

PROJECT NARRATIVE
THE MOTHERSHIP RESIDENTIAL APARTMENTS
Tax Map 117, Lot 119
278 MAIN STREET – LINCOLN, NH
JUNE 2026
REVISED: JULY 29, 2026

PROJECT OVERVIEW & SITE CHARACTERISTICS

This proposed residential development is on a 1.07-acre parcel located at 278 Main Street and is located in the General Use (GU) District. The parcel is currently developed with one single-story commercial/retail shop. The proposed site design includes the removal of the existing retail structure, and the construction of one 3-story building consisting of 30 residential units, and a rooftop deck for tenant use. The associated site improvements include site access, parking, grading, drainage, and public utilities improvements. The proposed development will have 20-foot-wide driveway access from Main Street.

The project site consists of the following general improvements:

- Clear the site, as necessary, for construction.
- Demolition of existing structure.
- Construction of one 30-unit building with associated parking.
- Construction of on-site stormwater detention and treatment system, grading, and other drainage requirements.
- Site utility construction & installation.
- Stabilize the remaining areas with loam and seed.

DRIVEWAY AND PARKING LOT

The project includes improvements to the existing curb cut with the construction of a newly paved 20-foot-wide access drive connecting to Main Street (NH Route 112). The proposed development will provide forty seven (47) on-site parking spaces, including two (2) ADA accessible parking spaces.

WETLAND OR BUFFER SETBACK IMPACT

There are no wetlands present on the project parcel.

DRAINAGE

The project proposes the construction of one 3-story residential building consisting of 30 units. The drainage improvements include one (1) detention pond, three (3) porous pavement sections, and one (1) stone drip edge for stormwater treatment, mitigation, and groundwater recharge. The proposed stormwater system captures, treats, stores, and infiltrates the stormwater runoff from the site and redirects it to the existing discharge points. The proposed stormwater drainage structures will be maintained by the project proponent as outlined within the Stormwater Management document.

TRAFFIC

Civilworks New England has prepared a trip generation analysis and issued a memorandum which is included as an attachment to this application. The analysis concludes that both the pre-and post-development scenarios generate an insignificant volume of traffic and that the proposed project trip generation will have no negative impact on the existing traffic stream on Main Street and the surrounding road network.

UTILITIES

The proposed development includes the extension of the existing public water and sewer infrastructure from Pollard Drive. Utility improvements will consist of approximately 335 linear feet of 8-inch PVC sanitary sewer main, three (3) sanitary sewer manholes, approximately 350 linear feet of 8-inch ductile iron water main, two (2) utility stubs to accommodate future development along NH Route 112, and one (1) fire hydrant.

Telephone, cable television, and electrical services will be provided by existing overhead utility lines located within the NH Route 112 right-of-way. Connections to these utilities will be installed in accordance with the requirements of the respective utility providers.

THE MOTHERSHIP RESIDENTIAL APARTMENTS SITE PLAN

TAX MAP 117 , LOTS 119
278 MAIN STREET
LINCOLN, NH

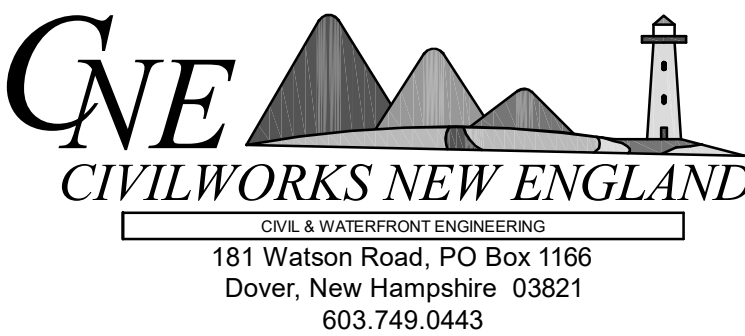
JUNE 16, 2026
REVISED: JUNE 24, 2026
REVISED: JULY 23, 2026



OWNER/APPLICANT

COPLEY PROPERTIES, LLC
94 PORTSMOUTH AVE
STRATHAM, NH 03885
(781) 706-1531

SITE CIVIL
ENGINEER



LAND SURVEYOR

MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND
P.O. BOX 1166
DOVER, NH 03821
(603) 742-0911

ARCHITECT

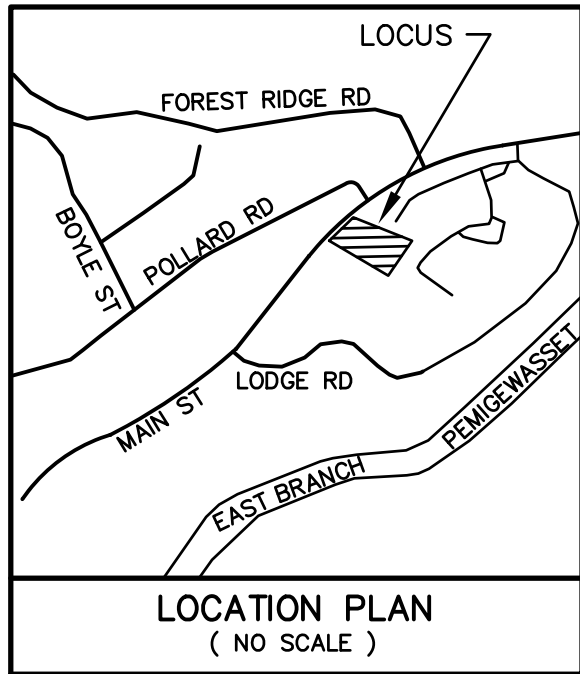
ART FORM ARCHITECTURE, LLC
44 LAFAYETTE ROAD, UNIT 13
NORTH HAMPTON, NH 03862
(603) 431-9559

DATE

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117 / 104
K&H PROPERTIES
P.O. BOX 505
LINCOLN, NH 03251
4329 / 872

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	5°15'52"	1382.39'	127.02'	126.97'	N46°38'19"E

SMH 1508
RIM = 882.97'
BRICK SHELF = 877.4'
(A) 8" PVC OUT
(B) 8" PVC IN
(C) 8" PVC IN

NOTES:

- OWNER OF RECORD:
COPLEY PROPERTIES, LLC
94 PORTSMOUTH AVENUE
STRATHAM, NH 03885
G.C.R.D. VOLUME 4827, PAGE 509
- 117 / 119 — DENOTES TAX MAP AND PARCEL NUMBER.
- TOTAL PARCEL AREA = 46,716 S.F. / 1.07Ac.
- THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARIES AND EXISTING SITE CONDITIONS AS OF APRIL 26, 2023.
- ZONING DISTRICT: GENERAL USE (GU)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 15,000 S.F.
LOT COVERAGE = 70 PERCENT
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 15 FEET
SIDE SETBACK = 15 FEET
REAR SETBACK = 15 FEET
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED FEBRUARY 15, 2023.
VERTICAL DATUM IS NH STATE PLANE (NAVD88) BASED ON GPS OBSERVATION DATED FEBRUARY 15, 2023.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCNEANEY SURVEY ASSOCIATES OF NEW ENGLAND ON APRIL 26, 2023 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- ACCESS NOTE: THE PARCEL IS ACCESSED FROM MAIN STREET IN ONE (1) LOCATION AS SHOWN.
- THE IMPROVEMENTS AND UTILITIES SHOWN ARE FROM OBSERVATIONS MADE IN THE FIELD OR REFERENCE PLANS. LOCATIONS OF UNDERGROUND UTILITIES NOT MARKED ON THE SURFACE WERE NOT LOCATED. ALL VISIBLE UTILITIES ARE SHOWN.

LEGEND

- I.P.(fnd) — IRON PIPE FOUND
I.R.(fnd) — IRON ROD FOUND
G.B.(fnd) — GRANITE BOUND FOUND
S.F. — SQUARE FEET
Ac. — ACRE
(TYP.) — TYPICAL
± — MORE OR LESS
G.C.R.D. — GRAFTON COUNTY
REGISTRY OF DEEDS
WV — WATER GATE VALVE
W — WATER LINE
OHU — OVERHEAD UTILITY LINES
UGU — UNDERGROUND UTILITY LINES
UGE — UNDERGROUND ELECTRIC LINES
UP — UTILITY POLE AND ID #
VGC — VERTICAL GRANITE CURB
CB — CATCH BASIN
F.F. — FINISHED FLOOR ELEVATION
CONTOUR LINE — 2' INTERVAL
RCP — REINFORCED CONCRETE PIPE
CMP — CORRUGATED METAL PIPE
INV. — INVERT
RIM — STRUCTURE RIM
SIGN ON POST
FIRE HYDRANT
TBM — TEMPORARY BENCH MARK

117 / 120
THE DEPOT AT LINCOLN STATION
DEPOT UNIT OWNERS ASSOCIATION
264 MAIN STREET
LINCOLN, NH

REFERENCE PLANS:

- SURVEY FOR DAVID RODGERS IN THE TOWN OF LINCOLN, N.H.; SCALE: 1" = 30'; DATED: DEC. 1994; BY: SABOURN SURVEYING, INC.; RECORDED B.C.R.D. PLAN 2488.
- DEPOT CONDOMINIUM — LINCOLN, NEW HAMPSHIRE PREPARED FOR DEPOT ASSOCIATES LIMITED; SCALE: 1" = 40'; DATED: 7/2/87; BY: THADDEUS THORNE — SURVEYS, INC.; RECORDED B.C.R.D. PLAN 4760.
- LINCOLN STATION — PHASE 1 AS-BUILTS; SCALE: 1" = 40'; DATED: 3/14/83, REVISED THROUGH 10/12/84; BY: THADDEUS THORNE — SURVEYS, INC.; RECORDED G.C.R.D. PLAN 2740.
- SUBDIVISION PLAN KANCAMAGUS HIGHWAY, LINCOLN, NEW HAMPSHIRE, PREPARED FOR THE MOUNTAIN LODGE INN CORP.; SCALE: 1" = 50'; DATED: 4 AUGUST 1986; BY: ALLAN H. SWANSON, INC.; RECORDED G.C.R.D. PLAN 3902.
- SURVEY OF THE KANCAMAGUS MOTOR LODGE PROPERTY IN THE TOWN OF LINCOLN, N.H. PREPARED FOR EDWARD CLERMONT; SCALE: 1" = 30'; DATED: APRIL 1998; BY: SABOURN SURVEYING, INC.; RECORDED G.C.R.D. PLAN 9291.
- PLANS OF PROPOSED FEDERAL AID SECONDARY PROJECT NO. S 206(2), N.H. PROJECT S 3880, MAIN STREET; SCALE: 1" = 50'; DATED: JULY 1959.

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
23-2488	EXIST. COND.	23-01	60-64	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

EXISTING CONDITIONS PLAN PREPARED FOR COPLEY PROPERTIES, LLC TAX MAP 117, LOT Nos. 119 278 MAIN STREET TOWN of LINCOLN COUNTY of GRAFTON STATE of NEW HAMPSHIRE	
DRAWN BY: JJJ	FILE: MSA\2788\2488
SCALE: 1" = 20'	DATE: JUNE 12, 2026
P.O. Box 1166 — 181 WATSON ROAD DOVER, NH 03820 (603) 742-0911	
SURVEYING — PLANNING — CONSULTING	

GENERAL NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A 9,761 SF 30–UNIT RESIDENTIAL APARTMENT BUILDING.
2. THE BOUNDARY LINES AND THE INDIVIDUAL LOT LINES, JURISDICTIONAL SETBACKS AND TOPOGRAPHY SHOWN HEREON WERE TAKEN FROM THE EXISTING CONDITIONS PLAN PREPARED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND.
3. VERTICAL DATUM IS NAVD88.
4. 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 CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO WORK BEING PERFORMED. CALL DIGSAFE AT 1–888–388–7233 OR “811”.
5. THE OWNER IS RESPONSIBLE FOR COMPLYING WITH THE TOWN OF LINCOLN ZONING BY–LAWS.
6. PRIOR TO THE COMMENCEMENT OF WORK, OWNER OR OWNER’S AGENT SHALL CONTACT THE LINCOLN CODE COMPLIANCE OFFICER TO SCHEDULE A PRE–CONSTRUCTION CONFERENCE. AT A MINIMUM, ATTENDEES SHALL INCLUDE: LINCOLN CODE COMPLIANCE OFFICER, OWNER OR OWNER’S AGENT, SITE CONTRACTOR AND BUILDING CONTRACTOR.
7. THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER AND THE TOWN OF LINCOLN IF ANY CHANGE IS NOTED IN THE SUBSURFACE CONDITIONS INCLUDING ROCK, SOIL AND GROUNDWATER AND/OR IF ANY CHANGES ARE PROPOSED TO SITE GRADING, UTILITIES, ROOF DRAINS AND STORMWATER FACILITIES. NO SIGNIFICANT CHANGES MAY BE MADE IN THE FIELD WITHOUT APPROVAL FROM THE TOWN OF LINCOLN IN WRITING.
8. OWNER SHALL PERMIT DULY AUTHORIZED EMPLOYEES AND REPRESENTATIVES OF THE TOWN OF LINCOLN TO ENTER THE SITE AT ALL REASONABLE HOURS WITH OR WITHOUT ADVANCE NOTICE FOR THE PURPOSE OF COMPLETING NECESSARY INSPECTIONS AND OBSERVATIONS TO ENSURE COMPLIANCE WITH TOWN OF LINCOLN REGULATIONS AND REQUIREMENTS.
9. ALL SETBACKS, BUFFERS, LIMITS OF CLEARING AND LIMITS OF WORK (AREA OF DISTURBANCE) SHALL BE STAKED–OUT PRIOR TO ANY EARTH MOVING OPERATIONS. STAKEOUTS SHALL BE CLEARLY MARKED AT APPROXIMATELY 50–FOOT INTERVALS. AFTER STAKEOUT IS COMPLETE AND PRIOR TO ANY EARTH MOVING OPERATIONS, OWNER SHALL CONTACT THE LINCOLN CODE COMPLIANCE OFFICER TO REVIEW LOCATIONS OF ALL STAKEOUTS IN THE FIELD. ALL STAKEOUTS SHALL BE PERFORMED BY A LAND SURVEYOR LICENSED IN THE STATE OF NEW HAMPSHIRE.
10. CONTRACTOR SHALL CONFINE ALL OPERATIONS AND ACTIVITIES WITHIN THE LIMITS OF WORK AS SHOWN ON THE DRAWINGS. LIMITS OF WORK SHALL NOT BE ALTERED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE TOWN OF LINCOLN.
11. IN THE EVENT OF A VIOLATION OF THE LAND USE AUTHORIZATION PERMIT, THE TOWN OF LINCOLN RESERVES ALL RIGHTS INCLUDING, BUT NOT LIMITED TO, ORDERING THE APPLICANT/OWNER TO CEASE AND DESIST ALL CONSTRUCTION ACTIVITIES ON THE PROJECT, AND APPLICANT/OWNER AGREES TO COMPLY WITH ANY SUCH ORDER. NEITHER THE TOWN OF LINCOLN, ITS EMPLOYEES OR ITS AUTHORIZED AGENTS SHALL BE HELD LIABLE FOR ANY COSTS OR DELAYS INCURRED BY THE APPLICANT ASSOCIATED WITH CESSATION OF SAID ACTIVITIES.
12. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES HAVE BEEN ESTABLISHED AND AFTER ALL WORK IS COMPLETED IN A PARTICULAR AREA. DISPOSE OF MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
13. THE SUCCESSFUL PERFORMANCE OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE A CONDITION OF THE LAND USE AUTHORIZATION PERMIT FOR THE DURATION OF THE PROJECT. THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBJECT TO REVISION TO MEET CHANGING CONDITIONS ON THE SITE. THE PLAN AND ITS IMPLEMENTATION IS SUBJECT TO THE REVIEW AND APPROVAL BY THE TOWN OF LINCOLN FOR THE DURATION OF THE PROJECT.
14. OWNER SHALL SUBMIT RECORD DRAWINGS OF THE AS–BUILT CONDITION OF THE STORMWATER MANAGEMENT FACILITIES IN HARD COPY AND DIGITAL FORMAT TO THE TOWN OF LINCOLN UPON COMPLETION OF WORK. RECORD DRAWINGS SHALL BE PREPARED AND STAMPED BY A CERTIFIED SURVEYOR OR PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE. OWNER SHALL ALSO SUBMIT A CONSTRUCTION CONTROL AFFIDAVIT SIGNED BY THE ENGINEER OF RECORD THAT THE STORMWATER MANAGEMENT FACILITIES WERE CONSTRUCTED AS SPECIFIED. A POST CONSTRUCTION DRAINAGE ANALYSIS SHALL BE PREPARED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE TOWN OF LINCOLN UPON REQUEST OF THE TOWN OF LINCOLN.
15. OWNER SHALL RETAIN THE ENGINEER OF RECORD TO OBSERVE THE CONSTRUCTION OF ALL RETAINING WALLS MORE THAN 4 FEET IN HEIGHT.
16. OWNER SHALL SUBMIT RECORD DRAWINGS OF THE AS–BUILT CONDITION OF ALL RETAINING WALLS MORE THAN 4 FEET IN HEIGHT IN HARD COPY AND DIGITAL FORMAT TO THE TOWN OF LINCOLN UPON COMPLETION OF THE WORK. RECORD DRAWINGS SHALL BE PREPARED AND STAMPED BY A CERTIFIED SURVEYOR OR PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE. OWNER SHALL SUBMIT A CONSTRUCTION CONTROL AFFIDAVIT SIGNED BY THE ENGINEER OF RECORD THAT THE RETAINING WALL(S) WERE CONSTRUCTED AS SPECIFIED.
17. PROPOSED RETAINING WALLS SHALL BE LESS THAN 4 FEET IN HEIGHT AS MEASURED FROM BOTTOM OF LEVELING PAD TO TOP OF WALL.

LAYOUT AND MATERIAL NOTES:

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS UNLESS OTHERWISE NOTED.
2. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, ETC.
3. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
4. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURER’S LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
5. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
6. ACCESSIBLE PARKING SPACES AND ROUTES SHALL BE LAID OUT IN ACCORDANCE WITH APPLICABLE ADA REGULATIONS.
7. ALL CONSTRUCTION LAYOUT SHALL BE DONE BY A LICENSED LAND SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.

DEMOLITION NOTES:

1. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
2. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL NOTIFY “DIG SAFE” AT LEAST 72 HOURS PRIOR TO ANY DEMOLITION/ CONSTRUCTION ACTIVITIES. (811).
4. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, UTILITIES AND PAVEMENT ON THE SITE TO THE LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NOT ALREADY OBTAINED BY THE OWNER AND ARRANGE AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF–SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
8. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR’S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
9. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF–SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES, AND CODES.
10. ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
11. STONES FROM REMOVED STONEWALLS SHALL REMAIN ON–SITE. STONES SHALL BE REPURPOSED ON–SITE AND SHALL NOT BE USED AS FILL.
12. METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR’S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTOR’S RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL AND SILT BARRIERS.

SITE NOTES:

1. ACCESS NOTE: THE PARCEL IS ACCESSED FROM MAIN STREET, NH ROUTE 112.
2. THE IMPROVEMENTS AND UTILITIES SHOWN ARE FROM OBSERVATIONS MADE IN THE FIELD OR REFERENCE PLANS. LOCATIONS OF UNDERGROUND UTILITIES NOT MARKED ON THE SURFACE WERE NOT LOCATED. ALL VISIBLE UTILITIES ARE SHOWN.
3. BUILDING PERMITS FOR NEW CONSTRUCTION WILL NOT BE ISSUED UNTIL THE REQUIREMENTS FOR EMERGENCY WATER SUPPLY HAVE BEEN MET PER NFPA 1, AS AMENDED, NFPA 1142, STANDARD ON WATER SUPPLIES FOR SUBURBAN AND RURAL FIREFIGHTING. THESE REQUIREMENTS WILL BE IMPLEMENTED BY THE TOWN OF LINCOLN CODE COMPLIANCE OFFICER OR HIS DESIGNEE. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY DEVIATION FROM THE PLANS.
4. STUMPS GENERATED BY THESE IMPROVEMENTS SHALL BE DISPOSED OF OFF–SITE.
5. DURING CONSTRUCTION SHOULD EROSION OR SLOPE DESTABILIZATION OCCUR ON SIDE SLOPES, CONTRACTOR SHALL NOTIFY DESIGN ENGINEER TO DETERMINE THE PLACEMENT OF RIP RAP OR OTHER APPROPRIATE SOLUTION.
6. THE CONTRACTOR’S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE–DOWNS. SUCH MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO STRUCTURES OR UTILITIES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION PHASE CAUSED BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OR EMPLOYEES OF SAME. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY FACILITIES FOR THE PROTECTION OF THE WORK, WORKERS AND PUBLIC SAFETY.
8. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS AND NH RSA 155–A:5. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.
9. THE SITE SHALL BE MAINTAINED TO PROVIDE ACCESSIBILITY IN ALL WEATHER CONDITIONS.
10. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) “STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION” AND WITH THE TOWN OF LINCOLN COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.

EROSION AND SEDIMENT CONTROL INSPECTIONS AND CORRECTIVE ACTIONS:

1. INSPECTION FREQUENCY: INSPECTIONS SHALL OCCUR EVERY 7 DAYS FROM THE COMMENCEMENT OF EARTH MOVING ACTIVITIES UNTIL THE SITE IS FULLY STABILIZED, DURING ANY 24–HOUR RAIN EVENT OF 0.25 INCHES OF PRECIPITATION OR MORE AND IF SNOWMELT GENERATES SUFFICIENT RUNOFF TO CREATE EROSION AND SEDIMENTATION. INSPECTION MAY BE REDUCED TO ONCE A MONTH DURING WINTER CONDITIONS WHEN THE GROUND IS FROZEN.
2. INSPECTOR QUALIFICATIONS: INSPECTIONS SHALL BE CONDUCTED BY QUALIFIED PERSONNEL WHO CAN DEMONSTRATE A THOROUGH UNDERSTANDING AND KNOWLEDGE OF THE PRINCIPLES, PRACTICES AND PERFORMANCE REQUIREMENTS OF EROSION AND SEDIMENT CONTROL MEASURES.
3. DOCUMENTATION: ALL INSPECTION ACTIVITIES AND OBSERVATIONS SHALL BE RECORDED ON AN APPROPRIATE INSPECTION FORM. THE FORM SHALL BE SUBMITTED ELECTRONICALLY TO THE TOWN OF LINCOLN WITHIN 48 HOURS OF THE TIME/DATE OF THE INSPECTION.
4. CORRECTIVE ACTIONS: CORRECTIVE ACTIONS SHALL BE TAKEN TO IMMEDIATELY STOP ANY RELEASE OR SPILL OR CLEANUP OF ANY DEPOSIT THAT COULD BE TRANSPORTED OFF–SITE OR TO NATURAL RESOURCE AREAS. INSTALL NEW OR MODIFIED CONTROLS COMPLETE IN–PLACE AND OPERATIONAL NO LATER THAN 7 DAYS FROM THE TIME OF DISCOVERY THAT SUCH MEASURES ARE REQUIRED.

UTILITY NOTES:

1. THIS PROJECT TO BE SERVED BY MUNICIPAL WATER & SEWER.
2. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCE WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
3. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, MANHOLES, AND OTHER SUCH ITEMS ARE APPROXIMATE AND SHALL BE SET AS FOLLOWS:
PAVEMENTS AND CONCRETE SURFACES: –0.1’ to FLUSH
ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO RIM ELEVATION.
4. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY AND APPROVED BY THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND CONTRACTOR.
5. CONTRACTOR SHALL MAKE ARRANGEMENTS AND BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITY COMPANY. ANY UNDERGROUND UTILITY INSTALLED AND /OR RELOCATED ON NHDOT R.O.W. SHALL REQUIRE A SEPARATE NHDOT EXCAVATION PERMIT APPLICATION SIGNED BY THE OWNER OR THE UTILITY AND THE CONTRACTOR PERFORMING THE WORK.
6. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASUREMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY AND AS INDICATED ON THE DRAWINGS.
7. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR PROPANE IN ACCORDANCE WITH THE PROPANE SUPPLIERS REQUIREMENTS.
8. ALL DRAINAGE PIPE SHALL BE HDPE (ADS–N12 OR APPROVED EQUAL) UNLESS OTHERWISE NOTED.
9. ALL DOMESTIC AND FIRE PROTECTION SERVICES (SIZE AND MATERIAL) SUBJECT TO DESIGN BY MEP / FP ENGINEER. SEPARATE DOMESTIC AND FIRE PROTECTION SERVICES NOT SHOWN FOR CLARITY.
10. ALL ELECTRIC UTILITY WORK (PRIMARY AND SECONDARY) SUBJECT TO DESIGN BY MEP ENGINEER AND UTILITY COMPANIES.
11. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE UNLESS OTHERWISE NOTED FOR WHICH DEVELOPMENT IS PROPOSED.
12. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
13. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
14. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE UTILITY COMPANIES.
15. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
16. 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 INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
17. A 10–FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18–INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.
18. GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE TOWN OF LINCOLN.
19. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE TOWN AND STATE CODES.
20. TWO INCH (2”) RIDGE INSULATION SHALL BE PROVIDED OVER ALL SEWER SERVICES ON–SITE THAT DO NOT HAVE A MINIMUM COVER OF 5’.
21. CONTRACTOR SHALL INSTALL WATER AND SEWER SERVICES IN ACCORDANCE WITH TOWN OF LINCOLN AND NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES REQUIREMENTS AND STANDARDS. PRIOR TO INSTALLATION, CONTACT THE LINCOLN PUBLIC WORKS DIRECTOR TO REVIEW REQUIREMENTS. PROVIDE DOCUMENTATION AS MAY BE REQUIRED BY THE TOWN OF LINCOLN REGARDING INSTALLATION AND MATERIALS OF CONSTRUCTION.
22. ALL BUILDING SEWER AND WATER SERVICES, APPURTENANCES AND INTERCONNECTS TO TOWN OF LINCOLN WATER AND SEWER SYSTEMS SHALL BE INSPECTED AND TESTED UNDER THE OBSERVATION OF THE LINCOLN DEPARTMENT OF PUBLIC WORKS. A MINIMUM OF 48–HOUR ADVANCE NOTICE IS REQUIRED FOR ON–SITE INSPECTIONS AND WITNESSING OF TESTS. INSPECTIONS AND TESTING SHALL BE SCHEDULED BY CONTACTING THE LINCOLN DEPARTMENT OF PUBLIC WORKS DURING NORMAL BUSINESS HOURS (8 AM TO 3 PM, MONDAY THROUGH FRIDAY, EXCEPT HOLIDAYS).
23. BUILDING SEWER AND WATER SERVICES SHALL BE INSPECTED PRIOR TO BACKFILLING. EXCAVATIONS SHALL BE DEWATERED PRIOR TO THE INSPECTION.
24. SEWER SERVICES: ALL SERVICE LINES SHALL BE TESTED FOR WATER TIGHTNESS BY USE OF LOW–PRESSURE AIR TESTS IN CONFORMANCE WITH ASTM F1417 OR UNI–BELL PVC PIPE ASSOCIATION UNI–B–6. MANHOLES SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST IN ACCORDANCE WITH ASTM C1244. IN THE EVENT A TEST FAILS, OWNER/CONTRACTOR SHALL MAKE APPROPRIATE REPAIRS AND RETEST REPAIRS SHALL BE APPROVED BY THE LINCOLN PUBLIC WORKS DIRECTOR.
25. WATER SERVICES: ALL SERVICE LINES SHALL BE PLACED UNDER SYSTEM PRESSURE WITH COUPLINGS AND FITTINGS EXPOSED. SHOULD LEAKAGE OCCUR IN THE SERVICE LINES OR CONNECTIONS, THE CONTRACTOR SHALL IMMEDIATELY LOCATE THE LEAK OR LEAKS AND REPAIR SAME. CONTRACTOR SHALL FLUSH ALL NEW SERVICES PRIOR TO CONNECTING TO EXISTING SERVICE. CONTRACTOR SHALL REPAIR OR REPLACE ALL EXISTING METERS DAMAGED AS A RESULT OF THE WORK COMPLETED BY THE CONTRACTOR.
26. APPROVAL OF THE INSTALLATION AND TESTING RESULTS BY THE LINCOLN PUBLIC WORKS DIRECTOR IS REQUIRED PRIOR TO ACCEPTANCE.
27. OWNER SHALL SUBMIT RECORD DRAWINGS OF THE AS–BUILT CONDITION OF ALL SEWER AND WATER SERVICES IN HARD COPY AND DIGITAL FORMAT TO THE LINCOLN DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF THE WORK. RECORD DRAWINGS SHALL BE PREPARED AS REQUIRED BY THE LINCOLN PUBLIC WORKS DIRECTOR.

GRADING NOTES:

1. ALL ROAD DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR CONSTRUCTION OF THE TOWN OF LINCOLN, N.H. AND “STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION”, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEERING CONSULTANT APPROVED BY THE OWNER, TO CONDUCT COMPACTION TESTING AND FILL GRADATION MONITORING PER THE ABOVE REFERENCED “STANDARD SPECIFICATIONS”.
3. SEE EROSION CONTROL NOTES & DETAIL SHEET FOR TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
4. ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 6” OF HIGH QUALITY LOAM AND SHALL BE SEEDED WITH GRASS.
5. ALL SITEWORK CONSTRUCTION SHALL BE ADVANCED USING “BEST MANAGEMENT PRACTICES” SANCTIONED BY THE USDA SCS AND NHDES.
6. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED, UTILIZED AND MAINTAINED UNTIL BASE MATERIALS ARE CONSTRUCTED.
7. CONTRACTOR SHALL PROVIDE A FINISH GRADED SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND UNDER RAISED STRUCTURES.
8. DENSITY REQUIREMENTS:

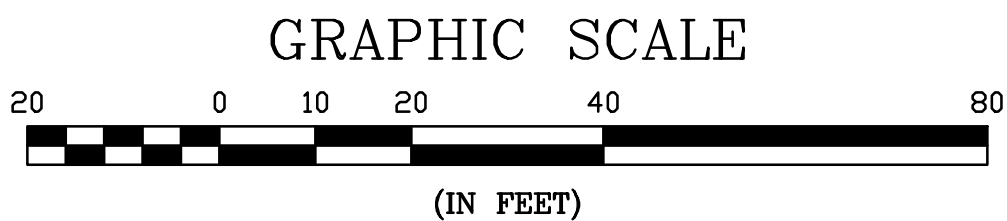
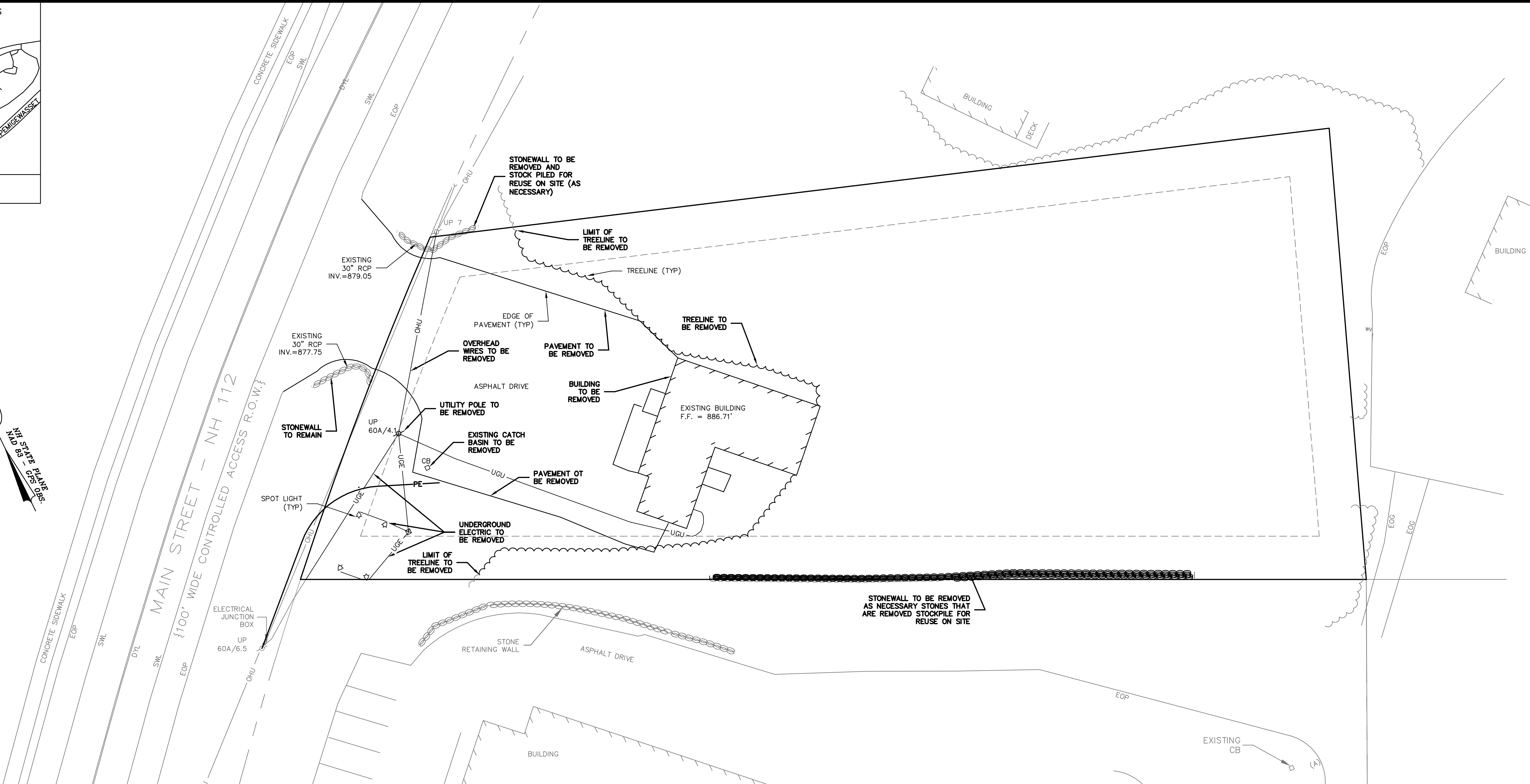
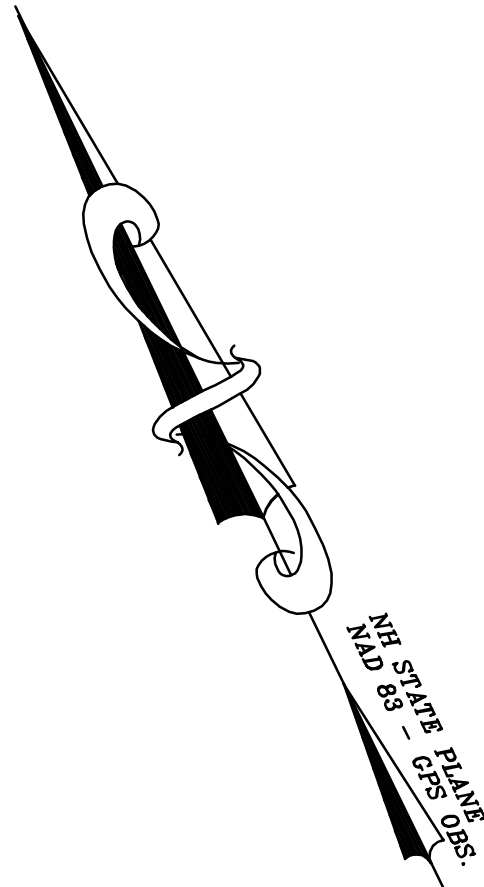
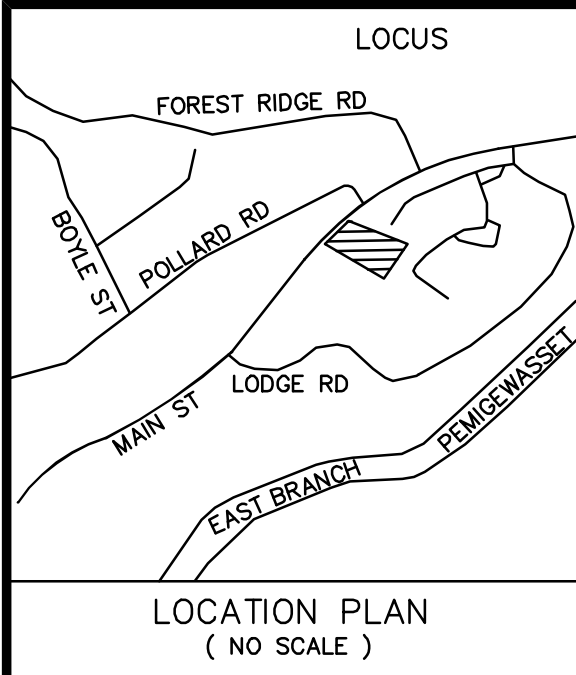
LOCATION	MINIMUM DENSITY*
BELOW PAVED OR CONCRETE AREAS	95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREA	90%

* ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD 180, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T–191, T–204, OR T–238 AND T–239.
9. SEE GENERAL EROSION CONTROL NOTES ON DETAIL SHEET.
10. NORTH AMERICAN GREEN SHALL BE INSTALLED ON ALL SLOPES 3 TO 1 OR GREATER.

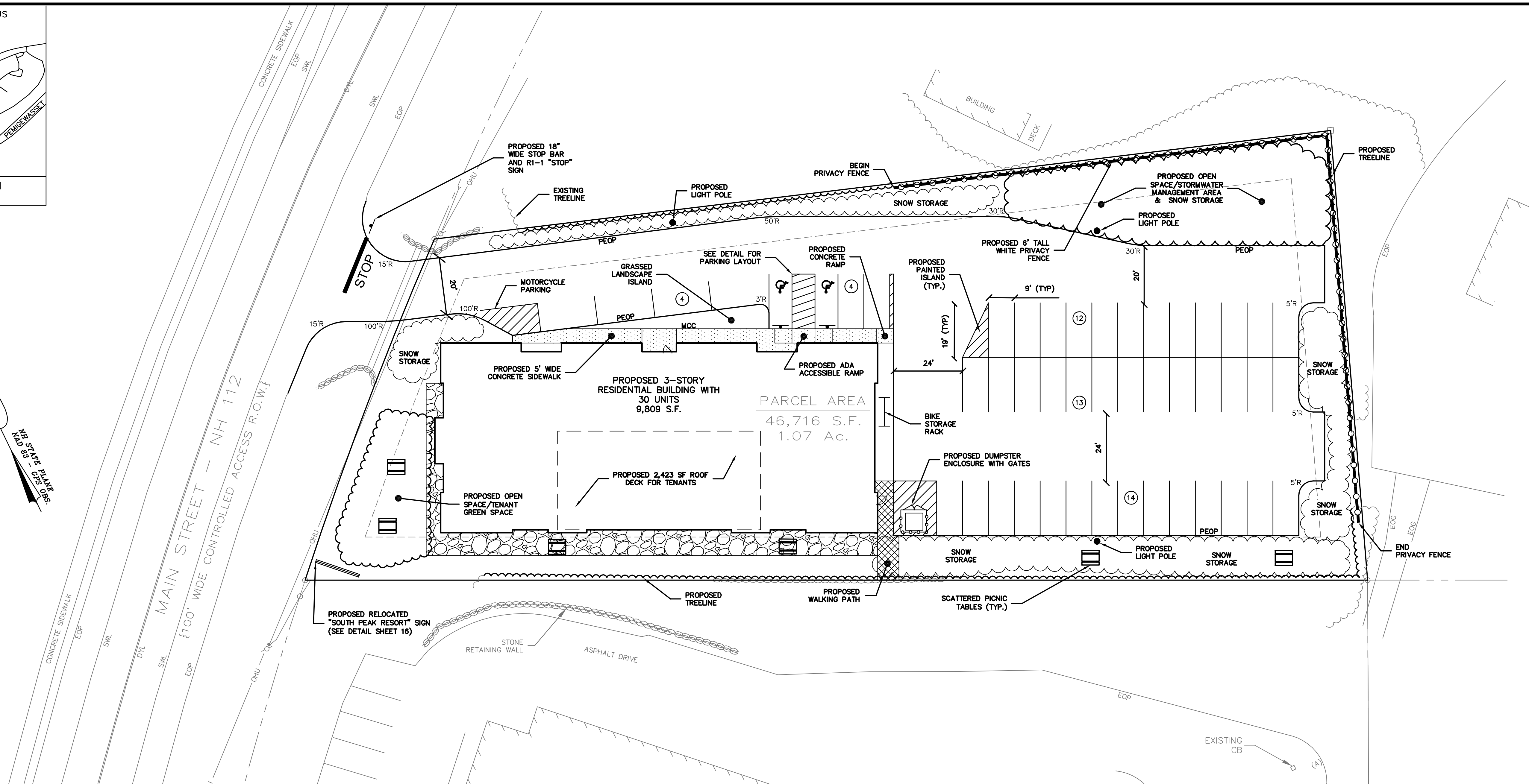
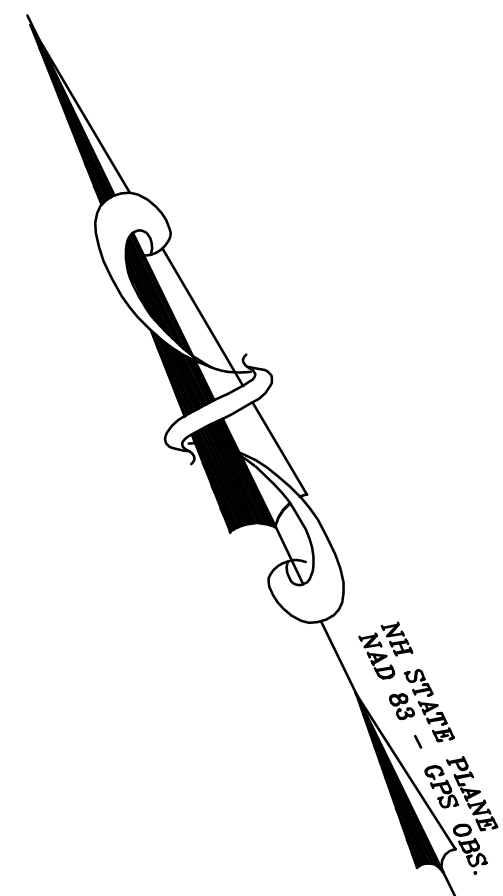
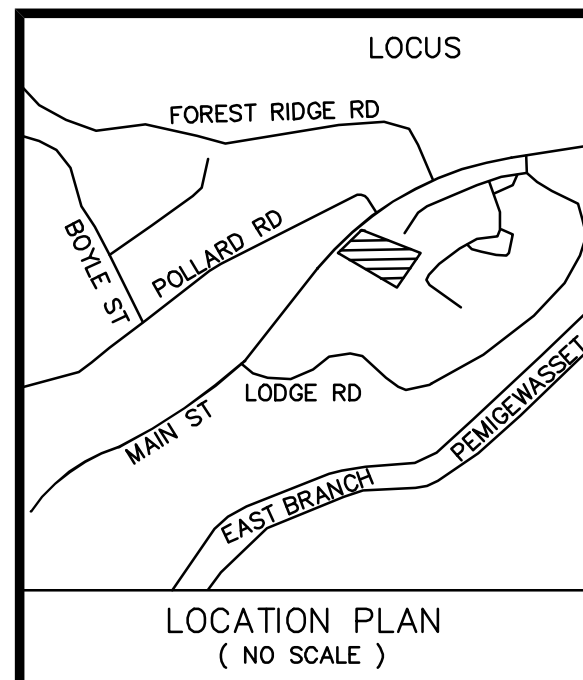
UTILITY CONTACTS

WATER & SEWER: –
CONTACT: TOWN OF LINCOLN DEPARTMENT OF PUBLIC WORKS
NATE HADAWAY, PUBLIC WORKS DIRECTOR
65 OLD AIRPORT ROAD
PO BOX 25
LINCOLN, NH 03251
TEL: (603)–745–6250

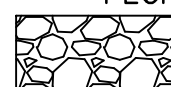
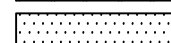
ELECTRIC: –
CONTACT: NEW HAMPSHIRE ELECTRIC CO–OP
NATE GRACE
579 TENNEY MOUNTAIN HIGHWAY
PLYMOUTH, NH
TEL: (800)–698–2007



DEMOLITION PLAN		COPLEY PROPERTIES, LLC 94 PORTSMOUTH AVE STRATHAM, NH 03885		NOT FOR CONSTRUCTION FOR PERMIT USE ONLY	
		THE MOTHERSHIP RESIDENTIAL APARTMENTS 278 MAIN STREET LINCOLN, NH		 GNE CIVILWORKS NEW ENGLAND 181 Watson Road, PO Box 1166 Dover, New Hampshire 03821 603.749.0443	
4	DATE: 6-16-26		SCALE: 1"=20'		
	DRAWN BY: WEJ		DESIGN BY: JRG		
	APPROVED BY: SJH		PER PLANNING BOARD COMMENTS		
	PROJECT NO: 23016		ADD FIRE HYDRANT		
		FILE SITE		NO.	
		REVISION		APP'D	
				DATE	



LEGEND

- I.P.(fd) - IRON PIPE FOUND
I.R.(fd) - IRON ROD FOUND
G.B.(fd) - GRANITE BENCH FOUND
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
G.C.R.D. - GRAFTON COUNTY
REGISTRY OF DEEDS
 - WATER GATE VALVE
— W ——— - WATER LINE
— OHU ——— - OVERHEAD UTILITY LINES
— UGU ——— - UNDERGROUND UTILITY LINES
— UGE ——— - UNDERGROUND ELECTRIC LINES
— O — UP
VGC - VERTICAL GRANITE CURB
MCC - MONOLITHIC CONCRETE CURB
CB - CATCH BASIN
RCP - REINFORCED CONCRETE PIPE
CMP - CORRUGATED METAL PIPE
INV. - INVERT
RIM - STRUCTURE RIM
— — — — — SIGN ON POST
 - FIRE HYDRANT
TBM - TEMPORARY BENCH MARK
EOP - EDGE OF PAVEMENT
EOG - EDGE OF GRAVEL
SWL - SINGLE WHITE LINE
DYL - DOUBLED YELLOW LINE
PEOP - PROPOSED EDGE OF PAVEMENT
 - STONE DRIP EDGE
 - CONCRETE WALK

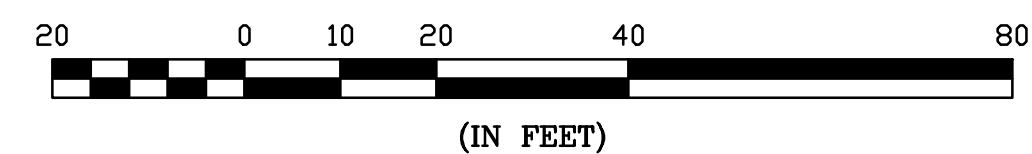
- 1.) OWNER OF RECORD: COPLEY PROPERTIES, LLC
94 PORTSMOUTH AVE.
STRATHAM, NEW HAMPSHIRE 03885
G.C.R.D. VOLUME 4827, PAGE 509
- 2.) 117 / 119 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) TOTAL PARCEL AREA = 46,716 S.F. / 1.07Ac.
- 4.) ZONING DISTRICT: GENERAL USE (GU)
DIMENSIONAL REQUIREMENTS: REQUIRED
MINIMUM LOT SIZE = 22,500 S.F.
LOT COVERAGE = 70 PERCENT
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 15 FEET
SIDE SETBACK = 15 FEET
REAR SETBACK = 15 FEET

NOTES:

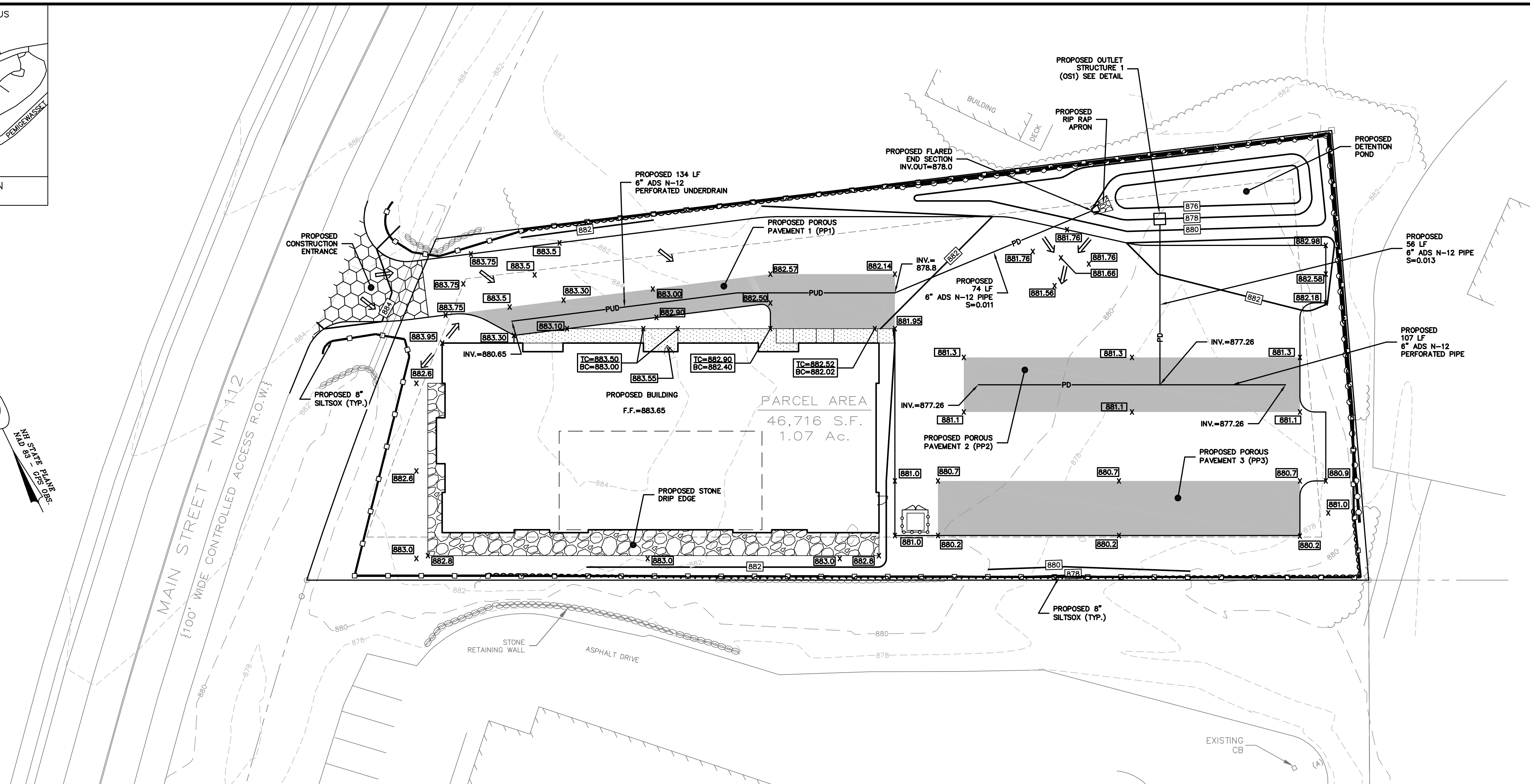
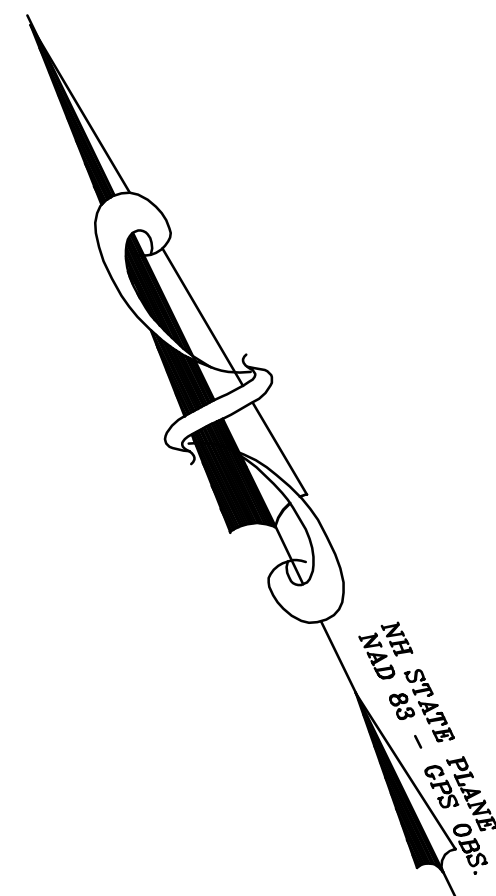
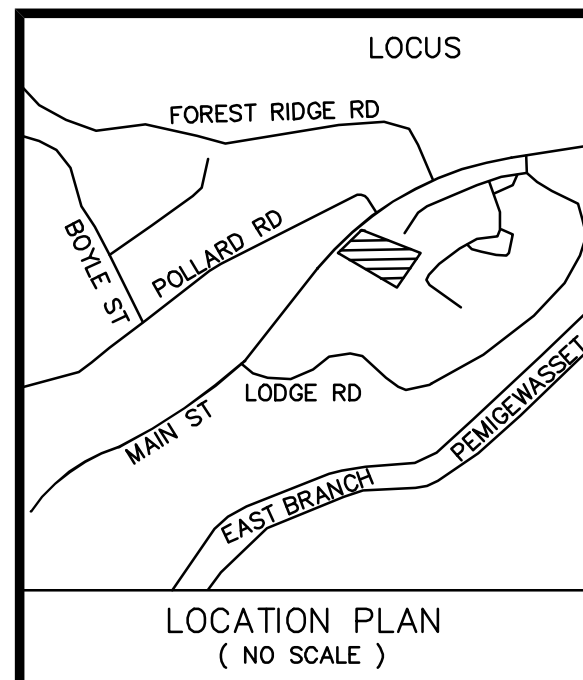
THE ROOF TOP AREA WILL COMPLY WITH THE TOWN OF LINCOLN'S NOISE ORDINANCE AND WILL BE CLOSED BETWEEN 10 PM AND 7 AM.

<u>REQUIRED</u>	<u>PROPOSED</u>
= 22,500 S.F.	= 46,716 S.F.
= 70 PERCENT	= 64.7 PERCENT
= 15 FEET	= 16 FEET
= 15 FEET	= 16.5 FEET
= 15 FEET	= 163 FEET

GRAPHIC SCALE



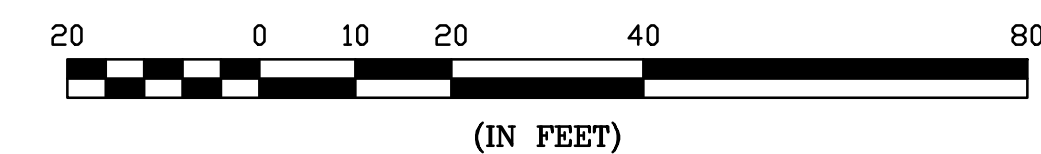
5	SITE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								</
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LEGEND

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| — 200 — | CONTOUR (1 FOOT INTERVAL) |
| R.O.W. | RIGHT OF WAY |
| — PD — | PROPOSED DRAINAGE |
| — PUD — | PROPOSED UNDER DRAIN |
| (TYP.) | TYPICAL |
| LF | LINEAR FEET |
| FES | FLARED END SECTION |
| PP1 | PROPOSED PIPE |
|  210.48 | PROPOSED FINISH SPOT GRADE |
|  208 | PROPOSED FINISH GRADE |
|  | PROPOSED SILT/STOX |
|  | PROPOSED RIP-RAP / DRIP EDGE |

GRAPHIC SCALE



GRADING, DRAINAGE AND EROSION CONTROL PLAN

**THE MOTHERSHIP
RESIDENTIAL APARTMENTS
278 MAIN STREET
LINCOLN, NH**

**COPLEY PROPERTIES, LLC
94 PORTSMOUTH AVE
STRATHAM, NH 03885**

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

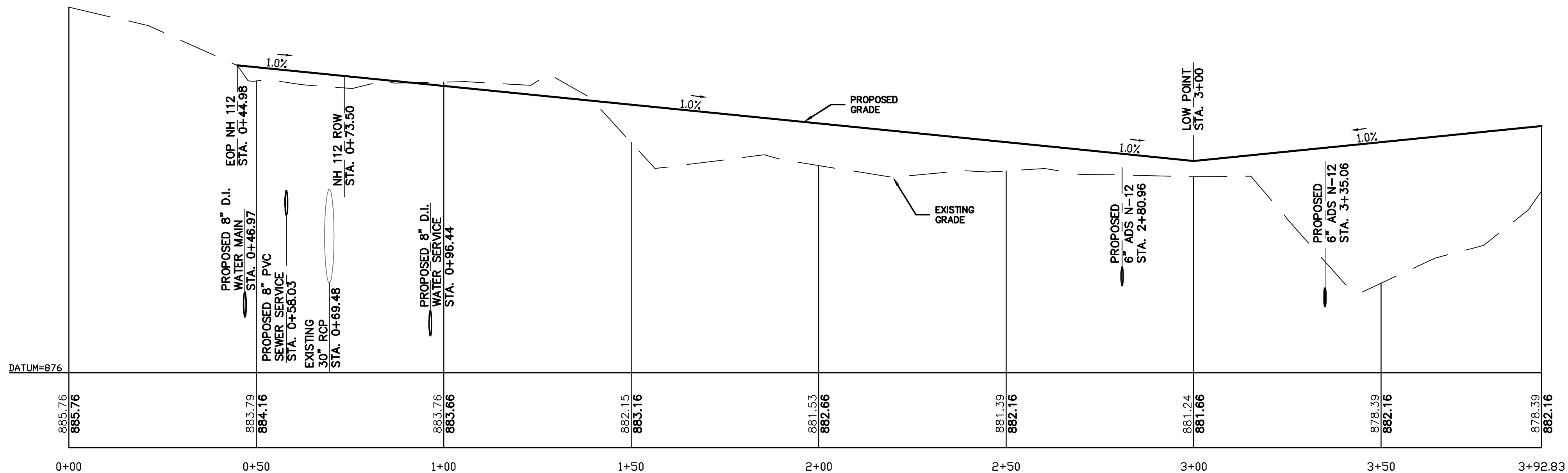
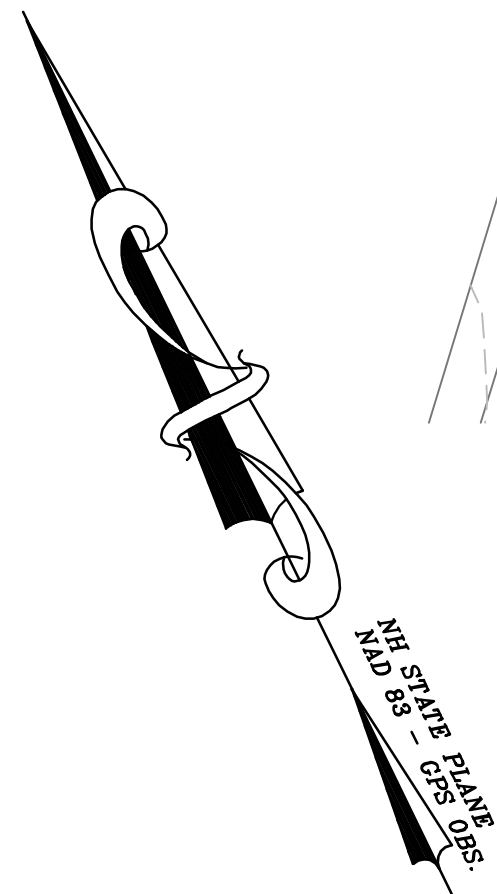
CNE
CIVILWORKS NEW ENGLAND



CIVIL & WATERFRONT ENGINEERING

181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.245.0443

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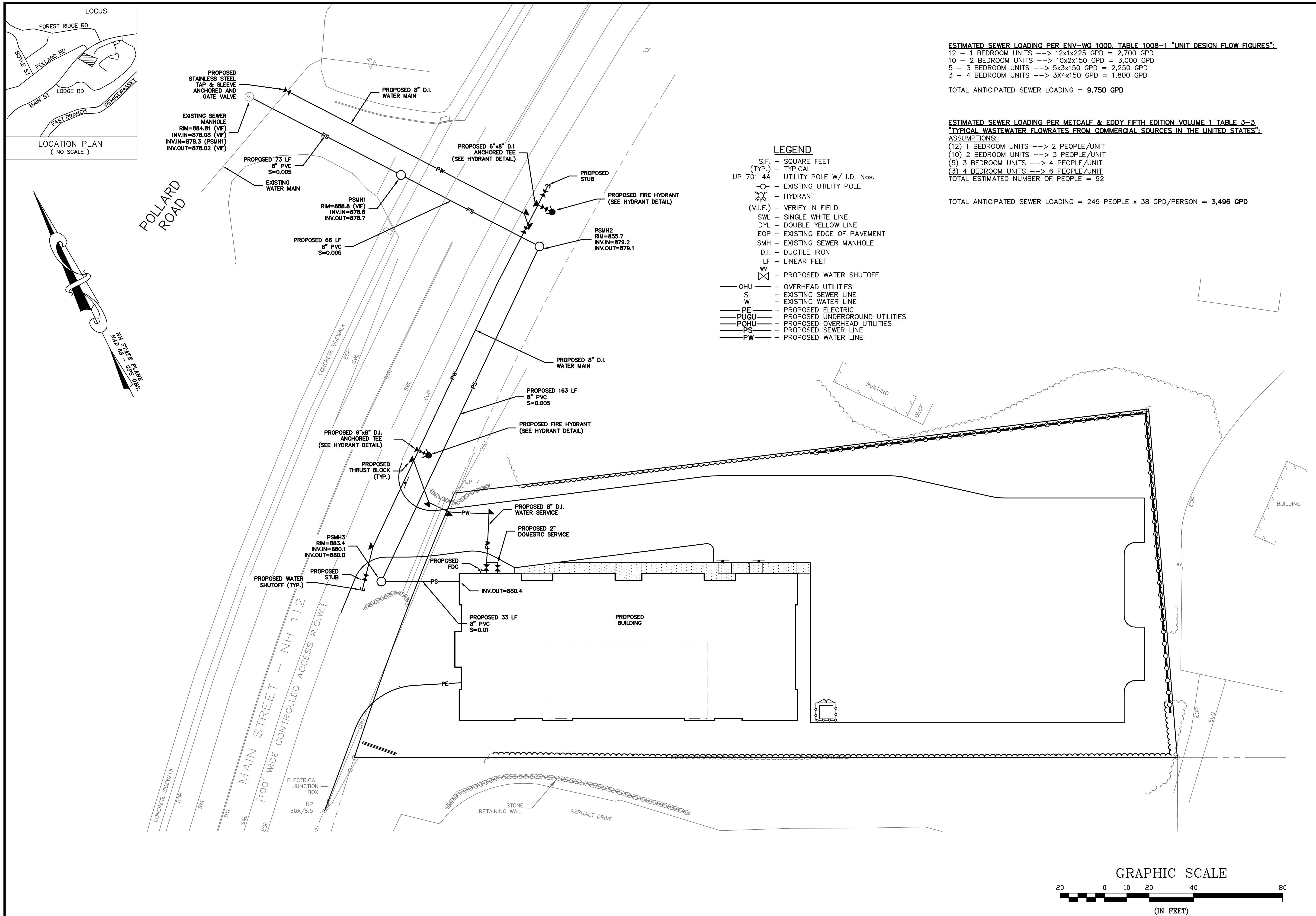


GRAPHIC SCALE

10 20 40

(IN FEET)

DRIVEWAY PLAN & PROFILE		THE MOTHERSHIP RESIDENTIAL APARTMENTS 278 MAIN STREET LINCOLN, NH		COPLEY PROPERTIES, LLC 94 PORTSMOUTH AVE STRATHAM, NH 03865											
NOT FOR CONSTRUCTION FOR PERMIT USE ONLY CNE CIVILWORKS NEW ENGLAND CIVIL & WATERFRONT ENGINEERING 181 Watson Road, PO Box 1166 Dover, New Hampshire 03821 603.749.0443 		DATE: 6-16-26													
		SCALE: 1"=20'													
		DRAWN BY: WEJ													
		DESIGN BY: JRG													
		APPROVED BY: SJH		2	PER PLANNING BOARD COMMENTS										
		PROJECT NO: 23018		1	ADD FIRE HYDRANT										
		FILE: SITE		NO.	REVISION	APP'D	DATE								



DESCRIPTION

1. THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A 9,761 SF 30-UNIT RESIDENTIAL APARTMENT BUILDING.

PROJECT NAME AND LOCATION

THE MOTHERSHIP
RESIDENTIAL APARTMENTS
278 MAIN STREET
LINCOLN, NH

LATITUDE N44° 03' 01"
LONGITUDE W71° 39' 32"

DISTURBED AREA

±45,851 S.F.

NOTES:

1. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

SEQUENCE OF MAJOR ACTIVITIES

1. CONTRACTOR SHALL PREPARE THE SWPPP, FILE FOR AND OBTAIN THE NOI A MINIMUM OF 2 WEEKS PRIOR TO COMMENCEMENT OF SITE WORK.
2. PLACE TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S PRIOR TO EARTH MOVING ACTIVITIES.
3. ALL EROSION CONTROL AND PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING OPERATIONS.
4. SELECTIVE DEMOLITION.
5. REGRADE SITE TO SUBGRADE.
6. TEMPORARY WATER DIVERSION (SWALES, BASINS) MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
7. SWALES AND PONDS (AS APPLICABLE) SHALL BE CONSTRUCTED EARLY ON IN THE CONSTRUCTION SEQUENCE AND BEFORE ROUGH GRADING OF THE SITE AND ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
8. INSTALL DRAINAGE STRUCTURES AND CONTROLS.
9. INSTALL UNDERGROUND UTILITIES.
10. PLACE GRAVELS AND FINE GRADE.
11. STABILIZE ROADWAYS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
12. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED (AS APPLICABLE) WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
13. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY 1/2" OF RAINFALL.
14. IN ALL CASES THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION AND IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
15. WHEN ALL SITE WORK IS COMPLETE, AND ALL DISTURBED AREAS ARE STABILIZED REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND FILE THE EPA - N.O.T.
16. LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

DEFINITIONS

- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED.
1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

INSTALLATION, MAINTENANCE, AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. SILT BARRIER

1. INSTALLATION
a. USE SILT BARRIER AS PERIMETER CONTROLS, PARTICULARLY AT THE LOWER OR DOWN SLOPE EDGE OF A DISTURBED AREA.
b. LEAVE SPACE FOR MAINTENANCE BETWEEN TOE AND SLOPE OF SILT BARRIER.
c. TRENCH IN THE SILT BARRIER ON THE UPHILL SIDE (6 INCHES DEEP BY 6 INCHES WIDE).
d. INSTALL STAKES ON THE DOWNHILL SIDE OF THE SILT BARRIER.
e. CURVE THE END OF THE SILT BARRIER UP-GRADIENT TO HELP IT CONTAIN RUNOFF.
2. SEQUENCE OF INSTALLATION
a. SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
3. MAINTENANCE
a. SILT BARRIERS SHOULD BE INSPECTED AND MAINTAINED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
b. SILT BARRIERS HAVE A USEFUL LIFE OF ONE SEASON, ON LONGER CONSTRUCTION PROJECTS, SILT BARRIERS SHOULD BE REPLACED PERIODICALLY TO MAINTAIN EFFECTIVENESS.
c. REMOVE SEDIMENT WHEN IT REACHES ONE-THIRD (1/3) THE HEIGHT OF THE SILT BARRIER.
d. REPLACE THE SILT BARRIERS WHERE THEY ARE TORN, WORN, OR OTHERWISE DAMAGED AND MONITOR PERFORMANCE TO ENSURE EFFECTIVE PERFORMANCE.
e. RETRENCH OR REPLACE ANY SILT BARRIER THAT IS NOT PROPERLY ANCHORED TO THE GROUND.
f. IF THERE IS EVIDENCE OF END FLOW ON PROPERLY INSTALLED BARRIERS, EXTEND BARRIERS UPHILL OR CONSIDER REPLACING THEM WITH OTHER MEASURES, SUCH AS TEMPORARY DIVERSIONS AND SEDIMENT TRAPS.
g. SILT BARRIERS SHOULD BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SILT BARRIERS SHOULD BE REPLACED WITH A TEMPORARY CHECK DAM.
B. TEMPORARY SEEDING
1. SEEDBED PREPARATION
a. STONES AND TRASH SHOULD BE REMOVED SO AS NOT TO INTERFERE WITH THE SEEDING AREA.
b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
c. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS.
i) APPLY FERTILIZER AT A RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER OR EQUIVALENT.
ii) APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE OR 138 POUNDS PER 1,000 SQUARE FEET.
2. SEEDING
a. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SUMMARY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
b. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
c. TEMPORARY SEEDING BETWEEN MAY 15TH AND AUGUST 15TH SHOULD BE COVERED WITH HAY OR STRAW MULCH, ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE.
d. VEGETATED GROWTH COVERING 85% OF THE DISTURBED AREA SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH.
3. MAINTENANCE
a. TEMPORARY SEEDING SHALL BE INSPECTED PERIODICALLY. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER FABRICS, CHECK DAMS, ETC.).

C. MULCHING

1. TIMING
a. APPLY MULCH PRIOR TO ANY STORM EVENT. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS. IN OTHER AREAS, THE TIME PERIOD CAN RANGE FROM 14 TO 30 DAYS OF INACTIVITY ON A AREA. THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.
c. WITHIN 100 FEET OF RIVERS, STREAMS, WETLANDS, AND IN LAKE AND POND WATERSHEDS, THE TIME PERIOD OF WHICH MULCHING SHOULD TAKE OCCUR SHOULD BE NO GREATER THAN SEVEN (7) DAYS. THIS SEVEN DAY LIMIT SHOULD BE REDUCED FURTHER DURING WET WEATHER PERIODS.
2. APPLICATION RATE
a. MULCH SHALL BE APPLIED AT A RATE OF BETWEEN 1.5 TO 2 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1000 SQUARE FEET.
b. GUIDELINES FOR WINTER MULCH APPLICATION, WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 150-200 POUNDS OF HAY OR STRAW PER ACRE WITH ABOUT 4 INCHES IN DEPTH. A TACKIFIER MAY BE ADDED TO THE MULCH.
3. MAINTENANCE
a. ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS. CHECK FOR SIGNS OF EROSION OR DISPLACEMENT OF THE MULCH. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.
b. NETS MUST BE INSPECTED AFTER RAIN EVENTS FOR DISLOCATION OR FAILURE AND SHOULD BE REPAIRED AS NECESSARY.
c. INSPECTIONS SHOULD TAKE PLACE UNTIL THE SITE IS ESTABLISHED.
d. EROSION CONTROL MIX MULCH USED FOR TEMPORARY STABILIZATION SHOULD BE LEFT IN PLACE. VEGETATION ADDS STABILITY AND SHOULD BE PROMOTED.

D. PERMANENT SEEDING

1. BEDDING - STONES LARGER THAN 2 INCHES, TRASH, ROOTS, AND OTHER DEBRIS INTERFERING WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA SHOULD BE REMOVED, WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF 4" TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL.
2. FERTILIZER
a. LIME AND FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 4 INCHES USING A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT PRIOR TO OR AT THE SAME TIME OF SEEDING.
b. FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 FEET AND 250 FEET FROM A SURFACE WATER BODY. NO FERTILIZER EXCEPT LIMESTONE SHOULD BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER.
c. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
AGRICULTURAL LIMESTONE @ 138 LBS. PER 1,000 S.F.
LOW PHOSPHATE (N-P205-K20) FERTILIZER @ 13.8 LBS. PER 1,000 S.F.
3. SEED MIXTURE (RECOMMENDED)
RATE:
TYPE LBS. PER ACRE LBS. PER 1,000 S.F.
TALL FESCUE 20 0.45
CREEPING RED 20 0.45
FESCUE 20 0.45
BIRDSFOOT TREFOIL 8 0.20
TOTAL 48 1.10
4. SEEDING
a. SPRING SEEDING USUALLY GIVES THE BEST RESULTS FOR ALL SEED MIXES OR WITH LEGUMES. PERMANENT SEEDING SHOULD BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST.
b. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
c. VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH. IF THIS CONDITION IS NOT ACHIEVED, IMPLEMENT TEMPORARY STABILIZATION MEASURES FOR OVERWINTER PROTECTION.
5. HYDROSEEDING
a. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. THE USE OF STRAW MULCH ON CRITICAL AREAS IS PREFERRED SINCE IT GRANTS BETTER SLOPE PROTECTION BY USING ADHESIVE MATERIALS.
b. SLOPES MUST BE NO STEEPER THAN 2 TO 1 (2 FEET HORIZONTALLY TO 1 FOOT VERTICALLY).
c. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
6. MAINTENANCE
a. PERMANENT SEEDING AREAS SHOULD BE INSPECTED AT LEAST MONTHLY DURING THE COURSE OF CONSTRUCTION, INSPECTIONS, MAINTENANCE, AND CORRECTIVE ACTIONS SHOULD CONTINUE UNTIL THE OWNER ASSUMES PERMANENT OPERATION OF THE SITE.
b. SEEDED AREAS SHOULD BE MOWED AS REQUIRED TO MAINTAIN A HEALTHY STAND OF VEGETATION, WITH MOWING HEIGHT AND FREQUENCY DEPENDENT ON TYPE OF GRASS COVER.
c. BASED ON INSPECTION, AREAS SHOULD BE RESEED TO ACHIEVE FULL STABILIZATION OF EXPOSED SOILS.
d. IF EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHOULD BE MADE AND AREAS RESEED. WITH OTHER TEMPORARY MEASURES USED TO PROVIDE EROSION PROTECTION DURING THE PERIOD OF VEGETATION ESTABLISHMENT.
e. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION.

E. STORM DRAIN INLET PROTECTION

1. SPECIFICATIONS
a. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE BARRIER SHOULD BE LESS THAN ONE ACRE.
b. ANY RESULTANT PONDING OF STORMWATER MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.
2. INSTALLATION
a. INSTALL INLET PROTECTION AS SOON AS STORM DRAIN INLETS ARE INSTALLED AND BEFORE LAND-DISTURBANCE ACTIVITIES BEGIN IN AREAS WITH EXISTING STORM DRAIN SYSTEMS.
b. PROTECT ALL INLETS THAT COULD RECEIVE STORMWATER FROM YOUR CONSTRUCTION PROJECT.
c. USE IN CONJUNCTION WITH OTHER EROSION PREVENTION AND SEDIMENT CONTROL BMPs.
d. DESIGN YOUR INLET PROTECTION TO HANDLE THE VOLUME OF WATER FROM THE AREA BEING DRAINED. ENSURE THAT THE DESIGN IS SIZED APPROPRIATELY.
3. MAINTENANCE
a. INSPECT INLETS BARRIERS FREQUENTLY, BEFORE AND AFTER EACH RAINFALL EVENT AND REPAIR WHEN NECESSARY.
b. SEDIMENT SHOULD BE REMOVED AND THE STORM DRAIN SEDIMENT BARRIER RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE BARRIER.
c. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
d. SWEEP STREETS, SIDEWALKS, AND OTHER PAVED AREAS REGULARLY.
e. ALL CATCH BASINS AND STORM DRAIN INLETS MUST BE CLEANED AT THE END OF CONSTRUCTION AND AFTER THE SITE HAS BEEN FULLY STABILIZED

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES THE SILT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.

WASTE DISPOSAL

- a. WASTE MATERIALS
ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
b. HAZARDOUS WASTE
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
c. SANITARY WASTE
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES

THE PROJECT PROPONENT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER FACILITIES DURING CONSTRUCTION AND THE PROPERTY OWNER IS RESPONSIBLE AFTER CONSTRUCTION IS COMPLETE.

CATCH BASINS & STORMWATER TREATMENT STRUCTURES

1. CATCH BASINS & STORMWATER TREATMENT STRUCTURES SHOULD BE INSPECTED ON A MONTHLY BASIS AND/OR AFTER A MAJOR RAINFALL EVENT TO ASSURE THAT DEBRIS OR SEDIMENTS DO NOT REDUCE THE EFFECTIVENESS OF THE SYSTEM.

SPILL PREVENTION

A. MATERIAL MANAGEMENT PRACTICES

- THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL SANITARY EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
GOOD HOUSEKEEPING:
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES THAT WILL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:
1. THE CONSTRUCTION PROJECT:
a. AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.
b. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
d. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
e. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
f. WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
2. HAZARDOUS PRODUCTS:
a. THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
b. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
c. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
d. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

B. PRODUCT SPECIFICATION PRACTICES

- THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:
1. PETROLEUM PRODUCTS:
a. ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. FERTILIZERS:
a. FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
3. PAINTS:
a. ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
4. CONCRETE TRUCKS:
a. CONCRETE TRUCKS WILL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA ON SITE.

C. SPILL CONTROL PRACTICES

- IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
c. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
d. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OF LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
f. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT OCCURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.
g. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

THE PROJECT PROPONENT IS REQUIRED TO MANAGE CONSTRUCTION TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO CONTROLLING INVASIVE SPECIES AND CONTROLLING FUGITIVE DUST IN ACCORDANCE WITH ENV-A 1002.

AGR 3800 PROHIBITED INVASIVE PLANT SPECIES RULES

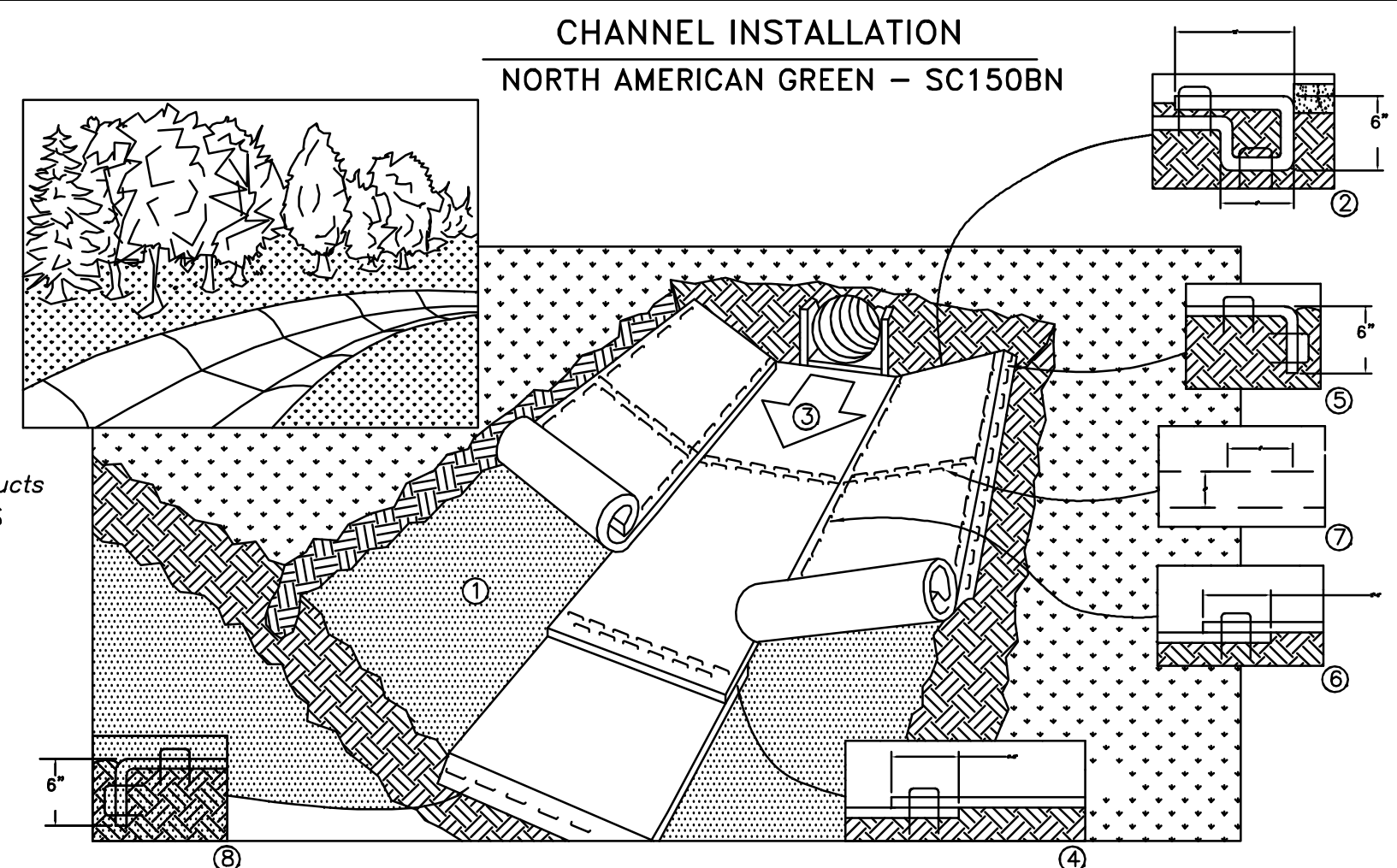
THE RULE, AGR 3800, STATES: NO PERSON SHALL COLLECT, TRANSPORT, IMPORT, EXPORT, MOVE, BUY SELL, DISTRIBUTE, PROPAGATE OR TRANSPLANT ANY LIVING AND VIABLE PORTION OF ANY PLANT SPECIES, WHICH INCLUDED ALL OF THEIR CULTIVARS AND VARIETIES, LISTED IN TABLE 3800.1; NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST. A COMPLETE COPY OF THE RULES CAN BE ACCESSED ON THE INTERNET AT
HTTP://AGRICULTURE.NH.GOV/TOPICS/PLANTS_INSECTS.HTM.

ENV-A 1002 FUGITIVE DUST: PRECAUTIONS TO PREVENT, ABATE, AND CONTROL FUGITIVE DUST.

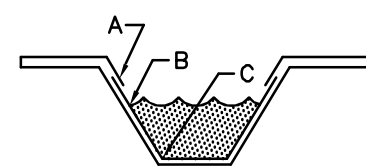
- a. ANY PERSON ENGAGED IN ANY ACTIVITY WITHIN THE STATE EMITS FUGITIVE DUST, OTHER THAN THOSE LISTED IN ENV-A 1002.02 (b), SHALL TAKE PRECAUTIONS THROUGHOUT THE DURATION OF THE ACTIVITY IN ORDER TO PREVENT, ABATE, AND CONTROL THE EMISSION OF FUGITIVE DUST.
b. PRECAUTIONS REQUIRED BY (a) ABOVE, SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
i) THE USE OF WATER OR HYDROPHILIC MATERIAL ON OPERATIONS OR SURFACES, OR BOTH;
ii) THE APPLICATION OF ASPHALT, WATER, OR HYDROPHILIC MATERIAL, OR TARPS OR OTHER SUCH COVERS TO MATERIAL STOCKPILES;
iii) THE USE OF HOODS, FANS, FABRIC FILTERS, OR OTHER DEVICES TO ENCLOSE AND VENT AREAS WHERE MATERIALS PRONE TO PRODUCING FUGITIVE DUST ARE HANDLED;
iv) THE USE OF CONTAINMENT METHODS FOR SANDBLASTING OR SIMILAR OPERATIONS; AND
v) THE USE OF VACUUMS OR OTHER SUCTION DEVICES TO COLLECT AIRBORNE PARTICULATE MATTER.

WINTER CONSTRUCTION NOTES

1. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT.
2. ALL SLOPES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS.
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 403.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.



1. PREPARE SOIL BEFORE INSTALLING ROAD 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.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECP's IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" 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" ACROSS THE WIDTH OF THE RECP'S.
3. ROLL CENTER RECP'S IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. 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 SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE RECP'S END OVER END (SHINGLE STYLE) WITH A 4" - 6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE RECP'S.
5. FLEX LENGTH EDGE OF RECP'S AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT RECP'S MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (DEPENDING ON RECP'S TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE RECP'S MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. NOTE: * IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP'S.



CRITICAL POINTS

- A. OVERLAPS AND SEAMS
- B. PROJECTED WATER LINE
- C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

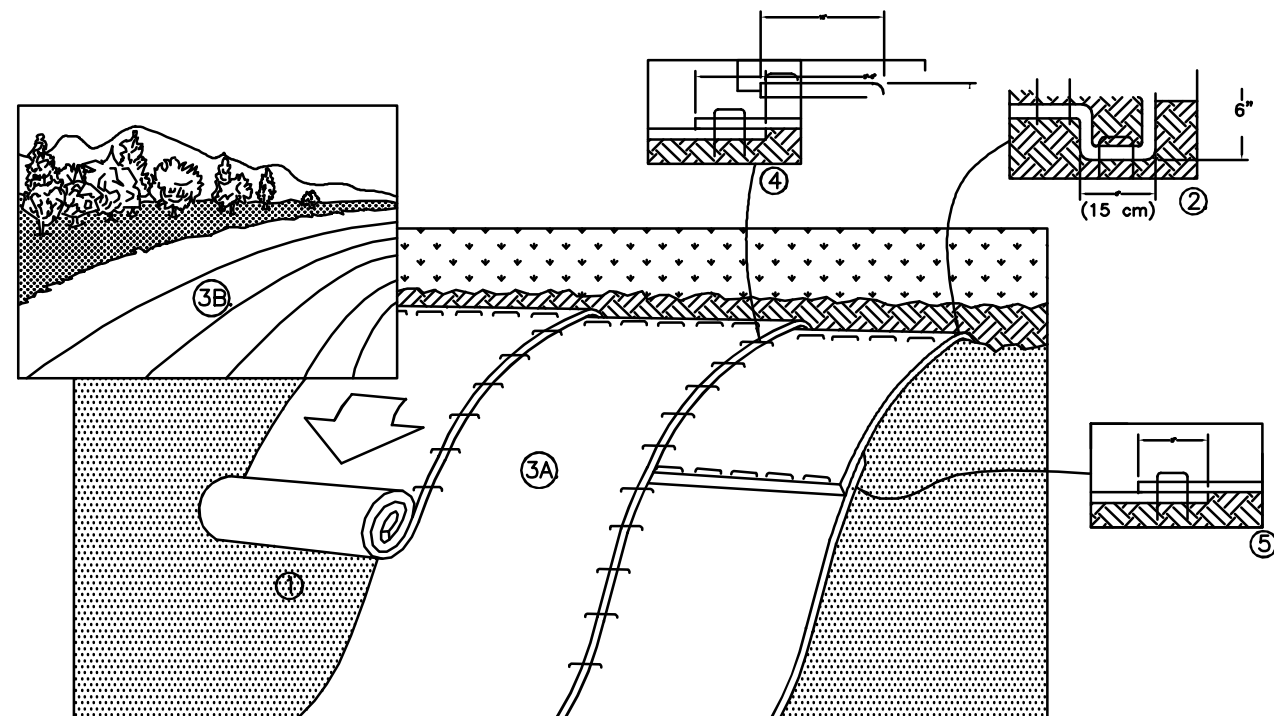
NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED
IF NECESSARY TO ALLOW STAPLES TO SECURE THE
CRITICAL POINTS ALONG THE CHANNEL SURFACE.

** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.



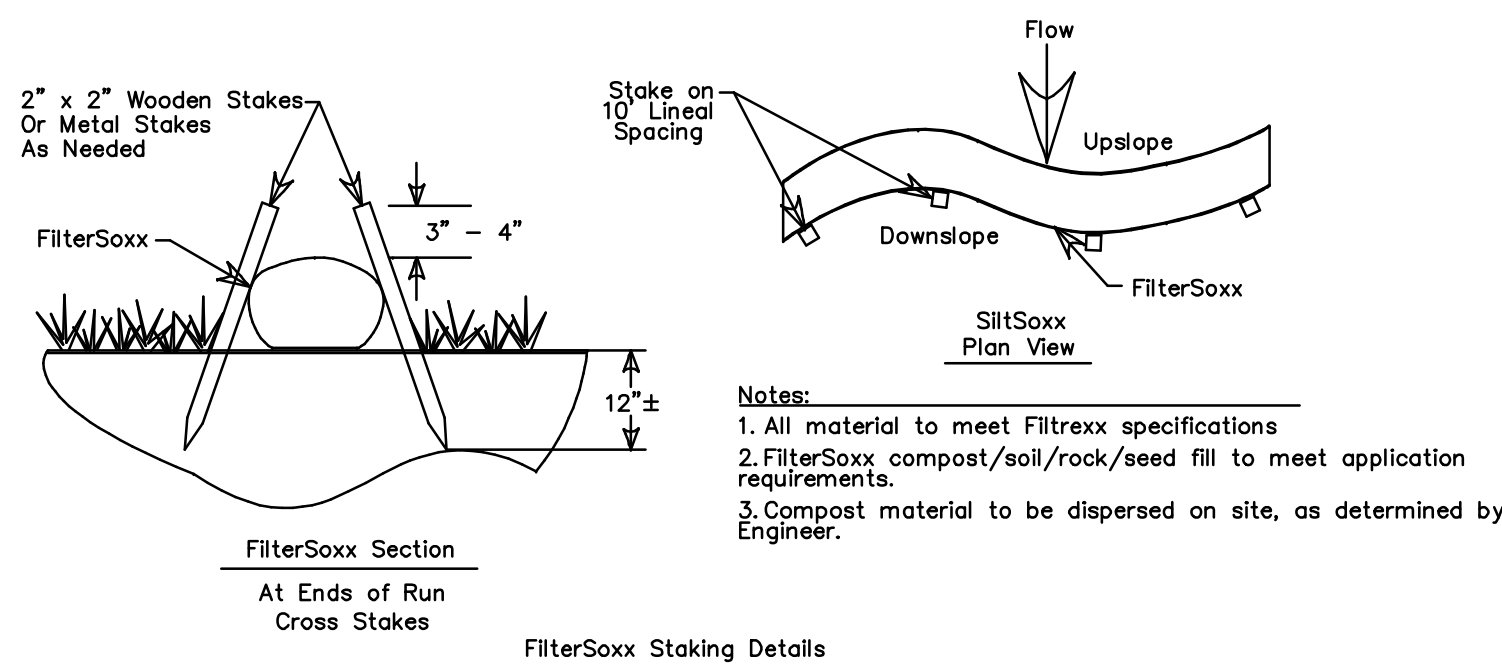
SLOPE INSTALLATION

NORTH AMERICAN GREEN – SC150BN

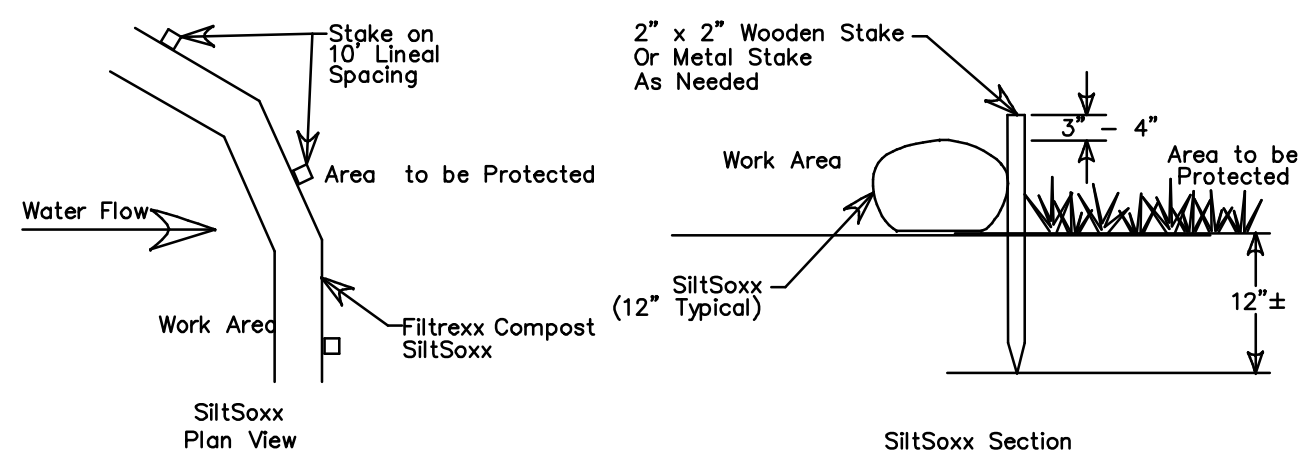


1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL--O SEED DO NOT SEED PREPARED AREA. CELL--O SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) 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 LEAVE 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.
 3. 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 SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
 4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP'S TYPE.
 5. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END TO 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.

NOTE: THE USE OF WELDED PLASTIC OR BIODEGRADABLE PLASTIC NETTING OR THREAD IN EROSION CONTROL MATTING IS PROHIBITED. THE USE OF WILDLIFE FRIENDLY ORGANIC MATERIALS IS RECOMMENDED.

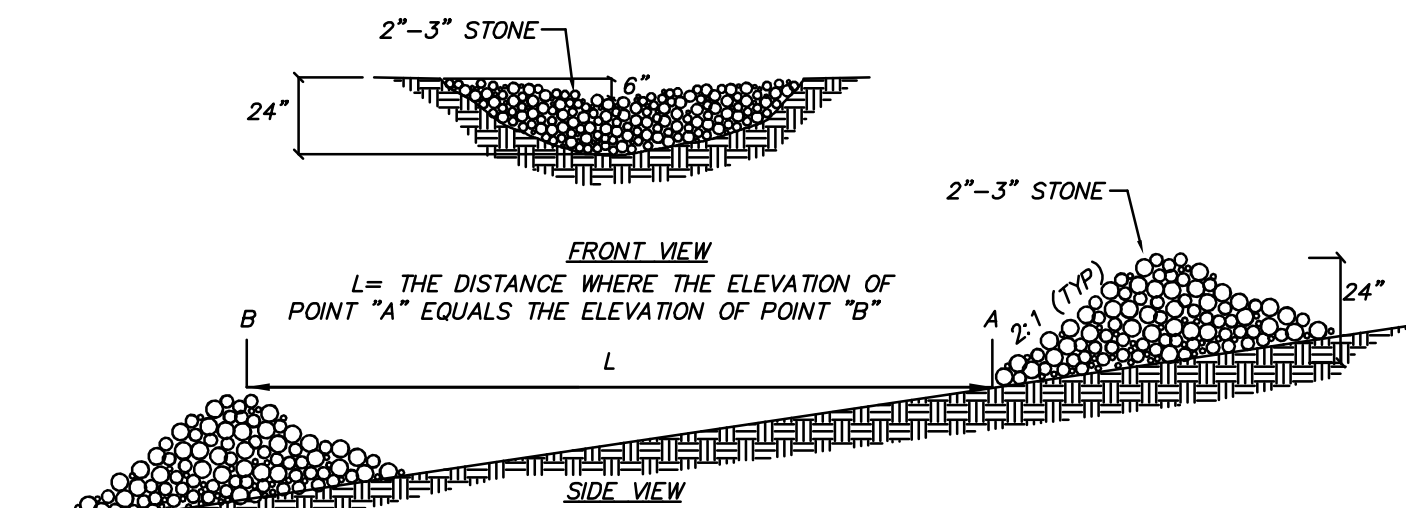


- Notes:**
1. All material to meet Filtrix specifications
 2. FilterSox compost/soil/rock/seed fill to meet application requirements.
 3. Compost material to be dispersed on site, as determined by Engineer.



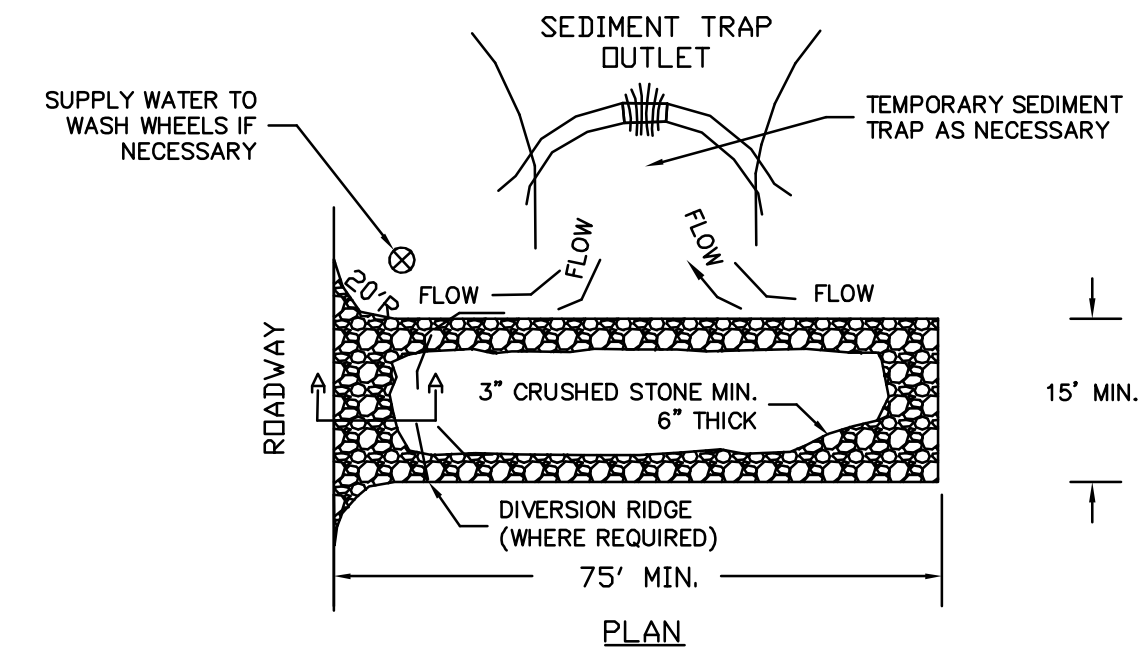
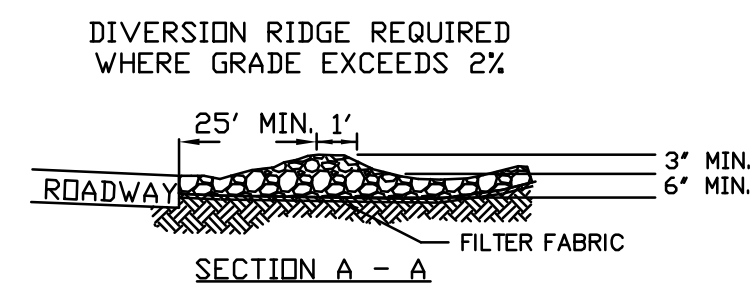
- Notes:**
1. All material to meet Filtrax specifications
 2. SiltSoxx compost/soil/rock/seed fill to meet application requirements.
 3. SiltSoxx depicted is for minimum slopes. Greater slopes may require larger socks per the Engineer.
 4. Compost material to be dispersed on site, as determined by Engineer.

SiltSoxx Details



NOTE:
SEE EROSION CONTROL SHEET FOR MATERIAL,
INSTALLATION AND MAINTENANCE REQUIREMENTS.

STONE CHECK DAM
NOT TO SCALE



A. GENERAL NOTES:

1. A STABILIZED CONSTRUCTION ENTRANCE/EXIT CONSISTS OF A PAD OF STONE AGGREGATE PLACED ON A GEOTEXTILE FIBER FABRIC, LOCATED AT ANY POINT WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE TO AN EXISTING ACCESS ROAD WAY OR OTHER PAVED SURFACE. ITS PURPOSE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES. THIS HELPS PROTECT RECEIVING WATERS FROM SEDIMENT CARRIED BY STORM WATER RUNOFF FROM ROADS
2. ONLY CONSTRUCTION TRAFFIC LEAVING THE SITE IS REQUIRED TO USE THE TEMPORARY STABILIZED EXIT. CONSIDER PROVIDING A SEPARATE, UNPROTECTED ENTRANCE FOR TRAFFIC ENTERING THE SITE. THIS WILL INCREASE THE LONGEVITY OF THE STABILIZED EXIT BY ELIMINATING HEAVY LOADS ENTERING THE SITE AND REDUCING THE OVER TRAFFIC OVER THE STABILIZED EXIT
3. LOCATE THE CONSTRUCTION ENTRANCES AND EXITS, A MINIMUM OF 100 FEET FROM INTERSECTIONS, TO LIMIT SEDIMENT LEAVING THE SITE AND TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES THAT HAVE STEEP GRADES AND ENTRANCES AT CURVES IN ROADS.
4. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS. WHEN NECESSARY, REPAIRS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR MAINTENANCE OF ANY MEASURES USED TO TRAP SEDIMENT.

B. SPECIFICATIONS (TEMPORARY CONSTRUCTION ENTRANCE/EXITS SHOULD MEET THE FOLLOWING REQUIREMENTS).

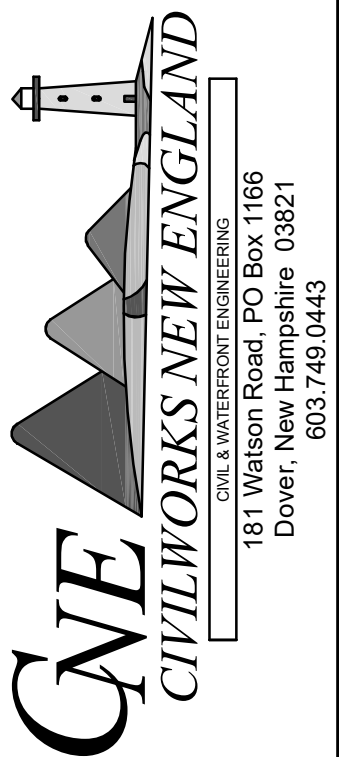
1. STONE SIZE MINIMUM: USE SHOULD BE 3" CRUSHED STONE.
2. THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET.
3. THE MINIMUM WIDTH OF THE PAD SHOULD BE 15 FEET OR THE WIDTH OF THE ENTRANCE, WHICHEVER IS GREATER.
4. THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
5. THE PAD SHOULD BE AT LEAST 6" THICK.
6. A GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
7. THE PAD SHOULD BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE.
8. NATURAL DRAINAGE OF THE STONE PAD SHOULD BE INTERCEPTED AND THE STONE PAD SHOULD BE PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.

1. WHEN THE CONTROL PAD BECOMES INEFFECTIVE, THE STONE SHOULD BE REMOVED ALONG WITH THE COLLECTED SOIL MATERIAL, REGRADED ON SITE, AND STABILIZED. THE ENTRANCE SHOULD THEN BE RECONSTRUCTED.
2. THE CONTRACTOR SHALL SWEEP THE PAVEMENT AT EXITS WHENEVER SOIL MATERIALS ARE TRACKED ONTO THE ADJACENT PAVEMENT OR TRAVELED WAY.
WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
WHEN WHEELS HAVE BEEN CLEANED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT-TRAPPING DEVICE. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES OR WATERWAYS.

TEMPORARY CONSTRUCTION ENTRANCE/EXIT

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

[illegible]

EROSION CONTROL DETAILS

**THE MOTHERSHIP
RESIDENTIAL APARTMENTS
278 MAIN STREET
LINCOLN, NH**

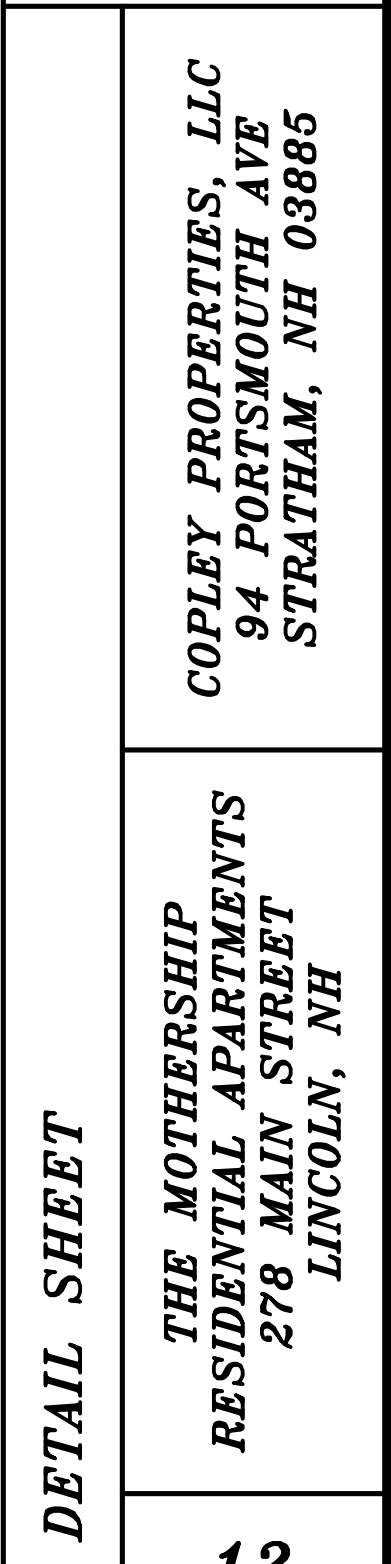
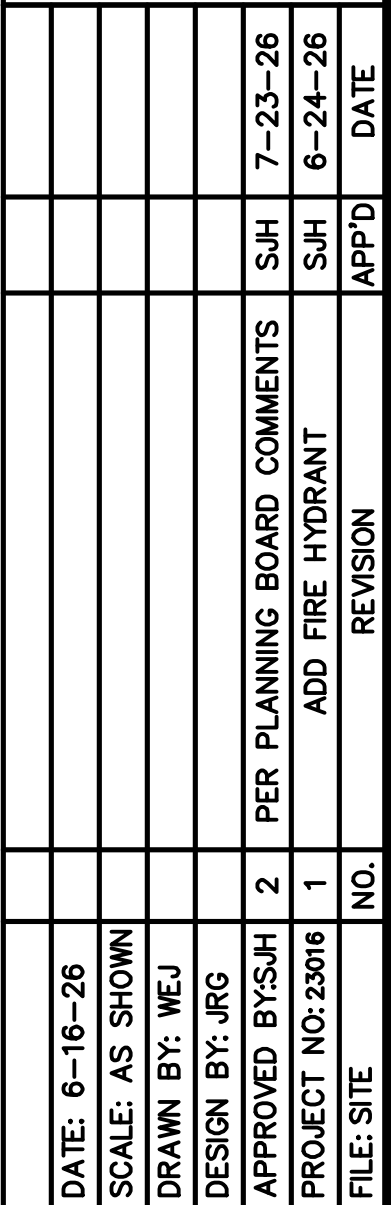
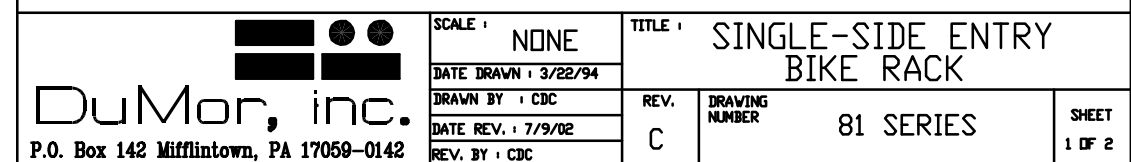
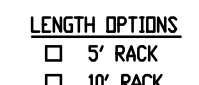
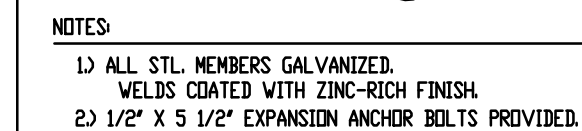
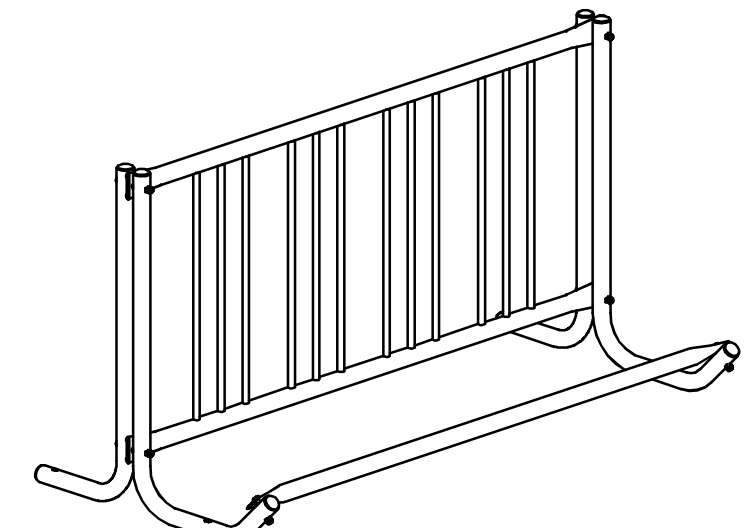
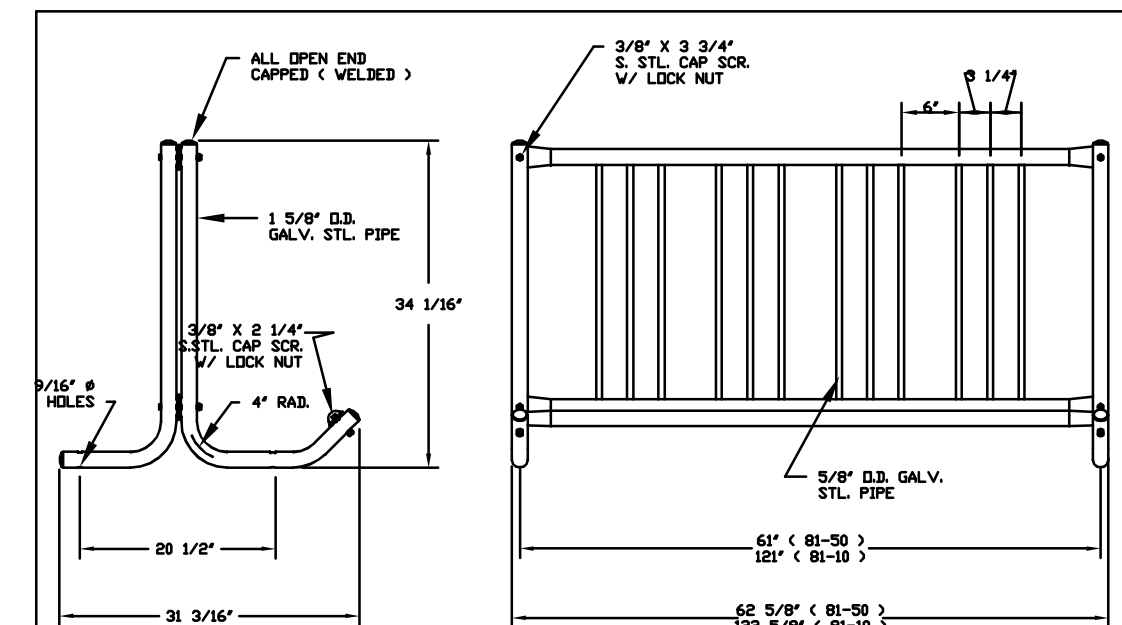
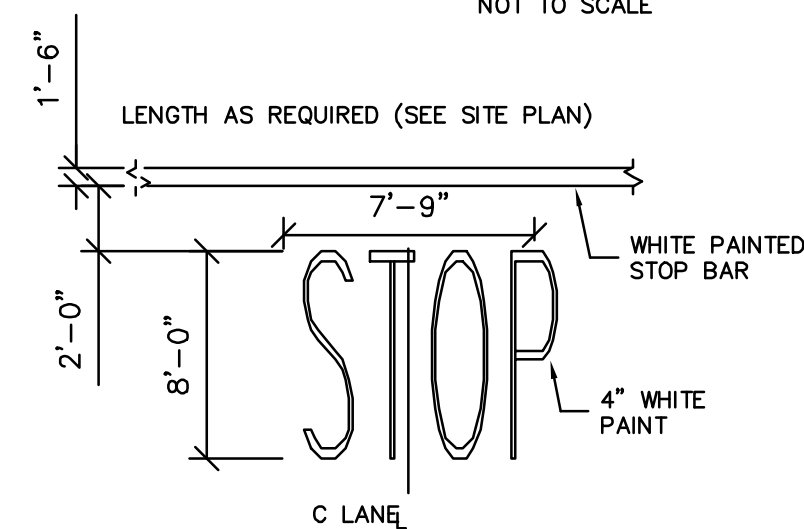
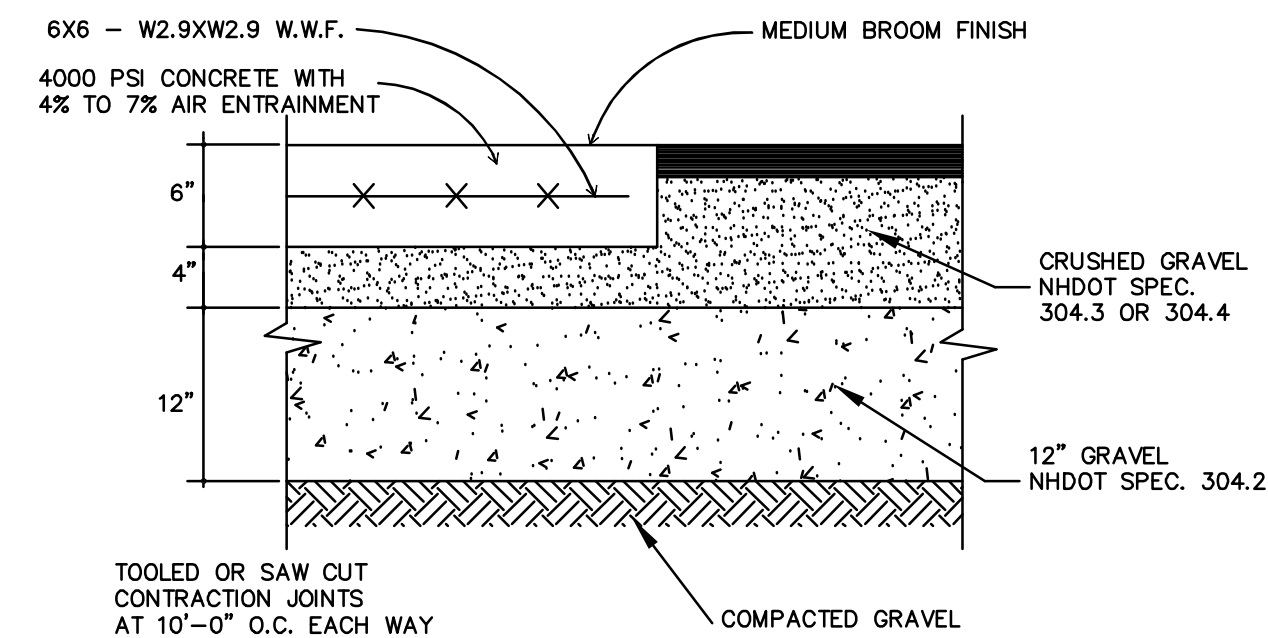
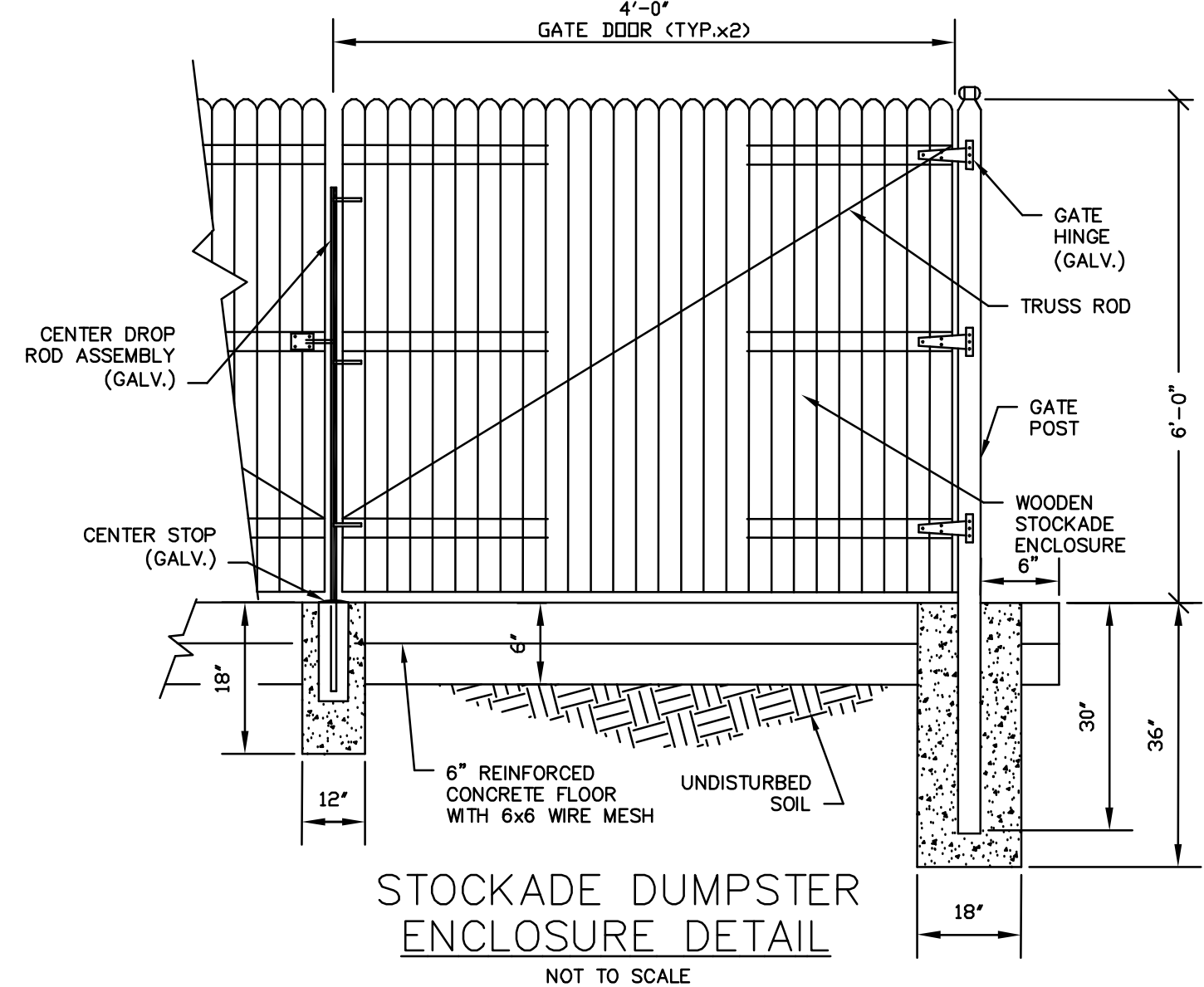
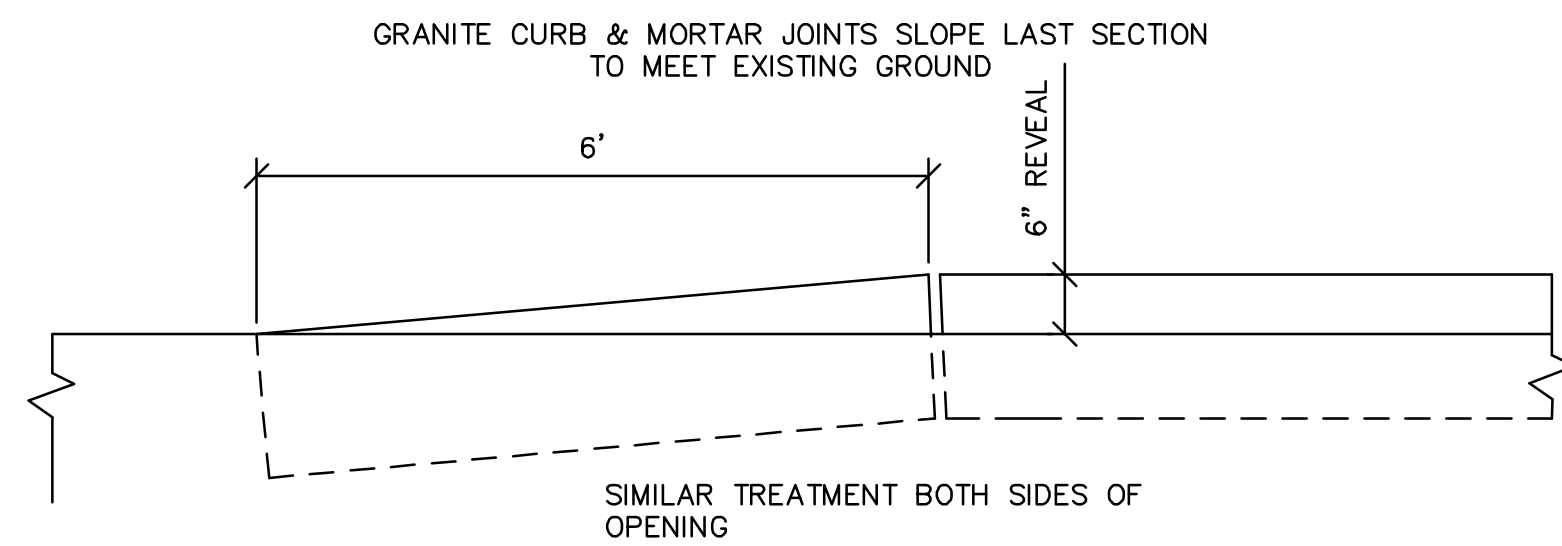
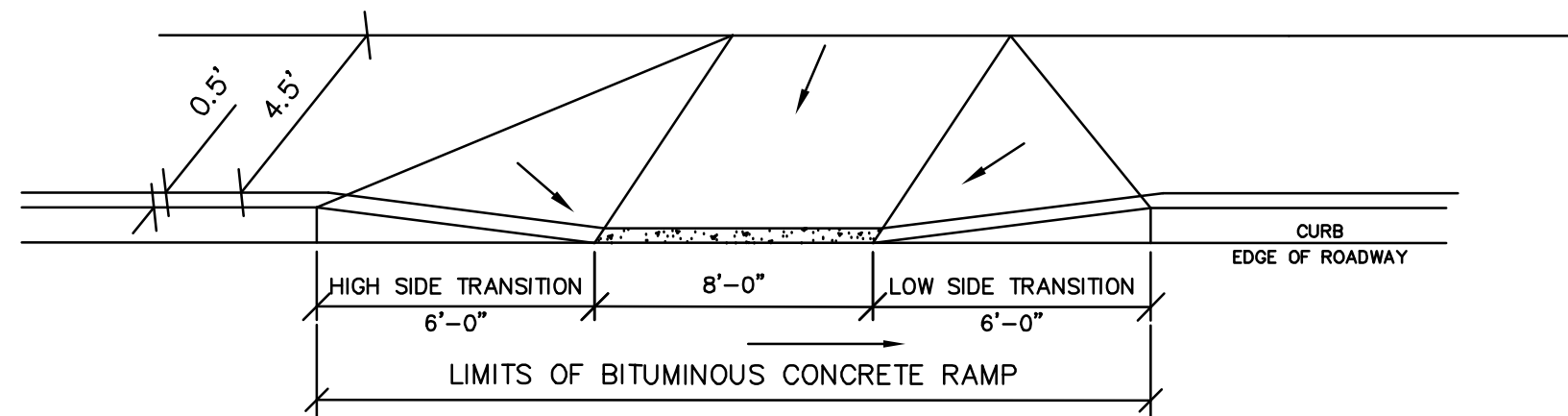
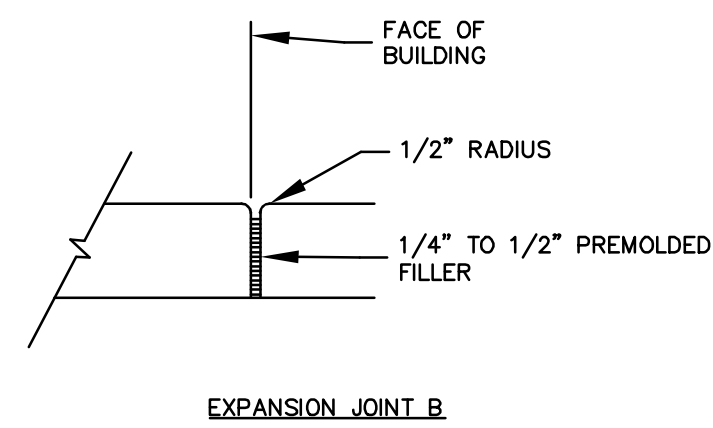
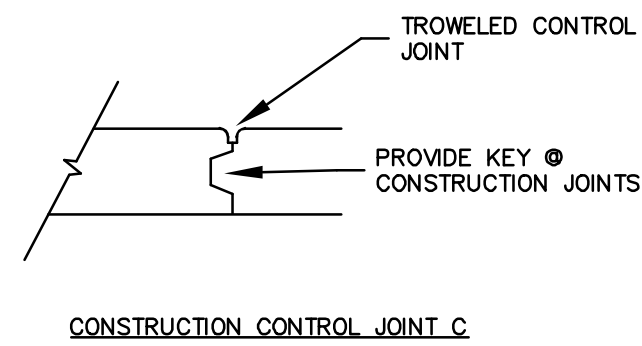
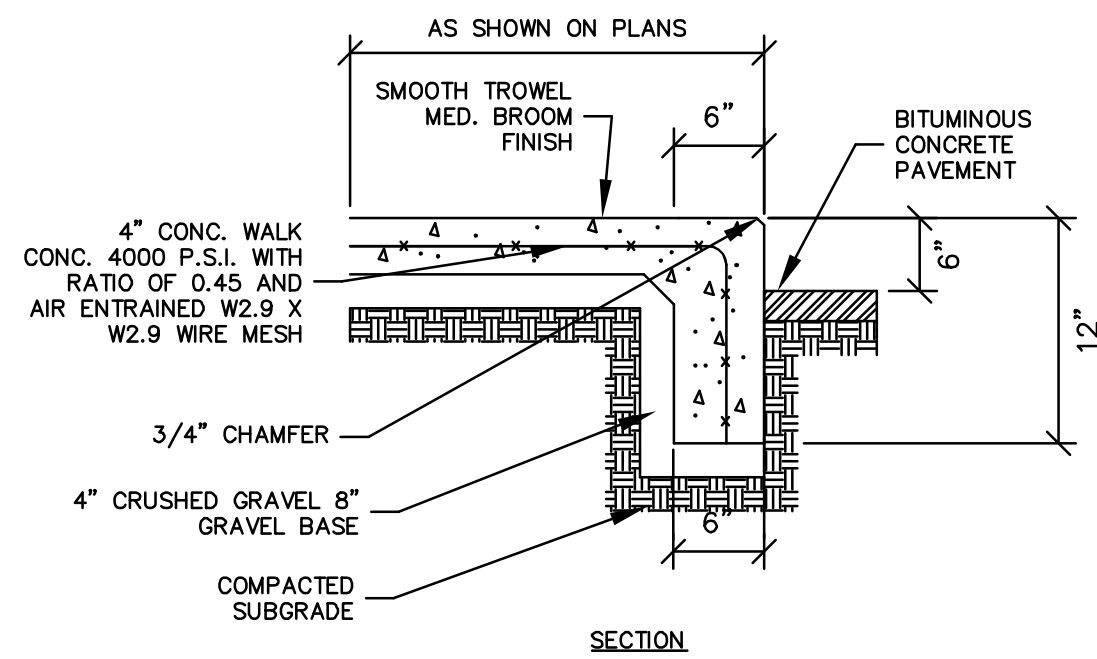
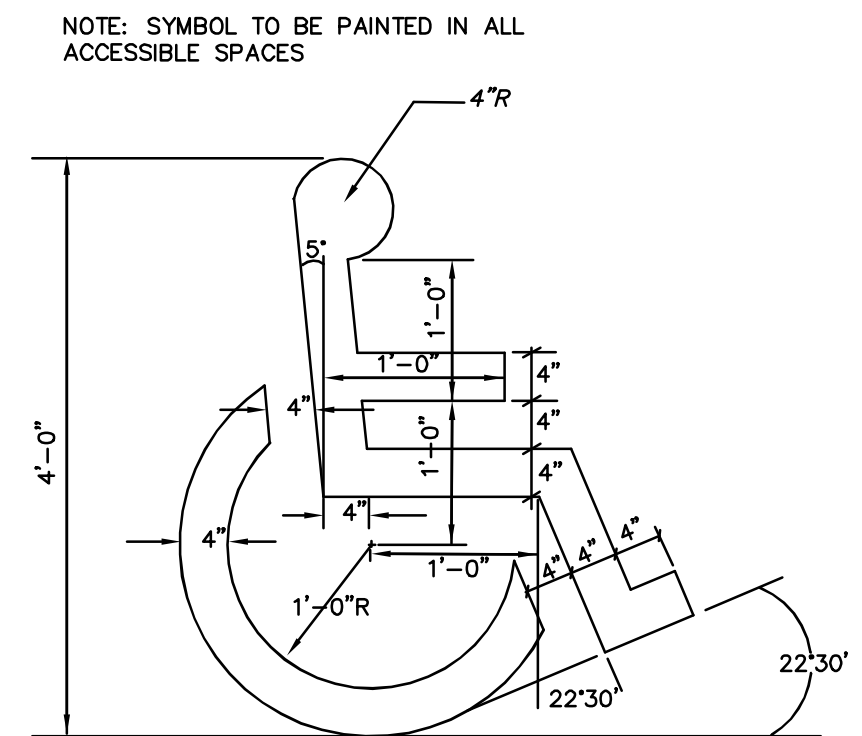
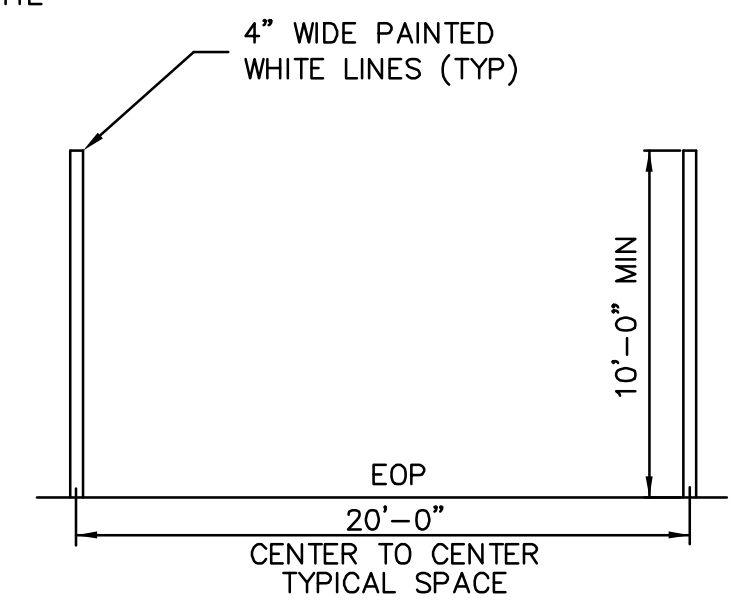
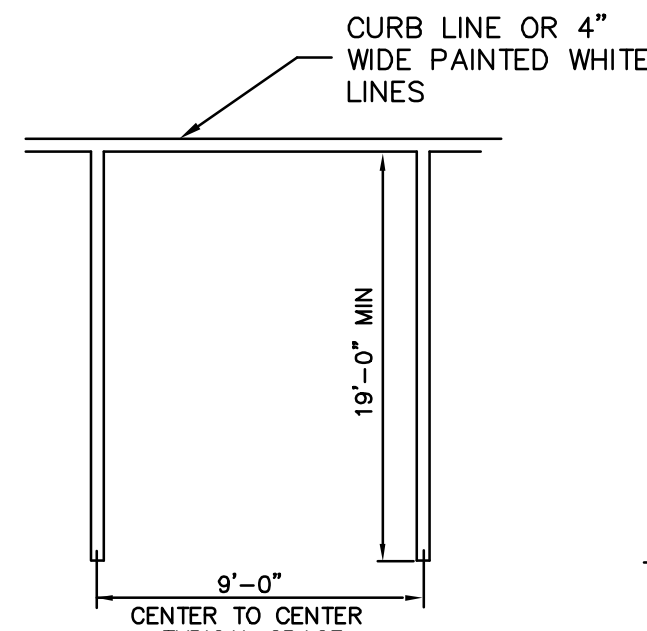
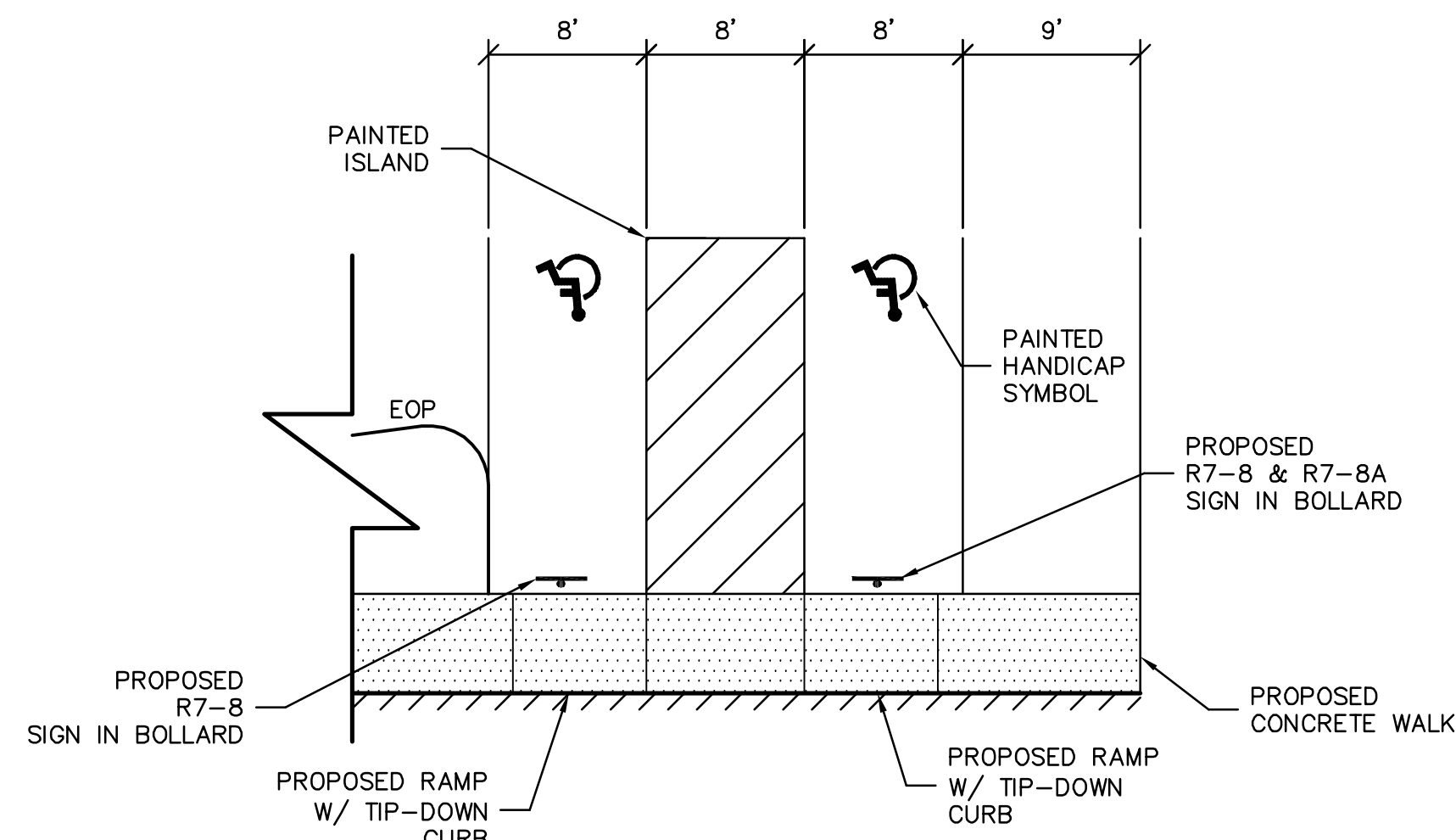
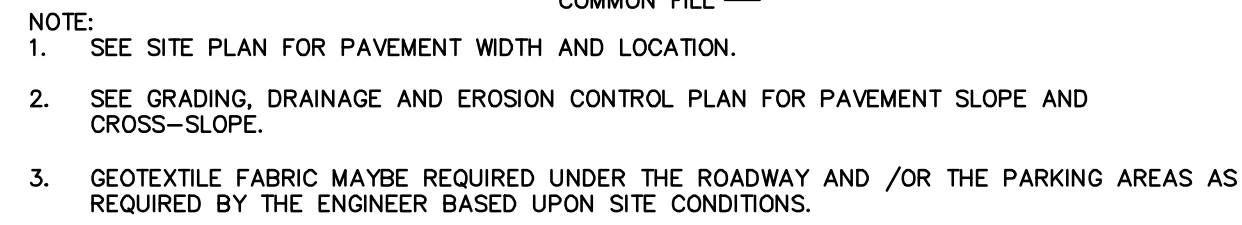


Table 2: Gradations of choker, filter, and reservoir course materials.

US Standard Sieve Size	Choker Course (AASHTO No. 57/ No. 67*)	Filter Course (Manufactured Sand/Modified NHDOT 304.1)	Reservoir Course (AASHTO No. 3)	Reservoir Course Alternative* (AASHTO No. 5)
Inches/mm				
6/150	-	100	-	-
2½/63	-	-	100	-
2/50	-	-	90 – 100	-
1½/37.5	100	-	35 – 70	100
1/25	95 – 100	-	0 – 15	90 – 100
¾/19	-	-	-	20 – 55
½/12.5	25 – 60	-	0 – 5	0 – 10
3/8/9.5	-	-	-	0 – 5
#4/4.75	0 – 10	70-100	-	-
#8/2.36	0 – 5	-	-	-
#200/0.075	-	0 – 6****	-	-

* Alternate gradations (e.g. AASHTO No. 67) may be accepted upon Engineer's approval.

** Alternate gradations (e.g. AASHTO No. 5) may be accepted upon Engineer's approval.

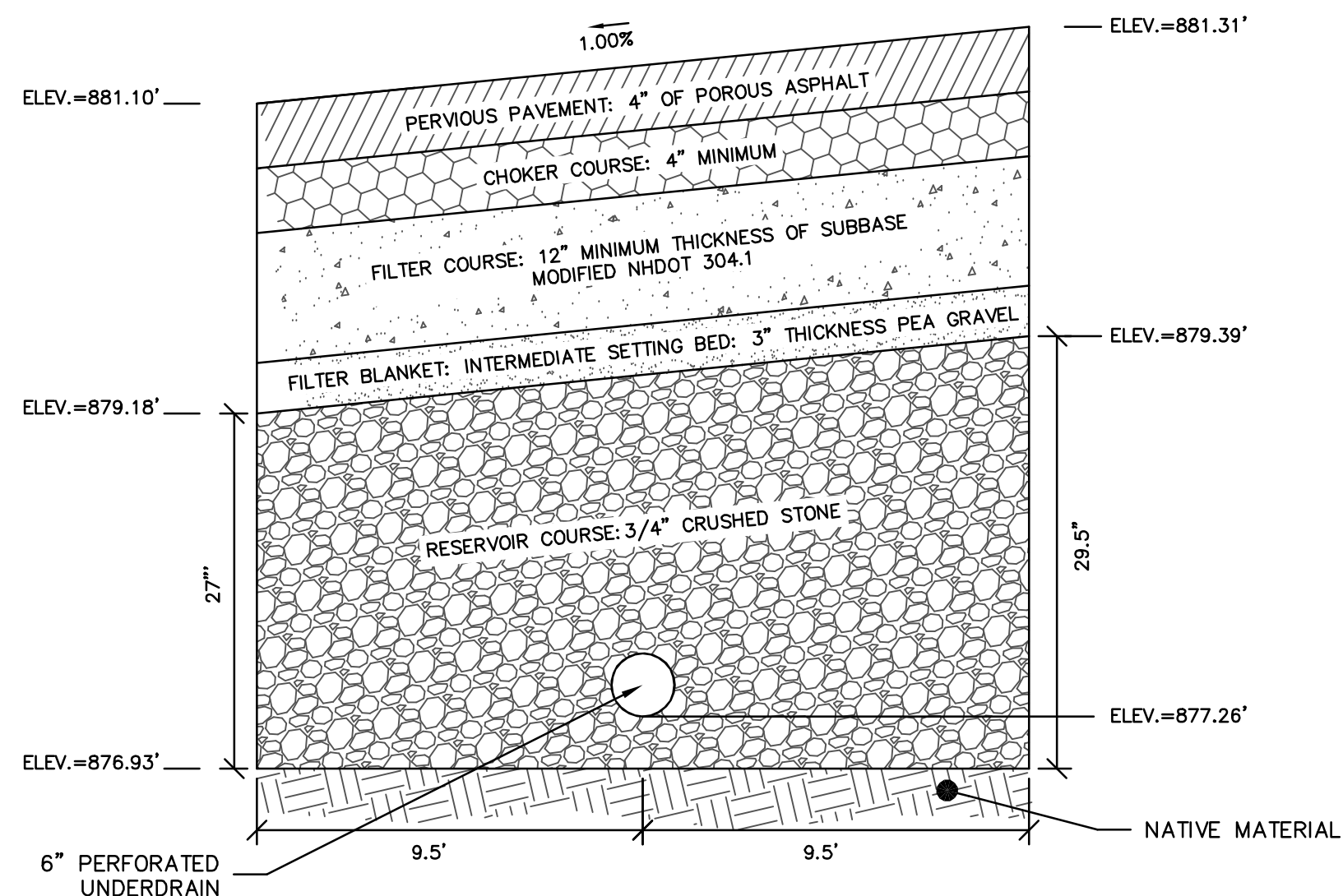
*** Preferably less than 4% fines

Material for the choker course and reservoir course shall have the AASHTO No. 57 and AASHTO No. 3 gradations, respectively, as specified in Table 2. If the AASHTO No. 3 gradation cannot be met, AASHTO No. 5 is acceptable with approval of the Engineer. AASHTO No. 3 is also suitable for the choker course.

(UNHSC DESIGN SPECIFICATIONS FOR POROUS ASPHALT PAVEMENT AND INFILTRATION BEDS)

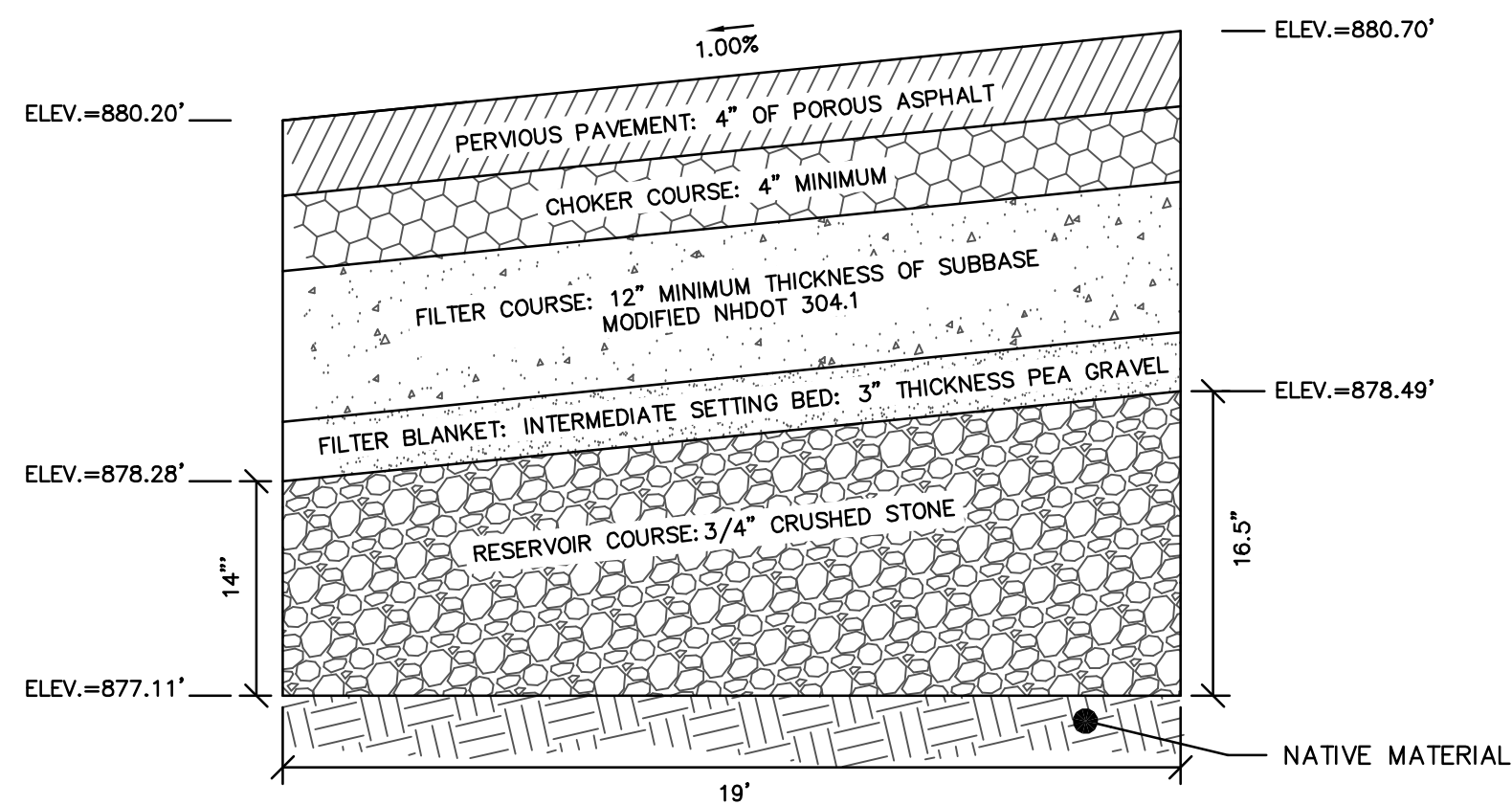
MAINTENANCE REQUIREMENTS:

1. MINIMIZE SANDING
2. MINIMIZE APPLICATION OF SALT FOR ICE CONTROL
3. MONITOR PERIODICALLY, AT LEAST TWICE ANNUALLY, WITHIN 30 MINUTES OF A PRECIPITATION EVENT, TO ENSURE THAT PAVEMENT SURF AND DRAINS EFFECTIVELY AFTER STORMS.
4. SEE ATTACHED CHECKLIST FOR INSPECTION REQUIREMENTS (SEE STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE PLAN)
5. INSPECT FOR SALT ACCUMULATION, SEDIMENT, ORGANIC DEBRIS, ETC. AND PERIODICALLY CLEAN (1-2 TIMES PER YEAR) USING SWEEPER OR VACUUM SWEEPER. VACUUM SWEEPING IS THE PREFERRED METHOD.
6. INSPECT ADJACENT NON-PERMEABLE PAVEMENT SECTIONS (1-2 TIMES PER YEAR) AND ENSURE THEY ARE FREE OF DEBRIS/ SEDIMENT TO PREVENT TRACKING.
7. INSPECT ADJACENT VEGETATION AREAS (1-2 TIMES PER YEAR) TO ENSURE THERE ARE NO SIGNS OF EROSION AND SEDIMENT/ ORGANIC DEBRIS RUN-ON TO THE POROUS PAVEMENT AREAS.
8. INSPECT AREAS (AS NEEDED) TO ENSURE STOCK PILING OF SNOW, SAND/ SALT, MULCH, SOIL, YARD WASTE, ETC. IS NOT OCCURRING.
9. INSPECT PAVEMENT FOR DAMAGED AREAS (AS NEEDED) AND REPAIR AS THEY ARE IDENTIFIED.



POROUS PAVEMENT SECTION 2 (PP2)

NOT TO SCALE
(SEE PLAN FOR LOCATION)



POROUS PAVEMENT SECTION 3 (PP3)

NOT TO SCALE
(SEE PLAN FOR LOCATION)

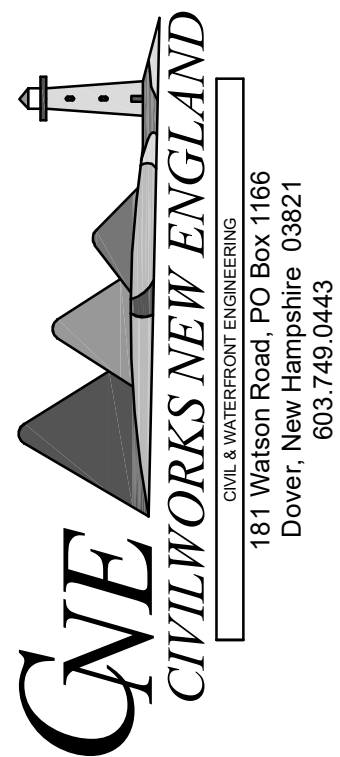
DETAIL SHEET

**THE MOTHERSHIP
RESIDENTIAL APARTMENTS
278 MAIN STREET
LINCOLN, NH**

**COPLEY PROPERTIES, LLC
94 PORTSMOUTH AVE
STRATHAM, NH 03885**

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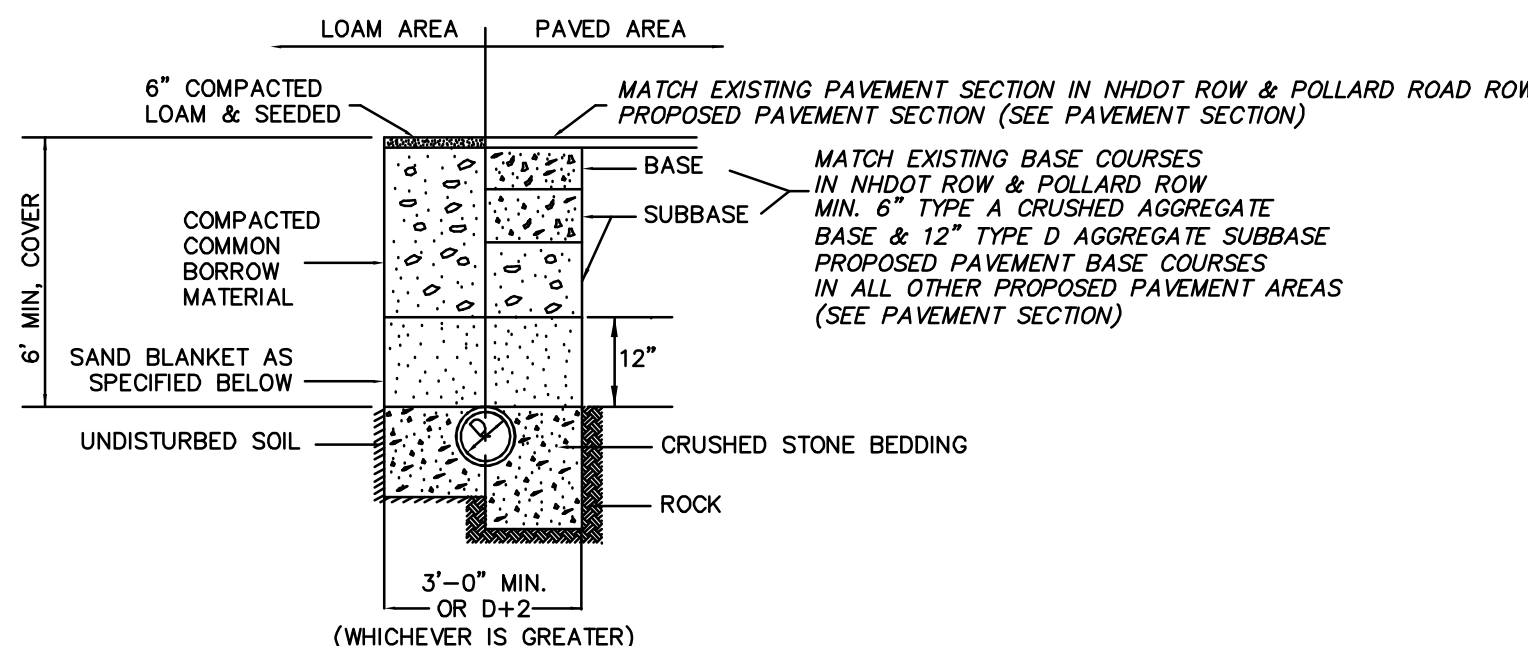
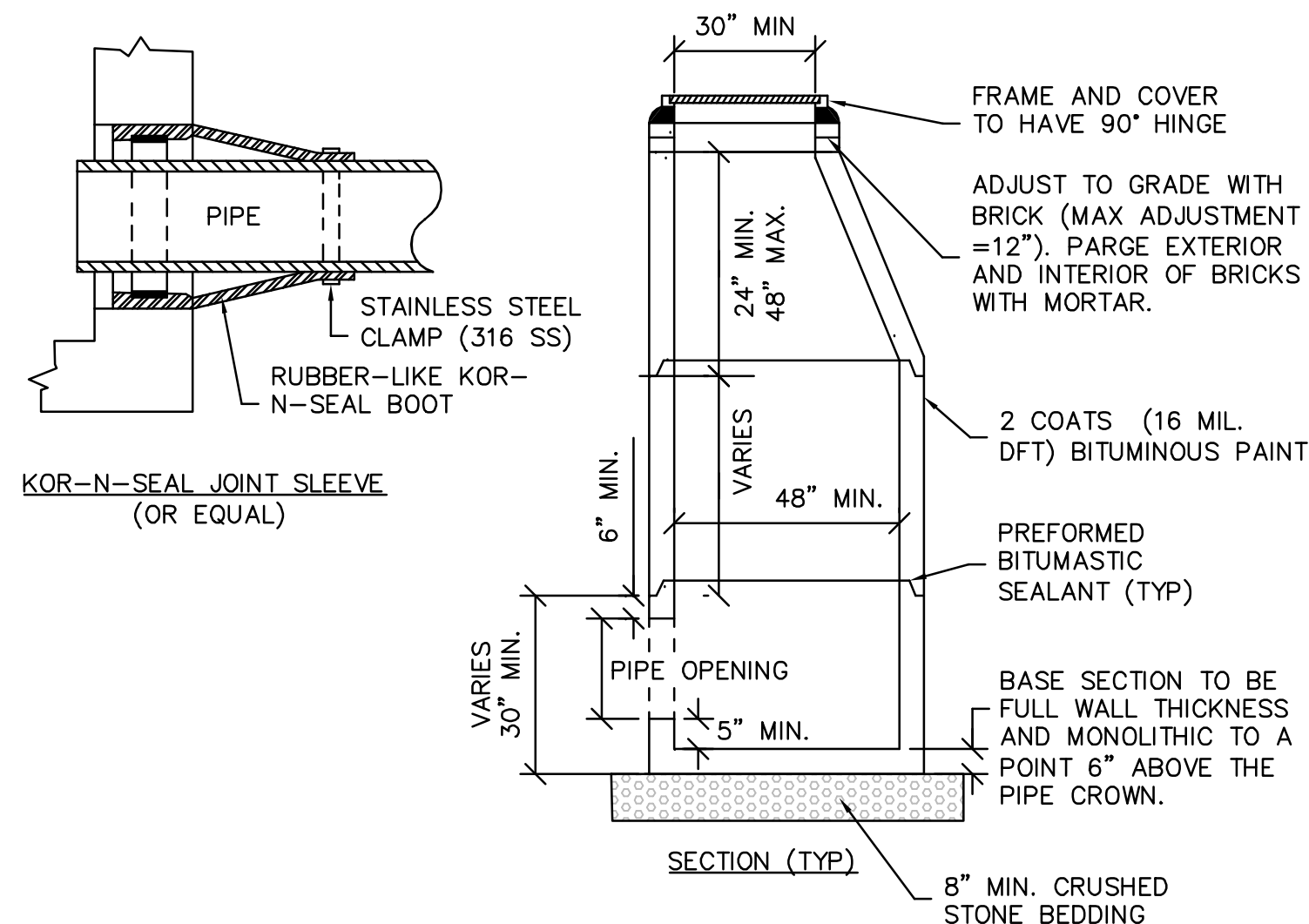
NOT FOR CONSTRUCTION FOR PERMIT USE ONLY



SJH	6-24-26
PP'D	DATE

NG BOARD COMMENTS
FIRE HYDRANT
REVISION

PROJECT NO: 23016	1
FILE: SITE	NO.



SANITARY SEWER PIPE
CRUSHED STONE BEDDING FOR FULL WIDTH OF THE TRENCH UP TO TOP
OF PIPE. 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK.

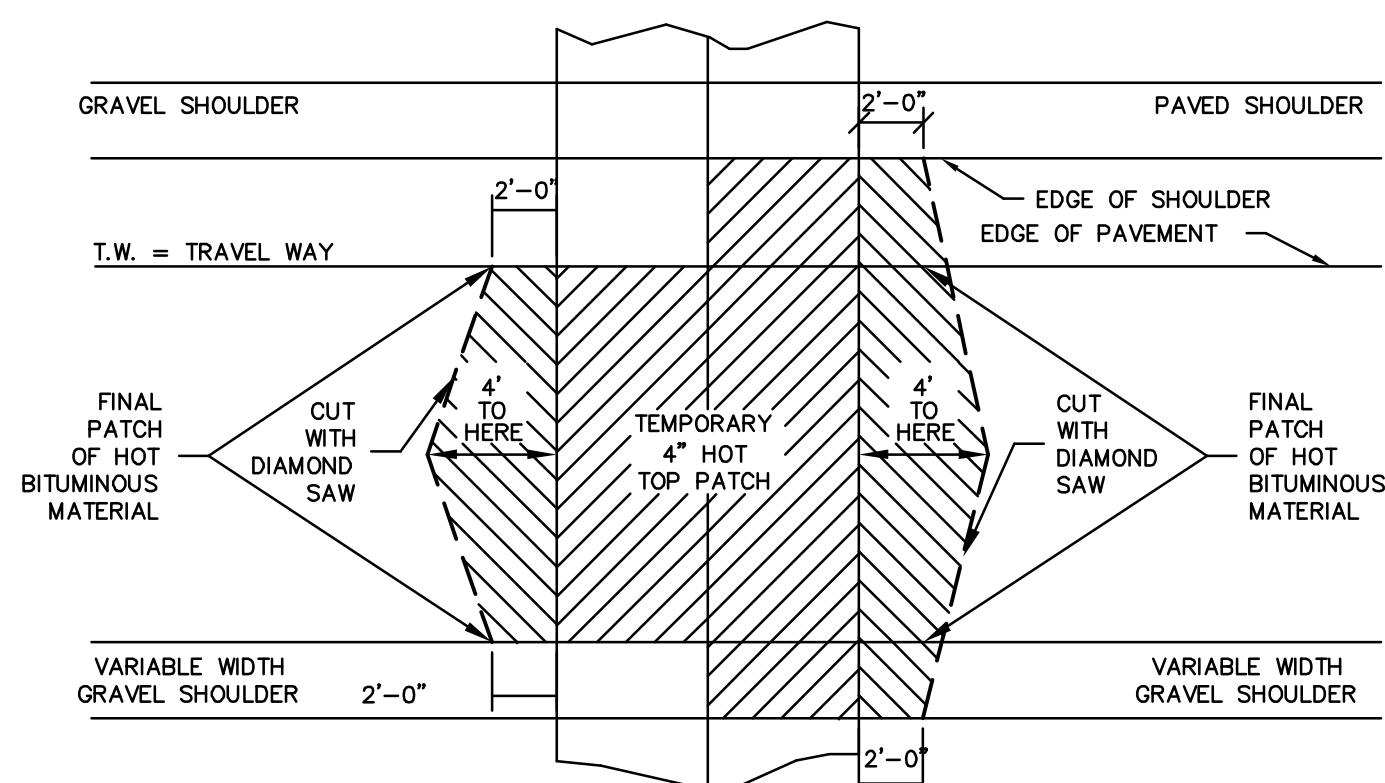
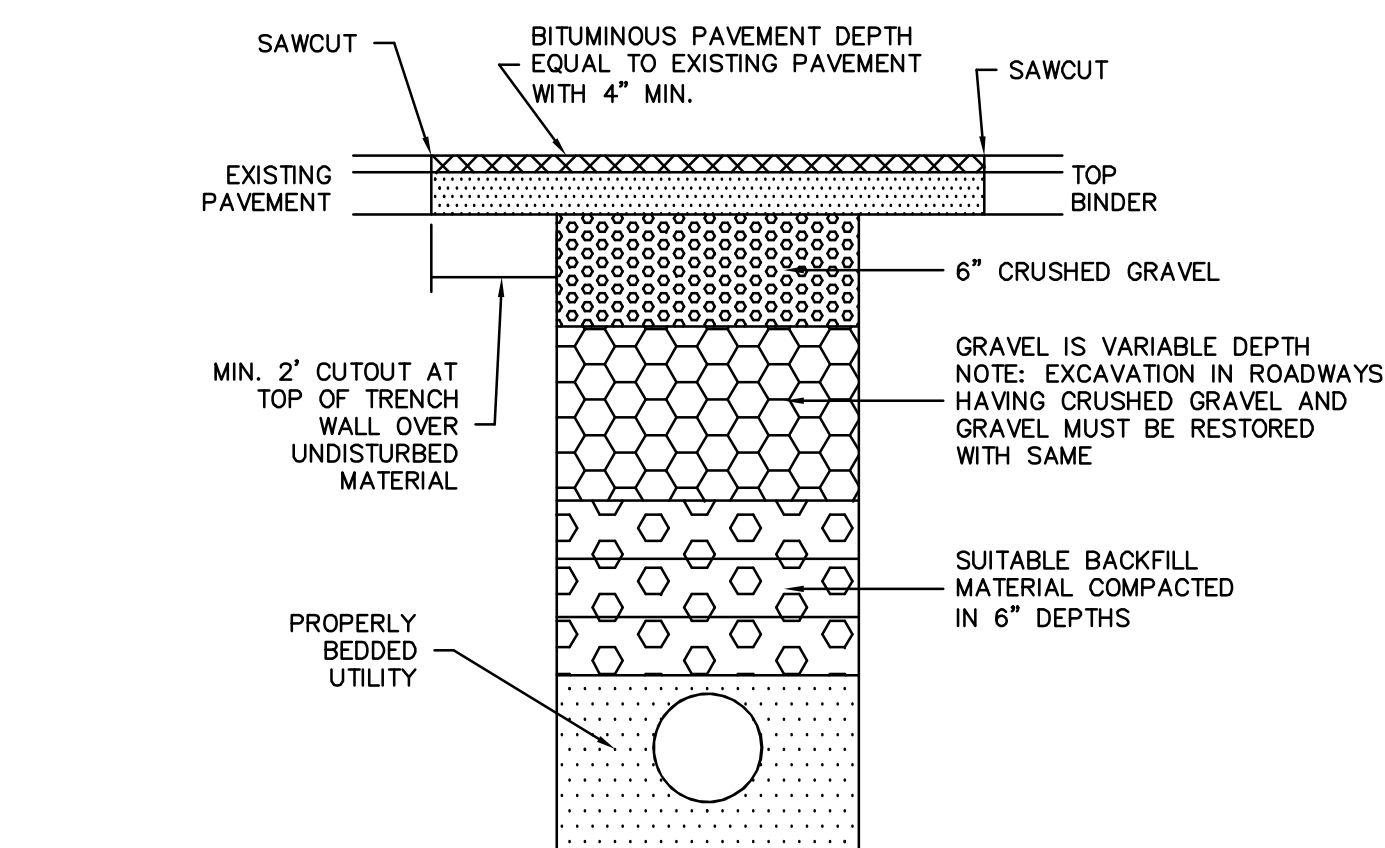
1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
2. COMMON BORROW MATERIAL: SHALL BE GRANULAR MATERIAL CONSISTING OF HARD SAND AND GRAVEL SO GRADED THAT 4% OF THE MATERIAL PASSING THE NO. 4 (4.75 MM) SIEVE SHALL PASS THE NO. 35 (1.05 MM) SIEVE. COMMON SHALL BE FREE OF ORGANIC MATTER, PLANTS, ROOTS OR OTHER DELETERIOUS MATERIAL AND SHALL CONTAIN NO TENS MEASURING GREATER IN ANY DIMENSION THAN TWO-THIRDS OF THE LOOSE LIFT THICKNESS, OR 8 INCHES (200 MM), WHICHEVER IS SMALLER. COMMON BACKFILL MATERIAL SHALL BE CAPABLE OF FORMING A FIRM, STABLE BASE WHEN SPREAD AND COMPACTED IN ACCORDANCE WITH THIS SPECIFICATION. IN ADDITION, COMMON BACKFILL MATERIAL MAY BE NON-PLASTIC (PLASTICITY INDEX ZERO, DEFINED AS LIQUID LIMIT LESS THAN 25) COMMON BACKFILL MATERIAL MAY BE OBTAINED FROM EITHER ON-SITE EXCAVATIONS OR FROM OTHER SOURCES. ANY MATERIALS EXCAVATED FROM THE TRENCH AND NOT CONFORMING TO THIS SPECIFICATION SHALL BE PROPERLY DISPOSED OF AS SPECIFIED AND REPLACED WITH APPROVED MATERIAL, AS REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
3. CRUSHED STONE BEDDING SHALL BE CRUSHED STONE CONFORMING TO ASTM C 33 STONE SIZE NO. 67 GRADATION REQUIREMENTS.
4. ALL AGGREGATE AND SUBBASE MATERIAL SHALL CONFORM TO MHDT SPECIFICATIONS.

SF WFR TRENCH DETAIL

NOT TO SCALE

SPECIFICATIONS

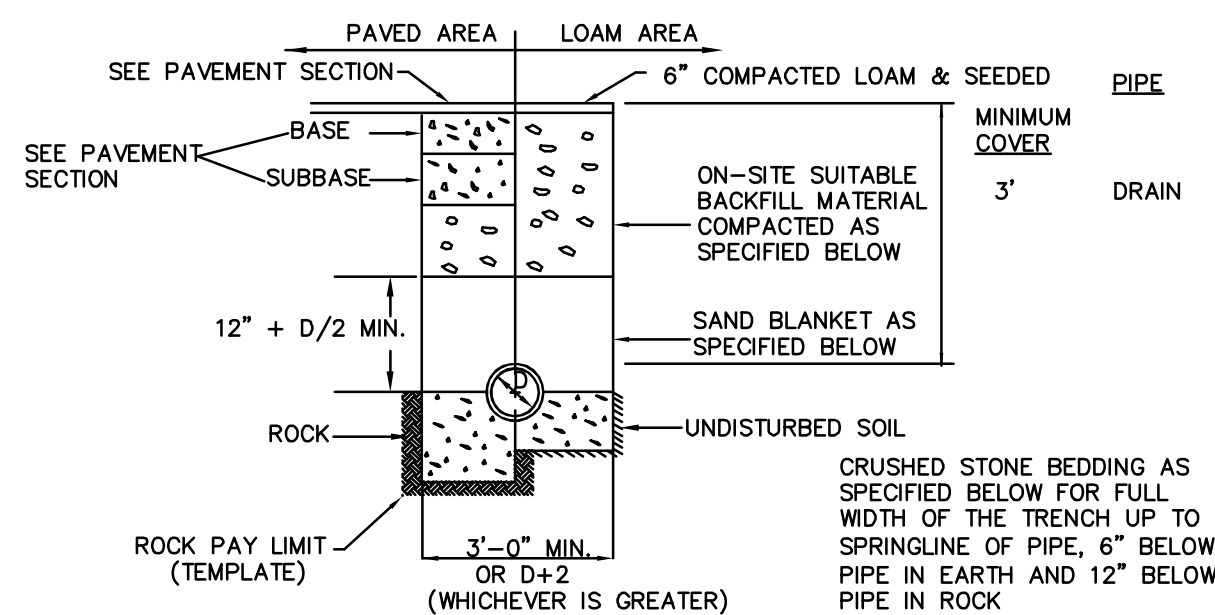
1. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT), "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"; HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS".
2. MANHOLES SHALL BE CAST IN PLACE - CAST REINFORCED CONCRETE DESIGNED BY AN ENGINEER REGISTERED IN NEW HAMPSHIRE, AND ABLE TO WITHSTAND LOADINGS OF 8 TONS (H2O LOADING).
3. MANHOLES SHALL HAVE CAST IRON FRAMES AND COVERS WITH 30" IN DIAMETER OPENINGS. A 3-INCH (MINIMUM) LETTER "S" FOR SEWER SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
4. SEWER MANHOLES SHALL BE ADJUSTED TO GRADE WITH COURSES OF BRICK. MAXIMUM ADJUSTMENT TO GRADE SHALL BE 12 INCHES. FRAMES SHALL BE SET ON FULL BEDDING. THE TOP OF THE FRAME SHALL BE CONCENTRIC WITH THE MASONRY, ALL VOIDS BETWEEN THE TOP OF THE STRUCTURE AND THE BOTTOM FLANGE OF THE FRAME SHALL BE COMPLETELY FILLED TO MAKE A WATERTIGHT FIT. A RING OF MORTAR AT LEAST ONE INCH THICK AND NOTCHED TO SHED WATER AWAY FROM THE FRAME SHALL BE PLACED OVER THE TOP OF THE FRAME. THE TOP OF THE BOTTOM FLANGE, THE MORTAR SHALL EXTEND TO THE OUTER EDGE OF THE MASONRY ALL AROUND ITS CIRCUMFERENCE AND SHALL BE FINISHED SMOOTH, NO VISIBLE LEAKAGE.
5. INVERTED MANHOLES SHALL BE FORMED SMOOTHLY TO MATCH THE LARGEST PIPE RADIUS. CHANGES IN GRADE SHALL BE FORMED SMOOTHLY AND EVENLY. THE FLOOR OF THE STRUCTURE OUTSIDE THE CHANNELS SHALL BE SLOPED TOWARDS THE CHANNELS AT APPROXIMATELY 1/2 INCH PER FOOT. THE SLOPE AT THE CHANNEL SHALL MATCH THE CROWN OF THE LARGEST PIPE.
6. BACKFILL MATERIAL WILL CONFORM WITH NHDOT SPECIFICATIONS, IN ADDITION, SHALL EXCLUDE DEBRIS, PIECES OF PLASTER, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, LEAVES OR CLAY, ALL DAMAGED LEADS, MATTED LEADS, AND ALL MATERIAL WHICH IS OVER 6 INCHES IN LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION. BACKFILL SHALL NOT BE PLACED ON FROZEN OR PREVIOUSLY FROZEN MATERIAL.
7. ALL BACKFILL AND BEDDING COMPACTION SHALL MEET THE REQUIREMENTS OF AASHTO 99 METHOD C. DENSITY SHALL BE 95 PERCENT. COMPACTION SHALL BE 6 INCH LIFTS FOR BEDDING AND BACKFILL TO A PLAINLY FINISHED PIPE AND IN 12 INCH LIFTS THEREAFTER BY AN APPROVED MECHANICAL COMPACTOR.
8. SHOULD FROZEN MATERIAL BE ENCOUNTERED, IT SHALL NOT BE PLACED IN THE BACKFILL NOR SHALL BACKFILL BE PLACED UPON FROZEN MATERIAL. SHOULD PREVIOUSLY PLACED BACKFILL BE REMOVED AS REQUIRED BEFORE NEW BACKFILL IS PLACED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO FRAMES AND GRATES DURING AND FROM THE TIME OF REMOVAL FROM THE STRUCTURE TO THE STRUCTURE TO BE REPLACED. THE CONTRACTOR SHALL REPLACE IN KIND ANY DAMAGED FRAMES OR GRATES AT NO ADDITIONAL COMPENSATION.
10. ALL TRENCHES WILL BE COVERED AND BEDDED, INCLUDING ANY REJECTED MATERIALS. SHALL BE REMOVED DAILY. STRICT SAFETY PRECAUTIONS MUST BE MAINTAINED.
11. LOCATION OF UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE.
 - A) THE CONTRACTOR SHALL, 48 HOURS PRIOR TO CONSTRUCTION, NOTIFY THE UTILITY COMPANIES AND HAVE ALL UTILITIES IN THE AREA LOCATED AND MARKED.
 - B) AFTER THE UTILITIES HAVE BEEN LOCATED AND PRIOR TO CONSTRUCTION, THE CONTRACTOR WITH THE ENGINEER, SHALL LAYOUT THE PROPOSED SEWER SYSTEM IN THE FIELD AND RECTIFY ANY UTILITY CONFLICTS WHICH MAY BE ENCOUNTERED.
 - C) ANY CONFLICTS WITH UTILITIES FOUND DURING CONSTRUCTION BY THE CONTRACTOR SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE UTILITY COMPANY AND PROPERLY RECTIFIED.
 - D) THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF REPAIR FOR ANY UTILITIES DAMAGED BY THE CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANY TO REPAIR ANY DAMAGES, HOWEVER, THE CONTRACTOR MAY MAKE APPROPRIATE REPAIRS WITH THE UTILITY COMPANY'S PERMISSION.
12. COMPLETE SHOP DRAWINGS FOR ALL MANHOLES, CATCH BASINS, FRAMES, GRATES AND COVERS SHALL BE SUBMITTED IN TRIPPLICATE FOR APPROVAL BY THE ENGINEER PRIOR TO THE START OF CONSTRUCTION. EACH SHOP DRAWING SHALL BE CHECKED AND INITIALIZED BY THE CONTRACTOR TO INDICATE APPROVAL BEFORE IT IS SUBMITTED TO THE ENGINEER.
13. SHOP DRAWINGS FOR FLAT CONCRETE COVERS SHALL BE STAMPED PRIOR TO SUBMISSION FOR APPROVAL BY A NEW HAMPSHIRE REGISTERED PROFESSIONAL ENGINEER.
14. BRICK MASONRY FOR SLEETING FRAMES AND BRICK AND MORTAR PLUGS SHALL CONFORM TO NHDOT SPECIFICATIONS.



1. ALL BACK FILL MATERIAL PLACED IN TRENCHED SHALL BE COMPACTED IN LAYERS NOT EXCEEDING "6" (SIX INCHES) IN COMPACTED THICKNESS AT NEAR OPTIMUM MOISTURE CONTENT USING PNEUMATIC TAMPERS, VIBRATORY COMPACTORS TO OTHER APPROVED MEANS. THE MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE THEORETICAL MAXIMUM DENSITY.
2. IN THE AMOUNT NECESSARY FOR PROPER CONSOLIDATION, BUT PUDDING WILL NOT BE ALLOWED. WITHIN PAVED AREA, CLASS A CRUSHED GRAVEL (AS DESCRIBED IN N.H. STANDARD SPECIFICATIONS) EQUAL TO THE EXISTING GRAVEL COURSE SHALL BE PLACES IN LAYERS NOT EXCEEDING "9" (NINE INCHES) LOOSE LAYERS TO BE THOROUGHLY COMPACTED. AN APPROVED BITUMINOUS PLANT MIX MATERIAL SHALL BE PLACED AND CAREFULLY GRADED.
3. AND SUITABLE EXPOSURE OF THE TEMPORARY PATCHED TO TRAFFIC COMPACTED, THE PAVEMENT SHALL BE SAWN ON EITHER SIDE OF THE TRENCH TO PROVIDE A TWO FOOT MINIMUM OVERLAP OF FINAL PATCH MATERIAL. DISTURBED SURFACES OF THE PAVEMENT SHALL BE PATCHED WITH A TWO FOOT MINIMUM PAVEMENT SAWN TO PROVIDE A FLAT DIAMOND SHAPED PATCH WITH A TWO FOOT MINIMUM OVERLAP IN UNDISTURBED MATERIAL THAT WILL PERMIT ONLY ONE WHEEL OF A VEHICLE AT A TIME TO STRIKE THE PATCH AREA. WITHIN THE SAME AREA OF THE FINISHED PAVEMENT, THE EXISTING PAVEMENT AND TEMPORARY PATCH MATERIAL SHALL BE REMOVED AND REPLACED WITH AN EQUAL DEPTH OF 1:1 HOT STIRRED ASPHALTIC CONCRETE, LAYED AND COMPACTED TO MEET THE EXISTING PAVEMENT EDGE EXACTLY. SAW CUTS FOR FINAL PATCHING SHALL BE AS DIRECTED BY THE DISTRICT ENGINEER.
4. OTHER DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION DURING THE PROJECT, RESTORED BY EXCAVATING TO A DEPTH PER FOOT AWAY FROM PAVEMENT OR AS ORDERED BY DISTRICT ENGINEER.
5. OTHER HIGHWAY SLOPES AND SHOULDERS DISTURBED SHALL BE REPLACED PER THE RESPECTIVE SUBDIVISIONS OF THIS PERMIT OR INSTRUCTIONS ISSUED BY THE DISTRICT ENGINEER, AND RESEDED, AND AN ASPHALT OR CONCRETE SIDEWALK SHALL HAVE SURFACES OR EQUAL DEPTH, KIND AND QUALITY PLACED.
6. TRAFFIC SHALL BE MAINTAINED CONTROLLED AND PROTECTED BY SUITABLE WARNING AND/OR CHANNELIZING DEVICES, ADVANCE AND STANDARD WARNING SIGNS AND FLAGS DURING THE PERFORMANCE OF THE WORK AND DURING THE CLOSURE OF THE ROAD. ADVANCE WARNING SIGNS SHALL BE PLACED TO MARK ALL HAZARDS WITH THE LIMITS OF THE PROJECT AND CONNECTING ROADS. THESE DEVICES SHALL BE MOVED, SUPPLEMENTED, CHANGES OR REMOVED DURING THE PROGRESS OF THE CONSTRUCTION. MAINTAINED TRAFFIC CONTROL OFFICERS SHALL BE PROVIDED FOR THE PROTECTION OF THE PUBLIC WHENEVER TWO WAY TRAFFIC CANNOT BE MAINTAINED AND/OR AT THE REQUEST OF THE DISTRICT ENGINEER.
7. THIS TYPICAL IS TO BE USED IN CONJUNCTION WITH THE STANDARD TRENCH PERMIT. ALL SAW CUTS SHALL BE PATCHED WITHIN THE SAME DEPTH AND KIND OF PAVEMENT AS THE EXISTING PAVEMENT. IN ALL CASES, TRENCH IS TO BE FLUSH WITH EXISTING PAVEMENT AT THE END OF THE WORK DAY.

TRENCH PATCH DETAIL

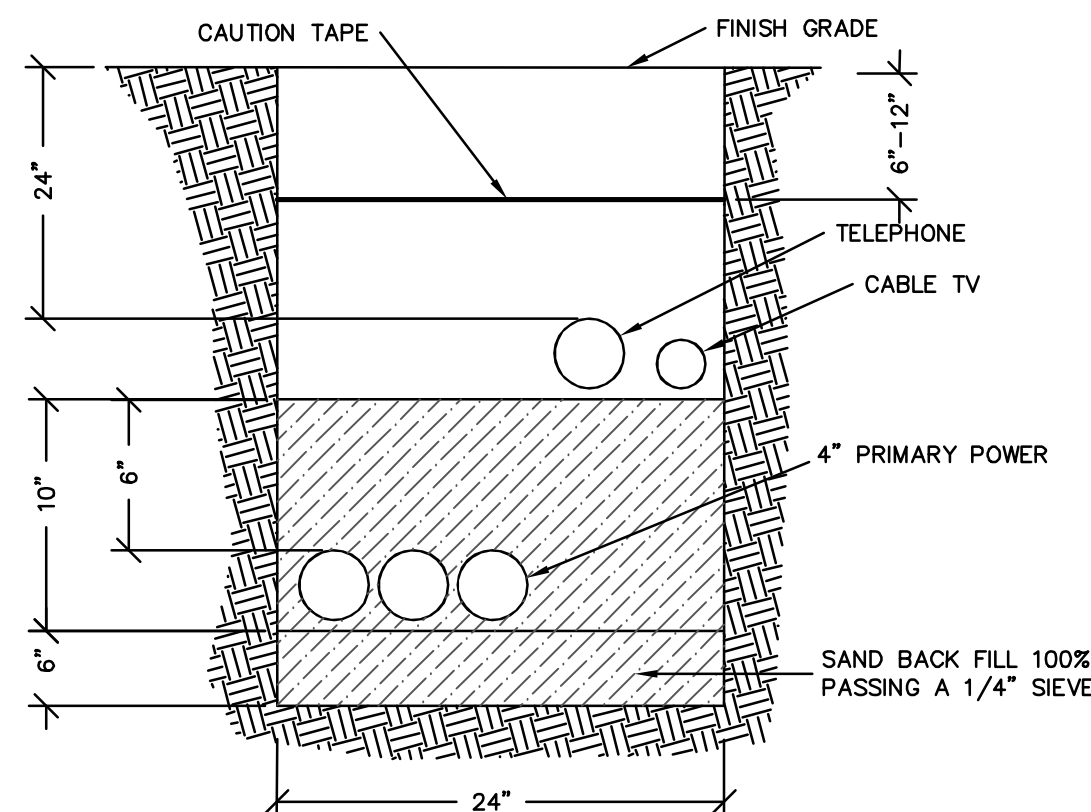
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BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

DRAINAGE TRENCH

NOT TO SCALE



1. TELEPHONE CONDUIT SHALL BE 3" SCHEDULE 40 PVC, WITH STEEL SWEEPS AT RISER PULL 90° BENDS AND AT BUILDING
2. LEAVE PULL ROLL IN ALL CONDUITS FOR CABLE INSTALLATION.
3. FOR COMPLETE SPECIFICATIONS SEE "PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE CONSTRUCTION SPECIFICATIONS FOR UNDERGROUND CONDUIT SYSTEMS".
4. CONTRACTOR SHOULD VERIFY THE NUMBER & SIZE OF CONDUIT WITH THE APPROPRIATE UTILITIES.

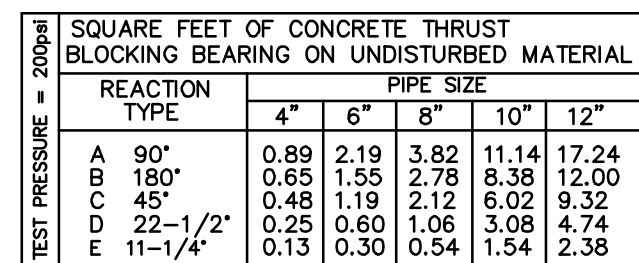
ELECTRICAL UTILITY TRENCH

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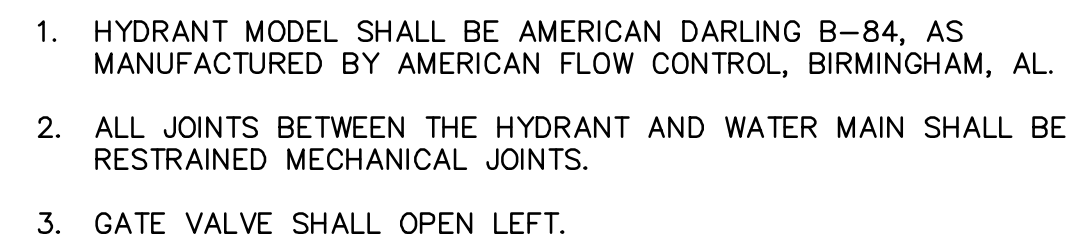
"SOUTH PEAK RESORT" SIGN

NOT TO SCALE

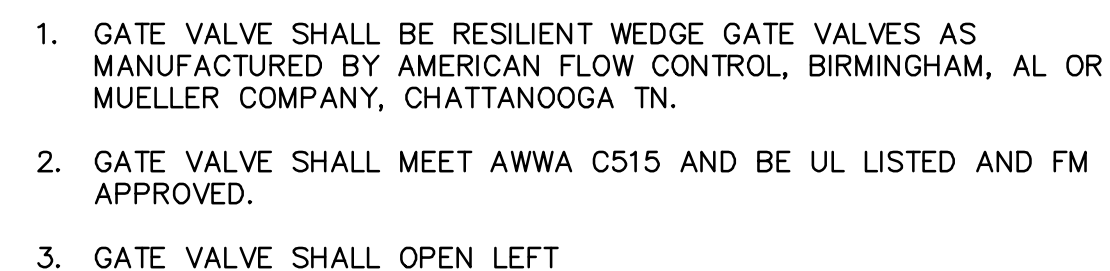


1. FOUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL, WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
2. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
3. PLACE BRIDGE PLATE IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
4. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.

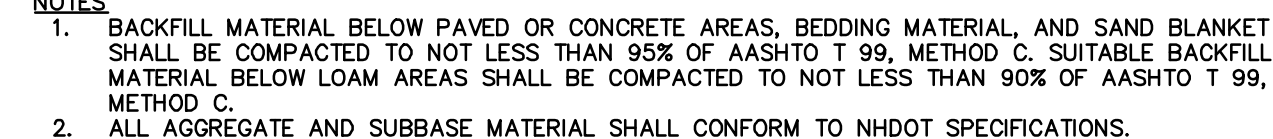
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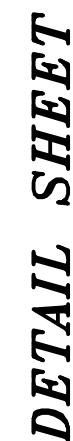
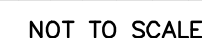
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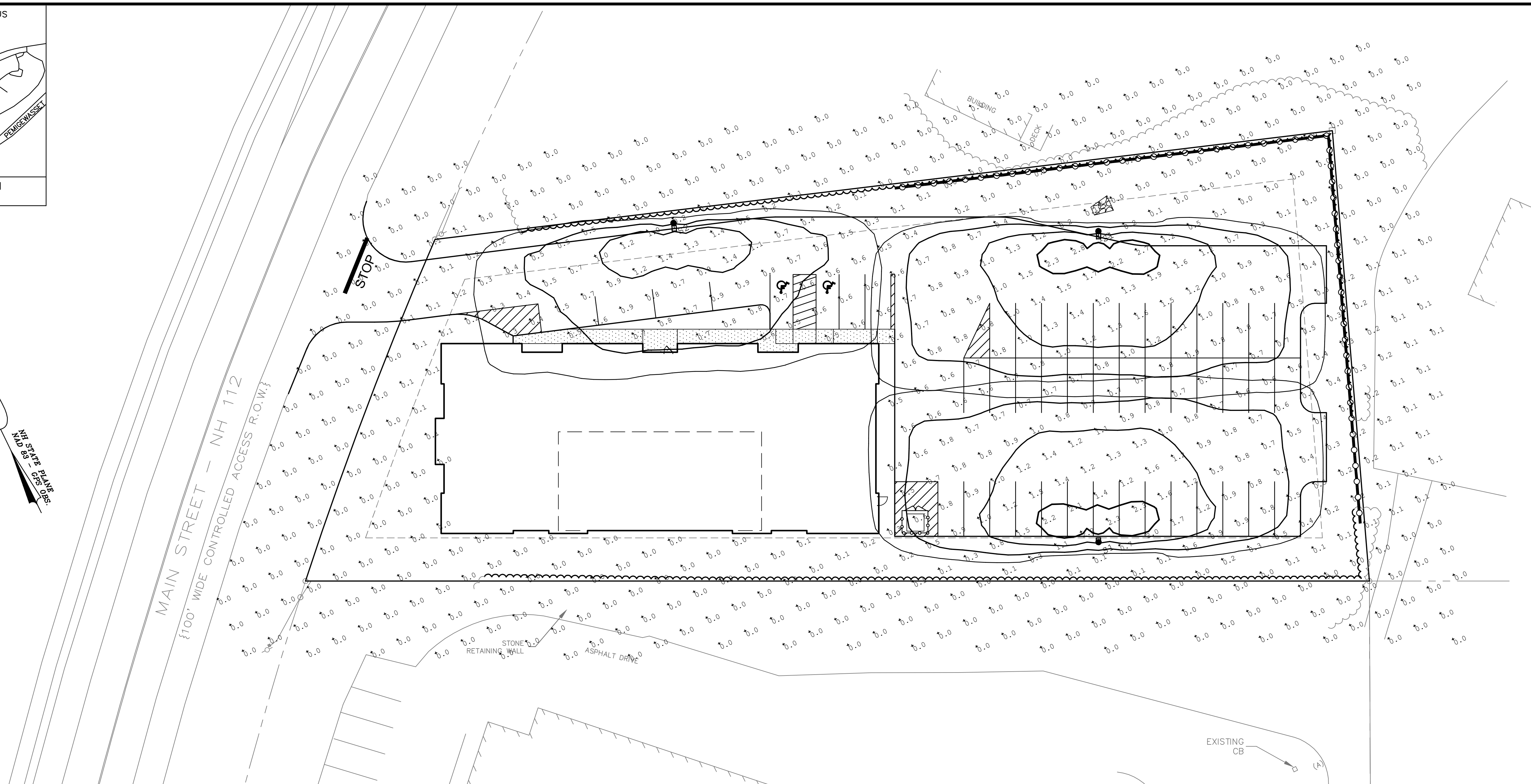
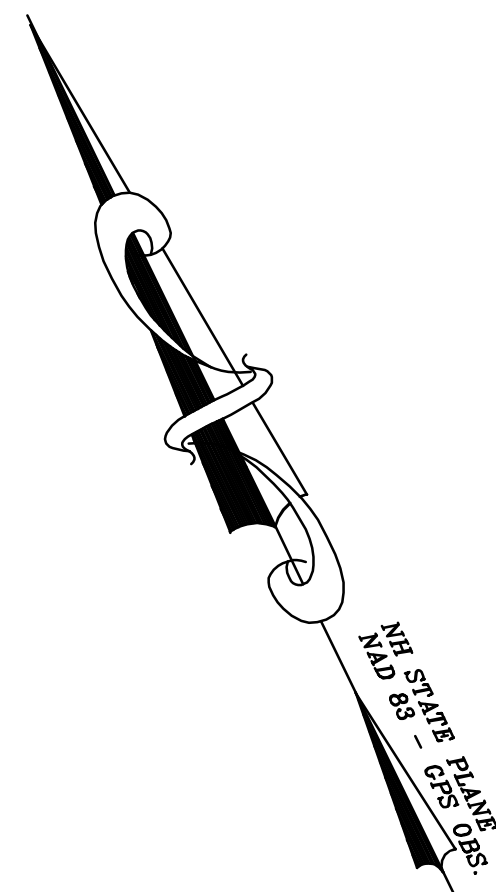
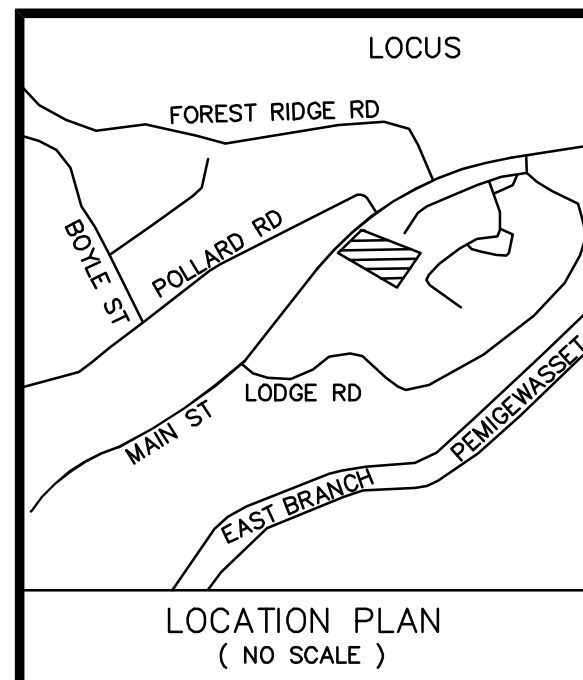


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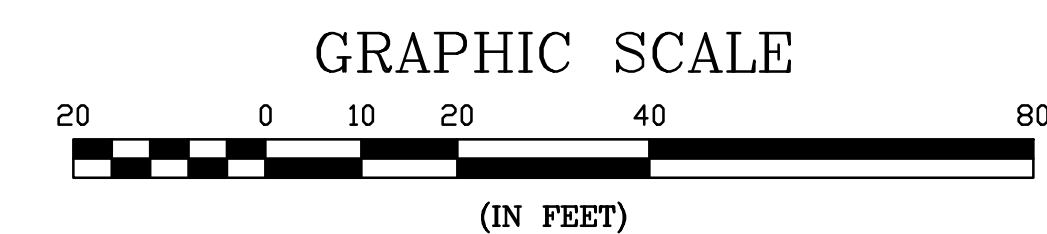




PARKING LOT

Illuminance (Fc)
Average = 1.02
Maximum = 2.8
Minimum = 0.4
Avg/Min Ratio = 2.55
Max/Min Ratio = 7.00

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	Tag	[MANUFAC]
	2	S1	Single	VALS-15L-3W-UNV-30K8-CXX-SA-IS / 4SQ B3 S11G20 S CXX AB 4BC	20' POLE	LST INDUSTRIES, INC.
	1	S2	Single	VALS-09L-3W-UNV-30K8-CXX-SA-IS / 4SQ B3 S11G20 S CXX AB 4BC	20' POLE	LST INDUSTRIES, INC.

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OVERVIEW	
Lumen Package	6,000 - 27,000
Wattage Range	36 - 178
Efficacy Range (LPW)	142 - 171
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI



Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical units. Cast aluminum wiring access door located underneath.
- Self-contained optic, board and heat sink assembly can be rotated or replaced in the field.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: TBD lbs in carton.

- State-of-the-Art acrylic optics delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary refractor optics provide exceptional coverage and uniformity in distribution types 2, 3M, 3W, 4W, 4W 4F, FTM, 50N, 50M, 50, 50W, AM, WF and LC/Rc.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.373 as well as phosphor converted amber.
- Minimum CRI of 80 (optional 70 CRI for 5000K and 4000K)
- Factory or field installable integral shielding available for enhanced spill light control.
- Zero Uplight (excludes adjustable arms)

- 0-10 volt dimming (0% - 100%) standard, must specify EXT output for dimming leads to be extended to fixture exterior.
- Standard Universal Voltage (120-277 VAC) Input 60/60 Hz or optional High Voltage (347-480 VAC)
- L70 Calculated Life >60k Hours
- Total harmonic distortion <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F)
- Power factor >.90
- Input power stays constant over life.
- Field replaceable 10V surge protection device meets minimum Category C Low operation (per ANSI/EIEEE C62.412).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully enclosed in potting material for moisture resistance and complies with FCC Class B Driver and Key electronic components can easily be accessed.

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

- REDMount pole mount arm allows for a true one person installation.
- Side arm pole mount designed to mount to square or round poles.
- Pole mount arms can accommodate pole drill patterns from 2.4" to 5" on center and utilize L3's reduced B3 or traditional B5 drill patterns.
- Additional mounting options are available including a mast arm or adjustable slip fitter that allow for luminaire attachment to a 2 3/8" tenon or mast arm.
- Adjustable arms allow for 65° of tilt (-5° below horizontal to +60° above horizontal) in 5° increments

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- DarkSky approved with 3000K or warmer color temperature selection (side arm pole and mast arm mounting only).
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.



Pole Shaft

- Straight poles are 4", 5", or 6" square.
- Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi.
- On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length.

- Standard hand-hole location is 12" above pole base.
- Poles 22' and above have a 3x6 reinforced hand hole.

- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Two-piece square base cover is optional.

- Anchor bolts are not provided as standard on pole orders. Anchor bolts must be ordered as an accessory, anchor bolts feature zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor Bolts conform to ASTM F 1554-07 Grade 55 with a minimum yield strength of 55,000 PSI.

- Weatherproof duplex receptacle is optional.

Ground Fault Circuit Interrupter

- Self-testing Ground fault circuit interrupter is optional.

- Every pole is provided with the DuraGrip® Protection System and a 5-year limited warranty. NOTE: Warranty only applies to the finish.
- When the top-of-the-line DuraGrip Plus Protection System is selected, in addition to the DuraGrip Protection System, a non-porous, automotive-grade corrosion coating is applied to the lower portion of the pole interior sealing and further protecting it from corrosion. This option extends the limited warranty to 7 years. NOTE: Warranty only applies to the finish.

- Select luminaire from luminaire ordering information.
- Select bracket configuration if required
- Determine EPA value from luminaire/bracket EPA chart
- Select Pole Height
- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value of luminaire/bracket EPA

- Consult factory for special wind load requirements and banner brackets.
- Pole Vibration Damper**
- A pole vibration damper is recommended in open terrain areas of the country where low steady state winds are common.
 - Non-tapered poles and lightly loaded poles are more susceptible to destructive vibration if a damper is not installed.

- LSI poles come standard with a 1 year materials and workmanship warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

- UL Listed
- BAA/TAA Compliant
- BABAA Compliant *If Specified



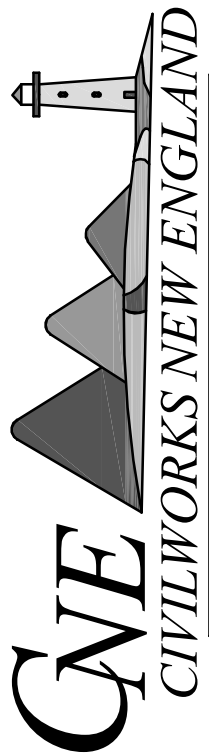
LIGHTING DETAILS

**THE MOTHERSHIP
RESIDENTIAL APARTMENTS
278 MAIN STREET
LINCOLN, NH**

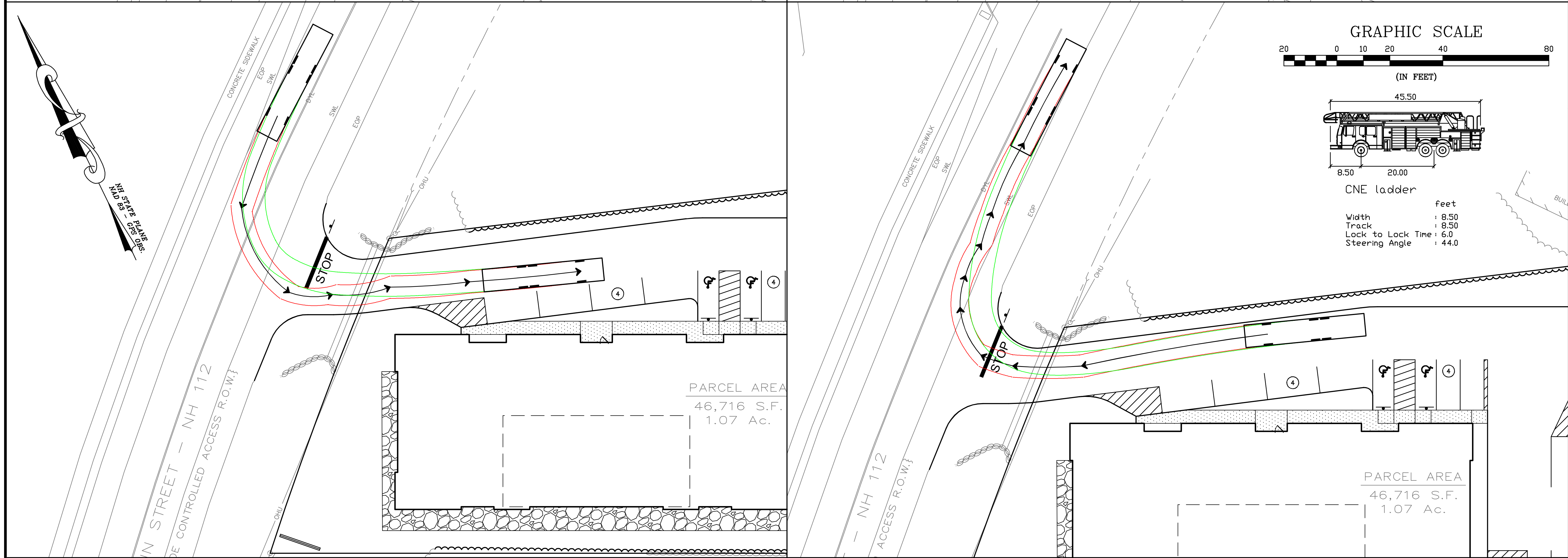
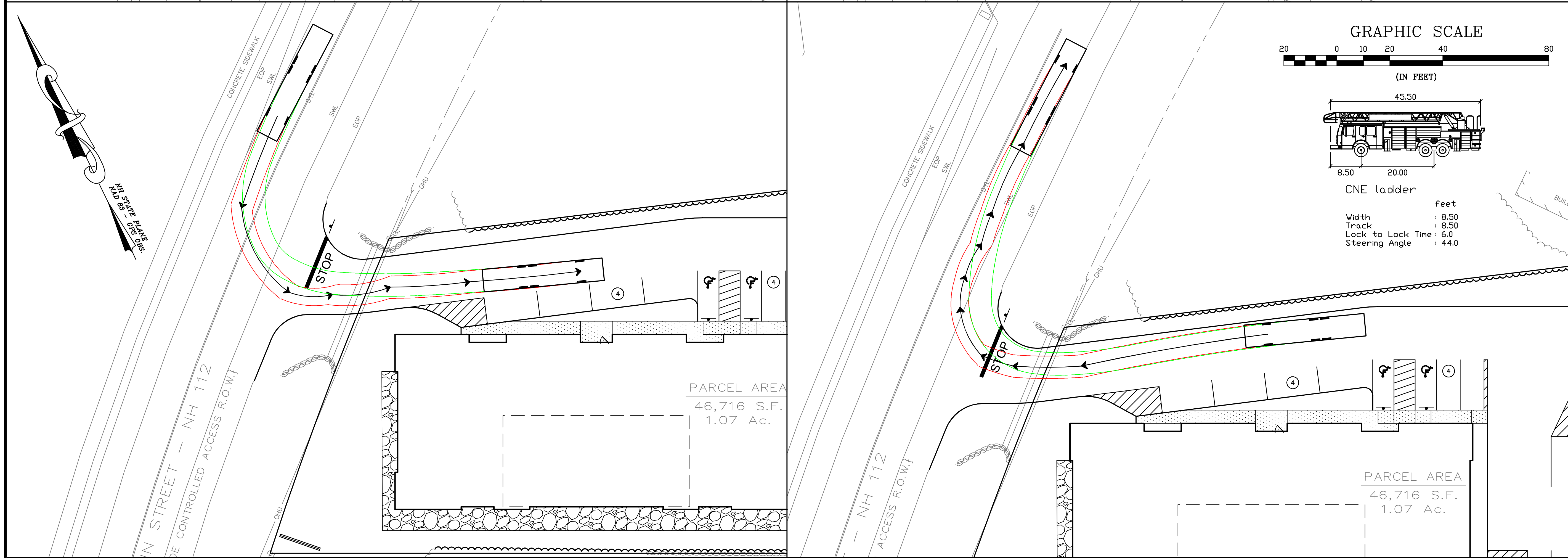
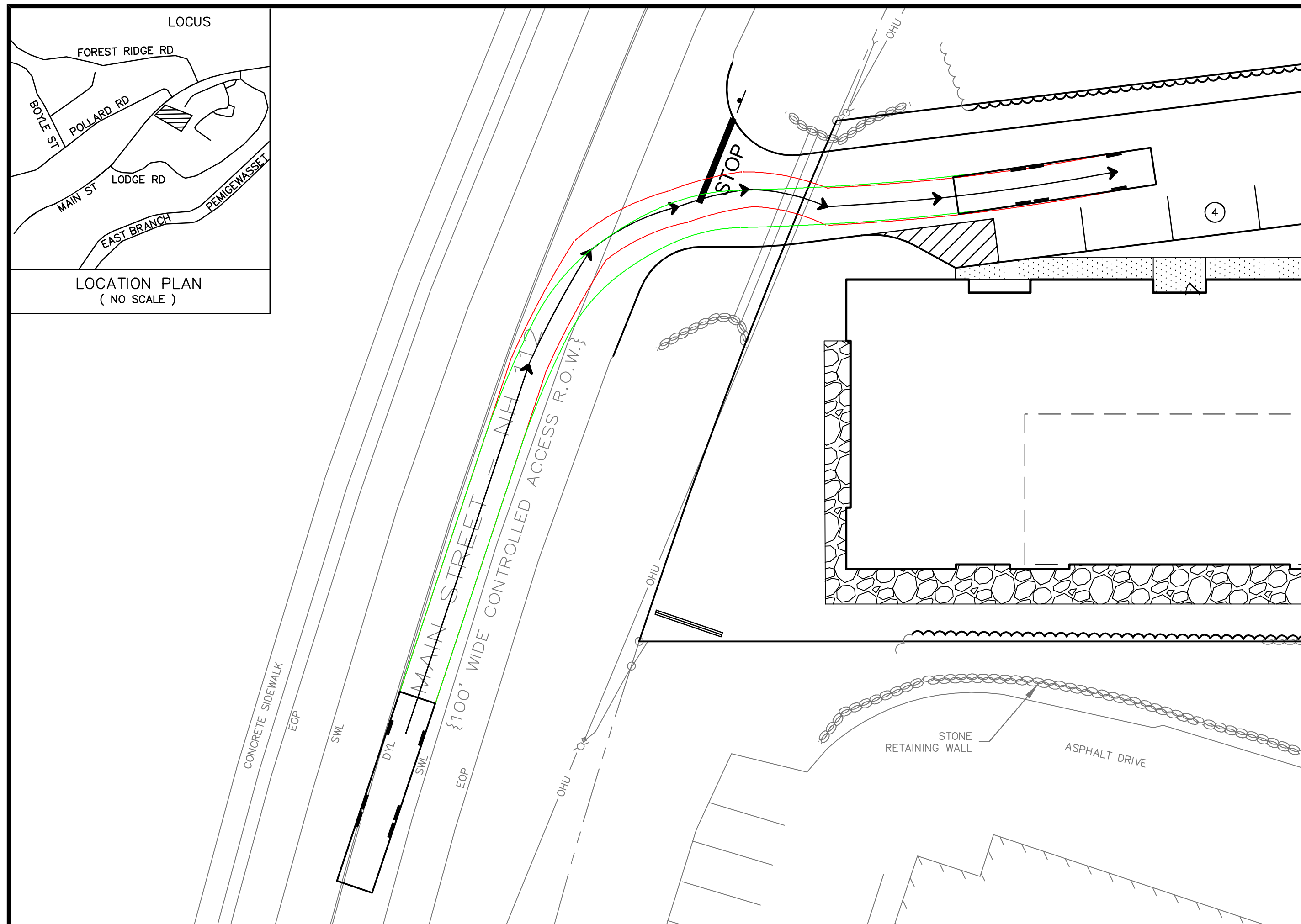
**COPLEY PROPERTIES, LLC
94 PORTSMOUTH AVE
STRATHAM, NH 03885**

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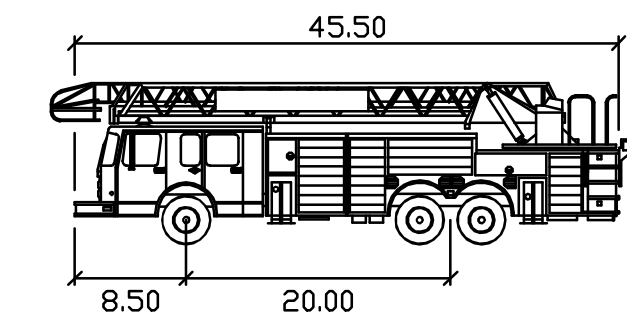
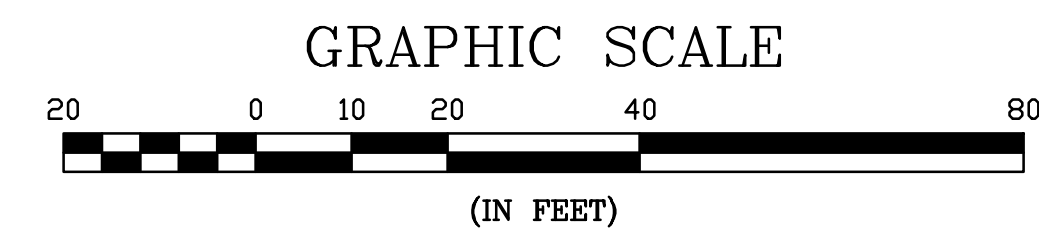
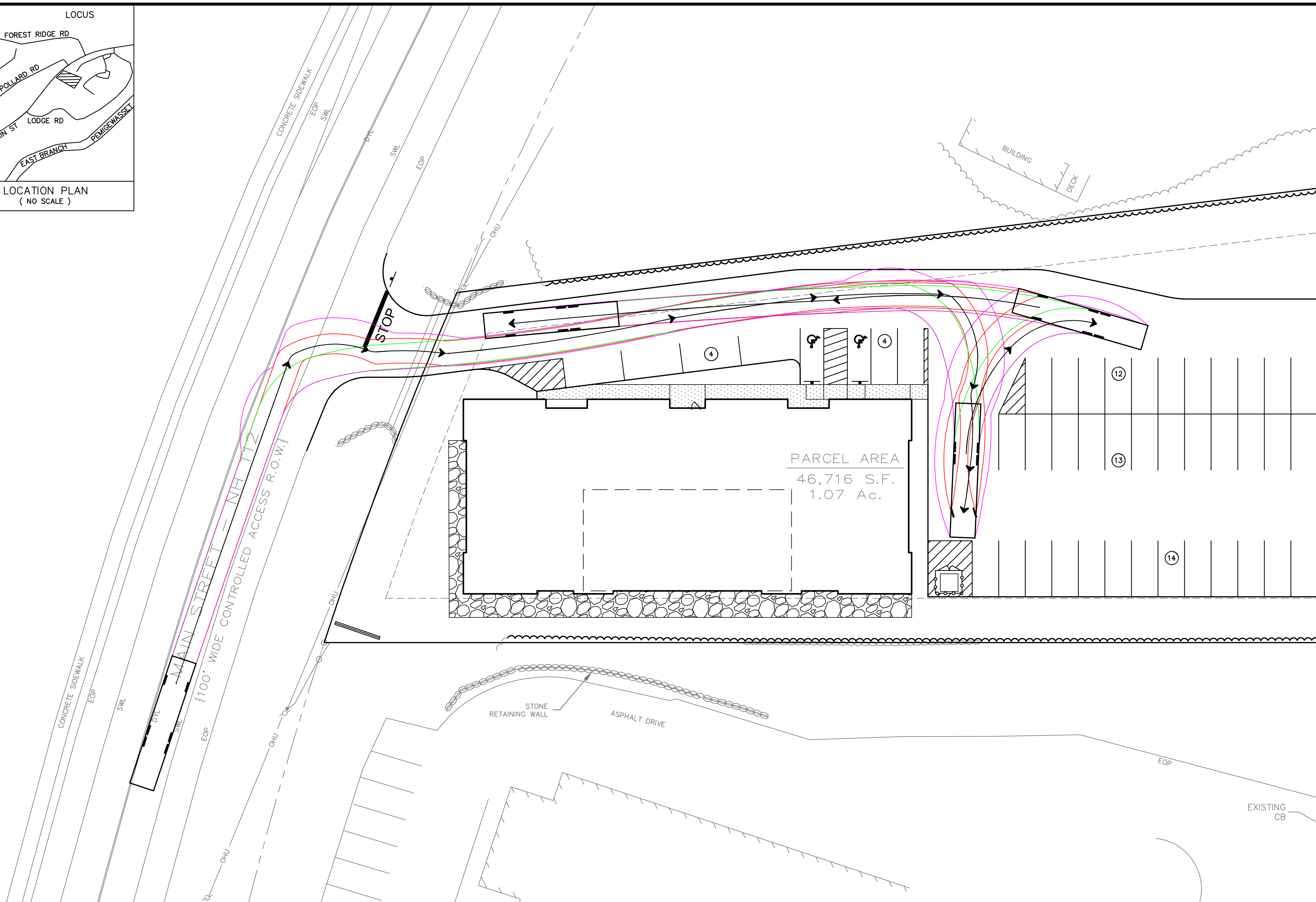
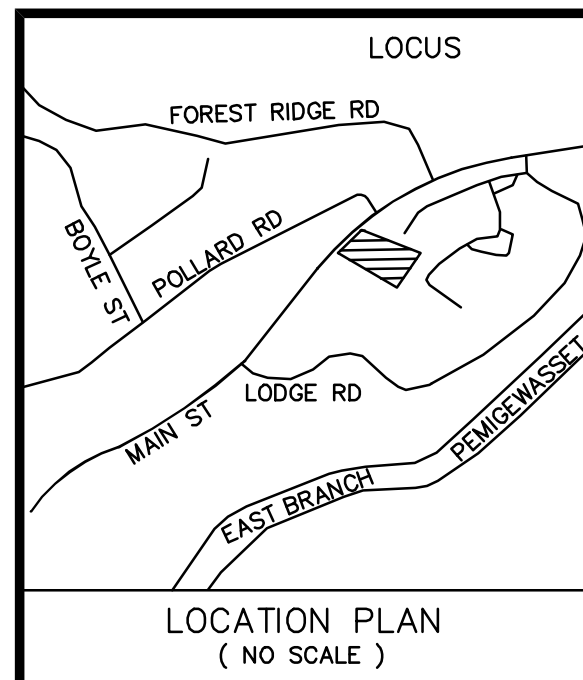
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CIVIL & WATER-FOUNT ENGINEERING
81 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

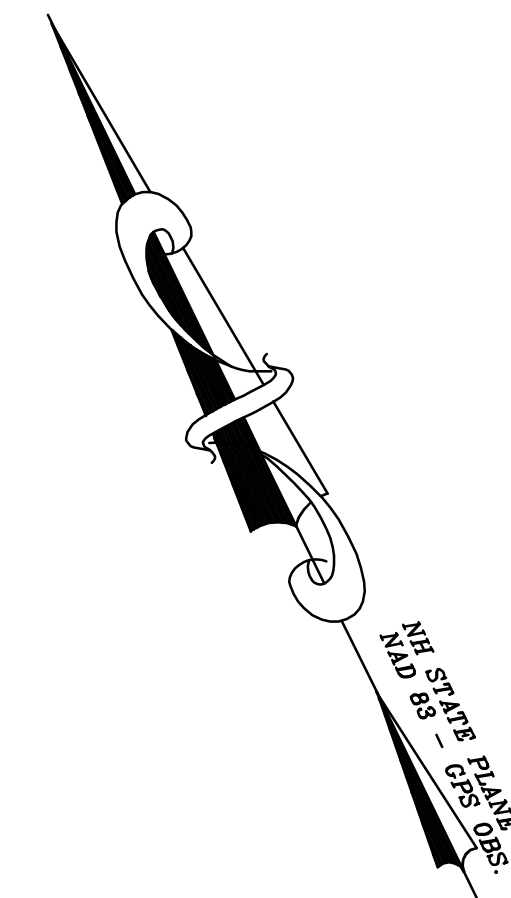


NH	20	THE MOTHERSHIP RESIDENTIAL APARTMENTS 278 MAIN STREET LINCOLN, NH	COPLEY PROPERTIES, LLC 94 PORTSMOUTH AVE STRATHAM, NH 03865		NOT FOR CONSTRUCTION FOR PERMIT USE ONLY  CIVILWORKS NEW ENGLAND CIVIL & WATERFRONT ENGINEERING 181 Watson Road, PO Box 1166 Dover, New Hampshire 03821 603.749.0443
				DATE: 6-16-26	
				SCALE: 1"=20'	
				DRAWN BY: WEJ	
				DESIGN BY: JRG	
				APPROVED BY: SH	7-23-26
				PROJECT NO: 23016	SH
				FILE: SITE	NO.
				REVISION	APPD DATE

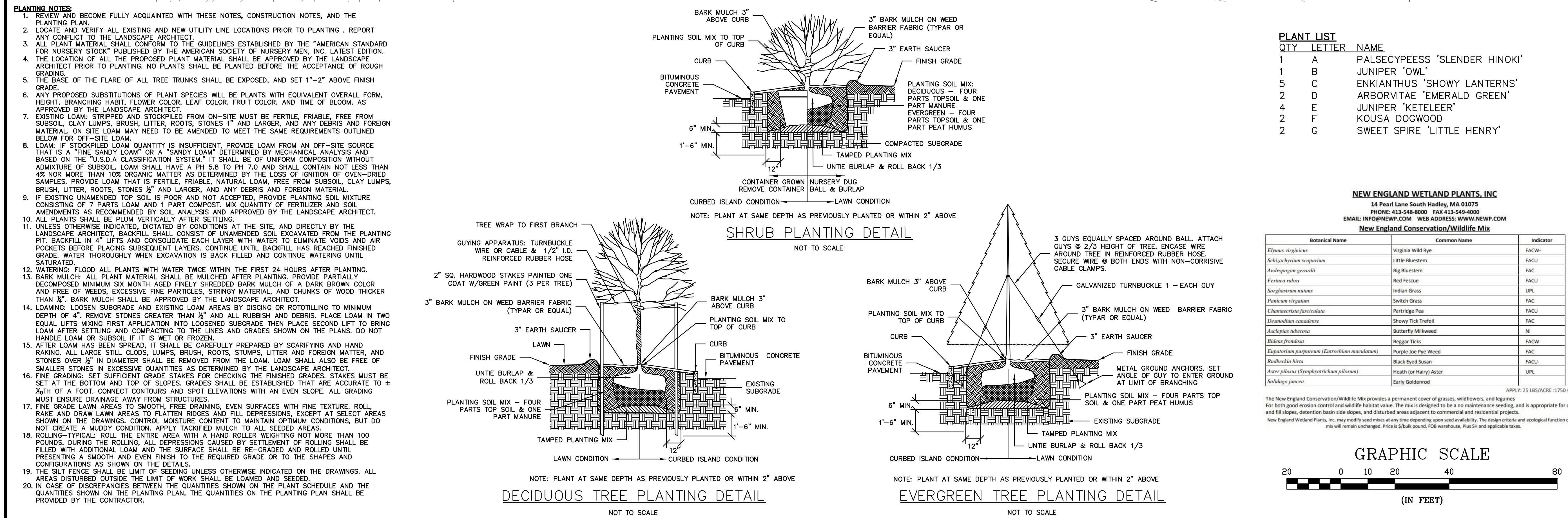


CNE ladder

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 44.0



21 THE MOTHERSHIP RESIDENTIAL APARTMENTS 278 MAIN STREET LINCOLN, NH COPLEY PROPERTIES, LLC 94 PORTSMOUTH AVE STRATHAM, NH 03865											
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Lincoln Apartments
278 Main St., Lincoln, NH
(4/20/2026)

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Art Form Architecture LLC
278 Main St. Apartments

Dear Builders and Home Buyers,

In addition to our Terms and Conditions (the "Terms"), please be aware of the following:

This design may not yet have Construction Drawings (as defined in the Terms), and is, therefore, only available as a Design Drawing (as defined in the Terms and together with Construction Drawings, "Drawings"). It is possible that during the conversion of a Design Drawing to a final Construction Drawing, changes may be necessary including, but not limited to, dimensional changes. Please see Plan Data Explained on www.artform.us to understand room sizes, dimensions and other data provided. We are not responsible for typographical errors.

Art Form Architecture ("Art Form") requires that our home designs be built substantially as designed. Art Form will not be obligated by or liable for use of this design with markups as part of any builder agreement. While we attempt to accommodate where possible and reasonable, and where the changes do not denigrate our design, any and all changes to Drawings must be approved in writing by Art Form. It is recommended that you have your Drawing updated by Art Form prior to attaching any Drawing to any builder agreement. Art Form shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.

Facade Changes:

- To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Art Form.
- Increasing ceiling heights usually requires adjustments to window sizes and other exterior elements.

Floor plan layout and/or Structural Changes:

- Structural changes always require the express written consent of Art Form
- If you wish to move or remove walls or structural elements (such as removal of posts, increases in house size, ceiling height changes, addition of dormers, etc), please do not assume it can be done without other additional changes (even if the builder or lumber yard says you can).

7/29/2026

Lincoln Apartments

278 Main St., Lincoln, NH
(4/20/2026)

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Art Form Architecture LLC
278 Main St. Apartments

7/29/2026

Lincoln Apartments
278 Main St., Lincoln, NH
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Lincoln Apartments

278 Main St., Lincoln, NH
(4/20/2026)

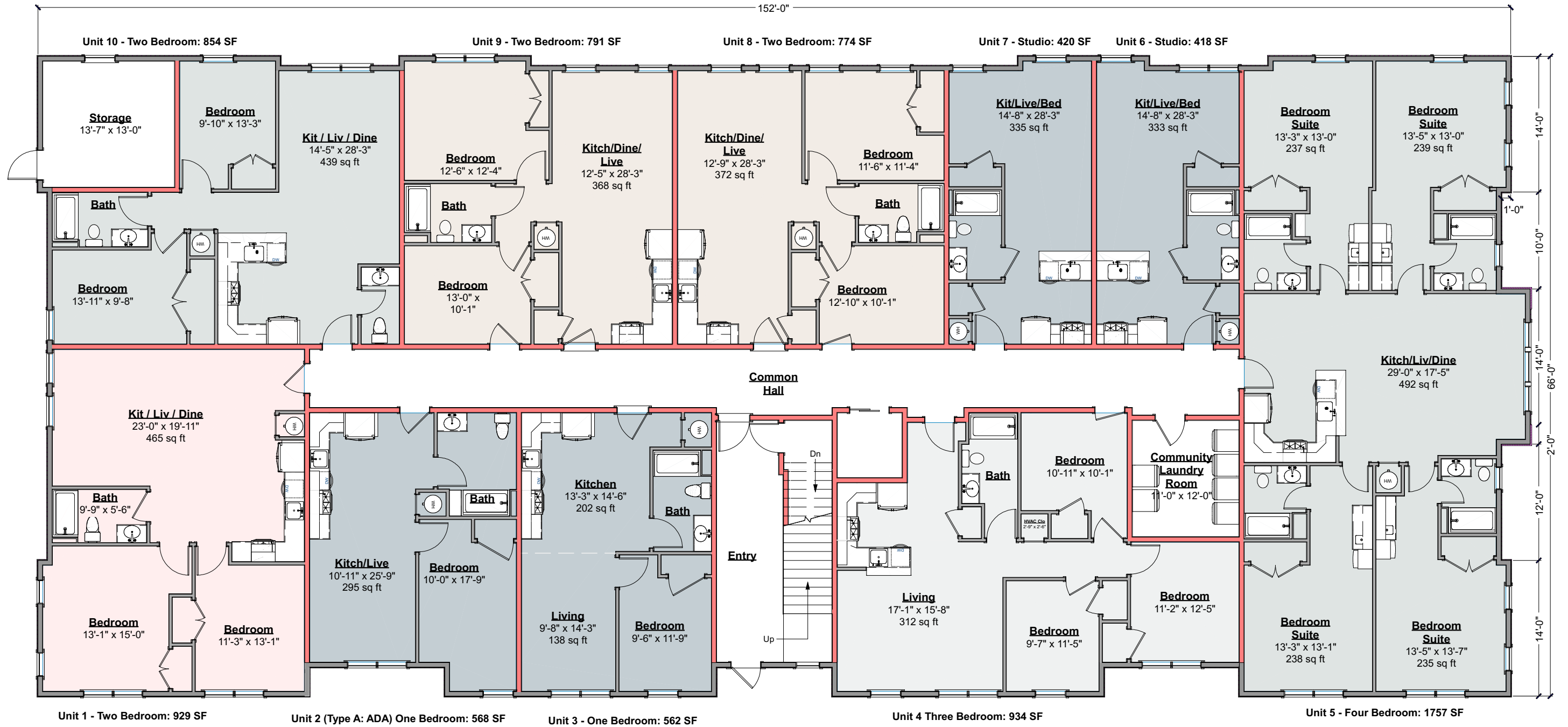
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8 ft Ceilings This Floor

First Floor Plan
Scale: 3/32" = 1'-0"

Lincoln Apartments

278 Main St., Lincoln, NH
(4/20/2026)

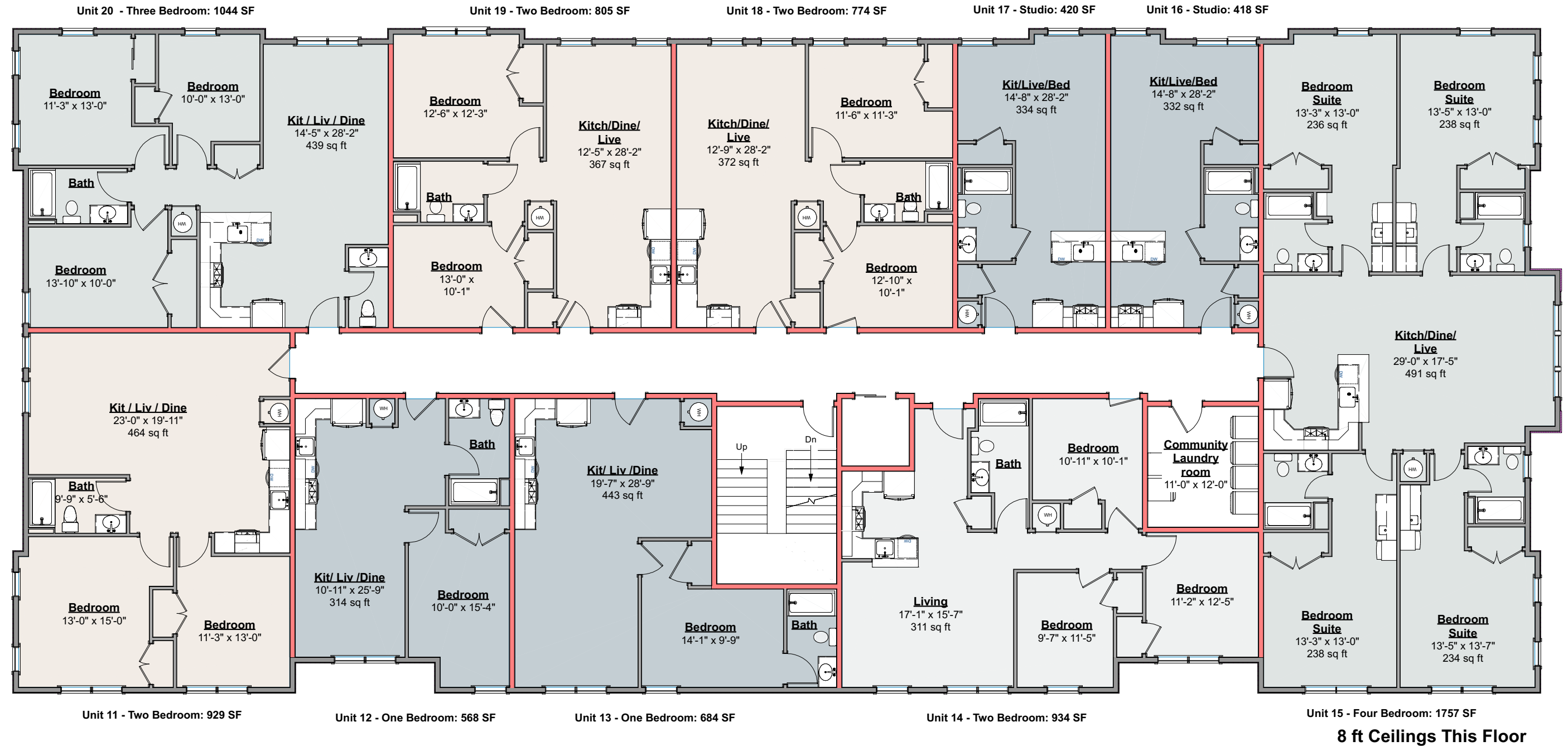
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Second Floor Plan

Scale: 3/32" = 1'-0"

Lincoln Apartments

278 Main St., Lincoln, NH
(4/20/2026)

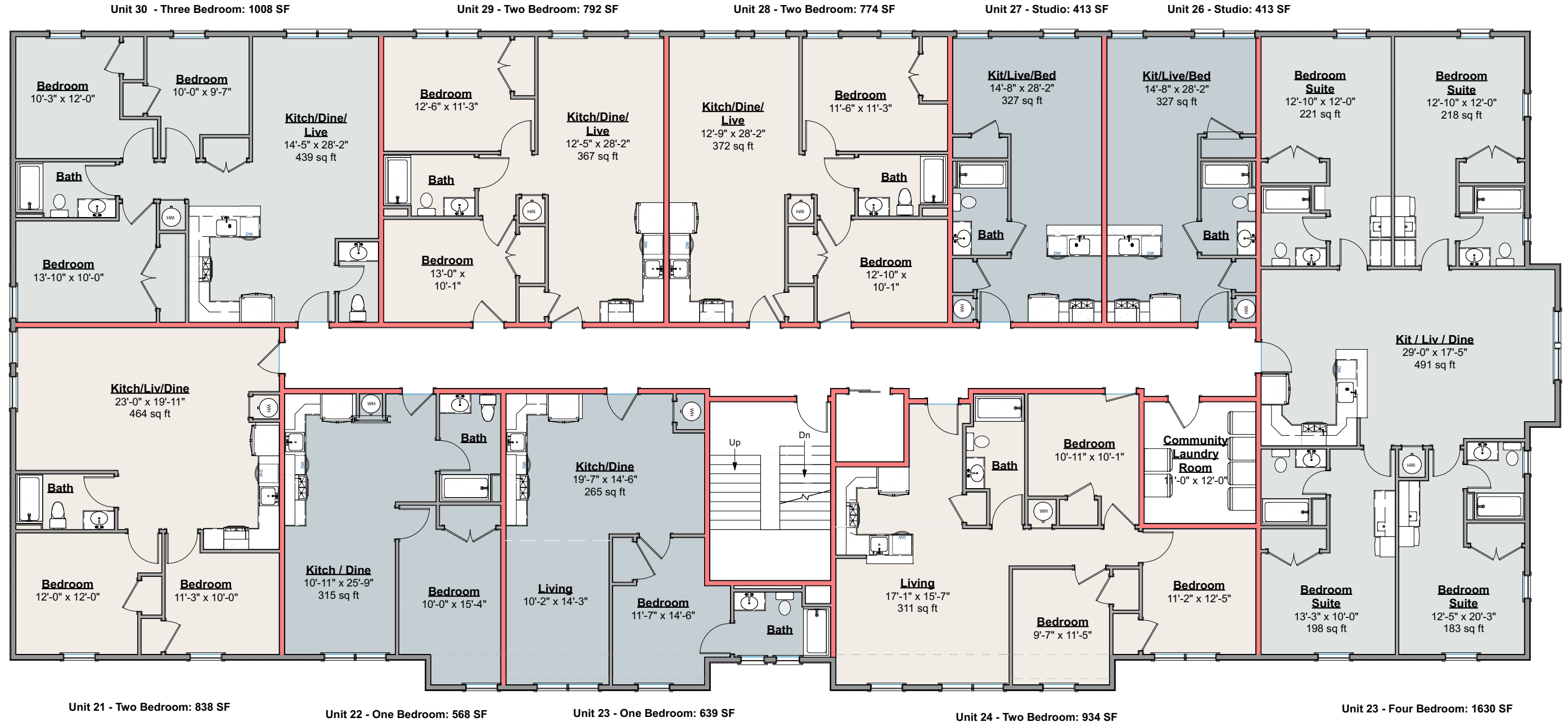
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8 ft Ceilings This Floor

Third Floor Plan

Scale: 3/32" = 1'-0"

7/29/2026

Lincoln Apartments
278 Main St., Lincoln, NH
(4/20/2026)

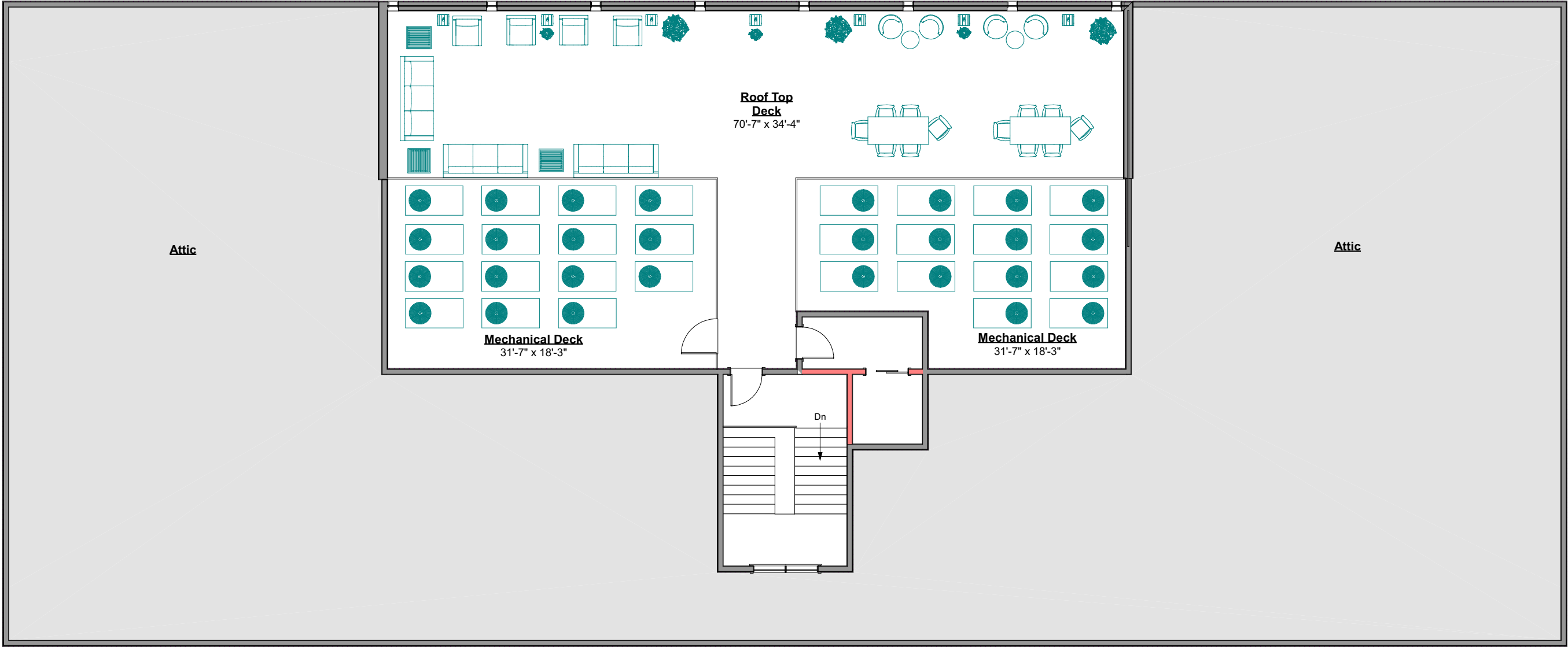
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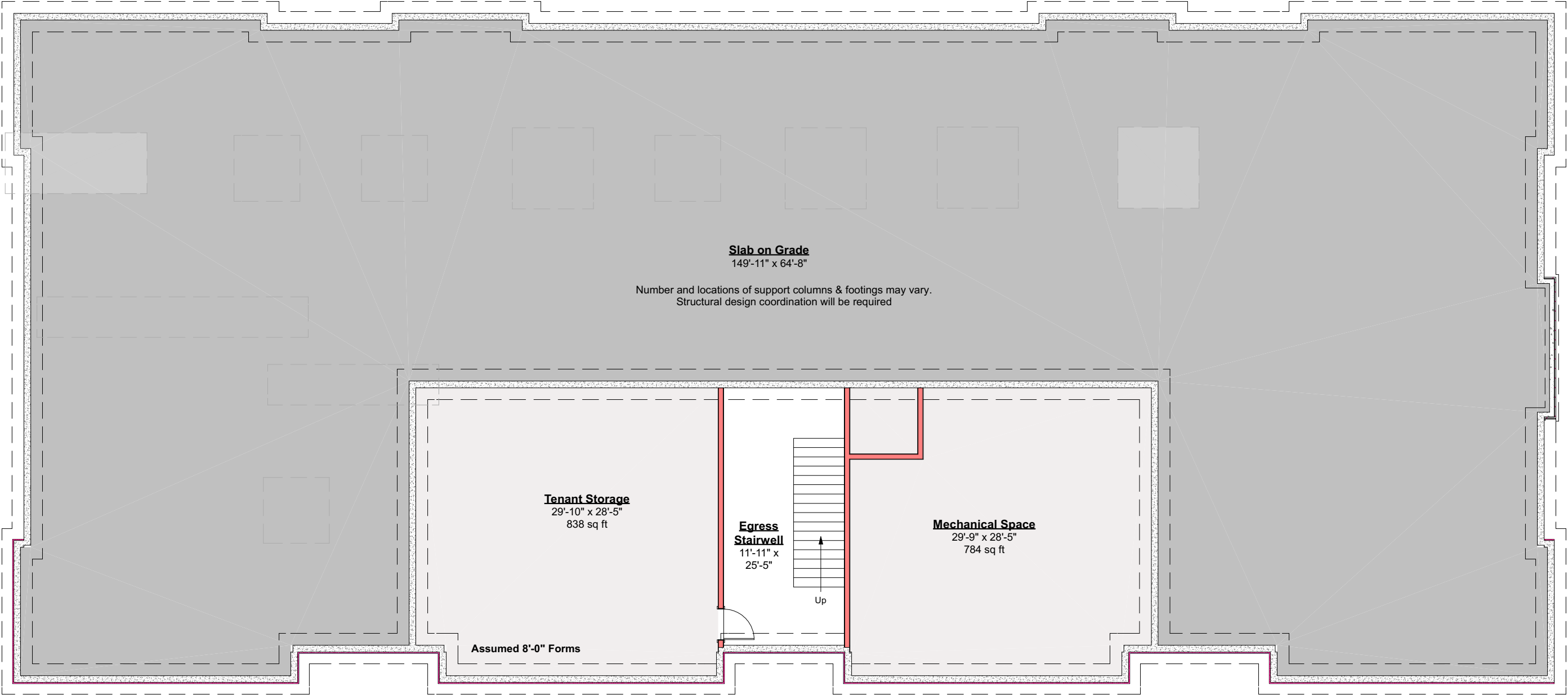
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Roof Top
Scale: 3/32" = 1'-0"

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Foundation Plan
Scale: 3/32" = 1'-0"

7/29/2026

Lincoln Apartments
278 Main St., Lincoln, NH
(4/20/2026)

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Front Elevation
Scale: 3/32" = 1'-0"

7/29/2026

Lincoln Apartments
278 Main St., Lincoln, NH
(4/20/2026)

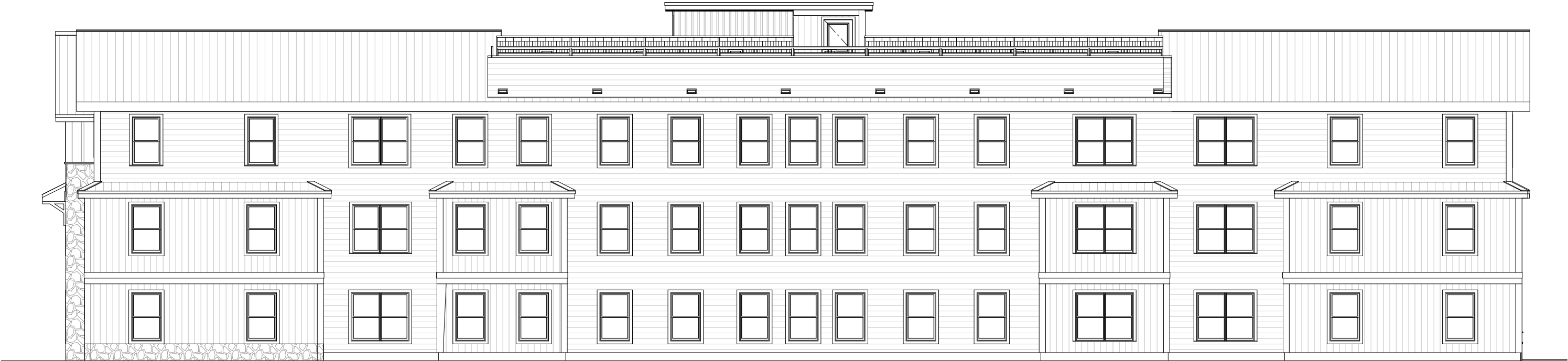
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Rear Elevation
Scale: 3/32" = 1'-0"

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Lincoln Apartments
278 Main St., Lincoln, NH
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Right Elevation
Scale: 3/32" = 1'-0"



Left Elevation
Scale: 3/32" = 1'-0"