NO DISTURBANCE ON ANY INDIVIDUAL LOT WILL OCCUR UNTIL AFTER THE CONSTRUCTION AND STABILIZATION OF ALL OTHER ITEMS OF CONSTRUCTION ASSOCIATED WITH THE SUBDIVISION ARE COMPLETE; AND THERE WILL BE NO EARTH MOVING ACROSS LOT LINES AT ANY TIME. THEREFORE, WORK WITHIN PHASE II OF THE HOBBS HOMESTEAD PROJECT CAN NOT BEGIN UNTIL THESE ARE MET FOR PHASE I. LOT 5-1 IS INCLUDED IN PHASE I TO ALLOW FOR THE DEMOLITION OF EXISTING STRUCTURES AND PROVIDE ADDITIONAL STAGING AREA FOR PHASE I CONSTRUCTION. NO LOT DEVELOPMENT SHALL OCCUR (INCLUDING LOT 5-1) UNTIL PHASE II.

4.) PHASING BOUNDARIES BETWEEN PHASE I AND PHASE II WILL BE STAKED IN THE FIELD BY TRITECH ENGINEERING CORPORATION AND ORANGE CONSTRUCTION FENCE SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION.



LOCUS
(NOT TO SCALE)

MAP 191
LOT 3
LANGSTON FAMILY
REVOCABLE TRUST OF 2020
179 WINNACUNNET ROAD
HAMPTON, N.H.
SCRD 6093-466

MAP 191
LOT 4
CHARLES CLAYTON KING
REVOCABLE TRUST
183 WINNACUNNET ROAD
HAMPTON, N.H.
SCRD 5312-2093

MAP 191
LOT 11
TOWN OF HAMPTON
PINE GROVE CEMETERY
100 WINNACUNNET ROAD
HAMPTON, N.H.

MAP 177
LOT 27
PETER N FLOROS TRUSTEE
PNF TRUST OF 2013
282 MIDDLE STREET
PORTSMOUTH, N.H.
SCRD 5540-291

MAP 177
LOT 23
JEROME & DAWN WASHO
21 MILL ROAD
HAMPTON, N.H.
SCRD 6378-2251

MAP 177
LOT 16-1
BARTON & MITZI McGIRL
25 MILL ROAD
HAMPTON, N.H.
SCRD 6045-977

MAP 177
LOT 16
CLARK AND BRANT
27 MILL ROAD
HAMPTON, N.H.
SCRD 6276-2990

MAP 177
LOT 6A
RICHARD TRUE FAMILY TRUST
35 MILL ROAD
HAMPTON, N.H.
SCRD 5321-1790

MAP 162
LOT 48
EDWARD & CAROLYN EASTMAN
191 HIGH STREET
HAMPTON, N.H.
SCRD 6134-510

MAP 162
LOT 49
ALAN HODDESON
197 HIGH STREET
HAMPTON, N.H.
SCRD 5301-269

MAP 162
LOT 50
LAURIE A. DUFOUR
REVOCABLE TRUST
199 HIGH STREET
HAMPTON, N.H.
SCRD 3286-714

UTILITY EASEMENT (SEE NOTE 16)
EDGE OF PAVEMENT
PHASE I
McDERMOTT CIRCLE
BUILDING SETBACK
PHASE II

MAP 191
LOT 5-6
21,196 SQ.FT.
0.487 ACRES

MAP 191
LOT 5-5
20,479 SQ.FT.
0.470 ACRES

MAP 191
LOT 5-4
20,000 SQ.FT.
0.459 ACRES

MAP 191
LOT 5-3
20,000 SQ.FT.
0.459 ACRES

MAP 191
LOT 5-2
20,000 SQ.FT.
0.459 ACRES

MAP 191
LOT 5-1
15,000 SQ.FT.
0.344 ACRES

2 FAMILY HOUSE

DRAINAGE EASEMENT (SEE NOTE 16)

WINNACUNNET ROAD

MAP 191
LOT 12
ROBERT B. DENNETT
REVOCABLE TRUST OF 2017
192 WINNACUNNET ROAD
HAMPTON, N.H.
SCRD 5857-1730

MAP 191
LOT 6
BRIAN & ANTONIA MILLS
8 WINDMILL LANE
HAMPTON, N.H.
SCRD 3272-374

MAP 177
LOT 34
THOMAS & MARYANN MULCAHEY
12 WINDMILL LANE
HAMPTON, N.H.
SCRD 2866-686

MAP 177
LOT 31
TAYLOR & KATIE GALLO
16 WINDMILL LANE
HAMPTON, N.H.
SCRD 6034-920

MAP 177
LOT 28
MATTHEWS & LEONE
20 WINDMILL LANE
HAMPTON, N.H.
SCRD 5551-2126

MAP 177
LOT 24
RICHARD A. FIORENTINI
24 WINDMILL LANE
HAMPTON, N.H.
SCRD 3244-1996

MAP 177
LOT 20
DOUGLAS C. STATHAM
28 WINDMILL LANE
HAMPTON, N.H.
SCRD 5306-273

MAP 177
LOT 17
KATHLEEN JAMIE BENNETT TRUST
32 WINDMILL LANE
HAMPTON, N.H.
SCRD 4442-680

LEGEND
- 5/8" REBAR W-ID CAP TO BE SET
- 4" x 4" GRANITE BOUND TO BE SET
- STONE WALL
- STOCKADE FENCE
- CHAIN LINK FENCE
- PICKET FENCE
- UTILITY POLE
- STREET SIGN
- BUILDING SETBACK

TOWN OF HAMPTON PLANNING BOARD APPROVAL

CHAIRMAN _____ DATE _____

40 0 20 40 80 160
1"=40'

TRITECH
ENGINEERING CORPORATION
785 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3630

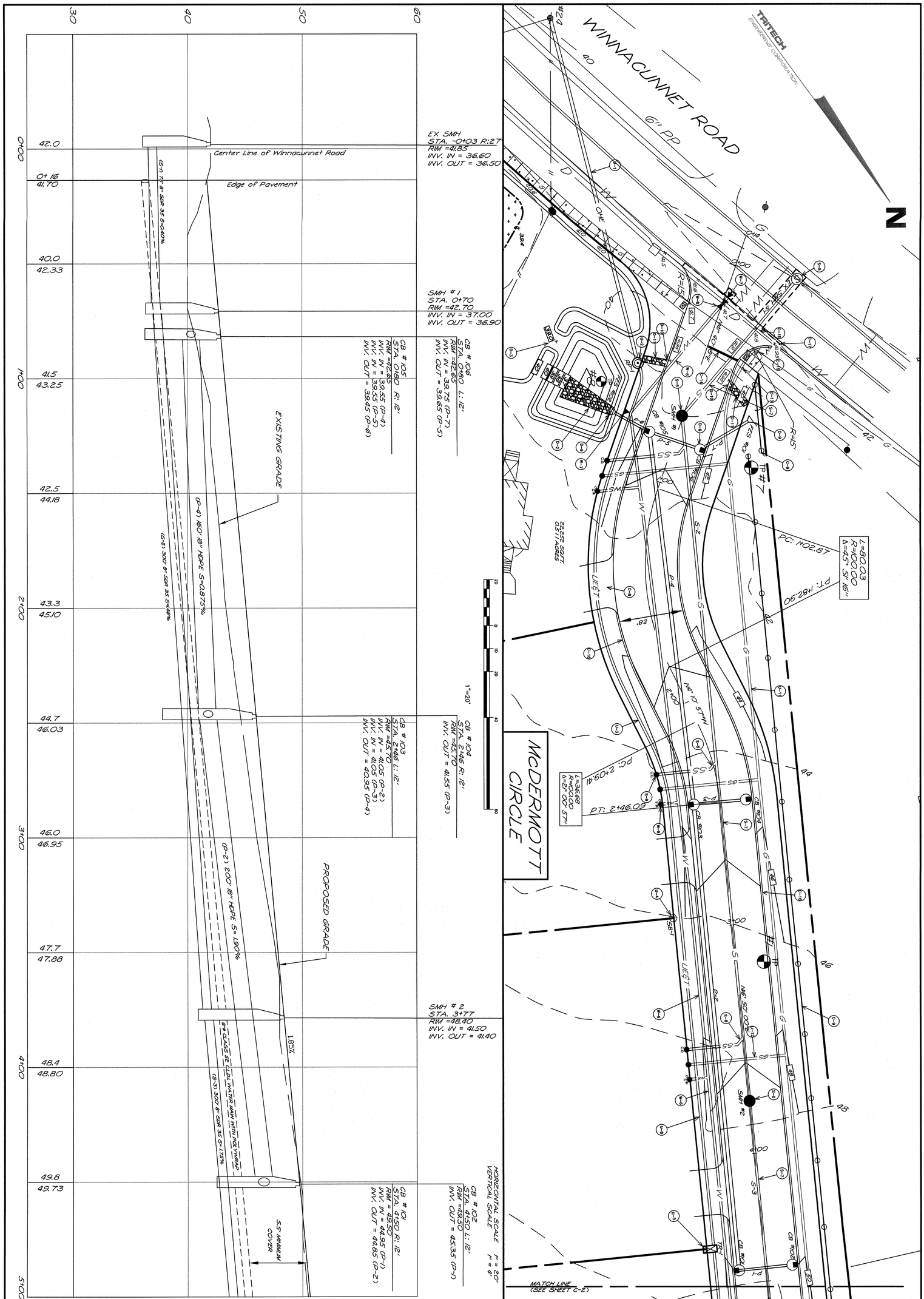
ISSUED FOR STAFF REVIEW
April 21, 2023

REVISIONS

DATE:	DESCRIPTION:
11-9-22	ADDED TO PLAN SET
1-18-23	REVISED PER PRC COMMENTS
4-21-23	REVISED PER NOD

PHASING PLAN
HOBBS HOMESTEAD
TAX MAP 191 LOT 5
188 WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE
NOVEMBER 9, 2022 JOB No. 20137
SCALE: 1" = 40'

SHEET No.
PH-1



SHEET No.

C-1

ROADWAY PLAN & PROFILE

HOBBS HOMESTEAD

WINNACUNNET ROAD

HAMPTON, NEW HAMPSHIRE

SEPTEMBER 7, 2022 JOB No. 20137

SCALE: 1" = 20'

ISSUED FOR STAFF REVIEW

April 21, 2023

ROBERT J. SOWFI I. No. 9909 — STATE OF NEW HAMPSHIRE — PROFESSIONAL ENGINEER

REVISIONS	
DATE:	DESCRIPTION:
11-9-22	REVISED PER PRC COMMENTS
1-18-23	REVISED PER PRC COMMENTS
4-21-23	REVISED PER NOD

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603 742 8107
FAX 603 742 3830

HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 4'

ISSUED FOR STAFF REVIEW
April 21, 2023

REVISIONS	
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4-21-23	REVISED PER NOD

TRITECH
ENGINEERING CORPORATION
759 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3839

ROADWAY PLAN & PROFILE

HOBBS HOMESTEAD

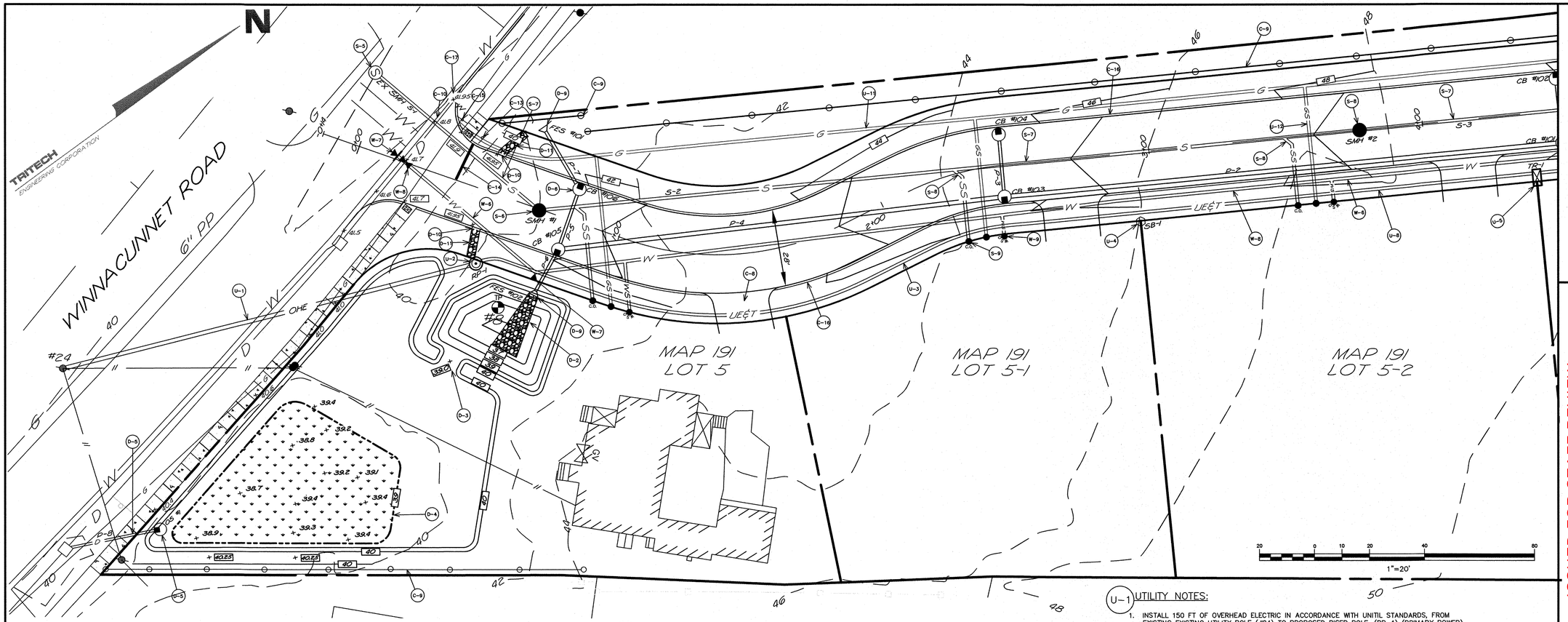
WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE

SEPTEMBER 7, 2022 JOB No. 2013

SCALE: 1" = 20'

SHEET No.

C-2



C-1 CONSTRUCTION NOTES:

1. THE CONTRACTOR IS REQUIRED UNDER NEW HAMPSHIRE LAW TO CONTACT "DIG SAFE" AT 1-800-225-4977, 72 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE "DIG SAFE" LOCATIONS THROUGH OUT THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BEAR THE COST TO REPAIR ANY UTILITIES DAMAGED DURING THE COURSE OF THE WORK.
2. EXISTING UTILITIES – ALL INFORMATION ON, AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND BASED ON FIELD INFORMATION, AVAILABLE PLANS AND INFORMATION PROVIDED BY THE CONTRACTOR. ALL EXISTING UTILITY INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
3. AS AN AS-BUILT PLAN SHALL INCLUDE THE LOCATION OF ALL SEWER MAINS, SEWER MANHOLES, SERVICE LATERALS, DRAINAGE PIPING, DRAIN MANHOLES, CATCH BASINS, CULVERTS, OUTFALLS, DRAINAGE BMP'S (WITH DETAIL OF CONSTRUCTION FOR POROUS PAVEMENT SECTION IF USED), UNDERGROUND GAS, WATER, ELECTRICAL/COMMUNICATIONS LOCATIONS, SPOT ELEVATIONS, EDGE OF PAVEMENT, SIDEWALK, BOUNDARY/R.O.W., BUILDING LOCATION(S), MONUMENTS, PINS, SIGNAGE, STRIPING, LANDSCAPING, EASEMENTS AND WETLANDS. (SEWER AND DRAIN INFORMATION TO BE IDENTIFIED IN BOLD). THE PLAN SHALL INCLUDE THE MATERIAL AND SIZES OF ALL PIPING INFRASTRUCTURE.
   INCLUDED WITH THE ASBUILT (SEPERATE SHEET IF NECCESARY) THE PLAN MUST HAVE A PROFILE VIEW SHOWING SEWER AND DRAINAGE INFRASTRCTURE WITH RIM, INVERT AND SERVICE STUB ELEVATIONS. THE PROFILE IS TO IDENTIFY THE DIAMETER, PIPE TYPE, AND LENGTH IN FEET OF EACH RUN.
   STATIONING MUST BE SHOWN FOR SEWER MANHOLES AND SERVICE WYES, STARTING WITH THE FURTHEST DOWNSTREAM MANHOLE SHOWN AS 0+00.
   PLAN SHALL SHOW TIES FROM HOUSE CORNERS TO EACH CORRESPONDING SEWER LATERAL AT PROPERTY LINE.
   TWO HARD COPIES OF THE FINAL AS-BUILT PLAN STAMPED AND SIGNED BY A REGISTERED PROFESSIONAL SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AND ALSO BE PROVIDED DIGITALLY IN PDF FILE FORMAT AND IN AUTO-CAD FORMAT.
4. ALL CONSTRUCTION SHALL CONFORM WITH THE 2016 STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"; HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS" AND THE "TOWN OF HAMPTON SPECIFICATIONS" WHICH EVER IS MORE STRINGENT.
5. ALL BACKFILL IN TRENCHES AND FILL FOR ROADBEDS SHALL BE THOROUGHLY COMPACTED TO 95% OF OPTIMUM DENSITY.
6. LAND CLEARING SHALL BE LIMITED TO MINIMAL AMOUNTS DURING ROAD CONSTRUCTION.
7. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
8. INSTALL DRIVEWAY CUT, BITUMINOUS ASPHALT TO PROPERTY LINE.
9. INSTALL EROSION CONTROL MEASURE. "SILT FENCE" PER DETAIL 5, SHEET C-8 OR "SILT SOXX" PER DETAIL 1, SHEET C-8 OR "EROSION CONTROL BERM" PER DETAIL 6, SHEET C-8, MAY BE USED AT THE SITE WORK CONTRACTOR DISCRETION. PERIMETER CONTROLS MUST BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
10. MATCH EXISTING PAVEMENT.
11. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 7, SHEET C-8.
12. ALL DISTURBED AREAS SHALL BE PLANTED WITH 4" LOAM AND SEED.
13. INSTALL STOP SIGN IN ACCORDANCE WITH THE 2009 MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
14. INSTALL 18" STOP BAR IN ACCORDANCE WITH THE 2009 MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
15. INSTALL STREET SIGN "TBD" IN ACCORDANCE WITH THE TOWN OF HAMPTON DEPARTMENT OF PUBLIC WORKS. TWO LEVELS FOR STREET SIGN; A BLUE TEMPORARY SIGN FIRST AND THEN A GREEN PERMANENT SIGN ONCE ACCEPTED.
16. INSTALL 1400 FEET OF GRANITE CURBING.
17. SAWCUT PAVEMENT, PATCH AND MATCH EXISTING PAVEMENT PER DETAIL 2, SHEET C-6.
18. INSTALL BOLLARD (2) AS SHOWN PER DETAIL 5, SHEET C-6.

W-1 WATER NOTES:

1. PRIOR TO WATER SYSTEM CONSTRUCTION A PERMIT SHALL BE OBTAINED FROM AQUARION WATER COMPANY.
2. ALL WATER SYSTEM TESTING SHALL BE IN ACCORDANCE WITH AQUARION WATER COMPANY "STANDARDS OF INFRASTRUCTURE DESIGN".
3. WATERLINE AND APPENDITURES, INSTALLATION, AND MATERIALS SHALL CONFORM WITH AQUARION WATER COMPANY, NH AND AMERICAN WATER WORKS STANDARDS. ALL VALVES SHALL REQUIRE RESTRAINED MECHANICAL JOINTS USING EITHER MEGA-LUG, GRIP RINGS, OR OTHER METHODS OF RESTRAIN ACCEPTABLE TO AQUARION WATER COMPANY, IN ADDITION TO
4. PRESSURE AND LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST STANDARDS OF AAWA. CHLORINATING AND FLUSHING SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS OF AAWA, STATE AND AQUARION WATER COMPANY.
5. BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL WATER LINES.
6. INSTALL 750' OF 8"ø CLDI CLASS 52 WATER LINE WITH POLYWRAP FROM EXISTING WATER LINE TO HYDRANT. MINIMUM DEPTH OF COVER OVER PIPE = 5.5'.
7. INSTALL THRUST BLOCK PER DETAIL 11, SHEET C-6.
8. INSTALL 8" TAPPING SLEEVE WITH 8" GATE VALVE AND THRUST BLOCK. ONLY APPROVED CONTRACTORS (BY AQUARION WATER COMPANY) ARE ALLOWED TO CONDUCT A TAP ON THE EXISTING WATER MAIN. AQUARION WATER COMPANY MUST BE PRESENT FOR THE TAP.
9. INSTALL 1" TYPE "K" COPPER OR APPROVED EQUAL WATER SERVICE. MINIMUM DEPTH OF COVER, (5.5').
10. A TRENCH INSPECTION IS REQUIRED PRIOR TO BACKFILL, PLEASE SCHEDULE WITH THE AQUARION WATER COMPANY FOR THIS INSPECTION.
11. INSTALL HYDRANT AND GATE VALVE (MUELLER OR CLOW) PER AQUARION WATER COMPANY REQUIREMENTS. SEE DETAIL 9 ON SHEET C-6.
12. INSTALL 8" TO 6" REDUCER.

S-1 SEWER NOTES:

1. ALL EXISTING INVERTS AND ELEVATIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
2. SEE STANDARD SEWER DETAILS, SHEETS C-9 & C-10 FOR CONSTRUCTION SPECIFICATIONS.
3. INSTALL 2" x 2" RIGID BOARD FOAM INSULATION WHERE THE REQUIRED COVER IS NOT ACHIEVED.
4. INSTALL 2" x 6" x 6' WOODEN RISER AT PROPERTY LINE TO MARK SEWER SERVICE.
5. CORE EXISTING SEWER MANHOLE & INSTALL KOR-N-SEAL JOINT SLEEVE.
6. INSTALL SEWER MANHOLES #101, #102 & #103 WITH PAMREX COVER AS SHOWN ON SHEETS C-1 & C-2 IN ACCORDANCE WITH SEWER DETAILS & NOTES SHOWN ON SHEET C-9.
7. INSTALL 8" SDR-35 SEWER PIPES S-1, S-2, & S-3 AS SHOWN ON SHEETS C-1 & C-2 IN ACCORDANCE WITH SEWER DETAIL AND NOTES SHOWN ON SHEET C-10.
8. INSTALL 4" SDR-35 SEWER SERVICES (7) TO PROPERTY LINE AS SHOWN ON SHEETS C-1 & C-2 IN ACCORDANCE WITH SEWER NOTES AND DETAILS ON SHEET C-10.
9. INSTALL SEWER CLEAN OUT (7) AT PROPERTY LINE AS SHOWN ON SHEETS C-1 & C-2 IN ACCORDANCE WITH DETAIL #1 OIN SHEET C-10.

U-1 UTILITY NOTES:

1. INSTALL 150 FT OF OVERHEAD ELECTRIC IN ACCORDANCE WITH UNITIL STANDARDS, FROM EXISTING EXISTING UTILITY POLE (#24) TO PROPOSED RISER POLE, (RP-1) (PRIMARY POWER).
2. INSTALL PROPOSED RISER POLE, (RP-1).
3. INSTALL 390 FT OF UNDERGROUND CONDUIT IN ACCORDANCE WITH UNITIL STANDARDS & DETAIL 4, (TRENCH "A"), SHEET C-7 FROM RISER POLE (RP-1) TO TRANSFORMER, (TR-1) (PRIMARY POWER)
4. INSTALL (3) UNITIL SPLITTER BOX.
5. INSTALL TRANSFORMER (TR-1), PER UNITIL STANDARDS.
6. INSTALL 365 FT OF UNDERGROUND CONDUIT IN ACCORDANCE WITH UNITIL STANDARDS & DETAIL 4, (TRENCH "A"), SHEET C-7 FROM TRANSFORMER (TR-1) TO TRANSFORMER, (TR-2) (PRIMARY POWER)
7. INSTALL TRANSFORMER (TR-2), PER UNITIL STANDARDS.
8. INSTALL 138 FT OF UNDERGROUND CONDUIT IN ACCORDANCE WITH UNITIL STANDARDS & DETAIL 4, (TRENCH "C"), SHEET C-7 FROM TRANSFORMER (TR-1) TO SPLITTER BOX, (SB-1) (PRIMARY POWER)
9. INSTALL 125 FT OF UNDERGROUND CONDUIT IN ACCORDANCE WITH UNITIL STANDARDS & DETAIL 4, (TRENCH "C"), SHEET C-7 FROM TRANSFORMER (TR-1) TO SPLITTER BOX, (SB-2) (PRIMARY POWER)
10. INSTALL 6 FT OF UNDERGROUND CONDUIT IN ACCORDANCE WITH UNITIL STANDARDS & DETAIL 4, (TRENCH "C"), SHEET C-7 FROM TRANSFORMER (TR-2) TO SPLITTER BOX, (SB-3) (PRIMARY POWER)
11. COORDINATE INSTALLATION OF GAS MAIN WITH UNITIL.
12. COORDINATE INSTALLATION OF GAS SERVICE WITH UNITIL.

D-1 DRAINAGE NOTES:

1. I CERTIFY THAT ANY ADDITIONAL RUNOFF RELATED TO THE PROPOSED DEVELOPMENT ON THIS SITE WILL NOT HAVE ANY ADVERSE AFFECTS ON ANY OPEN OR CLOSED, PUBLIC OR PRIVATE DOWNSTREAM DRAINAGE FACILITIES OR NATURAL RESOURCES, UNDER THE PROPOSED DESIGN ASSUMPTIONS AND CONSIDERATIONS.
2. INSTALL RIP RAP, PER DETAIL 6, SHEET C-7. Wo=3.0', We=10', La=20', D=6", D(50)=3"
3. INSTALL 10' LONG X 10.5' DEEP BROAD CRESTED WEIR AT ELEV. 39.00' SEE DETAIL 5 ON SHEET C-8.
4. INSTALL BIORETENTION SOIL MIX PER DETAIL 4 ON SHEET C-5 & BIORETENTION SEEDING MIX PER DETAIL 8 ON SHEET C-5.
5. INSTALL BIORETENTION OUTLET STRUCTURE (OS#1) AS SHOWN ON SHEET C-5.
6. INSTALL HI VIS HI FLOW SILT SACK PER DETAIL 11, SHEET C-8 AT EXISTING CATCH BASINS CB "B", CB "C" AND ALL PROPOSED CATCH BASINS INCLUDING BIORETENTION OUTLET STRUCTURE OS#1. IF REQUESTED BY THE TOWN, THE CONTRACTOR WILL INSTALL HAYBALES PER DETAIL 10 ON SHEET C-7.
7. EROSION CONTROL BLANKET SHOWN AS DETAIL 3 ON SHEET C-8 SHALL BE INSTALLED ON ALL SLOPES PROPOSED STEEPER THAN 3 TO 1 AND IN PROPOSED DRAINAGE SWALES.
8. INSTALL CATCH BASINS #101 THRU #104 WITH FRAME AND GRATE AS SHOWN ON SHEETS C-1 & C-2 IN ACCORDANCE WITH DETAILS 2 & 5 ON SHEET C-7.
9. INSTALL FLARED END SECTION AS SHOWN ON SHEET C-1 & C-2 IN ACCORDANCE WITH DETAIL 1 ON SHEET C-7.
10. INSTALL 3' CURB OPENING AT STATION 0+50 (BOTH SIDES OF THE ROADWAY).
11. INSTALL RIP RAP, PER DETAIL 6, SHEET C-7. Wo=3.0', We=3', La=10', D=6", D(50)=3"
12. INSTALL EROSION CONTROL MEASURE. "SILT FENCE" PER DETAIL 5, SHEET C-8 OR "SILT SOXX" PER DETAIL 1 SHEET C-8 OR "EROSION CONTROL BERM" PER DETAIL 6, SHEET C-8, MAY BE USED AT THE SITE WORK CONTRACTOR DISCRETION. PERIMETER CONTROLS MUST BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
13. EROSION CONTROL BLANKET SHOWN AS DETAIL 3 ON SHEET C-8 SHALL BE INSTALLED ON ALL SLOPES PROPOSED STEEPER THAN 3 TO 1 AND IN PROPOSED DRAINAGE SWALES.
14. DO NOT PLACE THE BIORETENTION SYSTEMS INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND IT'S CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
15. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE BIO-RETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
16. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT, IF FEASIBLE. PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

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ISSUED FOR STAFF REVIEW
April 21, 2023

REVISIONS

DATE:	DESCRIPTION:
11-9-22	ADDED TO PLAN SET
1-18-23	REVISED PER PRC COMMENTS.
4-21-23	REVISED PER NOD

ROBERT J. STOJELI No. 9803 – STATE OF NEW HAMPSHIRE – LICENSED PROFESSIONAL ENGINEER

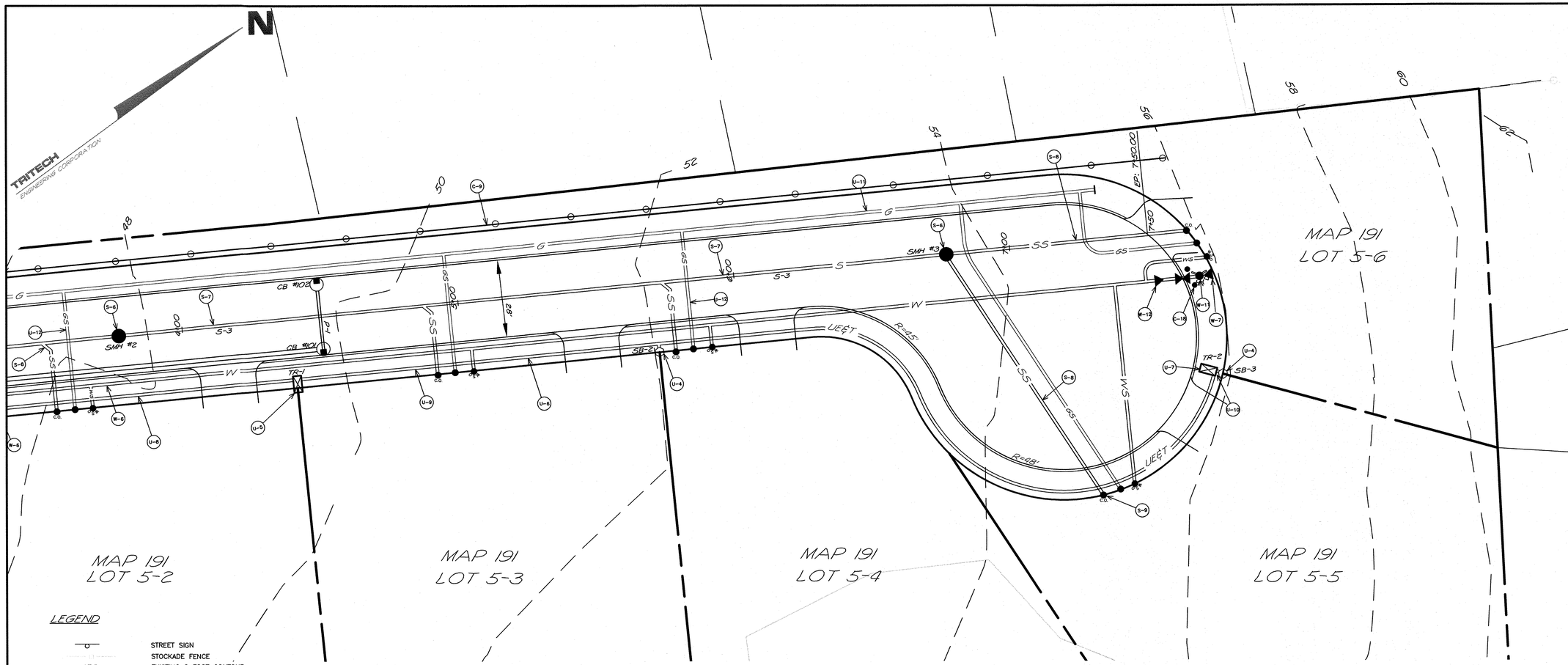
UTILITIES PLAN

HOBBS HOMESTEAD

WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE

SEPTEMBER 7, 2022 JOB No. 2137
SCALE: 1" = 20'

SHEET No.
C-3



DRAIN STRUCTURE TABLE

STRUCTURE	RIM EL.	INVin	INVin	INVout	SUMP	NOTE
CB-101	49.50	44.95 (P-1)	-	44.85 (P-2)	41.85	
CB-102	49.50	-	-	45.35 (P-1)	42.35	
CB-103	45.70	41.05 (P-2)	41.05 (P-3)	40.95 (P-4)	37.95	
CB-104	45.70	-	-	41.55 (P-3)	38.55	
CB-105	42.65	39.55 (P-4)	39.55 (P-5)	39.45 (P-6)	36.45	
CB-106	42.65	39.75 (P-7)	-	39.65 (P-5)	36.65	
OS-1	39.75	-	-	36.75 (P-8)	-	
FES-101	-	-	39.85 (P-7)		-	
FES-102	-	-	-	39.30 (P-6)	-	

DRAIN PIPE TABLE

PIPE	START STRUCTURE	INV.	END STRUCTURE	INV.	SIZE	L.F.	SLOPE
P-1	CB-102	45.35	CB-101	44.95	12"	20'	2.00%
P-2	CB-101	44.85	CB-103	41.05	18"	200'	1.90%
P-3	CB-104	41.55	CB-103	41.05	12"	20'	2.50%
P-4	CB-103	40.95	CB-105	39.55	18"	160'	0.875%
P-5	CB-106	39.65	CB-105	39.55	12"	20'	0.50%
P-6	CB-105	39.45	FES #2	39.30	18"	15'	1.00%
P-7	FES #1	39.85	CB-106	39.75	12"	20'	0.50%
P-8	OS #1	36.75	EX CB "C"	36.45	12"	30'	1.00%

SEWER STRUCTURE TABLE

STRUCTURE	RIM ELEV.	INVERT IN	INVERT OUT
EX SMH	41.85	36.60 (S-1)	36.50
SMH #1	42.70	37.00 (S-2)	36.90 (S-1)
SMH #2	48.40	41.50 (S-3)	41.40 (S-2)
SMH #3	53.74		46.75 (S-3)

SEWER PIPE TABLE

PIPE	START	INV.	END	INV.	SIZE	L.F.	SLOPE
S-1	SMH #1	36.90	EX SMH	36.60	8"	75'	0.4%
S-2	SMH #2	41.40	SMH #1	37.00	8"	300'	1.46%
S-3	SMH #3	46.75	SMH #2	41.50	8"	300'	1.75%

20 0 10 20 40 80

1"=20'

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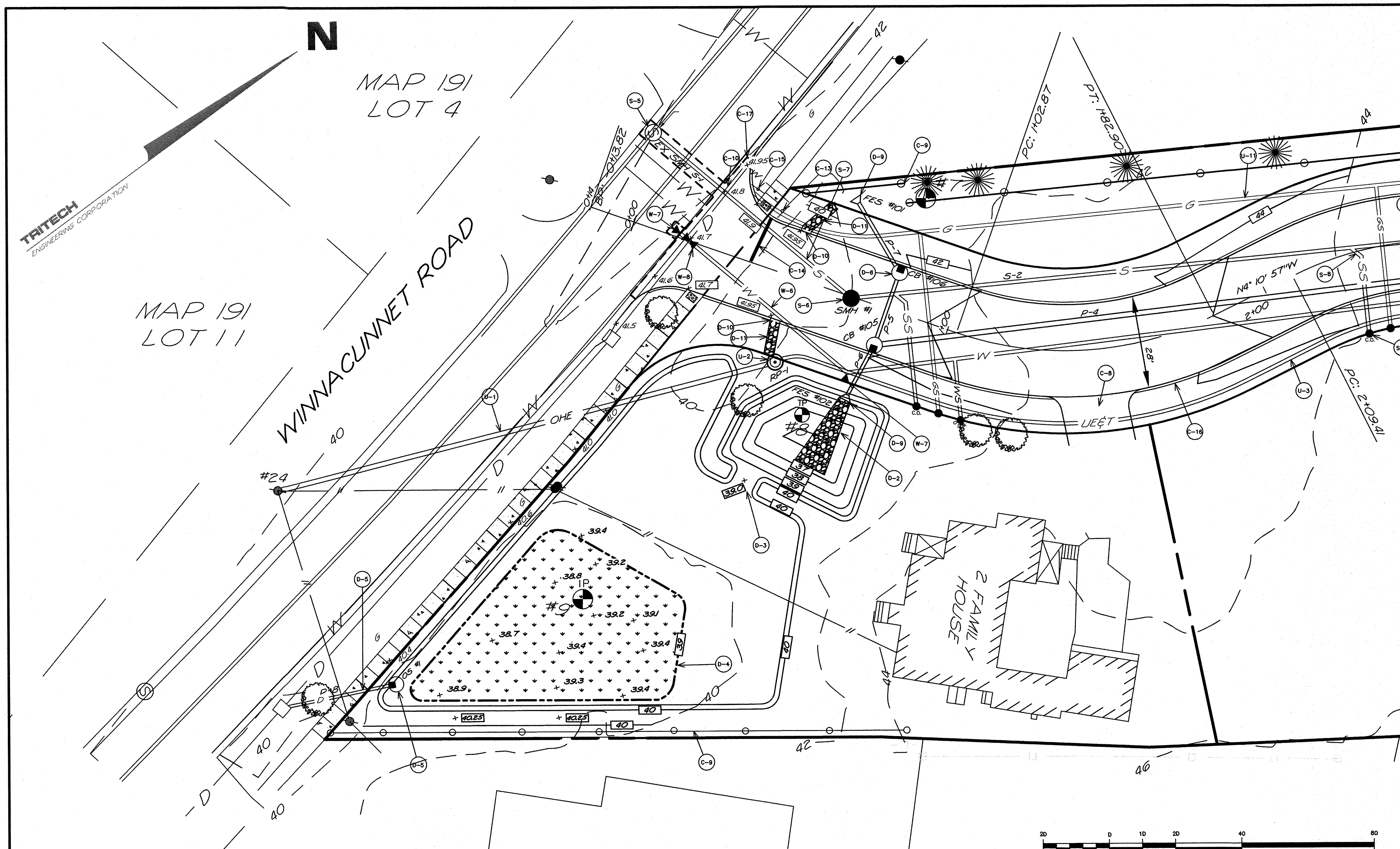
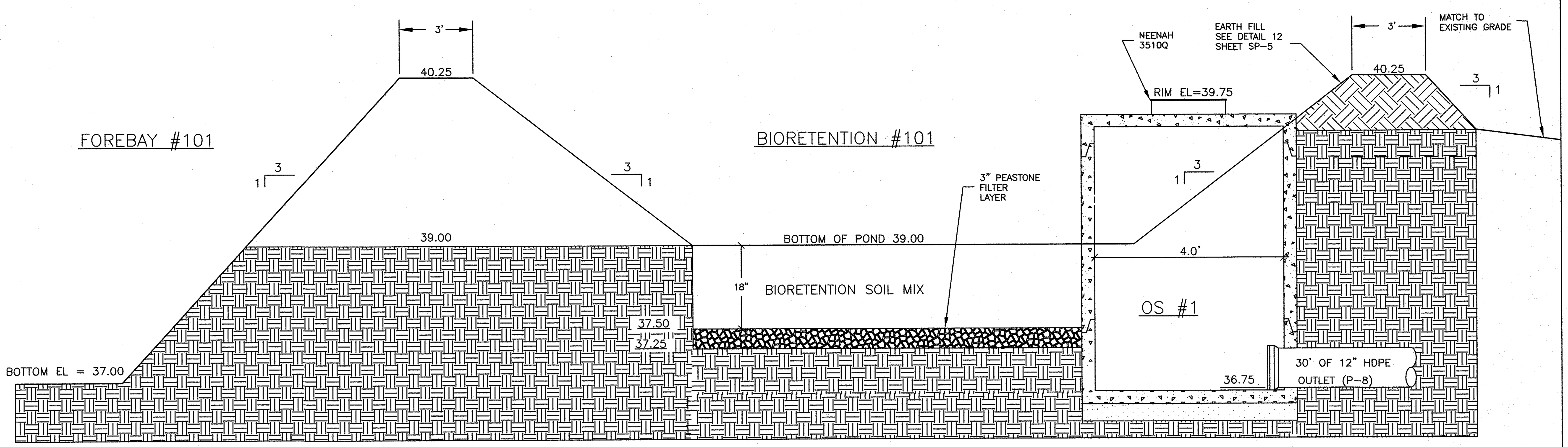
STATE OF NEW HAMPSHIRE - LICENSED PROFESSIONAL ENGINEER
ROBERT STOWELL No. 9803

UTILITIES PLAN
HOBBS HOMESTEAD
WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE
SEPTEMBER 7, 2022 JOB No. 20137
SCALE: 1" = 20'

SHEET No.
C-4



1 BIORETENTION BASIN #101 PLAN
1" = 20'



9 BIORETENTION #101 CROSS SECTION WITH OUTLET STRUCTURE
NOT TO SCALE

1. PARTICLE SIZE DISTRIBUTION BY SEPARATES:
 a. EXCLUDE ANY MATERIAL >4.76MM – 0%
 b. VERY COARSE SAND/GRAVEL: GRAVEL (2.0 TO 4.76 mm) 5% MAXIMUM (% BY DRY WEIGHT)
 c. SAND (0.42 TO 2.0 mm) 60% MAX (% BY DRY WEIGHT)
 d. SILT (0.075 TO 0.42 mm) 20% MAXIMUM (% BY DRY WEIGHT)
 e. CLAY (LESS THAN 0.075mm) 5% MAXIMUM (% BY DRY WEIGHT)
 f. BARK MULCH (LESS THAN 5% PASSING #200) 15% MAX (% BY DRY WEIGHT)
 g. LOAM (LESS THAN 5% PASSING #200) 20% TO 40% (% BY DRY WEIGHT)

ACCEPTABLE PARTICLE SIZE DISTRIBUTION OF FINAL BIORETENTION SOIL MIX:

SIEVE	% PASSING
#4	100
#10	95
#40	40 – 15
#200	10 – 20
<#200	0 – 5

2. FRAGMENT SIZE DISTRIBUTION:
 a. STICKS AND ROOTS: SHOULD BE MINIMIZED AND PREFERABLY LIMITED TO NOTHING LARGER THAN 4.76mm
 b. DEBRIS AND OTHER FOREIGN MATERIALS: SHOULD BE MINIMIZED
3. PERCENTAGE ORGANIC MATTER: MINIMUM 3% BY VOLUME AND MAXIMUM 8% BY VOLUME
4. SOIL REACTION: pH OF 6 TO 7
5. CEC OF TOTAL SOIL: MINIMUM 10 meq/100mL AT pH OF 7.0
6. BASIS-OF-DESIGN PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS INDICATED ON DRAWINGS
7. BASIC PROPERTIES: MANUFACTURED SOIL SHALL NOT CONTAIN THE FOLLOWING:
 a. UNACCEPTABLE MATERIALS: CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, ASPHALT, BRICKS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID, SOLID WASTE, AND OTHER EXTRANEOUS MATERIALS THAT ARE HARMFUL TO PLANT GROWTH.
 b. UNSUITABLE MATERIALS: STONES, ROOTS, PLANTS, SOD, CLAY LUMPS, AND POCKETS OF COARSE SAND THAT EXCEED A COMBINED MAXIMUM OF 5% BY DRY WEIGHT OF THE MANUFACTURED SOIL.
 c. LARGE MATERIALS: STONES, CLODS, ROOTS, CLAY LUMPS, AND POCKETS OF COARSE SAND EXCEEDING 0.187 INCHES (4.76mm) IN ANY DIMENSION

ACCEPTABLE SOIL AMENDMENTS
 A. NO COMPOST SHOULD BE USED IN THE PLANTING MIX
 B. SPHAGNUM PEAT: PARTIALLY DECOMPOSED SPHAGNUM PEAT MOSS, FINELY DIVIDED OR OF GRANULAR TEXTURE WITH 100% PASSING THROUGH THE 1/2-INCH (13mm) SIEVE, A pH OF 3.4 TO 4.8
 C. WOOD DERIVATIVES: SHREDDED WOOD, WOOD CHIPS, GROUND BARK, OR WOOD WASTE; OF UNIFORM TEXTURE AND FREE OF STONES, STICKS, SOIL, OR TOXIC MATERIALS.
 D. MEDIA AMENDMENTS SUCH AS ZERO-VALENT IRON AND/OR DRINKING WATER TREATMENT RESIDUALS (ALUM) TO ENHANCE PHOSPHORUS SORPTION AS SPECIFIED BY ENGINEER.

4 BIORETENTION SOIL MIX
NOT TO SCALE

NEW ENGLAND WETLAND PLANTS INC.
NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES

THE MIX MAY BE APPLIED BY HAND, BY MECHANICAL SPREADER, OR BY HYDRO-SEEDER. AFTER SOWING, LIGHTLY RAKE, ROLL, OR CULTIPACK TO INSURE GOOD SEED-TO-SOIL CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE FALL AND WINTER DORMANT SEEDING REQUIRES AN INCREASE IN THE APPLICATION RATE. A LIGHT MULCHING OF CLEAN, WEED-FREE STRAW IS RECOMMENDED.

NEW ENGLAND WETLAND PLANTS INC.
NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES

THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES MAY BE APPLIED BY HYDRO SEEDING, BY MECHANICAL SPREADER, OR ON SMALL SITES IT CAN BE SPREAD BY HAND. LIGHTLY RAKE, OR ROLL TO ENSURE PROPER SOIL-SEED CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE SPRING THROUGH MID-SUMMER SEEDING WILL BENEFIT FROM A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. IF CONDITIONS ARE DRIER THAN USUAL, WATERING WILL BE REQUIRED. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE. PREPARATION OF A CLEAN WEED FREE SEED BASE IS NECESSARY FOR OPTIMAL RESULTS.

ANYWHERE ON THE SITE THAT EXISTING VEGETATION IS TO BE REMOVED WILL REQUIRE IMMEDIATE EROSION CONTROL TREATMENT. SPECIAL CARE SHOULD BE TAKEN WHERE RUNOFF ENTERS WETLANDS. ALL STORM WATER AREAS SHALL BE STABILIZED PRIOR TO DIRECTING STORM WATER TO THEM; SPECIFICALLY ALL BIORETENTION BASINS AND ALL INFILTRATION AREAS.

SEEDING LEGEND

– 50/50 BLEND OF NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES AND NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES.

BOTH MIXES FROM NEW ENGLAND WETLAND PLANTS INC.
APPLY: 35 LBS/ACRE : 1250 SQ FT/LB

– LIMITS OF BIORETENTION SOIL MIX

8 BIORETENTION SEEDING
NOT TO SCALE

FILL MATERIAL SHOULD BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA. IT SHOULD BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6 INCHES, AND FROZEN OR OTHER OBJECTIONABLE MATERIALS.

AREAS ON WHICH FILL IS TO BE PLACED SHOULD BE SCARIFIED BEFORE PLACEMENT. FILL MATERIAL SHOULD BE PLACED IN LAYERS A MAXIMUM OF 8 INCHES THICK (BEFORE COMPACTION), WHICH SHOULD BE CONTINUOUS OVER THE ENTIRE LENGTH OF THE FILL.

FILL MATERIAL SHOULD BE COMPACTED WITH APPROPRIATE COMPACTION EQUIPMENT SUCH AS SHEEPSFOOT, RUBBER-TIRED, OR VIBRATORY ROLLER.

A MINIMUM REQUIRED DENSITY IS 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 2% OF THE OPTIMUM. EACH LAYER OF THE FILL SHOULD BE COMPACTED AS NECESSARY TO OBTAIN MINIMUM DENSITY.

12 EARTH FILL
NOT TO SCALE

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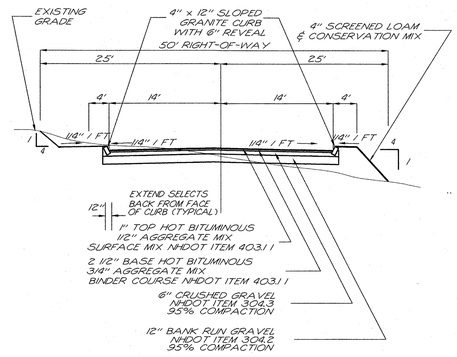
4-21-23	REVISED PER NOD

STATE OF NEW HAMPSHIRE – ROBERT J. STOWELL No. 9903 – LICENSED PROFESSIONAL ENGINEER

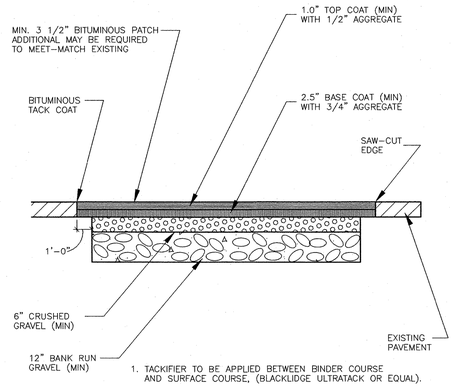
BIORETENTION DETAILS
HOBBS HOMESTEAD
TAX MAP 191 LOT 5
188 WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE
SEPTEMBER 7, 2022 JOB No. 20137

SHEET No. C-5



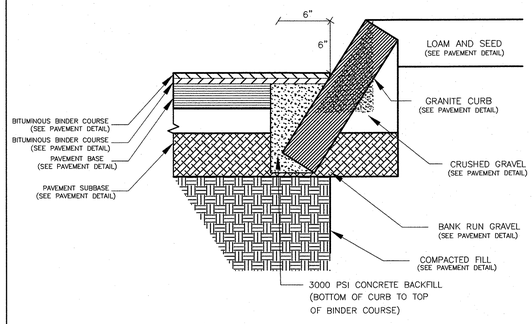
1. TACKIFIER TO BE APPLIED BETWEEN BINDER COURSE AND SURFACE COURSE, (BLACKLIDGE ULTRATACK OR EQUAL).
2. JOINT SEALANT TO BE APPLIED AT LANE JOINTS (SEALANT "C" PAVEMENT JOINT ADHESIVE).

1 TYPICAL ROADWAY CROSS-SECTION
NOT TO SCALE



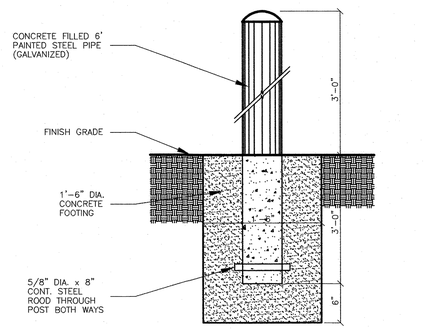
1. TACKIFIER TO BE APPLIED BETWEEN BINDER COURSE AND SURFACE COURSE, (BLACKLIDGE ULTRATACK OR EQUAL).
2. JOINT SEALANT TO BE APPLIED AT LIMITS OF PATCH (SEALANT "C" PAVEMENT JOINT ADHESIVE).

2 PAVEMENT PATCH DETAIL
NOT TO SCALE



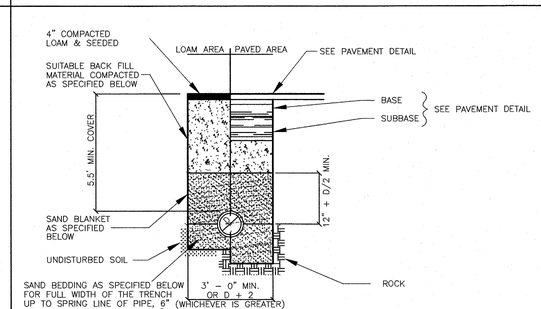
3 SLOPED GRANITE CURB SECTION
NOT TO SCALE

4 NOT USED
NOT TO SCALE



5 BOLLARD
NOT TO SCALE

6 NOT USED
NOT TO SCALE



SAND BLANKET & BEDDING

SIEVE SIZE	%FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15

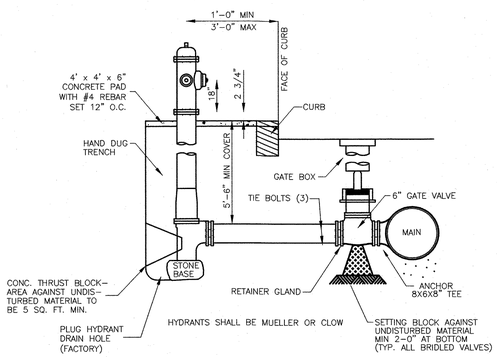
BACK FILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACK FILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

7 WATER LINE TRENCH
NOT TO SCALE

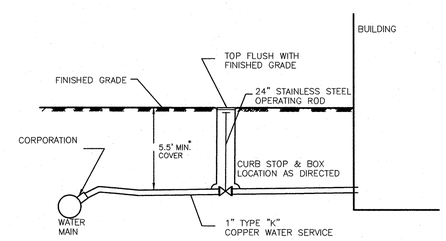
SEE SITE PLAN FOR LOCATION OF THIS SIGN.

TYPICAL SIGNS
NOT TO SCALE

8 STREET SIGN
NOT TO SCALE



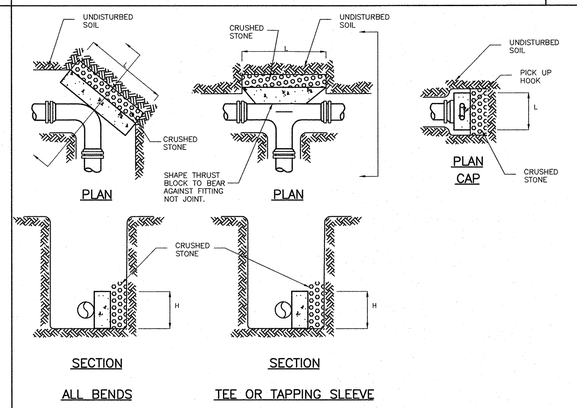
9 HYDRANT & VALVE DETAIL
NOT TO SCALE



*USE 2" x 2' RIGID BOARD INSULATION OVER PIPE WHEN COVER REQUIREMENT CANNOT BE SATISFIED.

NOTES:
1.) SERVICE TO BE TYPE "K" COPPER OR EQUAL, APPROVED BY AQUARION WATER COMPANY.
2.) BALL VALVE CURB STOP COMPRESSION (NO DRAIN)

10 BUILDING WATER SERVICE
NOT TO SCALE



NOMINAL DIA. (IN)	PIPE SIZE 4	6	8	10	12	16
TEES, CAPS, PLUGS & TAPPING SLEEVES	1.05	2.32	4.15	6.37	9.15	16.23
90° BENDS	1.48	3.29	5.86	9.01	12.93	22.96
45° BENDS	0.80	1.78	3.17	4.88	7.00	12.42
22 1/2° BENDS	0.41	0.91	1.62	2.49	3.57	6.33
11 1/4° BENDS	0.21	0.46	0.81	1.25	1.79	3.18
SYSTEM PRESSURE: 100 PSI SAFETY FACTOR: 1.5 SOIL BEARING CAPACITY: 2,000 PSF						

NOTES:
1. ALL THRUST BLOCKS SHALL BE PRE-CAST CONCRETE AND A MINIMUM SIZE OF 2' x 2' x 3'.
2. THE MINIMUM BEARING AREAS SHOWN IN THE THRUST BLOCK SCHEDULE ARE BASED ON A SYSTEM PRESSURE OF 100 PSI. IF THE SYSTEM PRESSURE IS ABOVE 100 PSI, INCREASE THE NOTED AREAS PROPORTIONAL TO THE ACTUAL SYSTEM PRESSURE. FOR EXAMPLE, IF THE ACTUAL SYSTEM PRESSURE IS 160 PSI, MULTIPLY THE ABOVE VALUES BY 160%.
3. SELECT THRUST BLOCKS SUCH THAT THE LENGTH (L) OF THE BLOCK IS APPROX. TWICE AS LONG AS THE DEPTH (H).
4. PLACE CRUSHED STONE BEHIND THRUST BLOCKS AGAINST UNDISTURBED SOIL.
5. PLACE THRUST BLOCKS ALONG THE FULL LENGTH OF THE FITTING TO MAXIMIZE BEARING AREA.
6. PLACE 2 LAYERS OF POLYETHYLENE OR ROOFING PAPER AROUND FITTINGS AS PROTECTION AGAINST DAMAGE FROM CONCRETE BLOCK.
7. PLACE A 12" LONG STEEL HORSESHOE-SHAPED PICKUP HOOK IN ALL PLUG AND CAP THRUST BLOCKS. DIAMETER OF HOOK SHALL BE A MINIMUM OF 5/8".
8. COAT ALL THREADED RODS, NUTS, AND BOLTS WITH BITUMINOUS PAINT.
9. CONCRETE COMPRESSIVE STRENGTH: 2,000 PSI MINIMUM.
10. USE OF THRUST BLOCKS DOES NOT ELIMINATE THE REQUIREMENT OF OTHER RESTRAINTS. ALL VALVES AND FITTINGS SHALL BE RESTRAINED MJ.

11 PRECAST CONCRETE THRUST BLOCKS AND ANCHORS
NOT TO SCALE

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REVISIONS

DATE:	DESCRIPTION:
11-9-22	REVISED PER PRC COMMENTS
1-18-23	REVISED PER PRC COMMENTS
4-21-23	REVISED PER NOD

ISSUED FOR STAFF REVIEW
April 21, 2023

CONSTRUCTION DETAILS

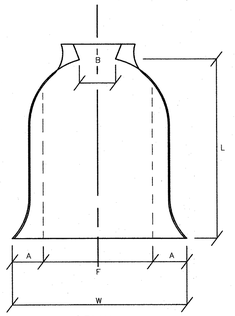
HOBBS HOMESTEAD

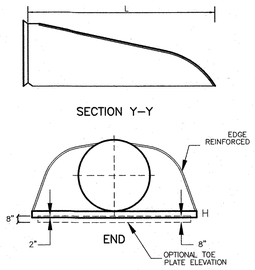
TAX MAP 191 LOT 5
188 WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE

SEPTEMBER 7, 2022 JOB No. 20137

SHEET No.

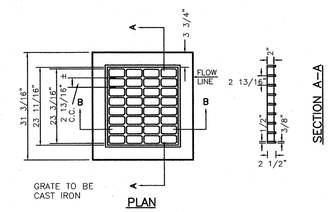
C-6

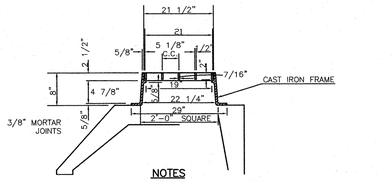




DIA	A	B	H	F	L	W
12"	5"	7"	6"	22"	21"	44"
15"	6"	8"	6"	28"	26"	52"
18"	7"	10"	6"	34"	31"	58"
24"	9"	13"	6"	46"	41"	72"

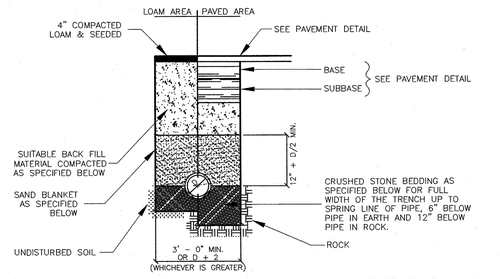
1 CMP FLARED END SECTION
NOT TO SCALE





NOTES
1.) USE NEENAH R-3570
2.) FOR SHALLOW INVERTS, USE NEENAH R-3570-A.

2 CATCH BASIN FRAME & GRATE
NOT TO SCALE



SAND BLANKET

SIEVE SIZE	%FINER BY WEIGHT
1/2"	90 - 100
200	0 - 15

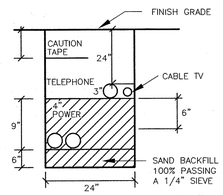
CRUSHED STONE BEDDING

SIEVE SIZE	%FINER BY WEIGHT
1"	100
3/4"	90 - 100
3/8"	20 - 55
#4	0 - 10
#8	0 - 5

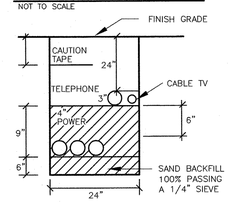
*EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

BACK FILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACK FILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

3 STORM DRAINAGE TRENCH
NOT TO SCALE



ELECTRICAL TRENCH "A"
NOT TO SCALE



ELECTRICAL TRENCH "C"
NOT TO SCALE

1.) TELEPHONE CONDUIT SHALL BE 3" SCHEDULE 40 PVC, WITH STEEL SWEEPS AT RISER POLE, 90° BENDS AND AT BUILDING.

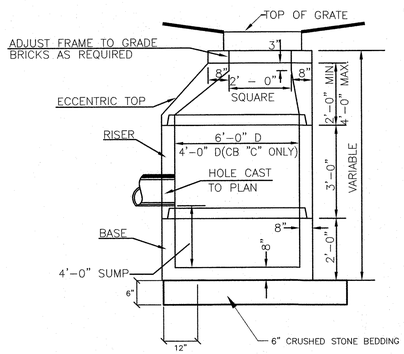
2.) LEAVE PULL ROPE IN ALL CONDUITS FOR CABLE INSTALLATION.

3.) FOR COMPLETE SPECIFICATION SEE "UNITIL" CONSTRUCTION SPECIFICATIONS FOR UNDERGROUND CONDUIT SYSTEMS".

4.) CONTRACTOR SHOULD VERIFY THE NUMBER & SIZE OF CONDUIT WITH THE APPROPRIATE UTILITIES.

4 TYPICAL TRENCH DETAIL
NOT TO SCALE

NOTES
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 psi).
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FOOT.
4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
5. THE STRUCTURES SHALL BE DESIGNED FOR H-20 LOADING.
6. FOR SHALLOW INVERTS, A FLAT TOP SLAB WITH TONGUE AND GROOVE JOINTS (DETAIL A), MEETING H-20 LOADING MAY BE USED.

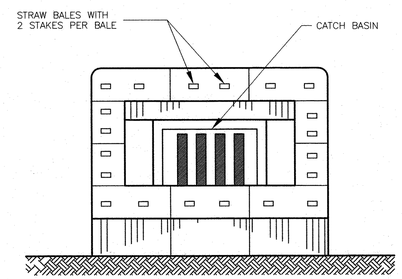


SECTION A-A

5 CATCH BASIN
NOT TO SCALE

6 RIPRAP DETAIL
NOT TO SCALE

7 NOT USED
NOT TO SCALE



10 HAYBALE BARRIER - CATCH BASIN INLET
NOT TO SCALE

11 EARTH OUTLET SEDIMENT TRAP
NOT TO SCALE

SPECIFICATIONS

1. SEDIMENT TRAPS SHOULD BE LOCATED SO THAT THEY CAN BE INSTALLED PRIOR TO DISTURBING THE AREA THEY ARE TO PROTECT.
2. THE TRAP SHOULD BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
3. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHOULD BE LESS THAN 5 ACRES.
4. THE MINIMUM VOLUME OF THE TRAP SHOULD BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
5. THE SIDE SLOPES OF THE TRAP SHOULD BE 3:1 OR FLATTER, AND SHOULD BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
6. THE MAXIMUM HEIGHT OF THE SEDIMENT TRAP EMBANKMENT SHOULD BE 4 FEET WHEN MEASURED FROM THE LOWEST POINT OF NATURAL GROUND ON THE DOWNSTREAM SIDE OF THE EMBANKMENT.
7. THE MINIMUM TOP WIDTH OF THE EMBANKMENT SHOULD BE 6 FEET.
8. THE OUTLET SHOULD BE DESIGNED, CONSTRUCTED AND MAINTAINED IN SUCH A MANNER THAT SEDIMENT DOES NOT LEAVE THE TRAP AND THAT EROSION AT OR BELOW THE OUTLET DOES NOT OCCUR.
9. OUTLETS SHOULD BE DESIGNED SO THAT THE TOP OF THE EMBANKMENT IS A MINIMUM OF 1 FOOT ABOVE THE CREST ELEVATION OF THE OUTLET. THE OUTLET OF THE TRAP SHOULD BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP.
10. THE OUTLET SHOULD DISCHARGE TO A STABILIZED AREA. THE OUTLETS MUST EMPTY ONTO UNDISTURBED GROUND, INTO A WATERCOURSE, STABILIZED CHANNEL OR A STORM SEWER SYSTEM.

MAINTENANCE

1. SEDIMENT TRAPS SHOULD BE INSPECTED AT LEAST WEEKLY DURING CONSTRUCTION AND AFTER EVERY STORM (OR DAILY DURING PROLONGED RAINFALL PERIODS), TO INSURE THAT THEY ARE FUNCTIONING PROPERLY AND ARE NOT DAMAGED. REPAIRS SHOULD BE MADE IMMEDIATELY.
2. SEDIMENT SHOULD BE REMOVED AND THE TRAP RESTORED TO ORIGINAL CAPACITY WHEN SEDIMENT HAS ACCUMULATED TO 50% OF THE ORIGINAL VOLUME.
3. THE MATERIALS REMOVED FROM THE TRAP SHOULD BE PROPERLY DISPOSED OF AND STABILIZED.
4. SEDIMENT TRAP OUTLETS SHOULD BE EXAMINED AT THE TIME OF INSPECTION FOR ANY DAMAGE, AND REPAIRED IMMEDIATELY IF ANY SUCH DAMAGE IS OBSERVED.
5. GEOTEXTILE FABRIC OR STONE USED AROUND A PIPE-OUTLET RISER SHOULD BE CHECKED PERIODICALLY AND REPLACED WHEN THE MATERIAL HAS BECOME CLOGGED WITH SEDIMENT.

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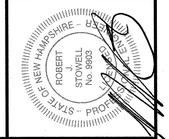
April 21, 2023

REVISIONS
DATE: DESCRIPTION:
11-9-22 REVISED PER PRC COMMENTS
1-18-23 REVISED PER PRC COMMENTS



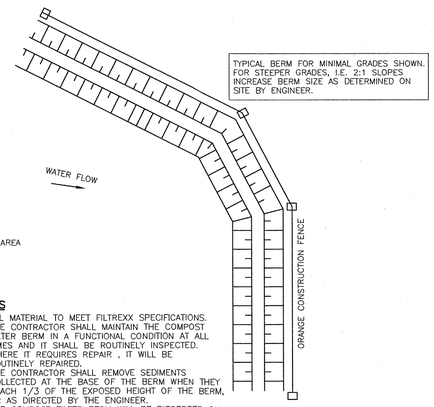
CONSTRUCTION DETAILS

HOBBS HOMESTEAD

TAX MAP 191 LOT 5
188 WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE

SEPTEMBER 7, 2022 JOB No. 20137

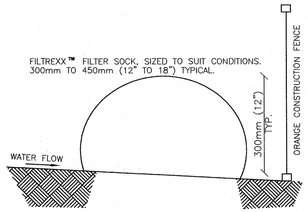
SHEET No.
C-7



NOTES

1.) ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2.) THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTER BERM IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
3.) WHERE IT REQUIRES REPAIR , IT WILL BE ROUTINELY REPAIRED.
4.) THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE BERM WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE BERM, OR AS DIRECTED BY THE ENGINEER.
5.) THE COMPOST FILTER BERM WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

1 FILTREXX SOCK – SILT FENCE

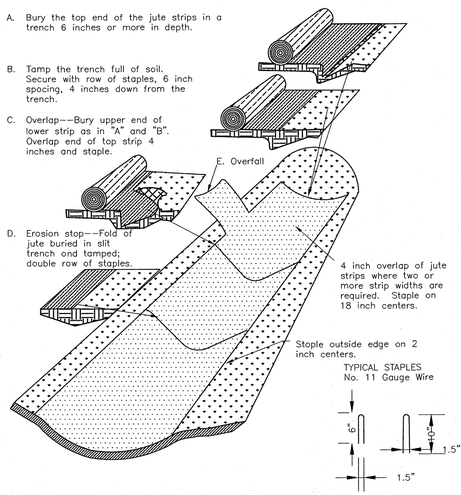


A. Bury the top end of the jute strips in a trench 6 inches or more in depth.

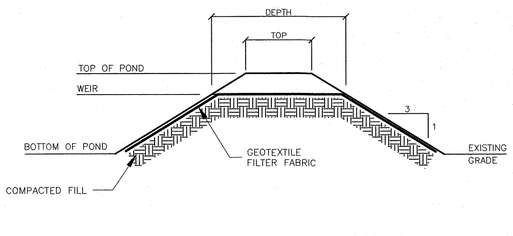
B. Tamp the trench full of soil. Secure with row of staples, 6 inch spacing, 4 inches down from the trench.

C. Overlap--Bury upper end of lower strip as in "A" and "B". Overlap end of top strip 4 inches and staple.

D. Erosion stop--Fold of jute buried in slit trench and tamped; double row of staples.



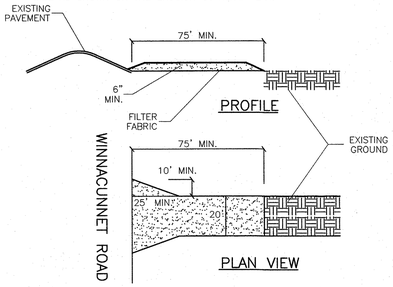
3 EROSION CONTROL BLANKET
NOT TO SCALE



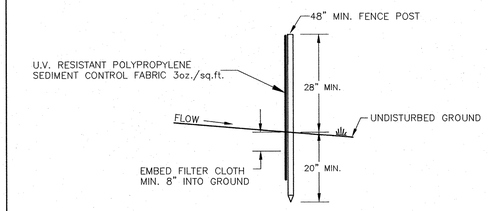
* SEE PLANS FOR ELEVATION

5 BROAD CRESTED WEIR
NOT TO SCALE

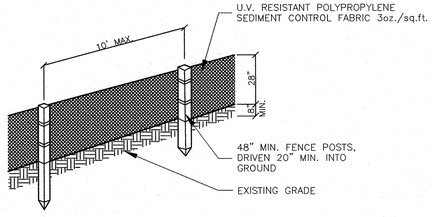
1. GRADE AND COMPACT ACCESS ROAD ENTRANCE AS NECESSARY PLACE FILTER FABRIC (MIRAFI OR EQUAL) AND PLACE 6" OF 1" – 2" STONE TO MATCH SLOPE OF EXISTING ROAD
2. PROVIDE NECESSARY SWALES OR DIVERSIONS TO MINIMIZE DIRECT FLOW OF WATER ONTO STONE AREA.
3. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AS NECESSARY TO REMOVE SILT FROM TIRES PRIOR TO ENTERING PUBLIC ROADS. A SMALL SWALE SHALL BE CONSTRUCTED ON THE DOWN GRADIENT SIDE TO TRAP ANY SILT WASHED FROM THE STONE.
4. HAYBALES OR SILT FENCE SHALL BE PLACED ON THE DOWN GRADIENT SIDE AS SHOWN ON THE EROSION CONTROL PLAN.



7 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



SECTION



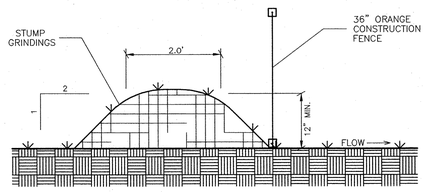
PERSPECTIVE VIEW

NOTES

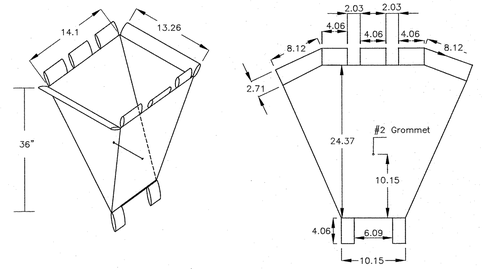
1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR BEST MANAGEMENT PRACTICE FOR SILT FENCES, OF THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE" PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, DATED AUGUST 1992.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
4. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 20 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ.IN..
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.
6. REMOVE BY HAND AND PROPERLY DISPOSE OF ALL SEDIMENT PRIOR TO REMOVING FENCE.

5 SILT FENCE
NOT TO SCALE

1. BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE WILL BE NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
2. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSE AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES OF LESS THAN 5%.
4. THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100%, DRY MASS WEIGHT BASIS, AND BE FIBEROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS.
5. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIALS.
6. THE MIX SHALL NOT CONTAIN SILTS, CLAY OR FINE SANDS.
7. THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.



6 EROSION CONTROL MULCH BERM
NOT TO SCALE



Specifications:

a) Fabric used should not be laminated.
b) Silt sack to have two #2 grommets, one on each of the two sides. 15" from the bottom of the silt sack
c) Tie 1/4" wide yellow rope 19' long through the grommets on two sides of the silt sack.

11 Hi Vis Hi Flow Silt Sack
NOT TO SCALE

*INSTALL IN EXISTING CATCH BASINS "B" AND "C" AND AT ALL PROPOSED CATCH BASINS

1. THE PROJECT SHALL BE MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
2. FUGITIVE DUST SHALL BE CONTROLLED IN ACCORDANCE WITH ENV–A 1000.

CRITICAL AREAS

Anywhere on the site that existing vegetation is to be removed will require immediate erosion control treatment. Special care should be taken where runoff enters wetlands. All storm water practices areas shall be stabilized prior to directing storm water to them; specifically all bioretntion basins and all infiltration practices.

EROSION AND SEDIMENT CONTROL PRACTICES

Erosion and sediment control practices will include the use of rip–rap, and silt fence check dams. All erosion and sediment control practices will be constructed and maintained according to the minimum standards and specifications contained in the "New Hampshire Stormwater Manual, Volume 2".

A. Erosion and Sediment Control Measures

1. The erosion control procedures shall conform to Section 645 of the "Standard Specifications for Road and Bridge Construction" of the NH DOT, and the "New Hampshire Stormwater Manual."
2. During Construction and thereafter, erosion control measures are to be implemented as noted. The smallest practical area of land should be exposed at any one time during development. The amount of exposed areas which ore temporarily stabilized without permanent stabilization shall be limited to 5 acres.
3. During grading operations, install stone check dams at 50 foot intervals in drainage swales and ot droin inlets where shown. Barriers are to be maintained and cleaned until disturbed areas are stabilized.
4. Any disturbed areas which are to be left temporarily, and which will be regraded later during construction sholl be machine hoy mulched ond seeded with rye grass to prevent erosion.
5. Silt fences and other erosion control measures shall be inspected weekly and after every 0.25" rainfall event during the life of the project. All damaged silt fences shall be repaired. Sediment deposits shall periodically be removed.
6. Avoid the use of future open spaces (loam and seed areas) wherever possible during the construction. Construction traffic shall use the roadbeds of future roads and porking areas.
7. Topsoil required for the establishment of vegetation shall be stock piled in amounts necessory to complete finished grading of all exposed areas. All stockpiles shall be located o distance greater than 100 feet from the wetlands.
8. Areas to be filled shall be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots or other objectionable material. Stumps shall be disposed by grinding or fill in on approved facility.
9. All fills shall be placed ond compacted to reduce erosion, slippage settlement, subsidence or other related problems.
10. All fill shall be placed and compacted in layers not to exceed 8 inches in thickness.
11. Frozen material or soft, mucky or highly compressible material shall not be incorporated into fills.
12. Fill material shall not be placed on a frozen foundotion subgrade.
13. Disturbed areas shall be seeded immediately following finished grading.
14. Limit of exposed area that is temporarily stabilized without permanent stabilizotion is 5 acres or less.
15. All areas not stobilized by Nov. 1st must be protected by Erosion Control Blankets or equivalent and mulched/seeded with winter rye or oats.
16. All disturbed areas must be seeded and mulched within 3 doys of finol grading, cut and fill slopes must be stabilized within 72 hours of achieving finished grade ond roadways and parking areas must be stabilized within 72 hours of achieving finished grade.
17. All ditches and swoles are to be stabilized prior to directing runoff to these feotures.
18. All cut and fill slopes shall be seeded immediately.
19. An orea shall be considered stoble if one of the following hos occurred:
    a.) Bose course gravels are installed in oreas to be paved
    b.) A minimum of 85% vegetated growth has been established
    c.) A minimum of 3" of non–erosive material such as stone or riprap has been installed
    d.) Erosion control blankets have been properly installed.

B. Vegetative Practice

All ground areas opened up for construction will be regraded, loamed, seeded and mulched in the shortest practical time. All Temporary and Permanent Seeding must be applied prior to September 15th. Employ temporary erosion and sedimentation control devices as detailed in this plan as necessary until adequate stabilization has been assured.

A. Temporary Seeding & Hay Mulching

1. At no time shall any disturbed orea remain unstabilized for longer than 30 days. All areas where construction is not completed within 30 days of the initial disturbonce shall receive temporary seeding measures.
2. Fertilizer shall be spread on the top layer of loom ond worked into the surface. Fertilizer application rate shall be 300 pounds per acre of 10–10–10 fertilizer.
3. Seed shall be Winter Rye, 112 LBS. per acre.
4. Remove stones and trash that will interfere with seeding the area. Where feasible, till the soil to a depth of about 3 inches to prepore a seedbed and mix fertilizer into the soil. The seedbed should be left in a firm and smooth condition. The last tillage operation should be performed across the slope whenever practical.
5. If seeding between May 15th and August 15th, hay mulch shall be applied immediately ofter seeding at a rate of 1.5 to 2 tons per ocre and shall be held in ploce using appropriate techniques from the Erosion and Sediment Control Handbook.
6. The surface shall be watered and kept moist with a fine spray os required without washing away the soil, until the grass is well established. Any areas which are not satisfactorily covered with gross shall be reseeded, and all noxious weeds are removed.

B. Permanent Seeding & Hay Mulching

1. All disturbed areas shall be loamed (4") and limed. Lime shall be thoroughly incorporated into the loam layer at a rate of 2 tons per acre.
2. Fertilizer shall be spread on the top layer of loom ond worked into then surface. Fertilizer application rate shall be 500 pounds per acre of 10–20–20 fertilizer.
3. Seed shall be 48 lbs. per acre, SCS mixture "c" (20 lbs tall fescue, 20 lbs. creeping red fescue and 8 lbs. birds foot trefoil = 48 lbs total.) The soil sholl be lightly raked immediately before seeding. One half the seed shall be sown in one direction and the other half at right angles to the original direction. It sholl be lightly raked in to the soil to a depth not over 1/4 inch and rolled with hand roller weighing not over 100 pointe per lineor foot to width.
4. Hay mulch sholl be opplied immediately after seeding at a rate of 1.5 to 2 tons per ocre and shall be held in place using appropriate techniques from the Erosion and Sediment Control Handbook. The surface sholl be watered and kept moist with a fine sprox os required, without washing away the soil, until the grass is well established. Any areas which are not satisfoctorily covered with gross shall be reseeded, and all noxious weeds removed.

CONSTRUCTION SEQUENCE

1. Do not begin construction until oll locol, state and federal permits have been applied for and received.
2. Install erosion control measure. "Silt Fence" per Detail 5, Sheet C–8 or "Silt Soxx" per Detail 1, Sheet C–8 per "Erosion Control Berm" per Detail 6, Sheet C–8, may be used at the work contractor desection. Perimeter controls must be installed prior to earth moving operations.
3. Cut and remove all trees, shrubs, saplings, brush, vines and other debris and rubbish as required. Remove unsuitable materials as required.
4. Care shall be taken to preserve the infiltration capacity of the infiltrating soil. See the New Hampshire Stormwater Manual for additional informotion.
5. Construct Stormwater Bioretention Basin #1. Do not direct runoff to the practice until the practice and contributing oreas are fully stabilized.
6. Do not place the Bioretension Systems into service until the BMP has been planted and it's contributing areas have been fully stabilized.
7. Do not discharge sediment–laden woters from construction activities (runoff, water from excavations) to the Bioretention area during any stage of construction.
8. Do not traffic exposed soil surface with construction equipment, if feasible. Perform excavations with equipment positioned outside the limits of the infiltration components of the system.
9. Construct Roadways, Drainage Infrastructure ond utilities.
10. Loam and seed disturbed oreas in accordance with vegetative practice and general construction notes. Cut and fill slopes shall be seeded immediately ofter their construction.
11. Erosion control blanket shown as Detail 3 on Sheet C–8 shall be installed on all slopes proposed steeper than 3 to 1 and in proposed drainage swales.
12. Land leveling operations for buildings and other structures shall not be completed in Phase I.
13. Maintain disturbed areas as necessory.
14. Phose II – Lot development may begin.

MAINTENANCE

During the period of construction and/or until long term vegetation is established:

1. Seeded areas will be fertilized and reseeded os necessary to insure vegetative establishment.
2. The side slopes will be checked after each significant roinfall.
3. The side slopes will be checked weekly and repaired when necessory until adequate vegetation is estoblished.
4. The silt fence barriers will be checked regularly and daily during rain events. Necessary repairs will be made to correct undermining or deterioration of the structures. Sediment shall be removed when it accumulates between 1/3 and 1/2 the height of the erosion control measure.

WINTER CONSTRUCTION NOTES

1. All proposed vegetated oreas which do not exhibit a minimum of 85 % vegetation growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding ond installing erosion control blankets on slopes greater than 3:1, and seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting, elsewhere. The installation of erosion control blankets or mulch and netting sholl not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melts.
2. All ditches or swoles which do not exhibit o minimum of 85 which are disturbed after October 15th, shall be stabilized tempororily with stone or erosion control blankets appropriate for the design flow conditions.
3. After October 15th, incomplete road or parking surfaces, where work hos stopped for the winter season, shall be protected with a minimum of 3 inches of crushed gravel per NHDOT Item 304.3.

12 EROSION AND SEDIMENT CONTROL NOTES

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April 21, 2023

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STATE OF NEW HAMPSHIRE – ROBERT J. STOWELL No. 9865 – PROFESSIONAL ENGINEER

CONSTRUCTION DETAILS

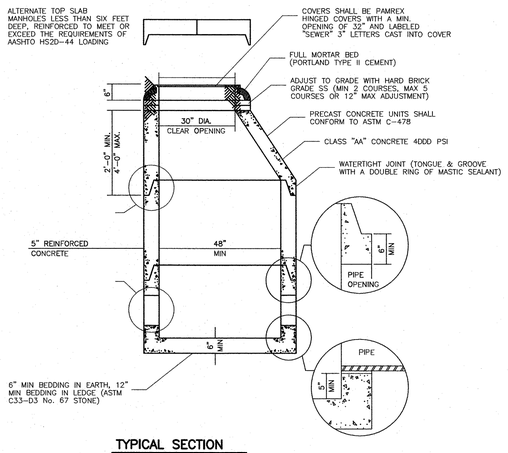
HOBBS HOMESTEAD

TAX MAP 19 LOT 5
188 WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE

SEPTEMBER 7, 2022 JOB No. 20137

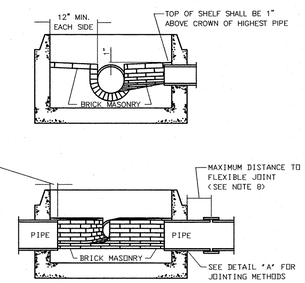
SHEET No.

C-8

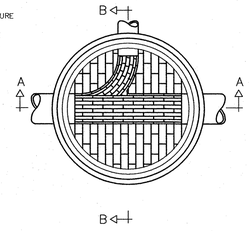


TYPICAL SECTION

1. PER NHDES ENV-WQ 704.10(K), THE MORTAR SPECIFICATION SHALL BE AS FOLLOWS:
   1. MORTAR SHALL BE COMPOSED OF PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION;
   2. PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE:
      A. 4.5 PARTS SAND AND 1.5 PARTS CEMENT; OR
      B. 4.5 SAND, ONE PART CEMENT AND 0.5 PART HYDRATED LIME;
   3. CEMENT SHALL BE TYPE II PORTLAND CEMENT CONFORMING TO ASTM C150-05;
   4. HYDRATED LIME SHALL BE TYPE S CONFORMING TO THE ASTM C207-06 STANDARD SPECIFICATIONS FOR HYDRATED LIME FOR MASONRY PURPOSES;
   5. SAND SHALL CONSIST OF INERT NATURAL SAND CONFORMING TO THE ASTM C33-03 "STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES".
2. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL IN ACCORDANCE WITH ENV-WQ 704.10 (J).
3. ALL MANHOLES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH ENV-WQ 704.10 (X) THROUGH (aa).
4. SEWER MANHOLE COVERS SHALL CONFORM TO ASTM A48 WITH A CASTING EQUAL TO CLASS 30 IN ACCORDANCE WITH ENV-WQ 704.10 (K).

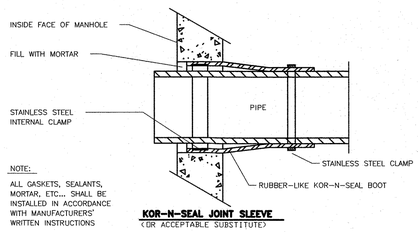


NOTES:
A) INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST
B) CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE.
C) BASE SECTION TO BE FULL WALL THICKNESS AND MONOLITHIC TO A POINT 6" ABOVE THE PIPE CROWN



GENERAL NOTES

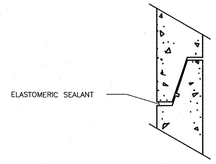
1) IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAK PROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS(H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
2) BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE, OR POURED IN PLACE REINFORCED CONCRETE.
3) PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.
4) ALL NEW GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY THE USE OF LOW-PRESSURE AIR TESTS IN ACCORDANCE WITH ASTM F1417 "STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR" AND UNI-BELL PVC PIPE ASSOCIATION UNI-B-6, "LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE".
5) INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. AT CHANGES IN DIRECTIONS, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.
6) FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 32-INCH CLEAR OPENING. A PAMREX COVER WITH 3-INCH (MINIMUM HEIGHT) WORD "SEWER" FOR SEWERS AND "DRAIN" FOR DRAINS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER MADE BY PAMREX.
7) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33, SIZE NUMBER 67.
   100% PASSING 1 INCH SCREEN 0-10% PASSING #4 SIEVE
   90-100% PASSING INCH SCREEN 0-5% PASSING #8 SIEVE
   20-55% PASSING INCH SCREEN
   WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE INCH TO 1 INCH SHALL BE USED.
8) FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDE WITHIN THE FOLLOWING DISTANCES: RCP & CI PIPE - ALL SIZES - 48"
9) SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.
10) HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE ENGINEER, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON AN ELASTOMERIC OR MASTIC-LIKE GASKET. APPROVED ELASTOMERIC SEALANTS ARE: RAM-NEK
    KENT SEAL NO.2
    EZ
11) PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND IN GENERAL, WILL DEPEND FOR WATERTIGHTNESS USING THE KOR-N-SEAL TYPE OR APPROVED EQUIVALENT.



NOTE:
ALL GASKETS, SEALANTS, MORTAR, ETC... SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS

KOR-N-SEAL JOINT SLEEVE
(OR ACCEPTABLE SUBSTITUTE)

DETAIL "A" - PIPE TO MANHOLE JOINTS



ELASTOMERIC SEALANT

NOTE:
ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS

DETAIL "B" - HORIZONTAL JOINTS

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STATE OF NEW HAMPSHIRE - ROBERT J. STOWELL NO. 9903 - LICENSED PROFESSIONAL ENGINEER

SEWER DETAILS

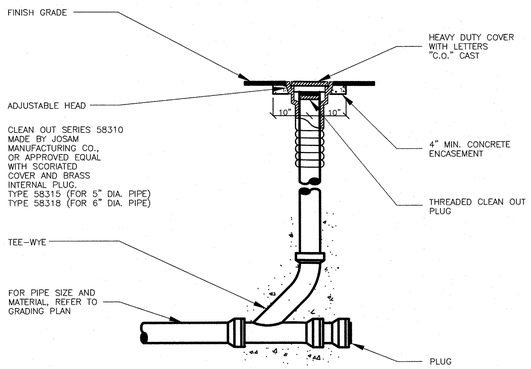
HOBBS HOMESTEAD

TAX MAP 191 LOT 5
188 WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE

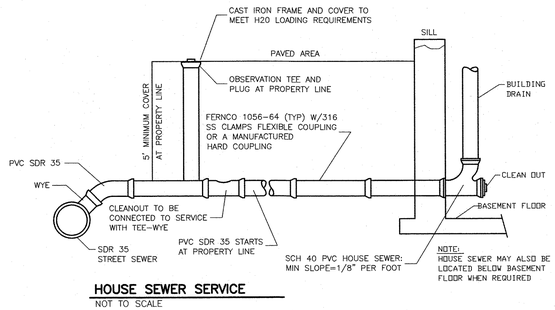
SEPTEMBER 7, 2022 JOB No. 2013 7

SHEET No.

C-9



1 SANITARY CLEAN-OUT
NOT TO SCALE



NOTE:

1. IF THE CLEANOUT IS NOT LOCATED WITHIN A PAVED OR SIDEWALK AREA THEN IT SHALL BE LOCATED NO MORE THAN 6" BELOW GRADE.
2. THE SEWER LATERAL AT THE PROPERTY LINE SHALL NOT BE DEEPER THAN SIX FEET UNLESS APPROVED BY THE SEWER AND DRAIN DIVISION.

NOTE: THE SIZE OF THE SERVICE LATERAL AND FITTING TO BE DETERMINED ON A CASE BY CASE BASIS. DETAIL TO SHOW THE CORRECT SIZE AS PROPOSED.

HOUSE SEWER SERVICE
NOT TO SCALE

GENERAL NOTES

1) MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE FOUR INCHES.

2) PIPE AND JOINT MATERIALS:

A. PLASTIC SEWER PIPE

1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	*PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 18" (T-1 TO T-3)
F794	PVC (RIBBED WALL)	8" THROUGH 36"
D2680	*ABS (COMPOSITES WALL)	8" THROUGH 15"

*PVC: POLY VINYL CHLORIDE
*ABS: ACRYLONITRILE-BUTADIENE-STYRENE

2. JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.

ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2680, POLYMER COMPOUNDING SHALL BE TO ASTM D-1788 (CLASS 322).

JOINTS FOR ABS TRUSS PIPE SHALL BE CHEMICAL WELDED COUPLINGS TYPE SC IN ACCORDANCE WITH ASTM D-2680, FORMING A CHEMICAL WELDED JOINT.

B. DUCTILE-IRON PIPE, FITTINGS AND JOINTS.

1. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:
A21.50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS.
A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.

2. JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO:
A21.11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS

3) DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.

4) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER-TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.

5) HOUSE SEWER INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AS SPECIFIED IN NOTE 10. BEDDING AND RE-FILL FOR DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES.

THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE FOUNDATION AT A GRADE OF NOT LESS THAN INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.

7) ALL NEW GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY THE USE OF LOW-PRESSURE AIR TESTS IN ACCORDANCE WITH ASTM F1417 "STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR" AND UNI-BELL PVC PIPE ASSOCIATION UNI-B-6, "LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE".

8) ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FLOW FROM HOUSE TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR OTHER SIMILAR CONNECTIONS CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.

9) HOUSE WATER SERVICE SHALL NOT BE LAID IN SAME TRENCH AS SEWER SERVICE.

10) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33-67.

100% PASSING	1 INCH SCREEN
90%-100% PASSING	3/4 INCH SCREEN
20%- 55% PASSING	3/8 INCH SCREEN
0%- 10% PASSING	#4 SIEVE
0%- 5% PASSING	#8 SIEVE

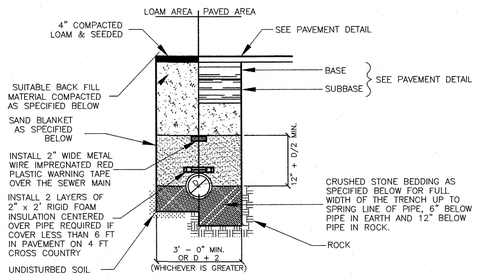
WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1 1/2 INCH SHALL BE USED.

11) LOCATION: THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.

12) CONCRETE: CONCRETE SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS AS FOLLOWS:

CEMENT: 6.0 BAGS PER CUBIC YARD
WATER: 5.75 GALLONS PER BAG CEMENT
MAXIMUM SIZE OF AGGREGATE: 1 INCH

13) MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SEWER LINES AND WATER LINES, AND AN 18" VERTICAL SEPARATION AT SEWER AND WATER CROSSINGS, WITH WATER OVER SEWER.



SAND BLANKET

SIEVE SIZE	%FINER BY WEIGHT
1/2"	90 - 100
200	0 - 15

CRUSHED STONE BEDDING

SIEVE SIZE	%FINER BY WEIGHT
1"	100
3/4"	90 - 100
3/8"	20 - 55
#4	0 - 10
#8	0 - 5

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

BACK FILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACK FILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

7 SEWER PIPE TRENCH
NOT TO SCALE

GENERAL NOTES

1) ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL. FOR TRENCH WIDTH SEE NOTE 7.

2) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 STONE SIZE NO. 67.

100% PASSING	1 INCH SCREEN
90%-100% PASSING	3/4 INCH SCREEN
20%- 55% PASSING	3/8 INCH SCREEN
0%- 10% PASSING	#4 SIEVE
0%- 5% PASSING	#8 SIEVE

WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, GRADED SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1 1/2 INCH SHALL BE USED.

3) SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER SO GRADED THAT 90%-100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAT 15% WILL PASS A #200 SIEVE. BLANKET MAY BE OMITTED FOR DUCTILE IRON AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2 INCHES IS IN CONTACT WITH THE PIPE.

4) SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALK-WAYS AND TRAVELED WAYS. SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.

IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLY RECONSTRUCTION, WHEN NECESSARY WILL BE PRESERVED.

5) BASE COURSE, IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE:
STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION.

6) WOOD SHEETING, IF REQUIRED. WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.

7) W= MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES, FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.

8) FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

9) IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.

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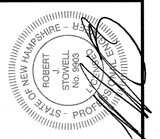


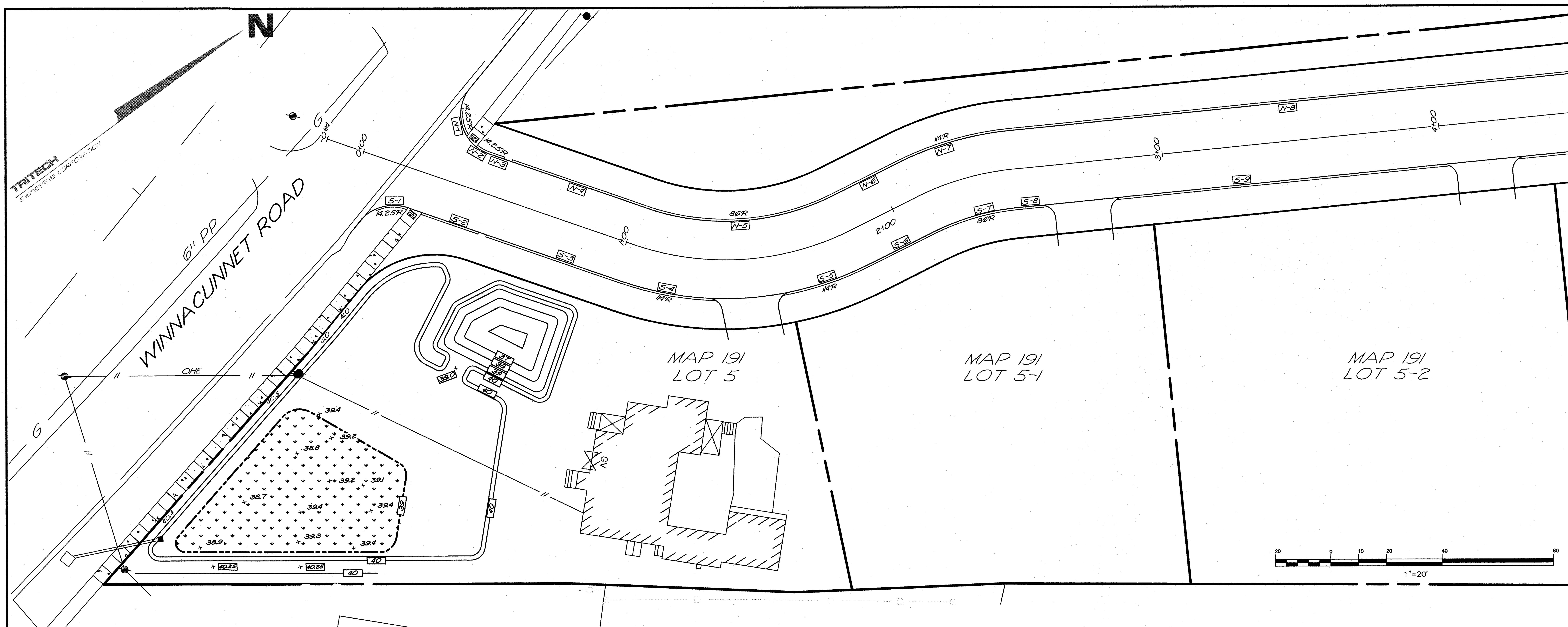
SEWER DETAILS

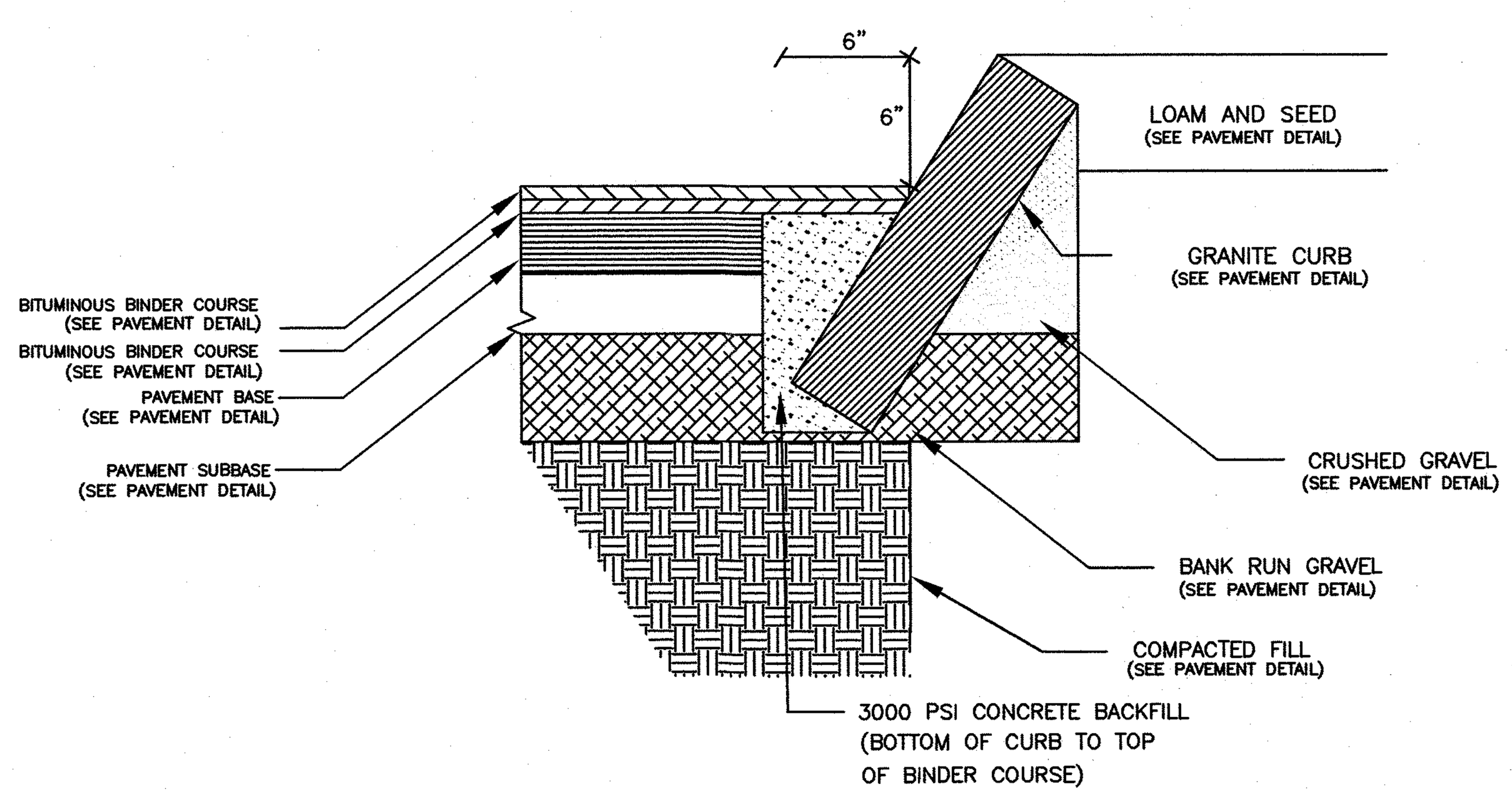
HOBBS HOMESTEAD

TAX MAP 191 LOT 5
188 WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE

SEPTEMBER 7, 2022 JOB No. 20137

SHEET No.
C-10





3 SLOPED GRANITE CURB SECTION
NOT TO SCALE

NOTES:

1. ADJOINING STONES OF STRAIGHT CURB LAID ON CURVES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
2. MINIMUM LENGTH OF STRAIGHT CURB STONES = 18"
3. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8'
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES– SEE CHART. NOT TO BE USED FOR RADIUS LESS THAN 10'
5. GROUT OR CAULK ALL CURB JOINTS OVER ¼" IN WIDTH.
6. INSTALL STRIP OF FILTER FABRIC BEHIND EACH CURB JOINT.
7. TRANSITION (TIP DOWN) FROM 6" REVEAL TO NO REVEAL AT DRIVE FOR ALL DRIVEWAY CUTS.

RADIUS FOR STONES WITH SQUARE JOINTS	MAXIMUM LENGTH
10'–28'	6"–1'
29'–41'	2'
42'–55'	3'
56'–68'	4'
69'–82'	5'
83'–96'	6'
97'–110'	7'
OVER 110'	8'

CURBING TABLE

ITEM	MARK NUMBER	RADIUS	SLOPED GRANITE CURB
UNIT		LF	LF
LOCATION STATION TO STATION			
0+1 1.04 R 18.41 – 0+21.88 R 14.00	S–1	14.25	10.95
0+27.13 R 14.00 – 0+48.50 R 14.00	S–2		21.63
0+51.50 R 14.00 – 1+02.87 R 14.00	S–3		51.37
1+02.87 R 14.00 – 1+31.19 R 14.00	S–4	114.00	35.03
1+53.63 R 14.00 – 1+80.03 R 14.00	S–5	114.00	32.70
1+80.03 R 14.00 – 2+09.41 R 14.00	S–6		26.51
2+09.41 R 14.00 – 2+46.09 R 14.00	S–7	86.00	31.27
2+46.09 R 14.00 – 2+55.14 R 14.00	S–8		11.06
2+83.90 R 14.00 – 4+00.00 R 14.00	S–9		120.56
0+27.98 L 26.40 – 0+33.39 L 17.28	N–1	14.25	10.04
0+37.54 L 14.93 – 0+42.75 L 14.00	N–2	14.25	5.10
0+42.75 L 14.00 – 0+48.50 L 14.00	N–3		5.75
0+51.50 L 14.00 – 1+02.87 L 14.00	N–4		51.37
1+02.87 L 14.00 – 1+82.90 L 14.00	N–5	86.00	68.23
1+82.90 L 14.00 – 2+09.41 L 14.00	N–6		26.51
2+09.41 L 14.00 – 2+46.09 L 14.00	N–7	114.00	42.09
2+46.09 L 14.00 – 7+16.18 L 14.00	N–8		470.10

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ISSUED FOR STAFF REVIEW
April 21, 2023

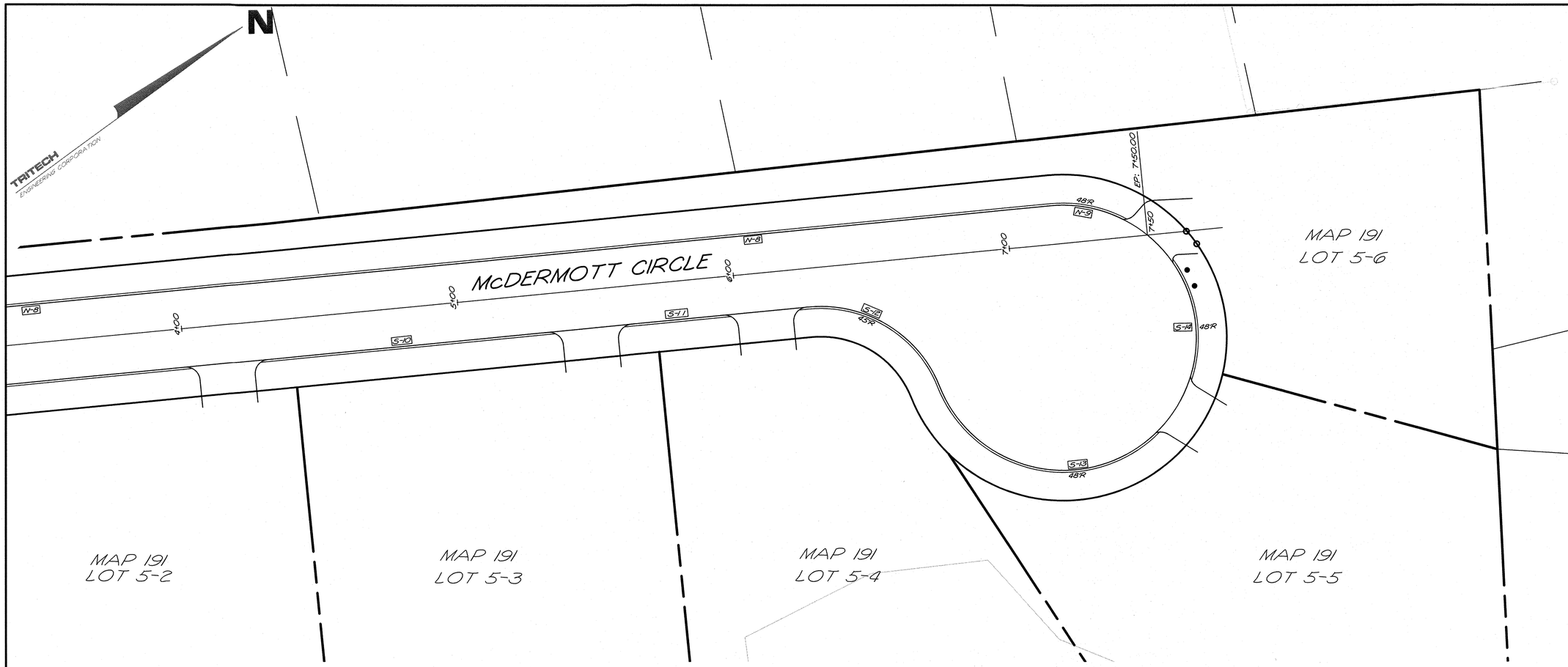
REVISIONS

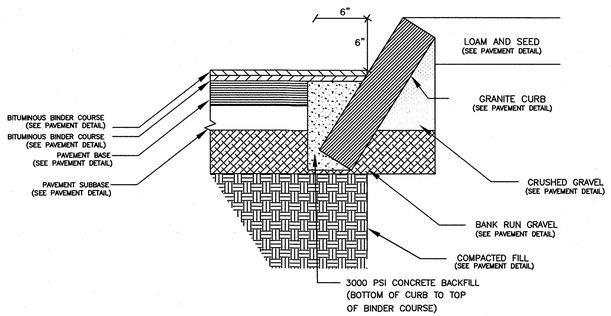
DATE:	DESCRIPTION:
4–21–23	ADDED TO PLAN SET

STATE OF NEW HAMPSHIRE – ROBERT J. STOWELL No. 9903 LICENSED – PROFESSIONAL ENGINEER

DETAILED CURBING PLAN
HOBBS HOMESTEAD
WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE
APRIL 21, 2023 JOB No. 20137
SCALE: 1" = 20'

SHEET No.
C-11





3 SLOPED GRANITE CURB SECTION
NOT TO SCALE

NOTES:

1. ADJOINING STONES OF STRAIGHT CURB LAID ON CURVES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
2. MINIMUM LENGTH OF STRAIGHT CURB STONES = 18"
3. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8'
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES– SEE CHART. NOT TO BE USED FOR RADIUS LESS THAN 10'
5. GROUT OR CAULK ALL CURB JOINTS OVER ¼" IN WIDTH.
6. INSTALL STRIP OF FILTER FABRIC BEHIND EACH CURB JOINT.
7. TRANSITION (TIP DOWN) FROM 6" REVEAL TO NO REVEAL AT DRIVE FOR ALL DRIVEWAY CUTS.

RADIUS FOR STONES WITH SQUARE JOINTS	MAXIMUM LENGTH
10'–28'	6"–1'
29'–41'	2'
42'–55'	3'
56'–68'	4'
69'–82'	5'
83'–96'	6'
97'–110'	7'
OVER 110'	8'

CURBING TABLE

ITEM					MARK NUMBER	RADIUS	SLOPED GRANITE CURB
UNIT						LF	LF
LOCATION STATION TO STATION							
4+29.81	R	14.00	5+31.08	R 14.00	S–10		106.87
5+61.46	R	14.00	5+94.45	R 14.00	S–11		38.76
6+24.49	R	14.00	6+69.33	R 45.00	S–12	45.00	58.48
6+69.33	R	45.00	7+46.05	R 71.57	S–13	48.00	96.84
7+58.26	R	10.89	7+60.48	R 52.48	S–14	48.00	46.19
2+46.09	L	14.00	7+16.18	L 14.00	N–8		470.10
7+16.18	L	14.00	7+41.86	L 6.54	N–9	48.00	28.79

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April 21, 2023

REVISIONS
DATE: DESCRIPTION:
4-21-23 ADDED TO PLAN SET

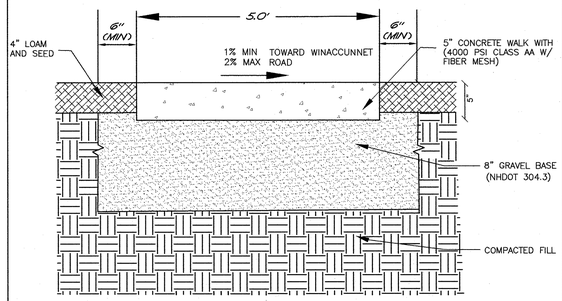
STATE OF NEW HAMPSHIRE – ROBERT STOWELL No. 9903 – LICENSED PROFESSIONAL ENGINEER

DETAILED CURBING PLAN
HOBBS HOMESTEAD
WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE
APRIL 21, 2023 JOB No. 20137
SCALE: 1" = 20'

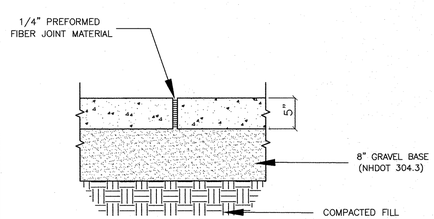
SHEET No. C-12

SW-1 SIDEWALK NOTES

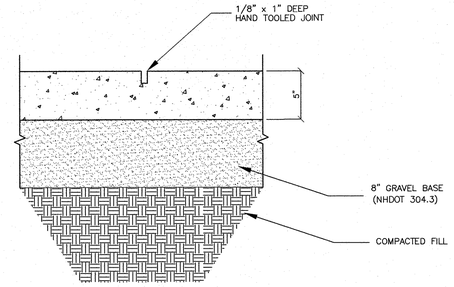
1. SEE DEMOLITION PLAN SHEET DE-1 REGARDING REMOVAL OF EXISTING CONCRETE SIDEWALK.
2. START SIDEWALK RECONSTRUCTION. INSTALL 1/4" PREFORMED JOINT FILLER AT EXISTING SIDEWALK.
3. INSTALL 10' OF 5' WIDE CONCRETE SIDEWALK IN ACCORDANCE WITH DETAIL #1 ON SHEET C-13.
4. INSTALL SAW CUT CONTROL JOINT IN ACCORDANCE WITH DETAIL #3 ON SHEET C-13 AT 5' O.C.
5. INSTALL DETECTABLE WARNING IN ACCORDANCE WITH DETAIL #4 ON SHEET C-10.
6. INSTALL EXPANSION JOINT IN ACCORDANCE WITH DETAIL #2 ON SHEET C-10 AT 25' O.C.
7. INSTALL 155' OF 5' WIDE CONCRETE SIDEWALK IN ACCORDANCE WITH DETAIL #1 ON SHEET C-13.
8. END SIDEWALK RECONSTRUCTION. INSTALL 1/2' EXPANSION JOINT MATERIAL AT EXISTING SIDEWALK.
9. INSTALL 5' WIDE TEMPORARY WALKWAY DURING THE RECONSTRUCTION OF THE WINNACUNNET ROAD SIDEWALK. PROVIDE PEDESTRIAN PROTECTION WITH ORANGE CONSTRUCTION FENCE.



1 CONCRETE SIDEWALK
NOT TO SCALE



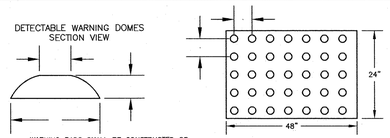
2 CONCRETE SIDEWALK EXPANSION JOINT
NOT TO SCALE

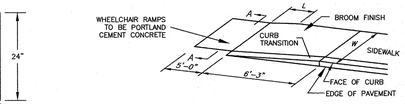


3 CONCRETE SIDEWALK SAW CUT CONTROL JOINT
NOT TO SCALE

GSW-1 GENERAL SIDEWALK NOTES

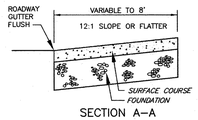
1. MEDIUM BROOM FINISH.
2. JOINTS SHALL BE HAND TOOLED W/ 1/8" RADII.
3. EXPANSION JOINT FILLER FIBER SHALL BE TRIMMED TO 1/4" BELOW SIDEWALK SURFACE FOR SEALANT.
4. THERE SHALL BE NO CHANGE IN ELEVATION (LIP) OR GAPS IN THE SIDEWALK GREATER THAN 1/4".
5. SIDEWALK CONCRETE SHALL BE TREATED WITH SILOXANE SEALER NO SOONER THAN 14 DAYS AND NO MORE THAN 45 DAYS AFTER PLACEMENT. REFER TO MANUFACTURERS SPECIFICATIONS FOR REQUIRED TEMPERATURES FOR APPLICATION. SIDEWALKS SHALL BE CLEANED PRIOR TO APPLICATION OF SEALANT.
6. EXPANSION JOINT FIBER SHALL BE USED AT ALL LOCATIONS WHERE CONCRETE ABUTS STRUCTURES (BUILDINGS, RET. WALLS, POLES, ETC.)
7. CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT SIDEWALKS WITH SLOPES COMPLIANT W/ ADA CODES
8. GRAVEL BASE MATERIALS SHALL BE COMPACTED WITH JUMPING JACK ALONG BACK SIDE OF CURB PRIOR TO PLACEMENT OF CONCRETE.
9. SUB-GRADE SHALL BE COMPACTED PRIOR TO PLACEMENT OF GRAVEL BASE. GRAVEL BASE SHALL BE COMPACTED TO 95% PROCTOR.





4. INSTALL HANDICAP ACCESSIBLE REINFORCED CONCRETE RAMP (MAXIMUM SLOPE = 1" IN 12") FROM PAVEMENT GRADE TO SIDEWALK GRADE IN COMPLIANCE WITH ALL A.D.A. STANDARDS, PER DETAIL 6, SHEET SP-5.

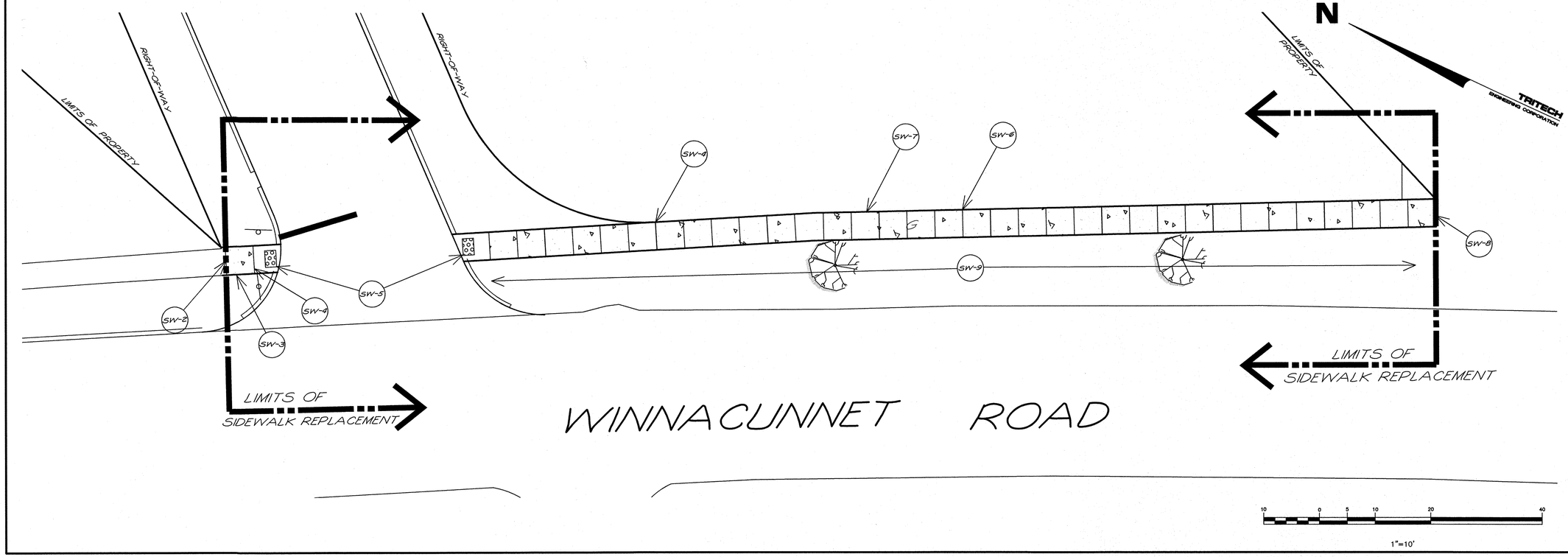
NOTES:
1. THE DIMENSIONS SHOWN AT ROADWAY EDGE ARE FIXED DISTANCES.
2. RAMP CROSS SECTION TO BE SAME AS ADJACENT SIDEWALK; I.E. DEPTH OF SURFACE AND FOUNDATION.
3. PORTLAND CEMENT CONCRETE RAMPS ARE TO BE TEXTURED BY BROOMING IN A DIRECTION PARALLEL TO THE LENGTH OF THE RAMP.
4. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE RAMPED TO MEET THE GRADE OF DRIVEWAY.
5. THESE DIMENSIONS ARE SUBJECT TO CHANGE IN THE FIELD IF EXISTING APPURTENANCES OR CONDITIONS WILL MAKE THE RAMP LOCATIONS IMPRACTICAL OR UNSAFE.
6. DETECTABLE WARNINGS TO BE INSTALLED 6" FROM EDGE OF RAMP.
7. DETECTABLE WARNINGS PADS SHALL BE CONSTRUCTED OF CAST IRON OR SIMILAR DURABLE MATERIAL APPROVED BY THE CITY OF SOMERSWORTH.



SECTION A-A

W	L	S.Y.
5'-0"	2'-9"±	6.3
6'-0"	2'-0"±	7.2
7'-0"	1'-3"±	8.0
8'-0"	0'-0"	8.1

4 WHEEL CHAIR RAMP
NOT TO SCALE



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ISSUED FOR STAFF REVIEW
April 21, 2023

REVISIONS	DESCRIPTION:
DATE:	
4-21-23	ADDED TO PLAN SET

NEW HAMPSHIRE - STATE OF - PROFESSIONAL ENGINEER
ROBERT STOWELL No. 9803

SIDEWALK IMPROVEMENT PLAN

HOBBS HOMESTEAD

TAX MAP 191 LOT 5
188 WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE

APRIL 2, 2023 JOB No. 20137
SCALE: 1" = 10'

SHEET No. **C-13**

N

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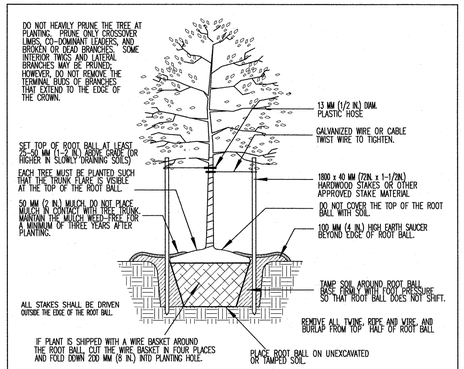
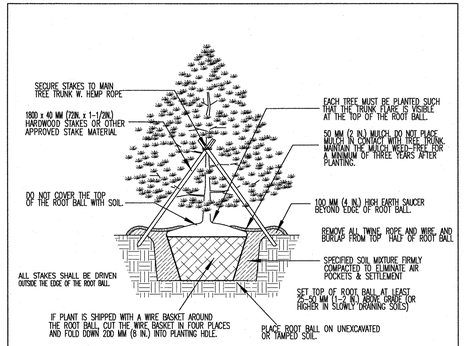


1 DECIDUOUS TREE PLANTING DETAIL
TYPICAL INSTALLATION – 3" (75MM) CALIPER OR LESS



2 CONIFEROUS TREE PLANTING DETAIL
TYPICAL INSTALLATION – 6'6" (200CM) OR LESS

ANY TREES THAT DO NOT SURVIVE SHALL BE REPLACED WITH THE SAME.

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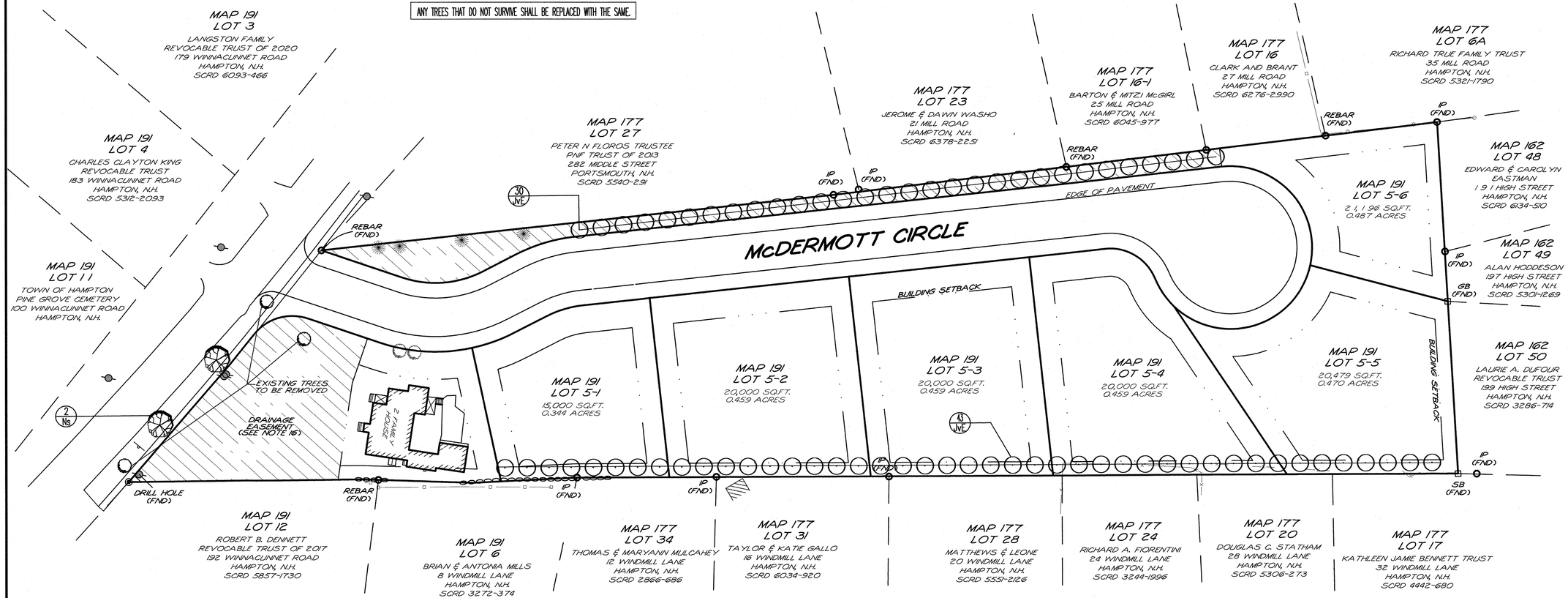

LEGEND

- EXISTING SIGNIFICANT DECIDUOUS TREE TO REMAIN
- EXISTING SIGNIFICANT EVERGREEN TO REMAIN
- STONE WALL
- STOCKADE FENCE
- CHAIN LINK FENCE
- PICKET FENCE
- UTILITY POLE
- STREET SIGN

Key	Qty	Botanical Name	Common Name	Size/Condition	Remarks
Other Plants					
JvE	73	JUNIPERUS virginiana 'Emerald Sentinel'	Emeral Sentinel Eastern Redcedar	7-8' B&B	
Ns	2	NYSSA sylvatica	Tupelo	3-3.5"C	

TOWN OF HAMPTON PLANNING BOARD APPROVAL

CHAIRMAN _____ DATE _____

40 0 20 40 80 160
1"=40'

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ISSUED FOR STAFF REVIEW
April 21, 2023

REVISIONS DATE:	DESCRIPTION:
11-9-22	ADDED TO PLAN SET
1-18-23	REVISED PER SRT COMMENTS
4-21-23	REVISED PER NOD

LANDSCAPE PLAN
HOBBS HOMESTEAD
TAX MAP 191 LOT 5
188 WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE
SEPTEMBER 7, 2022 JOB No. 20137
SCALE: 1" = 40'

SHEET No. La-1

TRITECH
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ISSUED FOR STAFF REVIEW
April 21, 2023

REVISIONS

DATE:	DESCRIPTION:
11-9-22	REVISED PER PRC COMMENTS

CROSS SECTIONS

HOBBS HOMESTEAD

WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE
SEPTEMBER 7, 2022 JOB No. 2013.7
SCALE: 1" = 10'

SHEET No.
XS-1