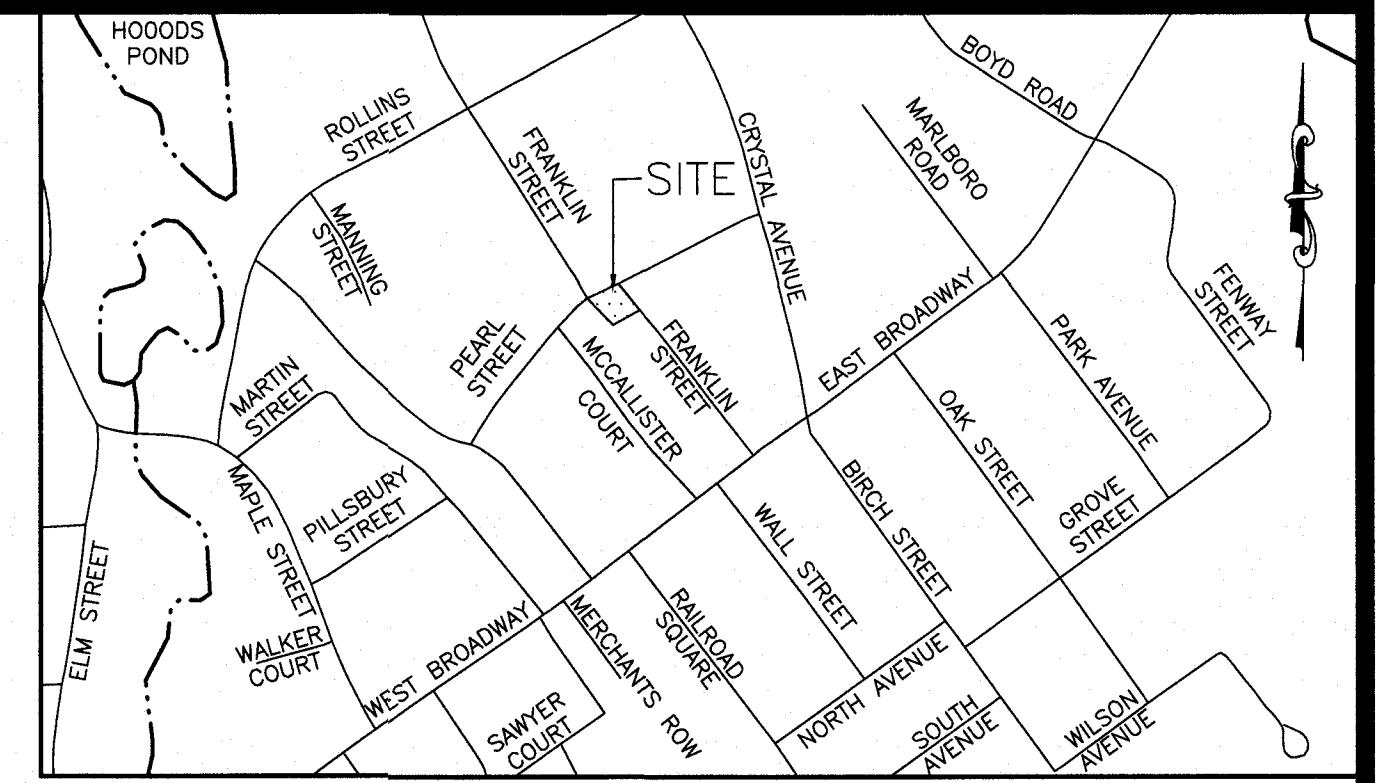


LOCUS PLAN
NOT TO SCALE

RESIDENTIAL SITE PLAN FRANKLIN MEADOWS

MAP 30; LOT 70

16 FRANKLIN STREET DERRY, NEW HAMPSHIRE

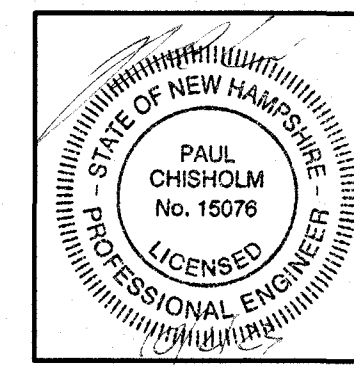
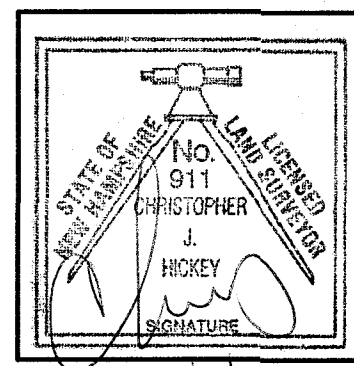


VICINITY PLAN
NOT TO SCALE

TOWN OF DERRY DEPARTMENT HEAD SIGNATURES	
PUBLIC WORKS DIRECTOR: <i>[Signature]</i>	DATE: 9/28/23
CODE ENFORCEMENT OFFICER: <i>[Signature]</i>	DATE: 9-8-23
FIRE DEPARTMENT: <i>[Signature]</i>	DATE: 9-5-23
POLICE DEPARTMENT: <i>[Signature]</i>	DATE: 9-1-23
CONSERVATION COMMISSION CHAIR: <i>NA</i>	DATE: <i>NA</i>

OWNER:
FRANKLIN STREET, LLC
341 SOUTH BROADWAY SUITE 10A
SALEM, N.H. 03079

PREPARED BY:
KEACH-NORDSTROM ASSOCIATES, INC.
10 COMMERCE PARK NORTH, SUITE 3B
BEDFORD, NEW HAMPSHIRE 03110
(603) 627-2881



KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

AUGUST 1, 2022
LAST REVISED: JULY 13, 2023
PROJECT NO. 21-1006-1

SHEET TITLE

SHEET No.

EXISTING CONDITIONS PLAN	1
REMOVALS/DEMOLITION PLAN	2
RESIDENTIAL SITE PLAN	3
GRADING, DRAINAGE & UTILITY PLAN	4
EROSION CONTROL PLAN	5
LANDSCAPE PLAN	6
LIGHTING PLAN	7
CONSTRUCTION DETAILS	8 - 11

LEGEND

- IP-F IRON PIPE FOUND
- ⊕ BENCHMARK
- ⊕ UTILITY POLE
- ⊕ STREET LIGHT
- ⊕ SIGN
- ⊕ WATER VALVE
- ⊕ WELL
- ⊕ SEWER MANHOLE
- ⊕ DRAINAGE MANHOLE
- ⊕ CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- STOCKADE FENCE
- PICKET FENCE
- OHU OVERHEAD UTILITIES
- W WATER LINE
- S SEWER LINE
- DRAINAGE LINE
- RETAINING WALL
- EOP EDGE OF PAVEMENT
- 10' CONTOUR
- 2' CONTOUR
- STONEMALL
- SETBACK
- ZONE LINE

MAP 30 LOT 61
TOWN OF DERRY
14 MANNING STREET
DERRY, NH 03038
BK. 3499 PG. 375

MAP 30 LOT 81
LAURA L. VALLIERE
4 PEARL STREET UNIT 4
DERRY NH 03038
BK. 4786 PG. 964

MAP 30 LOT 81
KIM X. BRANCO
19 FRANKLIN STREET
DERRY, NH 03038
BK. 4652 PG. 9013

MAP 30 LOT 62
TOWN OF DERRY
14 MANNING STREET
DERRY, NH 03038

MAP 30 LOT 70
10,963 S.F.
0.252 Ac.

MAP 30 LOT 71
RONALD WILLIAM BARRY II
STEPHANIE GAIL BARRY
15 FRANKLIN STREET APT 2
DERRY, NH 03038
BK. 6010 PG. 1021

MAP 30 LOT 69
JERRY W. KAPETANAKIS
10 FRANKLIN STREET
DERRY, NH 03038
BK. 6243 PG. 2021

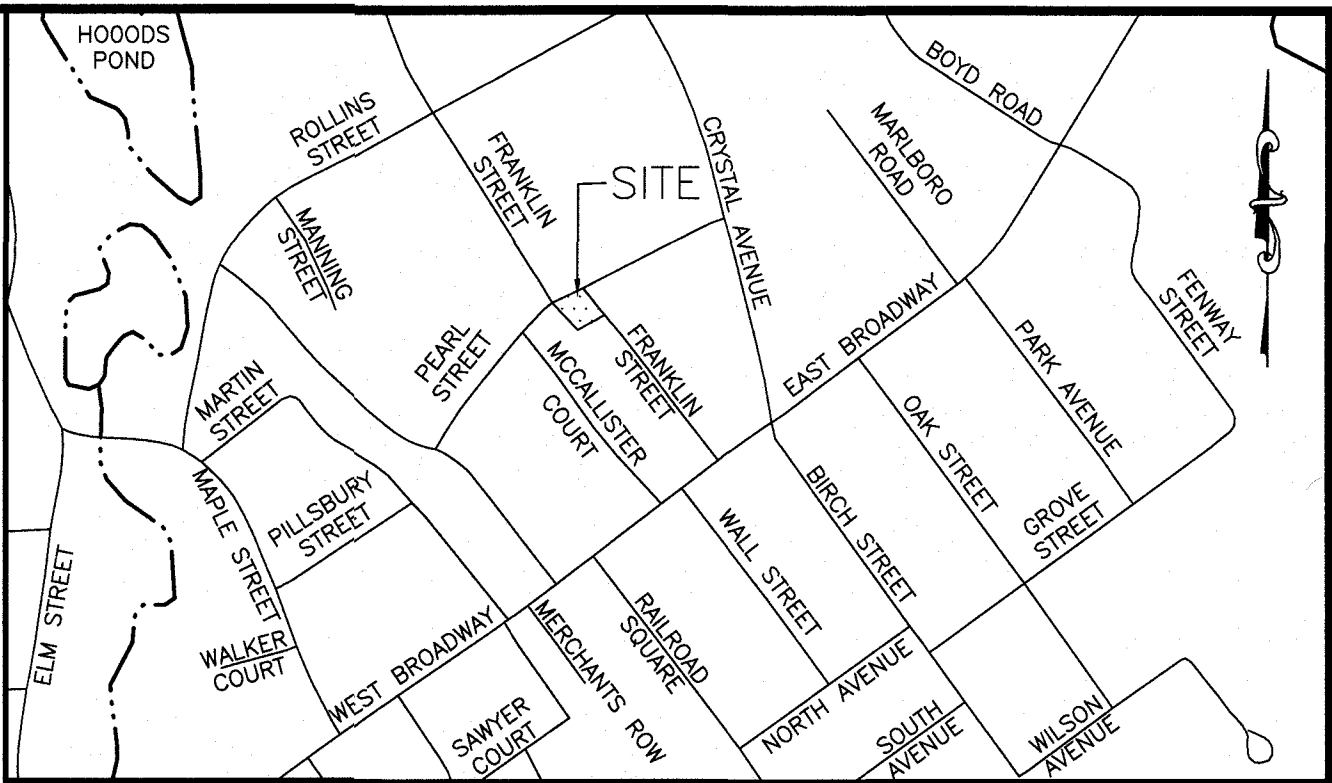
SCS SOILS LEGEND

799 URBAN LAND-CANTON COMPLEX
3 TO 15 PERCENT SLOPES
SOURCE: USDA-SCS WEB SOIL SURVEY
ROCKINGHAM COUNTY



UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND/OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



VICINITY PLAN
NOT TO SCALE

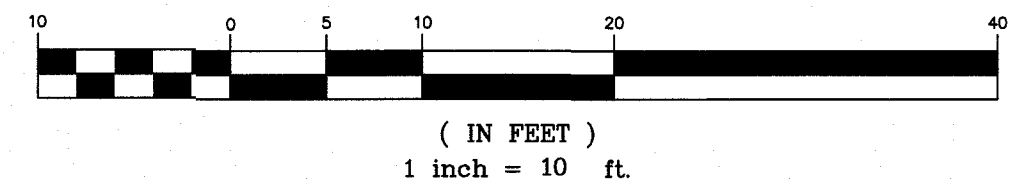
NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS PRESENT ON OF MAP 30 LOT 70 IN THE TOWN OF DERRY, NEW HAMPSHIRE.
2. EXISTING AREA OF PARCEL = 10,963± S.F. OR 0.252± ACRES.
3. OWNER OF RECORD:
LAKEVIEW PROPERTIES, LLC
341 SOUTH BROADWAY
SUITE 10A
SALEM, NH 03079
BK. 6354 PG. 809
4. THE SUBJECT PARCEL IS LOCATED ENTIRELY WITHIN CENTRAL BUSINESS ZONING DISTRICT (CBD).
5. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:
MINIMUM BUILDING SETBACKS:
- FRONT 8 FT. MAXIMUM
- SIDE 5 FT.
- REAR 10 FT.
MAXIMUM BUILDING HEIGHT: 350 FT. ABOVE SEA LEVEL
6. TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON ARE BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN OCTOBER OF 2021 AND MARCH OF 2022.
7. HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NAVD89 BASED ON GPS SURVEY METHODS POST PROCESSED THROUGH NOAA-OPUS. NORTH ORIENTATION IS NAD83.
8. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF DERRY, NEW HAMPSHIRE, ROCKINGHAM COUNTY, COMMUNITY PANEL NUMBER 3301500339E PANEL NUMBER 339 OF 681. EFFECTIVE DATE: MAY 17, 2005 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A FLOOD ZONE.
9. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR OR OWNER SHALL CONTACT DIG-SAFE AT 811.
10. EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.

REFERENCE PLANS:

1. "PROPERTY OF SALLY B. WILLIAMSON, CORNER FRANKLIN & PEARL STS. DERRY, N.H." SCALE: 1"=10'. DATED: OCTOBER, 1944. PREPARED BY: M.G. FERRY, C.E. R.C.R.D. PLAN #01206
2. "PHYSICAL EVIDENCE & DEED PLAT OF TAX LOT 30-64, DERRY, N.H." SCALE: 1"=20'. DATED: JULY 1, 1981. PREPARED BY: B.V. PEARSON ASSOCIATES, ENGINEERS-LAND SURVEYORS. R.C.R.D. PLAN #0578
3. "LOT CONSOLIDATION PLAN TAX MAP 30 LOTS 3078 & 3079 CRYSTAL AVE. DERRY, N.H." SCALES: 1"=20'. DATED: NOVEMBER, 1987. PREPARED BY: ERIC C. MITCHELL & ASSOC, INC. R.C.R.D. PLAN #17999
4. "BOUNDARY, SUBDIVISION AND CONSOLIDATION PLAT TAX MAP 1168 LOTS 3050-2, 3059, 3060, 3061, 3062, 3063." SCALE: 1"=40'. DATED: FEBRUARY 9, 2001. PREPARED BY: TRUE ENGINEERING & SURVEY INC. R.C.R.D. PLAN #28827
5. "ALTA/NSPS LAND TITLE SURVEY, 20 EAST BROADWAY PROJECT." SCALE: 1"=30'. DATED: MAY 14, 2020. PREPARED BY: HOLDEN ENGINEERING & SURVEYING, INC. R.C.R.D. PLAN #42142

GRAPHIC SCALE



EXISTING CONDITIONS PLAN
FRANKLIN MEADOWS
MAP 30 LOT 70
16 FRANKLIN STREET
DERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

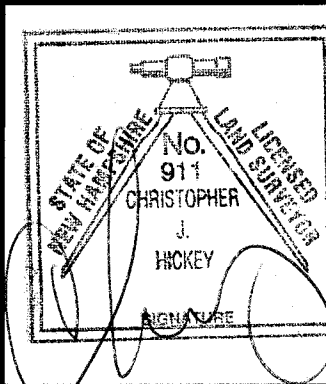
OWNER/APPLICANT
FRANKLIN STREET, LLC
341 SOUTH BROADWAY SUITE 10A
SALEM, N.H. 03079
BK. 6354 PG. 809

KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING OCTOBER OF 2021 AND MARCH OF 2022 SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

[Signature]
LICENSED LAND SURVEYOR
DATE 9/29/23



REVISIONS				
No.	DATE	DESCRIPTION	BY	
1	10/25/22	REVISIONS PER TOWN COMMENTS	BES	
2	5/17/23	REV PER DPW & ZONING COMMENTS	PCM	
3	7/13/23	REVISIONS PER TRC COMMENTS	PCM	
4	9/27/23	REVISIONS PER DPW COMMENTS	PCM	

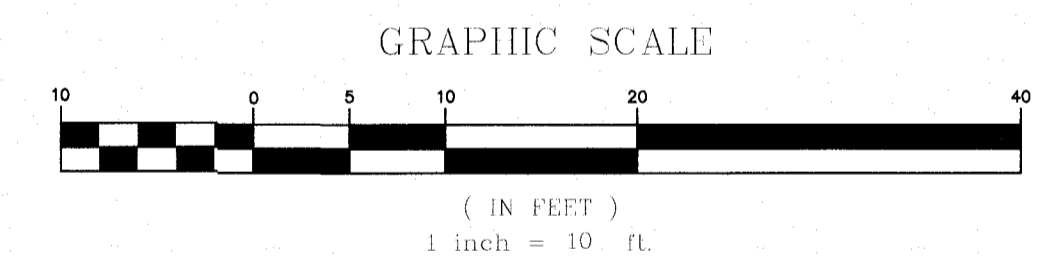
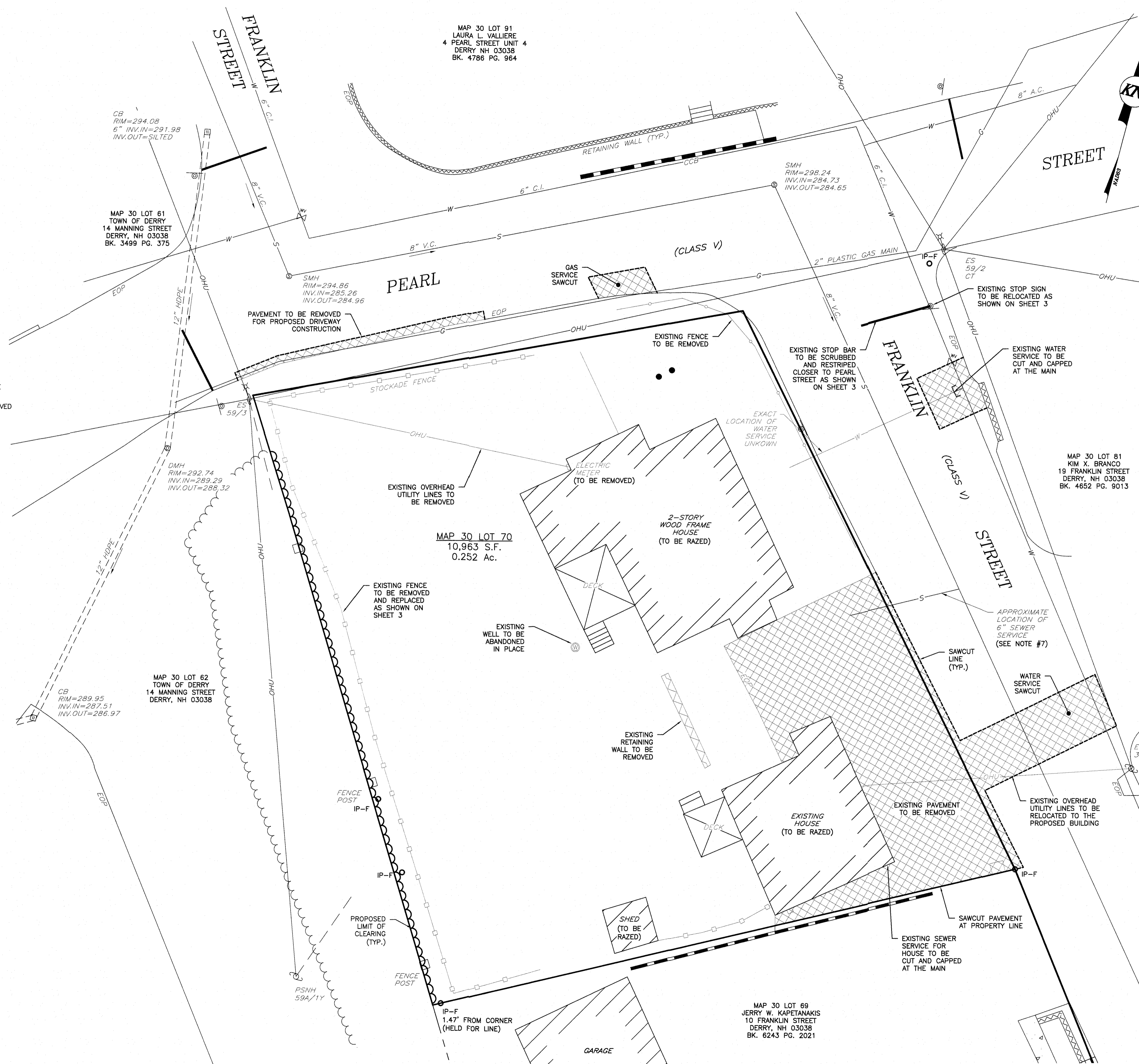
DATE: AUGUST 1, 2022 SCALE: 1" = 10'
PROJECT NO: 21-1006-1 SHEET 1 OF 11

REMOVALS/DEMOLITION NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING FEATURES ON SITE TO BE REMOVED, SALVAGED OR REPLACED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
3. CONTRACTOR TO REMOVE AND SALVAGE ITEMS SHOWN.
4. ALL STUMPS, ROOTS, BRANCHES, BRUSH, WOODS AND OTHER PERISHABLE MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATIONS SHALL BE DISPOSED OF BY AN APPROVED METHOD.
5. ALL EXISTING PAVEMENT WITHIN THE CROSS HATCHED AREA IS TO BE REMOVED DURING THE DEMOLITION PHASE OF THE PROJECT. EXCESS MATERIAL FROM THESE AREAS SHALL BE APPROPRIATELY DISPOSED OF OFFSITE BY AN APPROVED METHOD.
6. DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
7. EXISTING SEWER SERVICE TO BE VIDEO INSPECTED PRIOR TO CONSTRUCTION TO DETERMINE IF IT CAN BE REUSED.

LEGEND

- IP-F IRON PIPE FOUND
- UTILITY POLE
- STREET LIGHT
- SIGN
- WATER VALVE
- WELL
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- STOCKADE FENCE
- PICKET FENCE
- OHU OVERHEAD UTILITIES
- G GAS LINE
- W WATER LINE
- S SEWER LINE
- DRAINAGE LINE
- RETAINING WALL
- EOP EDGE OF PAVEMENT
- STONEWALL
- SETBACK
- PROPOSED SAWCUT LINE
- ▨ PAVEMENT TO BE REMOVED



**REMOVALS/DEMOLITION PLAN
FRANKLIN MEADOWS**
MAP 30 LOT 70
16 FRANKLIN STREET
DERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

OWNER/APPLICANT
FRANKLIN STREET, LLC
341 SOUTH BROADWAY SUITE 10A
SALEM, N.H. 03079
BK. 6354 PG. 809

KMA
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

No.	DATE	DESCRIPTION	BY
1	10/25/22	REVISIONS PER TOWN COMMENTS	BES
2	5/17/23	REV PER DPW & ZONING COMMENTS	PCM
3	7/13/23	REVISIONS PER TRC COMMENTS	PCM
4	9/27/23	REVISIONS PER DPW COMMENTS	PCM

DATE: AUGUST 1, 2022 SCALE: 1" = 10'
PROJECT NO: 21-1006-1 SHEET 2 OF 11



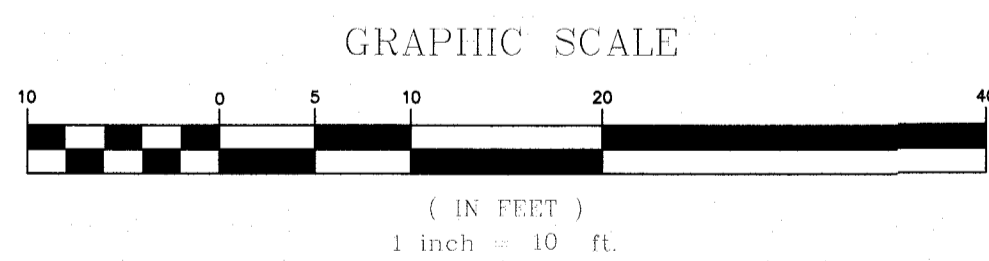
REFERENCE PLANS:

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- "PHYSICAL EVIDENCE & DEED PLAT OF TAX LOT 30-64, DERRY, N.H." SCALE: 1"=20'. DATED: JULY 1, 1981. PREPARED BY: B.V. PEARSON ASSOCIATES, ENGINEERS-LAND SURVEYORS. R.C.R.D. PLAN #10578
- "LOT CONSOLIDATION PLAN TAX MAP 30 LOTS 3078 & 3079 CRYSTAL AVE. DERRY, N.H." SCALES: 1"=20'. DATED: NOVEMBER, 1987. PREPARED BY: ERIC C. MITCHELL & ASSOC, INC. R.C.R.D. PLAN #17999
- "BOUNDARY, SUBDIVISION AND CONSOLIDATION PLAT TAX MAP 1168 LOTS 3050-2, 3059, 3060, 3061, 3062, 3063." SCALE: 1"=40'. DATED: FEBRUARY 9, 2001. PREPARED BY: TRUE ENGINEERING & SURVEY INC. R.C.R.D. PLAN #28827
- "ALTA/NSPS LAND TITLE SURVEY, 20 EAST BROADWAY PROJECT." SCALE: 1"=30'. DATED: MAY 14, 2020. PREPARED BY: HOLDEN ENGINEERING & SURVEYING, INC. R.C.R.D. PLAN #42142



LEGEND

- IP-F IRON PIPE FOUND
- UTILITY POLE
- STREET LIGHT
- SIGN
- WATER VALVE
- WELL
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- STOCKADE FENCE
- PICKET FENCE
- OVERHEAD UTILITIES
- RETAINING WALL
- EDGE OF PAVEMENT
- STONEWALL
- SETBACK
- ZONE LINE
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SAWCUT LINE
- PROPOSED BITUMINOUS CURB



POLICE & FIRE DEPARTMENT NOTES

- ANY ALARMS INSTALLED IN THE NEW UNITS MUST BE REGISTERED WITH THE POLICE DEPARTMENT.
- A KNOX BOX WILL NEED TO BE PROVIDED FOR EMERGENCY ACCESS TO THE UTILITY ROOM. CONTRACTOR TO COORDINATE WITH THE FIRE DEPARTMENT FOR LOCATION AND INSTALLATION OF THE KNOX BOX.

OWNER OF LOT 70

SIGNATURE: _____ LAKEVIEW PROPERTIES, LLC
DATE: _____

MAP 30 LOT 91
LAURA L. VALLIERE
4 PEARL STREET UNIT 4
DERRY NH 03038
BK. 4786 PG. 964

MAP 30 LOT 61
TOWN OF DERRY
14 MANNING STREET
DERRY, NH 03038
BK. 3499 PG. 375

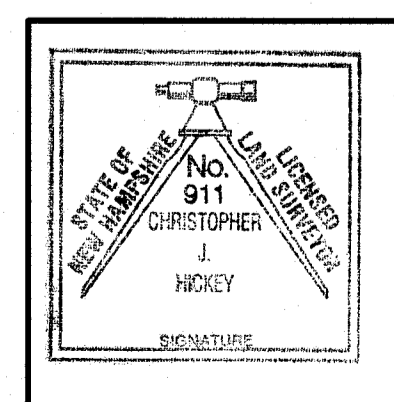
MAP 30 LOT 62
TOWN OF DERRY
14 MANNING STREET
DERRY, NH 03038

MAP 30 LOT 70
10,963 S.F.
0.252 Ac.

MAP 30 LOT 81
KIM X. BRANCO
19 FRANKLIN STREET
DERRY, NH 03038
BK. 4652 PG. 9013

MAP 30 LOT 71
RONALD WILLIAM BARRY II
STEPHANIE GAIL BARRY
15 FRANKLIN STREET APT 2
DERRY, NH 03038
BK. 6010 PG. 1021

MAP 30 LOT 69
JERRY W. KAPETANAKIS
10 FRANKLIN STREET
DERRY, NH 03038
BK. 6243 PG. 2021



CERTIFICATIONS

I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE; THAT IT COMPLIES WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 356-B:20, 1 & V, AND ALL IMPROVEMENTS DEPICTED HEREON ARE "NOT YET BEGUN".

LICENSED LAND SURVEYOR

DATE: 10/2/23



VICINITY PLAN
NOT TO SCALE

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED CONSTRUCTION OF A 3-UNIT RESIDENTIAL BUILDING.
- EXISTING AREA OF PARCEL = 10,963± S.F. OR 0.252± ACRES.
- OWNER OF RECORD: LAKEVIEW PROPERTIES, LLC 341 SOUTH BROADWAY SUITE 10A SALEM, NH 03079 BK. 6354 PG. 809
- THE SUBJECT PARCEL IS LOCATED ENTIRELY WITHIN CENTRAL BUSINESS ZONING DISTRICT (CBD).
- DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:

REQUIRED	PROPOSED
FRONT	8 FT. MAXIMUM
SIDE	5 FT.
REAR	10 FT.
MAXIMUM BUILDING HEIGHT:	350 FT. ABOVE SEA LEVEL
	330.42 FT. ASL
- TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON ARE BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN OCTOBER OF 2021 AND MARCH OF 2022.
- HORIZONTAL DATUM IS NAD83; VERTICAL DATUM IS NGVD29 BASED ON GPS SURVEY METHODS POST PROCESSED THROUGH NOAA-US, NORTH ORIENTATION IS NAD83.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF DERRY, NEW HAMPSHIRE, ROCKINGHAM COUNTY, COMMUNITY PANEL NUMBER 33015C0339E PANEL NUMBER 339 OF 681. EFFECTIVE DATE: MAY 17, 2005 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A FLOOD ZONE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR OR OWNER SHALL CONTACT DIG-SAFE AT 811.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
- PARKING REQUIREMENTS FOR MULTIFAMILY DWELLINGS:

REQUIRED (CBD):	1.5 SPACES/BEDROOM = 1.5 SPACES X 9 BEDROOMS = 13.5 = 14 SPACES REQUIRED
PROPOSED:	2 GARAGE SPACES/UNIT = 2 SPACES X 3 UNITS = 6 SPACES
	3 ADDITIONAL SPACES/UNIT FOR UNITS 1 & 2 = 6 SPACES
	2 ADDITIONAL SPACES/UNIT FOR UNIT 3 = 2 SPACES
	6 SPACES + 6 SPACES + 2 SPACES = 14 TOTAL SPACES PROVIDED
- THE ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE TO THE TERMS OF ARTICLE VI, SECTION 165-33.B OF THE TOWN OF DERRY ZONING ORDINANCE TO ALLOW THE CONSTRUCTION OF A 3-UNIT CONDOMINIUM AT THE NOVEMBER 18, 2021 HEARING.
- THE FOLLOWING WAIVERS ARE REQUESTED FROM THE PLANNING BOARD:
 - LDOR SECTION 170-66(C): OVERHEAD UTILITIES
 - LDOR SECTION 170-25(6): RAILROAD SPIKE IN PLACE OF GRANITE BOUND
- NO JURISDICTIONAL WETLANDS ARE PRESENT ON SITE.
- TRASH REMOVAL WILL BE PRIVATE TOTE PICKUP.
- PURSUANT TO SECTION 170-64 OF THE LDOR, NO GREEN SPACE IS REQUIRED WITHIN THE CENTRAL BUSINESS DISTRICT.
- PLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS AND WALKWAYS SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. NO SNOW MAY BE PLOWED OR STORED ON THE ADJACENT PARCELS. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- THE TOTAL NUMBER OF SHEETS IN THE COMPLETE PLAN SET IS 12 INCLUDING THE COVER SHEET. THE FULL SET OF PROJECT PLANS IS ON FILE AT THE DERRY PLANNING DEPARTMENT.

TOWN OF DERRY PLANNING BOARD APPROVAL BLOCK

DATE OF APPROVAL: _____
 CERTIFIED BY CHAIRMAN: _____ DATE: _____
 SECRETARY: _____ DATE: _____

CONDOMINIUM SITE PLAN
FRANKLIN MEADOWS

MAP 30 LOT 70
16 FRANKLIN STREET
DERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

OWNER/APPLICANT

FRANKLIN STREET, LLC
341 SOUTH BROADWAY SUITE 10A
SALEM, N.H. 03079
BK. 6354 PG. 809

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

No.	DATE	DESCRIPTION	BY
1	10/25/22	REVISIONS PER TOWN COMMENTS	BES
2	5/17/23	REV PER DPW & ZONING COMMENTS	PCM
3	7/13/23	REVISIONS PER TRC COMMENTS	PCM
4	9/27/23	REVISIONS PER DPW COMMENTS	PCM

DATE: AUGUST 1, 2022

PROJECT NO: 21-1006-1

SCALE: 1" = 10'

SHEET 3 OF 11

LEGEND

- IP-F IRON PIPE FOUND
- ⊕ BENCHMARK
- ⊕ UTILITY POLE
- ⊕ STREET LIGHT
- ⊕ SIGN
- ⊕ WATER VALVE
- ⊕ WELL
- ⊕ SEWER MANHOLE
- ⊕ DRAINAGE MANHOLE
- ⊕ CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- SETBACK
- STOCKADE FENCE
- PICKET FENCE
- OHU OVERHEAD UTILITIES
- W WATER LINE
- S SEWER LINE
- G GAS LINE
- DRAINAGE LINE
- RETAINING WALL
- EOP EDGE OF PAVEMENT
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- TREELINE
- BITUMINOUS CURB
- UGU PROPOSED UNDERGROUND UTILITIES
- G PROPOSED GAS LINE
- W PROPOSED WATER LINE
- S PROPOSED SEWER LINE
- DRAINAGE LINE
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED 2' CONTOUR
- PROPOSED BITUMINOUS CURB

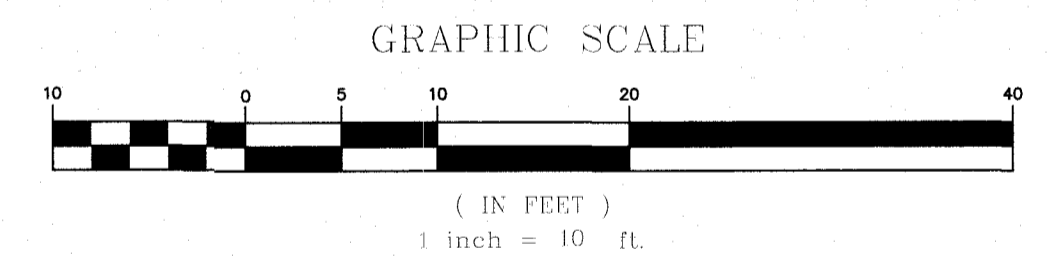
SCS SOLS LEGEND

799 URBAN LAND-CANTON COMPLEX,
SLOPE 3-15%
SOURCE: WEB SOIL SURVEY,
WWW.WEBSOILSURVEY.SC.EGOV.USDA.GOV

CONSTRUCTION NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED GRADING, DRAINAGE, AND UTILITY SYSTEMS FOR THIS SITE.
2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF DERRY, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
3. PARKING LOT CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS.
4. ALL DISTURBED AREAS SHALL BE LOADED AND SEEDED.
5. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. SEE DETAILS FOR DRAINAGE SPECIFICATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
8. CONTRACTOR SHALL REPLACE ANY DRAINAGE STRUCTURES OF DAMAGED DURING CONSTRUCTION OR FOUND TO BE IN POOR CONDITION.
9. ALL PIPES SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
10. CONTRACTOR TO VERIFY SIZE OF WATER SERVICE LINE WITH MECHANICAL CONTRACTOR/FIRE SUPPRESSION ENGINEER PRIOR TO THE START OF CONSTRUCTION.
11. FINAL LAYOUT OF UNDERGROUND UTILITIES TO BE APPROVED BY LOCAL PROVIDER PRIOR TO CONSTRUCTION.
12. EXISTING SEWER SERVICE TO BE VIDEO INSPECTED PRIOR TO CONSTRUCTION TO DETERMINE IF IT CAN BE REUSED.
13. OUTTING IN A TEE WILL REQUIRE A WATER INTERRUPTION AFFECTING BUSINESSES, THEREFORE WORK WILL NEED TO BE COORDINATED WITH THE WATER DEPARTMENT. A NIGHT TIME SHUT DOWN OR TEMPORARY SERVICE (PROVIDED BY THE CONTRACTOR) TO AFFECTED BUSINESSES MAY BE REQUIRED.

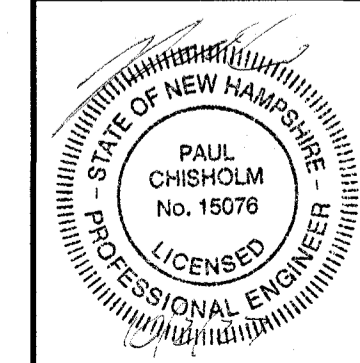
LOAM & SEED ALL DISTURBED AREAS (TYP.)



**GRADING, DRAINAGE & UTILITY PLAN
FRANKLIN MEADOWS**
MAP 30 LOT 70
16 FRANKLIN STREET
DERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

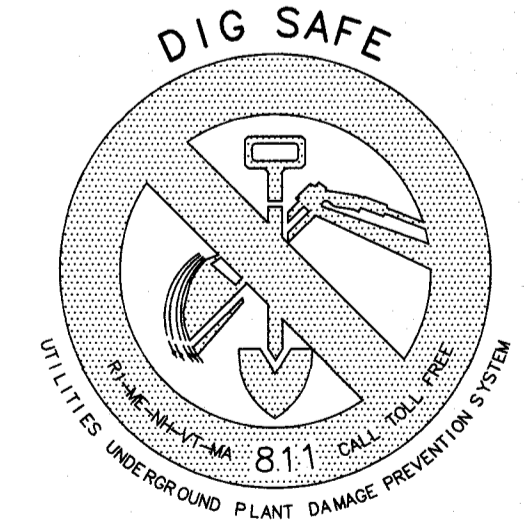
OWNER/APPLICANT
FRANKLIN STREET, LLC
341 SOUTH BROADWAY SUITE 10A
SALEM, N.H. 03079
BK. 6354 PG. 809

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881



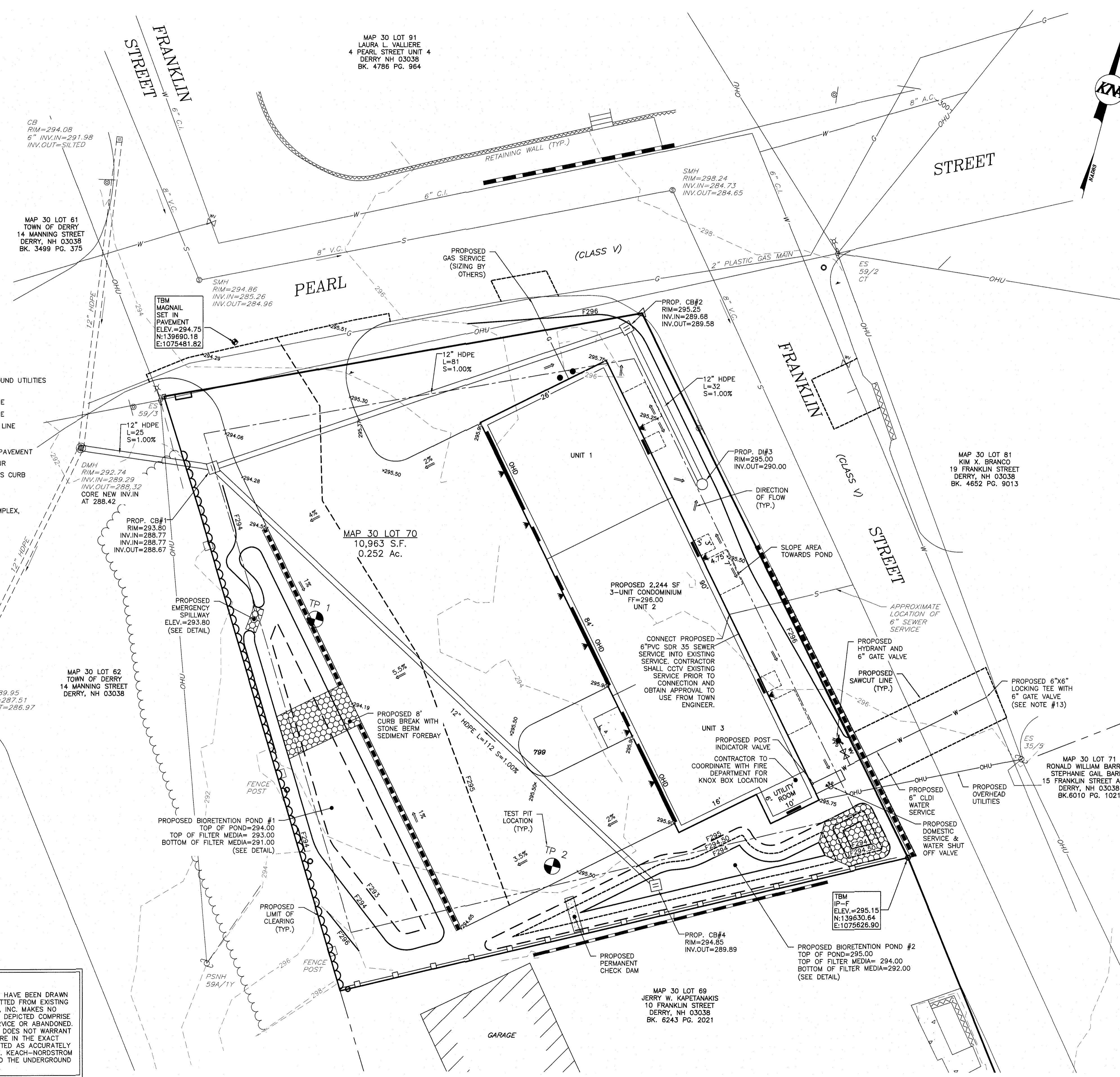
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DATE: AUGUST 1, 2022 SCALE: 1" = 10'
PROJECT NO: 21-1006-1 SHEET 4 OF 11



UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



MAP 30 LOT 91
LAURA L. VALLIERE
4 PEARL STREET UNIT 4
DERRY NH 03038
BK. 4786 PG. 964

MAP 30 LOT 61
TOWN OF DERRY
14 MANNING STREET
DERRY, NH 03038
BK. 3499 PG. 375

MAP 30 LOT 81
KIM X. BRANCO
19 FRANKLIN STREET
DERRY, NH 03038
BK. 4652 PG. 9013

MAP 30 LOT 70
10,963 S.F.
0.252 Ac.

MAP 30 LOT 62
TOWN OF DERRY
14 MANNING STREET
DERRY, NH 03038

MAP 30 LOT 71
RONALD WILLIAM BARRY II
STEPHANIE GAIL BARRY
15 FRANKLIN STREET APT 2
DERRY, NH 03038
BK.6010 PG. 1021

MAP 30 LOT 69
JERRY W. KAPETANAKIS
10 FRANKLIN STREET
DERRY, NH 03038
BK. 6243 PG. 2021

LEGEND

- IP-F IRON PIPE FOUND
- UTILITY POLE
- STREET LIGHT
- SIGN
- WATER VALVE
- WELL
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- STOCKADE FENCE
- PICKET FENCE
- OHU OVERHEAD UTILITIES
- RETAINING WALL
- EOP EDGE OF PAVEMENT
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- TRELLINE
- BITUMINOUS CURB
- PROPOSED DRAINAGE LINE
- PROPOSED TRELLINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED 2' CONTOUR
- PROPOSED SWALE
- PROPOSED BITUMINOUS CURB

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14 MANNING STREET
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EROSION CONTROL NOTES:

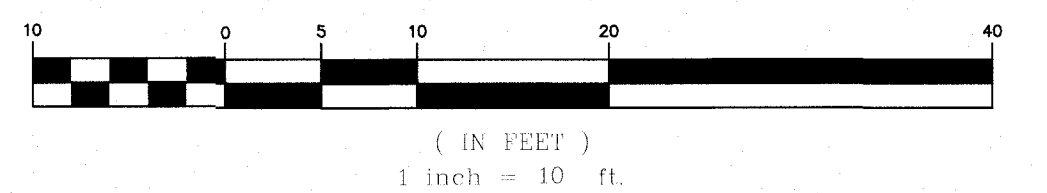
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE REQUIRED ONSITE TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES AS WELL AS THE PERMANENT EROSION CONTROL MEASURES.
2. ALL MEASURES IN THE PLAN SHALL MEET AS A MINIMUM THE BEST MANAGEMENT PRACTICES SET FORTH IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL TITLED "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION," DATED DECEMBER 2010, AS AMENDED FROM TIME TO TIME.
3. WHENEVER PRACTICAL, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED OR SUPPLEMENTED. THE STRIPPING OF VEGETATION, WHEN NECESSARY, SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
4. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE.
5. THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED.
6. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA USING APPROVED MEASURES. WETLAND AREAS AND SURFACE WATERS SHALL BE PROTECTED FROM SEDIMENT.
7. OFFSITE SURFACE WATER AND RUNOFF FROM UNDISTURBED AREAS SHALL BE DIVERTED AWAY FROM DISTURBED AREAS WHERE FEASIBLE OR CARRIED NON-EROSIVELY THROUGH THE PROJECT AREA.
8. INTEGRITY OF DOWNSTREAM DRAINAGE SYSTEMS SHALL BE MAINTAINED.
9. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED.
10. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS UNLESS CONDITIONS DICTATE OTHERWISE.
11. THE TOWN OF DERRY SHALL RESERVE THE RIGHT TO REQUIRE FURTHER EROSION CONTROL PRACTICES DURING CONSTRUCTION SHOULD THEY FIND IT NECESSARY.

**LOAM & SEED ALL
DISTURBED AREAS (TYP.)**

EROSION & SEDIMENT CONTROL LEGEND

- ▨ PERMANENT OUTLET PROTECTION APRON (RIP RAP)
- TEMPORARY INLET PROTECTION
- TEMPORARY PERIMETER CONTROLS
- LIMITS OF CLEARING
- ▨ STABILIZED CONSTRUCTION EXIT
- ▨ STAGING AND STOCKPILE AREA
- ▨ EROSION CONTROL BLANKETS

GRAPHIC SCALE



**EROSION CONTROL PLAN
FRANKLIN MEADOWS**

MAP 30 LOT 70
16 FRANKLIN STREET
DERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

OWNER/APPLICANT

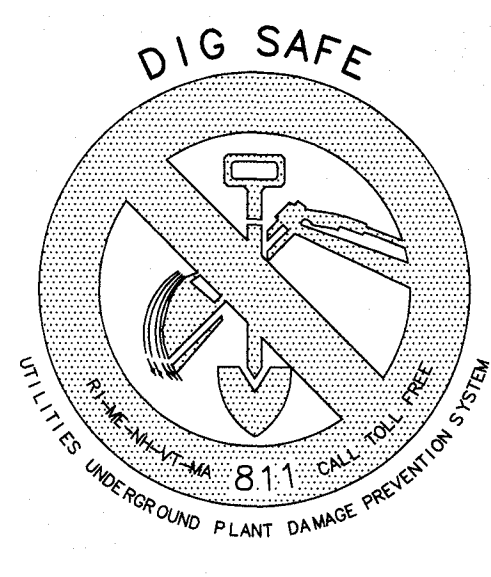
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REVISIONS

No.	DATE	DESCRIPTION	BY
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DATE: AUGUST 1, 2022 SCALE: 1" = 10'
PROJECT NO: 21-1006-1 SHEET 5 OF 11



LEGEND

- IP-F IRON PIPE FOUND
- UTILITY POLE
- STREET LIGHT
- SIGN
- WATER VALVE
- WELL
- SEWER MANHOLE
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14 MANNING STREET
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10 FRANKLIN STREET
DERRY, NH 03038
BK. 6243 PG. 2021

LANDSCAPE NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE LANDSCAPING WHICH PROVIDES CLIMATIC RELIEF AND AESTHETIC APPEAL.
2. ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOW HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE; WITH SAME WARRANTY REQUIREMENTS AS THE ORIGINAL. WARRANTIES TYPICALLY DO NOT COVER LOSS DUE TO INSECT INFESTATION OR MECHANICAL DAMAGE (I.E. SNOW STORAGE).
3. IF THE SOIL CONDITIONS ARE EXTREMELY SANDY, ALL TREES SHALL HAVE A 6" LAYER OF COMPACTED TOPSOIL PLACED IN THE BASE OF THE PLANT PIT AS A MOISTURE RETENTION LAYER. THE PLANT PIT SIDEWALLS SHALL BE OVER EXCAVATED BY AN ADDITIONAL 12" BEYOND THE NORMAL OUTSIDE RADIUS OF THE HOLE. A TOPSOIL MIXTURE SHALL BE USED TO BACKFILL THE HOLE AS FOLLOWS; ORGANIC TOPSOIL, AMENDED WITH 10% WOOD ASH, 10% MANURE, 30% PEATMOSS AND A GRANULAR HYDROGEL TO ABSORB AND RETAIN WATER.
4. PLANTING BEDS AND SAUCERS SHALL RECEIVE A 4" MINIMUM THICKNESS OF PINE/HEMLOCK BARK MULCH OVER A 5oz. POLYPROPYLENE WEED CONTROL FABRIC.
5. PAVEMENT AND ROAD BASE MATERIAL ENCOUNTERED IN ANY LAWN OR PLANTING BED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AND SUITABLE AMENDED SOIL INSTALLED AS SPECIFIED IN THE TURF ESTABLISHMENT SCHEDULE.

LANDSCAPE CALCULATIONS:

REQUIRED LANDSCAPING:
 ONE DECIDUOUS OR ORNAMENTAL TREE PER 30 FEET OF BUILDING PERIMETER
 BUILDING PERIMETER = 214 FT
 TREES REQUIRED = 214/30 = 7.133 OR 8 TREES
 TREES PROVIDED = 8 TREES
 ONE SHRUB PER TWO REQUIRED PARKING SPACES
 REQUIRED PARKING SPACES = 9
 REQUIRED SHRUBS = 9 = 4.5 OR 5 SHRUBS
 SHRUBS PROVIDED = 5 SHRUBS

PLANT LIST

SYMBOL	QTY	COMMON NAME	SIZE
TREES			
Bg	3	NYSSA SYLVATICA/BLACK GUM	2" CAL.
Pd	5	CORNUS ALTERNIFLORA/ALTERNATELEAF DOGWOOD	2" CAL.
SHRUBS			
Rp	3	RHODODENDRON/"PJM"	#5 GAL.
Fi	2	FORSYTHIA X INTERMEDIA/NORTHERN GOLD FORSYTHIA 4'-5'	

GRAPHIC SCALE



(IN FEET)
1 inch = 10' ft.

LANDSCAPE PLAN
FRANKLIN MEADOWS
 MAP 30 LOT 70
 16 FRANKLIN STREET
 DERRY, NEW HAMPSHIRE
 ROCKINGHAM COUNTY

OWNER/APPLICANT
 FRANKLIN STREET, LLC
 341 SOUTH BROADWAY SUITE 10A
 SALEM, N.H. 03079
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DATE: AUGUST 1, 2022 SCALE: 1" = 10'
 PROJECT NO: 21-1008-1 SHEET 6 OF 11



LEGEND

- IP-F IRON PIPE FOUND
- UTILITY POLE
- STREET LIGHT
- SIGN
- WATER VALVE
- WELL
- SEWER MANHOLE
- DRAINAGE MANHOLE
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- BUTTER LINE
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MAP 30 LOT 81
TOWN OF DERRY
14 MANNING STREET
DERRY, NH 03038
BK. 3499 PG. 375

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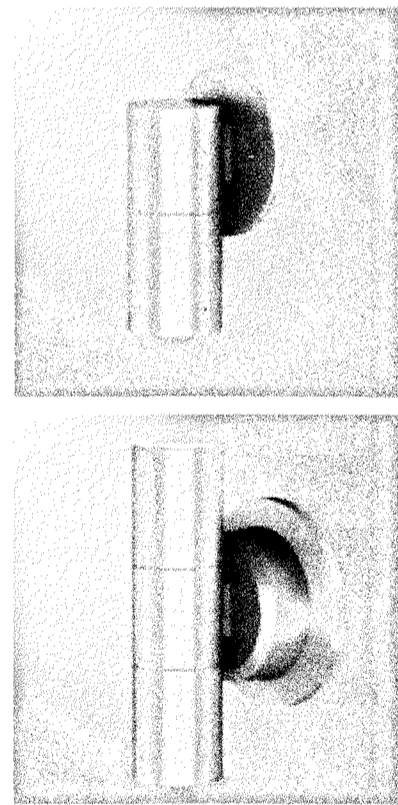
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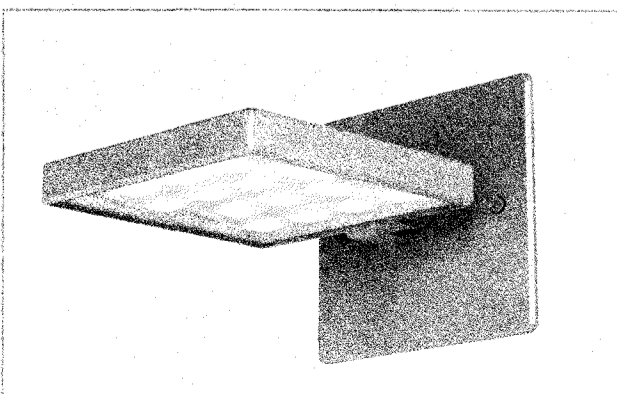
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10 FRANKLIN STREET
DERRY, NH 03038
BK. 6243 PG. 2021



Lanterra 9003

LED
INTERIOR / EXTERIOR
CYLINDER FLOOD LIGHT
CERTIFICATION DATA
cULus - 1598
Wet Location Listed - IP66
LM79/LM80 Compliant
ROHS Compliant
10W LED, L70/102,000 @ 25° Celsius
20W LED, L70/102,000 @ 25° Celsius



**Lumière
EON 303-W1-LEDB2**

Ceiling / Wall Mount
Direct / Indirect

Typical Applications
• Hospitality - Commercial Landscape - Outdoor Area/Site - Residential
• Architectural

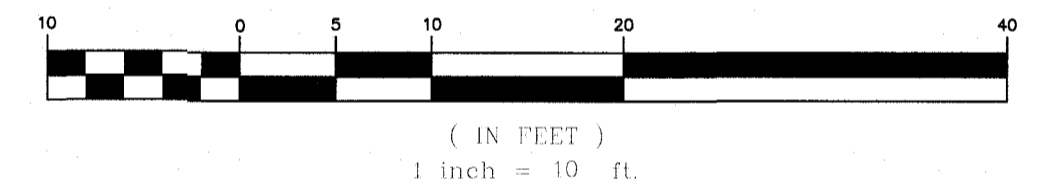
LIGHTING NOTES:

1. ALL LIGHTS/FIXTURES SHALL BE AS SPECIFIED BY EXPOSURE LIGHTING.
2. ALL PROPOSED LIGHTS/FIXTURES ARE TO BE FULL CUTOFF.
3. FIXTURES SHALL BE MOUNTED AT HEIGHTS AS SPECIFIED IN TABLE.
4. PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ELECTRICIAN FOR THE EXACT LOCATION, LAYOUT, CONDUIT SIZE AND CIRCUITS ASSOCIATED WITH THE SITE LIGHTING.

LUMINAIRE SCHEDULE				
SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION
◀	3	W	SINGLE	303-W1-LEDB1-3000-UNV-T4-DIMELV-CXX
◀	6	W2	SINGLE	9003-W1-RW-LED3080-F-CXX-L1-UNV



GRAPHIC SCALE



KENNETH SWEENEY | APPLICATIONS ENGINEER
603.759.1043
6 SCOTT RD | HAMPTON, NH 03842 | 603.601.8080
EXPOSURE2LIGHTING.COM

**LIGHTING PLAN
FRANKLIN MEADOWS**
MAP 30 LOT 70
16 FRANKLIN STREET
DERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

OWNER/APPLICANT

FRANKLIN STREET, LLC
341 SOUTH BROADWAY SUITE 10A
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REVISIONS

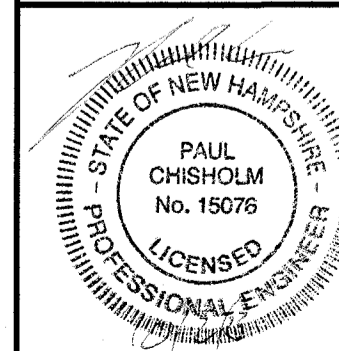
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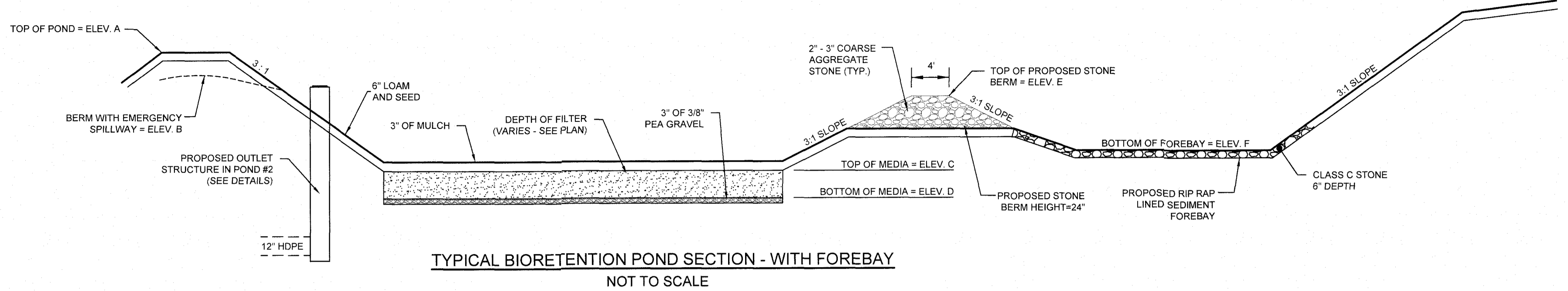
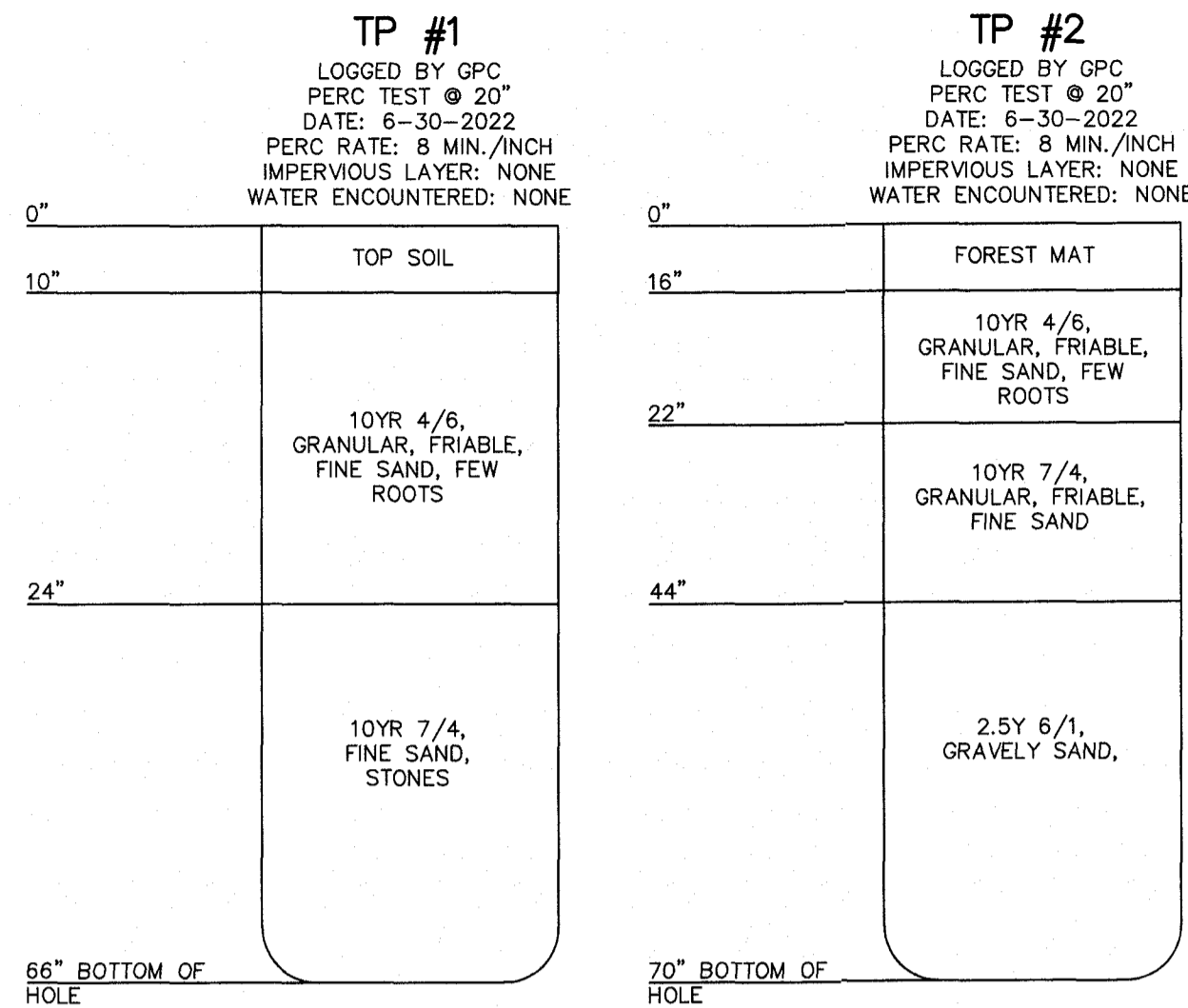
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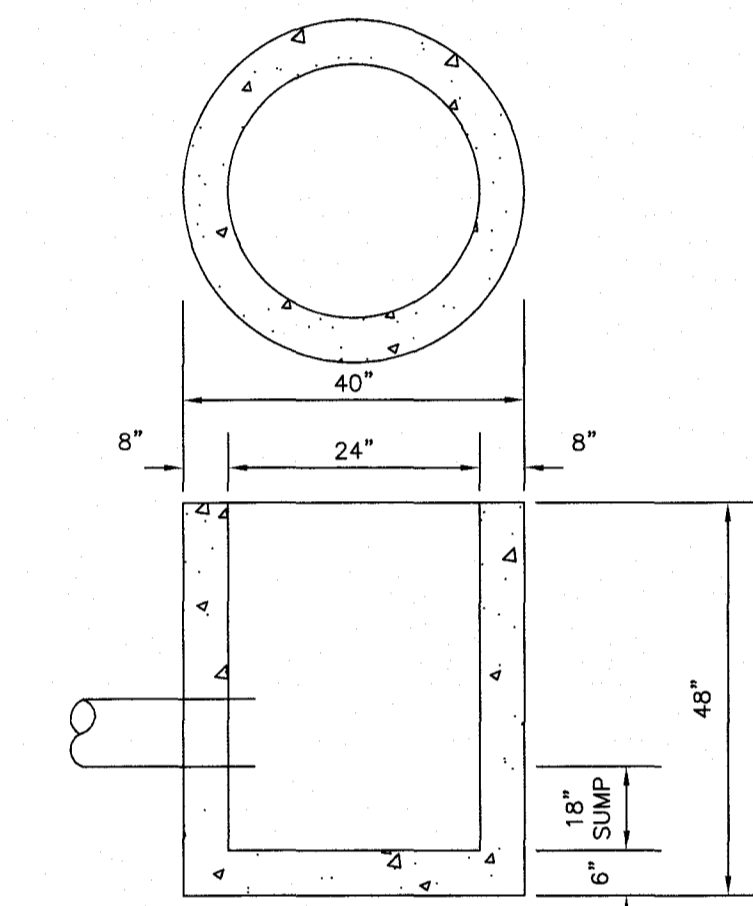
SHEET 7 OF 11





POND NUMBER	ELEV. A	ELEV. B	ELEV. C	ELEV. D	ELEV. E	ELEV. F
1	294.00	293.85	293.00	291.00	294.00	293.00
2	295.00	N/A	294.00	292.00	294.50	294.00

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		293.00
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
		70 TO 80	10
			85 TO 100
			70 TO 100
			60
			15 TO 40
LOAMY COARSE SAND		200	8 TO 15

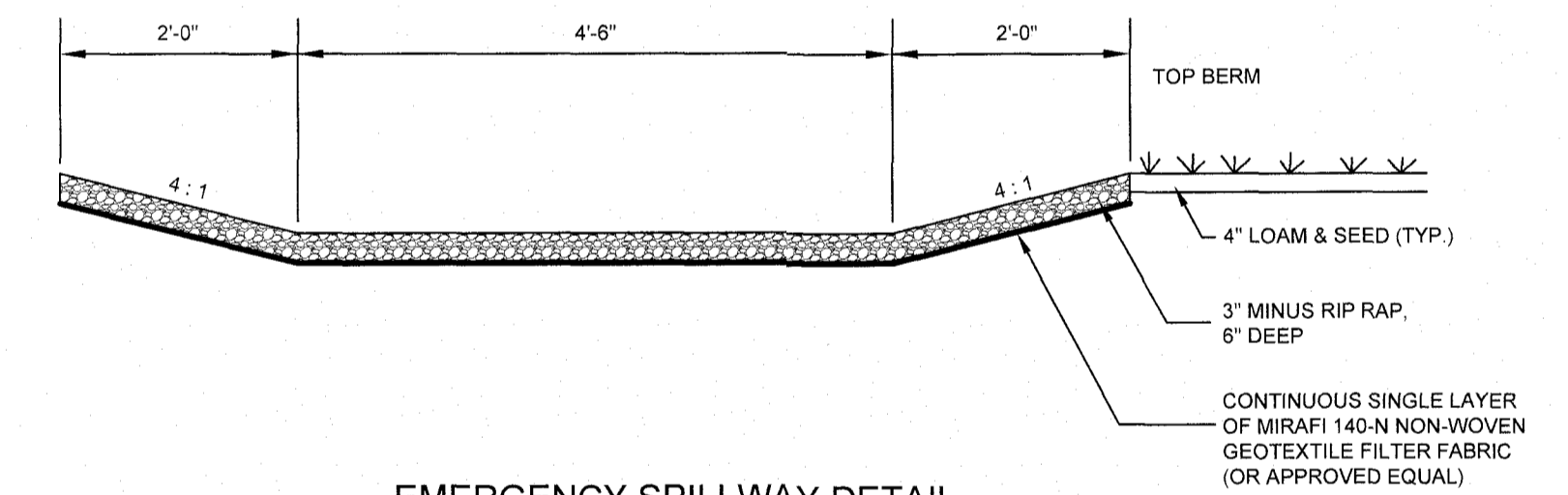


MAINTENANCE REQUIREMENTS:

- SEDIMENT FOREBAYS:**
- INSPECT AT LEAST ANNUALLY.
 - CONDUCT PERIODIC MOWING OF EMBANKMENTS (GENERALLY TWO TIMES PER YEAR) TO CONTROL GROWTH OF WOODY VEGETATION ON EMBANKMENTS.
 - REMOVE DEBRIS FROM OUTLET STRUCTURES AT LEAST ONCE ANNUALLY.
 - REMOVE AND DISPOSE OF ACCUMULATED SEDIMENT BASED ON INSPECTION.
 - INSTALL AND MAINTAIN A STAFF GAGE OR OTHER MEASURING DEVICE TO INDICATE DEPTH OF SEDIMENT ACCUMULATION AND LEVEL AT WHICH CLEAN-OUT IS REQUIRED.
- BIORETENTION PONDS:**
- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY AND FOLLOWING ANY RAINFALL EVENT EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
 - TRASH AND DEBRIS SHOULD BE REMOVED AT EACH INSPECTION.
 - INLET AND OUTLET STRUCTURES SHOULD BE REPAIRED AT EACH INSPECTION AND ANY DEBRIS REMOVED.
 - INSPECTION OF PRE-TREATMENT MEASURES AT LEAST TWICE ANNUALLY AND REMOVAL OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
 - PHOTOS OF PRACTICES SHALL BE TAKEN AND STORED DURING EACH INSPECTION.
 - AT LEAST ONCE ANNUALLY, THE SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF THE POND DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO THE REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE BASIN BOTTOM.
- CONVEYANCE SWALES:**
- INSPECT AT LEAST TWICE ANNUALLY.
 - CONDUCT PERIODIC MOWING OF EMBANKMENTS (GENERALLY TWO TIMES PER YEAR) TO CONTROL GROWTH OF WOODY VEGETATION ON EMBANKMENTS.
 - REMOVE TRASH AND DEBRIS AT LEAST EACH INSPECTION.
 - REMOVE AND DISPOSE OF ACCUMULATED SEDIMENT BASED ON INSPECTION.

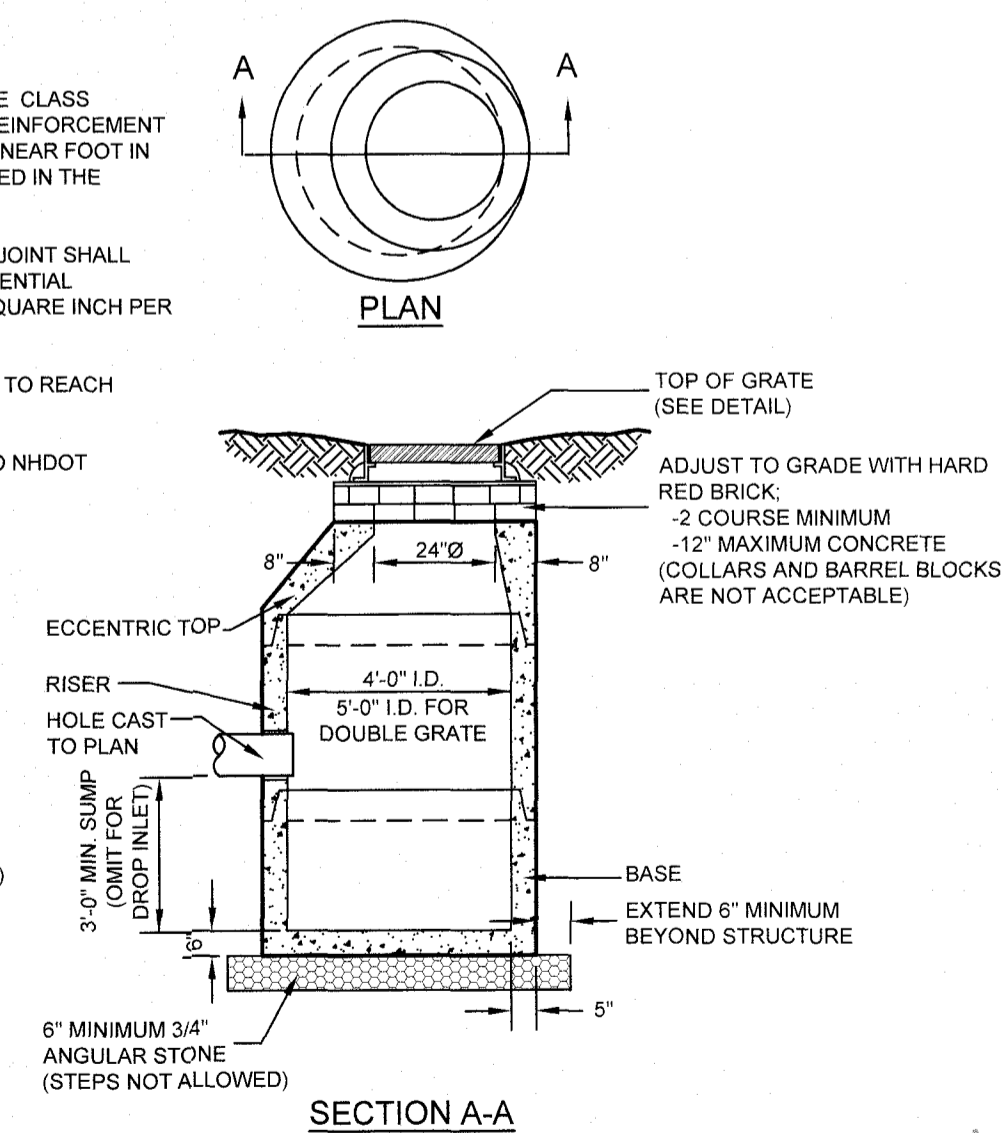
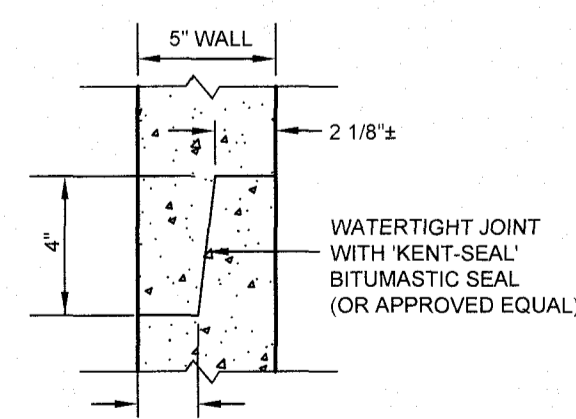
CONSTRUCTION PRACTICE REQUIREMENTS:

- STORMWATER PONDS, INFILTRATION BASINS, AND SWALES MUST BE INSTALLED BEFORE ROUGH GRADING TO SITE.
- RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMPs ARE STABILIZED.
- STORMWATER PONDS, INFILTRATION BASINS, AND SWALES MUST BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATION WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
- AFTER THE INFILTRATION SYSTEM AREA IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
- DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- INFILTRATION BASIN FLOOR PREPARATION WILL INCLUDE GRASS TURF THAT CAN BE INUNDATED FOR UP TO 72 HOURS.
- INFILTRATION AREAS ARE TO BE PROTECTED FROM OVER-COMPACTION DURING CONSTRUCTION.

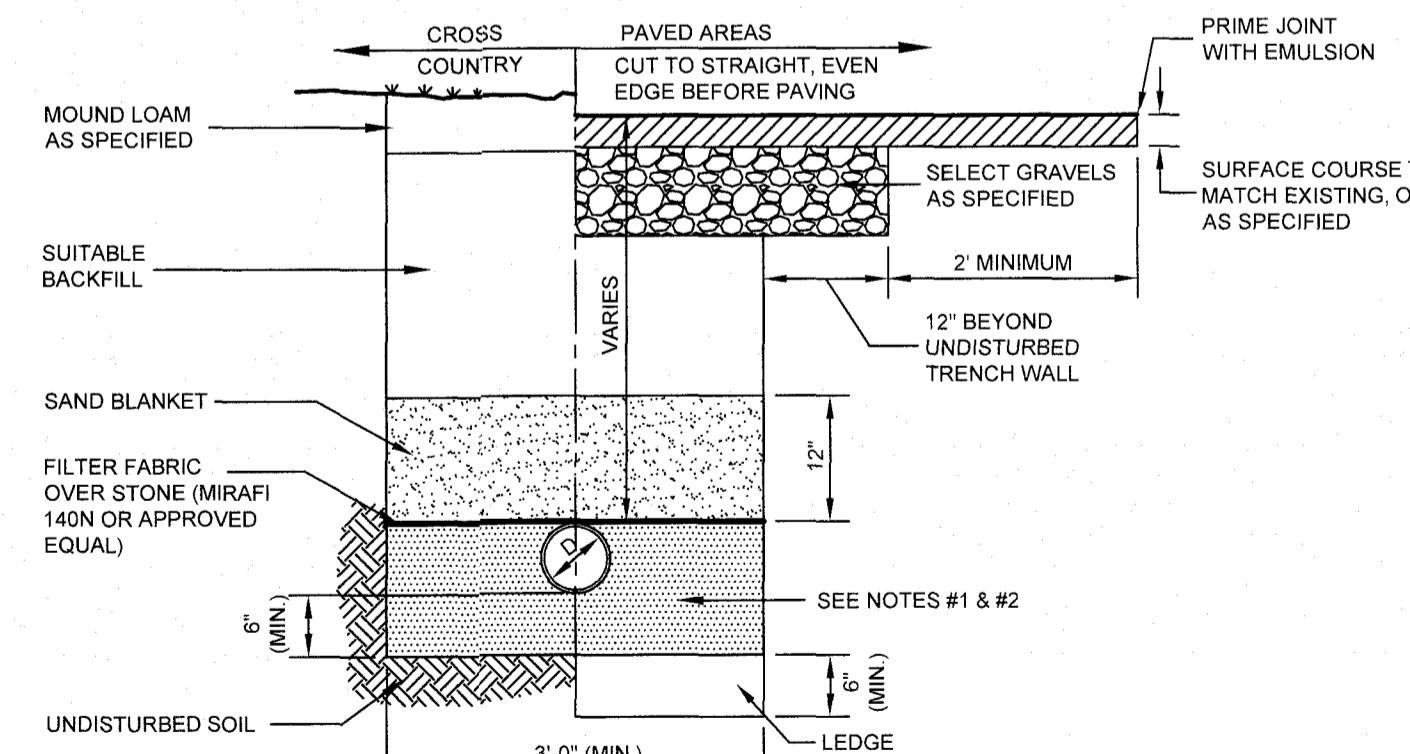
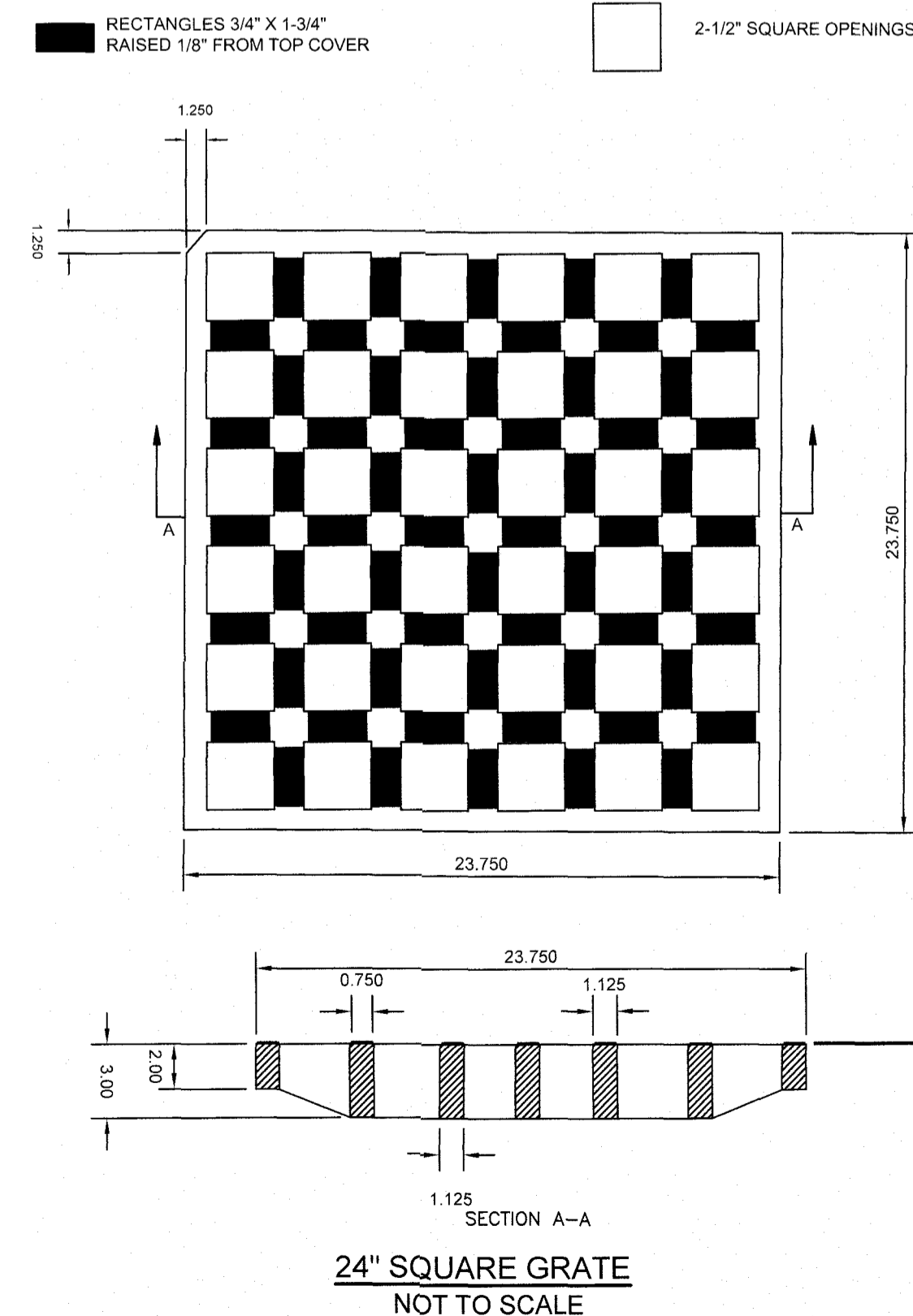


NOTES:

- ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 PSI). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCH PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
- THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCH PER LINEAR FOOT.
- RISER OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
- MATERIALS AND CONSTRUCTION TO NHDOT STANDARDS.



PRECAST REINFORCED CATCH BASIN
 NOT TO SCALE
 (MAY 2012)



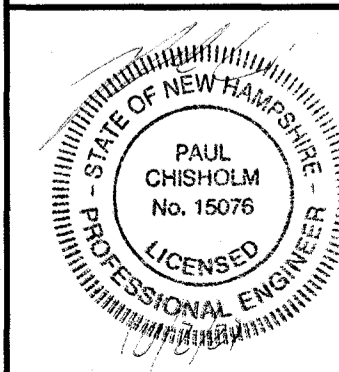
NOTES:

- THOROUGHLY COMPACTED SCREENED GRAVEL FOR RCP PIPE. SCREENED GRAVEL TO EXTEND TO SELECT FILL LINE.
- FOR HDPE OR PVC PIPE, BEDDING SHALL BE 3/4\"/>

CONSTRUCTION DETAILS
FRANKLIN MEADOWS
 MAP 30 LOT 70
 16 FRANKLIN STREET
 DERRY, NEW HAMPSHIRE
 ROCKINGHAM COUNTY

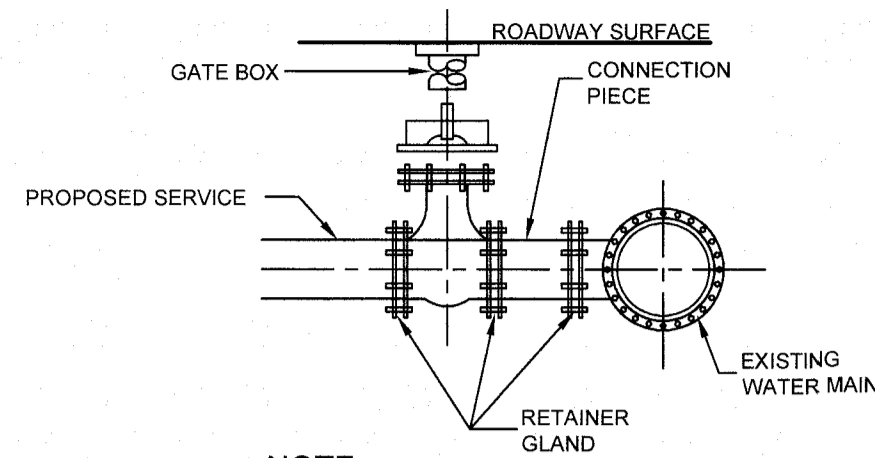
OWNER/APPLICANT
 FRANKLIN STREET, LLC
 341 SOUTH BROADWAY SUITE 10A
 SALEM, N.H. 03079
 BK. 6354 PG. 809

KMA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881



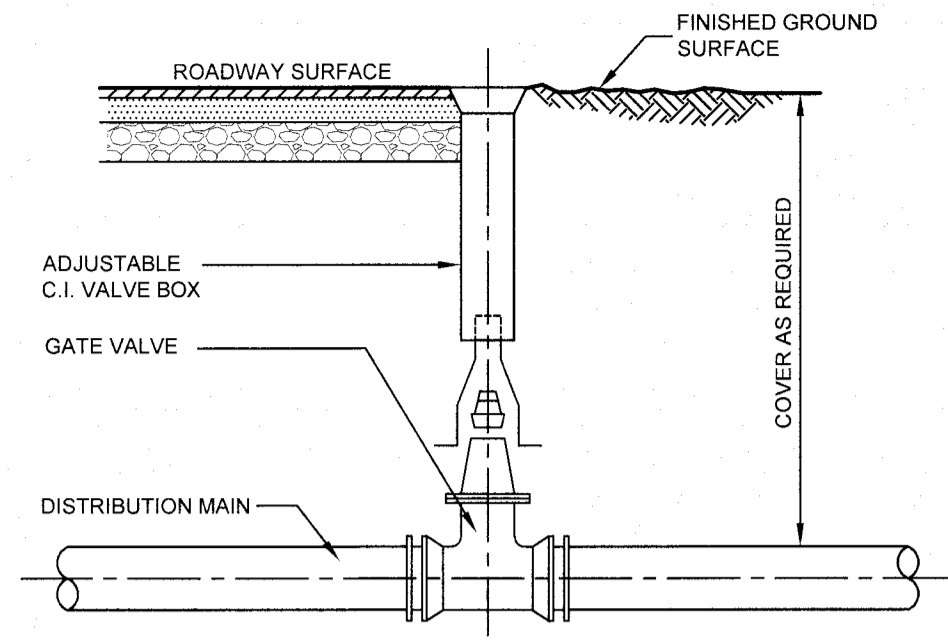
REVISIONS			
No.	DATE	DESCRIPTION	BY
1	10/25/22	REVISIONS PER TOWN COMMENTS	BES
2	5/17/23	REV PER DPW & ZONING COMMENTS	PCM
3	7/13/23	REVISIONS PER TRC COMMENTS	PCM
4	9/27/23	REVISIONS PER DPW COMMENTS	PCM

DATE: AUGUST 1, 2022 SCALE: AS SHOWN
 PROJECT NO: 21-1006-1 SHEET 9 OF 11

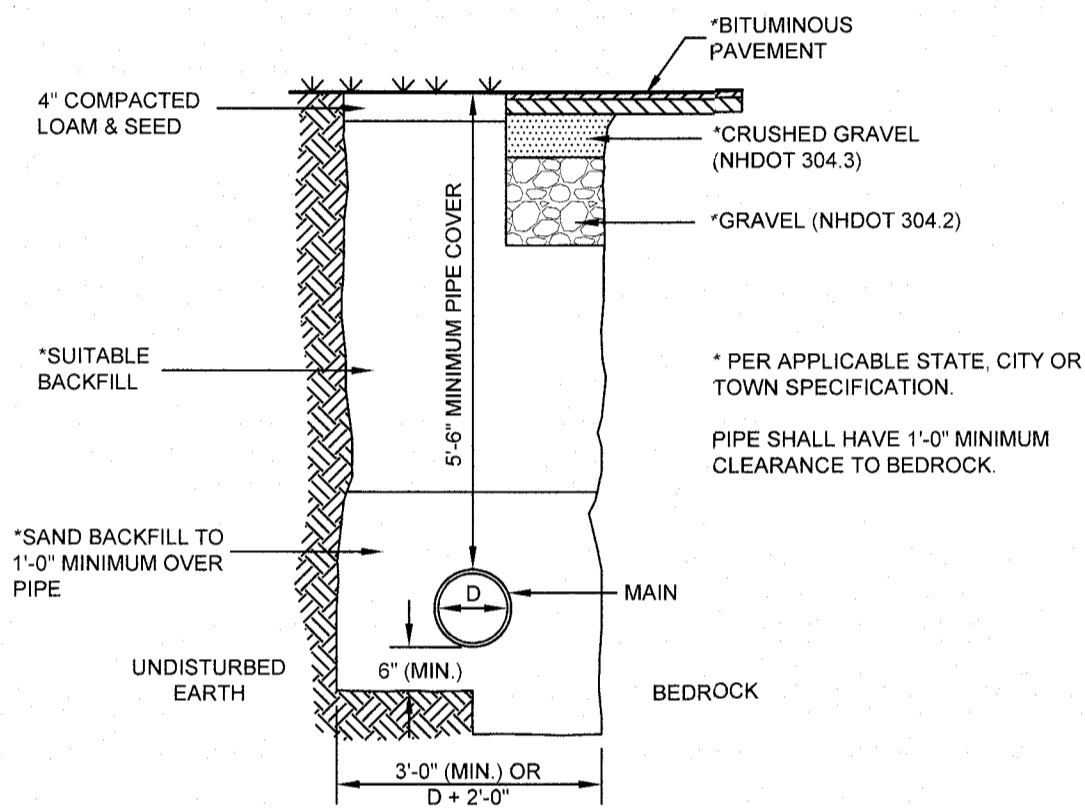


NOTE:
PROVIDE "WET-TAP" OR AS APPROVED
BY WATER WORKS DEPARTMENT

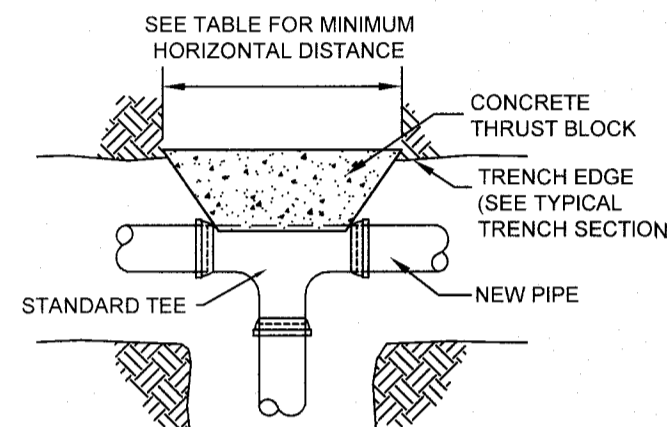
WATER MAIN CONNECTION DETAIL
NOT TO SCALE
(MARCH 2008)



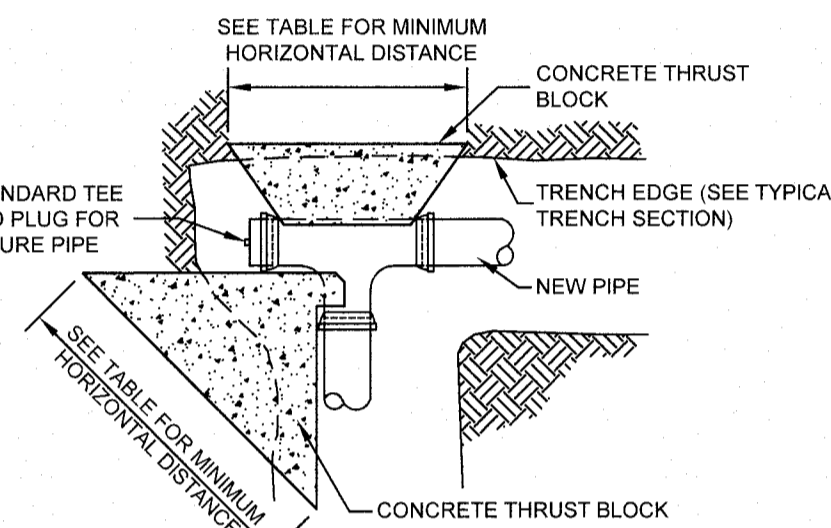
WATER GATE VALVE
NOT TO SCALE
(MARCH 2008)



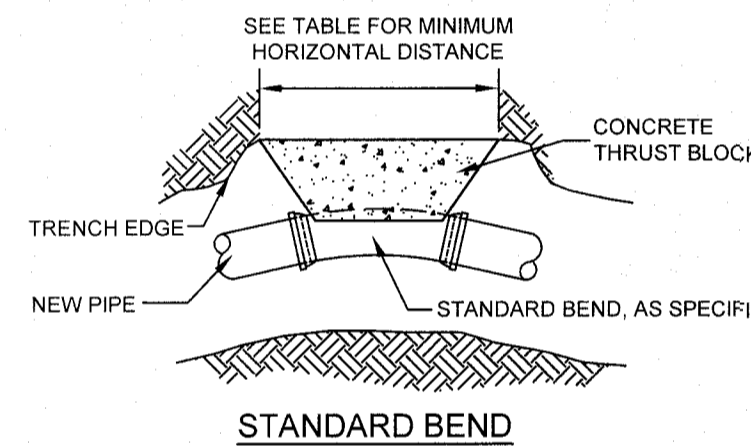
WATER LINE TRENCH DETAIL
NOT TO SCALE
(MARCH 2008)



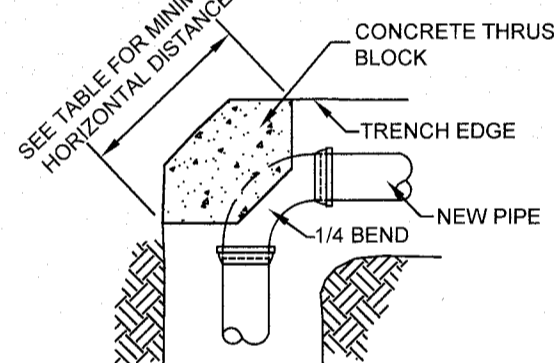
THRUST BLOCK-STANDARD TEE



THRUST BLOCK-STANDARD TEE AND PLUG



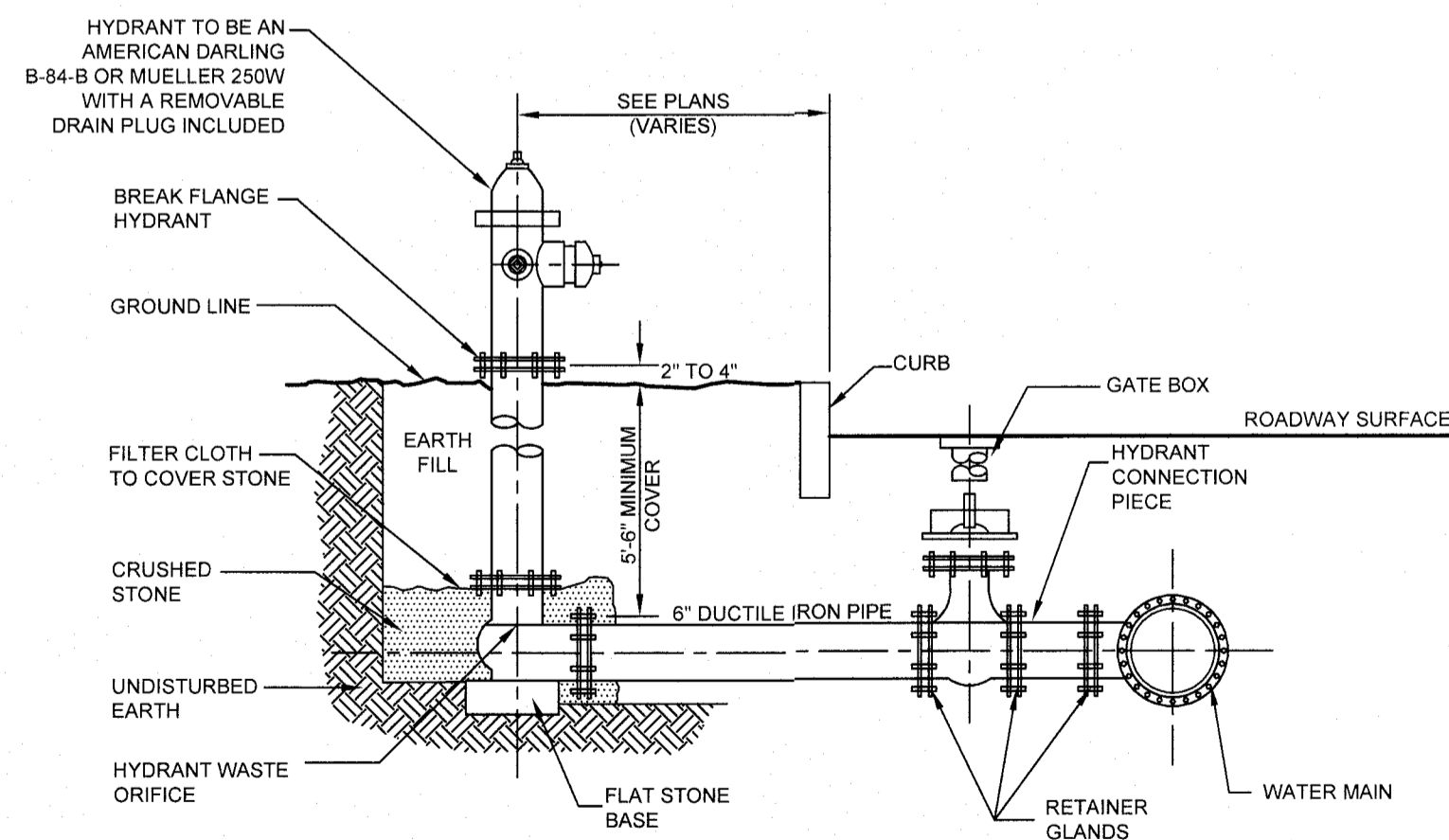
STANDARD BEND



90° BEND

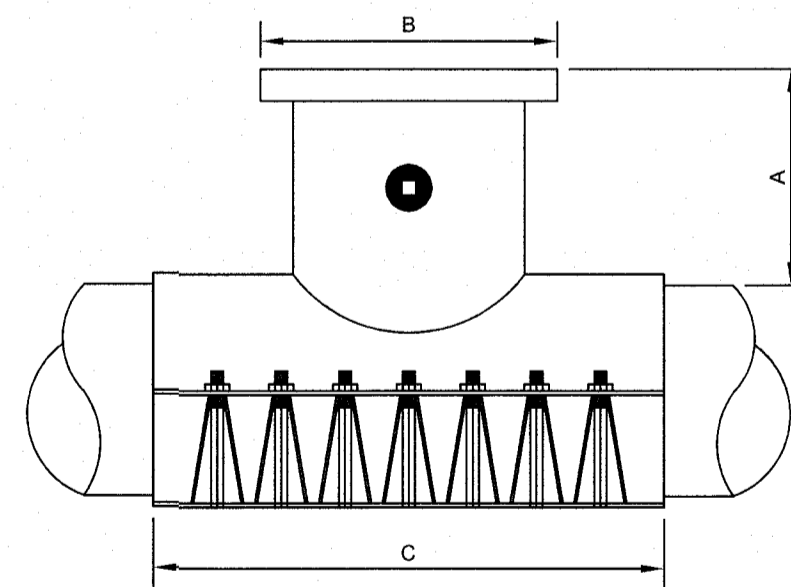
THRUST BLOCK TABLE

SIZE	TYPE	HORIZONTAL DISTANCE		VERTICAL DISTANCE
		IN SAND OR GRAVEL	IN ROCK	
4"	TEE BRANCH	2'-0"	2'-0"	2'-0"
	90° BEND	2'-0"	2'-0"	2'-0"
	45° BEND	2'-0"	2'-0"	2'-0"
6"	TEE BRANCH	2'-0"	2'-0"	2'-0"
	90° BEND	2'-0"	2'-0"	2'-0"
	45° BEND	2'-0"	2'-0"	2'-0"
8"	TEE BRANCH	2'-0"	2'-0"	2'-6"
	90° BEND	2'-6"	2'-0"	2'-6"
	45° BEND	2'-0"	2'-0"	2'-6"
10"	TEE BRANCH	2'-0"	2'-0"	3'-0"
	90° BEND	3'-0"	2'-0"	3'-0"
	45° BEND	2'-6"	2'-0"	2'-6"
12"	TEE BRANCH	4'-0"	2'-0"	3'-0"
	90° BEND	4'-0"	3'-0"	4'-0"
	45° BEND	3'-6"	2'-0"	3'-0"
16"	TEE BRANCH	4'-0"	3'-0"	4'-6"
	90° BEND	5'-0"	4'-0"	5'-0"
	45° BEND	4'-0"	3'-0"	4'-0"
20"	TEE BRANCH	5'-0"	3'-0"	4'-0"
	90° BEND	6'-0"	4'-0"	5'-0"
	45° BEND	4'-6"	3'-0"	4'-6"
	22 1/2° BEND OR LESS	3'-0"	2'-0"	3'-0"



NOTE:
PROPER RESTRAINT REQUIRED
THROUGHOUT TO FIX HYDRANT TO MAIN

HYDRANT INSTALLATION
NOT TO SCALE
(MARCH 2008)



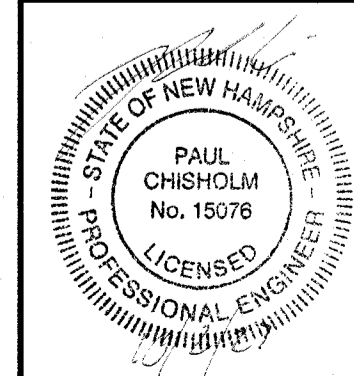
BRANCH SIZE	A	B	C	NUMBER OF BOLTS
4"	4"	5 1/32"	16"	10
6"	4 1/2"	7 1/32"	16"	10
8"	5"	9 1/32"	20"	14
10"	5 1/2"	11 1/32"	24"	16
12"	6 1/2"	13 1/32"	30"	30

TAPPING SLEEVE DETAIL
NOT TO SCALE
(MARCH 2008)

CONSTRUCTION DETAILS
FRANKLIN MEADOWS
MAP 30 LOT 70
16 FRANKLIN STREET
DERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

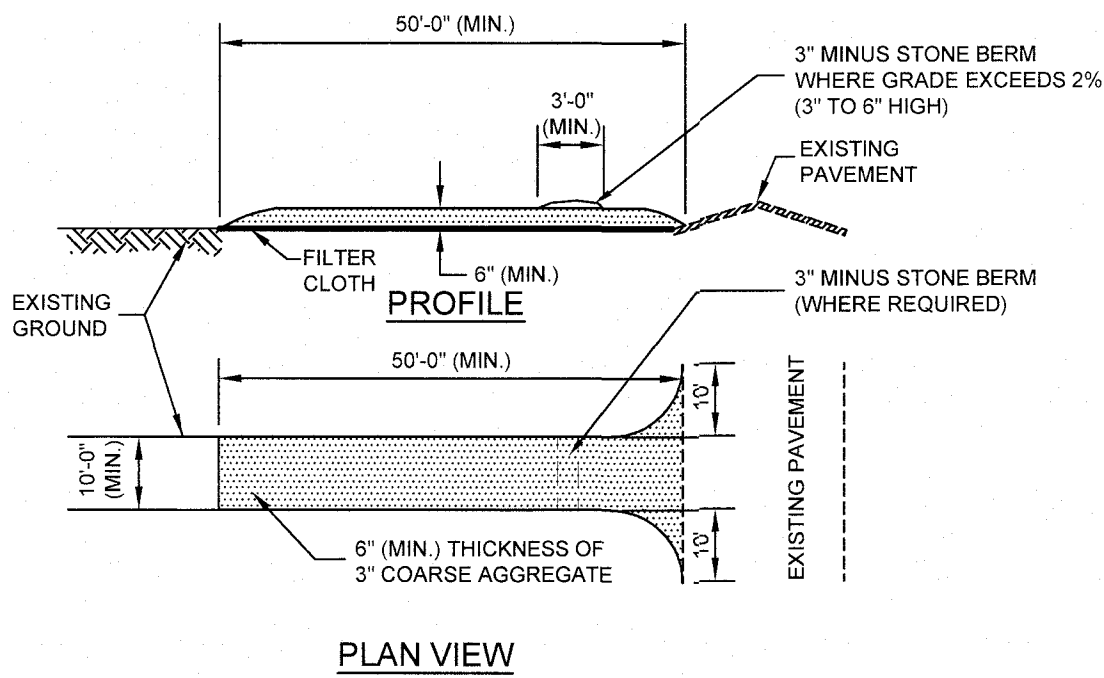
OWNER/APPLICANT
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DATE: AUGUST 1, 2022 SCALE: AS SHOWN
PROJECT NO: 21-1006-1 SHEET 10 OF 11



STABILIZED CONSTRUCTION EXIT DETAIL
NOT TO SCALE
(APRIL 2016)

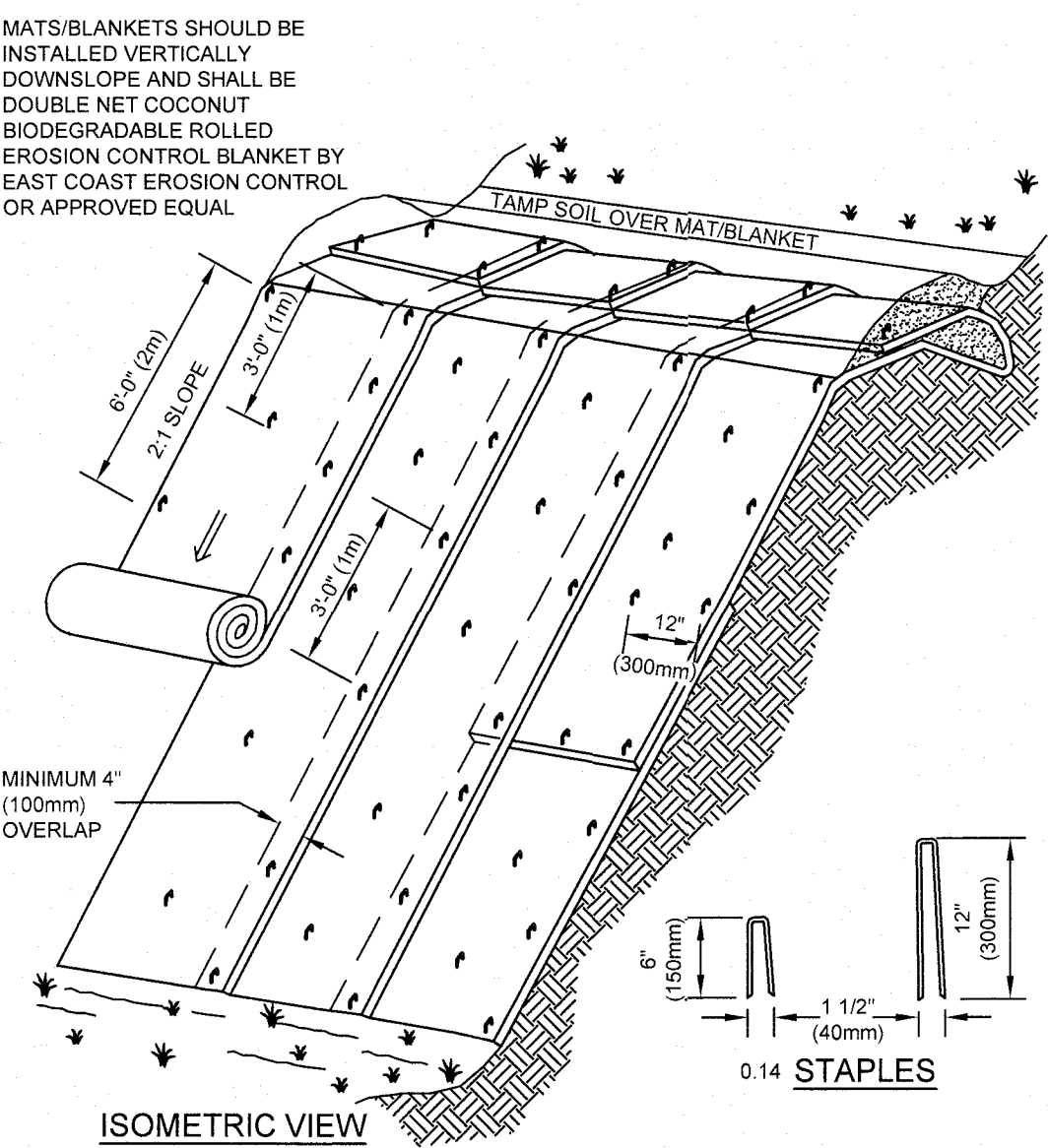
MAINTENANCE:

MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE CRUSHED STONE AND THE EFFECTIVENESS OF THE CRUSHED STONE PAD WILL NOT BE SATISFACTORY WHEN THIS OCCURS. THE PAD SHOULD BE TOPDRESSED WITH NEW CRUSHED STONE OR COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.

IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATIONS:

- STONE FOR A STABILIZED CONSTRUCTION EXIT SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED EXIT SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THE THICKNESS OF THE STONE FOR THE STABILIZED EXIT SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE EXIT SHALL NOT BE LESS THAN THE FULL WIDTH OF THE AREA WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
- GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION EXIT SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
- WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.



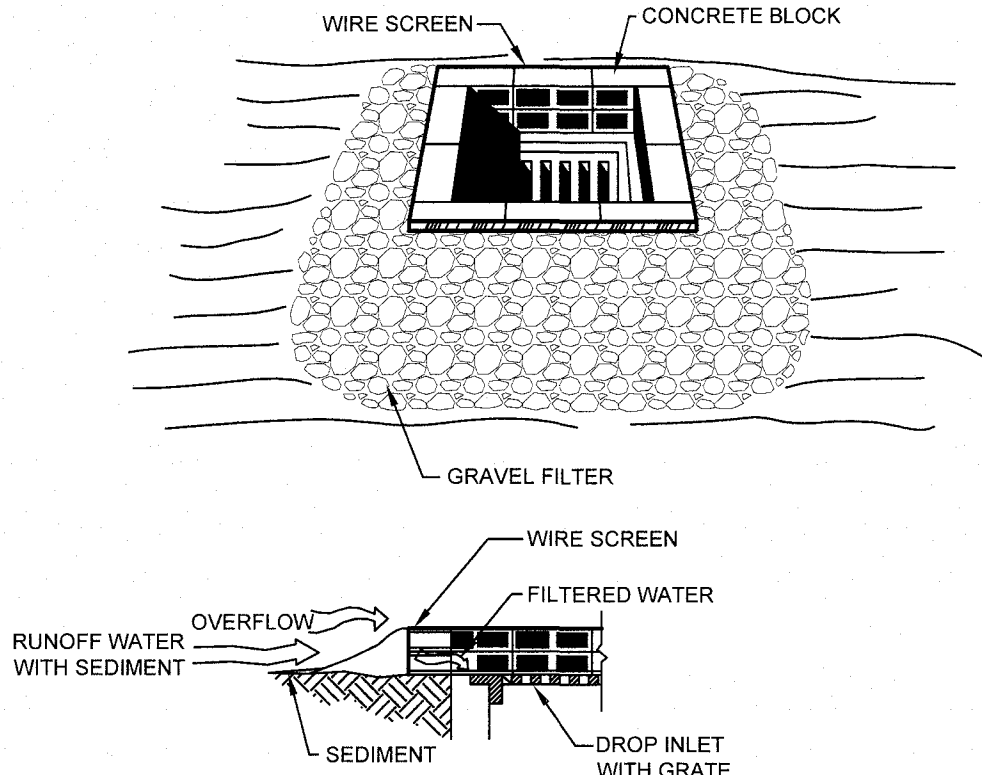
NOTES:

- SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
- APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
- LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION CONTROL BLANKETS - SLOPE INSTALLATION
NOT TO SCALE
(AUGUST 2011)

EROSION CONTROL NOTES

- EXPOSED EARTHWORK SHALL BE CONFINED TO AS LIMITED AN AREA AS IS PRACTICAL AT ANY GIVEN TIME THROUGHOUT THE CONSTRUCTION SEQUENCE. AT NO TIME SHALL MORE THAN FIVE (5) ACRES OF SITE AREA BE IN AN UNSTABLE CONDITION. NO GIVEN AREA OF THE SITE SHALL BE LEFT IN AN UNSTABILIZED CONDITION FOR A PERIOD OF TIME EXCEEDING FIVE (5) CALENDAR DAYS.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION OR FIELD OPERATION OF THE INDIVIDUAL SITE CONTRACTOR, MAY WARRANT. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25\"/>



NOTES:

- CONCRETE BLOCKS SHOULD BE PLACED LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET. THE ENDS OF EACH BLOCK SHOULD BE ABUTTING. THE HEIGHT OF THE BARRIER CAN BE VARIED DEPENDING ON THE DESIGN BY STACKING VARIOUS COMBINATIONS OF DIFFERENT SIZED BLOCKS. THE BARRIER SHOULD BE A MINIMUM OF 12 INCHES HIGH AND A MAXIMUM OF 24 INCHES HIGH.
- HARDWARE CLOTH OR WIRE MESH SHOULD BE PLACED OVER OPENINGS OF THE CONCRETE BLOCKS AND EXTENDED AT LEAST 12 INCHES AROUND THE OPENING TO PREVENT AGGREGATE FROM BEING TRANSPORTED THROUGH THE OPENINGS IN THE BLOCK.
- SEWER STONE OR OTHER CLEAN COARSE AGGREGATE SHOULD BE PLACED AGAINST THE BLOCK TO THE TOP OF THE BARRIER.

BLOCK & GRAVEL DROP INLET SEDIMENT FILTER

NOT TO SCALE
(MARCH 2008)

TURF ESTABLISHMENT SCHEDULE

PURPOSE:

TO ESTABLISH AND MAINTAIN PERMANENT AND TEMPORARY TURF AREAS, RESTORE GROWTH TO EXISTING TURF AREAS DISTURBED DURING CONSTRUCTION AND CONTROL SOIL EROSION.

PREPARATION AND EXECUTION:

- RAKE THE SURGRADE OF ALL AREAS TO BE LOAMED AND SEEDED TO REMOVE RUBBISH, STICKS, ROOTS AND STONES LARGER THAN 1 INCH.
- PLACE LOAM OVER AREAS TO BE SEED AND SPREAD.
- FINE GRADE SURFACE AND SUPPLEMENT WITH SUITABLE LOAM WHERE NEEDED TO CREATE A UNIFORM SURFACE ACCORDING TO THE FINISH GRADES INDICATED. TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED. NO LOAM SHALL BE SPREAD IF THE SUBGRADE IS EXCESSIVELY WET OR FROZEN.
- IF THE PH OF THE SOIL NEEDS TO BE RAISED, APPLY LIME EVENLY OVER LOAM SURFACE AND THOROUGHLY INCORPORATE LIME INTO THE LOAM BY HEAVY RAKING TO AT LEAST ONE-HALF THE DEPTH OF THE LOAM.
- APPLY FERTILIZER AND MIX WITH THE UPPER 2 INCHES OF LOAM.
- DETERMINE APPROPRIATE MIXTURE FOR AREA TO BE SEED BASED ON EXAMINATION OF PROJECT PLANS. UNIFORMLY SPREAD THE SEED BY BROADCASTING OR HYDROSEEDING. IF BROADCASTING, LIGHTLY RAKE INTO THE PREPARED SURFACE AND ROLL. IF HYDROSEEDING, USE 4 TIMES THE RECOMMENDED RATE OF INOCULANT. AFTER SEED IS SPREAD, WATER THOROUGHLY WITH A FINE SPRAY.
- SEEDING AND INITIAL FERTILIZING SHALL BE DONE BETWEEN APRIL 1 AND JUNE 1 OR BETWEEN AUGUST 15 AND OCTOBER 14, OR AS PERMITTED. SEEDING SHALL NOT BE DONE DURING WINDY WEATHER OR WHEN THE GROUND IS FROZEN, EXCESSIVELY WET OR OTHERWISE UNFITTABLE.
- WITHIN 24 HOURS AFTER SEEDING OPERATION, UNIFORMLY MULCH THE AREA WITH STRAW. ANCHOR MULCH ON ALL SLOPES EXCEEDING 3:1 USING MULCH NETTING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER.
- PROTECT AND PREVENT AGAINST WASHOUTS. ANY WASHOUTS WHICH OCCUR SHALL BE PROMPTLY REGRADED AND RESEED.
- WHEN IT IS IMPRACTICAL TO ESTABLISH PERMANENT GROWTH ON DISTURBED EARTH BY OCTOBER 14, A TEMPORARY SEED MIXTURE SHALL BE USED. WHEN TEMPORARY SEEDING CANNOT ESTABLISH VISIBLE GROWTH THE DISTURBED AREA SHALL BE COVERED WITH SIX INCHES OF MULCH FOR THE WINTER.

MAINTENANCE:

ALL SEEDING AREAS SHALL BE KEPT WATERED AND IN GOOD CONDITION. RESEED AS NECESSARY TO ESTABLISH HEALTHY UNIFORM GROWTH OVER THE ENTIRE SEEDING AREA. MAINTAIN SEEDING AREAS IN AN APPROVED CONDITION UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE REPAIRS FOR DAMAGE CAUSED BY EROSION.

APPLICATION RATES:

- LOAM SHALL BE APPLIED AT A MINIMUM COMPACTED THICKNESS OF 4 INCHES.
- LIME SHALL BE USED WHEN NECESSARY TO RAISE THE PH OF THE SOIL AND APPLIED AT ONE OF THE FOLLOWING RATES:

EXISTING SOIL Ph	TONS/ACRE	POUNDS/CUBIC YARD
4.0 - 4.4	3	12
4.5 - 4.9	2	8
5.0 - 5.4	1	4

FERTILIZER SHALL BE APPLIED AT THE FOLLOWING RATE:

INITIAL APPLICATION	POUNDS/1,000 SF	MEASUREMENT FACTOR
10-10-10	20.0	1.0
15-15-15	13.4	1.5
19-19-19	10.5	1.9

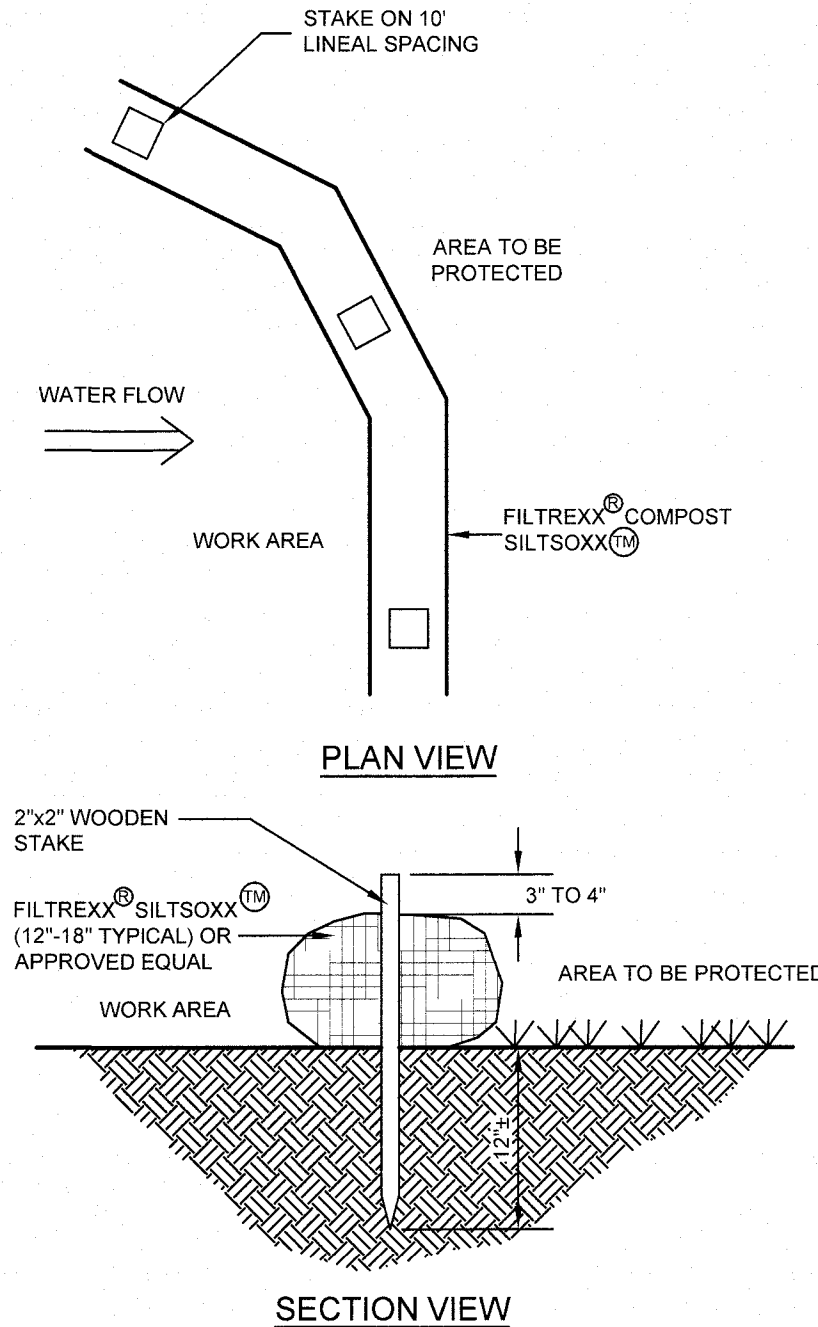
REFERTILIZATION

REFERTILIZATION	POUNDS/1,000 SF	MEASUREMENT FACTOR
10-3-6	20.0	1.0
12-2-8	16.7	1.2
12-4-8	16.7	1.2

MULCH SHALL BE APPLIED AT A RATE OF 13 CUBIC YARDS PER 1,000 S.F. OF LANDSCAPE BED.

CONSTRUCTION SEQUENCE

- CONTRACTOR TO NOTIFY DIG-SAFE 72-HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- PRIOR TO GRUBBING OF CLEARED AREAS, ALL SILTATION BARRIERS DESIGNED FOR USE AS TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED AS CALLED FOR ON PROJECT PLANS. INSTALL STABILIZED CONSTRUCTION EXIT AT LOCATION OF CONSTRUCTION ACCESS AT LOCATION OF INTERSECTION WITH EXISTING PAVEMENT.
- CUT AND CLEAR TREES AND BRUSH FROM CONSTRUCTION AREAS TO THE EXTENT NECESSARY. ALL BRANCHES, TOPS AND BRUSH TO BE PROPERLY DISPOSED OF BY CONTRACTOR. THIS PROJECT IS MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RS440:03 AND AGR 5800 RELATIVE TO INVASIVE SPECIES.
- COMPLETE GRUBBING OPERATIONS UNDER THE ROADWAY AND SLOPE SECTIONS. ALL STUMPS AND SIMILAR DEBRIS SHALL BE PROPERLY DISPOSED OF BY CONTRACTOR. ORGANIC MATERIAL SUITABLE FOR USE AS TOPSOIL, SHALL BE STOCKPILED IN UPLAND AREAS. ALL STOCKPILES SHALL BE SEED WITH WINTER RYE AND, IF NECESSARY, SURROUNDED WITH HAY BALES IN ORDER TO PREVENT LOSS DUE TO EROSION.
- CONSTRUCT TEMPORARY CULVERTS AS NECESSARY TO FACILITATE CONSTRUCTION ACTIVITIES. ALL SUCH CROSSINGS SHALL BE PROTECTED WITH HAY BALE BARRIERS TO LIMIT EROSION.
- DO NOT DIRECT RUNOFF TO TREATMENT SWALES UNTIL THE SWALES AND ALL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- STABILIZE ALL DITCHLINES PRIOR TO DIRECTING FLOW INTO THEM. CONSTRUCT DRAINAGE SYSTEM, SEWER AND OTHER SUBSURFACE UTILITIES.
- COMMENCE CONSTRUCTION OF ROADWAY. PERFORM EXCAVATION ACTIVITIES REQUIRED TO ACHIEVE SUBGRADE ELEVATION. ALL EXCAVATED EMBANKMENTS, DITCHES, SWALES AND ROADWAY CROSS CULVERTS SHALL BE INSTALLED AND STABILIZED. ALL SWALES AND DITCHLINES SHALL BE PROTECTED FROM EROSION BY IMPLEMENTATION OF HAY BALE SILTATION FENCES AS SHOWN ON PROJECT PLANS. DIVERT STORMWATER RUNOFF THROUGH THE USE OF TEMPORARY CULVERTS, OR OTHER MEANS NECESSARY PRIOR TO THE COMPLETION OF A FUNCTIONAL STORM DRAINAGE SYSTEM. SLOPES AND EMBANKMENTS SHALL BE STABILIZED BY TRACKING AND TEMPORARY SEEDING WITH WINTER RYE PRIOR TO TURF ESTABLISHMENT. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
- COMPLETE CONSTRUCTION OF ROADWAY EMBANKMENTS BY ADDING APPROPRIATE BASE MATERIALS GRADED TO PROPER ELEVATION.
- APPLY TOPSOIL TO ROADWAY SLOPES AND OTHER AREAS DISTURBED BY CONSTRUCTION. TOPSOIL USED MAY BE NATIVE ORGANIC MATERIAL SCREENED SO AS TO BE FREE OF ROOTS, BRANCHES, STONES AND OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL BE APPLIED SO AS TO PROVIDE A MINIMUM OF A 4-INCH COMPACTED THICKNESS. UPON COMPLETION OF TOPSOILING, FINISHED SECTIONS ARE TO BE LIME, SEED AND MULCHED. CONSTRUCTION PERSONNEL SHALL INSPECT COMPLETED SECTIONS OF WORK ON A REGULAR BASIS AND REMEDY ANY PROBLEM AREAS UNTIL A HEALTHY STAND OF GRASS HAS BECOME ESTABLISHED.
- PERFORM FINE GRADING OF ROADWAY BASE MATERIALS.
- MAINTAIN, REPAIR AND REPLACE AS NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL SUCH TIME AS THE ENTIRE CONSTRUCTION AREA HAS BEEN STABILIZED (A MINIMUM OF ONE WINTER SHALL HAVE PASSED).
- AFTER STABILIZATION, REMOVE AND SUITABLY DISPOSE OF TEMPORARY EROSION CONTROL MEASURES.
- MONITOR CONSTRUCTION ACTIVITIES ON INDIVIDUAL LOTS TO INSURE CONSTRUCTION ACTIVITIES ARE BEING PERFORMED IN SUCH A WAY AS NOT TO ENDANGER THE INTEGRITY OF ROADWAY EMBANKMENTS, STORMWATER SYSTEMS AND UTILITIES. ALL DRIVEWAYS ACROSS DITCHLINES SHALL HAVE CULVERTS INSTALLED IN ACCORDANCE WITH LOCAL REQUIREMENTS.
- LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.



- NOTES:**
- ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
 - SILTOSOX® COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
 - SILTOSOX® DEPICTED IS FOR MINIMUM SLOPES. GREAT SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
 - COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
 - DOUBLE ROW OF PERIMETER CONTROLS TO BE INSTALLED ALONG THE LIMIT OF DISTURBANCE WHEN WITHIN 50 FEET SURFACE WATER.

FILTREXX® SILTOSOX® DETAIL
NOT TO SCALE
(AUGUST 2011)

MATERIALS:

- LOAM SHALL CONSIST OF LOOSE FRABLE TOPSOIL WITH NO ADMIXTURE OF REFUSE OR MATERIAL TOXIC TO PLANT GROWTH. LOAM SHALL BE FREE OF VISIBLE REMAINS OF PROHIBITED INVASIVE PLANTS AND BE GENERALLY FREE OF STONES, LUMPS, STUMPS AND SIMILAR OBJECTS LARGER THAN 2 INCHES IN GREATEST DIAMETER, SUBSOIL, ROOTS AND WEEDS. THE MINIMUM AND MAXIMUM PH VALUE SHALL BE FROM 5.5 TO 7.8.
- LIME SHALL BE A CALCIUM OR DOLOMITIC GROUND AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 95% OF EITHER CALCIUM OR MAGNESIUM CARBONATE, OR BOTH. IT SHALL CONFORM TO THE STANDARDS OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS AND SHALL COMPLY WITH ALL STATE AND FEDERAL RULES AND REGULATIONS.
- FERTILIZER SHALL BE STANDARD COMMERCIAL GRADE FERTILIZER CONFORMING TO ALL STATE AND FEDERAL RULES AND REGULATIONS AND TO THE STANDARDS OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS. EXCEPT AS PERMITTED, THE ANALYSIS RATIO SHALL BE 1:1:1 FOR INITIAL APPLICATION AND 3:1:2 FOR REFERTILIZATION APPLICATION.
- GRASS SEED SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE AGRICULTURAL AND VEGETABLE SEED LAWS AND SHALL INCLUDE NO "PRIMARY NOXIOUS WEEED SEEDS".
- SEED MIXTURE FOR LAWN AREAS SHALL CONSIST OF THE FOLLOWING:

KIND OF SEED	MINIMUM PURITY (%)	MINIMUM GERMINATION (%)	POUNDS/ACRE (TOTAL 120 POUNDS)
CREeping RED FESCUE	96	85	40
PERENNIAL RYEGRASS	98	90	50
KENTUCKY BLUEGRASS	97	85	25
REDTOP	95	80	5

- SEED MIXTURE FOR SLOPE AREAS SHALL CONSIST OF THE FOLLOWING:
- | KIND OF SEED | MINIMUM PURITY (%) | MINIMUM GERMINATION (%) | POUNDS/ACRE (TOTAL 95 POUNDS) |
|------------------------|--------------------|-------------------------|-------------------------------|
| CREeping RED FESCUE | 96 | 85 | 35 |
| PERENNIAL RYEGRASS | 98 | 90 | 30 |
| REDTOP | 95 | 80 | 5 |
| ALSIKE CLOVER | 97 | 90 | 5 |
| BIRDSFOOT TREFLOIL | 98 | 80 | 5 |
| LANCE-LEAVED COREOPSIS | 95 | 80 | 4 |
| OXEYE DAISY | 95 | 80 | 3 |
| BLACKEYED SUSAN | 95 | 80 | 4 |
| WILD LUPINE | 95 | 80 | 4 |

- TEMPORARY SEEDING MIXTURE SHALL BE APPLIED AT A RATE OF 2 POUNDS PER 1,000 SF AND SHALL BE AN APPROVED CONSERVATION MIX OR CONSIST OF THE FOLLOWING:

- 15% BLACKWELL OR SHELTER SWITCHGRASS
 - 30% NIAGRA OR KAW BIG BLUESTEM
 - 30% CAMPER OR BLAZE LITTLESTEM
 - 15% NE-27 OR BLAZE SAND LOVEGRASS
 - 10% VIKING BIRDSFOOT TREFLOIL
 - INOCULUM SPECIFIC TO BIRDSFOOT TREFLOIL MUST BE USED WITH THIS MIXTURE. IF SEEDING BY HAND, A STICKING AGENT SHALL BE USED. IF SEEDING WITH A HYDROSEEDER, USE FOUR TIMES THE RECOMMENDED AMOUNT OF INOCULUM.
 - SEED MIXTURE FOR STORMWATER MANAGEMENT AREAS INCLUDING DETENTION BASINS AND VEGETATED TREATMENT SWALES, SHALL BE APPLIED AT A RATE OF 70 POUNDS PER ACRE OR 1.6 POUNDS PER 1,000 SF, AND SHALL CONSIST OF THE FOLLOWING:
- | |
|-------------------------|
| 25% CREeping RED FESCUE |
| 15% SWITCH GRASS |
| 15% FOX SEDGE |
| 15% CREeping BENTGRASS |
| 10% FLATPEA |
| 20% WILDFLOWER VARIETY |
- STRAW USED FOR MULCH SHALL CONSIST OF MOWED AND PROPERLY CURED GRASS OR LEGUME MOWINGS, FREE FROM WEEDS, TWIGS, DEBRIS, INVASIVE SPECIES OR OTHER DELETERIOUS MATERIAL AND ROT OR MOLD.

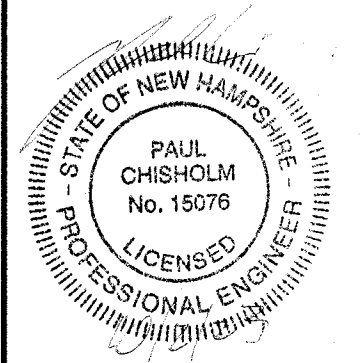
SOD SPECIFICATIONS:

- SOD SHALL BE PROVIDED WITH A STRONG ROOT SYSTEM, NOT LESS THAN TWO YEARS OLD AND SHALL BE FREE OF ANY UNDESIRABLE NATIVE GRASSES OR WEEDS.
- SOD SHALL BE MACHINE CUT TO A THICKNESS NOT LESS THAN 3/4", EXCLUDING THATCH, AND SHALL BE CAPABLE OF VIGOROUS GROWTH WITHIN ONE YEAR.
- SOD PADS SHALL BE OF UNIFORM SIZE AND COMPOSED OF AT LEAST TWO LOCAL GRASS VARIETIES.
- LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. TAMM SOD TO ENSURE CONTACT WITH WITH SOIL.
- WATER WITHIN ONE HOUR OF PLANTING WITH A FINE SPRAY.

CONSTRUCTION DETAILS
FRANKLIN MEADOWS
MAP 30 LOT 70
16 FRANKLIN STREET
DERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

OWNER/APPLICANT
FRANKLIN STREET, LLC
341 SOUTH BROADWAY SUITE 10A
SALEM, N.H. 03079
BK. 6354 PG. 809

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 (603) 627-2881



REVISIONS

No.	DATE	DESCRIPTION	BY
1	10/25/22	REVISIONS PER TOWN COMMENTS	BES
2	5/17/23	REV PER DPW & ZONING COMMENTS	PCM
3	7/13/23	REVISIONS PER TRC COMMENTS	PCM
4	9/27/23	REVISIONS PER DPW COMMENTS	PCM

DATE: AUGUST 1, 2022 SCALE: AS SHOWN
PROJECT NO: 21-1006-1 SHEET 11 OF 11