

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

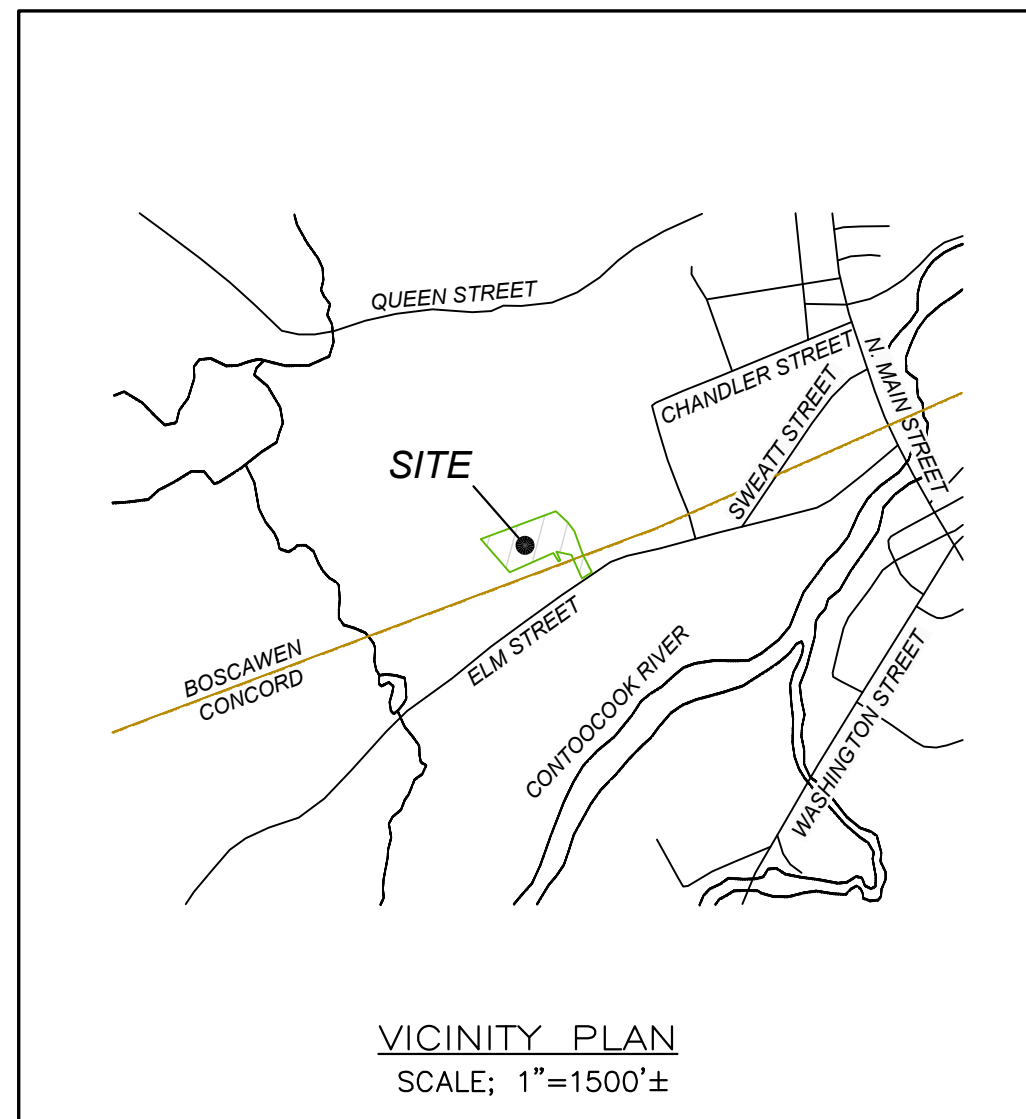
CONCORD TAX MAP 15P LOT 35-1

BOSCAWEN TAX MAP 83 LOT 63-2

120 ELM STREET
BOSCAWEN, NEW HAMPSHIRE

SYMBOLS LEGEND

	10 FT CONTOUR		DRAIN HOLE
	2 FT CONTOUR		IRON PIN OR PIPE
	STONE WALL		BOUND
	PROPOSED DITCH		EXISTING CATCH BASIN
	EXISTING DITCH		PROP. CATCH BASIN
	WETLAND		LEVEL SPREADER
	PROP. UNDERDRAIN		RIP RAP APRON
	PROP. DRAIN LINE		GRANITE BOUND TO BE SET
	TEST PIT		IRON PIN TO BE SET
	PERC TEST		BASIN BERM
	OVERHEAD WIRES		SILT FENCE
	PROP. UTILITIES		STONE CHECK DAM
	BUILDING SETBACK LINE		SPOT ELEVATION
	TO BE REMOVED		PROP. WELL
	HIGH INTENSITY SOIL BOUNDARY & DESIGNATION		DRAINAGE OR SLOPE EASEMENT
	LIMITS OF CLEARING		FLOW DIRECTION
	LIMITS OF DISTURBANCE		



SHEET INDEX

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CONTACT DIG SAFE 72 HOURS
PRIOR TO CONSTRUCTION

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. THE ENGINEERS MAKE NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-800-DIG-SAFE.

PROFESSIONAL CONSULTANTS:

WETLAND SCIENTIST: BEAVER BROOK PLANNING AND DESIGN, LLC
PO BOX 2272
CONCORD, NH 03234
PH: (603) 496-9097

SURVEYOR: JOSEPH M. WICHERT, LLS, INC.
802 AMHERST STREET
MANCHESTER, NH 03104
PH: (603) 647-4282

ENGINEER: RJB ENGINEERING, LLC
2 GLENDALE ROAD
CONCORD NH, 03301
PH: (603) 369-7575

APPROVALS:

NHDES SEWER CONNECTION PERMIT: PENDING

NPDES NOI: REQUIRED PRIOR TO CONSTRUCTION



2) Bündel

PREPARED BY:
RJB ENGINEERING, LLC
2 GLENDALE ROAD,
CONCORD, NH 03301
PH. 603-369-7575

APPROVED BY THE BOSCAWEN NH PLANNING BOARD

CHAIRPERSON / VICE CHAIRPERSON

DATE _____

THIS PLANSET CONTAINS A TOTAL OF 14 SHEETS
COMPLETE SET TO BE KEPT ON FILE AT THE
TOWN OF BOSCAWEN

No.	DESCRIPTION	DATE
-	-	-
-	-	-
-	-	-
-	-	-

OWNER:
YORK PROPERTIES, LLC
13 LAMPREY ROAD
CANTERBURY, NH 03224
BK 3555 PG 552 MCRD

OWNER'S SIGNATURE

DATE: NOVEMBER 3, 2025

SHEET: 1 of 14

SOILS DATA:

SYMBOL	NAME
220B	BOSCAWEN FINE SANDY LOAM, 3 TO 8% SLOPES
480D	MILLSITE-WOODSTOCK-HENNIKER COMPLEX, 15 TO 25% SLOPES, VERY STONY

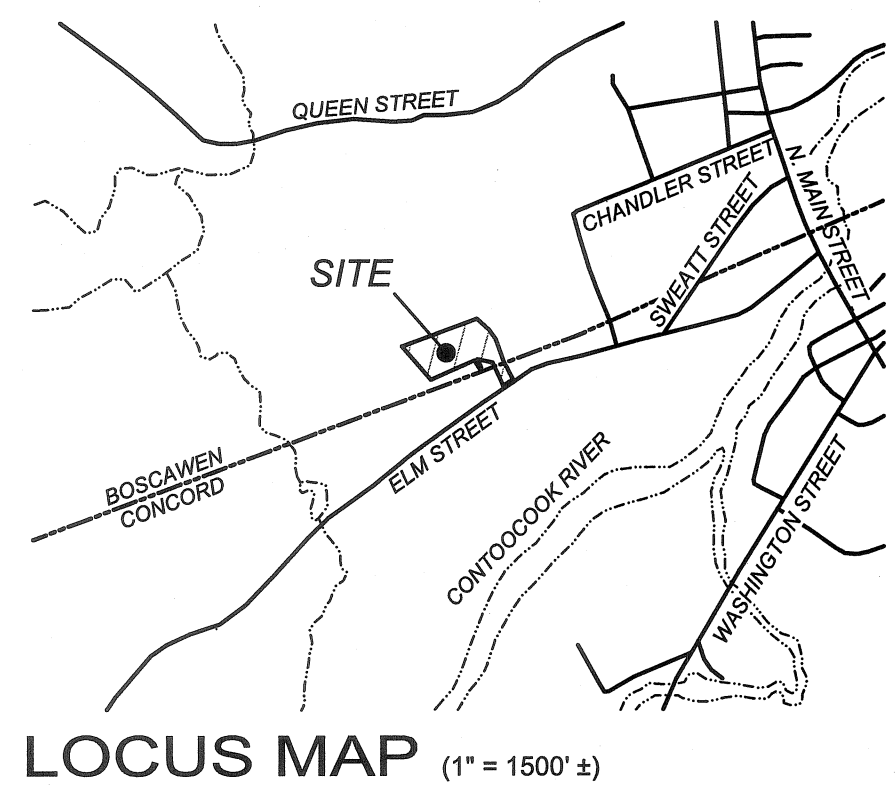
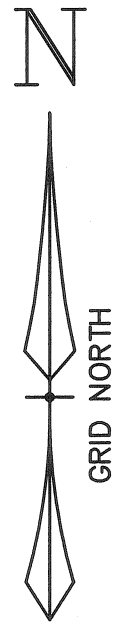
SOURCE: NRCS, WEB SOIL SURVEY 2.0

REFERENCE PLANS:

1.) "BOUNDARY PLAT LAND OF JOHN C. JONES ESTATE, CONCORD MAP P-11, BLOCK 3, LOTS 1 & 6" DATED SEPTEMBER 1, 2000 AND PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, INC. UNSTAMPED AND UNRECORDED.

2.) "LOT LINE ADJUSTMENT & SUBDIVISION PLAN FOR APPLE HILL PROPERTIES, LLC, BOSCAWEN TAX MAP 83 LOT 63, CONCORD TAX MAP 15P, LOT 35; 118 ELM STREET, THE JUDITH A. IVERSEN 2001 REV. TRUST, CONCORD TAX MAP 15P, LOT 30; 128 ELM STREET, BOSCAWEN & CONCORD, NEW HAMPSHIRE," DATED SEPTEMBER 21, 2012 AND LAST REVISED 6/06/13 BY THIS OFFICE. SEE MCRD PLAN #20,223.

BOSCAWEN MAP 83, LOT 63-1
CONCORD MAP 15P LOT 35
WITTERSCHEIN REV. TRUST OF 2022
JANICE A. WITTERSCHEIN, TEE.
118 ELM STREET
PENACOOK, NH 03303
V. 3787 P. 470



NOTES:

- 1.) THE SUBJECT PARCELS ARE LOT 63-2 ON THE TOWN OF BOSCAWEN TAX MAP 83 AND LOT 35-1 ON THE CITY OF CONCORD TAX MAP 15P. THE OWNER OF RECORD FOR BOTH LOTS IS YORK PROPERTIES, LLC, OF 13 LAMPREY ROAD, CANTERBURY, NEW HAMPSHIRE, 03224. SEE MCRD V. 3555 P. 552.
- 2.) IN BOSCAWEN, THE SUBJECT PARCEL IS ZONED A/R. W/O MUNICIPAL SEWER OR WATER, THE MINIMUM LOT SIZE IS 120,000 SQ. FT. MINIMUM LOT FRONTAGE = 200'. SETBACKS ARE AS FOLLOWS: FRONT = 50', SIDE = 25' AND REAR = 50'. IN CONCORD, THE SUBJECT PARCEL IS ZONED RN. THE MINIMUM LOT SIZE IS 10,000 SQ. FT. MINIMUM LOT FRONTAGE = 80'. SETBACKS ARE AS FOLLOWS: FRONT = 15', SIDE = 10' AND REAR = 25'.
- 3.) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN JULY & AUGUST OF 2009 WITH LIMITED UPDATES IN 2025. I, JOSEPH M. WICHERT, NHLLS #783, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
- 4.) THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY LINES OF THE SUBJECT PARCEL AS ESTABLISHED BY THE REFERENCE PLAN AND THE EXISTING CONDITIONS THEREON. THE TOPOGRAPHY SHOWN IS PER GRANIT LIDAR 2015 AND WAS FIELD PROOFED BY THIS OFFICE USING WORK FROM 2008 & 2025.
- 5.) THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) MAP NUMBER 33013C0338E, EFFECTIVE DATE OF APRIL 19, 2010.
- 6.) THE WETLANDS SHOWN ON THIS PLAN WERE DELINEATED BY MICHAEL SERAIKAS OF BEAVER BROOK ENVIRONMENTAL CONSULTANTS LLC IN JANUARY OF 2024 AND MAY OF 2009 (SEE CERTIFICATION FOR BREAKDOWN OF AREAS). THE WET FLAGS WERE FIELD LOCATED BY THIS OFFICE.
- 7.) THE HORIZONTAL DATUM OF THIS PLAN IS NHSPC 1983/1996 ESTABLISHED ON SITE USING ON SITE STATIC GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN JULY OF 2009.
- 8.) THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE LOCATION OF VISIBLE ABOVE GROUND FEATURES ONLY AND PLANS OF RECORD ON FILE WITH THE CITY OF CONCORD AND THE TOWN OF BOSCAWEN. THE CONTRACTOR NEEDS TO FIELD VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THIS OFFICE DOES NOT GUARANTEE THE LOCATION AND ACCURACY OF THE UTILITY DATA. DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION (1-888-344-7233).

BOSCAWEN MAP 83, LOT 63-3
CONCORD MAP 15P LOT 30
JUDITH A. IVERSEN REV. TRUST
JUDITH A. IVERSEN, TEE.
626 PALOMINO CIRCLE
PASO ROBLES, CA 93446
V. 3404 P. 1037

SYMBOL LEGEND

- GRAN. OR CONC. BOUND FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD W/ID CAP SET IN 2009
- DRILL HOLE
- ▲ WET FLAG
- ⊗ FENCE POST
- ⊞ CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ UTILITY POLE
- OVERHEAD WIRE
- STONE WALL

CONCORD MAP 15P LOT 31
LAWRENCE & LINDA BOUCHER
126 ELM STREET
PENACOOK, NH 03303
V. 1185 P. 179

CONCORD MAP 15P LOT 32
GERARD JR. &
CHERYL BASTARACHE
124 1/2 ELM STREET
PENACOOK, NH 03303
V. 1227 P. 496

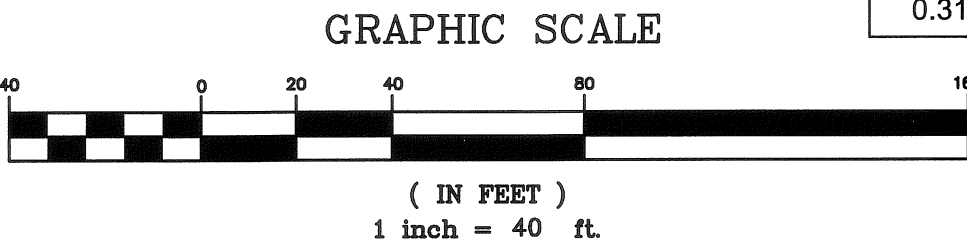
CONCORD MAP 15P LOT 33
CHARLES W. &
CHERYL A. MACNEILL
124 ELM STREET
PENACOOK, NH 03303
V. 1966 P. 956

BOSCAWEN MAP 83, LOT 63A
CONCORD MAP 15P LOT 34
STEPHANIE LEE FOOTE &
DEREK JOSEPH LEMAY
122 ELM STREET
PENACOOK, NH 03303
V. 3659 P. 183

CONCORD
MAP 15P LOT 35-1
13,856 S.F.±
0.3181 ACRES±

WETLANDS NOTE:

THE WETLANDS OFF ELM STREET AND IN THE MIDDLE OF THE LOT WERE REFLAGGED IN JANUARY OF 2024. THE WETLANDS ON THE WEST END OF THE PARCEL WERE DELINEATED IN MAY OF 2009. BOTH DELINEATIONS WERE DONE BY MICHAEL J. SERAIKAS OF BEAVER BROOK ENVIRONMENTAL CONSULTANTS IN ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS MANUAL. WET FLAGS WERE FIELD LOCATED BY THIS OFFICE.



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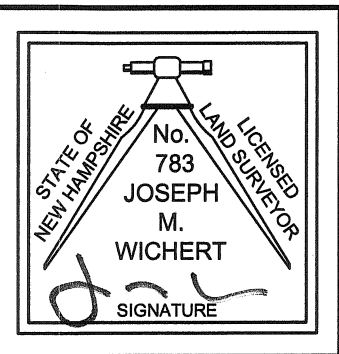
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I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GT 503. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT A COPY OF THIS PLAN HAS BEEN FILED WITH THE BOSCAWEN & CONCORD PLANNING BOARDS IN ACCORDANCE WITH RSA 676:18(IV).

7 Nov. 2025
DATE



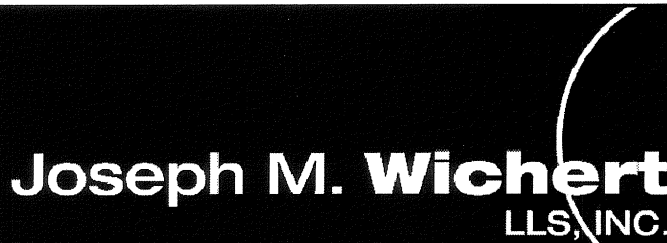
EXISTING CONDITIONS PLAN FOR
YORK PROPERTIES, LLC
CONCORD TAX MAP 15P LOT 35-1
120 ELM STREET
BOSCAWEN TAX MAP 83 LOT 63-2
BOSCAWEN & CONCORD, NEW HAMPSHIRE

DATE: 14 OCTOBER, 2025

SCALE: 1" = 40'

EXISTING CONDITIONS PLAN BY:

802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
WEB: WWW.JMWLLS.COM



LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET S1 SHEET 1 OF 1 F.B. -- P. - JOB #2008158 2025 ECP

BOSCAWEN MAP 83, LOT 63-1
CONCORD MAP 15P LOT 35
WITTERSCHEIN REV. TRUST OF 2022
JANICE A. WITTERSCHEIN, TEE.
118 ELM STREET
PENACOOK, NH 03303
V. 3787 P. 470

BOSCAWEN MAP 83, LOT 63-3
CONCORD MAP 15P LOT 30
JUDITH A. IVERSON REV. TRUST
JUDITH A. IVERSON, TEE.
626 PALOMINO CIRCLE
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CONCORD MAP 15P LOT 31
LAWRENCE & LINDA BOUCHER
126 ELM STREET
PENACOOK, NH 03303
V. 1185 P. 179

CONCORD MAP 15P LOT 32
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124 1/2 ELM STREET
PENACOOK, NH 03303
V. 1227 P. 496

CONCORD MAP 15P LOT 33
CHARLES W. &
CHERYL A. MACNEILL
124 ELM STREET
PENACOOK, NH 03303
V. 1966 P. 956

BOSCAWEN MAP 83, LOT 63A
CONCORD MAP 15P LOT 34
STEPHANIE LEE FOOTE &
DEREK JOSEPH LEMAY
122 ELM STREET
PENACOOK, NH 03303
V. 3659 P. 183

BOSCAWEN MAP 83, LOT 83
PETER C. WALTON
50 CHANDLER STREET
BOSCAWEN, NH 03303
V.3079 P. 1815
ZONED R-2

CONCORD
MAP 15P LOT 36
LORI L. JOHN
112 ELM STREET
PENACOOK, NH 03303
V. 2204 P. 800
ZONED RN

CONCORD MAP 15P LOT 3
SCOTT W. REED
121 ELM STREET
CONCORD, NH 03303-3305
V. 3691 P. 1651
ZONED RN

CONCORD MAP 15P LOT 2
JEFFERY A. & CHRISTINE M. MORSE
115 ELM STREET
PENACOOK, NH 03303
V. 1679 P. 89
ZONED RN

SITE PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THREE RESIDENTIAL DUPLEX BUILDINGS, A TOTAL OF SIX UNITS, AND A PROPOSED ACCESS DRIVE, PARKING, UTILITIES, GRADING, AND DRAINAGE, AND RELATED ANCILLARY IMPROVEMENTS.
2. OWNER OF RECORD:
YORK PROPERTIES, LLC
13 LAMPREY ROAD
CANTERBURY, NH 03224
3. DEED REFERENCE TO THE PARCEL IS BOOK 3555 PAGE 552 MCRD.
4. THE SUBJECT PROPERTY IS IDENTIFIED AS LOT 63-2 ON THE TOWN OF BOSCAWEN TAX MAP 83, AND LOT 63-2 ON THE CITY OF CONCORD TAX MAP 15P.
5. THE TOTAL PROPERTY AREA IS 5.020 ACRES OR 218,666 SF.
6. THE SUBJECT PARCEL IS ZONED: RESIDENTIAL A-R
ZONING REQUIREMENTS ARE AS FOLLOWS (WITH MUNICIPAL SEWER AND WATER):
MINIMUM LOT SIZE = 140,000 S.F. (FOR SIX UNITS)
MINIMUM FRONTAGE = 120 FT.
FRONT SETBACK = 50 FT.
SIDE SETBACK = 25 FT.
REAR SETBACK = 50 FT.
7. PROPERTY BOUNDARIES AND TOPOGRAPHY SHOWN HEREON TAKEN FROM A PLAN TITLED "EXISTING CONDITIONS PLAN, CONCORD TAX MAP 15P, LOT 35-1, BOSCAWEN TAX MAP 83, LOT 63-2, 120 ELM STREET, BOSCAWEN AND CONCORD, NEW HAMPSHIRE" DATED JUNE 10, 2024 BY JOSEPH M. WICHERT, LLS, INC.
8. THE WETLANDS SHOWN ON THIS PROPERTY WERE DELINEATED BY MICHAEL SERAIKAS OF BEAVER BROOK PLANNING AND DESIGN, LLC IN JANUARY 2024 IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL.
9. THE SITE IS TO BE SERVICED BY MUNICIPAL WATER AND SEWER.
10. NUMBER OF BEDROOMS = 3 PER UNIT. THE TOTAL FOOTPRINT AREA FOR EACH BUILDING = 1230 S.F.
11. THE MAXIMUM BUILDING COVERAGE ALLOWED = 20% OF THE TOTAL LOT AREA
THE MAXIMUM ALLOWED = 218,666 x 0.20 = 43,733 SF
TOTAL PROPOSED = 1230 SF PER UNIT x 6 UNITS = 7,380 SF.
12. PROPOSED PARKING PROVIDED = 2 PER UNIT
13. THE SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP, MERRIMACK COUNTY, COMMUNITY PANEL NUMBER 33013C0336E, EFFECTIVE DATE APRIL 19, 2010.
14. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION (1-888-344-7233). THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF BOSCAWEN REGULATIONS AND TO THE APPLICABLE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS PUBLISHED AND AMENDED BY THE NHDOT, LATEST EDITION.
16. THE TOTAL AREA OF DISTURBANCE FOR THE CONSTRUCTION OF THE PROJECT IS APPROXIMATELY 70,500 SF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE A NOTICE OF INTENT (NOI) WITH THE U.S.E.P.A. UNDER THE NPDES CONSTRUCTION GENERAL PERMIT 14 DAYS PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE FEDERAL STORMWATER PERMIT REQUIREMENTS.



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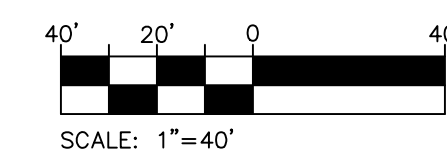
SITE PLAN

MAP 15P LOT 35-1 CONCORD AND
MAP 83 LOT 63-2 BOSCAWEN

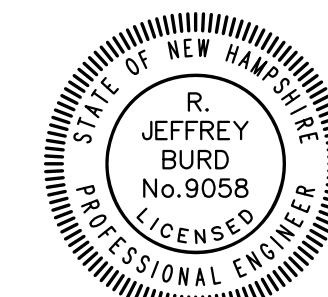
120 ELM STREET
BOSCAWEN & CONCORD, NEW HAMPSHIRE

PREPARED FOR: YORK PROPERTIES, LLC
13 LAMPREY ROAD
CANTERBURY, NH 03224

DATE: NOVEMBER 3, 2025

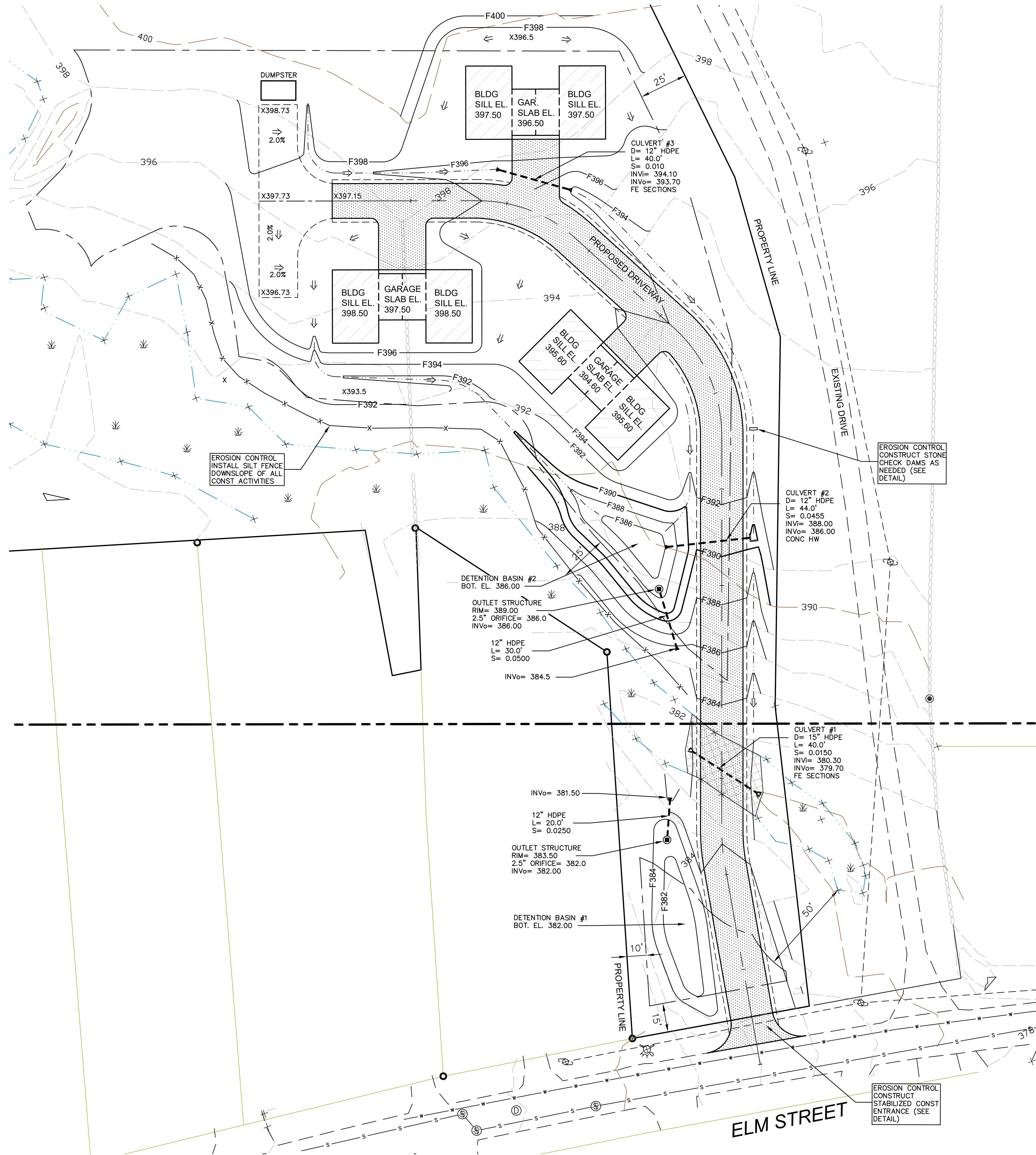
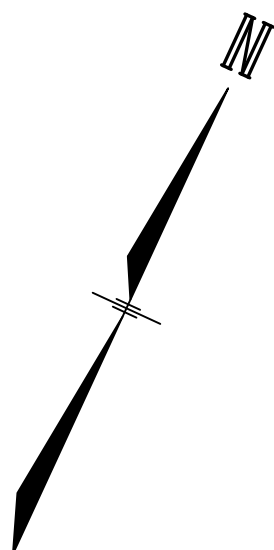


PREPARED BY:
RJB ENGINEERING, LLC
2 GLENDALE ROAD
CONCORD, NH 03301
PH. 603-369-7575



RJB Burd

SHEET: 3 OF 14



GRADING AND DRAINAGE PLAN NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION (1-888-344-7233). THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF BOSCAWEN REGULATIONS AND TO THE APPLICABLE REQUIREMENTS OF THE 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION' AS PUBLISHED AND AMENDED BY THE NHDOT, LATEST EDITION.
3. ALL MANHOLES AND CATCH BASINS SHALL HAVE RIMS SET TO FINISH PAVEMENT GRADES REGARDLESS OF ANY ELEVATIONS SHOWN.
4. WHERE DEPTH OF COVER OVER DRAINAGE PIPE IS LESS THAN 3 FEET, CLASS V REINFORCED CONCRETE PIPE OR EQUAL SHALL BE USED.
5. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL WORK AREAS AT ALL TIMES.
6. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
7. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES STANDARDS.
8. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS PRIOR TO DIRECTING FLOW TO THEM.
9. THE TOTAL AREA OF DISTURBANCE FOR THE CONSTRUCTION OF THE PROJECT IS APPROXIMATELY 70,500 SF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE A NOTICE OF INTENT (NOI) WITH THE U.S.E.P.A. UNDER THE NPDES CONSTRUCTION GENERAL PERMIT 14 DAYS PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE FEDERAL STORMWATER PERMIT REQUIREMENTS.

EROSION CONTROL NOTES:

1. THE PROPOSED LAND DISTURBANCE IS APPROXIMATELY 70,500 SF., WHICH EXCEEDS 43,560 SF (1 ACRE), THEREFORE, ACCORDING TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II CONSTRUCTION GENERAL PERMIT (CGP) SECTION 1.1, THIS PROJECT IS REQUIRED TO COMPLY WITH THE REGULATORY CRITERIA AND INTENT OF THE NPDES PHASE II PROGRAM. THE CONTRACTOR IS REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI). CONSTRUCTION MAY NOT COMMENCE UNTIL 14 DAYS AFTER FILING THE NOI. THE CONTRACTOR IS ALSO REQUIRED TO PREPARE, MAINTAIN AND HAVE ON FILE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE INTENDED AS A MINIMUM. THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS AND PRACTICES OUTLINED IN THE SWPPP. THE TOWN ENGINEER MAY REQUIRE MORE EROSION CONTROL MEASURES AS DEEMED NECESSARY.
3. PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS. INSTALLATION OF SILTATION FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
4. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE IN PLACE BEFORE ANY EARTH MOVING OPERATIONS ARE INITIATED.
5. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL ROADWAYS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE. CUT AND FILL SLOPES SHALL BE LOAMED & SEEDDED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE INSTALLED WITHIN 45 DAYS OF INITIAL CONSTRUCTION. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
6. EROSION CONTROL PRACTICES ARE TO BE INSPECTED WEEKLY AND AFTER 0.5" OF RAINFALL.
7. TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE CONSTRUCTION / DISTURBANCE IS COMPLETE.

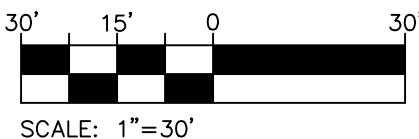
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GRADING AND DRAINAGE PLAN
MAP 15P LOT 35-1 CONCORD AND
MAP 83 LOT 63-2 BOSCAWEN

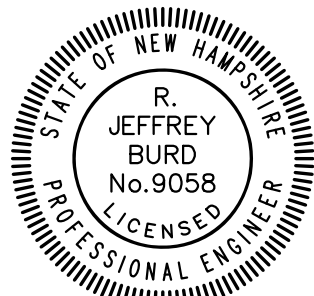
120 ELM STREET
BOSCAWEN & CONCORD, NEW HAMPSHIRE

PREPARED FOR: YORK PROPERTIES, LLC
13 LAMPREY ROAD
CANTERBURY, NH 03224

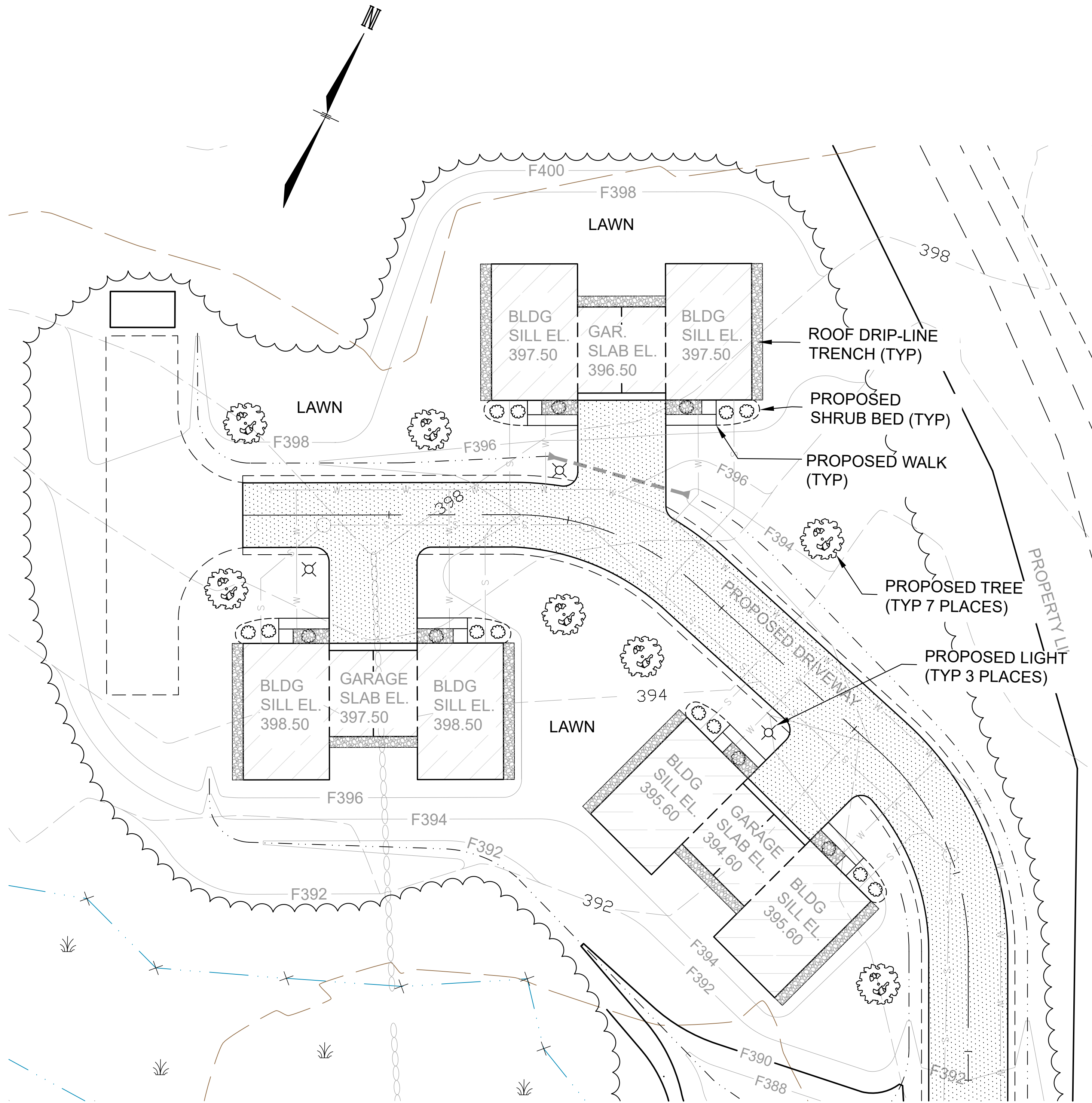
DATE: NOVEMBER 3, 2025



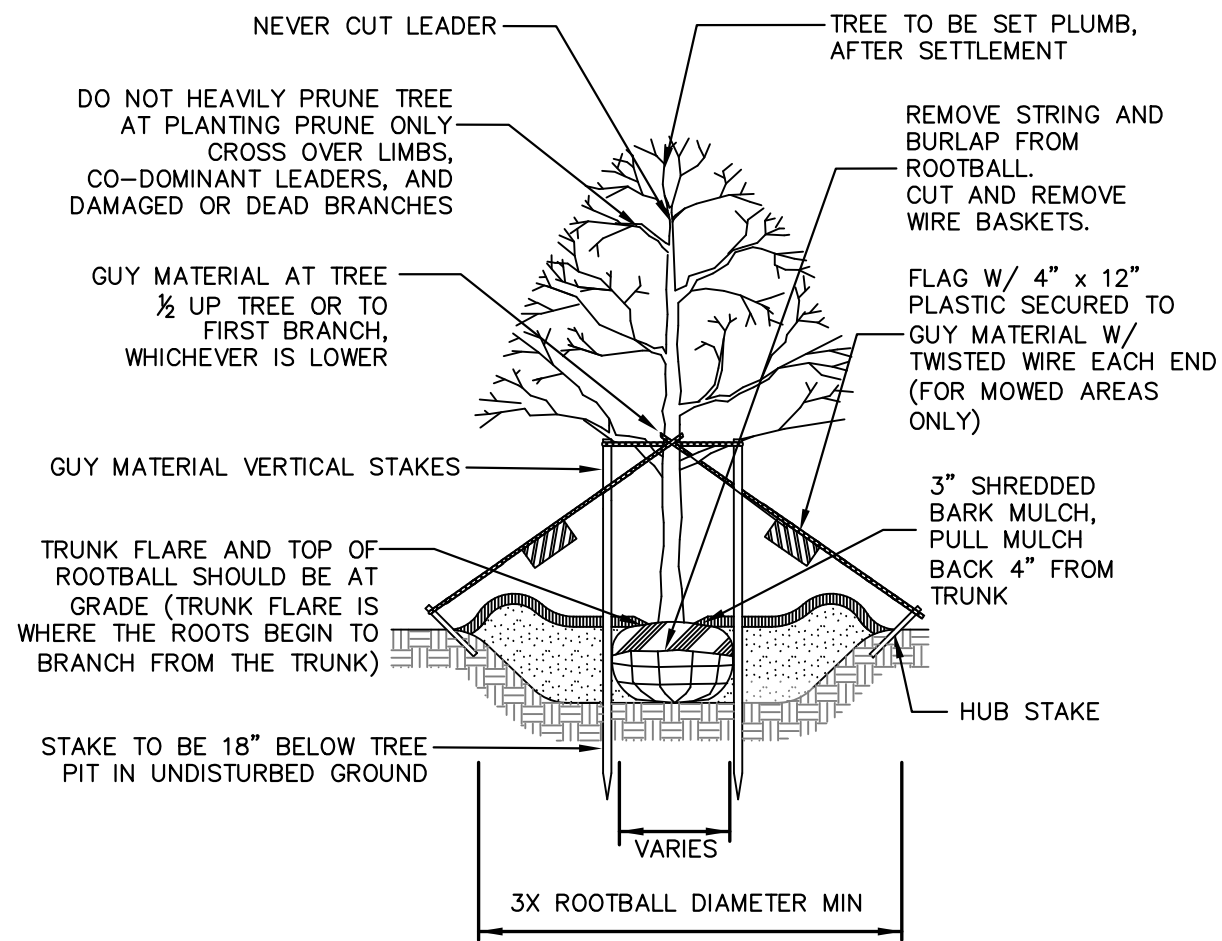
PREPARED BY:
RJB ENGINEERING, LLC
2 GLENDALE ROAD
CONCORD, NH 03301
PH. 603-369-7575



RJB Burd



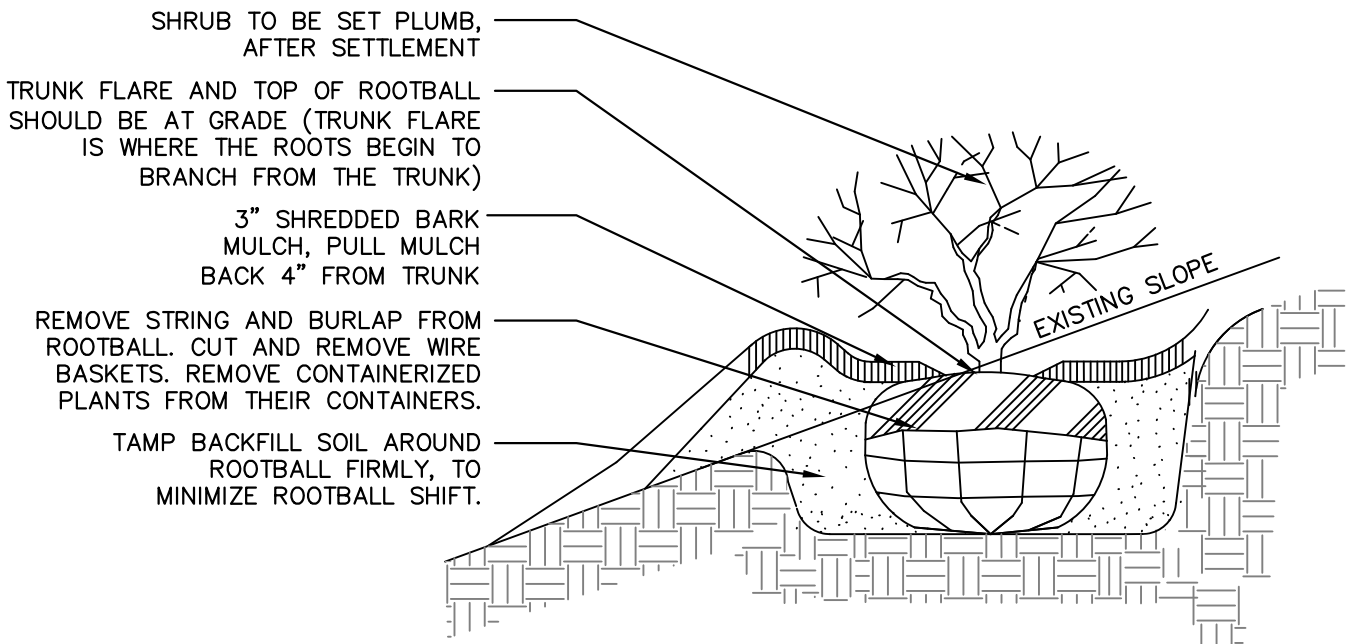
PLAN



- NOTES:
1. GUYING AND STAKING TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. LOCAL FIELD CONDITIONS AS WELL AS PLANT CHARACTERISTICS WILL DETERMINE THE NECESSITY OF GUYING AND STAKING.
 2. TYPICALLY ONLY TREES WITH A 3" OR GREATER CALIPER NEED TO BE STAKED. TREES WITH LESS THAN A 3" CALIPER NEED TO BE STAKED ONLY AS REQUIRED BY LANDSCAPE ARCHITECT.
 3. ONLY WRAP TREE TRUNKS AS REQUIRED BY LANDSCAPE ARCHITECT.
 4. TREE SHALL BE SET PLUMB, AFTER SETTLEMENT.
 5. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
 6. CITY TREES PLANTED ON PRIVATE PROPERTY, ADJACENT TO A PUBLIC RIGHT-OF-WAY, NEED TO BE PLANTED A MINIMUM OF 5 FEET FROM THE EDGE OF THE CITY SIDEWALK.

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



- NOTE:
1. DO NOT HEAVILY PRUNE SHRUB AT PLANTING, PRUNE ONLY CROSSOVER LIMBS AND DAMAGED OR DEAD BRANCHES.
 2. BACKFILL WITH LOAM, AMEND AS REQUIRED BY LANDSCAPE ARCHITECT.
 3. SHRUBS & GROUNDCOVER PLANTED ADJACENT TO CITY SIDEWALKS NEED TO BE PLACED SO THE PLANTS, AT THEIR MATURE HEIGHT & WIDTH, WILL NOT ENCROACH INTO THE CITY'S SIDEWALK.

TYPICAL SHRUB PLANTING DETAIL

NOT TO SCALE

LIGHTING NOTES

1. LIGHTS TO BE POST MOUNTED RESIDENTIAL TYPE FIXTURES SELECTED BY OWNER AND SHALL BE CONTROLLED BY TIMERS.
2. EACH HOME TO BE EQUIPPED WITH WALL MOUNT LIGHTS AT THE FRONT PORCH.

PLANTING NOTES:

1. TYPES OF TREES AND PLANTS TO BE SELECTED BY THE OWNER.
2. TREES AND SHRUBS SHALL NOT BE PLANTED UNTIL ALL OTHER WORK IS SUBSTANTIALLY COMPLETE TO MINIMIZE POSSIBILITY OF DAMAGE OR DISTURBANCE.
3. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY CONDITION FOR ONE YEAR FROM THE DATE OF PLANTING. CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, ALL DEAD AND NON-FLOURISHING PLANTS. REPLACEMENT PLANTS SHALL BE GAURANTEED IDENTICALLY TO ORIGINAL PLANTS.
4. ALL BEDS TO MULCHED WITH 4" DEPTH SHREDDED BARK MULCH UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.

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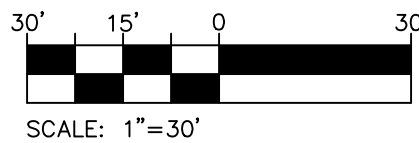
LIGHTING AND LANDSCAPE PLAN

MAP 15P LOT 35-1 CONCORD AND
MAP 83 LOT 63-2 BOSCAWEN

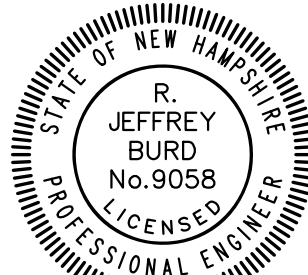
120 ELM STREET
BOSCAWEN & CONCORD, NEW HAMPSHIRE

PREPARED FOR: YORK PROPERTIES, LLC
13 LAMPREY ROAD
CANTERBURY, NH 03224

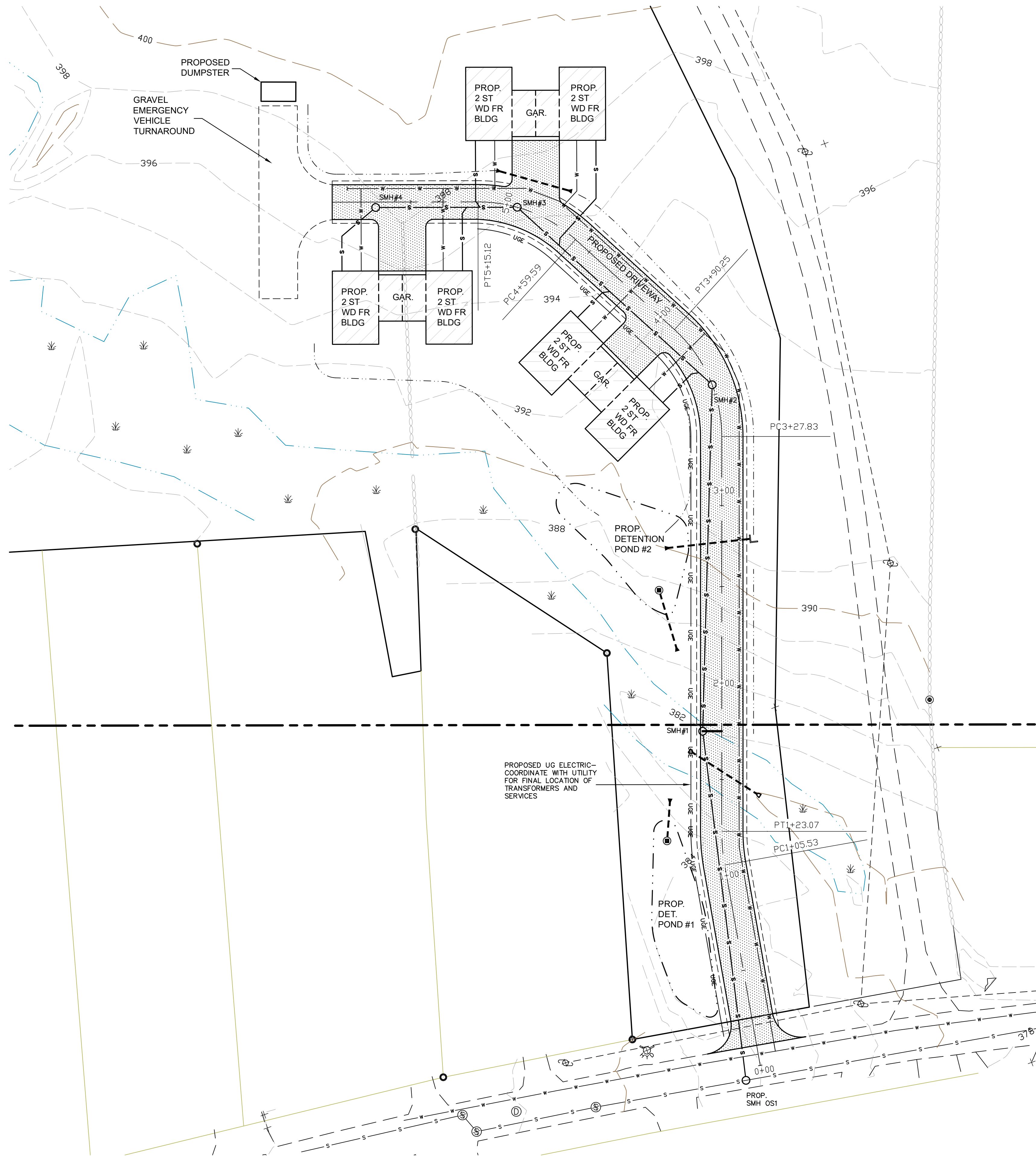
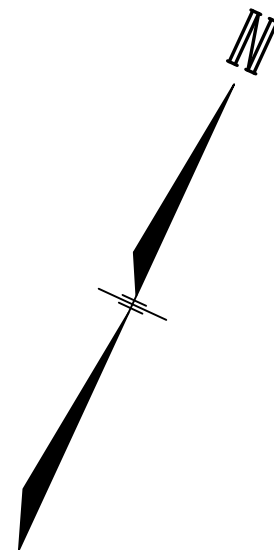
DATE: NOVEMBER 3, 2025



PREPARED BY:
RJB ENGINEERING, LLC
2 GLENDALE ROAD
CONCORD, NH 03301
PH. 603-369-7575



RJ Burd



UTILITY PLAN NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION (1-888-344-7233). THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF BOSCAWEN REGULATIONS AND TO THE APPLICABLE REQUIREMENTS OF THE 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION' AS PUBLISHED AND AMENDED BY THE NHDOT, LATEST EDITION.
3. THE CONTRACTOR SHALL APPLY FOR AND OBTAIN A RIGHT-OF-WAY ACTIVITY PERMIT THROUGH THE NHDOT ON-LINE PERMIT PORTAL PRIOR TO CONDUCTING ANY WORK IN THE MAIN STREET R.O.W.
4. THE WATER MAIN TAP MUST BE COMPLETED BY A COMPANY APPROVED BY THE PENACOOK-BOSCAWEN WATER PRECINCT AND MUST BE COORDINATED WITH PENICHECK WATER WORKS 10 DAYS AHEAD OF CONSTRUCTION. THE CONTRACTOR SHALL DIG A TEST PIT TO DETERMINE THE LOCATION, DEPTH, SIZE, AND MATERIAL OF THE EXISTING WATER MAIN PRIOR TO TIEING IN THE PROPOSED WATER MAIN.
5. THE ELECTRICAL POWER COMPANY, THE CABLE COMPANY, AND ANY OTHER DIRECT BURIAL CONDUIT NEEDED TO SERVICE THE SITE SHALL BE LOCATED WITHIN THE AREA SHOWN ON THE PLANS, BUT THOSE COMPANIES SHALL DICTATE THE FINAL LOCATION WITHIN THE APPROXIMATE LAYOUT AS SHOWN ON THE PLANS.
6. ALL WORK SHALL CONFORM TO THE PENACOOK-BOSCAWEN WATER PRECINCT (PBWB) STANDARD SPECIFICATIONS FOR WATER WORKS CONSTRUCTION. WATER MAIN SHALL BE 6" BLUE BRUTE AND SHALL CONFORM TO AWWA C900.

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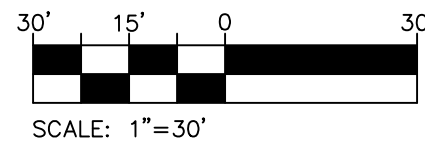
UTILITY PLAN

MAP 15P LOT 35-1 CONCORD AND
MAP 83 LOT 63-2 BOSCAWEN

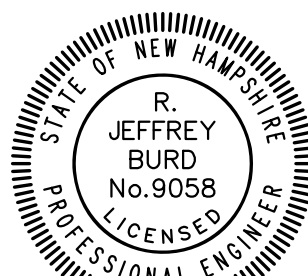
120 ELM STREET
BOSCAWEN & CONCORD, NEW HAMPSHIRE

PREPARED FOR: YORK PROPERTIES, LLC
13 LAMPREY ROAD
CANTERBURY, NH 03224

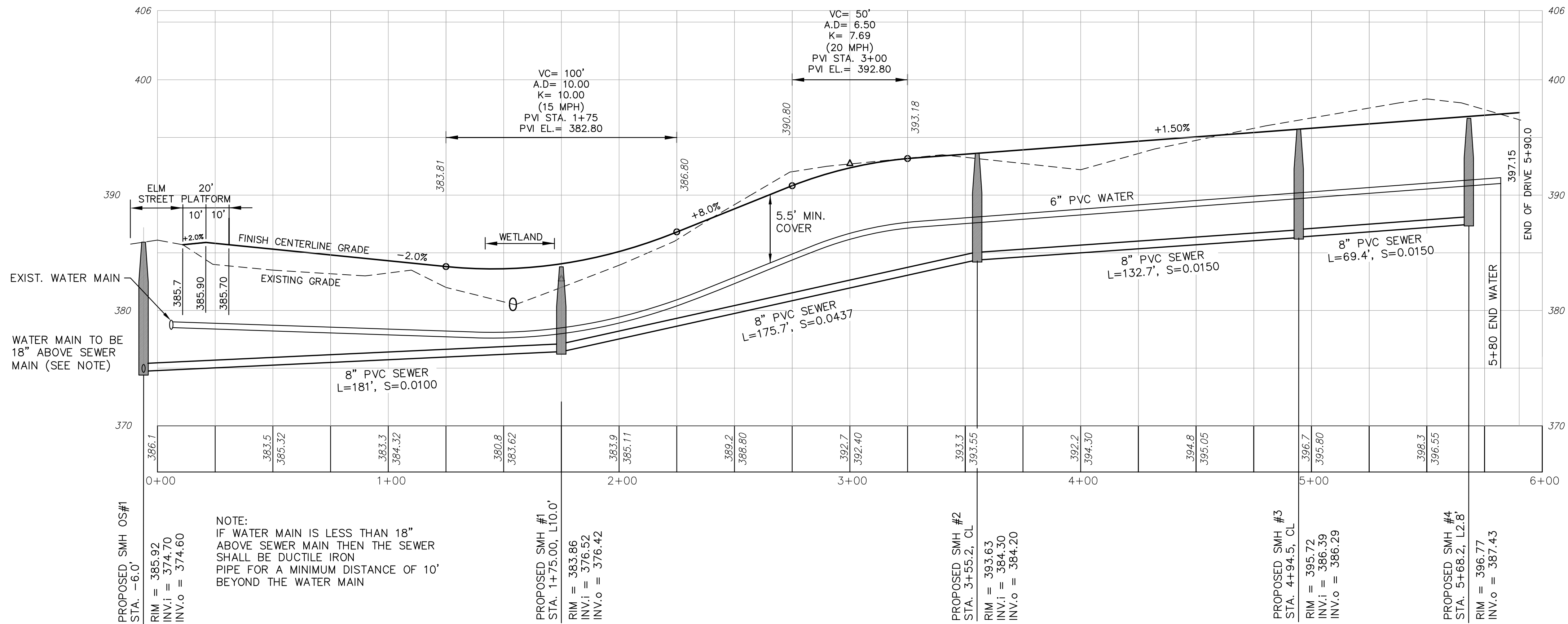
DATE: NOVEMBER 3, 2025



PREPARED BY:
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CONCORD, NH 03301
PH. 603-369-7575



RJB Burd



PROFILE

SCALE: 1" = 30' HORIZ.
1" = 6' VERT.

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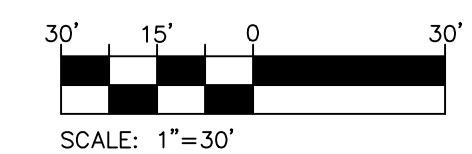
DRIVEWAY PROFILE

MAP 15P LOT 35-1 CONCORD AND
MAP 83 LOT 63-2 BOSCAWEN

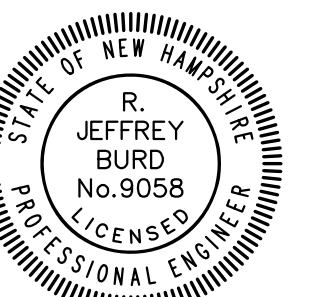
120 ELM STREET
BOSCAWEN & CONCORD, NEW HAMPSHIRE

PREPARED FOR: YORK PROPERTIES, LLC
13 LAMPREY ROAD
CANTERBURY, NH 03224

DATE: NOVEMBER 3, 2025

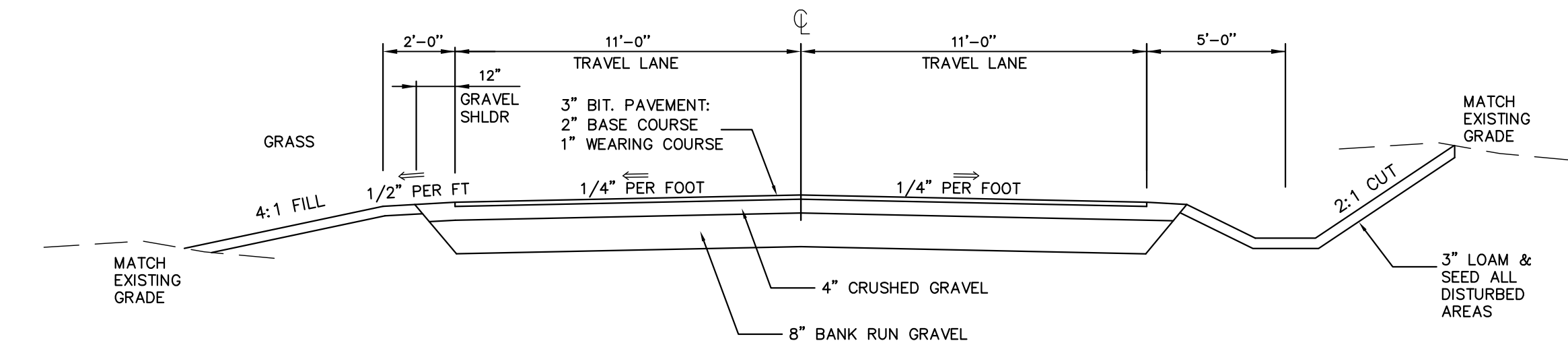


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RJB

SHEET: 7 OF 14



NOTE

- ALL PAVEMENT, BASE MATERIALS, AND WORKMANSHIP SHALL BE IN COMPLIANCE WITH N.H.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION
- ALL EMBANKMENT MATERIAL SHALL BE CLEAN WELL GRADED MATERIAL FREE FROM ROOTS, STUMPS, LOAM AND LEDGE / ROCK HAVING D50 NO GREATER THAN 12"
- PROVIDE 4" MINIMUM "TRACKED" LOAMED, SEED, AND MULCH ON ALL SLOPE GRADING, UNLESS OTHERWISE NOTED.

TYPICAL COMMON DRIVEWAY SECTION

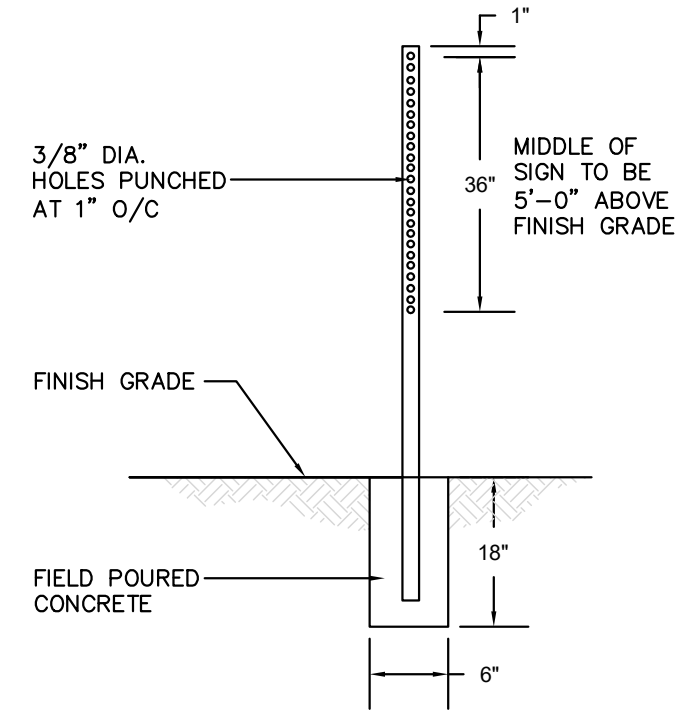
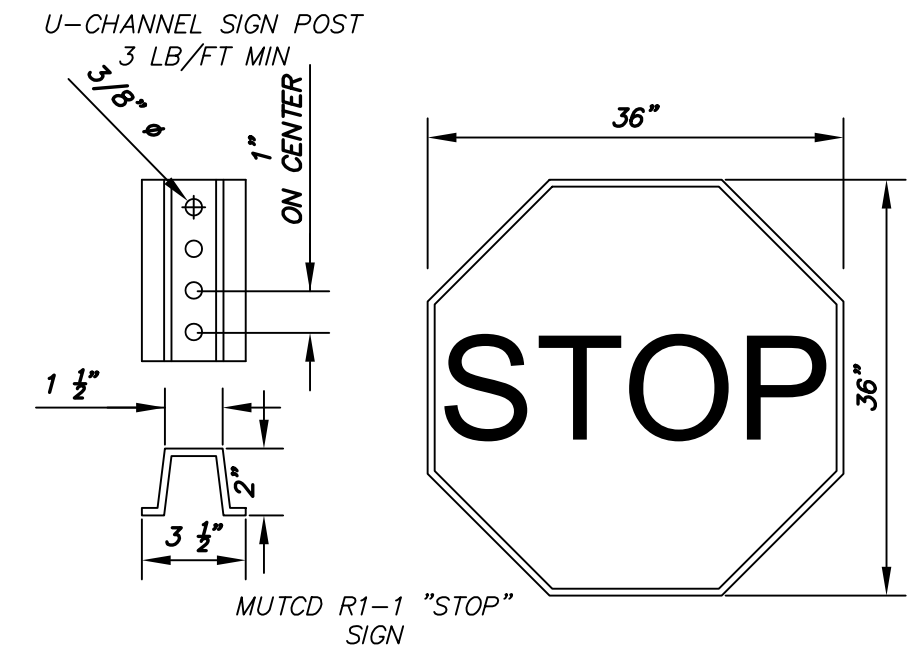
NOT TO SCALE



MUTCD W14-2
WARNING SIGN
TO BE LOCATED AT
1+50 +/- FOR
ENTERING TRAFFIC

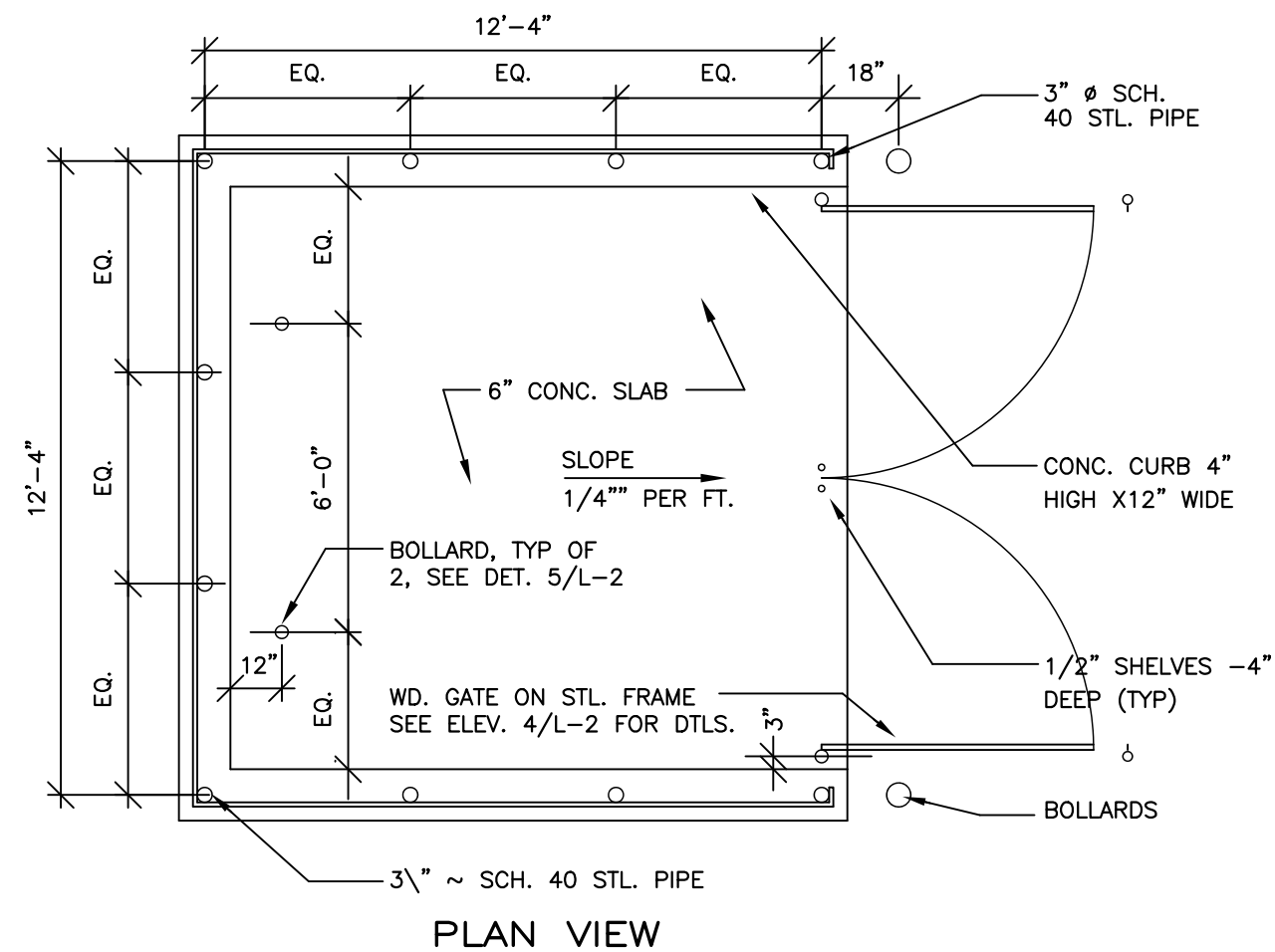
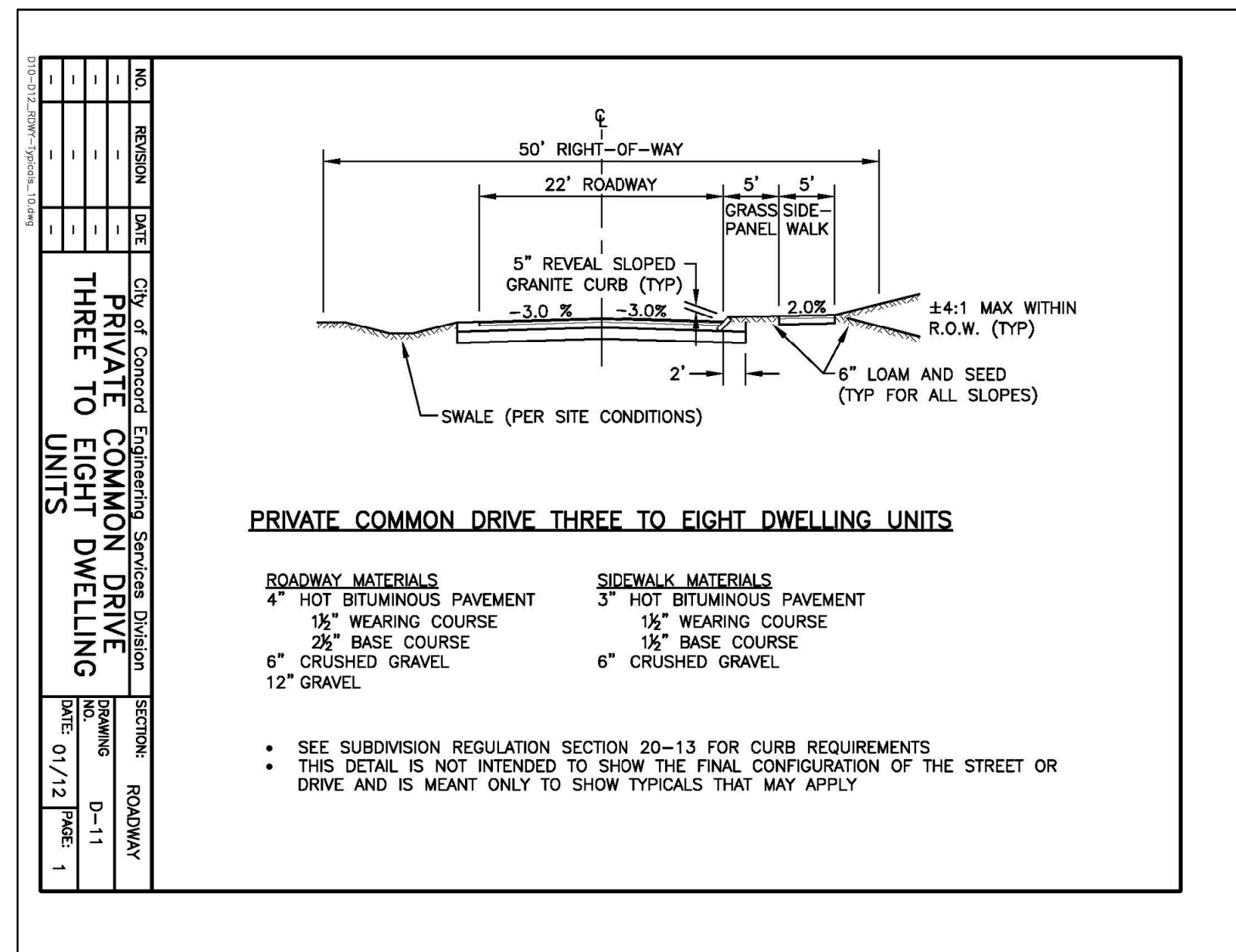
CONSTRUCTION SPECIFICATIONS

- STOP SIGN TO BE PLACED NO LESS THAN 6.0 FEET FROM PROPOSED EDGE OF PAVEMENT AT A HEIGHT NO LESS THAN 5.0 FEET TO BOTTOM EDGE OF SIGN. ALL MATERIALS SHALL MEET APPLICABLE MUTCD GUIDELINES.
- STOP LINE USED IN CONJUNCTION WITH STOP SIGN SHALL CONSIST OF A SOLID WHITE LINE 18 INCHES IN WIDTH. LINE SHOULD BEGIN AT THE CENTERLINE OF THE PROPOSED ROADWAY AND CONTINUE TO THE EDGE OF PAVEMENT.
- STOP LINE SHALL BE PLACED BETWEEN 4.0 AND 15.0 FEET FROM THE EDGE OF EXISTING TRAVELED WAY. PLACEMENT SHOULD ALLOW FOR SUFFICIENT SIGHT DISTANCE FOR ALL APPROACHES TO THE INTERSECTION.
- CROSSWALK BARS SHALL BE PAINTED 1'x6' AND SPACED 3.0' O.C. FOR THE WIDTH OF THE ROADWAY IF SHOWN ON THE PLANS.



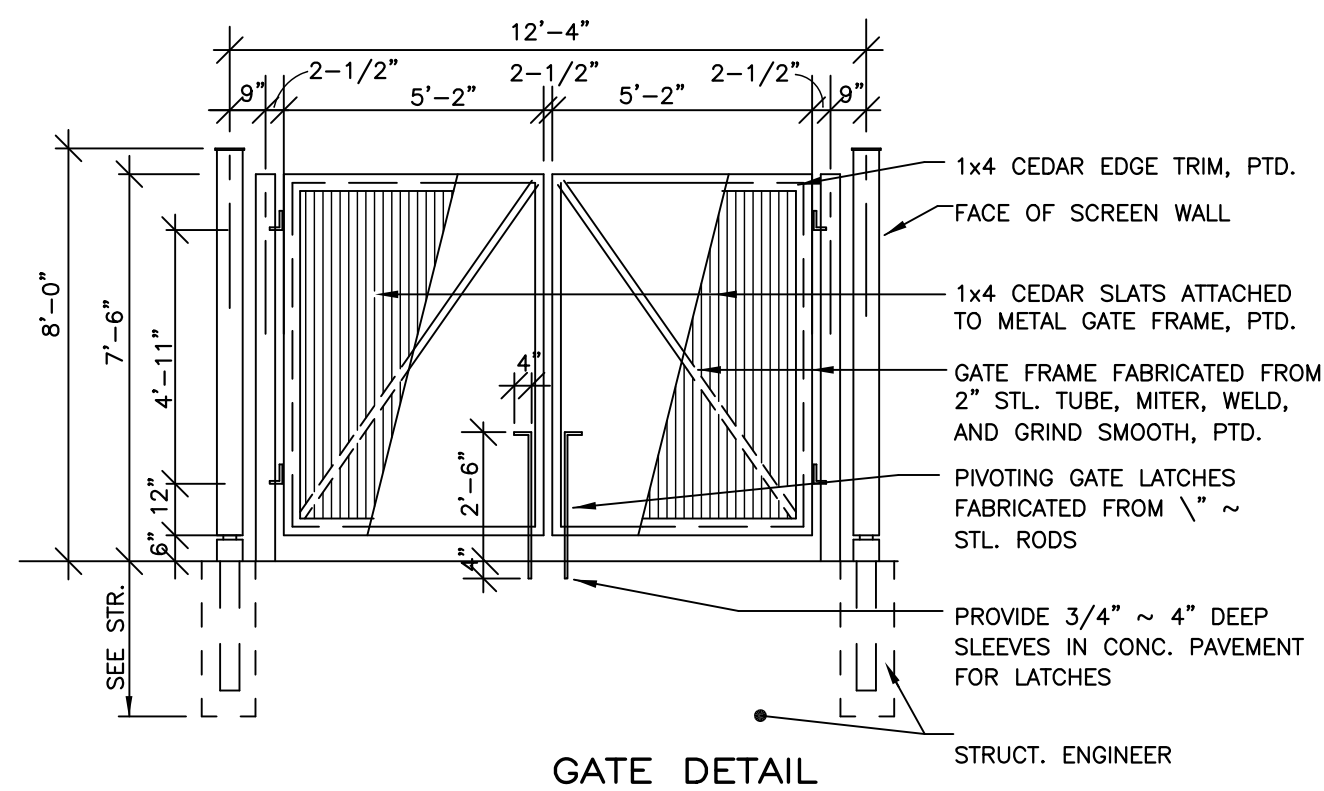
SITE SIGNAGE DETAIL

NOT TO SCALE



WOOD TRASH ENCLOSURE

NOT TO SCALE



No.	DESCRIPTION	DATE

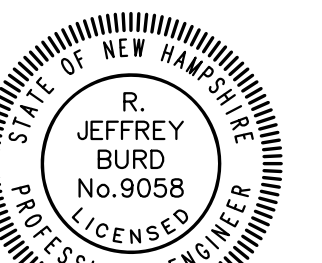
CONSTRUCTION DETAILS
MAP 15P LOT 35-1 CONCORD AND
MAP 83 LOT 63-2 BOSCAWEN
120 ELM STREET
BOSCAWEN & CONCORD, NEW HAMPSHIRE

PREPARED FOR: YORK PROPERTIES, LLC
13 LAMPREY ROAD
CANTERBURY, NH 03224

DATE: NOVEMBER 3, 2025

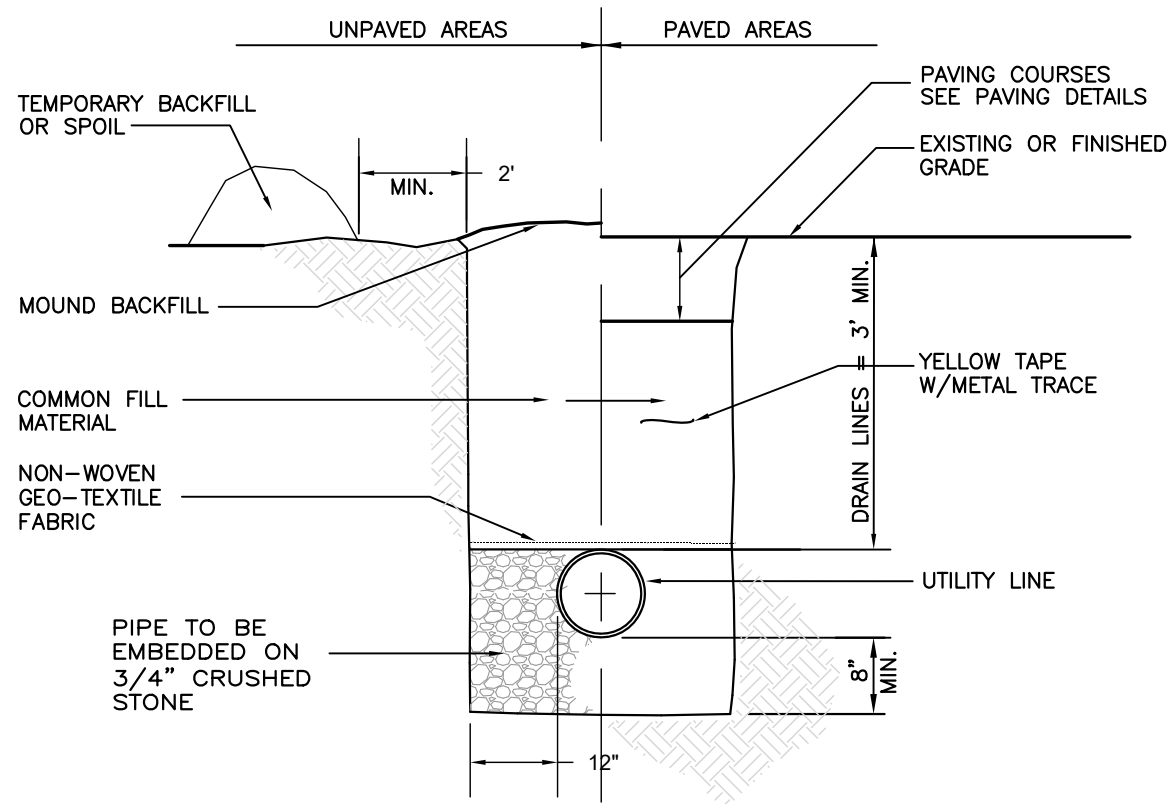
SCALE: AS SHOWN

PREPARED BY:
RJB ENGINEERING, LLC
2 GLENDALE ROAD
CONCORD, NH 03301
PH. 603-369-7575

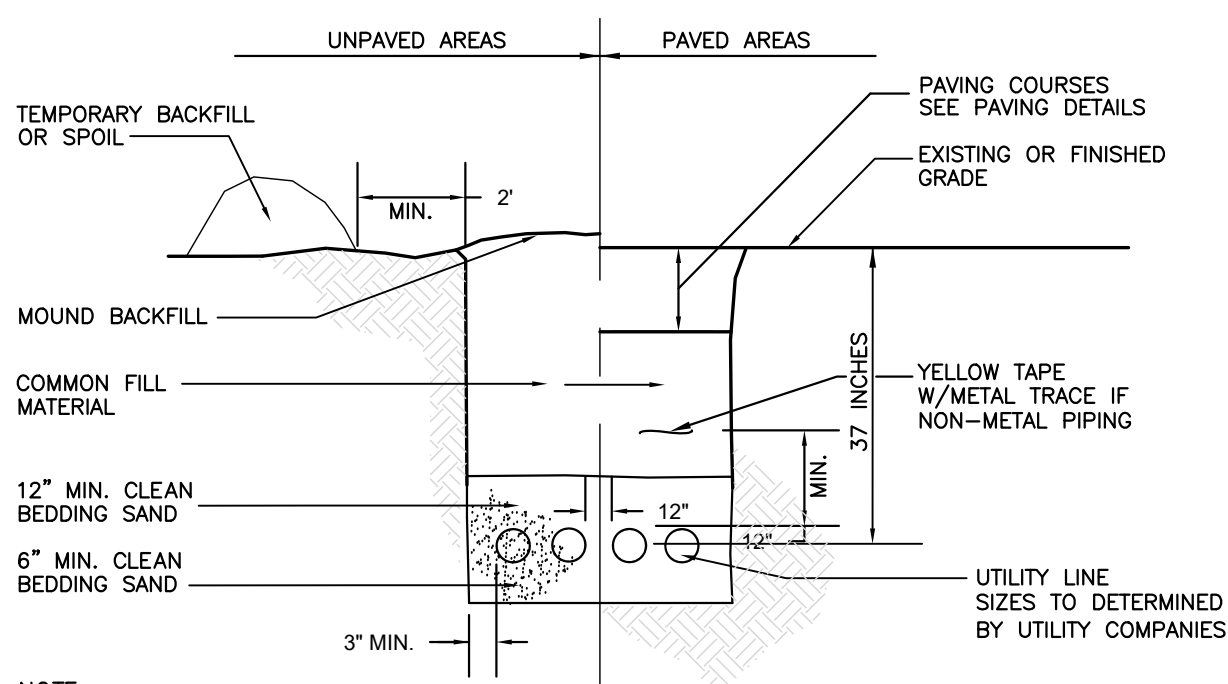


RJB Burd

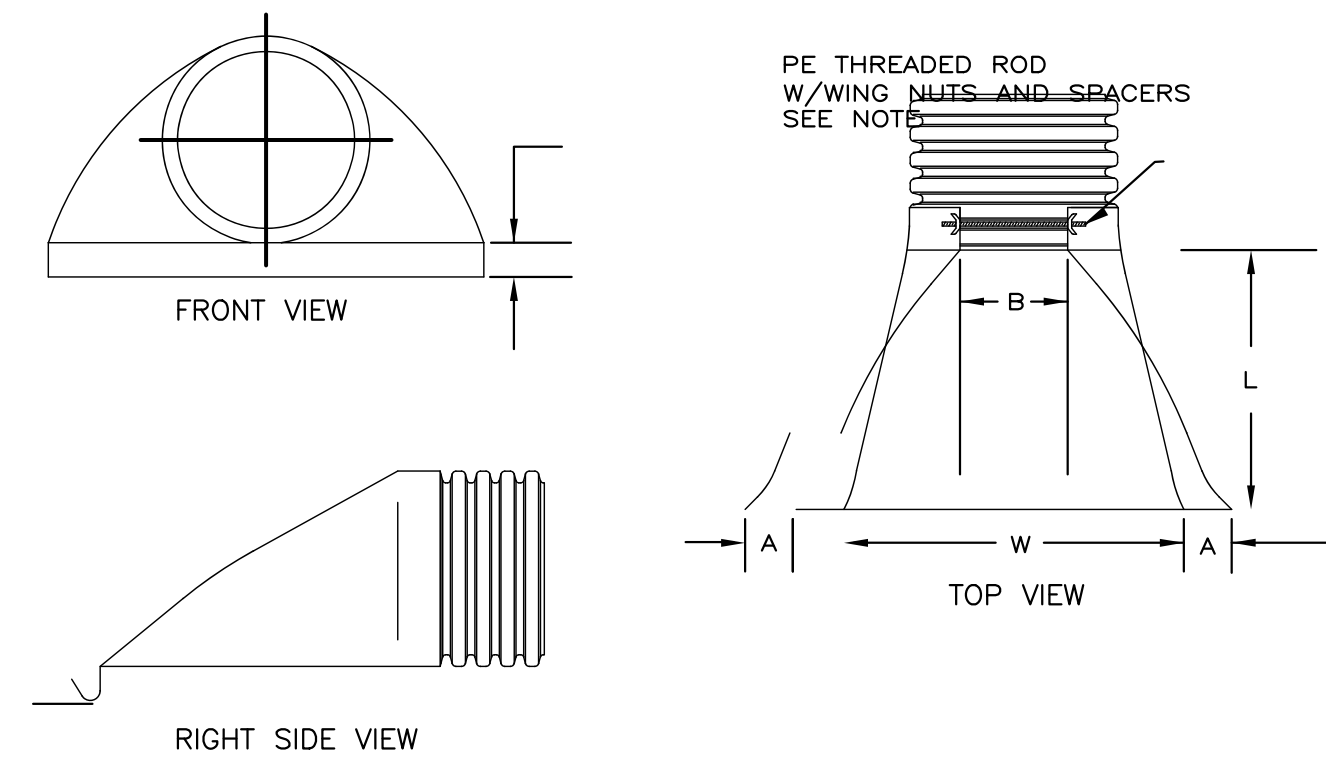
SHEET: 8 OF 14



TRENCH DETAIL
FOR DRAIN LINES NOT TO SCALE



UTILITY TRENCH DETAIL
NOT TO SCALE

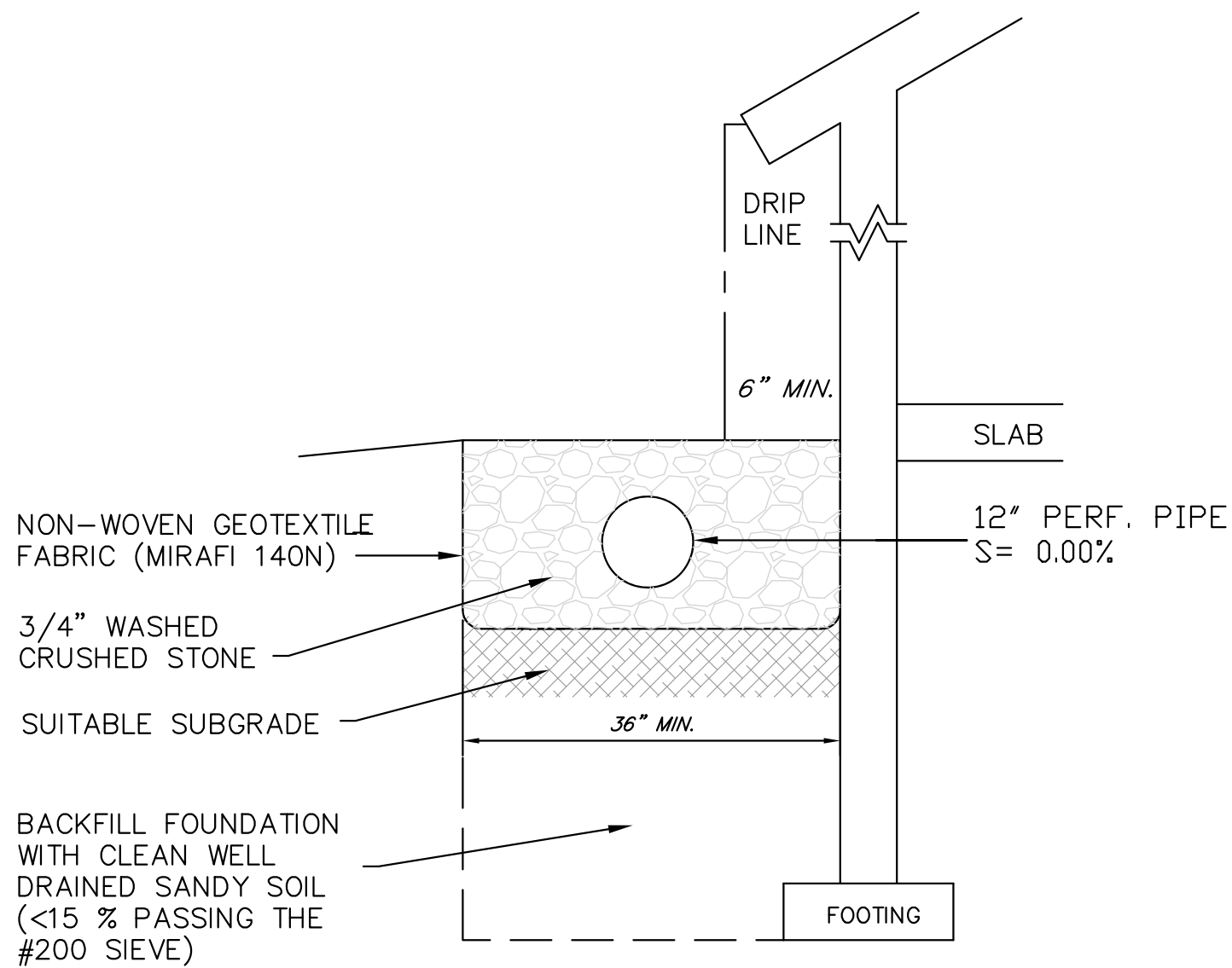


NOTE: PE THREADED ROD W/WING NUTS PROVIDED FOR END SECTIONS 12"-24". 30" & 36" END SECTIONS REQUIRE TWO (2) THREADED RODS FOR ASSEMBLY.

PART #	PIPE SIZE	A	B (MAX)	H	L	W
1210NP	12 IN	6.50 IN	10.00 IN	6.50 IN	25.00 IN	29.00 IN
1510NP	15 IN	6.50 IN	10.00 IN	6.50 IN	25.00 IN	29.00 IN
1810NP	18 IN	7.50 IN	15.00 IN	6.50 IN	32.00 IN	35.00 IN
2410NP	24 IN	7.50 IN	18.00 IN	6.50 IN	36.00 IN	45.00 IN
3015NP	30 IN	7.50 IN	12.00 IN	8.60 IN	58.00 IN	63.00 IN
3615NP	36 IN	7.50 IN	25.00 IN	8.60 IN	58.00 IN	63.00 IN



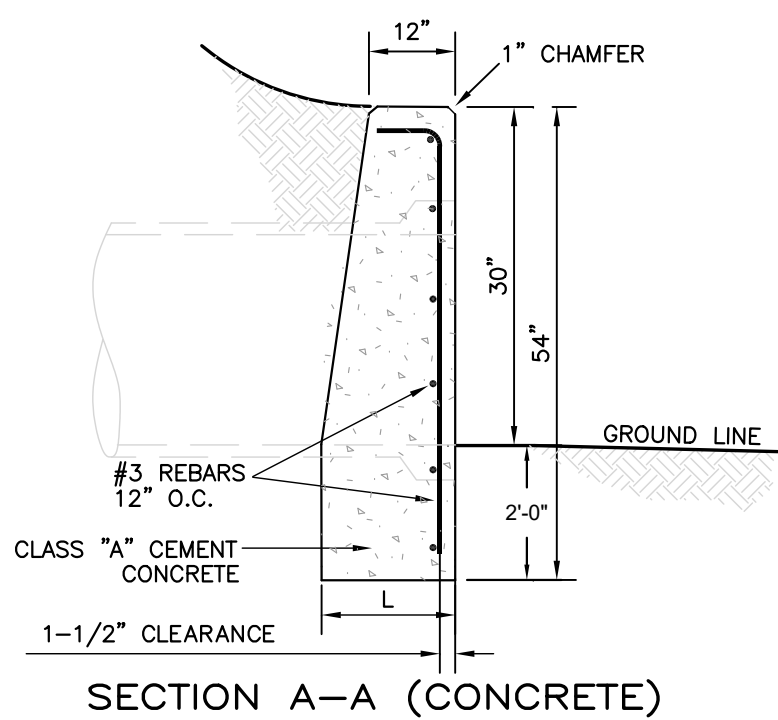
FLARED END SECTION DETAIL
NOT TO SCALE



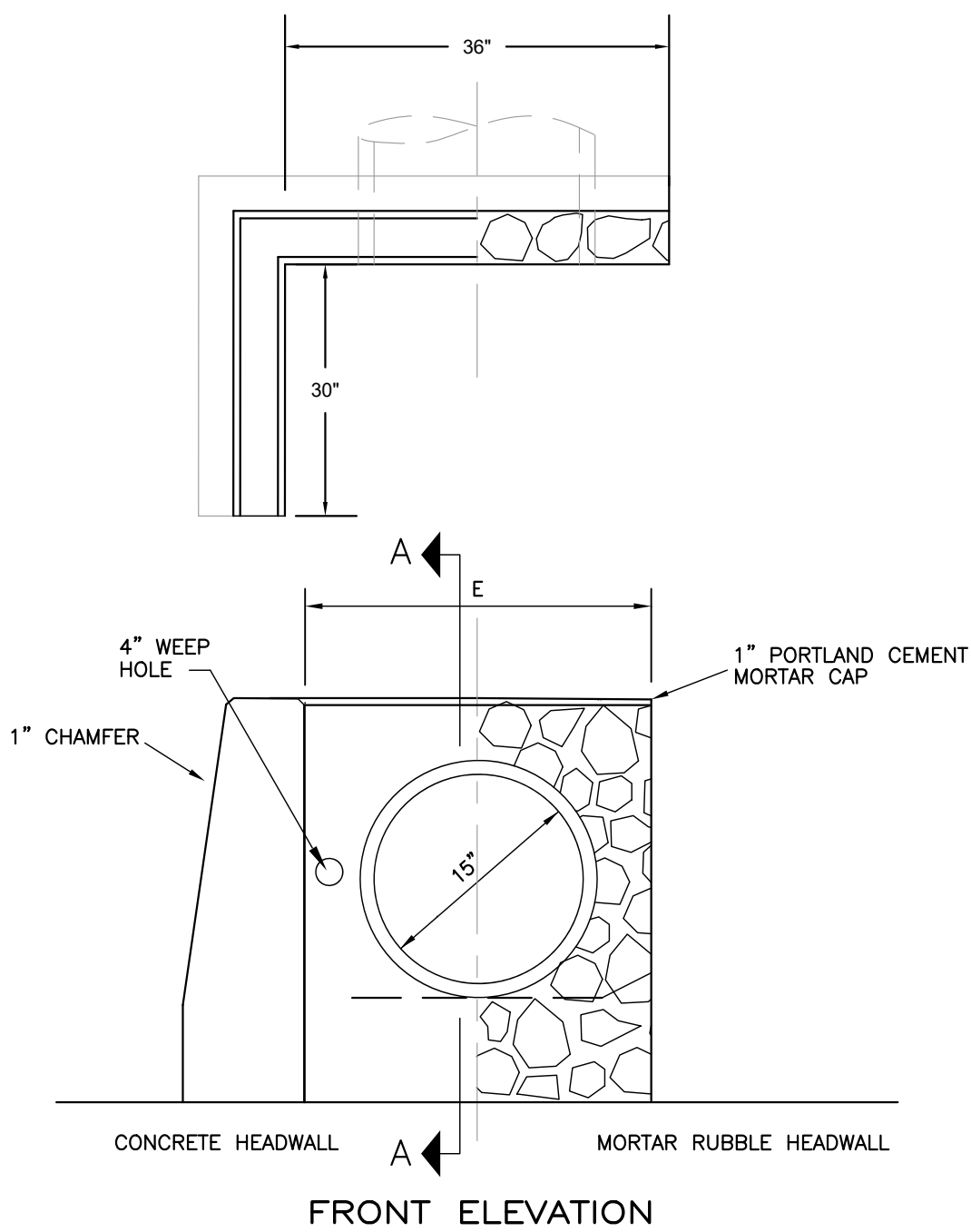
- NOTES:
- DIG A TRENCH THAT IS 36" WIDE AND AT LEAST 24" DEEP ALONG THE DRIP LINE.
 - LINE THE EXCAVATION WITH NON-WOVEN GEOTEXTILE (MIRAFI 140N OR EQUAL) AND FILL WITH WASHED 1/2" TO 1-1/2" CRUSHED STONE TO WITHIN 3" OF THE GROUND LEVEL.
 - FOLD THE GEOTEXTILE FABRIC OVER TOP OF THE TRENCH AND TOP OFF WITH 1-1/2" STONE.

INFILTRATION TRENCH DETAILS
NOT TO SCALE

- NOTES:
- FOR DESCRIPTIONS, MATERIALS, AND CONSTRUCTION METHODS, SEE LATEST NHDOT SPECIFICATIONS.
 - ALL CONCRETE DIMENSIONS SHOWN ARE MINIMUM.



SECTION A-A (CONCRETE)



FRONT ELEVATION

CONCRETE OR MRM HEADWALLS
NOT TO SCALE

No.	DESCRIPTION	DATE

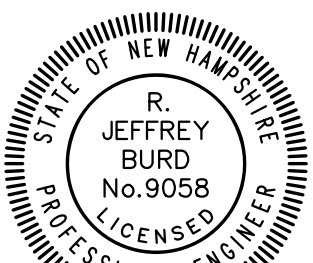
DRAINAGE DETAILS
MAP 15P LOT 35-1 CONCORD AND
MAP 83 LOT 63-2 BOSCAWEN
120 ELM STREET
BOSCAWEN & CONCORD, NEW HAMPSHIRE

PREPARED FOR: **YORK PROPERTIES, LLC**
13 LAMPREY ROAD
CANTERBURY, NH 03224

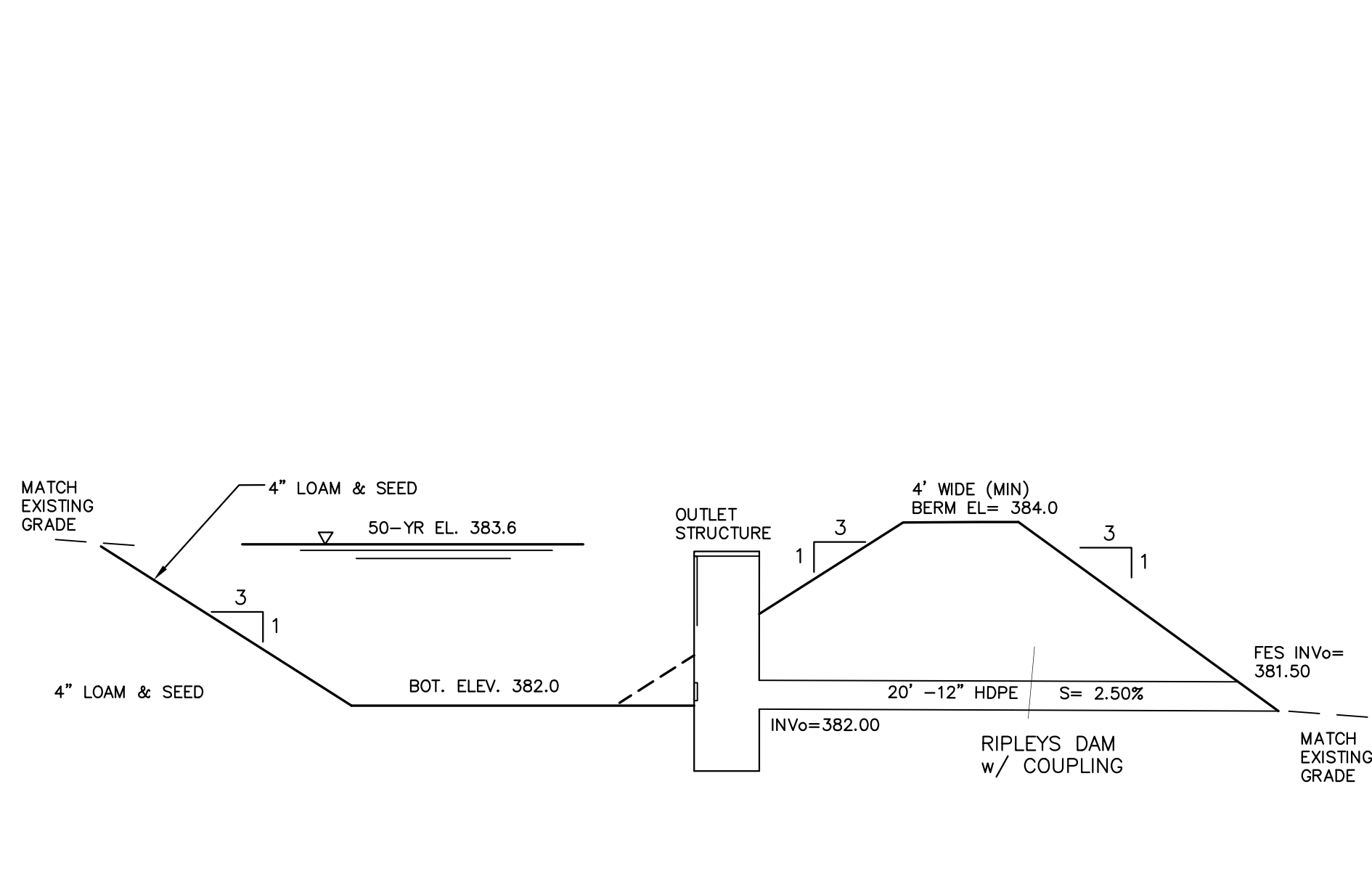
DATE: NOVEMBER 3, 2025

SCALE: AS SHOWN

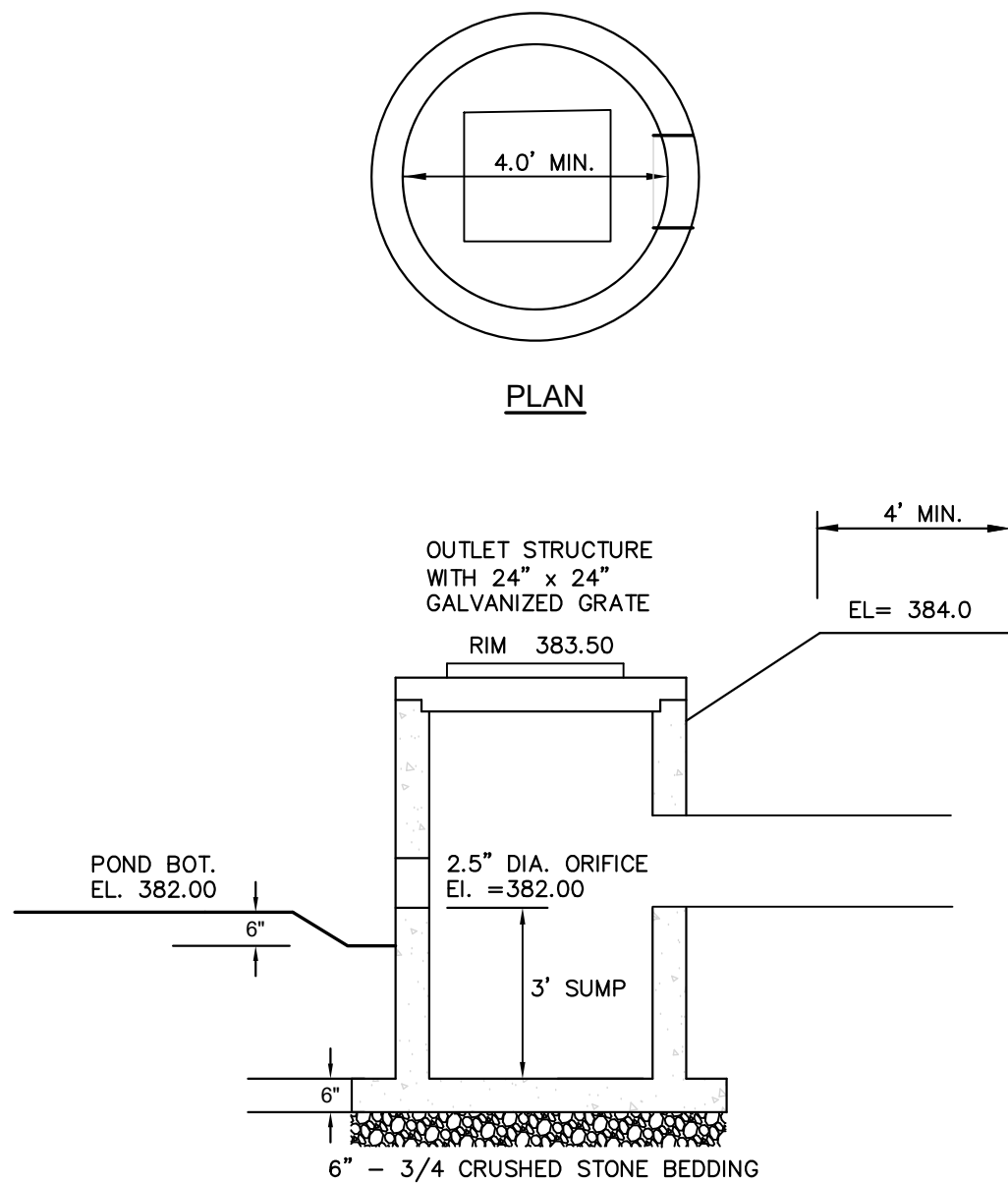
PREPARED BY:
RJB ENGINEERING, LLC
2 GLENDALE ROAD
CONCORD, NH 03301
PH. 603-369-7575



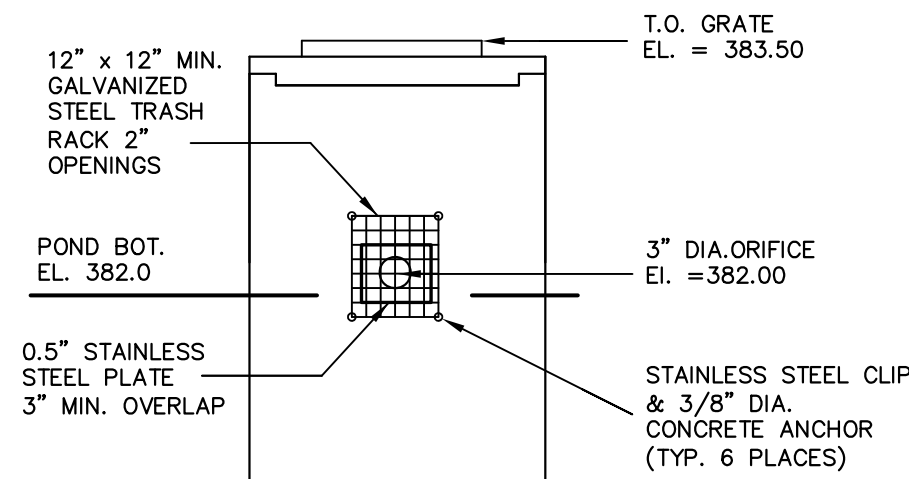
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POND SECTION



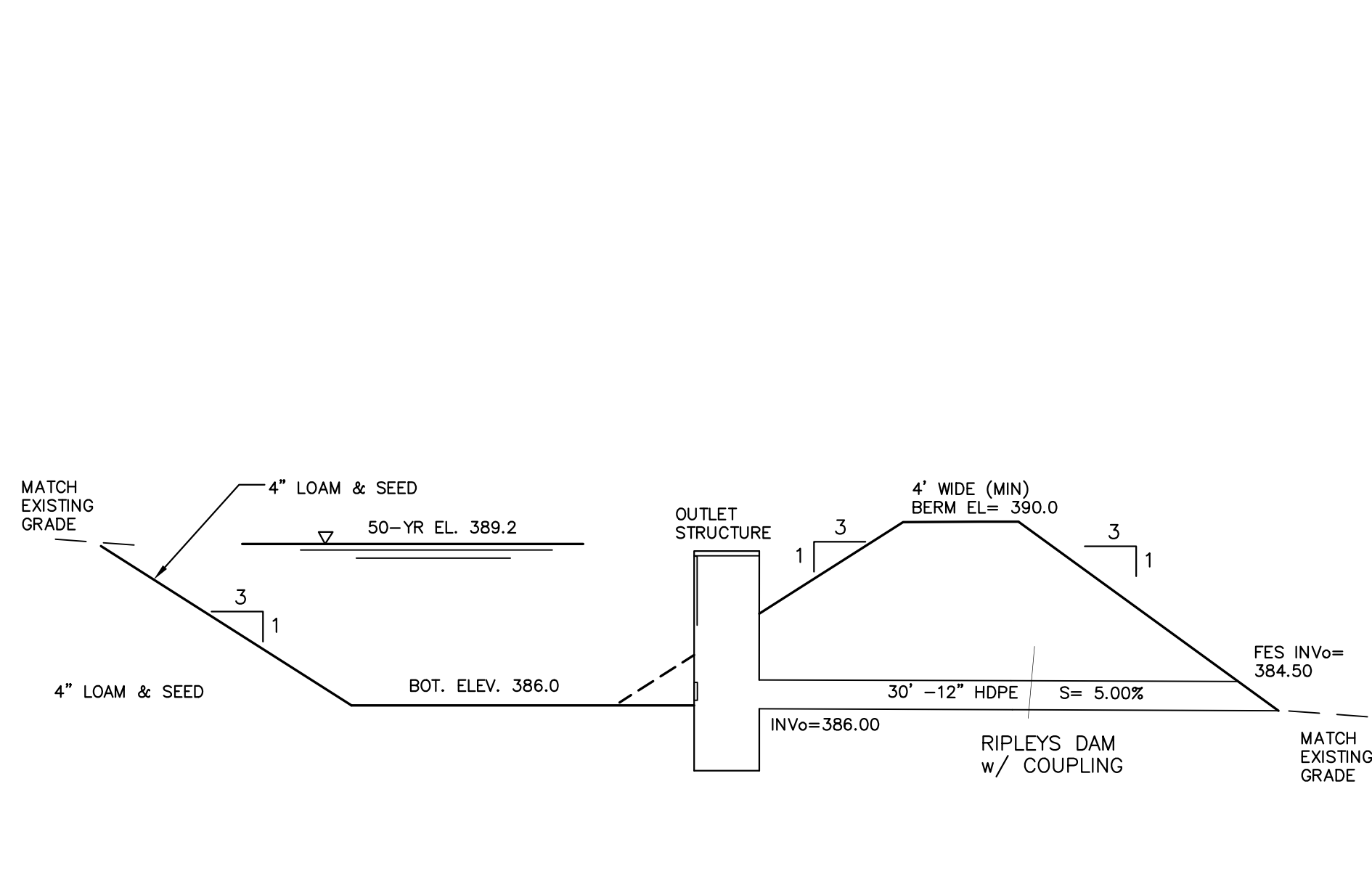
SECTION



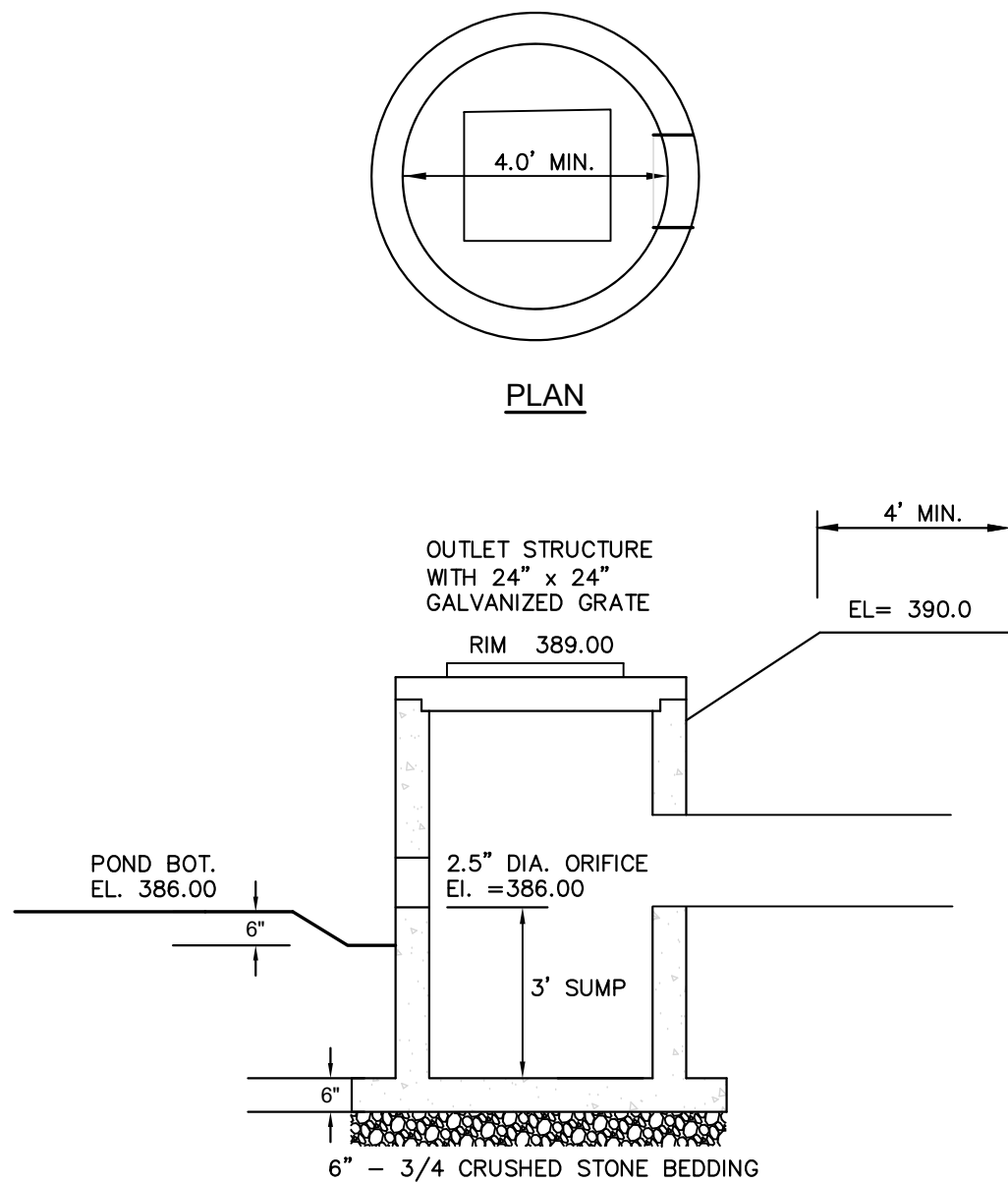
ELEVATION

DETENTION POND #1 DETAILS

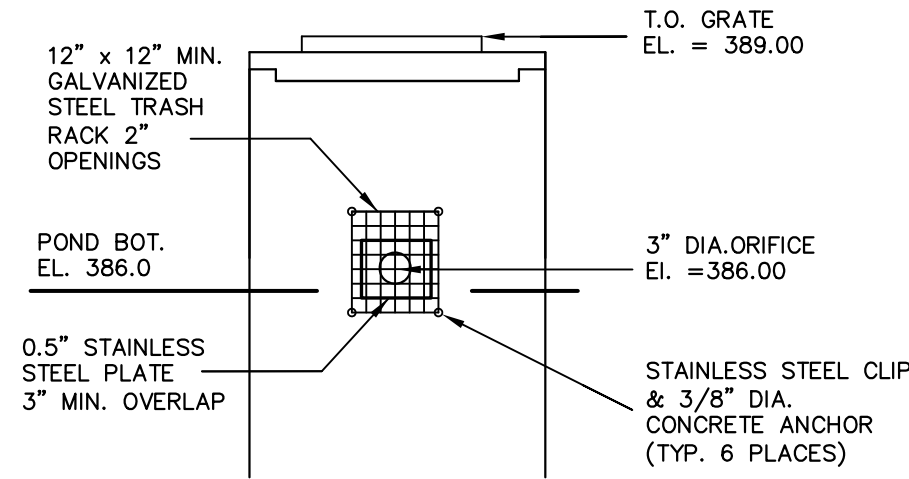
NOT TO SCALE



POND SECTION



SECTION



ELEVATION

DETENTION POND #2 DETAILS

NOT TO SCALE

DETENTION BASIN CONSTRUCTION NOTES

1. THE FOUNDATION AREA SHALL BE CLEARED OF TREES, LOGS, STUMPS, ROOTS, BRUSH, BOULDERS, SOD AND RUBBISH. SCARIFY SURFACE BEFORE PLACING FILL. THE AREA SHALL BE MOIST FOR GOOD BONDING OF THE NEW FILL. KEEP STANDING WATER FROM FORMING ON OR NEAR THE FILL AREA.
2. THE FILL SHALL BE FREE OF DETRIMENTAL AMOUNTS OF SOD, ROOTS, FROZEN SOIL, STONES LARGER THAN 6 INCHES AND OTHER OBJECTIONABLE MATERIAL. CRUSHED GRAVEL (3/4") SHALL BE PLACED AROUND PIPES AND CONCRETE STRUCTURES.
3. THE PLACING AND SPREADING OF FILL SHALL BE STARTED AT THE LOWEST POINT IN THE BERM AREA AND BROUGHT UP IN HORIZONTAL LAYERS (LIFTS) OF ABOUT 12" SO THAT REQUIRED COMPACTION CAN BE OBTAINED. THE DISTRIBUTION AND GRADATION OF MATERIALS SHALL BE SUCH THAT NO LENSES, POCKETS, STREAKS OR LAYERS OF MATERIAL DIFFER SUBSTANTIALLY IN TEXTURE OR GRADATION FROM THE SURROUNDING MATERIAL.
4. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE ADEQUATE FOR OBTAINING THE REQUIRED COMPACTION.
5. CONSTRUCTION EQUIPMENT SHALL BE OPERATED OVER AREAS OR EACH LAYER OF FILL TO INSURE REQUIRED COMPACTION. USE SPECIAL EQUIPMENT IF NECESSARY. FILL ADJACENT TO PIPES AND STRUCTURES SHALL BE COMPACTED BY HAND TAMPING OR PLATE VIBRATOR. FILL ADJACENT TO CONCRETE STRUCTURES SHALL NOT BE COMPACTED UNTIL CONCRETE HAS CURED STRONG ENOUGH TO SUPPORT THE LOAD.
6. FOR PROTECTION ALL EXPOSED AND DISTURBED SURFACES SHALL HAVE A COVER OF VEGETATION, PREFERABLY TOPSOIL AND SEED. FOLLOW SEEDING SPECIFICATIONS AND GENERAL NOTES IN THE EROSION CONTROL DETAILS SECTION IN THIS PLANSET.

MAINTENANCE

1. MAINTENANCE IS NECESSARY IF THE BASIN IS TO CONTINUE TO FUNCTION AS DESIGNED. THE LANDOWNER MUST BE AWARE OF THE REQUIREMENTS FOR A PROPERLY OPERATIONAL BASIN AND A PLAN BE DEVELOPED FOR REGULAR SCHEDULED MAINTENANCE.
2. THE EMBANKMENT SHOULD BE INSPECTED TO DETERMINE IF RODENT BURROWS, WET AREAS OR EROSION OF THE FILL IS TAKING PLACE.
3. THE VEGETATION SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC AND DENSE WEED GROWTH. LIME AND FERTILIZER SHOULD BE APPLIED AS NECESSARY AS DETERMINED BY SOIL TESTS. TREES AND SHRUBS SHOULD BE KEPT OFF THE EMBANKMENT AND EMERGENCY SPILLWAY AREAS.
4. PIPE INLETS AND SPILLWAY STRUCTURES SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. ACCUMULATED DEBRIS AND SEDIMENT SHOULD BE REMOVED. IF PIPES ARE COATED, THE COATING SHOULD BE CHECKED AND REPAIRED AS NECESSARY.
5. PIPE OUTLETS SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. THE CONDITION OF THE PIPES SHOULD BE NOTED AND REPAIRS MADE AS NECESSARY. IF EROSION IS TAKING PLACE, THEN MEASURES SHOULD BE TAKEN TO STABILIZE AND PROTECT THE AFFECTED AREA OF THE OUTLET.
6. SEDIMENT SHOULD BE CONTINUALLY CHECKED IN THE BASIN. WHEN SEDIMENT ACCUMULATIONS REACHED THE PREDETERMINED DESIGN ELEVATION, THEN THE SEDIMENT SHOULD BE REMOVED AND PROPERLY DISPOSED OF.

No.	DESCRIPTION	DATE

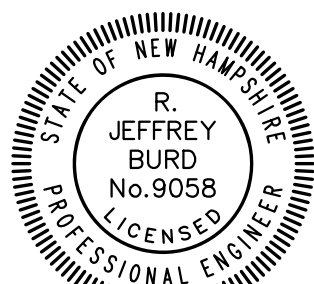
DRAINAGE POND DETAILS
MAP 15P LOT 35-1 CONCORD AND
MAP 83 LOT 63-2 BOSCAWEN
120 ELM STREET
BOSCAWEN & CONCORD, NEW HAMPSHIRE

PREPARED FOR: YORK PROPERTIES, LLC
13 LAMPREY ROAD
CANTERBURY, NH 03224

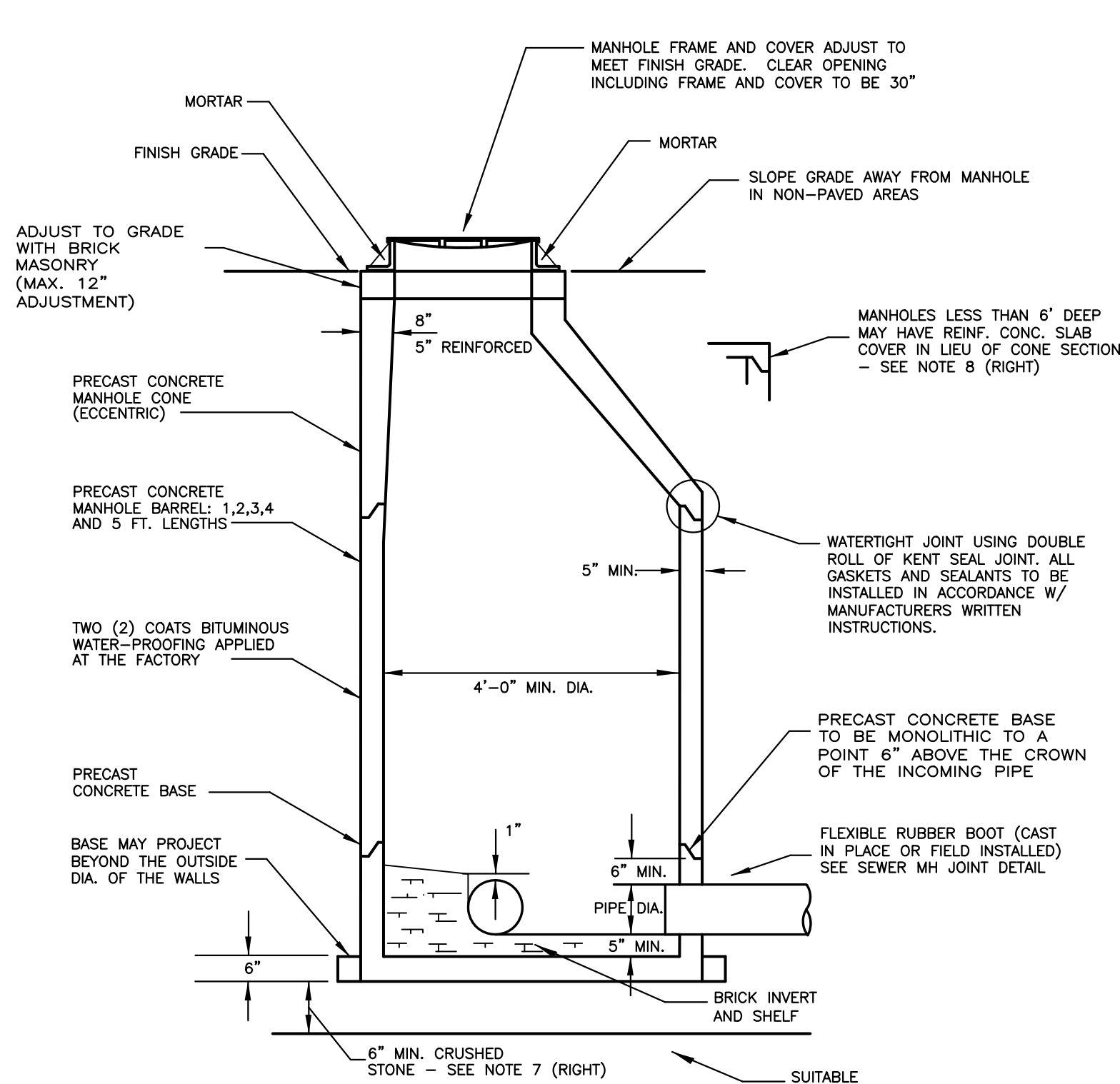
DATE: NOVEMBER 3, 2025

SCALE: AS SHOWN

PREPARED BY:
RJB ENGINEERING, LLC
2 GLENDALE ROAD
CONCORD, NH 03301
PH. 603-369-7575

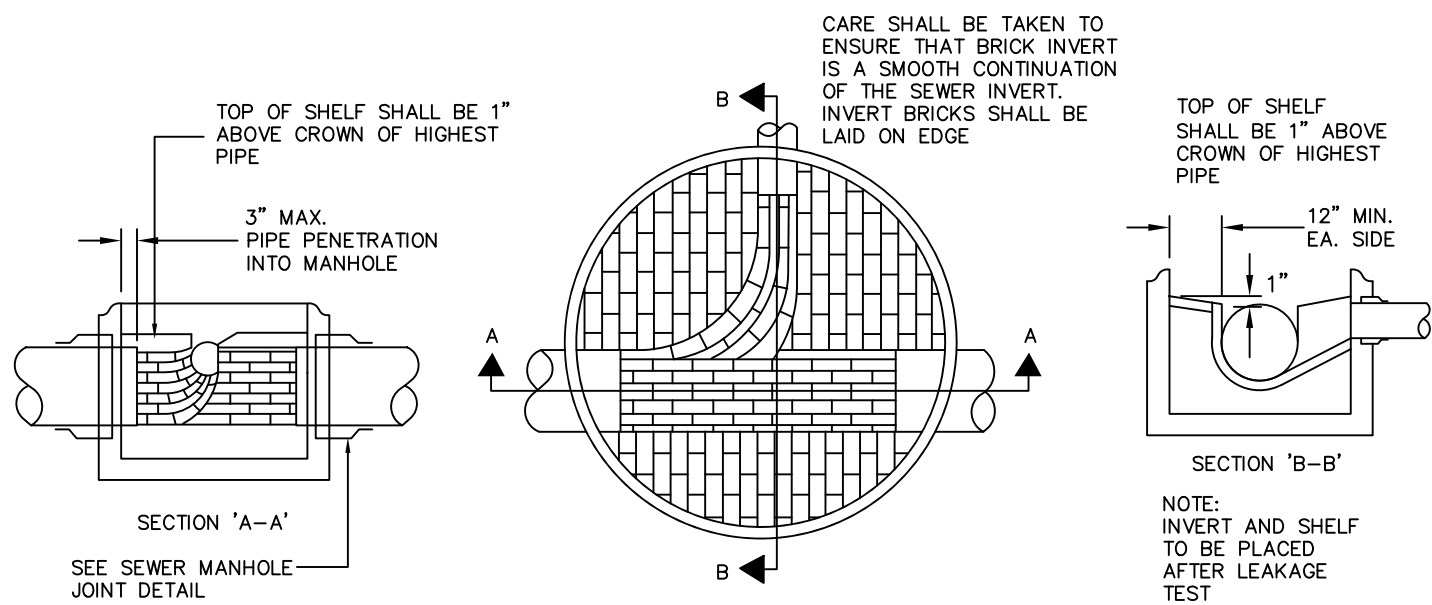


RJB Burd



STANDARD SEWER MANHOLE DETAIL

NOT TO SCALE



1. THE MANHOLE, INCLUDING ALL COMPONENT PARTS, SHALL HAVE ADEQUATE SPACE, STRENGTH, AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS SHALL BE AS SHOWN ON THE DRAWING. MANHOLES MAY BE AN ASSEMBLY OF PRECAST SECTIONS WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH SECTIONS, WITH REINFORCEMENT IN ANY APPROVED MANHOLE. THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND H-20 LOADING WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE, A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.

2. BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE.

3. PRECAST CONCRETE BARREL SECTIONS, CONES, AND BASES SHALL CONFORM TO ASTM C478.

4. LEAKAGE TESTS SHALL BE PERFORMED IN ACCORDANCE WITH ENV-WQ 704.10.

5. INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT SHELF SHALL CONSIST OF BRICK MASONRY.

6. BRICK MASONRY FOR SHELF, INVERT AND GRADE ADJUSTMENT SHALL COMPLY WITH ASTM C32-05, CLAY OR SHALE, FOR GRADE SS HARD BRICK. MORTAR SHALL BE COMPOSED OF PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LINE ADDITION. PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE:

A. 4.5 PARTS SAND AND 1.5 PARTS CEMENT; OR

B. 4.5 PARTS SAND, 1 PART CEMENT, AND 0.5 PARTS HYDRATED LIME

CEMENT SHALL BE TYPE I PORTLAND CEMENT CONFORMING TO ASTM C150-05. HYDRATED LIME SHALL BE TYPE S CONFORMING TO THE ASTM C207-06 "STANDARD SPECIFICATIONS FOR HYDRATED LIME FOR MASONRY PURPOSES. SAND SHALL CONSIST OF INERT NATURAL SAND CONFORMING TO THE ASTM C33-03 "STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES".

7. MANHOLE FRAMES AND COVERS SHALL BE OF 400 LB. MINIMUM FRAME AND COVER WEIGHT AND PROVIDE A 30" CLEAR OPENING. A 3" (MINIMUM HEIGHT) LETTER "S" FOR SEWERS OR "D" FOR DRAIN SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER. MANHOLE COVERS SHALL HAVE NO PENETRATING PICK HOLES.

8. BEDDING: SCREENED GRAVEL AND /OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C-33:

100% PASSING 1 INCH SCREEN 0 - 10% PASSING 4 SIEVE

90 - 100% PASSING 3/4 INCH SCREEN 0-5 % PASSING 8 SIEVE

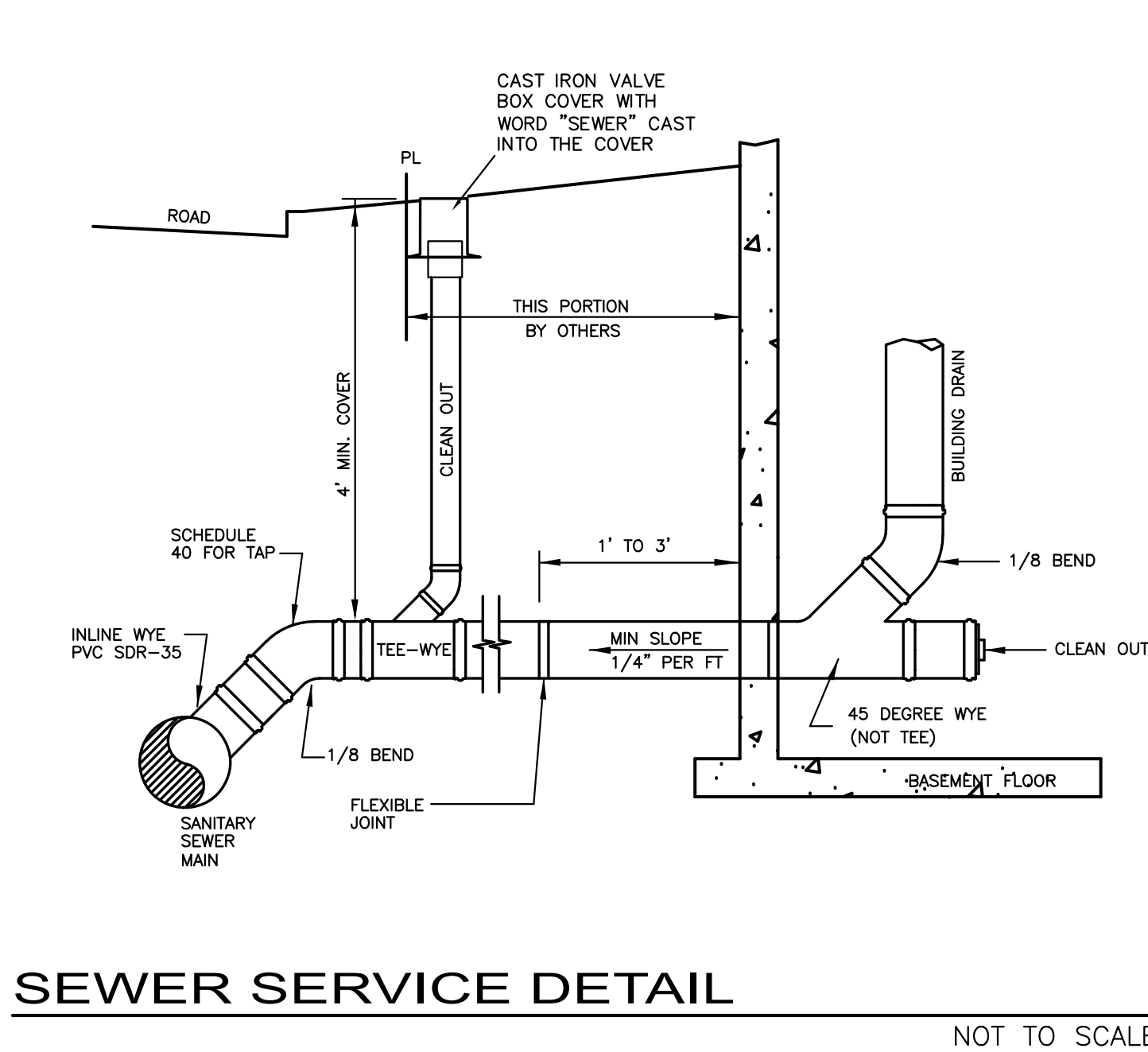
20 - 55% PASSING 3/8 INCH SCREEN 0 % PASSING 2 SIEVE

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

9. IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.

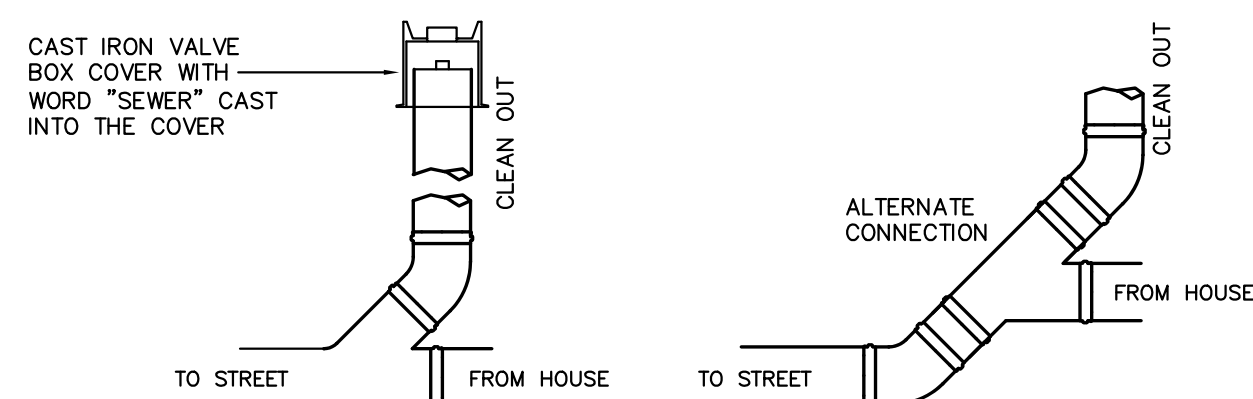
SEWER MANHOLE INVERT & SHELF DETAILS

NOT TO SCALE



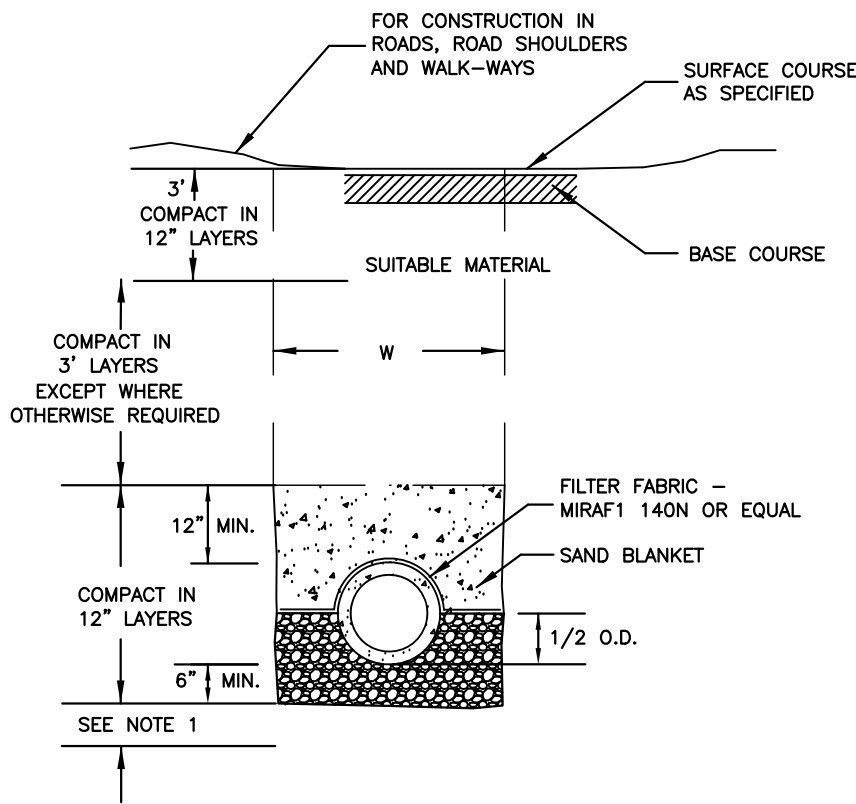
SEWER SERVICE DETAIL

NOT TO SCALE

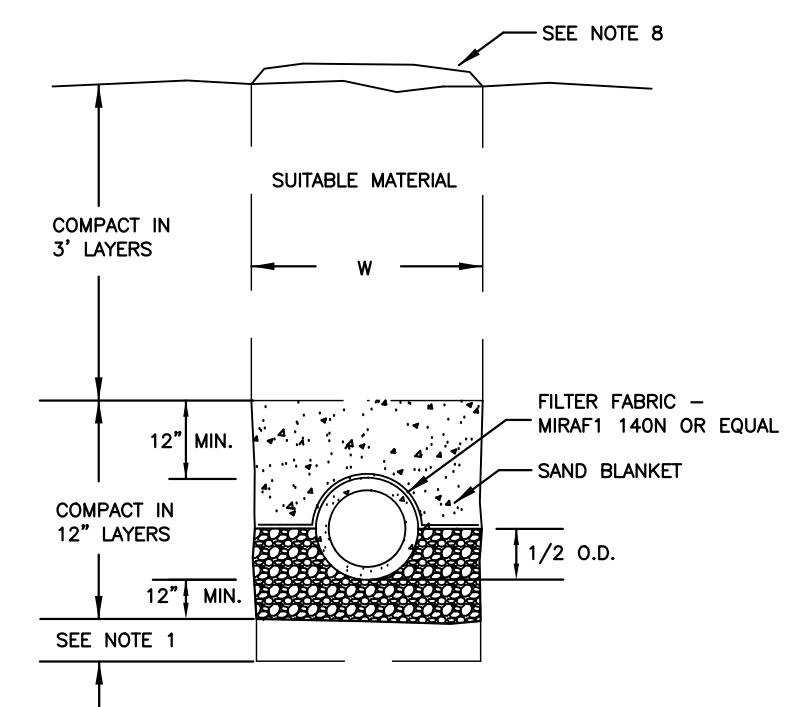


CLEANOUT DETAIL

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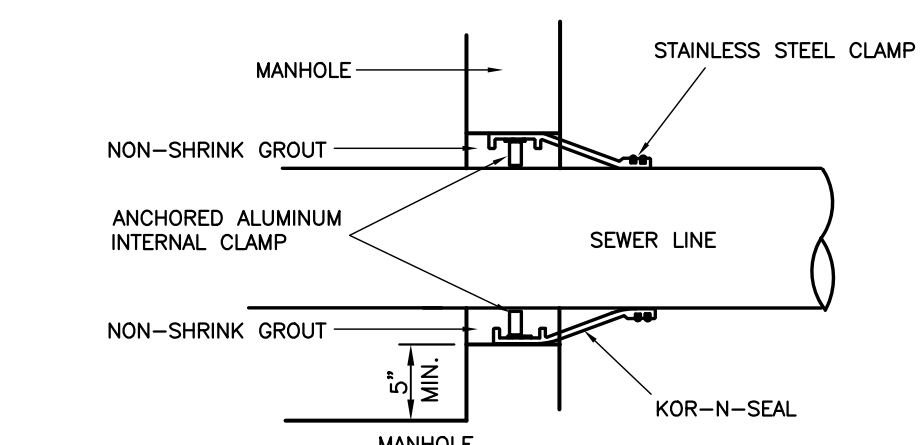
LEDGE CONSTRUCTION



EARTH CONSTRUCTION

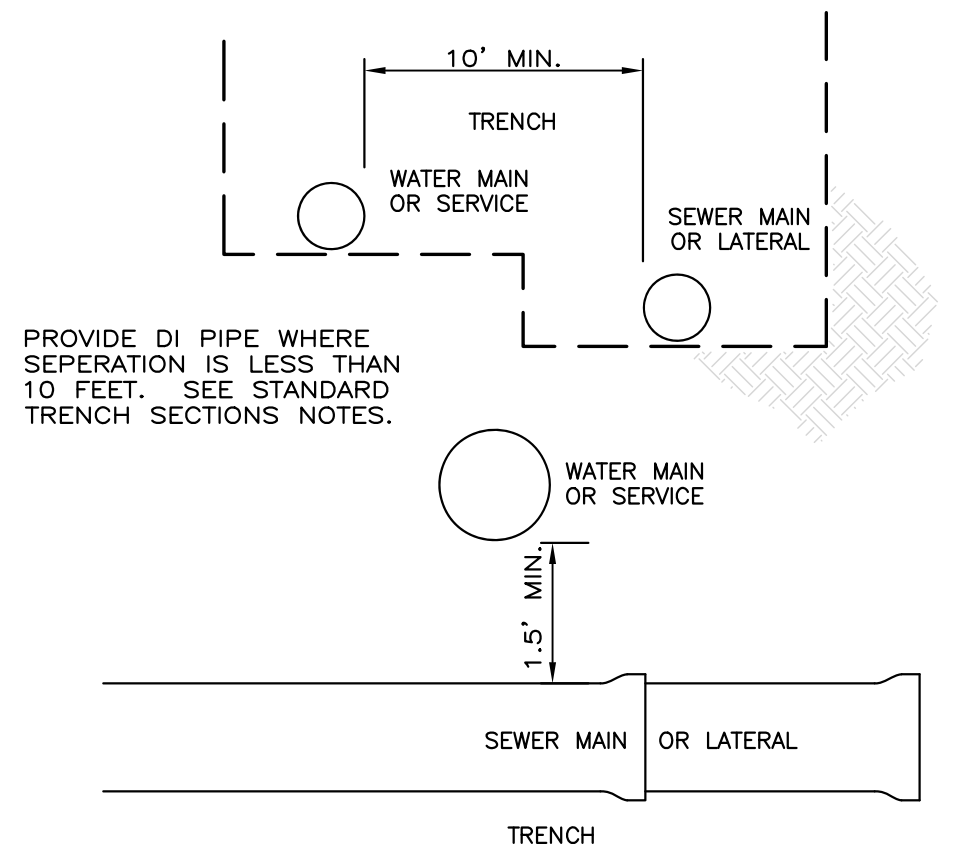
STANDARD TRENCH SECTIONS

NOT TO SCALE



MANHOLE JOINT DETAIL

NOT TO SCALE



WATER / SEWER MAIN SEPARATION

NOT TO SCALE

SEWER SERVICE NOTES:

1. JOINTS SHALL BE DEPENDENT ON A NEOPRENE OR ELASTOMETRIC GASKET FOR WATER TIGHTNESS. ALL JOINTS SHOULD BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED WHERE DIFFERENT MATERIALS ARE TO BE CONNECTED AT THE STREET SEWER OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.

2. WYES: WHERE A WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE, FOLLOWING THE MANUFACTURER'S INSTRUCTIONS, USING A BOLTED, CLAMPED, OR EPOXY CEMENTED SADDLE TOPPED INTO A SMOOTHLY DRILLED OR SAWED OPENING IN THE SEWER. THE PRACTICE OF BREAKING IN AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH OR OTHER SUCH MATERIAL AROUND THE JOINT, OR EXPECTING MORTAR TO HOLD THE CONNECTION, AND OTHER SUCH CRUDE PRACTICES OR NEFT HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED AS SHOWN IN THE DETAIL.

3. PIPE INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED, AND JOINTED, IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND /OR GRAVEL, AS SPECIFIED IN NOTE 7. BEDDING AND RE-FILL FOR A DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH THE APPROPRIATE MECHANICAL DEVICES. THE PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS, IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.

4. TESTING: THE COMPLETED HOUSE SEWER SHALL BE SUBJECTED TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS: (PRIOR TO BACKFILLING)

A. AN OBSERVATION TEE SHALL BE INSTALLED AS SHOWN AND, WHEN READY FOR TESTING, AN INFLATABLE BLADDER SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE TEE. AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.

B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER TO SIMULATE, AS CLOSELY AS POSSIBLE, WET TRENCH CONDITIONS OR, IF THE TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTION FOR LEAKS SHALL BE MADE THROUGHOUT THE CLEAN OUT WITH A FLASHLIGHT.

C. DRY FLUORESCENCE DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER OR, IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN TRENCH OVER THE PIPE. OBSERVATIONS FOR LEAKS SHALL BE MADE IN THE FIRST DOWNSTREAM MANHOLE.

LEAKAGE OBSERVED IN ANY OF THE ABOVE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG UP, IF NECESSARY AND RE-LAID SO AS TO ASSURE WATER TIGHTNESS.

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

6. HOUSE WATER SERVICE SHOULD NOT BE LAID IN THE SAME TRENCH AS SEWER SERVICE. BUT, WHEN NECESSARY, SHALL BE PLACED ABOVE AND TO ONE SIDE OF THE HOUSE SEWER AS SHOWN.

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

100% PASSING 90-100% PASSING 20-55% PASSING 0-10% PASSING 0-5% PASSING 1 INCH SCREEN 1/2 INCH SCREEN 3/8 SCREEN #4 SIEVE #8 SIEVE

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

8. LOCATION: THE LOCATION OF THE WYE SHALL BE RECORDED AND FILED WITH THE SEWER DEPARTMENT. IN ADDITION, A METALLIC TAPE SHALL BE PLACED OVER THE PIPE TO THE WYE TO AID IN LOCATING THE BURIED PIPE.

9. CHIMNEYS: NOT PERMITTED.

10. SEWER SERVICE AND CLEAN OUT TO BE CONSTRUCTED AT TIME OF SEWER MAIN CONSTRUCTION TO EACH PROPOSED AND EXISTING LOT SERVICE TO BE BROUGHT TO RIGHT OF WAY LINE.

SEWER NOTES:

- ALL WORK SHALL CONFORM TO THE TOWN OF BOSCAWEN REGULATIONS AND THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES' STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWERAGE AND WASTEWATER TREATMENT FACILITIES (CHAPTER ENV-WQ 700)
- GRAVITY MAIN SHALL BE 8" PVC SDR 35 SEWER PIPE AND SHALL CONFORM TO ASTM D-3034 OR ASTM F679
- MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE FOUR INCHES.
- PVC SEWER PIPE AND FITTINGS SHALL CONFORM TO ASTM D2412 METHODS OF SHIPPING AND STORAGE ON SITE SHALL BE SUCH AS TO AVOID INJURY TO THE PIPE. DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
- ALL FITTINGS SHALL BE INJECTION MOLDED FITTINGS. FABRICATED FITTINGS ARE NOT ALLOWED EXCEPT AS PERMITTED BY THE TOWN ENGINEER.
- JOINTS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D3212. MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION SHALL BE FOLLOWED. SOLVENT CEMENT JOINTS SHALL NOT BE PERMITTED.
- DUCTILE IRON PIPE (IF USED) SHALL CONFORM TO AWWA C151/A21.50 & A21.51. PIPE SHALL HAVE EITHER THE RUBBER-RING TYPE, PUSH-ON JOINT OR STANDARD MECHANICAL JOINT.
- HDPE FORCE MAIN SEWER PIPE SHALL CONFORM WITH ASTM D3035. PVC FORCE MAIN PIPE SHALL CONFORM WITH ASTM D2241 OR ASTM D1785.

No.	DESCRIPTION	DATE

SEWER DETAILS

MAP 15P LOT 35-1 CONCORD AND
MAP 83 LOT 63-2 BOSCAWEN

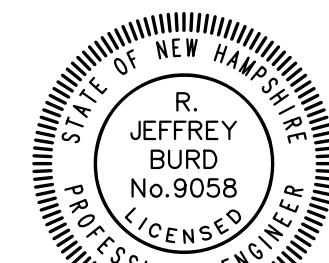
120 ELM STREET
BOSCAWEN & CONCORD, NEW HAMPSHIRE

PREPARED FOR: YORK PROPERTIES, LLC
13 LAMPREY ROAD
CANTERBURY, NH 03224

DATE: NOVEMBER 3, 2025

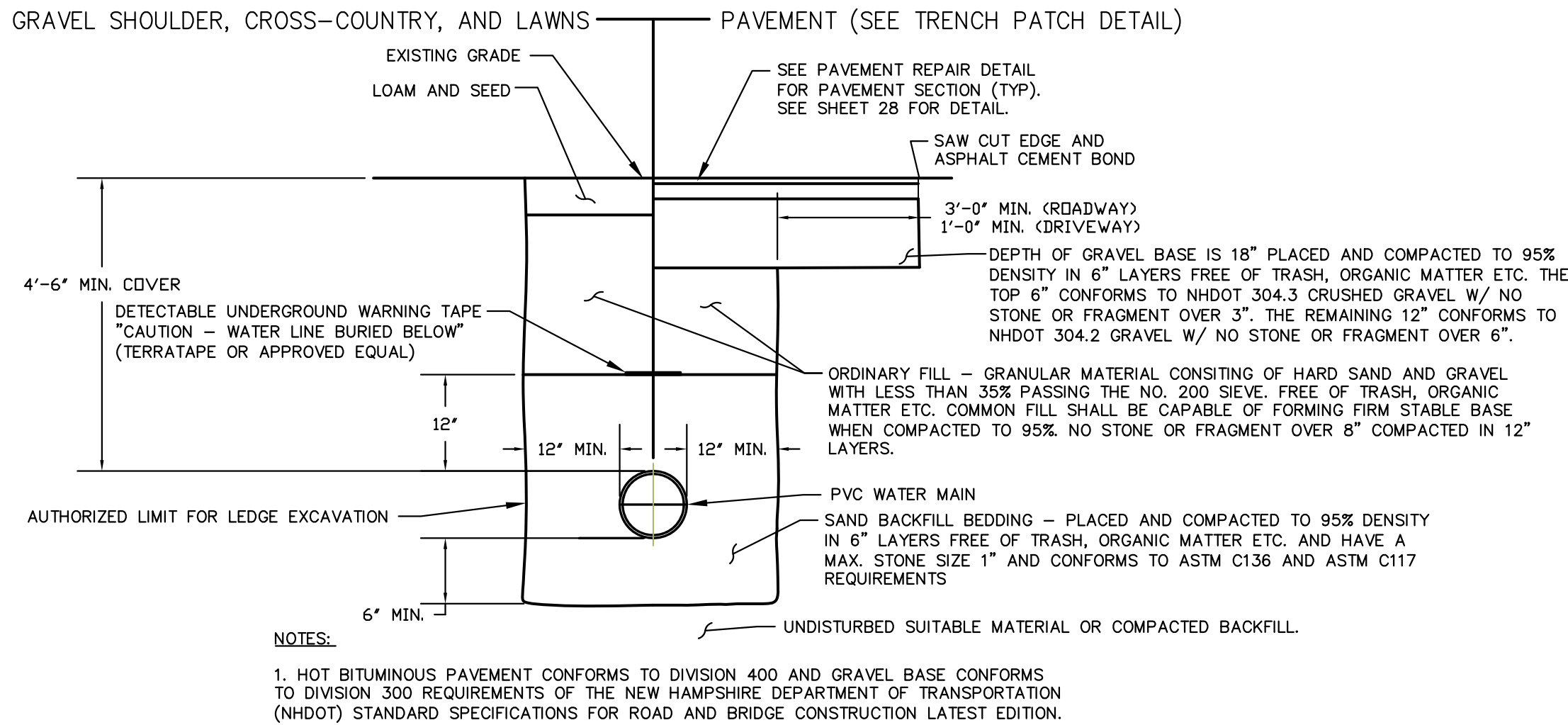
SCALE: AS SHOWN

PREPARED BY:
RJB ENGINEERING, LLC
2 GLENDALE ROAD
CONCORD, NH 03301
PH. 603-369-7575



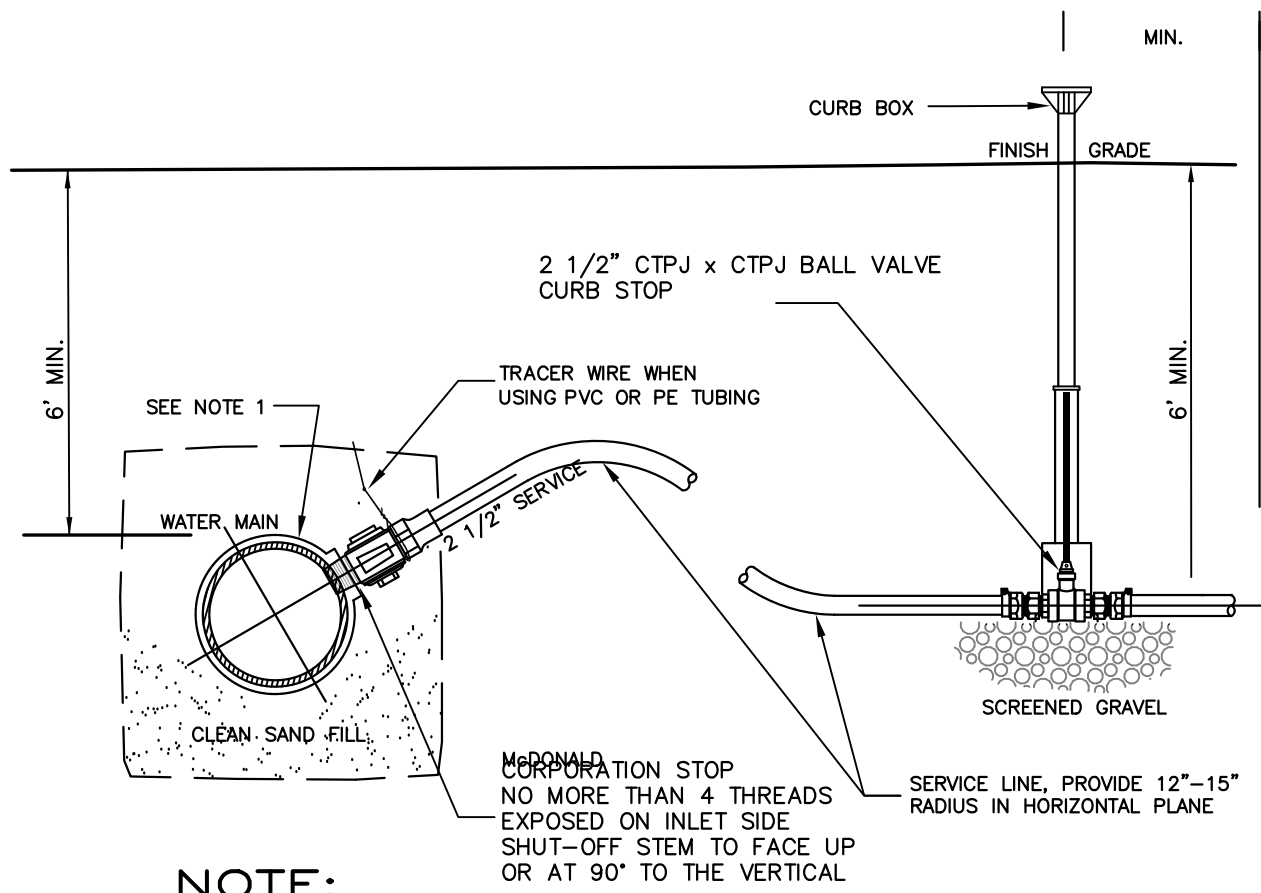
RJB Burd

SHEET: 11 OF 14



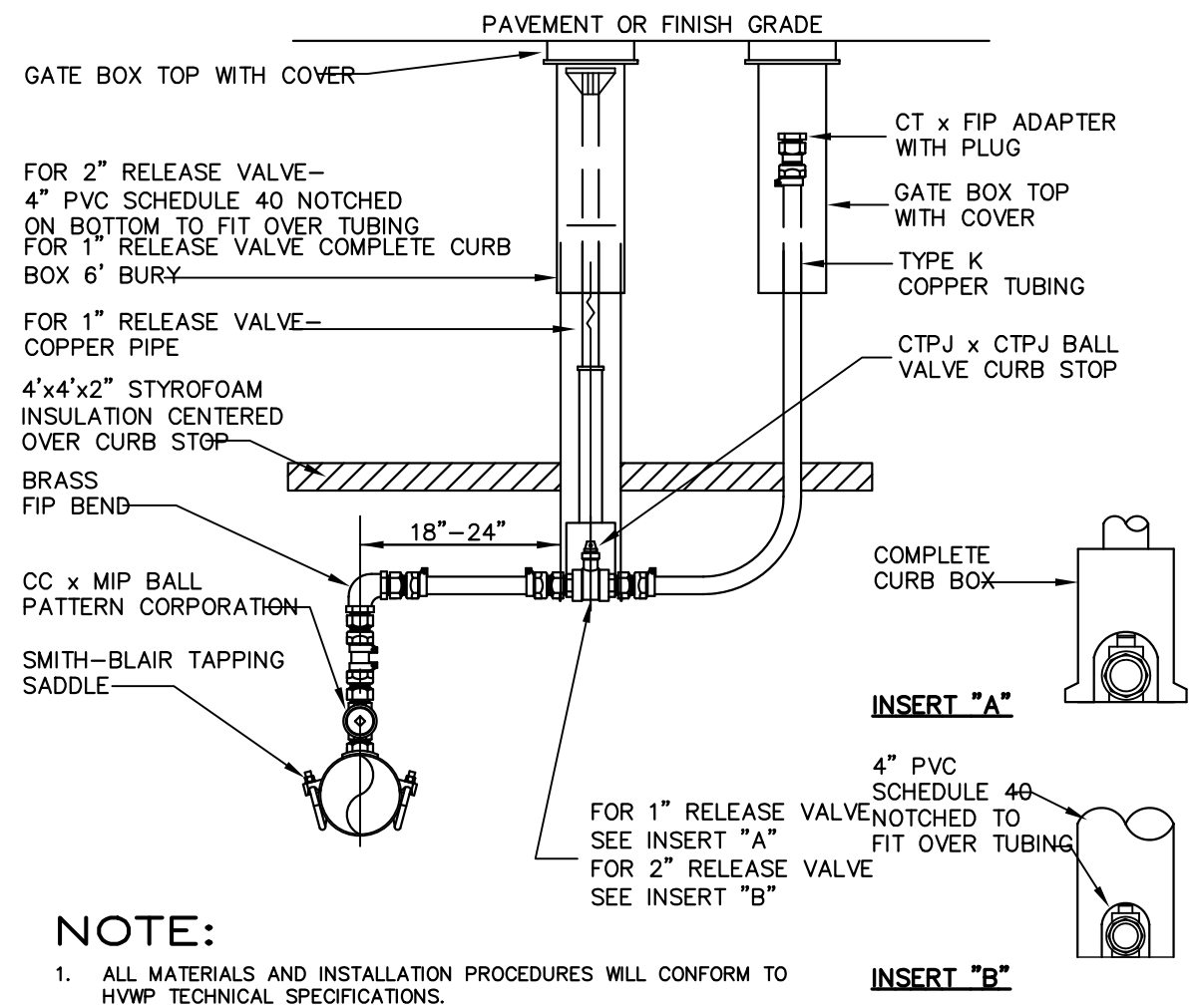
WATER TRENCH DETAIL

NOT TO SCALE



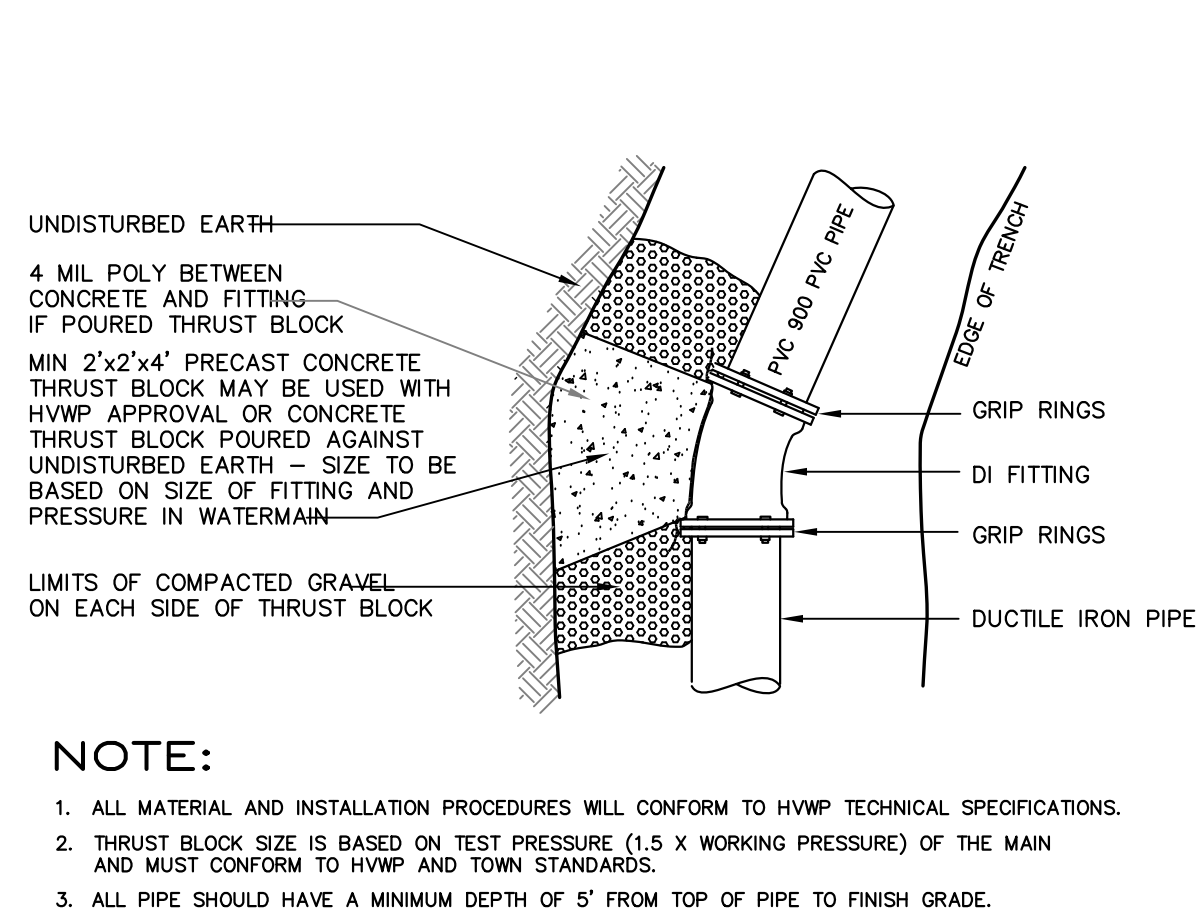
SERVICE CONNECTION

NOT TO SCALE



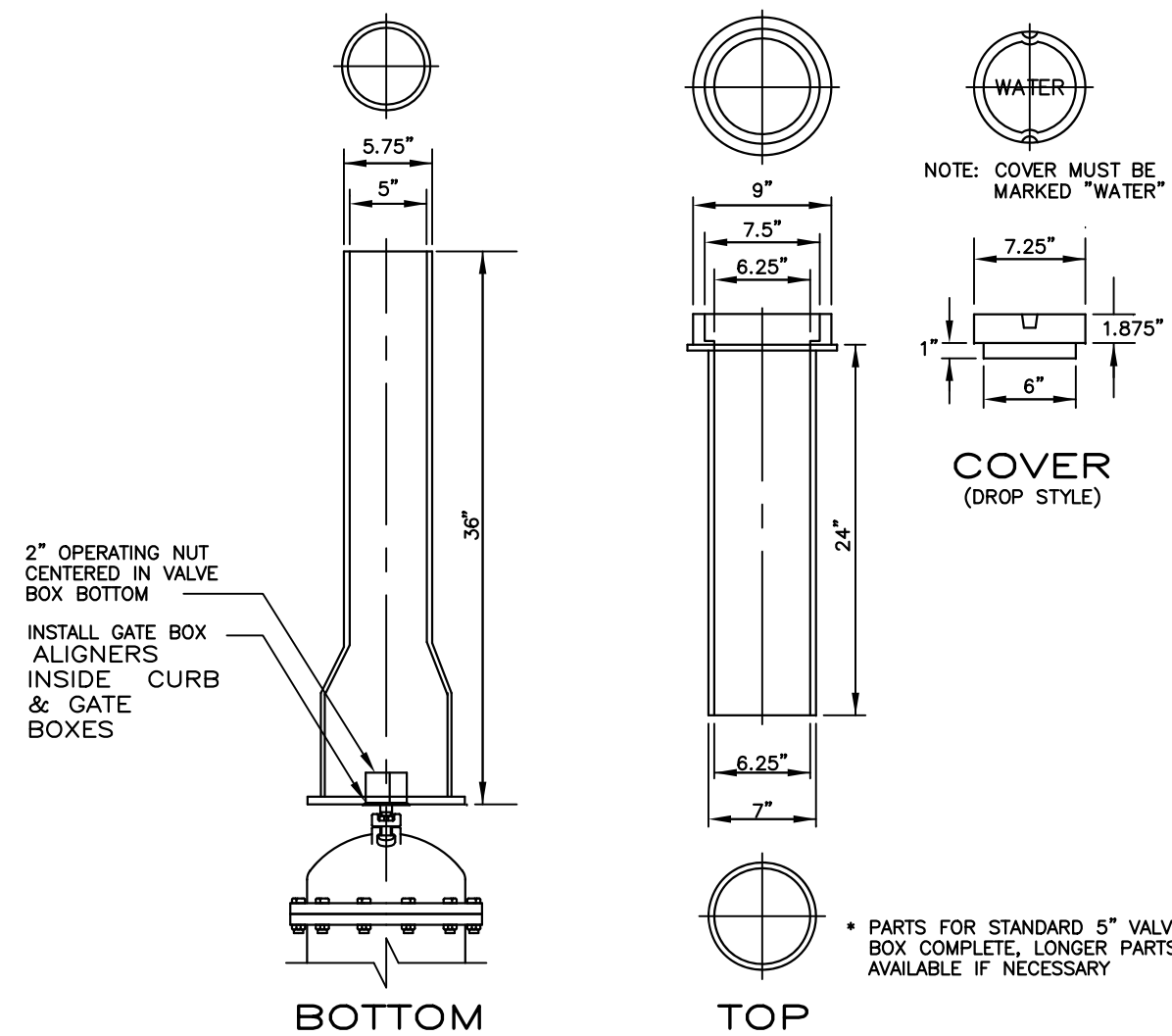
RELEASE VALVE INSTALLATION ON PVC

NOT TO SCALE



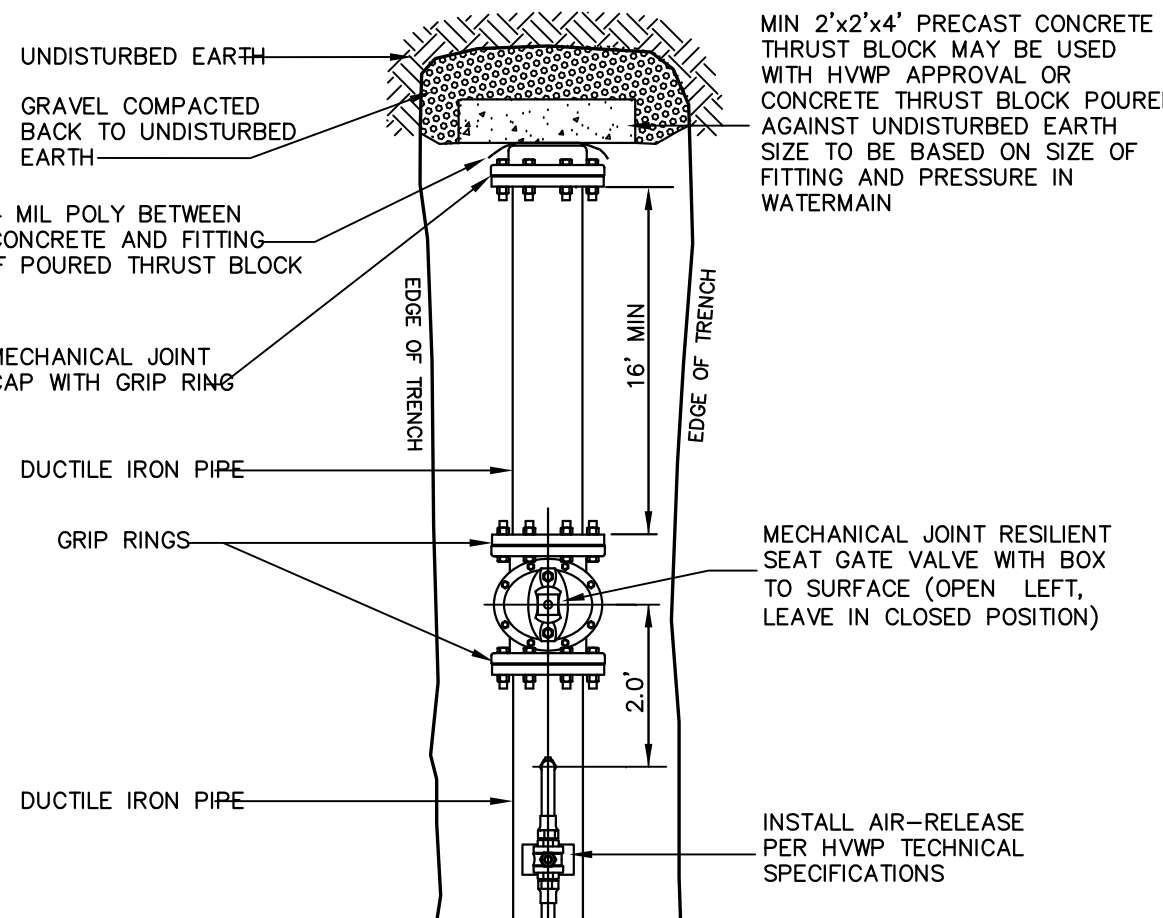
THRUST BLOCKING BEHIND FITTINGS INSTALLATION

NOT TO SCALE



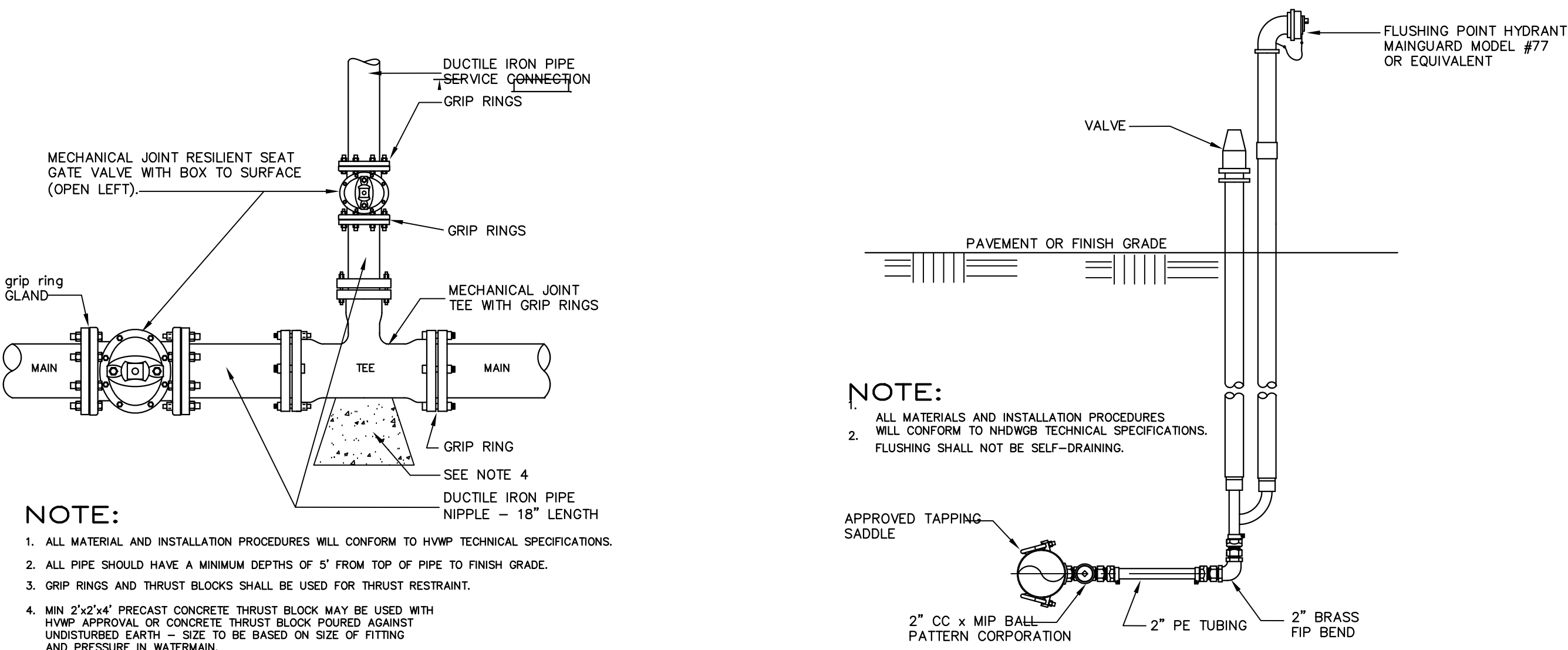
VALVE BOX

NOT TO SCALE



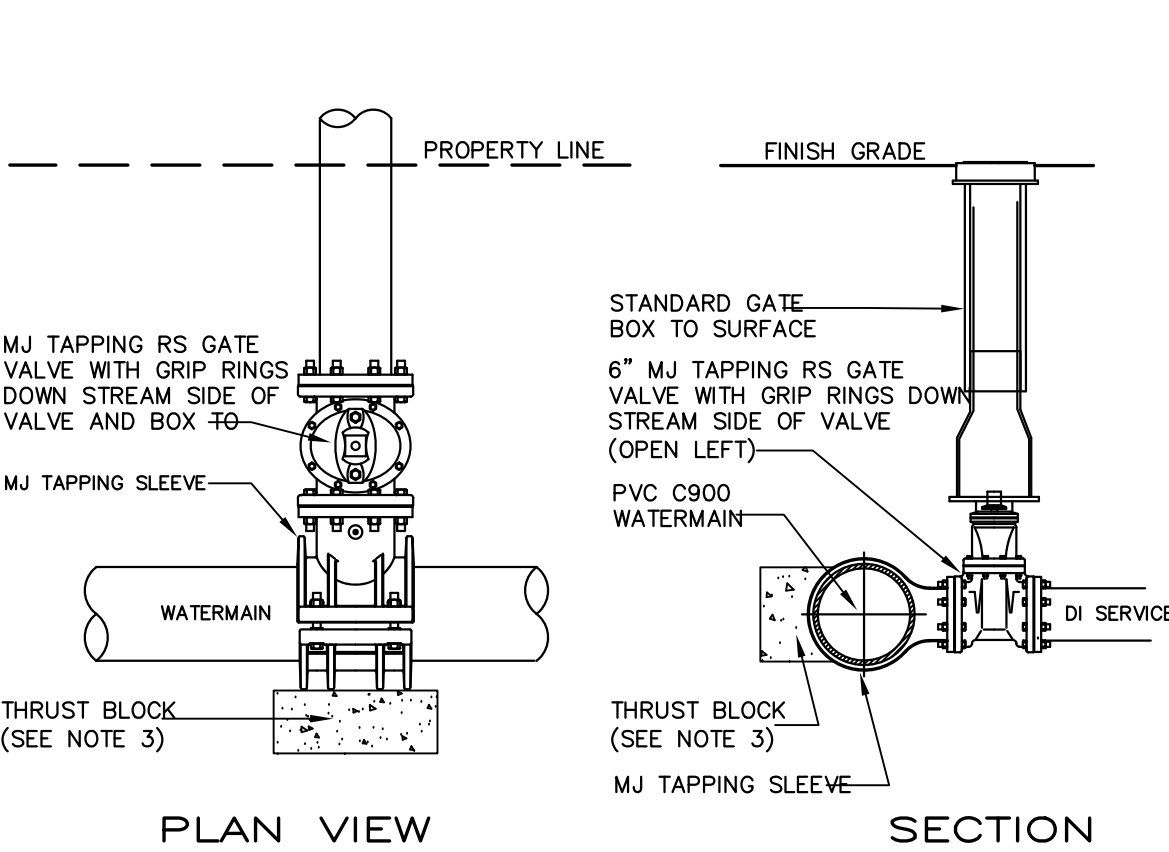
END OF MAIN INSTALLATION

NOT TO SCALE



FLUSHING POINT

NOT TO SCALE



WET TAP TEE INSTALLATION

NOT TO SCALE

No.	DESCRIPTION	DATE

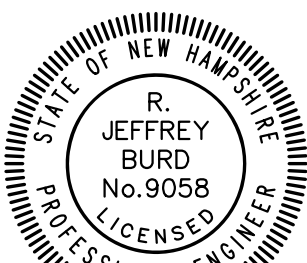
WATER DETAILS
MAP 15P LOT 35-1 CONCORD AND
MAP 83 LOT 63-2 BOSCAWEN
120 ELM STREET
BOSCAWEN & CONCORD, NEW HAMPSHIRE

PREPARED FOR: YORK PROPERTIES, LLC
13 LAMPREY ROAD
CANTERBURY, NH 03224

DATE: NOVEMBER 3, 2025

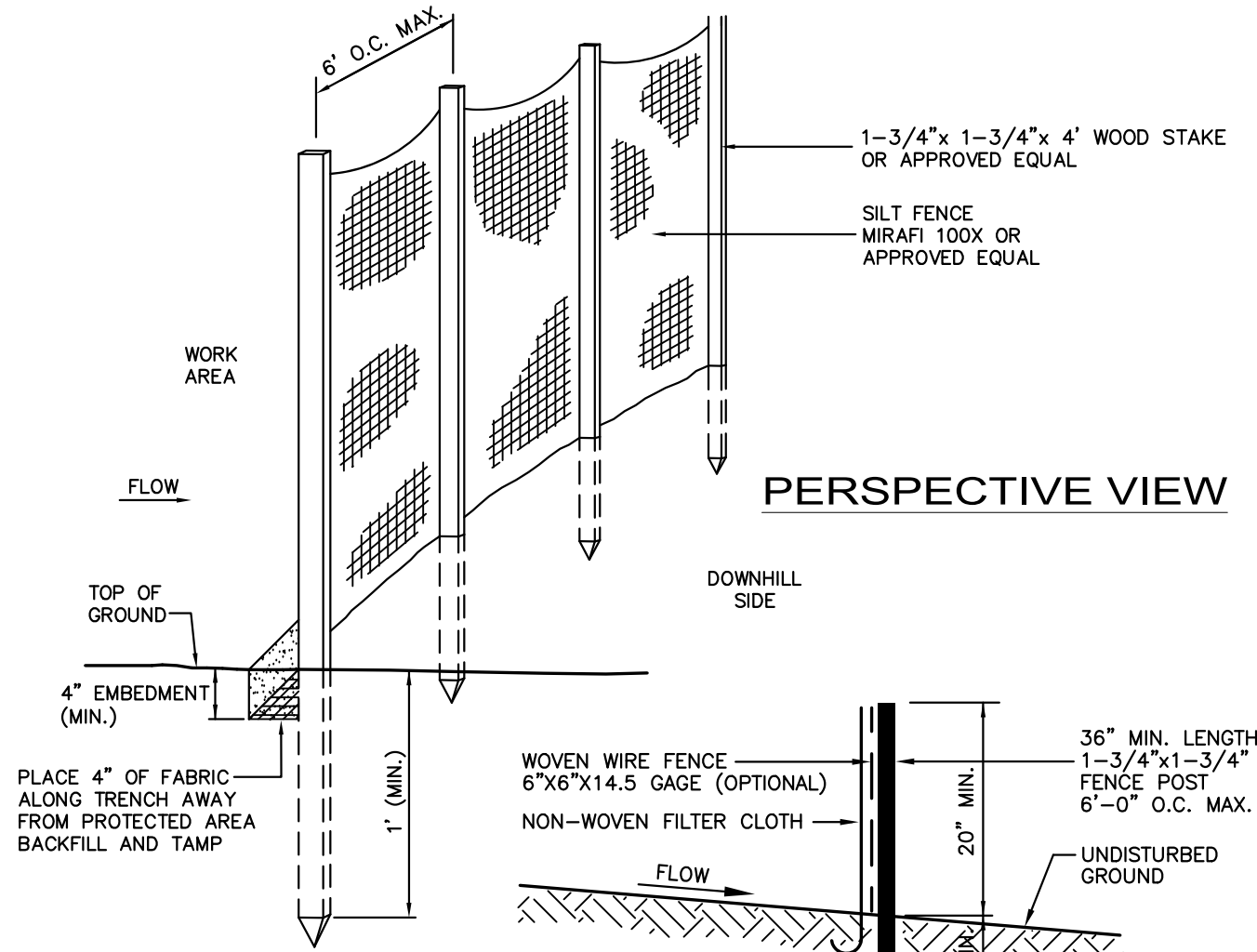
SCALE: AS SHOWN

PREPARED BY:
RJB ENGINEERING, LLC
2 GLENDALE ROAD
CONCORD, NH 03301
PH. 603-369-7575



RJB Burd

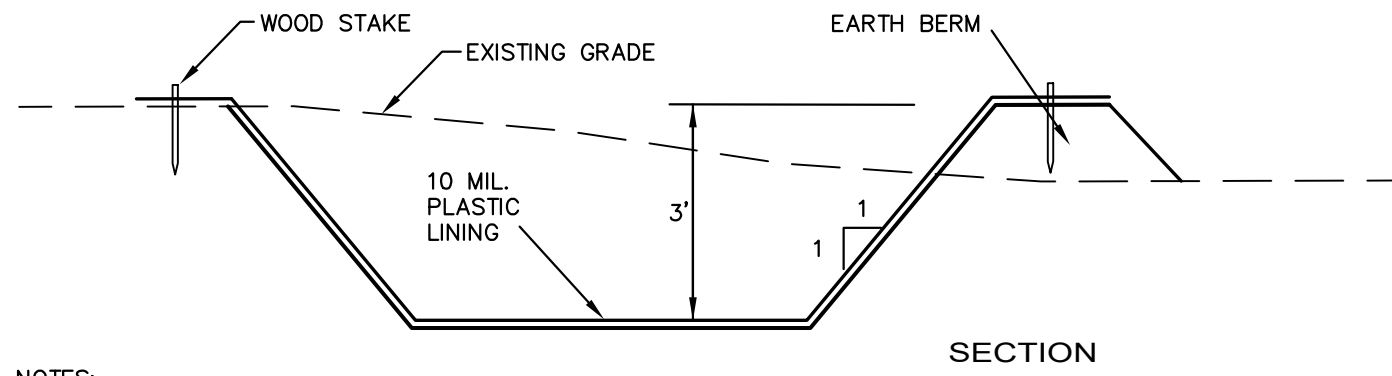
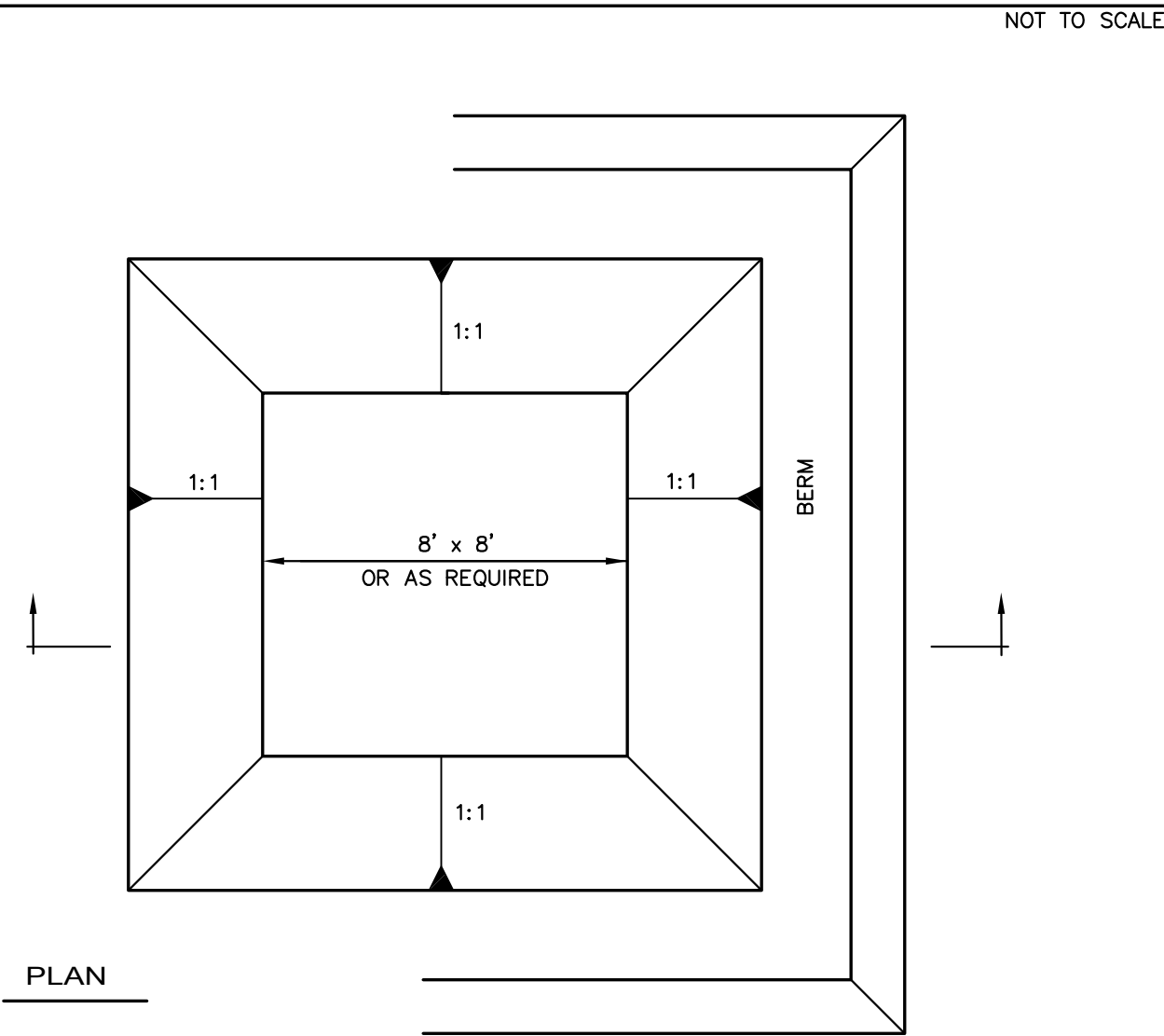
SHEET: 12 OF 14



MAINTENANCE

- SILT FENCES ARE TO BE INSPECTED IMMEDIATELY AFTER EVERY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF OF THE BARRIER.
- SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

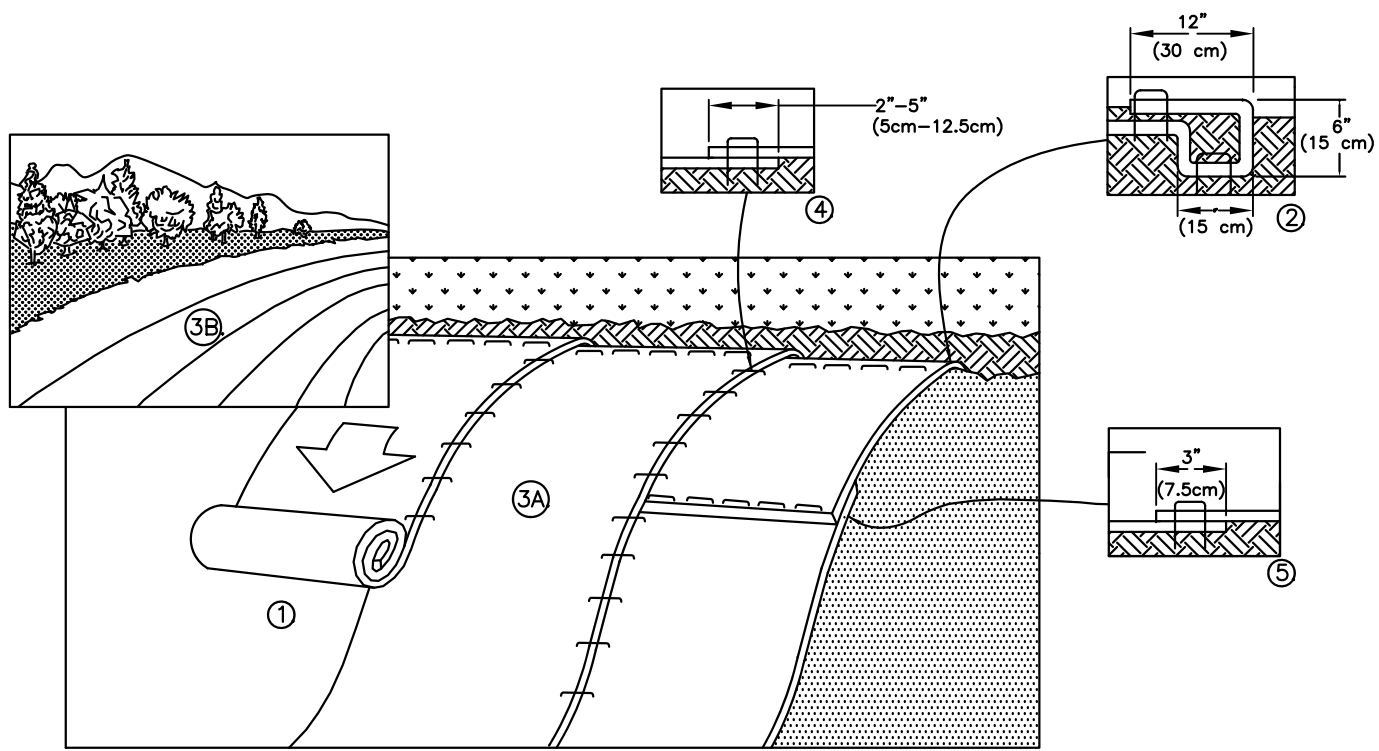
SILT FENCE DETAIL



- NOTES:
- THE CONCRETE WASHOUT PIT SHALL BE CONSTRUCTED AND MAINTAINED OF SUFFICIENT SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE PRODUCED BY WASHOUT OPERATIONS. THE WASHOUT PIT SHALL BE CLEANED OR A NEW WASHOUT PIT CONSTRUCTED ONCE THE PIT IS 75% FULL.
 - THE WASHOUT PIT SHALL BE LOCATED AWAY FROM ANY DRAINAGE PATHS AND MORE THAN 25' FROM ANY DRAINAGE INLETS.
 - PLASTIC LINING MATERIAL SHALL BE A MINIMUM OF 10 MIL. POLYETHYLENE AND SHALL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
 - HARDENED CONCRETE WASTE AND POLYETHYLENE LINER SHALL BE DISPOSED OF AT AN APPROVED WASTE SITE.

CONCRETE WASHOUT PIT

NOT TO SCALE



- PREPARE SOIL BEFORE INSTALLING BLANKETS, 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.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
- ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM*, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH* ON THE PREVIOUSLY INSTALLED BLANKET.
- CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

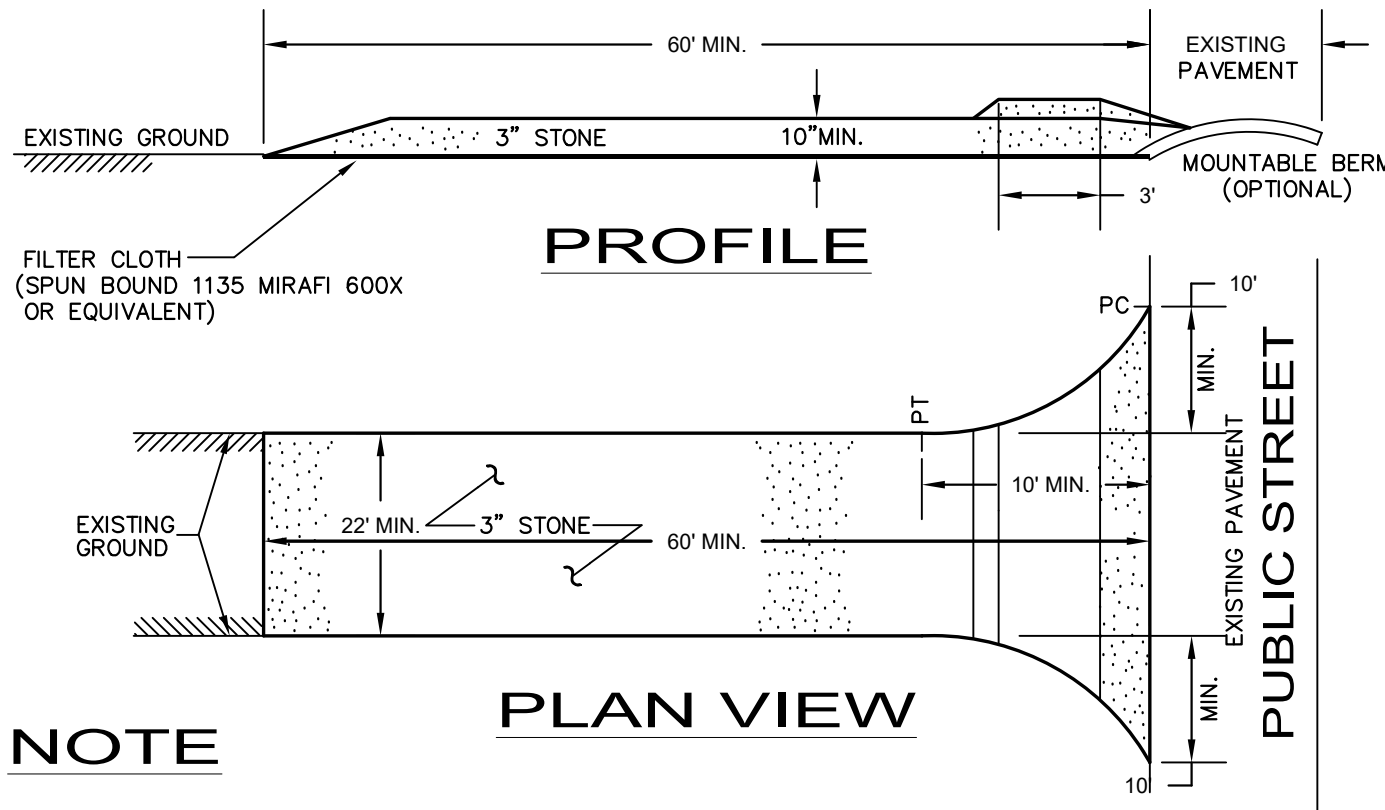
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www.nagreen.com

NOTE:
FOR 2:1 SLOPES OVER 20' HIGH USE TEMPORARY BLANKET S150
FOR 2:1 SLOPES LESS THAN 20' HIGH USE TEMPORARY BLANKET S75

SLOPE INSTALLATION

FOR EROSION CONTROL

NOT TO SCALE

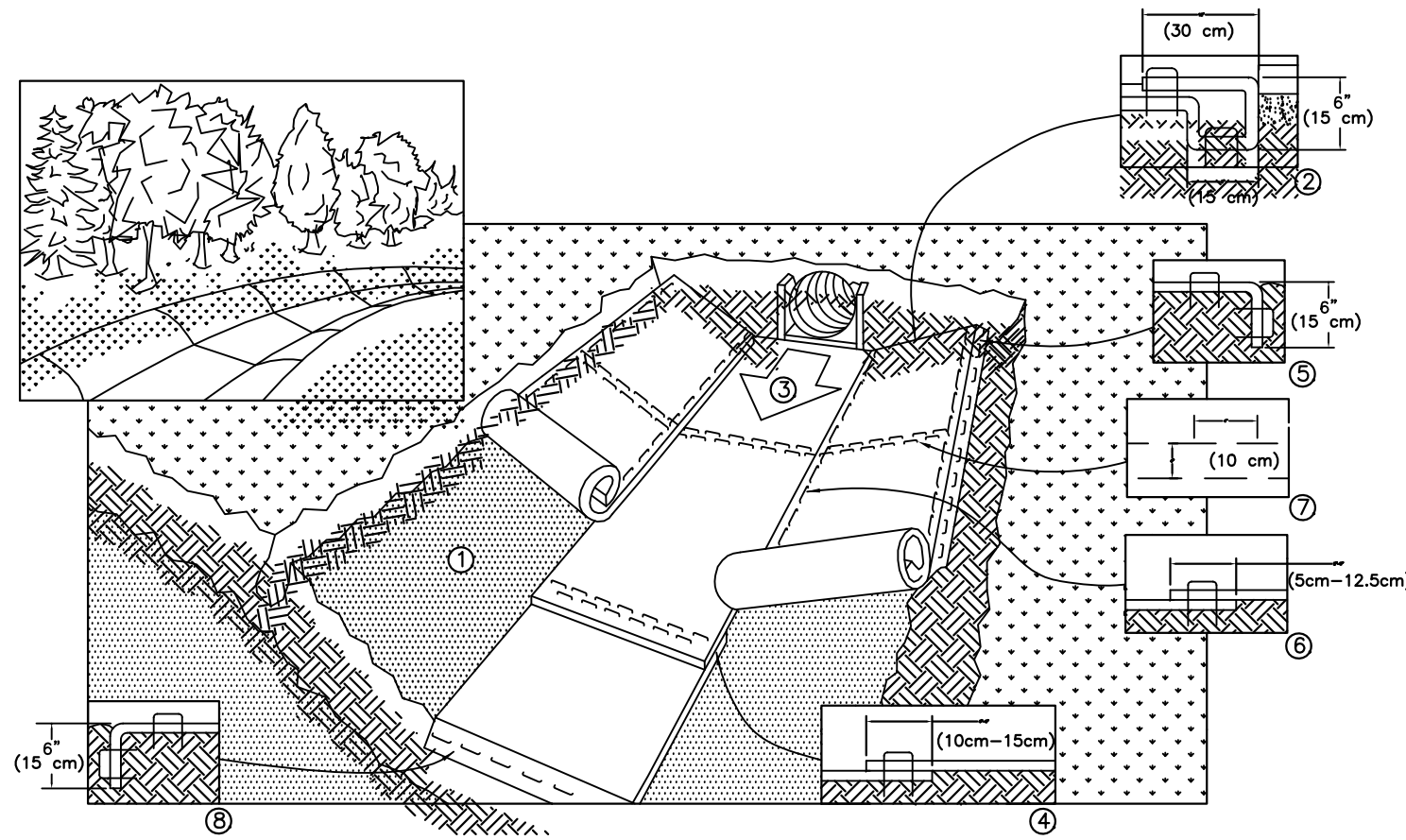


NOTE

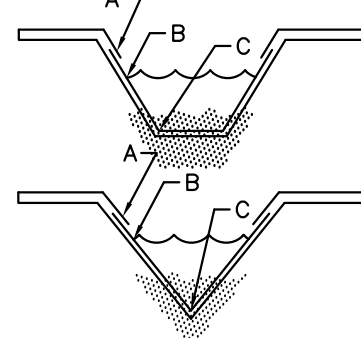
- STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL BE NOT LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50' IF A 3" TO 6" HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
- THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER 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 RESIDENTIAL LOT.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, 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.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



- PREPARE SOIL BEFORE INSTALLING BLANKETS, 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.
- BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
- ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM*, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" (10cm-15cm) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER TO SECURE BLANKETS.
- FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2"-5" (5cm-12.5cm) (DEPENDING ON BLANKET TYPE) AND STAPLED. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH* ON THE BLANKET BEING OVERLAPPED.
- IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9m-12m) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
- THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.



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" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

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CHANNEL INSTALLATION

FOR EROSION CONTROL

NOT TO SCALE

No.	DESCRIPTION	DATE

EROSION CONTROL DETAILS

MAP 15P LOT 35-1 CONCORD AND
MAP 83 LOT 63-2 BOSCAWEN

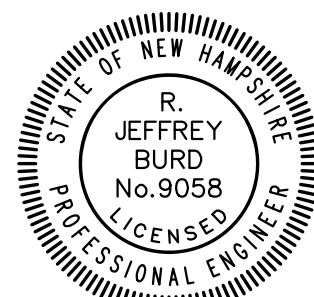
120 ELM STREET
BOSCAWEN & CONCORD, NEW HAMPSHIRE

PREPARED FOR: YORK PROPERTIES, LLC
13 LAMPREY ROAD
CANTERBURY, NH 03224

DATE: NOVEMBER 3, 2025

SCALE: AS SHOWN

PREPARED BY:
RJB ENGINEERING, LLC
2 GLENDALE ROAD
CONCORD, NH 03301
PH. 603-369-7575



RJB Burd

SHEET: 13 OF 14

GENERAL NOTES:

1. PROJECT ENGINEER: RJB ENGINEERING, LLC, 2 GLENDALE ROAD,, CONCORD, NH 03301
PROJECT SURVEYOR: JOSEPH M. WICHERT, LLS, INC., 802 AMHERST ST., MANCHESTER, NH 03104
PROJECT WETLAND SCIENTIST: HURLEY ENVIRONMENTAL AND LAND PLANNING, LLC., PO BOX 356, EPSOM, NH 03234
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN REGULATIONS AND THE LATEST EDITION OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
3. IF, DURING CONSTRUCTION IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR, DEVELOPER OR OWNER ARE RESPONSIBLE TO DOCUMENT THE APPARENT DEFICIENCIES AND NOTIFY THE DESIGN ENGINEER PRIOR TO CONTINUING CONSTRUCTION ACTIVITIES. THE DESIGN ENGINEER, IN COOPERATION WITH THE CONTRACTOR, DEVELOPER OR OWNER WILL RESOLVE THE APPARENT DEFICIENCIES TO MEET APPLICABLE TOWN REGULATIONS.
4. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED, THE CONTRACTOR, DEVELOPER OR OWNER SHALL BE REQUIRED TO INSTALL ADDITIONAL EROSION PROTECTION MEASURES.
5. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO VERIFY THE LOCATION OF ALL UTILITIES OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR. (DIG SAFE NUMBER PROVIDED ON SHEET 1)
6. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AT ALL TIMES.
7. NO EXCAVATED AREA SHALL BE LEFT UNATTENDED AND SHALL BE THOROUGHLY SECURED ON A DAILY BASIS.
8. THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENT AND INTENT OF RSA 430:53 AND CHAPTER Agr 3800 RELATIVE TO INVASIVE SPECIES.

CONSTRUCTION SEQUENCE:

1. CUT AND CLEAR TREES WITHIN LIMIT OF WORK (PROPOSED TREELINE), UNLESS OTHERWISE NOTED. ALL STUMPS, BRANCHES, TOPS AND BRUSH TO BE PROPERLY DISPOSED OF, PREFERABLY OFF SITE.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AS SHOWN AND DETAILED IN THIS PLAN SET.
3. CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES (DETENTION BASIN, DIVERSION BERM, GRASS SWALE) PRIOR TO ANY EARTH MOVING OPERATION.
4. ALL SWALES AND DITCH LINES SHALL BE PROTECTED FROM EROSION. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
5. PONDS AND SWALES SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE (BEFORE ROUGH GRADING THE SITE).
6. ALL STORM DRAINAGE SYSTEMS SUCH AS DETENTION/RETENTION BASINS AND SWALES SHALL BE PROTECTED FROM EROSION. ALL STORM DRAINAGE SYSTEMS SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM.
7. NO CATCH BASIN FRAME AND GRATE SHALL BE INSTALLED PRIOR TO PAVING (IF APPLICABLE). ALL DRAINAGE STRUCTURES ARE TO BE "PLATED" AND CUT OUT FOLLOWING PAVING OPERATIONS, ONLY IF ALL DOWNSTREAM DRAINAGE ELEMENTS ARE STABLE, INCLUDING, BUT NOT LIMITED TO OUTLET PROTECTION, ALL SLOPE GRADING, VEGETATED OR RIPRAP SWALES, DETENTION BASIN AND TREATMENT SWALES.
8. IF FRAME AND GRATES ARE INSTALLED, SPECIFIC SOIL EROSION MEASURES MUST BE INSTALLED SUCH AS GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER OR BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER.
9. CONSTRUCT TEMPORARY CULVERTS, DIVERSION DITCHES/SWALES OR BERMS AS REQUIRED TO MINIMIZE THE EROSIIVE AFFECTS OF STORMWATER RUNOFF DURING ALL CONSTRUCTION ACTIVITIES. TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL AREAS STABILIZED.
10. COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND DEBRIS SHALL BE PROPERLY DISPOSED OF, PREFERABLY OFF SITE.
11. ALL MATERIAL SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED IN UPLANDS AREAS. ALL STOCKPILES SHALL BE SEEDED WITH WINTER RYE AND IF NECESSARY, SURROUNDED WITH SILT FENCE, AND/OR STRAW BALES, IN ORDER TO PREVENT OR CONTAIN SOIL EROSION.
12. ALL MATERIAL SUITABLE FOR FILL OR SELECT MATERIAL SHALL BE STOCKPILED IN UPLANDS AREAS. ALL STOCKPILES SHALL BE SURROUNDED WITH SILT FENCE, AND/OR STRAW BALES, IN ORDER TO CONTAIN SOIL EROSION.
13. REMOVE ALL IMPROPER ROADWAY/SITE FOUNDATION MATERIAL WITHIN 18" OF SUBGRADE. REPLACE WITH COMPACTED GRANULAR FILL ACCEPTABLE TO THE STATE/TOWN SPECIFICATIONS. ALL SUITABLE FILL MATERIAL SHALL BE COMPACTED TO AT LEAST 95% OF THE DRY WEIGHT AS DETERMINED BY MODIFIED PROCTOR TESTING (ASTM D-1556) REQUIREMENTS.
14. CONSTRUCT ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO DRAIN, DATA, CABLE AND POWER.
15. ROUGH GRADE SITE WITHIN LIMIT OF WORK AND COMMENCE CONSTRUCTION OF ROADWAY.
16. SITE SHALL BE STABILIZED WITHIN 72 HOURS OF FINISHED GRADE.
17. COMPLETE ROADWAY SLOPE GRADING/EMBANKMENT CONSTRUCTION. ALL SLOPES SHALL BE STABILIZED AND SEEDED IMMEDIATELY AFTER GRADING. THE CONTRACTOR SHALL STABILIZE SLOPES WITH APPROPRIATE SEEDING PROGRAM OR JUTE MAT, WHEREVER SPECIFIED. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
18. APPLY TOPSOIL TO SITE SLOPES AND OTHER AREAS DISTURBED BY CONSTRUCTION. TOPSOIL USED MAY BE NATIVE ORGANIC MATERIAL SCREENED AS TO BE FREE FROM 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 LIMED, SEEDED, AND MULCHED. THE CONTRACTOR SHALL INSPECT COMPLETED SECTIONS OF WORK ON A REGULAR BASIS AND REMEDY ANY PROBLEM AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
19. PERFORM FINAL PAVING OPERATIONS (IF APPLICABLE), INSTALL GUARDRAIL (IF APPLICABLE) AS SHOWN ON THE APPROVED PLANS.
20. MAINTAIN, REPAIR, AND REPLACE TEMPORARY EROSION CONTROL MEASURES AS NECESSARY FOR A MINIMUM PERIOD OF 12 MONTHS FOLLOWING SUBSTANTIAL COMPLETION.
21. AFTER STABILIZATION (12 MONTHLY FOLLOWING SUBSTANTIAL COMPLETION), REMOVE AND PROPERLY DISPOSE OF TEMPORARY EROSION CONTROL MEASURES, PREFERABLY OFF SITE.
22. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.

DEFINITION OF THE WORD STABLE: AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURED:

- A: BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
- B: A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
- C: A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED.
- D: OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
23. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

WINTER CONSTRUCTION NOTES

- A. ALL PROPOSED 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 INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- C. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

SEEDING SPECIFICATIONS

- | MIXTURE | POUNDS/ACRE | POUNDS/1,000 SF |
|---------------------|-------------|-----------------|
| TALL FESCUE | 20 | 0.45 |
| CREeping RED FESCUE | 20 | 0.45 |
| BIRDsFOOT TREFOIL | 8 | 0.20 |
| TOTAL | 48 | 1.10 |
1. SEEDED PREPARATION
- A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
- B. STONES LARGER THAN FOUR INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT FOUR INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
2. ESTABLISHING A STAND
- A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
- AGRICULTURAL LIMESTONE: 2 TONS PER ACRE OR 0.09 LBS. PER SQ. FT.
- NITROGEN (N): 50 LBS. PER ACRE OR 1.1 LBS. PER 1000 SQ. FT.
- PHOSPHATE (P₂O₅): 100 LBS. PER ACRE OR 2.2 LBS. PER 1000 SQ. FT.
- POTASH (K₂O): 100 LBS. PER ACRE OR 2.2 LBS. PER 1000 SQ. FT.
- (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10)
- B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING, AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH 0.25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
- C. REFER TO TABLE 7-35 OF "STORMWATER MANAGEMENT AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE", FOR APPROPRIATE SEED MIXTURES AND TABLE 7-36 FOR RATES OF SEEDING. ALL LEGUMES (CROWNVEATCH, BIRDsFOOT TREFOIL, AND FLATPEA), MUST BE INOCULATED WITH THEIR SPECIFIC INNOCULANT.
- D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
3. MULCH
- A. STRAW, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
- B. MULCH WILL BE HELD IN PLACE USING TECHNIQUES FROM THE "BEST MANAGEMENT PRACTICE FOR MULCHING", AS SHOWN IN, "STORMWATER MANAGEMENT AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE".
4. MAINTENANCE TO ESTABLISH A STAND
- A. PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
- B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
- C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

TEMPORARY SEEDING RATES:

- FOR FALL SEEDING (SEED FROM AUGUST 15 – SEPTEMBER 5 FOR BEST COVER):
WINTER RYE: 2.5 LBS PER 1,000 SF SEED TO A DEPTH OF 1 INCH
- FOR SPRING SEEDING (SEED NO LATER THAN MAY 15 FOR SUMMER PROTECTION)
OATS: 2 LBS PER 1,000 SF
SEED TO A DEPTH OF 1 INCH
- ALTERNATIVE:
PERENNIAL REYGRASS: 0.7 LBS PER 1,000 SF
SEED BETWEEN APRIL 1 AND JUNE 1 AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15)
MULCHING WILL ALLOW SEEDING THROUGHOUT THE GROWING SEASON.
SEED TO A DEPTH OF 0.5 INCHES
- 10-10-10 FERTILIZER SHOULD BE UNIFORMLY SPREAD OVER AREA PRIOR TO BE INCORPORATED INTO THE SOIL AT A MINIMUM OF 7 LBS PER 1,000 SF
- TOP SOIL: 6" MINIMUM APPROVED TOPSOIL
STRAW MULCH – 2 BALES PER 1,000 SF
APPLY BINDER OF NETTING AS NEEDED

EPA: NPDES GENERAL NOTES

1. THE PROPOSED LAND DISTURBANCE IS APPROXIMATELY 93,700 SF., THEREFORE, ACCORDING TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II CONSTRUCTION GENERAL PERMIT (CGP) SECTION 1.1, THIS PROJECT IS REQUIRED TO COMPLY WITH THE REGULATORY CRITERIA AND INTENT OF THE NPDES PHASE II PROGRAM, LATEST EDITION. SITE AREA EXCEEDS 43,560 SF (1 ACRE OF DISTURBANCE).
2. THE OWNER AND CONTRACTOR ARE REQUIRED TO PREPARE, MAINTAIN AND HAVE ON FILE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
3. THE OWNER AND CONTRACTOR ARE REQUIRED TO PREPARE, SUBMIT, POST ON SITE AND HAVE ON FILE A NOTICE OF INTENT (NOI). CONSTRUCTION MAY NOT COMMENCE UNTIL 14 DAYS AFTER EPA HAS REVIEWED/APPROVED THE PROJECT NOI, WHICH GRANTS COVERAGE UNDER THE CGP (NHR1000000).
4. THE CONTRACTOR/OWNER IS RESPONSIBLE TO POST THE NOI ON SITE IN A HIGHLY VISIBLE POSITION, PROTECTED FROM THE WEATHER.
5. THE OWNER AND CONTRACTOR ARE REQUIRED TO INSTALL, INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES AS DESCRIBED ON THE APPROVED PLANS AND SWPPP INCLUDING INSPECTION LOGS.
6. THE OWNER OR CONTRACTOR MAY CONTACT THE NORTHEAST EPA REGIONAL COORDINATOR FOR RESOLUTION TO ANY NPDES, CGP, SWPPP, NOI OR NOTE QUESTIONS, CONCERNS OR CLARIFICATION:

EPA REGIONAL REPRESENTATIVE: MS. THELMA MURPHY (OR CURRENT REPRESENTATIVE)
US EPA, REGION 01/OFFICE OF ECOSYSTEM PROTECTION
1 CONGRESS STREET, SUITE 1100
BOSTON, MA 02114-2023
PHONE: (617) 918-1615
7. THE PROPOSED PROJECT WILL NOT REQUIRE STATE (NHDES) ALTERATION OF TERRAIN PERMIT, SINCE THE ANTICIPATED LAND DISTURBANCE IS LESS THAN 100,000 SF.
8. THE PROPOSED PROJECT WILL NOT REQUIRE A STATE (NHDES) DREDGE AND FILL PERMIT, SINCE THE PROJECT DOES NOT HAVE WETLAND DISTURBANCES

EROSION CONTROL NOTES

ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS (EPA, NHDES AND TOWN REGULATIONS). THE GENERAL NOTES AND DETAILS CONTAINED IN THIS PLAN SERVE AS A GUIDE ONLY.

1. PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS. INSTALLATION OF SILTATION FENCES SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY SPECIFIC AREA. PREFABRICATED SILTATION FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
3. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL ROADWAYS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE. CUT AND FILL SLOPES SHALL BE LOAMED & SEEDED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE INSTALLED WITHIN 45 DAYS OF INITIAL CONSTRUCTION.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURED:
- a. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
- b. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
- c. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED
- d. OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED
- TIME LIMIT: ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
4. ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 6" OF LOAM INSTALLED WITH NOT LESS THAN 1.1 POUNDS OF SEED MIX PER 1,000 SQ. FT. SEE SEEDING SPECIFICATIONS ON THIS SHEET
5. LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO OR AT THE TIME OF SPREADING THE SOIL. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA SOIL CONSERVATION SERVICES RECOMMENDATIONS.
6. STRAW MULCH OR JUTE MATTING SHALL BE USED IF/WHERE INDICATED ON THE PLANS. A MINIMUM OF 1.5 TONS OF MULCH PER ACRE SHALL BE APPLIED. MULCH SHALL BE ANCHORED IN PLACE WHERE NECESSARY. JUTE MATTING SHALL BE LAID IN THE DIRECTION OF RUNOFF FLOW AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
7. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER MONTHS.
8. TO CONTROL DUST DURING CONSTRUCTION, WATER DISTRIBUTION SHALL BE USED.
9. LIMIT THE LENGTH OF EXPOSURE OF UNSTABILIZED SOIL TO 45 DAYS OR LESS.
10. EROSION CONTROL PRACTICES ARE TO BE INSPECTED WEEKLY AND AFTER 0.5" OF RAINFALL.
11. TEMPORARY WATER DIVERSION (SEDIMENT BASINS, SWALES, ETC.) MUST BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL SOILS ARE STABILIZED.
12. TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE CONSTRUCTION / DISTURBANCE IS COMPLETE

No.	DESCRIPTION	DATE

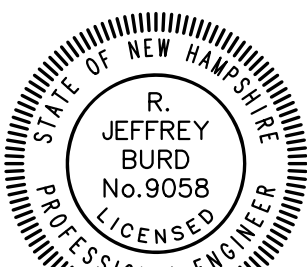
EROSION CONTROL DETAILS
MAP 15P LOT 35-1 CONCORD AND
MAP 83 LOT 63-2 BOSCAWEN
*120 ELM STREET
BOSCAWEN & CONCORD, NEW HAMPSHIRE*

PREPARED FOR: YORK PROPERTIES, LLC
13 LAMPREY ROAD
CANTERBURY, NH 03224

DATE: NOVEMBER 3, 2025

SCALE: AS SHOWN

PREPARED BY:
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2 GLENDALE ROAD
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RJ Burd