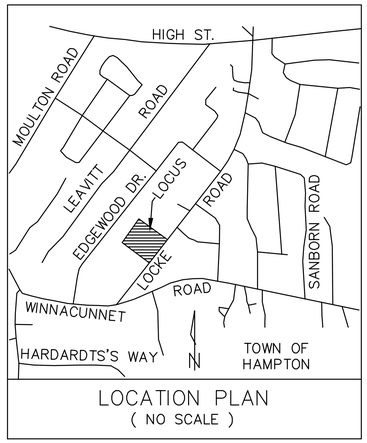


LOCATION PLAN
( NO SCALE )

# LOCKEWOOD CIRCLE
## FOR
# 4 LOT SUBDIVISION PLAN

TAX MAP 206, LOT No. 5

**24 LOCKE ROAD**
**HAMPTON, NH**
**MARCH 4, 2026**
**REV: MAY 6, 2026**

OWNER
NH SEACOAST PROPERTY PARTNERS, LLC
94 PORTSMOUTH AVENUE
STRATHAM, NH 03885

APPLICANT
COPLEY PROPERTIES, LLC
94 PORTSMOUTH AVENUE
STRATHAM, NH 03885

SITE CIVIL ENGINEER
CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

LAND SURVEYOR
MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND
P.O. BOX 1166
181 WATSON ROAD
DOVER, NH 03821
(603) 742–0911

| SHEET INDEX | SHEET |
|---|---|
| COVER SHEET | 1 |
| NEIGHBORHOOD PLAN | 2 |
| EXISTING CONDITIONS PLAN (BY MCENEANEY SURVEY) | 3 |
| SUBDIVISION PLAN (BY MCENEANEY SURVEY) | 4 |
| NOTE SHEET | 5 |
| DEMOLITION PLAN | 6 |
| ROAD LAYOUT PLAN | 7 |
| GRADING, DRAINAGE, & EROSION CONTROL PLAN | 8 |
| UTILITY PLAN | 9 |
| EROSION CONTROL NOTES | 10 |
| EROSION CONTROL DETAILS | 11 |
| DETAIL SHEETS | 12 - 15 |
| FIRE TRUCK MOVEMENT PLAN | 16 |
| TEST PIT LOGS PLAN | 17 |

| ARCHITECTURAL INDEX | SHEET |
|---|---|
| BRIGHTON RANCH (BY ART FORM ARCHITECTURE, LLC.) | 1 |
| BRIGHTON ADAM RANCH (BY ART FORM ARCHITECTURE, LLC.) | 2 |




GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

## ABUTTERS LIST
(WITHIN 50 FT)

NAME & ADDRESS

206/5 — NH SEACOAST PROPERTY PARTNERS LLC.
10 FERRY STREET
SUITE 333 #431
CONCORD, NH 03301

206/28 — TOWN OF HAMPTON
LOCKE ROAD PLAYGROUND
100 WINNACUNNET ROAD
HAMPTON, NH 03842

206/14-A — MIRANDA, JOHN & KRISTIN E
21 LOCKE ROAD
HAMPTON, NH 03842

206/16 — CRONIN, ELIZABETH A REVOCABLE TRUST
CRONIN, ELIZABETH TRUSTEE
27 LOCKE ROAD
HAMPTON, NH 03842

206/10 — HAMILTON, TRACY L
31 LOCKE ROAD
HAMPTON, NH 03842

206/15 — O'CONNOR, LINDA M
22 LOCKE ROAD
HAMPTON, NH 03842

206/6 — MARSDEN, MILON C
P.O. BOX 448
NORTH HAMPTON, NH 03862

206/14 — O'NEIL FAMILY REVOCABLE TRUST
O'NEIL, JAMES R & LINDA E TRUSTEES
54 EDGEWOOD DRIVE.
HAMPTON, NH 03842

206/4 — LARIVEE, CHRISTOPHER D
LARIVEE, LAUREL
50 EDGEWOOD DR.
HAMPTON, NH 03842

192/79 — THE KELLEY FAM REVOCABLE TRUST
KELLEY DAVID W. & LEE ANN, TRUSTEES
46 EDGEWOOD DRIVE.
HAMPTON, NH 03842

192/74 — FM HEALEY TRUST
HEALEY, FRANCIS J & MARGARET A TRUSTEES
42 EDGEWOOD DRIVE.
HAMPTON, NH 03842

192/68 — WOLTER, R & N FAMILY REVOCABLE TRUST
WOLTER, RANDALL & NANCIJO TRUSTEES
38 EDGEWOOD DRIVE.
HAMPTON, NH 03842

SYMBOL LEGEND

206/5 — TAX MAP / LOT NUMBER

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
CIVIL & WATERSHED ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

| NO. | REVISION | APP'D | DATE |
|---|---|---|---|
| 1 | REV PER PRC COMMENTS #1 | SJH | 5-6-26 |

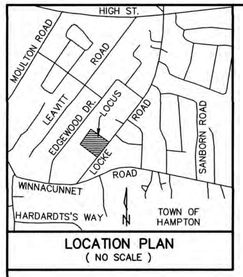
DATE: 3-4-26
SCALE: 1"=100'
DRAWN BY: MJM
DESIGN BY: MJM
APPROVED BY:SJH
PROJECT NO: 25207
FILE: SUBDIVISION

NEIGHBORHOOD PLAN

LOCKEWOOD CIRCLE
4 LOT SUBDIVISION
COPLEY PROPERTIES, LLC.
24 LOCKE ROAD
HAMPTON, NH 03842

NH SEACOAST PROPERTY PARTNERS, LLC
94 PORTSMOUTH AVE
STRATHAM, NH 03885

2




LOCATION PLAN
( NO SCALE )

206 / 4
CHRISTOPHER D. & LAUREL LARIVEE
50 EDGEWOOD DRIVE
HAMPTON, NH 03842
6291/234

192 / 79
THE KELLEY FAMILY REVOCABLE TRUST
DAVID W. & LEE ANN KELLEY TRUSTEES
46 EDGEWOOD DRIVE
HAMPTON, NH 03842
6558/130

192 / 74
FM HEALEY TRUST
FRANCIS J. & MARGARET A. HEALEY TRUSTEES
42 EDGEWOOD DRIVE
HAMPTON, NH 03842
6179/1827

## REFERENCE PLANS:

1.) PLAT OF LAND FOR MARGARET R. MENEGHIN IN HAMPTON, NH; PREPARED BY: PARKER SURVEY ASSOCIATES INC. SCALE: 1" = 40'; DATED: JULY, 1988; REVISED: NOVEMBER, 1988; RECORDED R.C.R.D. C-21083.

2.) PLAN OF LOT LINE CHANGE FOR YEHOSHUA & SIMA KRECHMER, HAMPTON, NH; PREPARED BY EMERY ENGINEERING; SCALE: 1" = 20'; DATED: JUNE 29, 1984; RECORDED R.C.R.D. C-12713.

## NOTES:

1.) OWNER OF RECORD:

206 / 5 — NH SEACOAST PROPERTY PARTNERS LLC
94 PORTSMOUTH AVENUE
STRATHAM, NEW HAMPSHIRE 03885
R.C.R.D. VOLUME 6669, PAGE 1642

2.) 206 / 5 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) PARCEL AREA = 110,475 S.F. / 2.536 Ac.

4.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARY AND EXISTING SITE CONDITIONS AS OF OCTOBER 30, 2025.

5.) ZONING DISTRICT: RESIDENCE A – (RA)

| DIMENSIONAL REQUIREMENTS: | |
|---|---|
| MINIMUM LOT AREA | = 15,000 S.F. |
| MINIMUM LOT AREA PER DWELLING | = 15,000 S.F. |
| MINIMUM FRONTAGE | = 125 FEET |
| MINIMUM LOT WIDTH | = 125 FEET |
| MAXIMUM STORIES/BUILDING HEIGHT | = 3 / 35 FEET |
| BUILDING SETBACK REQUIREMENTS: | |
| FRONT SETBACK | = 20 FEET |
| SIDE SETBACK | = 15 FEET |
| REAR SETBACK | = 10 FEET |
| MINIMUM S.F. PER DWELLING | = 900 S.F. |
| MAXIMUM DWELLING UNITS PER STRUCTURE | = 1 UNIT |

GROUNDWATER PROTECTION DISTRICT:

| MAXIMUM PERCENTAGE OF IMPERVIOUS COVERAGE: | |
|---|---|
| PER RESIDENTIAL LOT | = 25 PERCENT |
| PER NON-RESIDENTIAL LOT | = 40 PERCENT |

6.) THE SUBJECT PARCEL IS WITHIN THE GROUNDWATER PROTECTION DISTRICT.

7.) THE SUBJECT PARCEL IS OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP 33015C0437F; WITH AN EFFECTIVE DATE JANUARY 29, 2021.

8.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED OCTOBER 30, 2025. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED OCTOBER 30, 2025.

SEWER STRUCTURE SCHEDULE

SMH #1
RIM ELEV. = 36.10'
(A) 8" PVC INVERT = 29.25' IN
(B) 8" PVC INVERT = 28.99' OUT
TROUGH CENTER = 29.23'

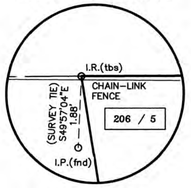
SMH #2
RIM ELEV. = 40.55
(A) 8" PVC INVERT = 33.50' OUT
TROUGH CENTER = 33.53'

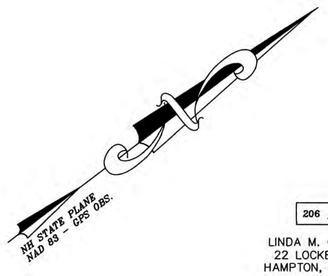
DRAINAGE STRUCTURE SCHEDULE

CB #1
RIM ELEV. = 35.65'
(B) 12" HDPE INVERT = 32.63' IN
(A) 12" HDPE INVERT = 32.55' OUT
SUMP = 30.52'
WATER LEVEL = 32.53'

CB #2
RIM ELEV. = 36.12
(A) 12" HDPE INVERT = 33.15' IN
(B) 12" HDPE INVERT = 32.95' OUT
SUMP = 31.06'
WATER LEVEL = 33.05'

DETAIL #2
NOT TO SCALE

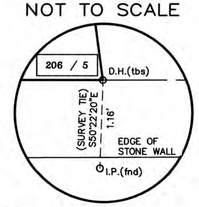



206 / 15
LINDA M. O'CONNER
22 LOCKE ROAD
HAMPTON, NH 03842
2840/1558

206 / 6
MILON C. MARSDEN
P.O. BOX 448
NORTH HAMPTON, NH 03862
5573/140

DETAIL #1
NOT TO SCALE




206 / 5
PARCEL AREA
110,475 S.F.
2.536 Ac.

N37°29'05"E 330.07' (135.30')
(79.45')
(115.32')
(70.00')
(95.48')
343.40'
N13°30'32"W
(117.92')
S39°55'11"E
342.98'
320.59'
S37°39'10"W

CHAIN LINK FENCE
SEE DETAIL #2
I.R.(tbs)
VINYL STOCKADE FENCE
(ON-LINE) I.P.(fnd)
I.P.(fnd)
ARBORVITAES
TREELINE
WOODEN STOCKADE FENCE
I.R.(fnd) (ON-LINE)
I.R.(tbs) (16.79')
I.R.(fnd)
VINYL PICKETT FENCE
T PIT 1 EL.33.9'
T PIT 2 EL.33.6'
T PIT 3 EL.33.2'
T PIT 4 EL.34.6'
SEE DETAIL #1
ABUTTERS LINE (TYP.)
D.H.(tbs)
I.P.(fnd)
OHU
UP 163 5
UP 163 7
LSA
ARBORVITAES
STONE STEP
PAVER WALK
WOODEN DECK
1 & 1/2 STORY WOODEN HOUSE
FINISHED FLOOR ELEV. = 37.37'
FINISHED FLOOR ELEV. = 35.32'
RET WALL
VGC
GRAVEL DRIVE
PAVED DRIVE
BUSH
DECORATIVE WELL HOUSE
S.B.(fnd) WITH I.R. WITNESS
TBM A, SET IN U-POLE 163 4 ELEV. = 37.58'
TBM B, SET IN U-POLE 163 6 ELEV. = 36.48'
STONE WALL (TYP.)
LOCKE ROAD
{PUBLIC; VARIABLE WIDTH R.O.W.}
EDGE OF PAVEMENT (TYP.)
SMH #2
SMH #1
CB #2
CB #1

206 / 14A
JOHN MIRANDA & KRISTIN E. MIRANDA
21 LOCKE ROAD
HAMPTON, NH 03842
3390/2650

206 / 16
ELIZABETH A. CRONIN REVOCABLE TRUST OF 2019
ELIZABETH A. CRONIN, TRUSTEE
27 LOCKE ROAD
HAMPTON, NH 03842
6061/359

206 / 10
TRACY L. HAMILTON
31 LOCKE ROAD
HAMPTON, NH 03842
5702/997

## LEGEND

I.R.(fnd) O – IRON ROD (FOUND)
S.B.(fnd) □ – STONE BOUND (FOUND)
I.P.(fnd) O – IRON PIPE (FOUND)
I.R.(tbs) O – IRON ROD W/ I.D. CAP (TO BE SET)
D.H.(tbs) O – DRILL HOLE (TO BE SET)
△TBM – TEMPORARY BENCHMARK
VGC – VERTICAL GRANITE CURB
Ⓢ SMH – SEWER MANHOLE
□CB – CATCH BASIN
– GUY WIRE
– WATER GATE VALVE
– FIRE HYDRANT
S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
ø – DIAMETER
R.C.R.D. – ROCKINGHAM COUNTY REGISTRY OF DEEDS
UP 410/5 – UTILITY POLE W/ I.D. Nos.
38 – CONTOUR LINE (2 FOOT INTERVAL)
– DECIDUOUS TREE
– ARBORVITAE
LSA – LANDSCAPED AREA
RET WALL – RETAINING WALL

| NO. | DATE | DESCRIPTION | BY | CHK |
|---|---|---|---|---|
| | | REVISIONS | | |
| 2 | 4/29/26 | REVISE PER PRC REVIEW COMMENTS | RJM | KMM |
| 1 | 3/4/25 | UPDATE CURRENT OWNER OF RECORD | RJM | KMM |

| 25207 | EXIST. COND. | 25-10 | 20-25 |
|---|---|---|---|
| PROJECT NO | TYPE | FIELDBOOK & PAGES | |

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

# EXISTING CONDITIONS PLAN OF LAND
PREPARED FOR
NH SEACOAST PROPERTY PARTNERS LLC
TAX MAP 206, LOT No. 5
24 LOCKE ROAD
TOWN of HAMPTON
COUNTY of ROCKINGHAM
STATE of NEW HAMPSHIRE

| DRAWN BY: JJH | FILE: P:>25207\S\DWG\25207 |
|---|---|
| SCALE: 1" = 30' | DATE: NOVEMBER 6, 2025 |

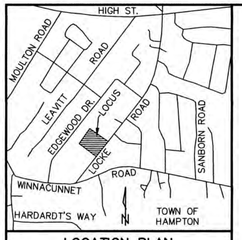
30 15 0 15 30 60 90 120




McEneaney Survey Associates
of NEW ENGLAND
P.O. Box 1166 – 181 WATSON ROAD
DOVER, NH 03821 (603) 742-0911

SURVEYING – PLANNING – CONSULTING

4/29/2026 13:11:35 File: P:\25207 - 24 Locke Road Hampton NH Copley Properties\Survey\Drawings\25207 EC .dwg Layout: EC

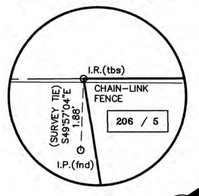


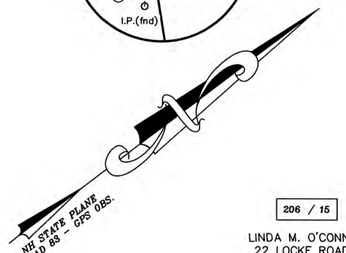

LOCATION PLAN
( NO SCALE )

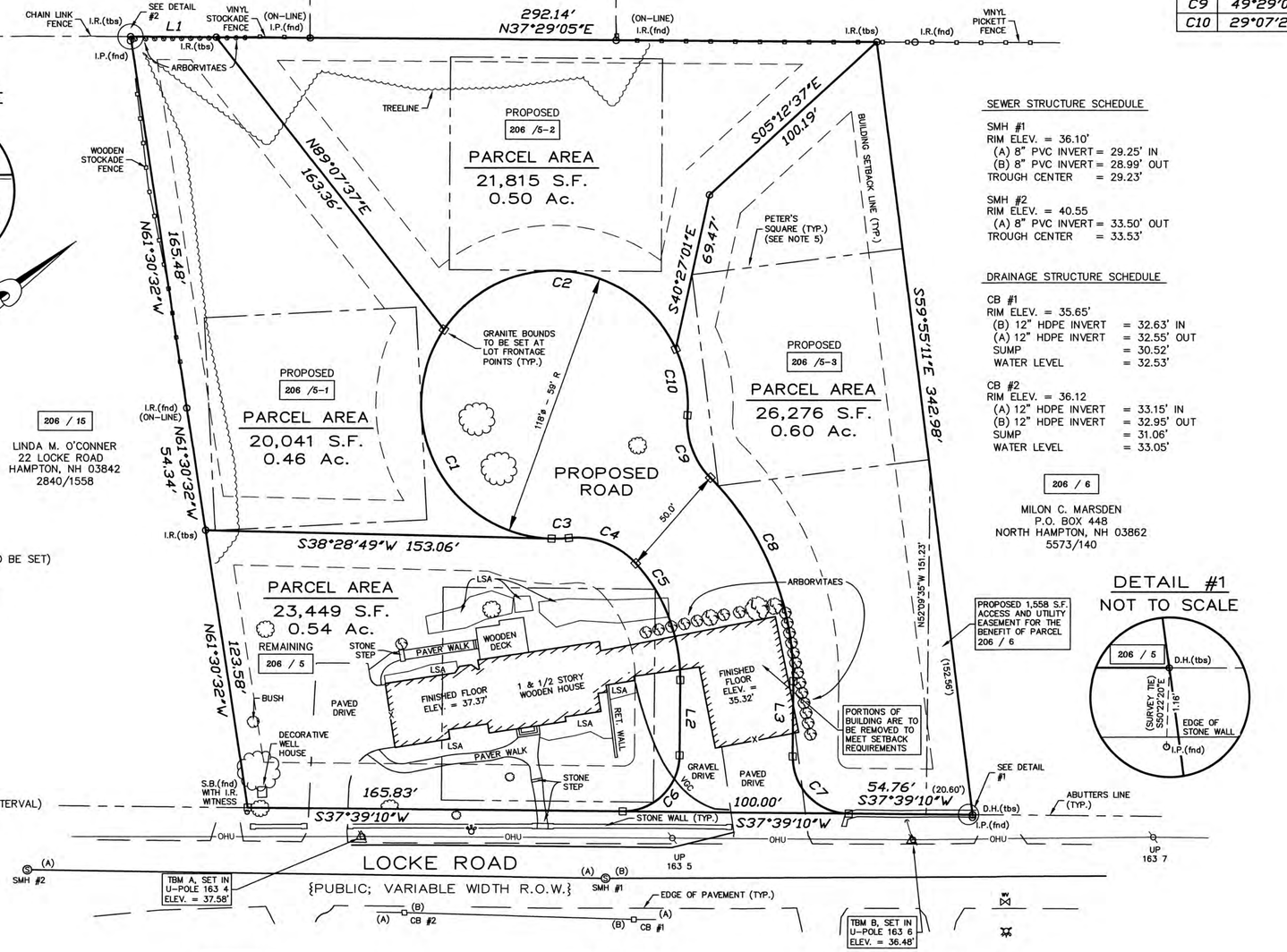
| No. | Bearing | Distance |
|---|---|---|
| L1 | N37°29'05"E | 37.93' |
| L2 | S52°20'50"E | 33.14' |
| L3 | N52°20'50"W | 33.14' |

| No. | Central Angle | Radius | Arc Length | Chord Length | Chord Bearing |
|---|---|---|---|---|---|
| C1 | 122°38'45" | 59.00' | 126.29' | 103.53' | S80°11'49"E |
| C2 | 121°23'38" | 59.00' | 125.00' | 102.90' | S41°49'22"W |
| C3 | 7°27'59" | 59.00' | 7.69' | 7.68' | N34°44'49"E |
| C4 | 53°38'34" | 35.00' | 32.77' | 31.58' | N57°50'07"E |
| C5 | 42°59'46" | 75.00' | 56.28' | 54.97' | S73°50'43"E |
| C6 | 90°00'00" | 25.00' | 39.27' | 35.36' | S07°20'50"E |
| C7 | 90°00'00" | 25.00' | 39.27' | 35.36' | S82°39'10"W |
| C8 | 45°29'33" | 125.00' | 99.25' | 96.66' | N75°05'37"W |
| C9 | 49°29'00" | 35.00' | 30.23' | 29.30' | N73°05'53"W |
| C10 | 29°07'26" | 59.00' | 29.99' | 29.67' | N62°55'06"W |

DETAIL #2
NOT TO SCALE




DETAIL #1
NOT TO SCALE




SEWER STRUCTURE SCHEDULE

SMH #1
RIM ELEV. = 36.10'
(A) 8" PVC INVERT = 29.25' IN
(B) 8" PVC INVERT = 28.99' OUT
TROUGH CENTER = 29.23'

SMH #2
RIM ELEV. = 40.55
(A) 8" PVC INVERT = 33.50' OUT
TROUGH CENTER = 33.53'

DRAINAGE STRUCTURE SCHEDULE

CB #1
RIM ELEV. = 35.65'
(B) 12" HDPE INVERT = 32.63' IN
(A) 12" HDPE INVERT = 32.55' OUT
SUMP = 30.52'
WATER LEVEL = 32.53'

CB #2
RIM ELEV. = 36.12
(A) 12" HDPE INVERT = 33.15' IN
(B) 12" HDPE INVERT = 32.95' OUT
SUMP = 31.06'
WATER LEVEL = 33.05'

206 / 6
MILON C. MARSDEN
P.O. BOX 448
NORTH HAMPTON, NH 03862
5573/140

## NOTES:

1.) OWNER OF RECORD:
NH SEACOAST PROPERTY PARTNERS LLC
206 / 5
94 PORTSMOUTH AVENUE
STRATHAM, NEW HAMPSHIRE 03885
R.C.R.D. VOLUME 6669, PAGE 1642

2.) 206 / 5 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) PARCEL AREA = 110,475 S.F. / 2.536 Ac.

4.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARY AND EXISTING SITE CONDITIONS AS OF OCTOBER 30, 2025.

5.) ZONING DISTRICT: RESIDENCE A – (RA)

DIMENSIONAL REQUIREMENTS:

| | |
|---|---|
| MINIMUM LOT AREA | = 15,000 S.F. / |
| WITHIN GROUND WATER PROTECTION | = 20,000 S.F. |
| MINIMUM LOT AREA PER DWELLING | = 15,000 S.F. |
| MINIMUM FRONTAGE | = 125 FEET |
| MINIMUM LOT WIDTH | = 125 FEET |
| MAXIMUM STORIES/BUILDING HEIGHT | = 3 / 35 FEET |
| BUILDING SETBACK REQUIREMENTS: | |
| FRONT SETBACK | = 20 FEET |
| SIDE SETBACK | = 15 FEET |
| REAR SETBACK | = 10 FEET |
| MINIMUM S.F. PER DWELLING | = 900 S.F. |
| MAXIMUM DWELLING UNITS PER STRUCTURE | = 1 UNIT |
| "PETER'S SQUARE" 75% OF MIN. FRONTAGE | = 125 * .75 = 93.75' |

GROUNDWATER PROTECTION DISTRICT:

MAXIMUM PERCENTAGE OF IMPERVIOUS COVERAGE:

| | |
|---|---|
| PER RESIDENTIAL LOT | = 25 PERCENT |
| PER NON-RESIDENTIAL LOT | = 40 PERCENT |

6.) THE SUBJECT PARCEL IS WITHIN THE GROUNDWATER PROTECTION DISTRICT.

7.) THE SUBJECT PARCEL IS OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP 33015C0437F; WITH AN EFFECTIVE DATE JANUARY 29, 2021.

8.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED OCTOBER 30, 2025. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED OCTOBER 30, 2025.

9.) LOTS WILL BE SERVICED BY AQUARION WATER COMPANY OF NEW HAMPSHIRE, INC. AND MUNICIPAL SEWER AS WELL AS UNDERGROUND UTILITIES.

## LEGEND

I.R.(fnd) O – IRON ROD (FOUND)
S.B.(fnd) □ – STONE BOUND (FOUND)
I.P.(fnd) O – IRON PIPE (FOUND)
I.R.(tbs) O – IRON ROD W/ I.D. CAP (TO BE SET)
D.H.(tbs) O – DRILL HOLE (TO BE SET)
△TBM – TEMPORARY BENCHMARK
VGC – VERTICAL GRANITE CURB
Ⓢ SMH – SEWER MANHOLE
□CB – CATCH BASIN
← – GUY WIRE
OHU – OVERHEAD UTILITIES
– WATER SHUT-OFF
– WATER GATE VALVE
– FIRE HYDRANT
S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
ø – DIAMETER
R.C.R.D. – ROCKINGHAM COUNTY REGISTRY OF DEEDS
UP 410/5 – UTILITY POLE W/ I.D. Nos.
38 – CONTOUR LINE (2 FOOT INTERVAL)
– DECIDUOUS TREE
– ARBORVITAE
LSA – LANDSCAPED AREA
RET WALL – RETAINING WALL

206 / 14A
JOHN MIRANDA & KRISTIN E. MIRANDA
21 LOCKE ROAD
HAMPTON, NH 03842
3390/2650

206 / 16
ELIZABETH A. CRONIN REVOCABLE TRUST OF 2019
ELIZABETH A. CRONIN, TRUSTEE
27 LOCKE ROAD
HAMPTON, NH 03842
6061/359

206 / 10
TRACY L. HAMILTON
31 LOCKE ROAD
HAMPTON, NH 03842
5702/997

TOWN OF HAMPTON PLANNING BOARD APPROVAL

CHAIRMAN DATE

| NO. | DATE | DESCRIPTION | BY | CHK |
|---|---|---|---|---|
| | | REVISIONS | | |
| 1 | 4/29/26 | REVISE PER PRC REVIEW COMMENTS | RJM | KMM |

| 25207 | SUBDIVISION | 25–10 | 20–25 |
|---|---|---|---|
| PROJECT NO | TYPE | FIELDBOOK & PAGES | |

## REFERENCE PLANS:

1.) PLAT OF LAND FOR MARGARET R. MENEGHIN IN HAMPTON, NH; PREPARED BY: PARKER SURVEY ASSOCIATES INC. SCALE: 1" = 40'; DATED: JULY, 1988; REVISED: NOVEMBER, 1988; RECORDED R.C.R.D. C–21083.

2.) PLAN OF LOT LINE CHANGE FOR YEHOSHUA & SIMA KRECHMER, HAMPTON, NH; PREPARED BY EMERY ENGINEERING; SCALE: 1" = 20'; DATED: JUNE 29, 1984; RECORDED R.C.R.D. C–12713.

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

# SUBDIVISION PLAN OF LAND
PREPARED FOR
NH SEACOAST PROPERTY PARTNERS LLC
TAX MAP 206, LOT No. 5
24 LOCKE ROAD
TOWN of HAMPTON
COUNTY of ROCKINGHAM
STATE of NEW HAMPSHIRE

| | |
|---|---|
| DRAWN BY: RJM | FILE: P:>25207\S\DWG\25207 S |
| SCALE: 1" = 30' | DATE: JANUARY 15, 2026 |

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STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 661 KEVIN M. McENEANEY SIGNATURE

McEneaney Survey Associates of NEW ENGLAND
P.O. Box 1166 – 181 WATSON ROAD
DOVER, NH 03821 (603) 742–0911


SURVEYING – PLANNING – CONSULTING


4/29/2026 13:11:16 File: P:\25207 - 24 Locke Road Hampton NH Copley Properties\Survey\Drawings\25207 SUBD .dwg Layout: 25207 SUBD

## NOTES

1. OWNER OF RECORD:
   NH SEACOAST PROPERTY PARTNERS, LLC
   94 PORTSMOUTH AVENUE
   STRATHAM, NH 03885
2. 206 / 5 – DENOTES TAX MAP AND PARCEL NUMBER.
3. PARCEL AREA: = 110,475± S.F. / 2.54± Ac.
4. THE INTENT OF THIS PLAN IS TO SHOW A 4 LOT SUBDIVISION WITH AN 80' DIAMETER CUL DE SAC
5. ZONING DISTRICT: RA
   RESIDENTIAL A DISTRICT (RA)
   DIMENSIONAL REQUIREMENTS:

| | REQUIRED | PROPOSED |
|---|---|---|
| MINIMUM LOT AREA | = 15,000 S.F./ | 110,475 S.F. |
| WITHIN GROUND WATER PROTECTION | = 20,000 S.F. | |
| MINIMUM LOT AREA PER DWELLING | = 15,00 S.F. | |
| MINIMUM FRONTAGE | = 125 FEET | 320.59 FEET |
| MINIMUM LOT WIDTH | = 125 FEET | |
| MAXIMUM STORIES/BUILDING HEIGHT | = 3 / 35 FEET | |
| BUILDING SETBACK REQUIREMENTS | | |
| FRONT SETBACK | = 20 FEET | |
| SIDE SETBACK | = 15 FEET | |
| REAR SETBACK | = 10 FEET | |
| MAXIMUM S.F. PER DWELLING | = 900 S.F. | |
| MAXIMUM DWELLING UNITS PER STRUCTURE | = 1 UNIT | |
| "PETER'S SQUARE" 75% OF MINIMUM FRONTAGE | =125 * 0.75 = 93.75' | |
| GROUND WATER PROTECTION DISTRICT: | | |
| MAXIMUM PERCENTAGE OF IMPERVIOUS COVERAGE: | | |
| PER RESIDENTIAL LOT | = 25 PERCENT | |
| PER NON-RESIDENTIAL LOT | = 40 PERCENT | |

6. THE SUBJECT PARCEL IS LOCATED OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 33017C0310E; EFFECTIVE DATE JANUARY 29, 2021.
7. BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED NOVEMBER 13, 2023. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED OCTOBER 30, 2025.
8. THE SUBJECT PARCEL IS PARTIALLY WITHIN THE AQUIFER PROTECTION ZONE
9. LOTS WILL BE SERVICED BY AQUARION WATER COMPANY OF NEW HAMPSHIRE, INC. AND MUNICIPAL SEWER AS WELL AS UNDERGROUND UTILITIES

**DEMOLITION NOTES:**

1. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
2. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL NOTIFY "DIG SAFE" PRIOR TO ANY DEMOLITION/ CONSTRUCTION ACTIVITIES. (811).
4. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, UTILITIES AND PAVEMENT ON THE SITE TO THE LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NOT ALREADY OBTAINED BY THE OWNER AND ARRANGE AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
8. STONES FROM REMOVED STONEWALLS SHALL REMAIN ON-SITE. STONES SHALL BE REPURPOSED ON-SITE AND SHALL NOT BE USED AS FILL.
9. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
10. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES, AND CODES.
11. LEDGE REMOVAL VOLUMES ARE ENGINEERS ESTIMATES. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING ADDITIONAL SUBSURFACE INVESTIGATIONS IF NECESSARY TO DETERMINE ESTIMATED VOLUMES.

**SITE NOTES**

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
2. ALL CONSTRUCTION LAYOUT SHALL BE DONE BY A LICENSED SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.
3. SEE DETAILS FOR SIGN LEGENDS.
4. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICAN WITH DISABILITIES ACT, LATEST EDITIONS.
5. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS. SUCH MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.
6. METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL AND SILT BARRIERS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO STRUCTURES OR UTILITIES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION PHASE CAUSED BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OR EMPLOYEES OF SAME. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY FACILITIES FOR THE PROTECTION OF THE WORK, WORKERS AND PUBLIC SAFETY.
8. SNOW STORAGE WILL BE ACCORDING TO THE OPERATION AND MAINTENANCE PLAN AND WITHIN AREAS AS INDICATED. ON-SITE SNOW STORAGE SHALL OCCUR ALONG THE EDGES OF PROPOSED PAVEMENT.

**GRADING NOTES:**

1. CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEERING CONSULTANT APPROVED BY THE OWNER, TO CONDUCT COMPACTION TESTING AND FILL GRADATION MONITORING.
2. SEE EROSION CONTROL NOTES & DETAIL SHEET FOR TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
3. ALL DRAINAGE PIPES SHALL BE HDPE OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
4. ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 6" OF HIGH QUALITY LOAM AND SHALL BE SEEDED WITH GRASS.
5. ALL SITEWORK CONSTRUCTION SHALL BE ADVANCED USING "BEST MANAGEMENT PRACTICES" SANCTIONED BY THE USDA, SCS AND NHDES.
6. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED, UTILIZED AND MAINTAINED UNTIL BASE MATERIALS ARE CONSTRUCTED.
7. CONTRACTOR SHALL PROVIDE A FINISH GRADED SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND UNDER RAISED STRUCTURES.
8. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.
9. INSPECT SILT BARRIERS AFTER EACH RAIN STORM OF 1/4 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF THE FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
10. LIMIT TREE CLEARING TO ONLY THE EXTENT NECESSARY FOR CONSTRUCTION.
11. CONTRACTOR SHALL NOTIFY THE TOWN OF HAMPTON AND THE DESIGN ENGINEER 48 HOURS PRIOR TO THE INSTALLATION OF PERMANENT STORMWATER BMP'S TO PROVIDE THE TOWN AND THE ENGINEER THE OPPORTUNITY TO WITNESS THE CONSTRUCTION AND MATERIALS. THE DESIGN ENGINEER MUST CERTIFY THAT THE STORMWATER MANAGEMENT SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS.
12. DENSITY REQUIREMENTS:

| LOCATION | MINIMUM DENSITY |
|---|---|
| BELOW PAVED OR CONCRETE AREAS | 95% |
| TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL BELOW LOAM AND SEED AREA | 95% |
| | 90% |

* ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD 180, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T-191, T-204, OR T-238 AND T-239.

**UTILITY NOTES**

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
2. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
3. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
4. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
5. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, DOUBLE CEMENT LINED DUCTILE IRON PIPE OR TYPE "K" COPPER, OR TOWN APPROVED MATERIAL.
6. ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH AQUARIAN.
7. ALL GRAVITY SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE NOTED AND CONFORM TO THE REQUIREMENTS OF THE TOWN OF HAMPTON SEWER DEPARTMENT STANDARDS.
8. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
9. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE UTILITY COMPANIES.
10. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
11. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
12. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
13. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES. COORDINATE WITH GAS COMPANY.
14. A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.
15. THE CONTRACTOR SHALL CONTACT "DIG-SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON SITE AT ALL TIMES.
16. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
17. GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE TOWN OF HAMPTON.
18. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE TOWN OF HAMPTON.
19. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH UNITIL.
20. CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
21. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
22. SEWAGE LOADING (PER NHDES ENV-WQ 1008.03)
    BUILDING :
    - (3) 4 BEDROOM HOMES X 150 GPD/BRM = 2,400 GPD
    - TOTAL = 2,400 GPD

**LEGEND**

- I.R.(fnd) ○ – IRON ROD (FOUND)
- S.B.(fnd) □ – STONE BOUND (FOUND)
- I.P.(fnd) ○ – IRON PIPE (FOUND)
- I.R.(tbs) ○ – IRON ROD W/ I.D. CAP (TO BE SET)
- D.H.(tbs) ○ – DRILL HOLE (TO BE SET)
- △TBM – TEMPORARY BENCHMARK
- VGC – VERTICAL GRANITE CURB
- Ⓢ SMH – SEWER MANHOLE
- CB – CATCH BASIN
- ← – GUY WIRE
- W – WATER GATE VALVE
- S.F. – SQUARE FEET
- Ac. – ACRE
- (TYP.) – TYPICAL
- ± – MORE OR LESS
- ø – DIAMETER
- R.C.R.D. – ROCKINGHAM COUNTY REGISTRY OF DEEDS
- UP 410/5 – UTILITY POLE W/ I.D. Nos.
- 38 – CONTOUR LINE (2 FOOT INTERVAL)
- ◌ – DECIDUOUS TREE
- ⊛ – ARBORVITAE
- LSA – LANDSCAPED AREA
- TBR – TO BE REMOVED
- TYP. – TYPICAL
- ▭ – SNOW STORAGE AREA

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
CIVIL & WATERSHED ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

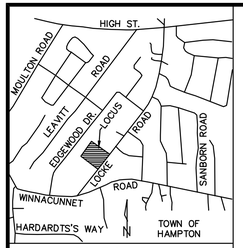
| NO. | REVISION | APP'D | DATE |
|---|---|---|---|
| 1 | REV PER PRC COMMENTS #1 | SJH | 5-6-26 |

DATE: 3-4-26
SCALE: AS SHOWN
DRAWN BY: MJM
DESIGN BY: MJM
APPROVED BY:SJH
PROJECT NO: 25207
FILE: SUBDIVISION

NOTES SHEET

LOCKEWOOD CIRCLE
4 LOT SUBDIVISION
COPLEY PROPERTIES, LLC.
24 LOCKE ROAD
HAMPTON, NH 03842

NH SEACOAST PROPERTY
PARTNERS, LLC
94 PORTSMOUTH AVE
STRATHAM, NH 03885




LOCATION PLAN
( NO SCALE )

206 / 4

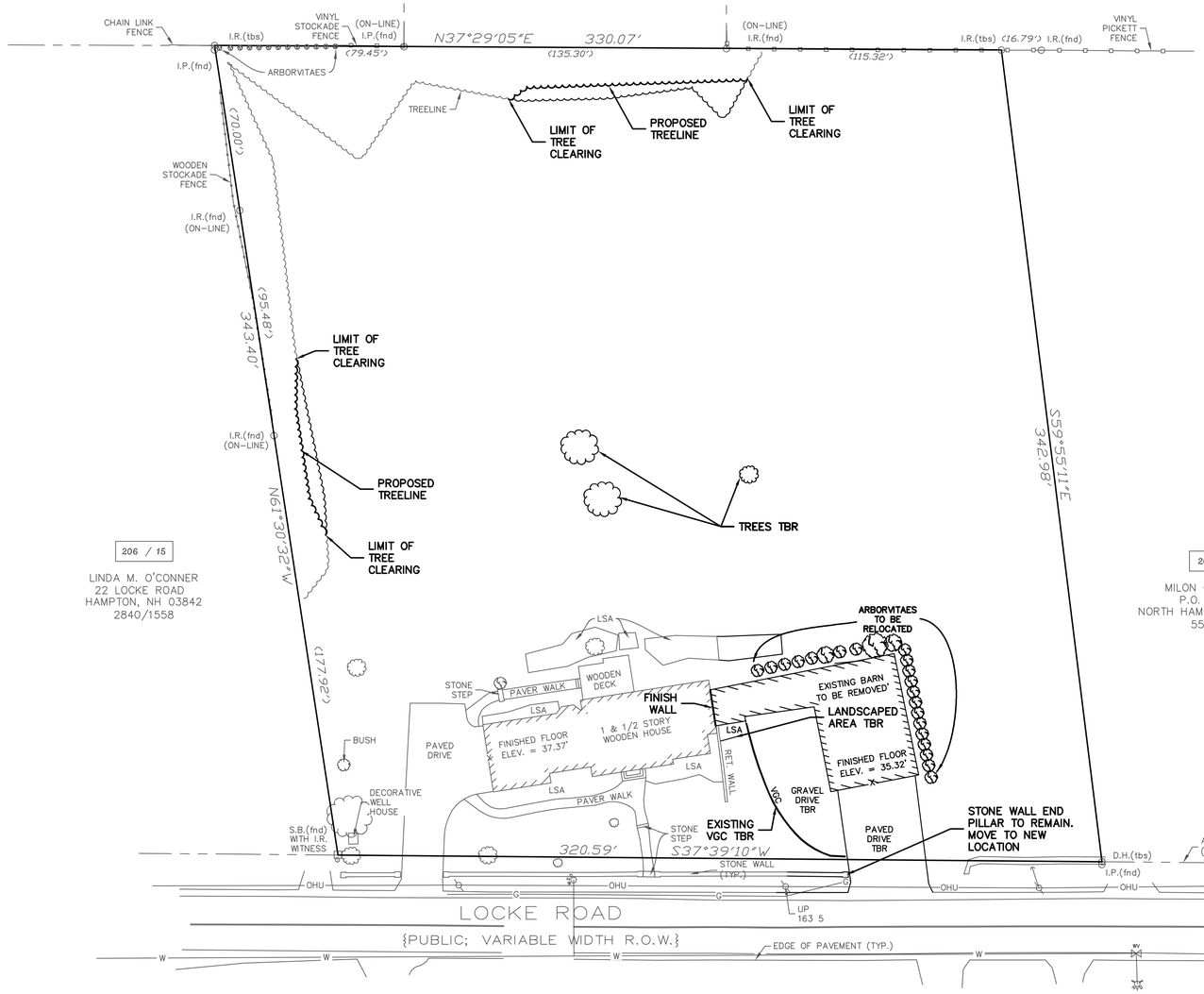
CHRISTOPHER D. & LAUREL LARIVEE
50 EDGEWOOD DRIVE
HAMPTON, NH 03842
6291/234

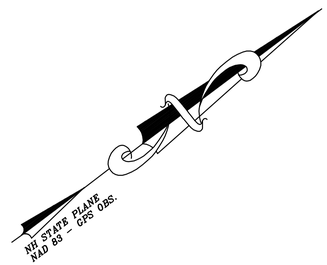
192 / 79

THE KELLEY FAMILY REVOCAABLE TRUST
DAVID W. & LEE ANN KELLEY TRUSTEES
46 EDGEWOOD DRIVE
HAMPTON, NH 03842
6558/130

192 / 74

FM HEALEY TRUST
FRANCIS J. & MARGARET A. HEALEY TRUSTEES
42 EDGEWOOD DRIVE
HAMPTON, NH 03842
6179/1827

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

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HAMPTON, NH 03842

NH SEACOAST PROPERTY PARTNERS, LLC
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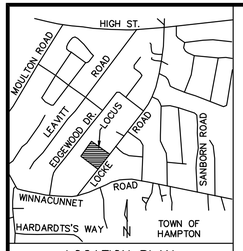


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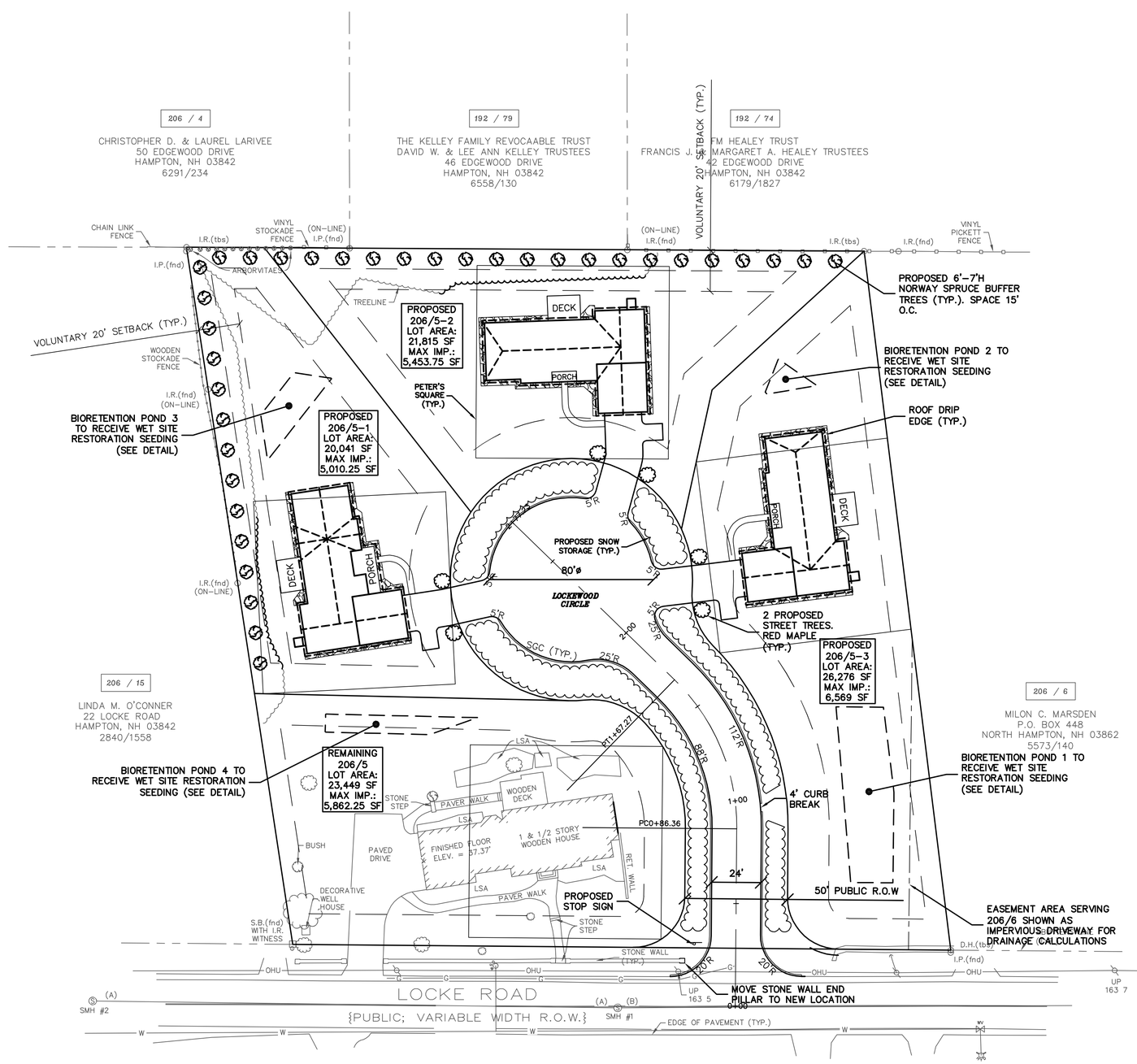



206 / 15

LINDA M. O'CONNER
22 LOCKE ROAD
HAMPTON, NH 03842
2840/1558

206 / 14A

JOHN MIRANDA & KRISTEN E. MIRANDA
21 LOCKE ROAD
HAMPTON, NH 03842
3390/2650

206 / 16

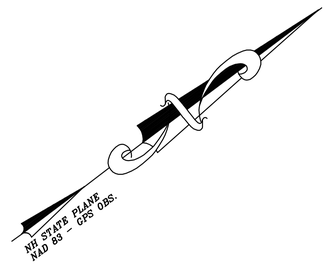
ELIZABETH A. CRONIN REVOCABLE TRUST OF 2004
ELIZABETH A. CRONIN, TRUSTEE
27 LOCKE ROAD
HAMPTON, NH 03842
6061/359

206 / 10

TRACY L. HAMILTON
31 LOCKE ROAD
HAMPTON, NH 03842
5702/997

206 / 6

MILON C. MARSDEN
P.O. BOX 448
NORTH HAMPTON, NH 03862
5573/140

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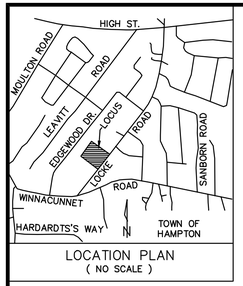
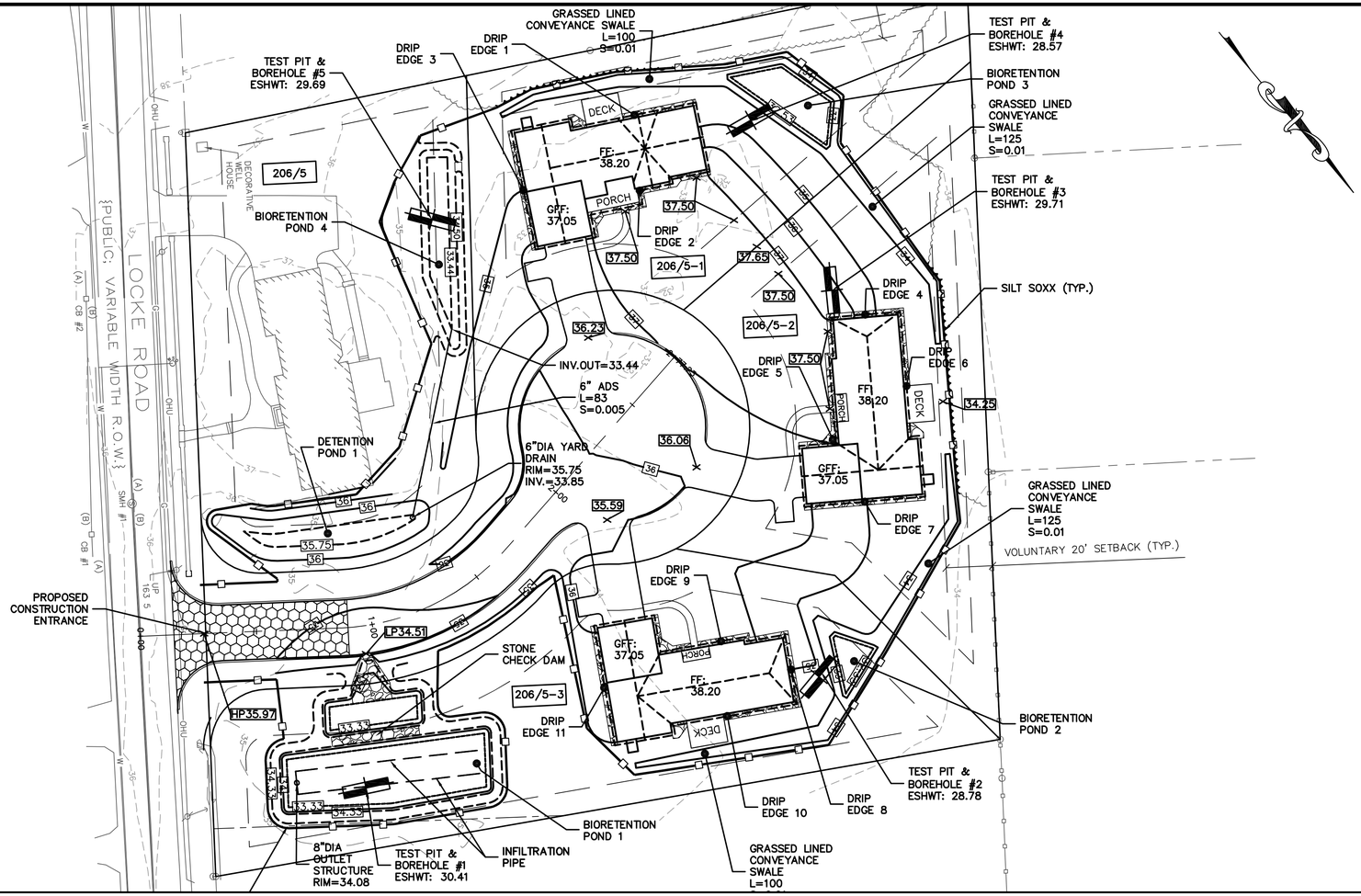



LOCATION PLAN
( NO SCALE )

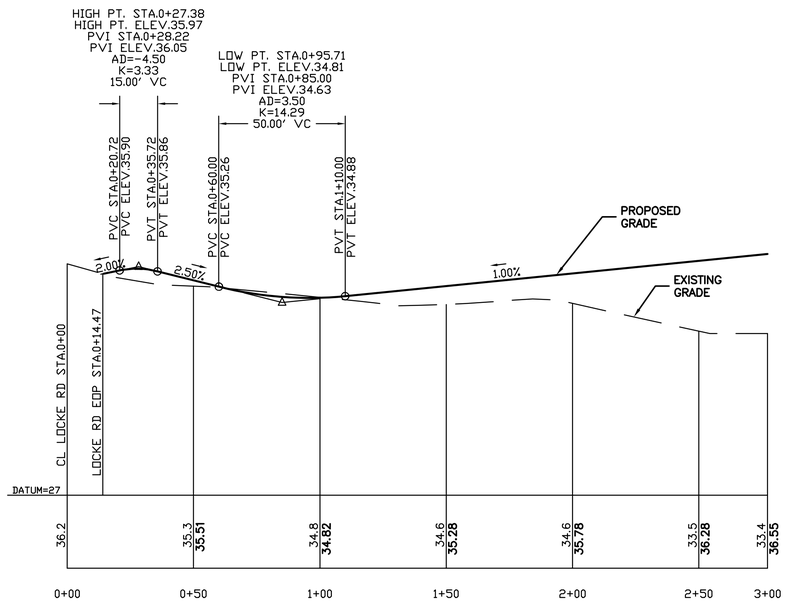



LOCKEWOOD CIRCLE
PLAN VIEW
SCALE: 1"=30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)




LOCKEWOOD CIRCLE
PROFILE VIEW
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'

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CIVILWORKS NEW ENGLAND
CIVIL & WATERSHED ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

| NO. | REVISION | APP'D | DATE |
|---|---|---|---|
| 1 | REV PER PRC COMMENTS #1 | SJH | 5-6-26 |

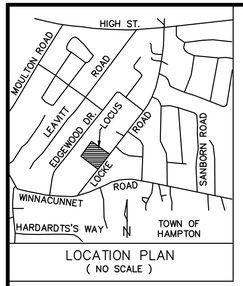
DATE: 3-4-26
SCALE: 1"=30'
DRAWN BY: MJM
DESIGN BY: MJM
APPROVED BY:SJH
PROJECT NO: 25207
FILE: SUBDIVISION

GRADING, DRAINAGE & EROSION CONTROL PLAN

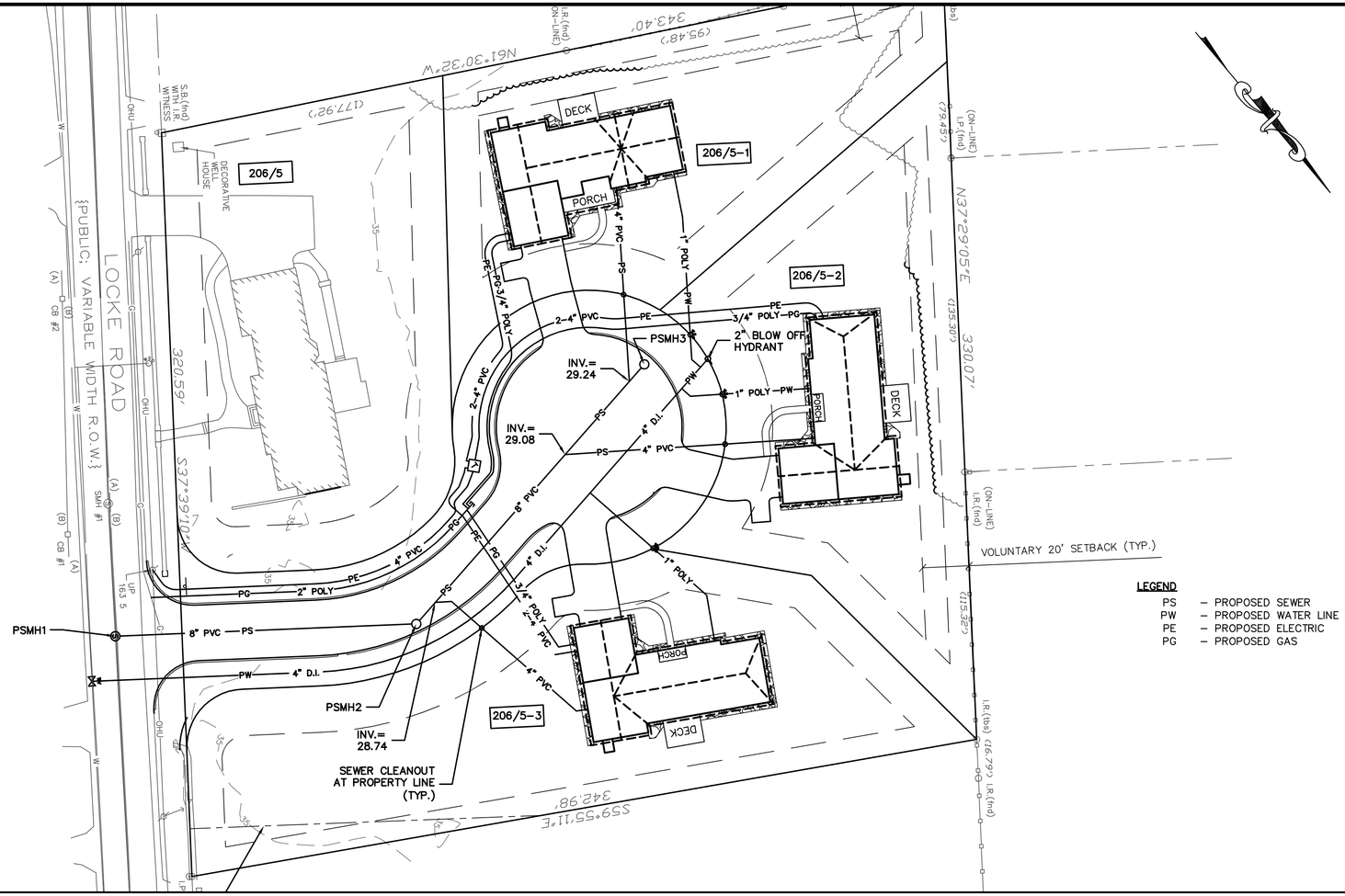
LOCKEWOOD CIRCLE
4 LOT SUBDIVISION
COPLEY PROPERTIES, LLC.
24 LOCKE ROAD
HAMPTON, NH 03842

NH SEACOAST PROPERTY PARTNERS, LLC
94 PORTSMOUTH AVE
STRATHAM, NH 03885

8




LOCATION PLAN
( NO SCALE )



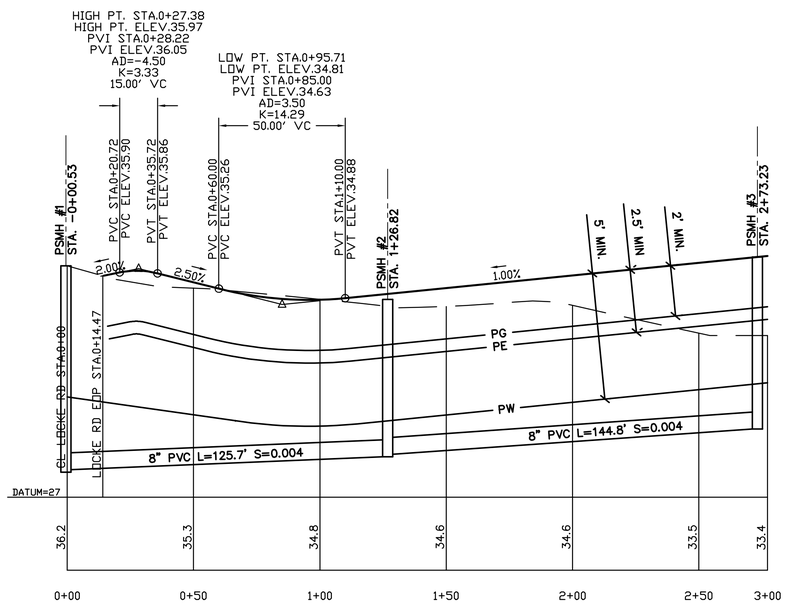

LEGEND

PS – PROPOSED SEWER
PW – PROPOSED WATER LINE
PE – PROPOSED ELECTRIC
PG – PROPOSED GAS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)




PROPOSED SEWER STRUCTURE SCHEDULE

PSMH1
RIM ELEV.=36.16
INV.IN(SMH#1)=28.09'
INV.IN(PSMH2)=28.09'
INV.OUT=27.99'

PSMH2
RIM ELEV. = 34.83'
INV.IN(PSMH3)=28.7'
INV.OUT(PSMH1)=28.6'

PSMH3
RIM ELEV.=36.51'
INV.OUT(PSMH2)=29.3'

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UTILITY PLAN

LOCKEWOOD CIRCLE
4 LOT SUBDIVISION
COPLEY PROPERTIES, LLC.
24 LOCKE ROAD
HAMPTON, NH 03842

NH SEACOAST PROPERTY PARTNERS, LLC
94 PORTSMOUTH AVE
STRATHAM, NH 03885

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**DESCRIPTION**

1. THE INTENT OF THIS PLAN IS TO SHOW A 4 LOT SUBDIVISION WITH AN 80' DIAMETER CUL DE SAC

**PROJECT NAME AND LOCATION**

4 LOT SUBDIVISION
COPLEY PROPERTIES, LLC
24 LOCKE ROAD
HAMPTON, NH 03842

*LATITUDE N42° 55' 57.8"*
*LONGITUDE W70° 49' 21.0"*

**DISTURBED AREA**

±71,417 S.F.

NOTES:

1. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 1 ACRES AT ANY TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

**SEQUENCE OF MAJOR ACTIVITIES**

1. PLACE TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S PRIOR TO EARTH MOVING ACTIVITIES.
2. ALL EROSION CONTROL AND PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING OPERATIONS.
3. SELECTIVE DEMOLITION.
4. REGRADE SITE TO SUBGRADE.
5. TEMPORARY WATER DIVERSION (SWALES, BASINS) MUST BE USED AS NECCESSARY UNTIL AREAS ARE STABILIZED.
6. SWALES AND PONDS (AS APPLICABLE) SHALL BE CONSTRUCTED EARLY ON IN THE CONSTRUCTION SEQUENCE AND BEFORE ROUGH GRADING OF THE SITE AND ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
7. INSTALL DRAINAGE STRUCTURES AND CONTROLS.
8. INSTALL UTILITIES.
9. PLACE GRAVELS AND FINE GRADE.
10. STABILIZE ROADWAYS AND PARKING AREAS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
11. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED (AS APPLICABLE) WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
12. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY 1/2" OF RAINFALL.
13. IN ALL CASES THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION AND IN NO CASE SHALL EXCEED 1 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
14. WHEN ALL SITE WORK IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

**DEFINITIONS**

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWNG HAS OCCURRED.

1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

**INSTALLATION, MAINTENANCE, AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS**

**A. SILT BARRIER**

1. INSTALLATION
   a. USE SILT BARRIER AS PERIMETER CONTROLS, PARTICULARLY AT THE LOWER OR DOWN SLOPE EDGE OF A DISTURBED AREA.
   b. LEAVE SPACE FOR MAINTENANCE BETWEEN TOE AND SLOPE OF SILT BARRIER.
   c. TRENCH IN THE SILT BARRIER ON THE UPHILL SIDE (6 INCHES DEEP BY 6 INCHES WIDE).
   d. INSTALL STAKES ON THE DOWNHILL SIDE OF THE SILT BARRIER.
   e. CURVE THE END OF THE SILT BARRIER UP-GRADIENT TO HELP IT CONTAIN RUNOFF.
2. SEQUENCE OF INSTALLATION
   a. SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
3. MAINTENANCE
   a. SILT BARRIERS SHOULD BE INSPECTED AND MAINTAINED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
   b. SILT BARRIERS HAVE A USEFUL LIFE OF ONE SEASON. ON LONGER CONSTRUCTION PROJECTS, SILT BARRIERS SHOULD BE REPLACED PERIODICALLY TO MAINTAIN EFFECTIVENESS.
   c. REMOVE SEDIMENT WHEN IT REACHES ONE-THIRD (1/3) THE HEIGHT OF THE SILT BARRIER.
   d. REPLACE THE SILT BARRIERS WHERE THEY ARE TORN, WORN, OR OTHERWISED DAMAGED AND MONITOR PERFORMANCE TO ENSURE EFFECTIVE PERFORMANCE.
   e. RETRENCH OR REPLACE ANY SILT BARRIER THAT IS NOT PROPERLY ANCHORED TO THE GROUND.
   f. IF THERE IS EVIDENCE OF END FLOW ON PROPERLY INSTALLED BARRIERS, EXTEND BARRIERS UPHILL OR CONSIDER REPLACING THEM WITH OTHER MEASURES, SUCH AS TEMPORARY DIVERSIONS AND SEDIMENT TRAPS.
   g. SILT BARRIERS SHOULD BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SILT BARRIERS SHOULD BE REPLACED WITH A TEMPORARY CHECK DAM.

**B. MULCHING**

1. TIMING
   a. APPLY MULCH PRIOR TO ANY STORM EVENT. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.
   b. IN OTHER AREAS, THE TIME PERIOD CAN RANGE FROM 14 TO 30 DAYS OF INACTIVITY ON A AREA. THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGEMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.
   c. WITHIN 100 FEET OF RIVERS, STREAMS, WETLANDS, AND IN LAKE AND POND WATERSHEDS, THE TIME PERIOD OF WHICH MULCHING SHOULD TAKE OCCUR SHOULD BE NO GREATER THAN SEVEN (7) DAYS. THIS SEVEN DAY LIMIT SHOULD BE REDUCED FURTHER DURING WET WEATHER PERIODS.
2. APPLICATION RATE
   a. MULCH SHALL BE APPLIED AT A RATE OF BETWEEN 1.5 TO 2 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1000 SQUARE FEET.
   b. GUIDELINES FOR WINTER MULCH APPLICATION. WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 150-200 POUNDS OF HAY OR STRAW PER ACRE WITH ABOUT 4 INCHES IN DEPTH. A TACKIFIER MAY BE ADDED TO THE MULCH.
3. MAINTENANCE
   a. ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS. CHECK FOR SIGNS OF EROSION OR DISPLACEMENT OF THE MULCH. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.
   b. NETS MUST BE INSPECTED AFTER RAIN EVENTS FOR DISLOCATION OR FAILURE AND SHOULD BE REPAIRED AS NECCESSARY.
   c. INSPECTIONS SHOULD TAKE PLACE UNTIL THE SITE IS ESTABLISHED.
   d. EROSION CONTROL MIX MULCH USED FOR TEMPORARY STABILIZATION SHOULD BE LEFT IN PLACE. VEGETATION ADDS STABILITY AND SHOULD BE PROMOTED.

**C. TEMPORARY SEEDING**

1. SEEDBED PREPARATION
   a. STONES AND TRASH SHOULD BE REMOVED SO AS NOT TO INTERFERE WITH THE SEEDING AREA.
   b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
   c. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS.
      i) APPLY FERTILIZER AT A RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER OR EQUIVALENT.
      ii) APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE OR 138 POUNDS PER 1,000 SQUARE FEET.
2. SEEDING
   a. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SUMMARY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
   b. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
   c. TEMPORARY SEEDING BETWEEN MAY 15TH AND AUGUST 15TH SHOULD BE COVERED WITH HAY OR STRAW MULCH, ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE.
   d. VEGETATED GROWTH COVERING 85% OF THE DISTURBED AREA SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH.
3. MAINTENANCE
   a. TEMPORARY SEEDING SHALL BE INSPECTED PERIODICALLY. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER FABRICS, CHECK DAMS, ETC.).

**D. PERMANENT SEEDING**

1. BEDDING - STONES LARGER THAN 2 INCHES, TRASH, ROOTS, AND OTHER DEBRIS INTERFERRING WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA SHOULD BE REMOVED. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF 4" TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL.
2. FERTILIZER
   a. LIME AND FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 4 INCHES USING A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT PRIOR TO OR AT THE SAME TIME OF SEEDING.
   b. FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITORGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 FEET AND 250 FEET FROM A SURFACE WATER BODY. NO FERTILIZER EXCEPT LIMESTONE SHOULD BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER.
   c. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
      AGRICULTURAL LIMESTONE @ 138 LBS. PER 1,000 S.F.
      LOW PHOSPHATE (N-P205-K20) FERTILIZER @ 13.8 LBS. PER 1,000 S.F.
3. SEED MIXTURE (RECOMMENDED)

| RATE: TYPE | LBS. PER ACRE | LBS. PER 1,000 S.F. |
|---|---|---|
| TALL FESCUE | 20 | 0.45 |
| CREEPING RED FESCUE | 20 | 0.45 |
| BIRDSFOOT TREFOIL | 8 | 0.20 |
| TOTAL | 48 | 1.10 |

4. SEEDING
   a. SPRING SEEDING USUALLY GIVES THE BEST RESULTS FOR ALL SEED MIXES OR WITH LEGUMES. PERMANENT SEEDING SHOULD BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST.
   b. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
   c. VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH. IF THIS CONDITION IS NOT ACHIEVED, IMPLEMENT TEMPORARY STABILIZATION MEASURES FOR OVERWINTER PROTECTION.
5. HYDROSEEDING
   a. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. THE USE OF STRAW MULCH ON CRITICAL AREAS IS PREFERRED SINCE IT GRANTS BETTER SLOPE PROTECTION BY USING ADHESIVE MATERIALS.
   b. SLOPES MUST BE NO STEEPER THAN 2 TO 1 (2 FEET HORIZONTALLY TO 1 FOOT VERTICALLY).
   c. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
6. MAINTENANCE
   a. PERMANENT SEEDED AREAS SHOULD BE INSPECTED AT LEAST MONTHLY DURING THE COURSE OF CONSTRUCTION. INSPECTIONS, MAINTENANCE, AND CORRECTIVE ACTIONS SHOULD CONTINUE UNTIL THE OWNER ASSUMES PERMANENT OPERATION OF THE SITE.
   b. SEEDED AREAS SHOULD BE MOWED AS REQUIRED TO MAINTAIN A HEALTHY STAND OF VEGETATION, WITH MOWING HEIGHT AND FREQUENCY DEPENDENT ON TYPE OF GRASS COVER.
   c. BASED ON INSPECTION, AREAS SHOULD BE RESEEDED TO ACHIEVE FULL STABALIZATION OF EXPOSED SOILS.
   d. IF EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHOULD BE MADE AND AREAS RESEEDED. WITH OTHER TEMPORARY MEASURES USED TO PROVIDE EROSION PROTECTION DURING THE PERIOD OF VEGETATION ESTABLISHMENT.
   e. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION.

**E. STORM DRAIN INLET PROTECTION**

1. SPECIFICATIONS
   a. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE BARRIER SHOULD BE LESS THAN ONE ACRE.
   b. ANY RESULTANT PONDING OF STORMWATER MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.
2. INSTALLATION
   a. INSTALL INLET PROTECTION AS SOON AS STORM DRAIN INLETS ARE INSTALLED AND BEFORE LAND-DISTURBANCE ACTIVITIES BEGIN IN AREAS WITH EXISTING STORM DRAIN SYSTEMS.
   b. PROTECT ALL INLETS THAT COULD RECEIVE STORMWATER FROM YOUR CONSTRUCTION PROJECT.
   c. USE IN CONJUNCTION WITH OTHER EROSION PREVENTION AND SEDIMENT CONTROL BMPS.
   d. DESIGN YOUR INLET PROTECTION TO HANDLE THE VOLUME OF WATER FROM THE AREA BEING DRAINED. ENSURE THAT THE DESIGN IS SIZED APPROPRIATELY.
3. MAINTENANCE
   a. INSPECT INLETS BARRIERS FREQUENTLY, BEFORE AND AFTER EACH RAINFALL EVENT AND REPAIR WHEN NECESSARY.
   b. SEDIMENT SHOULD BE REMOVED AND THE STORM DRAIN SEDIMENT BARRIER RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE BARRIER.
   c. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   d. SWEEP STREETS, SIDEWALKS, AND OTHER PAVED AREAS REGULARLY.
   e. ALL CATCH BASINS AND STORM DRAIN INLETS MUST BE CLEANED AT THE END OF CONSTRUCTION AND AFTER THE SITE HAS BEEN FULLY STABILIZED

**TIMING OF CONTROLS/MEASURES**

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES THE SILT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.

WASTE DISPOSAL

a. WASTE MATERIALS
   ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
b. HAZARDOUS WASTE
   ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
c. SANITARY WASTE
   ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

MAINTENACE OF STORMWATER MANAGEMENT FACILITIES

THE PROJECT PROPONENT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER FACILITIES DURING CONSTRUCTION AND THE PROPERTY OWNER IS RESPONSIBLE AFTER CONSTRUCTION IS COMPLETE.

CATCH BASINS & STORMWATER TREATMENT STRUCTURES

1. CATCH BASINS & STORMWATER TREATMENT STRUCTURES SHOULD BE INSPECTED ON A MONTHLY BASIS AND/OR AFTER A MAJOR RAINFALL EVENT TO ASSURE THAT DEBRIS OR SEDIMENTS DO NOT REDUCE THE EFFECTIVENESS OF THE SYSTEM.

SPILL PREVENTION

A. MATERIAL MANAGEMENT PRACTICES
   THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL SANITARY EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
   GOOD HOUSEKEEPING:
   THE FOLLOWING GOOD HOUSEKEEPING PRACTICES THAT WILL BE FOLLOWED ON SITE DURING
   1. THE CONSTRUCTION PROJECT:
      a. AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.
      b. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
      c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
      d. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
      e. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
      f. WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
   2. HAZARDOUS PRODUCTS:
      a. THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
      b. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
      c. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
      d. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

B. PRODUCT SPECIFICATION PRACTICES
   THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:
   1. PETROLEUM PRODUCTS:
      a. ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENACE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
   2. FERTILIZERS:
      a. FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
   3. PAINTS:
      a. ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
   4. CONCRETE TRUCKS:
      a. CONCRETE TRUCKS WILL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA ON SITE.

C. SPILL CONTROL PRACTICES
   IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
   a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
   b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
   c. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
   d. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
   e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OF LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
   f. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT OCCURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.
   g. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

THE PROJECT PROPONENT IS REQUIRED TO MANAGE CONSTRUCTION TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO CONTROLLING INVASIVE SPECIES AND CONTROLLING FUGITIVE DUST IN ACCORDANCE WITH ENV-A 1002.

AGR 3800 PROHIBITED INVASIVE PLANT SPECIES RULES

THE RULE, AGR 3800, STATES: NO PERSON SHALL COLLECT, TRANSPORT, IMPORT, EXPORT, MOVE, BUY SELL, DISTRIBUTE, PROPAGATE OR TRANSPLANT ANY LIVING AND VIABLE PORTION OF ANY PLANT SPECIES, WHICH INCLUDED ALL OF THEIR CULTIVARS AND VARIETIES, LISTED IN TABLE 3800.1, NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST". A COMPLETE COPY OF THE RULES CAN BE ACCESSED ON THE INTERNET AT HTTP://AGRICULTURE.NH.GOV/TOPICS/PLANTS_INSECTS.HTM.

ENV-A 1002 FUGITIVE DUST: PRECAUTIONS TO PREVENT, ABATE, AND CONTROL FUGITIVE DUST.

a. ANY PERSON ENGAGED IN ANY ACTIVITY WITHIN THE STATE EMITS FUGITIVE DUST, OTHER THAT THOSE LISTED IN ENV-A 1002.02 (b), SHALL TAKE PRECAUTIONS THROUGHOUT THE DURATION OF THE ACTIVITY IN ORDER TO PREVENT, ABATE, AND CONTROL THE EMISSION OF FUGITIVE DUST.
b. PRECAUTIONS REQUIRED BY (a) ABOVE, SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
   i) THE USE OF WATER OR HYDROPHILIC MATERIAL ON OPERATIONS OR SURFACES, OR BOTH;
   ii) THE APPLICATION OF ASPHALT, WATER, OR HYDROPHILIC MATERIAL, OR TARPS OR OTHER SUCH COVERS TO MATERIAL STOCKPILES;
   iii) THE USE OF HOODS, FANS, FABRIC FILTERS, OR OTHER DEVICES TO ENCLOSE AND VENT AREAS WHERE MATERIALS PRONE TO PRODUCING FUGITIVE DUST ARE HANDLED;
   iv) THE USE OF CONTAINMENT METHODS FOR SANDBLASTING OR SIMILAR OPERATIONS; AND
   v) THE USE OF VACUUMS OR OTHER SUCTION DEVICES TO COLLECT AIRBORNE PARTICULATE MATTER.

WINTER CONSTRUCTION NOTES

1. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND 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 PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT.
2. ALL DITCHES & SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS.
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD AND PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY


CIVILWORKS NEW ENGLAND
CIVIL & WATERBODY ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443


| NO. | REVISION | APP'D | DATE |
|---|---|---|---|
| 1 | REV PER PRC COMMENTS #1 | SJH | 5-6-26 |

DATE: 3-4-26
SCALE: AS SHOWN
DRAWN BY: MJM
DESIGN BY: MJM
APPROVED BY:SJH
PROJECT NO: 25207
FILE: SUBDIVISION

**EROSION CONTROL NOTES**

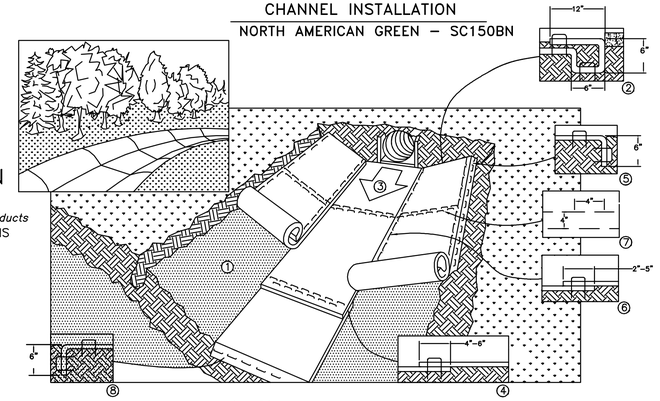
*LOCKEWOOD CIRCLE*
*4 LOT SUBDIVISION*
*COPLEY PROPERTIES, LLC.*
*24 LOCKE ROAD*
*HAMPTON, NH 03842*

*NH SEACOAST PROPERTY PARTNERS, LLC*
*94 PORTSMOUTH AVE*
*STRATHAM, NH 03885*

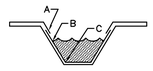
**10**

## CHANNEL INSTALLATION
### NORTH AMERICAN GREEN – SC150BN

NORTH AMERICAN GREEN
EROSION CONTROL *Products Guaranteed* SOLUTIONS




1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECP's IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" ACROSS THE WIDTH OF THE RECP's.
3. ROLL CENTER RECP's IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE RECP's END OVER END (SHINGLE STYLE) WITH A 4" – 6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE RECP's.
5. FULL LENGTH EDGE OF RECP's AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT RECP's MUST BE OVERLAPPED APPROXIMATELY 2" – 5" (DEPENDING ON RECP's TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE RECP's MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. NOTE: * IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.



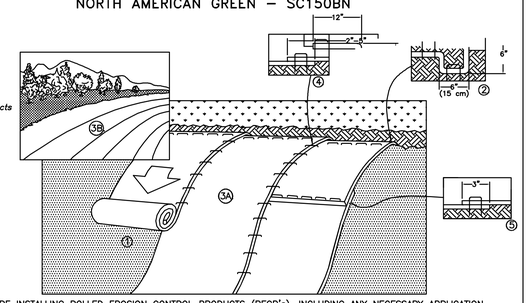

CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.

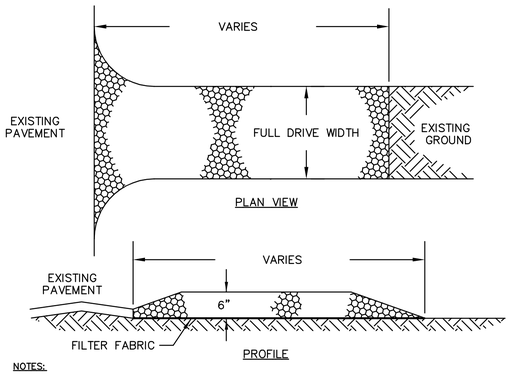
## SLOPE INSTALLATION
### NORTH AMERICAN GREEN – SC150BN

NORTH AMERICAN GREEN
EROSION CONTROL *Products Guaranteed* SOLUTIONS




1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM™ STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" – 5" (5 CM – 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
   NOTE:
   *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

NOTE: THE USE OF WELDED PLASTIC OR BIODEGRADABLE PLASTIC NETTING OR THREAD IN EROSION CONTROL MATTING IS PROHIBITED. THE USE OF WILDLIFE FRIENDLY ORGANIC MATERIALS IS RECOMMENDED.

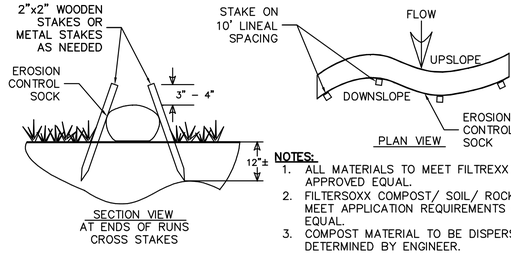



NOTES:
1. SEE EROSION CONTROL NOTES BELOW FOR MATERIAL, INSTALLATION AND MAINTENANCE REQUIREMENTS.
2. TO BE INSTALLED AT EACH POINT OF EGRESS FROM THE WORK AREA.

STABILIZED CONSTRUCTION ENTRANCE

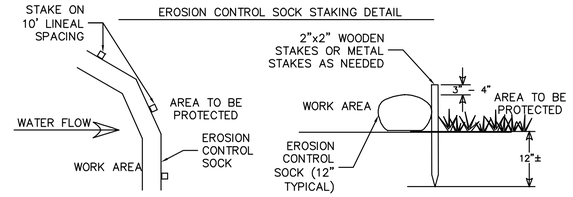
1. SPECIFICATIONS
   A. AGGREGATE SIZE: USE THREE (3) INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
   B. AGGREGATE THICKNESS: NOT LESS THAN SIX (6) INCHES.
   C. WIDTH TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS.
   D. LENGTH: AS REQUIRED, BUT NOT LESS THAN SEVENTY-FIVE (75) FEET. PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED.
   E. GEOTEXTILE: TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE.
   F. CRITERIA FOR GEOTEXTILE: THE FABRICS SHALL BE TREVIA SPUNBOND 1135, MIRAFI 600X OR EQUAL.
2. MAINTENANCE
   THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

## STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



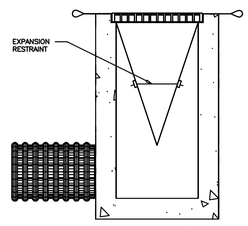

NOTES:
1. ALL MATERIALS TO MEET FILTREXX SPECIFICATION OR APPROVED EQUAL.
2. FILTERSOXX COMPOST/ SOIL/ ROCK/ SEED FILL TO MEET APPLICATION REQUIREMENTS OR APPROVED EQUAL.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

EROSION CONTROL SOCK STAKING DETAIL




NOTES:
1. ALL MATERIALS TO MEET FILTREXX SPECIFICATION OR APPROVED EQUAL.
2. SILTSOXX COMPOST/ SOIL/ ROCK/ SEED FILL TO MEET APPLICATION REQUIREMENTS OR APPROVED EQUAL.
3. EROSION CONTROL SOCK DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER ENGINEER.
4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

## EROSION CONTROL SOCK DETAILS
NOT TO SCALE




INSTALLATION DETAIL

SILTSACK®
SPECIFICATIONS

NOTE: THE SILTSACK WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS. AS SUPPLIED BY AH HARRIS OF PORTSMOUTH OR APPROVED EQUAL

REGULAR FLOW SILTSACK®
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

| PROPERTIES | TEST METHOD | UNITS |
|---|---|---|
| GRAB TENSILE STRENGTH | ASTM D-4632 | 300 LBS |
| GRAB TENSILE ELONGATION | ASTM D-4632 | 20 % |
| PUNCTURE | ASTM D-4833 | 120 LBS |
| MULLEN BURST | ASTM D-3786 | 800 PSI |
| TRAPEZOID TEAR | ASTM D-4533 | 120 LBS |
| UV RESISTANCE | ASTM D-4355 | 80 % |
| APPARENT OPENING SIZE | ASTM D-4751 | 40 US SIEVE |
| FLOW RATE | ASTM D-4491 | 40 GAL/MIN/SQ FT |
| PERMITTIVITY | ASTM D-4491 | 0.55 SEC -1 |

HI-FLOW SILTSACK®
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

| PROPERTIES | TEST METHOD | UNITS |
|---|---|---|
| GRAB TENSILE STRENGTH | ASTM D-4632 | 265 LBS |
| GRAB TENSILE ELONGATION | ASTM D-4632 | 20 % |
| PUNCTURE | ASTM D-4833 | 135 LBS |
| MULLEN BURST | ASTM D-3786 | 420 PSI |
| TRAPEZOID TEAR | ASTM D-4533 | 45 LBS |
| UV RESISTANCE | ASTM D-4355 | 90 % |
| APPARENT OPENING SIZE | ASTM D-4751 | 20 US SIEVE |
| FLOW RATE | ASTM D-4491 | 200 GAL/MIN/SQ FT |
| PERMITTIVITY | ASTM D-4491 | 1.5 SEC -1 |

OIL-ABSORBANT SILTSACK®

(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)
DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK® CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT PILLOW INSERT OR, MADE COMPLETELY FROM AN OIL-ABSORBANT SILTSACK®, WITH A WOVEN PILLOW INSERT.

## DETAIL OF INLET SEDIMENT CONTROL DEVICE
NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY


CIVILWORKS NEW ENGLAND
CIVIL & WATERSHED ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

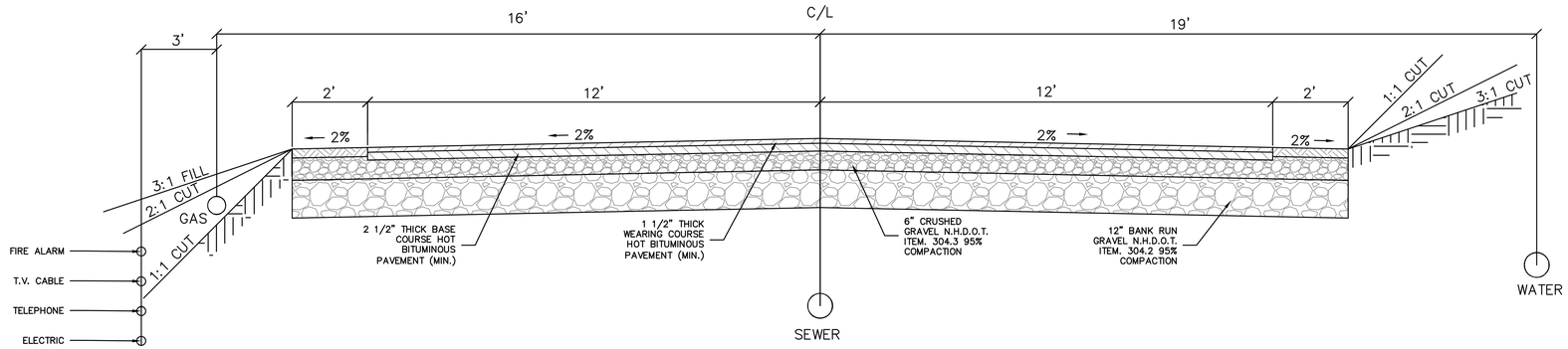

| NO. | REVISION | APP'D | DATE |
|---|---|---|---|
| 1 | REV PER PRC COMMENTS #1 | SJH | 5-6-26 |

DATE: 3-4-26
SCALE: AS SHOWN
DRAWN BY: MJM
DESIGN BY: MJM
APPROVED BY: SJH
PROJECT NO: 25207
FILE: SUBDIVISION

EROSION CONTROL DETAILS SHEET

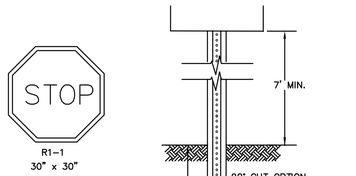
LOCKEWOOD CIRCLE
4 LOT SUBDIVISION
COPLEY PROPERTIES, LLC.
24 LOCKE ROAD
HAMPTON, NH 03842

NH SEACOAST PROPERTY PARTNERS, LLC
94 PORTSMOUTH AVE
STRATHAM, NH 03885




## PROPOSED HAMPTON TYPICAL CROSS SECTION

NOT TO SCALE







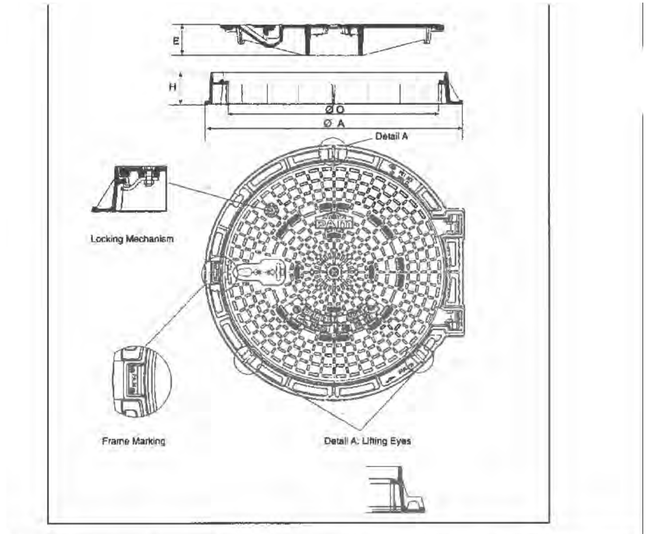
NOTE:
1. ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 – 1080)
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN

BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY.
ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

## SIGN LEGEND & SIGN POST

NOT TO SCALE

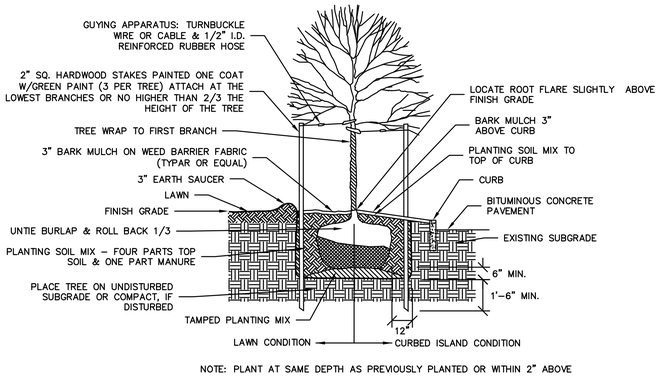



| Model | A inches | O inches | E inches | H inches | O inches | Reference | Total Weight lbs | Cover Weight lbs |
|---|---|---|---|---|---|---|---|---|
| Ventilated | 40 | 32 | 4 ½ | 5 | 32 | CDPA80FF | 269 | 152 |

NOTES:
1. SEWER MANHOLE FRAME/COVER SHALL BE PAMREX 32" HINGED, AND GASKETED WITH 'SEWER' CAST IN 3" LETTERS, PART #62113 32 S.

## MANHOLE COVER

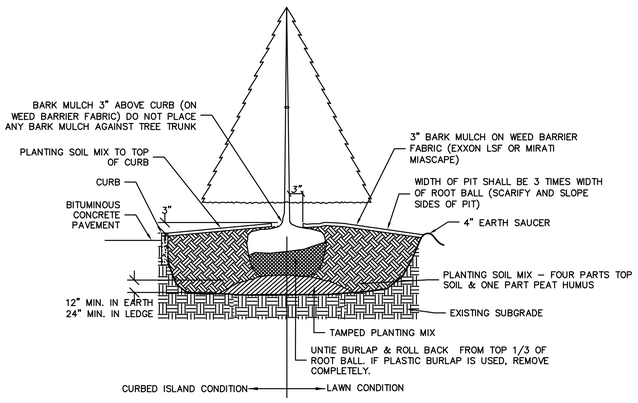
NOT TO SCALE




NOTE: PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED OR WITHIN 2" ABOVE

## DECIDOUS TREE PLANTING DETAIL

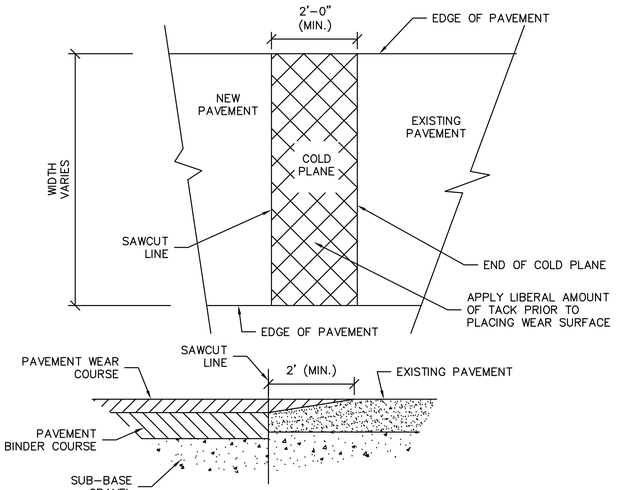
NOT TO SCALE




NOTE:
PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED, OR WITHIN 2" ABOVE.

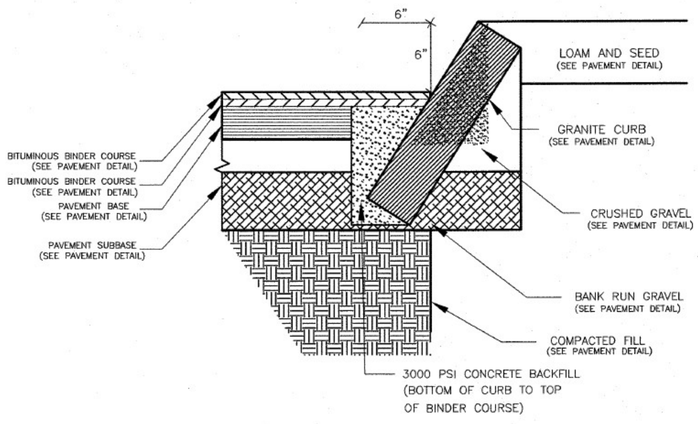
## EVERGREEN TREE PLANTING

NOT TO SCALE




## TYPICAL COLD PLANE DETAIL

NOT TO SCALE




## SLOPED GRANITE CURB SECTION

NOT TO SCALE

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CIVIL & WATERSHOCKT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

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| 1 | REV PER PRC COMMENTS #1 | 5-6-26 | SJH |

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SCALE: AS SHOWN
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DESIGN BY: MJM
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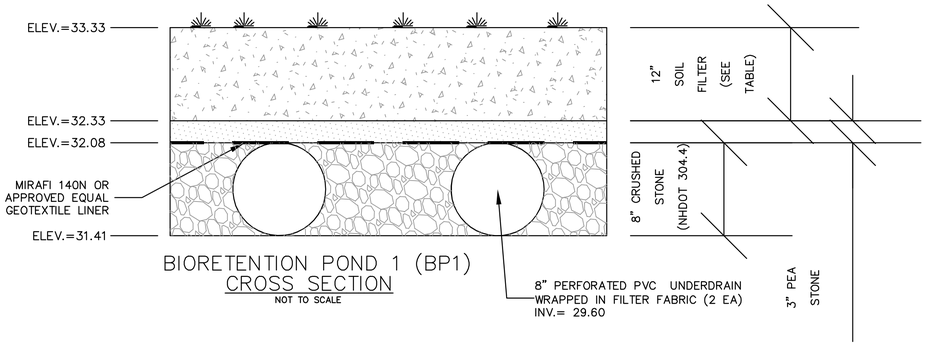
FILE: SUBDIVISION

DETAIL SHEET

NH SEACOAST PROPERTY PARTNERS, LLC
94 PORTSMOUTH AVE
STRATHAM, NH 03885

LOCKEWOOD CIRCLE
4 LOT SUBDIVISION
COPLEY PROPERTIES, LLC.
24 LOCKE ROAD
HAMPTON, NH 03842

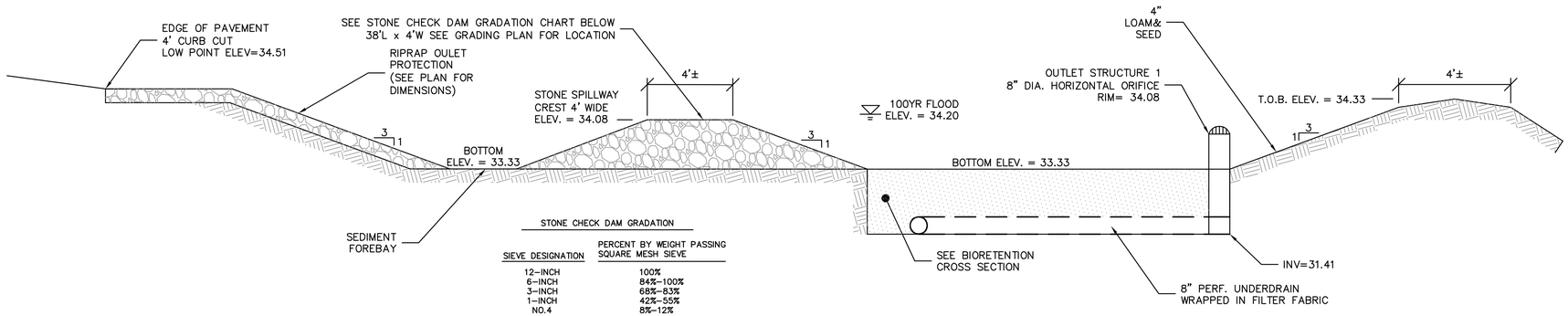



BIORETENTION POND 1 (BP1)
CROSS SECTION
NOT TO SCALE

**BIORETENTION POND NOTES (TYP.):**

1. CONSTRUCT GRASSED OVERFLOW SPREADER EARLY DURING INITIAL CONSTRUCTION TO ESTABLISH TURF PRIOR TO CONSTRUCTION OF BIORETENTION SYSTEM.
2. DO NOT BEGIN CONSTRUCTION OF THE BIORETENTION AREA UNTIL LAWN AREA ON THE ENTIRE SITE AREA ESTABLISHED WITH AT LEAST 80 PERCENT TURF.
3. DO NOT DRIVE CONSTRUCTION EQUIPMENT ON THE FILTER MATERIAL. INSTALL FILTER MATERIAL BY MEANS OF AN EXCAVATOR LOCATED ADJACENT TO THE FILTER AREA.
4. MATERIALS: CRUSHED STONE LAYER SHALL MEET NHDOT 304.4. STONE SHALL CONTAIN NO MORE THAN 5% FINES PASSING THE #200 SIEVE. TOPSOIL SHALL CONTAIN 15 TO 25% FINES PASSING THE #200 SIEVE.
5. REFER TO EROSION CONTROL NOTES FOR GRASS SEED MIXES. FERTILIZATION OF THE FILTER AREA SHALL BE AVOIDED UNLESS ABSOLUTELY NECESSARY TO ESTABLISH VEGETATION.
6. INITIAL ESTABLISHMENT: DURING THE FIRST 2–3 MONTHS OF ESTABLISHMENT WATER THE GARDEN ON A WEEKLY BASIS (TO SUPPLEMENT RAINFALL FOR TOTAL OF 1 INCH PER WEEK).
7. ANNUAL MAINTENANCE: IN THE SPRING OF EACH YEAR, ANY DEAD VEGETATION SHALL BE REMOVED TO ALLOW FOR NEW GROWTH, AND ANY ACCUMULATED SEDIMENT (NORMALLY AT THE ENTRANCE TO THE POND) SHALL ALSO BE REMOVED. TURF AT FILTER SHALL BE MOWED NO MORE THAN 3 TIMES PER GROWING SEASON. IF WATER PONDS ON THE SURFACE FOR MORE THAN 24 HOURS DURING THE FIRST YEAR OR 72 HOURS THEREAFTER, THE FILTER SURFACE SHALL BE AERATED WITH DEEP TINES OR THE SURFACE REPLACED.
8. POND BOTTOM AND SIDE SLOPES TO RECEIVE WET SITE RESTORATION SEEDING. SEE DETAIL FOR WET SITE RESTORATION SEEDING DISTRIBUTION.

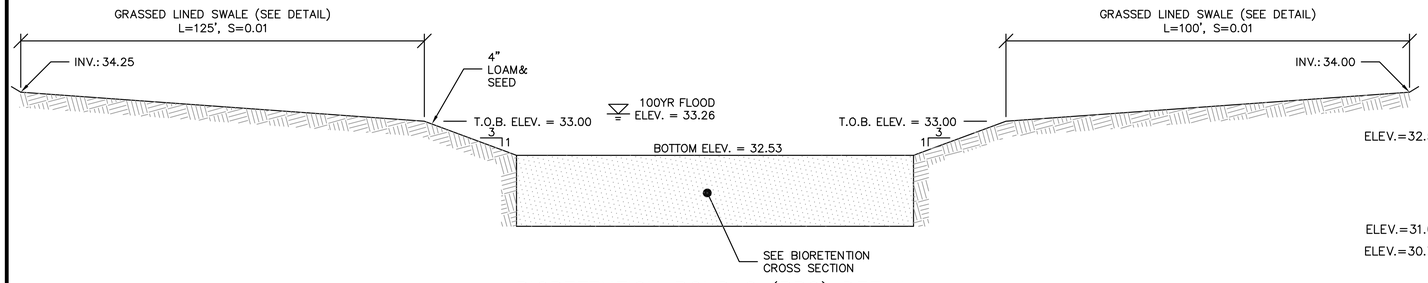
| BIORETENTION FILTER MEDIA SPECIFICATIONS (TYP.) | | | |
|---|---|---|---|
| COMPONENT MATERIAL | PERCENT OF MIXTURE BY VOLUME | GRADATION OF MATERIAL | |
| | | SIEVE NO. | PERCENT BY WEIGHT PASSING STANDARD SIEVE |
| FILTER MEDIA OPTION A | | | |
| ASTM C-33 CONCRETE SAND | 50 TO 55 | | |
| LOAMY SAND TOPSOIL, WITH FINES AS INDICATED | 20 TO 30 | 200 | 15 TO 25 |
| MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED | 20 TO 30 | 200 | < 5 |
| FILTER MEDIA OPTION B | | | |
| MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED | 20 TO 30 | 200 | < 5 |
| LOAMY COARSE SAND | 70 TO 80 | 10 | 85 TO 100 |
| | | 20 | 70 TO 100 |
| | | 60 | 15 TO 40 |
| | | 200 | 8 TO 15 |



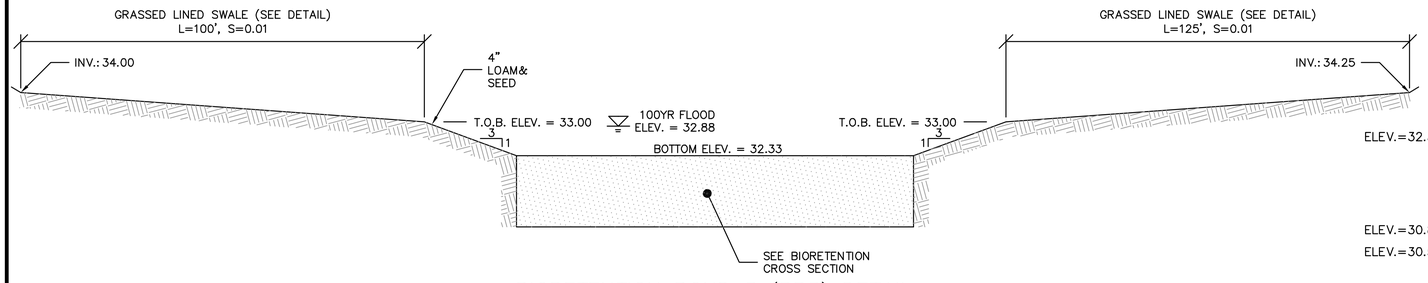

STONE CHECK DAM GRADATION

| SIEVE DESIGNATION | PERCENT BY WEIGHT PASSING SQUARE MESH SIEVE |
|---|---|
| 12–INCH | 100% |
| 6–INCH | 84%–100% |
| 3–INCH | 68%–83% |
| 1–INCH | 42%–55% |
| NO.4 | 8%–12% |

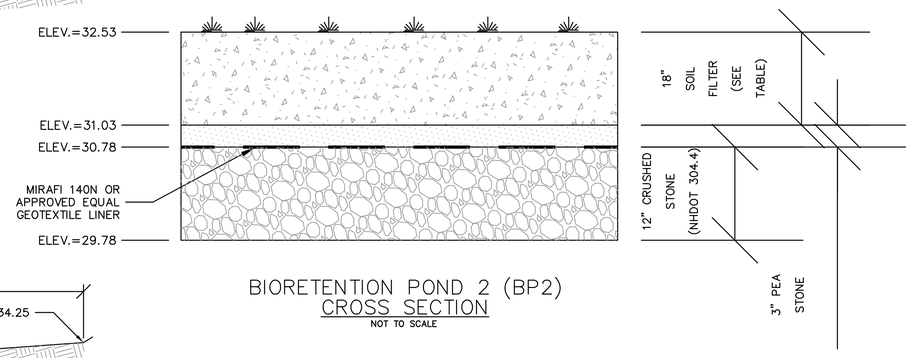
BIORETENTION POND 1 (BP1) DETAIL
NOT TO SCALE



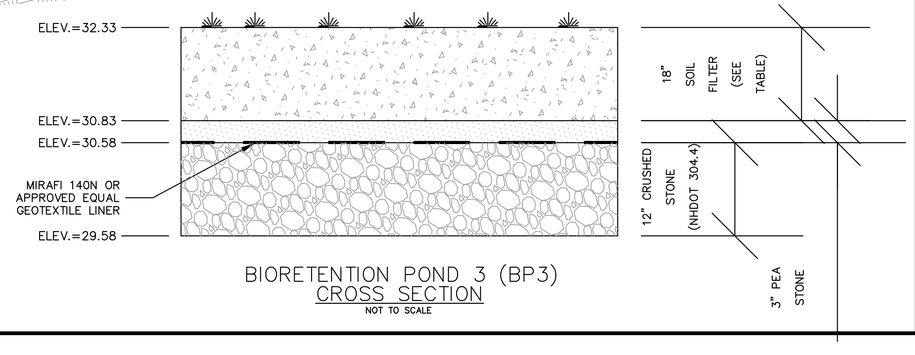

BIORETENTION POND 2 (BP2) DETAIL
NOT TO SCALE




BIORETENTION POND 3 (BP3) DETAIL
NOT TO SCALE




BIORETENTION POND 2 (BP2)
CROSS SECTION
NOT TO SCALE




BIORETENTION POND 3 (BP3)
CROSS SECTION
NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY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CIVIL & WATERSHED ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443


| NO. | REVISION | APP'D | DATE |
|---|---|---|---|
| 1 | REV PER PRC COMMENTS #1 | SJH | 5-6-26 |

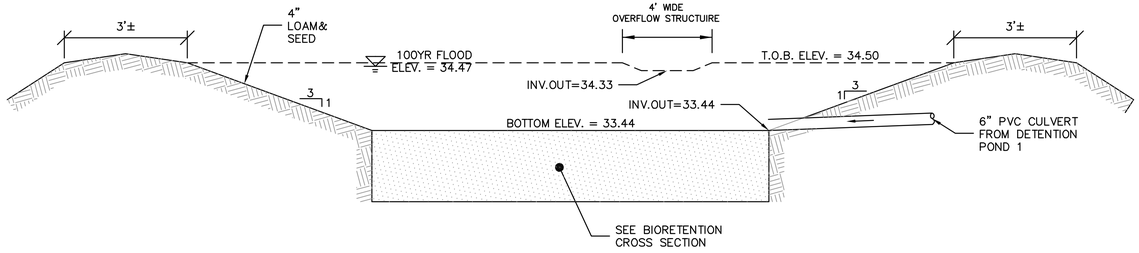
DATE: 3-4-26
SCALE: AS SHOWN
DRAWN BY: MJM
DESIGN BY: MJM
APPROVED BY:SJH
PROJECT NO: 25207
FILE: SUBDIVISION

DETAIL SHEET

NH SEACOAST PROPERTY PARTNERS, LLC
94 PORTSMOUTH AVE
STRATHAM, NH 03885

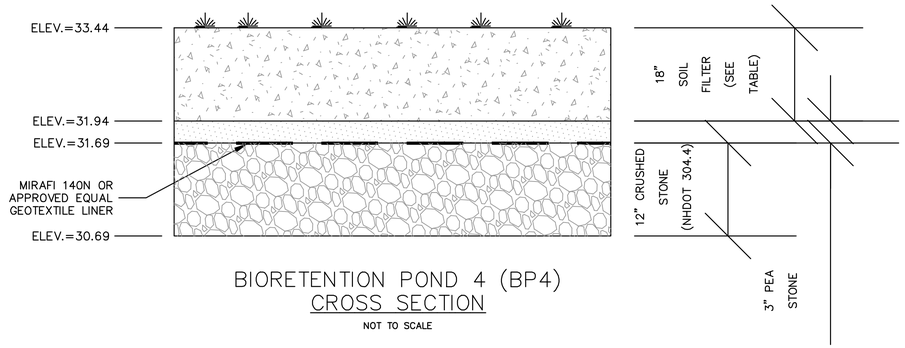
LOCKEWOOD CIRCLE
4 LOT SUBDIVISION
COPLEY PROPERTIES, LLC.
24 LOCKE ROAD
HAMPTON, NH 03842

13



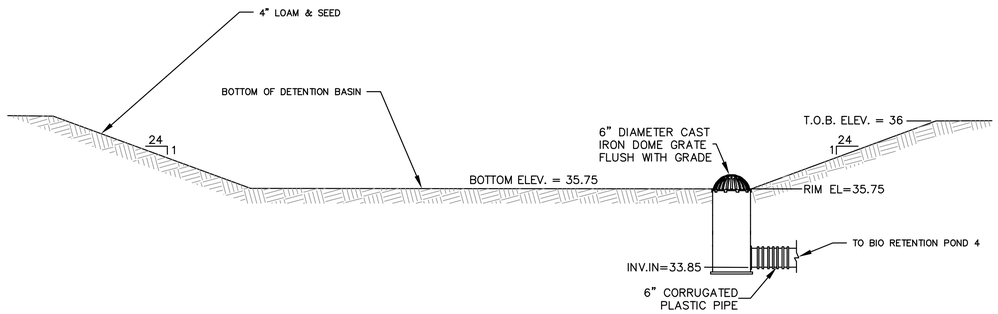

## BIORETENTION POND 4 (BP4) DETAIL

NOT TO SCALE




## BIORETENTION POND 4 (BP4) CROSS SECTION

NOT TO SCALE




## DETENTION BASIN DETAIL (DP1)

NOT TO SCALE

**New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites**

| Botanical Name | Common Name |
|---|---|
| Elymus riparius | Riverbank Wild Rye |
| Schizachyrium scoparium | Little Bluestem |
| Festuca rubra | Red Fescue |
| Andropogon gerardii | Big Bluestem |
| Panicum virgatum | Switch Grass |
| Vernonia noveboracensis | New York Ironweed |
| Agrostis perennans | Upland Bentgrass |
| Bidens frondosa | Beggar Ticks |
| Eupatorium maculatum (Cutrochium maculatum) | Spotted Joe Pye Weed |
| Eupatorium perfoliatum | Boneset |
| Aster novae-angliae (Symphyotrichum novae-anglia) | New England Aster |
| Scirpus cyperinus | Wool Grass |
| Juncus effusus | Soft Rush |

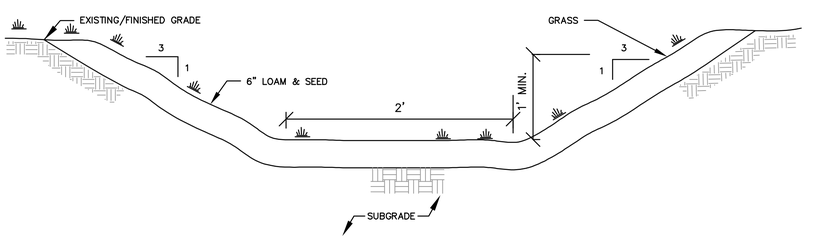
APPLY THIS SEED MIX AT THE RECOMMENDED RATE SPECIFIED BY THE SEED SUPPLIER.

NOTES:
1. LOAM ALL DISTURBED AREAS.
2. PREPARE THE AREAS TO BE SEEDED.
3. USE SPECIFIED SEED MIX (OR APPROVED EQUAL) FROM NEW ENGLAND WETLAND PLANTS, 820 WEST STREET, AMHERST, MA 01002, 413-548-8000. NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES, FOLLOWING THE MANUFACTURER'S INSTRUCTIONS FOR SEEDING.
4. INSTALL JUTE MATING ON SLOPES GREATER THAN 3:1.

FOR USE IN ALL BIORETENTION PONDS

## WET SITE RESTORATION SEEDING

NOT TO SCALE



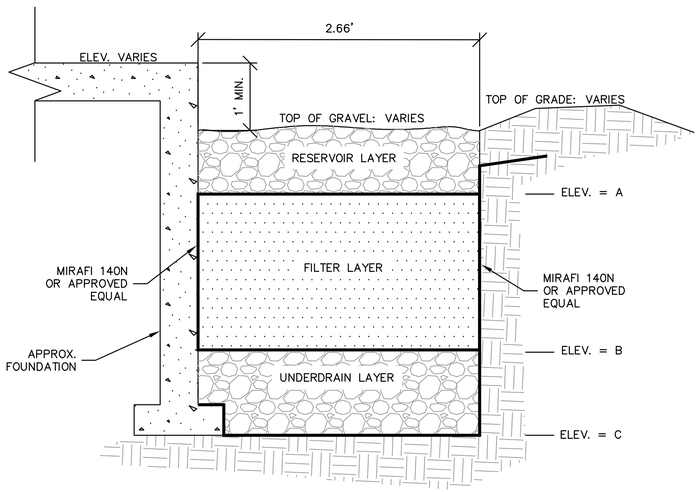

MAINTENANCE
TIMELY MAINTENANCE IS IMPORTANT TO KEEP THE VEGETATION IN THE SWALE IN GOOD CONDITION. MOWING SHOULD BE DONE FREQUENTLY ENOUGH TO KEEP THE VEGETATION IN VIGOROUS CONDITION AND TO CONTROL ENCROACHMENT OF WEEDS AND WOODY VEGETATION, HOWEVER IT SHOULD NOT BE MOWED TOO CLOSELY, MAINTAIN A MINIMUM 4" STAND OF VEGETATION. FERTILIZE ON AN "AS NEEDED" BASIS TO KEEP THE GRASS HEALTHY. OVER FERTILIZATION CAN RESULT IN THE SWALE BECOMING A SOURCE OF POLLUTION.

THE SWALE SHOULD BE INSPECTED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE THE CONDITION OF THE SWALE. RILLS AND DAMAGED AREAS SHOULD BE PROMPTLY REPAIRED AND REVEGETATED AS NECESSARY TO PREVENT FURTHER DETERIORATION.

## GRASS LINED CONVEYANCE SWALE DETAIL (TYP.)

NOT TO SCALE

| DRIP EDGE # | A | B | C |
|---|---|---|---|
| DE1 | 34.16 | 31.50 | 30.50 |
| DE2 | 37.16 | 34.50 | 33.50 |
| DE3 | 34.16 | 31.50 | 30.50 |
| DE4 | 34.16 | 31.50 | 30.50 |
| DE5 | 37.16 | 34.50 | 33.50 |
| DE6 | 34.16 | 31.50 | 30.50 |
| DE7 | 34.16 | 31.50 | 30.50 |
| DE8 | 34.16 | 31.50 | 30.50 |
| DE9 | 35.16 | 32.50 | 31.50 |
| DE10 | 34.16 | 31.50 | 30.50 |
| DE11 | 34.67 | 32.00 | 31.00 |




NOTES:
1. RESERVOIR LAYER SHALL CONSIST OF WASHED 3/4" CRUSHED STONE.
2. FILTER LAYER SHALL BE ASTM C-33 SAND.
3. UNDERDRAIN LAYER SHALL CONSIST OF WASHED 3/4" CRUSHED STONE. MINIMUM DEPTH IS 2 FEET.

## DRIP EDGE DETAIL

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
CIVIL & WATERBODY ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

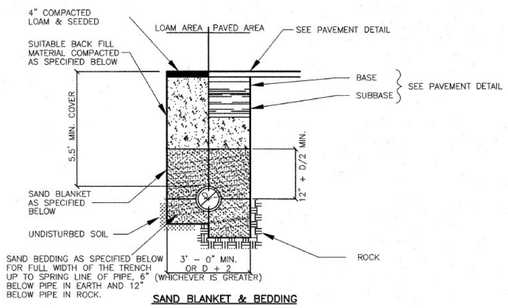
| NO. | REVISION | DATE | APP'D |
|---|---|---|---|
| 1 | REV PER PRC COMMENTS #1 | 5-6-26 | SJH |

DATE: 3-4-26
SCALE: AS SHOWN
DRAWN BY: MJM
DESIGN BY: MJM
APPROVED BY:SJH
PROJECT NO: 25207
FILE: SUBDIVISION

DETAIL SHEET

NH SEACOAST PROPERTY PARTNERS, LLC
94 PORTSMOUTH AVE
STRATHAM, NH 03885

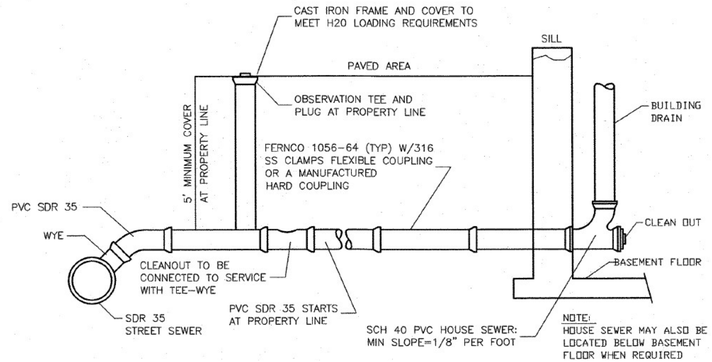
LOCKEWOOD CIRCLE
4 LOT SUBDIVISION
COPLEY PROPERTIES, LLC.
24 LOCKE ROAD
HAMPTON, NH 03842




**SAND BLANKET & BEDDING**

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

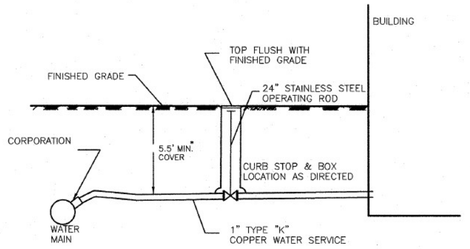
BACK FILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACK FILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.




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.




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

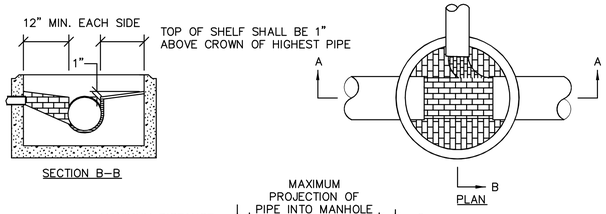
**NOTES:**

1.) SERVICE TO BE TYPE "K" COPPER OR EQUAL, APPROVED BY AQUARION WATER COMPANY.

2.) BALL VALVE CURB STOP COMPRESSION (NO DRAIN)

## WATER LINE TRENCH

NOT TO SCALE




FRAMES AND COVERS:
MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) LETTER "S" FOR SEWERS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.

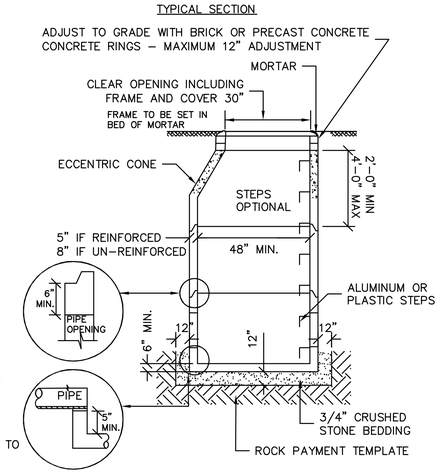
NOTES:
INVERT AND SHELF TO BE PLACED AFTER EACH LEAKAGE TEST. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE.

## SEWER MANHOLE DETAIL

NOT TO SCALE

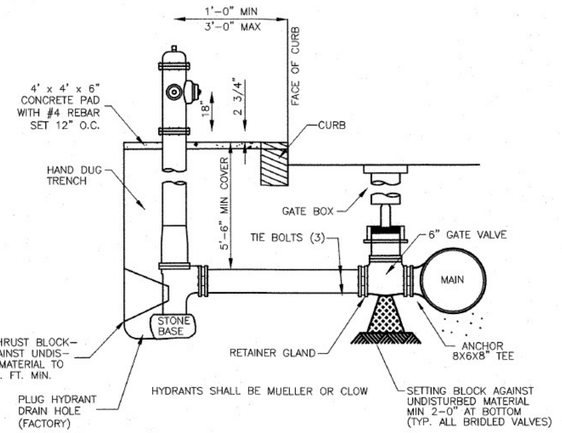
## HOUSE SEWER SERVICE

NOT TO SCALE



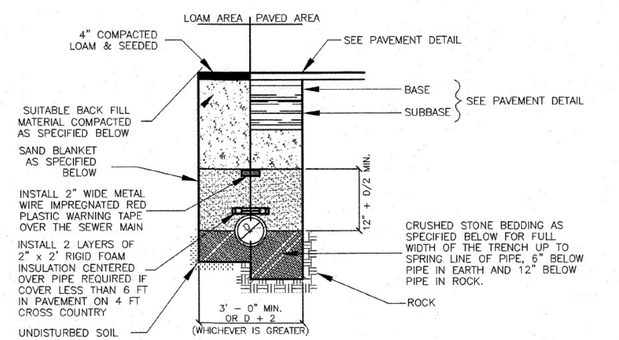

## BUILDING WATER SERVICE

NOT TO SCALE




## HYDRANT AND VALVE DETAIL

NOT TO SCALE




**SAND BLANKET**

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

**CRUSHED STONE BEDDING**

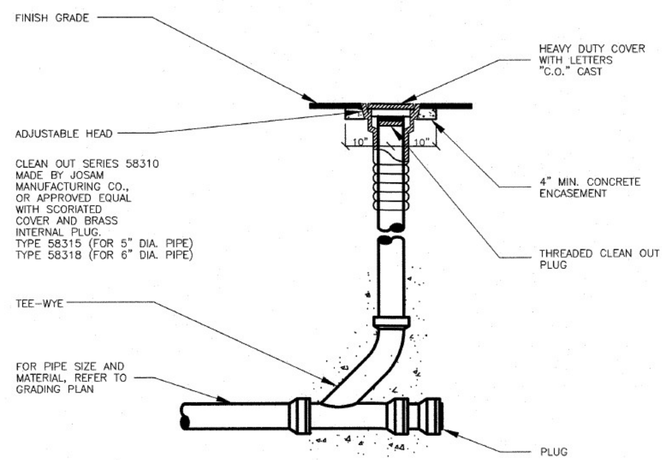
| SIEVE SIZE | %FINER BY WEIGHT |
|---|---|
| 1" | 100 |
| 3/4" | 90 – 100 |
| 3/8" | 20 – 55 |
| #4 | 0 – 10 |
| #8 | 0 – 5 |

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.

## SEWER PIPE TRENCH

NOT TO SCALE




## SANITARY CLEAN-OUT DETAIL

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY


CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443


| NO. | REVISION | DATE | APP'D |
|---|---|---|---|
| 1 | REV PER PRC COMMENTS #1 | 5-6-26 | SJH |

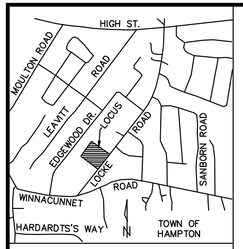
DATE: 3-4-26
SCALE: AS SHOWN
DRAWN BY: MJM
DESIGN BY: MJM
APPROVED BY:SJH
PROJECT NO: 25207
FILE: SUBDIVISION

DETAIL SHEET

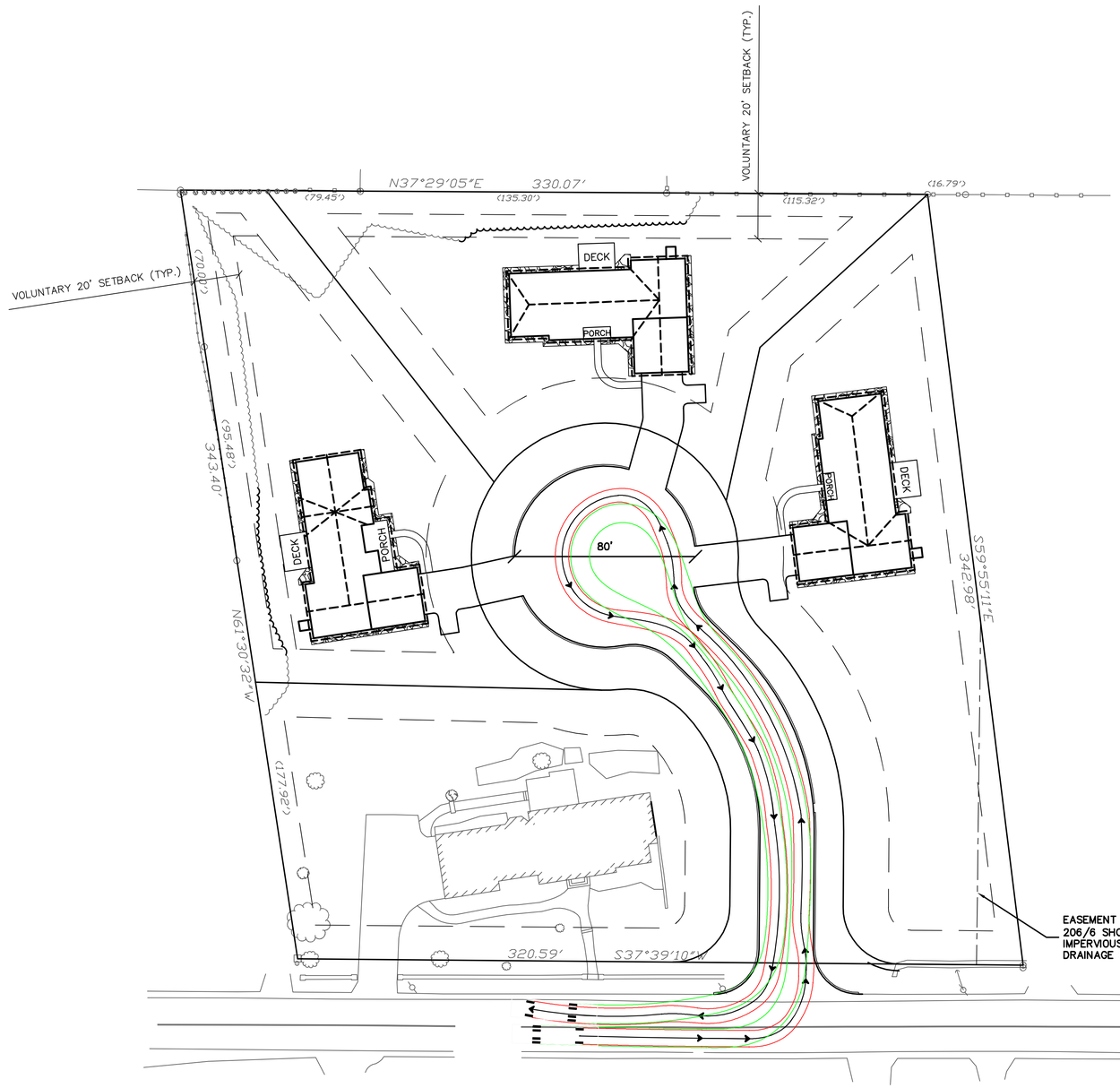
LOCKEWOOD CIRCLE
4 LOT SUBDIVISION
COPLEY PROPERTIES, LLC.
24 LOCKE ROAD
HAMPTON, NH 03842

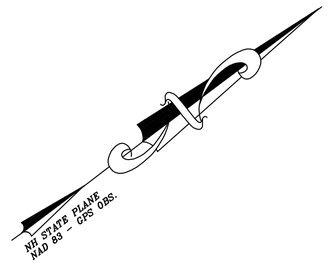
NH SEACOAST PROPERTY PARTNERS, LLC
94 PORTSMOUTH AVE
STRATHAM, NH 03885

15



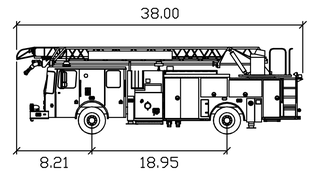

LOCATION PLAN
( NO SCALE )




**LEGEND**

- I.R.(fnd) ○ – IRON ROD (FOUND)
- S.B.(fnd) □ – STONE BOUND (FOUND)
- I.P.(fnd) ○ – IRON PIPE (FOUND)
- I.R.(tbs) ○ – IRON ROD W/ I.D. CAP (TO BE SET)
- D.H.(tbs) ○ – DRILL HOLE (TO BE SET)
- △TBM – TEMPORARY BENCHMARK
- VGC – VERTICAL GRANITE CURB
- Ⓢ SMH – SEWER MANHOLE
- CB – CATCH BASIN
- ← – GUY WIRE
- ⋈ – WATER GATE VALVE
- S.F. – SQUARE FEET
- Ac. – ACRE
- (TYP.) – TYPICAL
- ± – MORE OR LESS
- ⌀ – DIAMETER
- R.C.R.D. – ROCKINGHAM COUNTY REGISTRY OF DEEDS
- UP 410/5 – UTILITY POLE W/ I.D. Nos.
- 38 – CONTOUR LINE (2 FOOT INTERVAL)
- – DECIDUOUS TREE
- – ARBORVITAE
- LSA – LANDSCAPED AREA
- TBR – TO BE REMOVED
- TYP. – TYPICAL
- – SNOW STORAGE AREA




Hampton Ladder

| | feet |
|---|---|
| Width | : 8.33 |
| Track | : 8.33 |
| Lock to Lock Time | 6.0 |
| Steering Angle | : 45.0 |

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
CIVIL & WATERSHED ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

| NO. | REVISION | APP'D | DATE |
|---|---|---|---|
| 1 | REV PER PRC COMMENTS #1 | SJH | 5-6-26 |

DATE: 3-4-26
SCALE: 1"=30'
DRAWN BY: MJM
DESIGN BY: MJM
APPROVED BY:SJH
PROJECT NO: 25207
FILE: SUBDIVISION

FIRE TRUCK MOVEMENT PLAN

LOCKEWOOD CIRCLE
4 LOT SUBDIVISION
COPLEY PROPERTIES, LLC.
24 LOCKE ROAD
HAMPTON, NH 03842

NH SEACOAST PROPERTY PARTNERS, LLC
94 PORTSMOUTH AVE
STRATHAM, NH 03885

16

Test Pit: 1 Date: 4/2/2026

| Depth (in) | Color | Texture | Structure | Consistence | Redox Features | Notes |
|---|---|---|---|---|---|---|
| 0-8 | 10 YR 3/3 | Fine Sandy Loam | Massive | Friable | | |
| 8-62 | 10 YR 5/6 | Sandl | Massive | Friable | | |
| 62-72 | 2.5 Y 5/6 | Medium Sand | Massive | Friable | Redox @ 51" 5Y | |
| | | | | | | |
| | | | | | | |

Seasonal High Water (in): 51" Soil Series: Hoosic
Observed Water (in): None NHDES Soil Group: 1
Restrictive Layer (in): None Hydrologic Soil Group: A
Bedrock/Refusal (in): None

Notes: Observed by Douglas LaRosa Designer # 849 Witnessed by Jodie Strickland for Town of Hampton

Test Pit: 2 Date: 4/2/2026

| Depth (in) | Color | Texture | Structure | Consistence | Redox Features | Notes |
|---|---|---|---|---|---|---|
| 0-8 | 10 YR 3/3 | Fine Sandy Loam | Massive | Friable | | |
| 8-48 | 10 YR 5/6 | Sand | Massive | Friable | | |
| 48-62 | 2.5 Y 5/6 | Medium Sand | Massive | Friable | Redox @ 54" | |
| | | | | | | |
| | | | | | | |

Seasonal High Water (in): 54" Soil Series: Hoosic
Observed Water (in): None NHDES Soil Group: 1
Restrictive Layer (in): None Hydrologic Soil Group: A
Bedrock/Refusal (in): None

Notes: Observed by Douglas LaRosa Designer # 849 Witnessed by Jodie Strickland for Town of Hampton

NEW HAMPSHIRE Designer of Subsurface Disposal Systems ★★★ Douglas J. LaRosa No. 849 Department of Environmental Services

Test Pit: 3 Date: 4/2/2026

| Depth (in) | Color | Texture | Structure | Consistence | Redox Features | Notes |
|---|---|---|---|---|---|---|
| 0-12 | 10 YR 3/3 | Fine Sandy Loam | Massive | Friable | | |
| 12-49 | 10 YR 5/6 | Sand | Granular | Friable | Redox @ 44" | |
| 49-62 | 2.5 Y 5/6 | Medium Sand | Granular | Friable | | |
| | | | | | | |
| | | | | | | |

Seasonal High Water (in): 44" Soil Series: Hoosic
Observed Water (in): None NHDES Soil Group: 1
Restrictive Layer (in): None Hydrologic Soil Group: A
Bedrock/Refusal (in): None

Notes: Observed by Douglas LaRosa Designer # 849 Witnessed by Jodie Strickland for Town of Hampton

Test Pit: 4 Date: 4/2/2026

| Depth (in) | Color | Texture | Structure | Consistence | Redox Features | Notes |
|---|---|---|---|---|---|---|
| 0-11 | 10 YR 3/3 | Fine Sandy Loam | Massive | Friable | | |
| 11-54 | 10 YR 5/6 | Sand | Massive | Friable | | |
| 54-70 | 2.5 Y 5/6 | Medium Sand | Massive | Friable | Redox 58" | |
| | | | | | | |
| | | | | | | |

Seasonal High Water (in): 58" Soil Series: Hoosic
Observed Water (in): None NHDES Soil Group: 1
Restrictive Layer (in): None Hydrologic Soil Group: A
Bedrock/Refusal (in): None

Notes: Observed by Douglas LaRosa Designer # 849 Witnessed by Jodie Strickland for Town of Hampton

NEW HAMPSHIRE Designer of Subsurface Disposal Systems ★★★ Douglas J. LaRosa No. 849 Department of Environmental Services

Test Pit: 5 Date: 4/2/2026

| Depth (in) | Color | Texture | Structure | Consistence | Redox Features | Notes |
|---|---|---|---|---|---|---|
| 0-10 | 10 YR 3/3 | Fine Sandy Loam | Massive | Friable | | |
| 10-50 | 10 YR 5/6 | Sand | Massive | Friable | | |
| 50-66 | 2.5 Y 5/6 | Medium Sand | Massive | Friable | Redox @ 58" | |
| | | | | | | |
| | | | | | | |

Seasonal High Water (in): 58" Soil Series: Hoosic
Observed Water (in): None NHDES Soil Group: 1
Restrictive Layer (in): None Hydrologic Soil Group: A
Bedrock/Refusal (in): None

Notes: Observed by Douglas LaRosa Designer # 849 Witnessed by Jodie Strickland for Town of Hampton

NEW HAMPSHIRE Designer of Subsurface Disposal Systems ★★★ Douglas J. LaRosa No. 849 Department of Environmental Services

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GNE CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

| NO. | REVISION | DATE | APP'D |
|---|---|---|---|
| 1 | REV PER PRC COMMENTS #1 | 5-6-26 | SJH |

DATE: 3-4-26
SCALE: 1"=30'
DRAWN BY: MJM
DESIGN BY: MJM
APPROVED BY:SJH
PROJECT NO: 25207
FILE: SUBDIVISION

TEST PIT LOG PLAN

LOCKEWOOD CIRCLE
4 LOT SUBDIVISION
COPLEY PROPERTIES, LLC.
24 LOCKE ROAD
HAMPTON, NH 03842

NH SEACOAST PROPERTY PARTNERS, LLC
94 PORTSMOUTH AVE
STRATHAM, NH 03885

# Brighton Ranch

## 1136.144.v2 GL (2/12/2025)

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603-431-9559




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• If you wish to move or remove walls or structural elements (such as removal of posts, increases in house size, ceiling height changes, addition of dormers, etc), please do not assume it can be done without other additional changes (even if the builder or lumber yard says you can).

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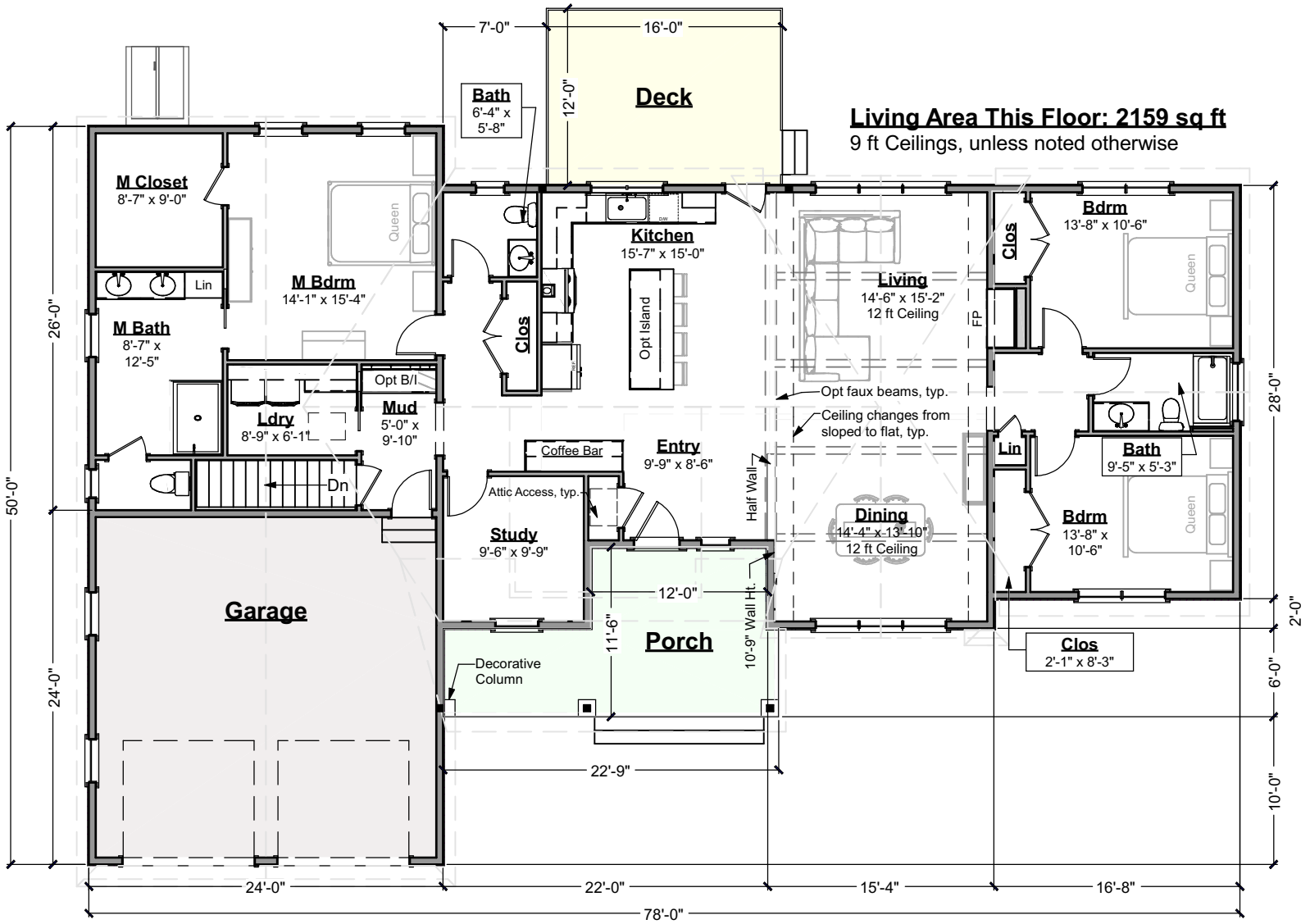


## First Floor Plan

Scale: 3/32" = 1'-0"

2/12/2025

# Brighton Ranch

1136.144.v2 GL (2/12/2025)

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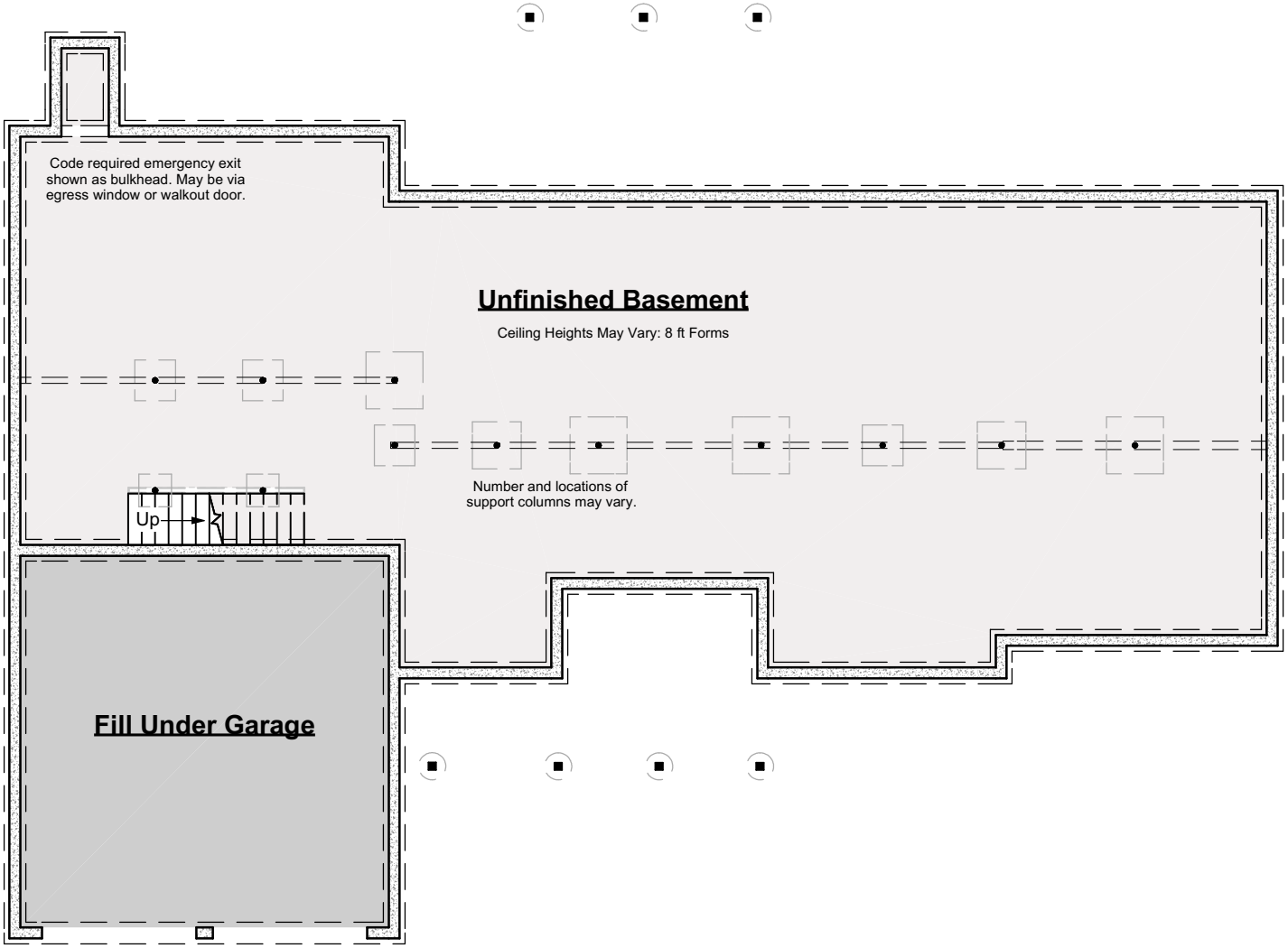


## Foundation Plan

Scale: 3/32" = 1'-0"

2/12/2025

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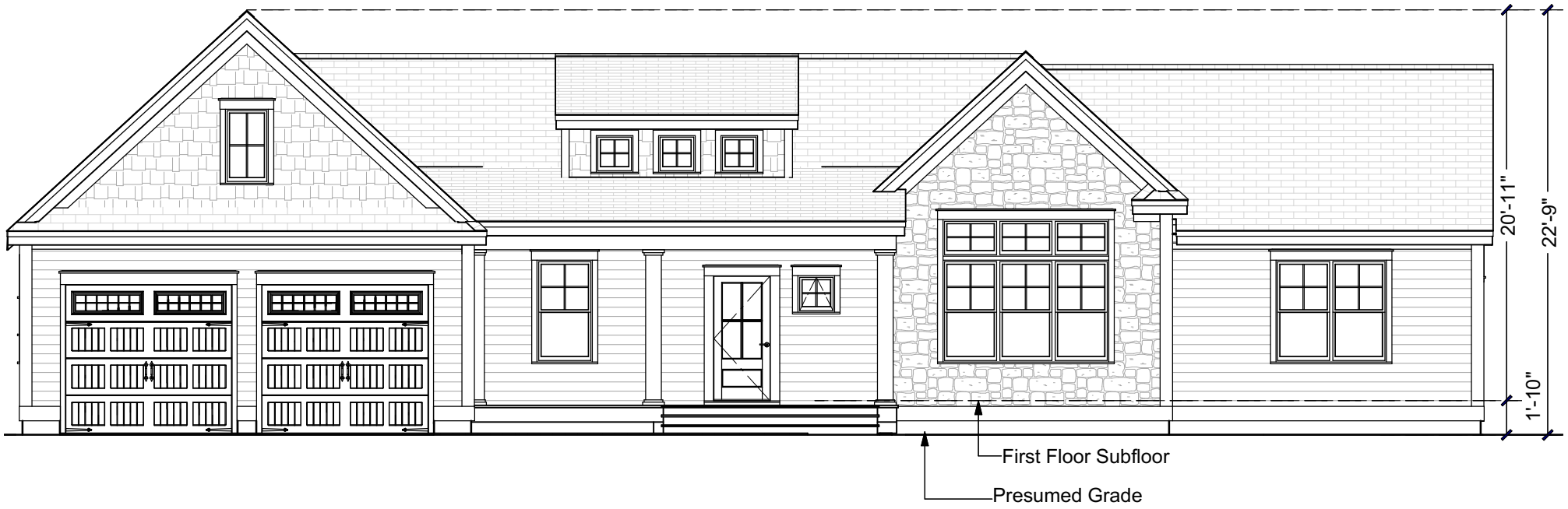


## Front Elevation

Scale: 1/8" = 1'-0"

2/12/2025

# Brighton Ranch

1136.144.v2 GL (2/12/2025)

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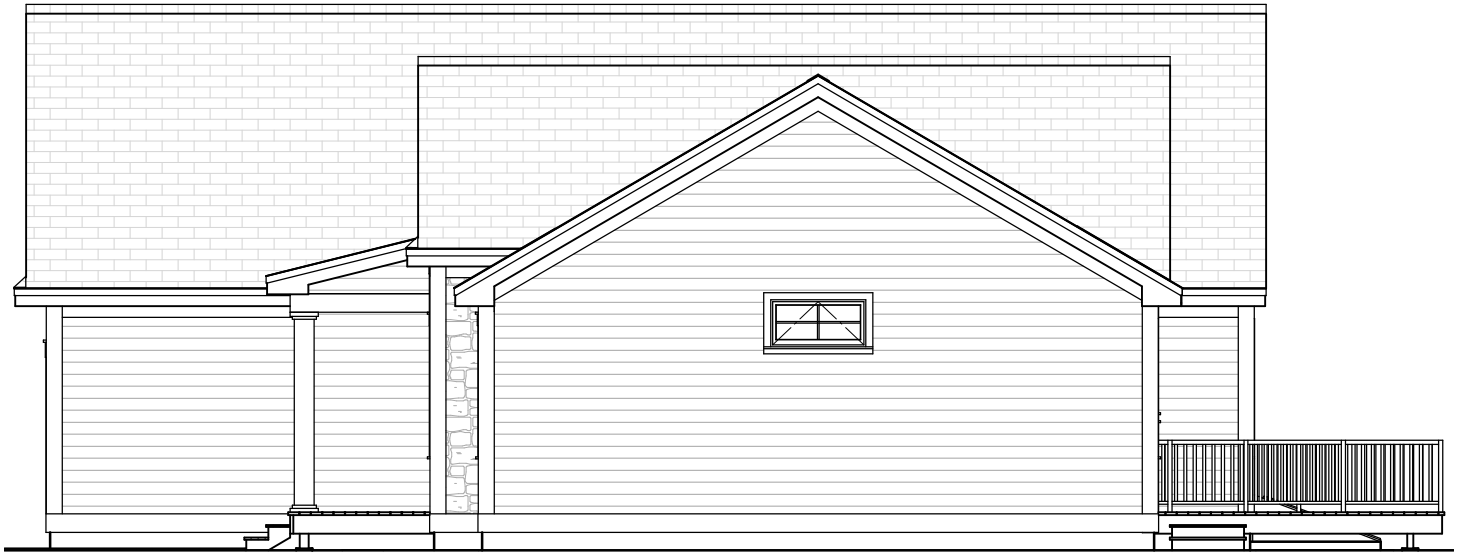

## Right Elevation

Scale: 1/8" = 1'-0"

2/12/2025

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## Rear Elevation

Scale: 1/8" = 1'-0"

2/12/2025

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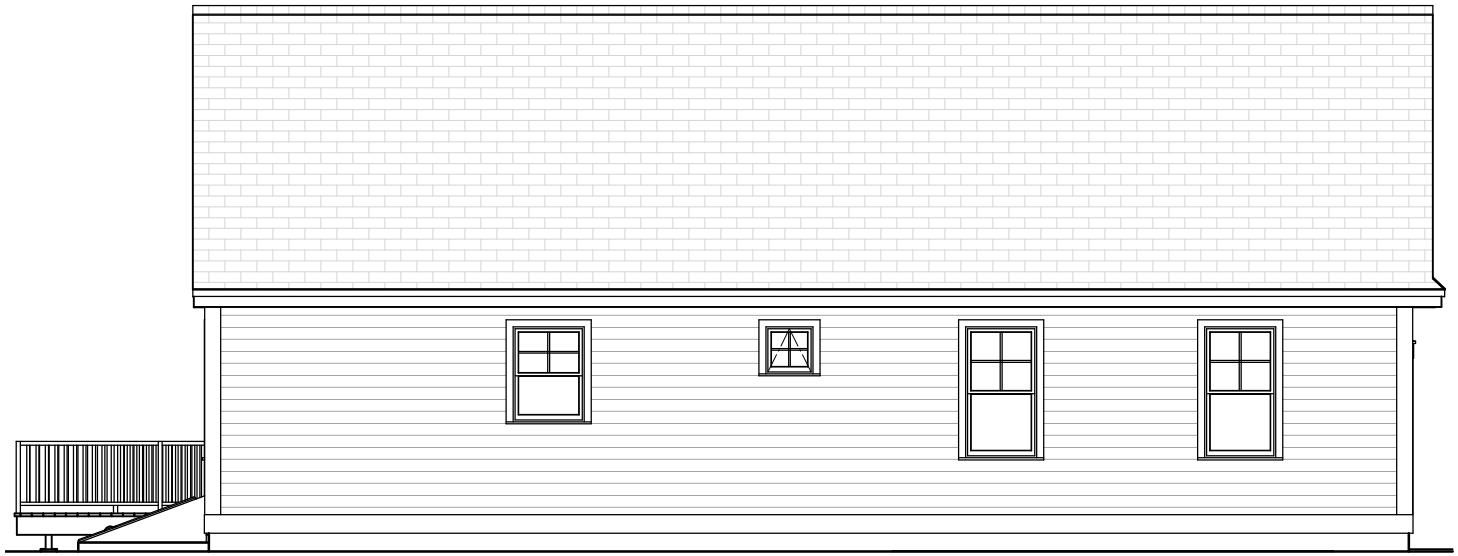

## Left Elevation

Scale: 1/8" = 1'-0"

12/2/2025

# Brighton Adam Ranch

1224.144 GR (12/2/2025)

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# Brighton Adam Ranch

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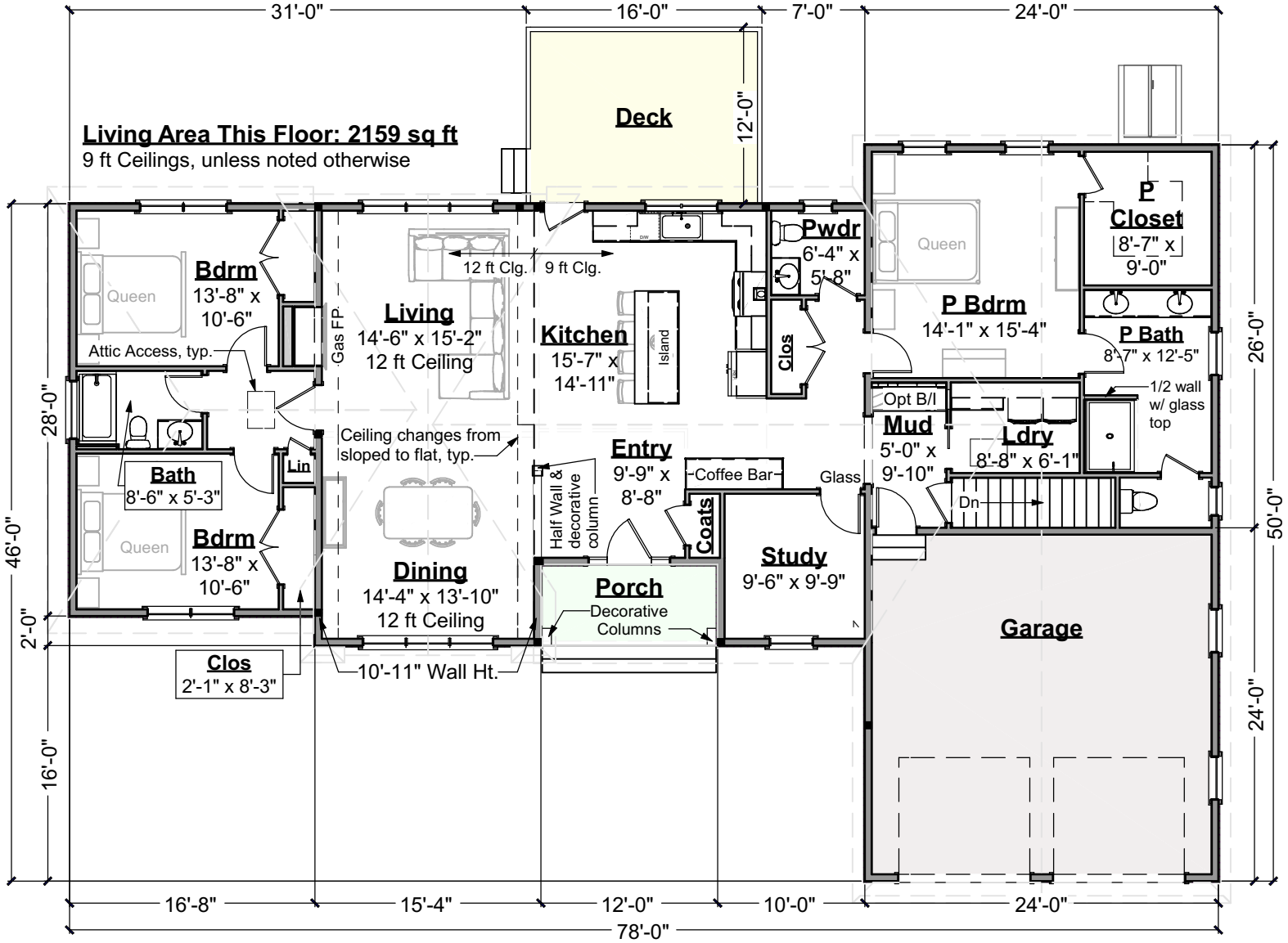


## First Floor Plan

Scale: 3/32" = 1'-0"

12/2/2025

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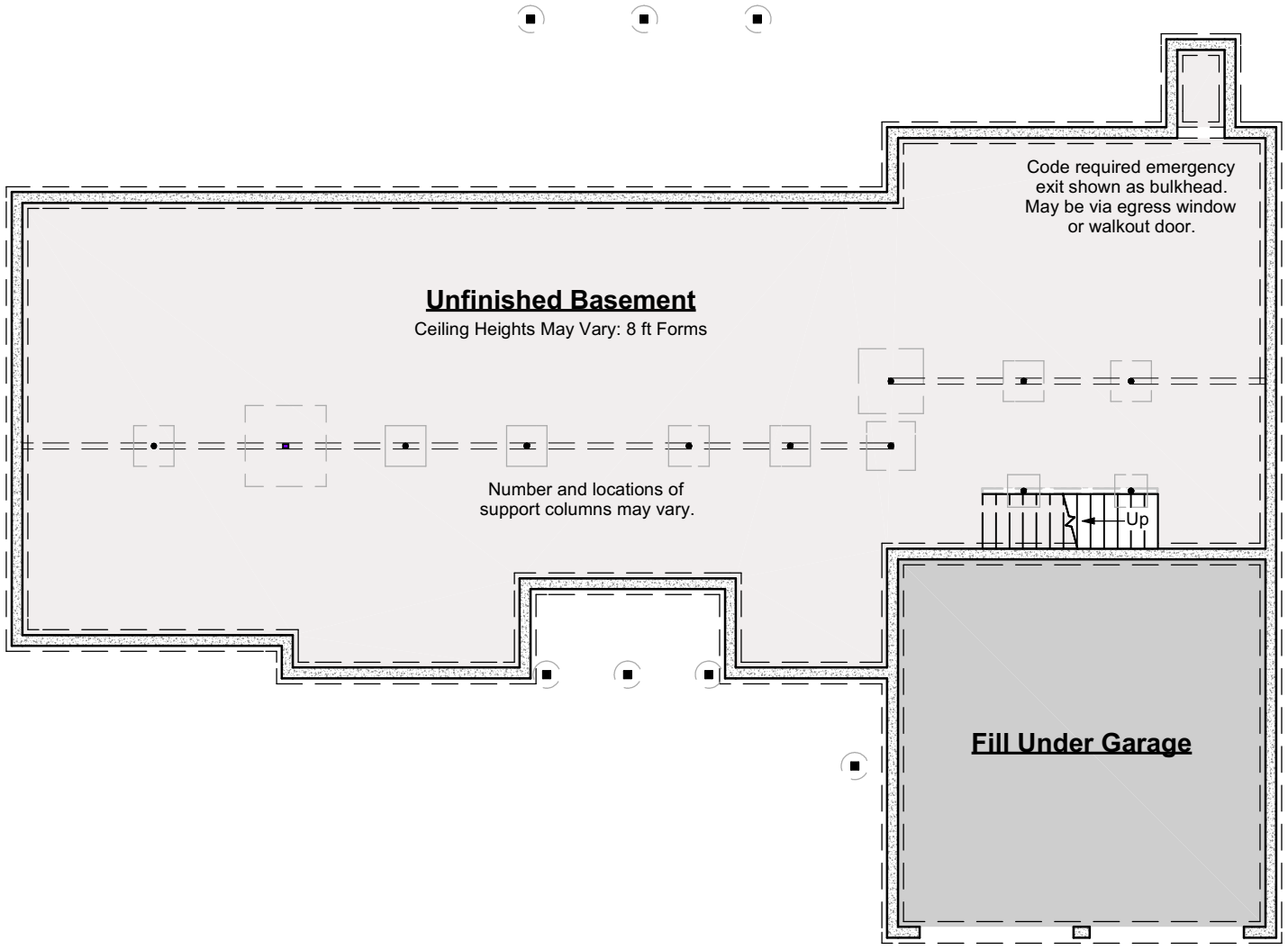


## Foundation Plan

Scale: 3/32" = 1'-0"

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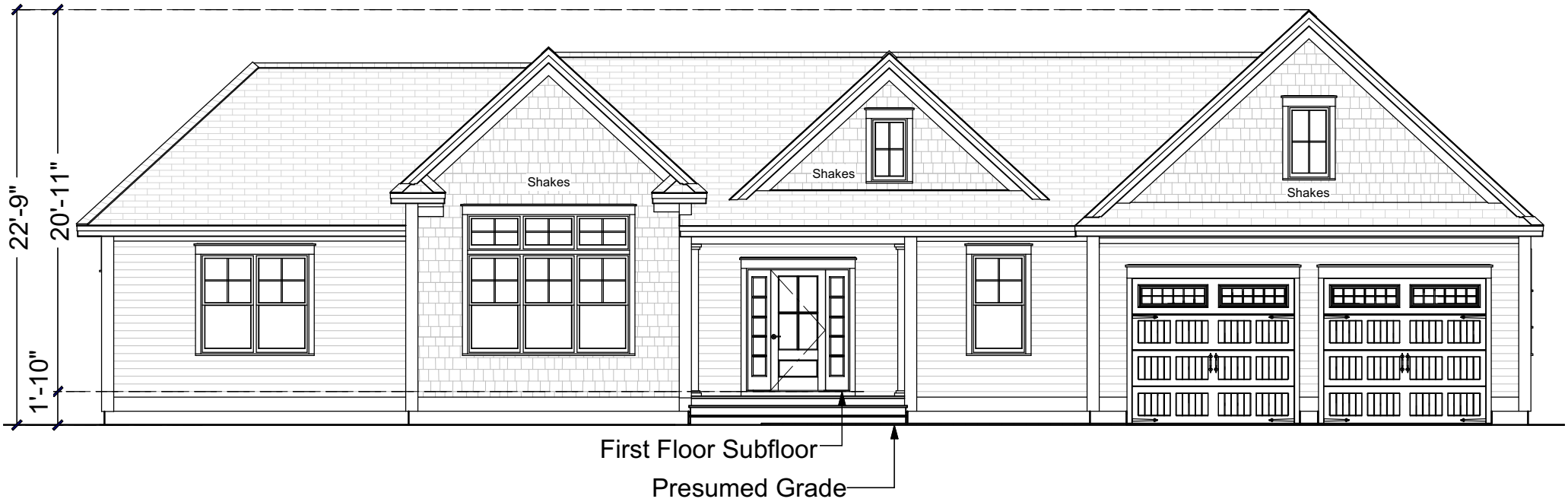


## Front Elevation

Scale: 1/8" = 1'-0"

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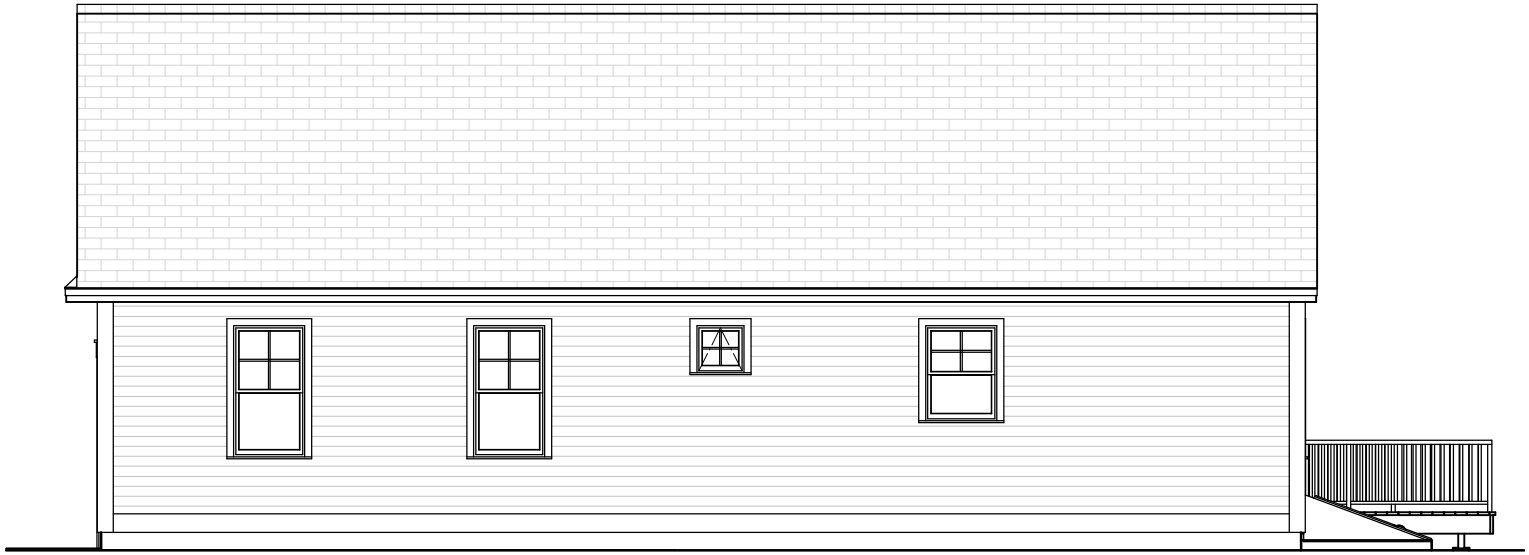

## Right Elevation

Scale: 1/8" = 1'-0"

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## Rear Elevation

Scale: 1/8" = 1'-0"

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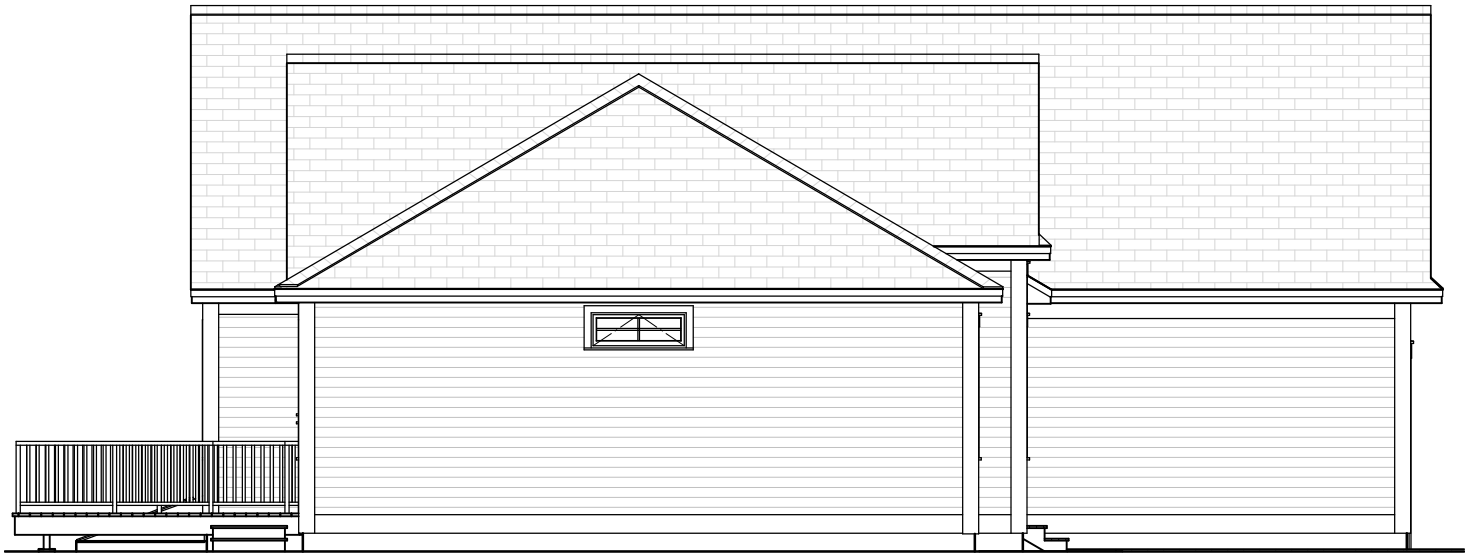

## Left Elevation

Scale: 1/8" = 1'-0"