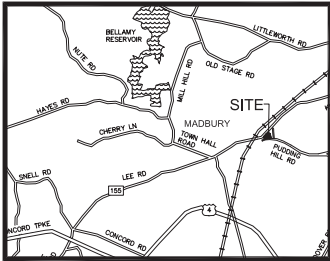


THESE PLANS ARE PERMIT DRAWINGS
ONLY AND NOT INTENDED FOR
CONSTRUCTION OR BIDDING



LOCATION PLAN

SITE DEVELOPMENT PLANS CARRIAGE HILL ASSISTED LIVING

304 KNOX MARSH ROAD
MADBURY, NEW HAMPSHIRE

MAY 14, 2012

PROPERTY OWNER:

MAP 9 LOT 8 AND 8A
JASON W. BERNDTSON
123 DOVER ROAD
DURHAM, NH 03824

PERMITS REQUIRED

STATUS

NHDES SUBSURFACE CONSTRUCTION PERMIT	REQUIRED
EPA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	REQUIRED
NHDOT DRIVEWAY PERMIT	PENDING

CIVIL ENGINEER/LAND SURVEYOR:



MSC CIVIL ENGINEERS & LAND SURVEYORS, INC.
170 COMMERCE WAY, SUITE 102
PORTSMOUTH, NH 03801
(603) 431-2222

IN ASSOCIATION WITH

ARCHITECT:

TONY FALLON ARCHITECTURE
501 BARN DOOR GAP
STRAFFORD, NH 03884-6233
(603) 269-3206

ENVIRONMENTAL CONSULTANT:

GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DRIVE, BUILDING 2, UNIT H
EXETER, NH 03833-7507
(603) 778-0644

LANDSCAPE ARCHITECT:

THE CALDERWOOD COMPANY
177 CORPORATE DRIVE
PORTSMOUTH, NH 03801
(603) 431-0511

PLAN INDEX

SHEET #

EXISTING FEATURES PLAN	C-1
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LANDSCAPE PLAN	C-4
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FIRST FLOOR PLAN	OP.20.02
ELEVATIONS	OP.20.03

LEGEND

- BK.2562/PG.2783 BOOK NO./PAGE NO.
- ELEV. ELEVATION
- EP EDGE OF PAVEMENT
- INV. INVERT
- NAV088 NORTH AMERICAN VERTICAL DATUM OF 1988
- N/F NOW OR FORMERLY
- PNH PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
- RCP REINFORCED CONCRETE PIPE
- SCRD STRAFFORD COUNTY REGISTER OF DEEDS
- S.F. SQUARE FEET
- TM TEMPORARY BENCH MARK
- UGJ UNDERGROUND UTILITIES
- ASSESSORS MAP & PARCEL NUMBER
- PROPERTY LINE
- TRE LINE
- OVERHEAD UTILITIES
- EXISTING DRAINAGE
- EXISTING CONTOUR
- HIGH INTENSITY SOIL BOUNDARY LINE
- UTILITY POLE
- IRON PIPE
- GLY PIPE
- SIGN
- WELL
- DRAINAGE MANHOLE
- TEST PIT
- RIPRAP
- GRAVEL

- 5.2.3BH**
- DRAINAGE CLASS 5**
- Excessively drained
 - Well drained
 - Moisture well drained
 - Moisture somewhat drained
 - Poorly drained
 - Very poorly drained
 - Not determinable
- PARENT MATERIAL 2**
- Granular
 - Clayey silty
 - Marl or glauconitic clay
 - Marl or glauconitic clay with sand and silt
 - Marl or glauconitic clay with heavy sandy over silty clay
 - Marl or glauconitic silty clay
 - Clayey silty
 - Encrusted, regraded, or filled
 - Marl deposit
 - Organic materials trash water
 - Organic materials total waste
- RESTRICTIVE FEATURE 3**
- None
 - Soil, with more than 15% surface covered
 - Minor restrictive layer(s) and present at less than 40 in. depth
 - Depth 0 in. to 20 in. depth
 - Depth 20 in. to 40 in. depth
 - Does not meet fill standards
 - Below the mineral soil surface
 - Depth to seasonal water table
 - Depth to seasonal water table
 - Depth to seasonal water table

High Intensity Map Symbol 5.2.3BH indicates a poorly drained glacial till soil with a restrictive feature, an average of 0 to 35% present at less than 40 in. depth from Society of Soil Scientists of Northern New England. *Special Publication No. 1 High Intensity Soil Maps for New Hampshire States and Origins*

PLAN REFERENCES:

- "SUBDIVISION IN MADBURY FOR JERODA PROPERTIES, BE KNOX MARSH ROAD MADBURY, N.H.," BY KIMBALL CHASE COMPANY, INC. DATED AUGUST 7, 1985. SCRIP PLAN NO. 27-34.
- STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, PS&E FEDERAL AID PROJECT, STP-BRF-X-0325 (002), N.H. PROJECT NO. 12922, NH ROUTE 155 OVER BOSTON & MAINE RAILROAD, TOWN OF MADBURY, STRAFFORD COUNTY, 45-BUILT PLANS" DATED NOVEMBER 19, 2008.
- "CONDONATION SITE PLAN, LOT 4 - JERODA SUBDIVISION, MADBURY, N.H., PREPARED FOR SEAN BOYLE" BY KIMBALL CHASE COMPANY, INC., DATED 8-18-88.

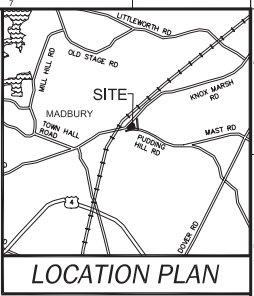
MAP 7 LOT 1A
N/F
UNIVERSITY OF NEW HAMPSHIRE
THOMPSON HALL
DURHAM, NH 03824
SCRD BK.49943 PG.#26

MAP 9 LOT 8A
92,001 S.F.
2.1121 ACRES

MAP 9 LOT 8
83,027 S.F.
1.9060 ACRES

MAP 9 LOT 9
83,027 S.F.
1.9060 ACRES

MAP 9 LOT 4
83,027 S.F.
1.9060 ACRES



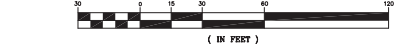
NOTES:

- THE PARCELS ARE LOCATED IN THE GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT AND THE AQUIFER AND WELLSHEAD PROTECTION OVERLAY DISTRICT.
- THE PARCELS ARE AS SHOWN ON THE TOWN OF MADBURY ASSESSOR'S MAP 9 AS LOTS 8A & 8.
- THE PARCELS ARE LOCATED IN FLOOD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP, STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 320 OF 405, MAP NUMBER 3301703200, EFFECTIVE DATE: MAY 17, 2005.
- OWNER OF RECORD:
MAP 9 LOTS 8A & 8
JASON W. BERNDTSON
123 DOVER ROAD
DURHAM, NH 03824
SCRD BK.#541 PG.#84
SCRD BK.#308 PG.#199
- ZONING REQUIREMENTS:
MINIMUM LOT SIZE: 80,000 S.F./SINGLE FAMILY DWELLING OR 120,000 S.F./TWO FAMILY DWELLING
MINIMUM FRONTAGE: 200'
FRONT YARD: 50'
SIDE YARD: 15'
REAR YARD: 15'
LOT DEPTH: 150'
IMPERVIOUS COVERAGE: 20% MAXIMUM UNLESS ACCOMPANIED BY STORMWATER DRAINAGE PLAN
- TEST PITS 1&2 WERE CONDUCTED BY GOVE ENVIRONMENTAL SERVICES, INC. ON 01/18/2012 AND WITNESSED BY MIKE CUOMO, SOIL SCIENTIST WITH THE ROCKINGHAM COUNTY CONSERVATION DISTRICT. TEST PITS 3-5 WERE CONDUCTED BY STEVE OLES OF MSC ON 05/02/12 AND WITNESSED BY MIKE CUOMO.

TEST PIT LOGS

TEST PIT	ESHW:	TERMINATION REFUSAL:	OBS. WATER:	DEPTH	COLOR	TEXTURE*	STRUCTURE	CONSISTENCE	MOTTLES/ QUANTITY/ CONTRAST	ROOTS TO:	SCS SOIL:	HS TYPE:
TP #1	64"	074"	NOT ENCOUNTERED	0'-8"	10YR 4/3	LFS	GRANULAR	FRAGILE	NONE	16"	WINDSOR	111
				8'-16"	10YR 3/3	FSL	GRANULAR	FRAGILE	NONE			
				16'-22"	10YR 5/8	FSL	GRANULAR	VERY FRAGILE	NONE			
				22'-28"	10YR 5/6	S	GRANULAR	VERY FRAGILE	NONE			
				28'-60"	2.5Y 6/6	S	GRANULAR	VERY FRAGILE	20% GRAVEL			
TP #2	36"	060"	NOT ENCOUNTERED	0'-8"	10YR 4/3	LFS	GRANULAR	FRAGILE	NONE	13"	DEERFIELD	311
				8'-13"	10YR 5/4	FSL	GRANULAR	VERY FRAGILE	NONE			
				13'-36"	10YR 5/8	FSL	GRANULAR	VERY FRAGILE	NONE			
				36'-60"	2.5Y 5/6	S	GRANULAR	VERY FRAGILE	7.5%LS, PROMINENT			
TP #3	77"	077"	NOT ENCOUNTERED	0'-12"	10YR 3/4	LS	GRANULAR	FRAGILE	NONE	NONE		
				12'-26"	10YR 5/6	S	GRANULAR	FRAGILE	NONE			
				26'-77"	2.5Y 5/4	OS	GRANULAR	FRAGILE	REDON077"			
TP #4	60"	077"	NOT ENCOUNTERED	0'-17"	10YR 2/2	FSL	GRANULAR	FRAGILE	NONE	NONE		
				17'-60"	10YR 5/6	S	GRANULAR	FRAGILE	NONE			
				60'-77"	2.5Y 5/4	S	GRANULAR	FRAGILE	REDX			
TP #5	57"	072"	NOT ENCOUNTERED	0'-30"	10YR 5/6	S	GRANULAR	FRAGILE	NONE	FEW		
				30'-72"	2.5Y 6/4	S	FILL	NEEDS TO BE REMOVED	FRAGILE			

TEXTURE ABBREVIATIONS:
LFS - LOAMY FINE SAND
LS - LOAMY SAND
FSL - FINE SANDY LOAM
OS - ORGANIC SANDY SAND



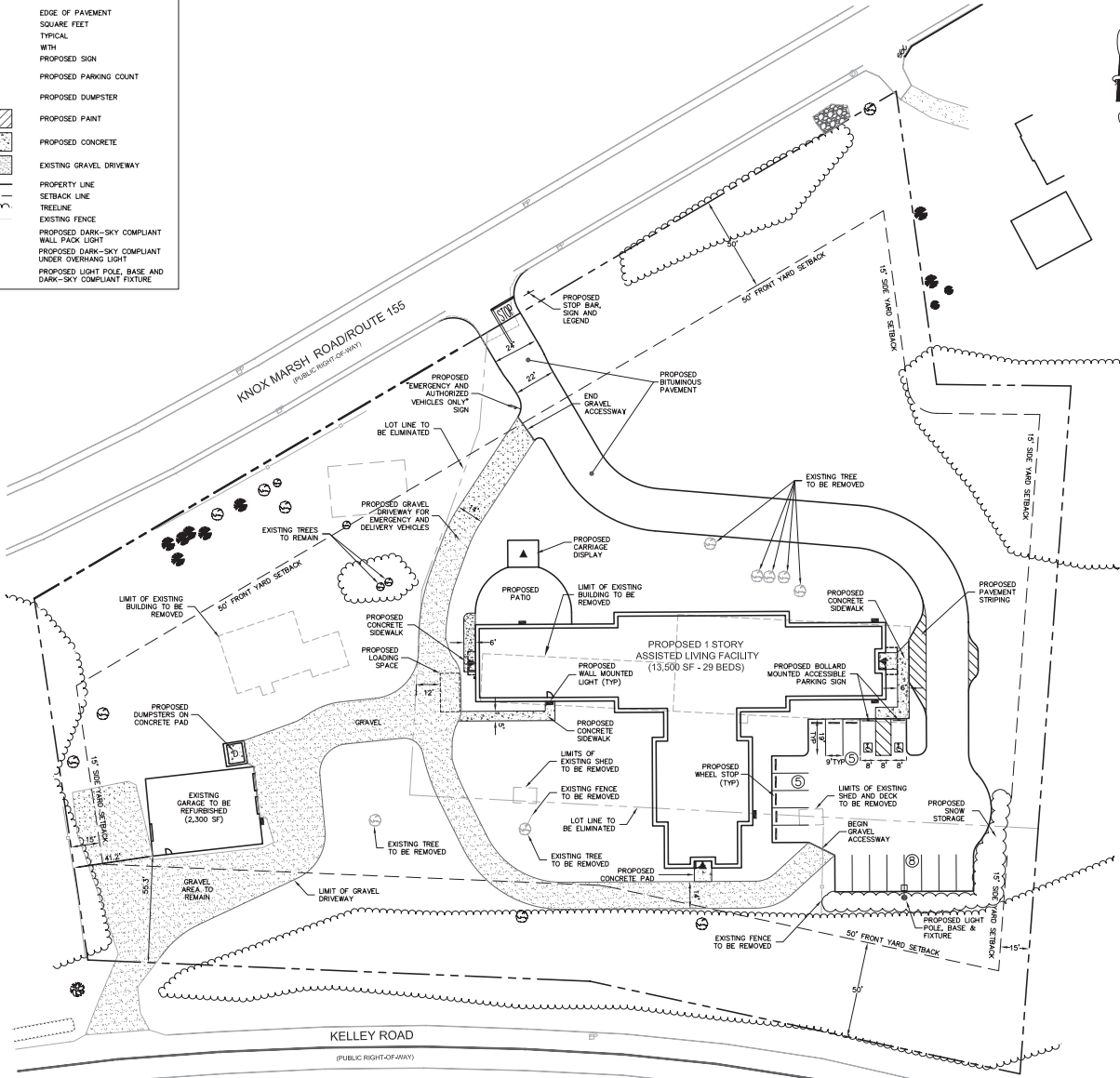
EXISTING FEATURES PLAN
TAX MAP 9 LOTS 8 & 8A
PROPERTY OF
JASON W. BERNDTSON
304 & 306 KNOX MARSH ROAD
MADBURY, NEW HAMPSHIRE
COUNTY OF STRAFFORD

MSC
LAND SURVEYORS, INC.
170 COMMERCE WAY
SUITE 102
PORTSMOUTH, NH 03801
PHONE: 603-431-2222
FAX: 603-431-0310
www.mscnham.com

PROJECT NO: 11100
DATE: FEBRUARY 21, 2012
SCALE: 1" = 30'

Existing Features Plan
C-1

LEGEND	
EP	EDGE OF PAVEMENT
SF	SQUARE FEET
TYP	TYPICAL
W/	WITH
⊙	PROPOSED SIGN
Ⓚ	PROPOSED PARKING COUNT
D	PROPOSED DUMPSTER
[Hatched Box]	PROPOSED PAINT
[Dotted Box]	PROPOSED CONCRETE
[Stippled Box]	EXISTING GRAVEL DRIVEWAY
---	PROPERTY LINE
- - -	SETBACK LINE
~ ~ ~	TREELINE
⋯	EXISTING FENCE
⬇	PROPOSED DARK-SKY COMPLIANT WALL PACK LIGHT
⬆	PROPOSED DARK-SKY COMPLIANT UNDER OVERHANG LIGHT
⊙	PROPOSED LIGHT POLE, BASE AND DARK-SKY COMPLIANT FIXTURE



SITE DATA

ZONED: GENERAL RESIDENTIAL AND AGRICULTURAL & AQUIFER AND WELLHEAD PROTECTION OVERLAY DISTRICT

EXISTING USE: COMMERCIAL STORAGE FACILITY
 PROPOSED USE: ASSISTED LIVING FACILITY (29 BEDS)

DIMENSIONAL REQUIREMENTS			
	REQUIRED:	EXISTING	PROPOSED:
MINIMUM LOT DIMENSIONS:			
LOT AREA	80,000 SF/SINGLE FAMILY	175,028 SF	175,028 SF
STREET FRONTAGE	200 FT	489 FT	489 FT
DEPTH	150 FT	189 FT	189 FT
MINIMUM YARD SETBACKS:			
FRONT	50 FT	65 FT	55.3 FT
SIDE	15 FT	73 FT	41.2 FT
REAR	15 FT	N/A	N/A
MAXIMUM IMPERVIOUS COVERAGE	20 % (UNLESS STORMWATER DRAINAGE PLAN INCLUDED)	34.6 %	28.9 %

PARKING REQUIREMENTS			
ACCESSIBLE SPACES (REQ'D BY ADA)	1 SPACE	N/A	2 SPACES
PARKING SPACE SIZE	8.5 FT X 19 FT	N/A	9 FT X 19 FT
RESIDENTS	= 6 +		
EMPLOYEES	= 6 +		
VISITORS	= 6		
TOTAL	= 18		

IMPERVIOUS COVERAGE CALCULATION	
PAVEMENT	= 16,735
GRAVEL	= 15,331
CONCRETE/PATIO	= 2,458
BUILDINGS	= 15,500
TOTAL	= 50,024

SITE NOTES

- THESE PLANS ARE PERMIT DRAWINGS ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE TOWN, STATE, AND FEDERAL CODES.
- ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS, AND STATE SPECIFICATIONS.
- SEE DETAILS FOR PARKING STALL MARKINGS, ACCESSIBLE SYMBOLS, SIGNS, AND SIGN POSTS.
- CONTACT EASEMENT OWNERS PRIOR TO COMMENCING ANY WORK WITHIN THE EASEMENTS.
- CONTRACTOR TO NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OF PROPOSED LAYOUT AND/OR EXISTING FEATURES.
- THE CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR TO DETERMINE ALL LINES AND GRADES AND LAYOUT OF SITE ELEMENTS AND BUILDINGS.
- CURBING ALIGNMENT SHALL BE MODIFIED TO AVOID CONFLICTS WITH ALL UTILITY MANHOLES AND OTHER CASTINGS. ALL CONFLICTS SHALL BE REVIEWED WITH THE OWNER PRIOR TO PLACEMENT OF CURB FOR APPROVAL OF MODIFIED ALIGNMENT.
- CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO REDUCE, TO THE FULLEST EXTENT POSSIBLE, NOISE, DUST AND UNSIGHTLY DEBRIS.
- ALL WORK WITHIN THE RIGHT-OF-WAY OF THE TOWN AND/OR STATE SHALL COMPLY WITH APPLICABLE STANDARDS.
- VERIFY LAYOUT OF PROPOSED BUILDING FOUNDATIONS WITH ARCHITECT AND THAT PROPOSED FOUNDATION MEETS PROPERTY LINE SETBACKS PRIOR TO COMMENCING ANY FOUNDATION CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR LAYOUT OF BUILDING FOUNDATIONS. DO NOT USE SITE PLANS FOR LAYOUT OF FOUNDATIONS.
- WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE SEAM SHALL BE A SAW CUT EDGE AND TREATED WITH EMULSION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATIONS, SIZE AND ELEVATIONS OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION TO DETERMINE APPROPRIATE ACTION TO BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES AND DISGAGE PRIOR TO ANY EXCAVATION. CONTRACTOR TO CONTACT DISGAGE MINIMUM 72 HOURS PRIOR TO ANY EXCAVATION. CALL 811 OR (888) 344-7233.
- DELIVERIES TO SITE ARE ESTIMATED TO BE BETWEEN 2 AND 4 TIMES PER WEEK.
- MEDICAL/HAZARDOUS WASTE SHALL BE PLACED IN SPECIFIED CONTAINERS AND PICKED UP REGULARLY BY CONTRACTOR'S SPRAY/PAINTERS.

SITE DEVELOPMENT PLANS
CARRIAGE HILL ASSISTED LIVING
 304 KNOX MARSH ROAD
 MADURY, NEW HAMPSHIRE
 COUNTY OF STRAFFORD

MSC
 CIVIL ENGINEERS &
 LAND SURVEYORS, INC.
 170 COMMERCE WAY
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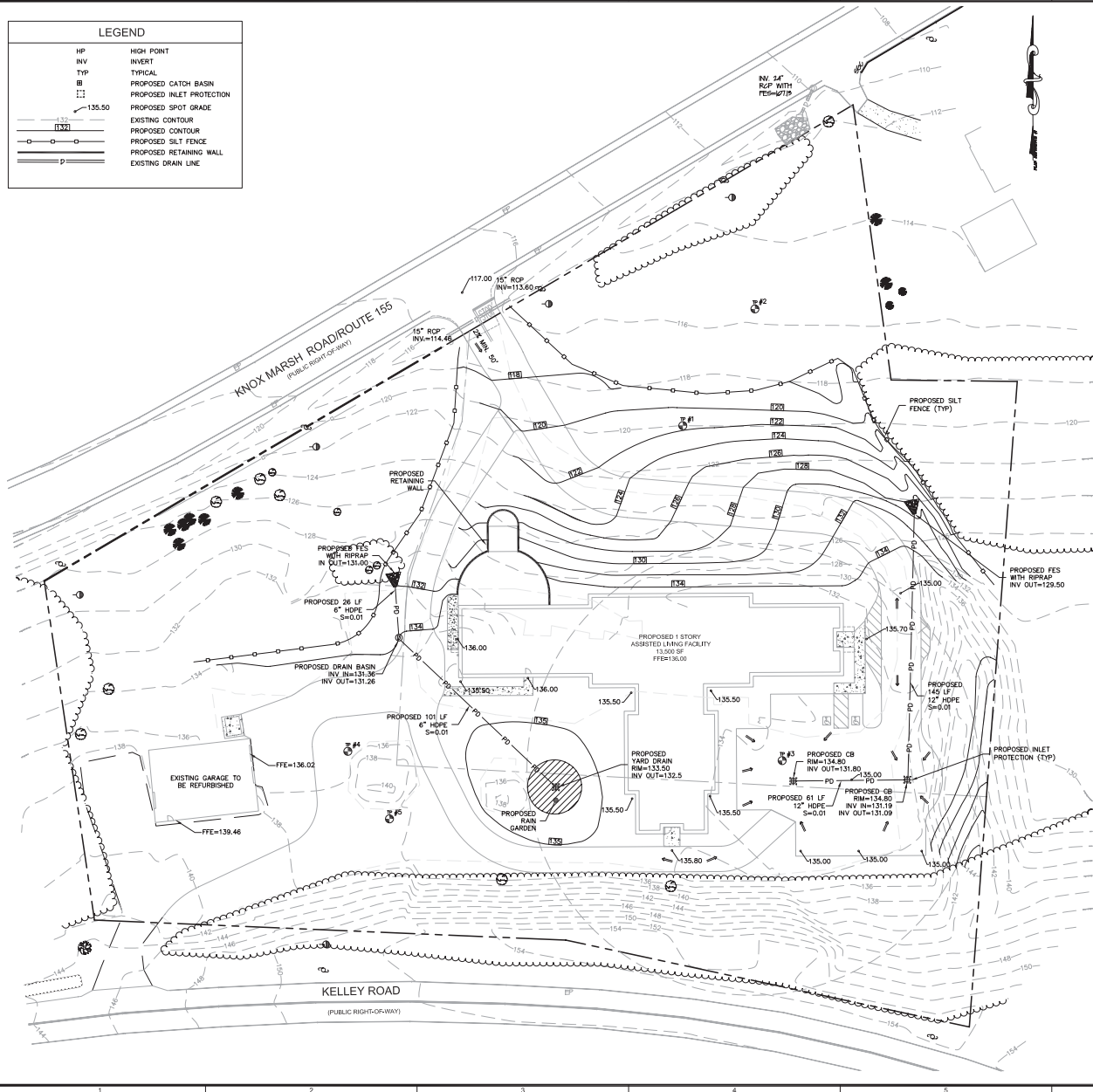
PROJECT NO: 11100
 DATE: MAY 14, 2012
 SCALE: 1" = 30'

SITE PLAN

May 14, 2012 - 11:17 am
 P:\11100\dwg\1100_Site.dwg

May 14, 2012 - 11:13am
 P:\111000\dwg\11000_Gradings_Drainage_Erosion.dwg

LEGEND	
HP	HIGH POINT
INV	INVERT
TYP	TYPICAL
BB	PROPOSED CATCH BASIN
---	PROPOSED INLET PROTECTION
---	PROPOSED SPOT GRADE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED SILT FENCE
---	PROPOSED RETAINING WALL
---	EXISTING DRAIN LINE



GRADING NOTES

- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" LOAM, SEED, FERTILIZER AND MULCH.
- DENSITY REQUIREMENTS:**

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

*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM D-6938.
- ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE PRIOR TO INSTALLATION OF FINISHED PAVEMENT.
- CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE, RAMPS AND LOADING AREAS.
- SEE EXISTING FEATURES PLAN FOR BENCHMARK INFORMATION.
- ALL SIDEWALK AND OTHER CURB REVEALS SHALL BE 6" WITH A TOLERANCE OF PLUS OR MINUS 3/8", WHERE SIDEWALK IS TO BE FLUSH, THE CURB REVEAL SHALL BE 0" WITH A TOLERANCE OF PLUS OR MINUS 1/8".
- THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE AND SHALL NOT POND WATER DEEPER THAN 1/4 INCH FOR A PERIOD OF MORE THAN 15 MINUTES AFTER FLOODING.
- THE FINISHED GRADE AT BOTTOM OF ALL HANDICAPPED RAMPS SHALL BE FLUSH WITH PAVEMENT WITH A TOLERANCE OF PLUS OR MINUS 1/4".
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLOPE STABILITY DURING CONSTRUCTION.
- NO FILL SHALL BE PLACED IN ANY WETLAND AREA.

DRAINAGE NOTES

- ALL STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR "40", ADS "N-12", OR APPROVED EQUAL) UNLESS OTHERWISE NOTED FOR ROOF DRAINS & CANOPY LEADERS.
- ALL CATCH BASINS, MANHOLES, AND DRAIN LINES SHALL BE THOROUGHLY CLEANED OF ALL SEDIMENT AND DEBRIS AFTER ALL AREAS HAVE BEEN STABILIZED.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE TOWN, COUNTY, AND STATE CODES.
- LENGTH OF PIPE IS PROVIDED FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
- COORDINATE ROOF AND CANOPY DRAINS WITH BUILDING PLANS.
- ALL PROPOSED MANHOLES, CATCH BASINS AND OTHER STORMWATER STRUCTURES SHALL BE SUBJECT TO REVIEW AND APPROVAL UNDER SUBMITTAL REQUIREMENTS.
- WHERE EXISTING MANHOLES AND CATCH BASINS ARE TO BE RETROFITTED TO ACCEPT NEW PIPES, CONTRACTOR SHALL MAKE ALL NEW PENETRATIONS WITH CONCRETE CORE, THE CONNECTION BETWEEN THE STRUCTURE AND PIPE SHALL BE MADE WATER TIGHT WITH NON-SHRINK GROUT. CONTRACTOR SHALL VERIFY SIZE OF STRUCTURE AND INVERT ELEVATIONS PRIOR TO COMPLETING WORK AND REPORT ANY DISCREPANCIES TO ENGINEER.

EROSION CONTROL NOTES

- SEE GENERAL EROSION CONTROL NOTES ON THE EROSION CONTROL DETAIL SHEET AND THE APPROVED SWPPP.
- INSTALL SILT FENCE BARRIER ALONG THE PERIMETER OF THE AREA TO BE DISTURBED AS FIRST ORDER OF WORK.
- PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED. INLET PROTECTION BARRIERS SHALL BE IN PLACE AT ALL CATCH BASINS PRIOR TO THE DISTURBANCE OF SOIL.
- DUST CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IT SHALL BE ACCOMPLISHED BY THE UNIFORM APPLICATION OF CALCIUM CHLORIDE AT THE RATE OF 1-1 1/2 POUNDS PER SQUARE YARD BY MEANS OF A LINE SPREADER OR OTHER APPROVED METHOD. WATER MAY ALSO BE USED FOR DUST CONTROL, AND APPLIED BY SPRINKLING WITH WATER TRUCK DISTRIBUTORS, AS REQUIRED.
- A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WAS PREPARED AND IS INCLUDED IN THE SITE WORK TECHNICAL SPECIFICATIONS. PHASING AND CONSTRUCTING STORMWATER CONTROL SHALL BE BASED ON THAT DOCUMENT AND SPECIFICATIONS.
- SILT PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS CONTAINED IN THIS PLAN SET.
- CONSTRUCT JUTE MATTING ON ALL SLOPES STEEPER THAN 3:1, DISTURBED AREAS SLOPING TOWARDS WETLANDS AND ALL LOCATIONS SHOWN ON PLAN.
- INSPECT EROSION CONTROL MEASURES AFTER EACH RAIN STORM OF 0.10 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE FILTER EFFICIENCY, REMOVE SEDIMENT WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
- PROVIDE SILT FENCE BARRIERS AT THE BASE OF CUT AND FILL SLOPES UNTIL COMPLETION OF THE PROJECT OR UNTIL VEGETATION BECOMES ESTABLISHED ON SLOPES. EROSION PROTECTION BELOW FILL SLOPES SHALL BE PLACED IMMEDIATELY AFTER CLEARING, PRIOR TO EMBANKMENT CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS QUICKLY AS POSSIBLE. ALL CUT AND FILL SLOPES SHALL BE SEEDDED WITHIN 72 HOURS AFTER GRADING.
- ALL WORK AREAS TO BE STABILIZED AT THE END OF EACH WORK DAY AND PRIOR TO ANY PREDICTED SIGNIFICANT RAIN EVENT.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED
 - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
 - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED
- ALL CATCH BASINS, MANHOLES, AND DRAIN LINES SHALL BE THOROUGHLY CLEANED OF ALL SEDIMENT AND DEBRIS AFTER ALL AREAS HAVE BEEN STABILIZED.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLOPE STABILITY DURING CONSTRUCTION.



NO.	REVISION	DATE	DESCRIPTION	CHECKED BY	DRAWN BY

SITE DEVELOPMENT PLANS
CARRIAGE HILL ASSISTED LIVING
 304 KNOX MARSH ROAD
 MADBURY, NEW HAMPSHIRE
 COUNTY OF STRAFFORD






MSC
 CIVIL ENGINEERS &
 LAND SURVEYORS, INC.
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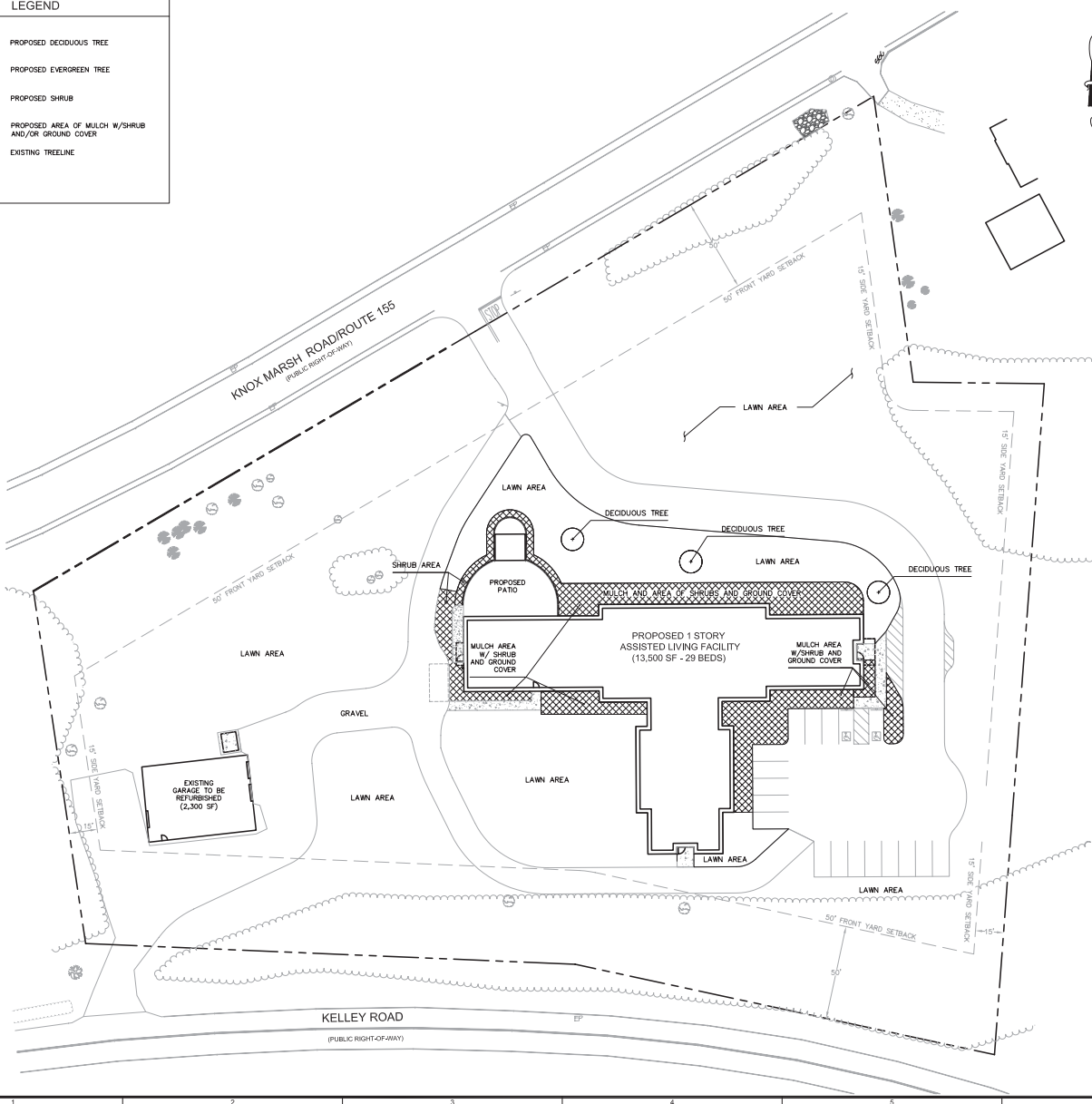
PROJECT NO: 11100
 DATE: MAY 14, 2012
 SCALE: 1" = 30'

GRADING, DRAINAGE & EROSION CONTROL

May 14, 2012 - 11:10am
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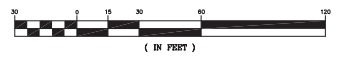
LEGEND

-  PROPOSED DECIDUOUS TREE
-  PROPOSED EVERGREEN TREE
-  PROPOSED SHRUB
-  PROPOSED AREA OF MULCH W/SHRUB AND/OR GROUND COVER
-  EXISTING TREELINE



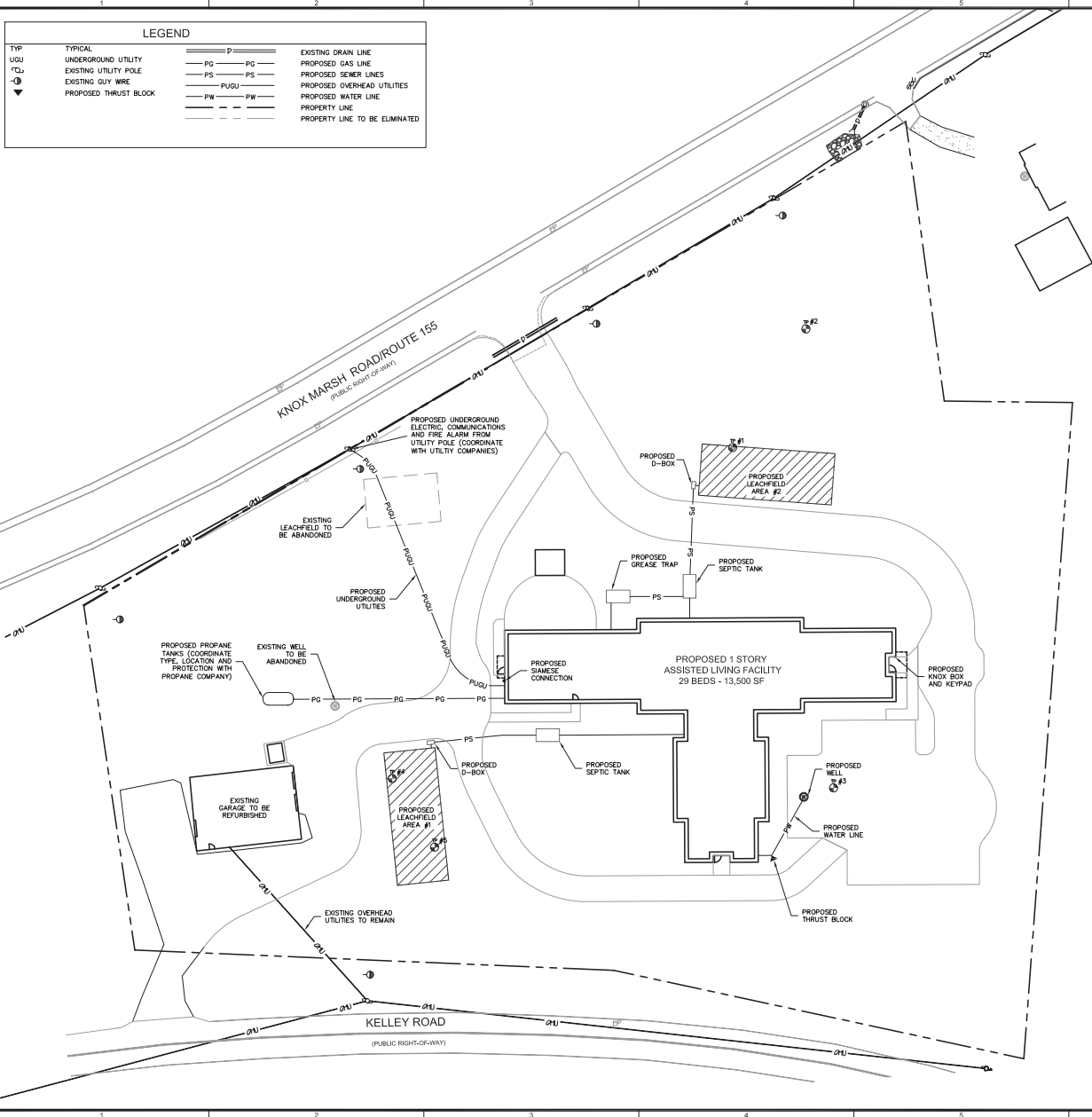
LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE PERMITTED UNLESS APPROVED BY OWNER. ALL PLANTS SHALL BE NURSERY GROWN.
2. PLANTS SHALL BE IN ACCORDANCE WITH THE CURRENT "AMERICAN ASSOCIATION FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
3. PLANT STOCK SHALL BE GROWN WITHIN THE HARDINESS ZONES 4 THRU 7 ESTABLISHED BY THE PLANT HARDINESS ZONE MAP, MISCELLANEOUS PUBLICATIONS NO. 814, AGRICULTURAL RESEARCH SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE, LATEST REVISION.
4. ALL PLANTS MUST BE MOVED WITH THE ROOT SYSTEMS AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY GRADED OR BROKEN BEFORE PLANTING. ALL PLANTS SHALL BE FREELY OIL. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEEL-IN BY SETTING IN THE GROUND, AND COVERING THE BALLS WITH SOIL AND THEN WATERING. DURING TRANSPORT, ALL PLANT MATERIALS SHALL BE WRAPPED WITH WIND PROOF COVERING.
5. PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE PRIOR TO DIGGING.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE THE APPROPRIATE ARRANGEMENTS TO PROVIDE ALL PLANTS AND MATERIALS TO ACCOMMODATE PLANTINGS WITHIN THE TIME ALLOWED BY THE CONSTRUCTION SCHEDULE.
7. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER.
8. THE CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LANDWORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES SHALL IMMEDIATELY BE REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
9. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED, SHALL RECEIVE FOUR (4) INCH LOAM AND SEED AT THE DIRECTION OF THE ENGINEER.
10. SEE PLANTING DETAILS FOR WEED BARRIER INFORMATION AND ADDITIONAL REQUIREMENTS.
11. TREE STAKES AND WRAP SHALL REMAIN IN PLACE FOR NO LESS THAN 6 MONTHS AND NO MORE THAN 1 YEAR.
12. PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH OCTOBER 15TH. NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT.
13. TREES SHALL BE PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 "TREES, SHRUBS AND OTHER WOOD PLANT MAINTENANCE STANDARD PRACTICES".
14. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON, NOT LESS THAN ONE YEAR.
15. EXISTING TREES SHOWN ON THE PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4-FOOT SNOW FENCE PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK.
16. ALL DAY LILIES AND ORNAMENTAL GRASSES SHALL BE DEADHEADED AND CUT BACK EVERY FALL ON A YEARLY BASIS.
17. THE CONTRACTOR SHALL MAINTAIN AND GUARANTEE ALL PLANTINGS TO BE IN GOOD HEALTHY, FLOURISHING AND ACCEPTABLE CONDITION FOR A PERIOD OF (1) YEAR BEGINNING AT THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION. ALL GRASSES, TREES AND SHRUBS THAT, IN THE OPINION OF THE LANDSCAPE ARCHITECT, SHOW LESS THAN BOX HEALTHY GROWTH AT THE END OF (1) YEAR PERIOD SHALL BE REPLACED BY THE CONTRACTOR.
18. AREA TO BE HYDROSEED WITH MIX OF SEED AND SOIL/GUARD BONDED FIBER MATRIX OR EQUAL. SEED TO BE APPLIED AT A RATE OF 305 LBS/ACRE AND IN A MANNER CONSISTENT WITH SOIL/GUARD BONDED FIBER MATRIX MANUFACTURER'S SPECIFICATION. SEED MIX SHALL BE (MAX % BY WEIGHT): RED FESCUE (42%), KENTUCKY BLUEGRASS (16%) AND PERENNIAL RYEGRASS (42%).
19. ALL PLANTINGS TO BE IN MULCH BEDS UNLESS OTHERWISE SPECIFIED AS "SEED".
20. ALL MULCH WITHIN BEDS IS TO BE LAID OVER APPROVED LANDSCAPE NEED FABRIC TO INHIBIT WEED GROWTH.



<p>SITE DEVELOPMENT PLANS CARRIAGE HILL ASSISTED LIVING 304 KNOX MARSH ROAD MADBURY, NEW HAMPSHIRE COUNTY OF STRAFFORD</p>	<p>MSC CIVIL ENGINEERS & LAND SURVEYORS, INC. 170 COMMERCE WAY SUITE 102 PORTSMOUTH, NH 03801 PHONE 603-434-2222 FAX 603-434-0910 www.mscinc.com</p>	<p>PROJECT NO: 11100 DATE: MAY 14, 2012 SCALE: 1" = 30'</p>	<p>LANDSCAPE PLAN C-4</p>		

LEGEND			
TYP	TYPICAL	— P —	EXISTING DRAIN LINE
UGU	UNDERGROUND UTILITY	— PG — PG —	PROPOSED GAS LINE
⊙	EXISTING UTILITY POLE	— PS — PS —	PROPOSED SEWER LINES
⊙	EXISTING GUY WIRE	— PUGU —	PROPOSED OVERHEAD UTILITIES
▼	PROPOSED THRUST BLOCK	— PW — PW —	PROPOSED WATER LINE
		---	PROPERTY LINE
		---	PROPERTY LINE TO BE ELIMINATED



UTILITY NOTES

1. THE BEST AVAILABLE INFORMATION WAS USED TO DETERMINE THE LOCATION AND SIZE OF EXISTING UTILITIES. THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE EXACT SIZE AND LOCATION OF UTILITIES SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCING WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER. THE EXISTING UTILITY CONTACT SUMMARY INFORMATION IS PROVIDED FOR THE CONTRACTOR'S USE. THE CONTRACTOR SHALL COORDINATE TERMINATION OF ALL UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
2. COORDINATE ALL WORK WITHIN THE RIGHT-OF-WAY WITH APPROPRIATE TOWN, COUNTY AND/OR STATE AGENCY.
3. COORDINATE ALL WORK ADJACENT TO PROPOSED BUILDINGS WITH ARCHITECTURAL BUILDING DRAWINGS.
4. THE EXACT LOCATION OF NEW UTILITY CONNECTIONS SHALL BE DETERMINED BY THE CONTRACTOR IN COORDINATION WITH UTILITY COMPANY, COUNTY AGENCY AND/OR PRIVATE UTILITY COMPANY.
5. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES.
6. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL INSPECTIONS, TESTING AND RELATED SERVICES AND SUBMIT COPIES OF ACCEPTANCE TO THE OWNER, UNLESS OTHERWISE INDICATED.
7. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE UTILITY INSTALLATION COMPLETE AND OPERATIONAL.
8. ALL UTILITY COMPANIES REQUIRE INDIVIDUAL CONDUITS. CONTRACTOR TO COORDINATE WITH TELEPHONE, CABLE AND ELECTRIC COMPANIES REGARDING NUMBER, SIZE AND TYPE OF CONDUITS REQUIRED PRIOR TO INSTALLATION OF ANY CONDUIT.
9. LENGTH OF PIPE IS FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
10. ALL PROPOSED UTILITY WORK, INCLUDING MATERIAL, INSTALLATION, TERMINATION, EXCAVATION, BEDDING, BACKFILL, COMPACTING, TESTING, CONNECTIONS, AND CONSTRUCTION SHALL BE COORDINATED WITH AND COMPLETED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS, CODES AND STANDARDS OF ALL CORRESPONDING UTILITY ENTITIES.

SEPTIC CALCULATIONS

FROM NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES CODE OF ADMINISTRATIVE RULES (ENH-WQ 1000):
 USE = NURSING HOME
 DESIGN FLOW = 125 GPD/BED + 35 GPD/NUMBER OF EMPLOYEES ON LARGEST SHIFT
 = (125 GPD/BED x 29 BEDS) + (35 GPD/EMPLOYEE x 6 EMPLOYEES)
 = 3,835 GALLONS PER DAY

UTILITY CONTACTS	
ELECTRIC:	UNITIL 6 LIBERTY LANE WEST HAMPTON, NH 03842-1720 (603) 777-5510
TELEPHONE:	FAIRPOINT COMMUNICATION CONTACT: CHRISTOPHER STEVENS (603) 455-2059
CABLE:	COMCAST 155 COMMERCE WAY PORTSMOUTH, NH 03801 CONTACT: GEORGE KIRKWOOD (603) 433-2166



NO.	REVISION	DATE	DRAWN BY	CHECKED BY	DESCRIPTION

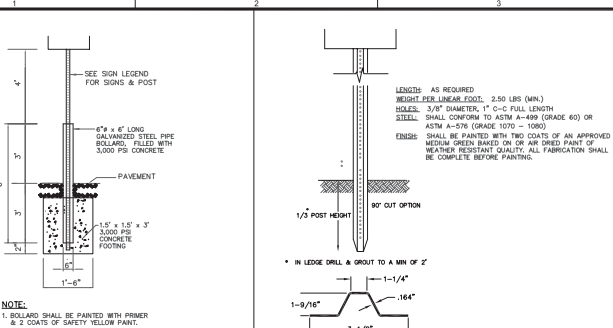
SITE DEVELOPMENT PLANS
CARRIAGE HILL ASSISTED LIVING
 304 KNOX MARSH ROAD
 MADBURY, NEW HAMPSHIRE
 COUNTY OF STRAFFORD

MSC
CIVIL ENGINEERS & LAND SURVEYORS, INC.
 170 COMMERCE WAY
 SUITE 102
 PORTSMOUTH, NH 03801
 www.mscincnham.com

PROJECT NO.: 11100
 DATE: MAY 14, 2012
 SCALE: 1" = 30'

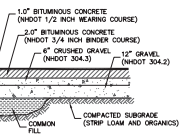
UTILITY PLAN
 C-5

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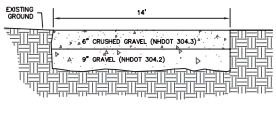


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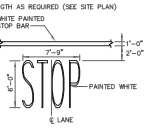
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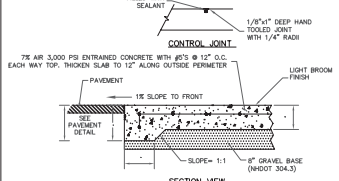
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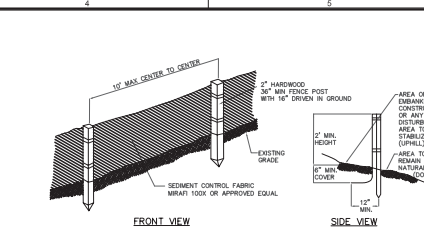
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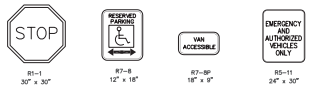
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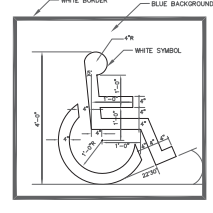
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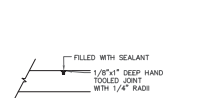
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NOT TO SCALE



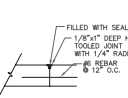
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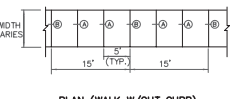
ACCESSIBLE PARKING SYMBOL
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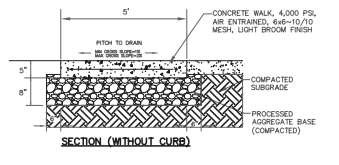
EXPANSION JOINT B



CONSTRUCTION JOINT



CONCRETE SIDEWALK
NOT TO SCALE



SECTION (WITHOUT CURB)

CONSTRUCTION SEQUENCE

1. TO MINIMIZE EROSION AND SEDIMENTATION DUE TO CONSTRUCTION, CONSTRUCTION SHALL FOLLOW THE GENERAL CONSTRUCTION SEQUENCE MODIFICATIONS TO THE SEQUENCE NECESSARY DUE TO THE CONTRACTORS SCHEDULE SHALL INCLUDE APPROPRIATE TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES.
2. THE CONTRACTOR SHALL SCHEDULE HIS WORK SUCH THAT ANY CONSTRUCTION AREA IS STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE EXCEPT AS NOTED BELOW. NO MORE THAN THREE ACRES OF DISTURBED LAND SHALL BE UNSTABILIZED AT ANY ONE TIME. ALL ROADWAYS, DRIVEWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER DISTURBANCE.
3. CLEAR ALL VEGETATION FROM AREAS TO BE DISTURBED.
4. EXCAVATE AND CONSTRUCT TEMPORARY AND/OR PERMANENT DETENTION AREAS.
5. CONDUCT MAJOR EARTHWORK, INCLUDING BLASTING AS NECESSARY. ALL CUT AND FILL SLOPES SHALL BE SEEDED WITHIN 72 HOURS AFTER GRADING.
6. ALL STRIPPED TOPSOIL AND OTHER EARTH MATERIALS SHALL BE STOCKPILED OUTSIDE THE IMMEDIATE WORK AND UPLAND AREAS. A SILT FENCE SHALL BE CONSTRUCTED AROUND THESE PILES IN A MANNER TO PREVENT ACCESS AND AVOID SEDIMENT OUTSIDE OF THE WORK AREA.
7. CONSTRUCT TEMPORARY DITCHES AND OVERSIZES AS REQUIRED. PERMANENT DRAINAGE STRUCTURES MAY BE INSTALLED IN AREAS AT FINAL GRADE.
8. CONSTRUCT PROPOSED ROADWAYS, PONDS AND DRAINAGE SWALES. ALL DITCHES, SWALES AND PONDS SHALL BE FULLY STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
9. AS AREAS ARE FINISH GRADED, PROCEED WITH FINAL STABILIZATION. LOAM & SEED OR PLANTINGS AS SPECIFIED.
10. AS AREAS REACH FINAL STABILIZATION, TEMPORARY EROSION CONTROL MEASURES MAY BE REMOVED.
11. CONSTRUCT PROPOSED ROADWAY, PONDS AND DRAINAGE SWALES. ALL DITCHES, SWALES, AND PONDS SHALL BE FULLY STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
12. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED (SEE TEMPORARY SEED SPECIFICATION IN SEEDING SCHEDULE NOTE #4).
13. COMPLETE SEEDING AND MULCHING (SEED TO BE APPLIED WITH BROADCAST SPREADER OR BY HYDRO-SEEDING, THEN ROLLED, RAKED OR DRAGGED TO ASSURE SEED/SOIL CONTACT).
14. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDED AREAS HAVE BECOME FIRMLY ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE.
15. DURING THE COURSE OF THE WORK AND UPON COMPLETION, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT DEPOSITS (OTHER ON OR OFF SITE) INCLUDING CATCH BASINS AND SHAMPS, DRAIN PIPES, DITCHES CURB LINES, ETC. RESULTING FROM SOIL AND/OR CONSTRUCTION OPERATIONS.
16. IF THE SITE IS TO BE LEFT OPEN AFTER OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED BY COVERING WITH MULCH HAY OR BY PLANTING ANNUAL GRASS.

WINTER CONSTRUCTION SEQUENCE

1. ALL PROPOSED POST-DEVELOPMENT LANDSCAPED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 80% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE PROTECTED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS OR SLOPES GREATER THAN 1:1. EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND IN ADVANCE OF THAW OR SPRING SEEDING OPERATIONS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 80% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER NOVEMBER 15TH, ALL TRAVEL SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF BROKEN GRAVEL PER INCH OF ROADWAY OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEANED OF ANY ACCUMULATED SNOW/FALL AFTER EACH STORM EVENT.

EROSION PROTECTION NOTES

1. SILT FENCE SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS CONTAINED IN THIS PLAN.
2. PROVIDE SILT FENCE BARRIERS AT THE BASE OF CUT AND FILL SLOPES UPON COMPLETION OF THE PROJECT OR UNTIL VEGETATION BECOMES ESTABLISHED ON SLOPES. EROSION PROTECTION BELOW FILL SLOPES SHALL BE PLACED IMMEDIATELY AFTER CLEARING, PRIOR TO EMBANKMENT CONSTRUCTION.
3. DURING CONSTRUCTION EVERY EFFORT SHALL BE MADE TO MAINTAIN SURFACE RUNOFF PATTERN.
4. ALL DISTURBED AREAS SHALL BE REVEGETATED AS QUICKLY AS POSSIBLE. ALL CUT AND FILL SLOPES SHALL BE SEEDED WITHIN 72 HOURS AFTER GRADING. WHENEVER POSSIBLE DISTURBED AREAS WILL BE IMMEDIATELY STABILIZED. THIS INCLUDES BUT NOT LIMITED TO RIP-RAP, LOAM & SEED AND OTHER LANDSCAPE TREATMENTS SPECIFIED.
5. ALL DISTURBED AREAS OUTSIDE OF ROADWAYS SHALL RECEIVE A MINIMUM OF 4" OF LOAM AND SEED.
6. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED.
 - B. A MINIMUM OF 80% VEGETATIVE GROWTH HAS BEEN ESTABLISHED.
 - C. A MINIMUM OF 2" OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED.
7. DAILY OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED. (SEE TEMPORARY SEED SPECIFICATION IN SEEDING SCHEDULE NOTES)
8. COMPLETE SEEDING AND MULCHING (SEED TO BE APPLIED WITH BROADCAST SPREADER OR BY HYDRO-SEEDING, THEN ROLLED, RAKED OR DRAGGED TO ASSURE SEED/SOIL CONTACT).
9. DURING THE COURSE OF THE WORK, EROSION PROTECTION MEASURES SHALL BE CHECKED AND MAINTAINED ON A DAILY BASIS. EROSION CONTROL MEASURES ARE TO BE REPLACED OR REPAIRED AS NECESSARY THROUGHOUT THE PROJECT CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY AND REPAIRED WITHIN 1/2" OF RAINFALL. SEDIMENT DEPOSITS UPSTREAM OF HAY BALES AND SILT FENCES SHALL BE REMOVED DAILY IF NECESSARY. UPON COMPLETION, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT DEPOSITS, INCLUDING CATCH BASINS AND SHAMPS, DRAIN PIPES, DITCHES, CURB LINES, ETC. RESULTING FROM SOIL AND/OR CONSTRUCTION OPERATIONS. SEDIMENT DEPOSITS UPSTREAM OF BALES AND SILT FENCES SHALL BE REMOVED ON REGULAR BASIS.
10. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
11. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.

SEEDING SCHEDULE

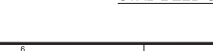
1. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE SPREAD OVER AREAS TO BE SEED.
2. LIME SHALL BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AT A MINIMUM RATE OF 2 TONS PER ACRE.
3. FERTILIZER SHALL BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AT A MINIMUM RATE OF 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER FOR PERMANENT SEEDING, OR 300 POUNDS PER ACRE OF 10-10-10 FERTILIZER FOR TEMPORARY SEEDING OR APPROVED EQUIVALENT.
4. SEEDING MIXTURE SHALL BE AS FOLLOWS OR APPROVED EQUAL:

PERMANENT SEEDING SPECIFICATION	SEEDING RATE
ALL FESCUE	0.45 LBS/1000 S.F.
CREeping RED FESCUE	0.45 LBS/1000 S.F.
HELMHOLDT TRIFOLIUM	0.20 LBS/1000 S.F.
TOTAL	1.10 LBS/1000 S.F.

TEMPORARY SEEDING SPECIFICATION	SEEDING RATE
WINTER RYE	2.50 LBS/1000 S.F.
5. PERMANENT SEEDING SHALL OCCUR FROM EARLY SPRING TO EARLY OCTOBER.
6. IF DISTURBANCE REMAINS UNSTABILIZED AFTER OCTOBER 15, TEMPORARY SEEDING SHALL BE CONDUCTED TO STABILIZE SOILS DURING COOL WEATHER MONTHS.
7. HAY OR STRAW SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 2 TONS PER ACRE.
8. APPROPRIATE MAINTENANCE SHALL BE PROVIDED TO GUARANTEE THE INTEGRITY OF THE STAND.



PLAN VIEW



PROFILE

CONSTRUCTION SPECIFICATIONS

- STONE SIZE - MEET STANDARD STONE SIZE #4 - SECTION 703 OF MOST STANDARD SPECIFICATIONS. USE GRANULATION TABLE.
- LENGTHS - 50 FOOT MINIMUM.
- BREEDINGS - 5X (6) INCHES MINIMUM.
- ROCKS - 1/2" MAXIMUM OR MORE IF DRIVEWAY.
- ELLS/FABRIC - WRAPI 600S OR APPROVED EQUAL.
- INSTALLATION - THE AREA OF THE ENTRANCE SHOULD BE CLEANED OF ALL VEGETATION, ROCKS AND OTHER OBSTRUCTIONS. EROSION CONTROL MEASURES SHALL BE PLACED IMMEDIATELY TO PREVENT FLOWING. THE GRAVEL SHALL BE PLACED TO THE TOP OF THE ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT FLOWING OF WATER THROUGH THE ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT FLOWING OF WATER THROUGH THE ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT FLOWING OF WATER THROUGH THE ENTRANCE.

STONE SIZE	PERCENTAGE
1 1/2" Min	80-100
1" Min	80-100
3/4" Min	5-5

GRAVEL STONE GRANULATION TABLE

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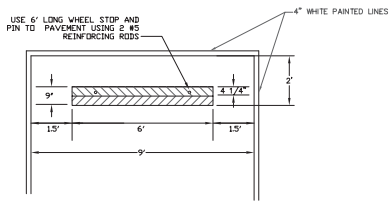
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MADURY, NEW HAMPSHIRE
COUNTY OF STRAFFORD

MSC
LAND SURVEYORS & ENGINEERS, INC.
170 COMMERCE WAY
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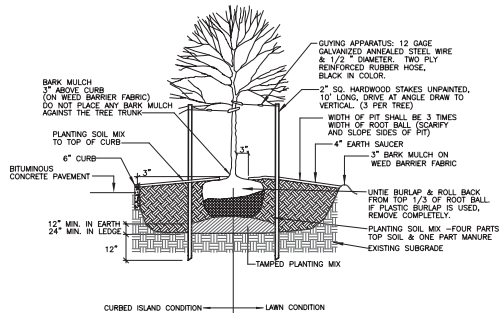
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DATE: MAY 14, 2012
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DETAILS

C-6

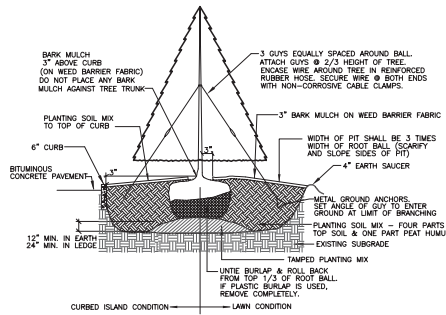


WHEEL STOP
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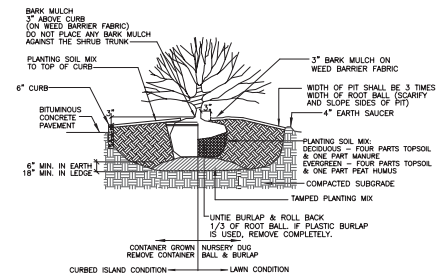
NOTE:
PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED, OR WITHIN 2" ABOVE.

DECIDUOUS PLANTING
NOT TO SCALE



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

EVERGREEN TREE PLANTING
NOT TO SCALE



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

SHRUB PLANTING
NOT TO SCALE

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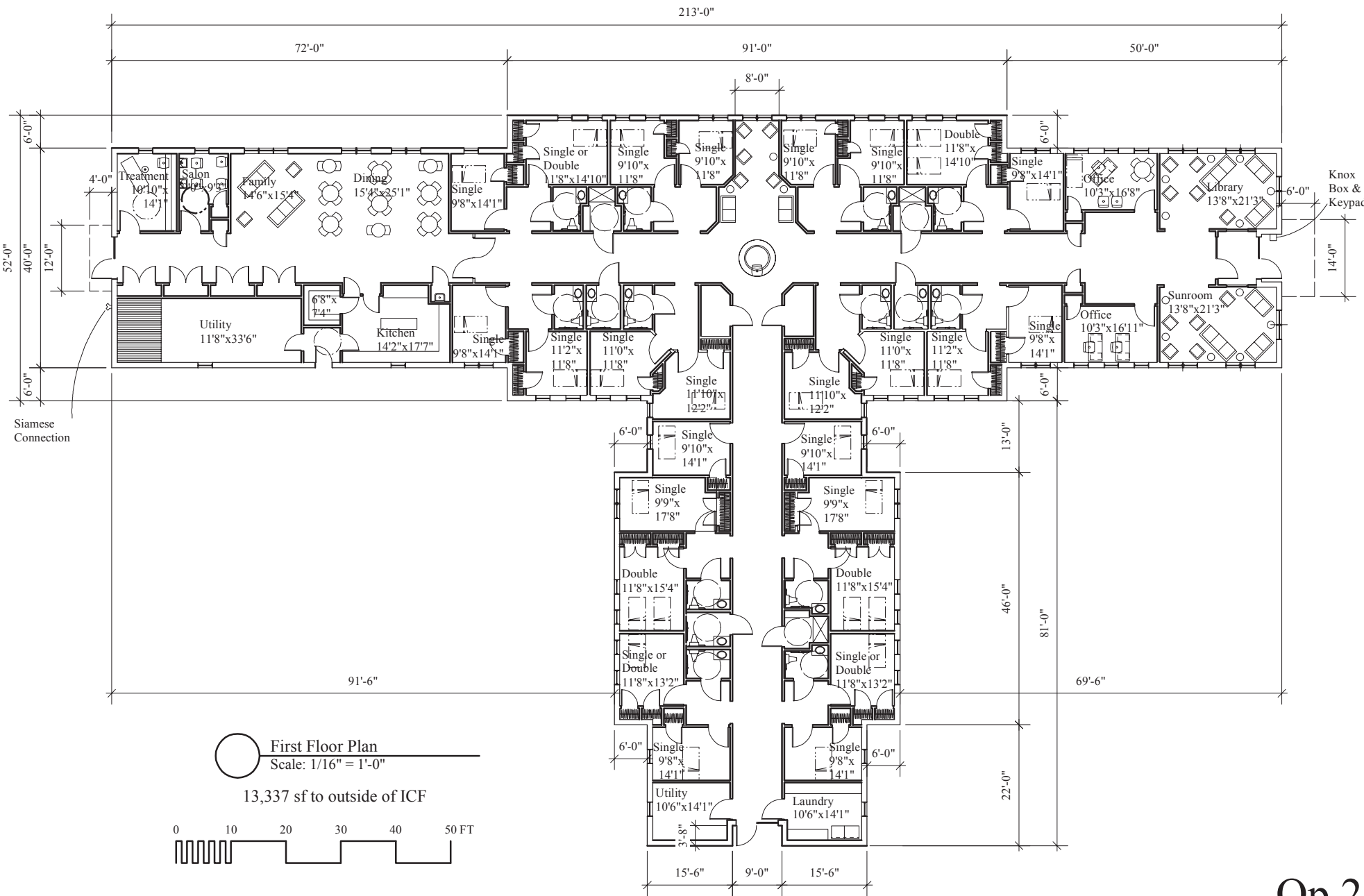
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SITE DEVELOPMENT PLANS
CARRIAGE HILL ASSISTED LIVING
304 KNOX MARSH ROAD
MADBURY, NEW HAMPSHIRE
COUNTY OF STRAFFORD

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DETAILS



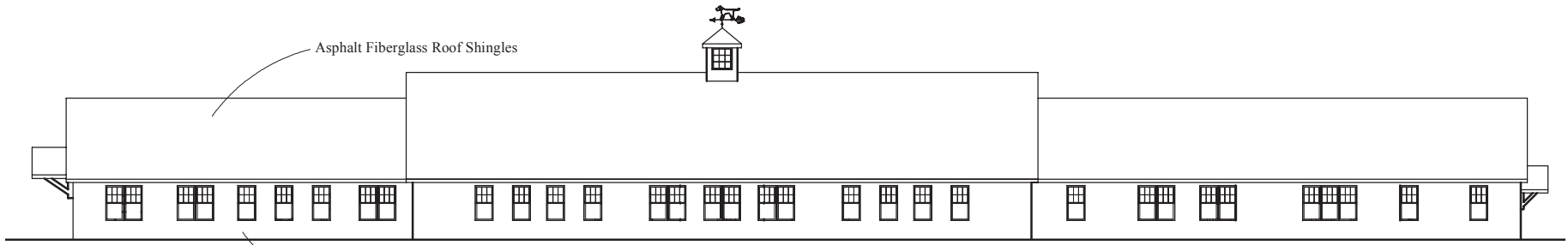
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 501 Barn Door Gap
 Strafford, New Hampshire 03884-6233
 603 269 3206
 http://tonyfallon.com
 tony@tonyfallon.com

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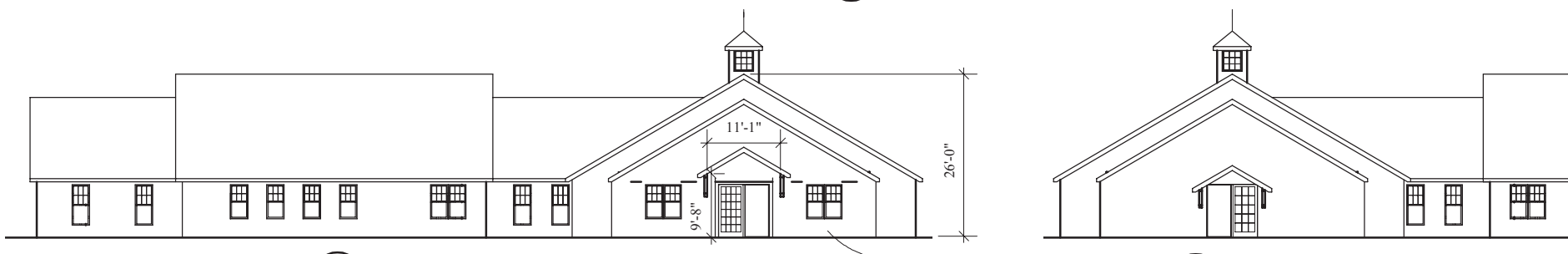
Carriage Hill
 Knox Marsh Road
 Madbury, New Hampshire

First Floor Plan

Op.20.02

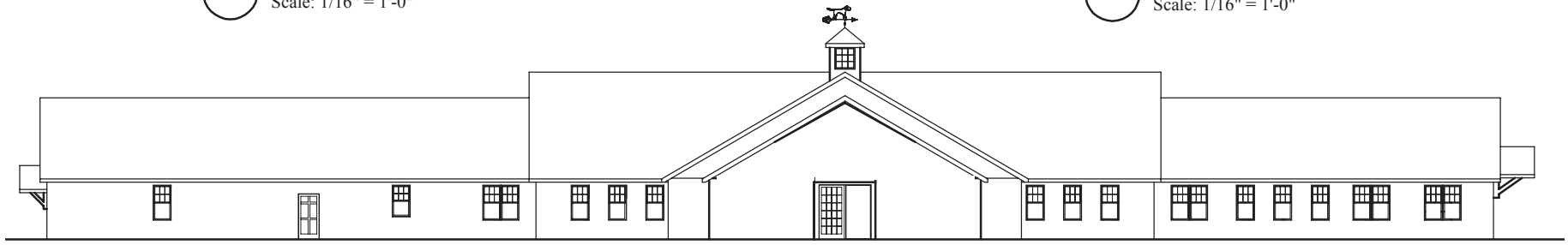


○ Front Elevation
Scale: 1/16" = 1'-0"

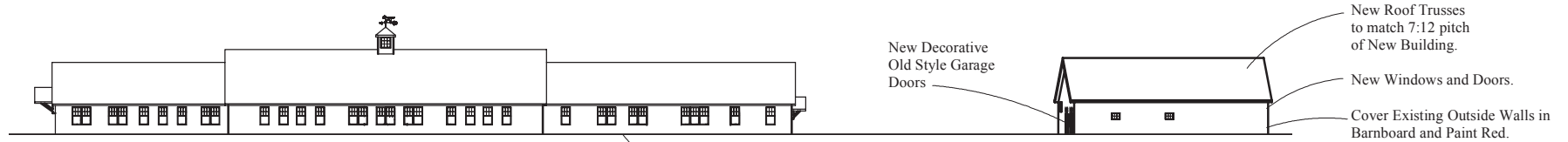


○ Left Elevation
Scale: 1/16" = 1'-0"

○ Partial Right Elevation
Scale: 1/16" = 1'-0"



○ Rear Elevation
Scale: 1/16" = 1'-0"



○ Front Elevation
Scale: 1/32" = 1'-0"

Existing Large Barn to be removed and new Assisted Care Facility is proposed.

New Decorative Old Style Garage Doors

New Roof Trusses to match 7:12 pitch of New Building.

New Windows and Doors.

Cover Existing Outside Walls in Barnboard and Paint Red.