

**NOTES**

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 9 LOT 12 (26.87 Ac.) AS AN OPEN SPACE SUBDIVISION WITH 9 SINGLE FAMILY HOUSE LOTS WITH 4 BEDROOMS OR LESS AND LEAVING THE REMAINDER AS AN OPEN SPACE LOT OF 16.66 ACRES.
- TOTAL PARCEL AREA = 1,170,340 SF. (26.87 ACRES)
- ALL LOTS WITHIN THIS SUBDIVISION WILL HAVE ON SITE WELLS AND WILL HAVE INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF CHESTER, NEW HAMPSHIRE, ROCKINGHAM COUNTY, COMMUNITY PANEL NUMBER 33015C 0355 E EFFECTIVE DATE: MAY 17, 2005, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED IN THE 100-YR FLOOD PLAIN.
- NHDES SUBDIVISION APPROVAL No. SA2014010518
- THIS PLAN CONTAINS A TOTAL OF 11 SHEETS. SHEETS 1, 2 AND 3 ARE ON FILE AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THE ENTIRE SET IS ON FILE AT THE TOWN OF CHESTER PLANNING DEPARTMENT, WHICH TOGETHER CONSTITUTE THE PLAN WHICH IS APPROVED BY THE CHESTER PLANNING BOARD.
- PRESENT ZONING: R1 - RESIDENTIAL

OPEN SPACE ZONING, PARENT TRACT  
 MINIMUM LOT AREA = 25 ACRES  
 MINIMUM ROAD FRONTAGE = 60'  
 MAXIMUM BUILDING HEIGHT = 33'

BUILDING SETBACKS  
 MINIMUM FRONT SETBACK  
 EXTERNAL = 50'  
 INTERNAL = 25'  
 MINIMUM SIDE AND REAR SETBACK  
 EXTERNAL = 50'  
 INTERNAL = 15' (MIN. 40' BETWEEN BLDGS.)

ALL SEPTIC SYSTEM MUST BE AT LEAST 75' FROM WETLANDS  
 WELLS TO HAVE A 100' PROTECTIVE RADIUS

	WETLANDS, PONDS & STREAMS	VERNAL POOLS
BUILDING SETBACKS	75 FT	100 FT
SEPTIC SYSTEM SETBACK	75 FT	100 FT
WELL	25 FT	25 FT
NO CLEAR BUFFER *	25 FT	50 FT

\*WITHIN THE NO CLEAR BUFFER, CLEARING INCIDENTAL TO DRIVEWAY CONSTRUCTION IS ALLOWED AND NO MORE THAN 50 PERCENT OF THE BASAL AREA OF TREES AND VEGETATION CAN BE REMOVED ANNUALLY (PER ZONING ARTICLE 5, SECTION 7.2.7).

DENSITY CALCULATIONS:  
 CONSTRAINED AREA:  
 WETLANDS AND SURFACE WATER = 2.62 Ac.  
 SLOPES GREATER THAN 25% = 0.62 Ac.  
 FLOOD PLAIN AREA NOT IN WET = 0 Ac.  
 TOTAL CONSTRAINED AREA = 3.24 Ac.

UNCONSTRAINED AREA:  
 TOTAL AREA = 26.87 Ac.  
 LESS CONSTRAINED AREA = 3.24 Ac.  
 UNCONSTRAINED AREA = 23.63 Ac.

SINGLE FAMILY UNIT DENSITY:  
 23.63 Ac. / 3 Ac./UNIT = 7.9 UNITS  
 DENSITY BONUS FOR 60% OPEN SPACE IS 15%  
 7.9 X 1.15 = 9.08 UNITS USING 15% BONUS

NUMBER OF BEDROOMS:  
 9.08 UNITS X 3.5 BEDROOMS/UNIT = 31.78 BEDROOMS MAXIMUM TOTAL, USE 32 BEDROOMS. 5, 4 BEDROOM UNITS PLUS 4, 3 BEDROOM UNITS EQUALS 32 BEDROOMS TOTAL

LOTS 12-1, 12-2, 12-3, 12-4 AND 12-5 ARE APPROVED FOR 4 BEDROOM HOUSES  
 LOTS 12-6, 12-7, 12-8, AND 12-9 ARE APPROVED FOR 3 BEDROOM HOUSES.

MINIMUM CONSERVATION AREA DETERMINATION  
 26.87 Ac. x 0.60 = 16.12 Ac. (16.66 Ac. PROVIDED = 61.9% PROVIDED)  
 UNCONSTRAINED AREA IN CONSERVATION AREA  
 16.12 x 0.50 (MIN. 50%) = 8.06 Ac. (14.15 Ac. PROVIDED)  
 75% OF CONSERVATION AREA IS REQUIRED TO BE CONTIGUOUS AND AT LEAST 100 FEET WIDE  
 16.12 Ac. x 0.75 = 12.09 Ac. (12.14 Ac. PROVIDED)

- THE OWNER/CONTRACTOR SHALL BE AWARE OF HIS/HER RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 331 MONTVALE AVE., WOBURN, MA. (1-888-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
- ALL ABUTTERS TO THIS PROJECT IN CHESTER ARE LOCATED WITHIN THE R1-RESIDENTIAL ZONE. ABUTTERS TO THIS PROJECT IN SANDOWN ARE LOCATED WITHIN THE RESIDENTIAL ZONE
- ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND.
- ALL BUILDINGS TO HAVE INDIVIDUAL SPRINKLER SYSTEMS (R13 COMPLIANT) IN ACCORDANCE WITH ARTICLE 6.12.2.2 OF THE CHESTER ZONING ORDINANCE.
- THE OPEN SPACE WILL BE DEEDED TO THE TOWN OF CHESTER. THE INDIVIDUAL LOTS AND THE OPEN SPACE SHALL BE MARKED WITH SIGNAGE BEFORE RECORDING OF THE PLAN. THE OPEN SPACE AS WELL AS THE 50 FOOT WIDE AREAS THAT BUFFER THE LOTS IS TO REMAIN IN ITS NATURAL VEGETATED STATE AND ONLY THE TOWN IS ALLOWED TO CUT ANY OF THE VEGETATION UNDER A FORESTRY MANAGEMENT PLAN.

THE UNIT OWNERS WHO CLEAR OR OTHERWISE DESTROY THE VEGETATED BUFFER SHALL BE LIABLE FOR RESTORATION OF THE BUFFER PER SPECIFICATION LISTED IN ARTICLE 6.12.1.2.d OF THE ZONING ORDINANCE, ALONG WITH, AT THE CHESTER PLANNING BOARD'S DISCRETION, BE LIABLE TO REIMBURSE THE TOWN FOR ANY AND ALL LEGAL COSTS INCURRED IN THE ENFORCEMENT OF THIS ORDINANCE.

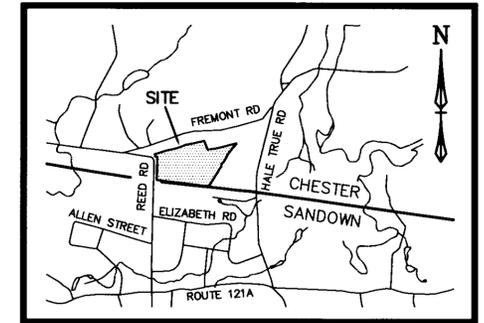
**WETLAND NOTES:**

- PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #48, OF SHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING IN MAY 10, 2003 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, 1987, US ARMY CORPS OF ENGINEERS.
- NO VERNAL POOLS WERE FOUND ON SITE.



**PLAN REFERENCES**

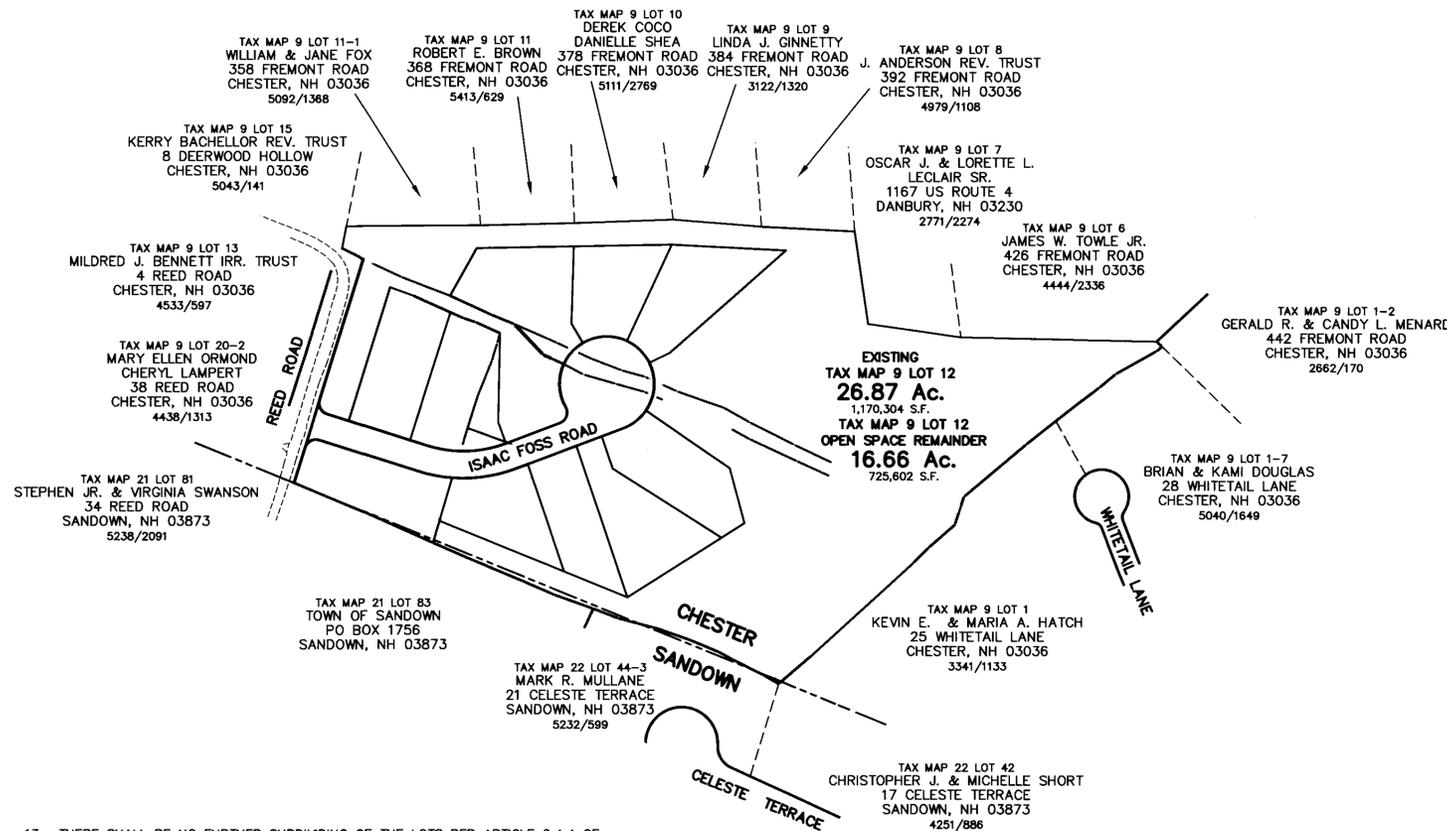
- "BOUNDARY WORKSHEET PREPARED BY R.S.L. LAYOUT & DESIGN, JOB NO. 2844 ELEANOR TOWLE, FREMONT RD, CHESTER N.H., FB 185, 187 D129 J14".
- "SUBDIVISION PLAN WHITETAIL LANE PHASE II, TAX MAP 9 LOT 1 HALE TRUE ROAD, CHESTER, N.H. OWNER OF RECORD: KEVIN E. & MARIA A. HATCH, SCALE: 1"=60' DATE: DECEMBER 1998" LAST REVISED 2-19-99 PREPARED BY CORNERSTONE SURVEY ASSOCIATES, INC. CHESTER, NH R.C.R.D. PLAN #D-27385.
- "SUBDIVISION PLAN CELESTE TERRACE EXT., TAX MAP 22 LOT 44A CELESTE TERRACE, SANDOWN, N.H. APPLICANT: VINCENT CELESTE, SCALE: 1"=50' DATE: DECEMBER 1999" LAST REVISED 9-12-00 PREPARED BY CORNERSTONE SURVEY ASSOCIATES, INC. CHESTER, NH R.C.R.D. PLAN #D-30154.
- "SUBDIVISION PLAN, TAX MAP 9 LOTS 12 & 5, REED RD & FREMONT RD CHESTER, N.H. OWNERS OF RECORD: ELEANOR B. TOWLE TRUST, SCALE: 1"=100' DATE: SEPTEMBER 2004" LAST REVISED 12/10/04 PREPARED BY CORNERSTONE SURVEY ASSOCIATES, INC. CHESTER, NH R.C.R.D. PLAN #D-32383.



VICINITY PLAN  
 SCALE: 1" = 2,000'

**SHEET INDEX**

- SHEET 1 COVER SHEET
- SHEETS 2 & 3 SUBDIVISION PLAN
- SHEET 4 TRACT RESOURCE MAP
- SHEETS 5 & 6 NHDES SUBDIVISION PLAN
- SHEET 7 ROADWAY PLAN & PROFILE
- SHEET 8 SIGHT DISTANCE PLAN AND PROFILE
- SHEET 9 CONSTRUCTION DETAILS
- SHEET 10 CONSTRUCTION DETAILS
- SHEET 11 EROSION CONTROL DETAILS



OWNER OF RECORD:  
 JIGSAW BUILDERS, LLC  
 PO BOX 325  
 CHESTER, NH 03036  
 RCOR VOL. 5599 PG. 419  
 AUTHORIZED SIGNATURE

APPROVED BY THE CHESTER, NH  
 PLANNING BOARD ON: \_\_\_\_\_  
 CERTIFIED BY: \_\_\_\_\_  
 CHAIRMAN: \_\_\_\_\_  
 SECRETARY: \_\_\_\_\_

COVER SHEET  
**"ISAAC FOSS ROAD"**  
 TAX MAP 9 LOT 12  
 REED ROAD  
 CHESTER, NH

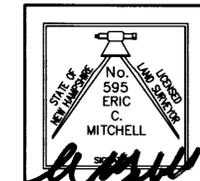
OWNER OF RECORD:  
**JIGSAW BUILDERS, LLC**  
 PO BOX 325, CHESTER, NH 03036  
 JULY 25, 2014

SCALE: 1" = 200'  
 PREPARED BY:  
 ERIC C. MITCHELL & ASSOC. INC.  
 PLANNING - SURVEYING - ENVIRONMENTAL  
 P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD NH. 03110-0298  
 PH. (603) 627-1181

- THERE SHALL BE NO FURTHER SUBDIVIDING OF THE LOTS PER ARTICLE 6.4.4 OF THE CHESTER ZONING ORDINANCE.
- ALL PROPOSED INDIVIDUAL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ARTICLE 4.12.9 OF THE CHESTER SUBDIVISION REGULATIONS.
- THE PROPOSED PERMANENT BOUNDARY MARKERS AND PERMANENT STREET MARKERS SHALL CONFORM TO ARTICLES 4.3.8 & 4.5.2.12 OF THE CHESTER SUBDIVISION REGULATIONS.
- THERE SHALL BE NO IN-GROUND IRRIGATION SYSTEMS INSTALLED WITHIN THE TOWN ROAD RIGHT OF WAY.
- WITH THE APPROVAL OF THIS PLAN, THE PLANNING BOARD HAS GRANTED THE FOLLOWING WAIVERS TO THE FOLLOWING SECTIONS OF THE TOWN OF CHESTER REGULATIONS.
  - SUBDIVISION ARTICLE 4.5.2.17 M:3 (iii) PAVEMENT WIDTH OF 20 FEET WHERE NORMALLY 24 FEET IS REQUIRED.
  - SUBDIVISION ARTICLE 3.11 - IMPACT STATEMENT TO NOT REQUIRE A TRAFFIC IMPACT STUDY.

I CERTIFY WITH RESPECT TO ANY LAND IN THE TOWN OF SANDOWN, THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN AND I CERTIFY THAT THIS PLAN IS THE RESULT OF A PARTIAL FIELD SURVEY MADE ON THE GROUND DURING JULY 2014 BY THIS OFFICE AND AS SHOWN ON PLAN REFERENCE #1 WHICH HAS A RELATIVE ERROR OF CLOSURE NO GREATER THAN ONE PART IN TEN THOUSAND.

*Eric C. Mitchell*  
 ERIC C. MITCHELL L.L.S. NO. 595 DATE 7/25/14



RJB ENGINEERING, LLC  
 15 PLEASANT ST, SUITE 5  
 CONCORD, NH 03301  
 PH. 603-219-0194



REV.	DATE	DESCRIPTION	BY
D	8/19/15	SHOW SET MONUMENTS	CJM
C	3/10/15	REVISE ROAD & OWNER NAMES	CJM
B	10/02/14	ADDRESS DUBOIS & KING REVIEW LETTER	BT
		REVISE ROAD NAME	
A	9/18/14	ADDRESS DUBOIS & KING REVIEW LETTER	CJM

**REVISIONS**

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PER PLAN REF.

TAX MAP 9 LOT 15  
KERRY BACHELOR REV. TRUST  
8 DEERWOOD HOLLOW  
CHESTER, NH 03036  
5043/141

TAX MAP 9 LOT 11-1  
WILLIAM & JANE FOX  
358 FREMONT ROAD  
CHESTER, NH 03036  
5092/1368

TAX MAP 9 LOT 11  
ROBERT E. BROWN  
368 FREMONT ROAD  
CHESTER, NH 03036  
5413/629

TAX MAP 9 LOT 10  
DEREK COCO  
DANIELLE SHEA  
378 FREMONT ROAD  
CHESTER, NH 03036  
5111/2769

TAX MAP 9 LOT 9  
LINDA J. GINNETTY  
384 FREMONT ROAD  
CHESTER, NH 03036  
3122/1320

TAX MAP 9 LOT 8  
J. ANDERSON REV. TRUST  
392 FREMONT ROAD  
CHESTER, NH 03036  
4979/1108

TAX MAP 9 LOT 7  
OSCAR J. & LORETTE L.  
LECLAIR SR.  
1167 US ROUTE 4  
DANBURY, NH 03230  
2771/2274

TAX MAP 9 LOT 20-2  
MARY ELLEN ORMOND  
CHERYL LAMPERT  
38 REED ROAD  
CHESTER, NH 03036  
4438/1313

TAX MAP 21 LOT 81  
& VIRGINIA SWANSON  
SANDOWN, NH 03873  
6238/2081

**LEGEND**

- IRON PIPE/PIN
- DRILL HOLE
- GRANITE BOUND SET 6/2015
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- DHS DRILL HOLE SET
- DHF DRILL HOLE FOUND
- IRS IRON ROD SET
- LIMIT OF MAPPED WETLANDS
- 25' NO CUT BUFFER
- MINIMUM BUILDING SETBACK (TYP.)
- STONE WALL
- PROPOSED SLOPE EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PD POORLY DRAINED
- VPD VERY POORLY DRAINED

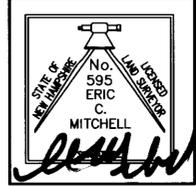


TAX MAP 21 LOT 83  
TOWN OF SANDOWN  
PO BOX 1756  
SANDOWN, NH 03873

**MATCH POINT  
SEE SHEET 3**

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*Eric C. Mitchell* 7/25/14  
ERIC C. MITCHELL L.L.S. NO. 595 DATE



**NOTES**

SEE SHEET 1 FOR NOTES, PLAN REFERENCES, AND VICINITY PLAN.

APPROVED BY THE CHESTER, NH

PLANNING BOARD ON: \_\_\_\_\_

CERTIFIED BY: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_

SECRETARY: \_\_\_\_\_

**SUBDIVISION PLAN OF LAND**  
**"ISAAC FOSS ROAD"**  
 TAX MAP 9 LOT 12  
 REED ROAD  
 CHESTER, NH  
 OWNER OF RECORD:  
**JIGSAW BUILDERS, LLC**  
 PO BOX 325, CHESTER, NH 03036  
 JULY 25, 2014

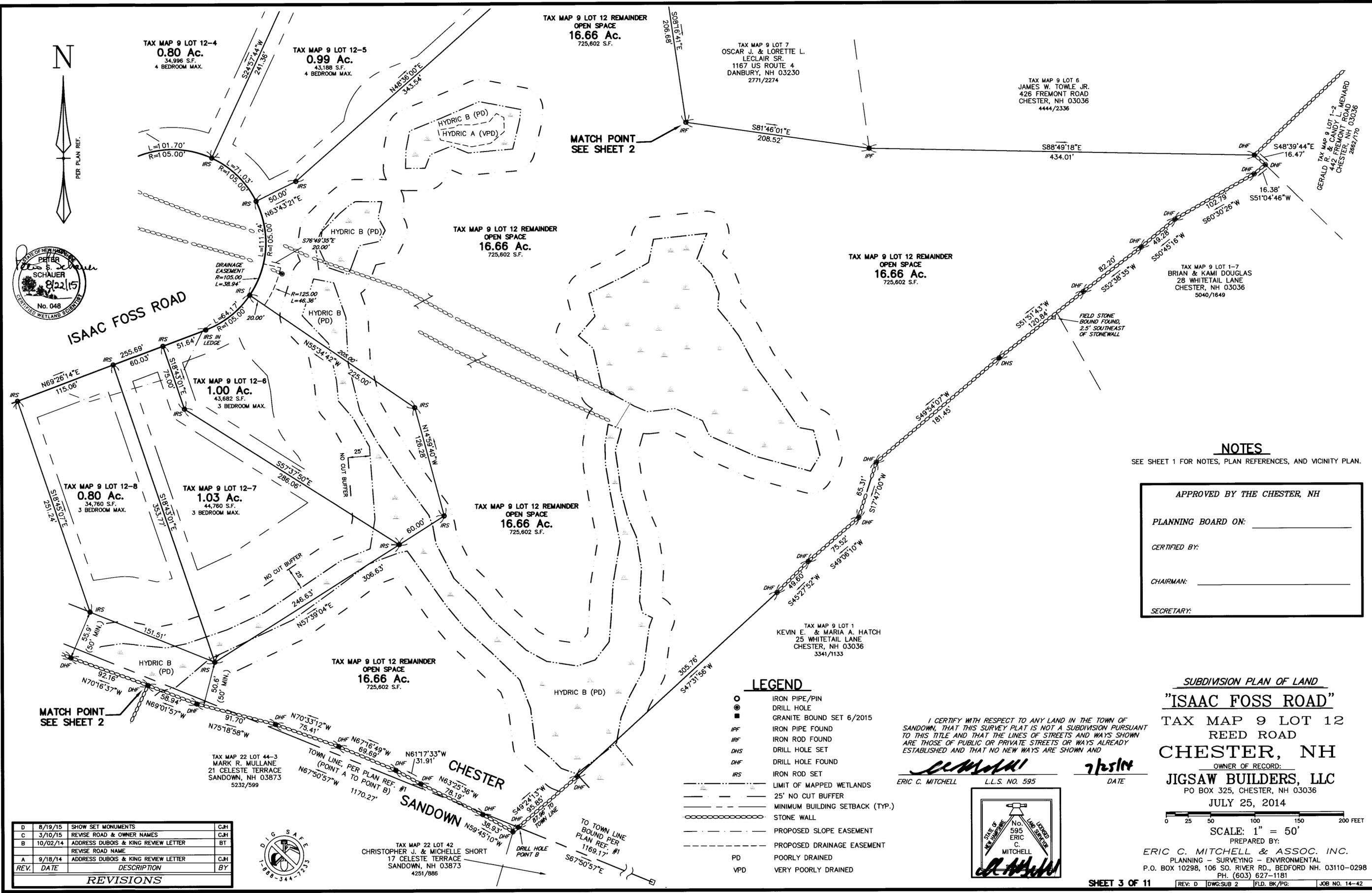
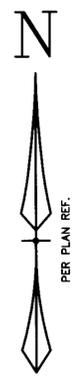
SCALE: 1" = 50'

PREPARED BY:  
**ERIC C. MITCHELL & ASSOC. INC.**  
PLANNING - SURVEYING - ENVIRONMENTAL  
P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD NH. 03110-0298  
PH. (603) 627-1181

REV.	DATE	DESCRIPTION	BY
D	8/19/15	SHOW SET MONUMENTS	CJM
C	3/10/15	REVISE ROAD & OWNER NAMES	CJM
B	10/02/14	ADDRESS DUBOIS & KING REVIEW LETTER	BT
		REVISE ROAD NAME	
A	9/18/14	ADDRESS DUBOIS & KING REVIEW LETTER	CJM

**REVISIONS**

**MATCH POINT  
SEE SHEET 3**



TAX MAP 9 LOT 12 REMAINDER  
OPEN SPACE  
16.66 Ac.  
725,602 S.F.

TAX MAP 9 LOT 12-4  
0.80 Ac.  
34,996 S.F.  
4 BEDROOM MAX.

TAX MAP 9 LOT 12-5  
0.99 Ac.  
43,188 S.F.  
4 BEDROOM MAX.

TAX MAP 9 LOT 7  
OSCAR J. & LORETTE L.  
LECLAIR SR.  
1167 US ROUTE 4  
DANBURY, NH 03230  
2771/2274

TAX MAP 9 LOT 6  
JAMES W. TOWLE JR.  
426 FREMONT ROAD  
CHESTER, NH 03036  
4444/2336

MATCH POINT  
SEE SHEET 2

TAX MAP 9 LOT 12 REMAINDER  
OPEN SPACE  
16.66 Ac.  
725,602 S.F.

TAX MAP 9 LOT 12 REMAINDER  
OPEN SPACE  
16.66 Ac.  
725,602 S.F.

TAX MAP 9 LOT 12-6  
1.00 Ac.  
43,682 S.F.  
3 BEDROOM MAX.

TAX MAP 9 LOT 12-8  
0.80 Ac.  
34,760 S.F.  
3 BEDROOM MAX.

TAX MAP 9 LOT 12-7  
1.03 Ac.  
44,780 S.F.  
3 BEDROOM MAX.

TAX MAP 9 LOT 12 REMAINDER  
OPEN SPACE  
16.66 Ac.  
725,602 S.F.

TAX MAP 9 LOT 12 REMAINDER  
OPEN SPACE  
16.66 Ac.  
725,602 S.F.

TAX MAP 9 LOT 1  
KEVIN E. & MARIA A. HATCH  
25 WHITETAIL LANE  
CHESTER, NH 03036  
3341/1133

TAX MAP 22 LOT 44-3  
MARK R. MULLANE  
21 CELESTE TERRACE  
SANDOWN, NH 03873  
5232/599

TAX MAP 22 LOT 42  
CHRISTOPHER J. & MICHELLE SHORT  
17 CELESTE TERRACE  
SANDOWN, NH 03873  
4251/886

**NOTES**  
SEE SHEET 1 FOR NOTES, PLAN REFERENCES, AND VICINITY PLAN.

APPROVED BY THE CHESTER, NH

PLANNING BOARD ON: \_\_\_\_\_

CERTIFIED BY: \_\_\_\_\_

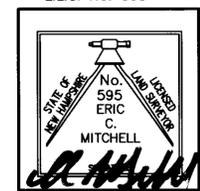
CHAIRMAN: \_\_\_\_\_

SECRETARY: \_\_\_\_\_

- LEGEND**
- IRON PIPE/PIN
  - DRILL HOLE
  - GRANITE BOUND SET 6/2015
  - IPF IRON PIPE FOUND
  - IRF IRON ROD FOUND
  - DHS DRILL HOLE SET
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  - IRS IRON ROD SET
  - LIMIT OF MAPPED WETLANDS
  - 25' NO CUT BUFFER
  - MINIMUM BUILDING SETBACK (TYP.)
  - STONE WALL
  - PROPOSED SLOPE EASEMENT
  - PROPOSED DRAINAGE EASEMENT
  - PD POORLY DRAINED
  - VPD VERY POORLY DRAINED

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*Eric C. Mitchell* 7/25/14  
ERIC C. MITCHELL L.L.S. NO. 595 DATE



**SUBDIVISION PLAN OF LAND**  
**"ISAAC FOSS ROAD"**  
TAX MAP 9 LOT 12  
REED ROAD  
CHESTER, NH  
OWNER OF RECORD:  
JIGSAW BUILDERS, LLC  
PO BOX 325, CHESTER, NH 03036  
JULY 25, 2014

SCALE: 1" = 50'

PREPARED BY:  
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REV.	DATE	DESCRIPTION	BY

**REVISIONS**





PER PLAN REF.



**LEGEND**

- IRON PIPE/PIN
- DRILL HOLE
- LIMIT OF MAPPED WETLANDS
- GRAVEL
- STONE WALL
- STEEP SLOPES, > 25%
- TREE LINE
- TRAIL
- SCS SOILS

**SOIL LEGEND**

- 45B- MONTAUK FINE SANDY LOAM, 3 TO 8 % SLOPES.
- 140B- CHATFIELD-HOLLIS-CANTON COMPLEX, 3 TO 8 % SLOPES, VERY STONY.
- 140C- CHATFIELD-HOLLIS-CANTON COMPLEX, 8 TO 15 % SLOPES, VERY STONY.
- 547B- WALPOLE 3 TO 8 % SLOPES, VERY STONY
- 657B- RIDGEBURY VERY FINE SANDY LOAM, 3 TO 8 % SLOPES.
- 495- OSSISPEE MUCKY PEAT

SOILS INFORMATION TAKEN FROM "GRANITE"  
[HTTP://MAPPER.GRANITE.UNH.EDU](http://MAPPER.GRANITE.UNH.EDU)

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**REVISIONS**



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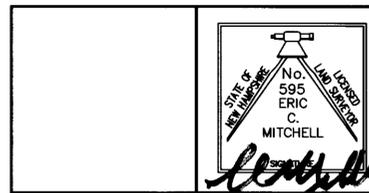
**TRACT RESOURCE MAP**

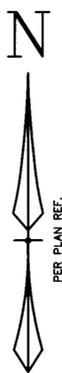
**"ISAAC FOSS ROAD"**  
**TAX MAP 9 LOT 12**  
**REED ROAD**  
**CHESTER, NH**

OWNER OF RECORD:  
**JIGSAW BUILDERS, LLC**  
 PO BOX 325, CHESTER, NH 03036  
 JULY 25, 2014

SCALE: 1" = 100'

PREPARED BY:  
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8 DEERWOOD HOLLOW  
CHESTER, NH 03036  
5043/141

TAX MAP 9 LOT 11-1  
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5413/629

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LECLAIR SR.  
1167 US ROUTE 4  
DANBURY, NH 03230  
2771/2274

TAX MAP 9 LOT 12 REMAINDER  
OPEN SPACE  
16.66 Ac.  
725,602 S.F.

TAX MAP 9 LOT 12-3  
1.07 Ac.  
46,498 S.F.

TAX MAP 9 LOT 12-4  
0.80 Ac.  
34,996 S.F.

TAX MAP 9 LOT 12-5  
0.99 Ac.  
43,188 S.F.

TAX MAP 9 LOT 12-1  
1.00 Ac.  
43,642 S.F.

TAX MAP 9 LOT 12-2  
1.03 Ac.  
44,864 S.F.

TAX MAP 9 LOT 12 REMAINDER  
OPEN SPACE  
16.66 Ac.  
725,602 S.F.

TAX MAP 9 LOT 20-2  
MARY ELLEN ORMOND  
CHERYL LAMPERT  
38 REED ROAD  
CHESTER, NH 03036  
4438/1313

TAX MAP 9 LOT 12 REMAINDER  
OPEN SPACE  
16.66 Ac.  
725,602 S.F.

TAX MAP 9 LOT 12-9  
0.80 Ac.  
34,808 S.F.

TAX MAP 9 LOT 12-8  
0.80 Ac.  
34,760 S.F.

TAX MAP 9 LOT 12-7  
1.03 Ac.  
44,760 S.F.

TAX MAP 9 LOT 12-6  
1.00 Ac.  
43,682 S.F.

TAX MAP 9 LOT 12 REMAINDER  
OPEN SPACE  
16.66 Ac.  
725,602 S.F.

MATCH POINT  
SEE SHEET 6

### LEGEND

- IRF IRON PIPE FOUND
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- DHS DRILL HOLE SET
- DHF DRILL HOLE FOUND
- IRON PIPE / PIN
- DRILL HOLE
- IRON PIN/DRILL HOLE TO BE SET
- GRANITE BOUND TO BE SET
- UTILITY POLE
- OVER HEAD UTILITIES
- EXISTING STONE WALL
- EDGE OF PAVEMENT
- LIMIT OF WETLANDS
- MINIMUM BUILDING SETBACK (TYP)
- PERC TEST
- TP-6 TEST PIT
- 4000 S.F. AREA SUITABLE FOR SEPTIC

### NOTES

SEE SHEET 1 FOR NOTES, PLAN REFERENCES, AND VICINITY PLAN.

ANY 75 FOOT WELL RADI THAT OVERLAPS ONTO ADJUTING LOTS ARE PRECLUDED FROM SEPTIC DEVELOPMENT PER THE TOWN OF CHESTER ZONING REGULATIONS. IF ANY PROTECTIVE WELL RADI ARE NOT PRECLUDED FROM DEVELOPMENT, EASEMENTS WILL BE PROVIDED.

**NEW HAMPSHIRE**  
 Designer of  
 Subsurface Disposal  
 Systems  
 \*\*\*  
 Eric C. Mitchell  
 No. 709

**NEW HAMPSHIRE**  
 License No. 595  
 ERIC  
 C.  
 MITCHELL

**N.H.D.E.S. SUBDIVISION PLAN**  
**"ISAAC FOSS ROAD"**  
**TAX MAP 9 LOT 12**  
**REED ROAD**  
**CHESTER, NH**

OWNER OF RECORD:  
**JIGSAW BUILDERS, LLC**  
 PO BOX 325, CHESTER, NH 03036  
**JULY 25, 2014**

SCALE: 1" = 50'  
 PREPARED BY:  
**ERIC C. MITCHELL & ASSOC. INC.**

PLANNING - SURVEYING - ENVIRONMENTAL  
 P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD NH. 03110-0298  
 PH. (603) 627-1181

### WETLAND NOTE

THE WETLAND DELINEATION WAS PERFORMED BY SHAUER ENVIRONMENTAL CONSULTANTS, LLC ON MAY 10, 2003. I CERTIFY THAT THE WETLANDS SHOWN HEREON HAVE BEEN DELINEATED IN ACCORDANCE WITH ENV-WQ 1014.03

*Eric C. Mitchell*  
 ERIC C. MITCHELL ~ PERMIT. No. 709

MATCH POINT  
SEE SHEET 6

### SOIL LEGEND

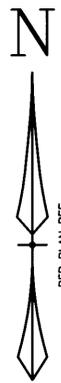
- 45B- MONTAUK FINE SANDY LOAM, 3 TO 8 % SLOPES.
- 140B- CHATFIELD-HOLLIS-CANTON COMPLEX, 3 TO 8 % SLOPES, VERY STONY.
- 140C- CHATFIELD-HOLLIS-CANTON COMPLEX, 8 TO 15 % SLOPES, VERY STONY.
- 547B- WALPOLE 3 TO 8 % SLOPES, VERY STONY
- 657B- RIDGEBURY VERY FINE SANDY LOAM, 3 TO 8 % SLOPES.
- 49S- OSSIPPE MUCKY PEAT
- SOILS INFORMATION TAKEN FROM "GRANITE"  
[HTTP://MAPPER.GRANITE.UNH.EDU](http://MAPPER.GRANITE.UNH.EDU)



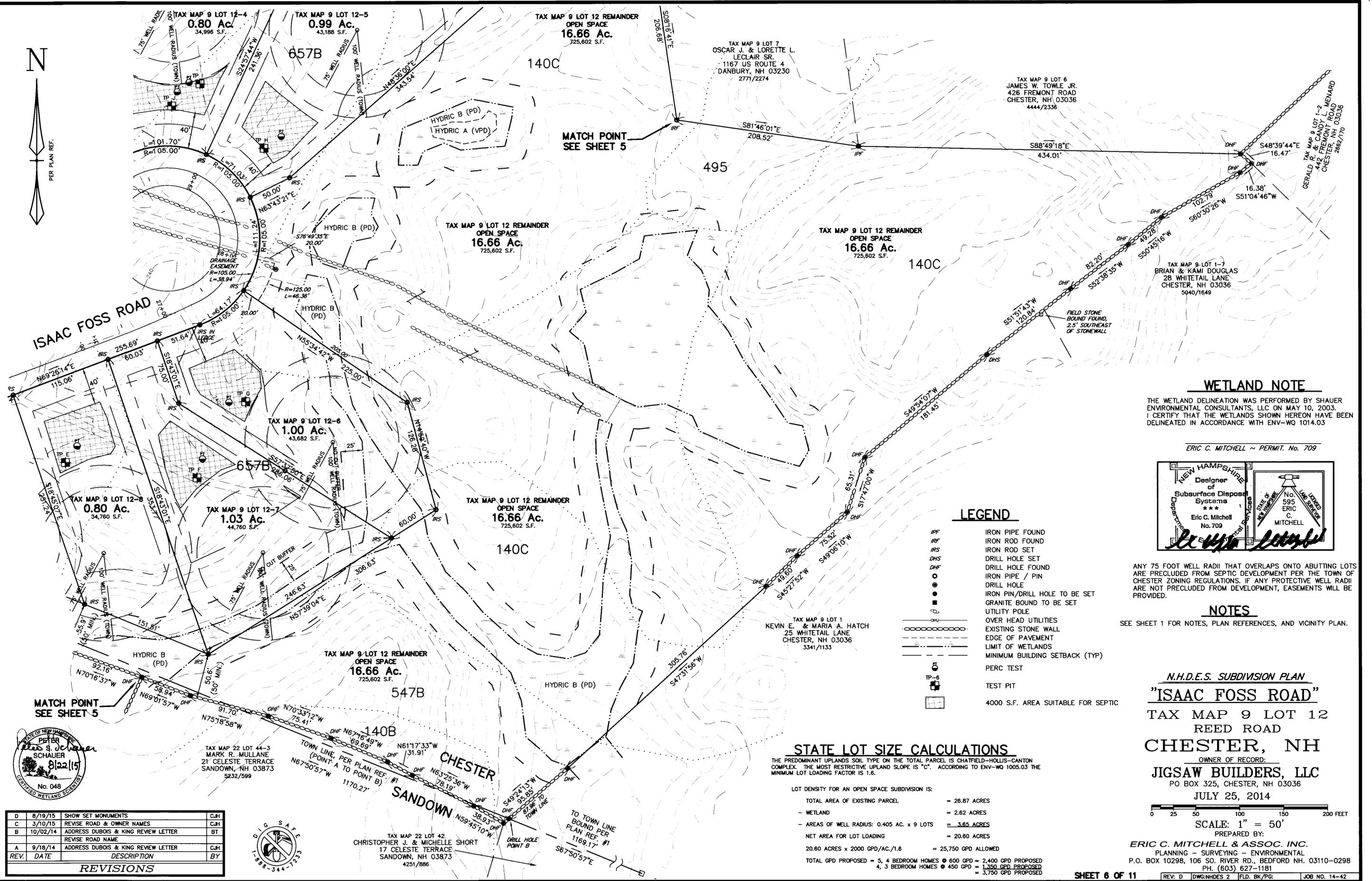
REV.	DATE	DESCRIPTION	BY
D	8/19/15	SHOW SET MONUMENTS	CJH
C	3/10/15	REVISE ROAD & OWNER NAMES	CJH
B	10/02/14	ADDRESS DUBOIS & KING REVIEW LETTER	BT
		REVISE ROAD NAME	
A	9/18/14	ADDRESS DUBOIS & KING REVIEW LETTER	CJH

**REVISIONS**





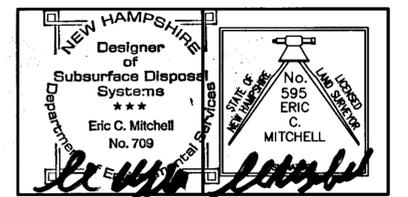
PER PLAN REF.



**WETLAND NOTE**

THE WETLAND DELINEATION WAS PERFORMED BY SHAUER ENVIRONMENTAL CONSULTANTS, LLC ON MAY 10, 2003. I CERTIFY THAT THE WETLANDS SHOWN HEREON HAVE BEEN DELINEATED IN ACCORDANCE WITH ENV-WQ 1014.03

ERIC C. MITCHELL ~ PERMIT. No. 709



ANY 75 FOOT WELL RADII THAT OVERLAPS ONTO ABUTTING LOTS ARE PRECLUDED FROM SEPTIC DEVELOPMENT PER THE TOWN OF CHESTER ZONING REGULATIONS. IF ANY PROTECTIVE WELL RADII ARE NOT PRECLUDED FROM DEVELOPMENT, EASEMENTS WILL BE PROVIDED.

**NOTES**

SEE SHEET 1 FOR NOTES, PLAN REFERENCES, AND VICINITY PLAN.

**LEGEND**

- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- DHS DRILL HOLE SET
- DHF DRILL HOLE FOUND
- IRON PIPE / PIN
- DRILL HOLE
- IRON PIN/DRILL HOLE TO BE SET
- GRANITE BOUND TO BE SET
- UTILITY POLE
- OVER HEAD UTILITIES
- EXISTING STONE WALL
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- LIMIT OF WETLANDS
- MINIMUM BUILDING SETBACK (TYP)
- PERC TEST
- TP-6 TEST PIT
- 4000 S.F. AREA SUITABLE FOR SEPTIC

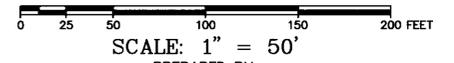
**STATE LOT SIZE CALCULATIONS**

THE PREDOMINANT UPLANDS SOIL TYPE ON THE TOTAL PARCEL IS CHATFIELD-HOLLIS-CANTON COMPLEX. THE MOST RESTRICTIVE UPLAND SLOPE IS "C". ACCORDING TO ENV-WQ 1005.03 THE MINIMUM LOT LOADING FACTOR IS 1.6.

LOT DENSITY FOR AN OPEN SPACE SUBDIVISION IS:

TOTAL AREA OF EXISTING PARCEL	= 26.87 ACRES
- WETLAND	= 2.62 ACRES
- AREAS OF WELL RADII: 0.405 AC. x 9 LOTS	= 3.65 ACRES
NET AREA FOR LOT LOADING	= 20.60 ACRES
20.60 ACRES x 2000 GPD/AC./1.6	= 25,750 GPD ALLOWED
TOTAL GPD PROPOSED = 5, 4 BEDROOM HOMES @ 600 GPD = 2,400 GPD PROPOSED	
4, 3 BEDROOM HOMES @ 450 GPD = 1,350 GPD PROPOSED	
	= 3,750 GPD PROPOSED

**N.H.D.E.S. SUBDIVISION PLAN**  
**"ISAAC FOSS ROAD"**  
 TAX MAP 9 LOT 12  
 REED ROAD  
 CHESTER, NH  
 OWNER OF RECORD:  
**JIGSAW BUILDERS, LLC**  
 PO BOX 325, CHESTER, NH 03036  
 JULY 25, 2014



PREPARED BY:  
**ERIC C. MITCHELL & ASSOC. INC.**  
 PLANNING - SURVEYING - ENVIRONMENTAL  
 P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD NH. 03110-0298  
 PH. (603) 627-1181



**REVISIONS**

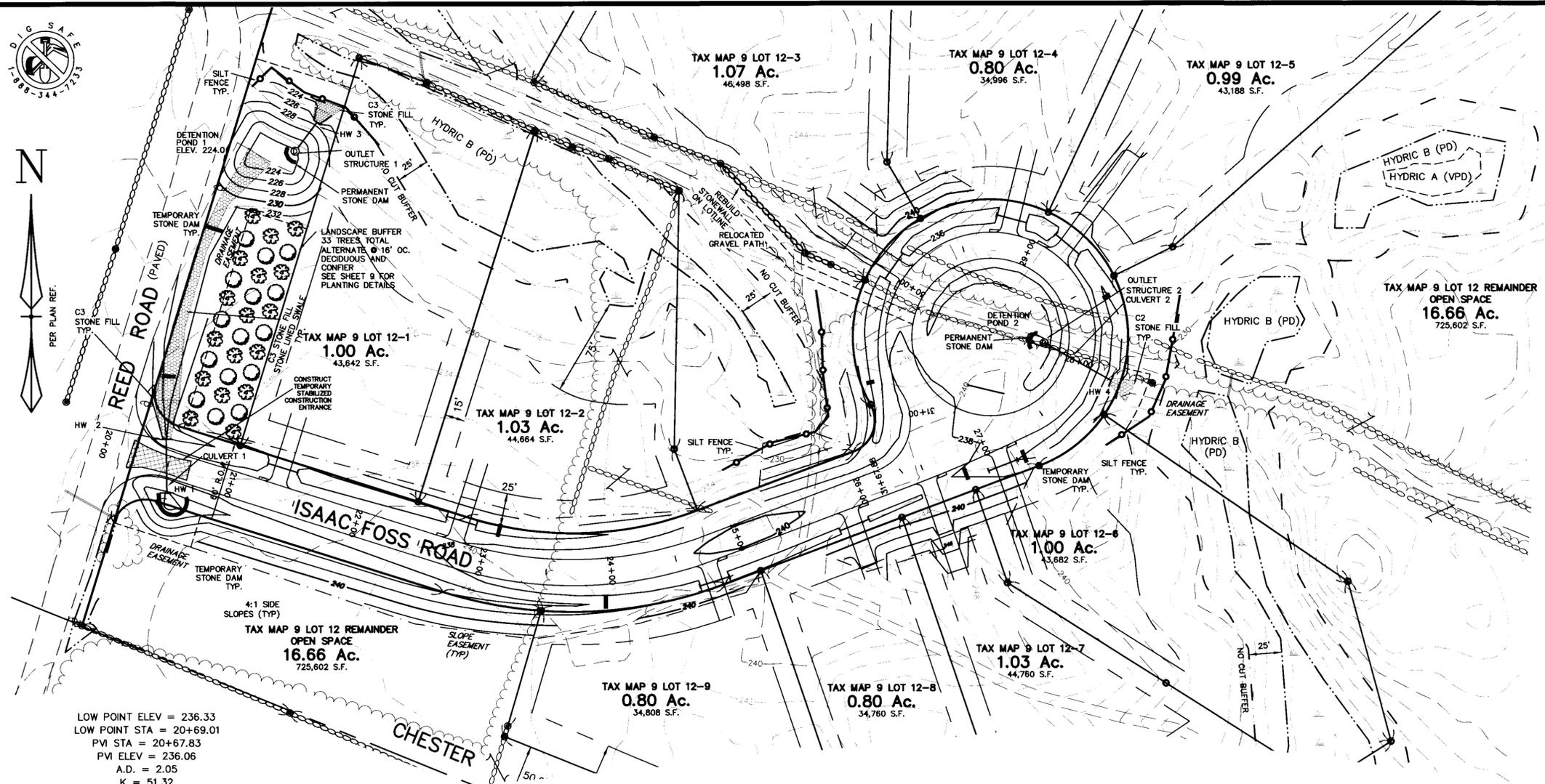
REV.	DATE	DESCRIPTION	BY
D	8/19/15	SHOW SET MONUMENTS	C.H.
C	3/10/15	REVISE ROAD & OWNER NAMES	C.H.
B	10/02/14	ADDRESS DUBOIS & KING REVIEW LETTER	BT
		REVISE ROAD NAME	
A	9/18/14	ADDRESS DUBOIS & KING REVIEW LETTER	C.H.
		ADDRESS DUBOIS & KING REVIEW LETTER	



TAX MAP 22 LOT 42  
 CHRISTOPHER J. & MICHELLE SHORT  
 17 CELESTE TERRACE  
 SANDOWN, NH 03873  
 4251/886



PER PLAN REF.



LOW POINT ELEV = 236.33  
 LOW POINT STA = 20+69.01  
 PVI STA = 20+67.83  
 PVI ELEV = 236.06  
 A.D. = 2.05  
 K = 51.32

Horizontal Alignment Station and Curve Report  
 Alignment: roadwayalign7-23-14

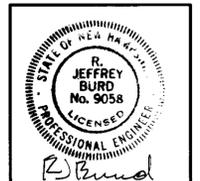
Desc.	Station	Spiral/Curve Data	Northing	Easting
Tangent Data				
	20+00		5891.7622	5897.0439
	22+78.89		5807.0518	6162.9597
	Length:	278.89	Course: S 22-27-13 E	
Circular Curve Data				
PC	22+78.89		5807.6818	6162.9597
RP			6083.7236	6253.4038
PT	24+78.43		5812.8370	6358.7734
	Delta:	38-06-33	Type: LEFT	
	Radius:	300.00	DOC: 19-05-55	
	Length:	193.54	Tangent: 103.62	
Tangent Data				
	24+78.43		5812.8370	6358.7734
	26+35.57		5868.0290	6505.9001
	Length:	157.14	Course: N 69-26-14 E	
Circular Curve Data				
PC	26+35.57		5868.0290	6505.9001
RP			6804.3174	6154.6679
PT	27+19.21		5900.6452	6582.8927
	Delta:	04-47-32	Type: LEFT	
	Radius:	1000.00	DOC: 05-43-46	
	Length:	83.64	Tangent: 41.84	
Tangent Data				
	27+19.21		5900.6452	6582.8927
	27+40.14		5909.6095	6601.8099
	Length:	20.93	Course: N 64-38-42 E	
Circular Curve Data				
PC	27+40.14		5909.6095	6601.8099
RP			5972.8668	6571.8342
PT	30+78.85		5935.1656	6512.8542
	Delta:	277-13-57	Type: LEFT	
	Radius:	70.00	DOC: 81-51-04	
	Length:	338.70	Tangent: 61.68	
Circular Curve Data				
PC	30+78.85		5935.1656	6512.8542
RP			5908.2363	6470.7257
PT	31+67.88		5861.4219	6488.2873
	Delta:	102-01-29	Type: RIGHT	
	Radius:	50.00	DOC: 114-35-30	
	Length:	89.03	Tangent: 61.77	

REV.	DATE	DESCRIPTION	BY
C	3/10/15	REVISE ROAD & OWNER NAMES	C.H.
B	10/02/14	ADDRESS DUBOIS & KING REVIEW LETTER	BT
		REVISE ROAD NAME	
A	9/18/14	ADDRESS DUBOIS & KING REVIEW LETTER	C.H.

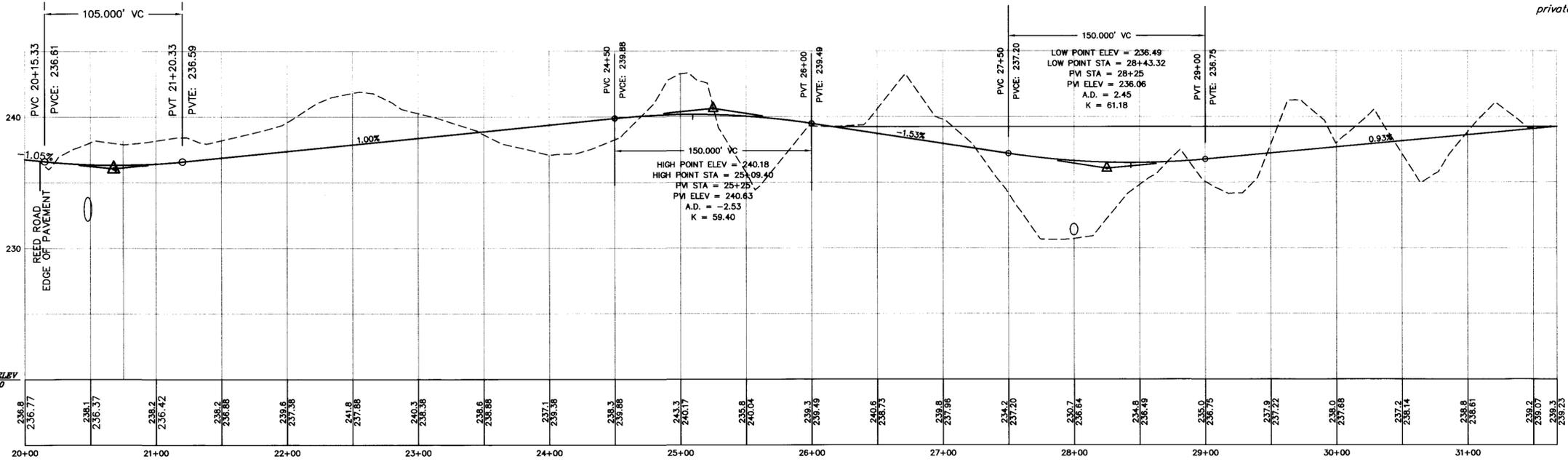
**REVISIONS**

**NOTES**

SEE SHEET 1 FOR NOTES, PLAN REFERENCES, AND VICINITY PLAN.  
 "I certify that any additional runoff incident to development on this site shall have no adverse effects on any open or closed, public or private, downstream drainage facilities"



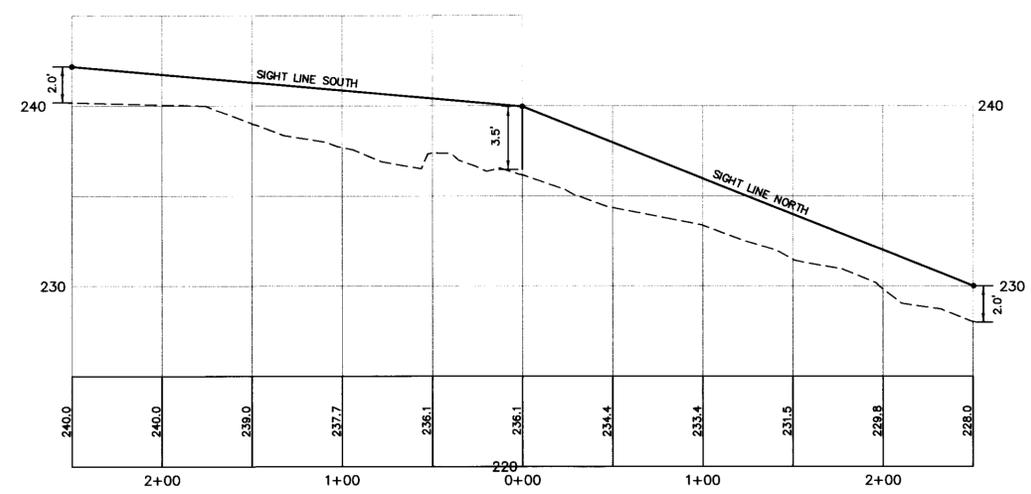
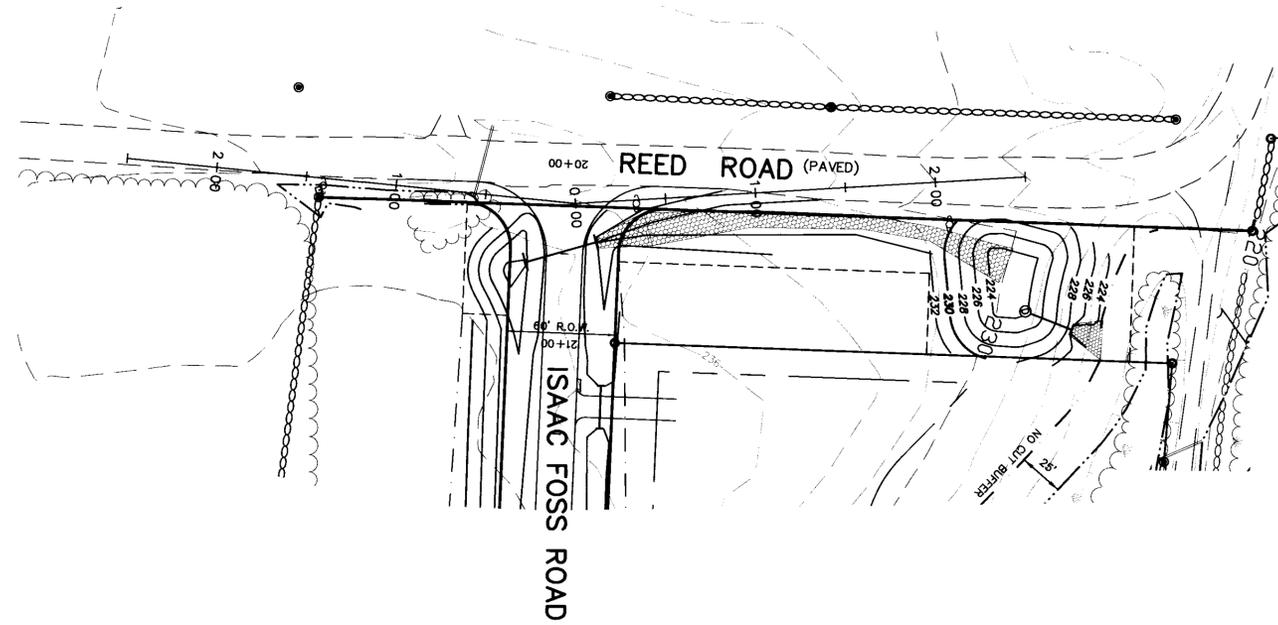
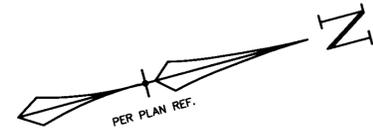
RJB ENGINEERING, LLC  
 15 PLEASANT ST, SUITE 5  
 CONCORD, NH 03301  
 PH. 603-219-0194



**PLAN & PROFILE**  
**"ISAAC FOSS ROAD"**  
 TAX MAP 9 LOT 12  
 REED ROAD  
 CHESTER, NH  
 OWNER OF RECORD:  
**JIGSAW BUILDERS, LLC**  
 PO BOX 325, CHESTER, NH 03036  
 JULY 25, 2014

SCALE: HZ 1" = 50' VT 1" = 5'  
 PREPARED BY:

**ERIC C. MITCHELL & ASSOC. INC.**  
 PLANNING - SURVEYING - ENVIRONMENTAL  
 P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD NH. 03110-0298  
 PH. (603) 627-1181



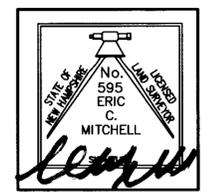
**NOTES**

THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND THE SIGHT LINES TO ACHIEVE VISIBILITY.

SEE SHEET 1 FOR NOTES, PLAN REFERENCES, AND VICINITY PLAN

**DESIGN NOTES**

1. TOWN OF CHESTER
2. DESIGN BASED ON AASTHO 2011.
3. LOCATION: DRIVERS EYE AT 3'-6" ABOVE GRADE TO OBJECT 2'-0" ABOVE ROAD SURFACE.



I HEREBY CERTIFY THAT THE ADEQUATE SIGHT DISTANCE AS REQUIRED BY THE TOWN OF CHESTER IS ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

*Eric C. Mitchell*      7/25/14  
 ERIC C. MITCHELL LLS #595      DATE

**SITE DISTANCE PLAN & PROFILE**  
**"ISAAC FOSS ROAD"**  
 TAX MAP 9 LOT 12  
 REED ROAD  
 CHESTER, NH

OWNER OF RECORD:  
**JIGSAW BUILDERS, LLC**  
 PO BOX 325, CHESTER, NH 03036  
 JULY 25, 2014

SCALE: HZ 1" = 50' VT 1" = 5'  
 PREPARED BY:

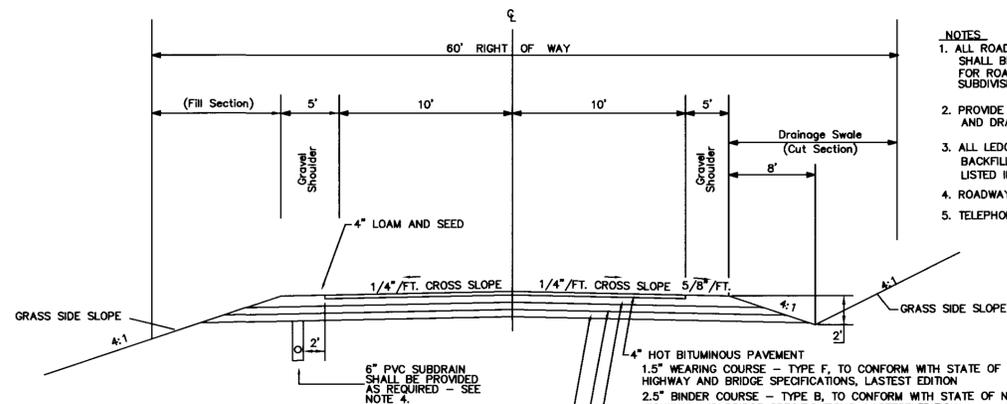
**ERIC C. MITCHELL & ASSOC. INC.**  
 PLANNING - SURVEYING - ENVIRONMENTAL  
 P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD NH. 03110-0298  
 PH. (603) 627-1181



REV.	DATE	DESCRIPTION	BY
C	3/10/15	REVISE ROAD & OWNER NAMES	C:H
B	10/02/14	ADDRESS DUBOIS & KING REVIEW LETTER	BT
		REVISE ROAD NAME	
A	9/18/14	ADDRESS DUBOIS & KING REVIEW LETTER	C:H

**REVISIONS**

C:\Documents\113011442.dwg, 14-42.dwg, SITE DISTANCE, 8/19/2014, 1:59:40 PM



- NOTES**
1. ALL ROADWAY CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH N.H.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE CHESTER SUBDIVISION REGULATIONS.
  2. PROVIDE 4" LOAM AND SEED (MIN.) ON ALL SIDE SLOPES AND DRAINAGE SWALES UNLESS OTHERWISE NOTED.
  3. ALL LEDGE AND ROCK SHALL BE REMOVED TO 1.5' BELOW SUBGRADE. BACKFILL SHALL BE SAND OR BANK RUN GRAVEL, TO MEET SPECIFICATIONS LISTED IN THE TYPICAL CROSS-SECTION.
  4. ROADWAY UNDERDRAIN SHALL BE INSTALLED IN ALL CUT SECTIONS.
  5. TELEPHONE BOXES AND TRANSFORMERS SHOULD BE A MINIMUM OF 10' OFF OF EOP.

TREE STUMPS AND OTHER ORGANIC MATERIALS SHALL BE REMOVED BELOW THE SUBGRADE OF THE ROADWAY. LEDGE SHALL ALSO BE REMOVED TO A DEPTH OF TWO FEET BELOW THE SUBGRADE OF THE ROADWAY. TEST PITS WILL BE PERFORMED, AS DIRECTED BY THE TOWN CONSULTANT, TO DETERMINE IF LEDGE EXISTS WITHIN TWO (2) FEET OF THE SUBGRADE LEVEL. ON SOILS WHICH ARE NOT SUITABLE FOR ROADWAYS, THE SUBSOIL SHALL BE REMOVED FROM THE STREET SITE TO A DEPTH OF TWO (2) FEET BELOW THE SUBGRADE AND REPLACED WITH MATERIAL MEETING THE SPECIFICATIONS FOR GRAVEL AGGREGATE SUB-BASE BELOW.

ALL FILL MATERIAL NECESSARY TO ACHIEVE SUBGRADE ELEVATION SHALL CONSIST OF STONE AND SAND REASONABLY FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIAL. AN SHALL MEET THE REQUIREMENT OF THE FOLLOWING TABLE:

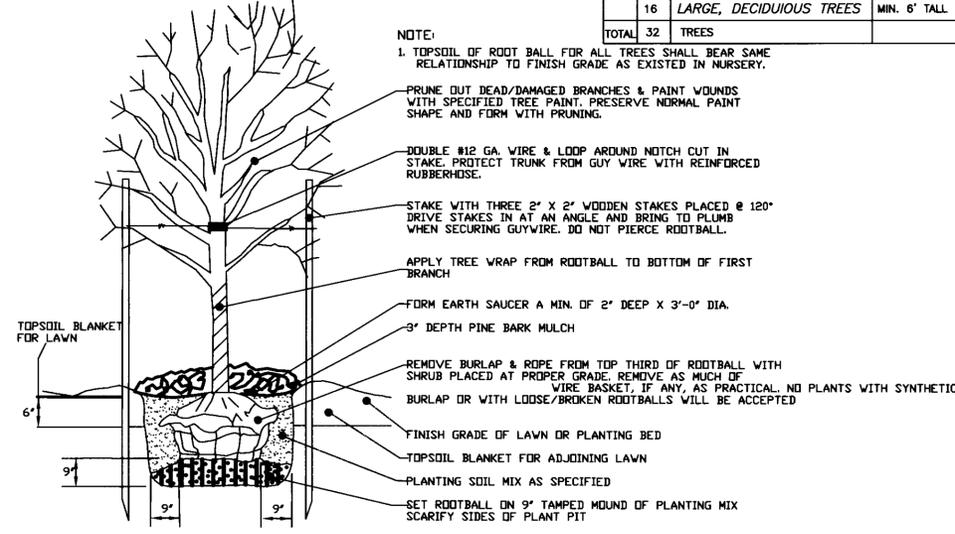
SIEVE SIZE	PERCENT PASSING BY WEIGHT
6 INCH	100
No. 4	20 - 100
No. 200	0 - 12

**ROADWAY SECTION**  
NOT TO SCALE

**PLANT SCHEDULE**

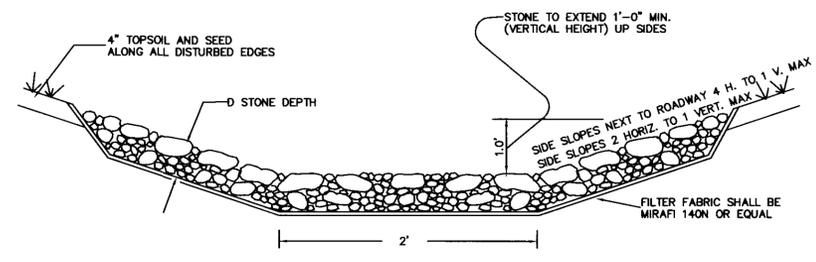
SYM.	QTY.	COMMON NAME	SIZE	TYPE
	16	LARGE, CONIFEROUS TREES	MIN. 6" TALL	B & B
	16	LARGE, DECIDUIOUS TREES	MIN. 6" TALL	B & B
TOTAL	32	TREES		

**NOTE:**  
1. TOPSOIL OF ROOT BALL FOR ALL TREES SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS EXISTED IN NURSERY.



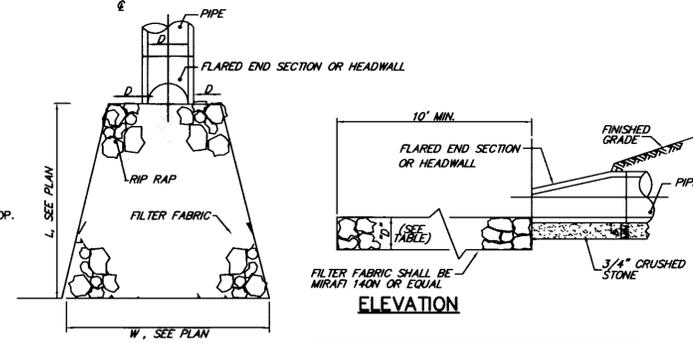
**TYPICAL TREE PLANTING DETAIL**

**NOTE:** RIP RAP SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, MOST RECENT EDITION SECTION 565.



**RIP RAP DITCH**  
(NOT TO SCALE)

% OF PASSING BY WEIGHT	STONE SIZES					
	D1	C1	C2	C3	C4	C5
100%	3-4"	6-8"	9-12"	12-16"	15-20"	23-30"
85%	2.5-3.5"	5-7"	8-11"	10-15"	13-18"	20-27"
50%	2-3"	4-6"	6-9"	8-12"	10-15"	15-23"
15%	0.5-1"	1.25-2"	1.75-3"	3-4"	3-5"	5-8"

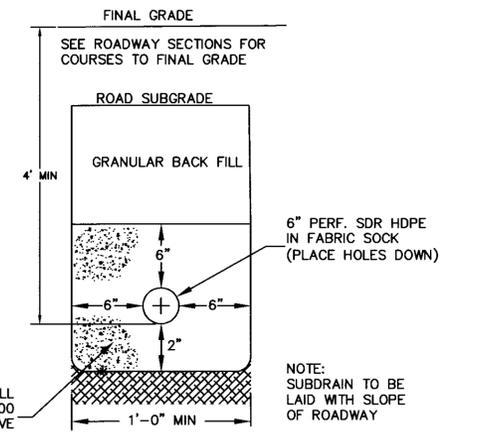


**STONE SIZES**

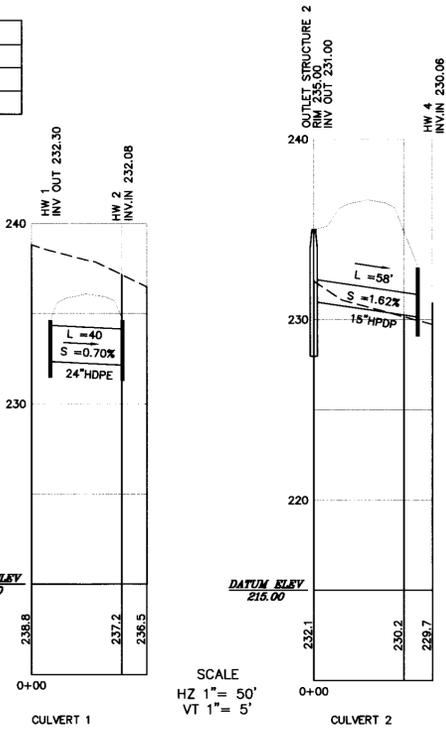
D1	C1	C2	C3	C4	C5
3-4"	6-8"	9-12"	12-16"	15-20"	23-30"
2.5-3.5"	5-7"	8-11"	10-15"	13-18"	20-27"
2-3"	4-6"	6-9"	8-12"	10-15"	15-23"
0.5-1"	1.25-2"	1.75-3"	3-4"	3-5"	5-8"

DESCRIPTION	LENGTH L	INVERT WIDTH Wi	END WIDTH We	STONE FILL	DEPTH OF STONE: D
HW 2	18 FT.	6.00 FT.	24.00 FT.	C3	2.0 FT.
HW 3	18 FT.	6.0 FT.	24.00 FT.	C3	2.0 FT.
HW 4	10 FT.	3.00 FT.	13.00 FT.	C2	1.5 FT.

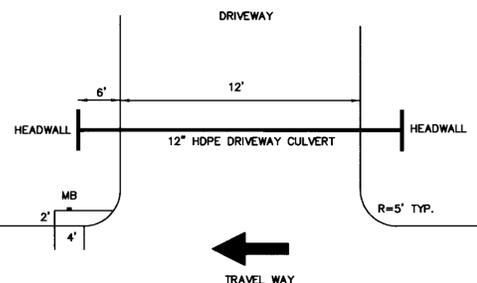
**RIP RAP APRON**  
(NOT TO SCALE)



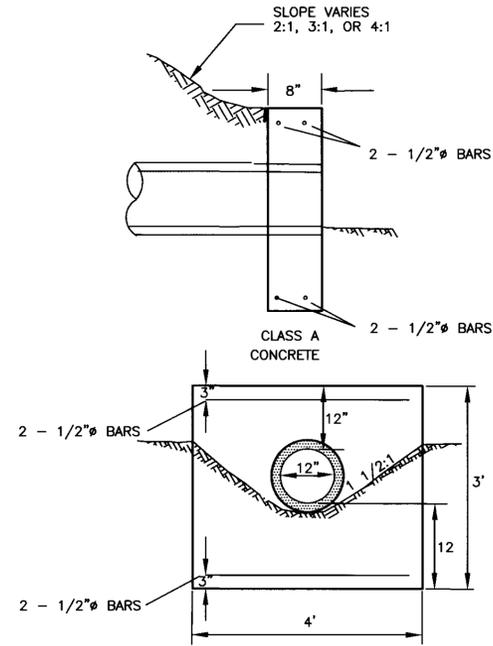
**SUBDRAIN DETAIL TYPICAL**  
NOT TO SCALE



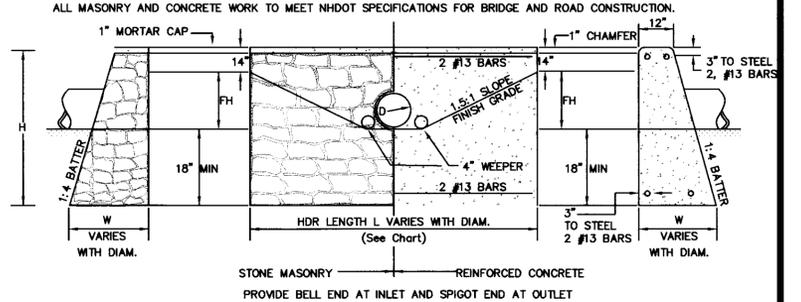
SCALE  
HZ 1" = 50'  
VT 1" = 5'



**DRIVEWAY DETAIL**  
(NOT TO SCALE)



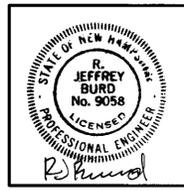
**DRIVEWALL CULVERT HEADWALL 12" PIPE**  
NOT TO SCALE



DIA.	HEADWALL LENGTH	HEADWALL HEIGHT	FILL HEIGHT	BOTTOM WIDTH	MASONRY PER FOOT WALL CU. YD.	MASONRY PER STAN. HEADER CU. YD.	HEADER EXC. PER FOOT DEPTH CU. YD.	STEEL PER STANDARD HEADER LBS	LENGTH OF BARS
12"	3'6"	3'6"	10"	1'10.5"	0.186	0.61	0.789	9	3'2"
15"	4'6"	3'9"	1'1"	1'11.25"	0.202	0.85	0.947	11	3'10"
18"	5'6"	4'0"	1'4"	2'0"	0.222	1.13	1.111	14	5'2"
24"	7'6"	4'8"	1'10"	2'1.5"	0.260	1.78	1.451	20	7'2"
30"	9'6"	5'0"	2'4"	2'3"	0.301	2.58	1.810	25	9'2"

**HEADWALLS**  
(MASONRY & CONCRETE)

RJB ENGINEERING, LLC  
15 PLEASANT ST, SUITE 5  
CONCORD, NH 03301  
PH. 603-219-0194



**CONSTRUCTION DETAILS**  
"ISAAC FOSS ROAD"  
TAX MAP 9 LOT 12  
REED ROAD  
CHESTER, NH  
OWNER OF RECORD:  
JIGSAW BUILDERS, LLC  
PO BOX 325, CHESTER, NH 03036

JULY 25, 2014  
NOT TO SCALE

PREPARED BY:  
**ERIC C. MITCHELL & ASSOC. INC.**  
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**REVISIONS**

REV.	DATE	DESCRIPTION	BY
C	3/10/15	REVISE ROAD & OWNER NAMES AND DRAINAGE	C.H
B	10/02/14	ADDRESS DUBOIS & KING REVIEW LETTER	BT
		REVISE ROAD NAME	
A	9/18/14	ADDRESS DUBOIS & KING REVIEW LETTER	C.H



## RESTORATION NOTES

### TOPSOILING

TOPSOIL IS REQUIRED ON ANY AREA WHERE IT IS NECESSARY TO ESTABLISH A VEGETATIVE COVER. IF THERE IS INSUFFICIENT NATURALLY OCCURRING TOPSOIL, ADDITIONAL TOPSOIL SHALL BE PROVIDED TO A MINIMUM FINISHED DEPTH OF FOUR INCHES.

- LOAM, SANDY LOAM, OR SILTY LOAM SHALL BE USED FOR TOPSOIL MATERIAL.
- THE MATERIAL SHALL BE FRIABLE AND FREE OF TREE ROOTS, WEEDS, STONES (GREATER THAN TWO INCHES) AND ANY OTHER DEBRIS. SOIL WHICH HAS BEEN TREATED WITH HERBICIDE IS UNACCEPTABLE.
- THE MATERIAL SHALL BE TAKEN FROM THE NATURAL SURFACE LAYERS ("A" HORIZON) OF SOILS CAPABLE OF PRODUCING GOOD YIELDS OF CULTIVATED CROPS OR HAY.
- AREAS WHERE TOPSOIL HAS BEEN REMOVED SHALL BE PROTECTED AGAINST EROSION.
- TOPSOIL SHALL NOT BE STOCKPILED WHERE IT WILL INTERFERE WITH ANY DRAINAGE COURSE OR WITHIN TWENTY-FIVE FEET OF A WETLAND RESOURCE AREA.
- TOPSOIL SHALL NOT BE COLLECTED OR SPREAD WHILE IT IS WET.
- SUBSURFACES SHALL BE SCARIFIED OR OTHERWISE TILLED TO FACILITATE BONDING OF SOIL LAYERS.
- TOPSOIL SHALL BE UNIFORMLY SPREAD TO PROVIDE A MINIMUM FINISHED DEPTH OF FOUR INCHES AFTER SETTLEMENT.

### SEEDING

UNLESS OTHERWISE INDICATED, GROUND COVER WILL BE ESTABLISHED BY SEEDING.

### SEED MIXTURE

LAWN AREAS STANDARD COMMERCIAL GRASS MIXTURE APPLIED AT RATES PRESCRIBED BY SUPPLIER.

ALL OTHER AREAS SHALL COMPLY WITH THE NHDES/RCCD, "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS, IN NEW HAMPSHIRE" AUGUST 1992 AS FOLLOWS:

LONG TERM SEEDING TO BE ACCOMPLISHED BY PLANTING WITH:

SEED	RATE
TALL FESCUE	0.45#/1000 SF
GREeping RED FESCUE	0.45#/1000 SF
REDTOP	0.05#/1000 SF
TOTAL	0.95#/1000 SF

TEMPORARY SEEDING MIXTURES TO BE USED TO ESTABLISH GROWTH BEFORE PERMANENT SEEDING AS NECESSARY:

TIME	SEED	RATE
BEFORE MAY 15	OATS	2#/1000 SF
BETWEEN APRIL 15 AND JUNE 1	PERENNIAL RYE	0.7#/1000 SF
AUGUST 15 TO SEPTEMBER 15	ANNUAL RYE	1#/1000 SF

### SITE PREPARATIONS

- SHAPE AND SMOOTH THE SURFACE TO BE SPECIFIED ON DESIGN.
- LIME ACCORDING TO SOIL TEST TO PH 6.5 OR IN THE ABSENCE OF A SOIL TEST, APPLY LIME AT THE RATE OF 2 TONS OF GROUND LIMESTONE PER ACRE (100 LBS. PER 1000 S.F.)
- FERTILIZE ACCORDING TO SOIL TEST OR AT A RATE OF 2000 LBS. PER ACRE OF 5-10-10 FERTILIZER.
- WORK UP A SEEDBED 3" TO 6" DEEP, THOROUGHLY INCORPORATING THE LIME AND FERTILIZER INTO THE SOIL.
- SEED DURING THE PERIOD AUGUST 10 TO SEPTEMBER 1, OR IN THE SPRING BY MAY 20 FOR PERMANENT COVER. SEEDING AT OTHER TIMES SHALL BE CONSIDERED A TEMPORARY COVER.
- APPLY SEED UNIFORMLY ACCORDING TO DIRECTIONS BY HYDRAULIC APPLICATION.
- APPLY HAYMULCH WITH 1 1/2 TONS OF STRAW PER ACRE ON ALL DISTURBED AREAS IMMEDIATELY AFTER SEEDING.
- THE SEEDING AREA IS TO BE PROTECTED FROM EQUIPMENT, TRAMPLING AND OTHER DESTRUCTIVE ACTIVITY.

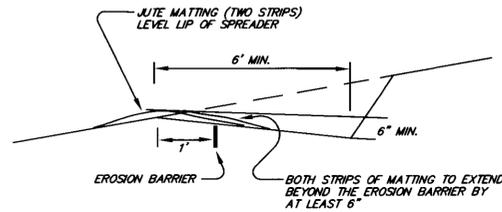
### MULCHING

ON SOILS SUBJECT TO EROSION AND ON SEEDING AREAS OF TEMPORARY COVER WHERE MOISTURE CONSERVATION IS NECESSARY FOR SEED GERMINATION, MULCH MATERIAL WILL BE USED.

- WHERE FEASIBLE, COMPLETE EARTHWORK AND CONSTRUCTION ACCORDING TO PLANS.
- ALL ESSENTIAL GRADING NEEDED TO PREVENT EROSION AND SILTATION IS TO BE COMPLETED PRIOR TO APPLICATION OF MULCH MATERIAL.

MULCH MATERIAL	PER 1000 S.F. PER ACRE	REMARKS
HAY OR STRAW	70-90 LBS. 1.5 TONS	LIGHTLY COVER 75%-90% OF SURFACE. SUBJECT TO BLOWING AND SLIPPING UNLESS ANCHORED.
JUTE OR WOOD EXCELSIOR MATS		APPLY ACCORDING TO MANUFACTURER'S DIRECTIONS. USE IN AREAS OF HIGH OR CONCENTRATED FLOWS.
STRAW OR COCONUT MATS		APPLY ACCORDING TO MANUFACTURER'S DIRECTIONS. USE IN AREAS OF SLOPES OVER 3:1 OR OVER 6 FEET VERTICAL HEIGHT

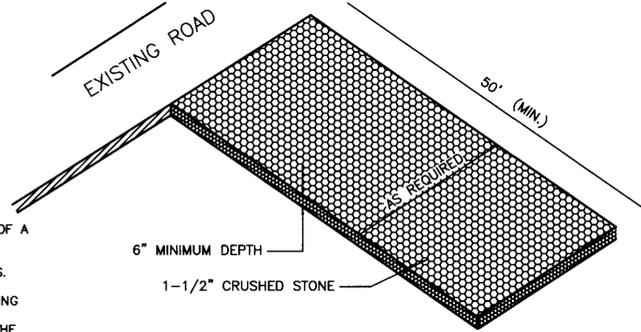
- MULCHES SUSCEPTIBLE TO BLOWING AND THOSE ON STEEP SLOPES WILL REQUIRE ANCHORING.



### CROSS-SECTION

## WINTER CONSTRUCTION NOTES

- ALL INCOMPLETE ROAD OR PARKING SURFACES AS OF NOVEMBER 15 UNTIL APRIL 15, SHALL BE PROTECTED BY A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL, OR SHALL BE CLEARED OF SNOW AFTER EACH STORM EVENT.
- ALL OTHER DISTURBED AREAS THAT HAVE NOT BEEN STABILIZED BY OCTOBER 15 UNTIL APRIL 15, SHALL BE STABILIZED BY STONE, OR EROSION CONTROL BLANKETS WITH SEEDING. STABILIZED AREAS SHALL INCLUDE THOSE WHERE 85% VEGETATIVE GROWTH PERMANENT OR TEMPORARY HAS BEEN ESTABLISHED. AREAS THAT DO NOT HAVE CONCENTRATED FLOW (DITCHES AND SWALES) OR SLOPES STEEPER THAN 3:1, MAY BE STABILIZED BY SEEDING AND THE PLACEMENT OF MULCH AT A MINIMUM RATE OF 3 TONS PER ACRE SECURED WITH ANCHOR NETTING.
- PLACEMENT OF EROSION CONTROL BLANKETS, MULCH AND OR ANCHOR NETTING SHALL NOT OCCUR OVER SNOW OR FROZEN GROUND.
- ALL WORK FROM OCTOBER 15 TO APRIL 15 SHALL BE DONE IN A MANNER AS TO MINIMIZE THE EROSION POTENTIAL, AND SHALL BE SEQUENCED WITH ITEMS 1-3 IN MIND.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.



## CRUSHED STONE CONSTRUCTION ENTRANCE

(NOT TO SCALE)

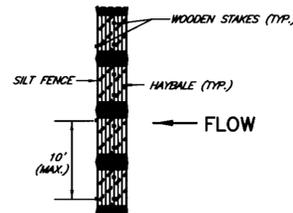
### MAINTENANCE

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

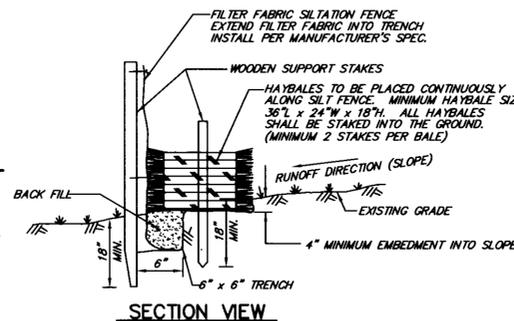
IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

### CONSTRUCTION SPECIFICATIONS

- STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
- GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 3:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
- WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.



### PLAN VIEW



## SILT FENCE WITH HAY BALES

(NOT TO SCALE)

### MAINTENANCE

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

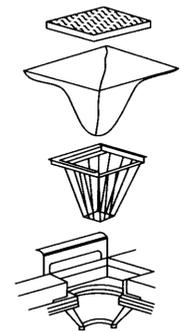
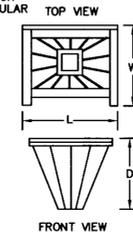
### CONSTRUCTION SPECIFICATIONS

- THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
- THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 18 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
- WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID-SECTION, AND BOTTOM.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
- FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.

## EROSION CONTROL NOTES

- ALL SILTATION FENCE SHALL BE ERECTED BEFORE THE START OF EARTHWORK OPERATIONS. SILTATION FENCE SHALL BE REMOVED UPON ACCEPTANCE OF THE PROJECT.
- THE INTENT OF THIS PROJECT IS TO CONTROL SEDIMENT DURING NEW CONSTRUCTION AND GRADING. ROADWAY EARTH CUTS AND ALL EXPOSED SURFACES SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF WORK.
- IN ORDER TO PREVENT UNNECESSARY EROSION OF NEWLY GRADED ROAD SLOPES & UNNECESSARY SILTATION OF DRAINAGEWAYS, THE CONTRACTOR SHALL PERFORM LOAMING, HYDROSEEDING AND MULCHING AS SOON AS HE HAS SATISFACTORILY COMPLETED A UNIT OR PORTION OF THE PROJECT, SUCH AS EMBANKMENTS OR CUTS, A SECTION OF PAVEMENT OR DRAINAGEWAYS.
- MULCHING, AND/OR TEMPORARY OR PERMANENT SEEDING IN ACCORDANCE WITH THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE" NHDES ET.AL. AUG 1992, SHALL BE USED TO STABILIZE ALL DISTURBED AREAS. ALL AREAS AT FINAL GRADE WILL BE STABILIZED WITHIN 72 HOURS OF CONSTRUCTION.
- SILT FENCE WITH HAY BALES SHALL BE SECURED WITH A MINIMUM OF TWO STAKES PER BALE AND PROVIDED AT ALL DRAINAGEWAYS AND PIPE OUTLETS AS INDICATED ON THE CONSTRUCTION DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 4" OF LOAM OR TOPSOIL AND HYDROSEED ALL DISTURBED UNPAVED SURFACES (AND SURFACES NOT DESIGNATED FOR GRAVEL OR MULCH) WITHIN THE LIMIT OF WORK.
- THE CONTRACTOR SHALL MAINTAIN CRUSHED STONE CONSTRUCTION ENTRANCES (100' MIN.) AND SHALL CLEAN AND REMOVE ANY SAND, SOIL OR DEBRIS CARRIED ON TO TOWN ROAD(S) BY TRUCKS LEAVING THE SITE AT THE END OF EACH DAY.
- THE CONTRACTOR SHALL INSPECT, CLEAN AND PROPERLY MAINTAIN (INCLUDING REPLACING AS NECESSARY) ALL EROSION CONTROL MEASURES DAILY DURING THE PROJECT.
- NO DISTURBED AREA SHALL BE LEFT UNPROTECTED FROM EROSION FOR A PERIOD OF MORE THAN 30 DAYS. PROTECTION SHALL BE BY LOAMING, SEEDING, EROSION CONTROL MATTING OR OTHER ACCEPTABLE METHODS.
- NO DISTURBED AREA SHALL BE LEFT UNPROTECTED FROM EROSION OVER THE WINTER SEASON. THE WINTER SEASON IS HEREBY DEFINED AS THE PERIOD FROM NOV. 1 TO APRIL 1. THIS SHALL NOT RESTRICT WORK FROM TAKING PLACE OVER THE WINTER MONTHS, BUT THE CONTRACTOR/OWNER SHALL NOT ALLOW AN AREA GREATER THAN 5000 S.F. TO BE LEFT UNPROTECTED.
- SILT FENCE SHALL BE PROVIDED AROUND ALL TEMPORARY STOCKPILES OF MATERIAL.
- THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING THE CONSTRUCTION PHASE OF THE PROJECT. IN NO CASE SHALL THE DISTURBANCE EXCEED 3 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
  - BASE COARSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
  - A MINIMUM OF 3" NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
  - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- ALL EROSION CONTROL MEASURES SHALL MEET, AT A MINIMUM, THE BEST MANAGEMENT PRACTICES SET FORTH IN THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE."

SQUARE OR RECTANGULAR



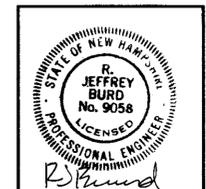
### FILTER BASKET NOTES:

- INLET BASKETS SHALL BE USED ON ALL CATCH BASINS DURING CONSTRUCTION. INLET BASKETS SHALL BE "METAL-ERA" OR APPROVED EQUAL.
- FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT AND EXTEND AT LEAST 6 INCHES PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR.
- THE FILTER FABRIC SHALL BE A GEO-TEXTILE FABRIC: POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:
  - GRAB STRENGTH: 45 LB. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D1682).
  - MULLEN BURST STRENGTH: MINIMUM 60 psi (ASTM D774).
- THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND MINIMUM PERMEABILITY OF 120 gpm/sq. ft.
- THE INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM ENTERING THE DRAINAGE PIPING SYSTEM AND/OR CAUSING SURFACE FLOODING.
- INLET BASKETS SHALL BE MAINTAINED IN PLACE UNTIL ALL PAVING IS COMPLETED AND ALL UNPAVED AREAS HAVE BEEN STABILIZED WITH VEGETATION.

## INLET FILTER BASKET

(NOT TO SCALE)

RJB ENGINEERING, LLC  
15 PLEASANT ST, SUITE 5  
CONCORD, NH 03301  
PH. 603-219-0194



## CONSTRUCTION SEQUENCE

- ERECT SILT FENCE AT LIMITS OF WORK.
- CUT TREES.
- CLEAR AND GRUB AND DISPOSE OF DEBRIS IN A PROPER AND LEGAL MANNER.
- STRIP, SCREEN AND STOCKPILE TOPSOIL. TOPSOIL CAN BE TEMPORARILY STOCKPILED ON SITE PROVIDING THAT THE PERIMETER OF THE STOCKPILES ARE PROPERLY STAKED WITH SILT FENCE (SEE DETAIL) AT THE TOE OF SLOPES.
- CONSTRUCT CRUSHED STONE ENTRANCES WITH GRADING TO ROADWAY SUBGRADE ELEVATIONS PRIOR TO ANY TRUCKING OFF SITE INCLUDING LOGGING.
- TREATMENT SWALES, FOREBAYS, AND INFILTRATION/DETENTION BASINS SHALL BE CONSTRUCTED AND STABILIZED WITH EROSION CONTROL MATTING OR OTHER APPROVED METHODS PRIOR TO DIRECTING WATER TO THEM.
- GRADE ROADWAY TO TOP OF SUBGRADE ELEVATIONS. ALL ROADWAYS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
- CONSTRUCT STORM DRAIN PIPING STARTING AT DOWNSTREAM LIMITS OF SYSTEMS AS INDICATED IN THE DRAWINGS. EACH PIPING SYSTEM SHALL BE COMPLETED BEFORE STARTING THE NEXT PIPING SYSTEM. INSTALL INLET FILTER BASKETS ON ALL CATCH BASINS AS SOON AS PRACTICABLE.
- EXCAVATE TO CONSTRUCT SIDELINE DRAINAGE SWALES ALONG ROADWAY (WHERE APPLICABLE) & STABILIZE WITH EROSION CONTROL MATTING. LOAM & HYDROSEED W/MULCH DRAINAGE SWALES, SIDE SLOPES AND ALL DISTURBED AREAS WITHIN 72 HOURS.
- REPEAT STEPS 1 THROUGH 9 FOR 2ND CUL-DE-SAC.
- CONSTRUCT REMAINING UTILITIES ACCORDING TO EACH APPROPRIATE UTILITY REQUIREMENTS.
- SPREAD, SHAPE AND COMPACT ROADWAY SUBBASE IN ACCORDANCE WITH TYPICAL ROADWAY SECTION TO ACHIEVE FINAL DESIGN ELEVATIONS.
- COMPLETE PAVING OF ROADWAY.
- LOAM AND HYDROSEED ANY DISTURBED SURFACES ALONG EDGES OF PAVEMENT AS REQUIRED.
- CONSTRUCT INDIVIDUAL RESIDENTIAL DRIVEWAYS.

REV.	DATE	DESCRIPTION	BY
C	3/10/15	REVISE ROAD & OWNER NAMES	CM
B	10/02/14	ADDRESS DUBOIS & KING REVIEW LETTER	BT
		REVISE ROAD NAME	
A	9/18/14	ADDRESS DUBOIS & KING REVIEW LETTER	CM

**REVISIONS**

### EROSION CONTROL DETAILS

## "ISAAC FOSS ROAD"

TAX MAP 9 LOT 12  
REED ROAD  
CHESTER, NH

OWNER OF RECORD:

JIGSAW BUILDERS, LLC  
PO BOX 325, CHESTER, NH 03036

JULY 25, 2014

NOT TO SCALE

PREPARED BY:

ERIC C. MITCHELL & ASSOC. INC.

PLANNING - SURVEYING - ENVIRONMENTAL  
P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD NH. 03110-0298  
PH. (603) 627-1181