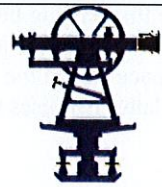


# NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249  
Continental Blvd. (03867)  
Rochester, NH 03866-0249  
Phone (603) 335-3948  
www.norwayplains.com



P. O. Box 268  
31 Mooney St.  
Alton, NH 03809  
Phone & Fax (603) 875-3948

June 7, 2023

Seth Creighton, Planning & Zoning Director  
Planning, Zoning & Building Office  
City of Franklin  
124 Memorial Street  
Franklin, NH 03235

**Re: Site Plan Review Application; Easter Seals New Hampshire; 20, 26, & 27 Holy Cross Road, Map 104, Lots 406-1 & 406-2.**

Dear Mr. Creighton:

On behalf of Easter Seals New Hampshire, we hereby submit plans and site plan review application for a proposed military veterans campus located on Holy Cross Road. The parcels, Tax Map 104, Lots 406-1 & 406-2 comprising of 15.67 acres is currently developed multiple buildings associated with the historical Daniel Webster homestead.

The parcels are located within the Conservation (A) zoning district and on either side of Holy Cross Road. To the north, Lot 406-1 is bordered by the Merrimack River with agricultural fields located to the east of both lots and to the south of Lot 406-2. NH Department of Transportation Bureau of Rails and Transit maintains a section of the rails to trails system located west of the two parcels. Access to the properties is from Holy Cross Road. Holy Cross Road is a Class V roadway (City owned and maintained) for most of the parcels frontage before switching to a Class VI (City owned but not maintained) for the final 125' feet. Holy Cross Road continues past the subject parcels to Webster Place Cemetery and recreational access to the Merrimack River.

The parcels consist of multiple historic buildings associated with the Daniel Webster homestead, such as Burleigh Cottage; Webster Tay Building; Creighton-Mack with attached Annex, School, and Chapel buildings; Webster and Henry Memorial buildings; and Bartlett Cottage. There are a couple of smaller outbuildings located on the properties, including a dug-in root cellar. Surrounding the buildings is mostly agricultural fields or lawns, with small patches of wooded areas. The land is mostly level, with a slight elevational slope from northwest toward the southeast. An evaluation by Ilex Wetlands Consultants had determined there were no jurisdictional wetlands located on the parcels. See attached letter from Daniel Coons, CWS 264.

These buildings have had numerous uses over the past centuries after the Websters sold the property, including but not limited to an orphanage and school. The Franklin Historical Society is located within the Webster Tay House. More recently, DW Ray Commons, LLC was granted a Special Exception from the Franklin Zoning Board of Adjustments and Site Plan Approval in 2007 to establish an alcohol and drug recovery center and related social service facilities. These services were located within the Creighton-Mack buildings and Bartlett Cottage. The Burleigh Cottage, Webster and Henry Memorial buildings remained vacant. The site plan approvals required some site improvements such as additional parking and utility work. Easter Seals New Hampshire helped oversee the alcohol and drug recovery until it shut down around 2020.

The parcels are serviced by City of Franklin water and have on-site septic systems. There are currently two septic systems in operation; one for the Bartlett Cottage and one for the Creighton-Mack and Webster Tay buildings. The Burleigh Cottage, Webster, Henry Memorial buildings were disconnected from the septic systems several years ago. Both septic systems are located on the northern parcel, lot 406-1 with a series of collection pipes and manholes that carries sanitary waste to the septic systems. A heating plant building once coal but now wood chip furnace provides heat to Creighton-Mack buildings. Eversource has utility poles along the southern side of Holy Cross Road with overhead wires that provide electricity, telephone, and cable services.



Easter Seals New Hampshire is proposing to repurpose the existing buildings to create a “one-stop” military veteran’s campus. This community campus will eventually consist of rental apartments in the Webster and Henry buildings, rooms for short term stay within the Creighton-Mack buildings, a Makers Space within the Heating Plant building, and a medical clinic and equestrian center that will be constructed on site. The latter two uses will be part of future phase(s) as funding and needs become available.

In order to create 29 apartments within the Webster and Henry Memorial buildings, substantial renovation to the building and infrastructure is necessary. In order to create accessible access to the multiple floors of these two buildings, a new connection building addition will be constructed. This addition will have a shared elevator that will make stops at each floor level and will become the centralized entrance to the buildings. A new parking lot is proposed behind the two buildings for the residence, with access via the existing driveway off Holy Cross Road between Henry Building and the Bartlett Cottage. An existing garage will be removed to create this access point.

Creighton-Mack buildings will undergo less substantial renovation to update the existing 25 bedrooms and auxiliary spaces. A new entry way will be constructed at the rear of the Creighton building which will include an ADA accessible ramp and a beautiful courtyard. A one-way access driveway will be created in the same location that loops around the Makers Space by the courtyard and to a new parking lot located south and east of the Heating Plant building. This 39 space parking lot will provide parking for the residence of Creighton-Mack, employees and for future Makers Space users.

The Heating Plant building will undergo renovations once the improvements to the Creighton-Mack buildings are completed and the centralized heating source is no longer necessary. Makers Space organization has shown great interest in converting this into a workshop for the residents.

Ultimately, Easter Seals NH will prepare a secondary applications for the construction of an approximately 14,000 square foot medical clinic for residence and other veterans within the areas. At which point, the Bartlett Cottage will be demolished to make room. Parking and access will be connected to the parking lot created for the apartment buildings. Until then, the Bartlett Cottage will be utilized by Easter Seals in an office type environment. Furthermore, Easter Seals is exploring options for an equestrian center to be constructed in the field north of the campus as well as creating a series of walking paths and other site amenities to enhance the campus style community.

As noted above, access to the parking lots will continue to be off Holy Cross Road in the general locations as today. Parking will be created to accommodate the new dwelling units, short-term stay residence (used Rooming and Lodging House under section 305-19 of the Franklin Zoning Ordinance), and for the offices and the Franklin Historical Society. Whereas Holy Cross Road is approximately 20 feet or less wide, the proposal is to upgrade the roadway to a more accessible width of 22 feet. A new cul-de-sac is proposed at the end of the development to facilitate vehicles turning around. These improvements will require approval from the City Department of Public Works. It is anticipated that the City may require the section of Holy Cross Road between the two parcels to be reclassified as a Class VI roadway to simplify future maintenance of the roadway.

To accommodate the new parking lots and future buildings, a thorough and comprehensive drainage analysis has been prepared. To ensure there will not be any negative impacts to the downstream abutting properties or the natural resources, a stormwater management system has been designed. This system will consist of a grass lined treatment swale and grass lined infiltration and detention basins. The basins have been designed for the 50-year storm event. The infiltration basin will allow for the increase in the overall volume of the stormwater generated by the development to infiltrate back into the groundwater. In all, the post development stormwater management system will attenuate the peak runoff rates and total volume such that they are equal or less than the corresponding Pre-development runoff conditions for all storm events. Based on the overall disturbance of the ground for all of the improvements, an Alteration of Terrain permit is required by the NH Department of Environmental Services, Water Division - Land Resources Management. This application will be submitted shortly.

The existing water and sanitary waste systems that service the Creighton-Mack buildings will remain as they currently are, as there will not be an increase in demands compared to today. The Creighton-Mack buildings underwent improvements to the water and septic system as part of the past site plan approvals. However, a new water service and septic system is necessary for the Henry and Webster buildings. A new water main will be connected to the City’s water line on Holy Cross Road to service both buildings with domestic and fire protection. A new septic system has been designed to be installed north of the buildings within the field to accommodate the septic effluent from the two buildings and the future clinic and equestrian buildings. This septic system will require approval from the NH Department of Environmental Services, Subsurface Disposal System Bureau. This application will be submitted shortly.



All new utilities will be run underground to the Henry and Webster buildings. Additionally, a new LED Lighting fixtures will be mounted on poles with some decorative post style and bollard lights along the walkway, all meeting the requirements of the City of Franklin lighting standards and Dark Sky complaint.

A landscaping plan has been prepared to enhance the proposed new building entrances and additions with new street trees to replace diseased or dying trees along Holy Cross Road and shade trees next to the proposed parking lots. The proposed dumpsters will be screened with a stockade fence.

The redevelopment of the campus has warranted relief from the Franklin Zoning Board of Adjustments. Variances are necessary to allow for multi-family housing which is not a "permitted" use within the Conservation zoning district. Another variance is requested to permit construction of the building addition between the Henry and Webster buildings that encroaches into the front building setback line. In order to align a corridor between the two buildings, the new addition will stick into the front building setback by just over 2 feet. It should be noted that the front of both of the existing structures are forward of the front building setback by a considerable amount and the proposed addition will not exceed the existing building. It is understood that future variances may be necessary for Phase 2 development and the owners will file at a later date.

As noted above, the proposed project will require several State permits. From the State of New Hampshire Department of Environmental Services (NHDES), an Alteration of Terrain Permit and a septic system approval is required. The expansion of use permit for Holy Cross Road will be required from New Hampshire Department of Transportation for the additional traffic generated by the proposed redevelopment of the properties. A traffic Impact Assessment is currently being prepared by a traffic engineer and will be used in determining how the proposed development will interact with the existing traffic on Holy Cross Road and at the intersection with NH Route 3 / South Main Street. Depending on the outcome of the assessment, improvements to the intersection of Holy Cross may be necessary. A scoping meeting with NHDOT will be scheduled shortly. From a federal permit aspect, a Construction General Permit from the EPA as part of the National Discharge Pollution Elimination Systems (NDPES) since there will be a point source discharge of stormwater and the project impacting more than an acre of land.

We look forward to discussing this project with staff and the Planning Board. Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.



By:  
Scott A. Lawler, PE, Project Engineer

cc: Easter Seals New Hampshire



**CITY OF FRANKLIN  
SITE PLAN REVIEW APPLICATION**

Location of Proposed Development: 20, 26, & 27 Holy Cross Road New Map #: \_\_\_\_\_  
Parcel ID (Map/Lot #): Map 106 - Lots 406-1 & 406-2 Zoning of Parcel: Conservation

**Applicant**

Name: Easter Seals NH  
Address: 555 Auburn Street  
City/State/Zip: Manchester, NH 03103-4803  
Phone: (603) 621-3423  
Email: cmiller@EastersealsNH.org

**Owner of Record**

Name: Easter Seals New Hampshire, Inc.  
Address: 555 Auburn Street  
City/State/Zip: Manchester, NH 03103-4803  
Phone: (603) 621-3423  
Email: cmiller@eastersealsNH.org

**Applicant's Agent/Engineer**

Name: Norway Plains Associates, Inc.  
Address: PO Box 249  
City/State/Zip: Rochester, NH 03866-0249  
Phone: (603) 335-3948  
Email: slawler@norwayplains.com

**Other (if Applicable)**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Development Proposal, Please explain: Proposed development of existing structures to create 29 new residential dwellings within Henry and Webster buildings and 25 room multi-family within the Creighton-Mack buildings. New parking will be constructed to support the development.

**Information:**

Number of Proposed Buildings/Units: 29 Residential Units  
Frontage on What Road(s): Lot 406-1: 726.80 Holy Cross Road & Lot 406-2: 667.90 on Holy Cross Road

Services Available: **Sewer** Municipal ☐ Septic ☒ **Water** Municipal ☒ Well ☐

Non-Municipal Services Proposed/Available, Explain: \_\_\_\_\_

Site in Acres Lot 406-1: 10.51 ac & Lot 406-2: 5.16 ac Developable Acres Lot 406-1: 10.51 ac & Lot 406-2: 5.16 ac

Are waiver's requested, and if so, please fill out attached Waiver Request sheet: ☐ Yes ☒ No

Zoning Board Approvals Granted: ☒ Variance ☐ Special Exception ☐ Other ☐ None  
Please Explain: Variances is requested to allow multi-family in the Conservation zone and to permit building addition in the front setback  
Dates Granted: Pending meeting on June 7, 2023

Does this submission represent an amended plan: ☐ Yes ☐ No  
Date approval Granted: \_\_\_\_\_  
Conditions of Approval: \_\_\_\_\_

Was a conceptual plan submitted to the Planning Board: ☐ Yes ☒ No  
Date approval Granted: \_\_\_\_\_  
Conditions of Approval: \_\_\_\_\_

Signature of Applicant: Christopher Miller Date: June 5, 2023



For Office Use Only

Deadline Date: \_\_\_\_\_ Actual Date Submitted: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Amount Due Application: \$ \_\_\_\_\_

Amount Due Abutters: \$ \_\_\_\_\_ Total Number of Abutters: \_\_\_\_\_

Total Due: \$ \_\_\_\_\_

Amount Paid: \$ \_\_\_\_\_ How Paid: ☐ Cash ☐ Check # \_\_\_\_\_

Date Paid \_\_\_\_\_

Is the following information attached to this application:

- ☐ Abutter’s List, complete with Name, Address, City, State, Zip and Map/Lot #;
- ☐ 16 Paper Prints of the Plan (4 Department Review Sheets/ 12 Member Sheets);
- ☐ Letter of Authorization from the Owner of Record; and,
- ☐ Waiver’s List and explanation.

What Supportive Documentation was submitted: \_\_\_\_\_

Hearing Dates:	Outcome:





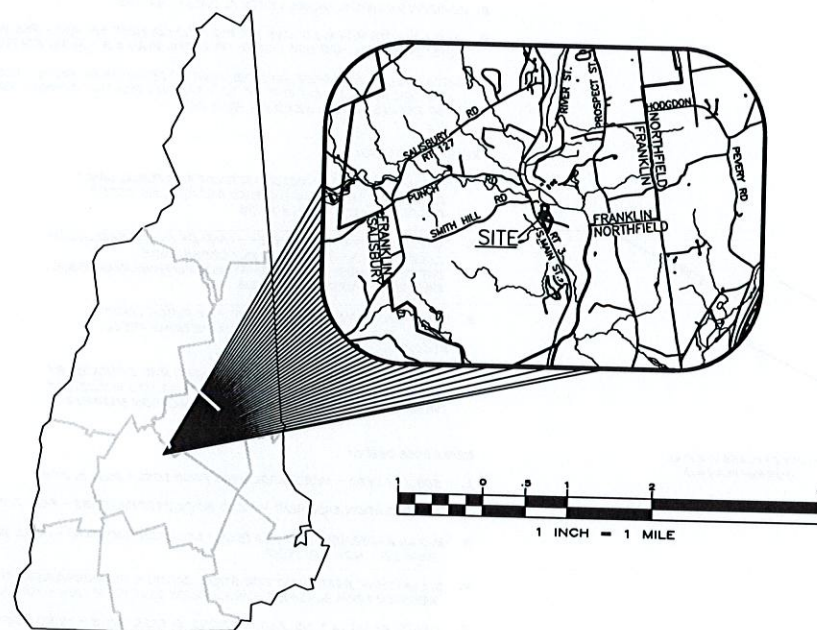
# EASTER SEALS – FRANKLIN

## HOLY CROSS ROAD, FRANKLIN, NH

PREPARED FOR

### EASTER SEALS NH, INC.

JUNE 2023

**CIVIL ENGINEERS**

NORWAY PLAINS ASSOCIATES, INC.  
2 CONTINENTAL BOULEVARD  
ROCHESTER, NEW HAMPSHIRE 03867  
(603) 335-3948

**LANDSCAPING ARCHITECTS**

WOODBURN & COMPANY LANDSCAPE  
ARCHITECTURE, LLC  
103 KENT PLACE  
NEWMARKET, NEW HAMPSHIRE 03857  
(603) 859-5949

**ARCHITECTS**

PROCON  
1359 HOOKSETT ROAD  
HOOKSETT, NEW HAMPSHIRE 03108  
(603) 623-8811

**OWNER OF RECORD**

TAX MAP 104, LOT 406-1  
OWNER OF RECORD:  
EASTER SEALS NEW HAMPSHIRE, INC.  
555 AUBURN STREET  
MANCHESTER, NEW HAMPSHIRE 03103  
MCRD BOOK 3801, PAGE 1081

**APPLICANT**

EASTER SEALS NEW HAMPSHIRE, INC.  
555 AUBURN STREET  
MANCHESTER, NEW HAMPSHIRE 03103  
(603) 623-8863

**STATE AND FEDERAL PERMITS:**

STATE OF NEW HAMPSHIRE PERMIT NUMBERS:  
NHDES ALTERATION OF TERRAIN: REQUIRED  
NHDES WETLANDS PERMIT: NOT REQUIRED  
NHDES DAM PERMIT: NOT REQUIRED  
NHDES SUBDIVISION PERMIT: NOT REQUIRED  
NHDES SUBSURFACE SYSTEMS PERMIT: REQUIRED  
NHDES WASTEWATER PERMIT: NOT REQUIRED  
NHDOT DRIVEWAY/ENTRANCE PERMIT: REQUIRED

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES).  
NPDES PERMITS ARE ONLY REQUIRED FOR PROJECTS MEETING THE DISTURBED AREA  
CRITERIA BELOW AND HAVING A POINT SOURCE STORMWATER DISCHARGE FROM THE  
SITE TO AN ADJACENT WETLAND OR WATER BODY (I.E. CULVERT, SWALE, ETC.  
OUTLETING TO A WETLAND, CREEK, STREAM OR RIVER).

NPDES PERMIT: REQUIRED

NPDES PERMITS CONSIST OF A NOTICE OF INTENT (NOI) FILED WITH THE  
ENVIRONMENTAL PROTECTION AGENCY AT LEAST 14 DAYS PRIOR TO CONSTRUCTION  
COMMENCING AND A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEING  
PREPARED, KEPT ON SITE AND FOLLOWED BY THE CONTRACTOR.

FOR STATUS OF THIS PERMIT, CONTACT THE PROJECT GENERAL CONTRACTOR.

**APPROVAL BY  
FRANKLIN PLANNING BOARD**

CHAIR/VICE-CHAIR: \_\_\_\_\_ DATE: \_\_\_\_\_

**SHEET INDEX**

	COVER	
SHEET S-1	PLAN OF LAND	1" = 80'
SHEET E-1	EXISTING FEATURES	1" = 40'
SHEET E-2	EXISTING FEATURES PLAN NORTH	1" = 20'
SHEET E-3	EXISTING FEATURES PLAN SOUTH	1" = 20'
SHEET E-4	TEST PIT RESULTS	AS SHOWN
SHEET D-1	DEMOLITION PLAN NORTH	1" = 20'
SHEET D-2	DEMOLITION PLAN SOUTH	1" = 20'
SHEET C-1	OVERALL SITE PLAN	1" = 80'
SHEET C-1A	PHASE 2 OVERALL SITE PLAN	1" = 80'
SHEET C-2	OVERALL CAMPUS SITE PLAN	1" = 40'
SHEET C-3	SITE LAYOUT PLAN NORTH	1" = 20'
SHEET C-4	SITE LAYOUT PLAN EAST	1" = 20'
SHEET C-5	SITE LAYOUT PLAN SOUTH	1" = 20'
SHEET C-6	GRADING AND DRAINAGE PLAN NORTH	1" = 20'
SHEET C-7	GRADING AND DRAINAGE PLAN EAST	1" = 20'
SHEET C-8	GRADING AND DRAINAGE PLAN SOUTH	1" = 20'
SHEET C-9	UTILITY PLAN NORTH	1" = 20'
SHEET C-10	UTILITY PLAN SOUTH	1" = 20'
SHEET C-11	EROSION AND SEDIMENTATION CONTROL PLAN	1" = 40'
SHEET C-12	PAVEMENT AND SIDEWALK DETAILS	AS SHOWN
SHEET C-13	CONSTRUCTION DETAILS	AS SHOWN
SHEET C-14	DRAINAGE DETAILS	AS SHOWN
SHEET C-15	INFILTRATION BASIN DETAILS	AS SHOWN
SHEET C-16	TEMPORARY EROSION AND SEDIMENTATION CONTROL DETAILS	AS SHOWN
SHEET C-17	PERMANENT EROSION AND SEDIMENTATION CONTROL DETAILS	AS SHOWN
SHEET C-18	UTILITY DETAILS	AS SHOWN
SHEET C-19	SEWER DETAILS	AS SHOWN
SHEET L-1	LIGHTING PLAN	1" = 40'
SHEET L-2	OVERALL CAMPUS LANDSCAPE PLAN	1" = 30'
SHEET L-3	CREIGHTON MACK ENTRY LANDSCAPE PLAN	1" = 10'
SHEET L-4	HENRY WEBSTER LANDSCAPING PLAN	1" = 10'
SHEET SSD-1	SEPTIC SYSTEM DESIGN PLAN	1" = 80'
SHEET SSD-2	SEPTIC SYSTEM DESIGN PLAN	1" = 20'
SHEET SSD-3	SEPTIC SYSTEM DESIGN PLAN NOTES & DETAILS	1" = 20'
SHEET SSD-4	SEPTIC SYSTEM DESIGN PLAN NOTES & DETAILS	AS SHOWN
SHEET SSD-5	SEPTIC SYSTEM DESIGN PLAN NOTES & DETAILS	AS SHOWN
SHEET T-1	TRUCK TURNING PLAN	1" = 40'

FILE NO. 533  
PLAN NO. C-3369  
DWC. NO. 22380 SP-1

REVISIONS:		
DATE	SHEET #	REVISIONS:

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION.  
SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT  
BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE  
GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED  
WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED  
IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS  
ASSOCIATES, INC. (603)-335-3948.

31 Mooney Street, Alton, N.H. 603-875-3948

**NORWAY PLAINS ASSOCIATES, INC.**

2 Continental Blvd., Rochester, N.H. 603-335-3948



# LAND SURVEYORS

# CIVIL ENGINEERS

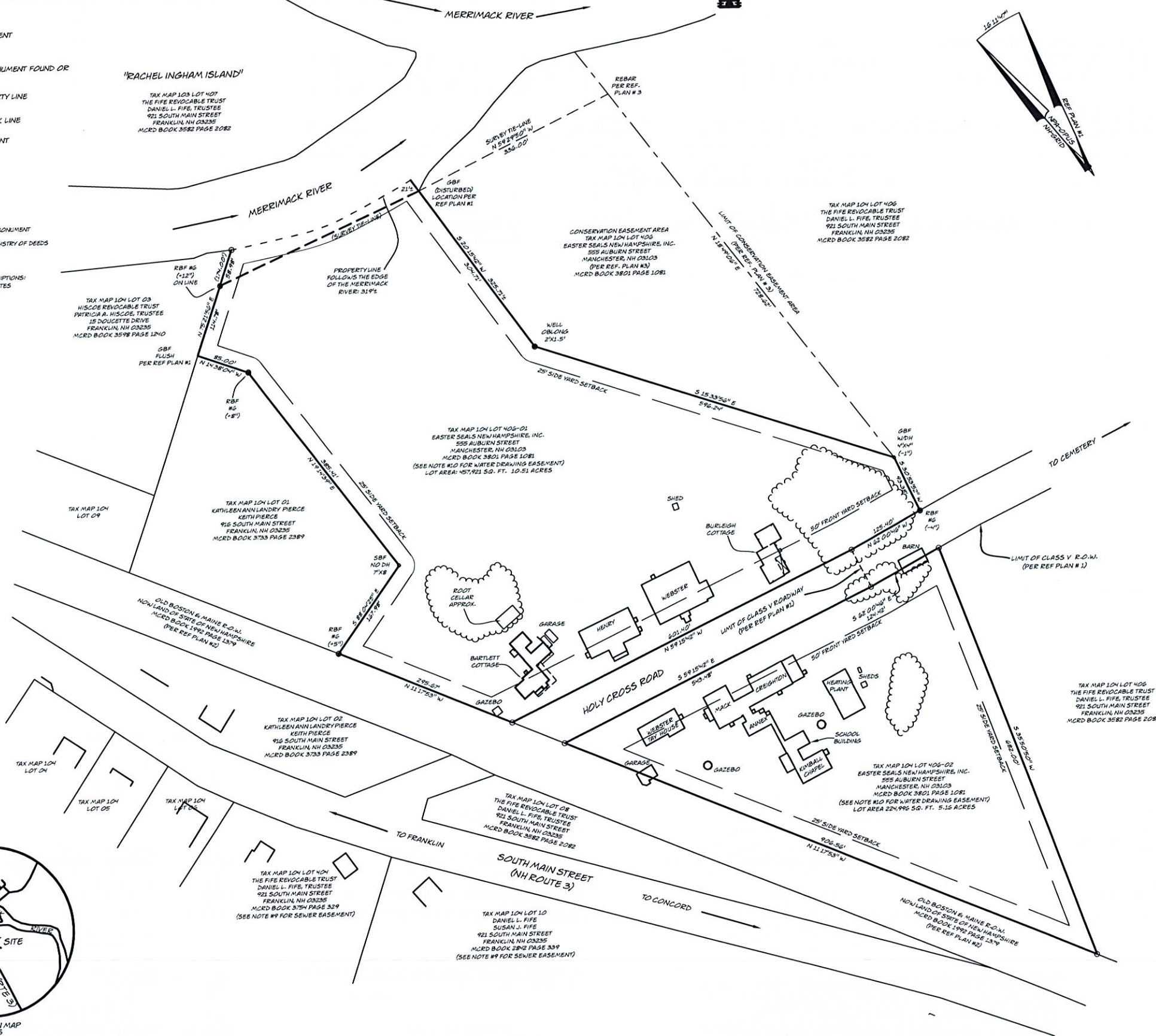


RESERVED REGISTRY OF DEEDS

- LEGEND**
- MONUMENT
  - BOUND
  - NO MONUMENT FOUND OR SET
- PROPERTY LINE**  
N 89°55'30" E  
425.61'
- SETBACK LINE**
- EASEMENT**

**ABBREVIATION LEGEND:**  
 DH - DRILL HOLE  
 GBF - GRANITE BOUND FOUND  
 SBF - STONE BOUND FOUND  
 IPF - IRON PIPE FOUND  
 IRF - IRON ROD FOUND  
 RBF - REBAR FOUND  
 RBGS - REBAR WITH ID CAP SET  
 ("2") - DENOTES HEIGHT OF THE MONUMENT  
 TM - TAX MAP & LOT NUMBER  
 MCRD - MERRIMACK COUNTY REGISTRY OF DEEDS

**MONUMENT IDENTIFICATION INSCRIPTIONS:**  
 "NPA" - NORWAY PLAINS ASSOCIATES



## NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF TM 104 LOTS 406-01 & 406-02.
2. TOTAL PARCEL AREA: MAP 104, LOT 406-01 10.51 ACRES  
MAP 104, LOT 406-02 5.16 ACRES
3. PARCEL IS ZONED CONSERVATION
4. MINIMUM LOT REQUIREMENTS: LOT SIZE = 225,000, FRONTAGE = 400'
5. BUILDING SETBACKS: FY = 50', SY = 25', RY = 25'  
(ULTIMATE CERTIFICATION AND VERIFICATION OF THE ZONE DESIGNATION AND APPLICABLE LOCATION OF BUILDING SETBACK REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE ZONING OFFICER IN THE SUBJECT MUNICIPALITY.)
6. THE LOTS ARE SERVICED BY THE MUNICIPAL WATER SYSTEM AND AN ON-SITE SEPTIC SYSTEM.
7. PARCEL 406-1 PARTIALLY LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 04/19/2010 COMMUNITY PANEL 330113 PANELS 167 & 169 OF 705.
8. HORIZONTAL DATUM: NAD83; VERTICAL DATUM: NAVD88
9. MAP 104 LOTS 404 & 10 HAVE THE RIGHT TO CONNECT SEWAGE PIPES INTO THE SEWAGE SYSTEM ON TAX MAP 104, LOT 01. PER REF. PLAN # 3 - MCRD 874 PAGE 20
10. LOTS 406-01 & 406-02 HAVE THE RIGHT TO DRAW WATER FROM A RESERVOIR ON TAX MAP 104, LOT 10 AND THE RIGHT TO MAINTAIN PIPES THAT CONNECT TO SAID RESERVOIR. PER REF. PLAN # 3 - MCRD 874 PAGE 20

## REFERENCE PLANS:

1. "SUBDIVISION PLAN - LAND OF NH TRUST FOR PUBLIC LAND"  
DATED: MAY 31ST 2006 BY: BURD ENGINEERING ASSOC.  
RECORDED: MCRD PLAN # 17958
2. "ALTA/ACSM LAND TITLE SURVEY - LAND OF MOUNT SAID JOSEPH CORP. AKA SISTERS OF THE HOLY CROSS, INC."  
DATED: OCTOBER 16TH, 2003 BY: BURD ENGINEERING ASSOC.  
RECORDED: MCRD PLAN # 17463
3. "EASEMENT PLAN - LAND OF TRUST FOR PUBLIC LAND"  
DATED: JULY 24, 2006 BY: BURD ENGINEERING ASSOC.  
RECORDED: MCRD PLAN # 18084
4. "RIGHT OF WAY AND TRACK MAP, NORTHERN R.R. OPERATED BY THE BOSTON AND MAINE R.R." SHEETS V-32.1116 & V-32.1117  
DATED: JUNE 30, 1914 BY: OFFICE OF VALUATION ENGINEER

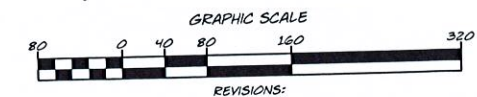
## REFERENCE DEEDS:

1. SUBJECT DEED - MCRD BOOK 3801 PAGE 1081 - AUG. 3, 2022
2. PRESERVATION EASEMENT - MCRD BOOK 2967 PAGE 438 - FEB. 7, 2002
3. R.O.W. AGREEMENT FOR FIFE (EXACT LOCATION UNKNOWN) - MCRD BOOK 874 PAGE 20 - NOV. 10, 1960
4. STEWARDSHIP AGREEMENT FOR STABILIZATION & PLANNING/ENGINEERING OF WEBSTER FARM BUILDINGS - MCRD BOOK 2888 PAGE 1864 - MAY 3, 2006
5. RIGHTS, RESERVATIONS, RESITRCTIONS, & EASEMENTS - MCRD BOOK 2796 PAGE 657 - JULY 6, 2005
6. BOUNDARY LINE AGREEMENT BETWEEN LOTS 104-406-01 & 104-01 - MCRD BOOK 1792 PAGE 1123 - JUNE 2, 1989
7. SEWER EASEMENT - MCRD BOOK 1766 PAGE 863 - JAN 4, 1989
8. SEWAGE EASEMENT BENEFITING LOTS 104-10 & 104-404 - MCRD 874 PAGE 20 - NOV. 10, 1960

TAX MAP 104, LOTS 406-01 & 406-02  
 OWNER OF RECORD:  
 EASTER SEALS NEW HAMPSHIRE INC.  
 555 AUBURN ST  
 MANCHESTER, NH  
 BOOK 3801, PG 1081

**PLAN OF LANDS**  
**HOLY CROSS ROAD**  
**FRANKLIN**  
**MERRIMACK COUNTY**  
**NEW HAMPSHIRE**  
 FOR:  
**EASTER SEALS NEW HAMPSHIRE, INC.**

1" = 80' JANUARY 2023



FILE NO. 533  
 PLAN NO. C-3369  
 DWG. NO. 22380 SP-1

31 MOONEY STREET, ALTON, NH 603-875-3948

**NORWAY PLAINS ASSOCIATES, INC.**

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948



# LAND SURVEYORS

# CIVIL ENGINEERS

## LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING TREE LINE
- EXISTING STONEWALLS
- EXISTING CONTOUR LINE (NAVD88)
- EXISTING DRAIN LINE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING SEWER GRVITY LINE
- EXISTING SEWER FORCE MAIN
- EXISTING SITE SPECIFIC SOIL LINES
- EXISTING UTILITY POLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING MONUMENT
- EXISTING HYDRANT
- EXISTING WATER GATE OR SHUT-OFF VALVE
- EXISTING TEST PIT LOCATION & NUMBER

TAX MAP 104 LOT 01  
KATHLEEN ANN LANDRY PIERCE  
KEITH PIERCE  
918 SOUTH MAIN STREET  
FRANKLIN, NH 03235  
WORD BOOK 3733 PAGE 2389

TAX MAP 104 LOT 406-01  
EASTER SEALS NEW HAMPSHIRE, INC.  
555 AUBURN STREET  
MANCHESTER, NH 03103  
WORD BOOK 3801 PAGE 1081

CONSERVATION EASEMENT AREA  
TAX MAP 104 LOT 406  
EASTER SEALS NEW HAMPSHIRE, INC.  
555 AUBURN STREET  
MANCHESTER, NH 03103  
(PER REF. PLAN #3)  
WORD BOOK 3801 PAGE 1081

OLD BOSTON & MAINE R.O.W.  
NOW LAND OF STATE OF NEW  
HAMPSHIRE  
WORD BOOK 1992 PAGE 1379  
(PER REF. PLAN #2)

TAX MAP 104 LOT 02  
KATHLEEN ANN LANDRY PIERCE  
KEITH PIERCE  
918 SOUTH MAIN STREET  
FRANKLIN, NH 03235  
WORD BOOK 3733 PAGE 2389

TAX MAP 104 LOT 08  
THE FIFE REVOCABLE TRUST  
DANIEL L. FIFE, TRUSTEE  
921 SOUTH MAIN STREET  
FRANKLIN, NH 03235  
WORD BOOK 3582 PAGE 2082

OLD BOSTON & MAINE R.O.W.  
NOW LAND OF STATE OF NEW  
HAMPSHIRE  
WORD BOOK 1992 PAGE 1379  
(PER REF. PLAN #2)

TAX MAP 104 LOT 10  
DANIEL L. FIFE  
SUSAN J. FIFE  
921 SOUTH MAIN STREET  
FRANKLIN, NH 03235  
WORD BOOK 2842 PAGE 336

TAX MAP 104 LOT 406-02  
EASTER SEALS NEW HAMPSHIRE, INC.  
555 AUBURN STREET  
MANCHESTER, NH 03103  
WORD BOOK 3801 PAGE 1081

TAX MAP 104 LOT 408  
THE DANIEL FIFE REVOCABLE TRUST  
DANIEL L. FIFE, TRUSTEE  
921 SOUTH MAIN STREET  
FRANKLIN, NH 03235  
WORD BOOK 3582 PAGE 2082

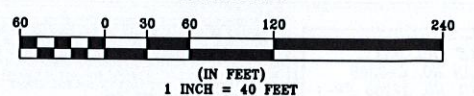
TAX MAP 104, LOTS 406-01 & 406-02  
OWNER OF RECORD:  
EASTER SEALS NEW HAMPSHIRE INC.  
555 AUBURN ST  
MANCHESTER, NH  
BOOK 3801, PG 1081

## EXISTING FEATURE PLAN

TAX MAP 104  
LOTS 406-01 & 406-02  
HOLY CROSS ROAD  
FRANKLIN, NH

PREPARED FOR:  
EASTER SEALS NH, INC.

JUNE 2023  
GRAPHIC SCALE



(IN FEET)  
1 INCH = 40 FEET

E-1

NORWAY PLAINS ASSOCIATES, INC.

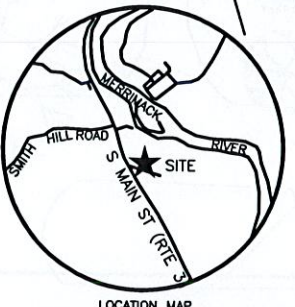
2 Continental Blvd., Rochester, N.H. 603-335-3948

31 Mooney Street, Alton, N.H. 603-875-3948

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION.  
SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT  
BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE  
GEOTECHNICAL OR HYDROLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED  
WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED  
IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS  
ASSOCIATES, INC. (603)-335-3948.

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

REVISIONS:	
DATE	REVISIONS:



N.T.S.

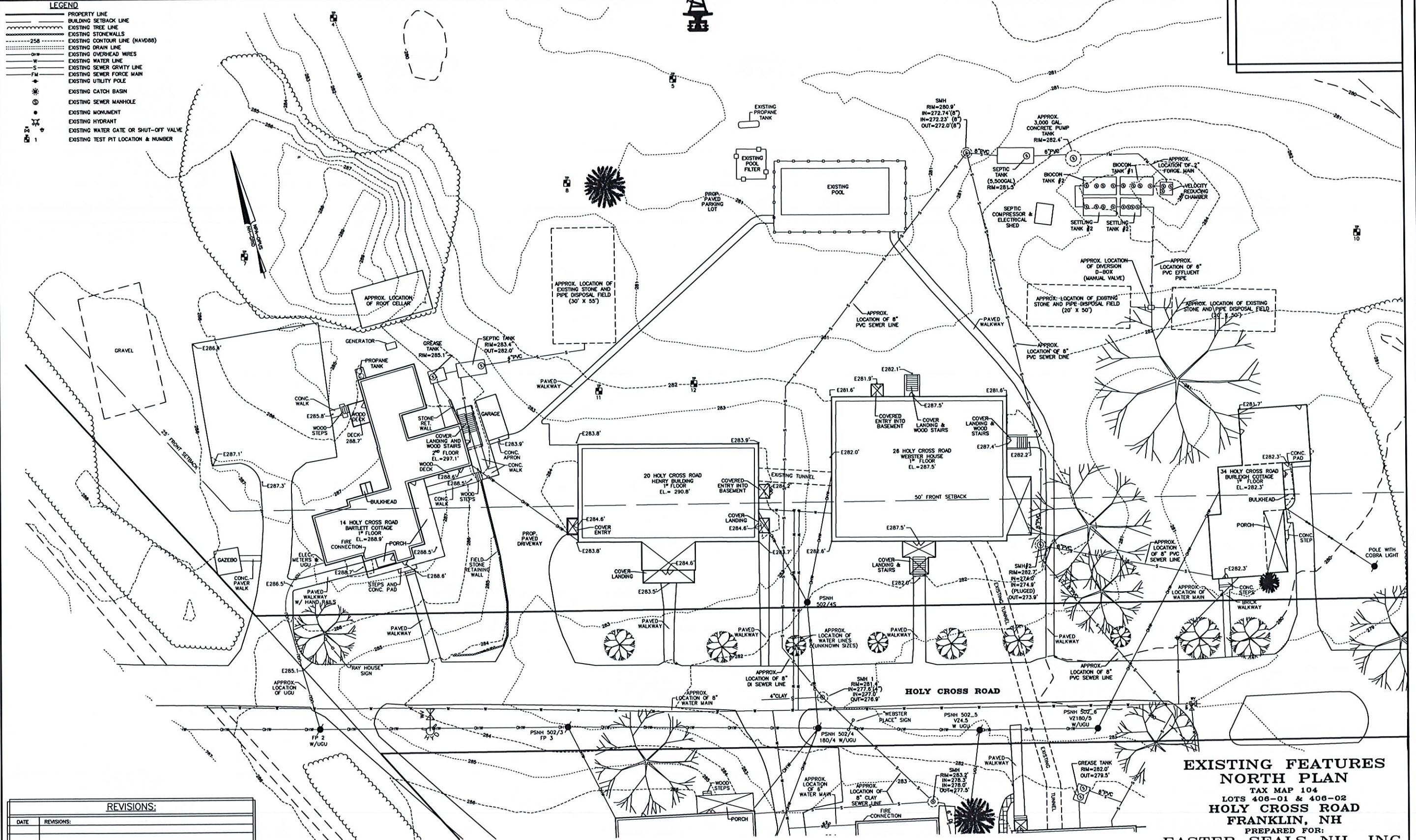
Drawing Location: M:\2023\22380\DWG\22380 SP-1.dwg  
Print Date: 07 Jun 2023 - 12:23pm



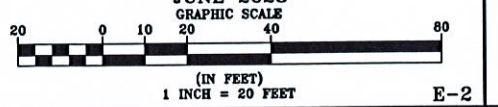


LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING TREE LINE
- EXISTING STONEWALLS
- EXISTING CONTOUR LINE (NAVD88)
- EXISTING DRAIN LINE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING SEWER GRVITY LINE
- EXISTING SEWER FORCE MAIN
- EXISTING UTILITY POLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING MONUMENT
- EXISTING HYDRANT
- EXISTING WATER GATE OR SHUT-OFF VALVE
- EXISTING TEST PIT LOCATION & NUMBER



**EXISTING FEATURES  
NORTH PLAN**  
TAX MAP 104  
LOTS 408-01 & 408-02  
**HOLY CROSS ROAD**  
**FRANKLIN, NH**  
PREPARED FOR:  
**EASTER SEALS NH, INC.**  
JUNE 2023  
GRAPHIC SCALE



REVISIONS:	
DATE	REVISIONS:

FILE NO. 533  
PLAN NO. C-3369  
DWC. NO. 22380 SP-1

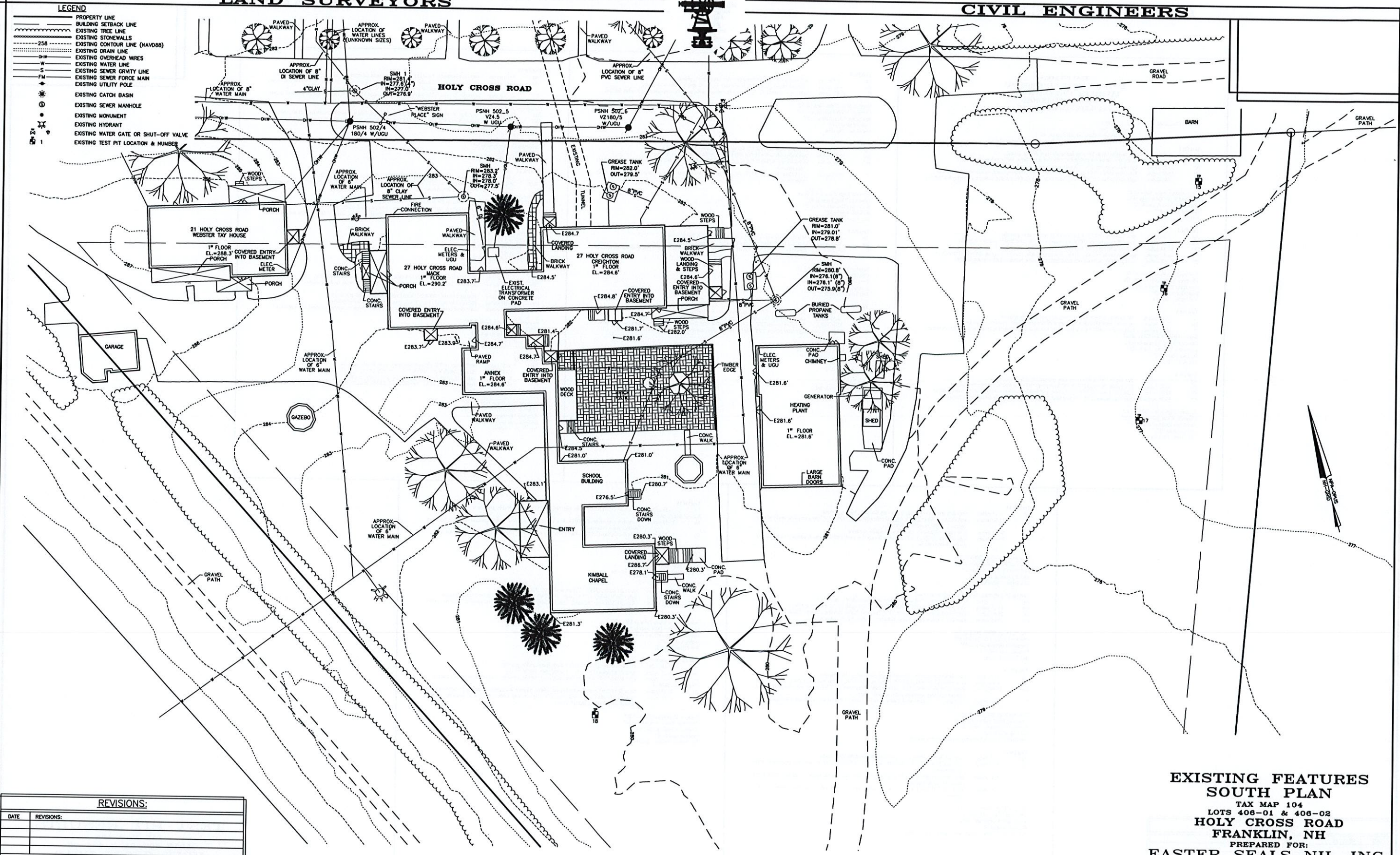
CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.



Drawing Location: M:\2023\22380\DWG\22380 SP-1.dwg  
Week: 07 Jun 2023 - 12:24pm

LAND SURVEYORS

CIVIL ENGINEERS



REVISIONS:	
DATE	REVISIONS:

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948





TEST PIT LOGS  
EASTER SEALS NEW HAMPSHIRE INC.  
TAX MAP 104 - LOTS 406-01 & 406-02  
20 & 21 HOLY CROSS ROAD  
FRANKLIN, NEW HAMPSHIRE

Test Pits Conducted: April 24, 2023  
By: Joseph W. Noel  
New Hampshire Certified Soil Scientist #017  
New Hampshire Designer of Subsurface Disposal Systems #1104

**Test Pit 1**  
Ap 0-11 inches dark brown (10YR 3/3) very fine sandy loam, friable, granular  
Bw 11-20 inches dark yellowish brown (10YR 4/6) very fine sandy loam, friable, massive to blocky  
BC 20-42 inches light yellowish brown (10YR 5/4) loamy very fine sand, friable, massive  
C1 42-52 inches light olive brown (2.5Y 5/3) very fine sand, friable, massive, common distinct redox features  
C2 52-82 inches light olive brown (2.5Y 5/3) very fine sandy loam, friable, massive, common distinct redox features

Seasonal High Water Table @ 42"  
Observed Water Table none to 82"  
Restrictive Horizon none to 82"  
Bedrock none to 82"  
Soil Series: Ondawa

**Test Pit 2**  
Ap 0-10 inches dark brown (10YR 3/3) loamy very fine sand, friable, granular  
Bw 10-36 inches dark yellowish brown (10YR 4/6) loamy very fine sand, friable, massive to blocky  
BC 36-44 inches light olive brown (2.5Y 5/4) very fine sand, friable, massive  
C1 44-81 inches light olive brown (2.5Y 5/3) very fine sand, friable, massive, common distinct redox features  
C2 81-108 inches olive gray (5Y 5/2) very fine sand, friable, massive, common distinct redox features

Seasonal High Water Table @ 44"  
Observed Water Table none to 108"  
Restrictive Horizon none to 108"  
Bedrock none to 108"  
Soil Series: Ondawa

**Test Pit 3**  
Ap 0-11 inches dark brown (10YR 3/3) loamy very fine sand, friable, granular  
Bw 11-38 inches yellowish brown (10YR 5/6) loamy very fine sand, friable, massive, to blocky  
C 38-62 inches light olive brown (2.5Y 5/3) loamy very fine sand, friable, massive, common distinct redox features

Seasonal High Water Table @ 38"  
Observed Water Table none to 62"  
Restrictive Horizon none to 62"  
Bedrock none to 62"  
Soil Series: Podunk

**Test Pit 4**  
Ap 0-20 inches dark brown (10YR 3/3) loamy very fine sand, friable, granular  
Bw 20-42 inches dark yellowish brown (10YR 4/6) loamy very fine sand, friable, massive to blocky  
C1 42-59 inches light olive brown (2.5Y 5/3) very fine sand, friable, massive, common distinct redox features  
C2 59-70 inches light olive brown (2.5Y 5/4) fine sand, friable, massive, common distinct redox features

Seasonal High Water Table @ 42"  
Observed Water Table none to 70"  
Restrictive Horizon none to 70"  
Bedrock none to 70"  
Soil Series: Ondawa

**Test Pit 5**  
Ap 0-9 inches dark brown (10YR 3/3) loamy very fine sand, friable, granular  
Bw 9-42 inches yellowish brown (10YR 5/6) loamy very fine sand, friable, massive to blocky  
C 42-65 inches light olive brown (2.5Y 5/3) loamy very fine sand, friable, massive, common distinct redox features

Seasonal High Water Table @ 42"  
Observed Water Table none to 65"  
Restrictive Horizon none to 65"  
Bedrock none to 65"  
Soil Series: Ondawa

**Test Pit 6**  
Ap 0-10 inches very dark brown (10YR 2/2) loamy very fine sand, friable, granular  
Bw 10-29 inches dark yellowish brown (10YR 4/6) loamy very fine sand, friable, blocky  
BC 29-48 inches yellowish brown (10YR 5/4) very fine sandy loam, friable, massive, common faint and few distinct redox features  
C 48-54 inches dark yellowish brown (10YR 4/6) very gravelly coarse sand, loose, single grain, common distinct redox features

Seasonal High Water Table @ 29"  
Observed Water Table @ 48"  
Restrictive Horizon none to 54"  
Bedrock none to 54"  
Soil Series: Podunk

**Test Pit 7**  
Ap 0-9 inches very dark brown (10YR 2/2) loamy very fine sand, friable, granular  
Bw 9-25 inches dark yellowish brown (10YR 4/6) loamy very fine sand, friable, blocky  
C 25-58 inches light olive brown (2.5Y 5/3) very fine sandy loam, friable, massive, common faint and few distinct redox features

Seasonal High Water Table @ 25"  
Observed Water Table @ 55"  
Restrictive Horizon none to 58"  
Bedrock none to 58"  
Soil Series: Podunk

**Test Pit 8**  
Ap 0-4 inches dark brown (10YR 3/3) loamy very fine sand, friable, granular  
Bw 4-37 inches strong brown (7.5YR 4/6) loamy very fine sand, friable, blocky  
C1 37-56 inches light olive brown (2.5Y 5/4) loamy very fine sand, friable, massive, common distinct redox features  
C2 56-60 inches light olive brown (2.5Y 5/3) fine sand, friable, massive, common distinct redox features

Seasonal High Water Table @ 37"  
Observed Water Table none to 60"  
Restrictive Horizon none to 60"  
Bedrock none to 60"  
Soil Series: Podunk

**Test Pit 9**  
No Test Pit 9 conducted

**Test Pit 10**  
\*Ap 0-10 inches very dark brown (10YR 2/2) loamy very fine sand fill material, friable, granular  
\*Bw 10-20 inches yellowish brown (10YR 5/6) gravelly loamy sand fill material, friable, massive with strong brown (7.5YR 4/6) iron masses at base of horizon (not redox features)  
\*BC 20-47 inches yellowish brown (10YR 5/4) loamy very fine sand to very fine sandy loam fill material, friable, massive

**Natural Soil Surface**  
Ab1 47-50 inches very dark brown (10YR 2/2) loamy very fine sand, friable, massive, common faint redox features  
Ab2 50-57 inches dark brown (10YR 3/3) loamy very fine sand, friable, massive, common faint redox features

Seasonal High Water Table @ 47"  
Observed Water Table none to 57"  
Restrictive Horizon none to 57"  
Bedrock none to 57"  
Soil Series: Udothents/disturbed

**Test Pit 11**  
\*A 0-6 inches dark brown (10YR 3/3) loamy very fine sand fill material, friable, granular  
\*A/B 6-22 inches mixed dark brown (10YR 3/3) with dark yellowish brown (10YR 4/6) loamy very fine sand fill material, friable, massive

**Natural Soil Surface**  
Ab 22-43 inches dark brown (10YR 3/3) loamy very fine sand, friable, massive  
Bb 43-54 inches dark yellowish brown (10YR 4/6) loamy very fine sand, friable, massive  
C 54-67 inches light olive brown (2.5Y 5/4) very fine sand, friable, massive, common faint and few distinct redox features

Seasonal High Water Table @ 54"  
Observed Water Table none to 67"  
Restrictive Horizon none to 67"  
Bedrock none to 67"  
Soil Series: Udothents over Podunk

**Test Pit 12**  
\*A 0-4 inches dark brown (10YR 3/3) very fine sandy loam fill material, friable, granular  
\*Bw 4-18 inches light olive brown (2.5Y 5/4) loamy very fine sand fill material, friable, massive  
**Natural Soil Surface**  
Ab 18-25 inches very dark brown (10YR 2/2) loamy very fine sand, friable, massive  
Bb 25-48 inches yellowish brown (10YR 5/4) loamy very fine sand, friable, massive  
C 48-57 inches light olive brown (2.5Y 5/3) very fine sand, friable, massive, common distinct redox features

Seasonal High Water Table @ 48"  
Observed Water Table none to 57"  
Restrictive Horizon none to 57"  
Bedrock none to 57"  
Soil Series: Udothents over Podunk

**Test Pit 13**  
Ap 0-12 inches dark brown (10YR 3/3) very fine sandy loam, friable, granular  
Bw 12-39 inches dark yellowish brown (10YR 4/6) loamy very fine sand, friable, massive to blocky  
BC 39-50 inches yellowish brown (10YR 5/4) very fine sand, friable, massive  
C 50-60 inches light olive brown (2.5Y 5/3) fine sand, friable, massive, common faint and few distinct redox features

Seasonal High Water Table @ 50"  
Observed Water Table none to 60"  
Restrictive Horizon none to 60"  
Bedrock none to 60"  
Soil Series: Ondawa

**Test Pit 18**  
\*A 0-35 inches dark brown (10YR 3/3) loamy very fine sand fill material, friable, granular to blocky  
**Natural Soil Surface**  
Ab 35-38 inches very dark grayish brown (10YR 3/2) loamy very fine sand, friable, granular, common faint and distinct redox features  
Bb 38-57 inches light olive brown (2.5Y 5/4) loamy very fine sand, friable, massive, common distinct redox features

Seasonal High Water Table @ 35"  
Observed Water Table none to 57"  
Restrictive Horizon none to 57"  
Bedrock none to 57"  
Soil Series: Udothents over Podunk-like

**Test Pit 19**  
Ap 0-15 inches very dark brown (10YR 2/2) fine sandy loam, friable, granular  
Bw 15-28 inches light olive brown (2.5Y 5/3) loamy sand, friable, massive, common distinct redox features  
C 28-55 inches olive (5Y 5/3) very fine sandy loam to loamy very fine sand, friable, massive, common distinct redox features

Seasonal High Water Table @ 15"  
Observed Water Table none to 55"  
Restrictive Horizon none to 55"  
Bedrock none to 55"  
Soil Series: Podunk

**Test Pit 20** (disturbed surface layers)  
Ap 0-10 inches very dark brown (10YR 2/2) fine sandy loam, friable, granular  
Bw 10-21 inches light olive brown (2.5Y 5/4) fine sandy loam, friable, blocky  
BC 21-35 inches olive brown (2.5Y 4/4) very fine sandy loam, friable, massive, common distinct redox features  
**Original Soil Surface**  
Ab 35-41 inches black (2.5Y 2.5/1) very fine sandy loam, friable, massive, common prominent redox concentrations  
Bb 41-60 inches light olive brown (2.5Y 5/3) & olive (5Y 5/3) very fine sandy loam, friable, massive, common distinct and prominent redox features

Seasonal High Water Table @ 21"  
Observed Water Table none to 60"  
Restrictive Horizon none to 60"  
Bedrock none to 60"  
Soil Series: Podunk - disturbed

**Test Pit 14**  
Ap 0-11 inches very dark brown (10YR 2/2) loamy very fine sand, friable, granular  
Bw 11-50 inches dark yellowish brown (10YR 4/6) and yellowish brown (10YR 5/4) loamy very fine sand and very fine sand, friable, massive to blocky  
BC 50-54 inches light olive brown (2.5Y 5/4) fine sand, friable, massive  
C 54-65 inches light olive brown (2.5Y 5/3) fine sand & very fine sand, friable, massive, common faint and few distinct redox features

Seasonal High Water Table @ 54"  
Observed Water Table none to 65"  
Restrictive Horizon none to 65"  
Bedrock none to 65"  
Soil Series: Ondawa

**Test Pit 15** (influenced by adjacent field access road)  
Ap 0-14 inches very dark brown (10YR 2/2) very fine sandy loam, friable, granular  
Bw 14-25 inches dark yellowish brown (10YR 4/6) loamy very fine sand, friable, massive to blocky  
BC 25-60 inches light olive brown (2.5Y 5/3) loamy very fine sand, friable, massive, common distinct redox features  
C 60-65 inches olive (5Y 5/3) fine sand, friable, massive, common distinct redox features

Seasonal High Water Table @ 25"  
Observed Water Table none to 65"  
Restrictive Horizon none to 65"  
Bedrock none to 65"  
Soil Series: Podunk

**Test Pit 16**  
Ap 0-8 inches very dark brown (10YR 2/2) loamy very fine sand, friable, granular  
Bw1 8-10 inches dark yellowish brown (10YR 4/6) loamy very fine sand, friable, massive to blocky  
Bw2 10-47 inches dark yellowish brown (10YR 4/6) and light olive brown (2.5Y 5/4) loamy very fine sand, friable, massive to blocky, common distinct redox features  
C 47-60 inches olive gray (5Y 5/2) fine sand, friable, massive, common distinct and prominent redox features

Seasonal High Water Table @ 10"  
Observed Water Table none to 60"  
Restrictive Horizon none to 60"  
Bedrock none to 60"  
Soil Series: Podunk Variant (somewhat poorly drained)

**Test Pit 17**  
Ap1 0-8 inches very dark brown (10YR 2/2) loamy very fine sand, friable, granular  
Ap2 8-14 inches very dark brown (10YR 2/2) loamy very fine sand, friable, blocky, common prominent redox concentrations  
Bw 14-31 inches dark yellowish brown (10YR 4/6) loamy very fine sand, friable, massive, common distinct and prominent redox features  
C 31-58 inches olive (5Y 5/3) loamy very fine sand, friable, massive, common distinct and prominent redox features

Seasonal High Water Table @ 8"  
Observed Water Table none to 58"  
Restrictive Horizon none to 58"  
Bedrock none to 58"  
Soil Series: Podunk Variant (somewhat poorly drained)

REVISIONS:

DATE	REVISIONS:

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

TEST PIT RESULTS  
TAX MAP 104  
LOTS 406-01 & 406-02  
HOLY CROSS ROAD  
FRANKLIN, NH  
PREPARED FOR:  
EASTER SEALS NH, INC.  
JUNE 2023  
E-4



Drawing Location: M:\2023\22380\DWG\22380 SP-1.dwg  
Tried: 08 Jun 2023 - 2:21pm

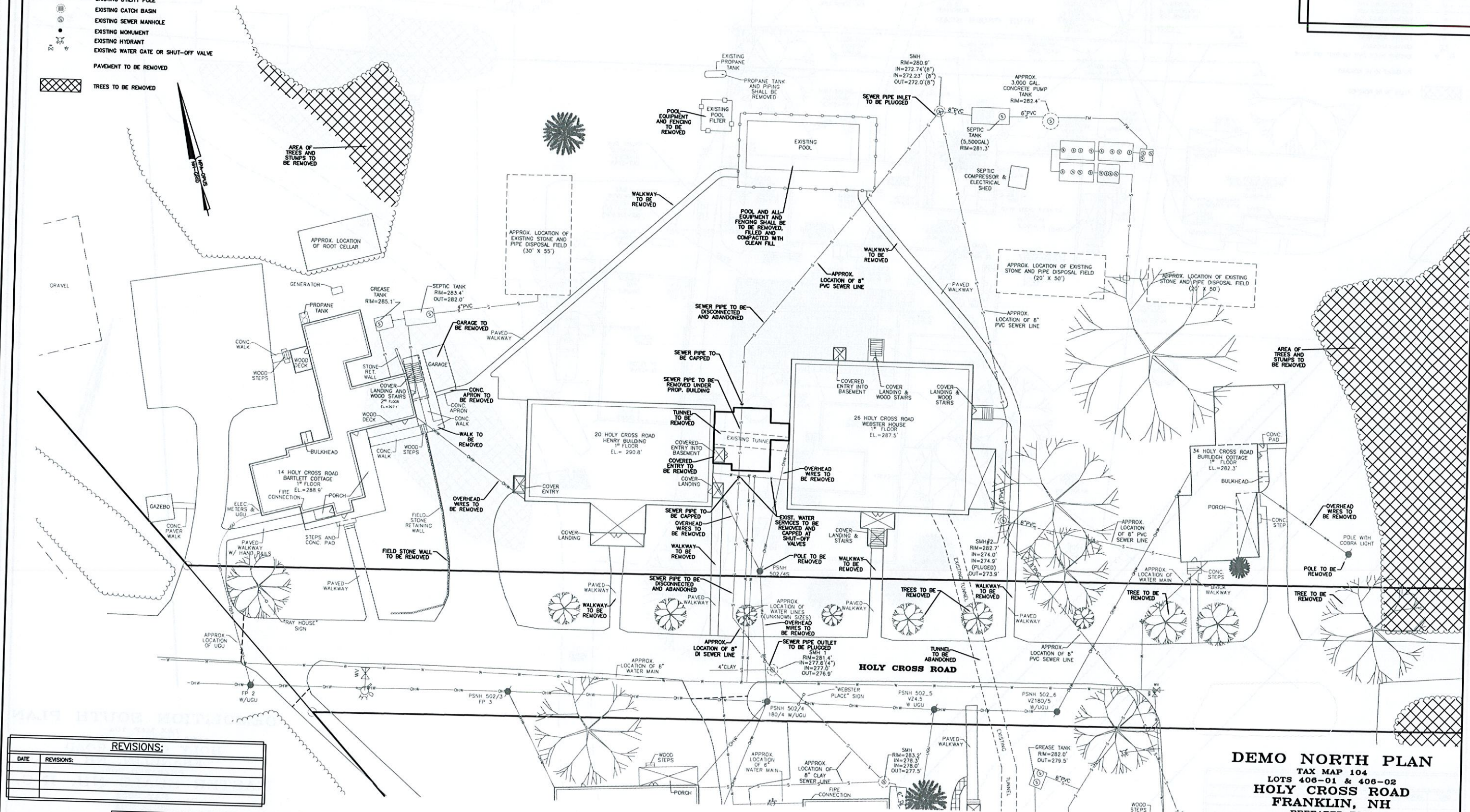
# LEGEND

- PROPERTY LINE
- LIMITS OF JURISDICTIONAL WETLANDS
- EXISTING TREE LINE
- EXISTING STONEWALLS
- EXISTING RAILROAD TRACKS
- EXISTING CONTOUR LINE (datum)
- EXISTING DRAIN LINE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING UTILITY POLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING MONUMENT
- EXISTING HYDRANT
- EXISTING WATER GATE OR SHUT-OFF VALVE
- PAVEMENT TO BE REMOVED
- TREES TO BE REMOVED

## LAND SURVEYORS



## CIVIL ENGINEERS



### REVISIONS:

DATE	REVISIONS:

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

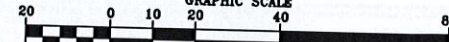
31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

DEMO NORTH PLAN  
TAX MAP 104  
LOTS 408-01 & 408-02  
HOLY CROSS ROAD  
FRANKLIN, NH  
PREPARED FOR:  
EASTER SEALS NH, INC.

JUNE 2023

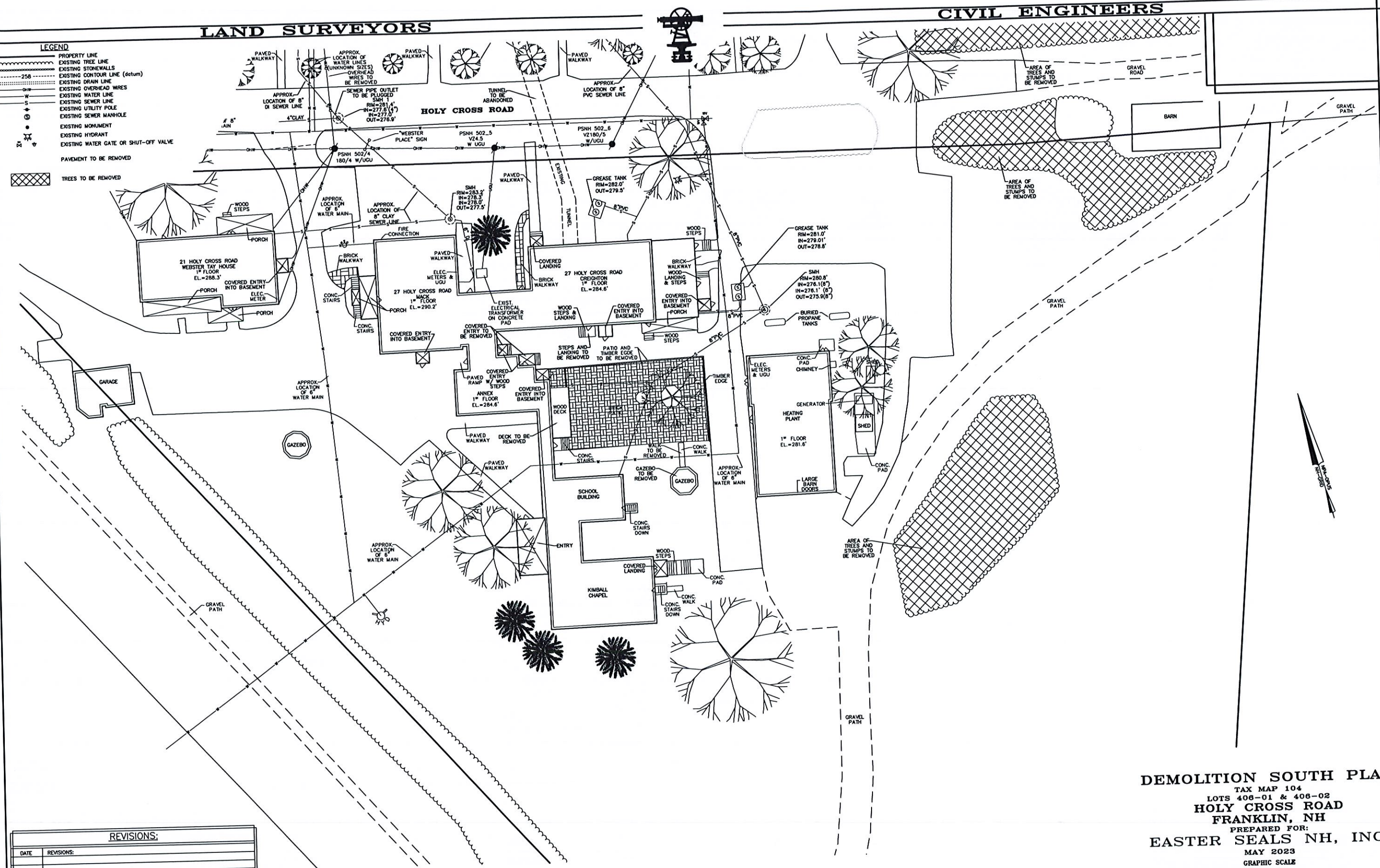
GRAPHIC SCALE



(IN FEET)  
1 INCH = 20 FEET



Drawing Location: W:\2023\22380\DWG\22380 SP-1.dwg  
Tue, 06 Jun 2023 - 2:22pm

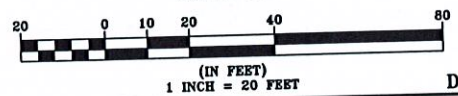


REVISIONS:	
DATE	REVISIONS

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

**DEMOLITION SOUTH PLAN**  
TAX MAP 104  
LOTS 408-01 & 408-02  
**HOLY CROSS ROAD**  
**FRANKLIN, NH**  
PREPARED FOR:  
**EASTER SEALS NH, INC.**  
MAY 2023  
GRAPHIC SCALE





Drawing Location: M:\2023\22380\DWG\22380 SP-1.dwg  
Wks: 07 Jan 2023 12:22pm

LEGEND

- PROPERTY LINE
- LIMITS OF JURISDICTIONAL WETLANDS
- EXISTING TREE LINE
- EXISTING STONEWALLS
- EXISTING RAILROAD TRACKS
- EXISTING CONTOUR LINE (datum)
- EXISTING DRAIN LINE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING UTILITY POLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING MONUMENT
- EXISTING HYDRANT
- EXISTING WATER GATE OR SHUT-OFF VALVE
- EXISTING TEST PIT LOCATION & NUMBER
- EXISTING WETLANDS
- FLOOD ZONE

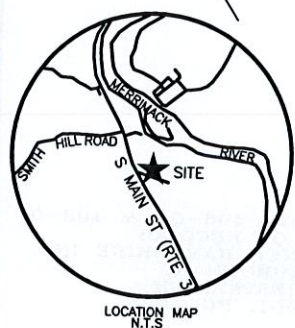
LAND SURVEYORS

CIVIL ENGINEERS



- REFERENCE PLANS:
- "SUBDIVISION PLAN - LAND OF NH TRUST FOR PUBLIC LAND" DATED: MAY 31ST 2008 BY: BURD ENGINEERING ASSOC. RECORDED: MCRD PLAN # 17858
  - "ALTA/ACSM LAND TITLE SURVEY - LAND OF MOUNT SAID JOSEPH CORP. AKA SISTERS OF THE HOLY CROSS, INC." DATED: OCTOBER 16TH, 2003 BY: BURD ENGINEERING ASSOC. RECORDED: MCRD PLAN # 17483
  - "EASEMENT PLAN - LAND OF TRUST FOR PUBLIC LAND" DATED: JULY 24, 2008 BY: BURD ENGINEERING ASSOC. RECORDED: MCRD PLAN # 18084
  - "RIGHT OF WAY AND TRACK MAP, NORTHERN R.R. OPERATED BY THE BOSTON AND MAINE R.R." SHEETS V.32.1118 & V.32.1117 DATED: JUNE 30, 1914 BY: OFFICE OF VALUATION ENGINEER
- REFERENCE DEEDS:
- SUBJECT DEED - MCRD BOOK 3801 PAGE 1081 - AUG. 3, 2022
  - PRESERVATION EASEMENT - MCRD BOOK 2967 PAGE 438 - FEB. 7, 2002
  - R.O.W. AGREEMENT FOR FIFE (EXACT LOCATION UNKNOWN) - MCRD BOOK 874 PAGE 20 - NOV. 10, 1969
  - STEWARDSHIP AGREEMENT FOR STABILIZATION & PLANNING/ENGINEERING OF WEBSTER FARM BUILDINGS - MCRD BOOK 2888 PAGE 1864 - MAY 3, 2006
  - RIGHTS, RESERVATIONS, RESTRICTIONS, & EASEMENTS - MCRD BOOK 2796 PAGE 657 - JULY 6, 2005
  - BOUNDARY LINE AGREEMENT BETWEEN LOTS 104-406-01 & 104-01 - MCRD BOOK 1752 PAGE 1123 - JUNE 2, 1989
  - SEWER EASEMENT - MCRD BOOK 1766 PAGE 863 - JAN. 4, 1989
  - SEWER EASEMENT BENEFITING LOTS 104-10 & 104-404 - MCRD 874 PAGE 20 - NOV. 10, 1969

- GENERAL SITE PLAN NOTES
- THESE PARCELS ARE LOCATED IN THE CONSERVATION ZONE.
  - TOTAL PARCEL AREA:
    - MAP 104 - LOT 406-1: 457,921 SQ. FT. OR 10.51 ACRES
    - MAP 104 - LOT 406-2: 224,998 SQ. FT. OR 5.16 ACRES
  - THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED REDEVELOPMENT OF THE PROPERTIES.
  - ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
  - CONSERVATION ZONE:
    - MINIMUM LOT AREA PER ADDITIONAL DWELLING UNIT: N/A
    - MINIMUM LOT AREA = 225,000 SF
    - MINIMUM LOT FRONTAGE = 400 FEET
    - MINIMUM YARD SETBACKS:
      - FRONT = 50 FEET
      - SIDE = 25 FEET
      - REAR = 25 FEET
    - MAXIMUM BUILDING HEIGHT = 35 FEET
    - (ULTIMATE CERTIFICATION AND VERIFICATION OF THE ZONE DESIGNATION AND APPLICABLE LOCATION OF BUILDING SETBACK REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE ZONING OFFICER IN THE SUBJECT MUNICIPALITY.)
  - ORIENTATION: HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD88.
  - THE PARCEL IS PARTIALLY LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP DATED 04/19/2010, COMMUNITY PANEL #330113 PANELS 167 & 169 OF 705.
  - THE SITE-SPECIFIC SOIL MAP WAS COMPLETED BY JOSEPH W. NOEL, NH CSS #017 ON APRIL 24, 2023.
  - JURISDICTIONAL WETLANDS WERE EVALUATED BY ILEX WETLANDS CONSULTANTS ON NOVEMBER 28, 2022 AND DETERMINED THERE WERE NO WETLANDS ON THE PROPERTIES.
  - PARKING CALCULATIONS:
    - REQUIRED PARKING PER FRANKLIN ZONING REGULATIONS (SECTION 305-19)
    - HENRY HOUSE AND WEBSTER BUILDING
      - RESIDENTIAL USE: 2 SPACES PER DWELLING UNIT
      - 2 SPACE PER DWELLING UNITS X 29 UNITS = 58 SPACES
    - CREIGHTON-MACK BUILDING
      - ROOMING AND LODGING HOUSE USE: 1 SPACE PER SLEEPING ROOM AND 1 SPACE PER 2 EMPLOYEES
      - 25 SLEEPING ROOMS X 1 SPACE/1,000 SF = 25 SPACES
      - 4 EMPLOYEES X 1 SPACE/2 EMPLOYEES = 2 SPACES
      - PROFESSIONAL OFFICE & BUSINESS SERVICES: 1 SPACE PER 250 SQUARE FEET OF FLOOR SPACE
      - 1,415 SF X 1 SPACE/250 SF = 6 SPACES
    - MAKERS SPACE BUILDING:
      - PROFESSIONAL OFFICE & BUSINESS SERVICES: 1 SPACE PER 250 SQUARE FEET OF FLOOR SPACE
      - 2,700 SF X 1 SPACE/250 SF = 11 SPACES
    - BARTLETT COTTAGE:
      - PROFESSIONAL OFFICE & BUSINESS SERVICES: 1 SPACE PER 250 SQUARE FEET OF FLOOR SPACE
      - 3,300 SF X 1 SPACE/250 SF = 13 SPACES
    - WEBSTER TAY BUILDING:
      - PROFESSIONAL OFFICE & BUSINESS SERVICES: 1 SPACE PER 250 SQUARE FEET OF FLOOR SPACE
      - 2,200 SF X 1 SPACE/250 SF = 9 SPACES
  - TOTAL REQUIRED PARKING SPACES = 124 SPACES
  - TOTAL PROVIDED PARKING SPACES = 128 SPACES



REVISIONS:	
DATE	REVISIONS:

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

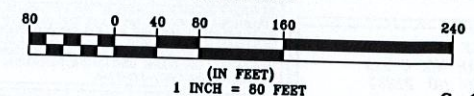
FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

APPROVAL BY  
FRANKLIN PLANNING BOARD

CHAIR/VICE-CHAIR: \_\_\_\_\_ DATE: \_\_\_\_\_



TAX MAP 104, LOTS 406-01 & 406-02  
OWNER OF RECORD:  
EASTER SEALS NEW HAMPSHIRE INC.  
555 AUBURN ST  
MANCHESTER, NH  
BOOK 3801, PG 1081  
**OVERALL SITE PLAN**  
TAX MAP 104  
LOTS 406-01 & 406-02  
HOLY CROSS ROAD  
FRANKLIN, NH  
PREPARED FOR:  
EASTER SEALS NH, INC.  
JUNE 2023



Drawing Location: M:\2022\22380\DWG\22380 SP-1.dwg  
Wed, 07 Jun 2023 - 12:27pm

PROPERTY LINE  
LIMITS OF JURISDICTIONAL WETLANDS  
EXISTING TREE LINE  
EXISTING STONEWALLS  
EXISTING RAILROAD TRACKS  
EXISTING CONTOUR LINE (datum)  
EXISTING DRAIN LINE  
EXISTING OVERHEAD WIRES  
EXISTING WATER LINE  
EXISTING SEWER LINE  
EXISTING UTILITY POLE  
EXISTING CATCH BASIN  
EXISTING SEWER MANHOLE  
EXISTING MONUMENT  
EXISTING HYDRANT  
EXISTING WATER GATE OR SHUT-OFF VALVE  
EXISTING TEST PIT LOCATION & NUMBER  
EXISTING WETLANDS  
FLOOD ZONE

TAX MAP 104 LOT 03  
HISCOE REVOCABLE TRUST  
PATRICIA A. HISCOE, TRUSTEE  
15 DOUCETTE DRIVE  
FRANKLIN, NH 03235  
MCRD BOOK 3598 PAGE 1240

TAX MAP 104 LOT 408-01  
STER SEALS NEW HAMPSHIRE, INC.  
555 AUBURN STREET  
MANCHESTER, NH 03103  
MICRO BOOK 3801 PAGE 1081

CONSERVATION EASEMENT AREA  
TAX MAP 104 LOT 408  
EASTER SEALS NEW HAMPSHIRE, INC.  
555 AUBURN STREET  
MANCHESTER, NH 03103  
(PER REF. PLAN #3)  
WCRO BOOK 3801 PAGE 1081

TAX MAP 104 LOT 01  
KATHLEEN ANN LANDRY PIERCE  
KEITH PIERCE  
816 SOUTH MAIN STREET  
FRANKLIN, NH 03235  
MICRO BOOK 3733 PAGE 2389

TAX MAP 104 LOT 02  
 NILEEN ANN LANDRY PIERCE  
 KETH MAJN STREET  
 916 SOUTH MAIN STREET  
 FRANKLIN, NH 03325  
 WORD BOOK 3733 PAGE

TAX MAP 104 LOT 404  
THE FIFE REVOCABLE TRUST  
DANIEL L. FIFE, TRUSTEE  
921 SOUTH MAIN STREET  
FRANKLIN, NH 03235  
WORD BOOK 3754 PAGE 329

TAX MAP 104 LOT 10  
DANIEL L FIFE  
SUSAN J FIFE  
921 SOUTH MAIN STREET  
FRANKLIN, NH 03235  
MCRD BOOK 2842 PAGE 339

TAX MAP 104 LOT 408  
THE DANIEL FIFE REVOCABLE TRUST  
DANIEL L. FIFE, TRUSTEE  
921 SOUTH MAIN STREET  
FRANKLIN, NH 03235  
MICRO BOOK 3582 PAGE 2082

TAX MAP 104, LOTS 406-01 & 406-02  
OWNER OF RECORD:  
EASTER SEALS NEW HAMPSHIRE INC.  
555 AUBURN ST  
MANCHESTER, NH  
BOOK 3801, PG 1081

**TAX MAP 104**  
**LOTS 406-01 & 406-02**  
**HOLY CROSS ROAD**  
**FRANKLIN, NH**

PREPARED FOR:  
EASTER SEALS NH, INC.  
JUNE 2023  
GRAPHIC SCALE

(IN FEET)  
1 INCH = 80 FEET

C-1A

2 Continental Blvd., Rochester, N.H. 603-335-3948

NORWAY PLAINS ASSOCIATES, INC.

31 Mooney Street, Alton, N.H. 603-875-3948

FILE NO. 533  
PLAN NO. C-xxx  
DWG. NO. 22380

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITH IN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT HORNBY PLAINS ASSOCIATES, INC. (603) 335-3948.



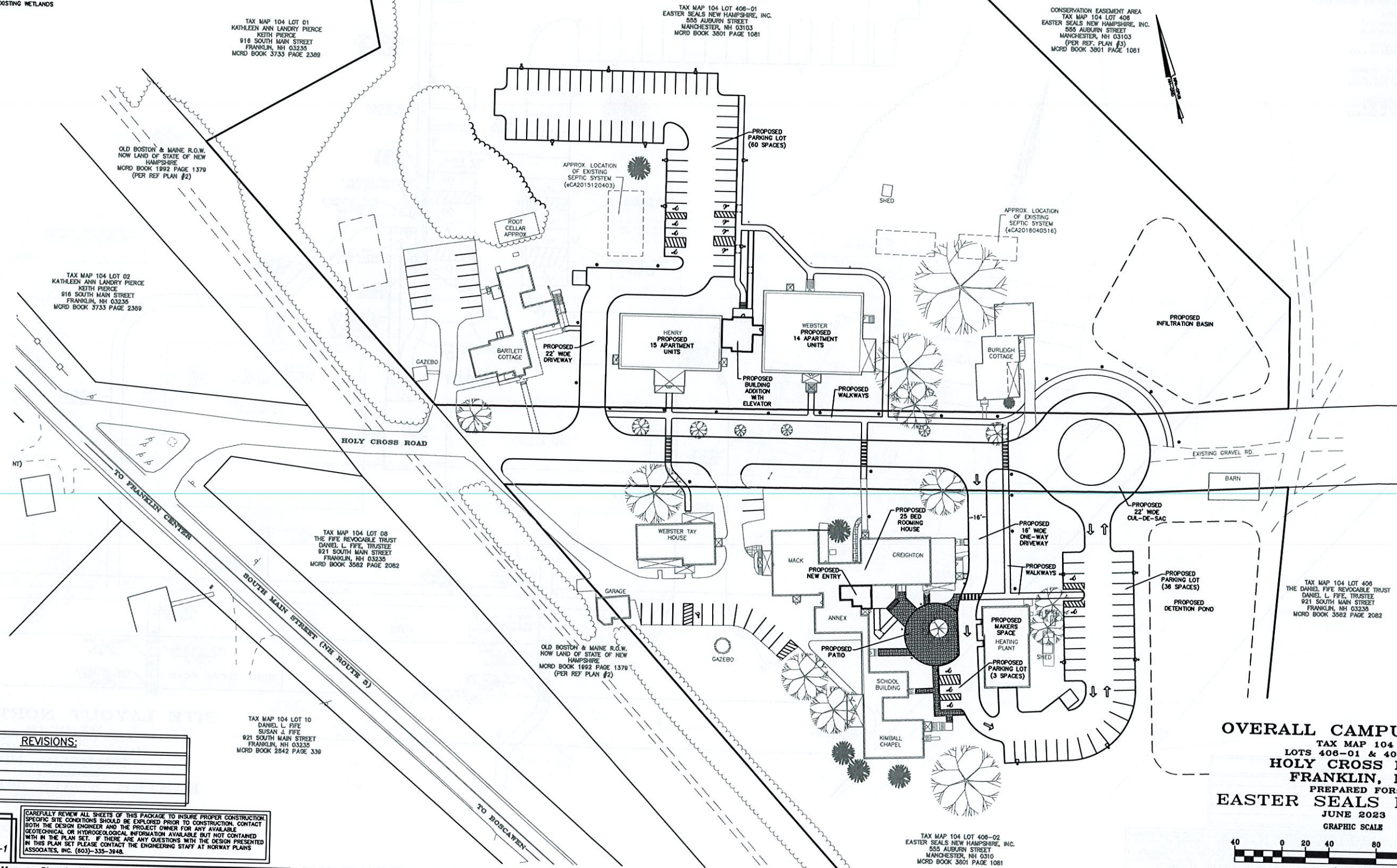
Drawing Location: M:\2023\22380\DWG\22380-SP-1.dwg  
Date: 06 Jun 2023 - 2:25pm

LEGEND

- PROPERTY LINE
- LIMITS OF JURISDICTIONAL WETLANDS
- EXISTING TREE LINE
- EXISTING STONEWALLS
- EXISTING RAILROAD TRACKS
- EXISTING CONTOUR LINE (datum)
- EXISTING DRAIN LINE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING UTILITY POLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING MONUMENT
- EXISTING HYDRANT
- EXISTING WATER GATE OR SHUT-OFF VALVE
- EXISTING TEST PIT LOCATION & NUMBER
- EXISTING WETLANDS

LAND SURVEYORS

CIVIL ENGINEERS

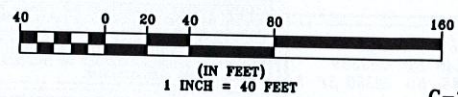


REVISIONS:	
DATE	REVISIONS

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOLOGICAL OR HYDROLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380-SP-1

OVERALL CAMPUS PLAN  
TAX MAP 104  
LOTS 406-01 & 406-02  
HOLY CROSS ROAD  
FRANKLIN, NH  
PREPARED FOR:  
EASTER SEALS NH, INC.  
JUNE 2023  
GRAPHIC SCALE



NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948



LAND SURVEYORS

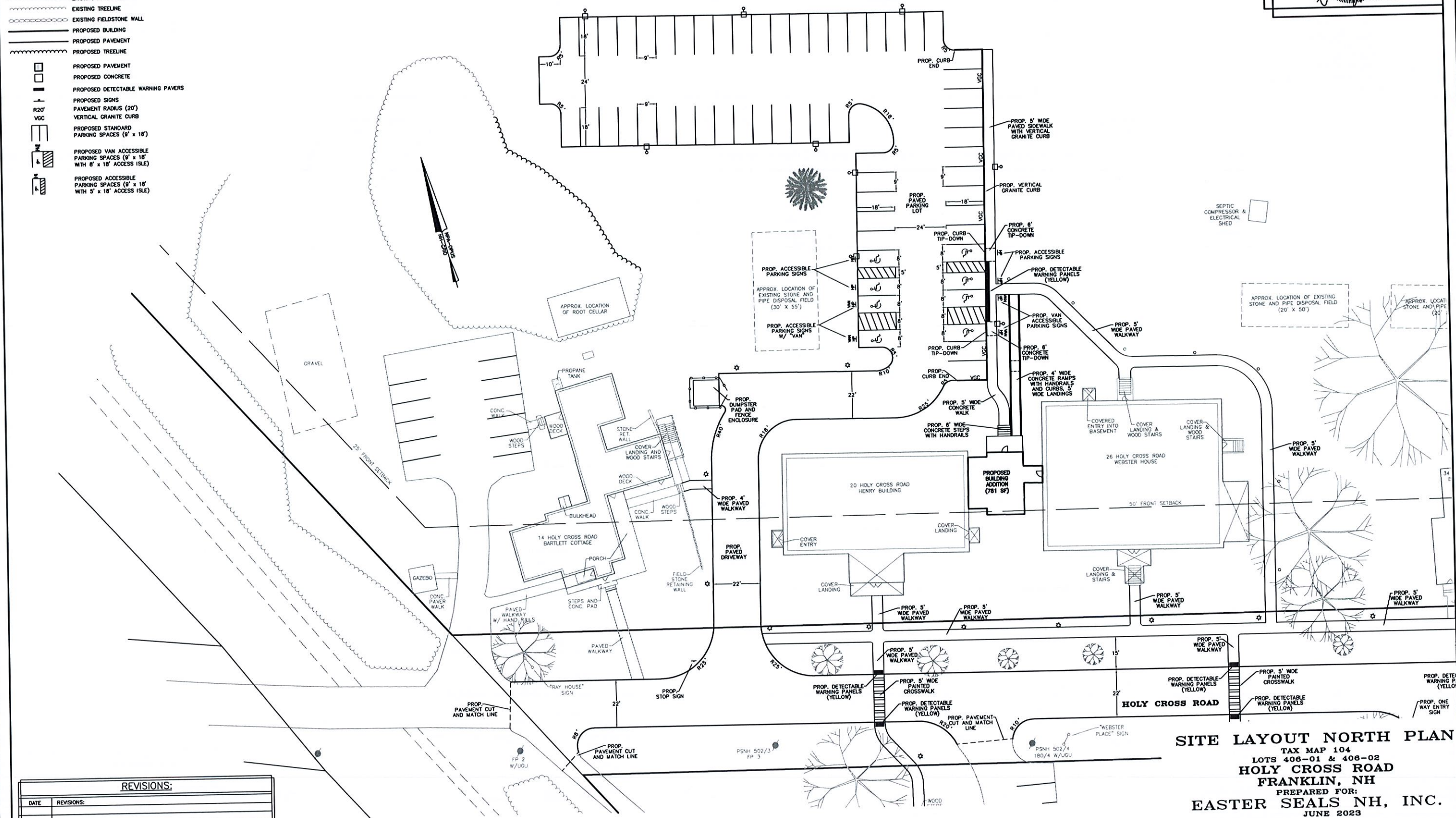
CIVIL ENGINEERS



LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING TREELINE
- EXISTING FIELDSTONE WALL
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED TREELINE
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROPOSED DETECTABLE WARNING PAVERS
- PROPOSED SIGNS
- PAVEMENT RADIUS (20')
- VERTICAL GRANITE CURB
- PROPOSED STANDARD PARKING SPACES (9' x 18')
- PROPOSED VAN ACCESSIBLE PARKING SPACES (9' x 18' WITH 8' x 18' ACCESS ISLE)
- PROPOSED ACCESSIBLE PARKING SPACES (9' x 18' WITH 5' x 18' ACCESS ISLE)

Drawing Location: W. 2023/22380 (DWG) 22380 SP-1.dwg  
Date: 06/20/23 - 2:26pm



REVISIONS:	
DATE	REVISIONS:

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

**SITE LAYOUT NORTH PLAN**  
TAX MAP 104  
LOTS 408-01 & 408-02  
**HOLY CROSS ROAD**  
**FRANKLIN, NH**  
PREPARED FOR:  
**EASTER SEALS NH, INC.**  
JUNE 2023  
GRAPHIC SCALE  
20 0 10 20 40 80  
(IN FEET)  
1 INCH = 20 FEET

**NORWAY PLAINS ASSOCIATES, INC.**

2 Continental Blvd., Rochester, N.H. 603-335-3948

31 Mooney Street, Alton, N.H. 603-875-3948



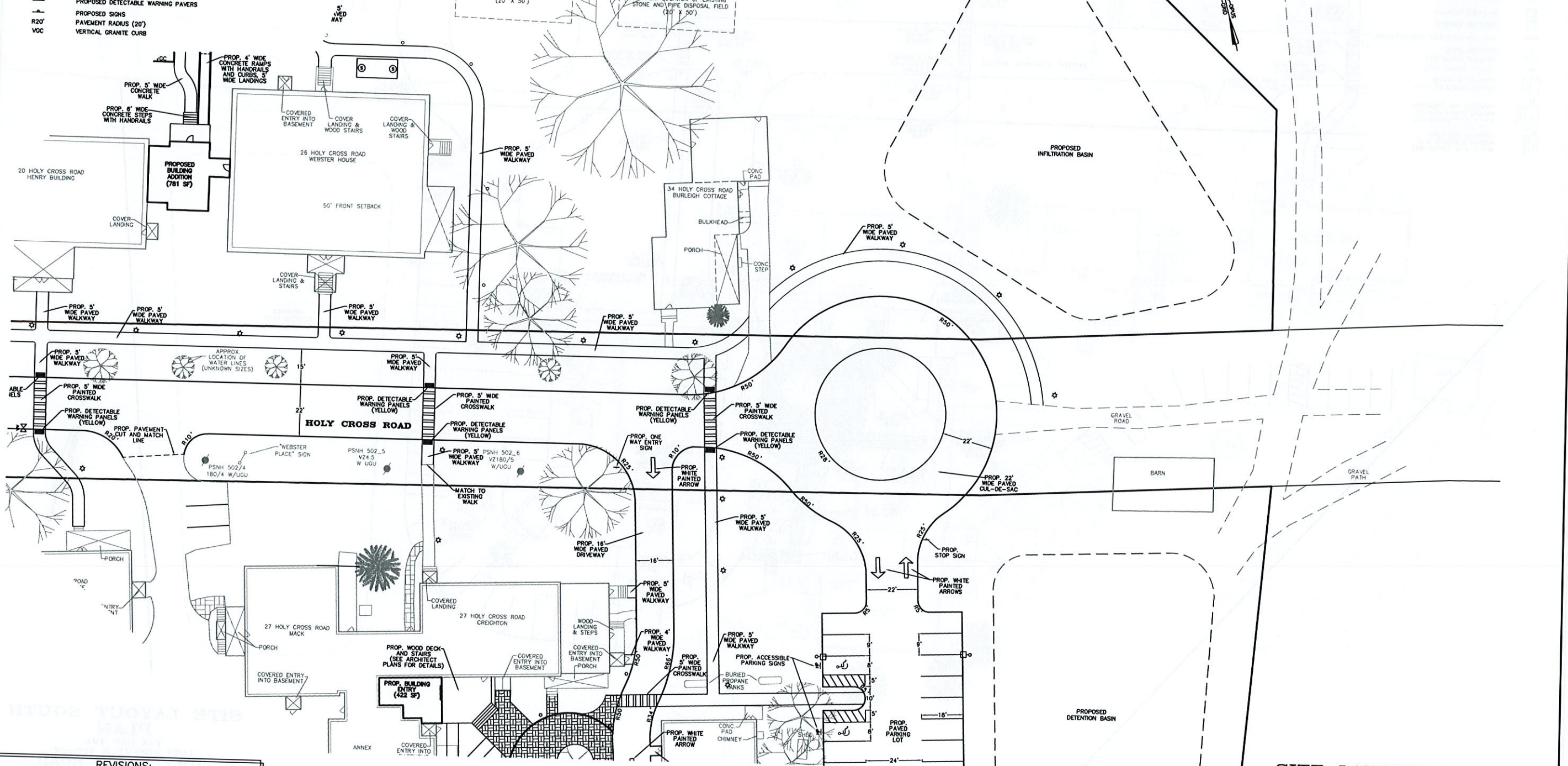
Drawing Location: N:\2023\22380\DWG\22380 SP-1.dwg  
Date: 07 Jun 2023 - 12:29pm

# LAND SURVEYORS

# CIVIL ENGINEERS



- LEGEND**
- PROPERTY LINE
  - EXISTING BUILDING
  - EXISTING PAVEMENT
  - EXISTING TREELINE
  - EXISTING FIELDSTONE WALL
  - PROPOSED BUILDING
  - PROPOSED PAVEMENT
  - PROPOSED TREELINE
  - PROPOSED STANDARD PARKING SPACES (9' x 18')
  - PROPOSED VAN ACCESSIBLE PARKING SPACES (9' x 18') WITH 8' x 18' ACCESS ISLE
  - PROPOSED ACCESSIBLE PARKING SPACES (9' x 18') WITH 5' x 18' ACCESS ISLE
  - SEPTIC COMPRESSOR & ELECTRICAL SHED
  - PROPOSED PAVEMENT
  - PROPOSED CONCRETE
  - PROPOSED DETECTABLE WARNING PAVERS
  - PROPOSED SIGNS
  - PAVEMENT RADIUS (20')
  - VERTICAL GRANITE CURB



## REVISIONS:

DATE	REVISIONS:

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

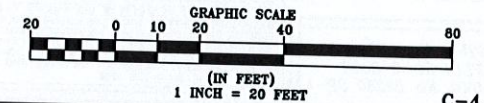
31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

## SITE LAYOUT EAST PLAN

TAX MAP 104  
LOTS 408-01 & 408-02  
HOLY CROSS ROAD  
FRANKLIN, NH  
PREPARED FOR:  
EASTER SEALS NH, INC.

JUNE 2023



2 Continental Blvd., Rochester, N.H. 603-335-3948

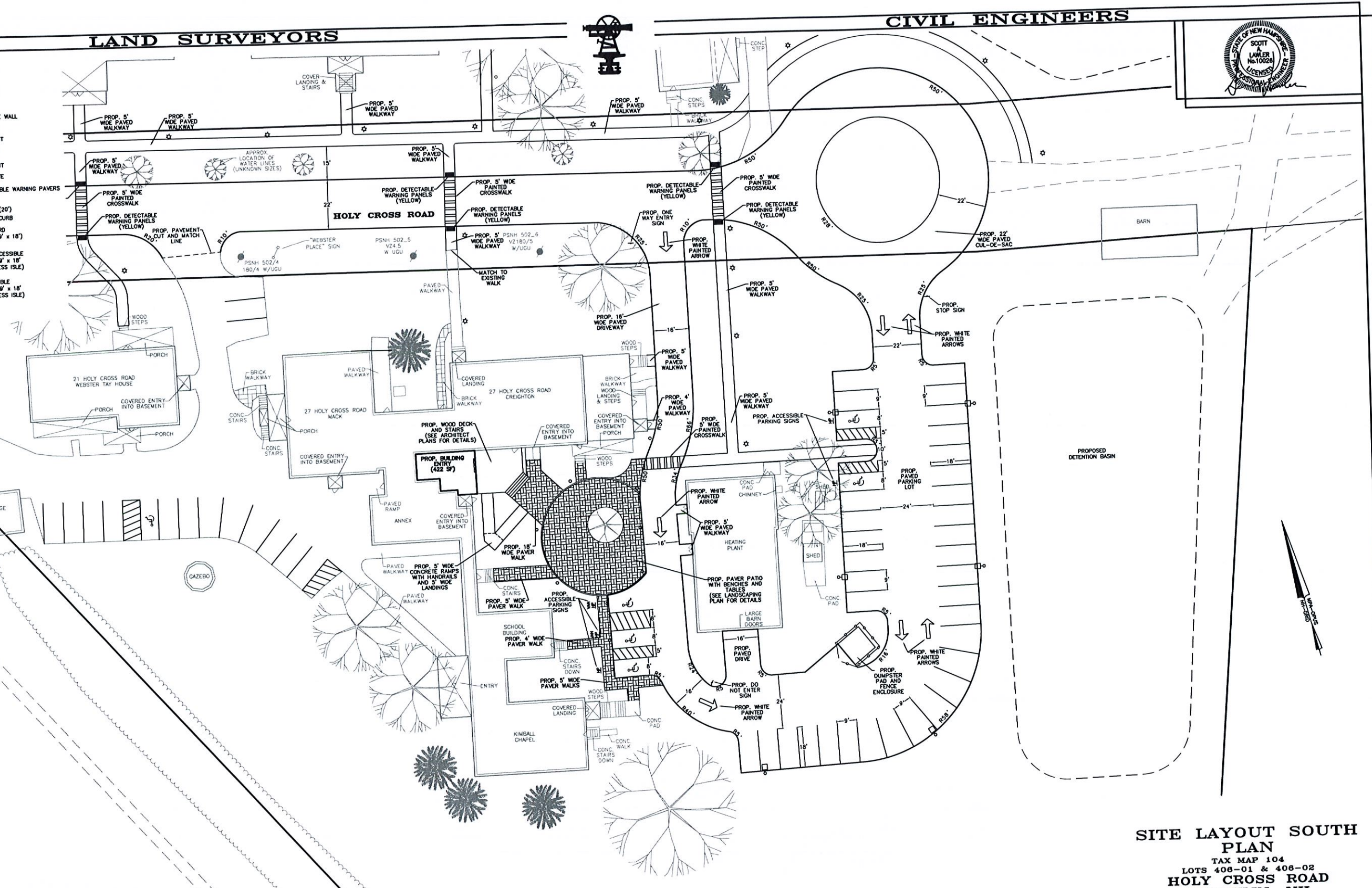


Drawing Location: W: 2023\22380\DWG\22380 SP-1.dwg  
Tue, 06 Jun 2023 - 2:27pm

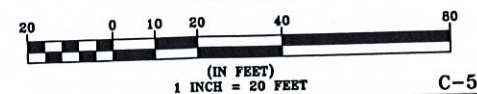
- LEGEND**
- PROPERTY LINE
  - EXISTING BUILDING
  - EXISTING PAVEMENT
  - EXISTING TREELINE
  - EXISTING FIELDSTONE WALL
  - PROPOSED BUILDING
  - PROPOSED PAVEMENT
  - PROPOSED TREELINE
  - PROPOSED PAVEMENT
  - PROPOSED CONCRETE
  - PROPOSED DETECTABLE WARNING PAVERS
  - PROPOSED SIGNS
  - PAVEMENT RADIUS (20')
  - VERTICAL GRANITE CURB
  - PROPOSED STANDARD PARKING SPACES (9' x 18')
  - PROPOSED VAN ACCESSIBLE PARKING SPACES (9' x 18' WITH 8' x 18' ACCESS ISLE)
  - PROPOSED ACCESSIBLE PARKING SPACES (9' x 18' WITH 5' x 18' ACCESS ISLE)

LAND SURVEYORS

CIVIL ENGINEERS



**SITE LAYOUT SOUTH PLAN**  
TAX MAP 104  
LOTS 406-01 & 406-02  
**HOLY CROSS ROAD**  
**FRANKLIN, NH**  
PREPARED FOR:  
**EASTER SEALS NH, INC.**  
JUNE 2023  
GRAPHIC SCALE



C-5

REVISIONS:	
DATE	REVISIONS

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

31 Mooney Street, Alton, N.H. 603-875-3948

**NORWAY PLAINS ASSOCIATES, INC.**

2 Continental Blvd., Rochester, N.H. 603-335-3948



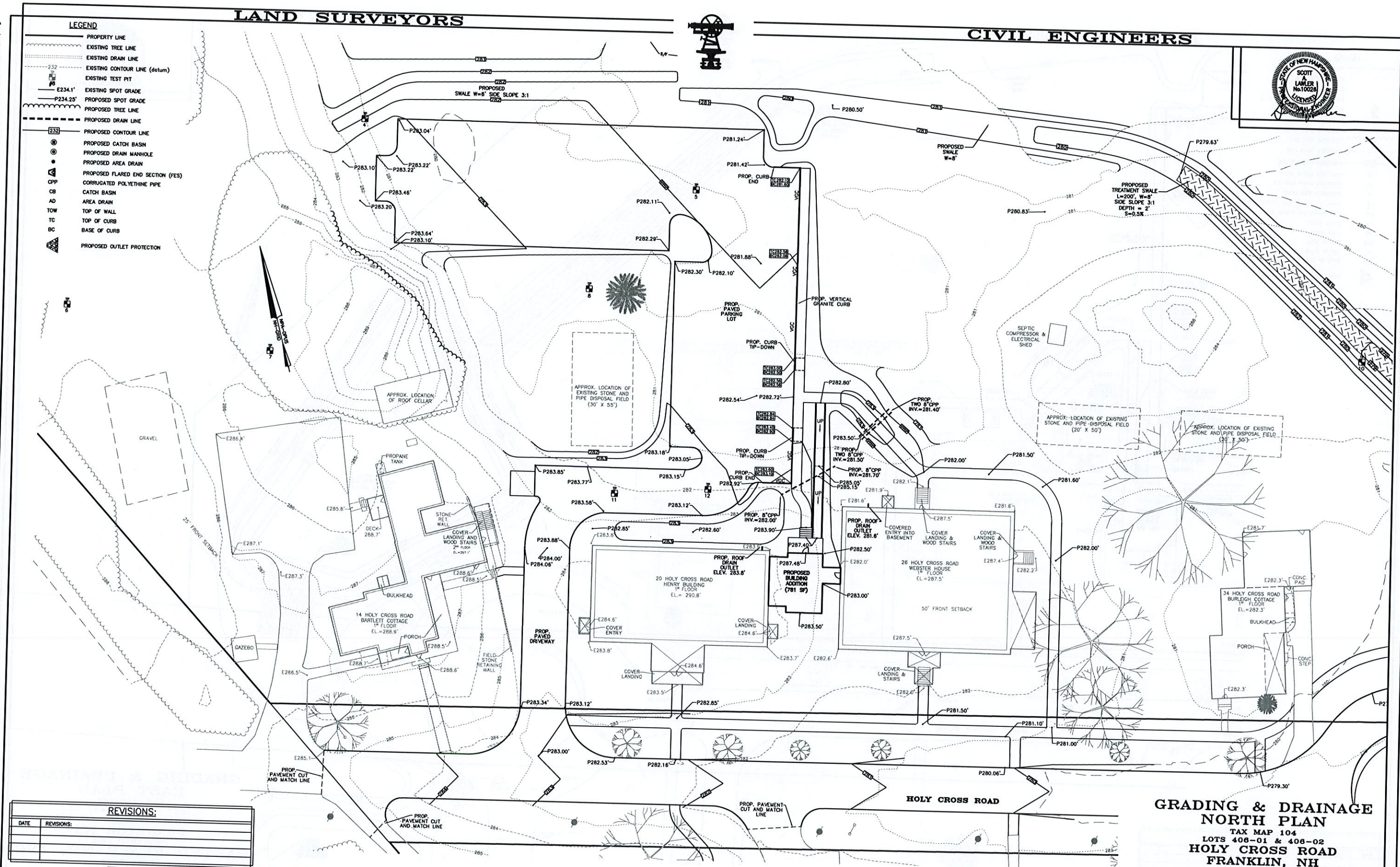
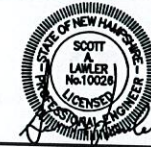
Drawing Location: M:\2022\22380\DWG\22380 SP-1.dwg  
14c 06 Jun 2023 - 2:28pm

# LEGEND

- PROPERTY LINE
- EXISTING TREE LINE
- EXISTING DRAIN LINE
- EXISTING CONTOUR LINE (datum)
- EXISTING TEST PIT
- E234.1' EXISTING SPOT GRADE
- P234.25' PROPOSED SPOT GRADE
- PROPOSED TREE LINE
- PROPOSED DRAIN LINE
- PROPOSED CONTOUR LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED FLARED END SECTION (FES)
- CORRUGATED POLYETHYLENE PIPE
- CATCH BASIN
- AREA DRAIN
- TOP OF WALL
- TOP OF CURB
- BASE OF CURB
- PROPOSED OUTLET PROTECTION

## LAND SURVEYORS

## CIVIL ENGINEERS



### REVISIONS:

DATE	REVISIONS:

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

31 Mooney Street, Alton, N.H. 603-875-3948

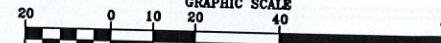
NORWAY PLAINS ASSOCIATES, INC.

### GRADING & DRAINAGE NORTH PLAN

TAX MAP 104  
LOTS 408-01 & 408-02  
HOLY CROSS ROAD  
FRANKLIN, NH  
PREPARED FOR:  
EASTER SEALS NH, INC.

JUNE 2023

GRAPHIC SCALE



(IN FEET)  
1 INCH = 20 FEET

C-6

2 Continental Blvd., Rochester, N.H. 603-335-3948

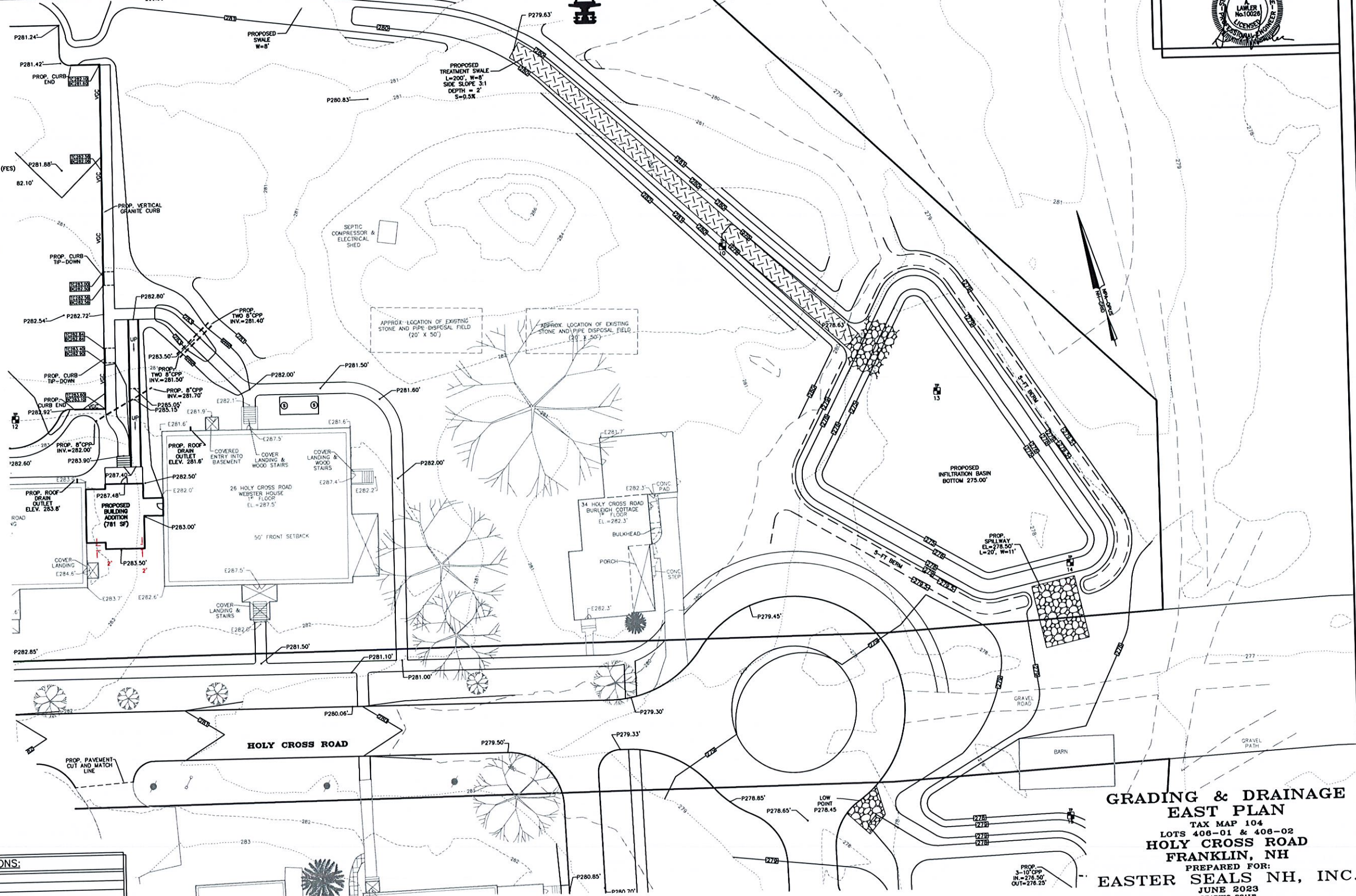




Drawing Location: M: \2022\22380\DWCS\22380 SP-1.dwg  
Tue, 06 Jun 2023 - 2:29pm

LEGEND

- |  |                               |
|--|-------------------------------|
|  | PROPERTY LINE                 |
|  | EXISTING TREE LINE            |
|  | EXISTING DRAIN LINE           |
|  | EXISTING CONTOUR LINE (datum) |
|  | EXISTING TEST PIT             |
|  | EXISTING SPOT GRADE           |
|  | PROPOSED SPOT GRADE           |
|  | PROPOSED TREE LINE            |
|  | PROPOSED DRAIN LINE           |
|  | PROPOSED CONTOUR LINE         |
|  | PROPOSED CATCH BASIN          |
|  | PROPOSED DRAIN MANHOLE        |
|  | PROPOSED AREA DRAIN           |
|  | PROPOSED FLARED END SECTION   |
|  | CORRUGATED POLYETHYLENE PIPE  |
|  | CATCH BASIN                   |
|  | AREA DRAIN                    |
|  | TOP OF WALL                   |
|  | TOP OF CURB                   |
|  | BASE OF CURB                  |
|  | PROPOSED OUTLET PROTECTION    |



**GRADING & DRAINAGE  
EAST PLAN  
TAX MAP 104  
LOTS 406-01 & 406-02  
HOLY CROSS ROAD  
FRANKLIN, NH  
PREPARED FOR:  
EASTER SEALS NH, INC**

20 0 10 20 40 80  
(IN FEET)  
1 INCH = 20 FEET

C-

<u>REVISIONS:</u>	
<u>DATE</u>	<u>REVISIONS:</u>

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

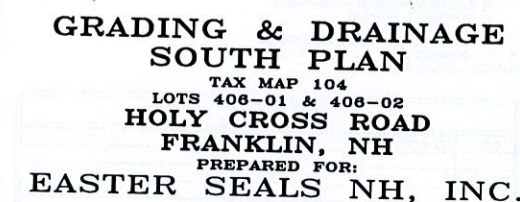
CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE, BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948





JUNE 2023  
GRAPHIC SCALE

(IN FEET)  
1 INCH = 20 FEET

C-8

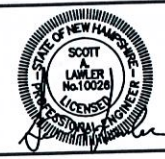
CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR AN AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITH IN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (803)-335-3948.

NORWAY PLAINS ASSOCIATES, INC.



# LAND SURVEYORS

# CIVIL ENGINEERS



- EXISTING FEATURES LEGEND**
- PROPERTY LINE
  - BUILDING SETBACK LINE
  - EXISTING TREE LINE
  - EXISTING STONEWALLS
  - EXISTING CONTOUR LINE (NAVD88)
  - EXISTING DRAIN LINE
  - EXISTING OVERHEAD WIRES
  - EXISTING WATER LINE
  - EXISTING SEWER GRVITY LINE
  - EXISTING SEWER FORCE MAIN
  - EXISTING UTILITY POLE
  - EXISTING CATCH BASIN
  - EXISTING SEWER MANHOLE
  - EXISTING MONUMENT
  - EXISTING HYDRANT
  - EXISTING WATER GATE OR SHUT-OFF VALVE
  - EXISTING TEST PIT LOCATION & NUMBER

- PROPOSED FEATURES LEGEND**
- PROPOSED DRAIN LINE
  - PROPOSED WATER SERVICE
  - PROPOSED SEWER LINE
  - PROPOSED SEWER FORCE MAIN PIPE HOPE SOR 11
  - PROPOSED PROPANE GAS LINE
  - PROPOSED UNDERGROUND UTILITY WIRES
  - PROPOSED UNDERGROUND ELECTRIC WIRES
  - PROPOSED HYDRANT
  - PROPOSED WATER VALVE
  - PROPOSED WATER SHUT-OFF VALVE
  - PROPOSED SEWER SHUT-OFF VALVE
  - PROPOSED UTILITY POLE
  - PROPOSED SEWER MANHOLE
  - PROPOSED DRAIN MANHOLE
  - PROPOSED CATCH BASIN
  - PROPOSED LIGHT POLES
  - PROPOSED BUILDING LIGHT FIXTURES
  - T.O.P. TOP OF PIPE
  - B.O.P. BOTTOM OF PIPE

**UTILITY NOTES:**

- ALL EXISTING UTILITY INFORMATION IS BASED ON PHYSICAL EVIDENCE OR RECORD PLANS AND SHOULD BE CONSIDERED APPROXIMATE. ALL INVERTS AND PIPE SIZING SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING MATERIALS OR STRUCTURES AND BEFORE START OF CONSTRUCTION.
- CONSTRUCTION WILL CONFORM TO THE FOLLOWING UTILITIES STANDARDS AND SPECIFICATIONS:
  - A) SANITARY SEWER DISPOSAL - NHDES SUBSURFACE DISPOSAL SYSTEM BUREAU
  - B) ELECTRIC DISTRIBUTION - EVERSOURCE
  - C) TELEPHONE - FAIRPOINT
  - D) CABLE - BREEZELINE
  - E) WATER - CITY OF FRANKLIN, STANDARDS
- ALL PROPOSED ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.

## REVISIONS:

DATE	REVISIONS:

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

31 Mooney Street, Alton, N.H. 603-875-3948

# NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

**UTILITY NORTH PLAN**  
TAX MAP 104  
LOTS 406-01 & 406-02  
**HOLY CROSS ROAD**  
**FRANKLIN, NH**  
PREPARED FOR:  
**EASTER SEALS NH, INC.**

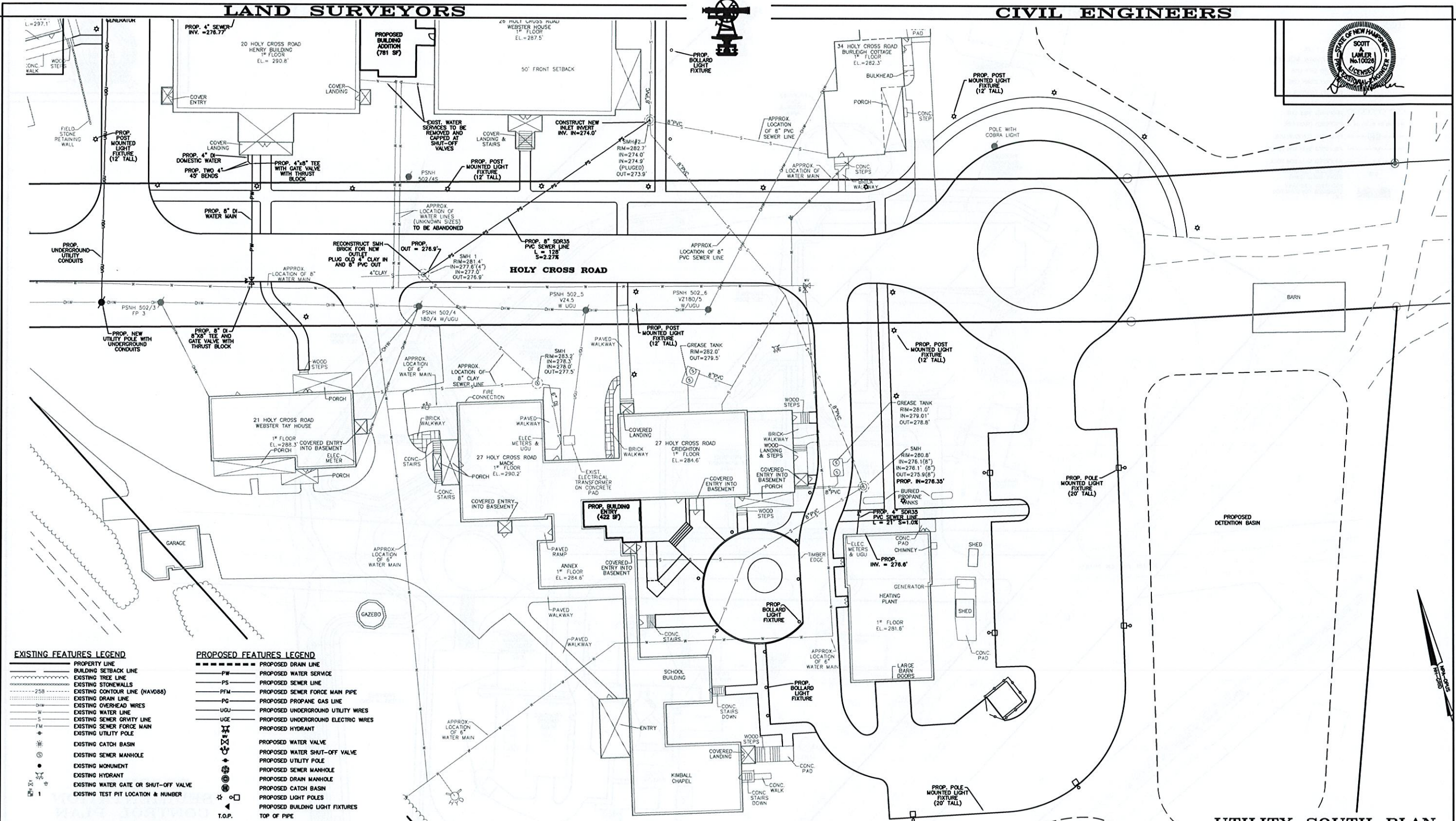
JUNE 2023  
GRAPHIC SCALE  
20 0 10 20 40 80  
(IN FEET)  
1 INCH = 20 FEET

C-9



# LAND SURVEYORS

# CIVIL ENGINEERS



EXISTING FEATURES LEGEND		PROPOSED FEATURES LEGEND	
---	PROPERTY LINE	---	PROPOSED DRAIN LINE
---	BUILDING SETBACK LINE	---	PROPOSED WATER SERVICE
---	EXISTING TREE LINE	---	PROPOSED SEWER LINE
---	EXISTING STONEWALLS	---	PROPOSED SEWER FORCE MAIN PIPE
---	EXISTING CONTOUR LINE (NAVD88)	---	PROPOSED PROPANE GAS LINE
---	EXISTING DRAIN LINE	---	PROPOSED UNDERGROUND UTILITY WIRES
---	EXISTING OVERHEAD WIRES	---	PROPOSED UNDERGROUND ELECTRIC WIRES
---	EXISTING WATER LINE	---	PROPOSED HYDRANT
---	EXISTING SEWER GRVITY LINE	---	PROPOSED WATER VALVE
---	EXISTING SEWER FORCE MAIN	---	PROPOSED WATER SHUT-OFF VALVE
---	EXISTING UTILITY POLE	---	PROPOSED UTILITY POLE
---	EXISTING CATCH BASIN	---	PROPOSED SEWER MANHOLE
---	EXISTING SEWER MANHOLE	---	PROPOSED DRAIN MANHOLE
---	EXISTING MONUMENT	---	PROPOSED CATCH BASIN
---	EXISTING HYDRANT	---	PROPOSED LIGHT POLES
---	EXISTING WATER GATE OR SHUT-OFF VALVE	---	PROPOSED BUILDING LIGHT FIXTURES
---	EXISTING TEST PIT LOCATION & NUMBER	---	TOP OF PIPE
		---	BOTTOM OF PIPE

REVISIONS:	
DATE	REVISIONS:

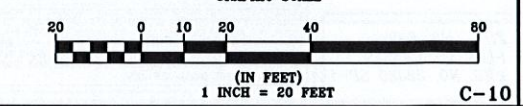
CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

31 Mooney Street, Alton, N.H. 603-875-3948

- UTILITY NOTES:**
- ALL EXISTING UTILITY INFORMATION IS BASED ON PHYSICAL EVIDENCE OR RECORD PLANS AND SHOULD BE CONSIDERED APPROXIMATE. ALL INVERTS AND PIPE SIZES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING MATERIALS OR STRUCTURES AND BEFORE START OF CONSTRUCTION.
  - CONSTRUCTION WILL CONFORM TO THE FOLLOWING UTILITIES STANDARDS AND SPECIFICATION:
    - A) SANITARY SEWER DISPOSAL - NHDES SUBSURFACE DISPOSAL SYSTEM BUREAU
    - B) ELECTRIC DISTRIBUTION - EVERSOURCE
    - C) TELEPHONE - FAIRPOINT
    - D) CABLE - BREEZELINE
    - E) WATER - CITY OF FRANKLIN, STANDARDS
  - ALL PROPOSED ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.

**UTILITY SOUTH PLAN**  
TAX MAP 104  
LOTS 408-01 & 408-02  
**HOLY CROSS ROAD**  
**FRANKLIN, NH**  
PREPARED FOR:  
**EASTER SEALS NH, INC.**  
JUNE 2023  
GRAPHIC SCALE



**NORWAY PLAINS ASSOCIATES, INC.**

2 Continental Blvd., Rochester, N.H. 603-335-3948



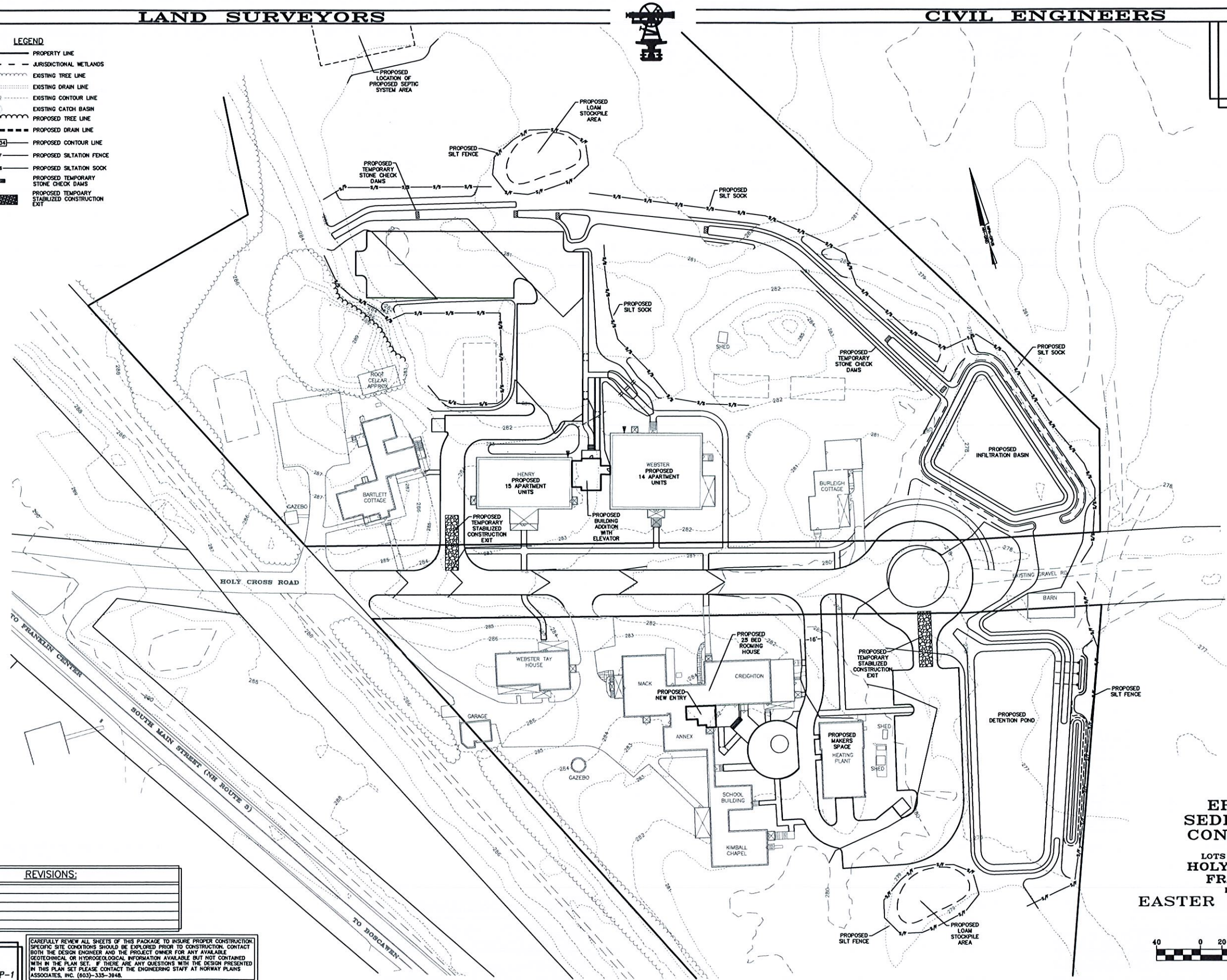
Drawing Location: W:\2023\22380\DWG\22380 SP-1.dwg  
Tue, 06 Jun 2023 - 2:32pm

LAND SURVEYORS

CIVIL ENGINEERS



- LEGEND**
- PROPERTY LINE
  - JURISDICTIONAL WETLANDS
  - EXISTING TREE LINE
  - EXISTING DRAIN LINE
  - EXISTING CONTOUR LINE
  - EXISTING CATCH BASIN
  - PROPOSED TREE LINE
  - PROPOSED DRAIN LINE
  - PROPOSED CONTOUR LINE
  - PROPOSED SILTATION FENCE
  - PROPOSED SILTATION SOCK
  - PROPOSED TEMPORARY STONE CHECK DAMS
  - PROPOSED TEMPORARY STABILIZED CONSTRUCTION EXIT



REVISIONS:	
DATE	REVISIONS

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

**EROSION & SEDIMENTATION CONTROL PLAN**  
TAX MAP 104  
LOTS 406-01 & 406-02  
HOLY CROSS ROAD  
FRANKLIN, NH  
PREPARED FOR:  
**EASTER SEALS NH, INC.**  
JUNE 2023  
GRAPHIC SCALE

40 0 20 40 80 160  
(IN FEET)  
1 INCH = 40 FEET

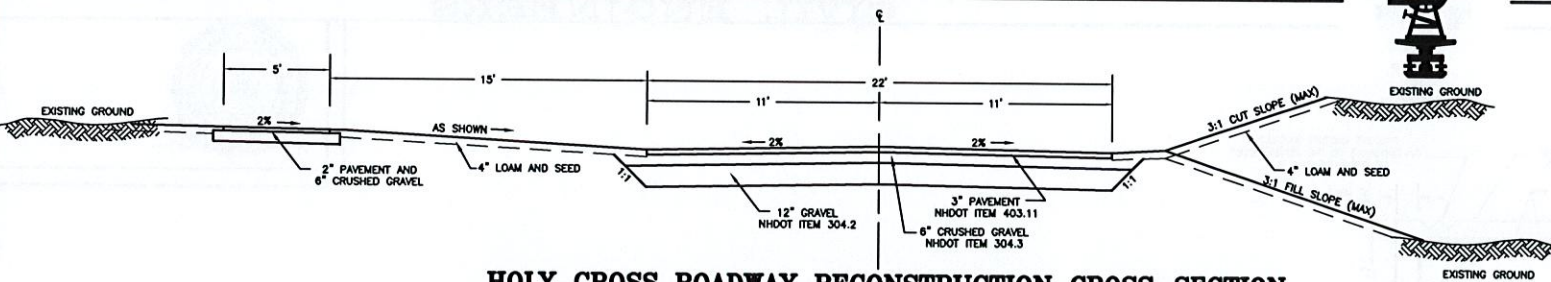
31 Mooney Street, Alton, N.H. 603-875-3948

**NORWAY PLAINS ASSOCIATES, INC.**

2 Continental Blvd., Rochester, N.H. 603-335-3948

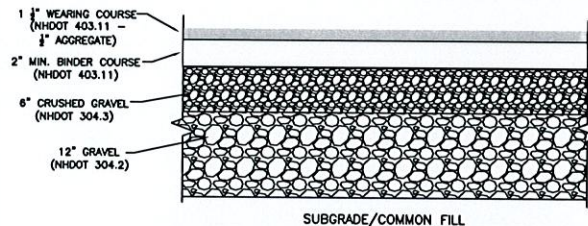


# LAND SURVEYORS



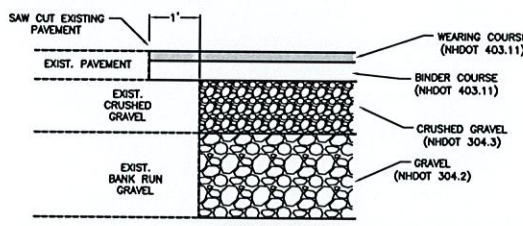
## HOLY CROSS ROADWAY RECONSTRUCTION CROSS-SECTION

- CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH NHDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND THE CITY OF FRANKLIN CONSTRUCTION SPECIFICATIONS.
- THE ENTIRE AREA OF THE STREET WITHIN ITS RIGHT-OF-WAY LINES AND ITS ADJOINING SLOPED AREAS SHALL BE CLEARED OF ALL STUMPS, BRUSH, ROOTS, ROCKS, BOULDERS, AND LIKE MATERIALS AND ALSO OF ALL TREES NOT INTENDED FOR PRESERVATION.
- CONTRACTOR IS TO CONTACT CITY ENGINEER TO REVIEW CONDITION OF THE ROUGHED IN ROAD, 72 HOURS PRIOR TO THE INSTALLATION PAVEMENT.
- ALL BACK FILL IN TRENCHES AND FILL FOR THE ROAD BEDS SHALL BE COMPACTED TO 95% OPTIMUM DENSITY.
- AGGREGATE #4 (NHDOT ITEM 703) SHALL BE WRAPPED IN A SUPPORT MEMBRANE (FILTER FABRIC).
- THE PAVEMENT SHALL BE INSTALLED IN TWO COURSES, A MINIMUM OF 2 1/2" BINDER COURSE OF 3/4" (19mm) AGGREGATE AND MINIMUM OF A 1" WEARING COURSE OF 3/8" (9.5mm) AGGREGATE. A MINIMUM OF 60 DAYS BETWEEN COURSES.



## PARKING LOT CROSS-SECTIONS

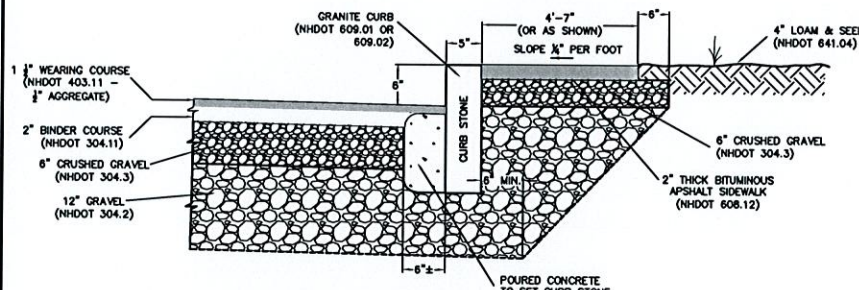
NOT TO SCALE



## TYPICAL PAVEMENT MATCHING DETAIL

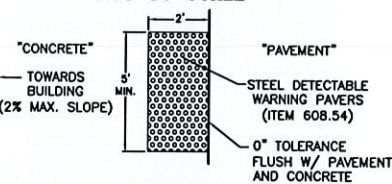
NOT TO SCALE

- PAVEMENT NOTES:
- PLACE COMMON FILL IN 12 INCH LIFTS. COMPACT COMMON FILL TO 95% MAXIMUM PROCTOR DENSITY.
  - PLACE GRAVEL IN MAXIMUM 8 INCH LIFTS. COMPACT TO 95% MAXIMUM PROCTOR DENSITY.
  - PLACE CRUSHED GRAVEL IN MAXIMUM 8 INCH LIFTS. COMPACT TO 95% MAXIMUM PROCTOR DENSITY.
  - PAVEMENT MUST BE INSTALLED IN TWO COURSES, A BINDER COURSE AND A WEARING COURSE.



## PAVED SIDEWALK WITH GRANITE CURB DETAIL

NOT TO SCALE



## DETECTABLE WARNING PAVER DETAIL

NOT TO SCALE

- DETECTABLE WARNING PAVER NOTES:
- THE MAXIMUM CROSS OF CONCRETE WALKWAY SLOPE IS 2%. THE SLOPE OF THE LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION.
  - TRANSITIONS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
  - DETECTABLE WARNING PAVERS (ITEM 608.54) SHALL BE USED ON CONCRETE RAMPS AS SHOWN. EACH TACTICAL WARNING STRIP PANEL SHALL A TRUNCATED DOME SURFACE AT LEAST 2'-0" IN WIDTH, MEASURED FROM THE BACK OF THE CURB TIP DOWN, AND 5'-0" IN LENGTH MEASURED PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
  - ALL DETECTABLE WARNING PAVERS SHALL BE CAST IN PLACE ANMOR-TILE TACTILE SYSTEM, YELLOW IN COLOR, OR APPROVED EQUAL.

REVISIONS:	
DATE	REVISIONS:

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

31 Mooney Street, Alton, N.H. 603-875-3948



# CIVIL ENGINEERS

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

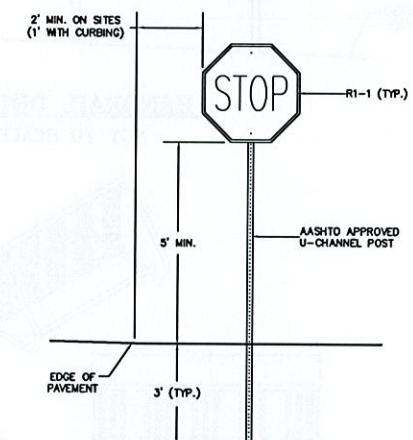


ITEM NO.	SIGN SIZE		TEXT	NO. SIGNS REQ'D
	HEIGHT	WIDTH		
R1-1	30"	30"	STOP	2
R7-8a	18"	12"	WHEELCHAIR	13
R7-8b	6"	12"	VAN ACCESSIBLE	5
R6-1	12"	36"	ONE WAY	1
R5-1	30"	30"	DO NOT ENTER	1

NOTES:  
1. ALL SIGNS SHALL BE PER "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.

## SIGN SCHEDULE

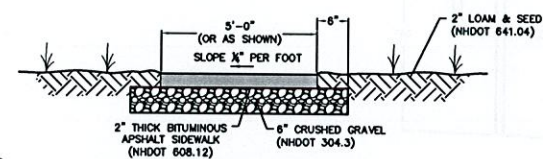
NOT TO SCALE



- NOTES:
- SIGN POST SHALL BE AASHTO APPROVED U-CHANNEL OR OTHER PER AASHTO "SPECIFICATIONS FOR STRUCTURAL SUPPORT OF HIGHWAY SIGNS, LUMINAIRES AND SIGNALS", LATEST EDITION.
  - SIGNS SHALL BE MOUNTED 5 FT FROM GROUND TO BOTTOM EDGE WHERE PARKING AND PARKING LOT MOVEMENTS TAKE PLACE.
  - SIGNS SHALL BE PLACED SO THAT NEAREST EDGE IS 2 FT. FROM EDGE OF PAVEMENT UNLESS CURBED.

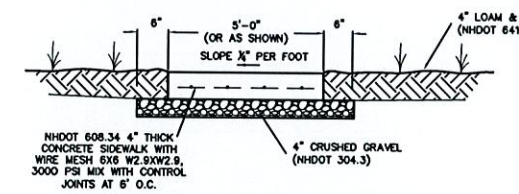
## TYPICAL TRAFFIC SIGN

NOT TO SCALE

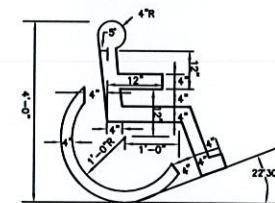


## PAVED SIDEWALK DETAIL

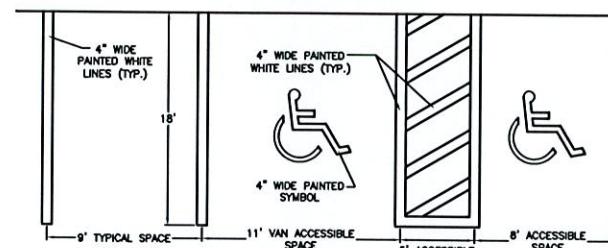
NOT TO SCALE



## CONCRETE SIDEWALK DETAIL



ACCESSIBLE SYMBOL



- NOTE:  
1. HANDICAP GRAPHIC SYMBOL (PAINTED WHITE) TO BE CENTERED IN SPACE. SYMBOL TO BE PAINTED ON ASPHALT AS PER DETAIL.

## STALL STRIPING DETAIL

NOT TO SCALE

## PARKING & SIDEWALK DETAILS

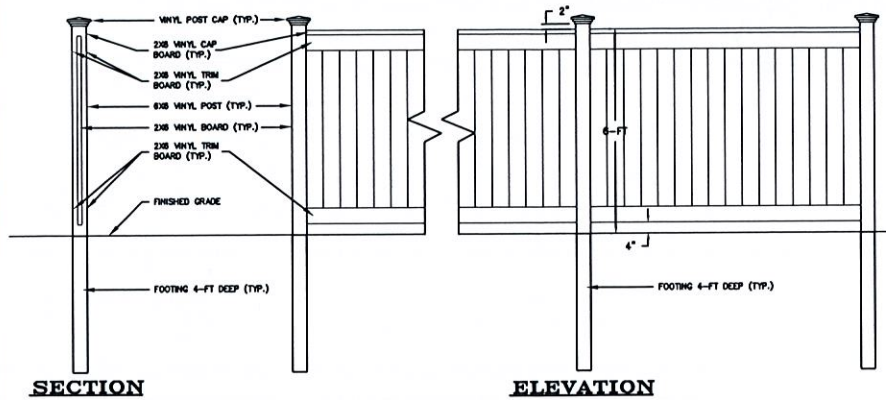
TAX MAP 104  
LOTS 408-01 & 408-02  
HOLY CROSS ROAD  
FRANKLIN, NH  
PREPARED FOR:  
EASTER SEALS NH, INC.  
JUNE 2023

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

C-12



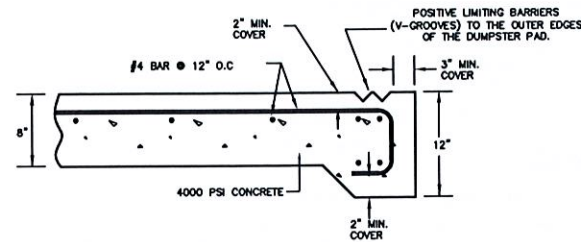


SECTION

ELEVATION

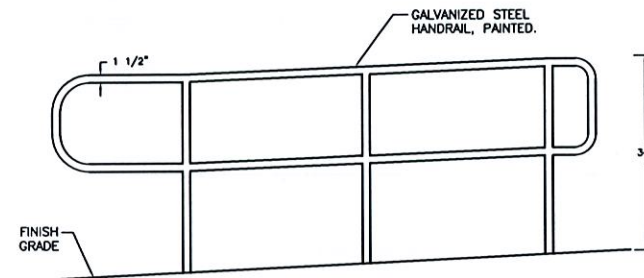
**TYPICAL SOLID VINYL FENCE DUMPSTER ENCLOSURE**

SCALE: 1/2"=1'



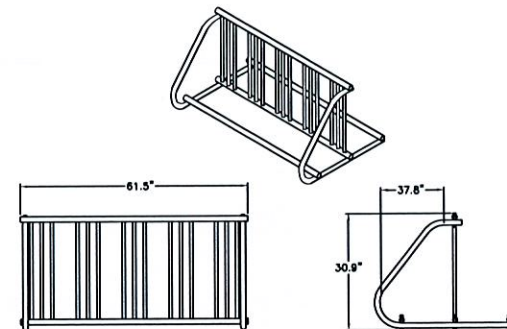
**DUMPSTER PAD DETAIL**

NOT TO SCALE



**HANDRAIL DETAIL**

NOT TO SCALE



**BICYCLE RACK DETAIL**

NOT TO SCALE

REVISIONS:	
DATE	REVISIONS:

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

31 Mooney Street, Alton, N.H. 603-875-3948

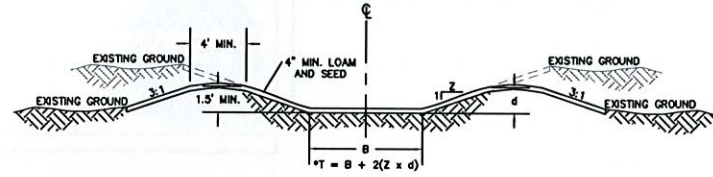
**NORWAY PLAINS ASSOCIATES, INC.**

**CONSTRUCTION DETAILS**

TAX MAP 104  
LOTS 406-01 & 406-02  
HOLY CROSS ROAD  
FRANKLIN, NH  
PREPARED FOR:  
EASTER SEALS NH, INC.  
JUNE 2023

2 Continental Blvd., Rochester, N.H. 603-335-3948





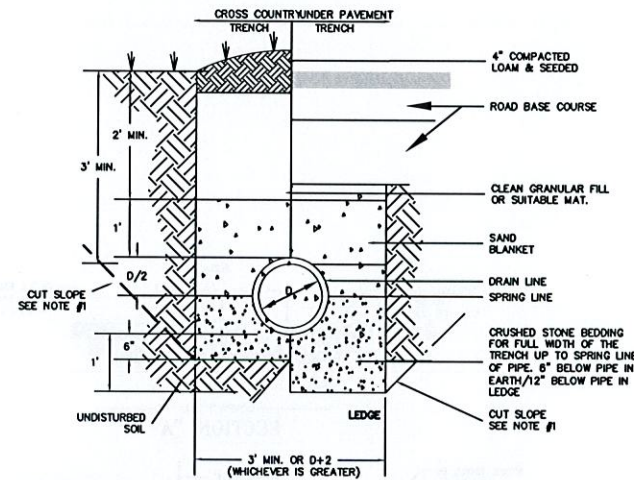
**MAINTENANCE NOTES:**

1. THE SWALE(S) SHALL BE MAINTAINED WITH THE REST OF THE SITE'S LAWN AREAS TO PROMOTE HEALTHY GROWTH AND PREVENT THE ENCROACHMENT OF WEEDS AND WOODY VEGETATION. DO NOT MOW GRASS IN SWALE(S) LESS THAN 4" HIGH. THIS WILL REDUCE THE SWALE'S FILTERING ABILITY.
2. THE SWALE(S) SHOULD BE FERTILIZED ON AN AS NECESSARY BASIS, TO KEEP THE GRASS HEALTHY. OVER FERTILIZATION COULD RESULT IN THE SWALE(S) BECOMING A SOURCE OF POLLUTION TO THE SURROUNDING WETLAND AREAS.
3. THE SWALE(S) SHOULD BE INSPECTED PERIODICALLY AND AFTER EVERY MAJOR STORM. RILLS AND DAMAGED AREAS SHOULD BE PROMPTLY REPAIRED AND RE-VEGETATED AS NECESSARY TO PREVENT FURTHER DETERIORATION.

**SWALE DIMENSION TABLE**

LOCATION	B	d	z	LENGTH	SLOPE
TS1	8'	2'	3	200'	0.5%

**VEGETATED TREATMENT SWALE DETAIL**  
NOT TO SCALE



**NOTES:**

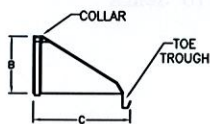
1. PIPES MAY BE INSTALLED BY EXCAVATING AN OPEN TRENCH WITH SIDE SLOPES OF 1:1 MAXIMUM TO A DEPTH OF 4'-FT. INSTALLATIONS DEEPER THAN 4'-FT REQUIRE THE USE OF A TRENCH BOX.
2. PIPE MATERIALS SHALL BE AS SPECIFIED ON THE DESIGN PLAN.
3. SAND BLANKET MAY BE OMITTED FOR REINFORCED CONCRETE PIPE.

**DRAINAGE PIPE TRENCH INSTALLATION DETAIL**  
NOT TO SCALE



DIMENSIONS (INCHES)				
PIPE DIAMETERS	A	B	C	D
10" / 12"	42	14.5	33	6

TOP VIEW

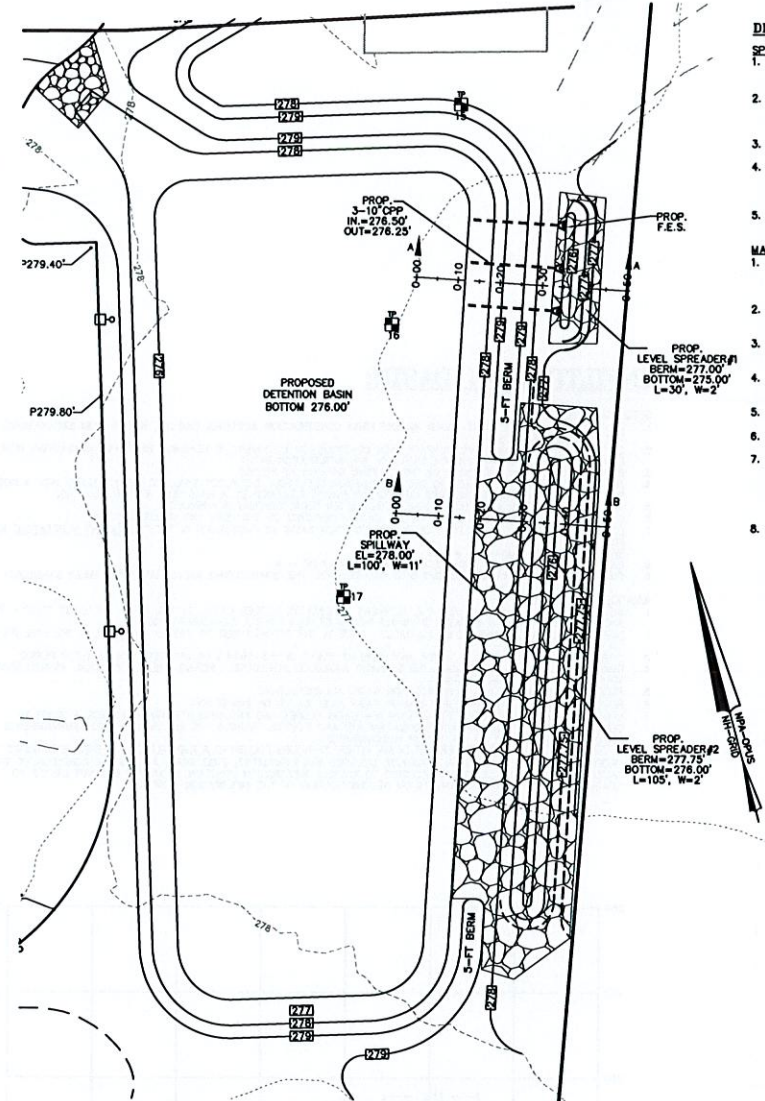


SIDE VIEW

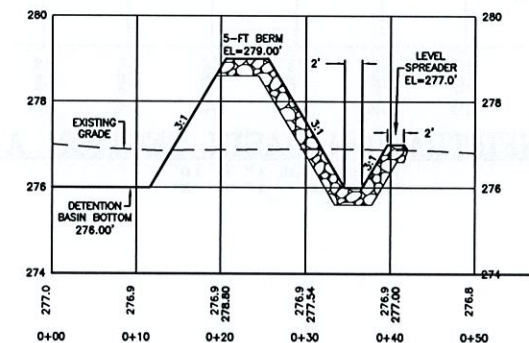


FRONT VIEW

**FLARED END SECTION DETAIL**  
NOT TO SCALE



**DETENTION BASIN PLAN VIEW**  
HORIZONTAL 1" = 20'



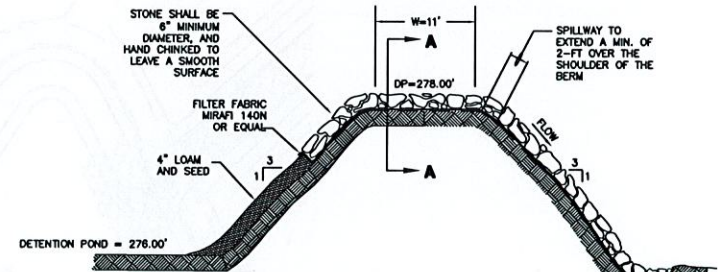
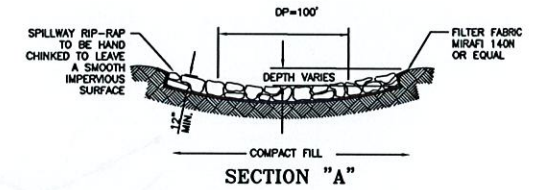
**DETENTION BASIN SECTION A-A**  
HORIZONTAL 1" = 10'  
VERTICAL 1" = 2'

**DETENTION BASIN:**

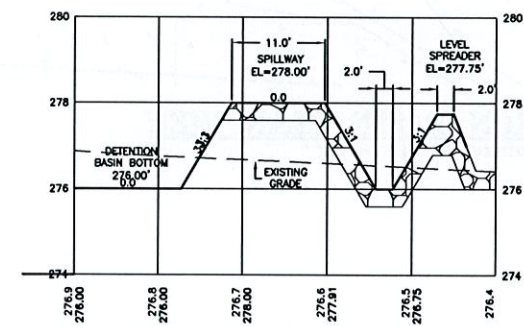
1. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE DETENTION BASIN.
2. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE DETENTION BASIN.
3. CONSTRUCT THE DETENTION BASIN TO THE GRADES DEPICTED ON THE PLAN AND CROSS-SECTION.
4. LOAM AND SEED THE SLOPES AND BOTTOM OF THE DETENTION BASIN AS PRESCRIBED IN THE "PERMANENT VEGETATION" NOTES FOUND ON SHEET C-17. SEED MIXTURE = A.
5. DO NOT PLACE DETENTION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

**MAINTENANCE REQUIREMENTS:**

1. INSPECT PRETREATMENT MEASURES (I.E. SEDIMENT FOREBAY) BI-ANNUALLY, ONCE IN THE SPRING PRIOR TO MAY 15 AND ONCE IN THE FALL PRIOR TO OCTOBER 15.
2. INSPECT DETENTION SURFACE BI-ANNUALLY, ONCE IN THE SPRING PRIOR TO MAY 15 AND ONCE IN THE FALL PRIOR TO OCTOBER 15.
3. INSPECT DETENTION SURFACE AFTER ANY RAINFALL EVENT OF 2.5-INCHES IN A 24-HOUR PERIOD OR GREATER.
4. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENT BASED ON INSPECTION. REPAIR AREA OF REMOVAL AS NECESSARY TO RESTORE DETENTION CAPACITY.
5. PERFORM MAINTENANCE AND REHABILITATION BASED ON INSPECTIONS.
6. REMOVE DEBRIS (IF ANY) FROM DETENTION BASIN INLET BASED ON INSPECTION.
7. CONDUCT PERIODIC MOWING OF THE DETENTION BASIN SLOPES AND EMBANKMENTS (MINIMUM TWICE A YEAR) TO ELIMINATE WOODY GROWTH FROM THE EMBANKMENTS AND BOTTOM. MOWING THE DETENTION BASIN EMBANKMENTS WHEN MOWING THE REST OF THE SITE IS RECOMMENDED.
8. IF THE DETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL (I.E. PROFESSIONAL ENGINEER, CERTIFIED SOILS SCIENTIST, ETC.) SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE DETENTION FUNCTION, INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE DETENTION SURFACE.



**SPILLWAY DETAIL**  
NOT TO SCALE



**DETENTION BASIN SECTION B-B**  
HORIZONTAL 1" = 10'  
VERTICAL 1" = 2'

**DRAINAGE DETAILS**

TAX MAP 104  
LOTS 406-01 & 406-02  
HOLY CROSS ROAD  
FRANKLIN, NH  
PREPARED FOR:  
EASTER SEALS NH, INC.  
JUNE 2023

REVISIONS:	
DATE	REVISIONS:

FILE NO. 533  
PLAN NO. C-3369  
DWC. NO. 22380 SP-1

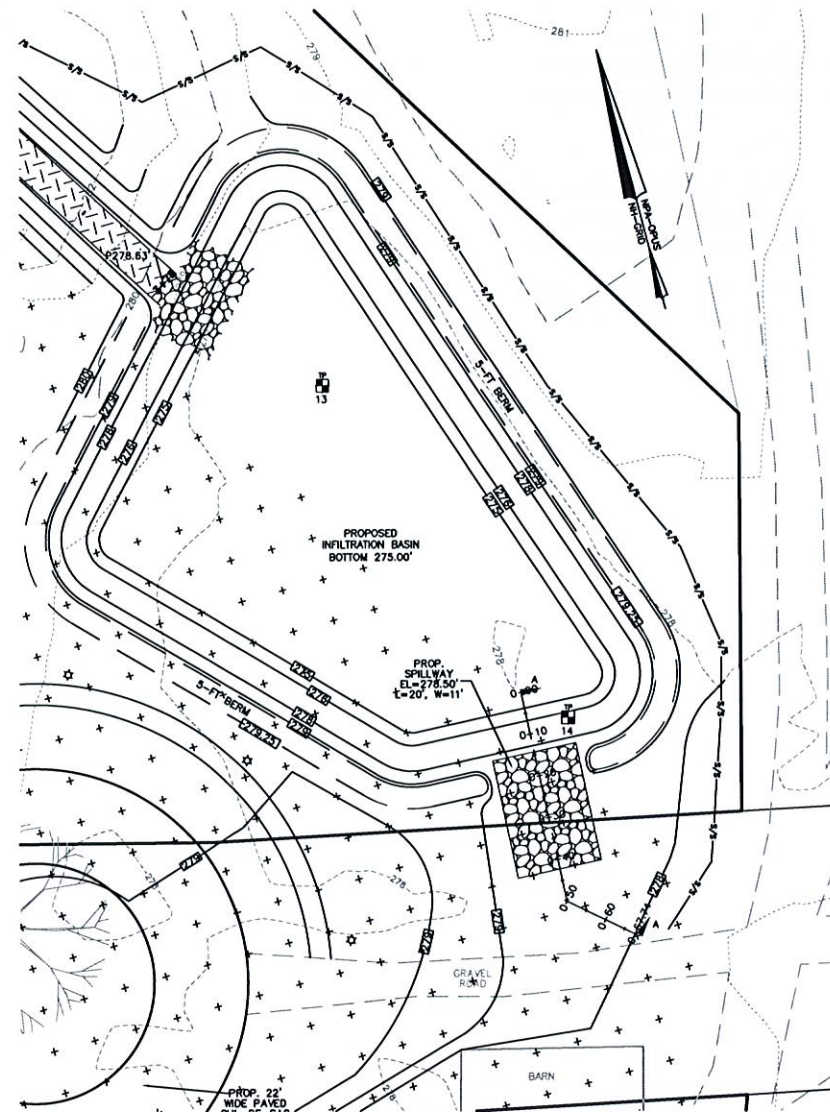
CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

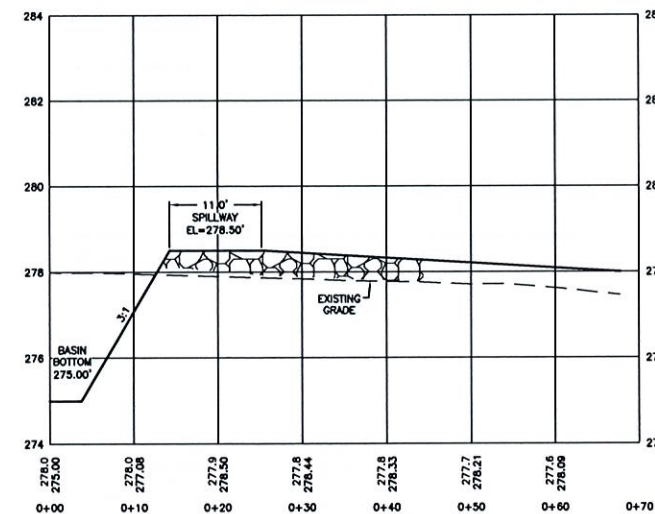




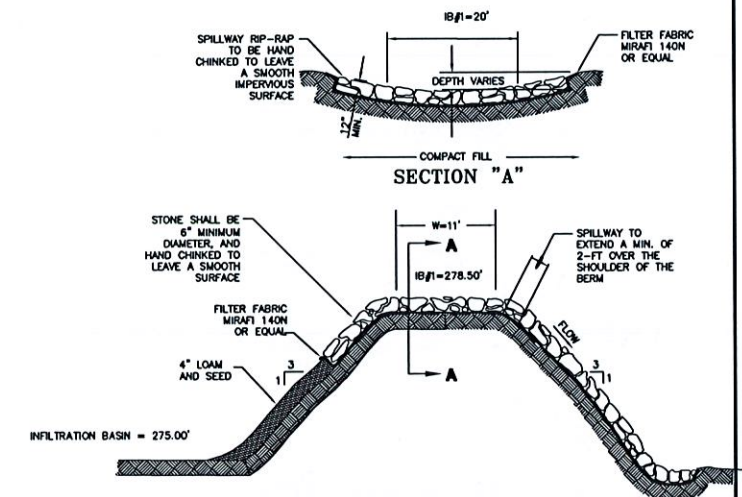
**DETENTION BASIN PLAN VIEW**  
HORIZONTAL 1" = 20'

**INFILTRATION BASIN:**

- SPECIFICATIONS:**
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE INFILTRATION BASIN.
  - DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION BASIN.
  - REMOVE THE TOP ORGANIC LAYER OF THE EXISTING GROUND AS NEEDED.
  - AFTER THE BASIN IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
  - VEGETATION SHALL BE ESTABLISHED IMMEDIATELY AFTER FINAL GRADING IS COMPLETED.
  - CONSTRUCT THE INFILTRATION BASIN TO THE GRADES DEPICTED ON THE PLAN AND CROSS-SECTION.
  - LOAM AND SEED ONLY THE SLOPES OF THE INFILTRATION BASIN AS PRESCRIBED IN THE "PERMANENT VEGETATION" NOTES FOUND ON SHEET C-12. SEED MIXTURE = A.
  - BASIN FLOOR SHALL LOAM AND SEEDED WITH SEED MIXTURE = A.
  - DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- MAINTENANCE REQUIREMENTS:**
- INSPECT PRETREATMENT MEASURES (I.E. SEDIMENT FOREBAY(S), HOODED CATCH BASINS, ETC.) AT LEAST TWICE A YEAR AND AFTER EVERY STORM GREATER THAN 2.5 INCHES OF RAIN OVER A 24-HOUR PERIOD.
  - INSPECT INFILTRATION SURFACE 8-ANNUALLY, ONCE IN THE SPRING PRIOR TO MAY 15 AND ONCE IN THE FALL PRIOR TO OCTOBER 15.
  - INSPECT INFILTRATION SURFACE AFTER ANY RAINFALL EVENT OF 2.5-INCHES OR GREATER IN A 24-HOUR PERIOD.
  - REMOVE AND DISPOSE OF ACCUMULATED SEDIMENT BASED ON INSPECTION. REPAIR AREA OF REMOVAL AS NECESSARY TO RESTORE INFILTRATION CAPACITY.
  - PERFORM MAINTENANCE AND REHABILITATION BASED ON INSPECTIONS.
  - REMOVE DEBRIS (IF ANY) FROM INFILTRATION BASIN INLET BASED ON INSPECTION.
  - CONDUCT PERIODIC MOWING OF THE INFILTRATION BASIN SLOPES AND EMBANKMENTS (MINIMUM TWICE A YEAR) TO ELIMINATE WOODY GROWTH FROM THE EMBANKMENTS AND BOTTOM. MOWING THE INFILTRATION BASIN EMBANKMENTS WHEN MOWING THE REST OF THE SITE IS RECOMMENDED.
  - IF THE INFILTRATION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL (I.E. PROFESSIONAL ENGINEER, CERTIFIED SOILS SCIENTIST, ETC.) SHALL ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE INFILTRATION FUNCTION, INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE INFILTRATION SURFACE.



**INFILTRATION BASIN SECTION A-A**  
HORIZONTAL 1" = 10'  
VERTICAL 1" = 2'



**EMERGENCY SPILLWAY DETAIL**  
NOT TO SCALE

REVISIONS:	
DATE	REVISIONS

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

31 Mooney Street, Alton, N.H. 603-875-3948

**NORWAY PLAINS ASSOCIATES, INC.**

**INFILTRATION BASIN DETAILS**

TAX MAP 104  
LOTS 408-01 & 408-02  
HOLY CROSS ROAD  
FRANKLIN, NH  
PREPARED FOR:  
EASTER SEALS NH, INC.

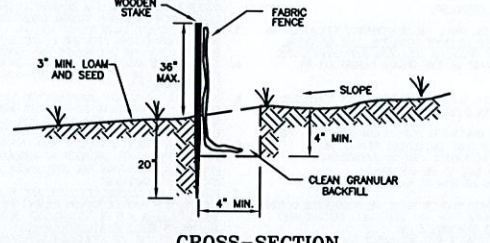
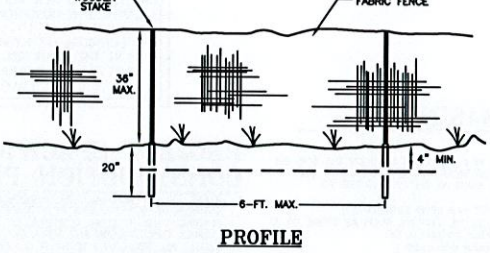
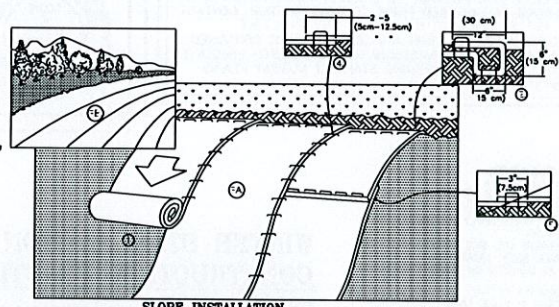
JUNE 2023

2 Continental Blvd., Rochester, N.H. 603-335-3948





**NORTH AMERICAN GREEN**  
Erosion Control Products  
Guaranteed SOLUTIONS  
4549 Highway 41 North  
Evanston, IL 60201  
800-772-2040  
www.norgreen.com



**GENERAL NOTES:**

1. AVOID THE USE OF WELDED PLASTIC OR "BIODEGRADABLE" PLASTIC NETTING OR THREAD (E.G. POLYPROPYLENE) IN EROSION CONTROL MATTING. THERE ARE NUMEROUS DOCUMENTED CASES OF SNAKES, TURTLES, WATERFOWL, AND OTHER WILDLIFE BEING TRAPPED AND KILLED IN EROSION CONTROL MATTING WITH SYNTHETIC NETTING AND THREAD. THEREFORE, THE USE OF BIONET SC150BN BIODEGRADABLE MATTING OR THE LIKE IS MANDATORY TO PROTECT THE WILDLIFE IN THE PROJECT AREA.
2. ANY FAILURE SHALL BE REPAIRED IMMEDIATELY. IF WASHOUT OF THE SLOPE, DISPLACEMENT OF THE MAT, OR DAMAGE TO THE MAT OCCURS, THE AFFECTED SLOPE SHALL BE REPAIRED AND RESEED, AND THE AFFECTED AREA OF MAT SHALL BE RE-INSTALLED.

**MAINTENANCE REQUIREMENTS:**

1. ALL BLANKET AND MATS SHALL BE INSPECTED WEEKLY DURING THE CONSTRUCTION PERIOD, AND AFTER ANY RAINFALL EVENT EXCEEDING 1/2 INCH IN A 24-HOUR PERIOD.
2. ANY FAILURE SHALL BE REPAIRED IMMEDIATELY. IF WASHOUT OF THE SLOPE, DISPLACEMENT OF THE MAT, OR DAMAGE TO THE MAT OCCURS, THE AFFECTED SLOPE SHALL BE REPAIRED AND RESEED, AND THE AFFECTED AREA OF MAT SHALL BE RE-INSTALLED.

**CONSTRUCTION SPECIFICATIONS:**

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

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

**SITE PREPARATION:**

- A. PROPER SITE PREPARATION IS ESSENTIAL TO ENSURE COMPLETE CONTACT OF THE PROTECTION MATTING WITH THE SOIL. GRADE AND SHAPE AREA IF INSTALLATION.
- B. REMOVE ALL ROCKS, CLODS, TRASH, VEGETATION OR OTHER OBSTRUCTIONS SO THAT THE INSTALLED BLANKETS WILL HAVE DIRECT CONTACT WITH THE SOIL.
- C. PREPARE SEEDING BY LOOSENING 2-3 INCHES OF TOPSOIL ABOVE FINAL GRADE.
- D. INCORPORATE AMENDMENTS, SUCH AS LIME AND FERTILIZER, INTO SOIL ACCORDING TO SOIL TEST AND THE SEEDING PLAN.

**SEEDING:**

- A. SEED AREA BEFORE BLANKET INSTALLATION FOR EROSION CONTROL AND RE-VEGETATION. SEEDING AFTER MAT INSTALLATION IS OFTEN SPECIFIED FOR TURF REINFORCEMENT APPLICATIONS. WHEN SEEDING AFTER MAT INSTALLATION, ALL CHECK SLOTS AND OTHER AREAS DISTURBED DURING INSTALLATION MUST BE RESEED.
- B. WHEN SOIL FILLING IS SPECIFIED, SEED THE MATTING AND THE ENTIRE DISTURBED AREA AFTER INSTALLATION AND PRIOR TO FILLING THE MAT WITH SOIL.
- C. THERE SHALL BE NO PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES MATERIAL UTILIZED. NOT APPLICABLE TO TURF REINFORCEMENT MATS.
- D. TURF REINFORCEMENT MATS SHALL BE COVERED WITH SOIL TO PREVENT EXPOSURE OF THE MATS TO THE SURFACE.

## TEMPORARY EROSION CONTROL BioNet SC150BN BIODEGRADABLE DETAIL

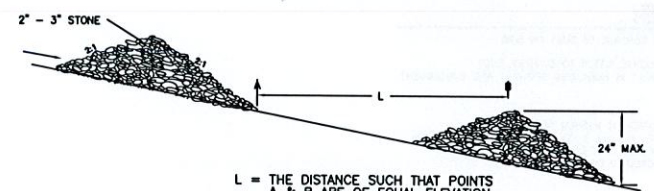
NOT TO SCALE

## TEMPORARY VEGETATION SEEDING RECOMMENDATIONS

SPECIES	PER ACRE BUSHELS (BU) OR POUNDS (LBS.)	PER 1,000-SF	REMARKS
WINTER RYE	2.5 BU OR 112 LBS.	2.5 LBS.	BEST FOR FALL SEEDING. SEED FROM AUGUST 15 TO SEPTEMBER 15 FOR BEST COVER. SEED TO A DEPTH OF 1 INCH.
OATS	2.5 BU OR 80 LBS.	2.0 LBS.	BEST FOR SPRING SEEDING. SEED NO LATER THAN MAY 15 FOR SUMMER PROTECTION. SEED TO A DEPTH OF 1 INCH.
ANNUAL RYE GRASS	40 LBS.	1.0 LB.	GROWS QUICKLY, BUT IS OF SHORT DURATION. USE WHERE APPEARANCES ARE IMPORTANT. SEED EARLY SPRING AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15. COVER THE SEED WITH NO MORE THAN 0.25 INCH OF SOIL.
PERENNIAL RYE GRASS	30 LBS.	0.7 LBS.	BEST FOR FALL SEEDING. SEED FROM AUGUST 15 TO SEPTEMBER 15 FOR BEST COVER. SEED TO A DEPTH OF 1 INCH.

**SOURCES:**

1. NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3, TABLE 1-1
2. MINNICK, E.L. AND H.T. MARSHALL, (AUGUST 1992)



## SPACING BETWEEN STONE CHECK DAMS

**CONSTRUCTION SPECIFICATIONS:**

1. STRUCTURES SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION, AIR AND WATER POLLUTION WILL BE MINIMIZED.
3. STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.

**MAINTENANCE NOTES:**

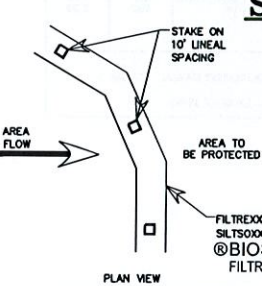
1. TEMPORARY GRADE STABILIZATION STRUCTURES SHALL BE INSPECTED AFTER EACH STORM AND DAILY DURING PROLONGED STORM EVENTS. ANY DAMAGE TO THE STRUCTURES SHALL BE REPAIRED IMMEDIATELY.
2. PARTICULAR ATTENTION SHALL BE GIVEN TO END RUN AND EROSION AT THE DOWNSTREAM TOE OF THE STRUCTURE.
3. WHEN REMOVING THE STRUCTURES, THE DISTURBED AREAS SHALL BE BROUGHT UP TO EXISTING CHANNEL GRADE AND THE AREAS PREPARED, SEED, AND MULCHED.
4. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURES WHEN IT REACHES 1/2 THE ORIGINAL HEIGHT OF THE STRUCTURE.

## STONE CHECK DAM INSTALLATION DETAIL

NOT TO SCALE

## DRAINAGE WAY CROSS-SECTION

SLOPE (%)/100	LENGTH (FT)
0.020	75
0.030	50
0.040	37
0.050	30
0.060	25
0.080	19
0.100	15
0.120	13
0.150	10



## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS. BIODEGRADABLE WOVEN MATERIAL.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

## BIOSOXX DETAIL

NOTES:

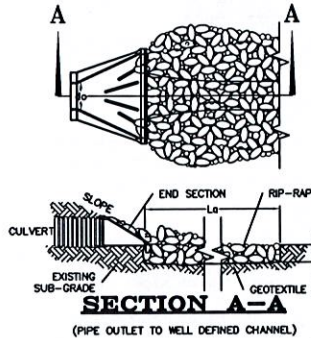
-





CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

## RIP-RAP GRADATION



% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE (INCHES)
100	5 TO 6
85	4 TO 5
50	3 TO 4
15	1 TO 2

% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE (INCHES)
100	6 TO 8
85	5 TO 7
50	4 TO 6
15	1 TO 2

% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE (INCHES)
100	9 TO 12
85	7.5 TO 10.5
50	6 TO 9
15	1.5 TO 3

% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE (INCHES)
100	13.5 TO 18
85	11.7 TO 16.2
50	9 TO 13.5
15	2.7 TO 6.3

## APRON DIMENSION TABLE

OUTLET PROT. #	PIPE OUTLET	W <sub>1</sub>	W	L <sub>1</sub>	L	d50
1	CUL-DE-SAC	13'	8'	13'	9'	3"
2	THREE 10" C/P	25'	34'	11'	9'	3"

## NOTES:

- ALL PIPE CULVERTS SHALL HAVE END SECTIONS OR HEADWALLS. END SECTION MATERIAL AND MANUFACTURER SHALL MATCH THAT OF THE PIPE CULVERT.
- THE LARGEST RIP-RAP SIZE DETERMINED DURING HYDROLOGIC ANALYSIS HAS BEEN USED FOR ALL OUTLETS FOR ECONOMY AND SIMPLICITY.
- APRON LENGTHS, WIDTHS AND THICKNESSES HAVE BEEN ROUNDED UP TO WHOLE NUMBERS FOR EASE OF CONSTRUCTION.

## CONSTRUCTION SPECIFICATIONS:

- PREPARE THE SUB-GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP-RAP TO THE GRADES SHOWN ON THE PLANS.
- MINIMUM 6" SAND/GRAVEL BEDDING OR GEOTEXTILE FABRIC REQUIRED UNDER ALL ROCK RIP-RAP.
- THE ROCK OR GRAVEL USED FOR FILTER OR RIP-RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF ROCK RIP-RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO (2) PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
- STONE FOR THE RIP-RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
- RIP-RAP SIZE CHOSEN FOR THE WORST CASE OF ALL OUTLETS. ALL RIP-RAP USED FOR PIPE OUTLET PROTECTION WILL HAVE THE SAME GRADATION AND THICKNESS.

## MAINTENANCE NOTES:

- OUTLETS SHALL BE INSPECTED AND CLEANED ANNUALLY AND AFTER ANY MAJOR STORM EVENT. ANY EROSION OR DAMAGE TO THE RIP-RAP SHALL BE REPAIRED IMMEDIATELY.
- THE CHANNEL IMMEDIATELY DOWNSTREAM FROM THE OUTLET SHOULD BE CHECKED TO SEE THAT NO EROSION IS OCCURRING.
- THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR FLOW DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

## PIPE OUTLET PROTECTION DETAIL

## STOCKPILE PRACTICES:

- LOCATE STOCKPILES A MINIMUM OF 50-FT. AWAY FROM CONCENTRATED FLOWS OF STORMWATER, DRAINAGE COURSES OR INLETS.
- PROTECT ALL STOCKPILES FROM STORMWATER RUN-ON USING TEMPORARY PERIMETER MEASURES SUCH AS DIVERSIONS, BERM, SANDBAGS OR OTHER APPROVED PRACTICES.
- STOCKPILES SHALL BE SURROUNDED BY SEDIMENT BARRIERS AS DESCRIBED ON THE PLANS AND IN NHSM VOL. 3. TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILE.
- IMPLEMENT WIND EROSION CONTROL PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL.
- PLACE BAGGED MATERIALS ON PALLETS OR UNDERCOVER.

## PROTECTION OF INACTIVE STOCKPILES:

- INACTIVE SOIL STOCKPILES SHALL BE COVERED WITH ANCHORED TARPS OR PROTECTED WITH SOIL STABILIZATION MEASURES (TEMPORARY SEED AND MULCH OR OTHER TEMPORARY STABILIZATION PRACTICE) AND TEMPORARY PERIMETER SEDIMENT BARRIERS (I.E. SILT FENCE, ETC.) AT ALL TIMES.
- INACTIVE STOCKPILES OF CONCRETE RUBBLE, ASPHALT CONCRETE RUBBLE, AGGREGATE MATERIALS, AND SIMILAR MATERIALS SHALL BE PROTECTED WITH TEMPORARY SEDIMENT PERIMETER BARRIERS (I.E. SILT FENCE, ETC.) AT ALL TIMES. IF THE MATERIALS ARE A SOURCE OF DUST, THEY SHALL ALSO BE COVERED.

## PROTECTION OF ACTIVE STOCKPILES:

- ALL STOCKPILES SHALL BE SURROUNDED WITH TEMPORARY LINEAR SEDIMENT BARRIERS (I.E. SILT FENCE, ETC.) PRIOR TO THE ONSET OF PRECIPITATION. PERIMETER BARRIERS SHALL BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIAL FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHALL BE INSPECTED AT THE END OF EACH WORKING DAY.
- WHEN A STORM IS PREDICTED, STOCKPILES SHALL BE PROTECTED WITH AN ANCHORED PROTECTIVE COVERING.

## PERMANENT VEGETATION:

## SPECIFICATIONS:

## SITE PREPARATION:

- INSTALL NEEDED EROSION AND SEDIMENT CONTROL MEASURES SUCH AS SILTATION BARRIERS, DIVERSIONS, AND SEDIMENT TRAPS.
- GRADE AS NEEDED FOR THE ACCESS OF EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
- RUNOFF SHALL BE DIVERTED FROM THE SEEDBED AREA.
- ON SLOPES 4:1 OR STEEPER, THE FINAL PREPARATION SHALL INCLUDE CREATING HORIZONTAL GROOVES PERPENDICULAR TO THE DIRECTION OF THE SLOPE TO CATCH SEED AND REDUCE RUNOFF.

## SEEDBED PREPARATION:

- WORK TIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OPERATION SHALL BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY AND SILT SOILS SHALL BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
- REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, CONCRETE CLOOS, LUMPS, TRASH OR OTHER UNSUITABLE MATERIAL.
- INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE TILLED AND FIRMED AS ABOVE.
- WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 3 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
- IF APPLICABLE, FERTILIZER AND ORGANIC SOIL AMENDMENTS SHALL BE APPLIED DURING THE GROWING SEASON.
- APPLY LIME/STONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER SHALL BE RESTRICTED TO LIME, WOOD ASH OR LOW PHOSPHATE AND SLOW RELEASE NITROGEN VARIETIES, UNLESS A SHORTER TIME IS SPECIFIED BY LOCAL AUTHORITIES. THE CONSTRUCTION SEQUENCE APPROVED AS PART OF THE ISSUED PERMIT OR AN INDEPENDENT MONITOR.

LIME/STONE APPLICATION RATE = 3 TONS/ACRE (138 LB./1,000-SF)  
EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE

FERTILIZER APPLICATION RATE = 870 LB./ACRE (20 LB./1,000-SF)  
LOW PHOSPHATE FERTILIZER (8-0-4) OR EQUIVALENT

## SEEDING:

- INOCULATE ALL LEGUME SEED WITH THE CORRECT TYPE OF INOCULANT.
- APPLY SEED UNIFORMLY BY HAND, CYCLOE SEEDER, DRILL, CULPACKEE TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4 TO 1/2 INCH. HYDROSEEDING THAT INCLUDES MULCH MAY BE LEFT ON SOIL SURFACE.
- WHERE FEASIBLE OTHER CULPACKEE TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHALL BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER, OR LIGHT DRAG.
- SPRING SEEDING USUALLY GIVES THE BEST RESULTS FOR ALL SEED MIXES OR WITH LEGUMES. PERMANENT SEEDING SHALL BE COMPLETED 45 DAYS PRIOR TO FIRST KILLING FROST. WHEN CROWN VETCH IS SEEDING IN LATE SUMMER AT LEAST 35% OF THE SEED SHALL BE HARD SEED (UNCHARITABLE) IF SEEDING CANNOT BE DONE WITHIN THE SPECIFIED SEEDING DATES, MULCH ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE DESCRIBED IN THE NHSM, VOL. 3, AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- AREAS SEEDING BETWEEN MAY 15 AND AUGUST 15 SHALL BE COVERED WITH HAY OR STRAW MULCH ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE DESCRIBED IN THE NHSM, VOL. 3.
- VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED AREA SHALL BE ACHIEVED PRIOR TO OCTOBER 15. IF THIS CONDITION IS NOT ACHIEVED, IMPLEMENT OTHER TEMPORARY STABILIZATION MEASURES FOR OVER WINTER PROTECTION.

## HYDROSEEDING:

- WHEN HYDROSEEDING (HYDRAULIC APPLICATION), PREPARE THE SEEDBED AS SPECIFIED ABOVE OR BY HAND RAKING TO LOOSEN AND SMOOTH THE SOIL AND REMOVE SURFACE STONES LARGER THAN 3 INCHES IN DIAMETER.
- SLOPES MUST BE NO STEEPER THAN 2:1 (2 FEET HORIZONTALLY BY 1 FOOT VERTICALLY).
- LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. THE USE OF FIBER MULCH ON CRITICAL AREAS IS NOT RECOMMENDED (UNLESS IT IS USED TO HOLD STRAW OR HAY) UNLESS PROTECTION IS GAINED BY USING STRAW MULCH AND HOLDING IT WITH ADHESIVE MATERIALS OR 500 POUNDS PER ACRE OF WOOD FIBER MULCH.
- SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.

## MAINTENANCE REQUIREMENTS:

- PERMANENT SEEDING AREAS SHALL BE INSPECTED AT LEAST MONTHLY DURING THE COURSE OF CONSTRUCTION. INSPECTION, MAINTENANCE AND CORRECTIVE ACTIONS SHALL CONTINUE UNTIL THE OWNER ASSUMES PERMANENT OPERATION OF THE SITE.
- SEEDING AREAS SHALL BE MOVED AS REQUIRED TO MAINTAIN A HEALTHY STAND OF VEGETATION AND PREVENT EROSION OF THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO (2) PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
- BASED ON INSPECTION, AREAS SHALL BE RESEED TO ACHIEVE FULL STABILIZATION OF EXPOSED SOILS.
- AT A MINIMUM 85% OF THE SOIL SURFACE SHALL BE COVERED BY VEGETATION.
- IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND AREAS SHALL BE RESEED, WITH OTHER TEMPORARY MEASURES (I.E. MULCH, ETC.) USED TO PROVIDE EROSION PROTECTION DURING THE PERIOD OF VEGETATION ESTABLISHMENT.

## PERMANENT VEGETATION SEEDING RECOMMENDATIONS

USE	MIXTURE	SPECIES	LBS./ACRE	LBS./1,000-SF
STEEP CUTS AND FILLS, BORROW AREAS AND DISPOSAL AREAS	A	TALL FESCUE	20	0.45
		CREeping RED FESCUE	20	0.45
		REDTOP	2	0.05
		TOTAL	42	0.95
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	A	TALL FESCUE	20	0.45
		CREeping RED FESCUE	20	0.45
		REDTOP	2	0.05
		TOTAL	42	0.95
LIGHTLY USED PARKING LOTS, OOD AREAS, UNUSED LANDS, AND LOW INTENSITY RECREATION SITES	A	TALL FESCUE	20	0.45
		CREeping RED FESCUE	20	0.45
		REDTOP	2	0.05
		TOTAL	42	0.95
PLAY AREAS AND ATHLETIC FIELDS (TOPSOIL FOR GOOD TURF)	F	CREeping RED FESCUE	50	1.15
		KENTUCKY BLUEGRASS	50	1.15
		TOTAL	100	2.30

## SOURCES:

- NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3, TABLES 4-2 AND 4-3
- MINNICK, E.L. AND H.T. MARSHALL, (AUGUST 1992)

## GENERAL CONSTRUCTION PHASING:

- STABILIZATION:  
A SITE IS DEEMED STABILIZED WHEN IT IS IN A CONDITION IN WHICH THE SOIL ON SITE WILL NOT EXPERIENCE ACCELERATED OR UNNATURAL EROSION UNDER THE CONDITIONS OF A 10-YEAR STORM EVENT, SUCH AS BUT NOT LIMITED TO:  
A) MINIMUM OF 85% VEGETATIVE COVER HAS BEEN ESTABLISHED;  
B) A MINIMUM OF 3-INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR A CERTIFIED COMPOST BLANKET HAS BEEN INSTALLED; OR  
C) EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
- EROSION CONTROL:  
A) BASE COURSE GRAVELS HAVE BEEN INSTALLED.  
B) ALL AREAS OF EXPOSED OR DISTURBED SOIL SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICABLE BUT NO LATER THAN 3 DAYS FOLLOWING FINAL GRADING.
- TEMPORARY STABILIZATION:  
ALL AREAS OF EXPOSED OR DISTURBED SOIL SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICABLE BUT NO LATER THAN 3 DAYS FOLLOWING FINAL GRADING.
- MAXIMUM AREA OF DISTURBANCE:  
THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION. NO MORE THAN 5 ACRES SHALL BE DISTURBED (NOT STABILIZED) AT ANY TIME.
- ONLY DISTURB, CLEAR, OR GRADE AREAS NECESSARY FOR CONSTRUCTION.  
A) FLAG OR OTHERWISE DELINEATE AREAS NOT TO BE DISTURBED.  
B) EXCLUDE VEHICLES AND CONSTRUCTION EQUIPMENT FROM THESE AREAS TO PRESERVE NATURAL VEGETATION.
- ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN DEPICTED ON SHEETS C-3 THROUGH C-5.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED AND APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN DEPICTED ON SHEET C-11.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE FINISHED GRADING AND BE PROTECTED FROM EROSION.
- STOCKPILES, BORROW AREAS AND SPILLS SHALL BE STABILIZED AS DESCRIBED UNDER "STOCKPILE PRACTICES".
- SLOPES SHALL NOT BE CREATED SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTIES WITHOUT ADEQUATE PROTECTION AGAINST SEDIMENTATION, EROSION, SLURRY SETTLEMENT, SUBSIDENCE OR OTHER RELATED DAMAGE.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND/OR OTHER OBJECTIONABLE MATERIALS.
- AREAS SHALL BE SOAKED WITH A MINIMUM DEPTH OF 3-INCHES OF WATER PRIOR TO PLACEMENT OF TOPSOIL. TOPSOIL SHALL BE PLACED WITHOUT SIGNIFICANT COMPACTION TO PROVIDE A LOOSE BEDDING FOR PLACEMENT OF SEED.
- ALL FILLS SHALL BE COMPACTED IN ACCORDANCE WITH PROJECT SPECIFICATIONS TO REDUCE EROSION, SURFACE SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, SITE UTILITIES, CONDUITS AND OTHER FACILITIES, SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- IN GENERAL, FILLS SHALL BE COMPACTED IN LAYERS RANGING FROM 8 TO 24 INCHES IN THICKNESS. THE CONTRACTOR SHALL REVIEW THE PROJECT GEOTECHNICAL REPORT AND/OR THE "PROJECT SPECIFIC PHASING NOTES" FOR SPECIFIC GUIDANCE.
- ANY AND ALL FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBER, ROCKS (LARGER THAN 3/4" DEPTH OF THE LIFT BEING INSTALLED), LOGS, STUMPS, BUILDING DEBRIS, FROZEN MATERIAL AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE (I.E. CLAY, SILT) MATERIALS ARE PROHIBITED TO AVOID SETTLEMENT AND POTENTIAL TO ACCELERATED EROSION. WORK IN AREAS OF THESE MATERIALS SHALL BE PERFORMED UNDER THE DIRECTION OF A PROFESSIONAL ENGINEER.
- THE OUTER FACE OF THE FILL SLOPE SHALL BE ALLOWED TO STAY LOOSE, NOT ROLLED OR COMPACTED, OR BLADE SMOOTHED. A BULLDOZER MAY RUN UP AND DOWN THE FILL SLOPE SO THE DOZER TREADS (GLEAT TRACKS) CREATE GROOVES PERPENDICULAR TO THE SLOPE. IF THE SOIL IS NOT TOO MOIST, EXCESSIVE COMPACTION WILL NOT OCCUR. SEE "SURFACE BUSHENING" IN THE NHSM, VOL.3.
- ROUGHEN THE SURFACE OF ALL SLOPES DURING THE CONSTRUCTION OPERATION TO RETAIN WATER, INCREASE INFILTRATION AND FACILITATE VEGETATION ESTABLISHMENT.
- USE SLOPE BREAKS, SUCH AS DIVERSIONS, BENCHES, OR CONTOUR FURROWS AS APPROPRIATE TO REDUCE THE LENGTH OF CUT-FILL SLOPES TO LIMIT SHEET AND RILL EROSION AND PREVENT GULLY EROSION. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF CONSTRUCTION.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE EVALUATED BY A PROFESSIONAL ENGINEER (PREFERABLY THE DESIGN ENGINEER) TO DETERMINE IF THE PROPOSED DESIGN SHALL BE REVISED TO PROPERLY MANAGE THE CONDITION.
- STABILIZE ALL GRADED AREAS (AS ABOVE) WITH VEGETATION, CRUSHED STONE, COMPOST BLANKET, OR OTHER GROUND COVER AS SOON AS GRADING IS COMPLETE OR IF WORK IS INTERRUPTED FOR 21 WORKING DAYS OR MORE. USE MULCH OR OTHER APPROVED METHODS TO STABILIZE AREAS TEMPORARILY WHERE FINAL GRADING MUST BE DELAYED.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
- THE PROJECT SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER ARG 3800 RELATIVE TO INVASIVE SPECIES.

ABOVE NOTES EXCEPTED, ADAPTED AND REFERENCED FROM "NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3 CONSTRUCTION PHASE EROSION AND SEDIMENT CONTROLS, DECEMBER 2008" (NHSM, VOL. 3)

## DUST CONTROL PRACTICES:

- APPLY DUST CONTROL MEASURES AS NECESSARY TO MAINTAIN CONTROL OF DUST ON SITE.
- WATER APPLICATION:  
A) MOISTEN EXPOSED SOIL SURFACES PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.  
B) AVOID EXCESSIVE APPLICATION OF WATER THAT WOULD RESULT IN MOBILIZING SEDIMENT AND SUBSEQUENT DEPOSITION IN NATURAL WATERBODIES.
- STONE APPLICATION:  
A) COVER SURFACE WITH CRUSHED OR COARSE GRAVEL.  
B) IN AREAS NEAR WATERWAYS USE ONLY CHEMICALLY STABILIZED OR WASHED AGGREGATE.
- REFER TO "NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3 CONSTRUCTION PHASE EROSION AND SEDIMENT CONTROLS, DECEMBER 2008" FOR OTHER ALLOWABLE DUST CONTROL PRACTICES (I.E. COMMERCIAL TACKIFIERS OR CHEMICAL TREATMENTS SUCH AS CALCIUM CHLORIDE, ETC.)

## PROJECT SPECIFIC CONSTRUCTION PHASING:

- REFER TO THE "GENERAL CONSTRUCTION PHASING" NOTES PRIOR TO COMMENCING CONSTRUCTION IN ACCORDANCE WITH THE FOLLOWING PHASING. THE "GENERAL CONSTRUCTION PHASING" NOTES APPLY TO THE OVERALL CONSTRUCTION AND SHALL BE ADHERED TO.
- INSTALL ALL TEMPORARY SEDIMENT CONTROL BARRIERS (I.E. SILT FENCE, EROSION CONTROL MIX BERM, STONE CHECK DAMS, ETC.) AROUND THE OUTER PERIMETER OF THE CONSTRUCTION SITE AS DEPICTED ON SHEET C-11 PRIOR TO EARTH MOVING OPERATIONS.
- INSTALL ORANGE SNOW FENCE AROUND THE PERIMETER OF THE INFILTRATION BASINS AND THE FENCE SHALL REMAIN IN PLACE UNTIL CONSTRUCTION OF THE BASINS IS COMPLETED.
- CLEAR, GRUB AND STRIP THE SITE. STUMPS, BRUSH AND OTHER ORGANIC WASTE SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- INSTALL A TEMPORARY CONSTRUCTION EXIT AT THE LOCATION OF THE NEW DRIVEWAY TO THE REAR PARKING LOT AND HOLY CROSS ROAD AND AT THE STORMWATER MANAGEMENT AREAS AND SPILLS. MAINTAIN AS DIRECTED BY THE TEMPORARY CONSTRUCTION EXIT DETAIL.
- STOCKPILE STRIPPED TOPSOIL AND CUT MATERIAL TO BE REUSED ON SITE IN AN APPROPRIATE LOCATION IN ACCORDANCE WITH THE "SOIL STOCKPILE PRACTICES". MAINTAIN THE STOCKPILES AS DIRECTED IN THE "SOIL STOCKPILE PRACTICES".
- PERFORM THE NECESSARY CUTS AND FILLS TO CONSTRUCT THE INFILTRATION AND DETENTION BASINS AS DEPICTED ON SHEET C-7 THROUGH C-8 AND IN ACCORDANCE WITH THE INFILTRATION BASIN DETAILS SHOWN ON SHEET C-15 AND C-16.
- INSTALL REQUIRED FILLS IN MAXIMUM 8-INCH LIFTS AND COMPACT EACH LIFT TO 95% MAXIMUM PROCTOR DENSITY.
- AS SUBGRADE IS ACHIEVED INSTALL REMAINING SEDIMENT CONTROL BARRIERS WITHIN THE SITE (I.E. ADDITIONAL SILT FENCE, CHECK DAMS AND SEDIMENT CONTROLS AND CATCH BASINS, ETC.).
- INSTALL ALL UTILITIES AND DRAINAGE SYSTEM COMPONENTS (I.E. PIPE CULVERTS, CATCH BASINS AND REMAINING WATER MAIN) PER THE CORRESPONDING DETAILS AND AS SHOWN ON SHEET C-8 THROUGH C-10. AS EACH STRUCTURE IS COMPLETED INSTALL THE CORRESPONDING SEDIMENT CONTROL MEASURE.
- CONSTRUCT THE INFILTRATION BASINS AND OUTLET PROTECTION. LOAM SEED AND MULCH THE SIDE SLOPES OF THE BASIN AS DIRECTED IN THE INFILTRATION BASIN DETAILS AND TEMPORARY SEDIMENT CONTROL BARRIER DETAIL.
- ALL CUT AND FILL SLOPES AND LAWN AREAS NOT TO BE PAVED SHALL BE LOAMED AND SEED FOR PERMANENT VEGETATION AND STABILIZATION AS DESCRIBED UNDER THE "PERMANENT VEGETATION PRACTICES" WITHIN 3 DAYS OF ACHIEVING FINAL GRADE.
- INSTALL ALL GRAVEL BASE AND CRUSHED GRAVEL MATERIALS FOR THE PARKING AREA AS SPECIFIED IN THE CORRESPONDING DETAILS.
- THE PARKING AREAS SHALL BE STABILIZED (CONSTRUCTED TO GRAVEL BASE COURSE) WITHIN 3 DAYS OF ACHIEVING FINISHED SUBGRADE ELEVATIONS.
- INSTALL PAVEMENT SURFACES AS SOON AS POSSIBLE AFTER THE INSTALLATION OF THE GRAVEL BASE AND CRUSHED GRAVEL. IN ORDER TO LIMIT THE SOIL EROSION AND POLLUTION OF THE GRAVEL MATERIALS WITH ORGANIC MATERIALS, IN NO CASE SHALL AREAS TO BE PAVED BE LEFT UNPROTECTED THROUGHOUT THE WINTER MONTHS.
- ALL DISTURBED AREAS SHALL BE STABILIZED AS SOON AS POSSIBLE. IN NO CASE SHALL ANY DISTURBED AREA BE LEFT UN-STABILIZED FOR LONGER THAN 21 DAYS. IF NECESSARY TEMPORARY STABILIZATION MEASURES AS DISCUSSED IN THE "GENERAL CONSTRUCTION PHASING NOTES" AND NHSM, VOL. 3 SHOULD BE EMPLOYED.

## MAINTENANCE AND INSPECTION:

- DURING CONSTRUCTION ALL TEMPORARY AND PERMANENT SEDIMENT, EROSION CONTROL, AND STORMWATER MANAGEMENT PRACTICES SHOULD BE INSPECTED WEEKLY, AFTER EVERY 1/2 INCH OF RAINFALL, AND ANNUALLY.
- EXCESS SEDIMENT SHOULD BE REMOVED FROM TEMPORARY SEDIMENT, EROSION CONTROL, AND STORMWATER MANAGEMENT PRACTICES WHEN IT REACHES PRESCRIBED THRESHOLDS DISCUSSED IN THE DETAILS FOR EACH PRACTICE.
- ALL DAMAGED TEMPORARY AND PERMANENT SEDIMENT, EROSION CONTROL, AND STORMWATER MANAGEMENT PRACTICES SHOULD BE REPAIRED OR REPLACED IMMEDIATELY UPON NOTICE.
- SEDIMENT SHALL BE DISPOSED OF PROPERLY EITHER ON SITE OR OFF SITE.
- UPON PROJECT COMPLETION, ONCE THE SITE IS DEEMED STABILIZED (VEGETATION IS GERMINATED), THE TEMPORARY SEDIMENT CONTROL BARRIERS AND EROSION CONTROL PRACTICES SHALL BE REMOVED. ANY DISTURBANCE CREATED DURING REMOVAL SHALL BE REPAIRED IN AN APPROPRIATE MANNER.
- ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE INFILTRATION BASIN.

## PERMANENT EROSION AND SEDIMENTATION CONTROL DETAILS

TAX MAP 104  
LOTS 408-01 & 408-02  
HOLY CROSS ROAD  
FRANKLIN, NH  
PREPARED FOR:  
EASTER SEALS NH, INC.

JUNE 2023

C-17

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

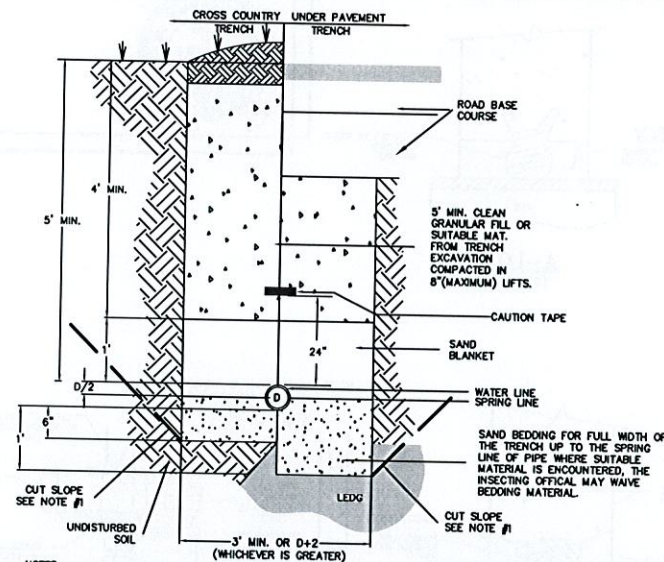
REVISIONS:	
DATE	REVISIONS:



# LAND SURVEYORS



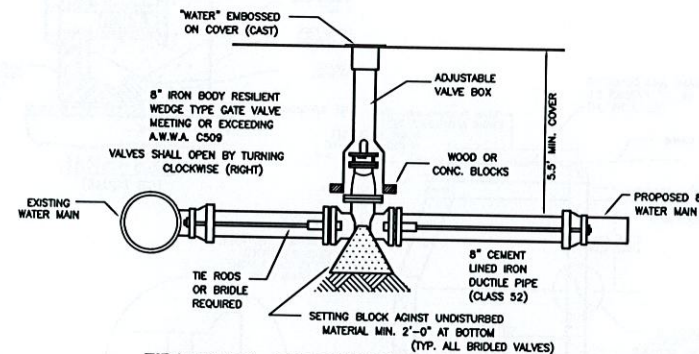
# CIVIL ENGINEERS



- NOTES:  
1. PIPES MAY BE INSTALLED BY EXCAVATING AN OPEN TRENCH WITH SIDE SLOPES OF 1:1 MAXIMUM TO A DEPTH OF 4-FT. INSTALLATIONS DEEPER THAN 4-FT REQUIRE THE USE OF A TRENCH BOX.  
2. PIPE MATERIALS SHALL BE AS SPECIFIED ON THE DESIGN PLAN.  
3. SAND BLANKET MAY BE OMITTED FOR REINFORCED CONCRETE PIPE.

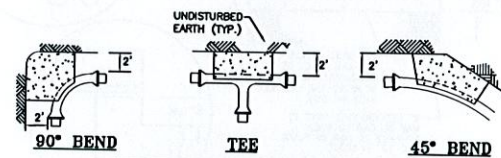
## WATER PIPE TRENCH INSTALLATION DETAIL

NOT TO SCALE



## WATER SERVICE CONNECTION

NOT TO SCALE



PIPE SIZE	90° BEND	TEE	PLUG	45° BEND	22 1/2° BEND
6"	5	4	3	2	2
8"	10	8	6	4	3
12"	24	18	12	8	6

NOTE: SIZE OF THRUST BLOCKS MAY BE INCREASED BY THE ENGINEER TO MEET SOIL CONDITIONS FOUND DURING CONSTRUCTION.

## WATER MAIN THRUST BLOCK DETAILS

NOT TO SCALE

DUCTILE IRON MECHANICAL RESTRAINED LENGTH (FEET)																																							
PIPE DIAMETER (INCHES)	BENDS																DEAD END																						
	11 1/4'				22 1/2'				45'				90'																										
	50 psi	100 psi	150 psi	200 psi	50 psi	100 psi	150 psi	200 psi	50 psi	100 psi	150 psi	200 psi	50 psi	100 psi	150 psi	200 psi	50 psi	100 psi	150 psi	200 psi																			
2"	0	0	1	1	0	1	1	1	1	1	2	3	2	4	5	7	4	8	12	17																			
6"	0	0	1	1	1	1	2	2	1	2	3	4	3	5	8	10	6	12	18	23																			
8"	0	1	1	1	1	1	2	3	1	3	4	6	3	7	10	13	8	15	23	31																			
10"	0	1	1	2	1	2	2	3	2	3	5	7	4	8	12	16	9	19	28	37																			
12"	0	1	1	2	1	2	3	4	2	4	6	8	5	9	14	19	11	22	33	44																			
																								TEE*								REDUCER							
																								SAME SIZE				ONE SIZE SMALLER				ONE SIZE SMALLER				TWO SIZE SMALLER			
	50 psi	100 psi	150 psi	200 psi	50 psi	100 psi	150 psi	200 psi	50 psi	100 psi	150 psi	200 psi	50 psi	100 psi	150 psi	200 psi																							
2"	1	1	1	1	1	1	1	1	1	3	4	5	-	-	-	-																							
6"	1	1	1	4	1	1	1	1	3	6	9	12	4	8	12	16																							
8"	1	1	3	11	1	1	1	1	3	6	10	13	6	11	17	22																							
10"	1	1	8	17	1	1	1	6	3	6	10	13	6	11	17	23																							
12"	1	2	13	24	1	1	4	13	5	11	16	22	6	12	18	23																							

\* BASED ON A MINIMUM ATTACHED PIPE ALONG RUN (Lr) = 5 FEET

## MECHANICAL RESTRAINED LENGTH SCHEDULE

NOT TO SCALE

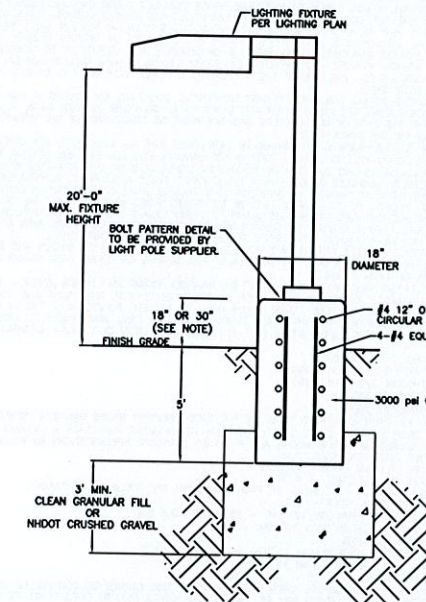
- NOTES:  
1. PIPE IS BURIED TO A DEPTH OF 6 FEET WITH A MINIMUM OF 4 INCHES OF COMPACTED GRANULAR MATERIAL UNDER THE PIPE TO THE SPRING LINE OF THE PIPE.  
2. THE EXISTING SOIL IS POORLY GRADED GRAVEL AND GRAVEL SAND MIXTURE WITH LITTLE TO NO FINES.  
3. ALL CALCULATIONS ARE BASED ON A FACTOR OF SAFETY OF 1.5 TO 1.  
4. ALL CALCULATIONS ARE BASED ON THE "RESTRAINED LENGTH CALCULATION PROGRAM" BY EBAA IRON, INC., RELEASE 3.1.

REVISIONS:	
DATE	REVISIONS:

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

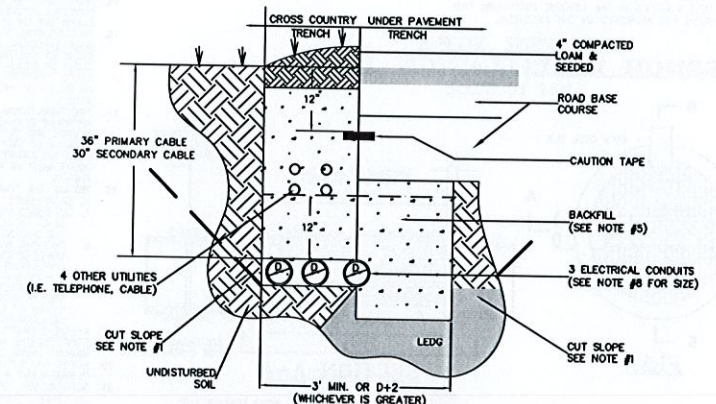
31 Mooney Street, Alton, N.H. 603-875-3948



## POLE MOUNTED LIGHT DETAIL

NOT TO SCALE

- NOTE:  
1. LIGHT POLE BASE SHALL BE 18" ABOVE FINISH GRADE FOR NON VEHICLE IMPACT AREAS AND 30" FOR VEHICLE IMPACT AREAS.  
2. THE LIGHT POLE BASES CAN BE PRECAST, WITH COORDINATION WITH THE LIGHTING FIXTURE MANUFACTURE FOR BOLT PATTERN.



- NOTES:  
1. ALL NON-METALLIC CONDUIT AND FITTINGS SHALL BE ELECTRICAL GRADE, SCHEDULE 40 PVC, AND SHALL CONFORM TO THE APPLICABLE SECTIONS OF NEMA 12-1990 AND BE UL LISTED. ONLY GRAY-COLORED CONDUIT WILL BE ACCEPTED. ANY PVC CONDUIT NOT HAVING THE PROPER NEMA AND UL MARKINGS WILL NOT BE ACCEPTED. ALL STEEL CONDUITS SHALL CONFORM TO ASTM A120 AND BE ROOD GALVANIZED STEEL. ALL PVC JOINTS MUST BE COMPLETED. STEEL FITTINGS SHALL BE SEALED WITH COMPOUND.  
2. ALL 90 DEGREE SWEEPS WILL BE MADE USING ROOD GALVANIZED STEEL WITH A MINIMUM RADIUS OF 36 INCHES FOR PRIMARY CABLES AND 24 INCHES FOR SECONDARY CABLES. ALL STEEL SWEEPS WITHIN 18" OF THE SURFACE SHALL BE PROPERLY GROUNDING.  
3. A 10-FOOT HORIZONTAL SECTION OF ROOD GALVANIZED STEEL CONDUIT WILL BE REQUIRED AT EACH SWEEP, UNLESS IN THE OPINION OF THE EVERSOURCE DESIGNER, THE SWEEP-PVC JOINT IS NOT SUBJECT TO FAILURE DURING CABLE PULLING.  
4. THE CONDUIT SHALL CROSS PHASE AREAS AT APPROXIMATELY 90 DEGREES.  
5. BACKFILL MAY BE MADE WITH EXCAVATED MATERIAL OR COMPACTION. UNLESS MATERIAL IS DEEMED UNSUITABLE BY EVERSOURCE, BACKFILL SHALL BE FREE OF FROZEN LUMPS, ROCKS, DEBRIS, AND RUBBISH. ORGANIC MATERIAL SHALL NOT BE USED AS BACKFILL. BACKFILL SHALL BE THOROUGHLY COMPACTED IN 6-INCH LAYERS.  
6. A SUITABLE PULL STRING, CAPABLE OF 200 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE EVERSOURCE IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BENDING THE STRING TO THE CONDUIT. ROUTING OF THE CONDUIT AND INSPECTION PRIOR TO BACKFILL WILL BE PROVIDED BY EVERSOURCE. INSTALLATION OF THE CONDUIT WILL BE DONE BY THE CONTRACTOR. THE EVERSOURCE SUPERVISOR MUST BE NOTIFIED 2 BUSINESS DAYS PRIOR TO BACKFILLING THE TRENCH. IN THE EVENT THAT A CABLE CANNOT BE SUCCESSFULLY PULLED THROUGH THE COMPLETED CONDUIT SYSTEM DUE TO A CONSTRUCTION ERROR, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND REPAIR THE INVOLVED CONDUIT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RESULTING EXPENSES.  
7. NORMAL CONDUIT SIZES FOR EVERSOURCE ARE 3-INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4-INCH FOR THREE PHASE SECONDARY, AND 5-INCH FOR THREE PHASE PRIMARY.  
8. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE THE NATIONAL ELECTRIC CODE.  
9. CONDUIT MAY BE INSTALLED BY EXCAVATING AN OPEN TRENCH WITH SIDE SLOPES OF 1:1 MAXIMUM TO A DEPTH OF 4-FT. INSTALLATIONS DEEPER THAN 4-FT REQUIRE THE USE OF A TRENCH BOX.

## ELECTRICAL & UNDERGROUND UTILITY TRENCH INSTALLATION DETAIL

NOT TO SCALE

## UTILITY DETAILS

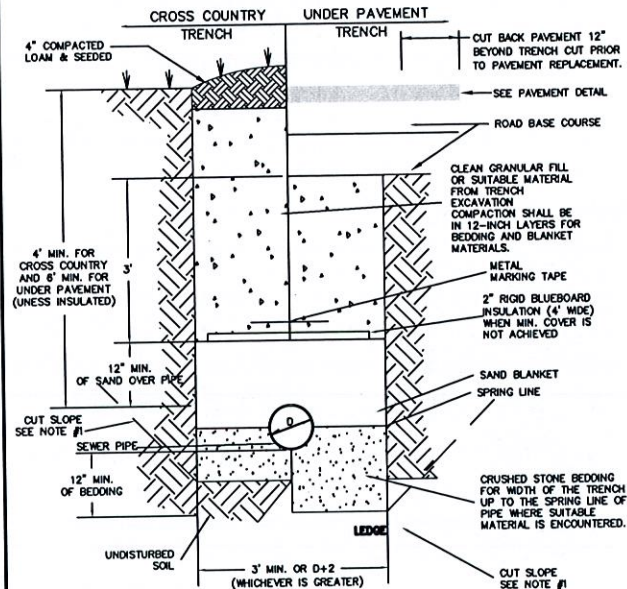
TAX MAP 104  
LOTS 406-01 & 406-02  
HOLY CROSS ROAD  
FRANKLIN, NH  
PREPARED FOR:  
EASTER SEALS NH, INC.  
JUNE 2023

2 Continental Blvd., Rochester, N.H. 603-335-3948

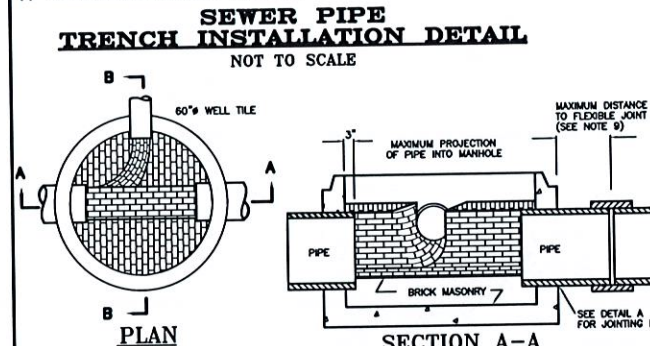
NORWAY PLAINS ASSOCIATES, INC.



# LAND SURVEYORS

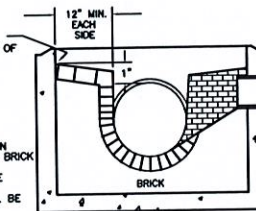


- NOTES:
- PIPES MAY BE INSTALLED BY EXCAVATING AN OPEN TRENCH WITH SIDE SLOPES OF 1:1 MAXIMUM TO A DEPTH OF 4-FT. INSTALLATIONS DEEPER THAN 4-FT REQUIRE THE USE OF A TRENCH BOX.
  - PIPE MATERIALS SHALL BE AS SPECIFIED ON THE DESIGN.
  - SAND BLANKET MAY BE OMITTED FOR REINFORCED CONCRETE PIPE.
  - WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, THE SHEETING SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN ONE FOOT ABOVE THE TOP OF THE PIPE AND AT LEAST 3 FEET BELOW FINISHED GRADE.
  - THE PIPE SAND BLANKET MATERIAL SHALL BE GRADED SAND FREE FROM ORGANIC MATERIALS, GRADED SUCH THAT 100 PERCENT PASSES A 1/4-INCH SIEVE AND A MAXIMUM OF 15 PERCENT PASSES A #200 SIEVE.
  - TRENCH BACKFILL MATERIAL IN ROADWAY LOCATIONS SHALL BE NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION, EXCLUDING:



SECTION A-A

NOTE: INVERT AND SHELVE TO BE PLACED AFTER LEAKAGE TEST



SECTION B-B

NOTE: CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE

INVERT DETAILS  
NOT TO SCALE

## REVISIONS:

DATE	REVISIONS:

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THIS PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

31 Mooney Street, Alton, N.H. 603-875-3948

- IT IS INTENTION OF THE CITY OF FRANKLIN PUBLIC WORKS DEPARTMENT THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAK PROOF QUALITIES CONSIDERED NECESSARY BY THE PUBLIC WORKS DEPARTMENT FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS SHALL BE AS SHOWN ON THE DRAWING. MANHOLES MAY BE AN ASSEMBLY OF PRECAST SECTIONS, WITH OR WITHOUT STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH OR WITHOUT REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE. CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE, A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
- BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE, OR POURED IN PLACE REINFORCED CONCRETE. PRECAST CONCRETE BARRELS, CONES AND BASES SHALL CONFORM TO ASTM C478. ALL PRECAST SECTIONS AND BASES SHALL HAVE THE DATE OF MANUFACTURE AND THE NAME OR TRADEMARK OF THE MANUFACTURER IMPRESSED OR INDICIBLY MARKED ON THE INSIDE.
  - VACUUM LEAKAGE TESTING (ASTM C1244) SHALL BE PERFORMED FOR ALL MANHOLES, LOW-PRESSURE AIR TESTING (ASTM F1417) AND DEFLECTION TESTING USING A "GO/NO GO" MANHOLE FOR ALL SANITARY SEWERS, IN ACCORDANCE WITH THE RHODES SEWER REGULATIONS AND THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS REQUIREMENTS.
  - THE INVERTS AND SHELVE MANHOLES SHALL HAVE A BRICK PAVED SHELVE AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW, AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVE SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELVE SHALL CONSIST OF BRICK MASONRY, BRICK MASONRY CONFORM WITH ASTM C32. INVERTS AND SHELVE SHALL NOT BE INSTALLED UNTIL AFTER SUCCESSFUL TESTING IS COMPLETED.
  - FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) LETTER "SEWER" FOR SEWERS OR "DRAIN" FOR DRAINS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
  - SEWER MANHOLE FRAME AND COVER: PARREX 32\"/>

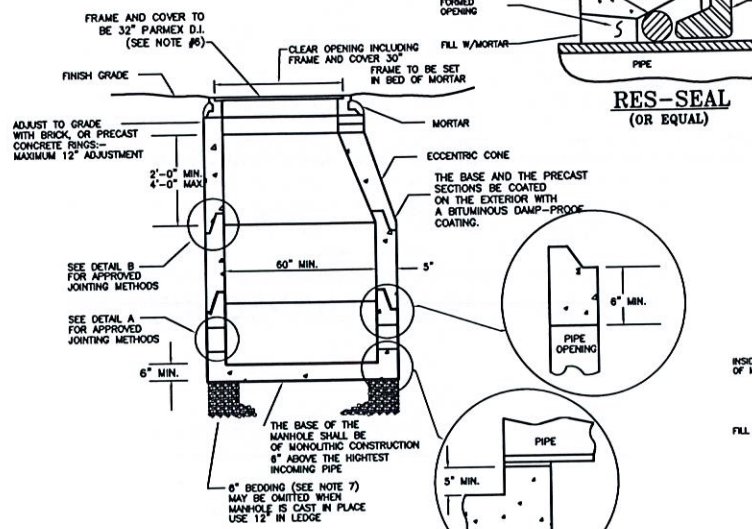
MORTAR USED IN MANHOLE CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING: MORTAR SHALL BE COMPOSED OF TYPE I PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME. ADDITION PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE AS SHOWN BELOW:

HYDRATED LIME	SAND	TYPE I PORTLAND CEMENT
NONE	4.5 PARTS	1.5 PARTS
0.5 PARTS	4.5 PARTS	1 PART

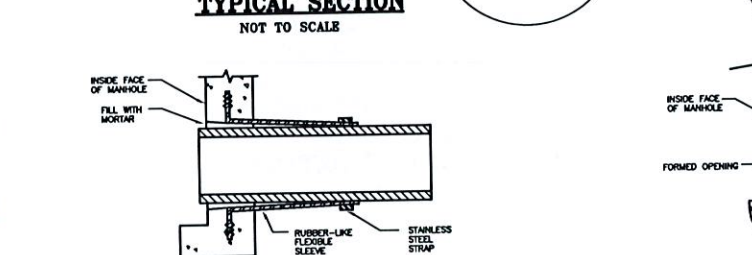
CEMENT SHALL BE TYPE I PORTLAND CEMENT THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C150/C150M STANDARD IN EFFECT AT THE TIME THE CEMENT WAS MANUFACTURED. HYDRATED LIME SHALL BE TYPE S THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C207 STANDARD IN EFFECT AT THE TIME THE HYDRATED LIME WAS PROCESSED. SAND SHALL CONSIST OF INERT NATURAL SAND THAT IS CERTIFIED BY ITS SUPPLIER AS CONFORMING TO THE ASTM STANDARD IN EFFECT AT THE TIME THE SAND IS PROCESSED BY STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES.



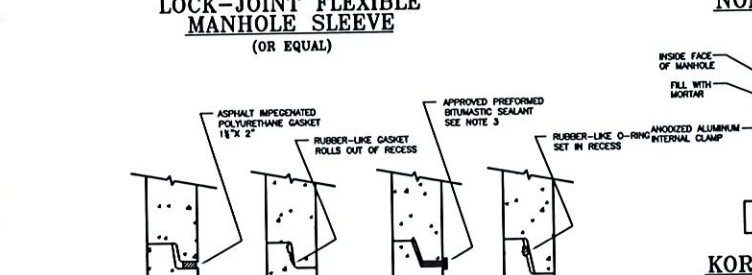
# CIVIL ENGINEERS



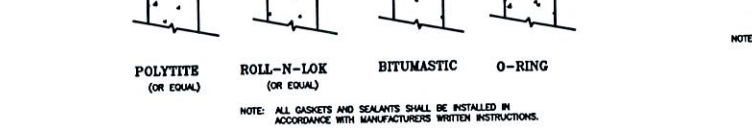
TYPICAL SECTION  
NOT TO SCALE



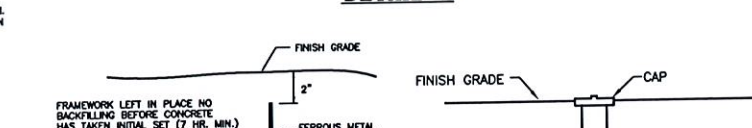
LOCK-JOINT FLEXIBLE  
MANHOLE SLEEVE  
(OR EQUAL)



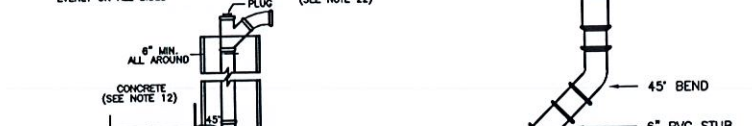
NON-SHRINKING MORTAR  
(OR EQUAL)



KOR-N-SEAL JOINT SLEEVE  
(OR EQUAL)



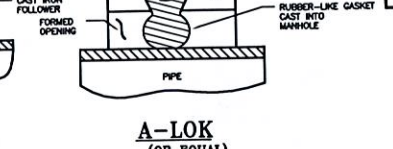
DETAIL-A



DETAIL-B



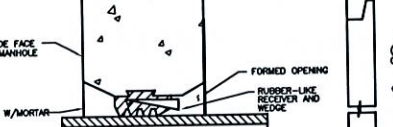
SEWER CLEAN OUT  
NOT TO SCALE



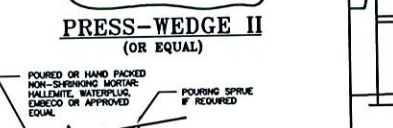
RES-SEAL  
(OR EQUAL)



A-LOK  
(OR EQUAL)



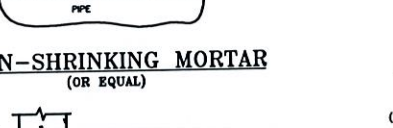
PRESS-WEDGE II  
(OR EQUAL)



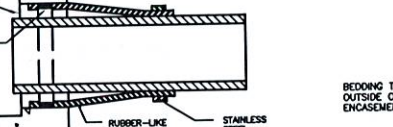
DROP ENTRY DETAIL  
NOT TO SCALE



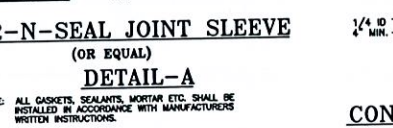
CONCRETE FULL ENCASEMENT



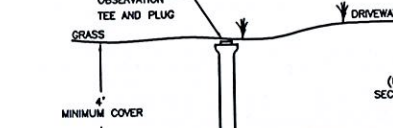
TYPICAL BUILDING SEWER SERVICE DETAIL  
NOT TO SCALE



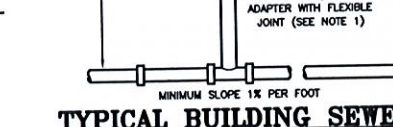
SEWER CLEAN OUT  
NOT TO SCALE



SEWER CLEAN OUT  
NOT TO SCALE



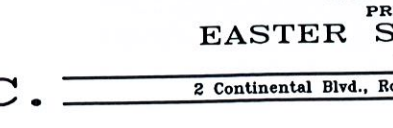
SEWER CLEAN OUT  
NOT TO SCALE



SEWER CLEAN OUT  
NOT TO SCALE



SEWER CLEAN OUT  
NOT TO SCALE



SEWER CLEAN OUT  
NOT TO SCALE

SEWER DETAILS  
TAX MAP 104  
LOTS 408-01 & 408-02  
HOLY CROSS ROAD  
FRANKLIN, NH  
PREPARED FOR:  
EASTER SEALS NH, INC.  
JUNE 2023

2 Continental Blvd., Rochester, N.H. 603-335-3948

NORWAY PLAINS ASSOCIATES, INC.



Drawing Location: W:\2023\22380\DWG\22380-SP-1.dwg  
Date: 07 Jun 2023 - 9:03am

# LAND SURVEYORS



# CIVIL ENGINEERS



## LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINES
- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING TREELINE
- EXISTING FIELDSTONE WALL
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED TREELINE
- PROPOSED LIGHT POLES
- PROPOSED BUILDING LIGHT FIXTURES
- PROPOSED LIGHT FOOTCANDLE
- PROPOSED LIGHT ISOLLLUMINATION LINES

Luminaire Schedule					Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
Symbol	Qty	Label	Arrangement	Description					
○	18	B1	Single	SENTRY: SC1-CW10-BOL-(2)LEDV10D-0.35A-830-GA5-CXX		0.730	2412	28	504
⊙	22	P1	Single	SENTRY: SUB-NL-NP-(2X12)LEDS50-0.35A-730-STR-VSM-CXX	MOUNTED 12' AFG ON 12' SENTRY POLE: SAL-IVP-4H-12'-CXX	0.460	8134	54.835	1206.37
⊙	14	S1	Single	SENTRY: SBCA6-NG-LEDV29B-1.05A-830-KH74-CXX	MOUNTED 20' AFG WITH SENTRY ARM: LYN30-CXX, ON 16' SENTRY POLE: SAL-IVP-5H-16'-CXX	0.610	12321	78	1092



## BOLLARD LIGHT DETAIL

SENTRY SC1-CW10-BOL-LED  
44" BOLLARD LIGHT FIXTURE



## POST LIGHT DETAIL

SENTRY SUB-NL-NP-LED SUBURBAN NIGHT LIGHTER  
12" POST LIGHT FIXTURE

## REVISIONS:

DATE	REVISIONS:

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

31 Mooney Street, Alton, N.H. 603-875-3948

# NORWAY PLAINS ASSOCIATES, INC.

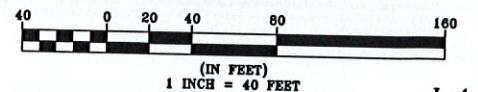
2 Continental Blvd., Rochester, N.H. 603-335-3948

## POLE LIGHT DETAIL

SENTRY SBCA6-NG-LED BISHOPS CROOK A-6  
WITH 16' SENTRY SAL-IVP-5H-16 POLE

## LIGHTING PLAN

TAX MAP 104  
LOTS 406-01 & 406-02  
HOLY CROSS ROAD  
FRANKLIN, NH  
PREPARED FOR:  
EASTER SEALS NH, INC.  
JUNE 2023  
GRAPHIC SCALE



L-1



# LAND SURVEYORS

# CIVIL ENGINEERS

**woodburn & company**  
LANDSCAPE ARCHITECTURE  
103 Kent Place, Newmarket, New Hampshire Phone: 603.659.5949

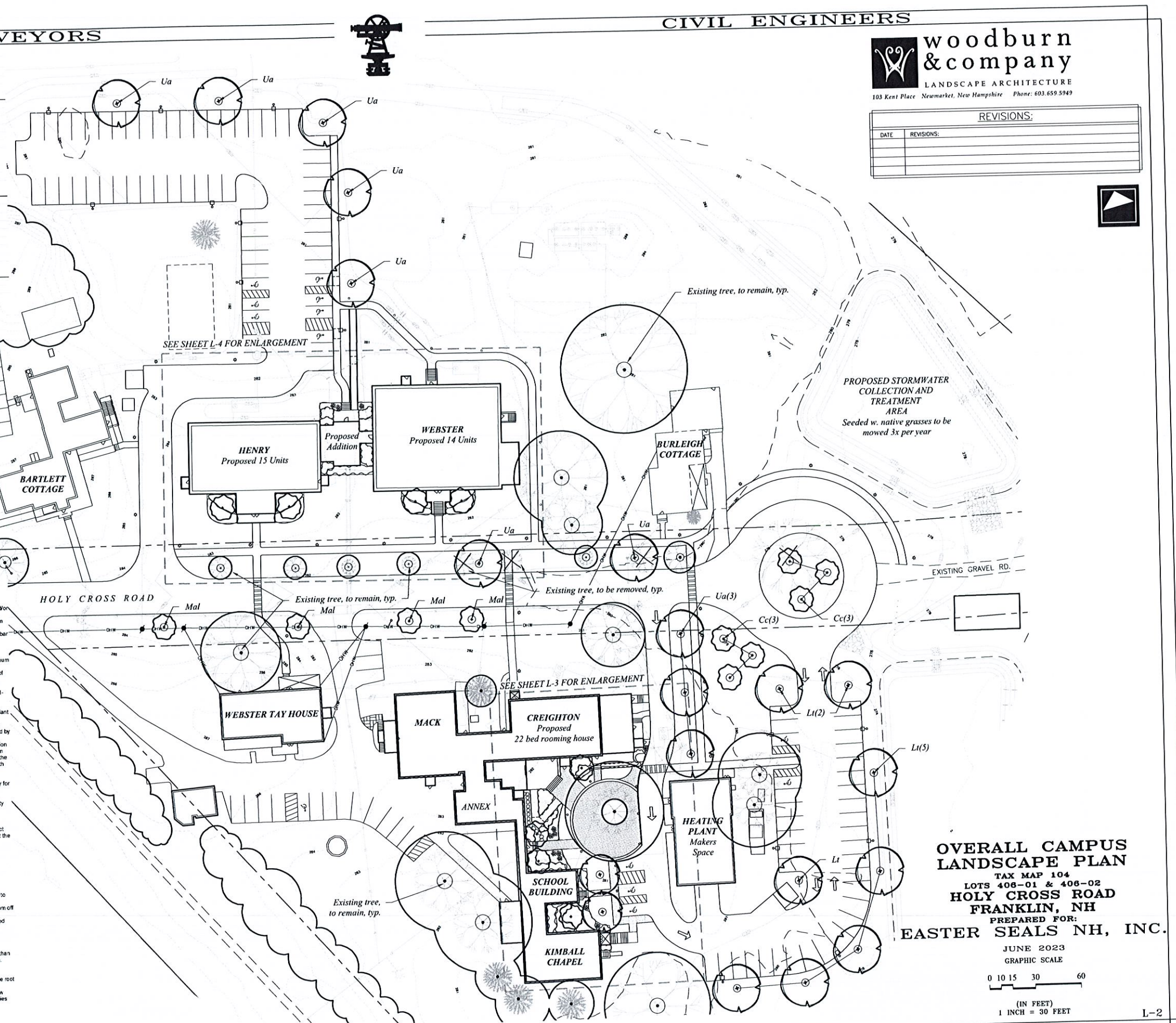
## Plant List

TREES					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Cc	Crataegus crus-galli 'Thornless'	Thornless Cockspur Hawthorn	4	2.5'-3' Cal	B&B
Ck	Comus kousa	Kousa Dogwood	4	2.5'-3' Cal	B&B
Lt	Liriodendron tulipifera	Tulip Tree	8	2.5'-3' Cal	B&B
Mag	Magnolia kobus 'Leonard Messel'	Leonard Messel Magnolia	2	2.5'-3' Cal	B&B
Mal	Malus 'Donald Wyman'	Donald Wyman Crabapple	4	2.5'-3' Cal	B&B
Sty	Styrax japonicus 'Shirokawa'	Japanese Snowbell	1	2.5'-3' Cal	B&B
Ua	Ulmus americana 'Princeton'	Princeton American Elm	10	2.5'-3' Cal	B&B
Z	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2	2.5'-3' Cal	B&B
SHRUBS					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Hc	Hibiscus syriacus 'Diana'	Diana Rose-of-Sharon	1	6-7' Ht.	B&B
Hy1	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	21	5 gal	
Hy2	Hydrangea arborescens 'Incrediball'	Incrediball Hydrangea	26	5 gal	Full to ground
Hy	Hei glabra 'Shamrock'	Shamrock Inkberry	47	5 gal	
Rus	Rhus aromatica 'Grow-Low'	Grow Low Sumac	9	5 gal	
Tax	Taxus media 'Ever-Low'	Ever-Low Yew	24	5 gal	
PERENNIALS, GROUNDCOVERS, VINES and ANNUALS					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
As	Asiatic 'Ostrich' Plum	Pink Asiatic	132	1 gal	
Hos	Hosta 'Great Expectations'	Great Expectations Hosta	14	1 gal	
Vm	Vincetoxicum 'Bowles'	Bowles Periwinkle	3200	3" plugs	plant 8" o.c.

REVISIONS:	
DATE	REVISIONS:

## Landscape Notes

- Design is based on drawings by Norway Plains dated June 2023 and may require adjustment due to actual field conditions.
- The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
- Erosion Control shall be in place prior to construction.
- Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
- The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
- It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
- Trees to remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not cut or trim the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portable toilets within the tree protection area.
- Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
- The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
- The Contractor shall procure any required permits prior to construction.
- Prior to any landscape construction activities Contractor shall test all existing loam and oam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
- Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
- The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock.
- A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
- All plants shall be legibly tagged with proper botanical name.
- The Contractor shall guarantee all plants for not less than one year from time of acceptance.
- Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
- No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
- All landscaping shall be provided with the following:
  - Outside hose attachments spaced a maximum of 150 feet apart, and
  - An underground irrigation system, or
  - A temporary irrigation system designed for a two-year period of plant establishment.
- If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
- The contractor is responsible for all plant material from the time their work commences until final acceptance. This includes but is not limited to maintaining all plants in good condition, the security of the plant material once delivered to the site, and watering of plants. Plants shall be appropriately watered prior to, during and after planting. It is the contractor's responsibility to provide clean water suitable for plant health from off site, should it not be available on site.
- Contractor shall provide an alternate price for irrigating all newly landscaped areas and resetting of any existing irrigation that will be disturbed during planting. Contractor shall provide irrigation design for review by Landscape Architect or Owner's Representative when awarded the project.
- All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
- Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and 1/2" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched to a 5' diameter min. saucer. Color of mulch shall be black.
- Drip strip shall extend to 8" beyond roof overhang and shall be edged with 3/16" thick metal edger.
- In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
- Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy. Within the sight distance triangles at vehicle intersections the canopies shall be raised to 8' min.
- Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
- Landscape Architect is not responsible for the means and methods of the contractor.



**OVERALL CAMPUS LANDSCAPE PLAN**  
TAX MAP 104  
LOTS 406-01 & 406-02  
HOLY CROSS ROAD  
FRANKLIN, NH  
PREPARED FOR:  
**EASTER SEALS NH, INC.**  
JUNE 2023  
GRAPHIC SCALE  
0 10 15 30 60  
(IN FEET)  
1 INCH = 30 FEET  
L-2



Do not heavily prune the tree at planting. Prune only cross-over limbs, co-dominant leaders, and broken or dead branches. Some interior twigs and lateral branches may be pruned; however, Do NOT remove the terminal buds of branches that extend to the edge of the crown.

Trees less than 3" in caliper shall be staked with three stakes per tree, spaced evenly around the trunk with 12 gauge wire. Plastic hose sections shall be used at attachment to trees. Each guy wire shall be flagged with a visual marker. 24" stakes or metal drive anchors shall be used to anchor the guy wires. Stakes/anchors shall be driven 12" min. outside the edge of the planting pit into stable soil. Remove all guying NO LATER than the end of the first growing season after planting.

Mark the north side of the tree in the nursery. Rotate the tree to face north at the site whenever possible.

4 in. high earth saucer beyond edge of root ball

2 in. max. Mulch. Do NOT place mulch in contact with tree trunk. Maintain the mulch weed-free for a minimum of three years after planting.

Tamp soil around root ball base firmly with foot pressure so that root ball does not shift.

Place root ball on unexcavated or tamped soil.

2 times the diameter of the root ball - Permeable area in which tree is to be planted shall be no less than a 3' wide radius from the base of the tree

Backfill with existing soil, in sandy and heavy clay soils add 20% max. by volume composted organic material to the existing soil.

Remove all twine, rope, wire, and burlap

If plant is shipped with a wire basket around the root ball, prior to planting, the contractor shall cut away the bottom of the wire basket, leaving the sides in place. Once the tree is placed and faced, the contractor shall remove the remainder of the wire basket and backfill the planting pit as noted above.

Each tree must be planted such that the original trunk flare is visible at the top of the root ball. Trees where the original trunk flare is not visible may be rejected. Do NOT cover the top of the root ball with soil.

Before planting Contractor shall inspect the rootball for the location of the original root flare. If the original root flare is not visible at the top of the root ball then the Contractor shall then gently remove from the top of the root ball any excess soil from nursery operations that may be covering the original root flare. All secondary and girdling roots shall be removed prior to planting. Trees with 4" or more of extraneous soil and/or adventitious roots greater than 1/8" shall be rejected. The tree shall be planted with the original root flare at or slightly (2-3") above surrounding finished grade.

6" Corrugated PVC tree sock

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

Tree Planting Detail, Typ.

Set shrub to display best face towards the primary view whenever possible.

2 in. max. mulch over the ball of the shrub. Maintain the mulch weed-free for a minimum of three years after planting.

Tamp soil around root ball base firmly with foot pressure so that root ball does not shift.

Place root ball on unexcavated or tamped soil.

2 times the diameter of the root ball

Backfill with existing soil, in sandy and heavy clay soils add 20% max. by volume composted organic material to the existing soil.

Remove all twine, rope, wire, and burlap from top half of root ball

Set top of root ball flush with surrounding grade

100 mm (4 in.) max mulch outside the saucer between shrubs in a bed. Maintain the mulch weed-free for a minimum of three years after planting.

Each shrub must be planted such that the trunk flare is visible at the top of the root ball. Shrubs where the trunk flare is not visible may be rejected.

Set shrub to display best face towards the primary view whenever possible.

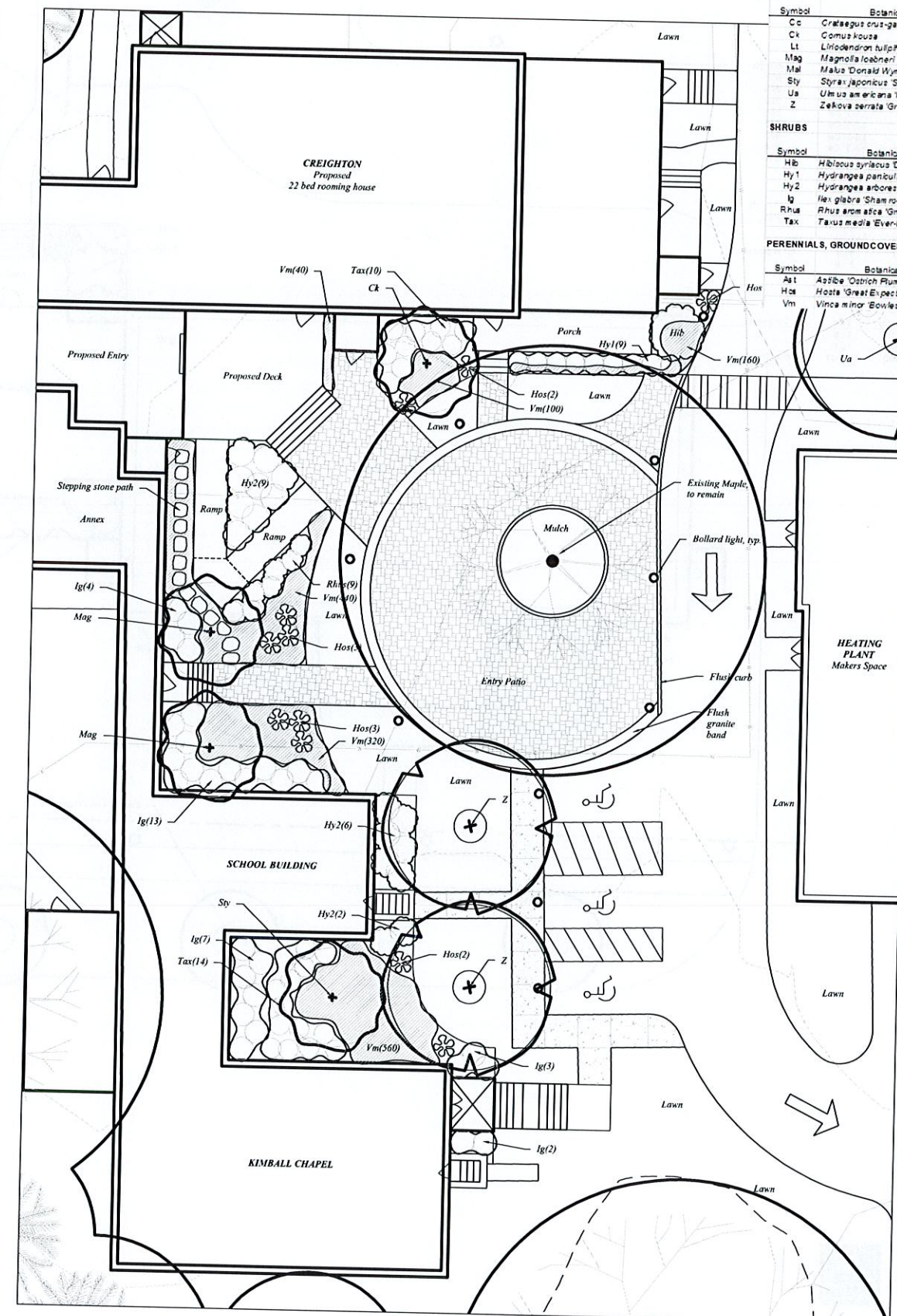
2 in. max. mulch over the ball of the shrub. Maintain the mulch weed-free for a minimum of three years after planting.

Tamp soil around root ball base firmly with foot pressure so that root ball does not shift.

Place root ball on unexcavated or tamped soil.

2 times the diameter of the root ball

Shrub Planting Detail, Typ.



Plant List

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Cc	Crataegus crus-galli 'Princed'	Thornless Cockspur Hawthorn	6	2.5-3' Cal	B&B
Ck	Comus kousa	Kousa Dogwood	6	2.5-3' Cal	B&B
Lt	Liriodendron tulipifera	Tulip Tree	6	2.5-3' Cal	B&B
Mag	Magnolia loebneri 'Leonard Messel'	Leonard Messel Magnolia	2	2.5-3' Cal	B&B
Mal	Malus 'Donald Wyman'	Donald Wyman Crabapple	4	2.5-3' Cal	B&B
Sty	Styrax japonicus 'Snowflake'	Japanese Snowball	1	2.5-3' Cal	B&B
Ua	Ulmus americana 'Princeton'	Princeton American Elm	10	2.5-3' Cal	B&B
Z	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2	2.5-3' Cal	B&B

SHRUBS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Hb	Hibiscus syriacus 'Diana'	Diana Rose-of-Sharon	1	6-7 Ht	B&B
Hy1	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	21	6 gal	
Hy2	Hydrangea arborescens 'Incrediball'	Incrediball Hydrangea	28	6 gal	
Ig	Ilex glabra 'Shamrock'	Shamrock Inkberry	47	6 gal	Full to ground
Rhu	Rhus aromatica 'Glow-Low'	Glow-Low Sumac	9	3 gal	
Tax	Taxus media 'Ever-Low'	Ever-Low Yew	24	6 gal	

PERENNIALS, GROUNDCOVERS, VNES and ANNUALS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
As1	Aspidistra 'Ostrich Plume'	Pink Aspidistra	132	1 gal	
Hos	Hosta 'Great Expectations'	Great Expectations Hosta	14	1 gal	
Vm	Vinca minor 'Bowles'	Bowles Periwinkle	3200	3" plugs	plant 6" o.c.

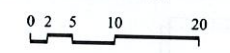
**woodburn & company**  
LANDSCAPE ARCHITECTURE  
103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

REVISIONS:	
DATE	REVISIONS:

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

31 Mooney Street, Alton, N.H. 603-875-3948

**CREIGHTON MACK ENTRY LANDSCAPE PLAN**  
TAX MAP 104  
LOTS 406-01 & 406-02  
HOLY CROSS ROAD  
FRANKLIN, NH  
PREPARED FOR:  
**EASTER SEALS NH, INC.**  
JUNE 2023  
GRAPHIC SCALE

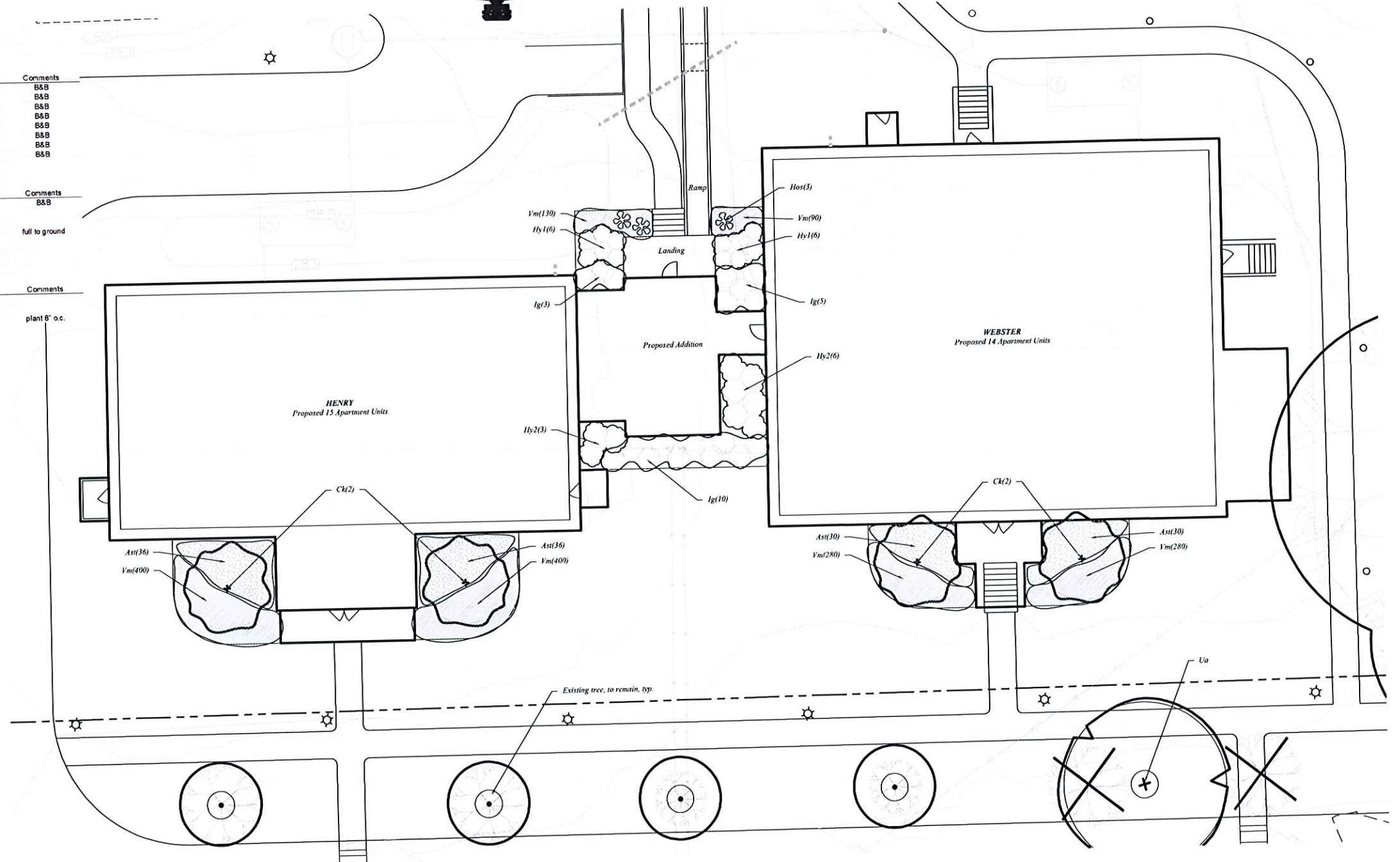


(IN FEET)  
1 INCH = 10 FEET



Plant List

TREES					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Cc	<i>Crataegus crus-galli</i> 'Inermis'	Thornless Cockspur Hawthorn	6	2.5-3" Cal	B&B
Ck	<i>Cornus kousa</i>	Kousa Dogwood	5	2.5-3" Cal	B&B
Lt	<i>Liriodendron tulipifera</i>	Tuliptree	8	2.5-3" Cal	B&B
Mag	<i>Magnolia loebneri</i> 'Leonard Messel'	Leonard Messel Magnolia	2	2.5-3" Cal	B&B
Mal	<i>Malus 'Donald Wyman'</i>	Donald Wyman Crabapple	4	2.5-3" Cal	B&B
Sty	<i>Syrax japonicus</i> 'Snowcone'	Japanese Snowbell	1	2.5-3" Cal	B&B
Ua	<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	10	2.5-3" Cal	B&B
Z	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	2	2.5-3" Cal	B&B
SHRUBS					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Hib	<i>Hibiscus syriacus</i> 'Diana'	Diana Rose-of-Sharon	1	6-7' Ht	B&B
Hy1	<i>Hydrangea paniculata</i> 'Bobo'	Bobo Hydrangea	21	5 gal	
Hy2	<i>Hydrangea arborescens</i> 'Incrediball'	Incrediball Hydrangea	26	5 gal	full to ground
Ig	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	47	5 gal	
Rhus	<i>Rhus aromatica</i> 'Grow-Low'	Grow Low Sumac	9	3 gal	
Tax	<i>Taxus media</i> 'Ever-Low'	Ever-Low Yew	24	5 gal	
PERENNIALS, GROUNDCOVERS, VINES and ANNUALS					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Ast	<i>Astilbe 'Ostrich Plume'</i>	Pink Astilbe	132	1 gal	
Hos	<i>Hosta 'Great Expectations'</i>	Great Expectations Hosta	14	1 gal	
Vm	<i>Vinca minor</i> 'Bowles'	Bowles Periwinkle	3200	3" plugs	plant 8" o.c.



**woodburn & company**  
LANDSCAPE ARCHITECTURE  
103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

REVISIONS:	
DATE	REVISIONS:

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

**HENRY WEBSTER  
LANDSCAPE PLAN**  
TAX MAP 104  
LOTS 406-01 & 406-02  
**HOLY CROSS ROAD**  
**FRANKLIN, NH**  
PREPARED FOR:  
**EASTER SEALS NH, INC.**

JUNE 2023  
GRAPHIC SCALE  
0 2 5 10 20  
(IN FEET)  
1 INCH = 10 FEET



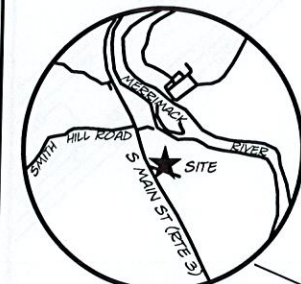
# LAND SURVEYORS

# CIVIL ENGINEERS

- LEGEND**
- MONUMENT
  - BOUND
  - NO MONUMENT FOUND OR SET
  - PROPERTY LINE
  - SETBACK LINE
  - - - EASEMENT

**ABBREVIATION LEGEND:**  
 CH - CHAIN  
 GBF - GRANITE BOUND FOUND  
 SBF - STONE BOUND FOUND  
 PF - IRON PIPE FOUND  
 RF - IRON ROD FOUND  
 RBF - REBAR FOUND  
 RBS - REBAR WITH ID CAP SET  
 (42") - DIAMETER HEIGHT OF THE MONUMENT  
 TM - TAX MAP & LOT NUMBER  
 MCRD - MERRIMACK COUNTY REGISTER OF DEEDS

**MONUMENT IDENTIFICATION INSCRIPTIONS:**  
 "NPA" - NORWAY PLAINS ASSOCIATES



"RACHEL INGHAM ISLAND"

TAX MAP 103 LOT 407  
 THE FIVE REVOCABLE TRUST  
 DANIEL L. FIFE, TRUSTEE  
 921 SOUTH MAIN STREET  
 FRANKLIN, NH 03235  
 MCRD BOOK 3582 PAGE 2082

TAX MAP 104 LOT 03  
 NISCOE REVOCABLE TRUST  
 PATRICIA A. NISCOE, TRUSTEE  
 15 DOUGLASS DRIVE  
 FRANKLIN, NH 03235  
 MCRD BOOK 3578 PAGE 1240

TAX MAP 104 LOT 04

TAX MAP 104 LOT 01  
 KATHLEEN ANN LANDRY PIERCE  
 KEITH PIERCE  
 916 SOUTH MAIN STREET  
 FRANKLIN, NH 03235  
 MCRD BOOK 3733 PAGE 2389

OLD BOSTON & MAINE R.O.W.  
 NEW LAND OF STATE OF NEW HAMPSHIRE  
 MCRD BOOK 1792 PAGE 1376  
 (PER REF PLAN #2)

TAX MAP 104 LOT 04

TAX MAP 104 LOT 05

TAX MAP 104 LOT 06

TAX MAP 104 LOT 404  
 THE FIVE REVOCABLE TRUST  
 DANIEL L. FIFE, TRUSTEE  
 921 SOUTH MAIN STREET  
 FRANKLIN, NH 03235  
 MCRD BOOK 3578 PAGE 2082  
 (SEE NOTE #9 FOR SEWER EASEMENT)

TAX MAP 104 LOT 10  
 DANIEL L. FIFE  
 SUSAN L. FIFE  
 921 SOUTH MAIN STREET  
 FRANKLIN, NH 03235  
 MCRD BOOK 2812 PAGE 339  
 (SEE NOTE #9 FOR SEWER EASEMENT)

CONSERVATION EASEMENT AREA  
 TAX MAP 104 LOT 406  
 EASTER SEALS NEW HAMPSHIRE, INC.  
 555 AUBURN STREET  
 MANCHESTER, NH 03103  
 (PER REF. PLAN #3)  
 MCRD BOOK 3801 PAGE 1081

TAX MAP 104 LOT 406  
 THE FIVE REVOCABLE TRUST  
 DANIEL L. FIFE, TRUSTEE  
 921 SOUTH MAIN STREET  
 FRANKLIN, NH 03235  
 MCRD BOOK 3582 PAGE 2082



FILE NO. 533  
 PLAN NO. C-3369  
 DWG. NO. 22380 SP-1

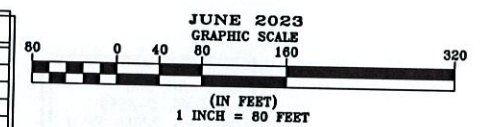
31 MOONEY STREET, ALTON, NH 603-875-3948

**NORWAY PLAINS ASSOCIATES, INC.**

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

REVISIONS:	
DATE	REVISIONS

**SEPTIC SYSTEM DESIGN PLAN  
 LOT SKETCH**  
 TAX MAP 104  
 LOTS 406-01 & 406-02  
 HOLY CROSS ROAD  
 FRANKLIN, NH  
 PREPARED FOR:  
**EASTER SEALS NH, INC.**



## NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF THE 104 LOTS 406-01 & 406-02.
- TOTAL PARCEL AREA: MAP 104, LOT 406-01 10.51 ACRES  
 MAP 104, LOT 406-02 5.16 ACRES
- PARCEL IS ZONED CONSERVATION
- MINIMUM LOT REQUIREMENTS: LOT SIZE = 225,000, FRONTAGE = 400'
- BUILDING SETBACKS: FY. = 50', SY. = 25', RY. = 25'  
 (ULTIMATE CERTIFICATION AND VERIFICATION OF THE ZONE DESIGNATION AND APPLICABLE LOCATION OF BUILDING SETBACK REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE ZONING OFFICER IN THE SUBJECT MUNICIPALITY.)
- THE LOTS ARE SERVICED BY THE MUNICIPAL WATER SYSTEM AND AN ON-SITE SEPTIC SYSTEM.
- THE PROPOSED LOT PARTIALLY LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 01/19/2010 COMMUNITY PANEL 330113 PANELS 167 & 169 OF 705.
- HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD83
- LOTS 104-404 & 104-10 HAVE THE RIGHT TO CONNECT SEWAGE PIPES INTO THE SEWAGE SYSTEM ON TAX MAP 104-406-01. PER REF. PLAN #3 - MCRD 874 PAGE 20
- LOTS 104-406-01 & 104-406-02 HAVE THE RIGHT TO DRAW WATER FROM A RESERVOIR ON TAX MAP 104-10 AND THE RIGHT TO MAINTAIN PIPES THAT CONNECT TO SAID RESERVOIR. PER REF. PLAN #3 - MCRD 874 PAGE 20

## REFERENCE PLANS:

- "SUBDIVISION PLAN - LAND OF NH TRUST FOR PUBLIC LAND" DATED: MAY 31ST 2006 BY: BURD ENGINEERING ASSOC. RECORDED: MCRD PLAN # 17958
- "ALTA/ACSM LAND TITLE SURVEY - LAND OF MOUNT SAID JOSEPH CORP. AKA SISTERS OF THE HOLY CROSS, INC." DATED: OCTOBER 16TH, 2003 BY: BURD ENGINEERING ASSOC. RECORDED: MCRD PLAN # 17463
- "EASEMENT PLAN - LAND OF TRUST FOR PUBLIC LAND" DATED: JULY 24, 2006 BY: BURD ENGINEERING ASSOC. RECORDED: MCRD PLAN # 18084
- "RIGHT OF WAY AND TRACK MAP, NORTHERN R.R. OPERATED BY THE BOSTON AND MAINE R.R." SHEETS V.32-1116 & V.32-1117 DATED: JUNE 30, 1914 BY: OFFICE OF VALUATION ENGINEER

## REFERENCE DEEDS:

- SUBJECT DEED - MCRD BOOK 3801 PAGE 1081 - AUG. 3, 2022
- PRESERVATION EASEMENT - MCRD BOOK 2967 PAGE 438 - FEB. 7, 2002
- R.O.W. AGREEMENT FOR FIFE (EXACT LOCATION UNKNOWN) - MCRD BOOK 874 PAGE 20 - NOV. 10, 1960
- STEWARDSHIP AGREEMENT FOR STABILIZATION & PLANNING/ENGINEERING OF WEBSTER FARM BUILDINGS - MCRD BOOK 2888 PAGE 1834 - MAY 3, 2006
- RIGHTS, RESERVATIONS, RESTRICTIONS, & EASEMENTS - MCRD BOOK 2796 PAGE 657 - JULY 6, 2005
- BOUNDARY LINE AGREEMENT BETWEEN LOTS 104-406-01 & 104-01 - MCRD BOOK 1792 PAGE 1123 - JUNE 2, 1989
- SEWER EASEMENT - MCRD BOOK 1766 PAGE 863 - JAN 4, 1989
- SEWAGE EASEMENT BENEFITING LOTS 104-10 & 104-404 - MCRD 874 PAGE 20 - NOV. 10, 1960

SSD-1



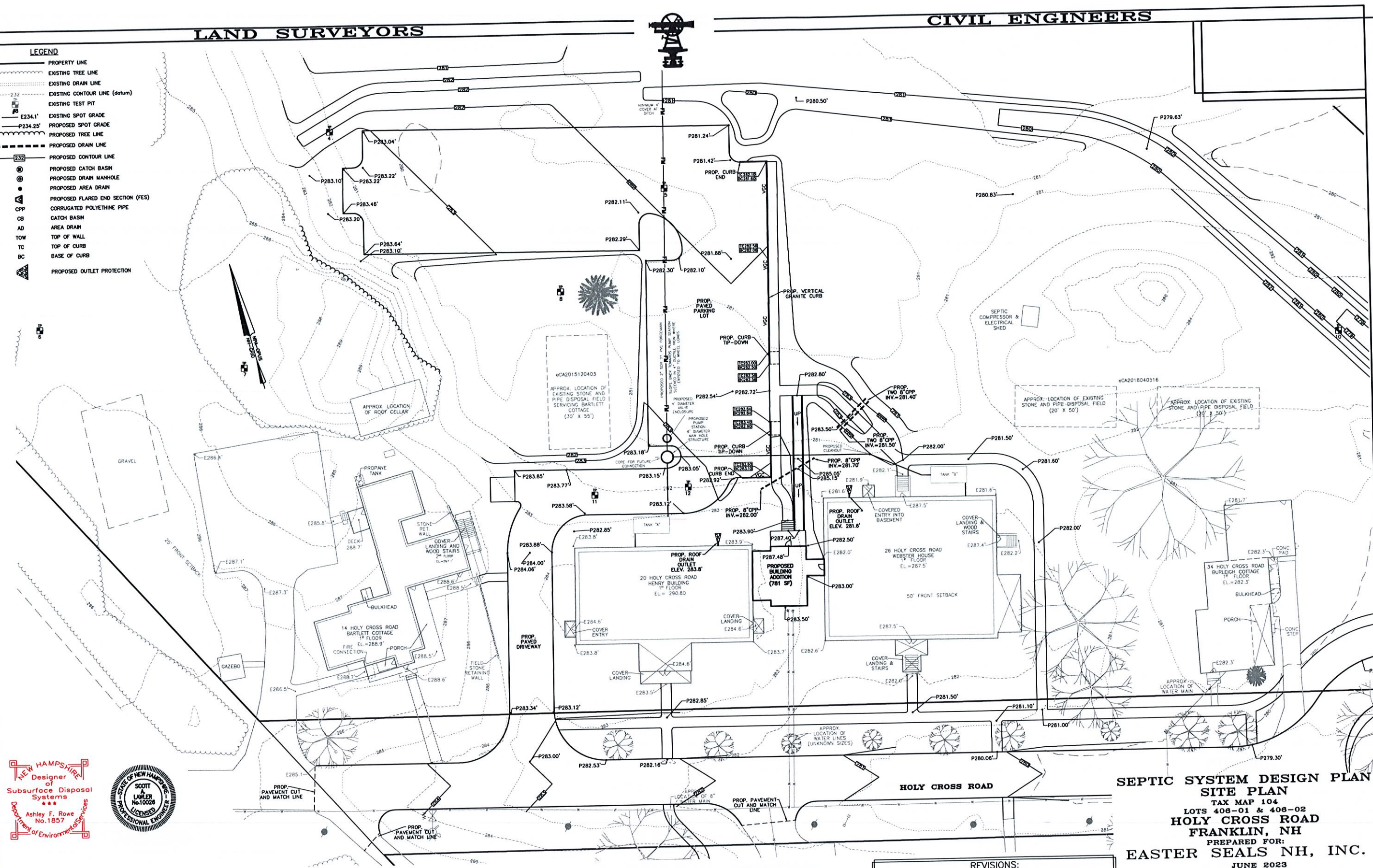
Drawing Location: M:\2022\22380\DWG\22380 SP-1 SSD.dwg  
Tue 06 Jun 2023 - 2:49pm

LAND SURVEYORS

CIVIL ENGINEERS

LEGEND

- PROPERTY LINE
- EXISTING TREE LINE
- EXISTING DRAIN LINE
- EXISTING CONTOUR LINE (datum)
- EXISTING TEST PIT
- E234.1' EXISTING SPOT GRADE
- P234.25' PROPOSED SPOT GRADE
- PROPOSED TREE LINE
- PROPOSED DRAIN LINE
- PROPOSED CONTOUR LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED FLARED END SECTION (FES)
- CORRUGATED POLYETHYLENE PIPE
- CATCH BASIN
- AREA DRAIN
- TOP OF WALL
- TOP OF CURB
- BASE OF CURB
- PROPOSED OUTLET PROTECTION



NEW HAMPSHIRE  
Designer  
of  
Subsurface Disposal  
Systems  
\*\*\*  
Ashley F. Rowe  
No. 1857  
Department of Environmental Services



FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

REVISIONS:	
DATE	REVISIONS

SEPTIC SYSTEM DESIGN PLAN  
SITE PLAN  
TAX MAP 104  
LOTS 408-01 & 408-02  
HOLY CROSS ROAD  
FRANKLIN, NH  
PREPARED FOR:  
EASTER SEALS NH, INC.

JUNE 2023  
GRAPHIC SCALE  
20 0 10 20 40 60  
(IN FEET)  
1 INCH = 20 FEET

SSD-2



Drawing Location: W:\2023\22380\DWG\22380 SP-1 SSD.dwg  
Date: 06 Jun 2023 - 2:49pm

# LEGEND

- PROPERTY LINE
- EXISTING TREE LINE
- EXISTING DRAIN LINE
- EXISTING CONTOUR LINE (datum)
- EXISTING TEST PIT
- E234.1' EXISTING SPOT GRADE
- P234.25' PROPOSED SPOT GRADE
- PROPOSED TREE LINE
- PROPOSED DRAIN LINE
- P232' PROPOSED CONTOUR LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED FLARED END SECTION (FES)
- CORRUGATED POLYETHYLENE PIPE
- CATCH BASIN
- AREA DRAIN
- TOP OF WALL
- TOP OF CURB
- BASE OF CURB
- PROPOSED OUTLET PROTECTION

LAND SURVEYORS

CIVIL ENGINEERS

250' SHORELAND ZONE

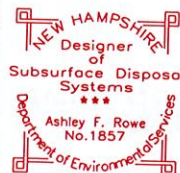
THERE ARE NO WELLS, POORLY DRAINED SOILS, OR SURFACE WATERS WITHIN 75' OF THE PROPOSED SYSTEM.

PROPOSED FIELD  
13 ROWS OF 12 - 8' BY 8' CONCRETE CHAMBERS  
156 TOTAL CHAMBERS

THE CONTRACTOR MAY UTILIZE REMOTE VENTING TO RELOCATE BOTH THE HIGH AND LOW VENT TO A MORE AESTHETICALLY PLEASING LOCATION. SEE THE REMOTE VENTING DETAIL ON SHEET SSD-3. A MINIMUM 13' VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN THE TWO VENTS.

AJ FOSS 14 OUTLET  
PRECAST CONCRETE DISTRIBUTION BOX  
INVERT IN ELEV. 282.80'  
INVERT OUT ELEV. 282.72'

PROPOSED 2" x 20' x 11' PVC FORCEMAIN  
SOIL BACK FILL TO BE PLACED IN 4' MINIMUM  
DITCHES TO BE MAINTAINED TO WELL LAND



FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

31 Mooney Street, Alton, N.H. 603-875-3948

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

## REVISIONS:

DATE	REVISIONS:

SEPTIC SYSTEM DESIGN PLAN  
SITE PLAN  
TAX MAP 104  
LOTS 406-01 & 406-02  
HOLY CROSS ROAD  
FRANKLIN, NH  
PREPARED FOR:  
EASTER SEALS NH, INC.

JUNE 2023  
GRAPHIC SCALE  
(IN FEET)  
1 INCH = 20 FEET

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

SSD-3



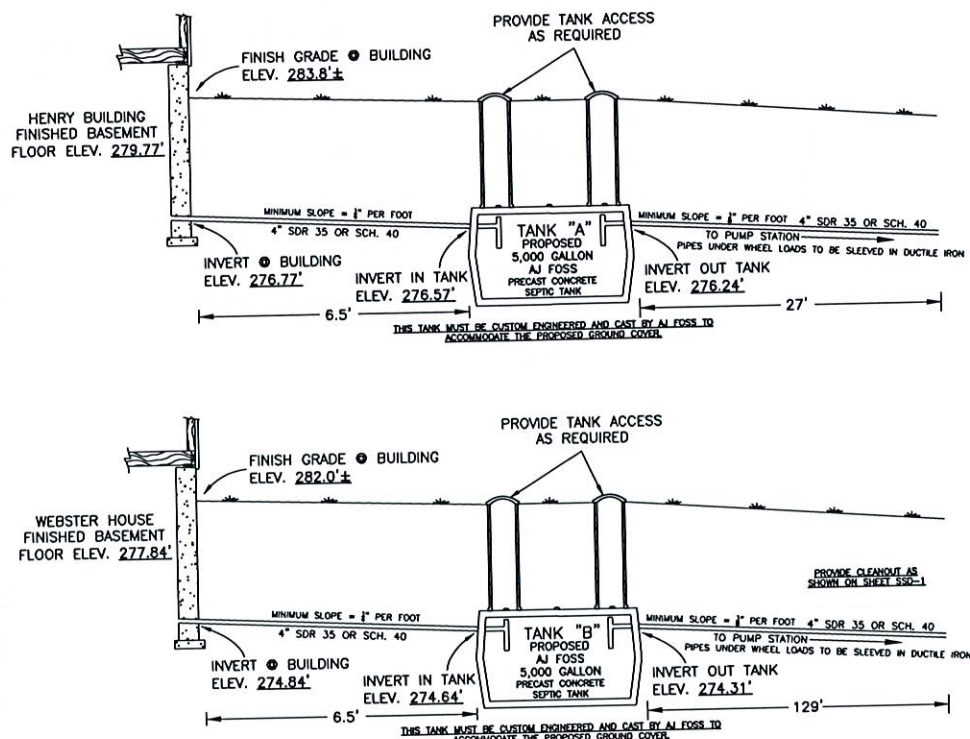
Drawing Location: W:\2023\22380\DWG\22380 SP-1 SSD.dwg  
Tues, 06 Jun 2023 - 2:49pm

## LAND SURVEYORS



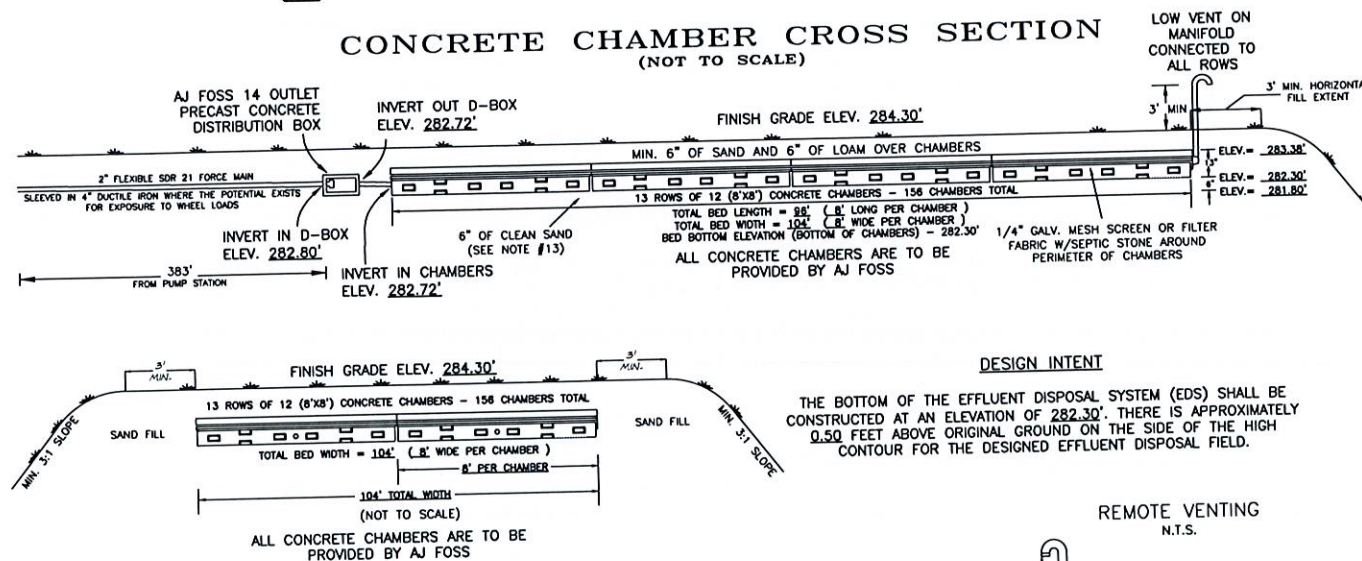
## CIVIL ENGINEERS

### SEPTIC TANK CROSS SECTION (NOT TO SCALE)



SEE PUMP STATION DETAIL ON  
SHEET SSD-5

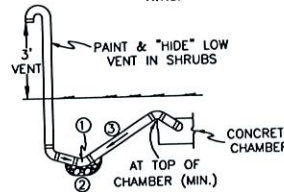
### CONCRETE CHAMBER CROSS SECTION (NOT TO SCALE)



#### DESIGN INTENT

THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM (EDS) SHALL BE CONSTRUCTED AT AN ELEVATION OF 282.30'. THERE IS APPROXIMATELY 0.50 FEET ABOVE ORIGINAL GROUND ON THE SIDE OF THE HIGH CONTOUR FOR THE DESIGNED EFFLUENT DISPOSAL FIELD.

#### REMOTE VENTING N.T.S.



#### GENERAL NOTES:

1. THE INSTALLER, LICENSED BY THE STATE OF NEW HAMPSHIRE, IS RESPONSIBLE FOR THE LAYOUT OF THE PROPOSED LEACH FIELD.
2. BEFORE INSTALLATION, INSTALLER MUST VERIFY ALL ELEVATIONS AND DISTANCES. IF SYSTEM HAS EXISTING BUILDINGS, ALL PLUMBING ELEVATIONS MUST BE CHECKED.
3. CONTACT DESIGNER IF ANY DISCREPANCIES ARE FOUND.
4. THE SYSTEM IS NOT DESIGNED FOR GARBAGE GRINDERS.
5. THE SYSTEM SHALL BE VENTED THROUGH BUILDING PLUMBING AS REQUIRED BY BUILDING CODE AND THE REQUIRED 3' FIELD VENT AND 13' D-BOX VENT.
6. THE INSTALLER OF THIS SYSTEM MUST BE LICENSED BY THE STATE OF NEW HAMPSHIRE.
7. DISPOSAL SYSTEM AREAS ARE TO BE RAKED (SCARIFIED) BEFORE INSTALLATION OF STONE. ALL STONES EXCEEDING 6 INCHES IN DIAMETER, ALL LOAM OR FOREIGN MATERIAL ENCOUNTERED DURING EXCAVATION ARE TO BE REMOVED FROM THE LEACHING AREA BED SURFACE.
8. FINISHED SURFACE OF THE LEACHING AREA SHALL BE GRADED TO ASSURE WATER RUN-OFF.
9. ALL DISTURBED AREAS TO BE LOAMED, SEEDING AND MAINTAINED TO PREVENT EROSION.
10. THIS IS NOT THE RESULT OF A BOUNDARY SURVEY. LIABILITY FOR ACTIONS UNDERTAKEN IN RELIANCE UPON THIS PLAN, INsofar AS THEY RELATE TO THE SETBACKS FROM PROPERTY OR RIGHT-OF-WAY LINES, RESTS SPECIFICALLY WITH THE INSTALLER AND/OR OWNER.
11. DESIGNER SHALL BE NOTIFIED OF ANY CONDITIONS CONTRARY TO THOSE DEPICTED ON THIS PLAN.
12. APPROVED SEPTIC STONE SHALL BE ONE NOMINAL SIZE WITHIN THE RANGE OF 3/4" TO 2 1/2" AND FREE OF FINES, IN ACCORDANCE WITH THE FOLLOWING:

SIZE	PERCENT PASSING (BY WEIGHT)
2"	100
1 1/2"	90-100
3/4"	0-20
4"	0-5
#200	0-1.5

13. CONCRETE CHAMBERS SHALL BE CONSTRUCTED ON A 6-INCH LEVEL BED OF MEDIUM TO COARSE TEXTURED SAND, WITH AN EFFECTIVE SIZE OF 0.25 TO 2.0 MM, NO GREATER THAN 5% PASSING THE NUMBER 200 SIEVE, AND NO PARTICLES GREATER THAN 3/4 INCH; OR MATERIALS MEETING THE ASTM C-33 SPECIFICATION.

14. WETLANDS WERE DELINEATED ON THE BASIS OF HYDROPHOTIC VEGETATION, HYDRIC SOILS, AND WETLANDS HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, JANUARY 1987. THE HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. (SEE ENV-WS 1014.03 DELINEATION OF WETLANDS; HYDRIC SOILS DETERMINATION)

- IN TERMS OF RESPONSIBILITY FOR THE DELINEATIONS SHOWN, EITHER THE DESIGNER IS RESPONSIBLE FOR THEM (CONDUCTED BY THE DESIGNER) OR THE PLANS MUST BE STAMPED BY A CERTIFIED WETLANDS SCIENTIST.

15. PROPER MAINTENANCE AND CARE ARE REQUIRED FOR SEPTIC SYSTEM TO FUNCTION PROPERLY. THE FOLLOWING ARE SOME ITEMS THAT MAY SHORTEN SYSTEM LIFE:

- SOME WATER SOFTENERS/PURIFIERS
- HOT TUBS
- GARBAGE DISPOSAL UNITS
- SOME CLEANERS
- EXCESSIVE USE OF WATER
- TOXIC CHEMICALS

TANK SHOULD BE INSPECTED AT LEAST ONCE A YEAR AND CLEANED WHEN NECESSARY.

15. UNLESS OTHERWISE SHOWN HEREON, THERE ARE NO CEMETERIES OR BURIAL GROUNDS WITHIN 100' OF ANY COMPONENT OF THE PROPOSED SYSTEM.

#### PROPOSED PHASE ONE SEWAGE LOADING:

HENRY BUILDING: FIFTEEN (15) ONE BEDROOM UNITS  
15 UNITS X 225 GALLONS PER DAY = 3,375 GALLONS PER DAY  
WEBSTER HOUSE: SEVEN (7) ONE BEDROOM UNITS & SEVEN (7) TWO BEDROOM UNITS  
7 UNITS X 225 GALLONS PER DAY = 1,575 GALLONS PER DAY  
7 UNITS X 300 GALLONS PER DAY = 2,100 GALLONS PER DAY  
TOTAL COMBINED DOMESTIC FLOW: = 7,050 GALLONS PER DAY

THIS SYSTEM HAS BEEN DESIGN TO ACCOMMODATE FLOWS FROM TWO ADDITIONAL SOURCES, BOTH OF WHICH WILL BE CONSTRUCTED AS A PART OF PHASE TWO OF THIS PROJECT, AND WILL CONNECT TO THIS SYSTEM WITH A COLLECTION SYSTEM TIE-IN APPROVAL.

#### PROPOSED PHASE TWO SEWAGE LOADING:

VA MEDICAL CLINIC: 1,500 GALLONS PER DAY  
EQUINE CENTER (DOMESTIC WASTE ONLY): 300 GALLONS PER DAY

TOTAL PROPOSED LOADING (PHASE ONE & PHASE TWO):  
3,375 + 1,575 + 2,100 + 1,500 + 300 = 8,850 GALLONS PER DAY

#### BED SIZE CALCULATIONS:

(BASED UPON A PERC. RATE OF 10 MINUTES PER INCH)  
8,850 GALLONS PER DAY / 100 GALLONS PER DAY = 88.5  
88.5 X 185 SQUARE FEET = 16,373 SQUARE FEET OF STONE & PIPE REQUIRED  
16,373 SQUARE FEET X 0.60 (40% ALLOWABLE STONE AND PIPE REDUCTION) = 9,824  
9,824 SQUARE FEET OF CONCRETE CHAMBERS PROVIDED  
156 - 8' X 8' CONCRETE CHAMBERS PROVIDED = 9,984 SQUARE FEET OF CONCRETE CHAMBERS PROVIDED

#### TANK SIZE CALCULATIONS:

(70% OF DAILY FLOW = 2,000 GALLONS)  
HENRY BUILDING: 3,375 GALLONS PER DAY X 0.7 = 2,363 + 2,000 = 4,363 GALLONS REQUIRED  
5,000 GALLONS PROVIDED  
WEBSTER HOUSE: 3,675 GALLONS PER DAY X 0.7 = 2,573 + 2,000 = 4,573 GALLONS REQUIRED  
5,000 GALLONS PROVIDED

#### LOT LOADING CALCULATIONS:

(TAX MAP 104, LOT 408-01 ONLY)  
THE ENTIRE SITE IS COMPRISED OF ONDWA FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES  
(GROUP 2, A/B SLOPE SOILS)  
SOIL FACTOR FOR GROUP 2, A/B SLOPE SOILS: 1.3

TOTAL LOT AREA: 10.51 ACRES  
AREA OF STEEP SLOPES: 0.00 ACRES  
AREA OF WETLAND SOILS: 0.00 ACRES  
AREA OF ON LOT WELL RADIUS: 0.00 ACRES

NET LAND AREA USABLE FOR LOADING CALCULATIONS: 10.51 ACRES  
10.51 ACRES X 2,000 GALLONS PER DAY = 21,020 GALLONS PER DAY  
21,020 / 1.3 SOIL FACTOR = 16,169 GALLONS PER DAY ALLOWABLE ON LOT 408-01

SEWAGE LOAD GENERATED BY BARTLETT COTTAGE (eCA2015120403)  
1,260 GALLONS PER DAY

SEWAGE LOAD GENERATED BY BUILDING LOCATED ON LOT 408-02 (eCA2018040516)  
3,500 GALLONS PER DAY

ADDITIONAL SEWAGE LOAD PROPOSED BY THIS DESIGN TO SERVICE THE WEBSTER HOUSE, HENRY BUILDING AND FUTURE DEVELOPMENT  
8,850 GALLONS PER DAY

TOTAL PROPOSED SEWAGE LOAD: 13,610 GALLONS PER DAY  
TOTAL ALLOWABLE SEWAGE LOAD: 16,169 GALLONS PER DAY

#### WATER SUPPLY:

THIS FACILITY IS SERVED BY MUNICIPAL WATER PROVIDED BY THE CITY OF FRANKLIN.  
FRANKLIN WATER WORKS  
43 WEST BOW STREET, FRANKLIN, NH  
PUBLIC WATER SUPPLY ID: 0851010

#### TEST PIT DATA:

TEST PITS PERFORMED ON APRIL 24, 2023 BY:  
JOSEPH W. NOEL, NH CERTIFIED SOIL SCIENTIST #017, &  
ASHLEY F. ROWE, NH DESIGNER OF SUBSURFACE DISPOSAL SYSTEMS #1857.

#### TEST PIT 1: (USED FOR DESIGN)

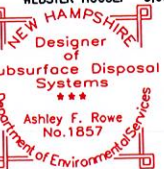
- Ap 0' - 11" DARK BROWN (10YR3/3) VERY FINE SANDY LOAM, FRIABLE, GRANULAR.  
Bw 11" - 20" DARK YELLOWISH BROWN (10YR4/6) VERY FINE SANDY LOAM, FRIABLE, MASSIVE TO BLOCKY.  
BC 20" - 42" LIGHT YELLOWISH BROWN (10YR6/4) LOAMY VERY FINE SAND, FRIABLE, MASSIVE.  
C1 42" - 52" LIGHT OLIVE BROWN (2.5Y5/3) VERY FINE SAND, FRIABLE, MASSIVE, COMMON DISTINCT REDOXIMORPHIC FEATURES.  
C2 52" - 82" LIGHT OLIVE BROWN (2.5Y5/3) VERY FINE SANDY LOAM, FRIABLE, MASSIVE, COMMON DISTINCT REDOXIMORPHIC FEATURES.

SEASONAL HIGH WATER TABLE AT 42"  
OBSERVED WATER TABLE: NONE TO 82"  
RESTRICTIVE HORIZON: NONE TO 82"  
BEDROCK: NONE TO 82"  
SOIL SERIES: ONDWA  
PERCOLATION: 10 MINUTES PER INCH AT 30"

#### TEST PIT 2:

- Ap 0' - 10" DARK BROWN (10YR3/3) LOAMY VERY FINE SAND, FRIABLE, GRANULAR.  
Bw 10" - 36" DARK YELLOWISH BROWN (10YR4/6) LOAMY VERY FINE SAND, FRIABLE, MASSIVE TO BLOCKY.  
BC 36" - 44" LIGHT OLIVE BROWN (2.5Y5/4) VERY FINE SAND, FRIABLE, MASSIVE.  
C1 44" - 81" LIGHT OLIVE BROWN (2.5Y5/3) VERY FINE SAND, FRIABLE, MASSIVE, COMMON DISTINCT REDOXIMORPHIC FEATURES.  
C2 81" - 108" OLIVE GRAY (5Y5/2) VERY FINE SAND, FRIABLE, MASSIVE, COMMON DISTINCT REDOXIMORPHIC FEATURES.

SEASONAL HIGH WATER TABLE AT 44"  
OBSERVED WATER TABLE: NONE TO 108"  
RESTRICTIVE HORIZON: NONE TO 108"  
BEDROCK: NONE TO 108"  
SOIL SERIES: ONDWA  
PERCOLATION: 10 MINUTES PER INCH AT 30"



FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

I CERTIFY THAT THE SUBSURFACE DISPOSAL SYSTEM PROPOSED ON THIS PLAN IS IN COMPLIANCE WITH ALL THE CURRENT LOCAL REGULATION AND ORDINANCES OF THE TOWN OF FRANKLIN IN EFFECT THE DATE OF THIS PLAN.

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

REVISIONS:	
DATE	REVISIONS

# NORWAY PLAINS ASSOCIATES, INC.

SEPTIC SYSTEM DESIGN PLAN  
NOTES & DETAILS  
TAX MAP 104  
LOTS 408-01 & 408-02  
HOLY CROSS ROAD  
FRANKLIN, NH  
PREPARED FOR:  
EASTER SEALS NH, INC.  
JUNE 2023

2 Continental Blvd., Rochester, N.H. 603-335-3948

SSD-4





## REVISIONS:

DATE	REVISIONS:

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF PUMP CHAMBER, PUMP, AND CONTROL PANEL TO NORWAY PLAINS ASSOCIATES, INC. PRIOR TO ORDERING AND DELIVERY. ENGINEER APPROVAL REQUIRED PRIOR TO ORDERING.

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

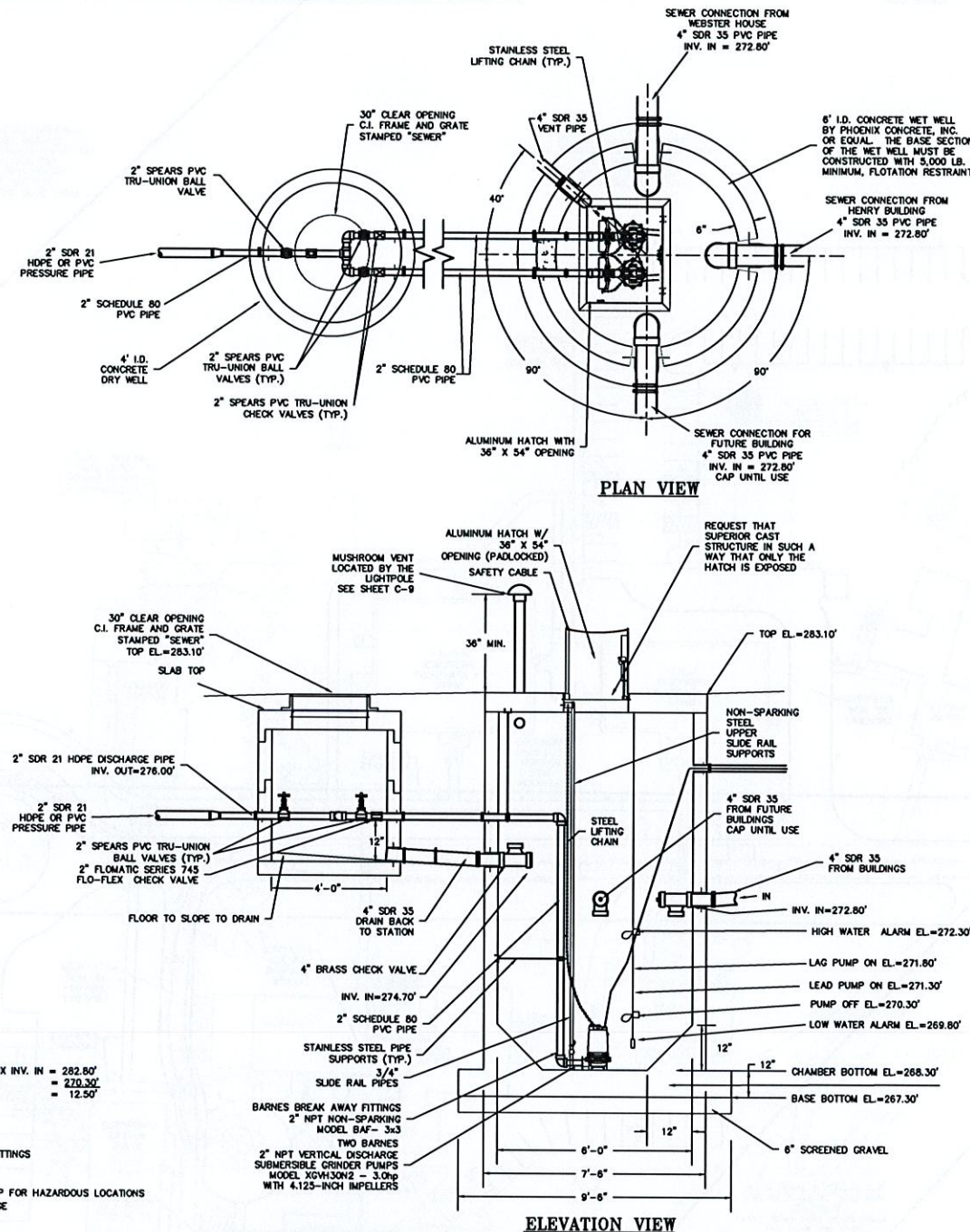
## PUMP STATION NOTES

- HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF AN OVERLAPPING TYPE, SEALED FOR WATER-TIGHTNESS USING A DOUBLE ROW OF AN ELASTOMERIC OR MASTIC-LIKE SEALANT.
- PIPE TO MANHOLE JOINTS SHALL BE AS FOLLOWS:
  - ELASTOMERIC, RUBBER SLEEVE WITH WATERTIGHT JOINTS AT THE MANHOLE OPENING AND PIPE SURFACES;
  - CAST INTO THE WALL OR SECURED WITH STAINLESS STEEL CLAMPS;
  - ELASTOMERIC SEALING RING CAST IN THE MANHOLE OPENING WITH SEAL FORMED ON THE SURFACE OF THE PIPE BY COMPRESSION OF THE RING AND
  - NON-SHRINK GROUTED JOINTS WHERE WATERTIGHT BONDING TO THE MANHOLE AND PIPE CAN BE OBTAINED.
- ALL PRECAST SECTIONS AND BASES SHALL BE COATED ON THE EXTERIOR WITH A BITUMINOUS DAMP-PROOFING COATING.
- PRECAST BASES SHALL BE PLACED ON A 6-INCH LAYER OF COMPACTED BEDDING MATERIAL THAT CONFORMS TO THE ASTM C33/C33M NO. 67 STONE STANDARD IN EFFECT WHEN THE STONE IS PROCESSED BY THE MANUFACTURER, AVAILABLE AS NOTED IN APPENDIX D. THE EXCAVATION SHALL BE DEWATERED WHILE PLACING BEDDING MATERIAL AND SETTING THE BASE OR POURING CONCRETE.
- CONCRETE FOR MANHOLES AND CONCRETE GRADE RINGS SHALL CONFORM TO THE REQUIREMENTS FOR CLASS AA CONCRETE IN THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- REINFORCING FOR CONCRETE MANHOLES AND CONCRETE GRADE RINGS SHALL BE STEEL OR STRUCTURAL FIBERS THAT CONFORM TO THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- PRECAST CONCRETE BARREL SECTIONS, CONES, AND BASES SHALL BE CERTIFIED BY THEIR MANUFACTURER(S) AS CONFORMING TO THE ASTM C478 STANDARD IN EFFECT AT THE TIME THE BARREL SECTIONS, CONES, AND BASES ARE MANUFACTURED.
- WET WELLS SHALL BE TESTED PRIOR TO OPERATION USING EXFILTRATION TESTING METHOD ACI 308.1 METHOD HST-NM IN EFFECT AT THE TIME THE WET WELL IS INSTALLED, AVAILABLE AS NOTED IN APPENDIX D. ANY VISIBLE SIGNS OF LEAKAGE SHALL BE REPAIRED AND RETESTED PRIOR TO PLACING THE WET WELL IN SERVICE.
- THE WET WELL FLOOR SHALL HAVE A MINIMUM SLOPE OF 1 TO 1 TO THE HOPPER BOTTOM.
- ALARM SIGNAL SHALL BE ACHIEVED IN ANY ONE OF THE FOLLOWING:
  - HIGH WATER FLOAT ALARM;
  - HIGH WATER TRANSDUCER ALARM;
  - PUMP 1 FAIL;
  - PUMP 2 FAIL;
  - PUMP 1 SEAL FAIL;
  - PUMP 2 SEAL FAIL;
  - PANEL TEMP ALARM;
  - LOSS OF POWER (FROM LINE OR GENERATOR);
  - HIGH WATER AND LOW WATER ALARM TRIGGERS SHALL BE SEPARATE DEVICES, INDEPENDENT OF PUMP WET WELL LEVEL CONTROL SYSTEM.
  - FOR THE POWER SOURCE FOR THE ALARM SYSTEM SHALL BE THE MAIN LINE POWER WITH A BACKUP BATTERY SYSTEM, WHICH SHALL BE CONNECTED AUTOMATICALLY SHOULD MAIN POWER FAILURE;
  - BACK-UP POWER SUPPLY FROM ON-SITE GENERATOR;
  - INSTALL A WARNING SIGN ON THE ACCESS DOOR STATING THE BELOW;
  - PUMPS AND LEVEL CONTROLS TO BE SUPPLIED WITH A MINIMUM OF SOFT CABLES TO ALLOW FOR NO JUNCTION BOXES FOR PUMP CABLES OR FLOAT CABLES;
  - SUBMERSIBLE TRANSMITTER (LEVEL, BATT OR EQUAL) TO BE USED AS PRIMARY LEVEL CONTROLS WITH KWIK SWITCH 2-FLOAT BACKUP;
  - PANEL TO BE NEMA 4X SS, DEAD FRONT WITH INNER DOOR;
  - CONTROLLER WILL BE PRIMEX LEVEL VIEW (OR EQUAL);
    - LEVEL VIEW CONTROLLER TO BE MODIFIED FROM STOCK PROGRAMMING TO PROVIDE INPUT AND DISPLAY FROM FLOW METER, WITH 4-20MA GPS AND PULSE FOR TOTALIZATION;
    - ONE PULSE PER 100 GALLONS PUMPED;
    - ALL OPERATOR CONTROLS/LIGHTS/SWITCHES TO BE MOUNTED ON INNER DOOR;
    - PANEL TO HAVE BATTERY BACK-UP FOR LEVEL CONTROLS AND AUXILIARY ALARMS;

WARNING  
THIS IS A CONFINED SPACE.  
ENTER ONLY WITH  
PROPER EQUIPMENT.  
FOLLOWING OSHA CONFINED  
SPACE ACCESS REGULATIONS.

## BACK-UP GENERATOR NOTES:

- AN INDEPENDENT ENGINE-GENERATOR TYPE SOURCE OF ELECTRIC POWER SHALL BE PROVIDED FOR ELECTRICALLY-DRIVEN PUMPS. THIS SOURCE SHALL BE AUTOMATICALLY ACTIVATED BY FAILURE OF ANY PHASE OF POWER SUPPLY OR UPON ANY FLUCTUATION IN VOLTAGE, THE AMOUNT OR DURATION OF WHICH WOULD CAUSE DAMAGE TO THE MOTORS. INSTALLATIONS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE NEC AND THE STATE FIRE CODE IN SAF-C 6000.
- THE EMERGENCY POWER GENERATOR SHALL BE PERMANENTLY SECURED IN PLACE, WITH PROVISIONS FOR REMOVAL TO FACILITATE GENERATOR REPAIR OR REPLACEMENT.
- PROVISIONS SHALL BE MADE FOR AUTOMATIC AND MANUAL START-UP AND SHUT-DOWN. THE CONTROLS SHALL BE SUCH THAT UPON AUTOMATIC START-UP UNDER EMERGENCY CONDITIONS, SHUT-DOWN SHALL BE ACCOMPLISHED AUTOMATICALLY ON RESTORATION OF UTILITY POWER WITH CONTROLLED SHUT-DOWN OF UNIT. MANUAL SHUT DOWN SHALL ALSO BE PROVIDED. PROVISION SHALL BE MADE TO ALLOW PUMPS TO RUN DOWN BEFORE RE-ENERGIZING ON TRANSFER OF POWER.
- THE EMERGENCY POWER GENERATOR SHALL BE SIZED TO SEQUENTIALLY START AND OPERATE ALL PUMPS NEEDED TO HANDLE DESIGN MAXIMUM WASTE FLOWS, PLUS LIGHTING, VENTILATION, CONTROLS, SCREENING, AND, IF APPLICABLE, GRINDING.
- THE EMERGENCY POWER GENERATOR SHALL BE LOCATED ABOVE GRADE WITH VENTILATION OF EXHAUST GASES.
- ALL EMERGENCY POWER GENERATION EQUIPMENT SHALL BE PROVIDED WITH INSTRUCTIONS FOR ROUTINE EXERCISING, LOAD TESTING, AND MAINTENANCE.
- THE GENERATOR ENGINE CONTROLS SHALL BE EQUIPPED WITH AN AUTOMATIC EXERCISER WHICH CAN BE SET ON ANY SELECTED SCHEDULE TO START THE GENERATOR, RUN THE GENERATOR UNDER NO-LOAD OR LOAD CONDITIONS BY SELECTION, AND SHUT THE GENERATOR OFF WITHOUT ACTUATING THE ALARM SYSTEM.
- SUBJECT TO (I), BELOW, THE OWNER SHALL PROVIDE EACH EMERGENCY GENERATOR WITH ENOUGH FUEL FOR THE GENERATOR TO RUN UNDER FULL LOAD OR PEAK STATION FLOW FOR AT LEAST 48 HOURS OR UNDER NORMAL OPERATING CONDITIONS FOR AT LEAST 96 HOURS, WHICHEVER REQUIRES THE GREATER AMOUNT OF FUEL.
- FOR SEWAGE PUMPING STATIONS WITH DUPLEX PUMPS, A STANDBY ENGINE DRIVE SYSTEM WHICH AUTOMATICALLY STARTS ON POWER LOSS TO DRIVE ONE PUMP MAY BE FURNISHED AS AN ALTERNATIVE TO A PERMANENT GENERATOR.



## PUMP STATION DESIGN CALCULATIONS:

DAILY FLOW:  
SEE PROPOSED SEWAGE LOADING ON SHEET SSD-4

## WET WELL AND PUMP OPERATION NOTES:

## WET WELL INVERTS:

INV. IN = 272.80'  
HIGH WATER ALARM = 272.30'  
LAG PUMP ON = 271.80'  
LEAD PUMP ON = 271.30'  
DOSE DEPTH = 1.00 FT.  
PUMP OFF = 270.30'  
DEPTH OF PUMP = 1.50 FT  
SUBMERSION  
CHAMBER BOTTOM = 268.80'

## PUMP HEAD CALCULATIONS:

STATIC HEAD:  
STATIC HEAD = PROPOSED FORCE MAIN OUTLET AT D-BOX INV. IN = 282.80'  
PUMP OFF ELEV. = 270.30'  
STATIC HEAD = 12.50'

HEAD CREATED BY PIPE AND FITTINGS LOSS:  
HEAD FROM PIPE & FITTINGS = 83.64 FT. @ 47 GPM  
TOTAL DYNAMIC HEAD = STATIC HEAD + HEAD FROM PIPE/FITTINGS  
TOTAL DYNAMIC HEAD = 96.14 FT.

PUMP INFORMATION:  
PUMP = LIBERTY SUBMERSIBLE EFFLUENT PUMP FOR HAZARDOUS LOCATIONS  
MODEL = XFL-52M-2 0.5 HP WITH 2\"/>

## PUMP STATION INSTALLATION NOTES:

- THE PUMP STATION IS BEING INSTALLED IN AN AREA WITH POTENTIAL SEASONAL HIGH WATER TABLE EFFECTS. THE CONCRETE CHAMBER SHALL HAVE AN INTEGRAL FOOTING RING THAT ADDS SOIL LOAD TO THE STRUCTURE TO FIGHT THE EFFECTS OF BUOYANCY.
- DURING INITIAL CONSTRUCTION, DEWATERING WILL BE NECESSARY IN THE HOLE FOR THE PUMP STATION. ONCE BACKFILLED, THERE SHOULD BE NO THREAT OF FLOATION.
- THE PUMP STATION WET WELL SHALL BE CONSIDERED CLASS I, GROUP D, DIVISION 2 AND THE DRY WELL SHALL BE CONSIDERED CLASS I, GROUP D, UNCLASSIFIED PURSUANT TO THE 2012 NFPA TABLE 4.2 UNLESS OTHERWISE CLASSIFIED BY AUTHORITY HAVING JURISDICTION (AHJ).
- ALL ELECTRICAL COMPONENTS SHALL MEET ALL REQUIREMENTS OF THE NATIONAL ELECTRICAL CODES.
  - SUBMERSIBLE PUMPS FOR SEWAGE PUMPING STATIONS SHALL CONFORM TO THE NEC REQUIREMENTS ADOPTED BY REFERENCE IN THE STATE BUILDING CODE PURSUANT TO RSA 155-A:1, IV, FOR INSTALLATION IN AREAS CLASSIFIED BY THE NEC AS CLASS I, DIVISION 1.
  - ELECTRICAL SYSTEMS AND COMPONENTS INCLUDING MOTORS, LIGHTS, CABLE, CONDUITS, SWITCH BOXES, AND CONTROL CIRCUITS SHALL BE PROTECTED FROM FLOODING IN ACCORDANCE WITH ENF-WO 705.01.
  - ELECTRICAL SYSTEMS AND COMPONENTS INCLUDING MOTORS, LIGHTS, CABLE, CONDUITS, SWITCH BOXES AND CONTROL CIRCUITS IN ENCLOSED OR PARTIALLY ENCLOSED SPACES WHERE FLAMMABLE MIXTURES OCCASIONALLY MAY BE PRESENT, INCLUDING RAW SEWAGE WET WELLS, SHALL BE CERTIFIED BY THEIR MANUFACTURER AS:
    - COMPLYING WITH THE NEC REQUIREMENTS ADOPTED BY REFERENCE IN THE STATE BUILDING CODE PURSUANT TO RSA 155-A:1, IV, FOR CLASS I, DIVISION 1 LOCATIONS; OR
    - BEING RATED FOR CLASS I DIVISION 2 REQUIREMENTS WHERE MECHANICAL VENTILATION IS PROVIDED IN ACCORDANCE WITH THE NFPA AS ADOPTED BY REFERENCE IN THE STATE FIRE CODE IN SAF-C 6000.
  - ALL ELECTRICAL EQUIPMENT AND WORK SHALL COMPLY WITH THE REQUIREMENTS OF NEC AS ADOPTED BY REFERENCE IN THE STATE BUILDING CODE PURSUANT TO RSA 155-A:1, IV, AND NFPA AS ADOPTED BY REFERENCE IN THE STATE FIRE CODE IN SAF-C 6000 IN EFFECT AT THE TIME OF INSTALLATION.

## PUMP STATION DETAIL

NOT TO SCALE

NORWAY PLAINS ASSOCIATES, INC.

SEPTIC SYSTEM DESIGN PLAN  
PUMP STATION DETAIL

TAX MAP 104  
LOTS 406-01 & 406-02  
HOLY CROSS ROAD  
FRANKLIN, NH  
PREPARED FOR:  
EASTER SEALS NH, INC.  
JUNE 2023

SSD-5

31 Mooney Street, Alton, N.H. 603-875-3948

2 Continental Blvd., Rochester, N.H. 603-335-3948

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

NEW HAMPSHIRE  
Designer of  
Subsurface Disposal  
Systems  
Ashley F. Rowe  
No. 1857  
Department of Environmental Services





LAND SURVEYORS

CIVIL ENGINEERS

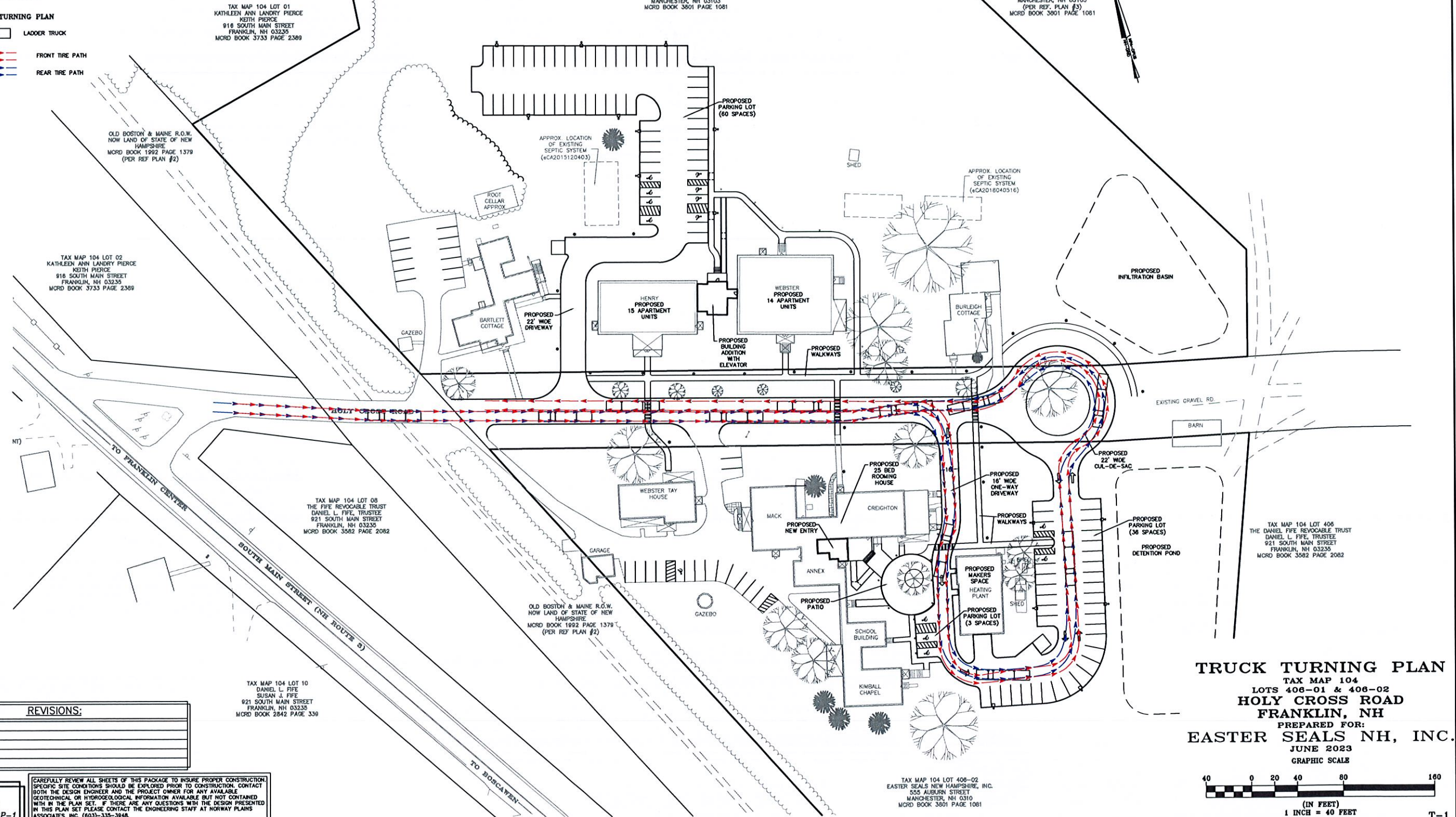


LEGEND

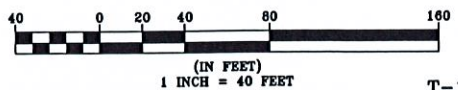
- PROPERTY LINE
- LIMITS OF JURISDICTIONAL WETLANDS
- EXISTING TREE LINE
- EXISTING STONEWALLS
- EXISTING RAILROAD TRACKS
- EXISTING CONTOUR LINE (datum)
- EXISTING DRAIN LINE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING UTILITY POLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING MONUMENT
- EXISTING HYDRANT
- EXISTING WATER GATE OR SHUT-OFF VALVE
- EXISTING TEST PIT LOCATION & NUMBER
- EXISTING WETLANDS

LADDER TRUCK TURNING PLAN

- LADDER TRUCK
- FRONT TIRE PATH
- REAR TIRE PATH



**TRUCK TURNING PLAN**  
TAX MAP 104  
LOTS 406-01 & 406-02  
HOLY CROSS ROAD  
FRANKLIN, NH  
PREPARED FOR:  
**EASTER SEALS NH, INC.**  
JUNE 2023  
GRAPHIC SCALE



REVISIONS:	
DATE	REVISIONS

FILE NO. 533  
PLAN NO. C-3369  
DWG. NO. 22380 SP-1

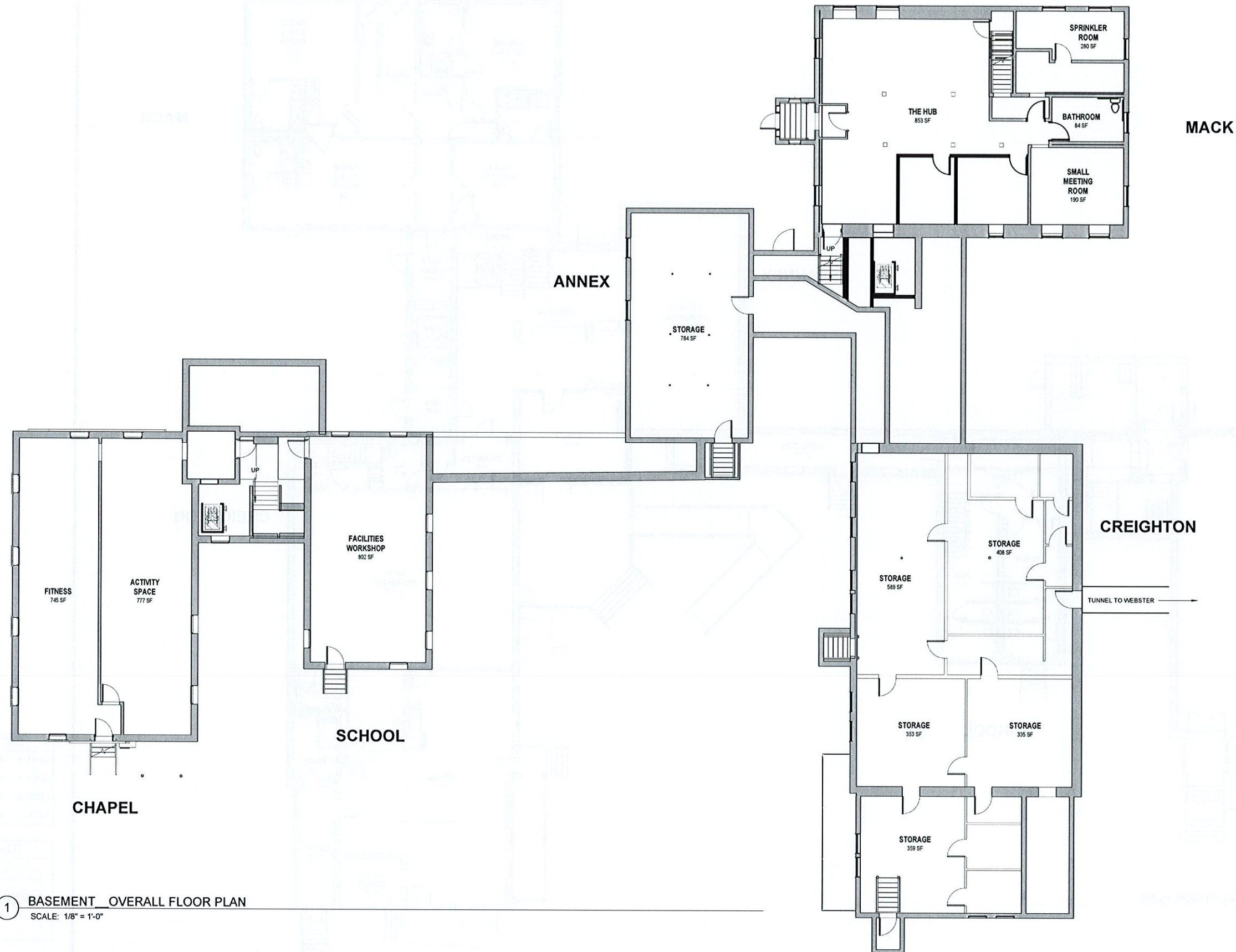
CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

31 Mooney Street, Alton, N.H. 603-875-3948

**NORWAY PLAINS ASSOCIATES, INC.**

2 Continental Blvd., Rochester, N.H. 603-335-3948

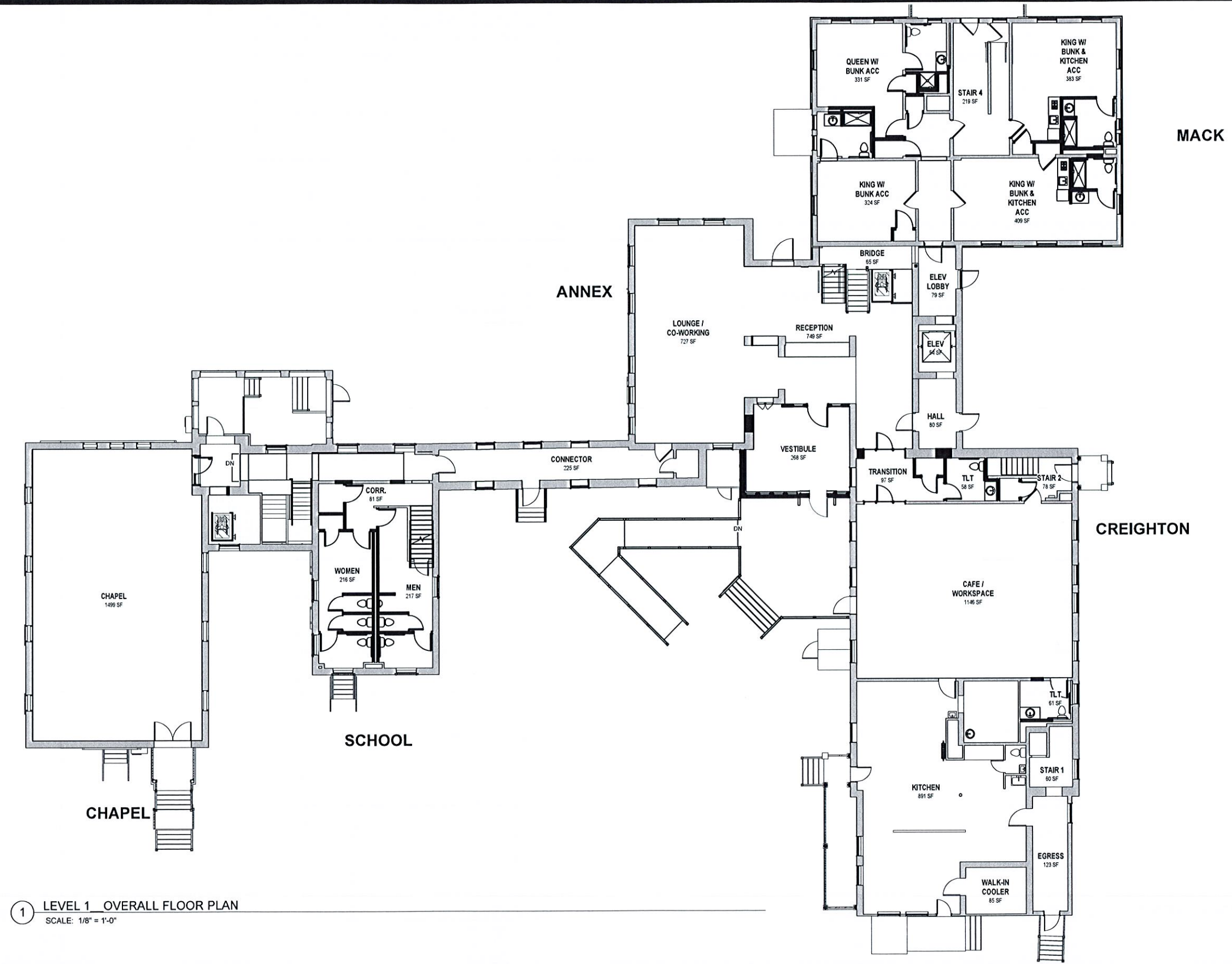




1 BASEMENT OVERALL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND	
	EXISTING WALLS TO REMAIN
	PROPOSED WALLS
	WALL OPENING / OVERHEAD



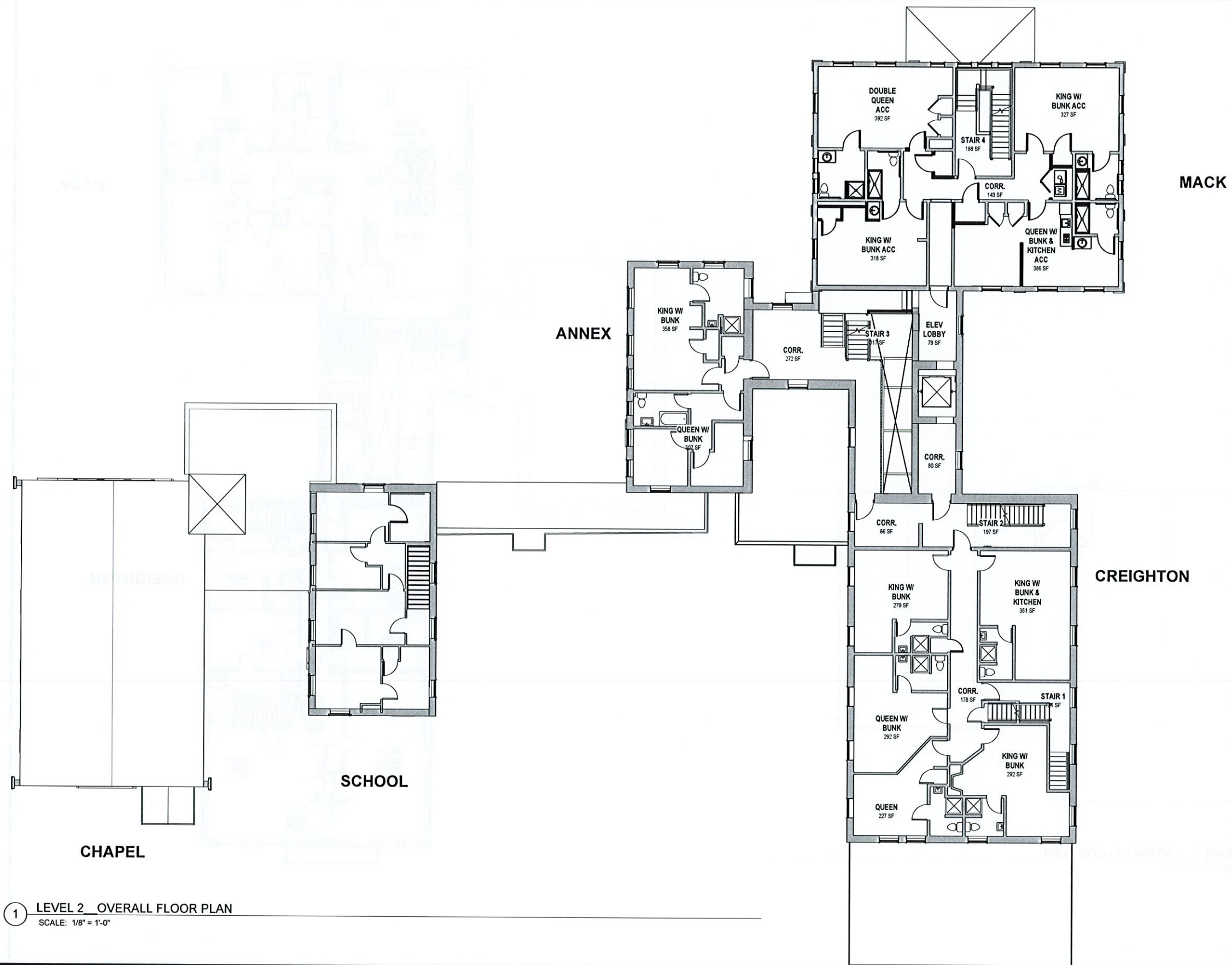


1 LEVEL 1 OVERALL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

UNIT AND BED COUNT		
LEVEL 1:	4 UNITS	8 BEDS
LEVEL 2:	11 UNITS	21 BEDS
LEVEL 3:	10 UNITS	15 BEDS
TOTAL:	25 UNITS	44 BEDS

FLOOR PLAN LEGEND	
	EXISTING WALLS TO REMAIN
	PROPOSED WALLS
	WALL OPENING / OVERHEAD



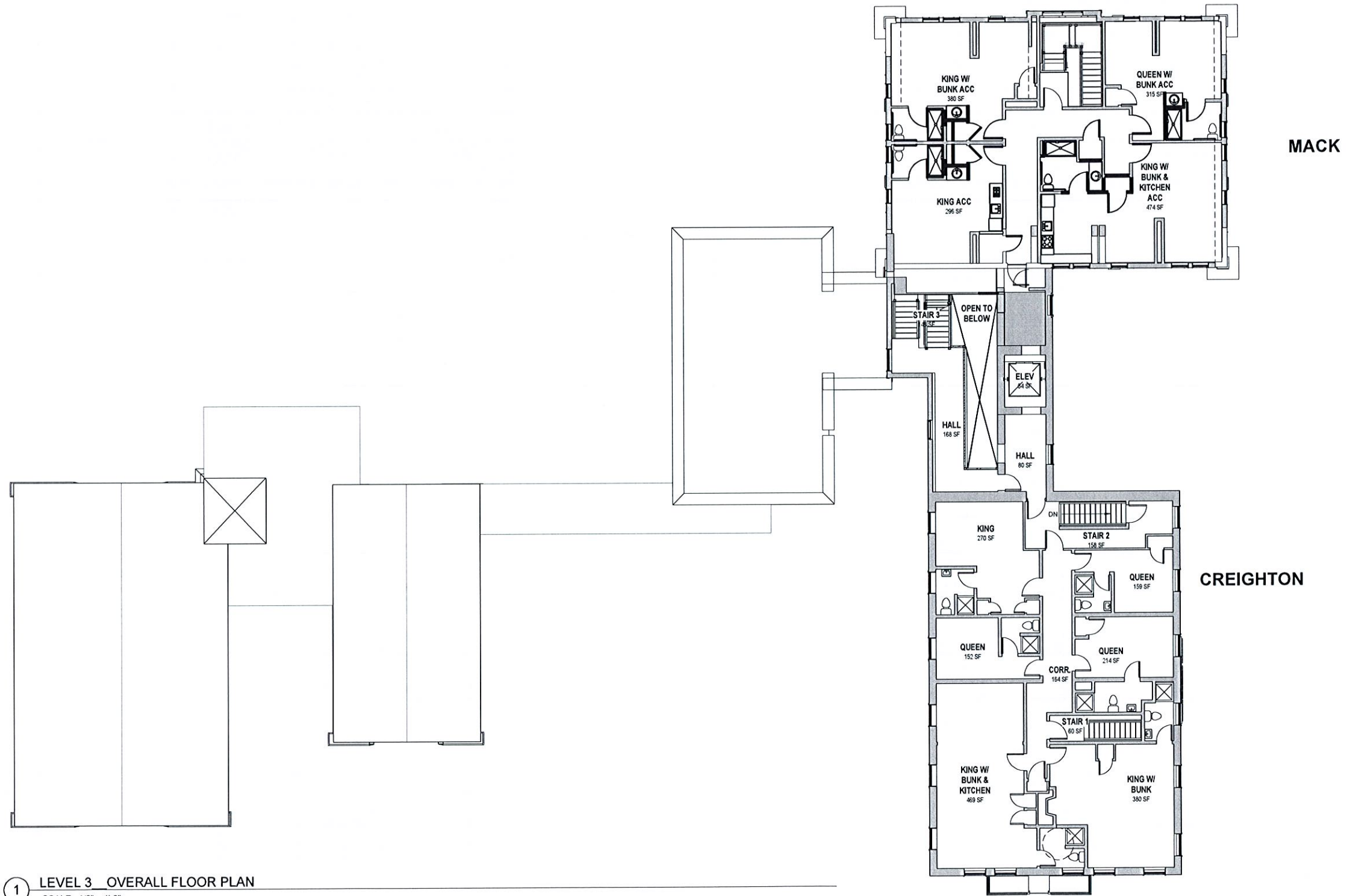


1 LEVEL 2 OVERALL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

UNIT AND BED COUNT		
LEVEL 1:	4 UNITS	8 BEDS
LEVEL 2:	11 UNITS	21 BEDS
LEVEL 3:	10 UNITS	15 BEDS
TOTAL:	25 UNITS	44 BEDS

FLOOR PLAN LEGEND	
	EXISTING WALLS TO REMAIN
	PROPOSED WALLS
	WALL OPENING / OVERHEAD

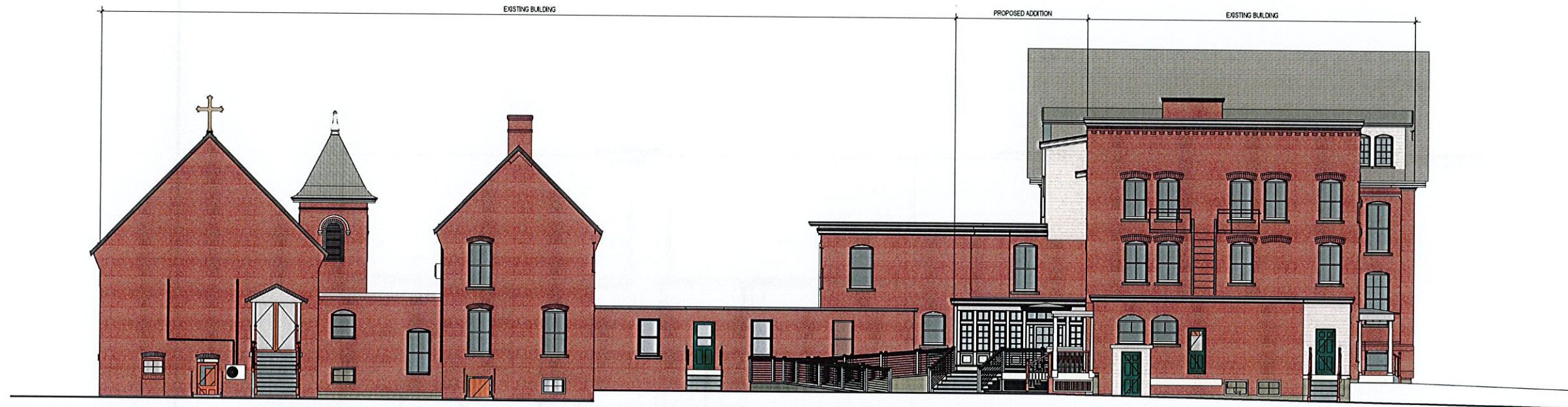




UNIT AND BED COUNT		
LEVEL 1:	4 UNITS	8 BEDS
LEVEL 2:	11 UNITS	21 BEDS
LEVEL 3:	10 UNITS	15 BEDS
TOTAL:	25 UNITS	44 BEDS

FLOOR PLAN LEGEND	
	EXISTING WALLS TO REMAIN
	PROPOSED WALLS
	WALL OPENING / OVERHEAD



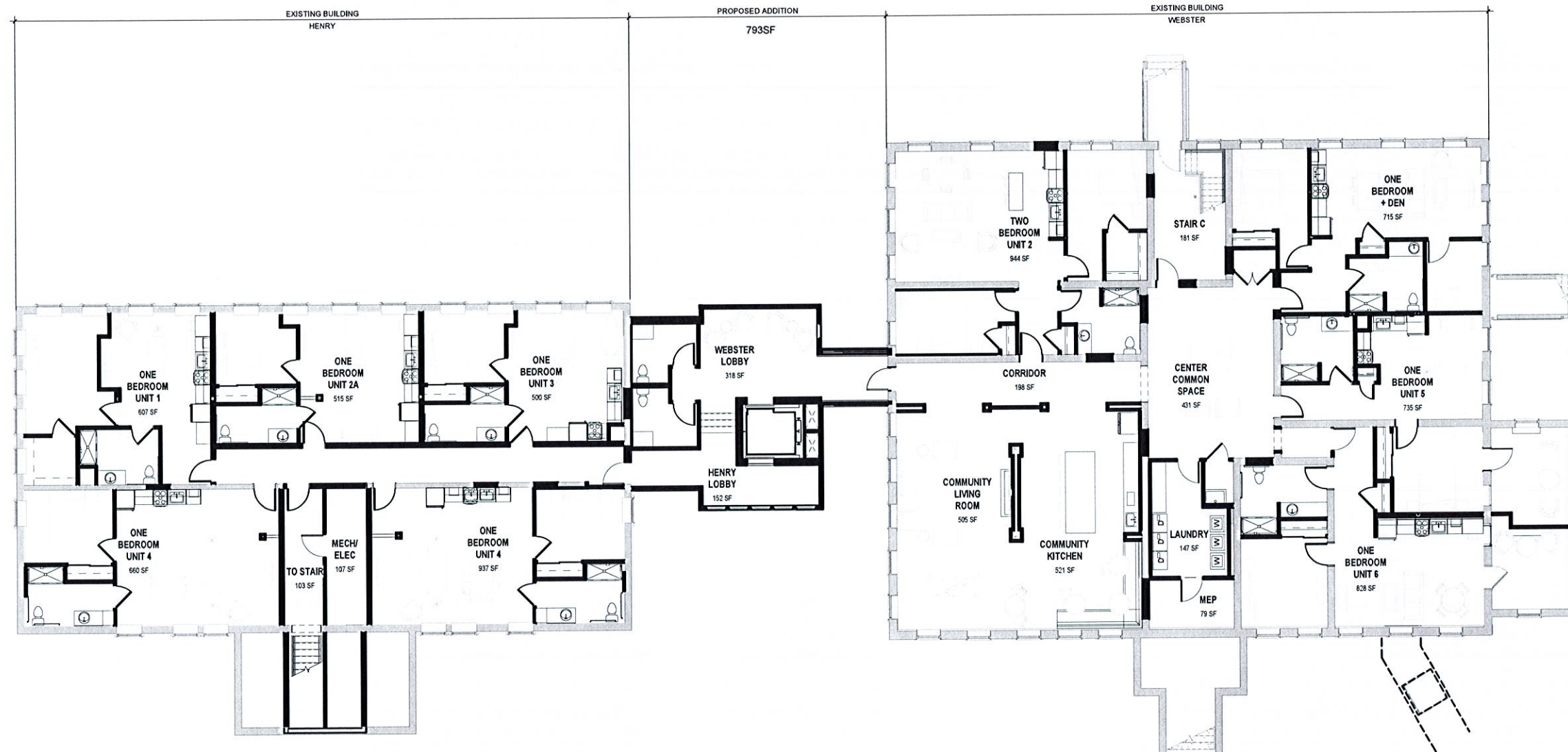


1 OVERALL - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 OVERALL - WEST ELEVATION  
SCALE: 1/8" = 1'-0"



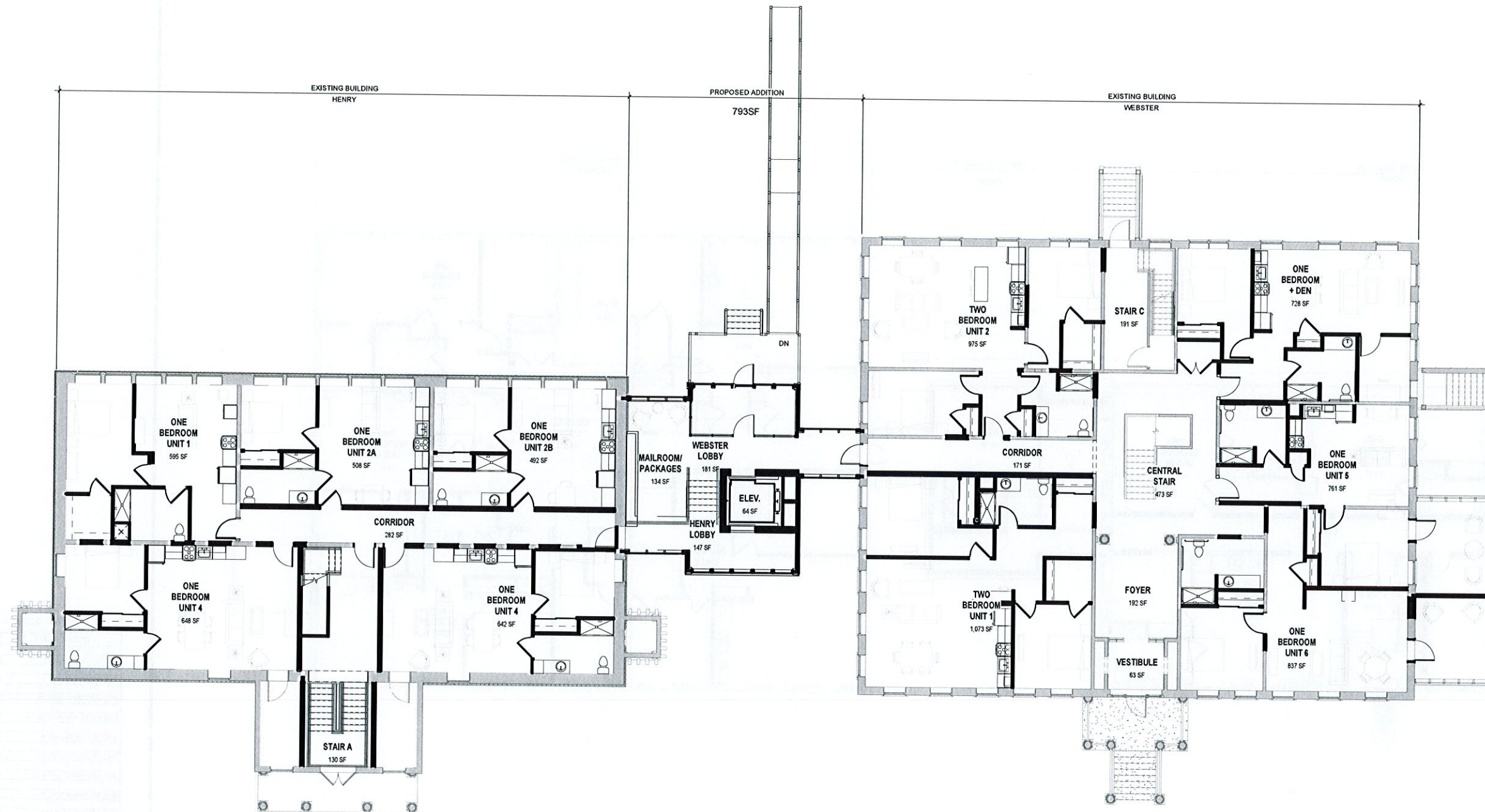


1 HENRY-WEBSTER BASEMENT PLAN  
SCALE: 1/8" = 1'-0"

UNIT MIX SCHEDULE	
ROOM NAME	COUNT
ONE BEDROOM + DEN	3
ONE BEDROOM UNIT 1	3
ONE BEDROOM UNIT 2A	3
ONE BEDROOM UNIT 2B	2
ONE BEDROOM UNIT 3	1
ONE BEDROOM UNIT 4	6
ONE BEDROOM UNIT 5	3
ONE BEDROOM UNIT 6	2
TWO BEDROOM UNIT 1	2
TWO BEDROOM UNIT 2	3
TWO BEDROOM UNIT 3	1
GRAND TOTAL	29

FLOOR PLAN LEGEND	
	EXISTING WALLS TO REMAIN
	PROPOSED WALLS
	WALL OPENING / OVERHEAD



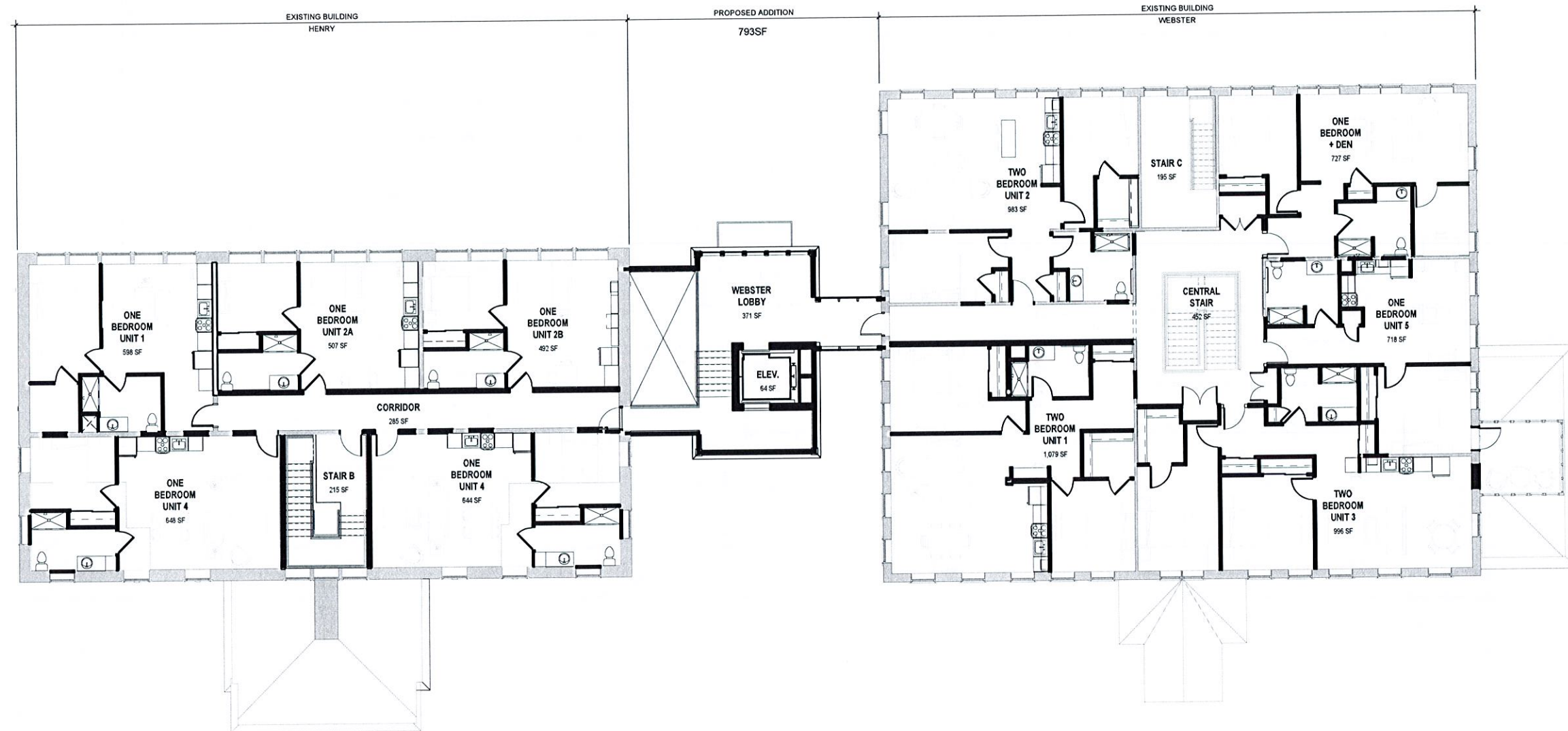


1 HENRY-WEBSTER FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

UNIT MIX SCHEDULE	
ROOM NAME	COUNT
ONE BEDROOM + DEN	3
ONE BEDROOM UNIT 1	3
ONE BEDROOM UNIT 2A	3
ONE BEDROOM UNIT 2B	2
ONE BEDROOM UNIT 3	1
ONE BEDROOM UNIT 4	6
ONE BEDROOM UNIT 5	3
ONE BEDROOM UNIT 6	2
TWO BEDROOM UNIT 1	2
TWO BEDROOM UNIT 2	3
TWO BEDROOM UNIT 3	1
GRAND TOTAL	29

FLOOR PLAN LEGEND	
	EXISTING WALLS TO REMAIN
	PROPOSED WALLS
	WALL OPENING / OVERHEAD



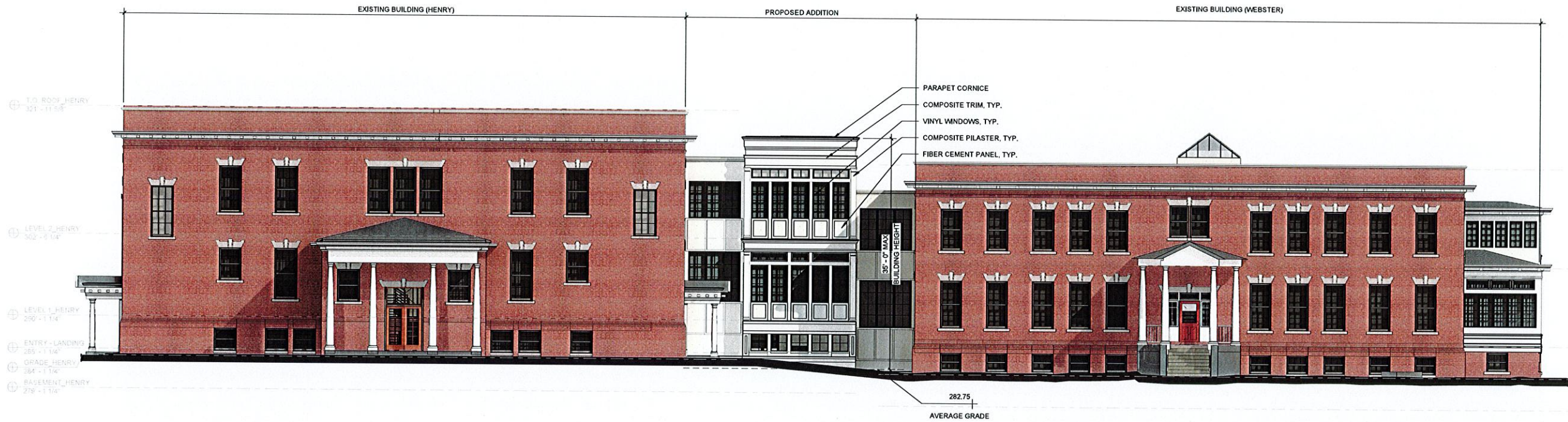


1 HENRY-WEBSTER SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

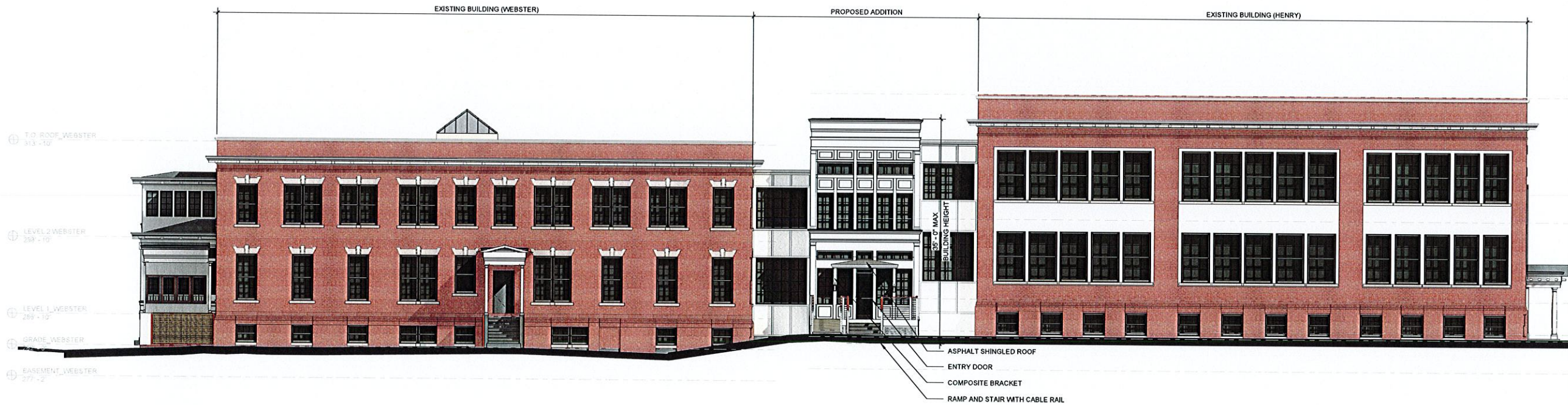
UNIT MIX SCHEDULE	
ROOM NAME	COUNT
ONE BEDROOM + DEN	3
ONE BEDROOM UNIT 1	3
ONE BEDROOM UNIT 2A	3
ONE BEDROOM UNIT 2B	2
ONE BEDROOM UNIT 3	1
ONE BEDROOM UNIT 4	6
ONE BEDROOM UNIT 5	3
ONE BEDROOM UNIT 6	2
TWO BEDROOM UNIT 1	2
TWO BEDROOM UNIT 2	3
TWO BEDROOM UNIT 3	1
GRAND TOTAL	29

FLOOR PLAN LEGEND	
	EXISTING WALLS TO REMAIN
	PROPOSED WALLS
	WALL OPENING / OVERHEAD





2 HENRY WEBSTER SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 HENRY WEBSTER NORTH ELEVATION  
SCALE: 1/8" = 1'-0"