

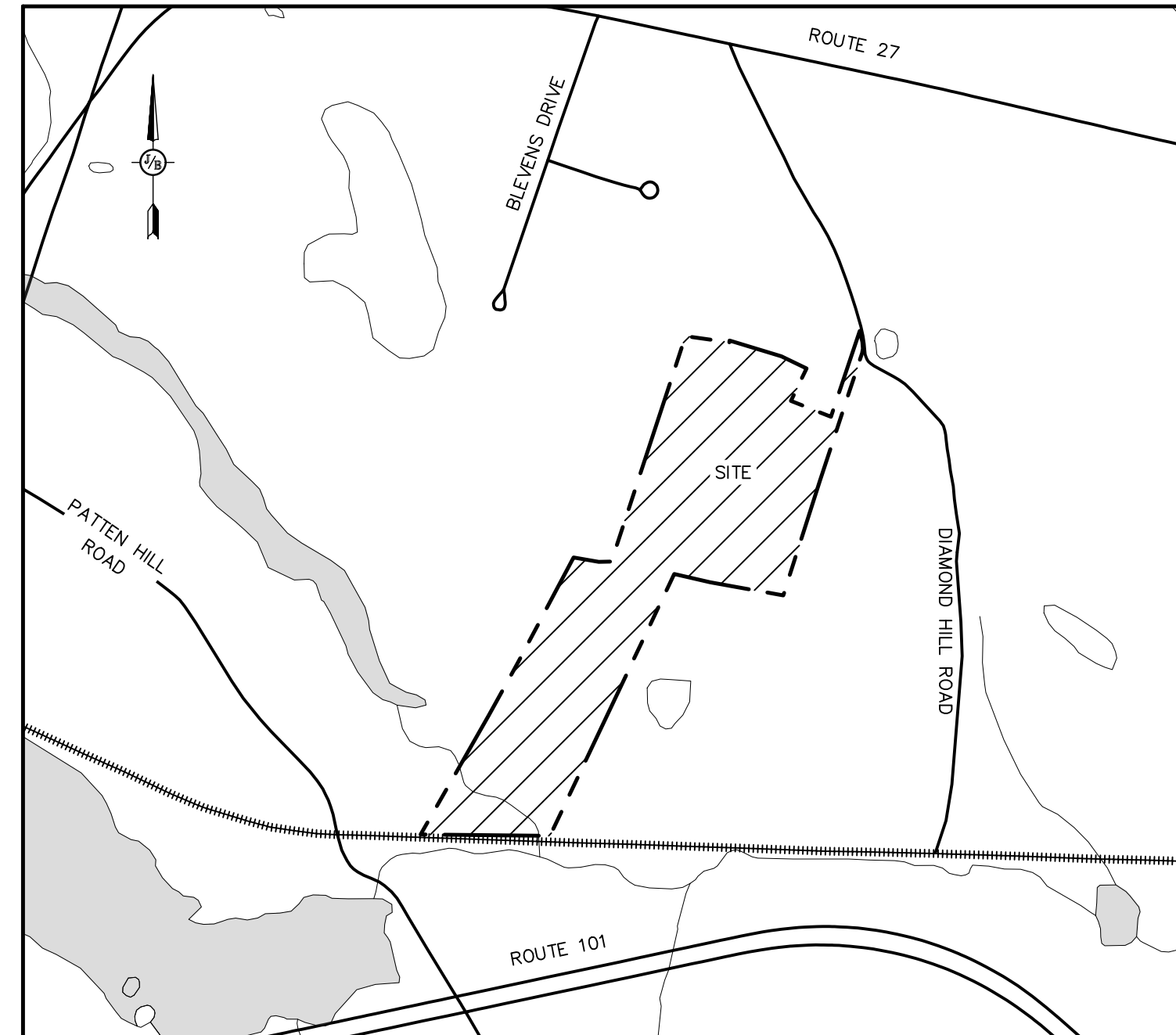


Know what's below
811 before you dig

PROPOSED SUBDIVISION "DIAMOND HILL SUBDIVISION" TAX MAP 409, LOT 228 DIAMOND HILL ROAD, CANDIA, NH

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	FRESHWATER WETLANDS LINE
---	---	TIDAL WETLANDS LINE
---	---	STREAM CHANNEL
---	---	TREE LINE
---	---	STONEWALL
---	---	BARBED WIRE
---	---	FENCE
---	---	STOCKADE FENCE
---	---	SOIL BOUNDARY
---	---	AQUIFER PROTECTION LINE
---	---	FLOOD PLAIN LINE
---	---	ZONELINE
---	---	EASEMENT
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	EDGE OF PAVEMENT
---	---	VERTICAL GRANITE CURB
---	---	SLOPE GRANITE CURB
---	---	CAPE COD BERM
---	---	POURED CONCRETE CURB
---	---	SILT FENCE
---	---	DRAINAGE LINE
---	---	SEWER LINE
---	---	SEWER FORCE MAIN
---	---	GAS LINE
---	---	WATER LINE
---	---	WATER SERVICE
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND ELECTRIC
---	---	GUARDRAIL
---	---	UNDERDRAIN
---	---	FIRE PROTECTION LINE
---	---	THRUST BLOCK
---	---	IRON PIPE/IRON ROD
---	---	DRILL HOLE
---	---	IRON ROD/DRILL HOLE
---	---	STONE/GRANITE BOUND
---	---	SPOT GRADE
---	---	PAVEMENT SPOT GRADE
---	---	CURB SPOT GRADE
---	---	BENCHMARK (TBM)
---	---	DOUBLE POST SIGN
---	---	SINGLE POST SIGN
---	---	WELL
---	---	TEST PIT
---	---	FAILED TEST PIT
---	---	MONITORING WELL
---	---	PERC TEST
---	---	PHOTO LOCATION
---	---	TREES AND BUSHES
---	---	UTILITY POLE
---	---	LIGHT POLES
---	---	DRAIN MANHOLE
---	---	SEWER MANHOLE
---	---	HYDRANT
---	---	WATER GATE
---	---	WATER SHUT OFF
---	---	REDUCER
---	---	SINGLE GRATE CATCH BASIN
---	---	DOUBLE GRATE CATCH BASIN
---	---	TRANSFORMER
---	---	CULVERT W/WINGWALLS
---	---	CULVERT W/FLARED END SECTION
---	---	CULVERT W/STRAIGHT HEADWALL
---	---	STONE CHECK DAM
---	---	DRAINAGE FLOW DIRECTION
---	---	4K SEPTIC AREA
---	---	WETLAND IMPACT
---	---	VEGETATED FILTER STRIP
---	---	RIPRAP
---	---	PAVEMENT HATCH
---	---	OPEN WATER
---	---	FRESHWATER WETLANDS
---	---	TIDAL WETLANDS
---	---	STABILIZED CONSTRUCTION ENTRANCE
---	---	CONCRETE
---	---	GRAVEL
---	---	SNOW STORAGE
---	---	RETAINING WALL



VICINITY MAP
SCALE 1" = 1000'

SHEET INDEX

CS	COVER SHEET
A1	OVERVIEW SUBDIVISION PLAN
A2-A5	SUBDIVISION PLANS
C1	OVERVIEW EXISTING CONDITIONS PLAN
C2-C5	EXISTING CONDITIONS PLANS
C6	OVERVIEW SITE PLAN
C7-C8	SITE PLANS
C9	OVERVIEW GRADING & DRAINAGE PLAN
C10-C11	GRADING & DRAINAGE PLANS
P1-P3	PROFILE SHEETS
D1-D3	DETAIL SHEETS
E1-E2	EROSION CONTROL SHEET

PERMITS

TYPE OF PERMIT	STATUS
NHDES ALTERATION OF TERRAIN PERMIT: NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES - WATER DIVISION 29 HAZEN DRIVE, P.O. BOX 95 CONCORD, NEW HAMPSHIRE 03302-0095 (603) 271-3503 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	SUBMITTED: PERMIT NO. DATED: EXPIRATION:
NHDES SUBDIVISION PERMIT: NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES - SUBSURFACE SYSTEMS BUREAU 29 HAZEN DRIVE, P.O. BOX 95 CONCORD, NEW HAMPSHIRE 03302-0095 (603) 271-3503 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	SUBMITTED: PERMIT NO. DATED: EXPIRATION:
NHDES WETLAND PERMIT: NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES- WETLANDS BUREAU 29 HAZEN DRIVE, P.O. BOX 95 CONCORD, NEW HAMPSHIRE 03302 (603) 271-2147 RESPONSIBLE CONSULTANT- JONES & BEACH ENGINEERS, INC.	SUBMITTED: PERMIT NO. DATED: EXPIRATION:
USEPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT, NOTICE OF INTENT (NOI), AND NOTICE OF TERMINATION (NOT) TO BE FILED IN ACCORDANCE WITH FEDERAL AND LOCAL REGULATIONS PRIOR TO AND FOLLOWING CONSTRUCTION: EPA STORMWATER NOTICE PROCESSING CENTER MAIL CODE 4203M, US EPA 1200 PENNSYLVANIA AVENUE, NW WASHINGTON, DC 20460 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	SUBMITTED: PERMIT NO. DATED: EXPIRATION:

CIVIL ENGINEER
JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
PO BOX 219
STRATHAM, NH 03885
(603) 772-4746
CONTACT: BARRY GIER
E-MAIL: BGIER@JONESANDBEACH.COM

ELECTRIC
EVERSOURCE
740 N COMMERCIAL ST
PO BOX 330
MANCHESTER, NH 03105-0330
(800) 662-7764

TELEPHONE
CONSOLIDATED COMMUNICATIONS
1575 GREENLAND ROAD
GREENLAND, NH 03840
(603) 427-5525
CONTACT: JOE CONSIDINE

SURVEYOR
HAYES ENGINEERS, INC.
603 SALEM STREET
WAKEFIELD, MA 01880
(781) 246-2800

WETLAND CONSULTANT
MISSION WETLAND & ECOLOGICAL SERVICES, LLC
P.O. BOX 4028
PORTSMOUTH, NH 03802
CONTACT: SERGIO BONILLA, PWS, CWS

CABLE TV
COMCAST COMMUNICATION CORPORATION
334-B CALEF HIGHWAY
EPPING, NH 03042-2325
(603) 679-5695

APPROVED - CANDIA, NH
PLANNING BOARD

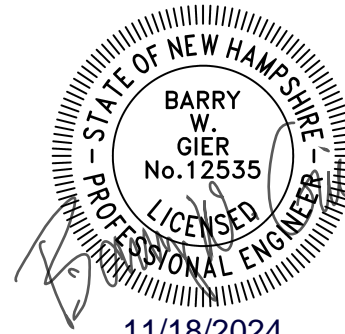
PROJECT PARCEL
TOWN OF CANDIA
TAX MAP 409, LOT 228

APPLICANT/OWNER
AV DEVELOPMENT, LLC
2 GRANITE RAIL COURT
QUINCY, MA 02169

TOTAL LOT AREA
3,166,021 SQ. FT.
72.68 ACRES

DATE:

Design: JPT	Draft: KDR	Date: 11/18/24
Checked: BWG	Scale: AS NOTED	Project No.: 24025
Drawing Name: 24025-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



REV.	DATE	REVISION	BY
0	11/18/24	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219
Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	COVER SHEET
Project:	DIAMOND HILL SUBDIVISION MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH
Owner of Record:	AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT, QUINCY, MA 02169

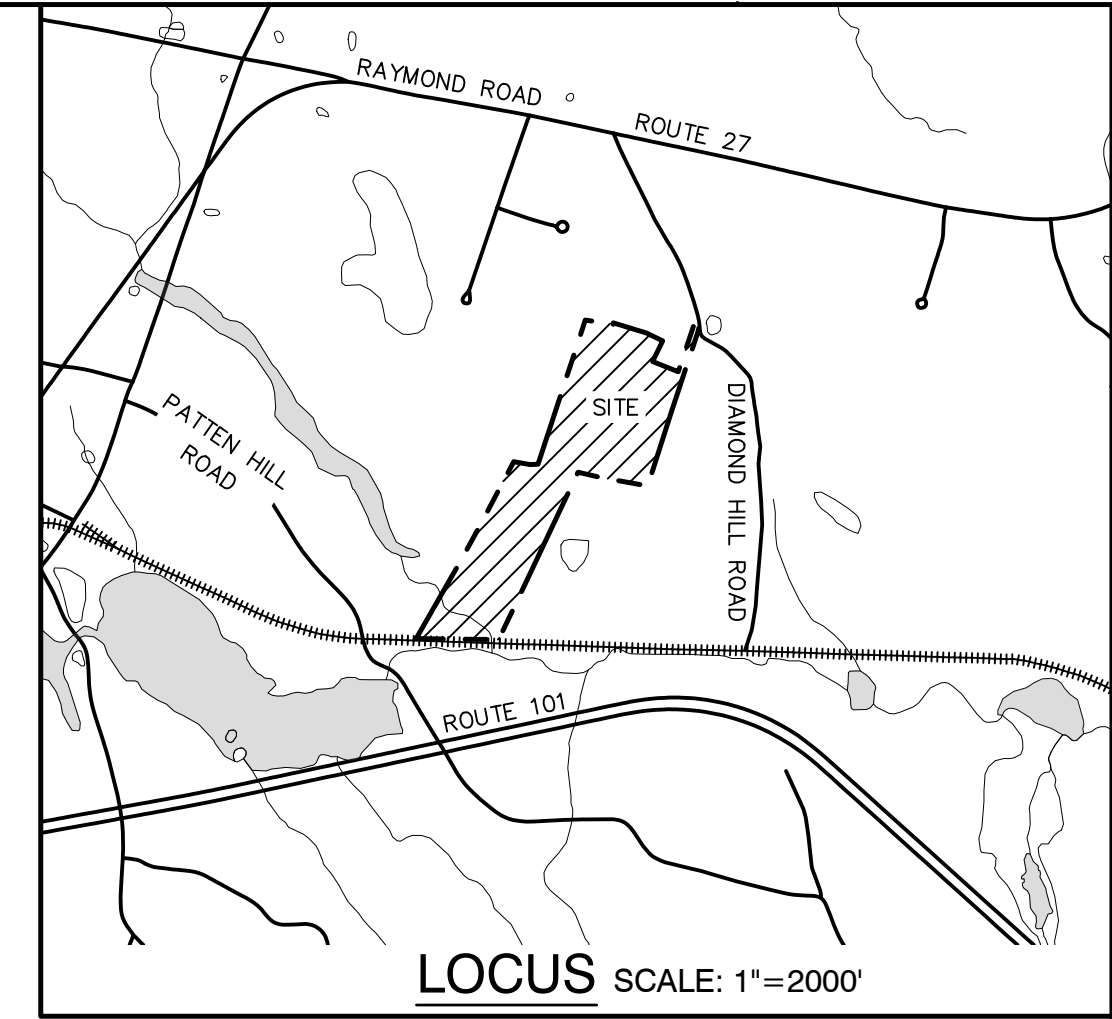
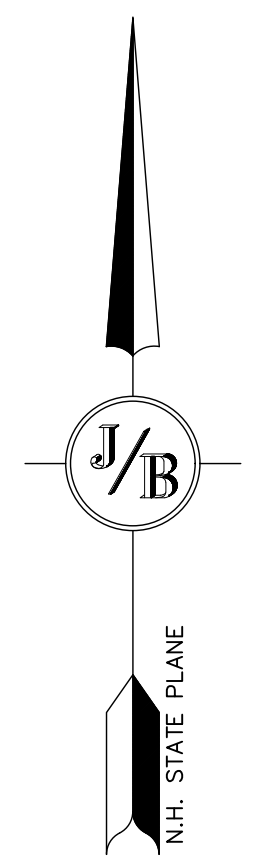
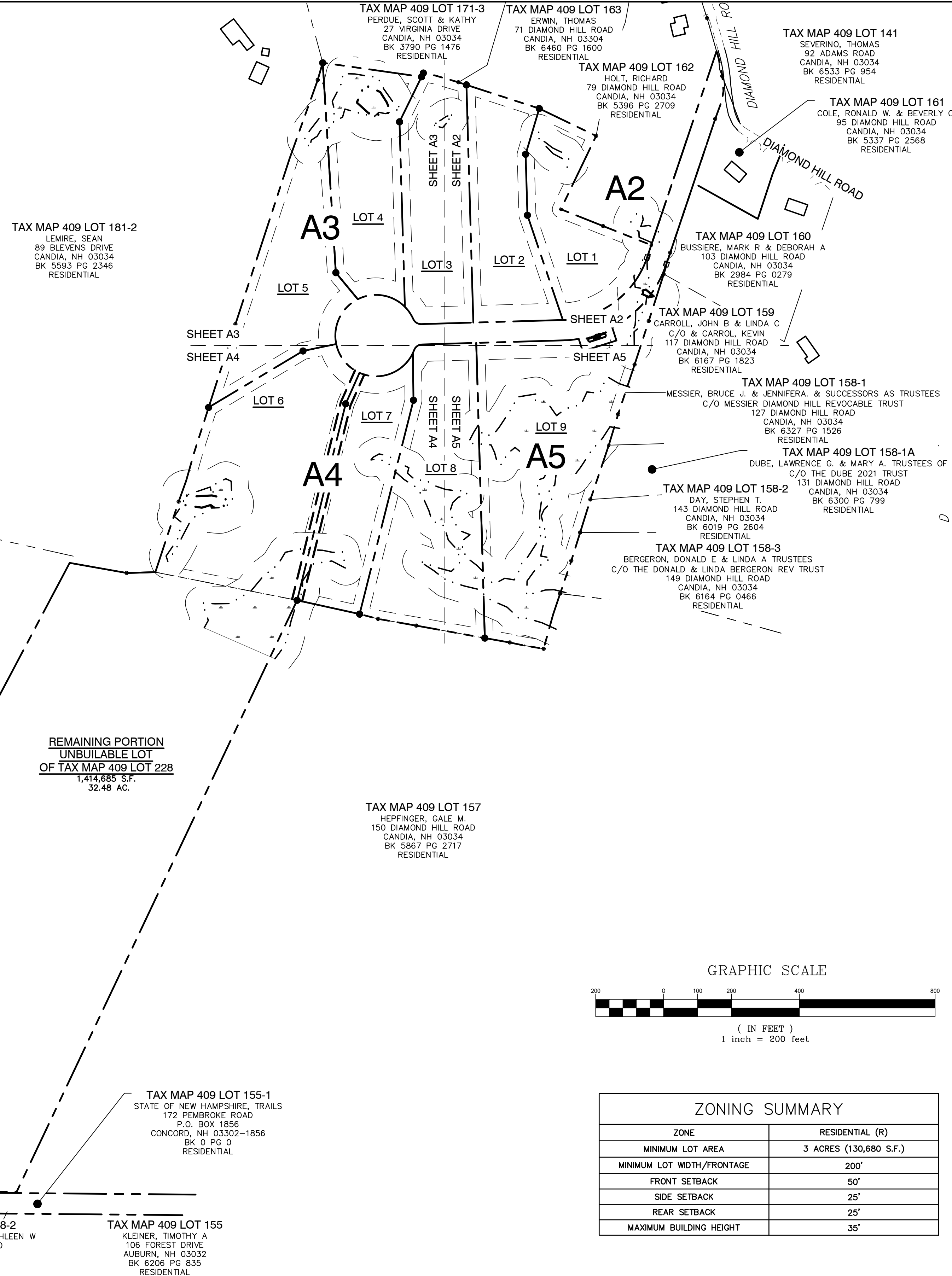
DRAWING No.	CS
SHEET 1 OF 26 JBE PROJECT NO. 24025	

DIAMOND HILL SUBDIVISION, CANDIA, NH
JBE # 24025 REVISION 0, 9/9/2024

GENERAL LEGEND

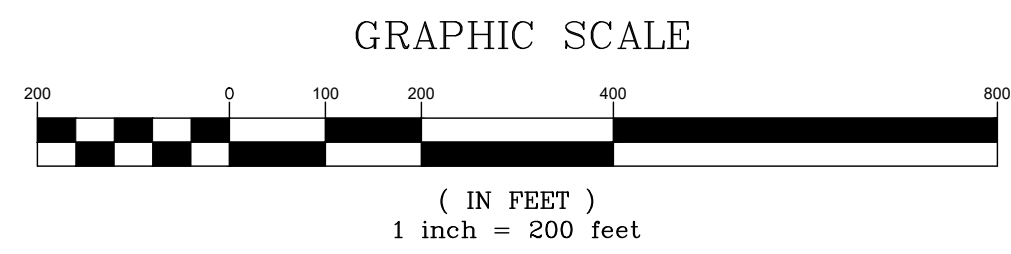
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINES
		SETBACK LINES
		FRESHWATER WETLANDS LINE
		EASEMENT
		EDGE OF PAVEMENT
		IRON PIPE/IRON ROD
		DRILL HOLE
		IRON ROD/DRILL HOLE
		STONE/GRANITE BOUND
		FRESHWATER WETLANDS

PROJECT PARCEL TOWN OF CANDIA TAX MAP 409, LOT 228
APPLICANT/OWNER AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT QUINCY, MA 02169
TOTAL LOT AREA 3,166,021 SQ. FT. 72.68 ACRES



SUBDIVISION NOTES:

- THE INTENT OF THIS PLAN IS TO SUBDIVIDE MAP 409, LOT 228 INTO NINE (9) SINGLE FAMILY RESIDENTIAL LOTS WITH ONSITE WATER AND SEPTIC.
- THE FOLLOWING WAIVERS HAVE BEEN REQUESTED FROM THE SUBDIVISION REGULATIONS:
A) WAIVER TO SECTION 10.06.C OF THE SUBDIVISION REGULATIONS.
- NHDES APPROVAL FOR SUBDIVISION PERMIT NO. , DATED .
NHDES ALTERATION OF TERRAIN PERMIT NO. , DATED .
NHDES WETLANDS BUREAU PERMIT NO. , DATED .
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- BOUNDARY: HAYES ENGINEERING, INC. IS RESPONSIBLE FOR THE PERIMETER DETERMINATION OF THE NORTHERLY PORTION OF THE SUBJECT PREMISES, DEPICTED ON A PLAN ENTITLED "BOUNDARY SURVEY OF LAND, CANDIA, NEW HAMPSHIRE" RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-4484.
- DATUM: THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV D 88) BASED UPON MACORS REAL-TIME NETWORK NAD 83 (2011) (EPOCH 2010.00) DATUM USING GEOD 2018 FOR ORTHOMETRIC HEIGHTS. THE HORIZONTAL DATUM IS NAD83 NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM BASED ON GPS OBSERVATIONS.
- THE PROPOSED LIMITS OF IMPROVEMENT ON THE SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 3301500170E, DATED MAY 17, 2005.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL CONSTRUCTION WILL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- GRANITE BOUNDS TO BE SET AT ALL ROADWAY POINTS OF CURVATURE AND TANGENCY. IRON RODS WITH SURVEY CAPS TO BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE INDICATED. ALL MONUMENTS SET ARE 5/8" IRON RODS WITH ALUMINUM CAPS DO NOT DISTURB* AS SHOWN.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY SERGIO BONILLA, CWS DURING SUMMER, 2022, IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
a. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
b. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
c. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
d. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- UPON APPROVAL BY THE TOWN, THE PROPOSED ROAD WILL BE CONVEYED TO THE TOWN.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL LOTS ARE SUBJECT TO A 20' WIDE EASEMENT ALONG FRONTAGE FOR SLOPE, GRADING, DRAINAGE AND UTILITIES.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS AND ABUTTING OWNERS ARE BASED ON THE TOWN OF CANDIA TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF CANDIA ASSESSORS OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.



ZONE	RESIDENTIAL (R)
MINIMUM LOT AREA	3 ACRES (130,680 S.F.)
MINIMUM LOT WIDTH/FRONTAGE	200'
FRONT SETBACK	50'
SIDE SETBACK	25'
REAR SETBACK	25'
MAXIMUM BUILDING HEIGHT	35'

Hayes
Hayes Engineering, Inc.
Civil Engineers &
Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
www.hayeseng.com
Date: March 8, 2024

Design: JPT	Draft: KDR	Date: 11/18/24
Checked: BWG	Scale: AS SHOWN	Project No.: 24025
Drawing Name: 24025-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	ISSUED FOR REVIEW	BY
0	11/18/24	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Stratham, NH 03885

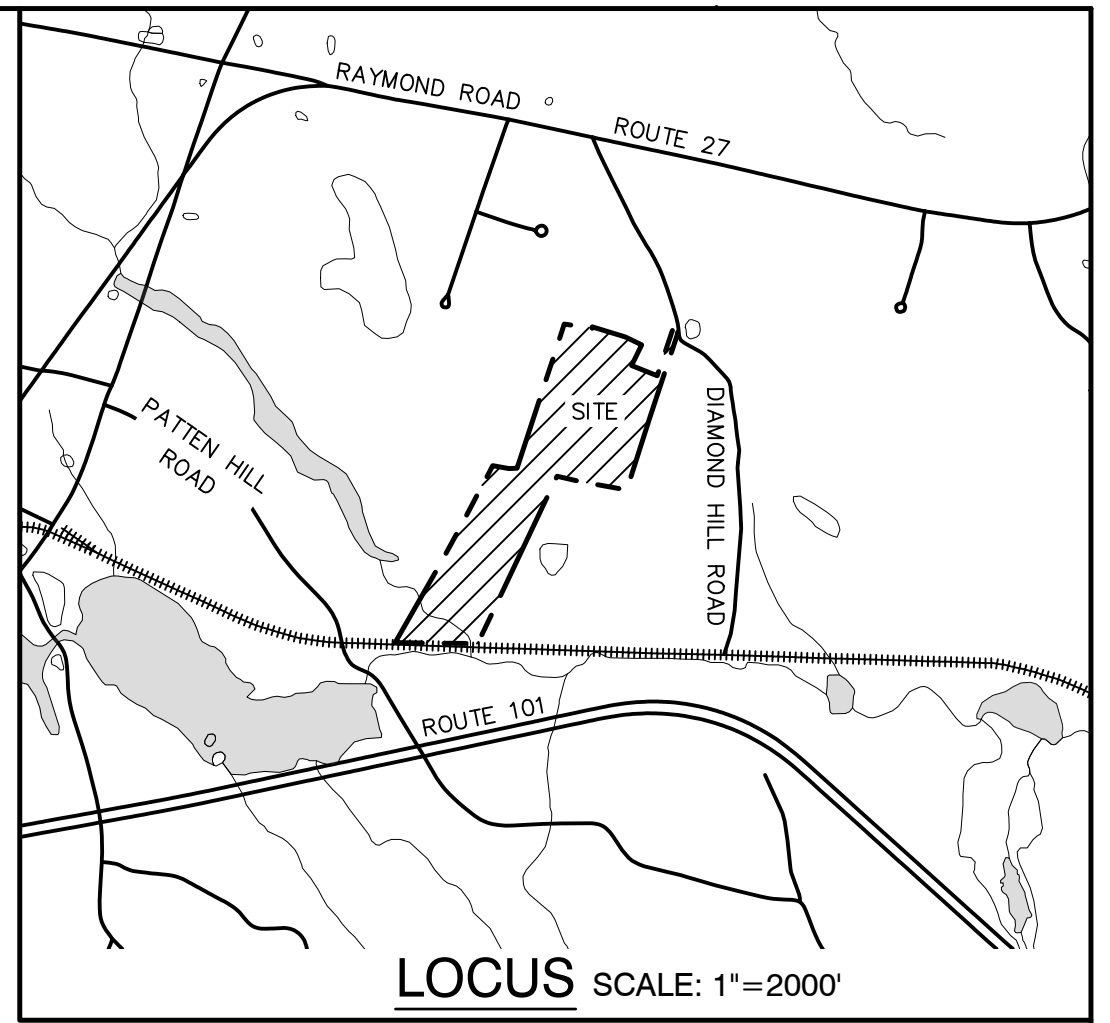
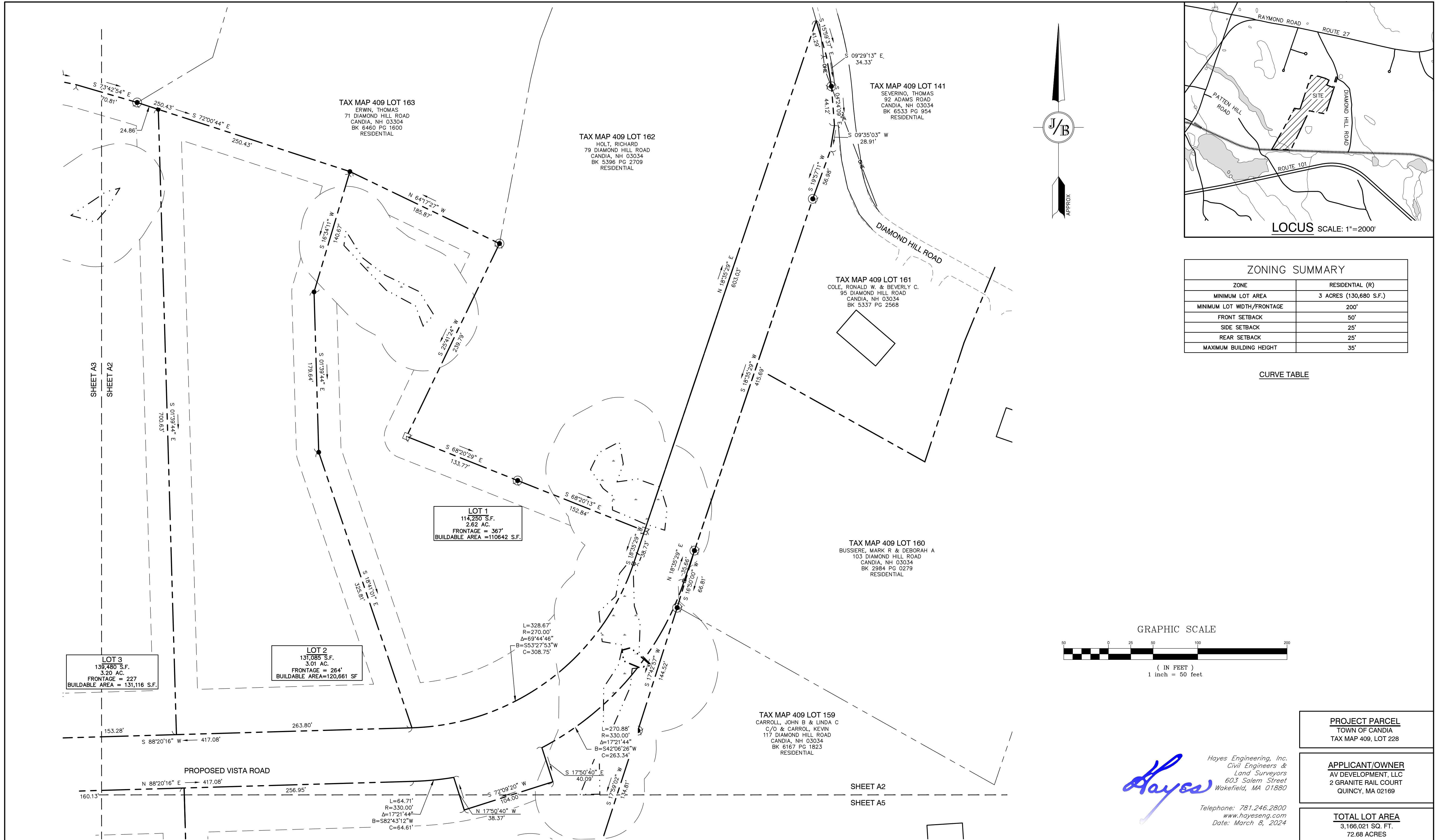
Civil Engineering Services

603-772-4746

E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	OVERVIEW SUBDIVISION PLAN MAP 409, LOT 228
Project:	DIAMOND HILL SUBDIVISION MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH
Owner of Record:	AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT, QUINCY, MA 02169

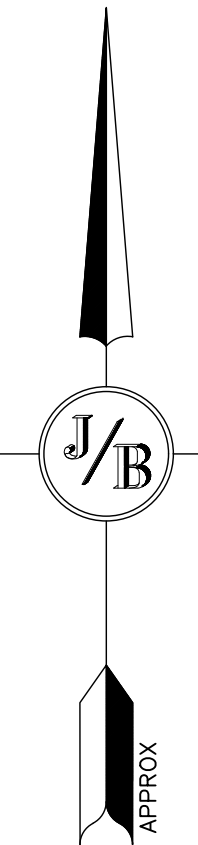
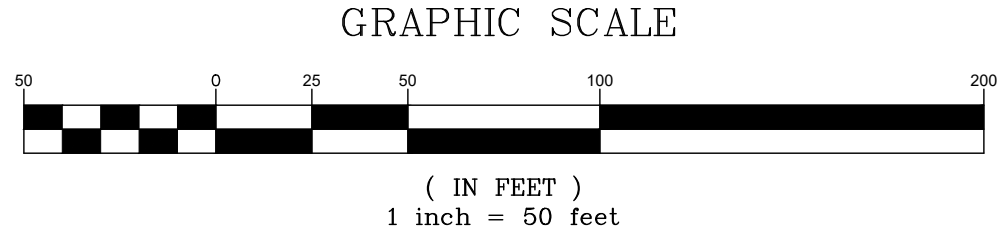
DRAWING No.	A1
SHEET 2 OF 26	JBE PROJECT NO. 24025



ZONING SUMMARY

ZONE	RESIDENTIAL (R)
MINIMUM LOT AREA	3 ACRES (130,680 S.F.)
MINIMUM LOT WIDTH/FRONTAGE	200'
FRONT SETBACK	50'
SIDE SETBACK	25'
REAR SETBACK	25'
MAXIMUM BUILDING HEIGHT	35'

CURVE TABLE



PROJECT PARCEL TOWN OF CANDIA TAX MAP 409, LOT 228
APPLICANT/OWNER AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT QUINCY, MA 02169
TOTAL LOT AREA 3,166,021 SQ. FT. 72.68 ACRES

Hayes
Hayes Engineering, Inc.
Civil Engineers &
Land Surveyors
603 Salem Street
Wakefield, MA 01880
Telephone: 781.246.2800
www.hayeseng.com
Date: March 8, 2024

Design: JPT	Draft: KDR	Date: 11/18/24
Checked: BWG	Scale: AS SHOWN	Project No.: 24025
Drawing Name: 24025-PLAN.dwg		
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REV.	DATE	REVISION	BY
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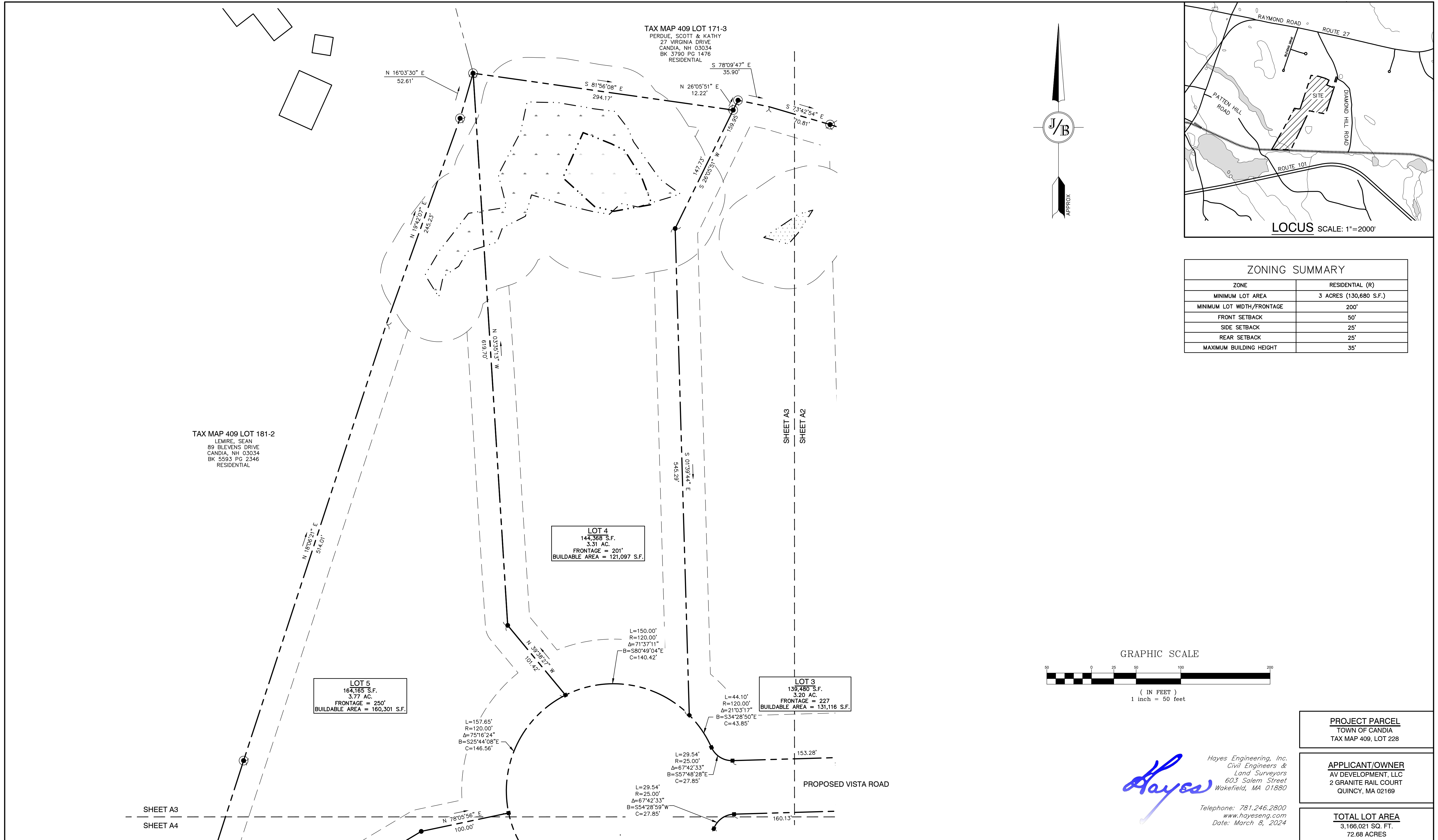
Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Stratham, NH 03885
Civil Engineering Services
603-772-4746
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SUBDIVISION PLAN MAP 409, LOT 228
Project:	MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH
Owner of Record:	AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT, QUINCY, MA 02169

DRAWING No.	A2
SHEET 3 OF 26 JBE PROJECT NO. 24025	



Design: JPT Draft: KDR Date: 11/18/24
 Checked: BWG Scale: AS SHOWN Project No.: 24025
 Drawing Name: 24025-PLAN.dwg

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REV.	DATE	REVISION	BY
0	11/18/24	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219
 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SUBDIVISION PLAN**
 MAP 409, LOT 228

Project: **DIAMOND HILL SUBDIVISION**
 MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH

Owner of Record: **AV DEVELOPMENT, LLC**
 2 GRANITE RAIL COURT, QUINCY, MA 02169

DRAWING No.

A3

SHEET 4 OF 26
 JBE PROJECT NO. 24025

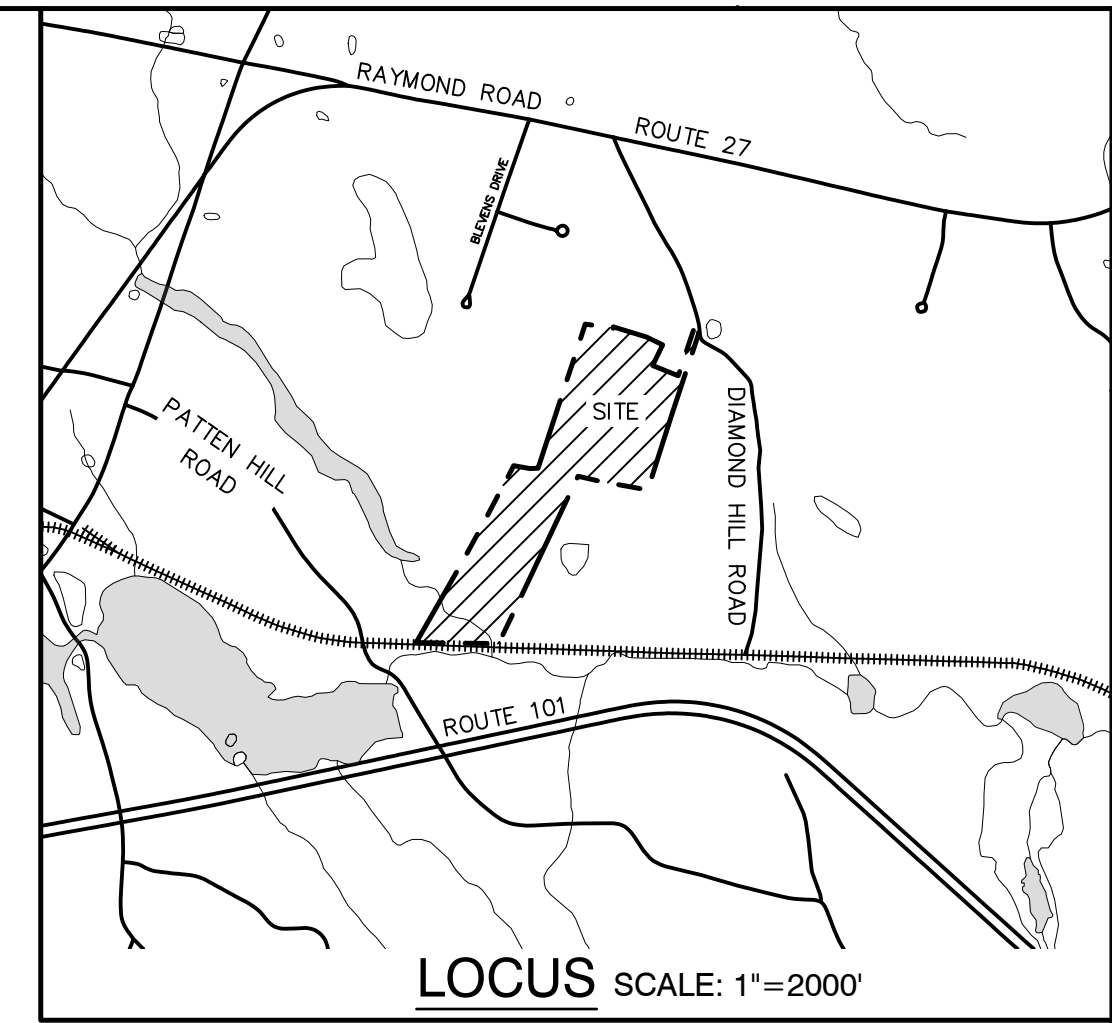
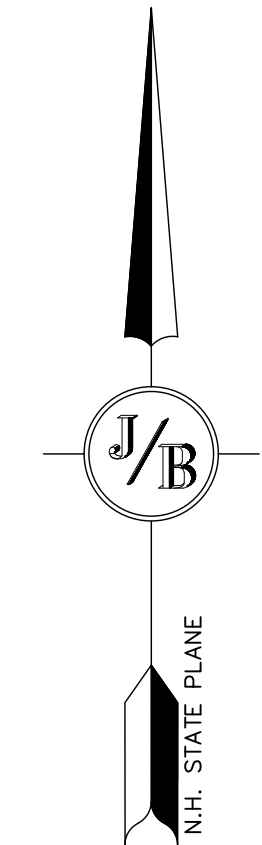
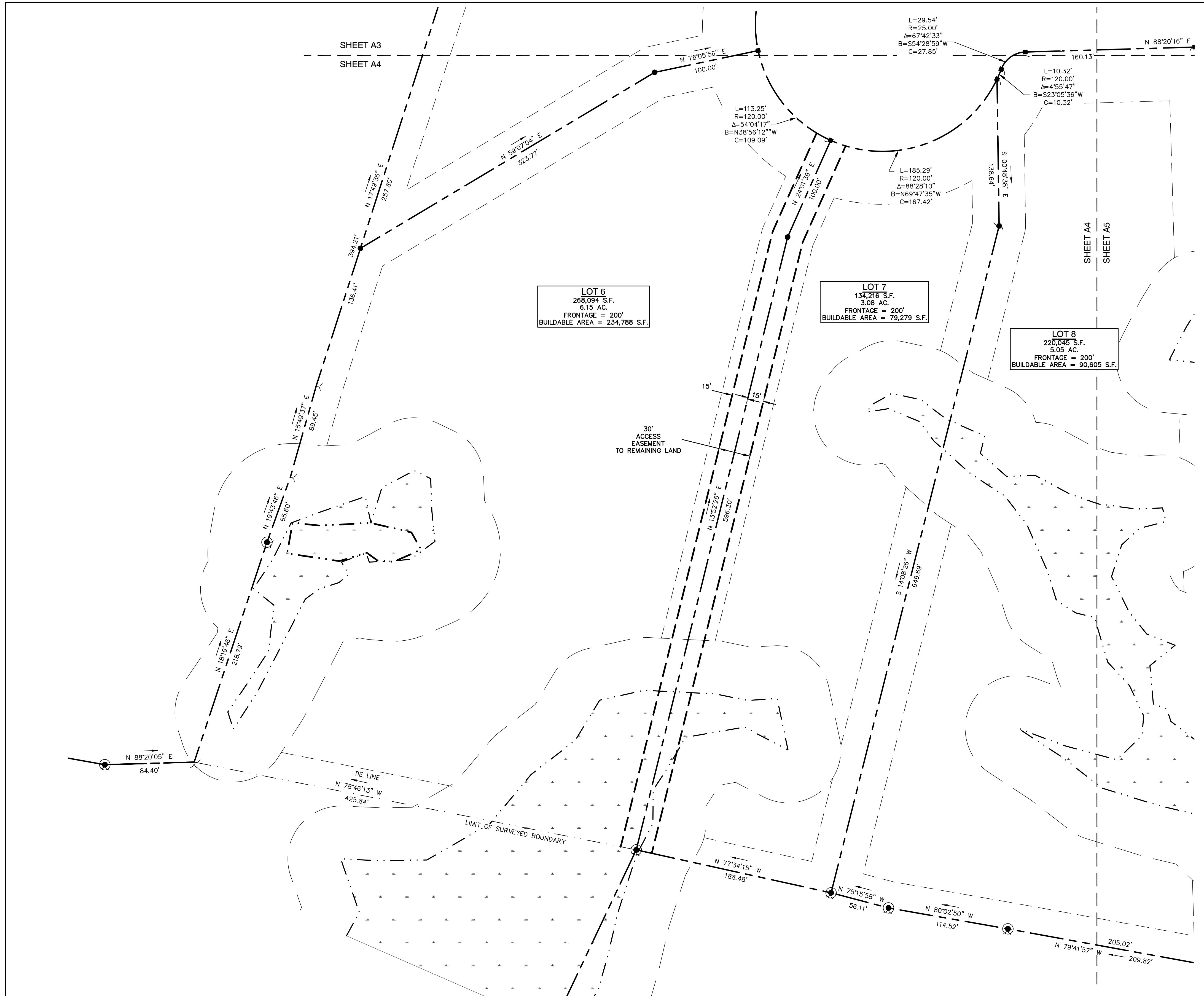
PROJECT PARCEL
 TOWN OF CANDIA
 TAX MAP 409, LOT 228

APPLICANT/OWNER
 AV DEVELOPMENT, LLC
 2 GRANITE RAIL COURT
 QUINCY, MA 02169

TOTAL LOT AREA
 3,166,021 SQ. FT.
 72.68 ACRES

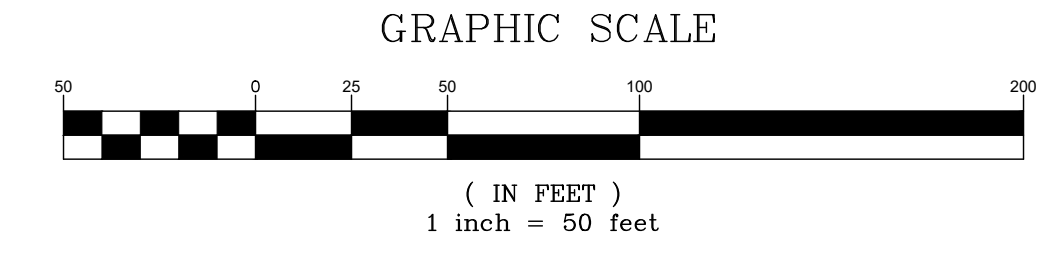
Hayes Hayes Engineering, Inc.
 Civil Engineers &
 Land Surveyors
 603 Salem Street
 Wakefield, MA 01880

Telephone: 781.246.2800
 www.hayeseng.com
 Date: March 8, 2024



LOCUS SCALE: 1"=2000'

ZONING SUMMARY	
ZONE	RESIDENTIAL (R)
MINIMUM LOT AREA	3 ACRES (130,680 S.F.)
MINIMUM LOT WIDTH/FRONTAGE	200'
FRONT SETBACK	50'
SIDE SETBACK	25'
REAR SETBACK	25'
MAXIMUM BUILDING HEIGHT	35'



PROJECT PARCEL TOWN OF CANDIA TAX MAP 409, LOT 228
APPLICANT/OWNER AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT QUINCY, MA 02169
TOTAL LOT AREA 3,166,021 SQ. FT. 72.68 ACRES

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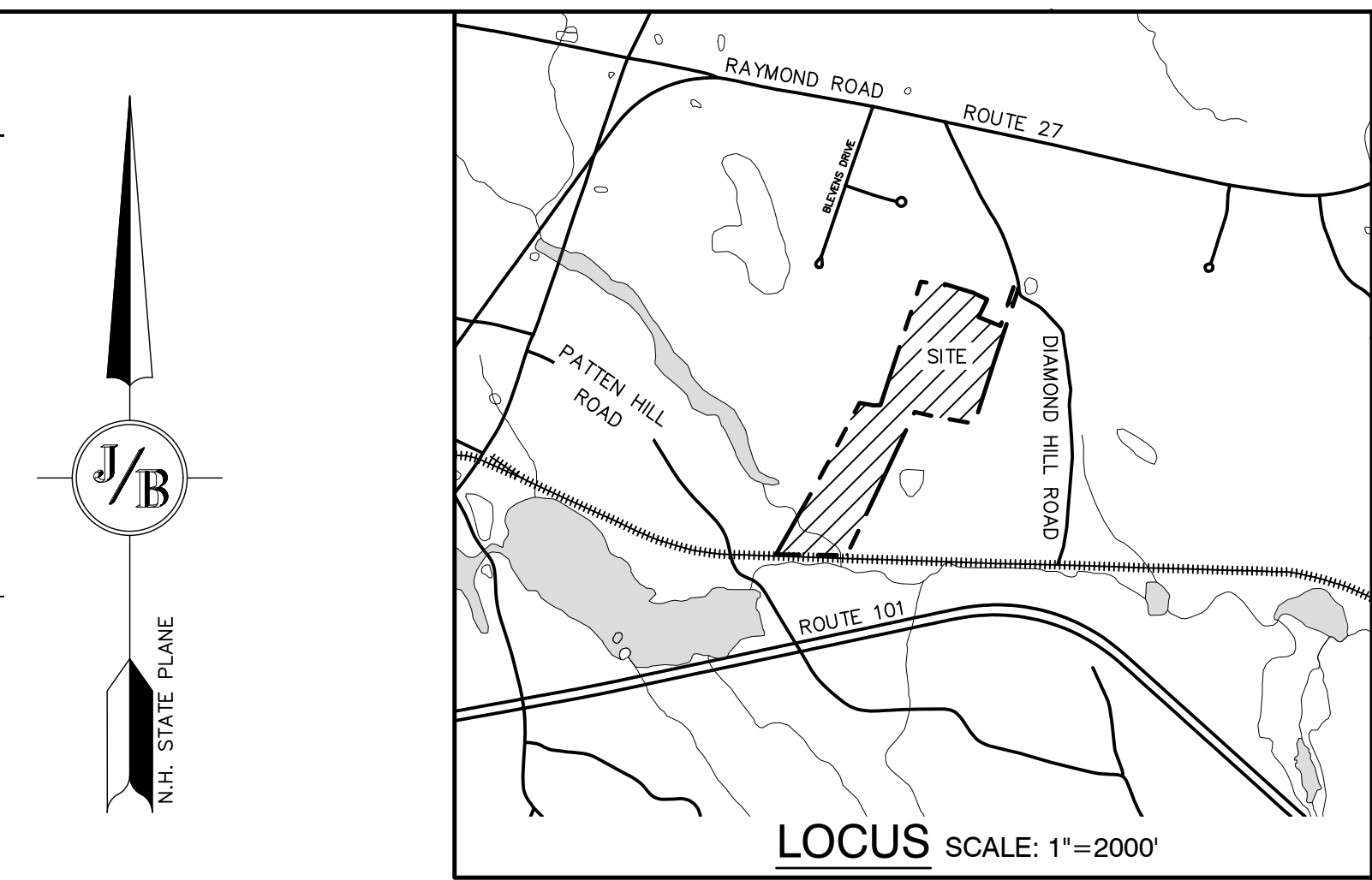
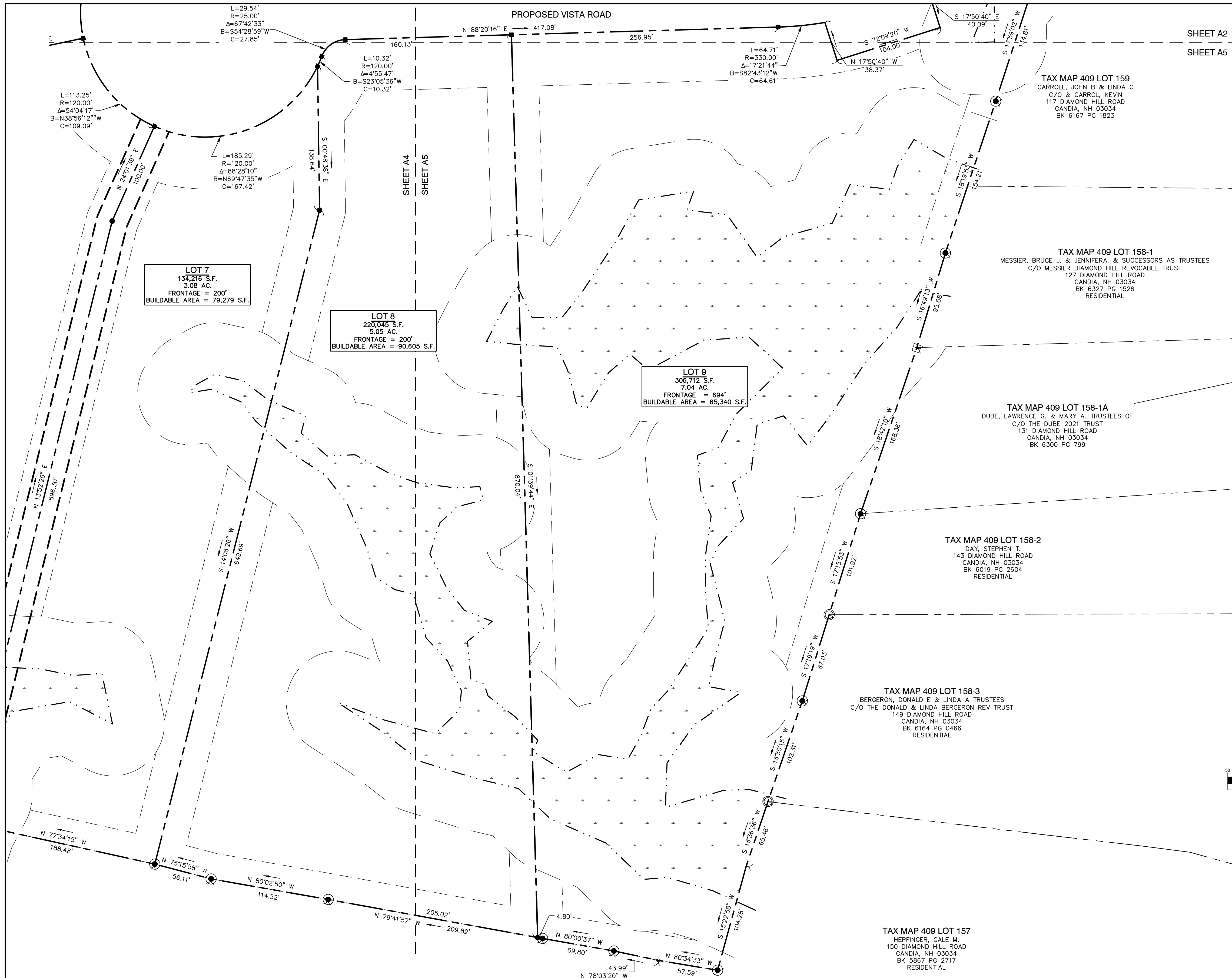
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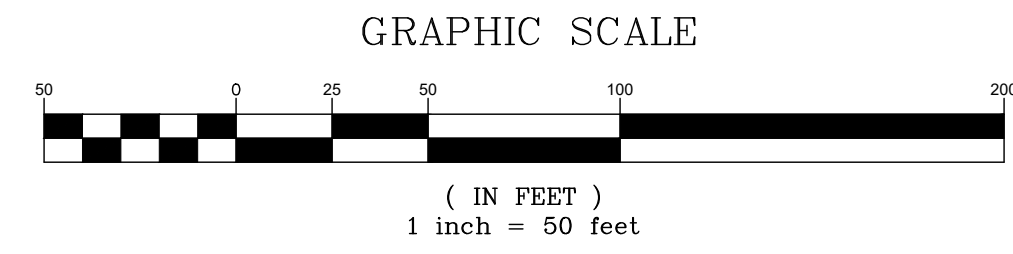
Plan Name:	SUBDIVISION PLAN MAP 409, LOT 228
Project:	MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH
Owner of Record:	AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT, QUINCY, MA 02169

DRAWING No.	A4
SHEET 5 OF 26 JBE PROJECT NO. 24025	



ZONING SUMMARY

ZONE	RESIDENTIAL (R)
MINIMUM LOT AREA	3 ACRES (130,680 S.F.)
MINIMUM LOT WIDTH/FRONTAGE	200'
FRONT SETBACK	50'
SIDE SETBACK	25'
REAR SETBACK	25'
MAXIMUM BUILDING HEIGHT	35'



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Telephone: 781.246.2800
www.hayeseng.com
Date: March 8, 2024

PROJECT PARCEL TOWN OF CANDIA TAX MAP 409, LOT 228
APPLICANT/OWNER AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT QUINCY, MA 02169
TOTAL LOT AREA 3,166,021 SQ. FT. 72.68 ACRES

Design: JPT Draft: KDR Date: 11/18/24
Checked: BWG Scale: AS SHOWN Project No.: 24025
Drawing Name: 24025-PLAN.dwg
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
0	11/18/24	ISSUED FOR REVIEW	BWG

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4746
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SUBDIVISION PLAN**
MAP 409, LOT 228
Project: **MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH**
Owner of Record: **AV DEVELOPMENT, LLC**
2 GRANITE RAIL COURT, QUINCY, MA 02169

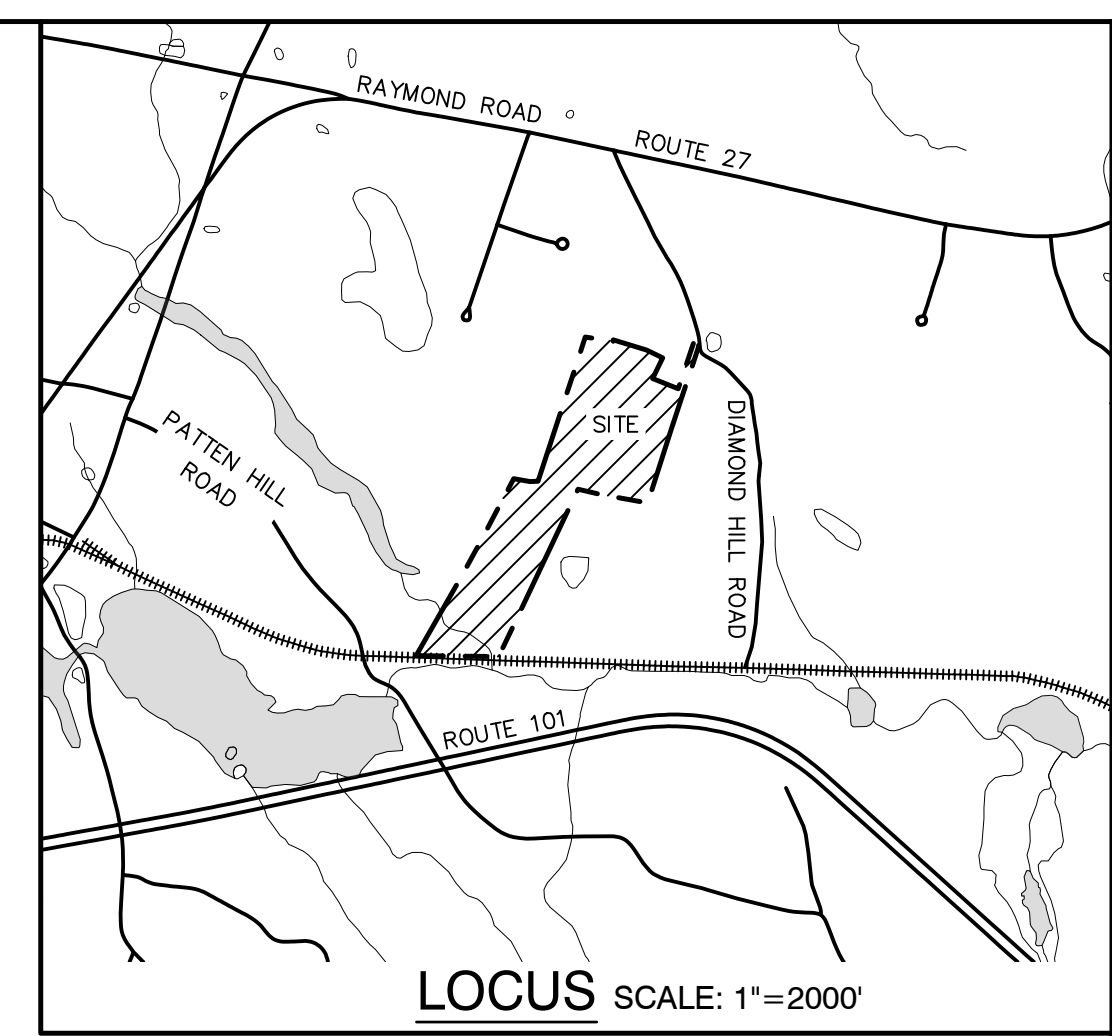
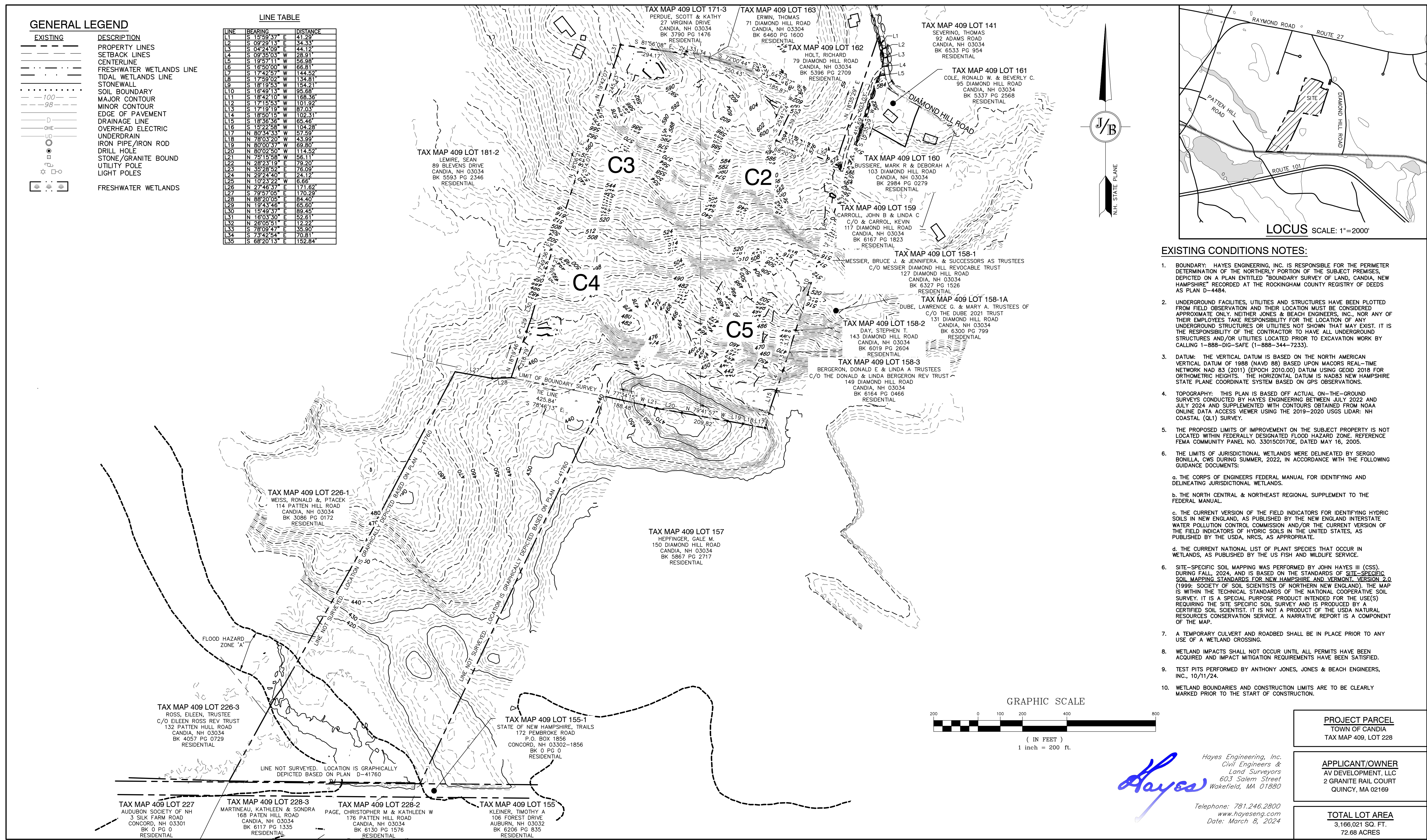
DRAWING No.
A5
SHEET 6 OF 26
JBE PROJECT NO. 24025

GENERAL LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINES
---	SETBACK LINES
---	CENTERLINE
---	FRESHWATER WETLANDS LINE
---	TIDAL WETLANDS LINE
---	STONEWALL
---	SOIL BOUNDARY
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	EDGE OF PAVEMENT
---	DRAINAGE LINE
---	OVERHEAD ELECTRIC
---	UNDERDRAIN
---	IRON PIPE/IRON ROD
---	DRILL HOLE
---	STONE/GRANITE BOUND
---	UTILITY POLE
---	LIGHT POLES
---	FRESHWATER WETLANDS

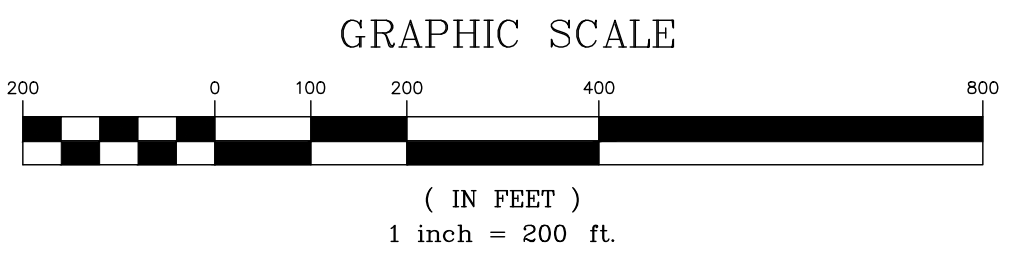
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 15°59'37" E	41.29
L2	S 09°29'13" E	34.33
L3	S 04°24'09" E	44.12
L4	S 09°35'03" W	28.91
L5	S 19°57'11" W	56.98
L6	S 16°50'00" W	86.81
L7	S 17°42'57" W	144.52
L8	S 17°59'02" W	134.81
L9	S 18°19'53" W	154.21
L10	S 16°49'13" W	95.68
L11	S 18°42'10" W	168.36
L12	S 17°15'53" W	101.92
L13	S 17°19'19" W	87.03
L14	S 18°50'15" W	102.31
L15	S 18°36'36" W	85.46
L16	S 19°22'58" W	104.28
L17	N 80°34'33" W	57.59
L18	N 78°03'20" W	43.99
L19	N 80°00'37" W	69.80
L20	N 80°02'50" W	114.52
L21	N 75°15'58" W	56.11
L22	N 28°23'19" E	79.20
L23	N 35°28'52" E	76.09
L24	N 29°24'40" E	74.17
L25	N 19°43'46" E	65.60
L26	N 15°49'37" E	89.45
L27	N 16°03'30" E	52.61
L28	N 26°05'51" E	12.22
L29	S 78°09'47" E	35.90
L30	S 73°42'54" E	70.81
L31	S 68°20'13" E	152.84



EXISTING CONDITIONS NOTES:

- BOUNDARY: HAYES ENGINEERING, INC. IS RESPONSIBLE FOR THE PERIMETER DETERMINATION OF THE NORTHERLY PORTION OF THE SUBJECT PREMISES. DEPICTED ON A PLAN ENTITLED "BOUNDARY SURVEY OF LAND, CANDIA, NEW HAMPSHIRE" RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-4484.
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- DATUM: THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED UPON MACORS REAL-TIME NETWORK 83 (2011) (EPOCH 2010.00) DATUM USING GEOID 2018 FOR ORTHOMETRIC HEIGHTS. THE HORIZONTAL DATUM IS NAD83 NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM BASED ON GPS OBSERVATIONS.
- TOPOGRAPHY: THIS PLAN IS BASED OFF ACTUAL ON-THE-GROUND SURVEYS CONDUCTED BY HAYES ENGINEERING BETWEEN JULY 2022 AND JULY 2024 AND SUPPLEMENTED WITH CONTOURS OBTAINED FROM NOAA ONLINE DATA ACCESS VIEWER USING THE 2019-2020 USGS LIDAR: NH COASTAL (QL1) SURVEY.
- THE PROPOSED LIMITS OF IMPROVEMENT ON THE SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0170E, DATED MAY 16, 2005.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY SERGIO BONILLA, CWS DURING SUMMER, 2022, IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
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 - THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
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- A TEMPORARY CULVERT AND ROADBED SHALL BE IN PLACE PRIOR TO ANY USE OF A WETLAND CROSSING.
- WETLAND IMPACTS SHALL NOT OCCUR UNTIL ALL PERMITS HAVE BEEN ACQUIRED AND IMPACT MITIGATION REQUIREMENTS HAVE BEEN SATISFIED.
- TEST PITS PERFORMED BY ANTHONY JONES, JONES & BEACH ENGINEERS, INC., 10/11/24.
- WETLAND BOUNDARIES AND CONSTRUCTION LIMITS ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION.



Hayes
 Hayes Engineering, Inc.
 Civil Engineers &
 Land Surveyors
 603 Salem Street
 Wakefield, MA 01880
 Telephone: 781.246.2800
 www.hayeseng.com
 Date: March 8, 2024

PROJECT PARCEL TOWN OF CANDIA TAX MAP 409, LOT 228
APPLICANT/OWNER AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT QUINCY, MA 02169
TOTAL LOT AREA 3,166,021 SQ. FT. 72.68 ACRES

Design: JPT	Draft: KDR	Date: 11/18/24
Checked: BWG	Scale: AS SHOWN	Project No.: 24025
Drawing Name: 24025-PLAN.dwg		
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		REVISION	BY

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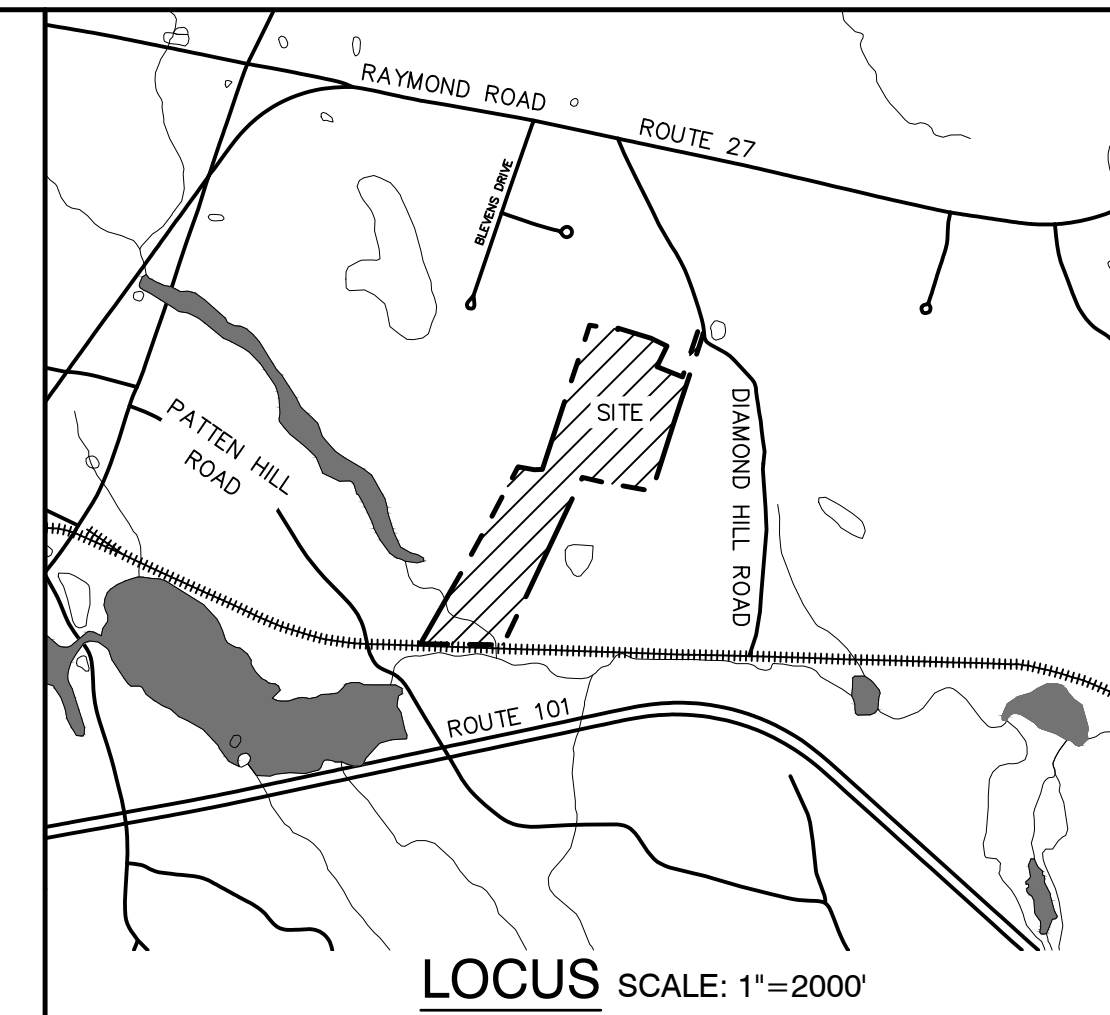
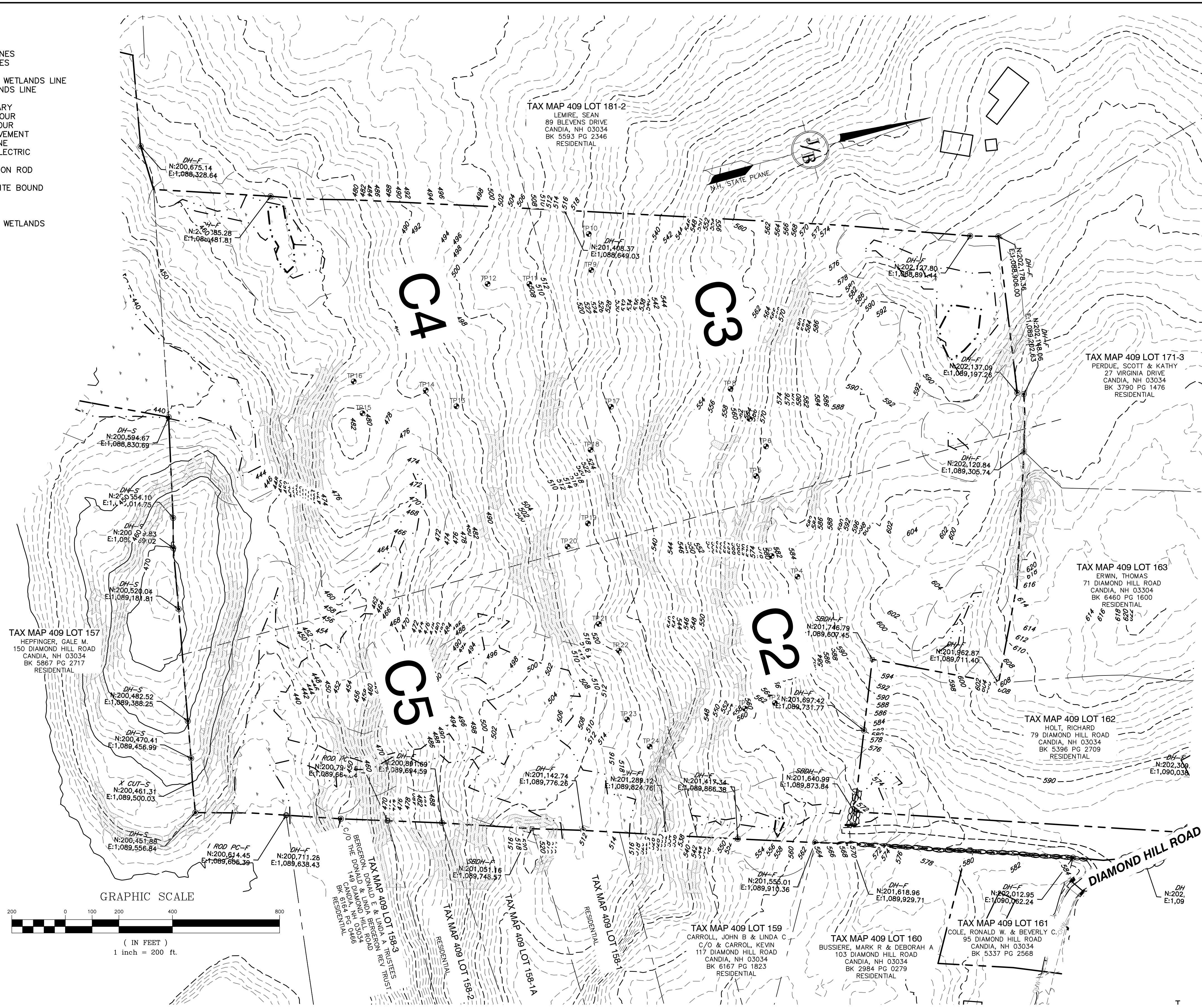
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219
 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: OVERVIEW EXISTING CONDITIONS PLAN
Project: DIAMOND HILL SUBDIVISION MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH
Owner of Record: AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT, QUINCY, MA 02169

DRAWING No. C1
SHEET 7 OF 26 JBE PROJECT NO. 24025

GENERAL LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINES
---	SETBACK LINES
---	CENTERLINE
---	FRESHWATER WETLANDS LINE
---	TIDAL WETLANDS LINE
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OHE	DRAINAGE LINE
UD	OVERHEAD ELECTRIC
○	UNDERDRAIN
○	IRON PIPE/IRON ROD
○	DRILL HOLE
○	STONE/GRANITE BOUND
○	UTILITY POLE
○	LIGHT POLES
○	FRESHWATER WETLANDS



LOCUS SCALE: 1"=2000'

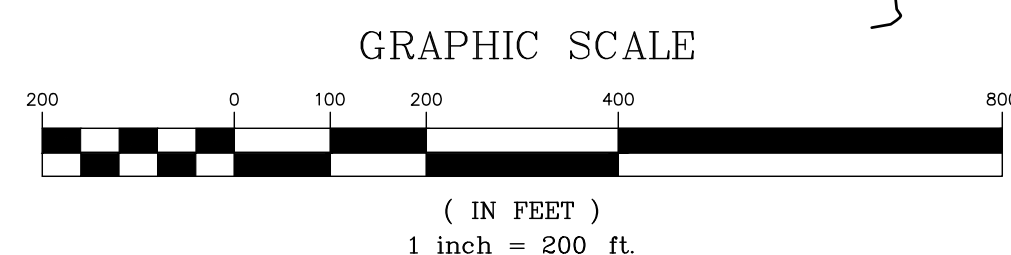
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PROJECT PARCEL
TOWN OF CANDIA
TAX MAP 409, LOT 228

APPLICANT/OWNER
AV DEVELOPMENT, LLC
2 GRANITE RAIL COURT
QUINCY, MA 02169

TOTAL LOT AREA
3,166.021 SQ. FT.
72.68 ACRES



Hayes Engineering, Inc.
Civil Engineers &
Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
www.hoyeseng.com
Date: March 8, 2024

Design: JPT	Draft: KDR	Date: 11/18/24
Checked: BWG	Scale: AS SHOWN	Project No.: 24025
Drawing Name: 24025-PLAN.dwg		
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Designed and Produced in NH

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Civil Engineering Services

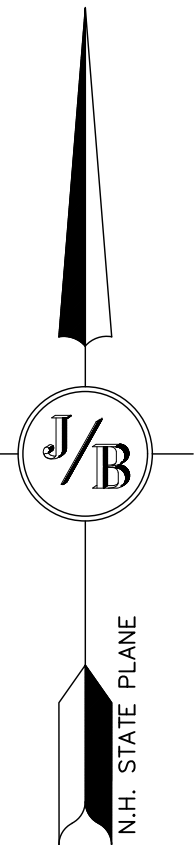
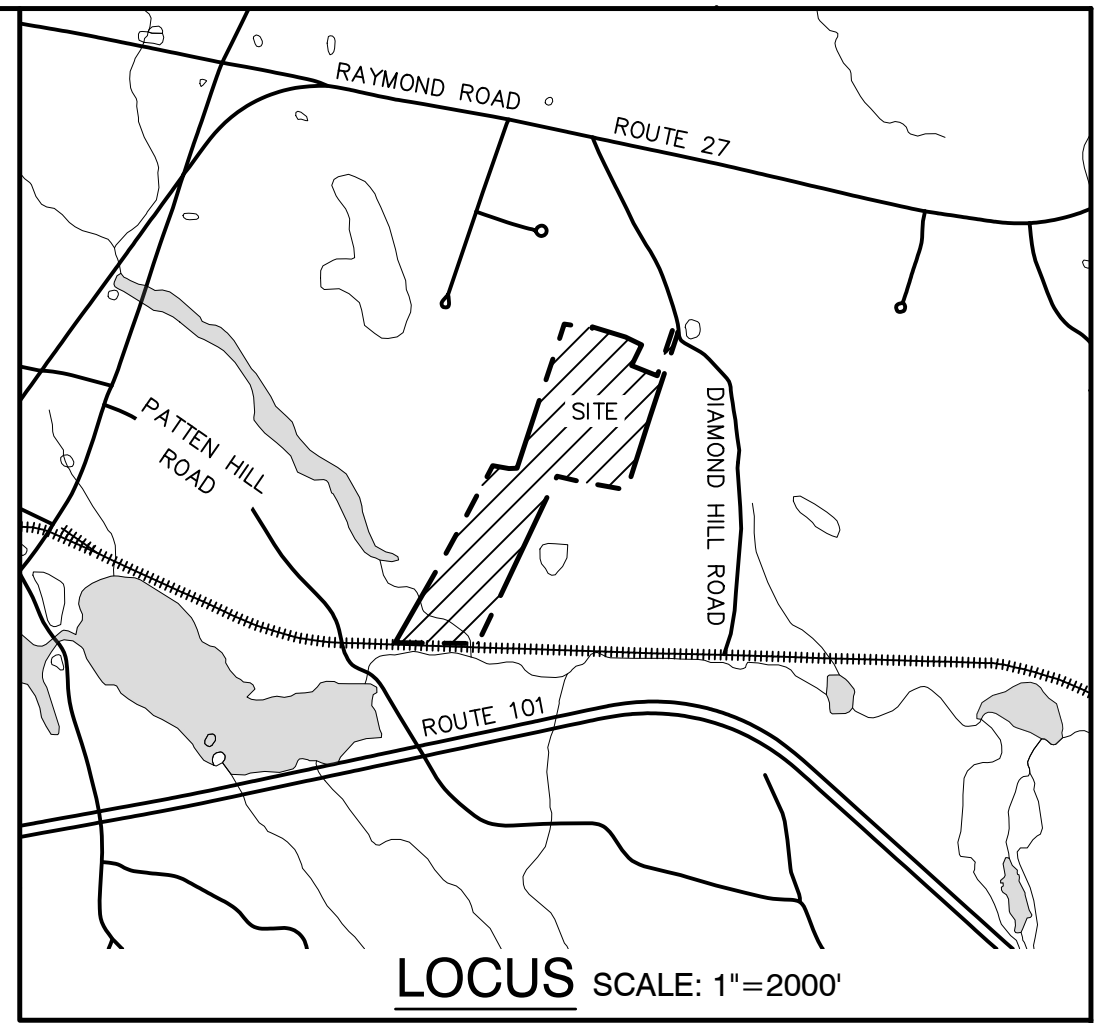
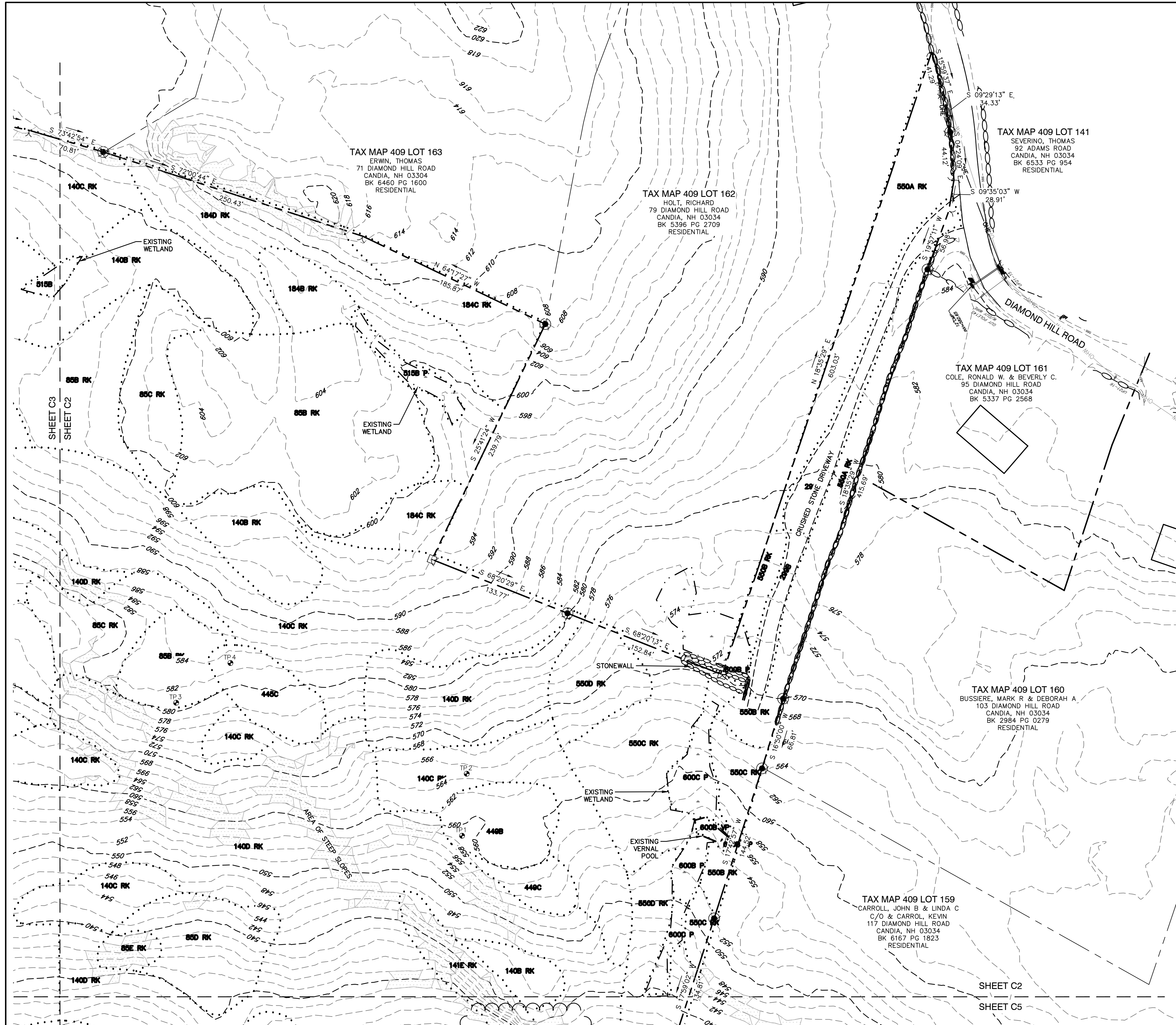
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

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Plan Name: OVERVIEW EXISTING CONDITIONS PLAN
Project: DIAMOND HILL SUBDIVISION MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH
Owner of Record: AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT, QUINCY, MA 02169

DRAWING No. **C1B**

SHEET 8 OF 26
JBE PROJECT NO. 24025



SOILS LEGEND:

SITE SPECIFIC SOILS WERE COMPLETED BY JOHN HAYES III, CSS PER THE GUIDELINES OUTLINED IN THE SITE SPECIFIC MAPPING STANDARDS FOR VERMONT AND NEW HAMPSHIRE, VERSION 4 DATED NOVEMBER 2024. ON SITE MAPPING WAS CONDUCTED OCTOBER 28-30, 2024.

85RK B-E	HOLLIS SERIES	WELL DRAINED, HYDROLOGIC GROUP D
135 B-D	CHATFIELD VAIRANCE/NEWFIELDS COMPLEX	MODERATELY WELL DRAINED, HYDROLOGIC GROUP B
140RK B-E	CHATFIELD HOLLIS CANTON COMPLEX	WELL DRAINED, HYDROLOGIC GROUP B/D
141RK B-E	HOLLIS ROCK OUTCROP/CHATFIELD COMPLEX	WELL DRAINED, HYDROLOGIC GROUP B/D
184RK B-E	HOLLIS/CHATFIELD COMPLEX	WELL DRAINED, HYDROLOGIC GROUP B/D
445 B-D	NEWFIELDS	MODERATELY WELL DRAINED, HYDROLOGIC GROUP B
449 B-D	SCITUATE (VERY STONY)	MODERATELY WELL DRAINED, HYDROLOGIC GROUP C
515/P A-E	LEICESTER	POORLY DRAINED, HYDROLOGIC GROUP C

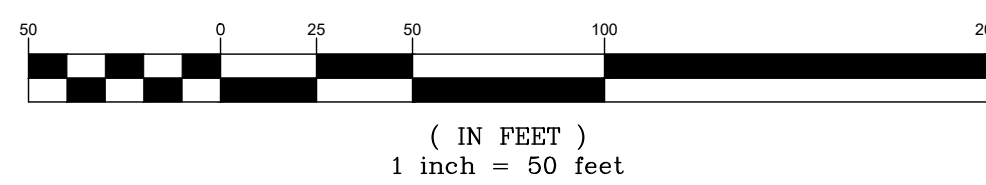
HUMAN DISTURBED SOILS:

299(dcebd) A-B	UDORTHERTS	SATURATED HYDRAULIC CONDUCTIVITY HIGH, HYDROLOGIC GROUP B
550/RK(ccedbd/d) B-D	UDORTHERTS	SATURATED HYDRAULIC CONDUCTIVITY HIGH TO VERY HIGH, HYDROLOGIC GROUP B/D
600/P (fcedc) A-C	ENDOAGENTS	SATURATED HYDRAULIC CONDUCTIVITY MOD. HIGH TO HIGH, HYDROLOGIC GROUP C
600/VP (gcedd) B	ENDOAGENTS	SATURATED HYDRAULIC CONDUCTIVITY MOD. HIGH TO HIGH, HYDROLOGIC GROUP D

SLOPE LEGEND:

SLOPE SYMBOL:	RANGE:
A	0-3%
B	3-8%
C	8-15%
D	15-25%
E	25-50%
F	>50%

GRAPHIC SCALE



PROJECT PARCEL
TOWN OF CANDIA
TAX MAP 409, LOT 228

APPLICANT/OWNER
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2 GRANITE RAIL COURT
QUINCY, MA 02169

TOTAL LOT AREA
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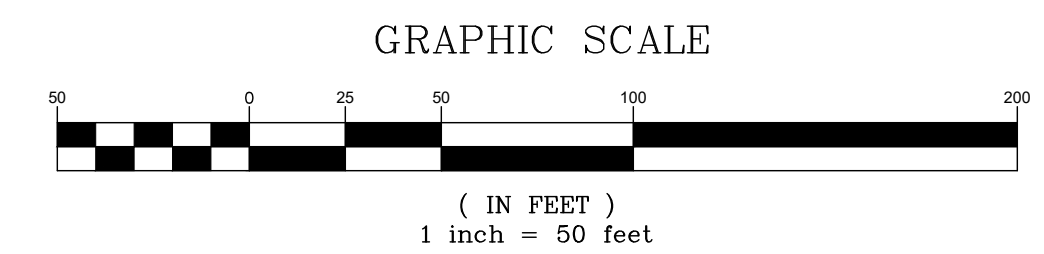
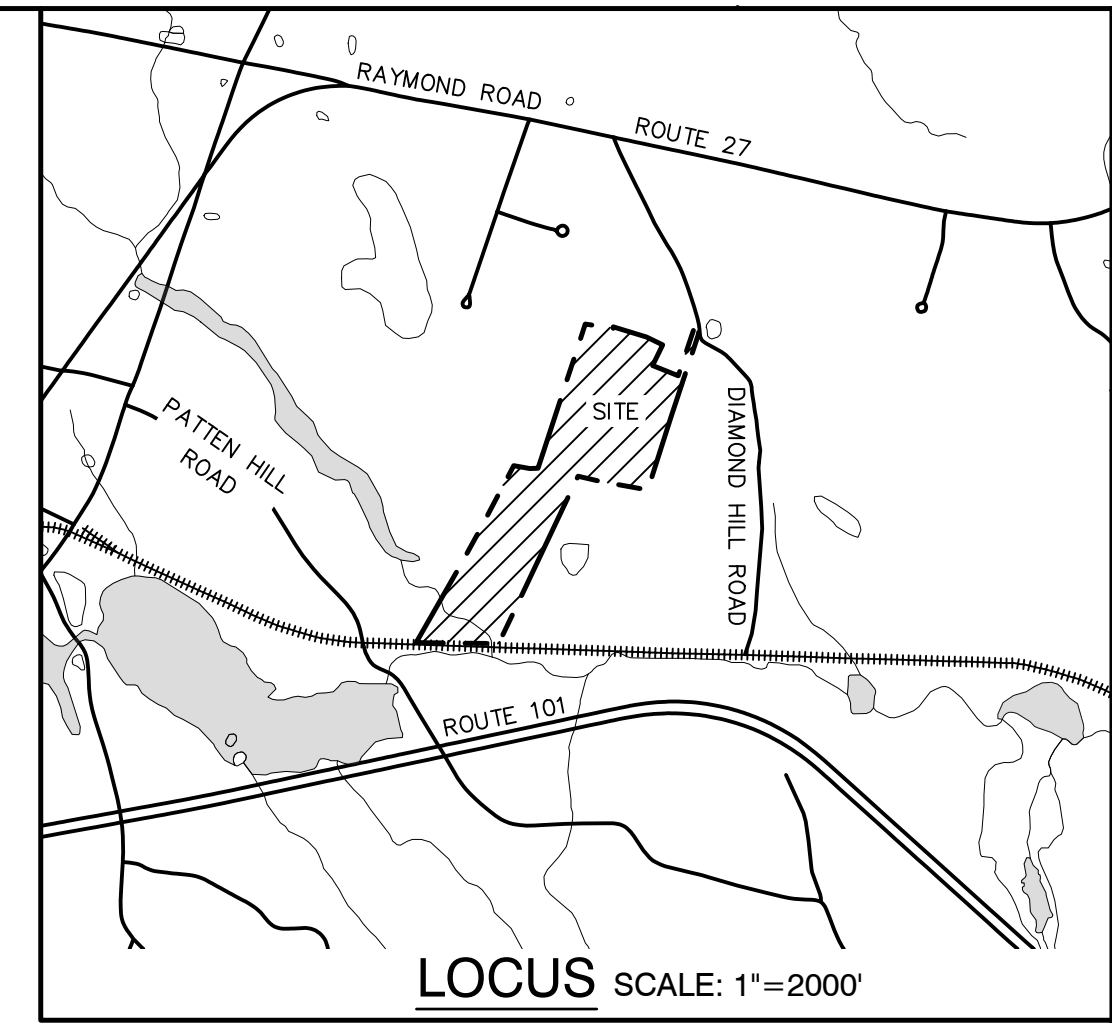
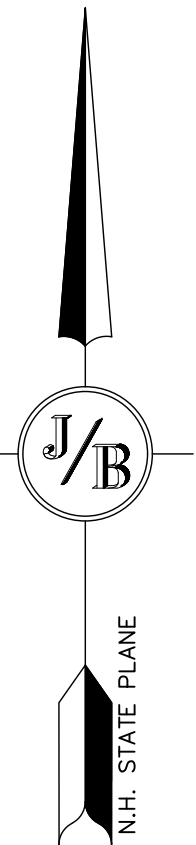
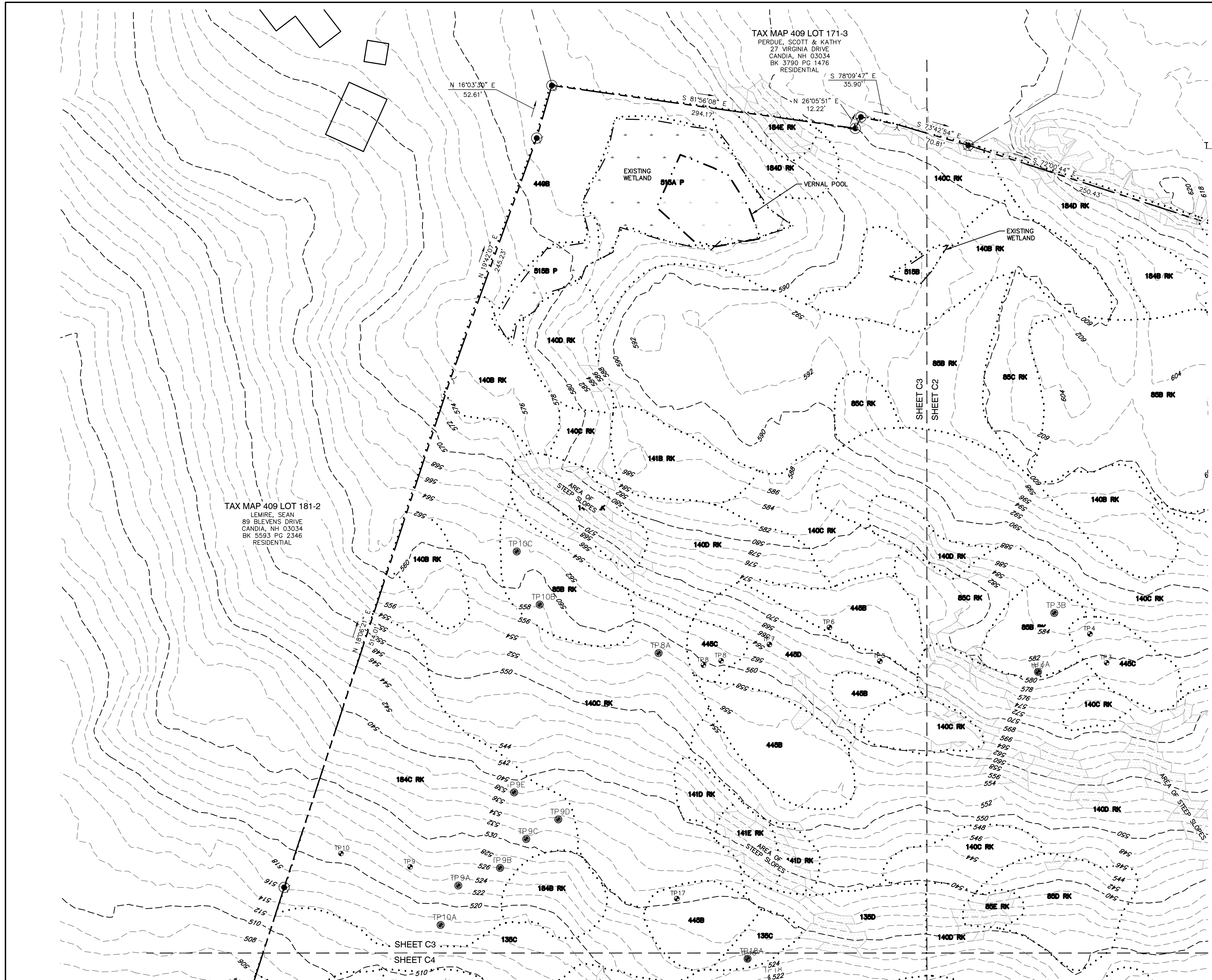
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Plan Name:	EXISTING CONDITIONS PLAN
Project:	DIAMOND HILL SUBDIVISION MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH
Owner of Record:	AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT, QUINCY, MA 02169

DRAWING No.
C2
SHEET 9 OF 26
JBE PROJECT NO. 24025



PROJECT PARCEL TOWN OF CANDIA TAX MAP 409, LOT 228
APPLICANT/OWNER AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT QUINCY, MA 02169
TOTAL LOT AREA 3,166,021 SQ. FT. 72.68 ACRES

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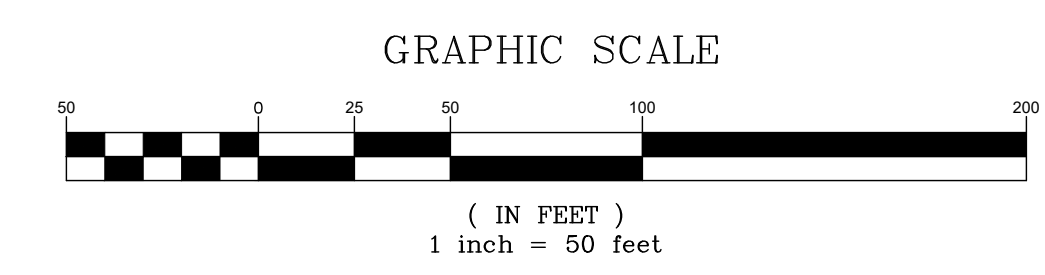
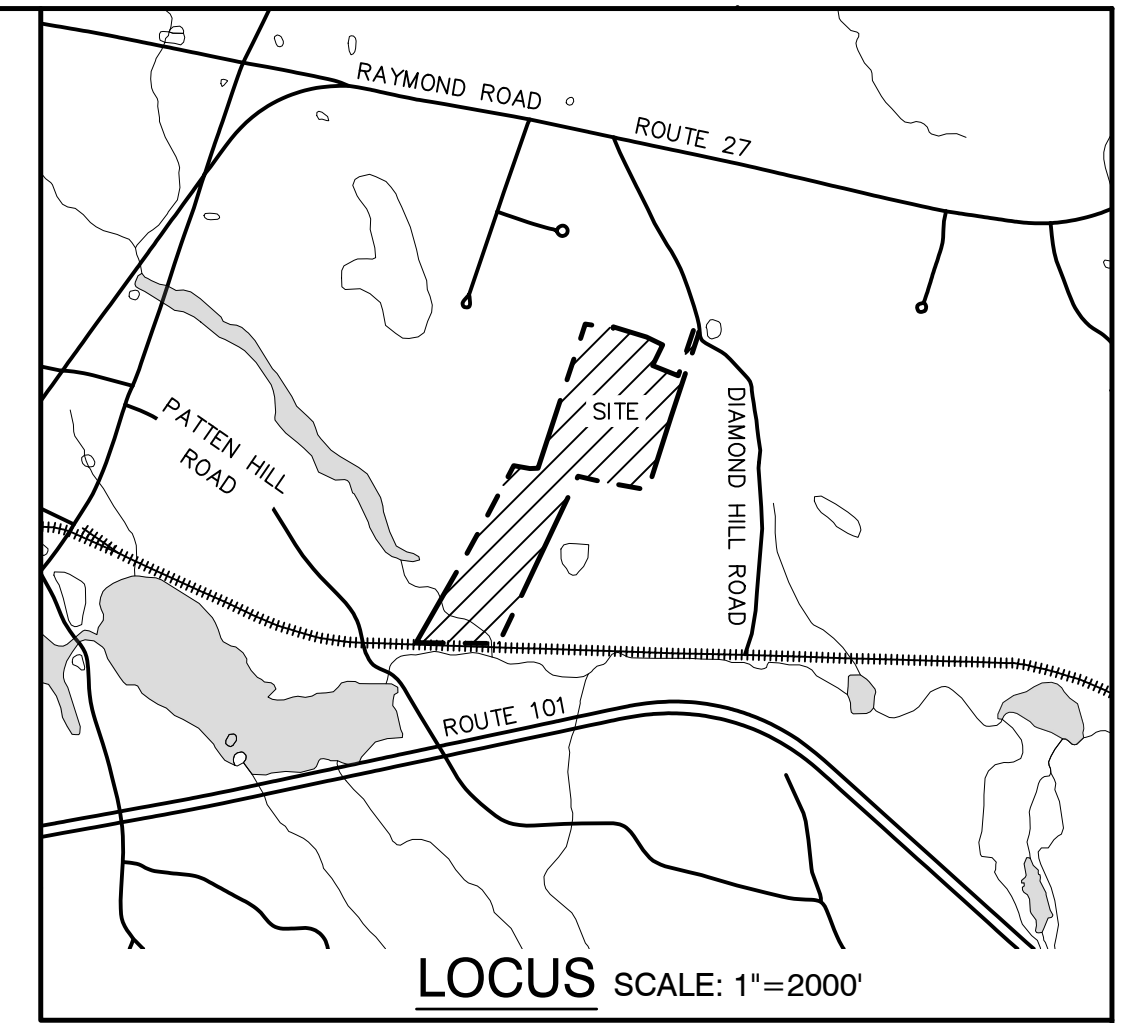
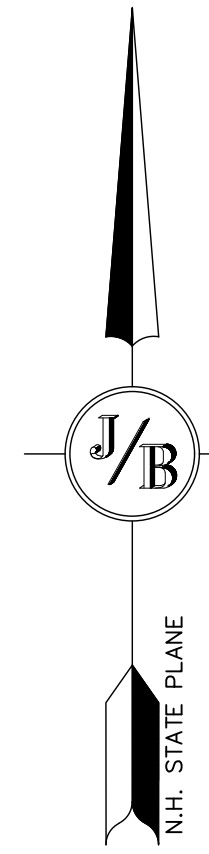
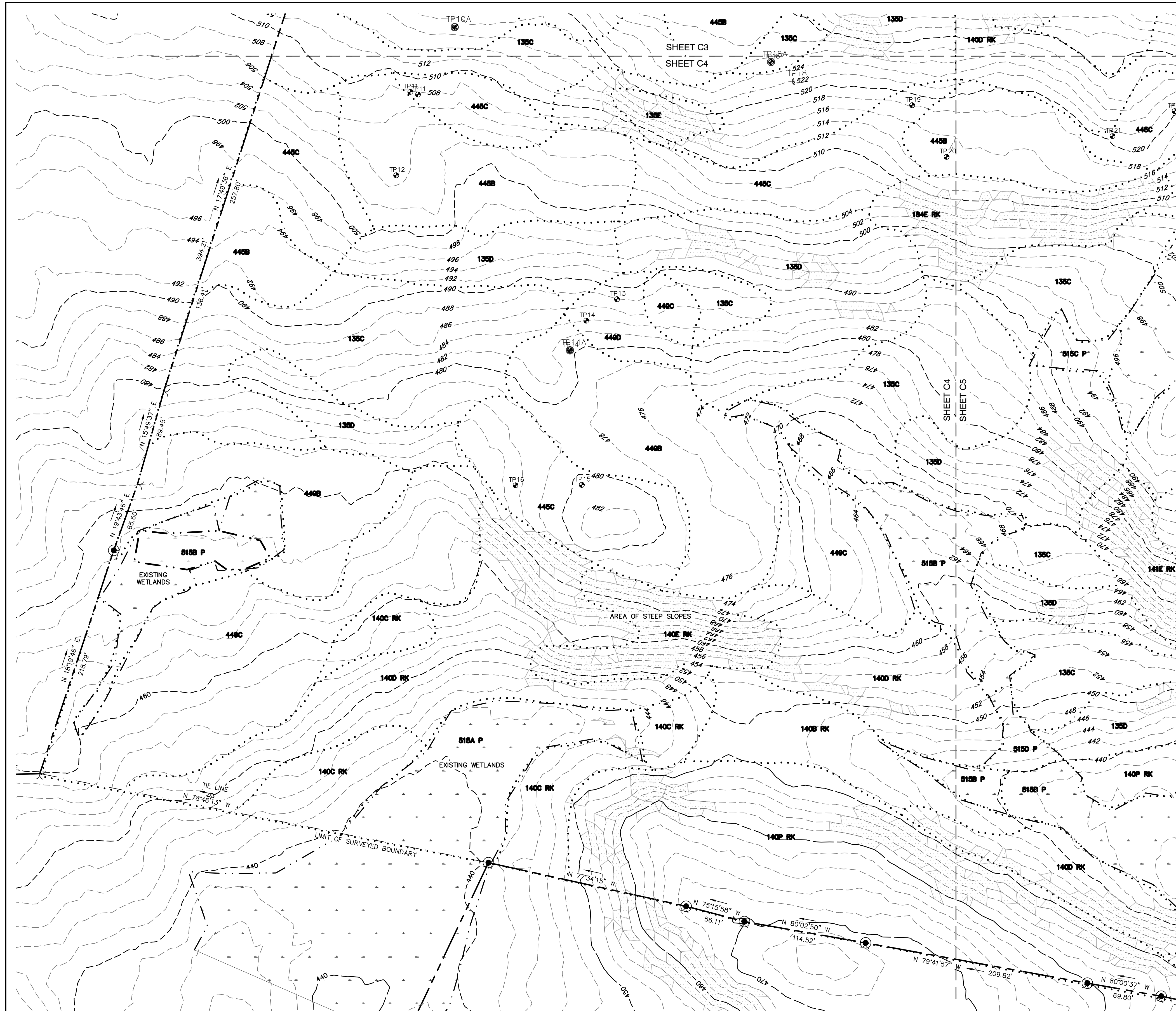
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Plan Name:	EXISTING CONDITIONS PLAN
Project:	MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH
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DRAWING No.

C3

SHEET 10 OF 26
JBE PROJECT NO. 24025



PROJECT PARCEL TOWN OF CANDIA TAX MAP 409, LOT 228
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J/B Jones & Beach Engineers, Inc.

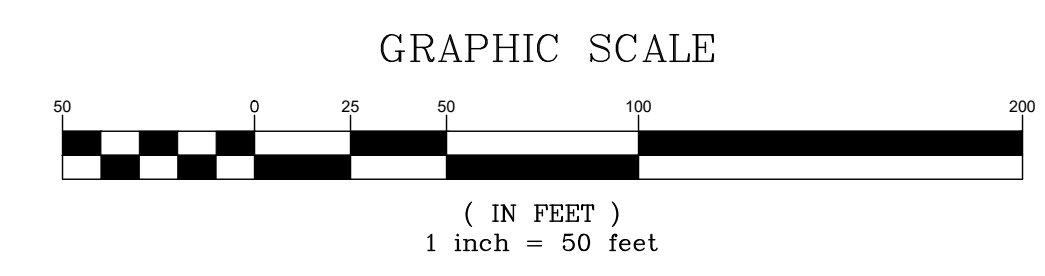
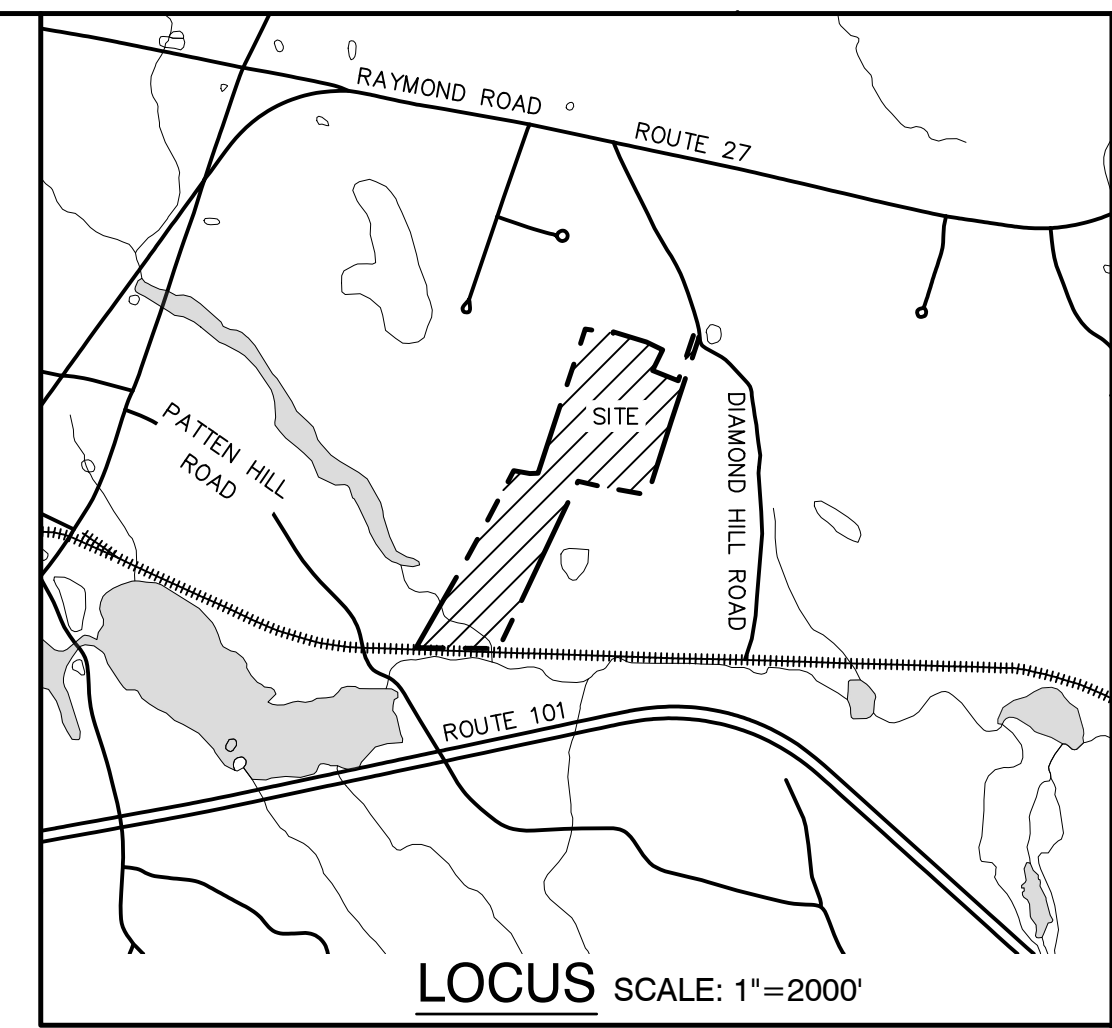
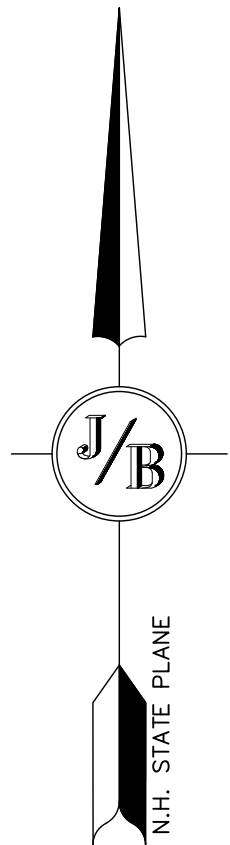
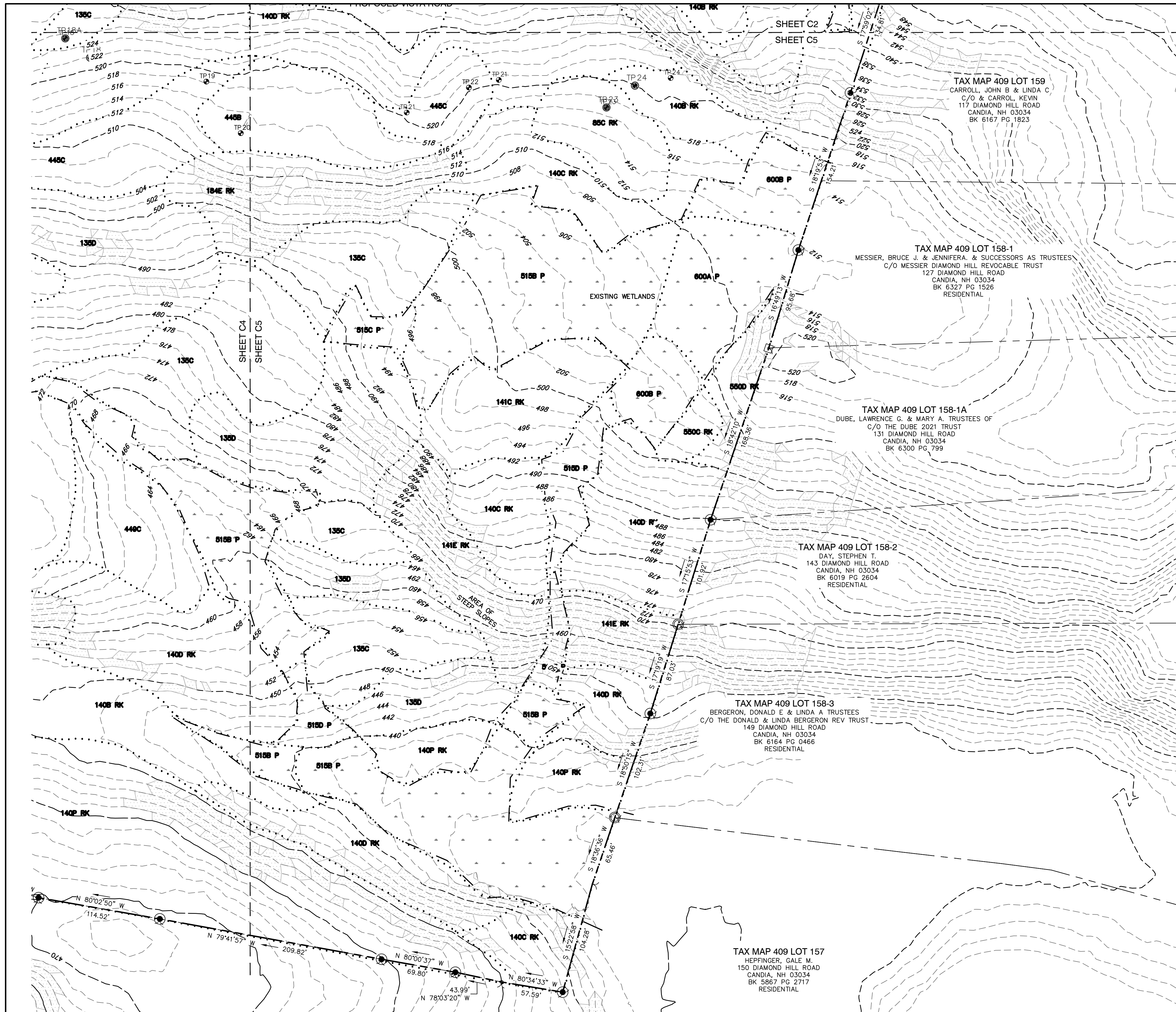
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219
Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH
Owner of Record:	AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT, QUINCY, MA 02169

DRAWING No.

C4

SHEET 11 OF 26
JBE PROJECT NO. 24025



PROJECT PARCEL TOWN OF CANDIA TAX MAP 409, LOT 228
APPLICANT/OWNER AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT QUINCY, MA 02169
TOTAL LOT AREA 3,166,021 SQ. FT. 72.68 ACRES

Hayes
Hayes Engineering, Inc.
Civil Engineers &
Land Surveyors
603 Salem Street
Wakefield, MA 01880
Telephone: 781.246.2800
www.hayeseng.com
Date: March 8, 2024

Design: JPT Draft: KDR Date: 11/18/24
Checked: BWG Scale: AS SHOWN Project No.: 24025
Drawing Name: 24025-PLAN.dwg
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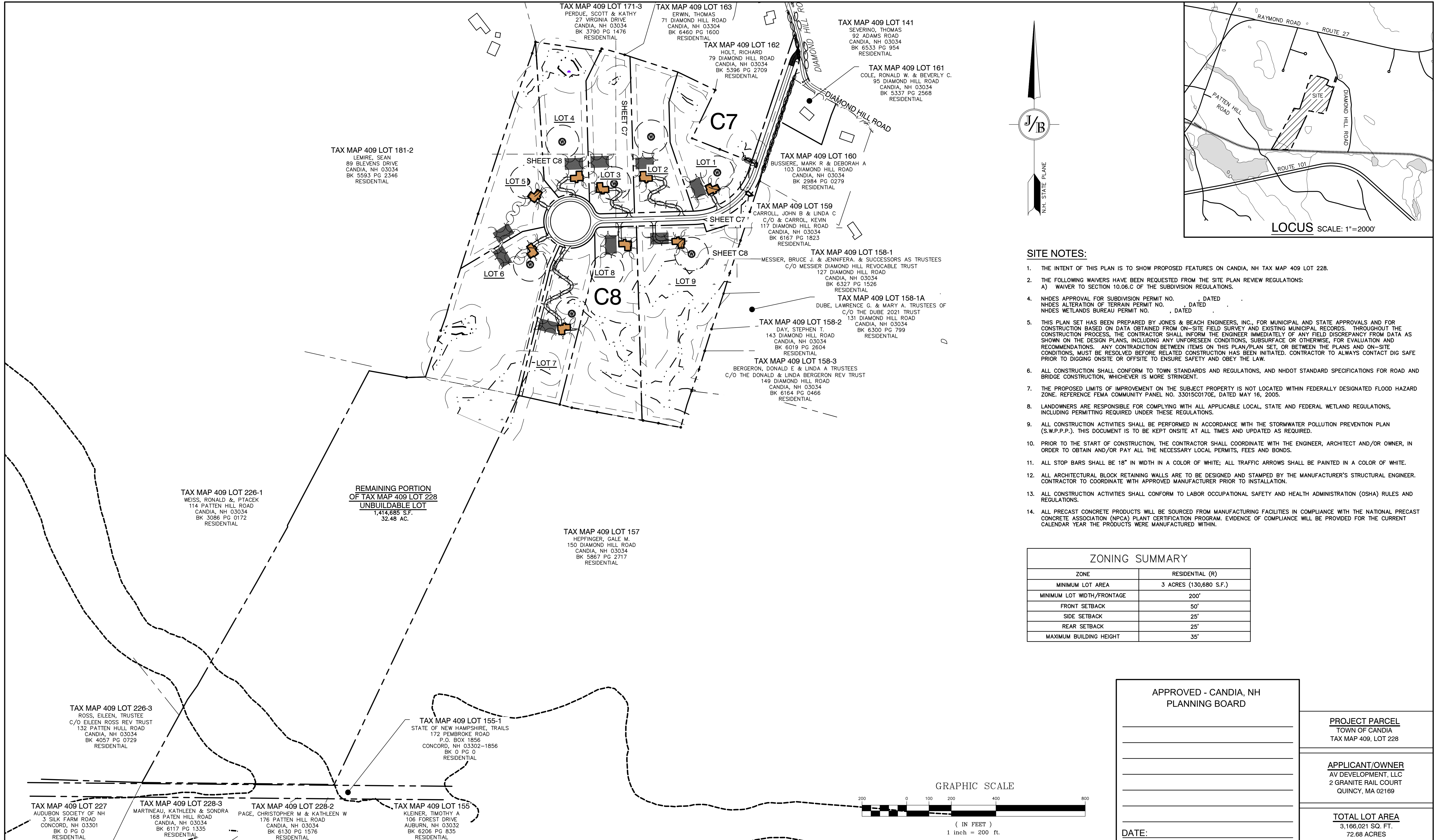
REV.	DATE	REVISION	BY
0	11/18/24	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4746
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	DIAMOND HILL SUBDIVISION MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH
Owner of Record:	AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT, QUINCY, MA 02169

DRAWING No.
C5
SHEET 12 OF 26
JBE PROJECT NO. 24025



- SITE NOTES:**
- THE INTENT OF THIS PLAN IS TO SHOW PROPOSED FEATURES ON CANDIA, NH TAX MAP 409 LOT 228.
 - THE FOLLOWING WAIVERS HAVE BEEN REQUESTED FROM THE SITE PLAN REVIEW REGULATIONS:
A) WAIVER TO SECTION 10.06.C OF THE SUBDIVISION REGULATIONS.
 - NHDES APPROVAL FOR SUBDIVISION PERMIT NO. _____ DATED _____
NHDES ALTERATION OF TERRAIN PERMIT NO. _____ DATED _____
NHDES WETLANDS BUREAU PERMIT NO. _____ DATED _____
 - THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
 - ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
 - THE PROPOSED LIMITS OF IMPROVEMENT ON THE SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0170E, DATED MAY 16, 2005.
 - LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
 - ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
 - ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
 - ALL ARCHITECTURAL BLOCK RETAINING WALLS ARE TO BE DESIGNED AND STAMPED BY THE MANUFACTURER'S STRUCTURAL ENGINEER. CONTRACTOR TO COORDINATE WITH APPROVED MANUFACTURER PRIOR TO INSTALLATION.
 - ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
 - ALL PRECAST CONCRETE PRODUCTS WILL BE SOURCED FROM MANUFACTURING FACILITIES IN COMPLIANCE WITH THE NATIONAL PRECAST CONCRETE ASSOCIATION (NPCA) PLANT CERTIFICATION PROGRAM. EVIDENCE OF COMPLIANCE WILL BE PROVIDED FOR THE CURRENT CALENDAR YEAR THE PRODUCTS WERE MANUFACTURED WITHIN.

APPROVED - CANDIA, NH
PLANNING BOARD

PROJECT PARCEL
TOWN OF CANDIA
TAX MAP 409, LOT 228

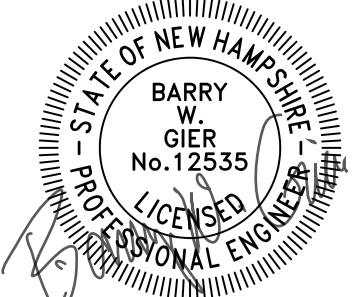
APPLICANT/OWNER
AV DEVELOPMENT, LLC
2 GRANITE RAIL COURT
QUINCY, MA 02169

TOTAL LOT AREA
3,166,021 SQ. FT.
72.68 ACRES

DATE: _____

Design: JPT Draft: KDR Date: 11/18/24
Checked: BWG Scale: AS SHOWN Project No.: 24025
Drawing Name: 24025-PLAN.dwg

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REV.	DATE	REVISION	BY
0	11/18/24	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219
Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

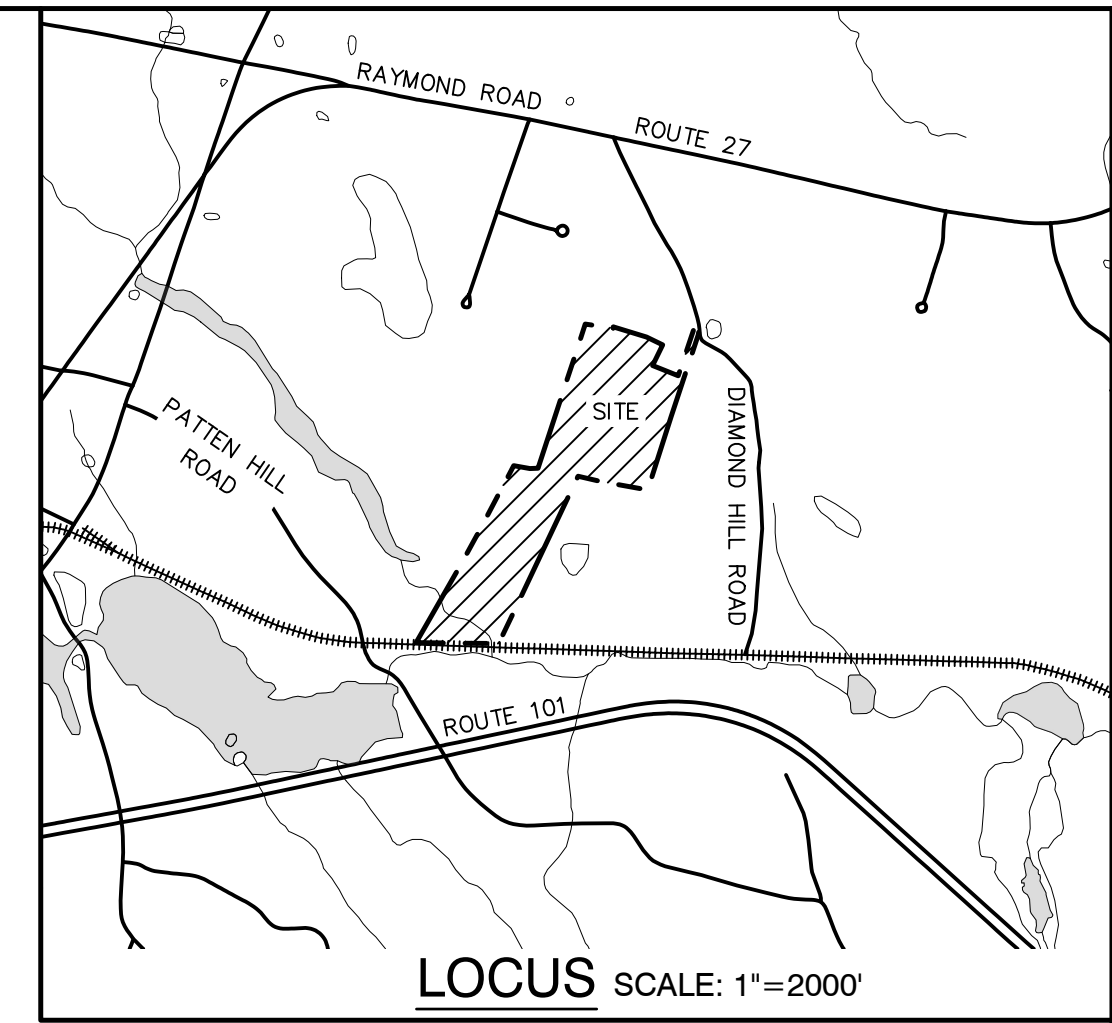
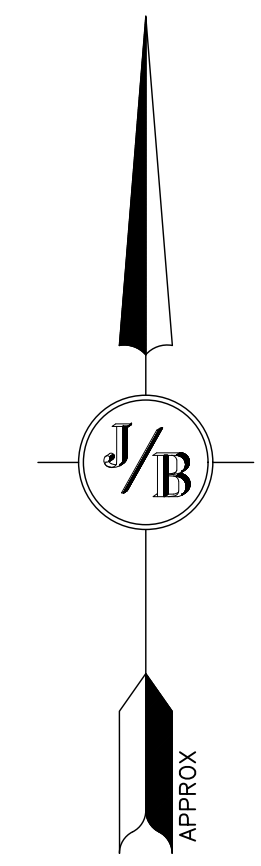
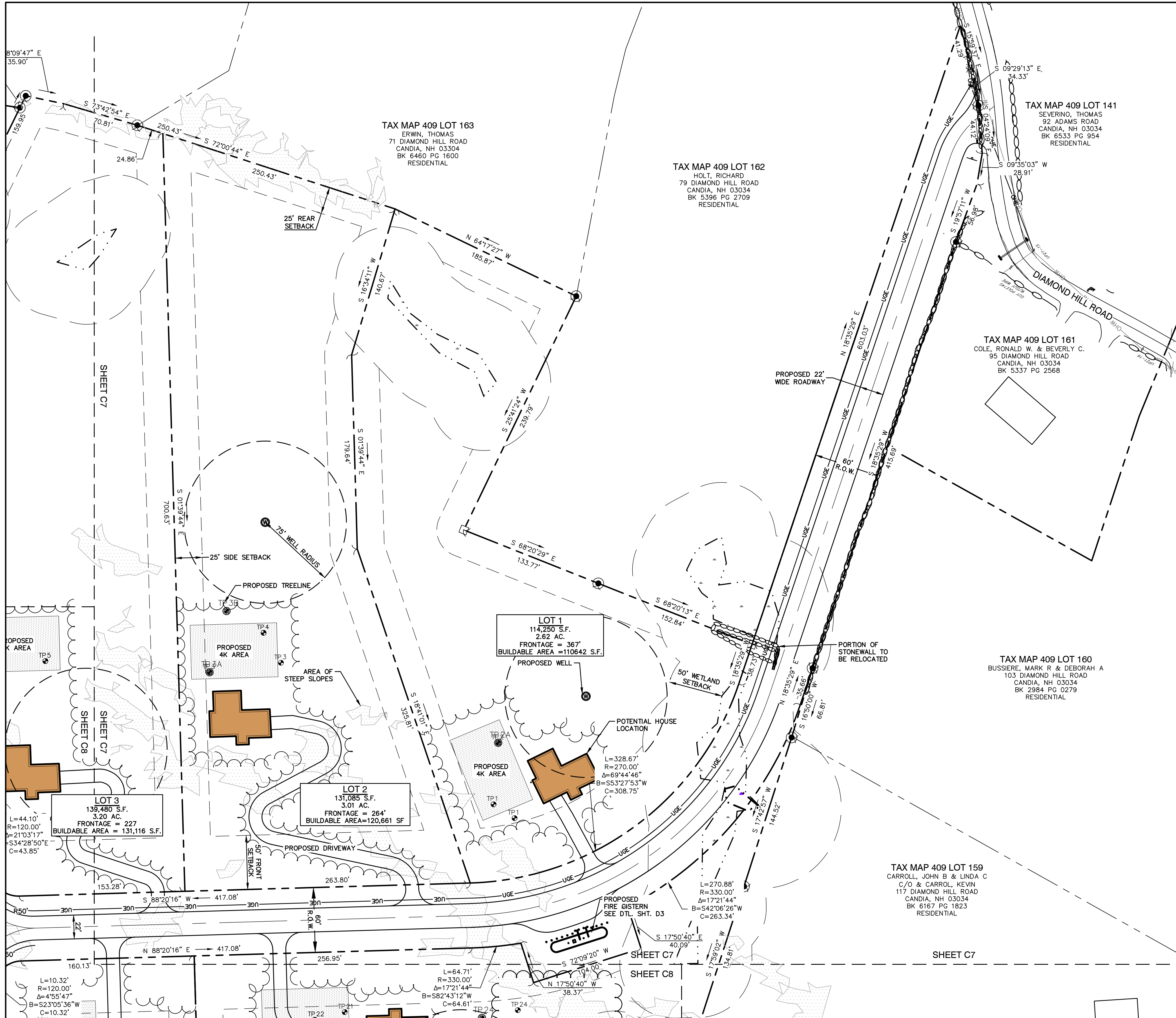
Plan Name: **OVERVIEW SITE PLAN**
MAP 409, LOT 228

Project: **DIAMOND HILL SUBDIVISION**
MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH

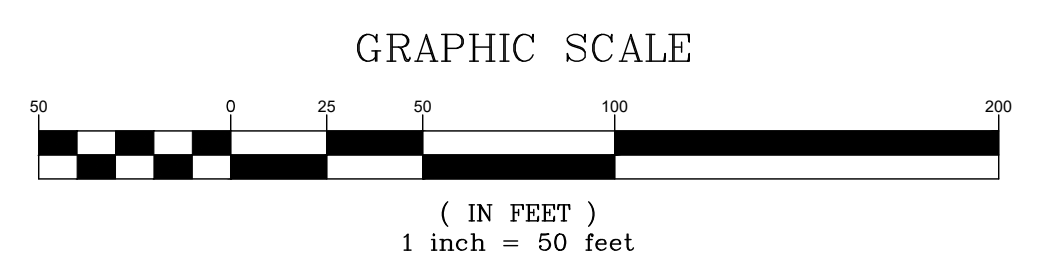
Owner of Record: **AV DEVELOPMENT, LLC**
2 GRANITE RAIL COURT, QUINCY, MA 02169

DRAWING No.
C6

SHEET 13 OF 26
JBE PROJECT NO. 24025



ZONING SUMMARY	
ZONE	RESIDENTIAL (R)
MINIMUM LOT AREA	3 ACRES (130,680 S.F.)
MINIMUM LOT WIDTH/FRONTAGE	200'
FRONT SETBACK	50'
SIDE SETBACK	25'
REAR SETBACK	25'
MAXIMUM BUILDING HEIGHT	35'



APPROVED - CANDIA, NH
PLANNING BOARD

PROJECT PARCEL
TOWN OF CANDIA
TAX MAP 409, LOT 228

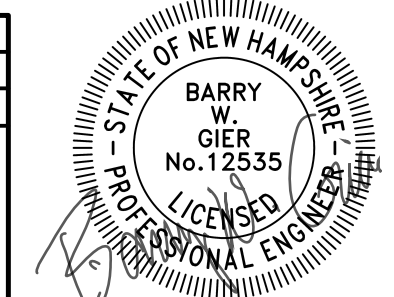
APPLICANT/OWNER
AV DEVELOPMENT, LLC
2 GRANITE RAIL COURT
QUINCY, MA 02169

TOTAL LOT AREA
3,166,021 SQ. FT.
72.68 ACRES

DATE:

Design: JPT Draft: KDR Date: 11/18/24
Checked: BWG Scale: AS SHOWN Project No.: 24025
Drawing Name: 24025-PLAN.dwg

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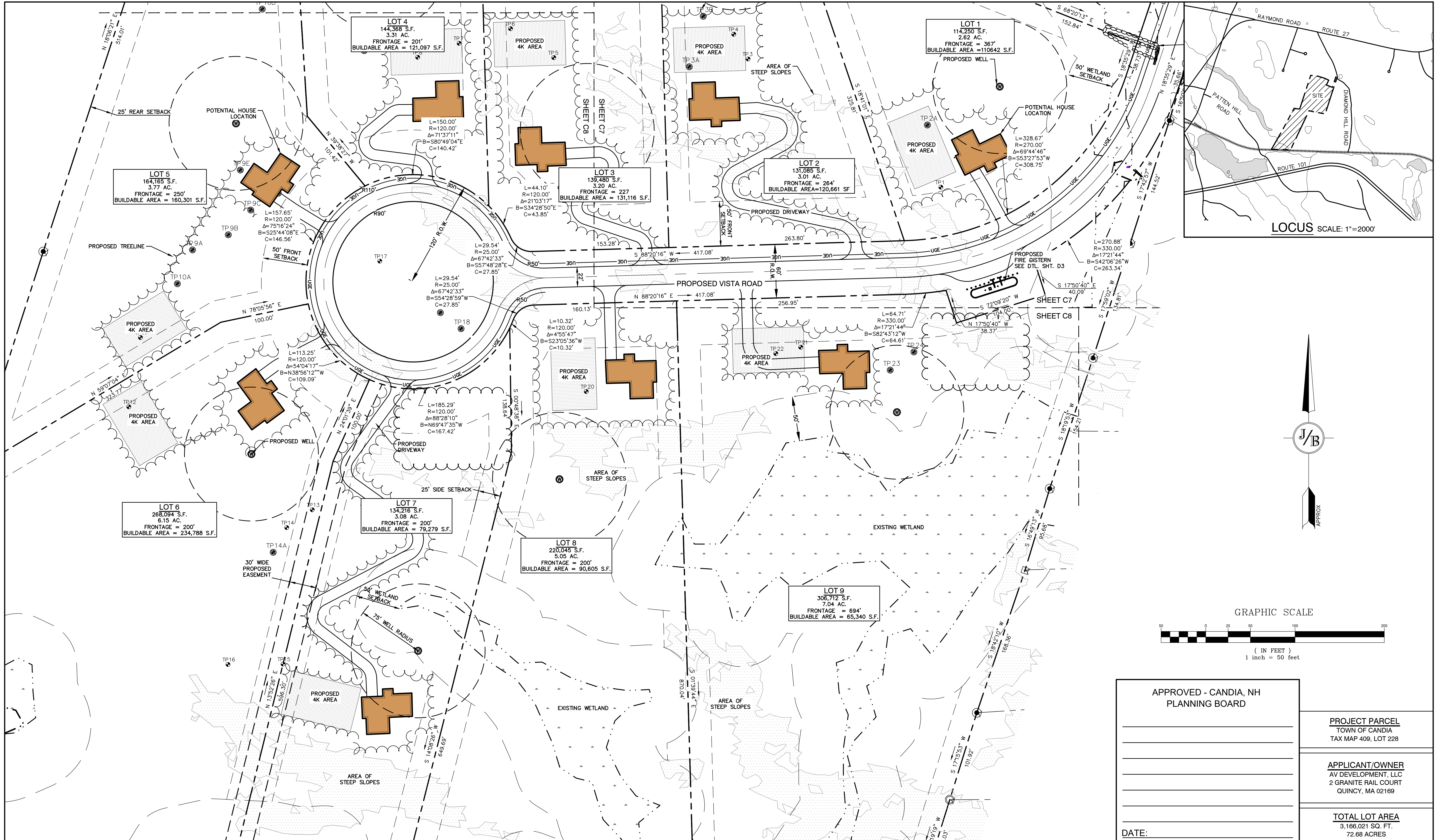
Plan Name: **SITE PLAN**
MAP, BLOCK, LOT

Project: **DIAMOND HILL SUBDIVISION**
MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH

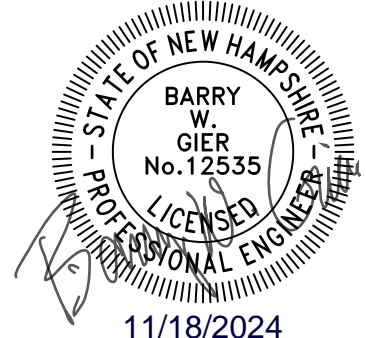
Owner of Record: **AV DEVELOPMENT, LLC**
2 GRANITE RAIL COURT, QUINCY, MA 02169

DRAWING No.
C7

SHEET 14 OF 26
JBE PROJECT NO. 24025



Design: JPT Draft: KDR Date: 11/18/24
 Checked: BWG Scale: AS SHOWN Project No.: 24025
 Drawing Name: 24025-PLAN.dwg
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0	11/18/24	ISSUED FOR REVIEW	BWG
		REVISION	

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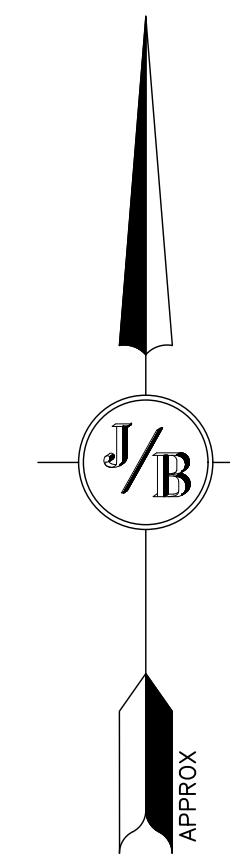
Plan Name: **SITE PLAN**
MAP_BLOCK_LOT

Project: **DIAMOND HILL SUBDIVISION**
MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH

Owner of Record: **AV DEVELOPMENT, LLC**
2 GRANITE RAIL COURT, QUINCY, MA 02169

DRAWING No. **C8**

SHEET 15 OF 26
JBE PROJECT NO. 24025

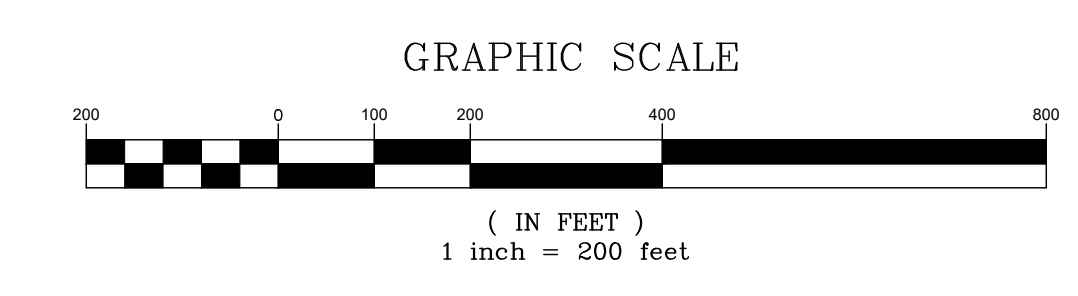


GRADING AND DRAINAGE NOTES:

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
2. VERTICAL DATUM: NH STATE PLANE. HORIZONTAL DATUM: NAD83
3. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
4. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
5. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
6. ALL ROOF DRAINS FROM BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT THE END. ALL EXTERIOR ROOF DOWNSPOUTS ARE TO BE INSTALLED WITH OVERFLOW DEVICES.
7. ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
8. PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
9. ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 3' DEEP SUMPS WITH GREASE HOODS, UNLESS OTHERWISE NOTED.
11. ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED. SEE SHEET XX FOR DRAINAGE STRUCTURE SCHEDULE AND SHEET XX FOR DRAINAGE DETAILS.
12. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
13. IMMEDIATELY APPLY AND COMPACT STONE BASE FOR BUILDING PAD TO +/-1/2" PRIOR TO EXCAVATING INTERIOR AND PERIMETER FOOTINGS.
14. IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
15. ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
16. STONE INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS. SEE DETAIL WITHIN THE DETAIL SHEETS.
17. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
18. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING AND ANYTIME CONSTRUCTION STOPS FOR LONGER THAN 3 DAYS.
19. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
20. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
21. CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
22. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
23. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
24. SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
25. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
26. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
27. SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.

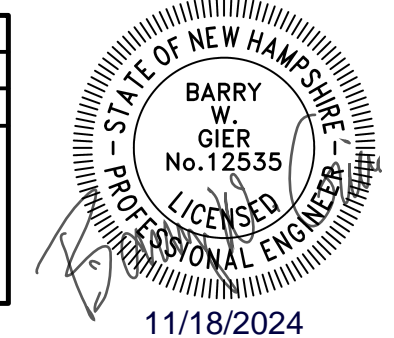
REMAINING PORTION
OF TAX MAP 409 LOT 228
UNBUILDABLE LOT
1,414,685 S.F.
32.48 AC.

	WETLAND IMPACT (SF)
WETLAND IMPACT #1	576
WETLAND IMPACT #2	4270
TOTAL	4846



PROJECT PARCEL TOWN OF CANDIA TAX MAP 409, LOT 228
APPLICANT/OWNER AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT QUINCY, MA 02169
TOTAL LOT AREA 3,166,021 SQ. FT. 72.68 ACRES

Design: JPT Draft: KDR Date: 11/18/24
Checked: BWG Scale: AS SHOWN Project No.: 24025
Drawing Name: 24025-PLAN.dwg
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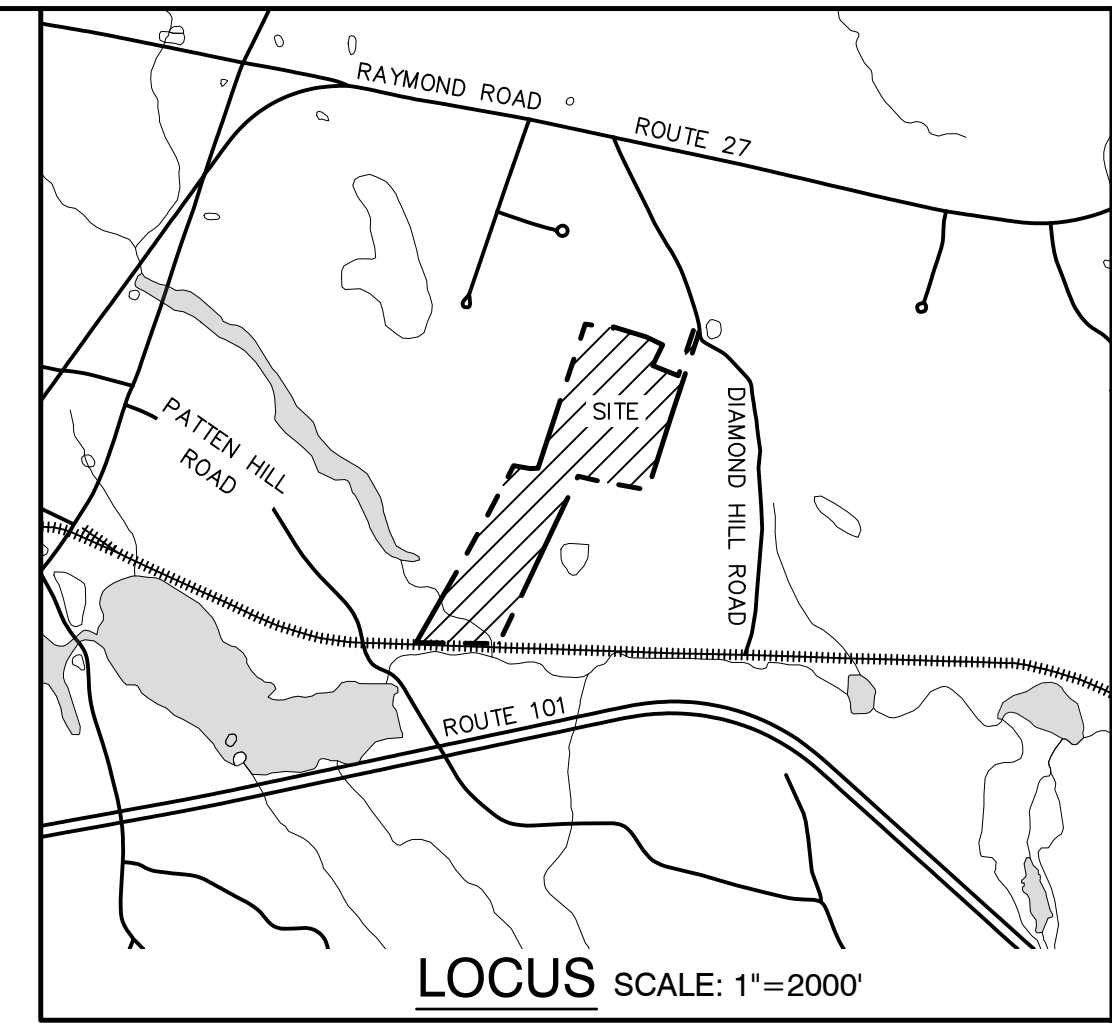
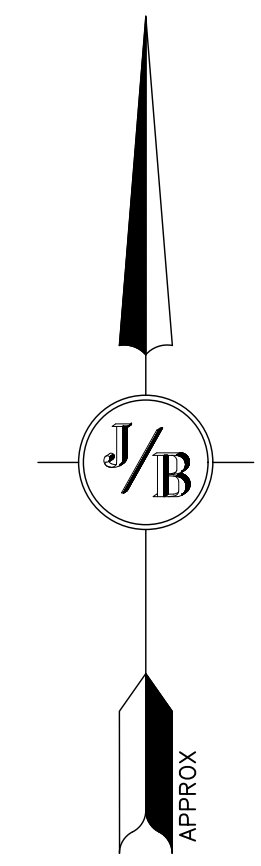


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0	11/18/24	ISSUED FOR REVIEW	BWG

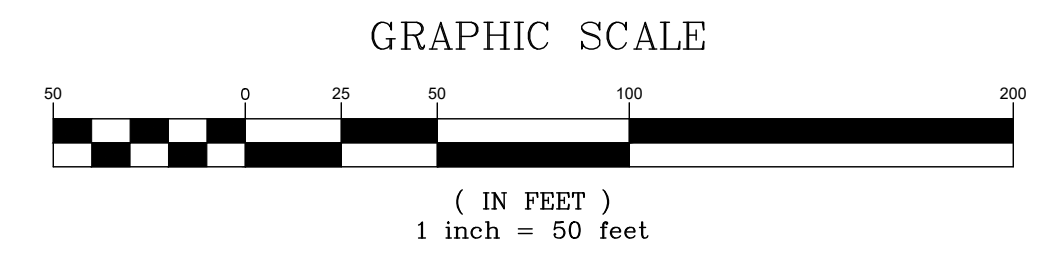
Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: OVERVIEW GRADING & DRAINAGE PLAN
Project: MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH
Owner of Record: AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT, QUINCY, MA 02169

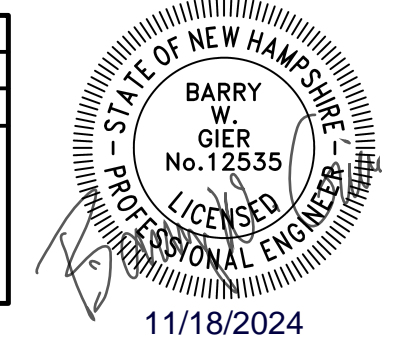
DRAWING No.
C9
SHEET 16 OF 26
JBE PROJECT NO. 24025



PROJECT PARCEL TOWN OF CANDIA TAX MAP 409, LOT 228
APPLICANT/OWNER AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT QUINCY, MA 02169
TOTAL LOT AREA 3,166,021 SQ. FT. 72.68 ACRES



Design: JPT Draft: KDR Date: 11/18/24
 Checked: BWG Scale: AS SHOWN Project No.: 24025
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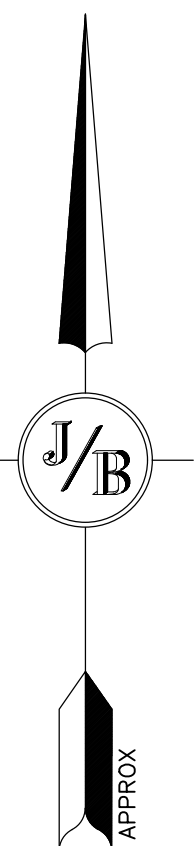
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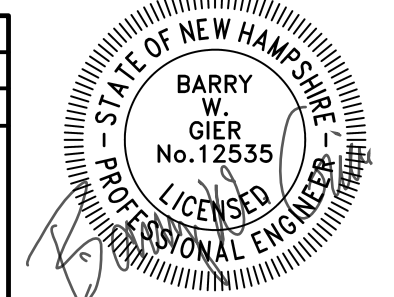
Plan Name:	GRADING AND DRAINAGE PLAN
Project:	DIAMOND HILL SUBDIVISION MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH
Owner of Record:	AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT, QUINCY, MA 02169

DRAWING No.
C10
 SHEET 17 OF 26
 JBE PROJECT NO. 24025



PROJECT PARCEL TOWN OF CANDIA TAX MAP 409, LOT 228
APPLICANT/OWNER AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT QUINCY, MA 02169
TOTAL LOT AREA 3,166,021 SQ. FT. 72.68 ACRES

Design: JPT Draft: KDR Date: 11/18/24
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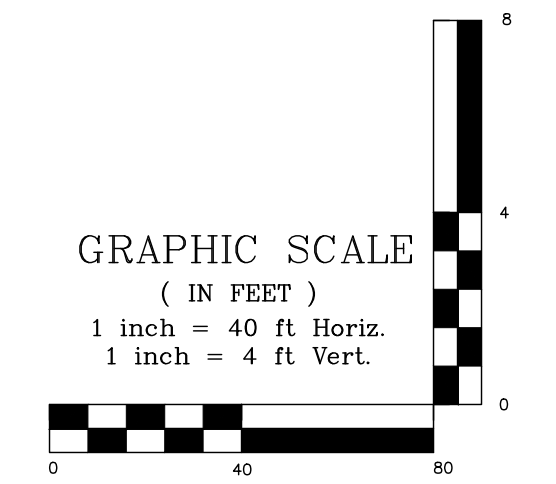
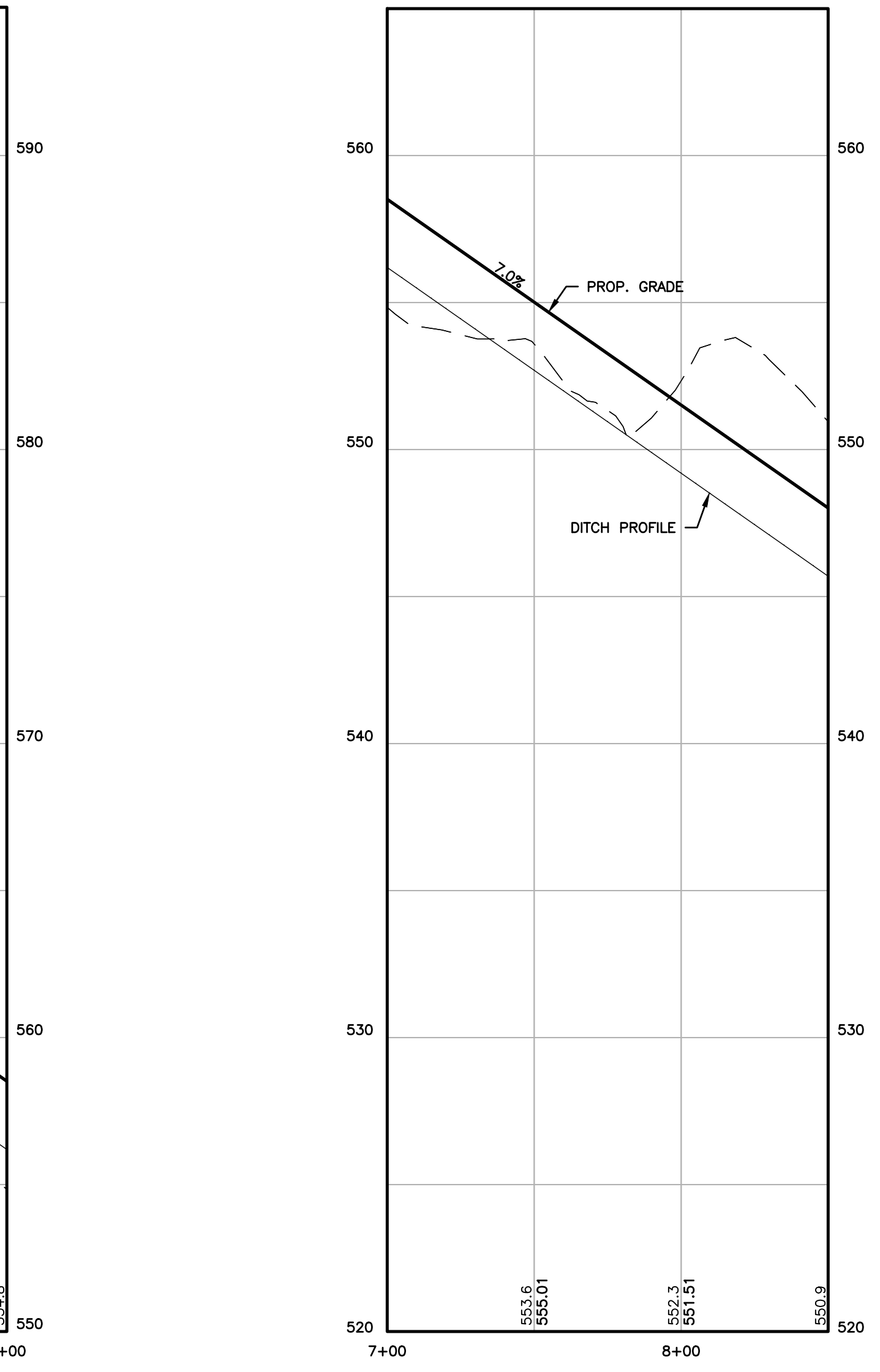
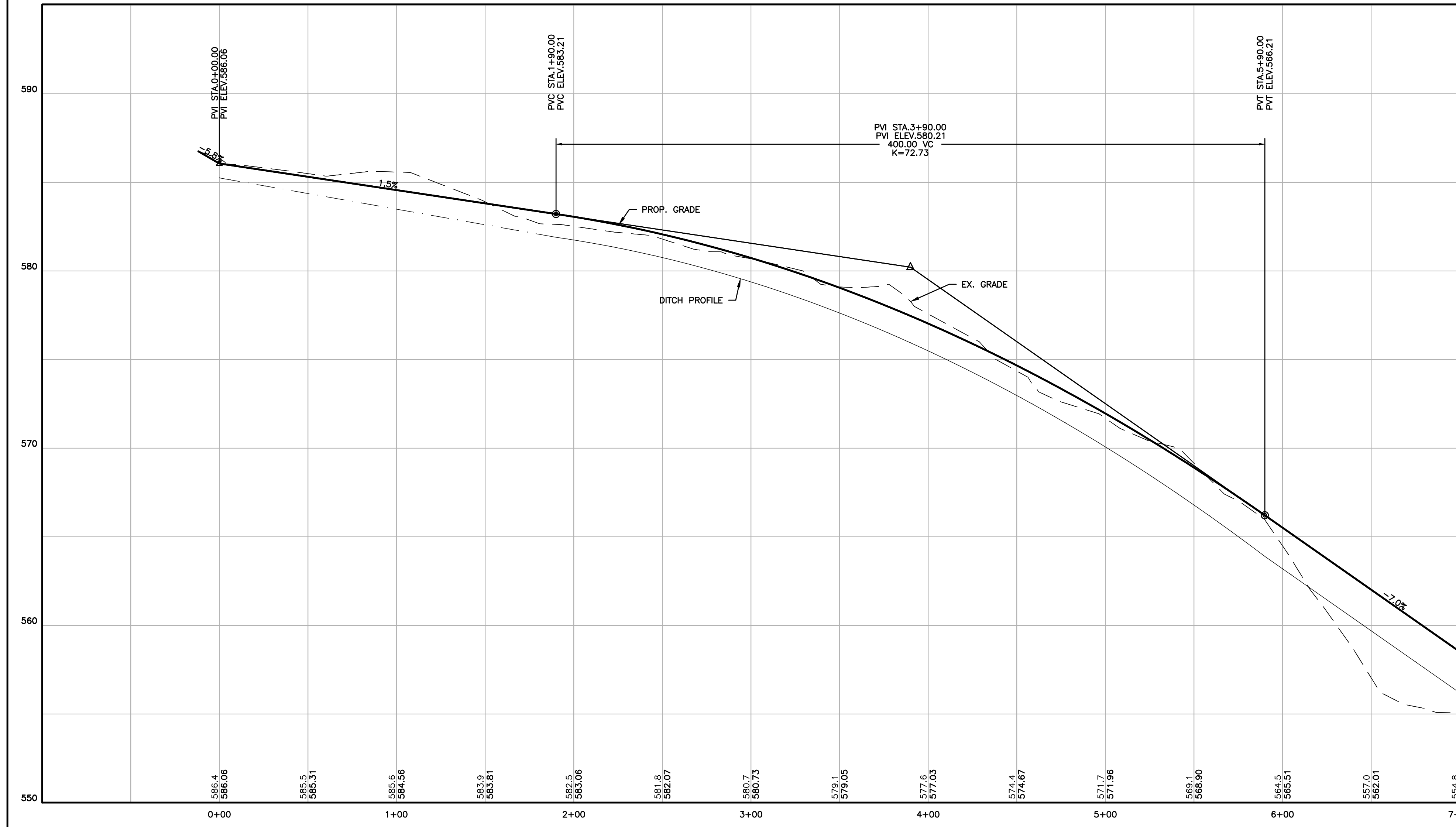
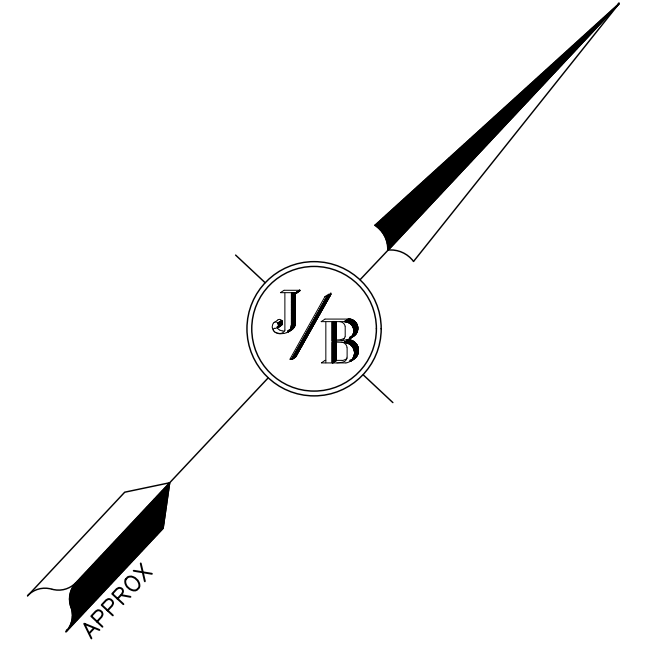
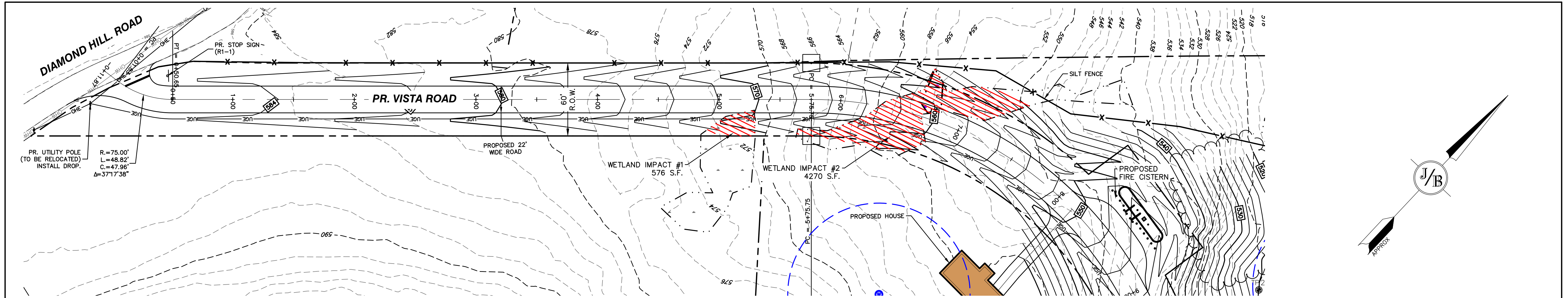
Designed and Produced in NH

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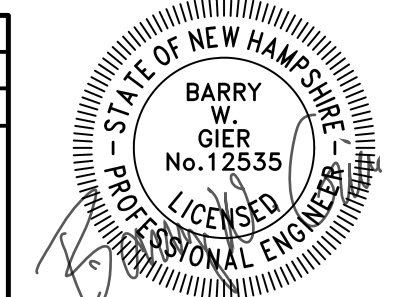
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	GRADING AND DRAINAGE PLAN
Project:	DIAMOND HILL SUBDIVISION MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH
Owner of Record:	AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT, QUINCY, MA 02169

DRAWING No.
C11
SHEET 18 OF 26
JBE PROJECT NO. 24025



Design: JPT Draft: KDR Date: 11/18/24
 Checked: BWG Scale: AS SHOWN Project No.: 24025
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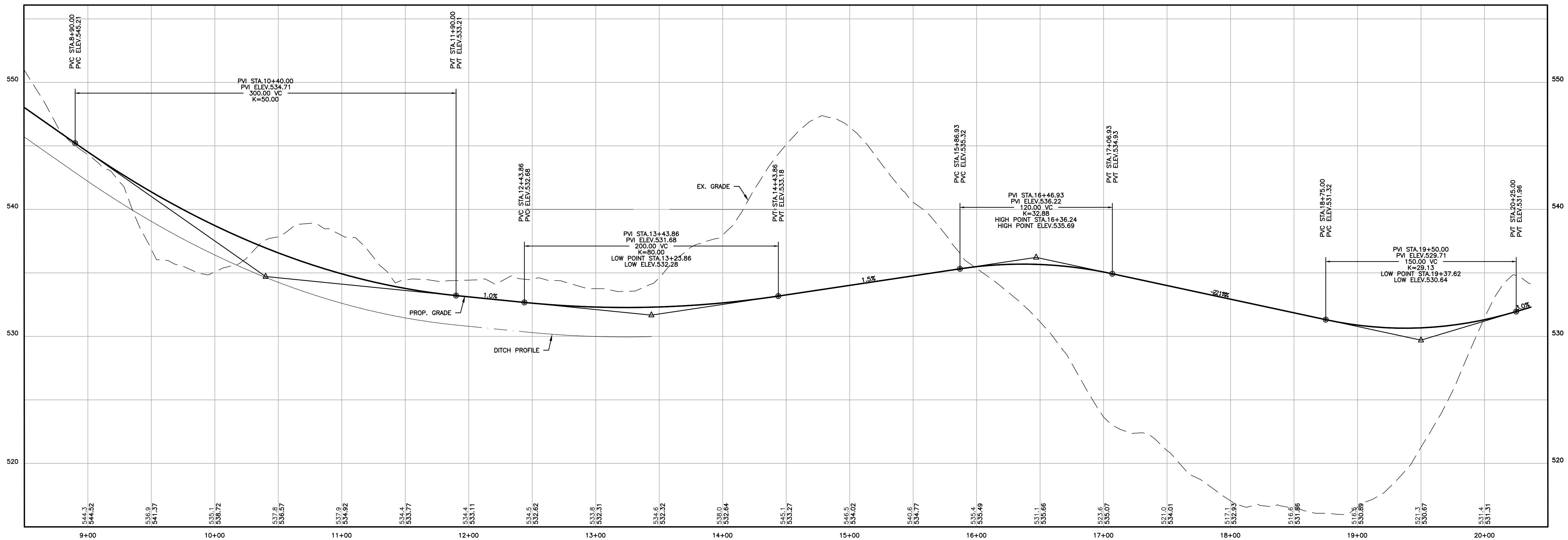
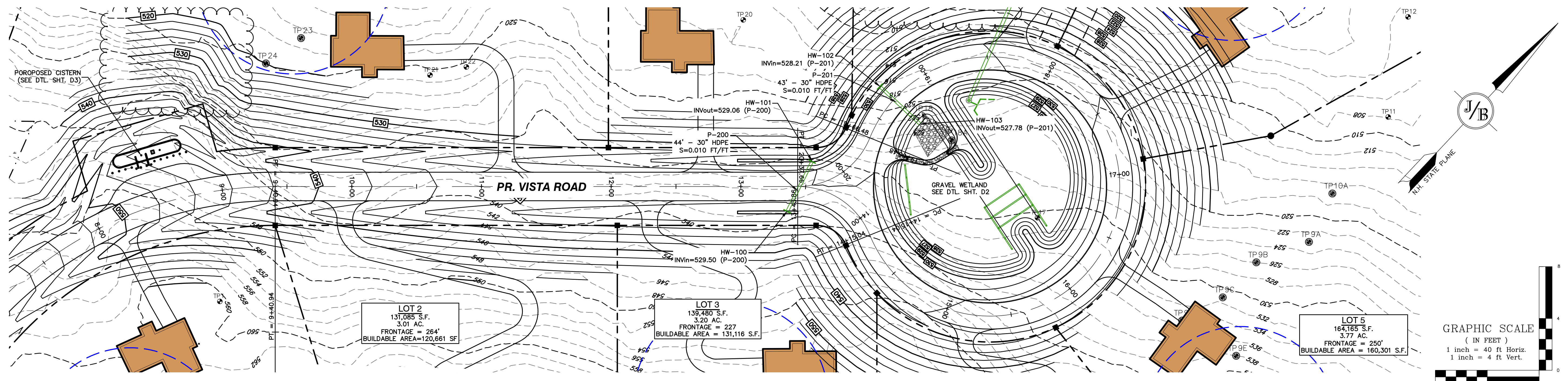
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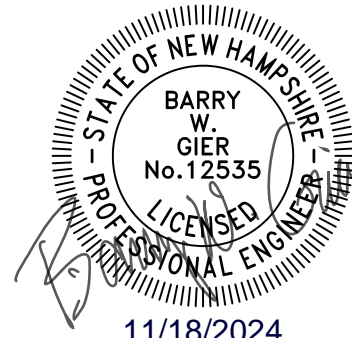
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	PLAN AND PROFILE
Project:	DIAMOND HILL SUBDIVISION MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH
Owner of Record:	AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT, QUINCY, MA 02169

DRAWING No.
P1
SHEET 19 OF 26
JBE PROJECT NO. 24025



Design: JPT Draft: KDR Date: 11/18/24
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Drawing Name: 24025-PLAN.dwg
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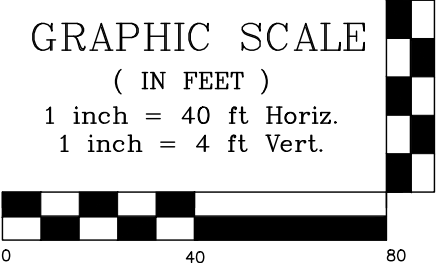
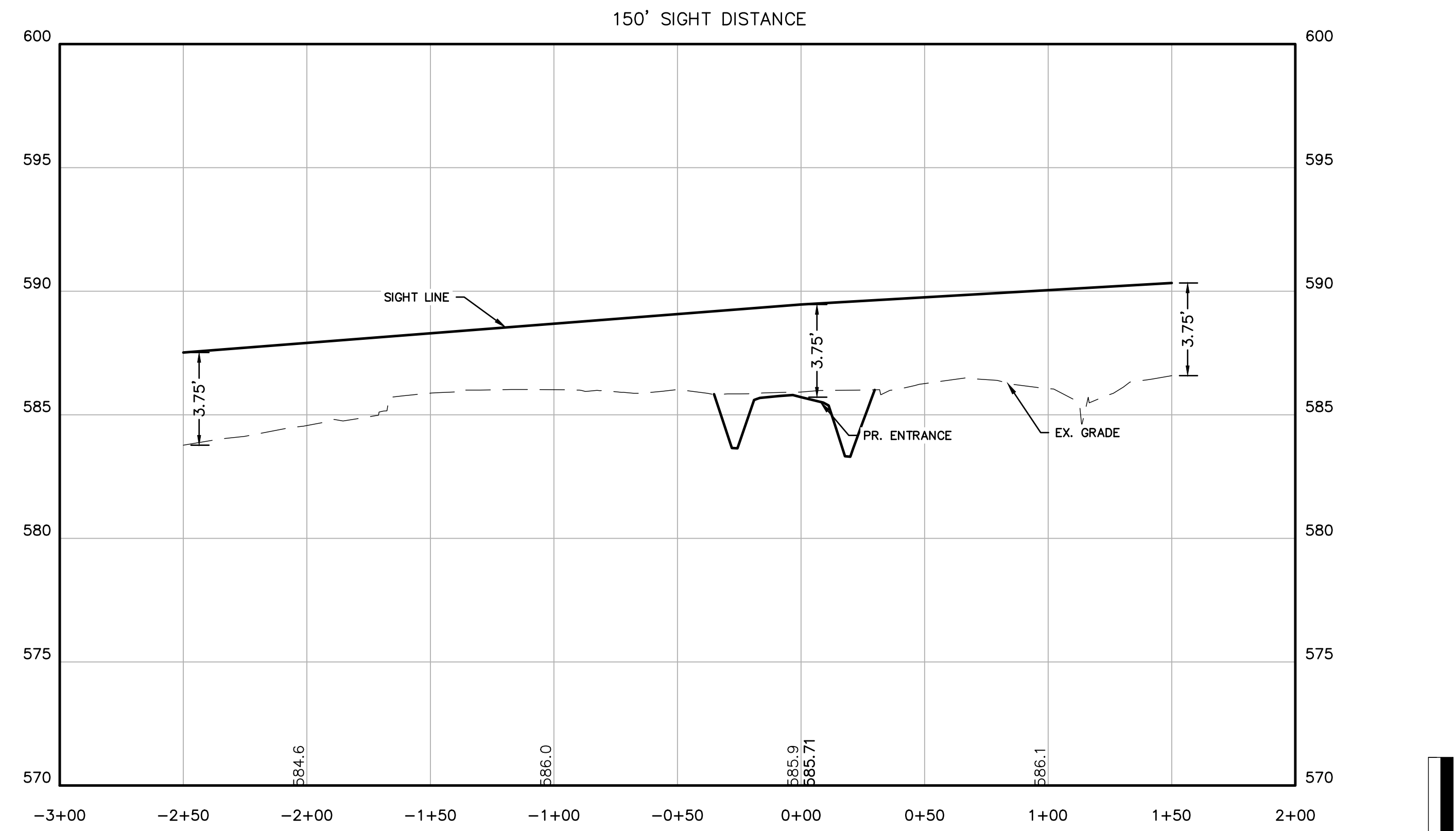
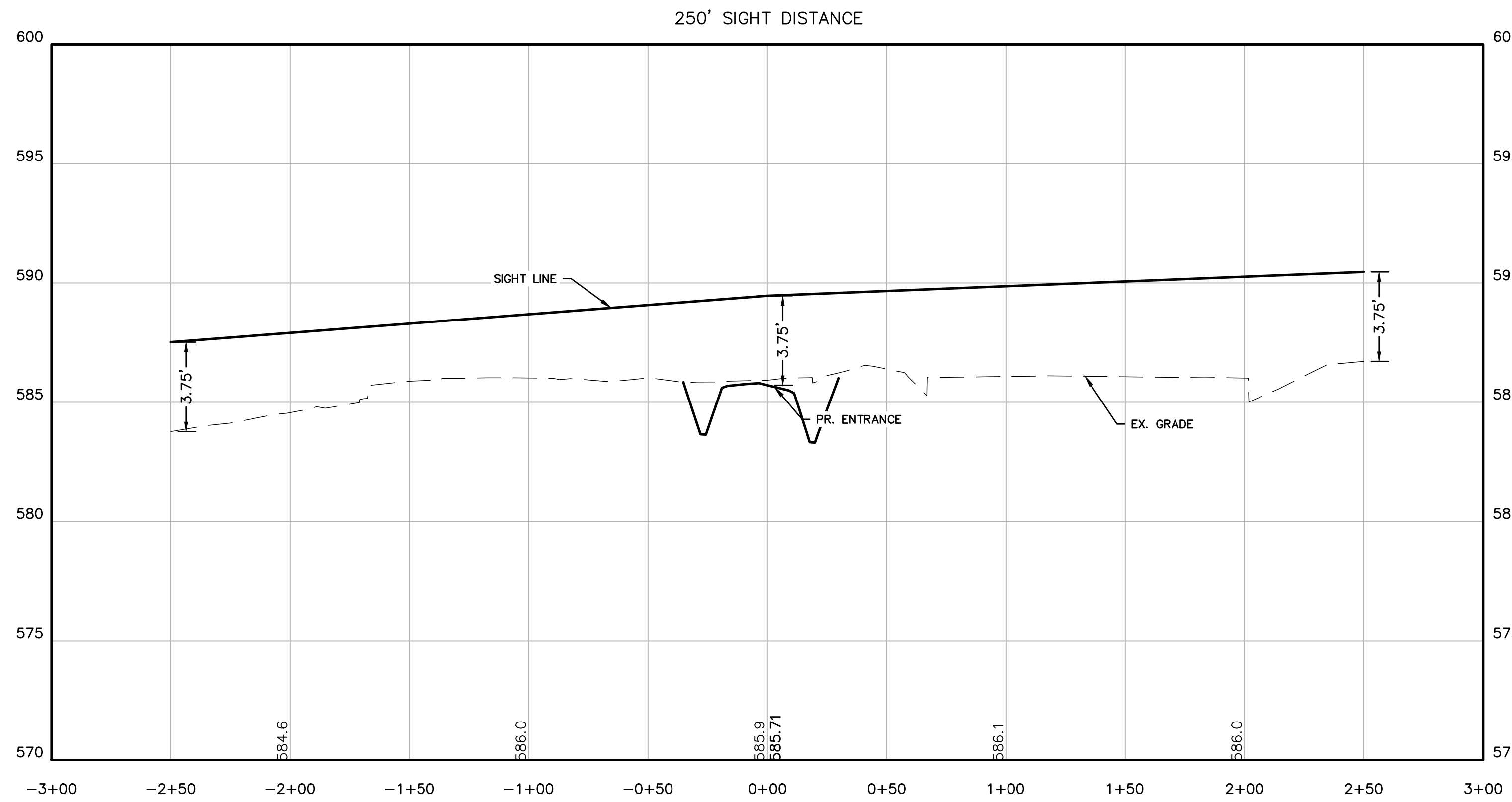
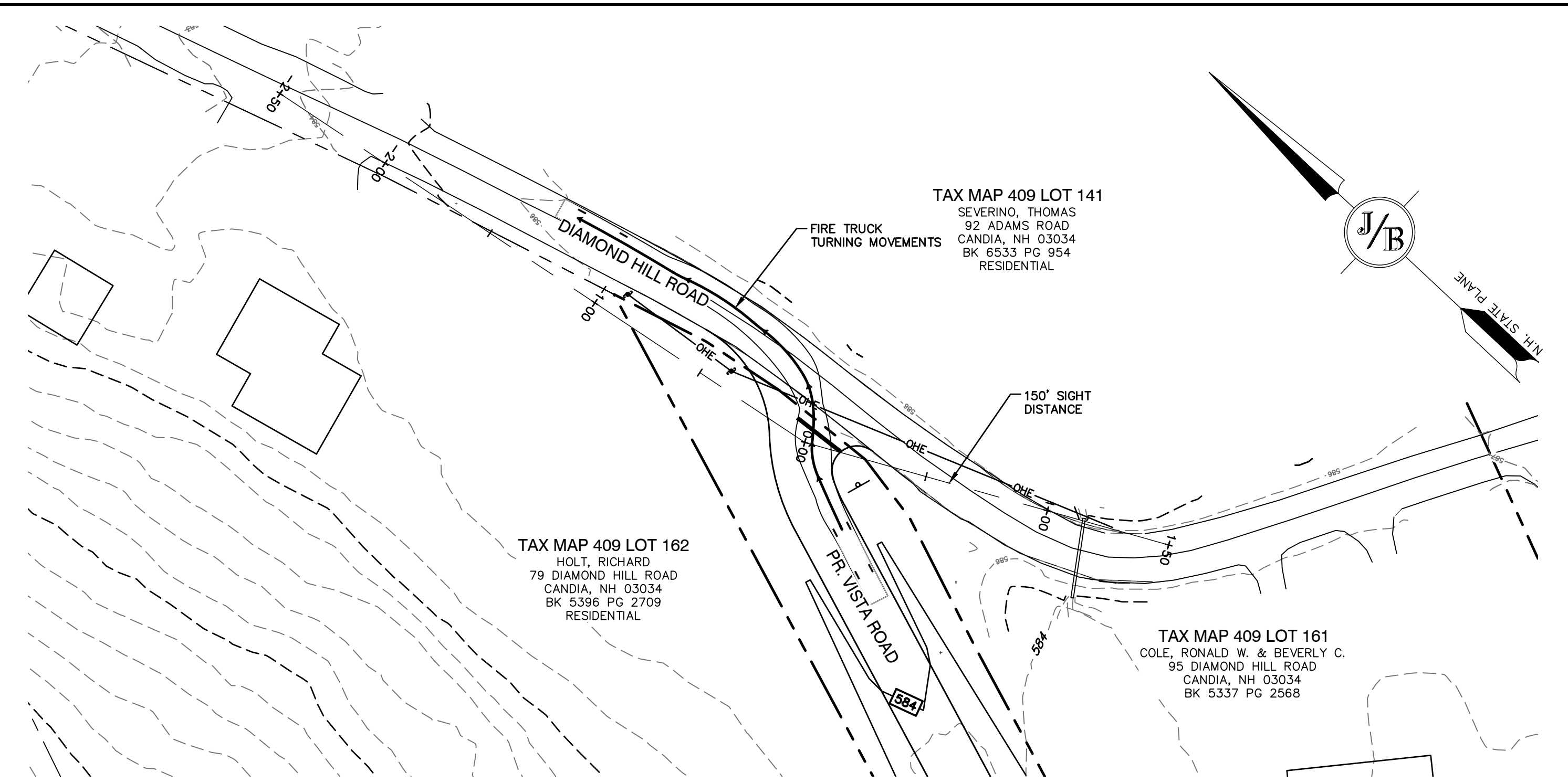
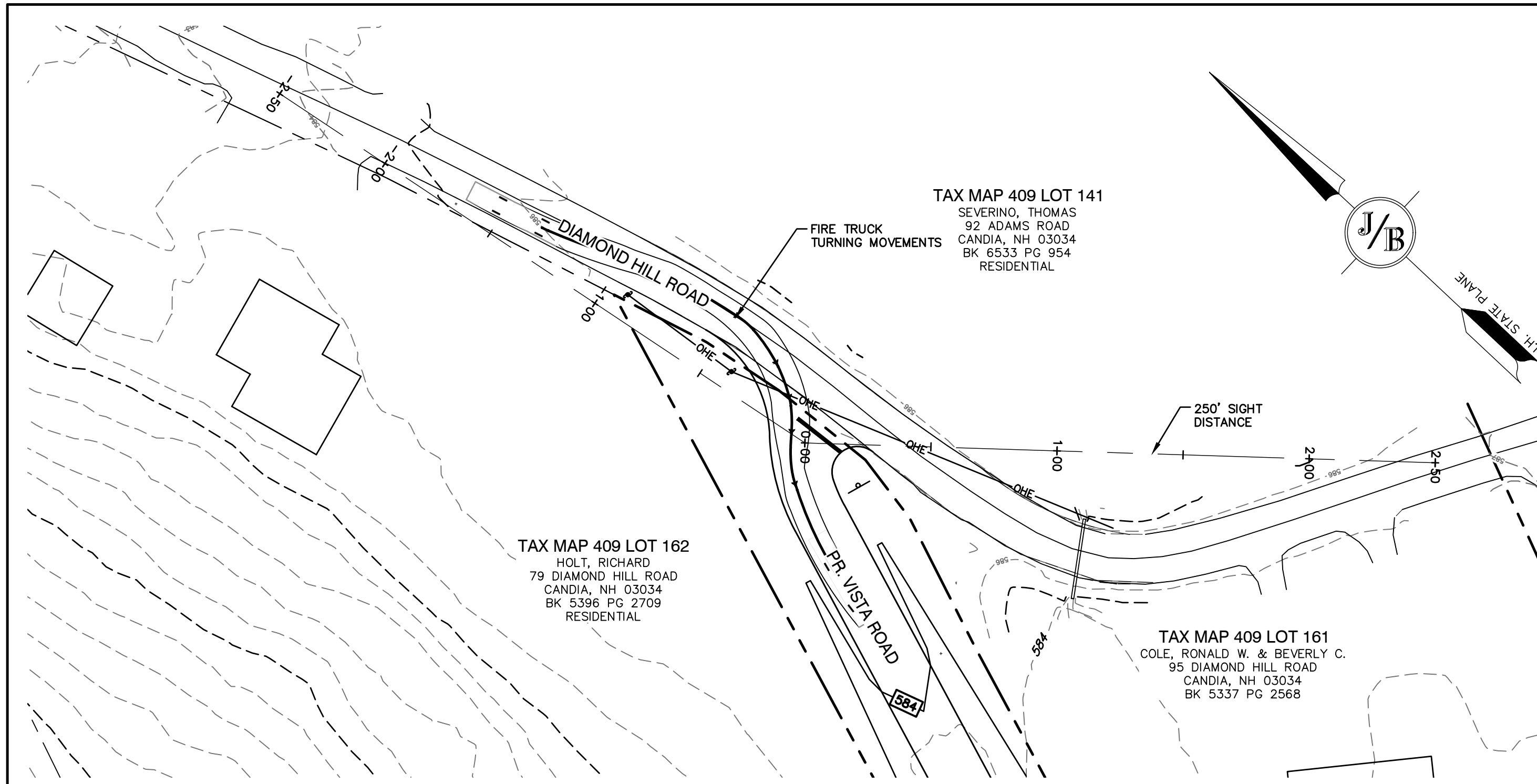
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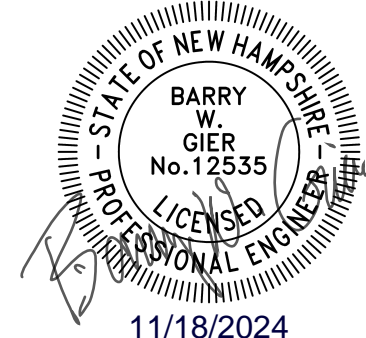
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PO Box 219
Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **PLAN AND PROFILE**
Project: **DIAMOND HILL SUBDIVISION**
MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH
Owner of Record: **AV DEVELOPMENT, LLC**
2 GRANITE RAIL COURT, QUINCY, MA 02169

DRAWING No. **P2**
SHEET 20 OF 26
JBE PROJECT NO. 24025



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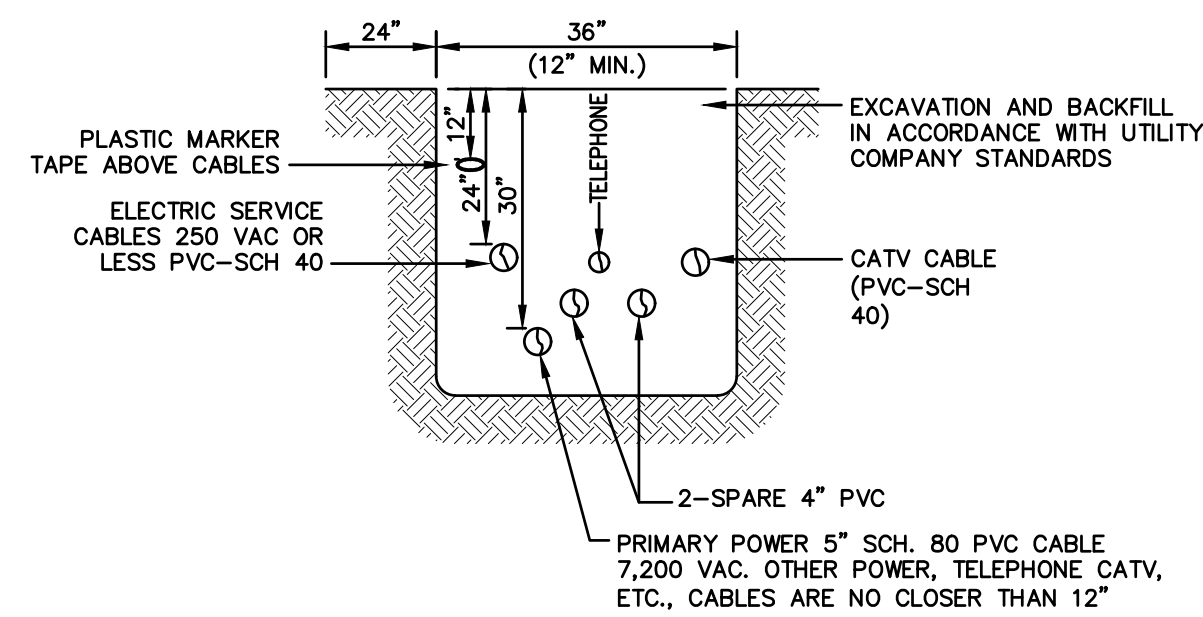
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Plan Name:	SIGHT DISTANCE PLAN
Project:	DIAMOND HILL SUBDIVISION MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH
Owner of Record:	AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT, QUINCY, MA 02169

DRAWING No.
P3
SHEET 21 OF 26
JBE PROJECT NO. 24025



NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.

UTILITY TRENCH

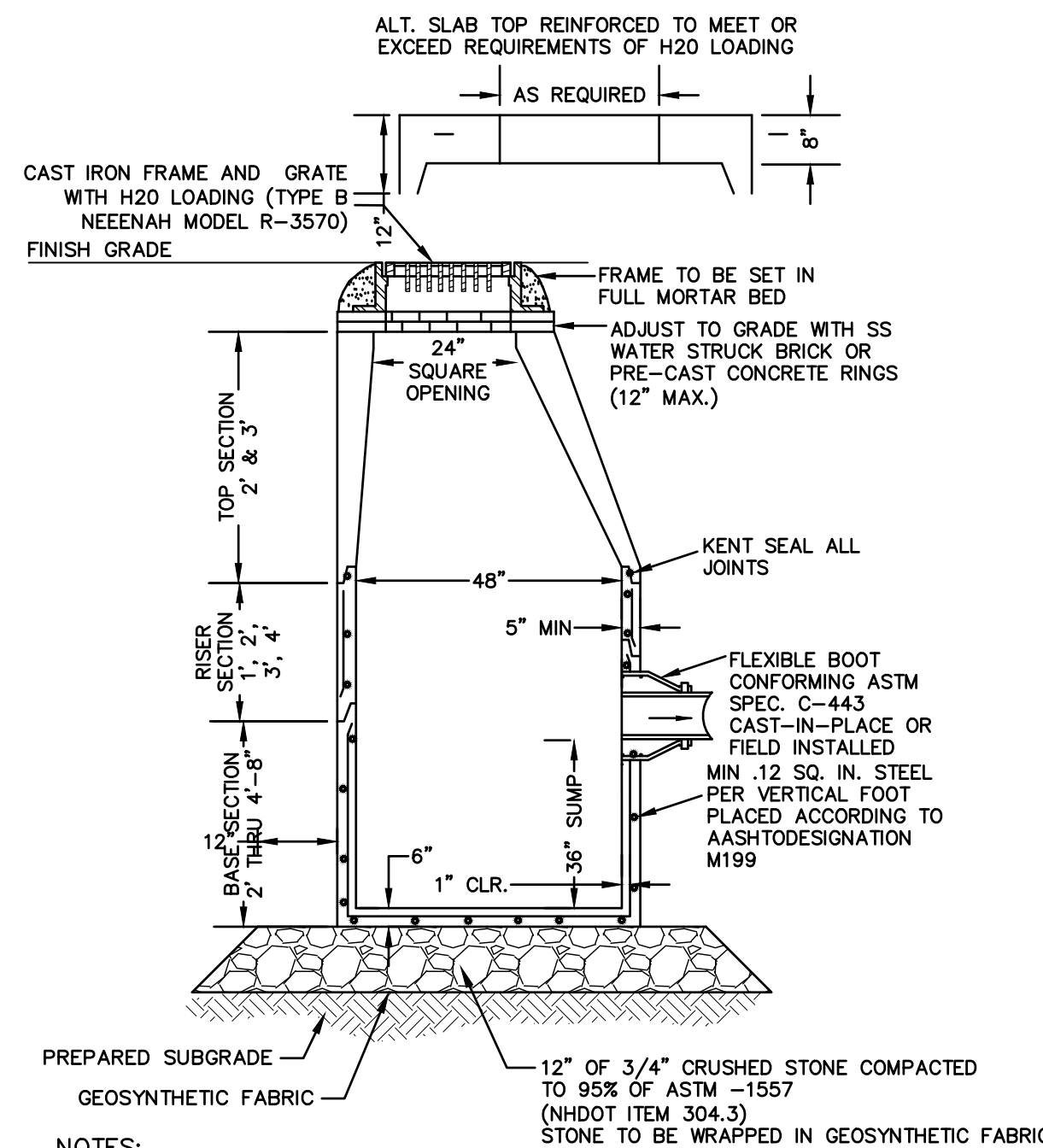
NOT TO SCALE



NOTES:
1. ALL STOP BARS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS ABOVE.

STOP BAR

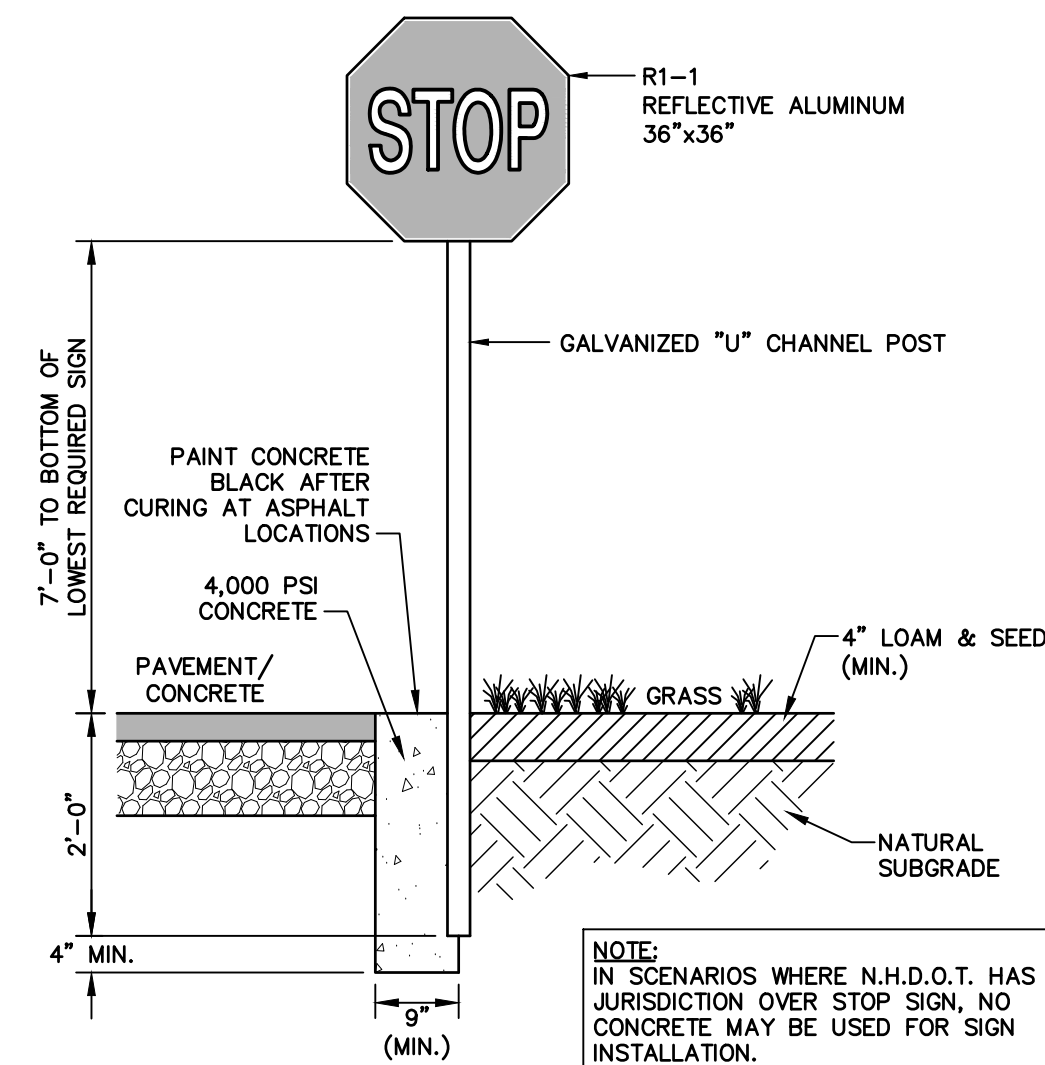
NOT TO SCALE



- NOTES:
1. BASE SECTION SHALL BE MONOLITHIC WITH 48" INSIDE DIAMETER.
 2. ALL SECTIONS SHALL BE DESIGNED FOR H2O LOADING.
 3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
 4. FRAMES AND GRATES SHALL BE HEAVY DUTY AND DESIGNED FOR H2O LOADING
 5. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS SO AS TO BE WATERTIGHT.
 6. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
 7. ALL CATCH BASIN FRAMES AND GRATES SHALL BE NHDOT CATCH BASIN TYPE ALTERNATE 1 OR NEEENAH R-3570 OR APPROVED EQUAL (24"x24" TYPICAL).
 8. STANDARD CATCH BASIN FRAME AND GRATE(S) SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM, BUT NO MORE THAN 12"), OR PRECAST CONCRETE "DONUTS".

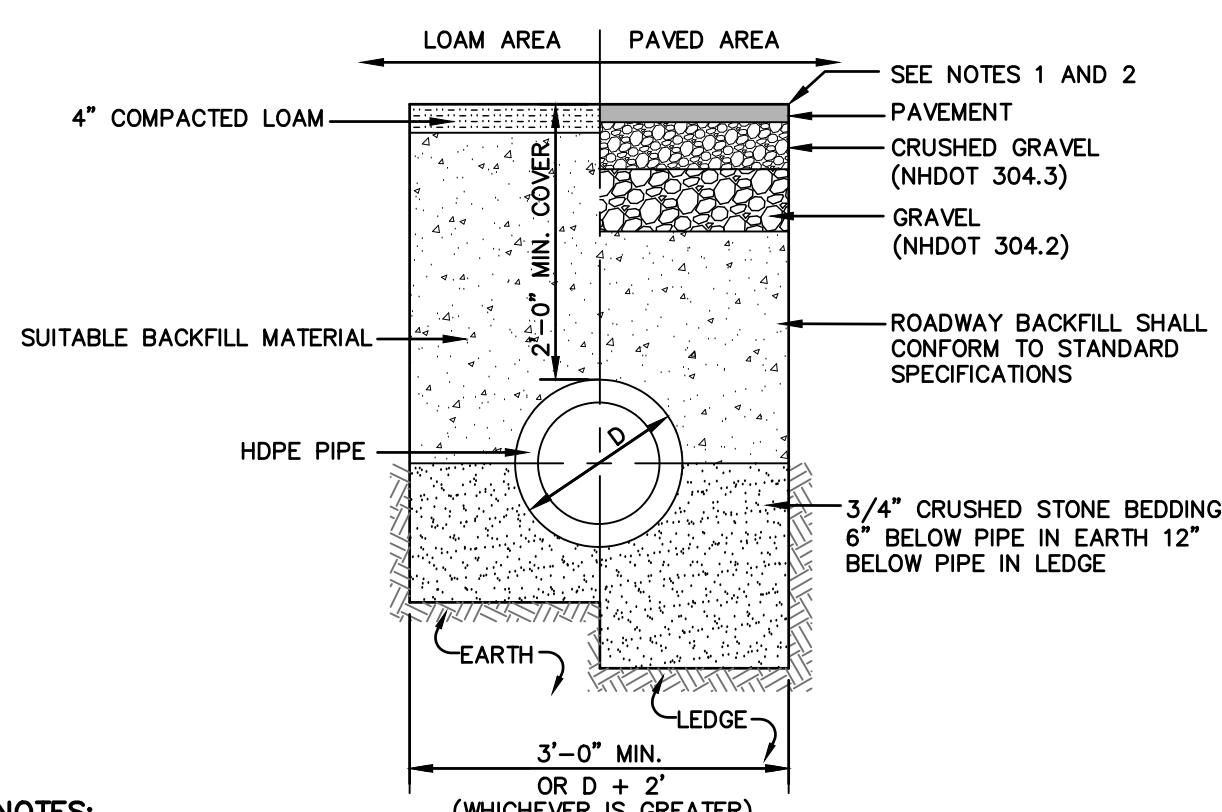
CATCH BASIN

NOT TO SCALE



STOP SIGN (R1-1)

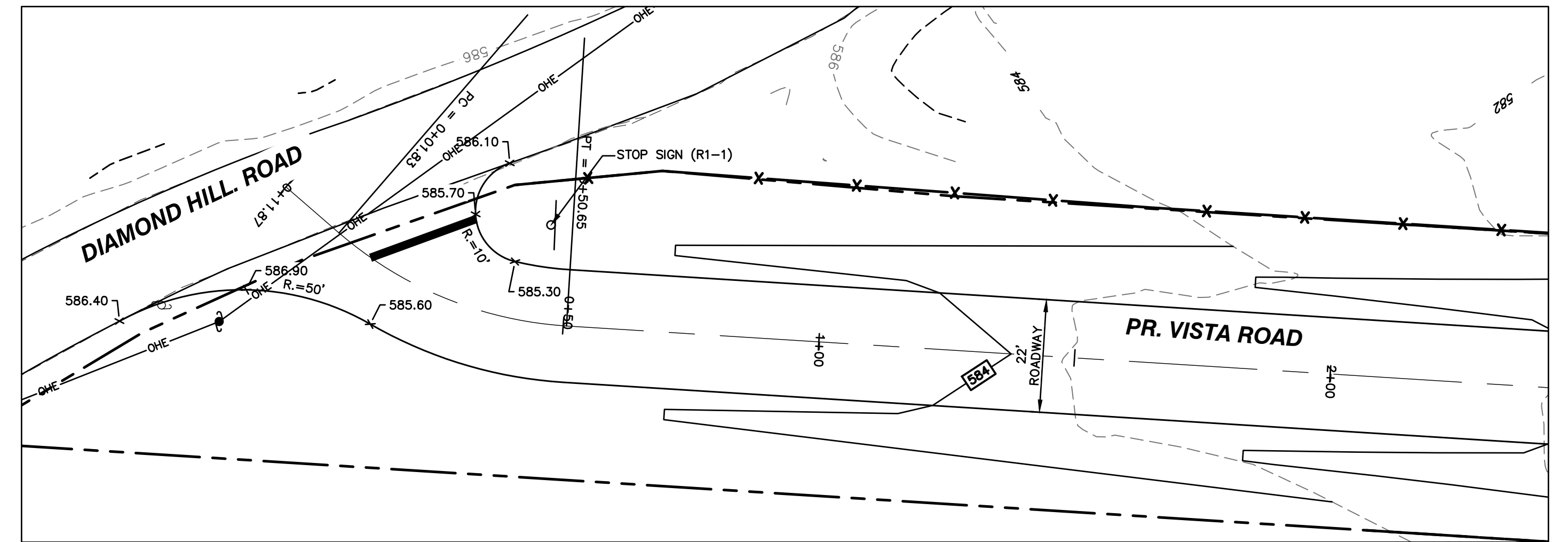
NOT TO SCALE



- NOTES:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
 2. NEW ROADWAY CONSTRUCTION SHALL CONFORM WITH PROJECT AND TOWN SPECIFICATIONS.
 3. ALL MATERIALS ARE TO BE COMPACTED TO 95% OF ASTM D-1557.

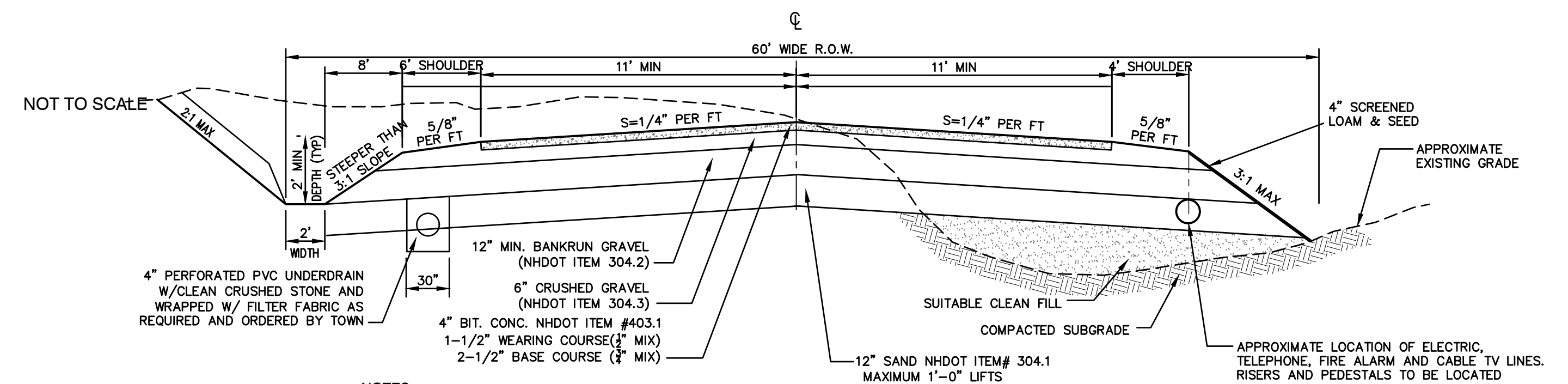
DRAINAGE TRENCH

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INTERSECTION DETAIL: DIAMOND HILL ROAD & VISTA ROAD

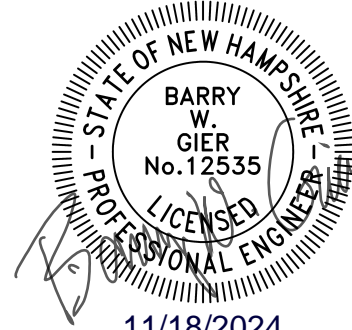
SCALE: 1" = 30'



- NOTES:
1. ALL ROADWAY FILL SLOPES STEEPER THAN 3:1 OR GREATER THAN 5 VERTICAL FEET SHALL BE PROTECTED WITH STEELW-BEAM GAUDDRAIL. THE GAUDDRAIL AND END-SECTIONS SHALL CONFORM TO THE MOST RECENT NHDOT REQUIREMENTS. WHERE GAUDDRAILS ARE PROPOSED, THE GRAVEL SHOULDER SHALL BE 6' WIDE. THE FACE OF THE RAIL SHALL BE PLACED OUTSIDE THE REQUIRED 8' PER FT SHOULDER. THE SHOULDER SLOPE SHALL EXTEND AT LEAST 12' BEHIND THE POSTS, PRIOR TO THE SLOPE BREAK
 2. REMOVE ALL ORGANICS, TOPSOIL AND MATERIAL YIELDING TO A 10 TON ROLLER. SUBBASE AREAS THAT CONTAIN UNSUITABLE MATERIALS MUST BE EXCAVATED TO A DEPTH NO LESS THAN 36" BELOW FINISH GRADE AND BE REPLACED WITH GRAVEL COMPACTED TO 95%
 3. ALL MATERIALS TO BE AS SPECIFIED PER TOWN STANDARDS AND NHDOT, WHICHEVER IS MOST STRINGENT. GRADATION AND COMPACTION TEST RESULTS (95% MIN.) SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.
 4. TOWN MAY REQUIRE UNDERDRAIN, ADDITIONAL GRAVEL AND/OR ADDITIONAL DRAINAGE IF SOIL CONDITIONS WARRANT.
 5. WOVEN GEOTEXTILE FABRIC SHALL BE PLACED ABOVE SUBGRADE AT ALL WETLAND CROSSINGS.

TYPICAL ROADWAY SECTION

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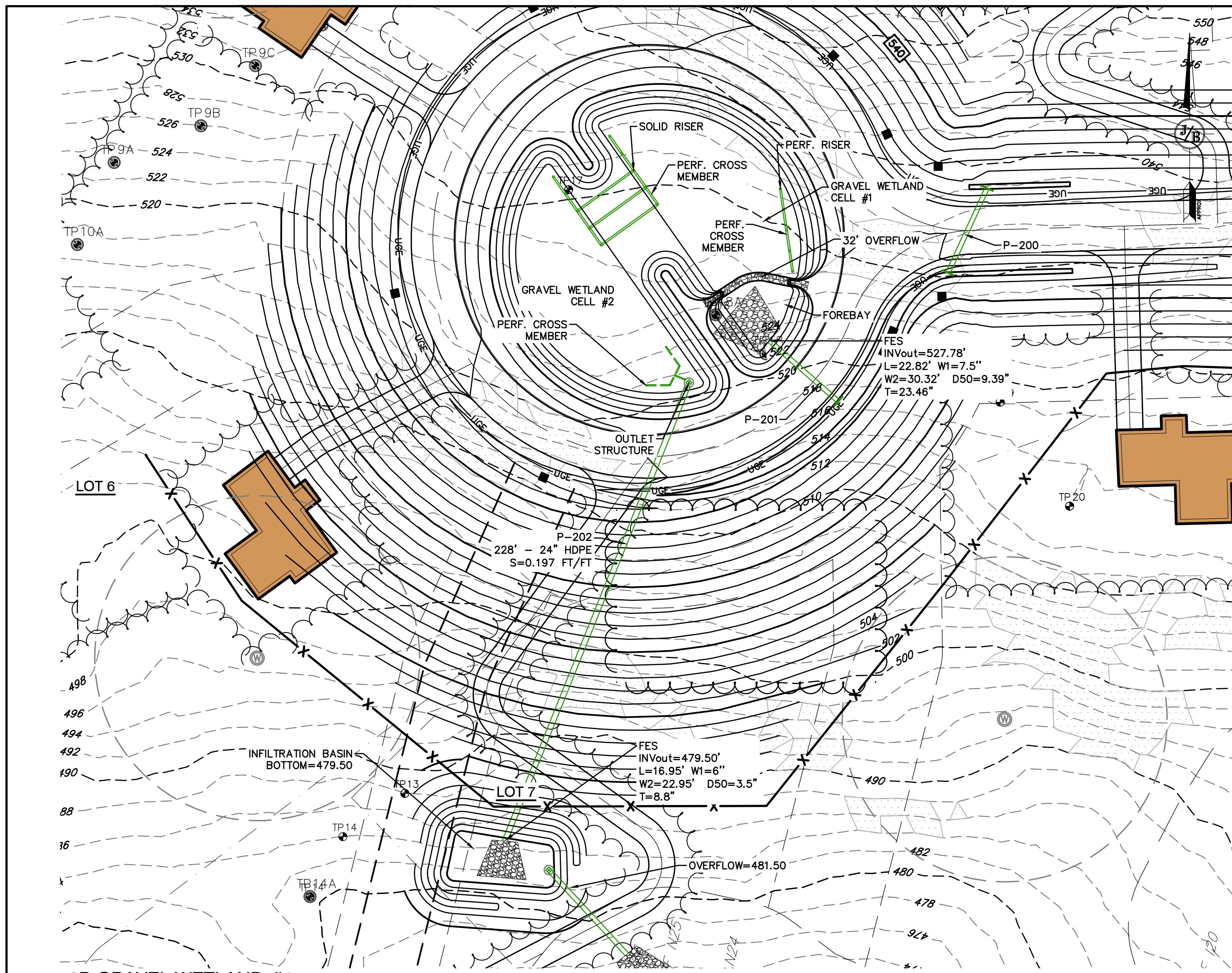
Civil Engineering Services

603-772-4746

E-MAIL: JBE@JONESANDBEACH.COM

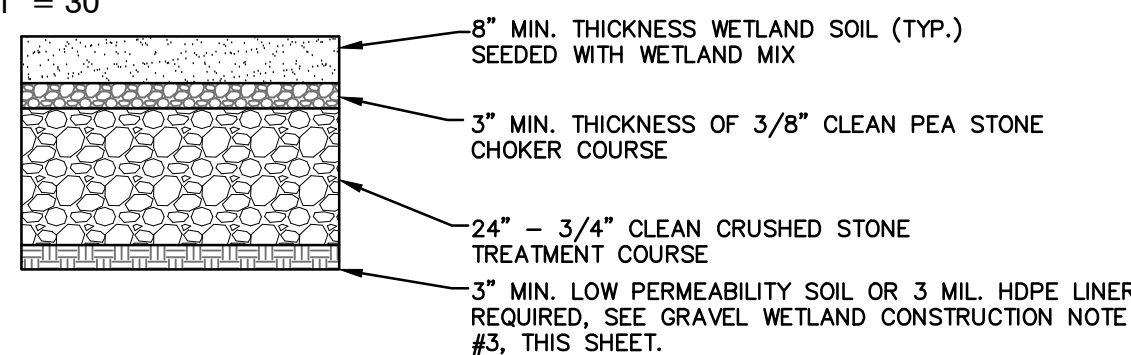
Plan Name:	DETAIL SHEET
Project:	MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH
Owner of Record:	AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT, QUINCY, MA 02169

DRAWING No.	D1
SHEET 22 OF 26	JBE PROJECT NO. 24025



9P-GRAVEL WETLAND #1

SCALE: 1" = 30'

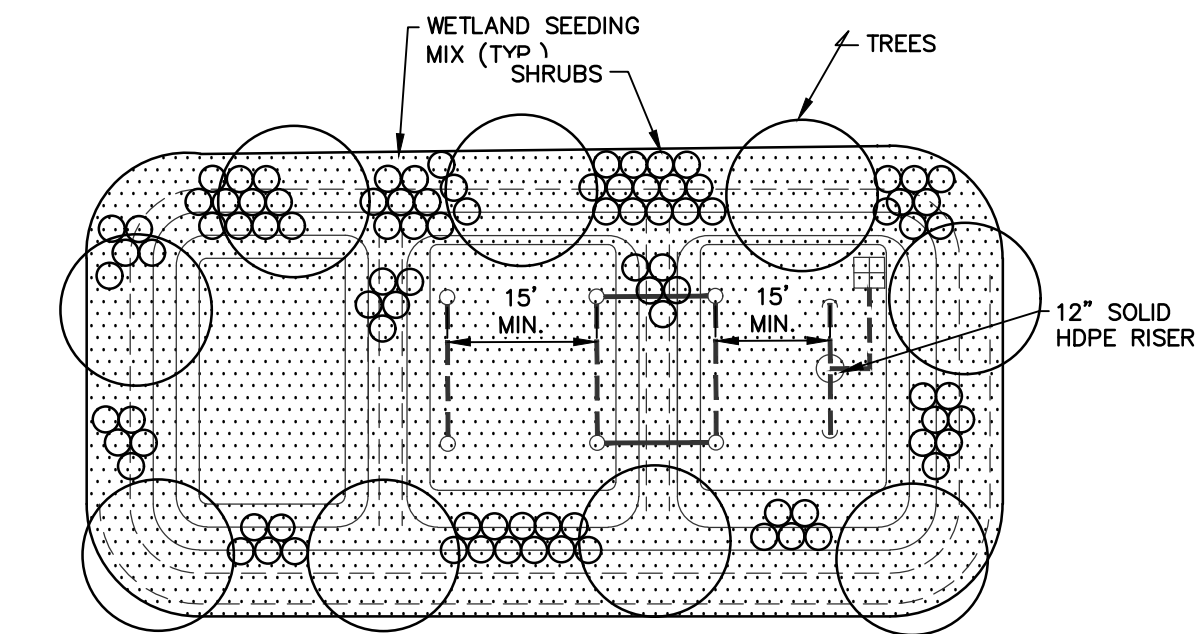


GRAVEL WETLAND POND BOTTOM CROSS SECTION (FIG-2)

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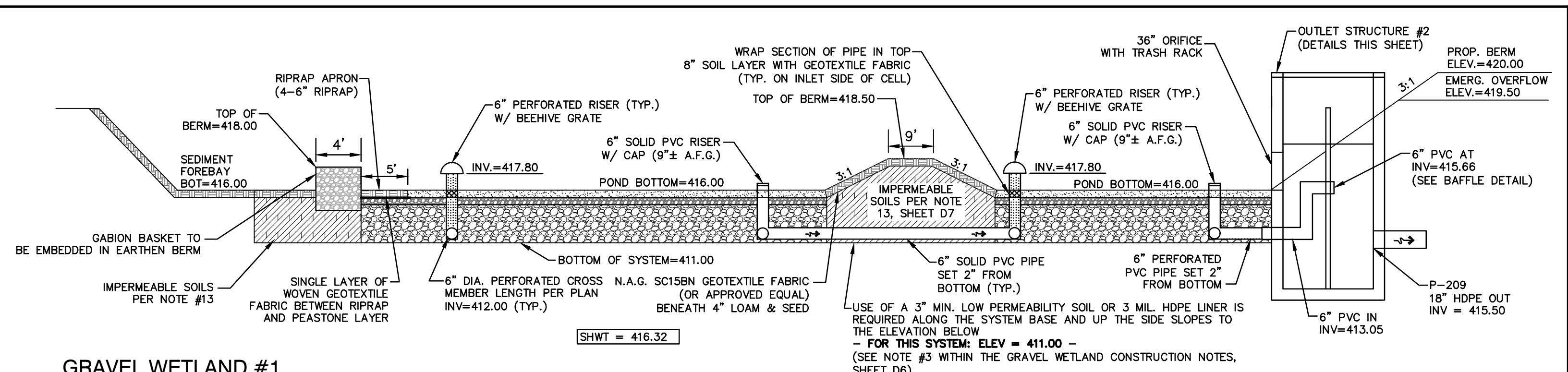
WETLAND SOIL SPEC:

1. LOW HYDRAULIC CONDUCTIVITY (0.1-0.01 FT/DAY)
2. A BLEND OF LOAM, SAND, AND SOME FINE SOILS WITH MORE THAN 15% ORGANIC MATTER
3. AVOID A FINAL SOIL MIX WITH CLAY CONTENT IN EXCESS OF 15% SO AS NOT TO ENCOURAGE DRYING AND CRACKING; ALLOWING THE MIGRATION OF FINES INTO THE SUBSURFACE LAYERS



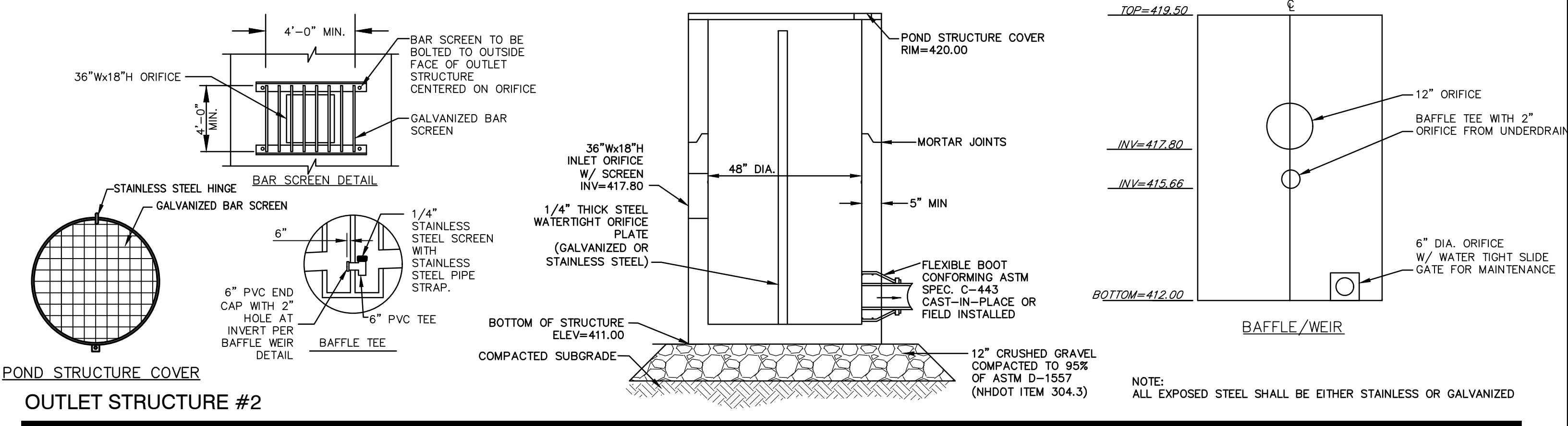
GRAVEL WETLAND PLANTING SCHEDULE (FIG-1)

NOT TO SCALE



GRAVEL WETLAND #1

NOT TO SCALE



POND STRUCTURE COVER

OUTLET STRUCTURE #2

NOT TO SCALE

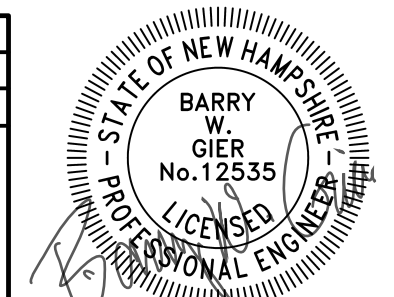
GRAVEL WETLAND CONSTRUCTION NOTES

1. THE CONTRACTOR WILL NOTIFY JONES AND BEACH ENGINEERS AFTER EACH OF THE GRAVEL WETLAND PONDS HAVE BEEN EXCAVATED TO THE BOTTOM OF THE SYSTEM FOR A MANDATORY INSPECTION PRIOR TO BUILDING BERMS, PLACING STONE OR INSTALLING PIPE SYSTEM.
2. NO-GEOTEXTILE OR GEOFABRIC LAYERS ARE USED WITHIN THIS SYSTEM, BUT MAY BE USED TO LINE WALLS.
3. IF A NATIVE LOW HYDRAULIC CONDUCTIVITY SOIL IS NOT PRESENT BELOW THE DESIRED LOCATION OF THE SGW, A LOW PERMEABILITY LINER OR SOIL (HYDRAULIC CONDUCTIVITY LESS THAN 0.03 FT/DAY) BELOW THE GRAVEL LAYER SHOULD BE USED TO MINIMIZE INFILTRATION, PRESERVE HORIZONTAL FLOW IN THE GRAVEL, AND MAINTAIN THE WETLAND PLANTS (FIGURE 2).
4. 8 IN. MINIMUM THICKNESS OF A WETLAND SOIL AS THE TOP LAYER. (SEE DESCRIPTION IN SURFACE INFILTRATION RATES SECTION FOR DETAILS (FIGURE 2)). THIS LAYER IS LEVELED (CONSTRUCTED WITH A SURFACE SLOPE OF ZERO)
5. 3 IN. MINIMUM THICKNESS OF AN INTERMEDIATE LAYER OF A GRADED AGGREGATE FILTER IS NEEDED TO PREVENT THE WETLAND SOIL FROM MOVING DOWN INTO THE GRAVEL SUB-LAYER. MATERIAL COMPATIBILITY BETWEEN LAYERS NEEDS TO BE EVALUATED.
6. 24 IN. (0.6 M) MINIMUM THICKNESS OF 3/4" CRUSHED-STONE SUB-LAYER. THIS IS THE ACTIVE ZONE WHERE TREATMENT OCCURS (FIGURE 2).
7. THE PRIMARY OUTLET INVERT SHALL BE LOCATED 4" BELOW THE ELEVATION OF THE WETLAND SOIL SURFACE TO CONTROL GROUNDWATER ELEVATION. CARE SHOULD BE TAKEN TO NOT DESIGN A SIPHON THAT WOULD DRAIN THE WETLAND; THE PRIMARY OUTLET LOCATION MUST BE OPEN OR VENTED. IN CONTRAST TO FIGURE 1, THE PRIMARY OUTLET CAN BE A SIMPLE PIPE.
8. AN OPTIONAL HIGH CAPACITY OUTLET AT EQUAL ELEVATION OR LOWER TO THE PRIMARY OUTLET MAY BE INSTALLED FOR MAINTENANCE. THIS OUTLET WOULD NEED TO BE PLUGGED DURING REGULAR OPERATION. THIS OPTIONAL OUTLET ALLOWS FOR FLUSHING OF THE TREATMENT CELLS AT HIGHER FLOW RATES. IF IT IS LOCATED LOWER, IT CAN BE USED TO DRAIN THE SYSTEM FOR MAINTENANCE OR REPAIRS.
9. THE PRIMARY OUTLET STRUCTURE AND ITS HYDRAULIC RATING CURVE ARE BASED ON A CALCULATED RELEASE RATE BY ORIFICE CONTROL TO DRAIN THE WQV IN 24-48 HRS.
10. THE MINIMUM SPACING BETWEEN THE SUBSURFACE PERFORATED DISTRIBUTION LINE AND THE SUBSURFACE PERFORATED COLLECTION DRAIN (SEE FIGURE 1) AT EITHER END OF THE GRAVEL IN EACH TREATMENT CELL IS 15 FT. THERE SHOULD BE A MINIMUM HORIZONTAL TRAVEL DISTANCE OF 15 FT WITHIN THE GRAVEL LAYER IN EACH CELL.
11. VERTICAL PERFORATED OR SLOTTED RISER PIPES DELIVER WATER FROM THE SURFACE DOWN TO THE SUBSURFACE. PERFORATED OR SLOTTED DISTRIBUTION LINES. THESE RISERS SHALL HAVE A MAXIMUM SPACING OF 15 FEET (FIGURE 1). OVERSIZING OF THE PERFORATED OR SLOTTED VERTICAL RISERS IS USEFUL TO ALLOW A MARGIN OF SAFETY AGAINST CLOGGING WITH A MINIMUM RECOMMENDED DIAMETER OF 12" FOR THE CENTRAL RISER AND 6" FOR END RISERS. THE VERTICAL RISERS SHALL NOT BE CAPPED, BUT RATHER COVERED WITH AN INLET GRATE TO ALLOW FOR AN OVERFLOW WHEN THE WATER LEVEL EXCEEDS THE WQV.
12. VERTICAL CLEANOUTS CONNECTED TO THE DISTRIBUTION AND COLLECTION SUBDRAINS, AT EACH END, SHALL BE PERFORATED OR SLOTTED ONLY WITHIN THE GRAVEL LAYER, AND SOLID WITHIN THE WETLAND SOIL AND STORAGE AREA ABOVE. THIS IS IMPORTANT TO PREVENT SHORT-CIRCUITING AND SOIL PIPING.
13. BERMS AND WEIRS SEPARATING THE FOREBAY AND TREATMENT CELLS SHOULD BE CONSTRUCTED WITH CLAY, OR NON-CONDUCTIVE SOILS, AND/OR A FINE GEOTEXTILE, OR SOME COMBINATION THEREOF, TO AVOID WATER SEEPAGE AND SOIL PIPING THROUGH THESE EARTHEN DIVIDERS.
14. THE SYSTEM SHOULD BE PLANTED TO ACHIEVE A RIGOROUS ROOT MAT WITH GRASSES, FORBS, AND SHRUBS WITH OBLIGATE AND FACULTATIVE WETLAND SPECIES. IN NORTHERN CLIMATES REFER TO THE NH STORMWATER MANUAL OR APPROVED EQUIVALENT LOCAL GUIDANCE FOR DETAILS ON LOCAL WETLAND PLANTINGS.
15. SIDE SLOPES, EROSION CONTROL, USE OF RIP RAP FOR STABILIZED REGIONS AT OUTLETS AND OTHER LOCATIONS OF CONCENTRATED FLOW. ETC.
16. GABION BASKET TO BE CONSTRUCTED OF 3mm GALVANIZED DOUBLE-TWIST WIRE MESH. MESH OPENING SHALL BE 100mm TO 120mm. ROCK FILL TO BE 4"-D50 ROUNDED STONE. LARGER STONES TO BE PLACED TO THE OUTSIDE OF GABION BASKET WITH SMALLER STONE IN INTERIOR.

INSPECTION AND MAINTENANCE (GRAVEL WETLAND)

1. THE CONTRACTOR WILL NOTIFY JONES AND BEACH ENGINEERS AFTER EACH OF THE GRAVEL WETLAND PONDS HAVE BEEN EXCAVATED TO THE BOTTOM OF THE SYSTEM FOR A MANDATORY INSPECTION PRIOR TO BUILDING BERMS, PLACING STONE OR INSTALLING PIPE SYSTEM.
2. 1ST YEAR POST-CONSTRUCTION: INSPECTION FREQUENCY SHOULD BE AFTER EVERY MAJOR STORM IN THE FIRST YEAR FOLLOWING CONSTRUCTION.
 - INSPECT TO BE CERTAIN SYSTEM DRAINS WITHIN 24-72 HRS (WITHIN THE DESIGN PERIOD, BUT ALSO NOT SO QUICKLY AS TO MINIMIZE STORMWATER TREATMENT)
 - WATERING PLANTS AS NECESSARY DURING THE FIRST GROWING SEASON
 - RE-VEGETATING POORLY ESTABLISHED AREAS AS NECESSARY
 - TREATING DISEASED VEGETATION AS NECESSARY
 - QUARTERLY INSPECTION OF SOIL AND REPAIRING ERODED AREAS, ESPECIALLY ON SLOPES
 - CHECKING INLETS, OUTLETS, AND OVERFLOW SPILLWAY FOR BLOCKAGE, STRUCTURAL INTEGRITY, AND EVIDENCE OF EROSION.
3. POST-CONSTRUCTION: INSPECTION FREQUENCY SHOULD BE AT LEAST EVERY 6 MONTHS THEREAFTER, AS PER USEPA GOOD HOUSE-KEEPING REQUIREMENTS. INSPECTION FREQUENCY CAN BE REDUCED TO ANNUAL FOLLOWING 2 YEARS OF MONITORING THAT INDICATES THE RATE OF SEDIMENT ACCUMULATION IS LESS THAN THE CLEANING CRITERIA LISTED BELOW. INSPECTIONS SHOULD FOCUS ON:
 - CHECKING THE FILTER SURFACE FOR DENSE, COMPLETE, ROOT MAT ESTABLISHMENT ACROSS THE WETLAND SURFACE. THOROUGH REVEGETATION WITH GRASSES, FORBS, AND SHRUBS IS NECESSARY. UNLIKE BIORETENTION, WHERE MULCH IS COMMONLY USED, COMPLETE SURFACE COVERAGE WITH VEGETATION IS NEEDED.
 - CHECKING THE GRAVEL WETLAND SURFACE FOR STANDING WATER OR OTHER EVIDENCE OF RISER CLOGGING, SUCH AS DISCOLORED OR ACCUMULATED SEDIMENTS.
 - CHECKING THE SEDIMENTATION CHAMBER OR FOREBAY FOR SEDIMENT ACCUMULATION, TRASH, AND DEBRIS.
 - INSPECT TO BE CERTAIN THE SEDIMENTATION FOREBAY DRAINS WITHIN 24 TO 72 HRS.
 - CHECKING INLETS, OUTLETS, AND OVERFLOW SPILLWAY FOR BLOCKAGE, STRUCTURAL INTEGRITY, AND EVIDENCE OF EROSION.
 - REMOVAL OF DECAYING VEGETATION, LITTER, AND DEBRIS.
 - MOW GRASS AREAS PERIODICALLY SO THAT GRASS DOES NOT EXCEED 4" IN HEIGHT.
4. CLEANING CRITERIA FOR ALL SEDIMENTATION FOREBAYS: SEDIMENT SHOULD BE REMOVED FROM THE SEDIMENTATION CHAMBER (FOREBAY) WHEN IT ACCUMULATES TO A DEPTH OF MORE THAN 12 INCHES (30 CM) OR 10 PERCENT OF THE PRETREATMENT VOLUME. THE SEDIMENTATION FOREBAY SHOULD BE CLEANED OF VEGETATION IF PERSISTENT STANDING WATER AND WETLAND VEGETATION BECOMES DOMINANT. THE CLEANING INTERVAL IS ONCE EVERY YEAR. A DRY SEDIMENTATION FOREBAY IS THE OPTIMAL CONDITION WHILE IN PRACTICE THIS CONDITION IS RARELY ACHIEVED. THE SEDIMENTATION CHAMBER, FOREBAY, AND TREATMENT CELL OUTLET DEVICES SHOULD BE CLEANED WHEN DRAWDOWN TIMES EXCEED 60 TO 72 HOURS. MATERIALS CAN BE REMOVED WITH HEAVY CONSTRUCTION EQUIPMENT; HOWEVER THIS EQUIPMENT SHOULD NOT TRACK ON THE WETLAND SURFACE. REVEGETATION OF DISTURBED AREAS AS NECESSARY. REMOVED SEDIMENTS SHOULD BE DEWATERED (IF NECESSARY) AND DISPOSED OF IN AN ACCEPTABLE MANNER.
5. CLEANING CRITERIA FOR GRAVEL WETLAND TREATMENT CELLS: SEDIMENT SHOULD BE REMOVED FROM THE GRAVEL WETLAND SURFACE WHEN IT ACCUMULATES TO A DEPTH OF SEVERAL INCHES (>10 CM) ACROSS THE WETLAND SURFACE. MATERIALS SHOULD BE REMOVED WITH RAKES RATHER THAN HEAVY CONSTRUCTION EQUIPMENT TO AVOID CLOGGING OF THE GRAVEL WETLAND SURFACE. HEAVY EQUIPMENT COULD BE USED IF THE SYSTEM IS DESIGNED WITH DIMENSIONS THAT ALLOW EQUIPMENT TO BE LOCATED OUTSIDE THE GRAVEL WETLAND, WHILE A BACKHOE SHOVEL REACHES INSIDE THE GRAVEL WETLAND TO REMOVE SEDIMENT. REMOVED SEDIMENTS SHOULD BE DEWATERED (IF NECESSARY) AND DISPOSED OF IN AN ACCEPTABLE MANNER.
6. DRAINING AND FLUSHING GRAVEL WETLAND TREATMENT CELLS: FOR MAINTENANCE IT MAY BE NECESSARY TO DRAIN OR FLUSH THE TREATMENT CELLS. THE OPTIONAL DRAINS WILL PERMIT SIMPLER MAINTENANCE OF THE SYSTEM IF NEEDED. THE DRAINS NEED TO BE CLOSED DURING STANDARD OPERATION. FLUSHING OF THE RISERS AND HORIZONTAL SUBDRAINS IS MOST EFFECTIVE WITH THE ENTIRE SYSTEM DRAINED. FLUSHED WATER AND SEDIMENT SHOULD BE COLLECTED AND PROPERLY DISPOSED.

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J/B Jones & Beach Engineers, Inc.

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Civil Engineering Services

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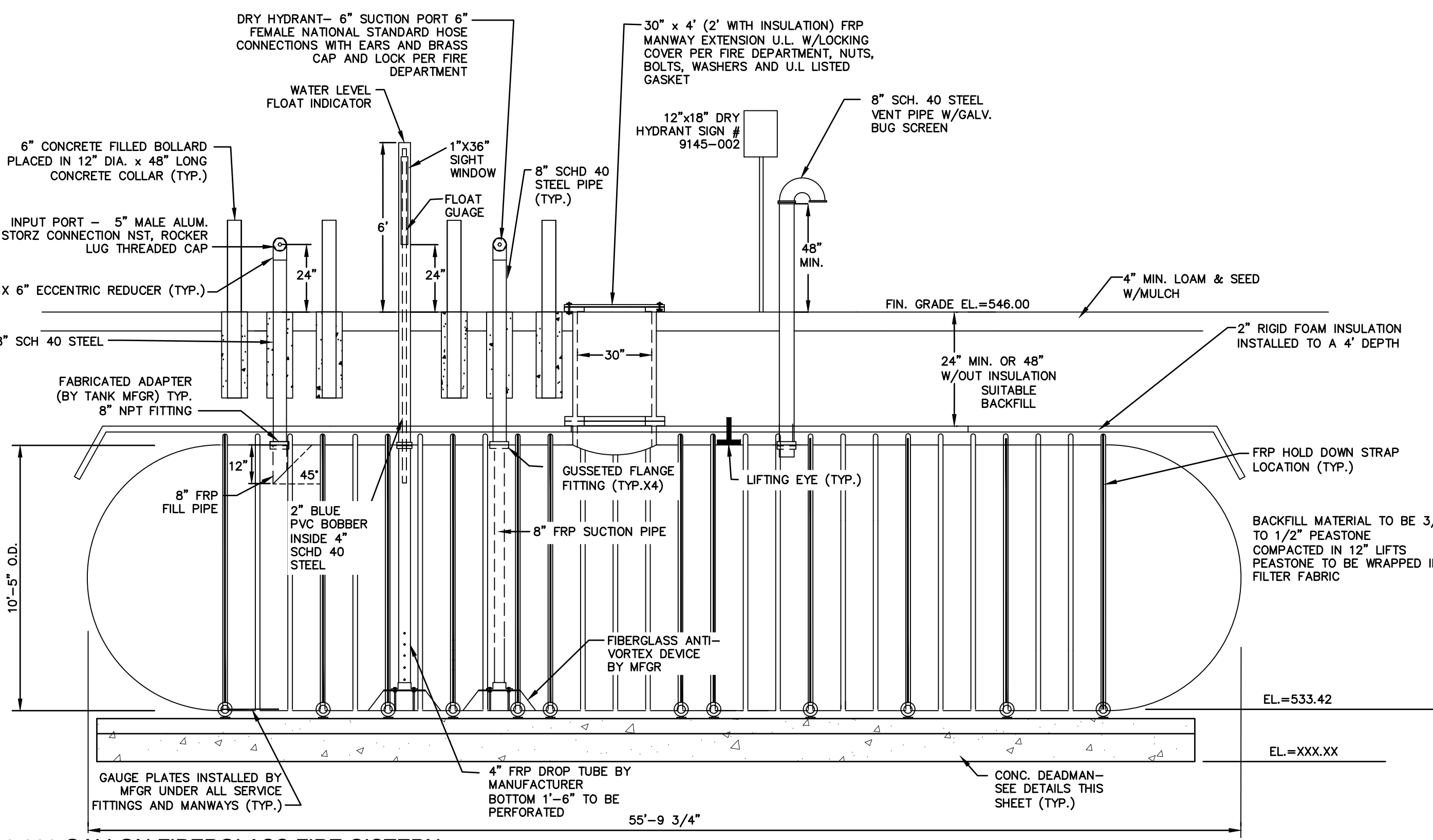
Plan Name:	DETAIL SHEET
Project:	DIAMOND HILL SUBDIVISION
Owner of Record:	MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH
	AV DEVELOPMENT, LLC
	2 GRANITE RAIL COURT, QUINCY, MA 02169

DRAWING No.

D2

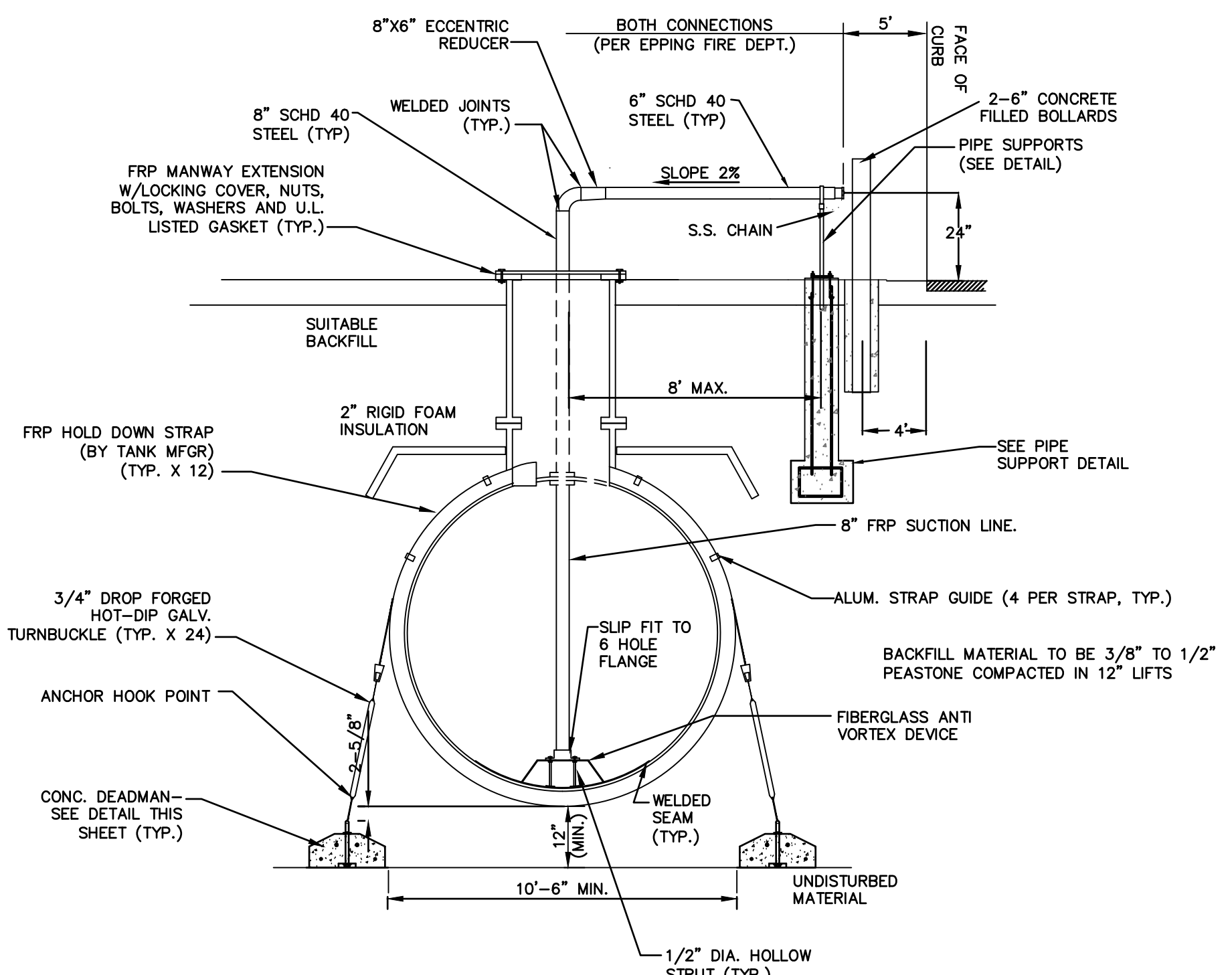
SHEET 23 OF 26

JBE PROJECT NO. 24025

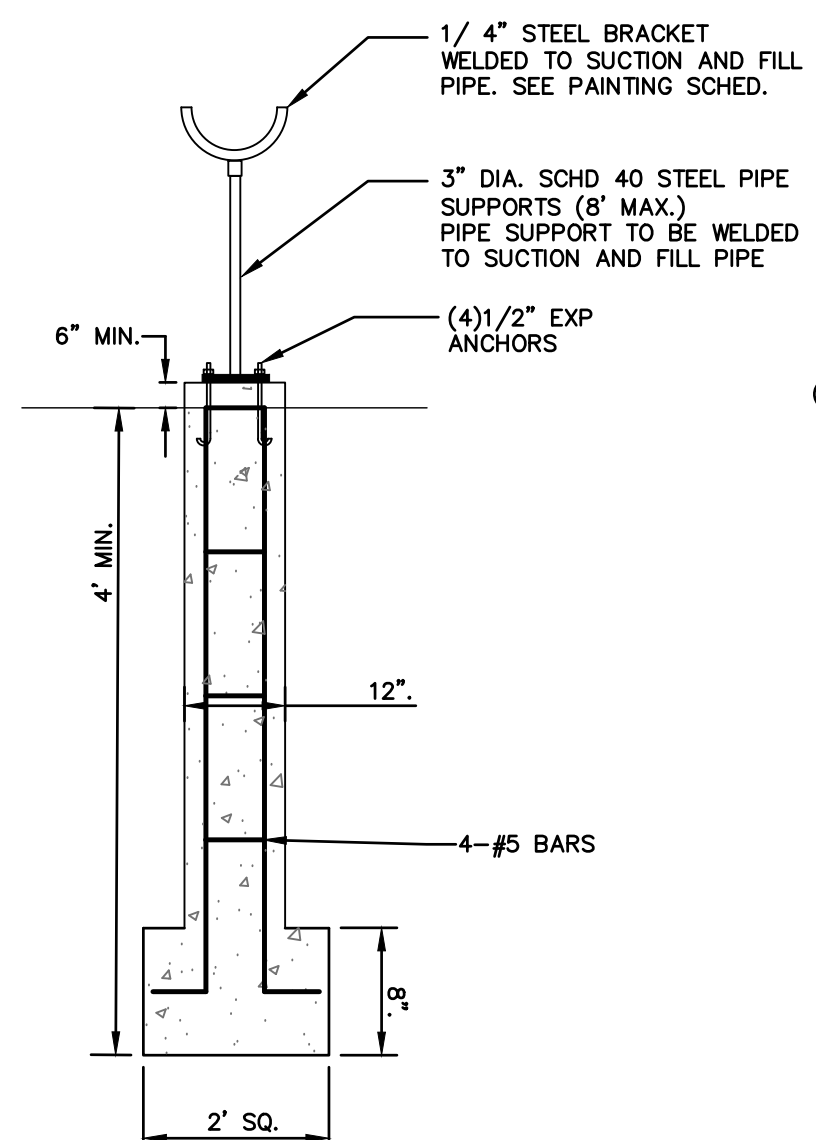


30,000 GALLON FIBERGLASS FIRE CISTERN

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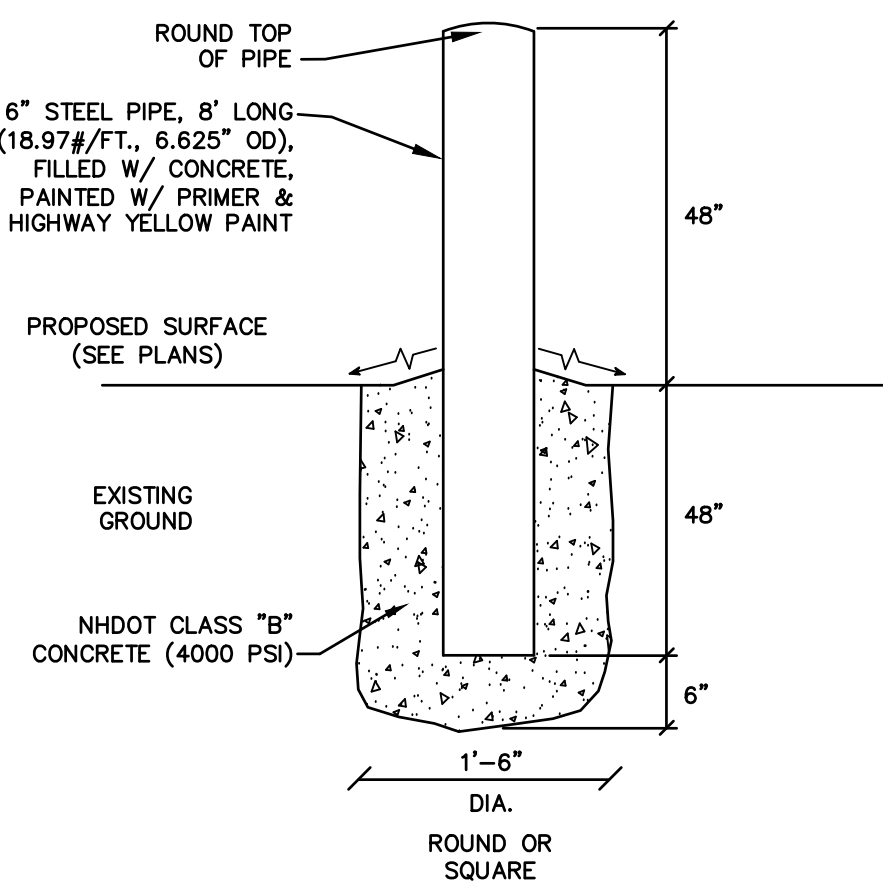


30,000 GAL. FIRE CISTERN TANK - SECTION



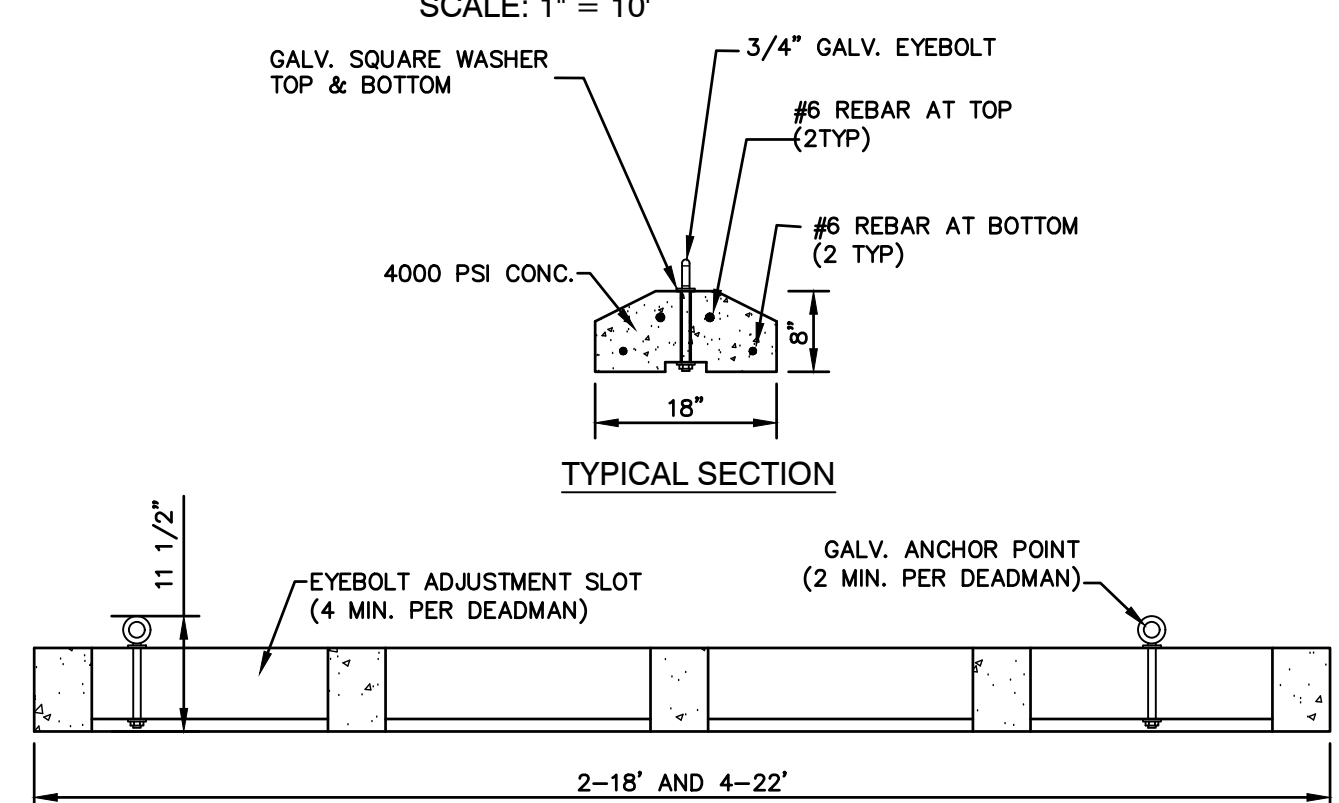
PIPE SUPPORT DETAIL

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BOLLARD DETAIL

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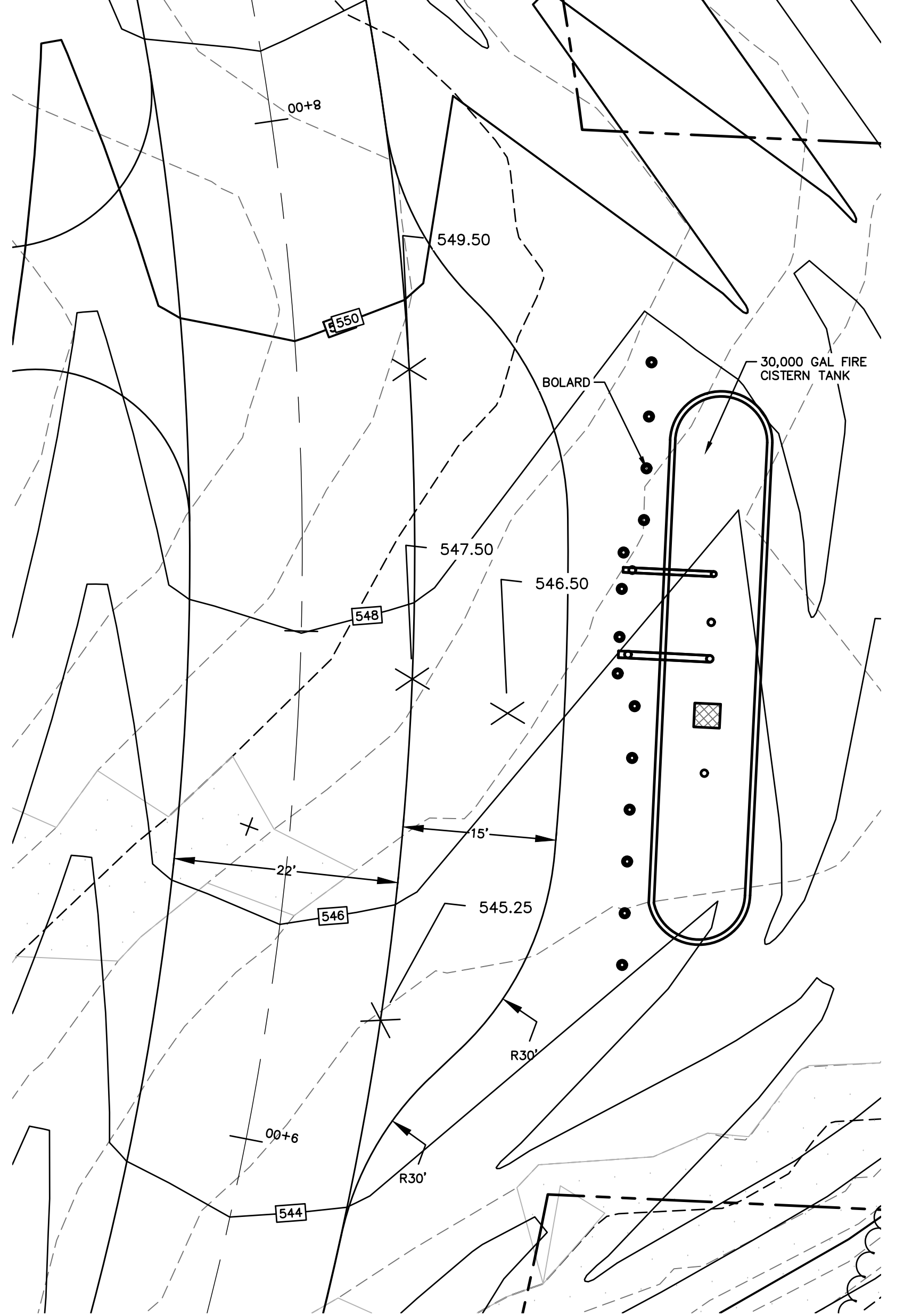


CONCRETE DEADMAN DETAILS

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NOTES

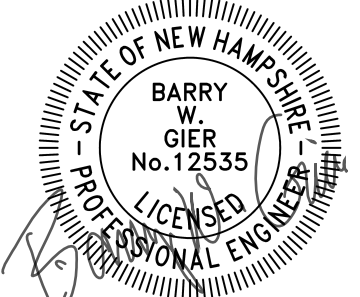
1. THE CISTERN SYSTEM SHALL BE DESIGNED FOR A MINIMUM 30,000 GALLON, 30 YEAR WAARANTY FIBER GLASS TANK.
2. THE SUCTION CAPACITY SHALL BE AT A MINIMUM RATE OF 1,500 GALLONS PER MINUTE (GPM) FOR 75% OF THE CISTERN CAPACITY.
3. THE ENTIRE CISTERN SYSTEM AND APPURTENANCES SHALL BE CONSTRUCTED FOR H-20 HIGHWAY LOADING.
4. ALL PIPING OUTSIDE OF THE TANK SHALL BE SCHEDULE 40 STEEL WITH WELDED JOINTS AND PAINTED FIRE HYDRANT RED.
5. ALL PIPES WITHIN THE TANK SHALL BE FRP PIPE.
6. THE DRY HYDRANT SUCTION PORT CONNECTION SHALL BE SIX (6) INCH FEMALE NATIONAL STANDARD HOSE THREAD CONNECTION WITH EARS AND BRASS CAP. THE SUCTION PIPE SHALL BE PROPERLY BRACED TO ENSURE SAFETY AND DURABILITY. THE FIRE MARSHAL SHALL APPROVE BRACE DESIGN AND INSTALLATION. THE DRY HYDRANT SUCTION PORT SHALL BE TWENTY FOUR (24) INCHES ABOVE THE GROUND LEVEL OF THE PUMPING VEHICLE WHEELS.
7. THE DISTANCE FROM THE BOTTOM OF THE SUCTION PIPE TO THE DRY HYDRANT SUCTION PORT SHALL NOT EXCEED TWELVE (12) FEET VERTICALLY.
8. ALL HORIZONTAL SUCTION PIPES SHALL BE INSTALLED SLIGHTLY SLOPED BACK TO CISTERN TO PREVENT ANY WATER FROM REMAINING IN THE PIPES AFTER PUMPING.
9. FILL CONNECTION SHALL BE A 4" STORZ ON 5" FILL PIPE FITTING WITH BRASS CAP AND TETHER LOCATED 36" ABOVE FINISHED GRADE.
10. THE CONCRETE DEADMAN AND FRP HOLD DOWN STRAPS HAVE BEEN DESIGNED TO PREVENT ANY BUOYANCY WHEN CISTERN IS EMPTY.
11. BEDDING FOR THE CISTERN SHALL CONSIST OF A MINIMUM OF TWELVE (12) INCHES COMPACTED OF 3/8" TO 1/2" WASHED PEASTONE. NO FILL SHALL BE USED UNDER THE STONE. IN EVENT OF OVER EXCAVATION, THE ABOVE PEASTONE SHALL BE USED TO BRING UP TO PROPER GRADE.
12. ENTIRE TANK EXCAVATION TO BE BACK FILLED WITH 3/8"-1/2" PEASTONE WRAPPED IN FILTER FABRIC TO EXTEND 6" ABOVE THE TOP OF THE TANK, COMPACTED IN 12" LIFTS.
13. ALL BACKFILL MATERIAL ABOVE PEASTONE, SHALL BE SCREENED GRAVEL WITH NO STONES LARGER THAN ONE AND ONE-HALF (1 1/2) INCH. ALL MATERIAL SHALL BE COMPACTED TO 95% OF THE ORIGINAL VOLUME IN ACCORDANCE WITH ASTM D 1557.
14. THE TOP 12 INCHES OF THE CISTERN SHALL BE INSULATED WITH VERMIN RESISTANT FOAM INSULATION AND BACK FILLED WITH A COMPACTED MATERIAL OF 120 PCF MINIMUM. INSULATION SHALL BE CLOSED CELL POLYURETHANE FOAM WITH AN INSULATION FACTOR OF R=7 PER INCH OR GREATER. ALL BACKFILL SHALL EXTEND TEN (10) FEET BEYOND THE EDGE OF THE VEHICLE PAD AND THEN HAVE A MAXIMUM SLOPE OF 3:1. ALL DISTURBED AREAS NOT PAVED SHALL RECEIVE 4" OF LOAM AND BE SEEDED, FERTILIZED, LIMED AND MULCHED.
15. THE FIRE MARSHAL OR DESIGNATED REPRESENTATIVE SHALL INSPECT THE COMPLETED CISTERN PRIOR TO ANY BACKFILLING.
16. AFTER BACKFILLING IS COMPLETED, BOLLARDS WILL BE INSTALLED TO PROTECT THE CISTERN AND ALL APPURTENANCES.
17. ALL CONSTRUCTION, BACKFILL AND GRADING MATERIALS SHALL BE IN ACCORDANCE WITH MANUFACTURERS PROPER INSTALLATION INSTRUCTIONS.
18. THE FIRE MARSHAL OR THE DESIGNATED REPRESENTATIVE OF THE FIRE DEPARTMENT SHALL BE NOTIFIED BY THE APPLICANT, FOR THE PURPOSE OF INSPECTION, OF THE FOLLOWING:
 - A) SITE WORK WILL BEGIN.
 - B) EXCAVATION IS COMPLETED. DEADMEN ARE IN PLACE.
 - C) TANK IN PLACE WITH THE DOWN STRAPS INSTALLED PRIOR TO BACKFILLING.
 - D) OBSERVE THE BACKFILLING AND PLACEMENT OF INSULATION.
 - E) START AND FINISH OF LEAKAGE TEST.
 - F) PIPING, MANWAYS AND BOLLARDS IN PLACE AND PAINTED. ALL BACKFILLING, LOAM AND SEEDING COMPLETED WITH TURNOUT IN PLACE AND GRADED.
 - G) PAVEMENT REPAIR AND ALL WORK 100% COMPLETED.
19. ALL CONCRETE MUST HAVE A MINIMUM DENSITY OF 150 PCF.
20. ALL STONE MUST HAVE A MINIMUM DENSITY OF 120 PCF.
21. TANK TO BE A 10' DIAMETER, 30,000 GALLON SINGLE WALL FIBERGLASS BY DARCO UNDERGROUND TANKAGE, INC. OR APPROVED EQUAL. TANK TO BE BUILT TO THE APPLICABLE REQUIREMENTS OF UNDERWRITERS LABORATORIES STANDARD UL1316.
22. TANK TO BE TESTED AND INSTALLED IN ACCORDANCE WITH DARCO UNDERGROUND TANKAGE, INC., CURRENT SPECIFICATIONS AND PUBLISHED INSTALLATION INSTRUCTIONS. THE LEAK TEST IS A ONE WEEK ZERO ALLOWABLE LEAKAGE TEST THAT MUST BE WITNESSED BY THE FIRE MARSHAL OR DESIGNATED REPRESENTATIVE.
23. HOSE CONNECTIONS SHALL CONFORM TO TOWN OF EPPING FIRE DEPT. REQUIREMENTS. SUCTION AND FILL PIPES SHOULD EXTEND TO 5' FROM THE FACE OF CURBING AT THE PAVED VEHICLE PAD.
24. CONTRACTOR SHALL VERIFY ALL GROUND ELEVATIONS PRIOR TO PLACING DEADMEN.
25. KNOX BOX LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.



CISTERN PLAN

SCALE: 1" = 10'

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Checked: BWG	Scale: AS NOTED	Project No.: 24025
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Plan Name:	DETAIL SHEET
Project:	DIAMOND HILL SUBDIVISION MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH
Owner of Record:	AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT, QUINCY, MA 02169

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SHEET 24 OF 26
JBE PROJECT NO. 24025

TEMPORARY EROSION CONTROL NOTES

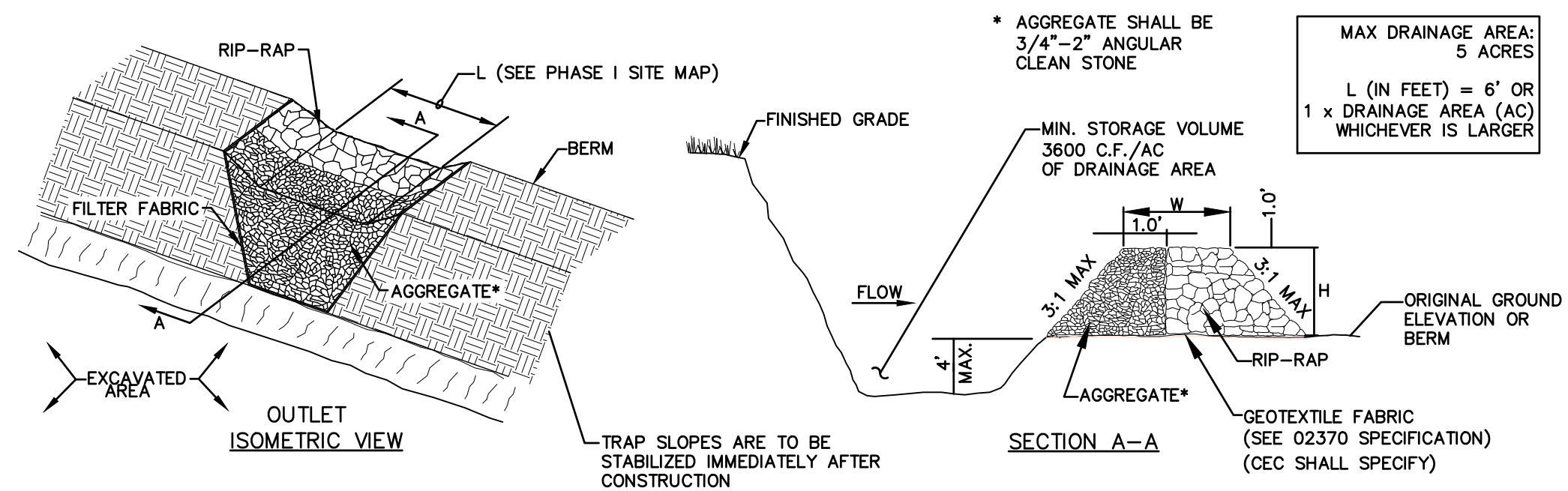
- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
- ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE 'C' AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
- SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
- AREAS MUST BE SEEDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER OCTOBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR'S NAME, ADDRESS, AND PHONE NUMBER SHALL BE SUBMITTED TO DES VIA EMAIL (SEE BELOW).
- PRIOR TO CONSTRUCTION, A PHASING PLAN THAT DELINEATES EACH PHASE OF THE PROJECT SHALL BE SUBMITTED. ALL TEMPORARY SEDIMENT BASINS THAT WILL BE NEEDED FOR DEWATERING WORK AREAS SHALL BE LOCATED AND IDENTIFIED ON THIS PLAN.
- IN ORDER TO ENSURE THE STABILITY OF THE SITE AND EFFECTIVE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES SPECIFIED IN THE PLANS FOR THE DURATION OF CONSTRUCTION, THE CONTRACTOR SHALL BE IN STRICT COMPLIANCE WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS IN ADDITION TO THOSE CALLED FOR IN THE SWPPP:
 - A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL OR A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE ("MONITOR") SHALL BE EMPLOYED TO INSPECT THE SITE FROM THE START OF ALTERATION OF TERRAIN ACTIVITIES UNTIL THE SITE IS IN FULL COMPLIANCE WITH THE SITE SPECIFIC PERMIT ("PERMIT").
 - DURING THIS PERIOD, THE MONITOR SHALL INSPECT THE SUBJECT SITE AT LEAST ONCE A WEEK, AND IF POSSIBLE, DURING ANY 1/2 INCH OR GREATER RAIN EVENT (I.E. 1/2 INCH OF PRECIPITATION OR MORE WITHIN A 24 HOUR PERIOD). IF UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THIS EVENT.
 - THE MONITOR SHALL PROVIDE TECHNICAL ASSISTANCE AND RECOMMENDATIONS TO THE CONTRACTOR ON THE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS REQUIRED TO MEET THE REQUIREMENTS OF RSA 485 A:17 AND ALL APPLICABLE DES PERMIT CONDITIONS.

SEEDING SPECIFICATIONS

- GRADING AND SHAPING**
 - SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
 - WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
- SEEDBED PREPARATION**
 - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND**
 - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES 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, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.
 NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.
 PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
 POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
 (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
 - SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
 - REFER TO THE "SEEDING GUIDE" AND "SEEDING RATES" TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWNVETCH, BIRDSFOOT, TREFOL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
 - WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.
- MULCH**
 - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.
- MAINTENANCE TO ESTABLISH A STAND**
 - PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
 - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

MAINTENANCE NOTES:

- SEDIMENT TRAPS MUST BE INSPECTED AND MUST BE CLEANED WHEN THE ORIGINAL CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR LESS, AS REQUIRED BY THE GOVERNING AGENCY.
- ALL MATERIAL EXCAVATED FROM BEHIND SEDIMENT BARRIERS OR FROM TRAPS SHALL BE INCORPORATED INTO ON-SITE SOILS OR SPREAD OUT ON AN UPLAND PORTION OF THE SITE AND STABILIZED.
- VERIFY THAT NO EROSION IS OCCURRING AT DISCHARGE POINTS TO AND FROM IMPOUNDMENTS AND VERIFY THAT TRAP SIDE SLOPES ARE STABILIZED AND SHOW NO SIGNS OF EROSION.
- THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
- TRAP TO BE CLEANED WHEN 50% OF ORIGINAL VOLUME IS FILLED.
- THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.



TEMPORARY SEDIMENT TRAP

NOT TO SCALE

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	POOR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2/
	F	FAIR	EXCELLENT	EXCELLENT	2/
GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.					
1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.					
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.					

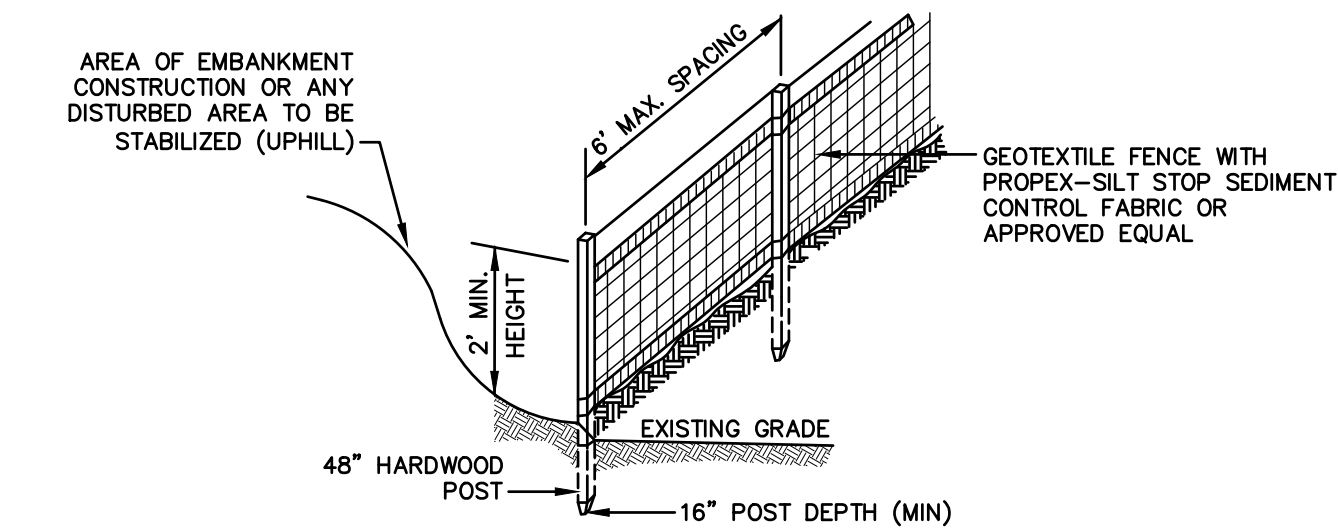
NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

SEEDING GUIDE

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRDS FOOT TREFOL	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREeping RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

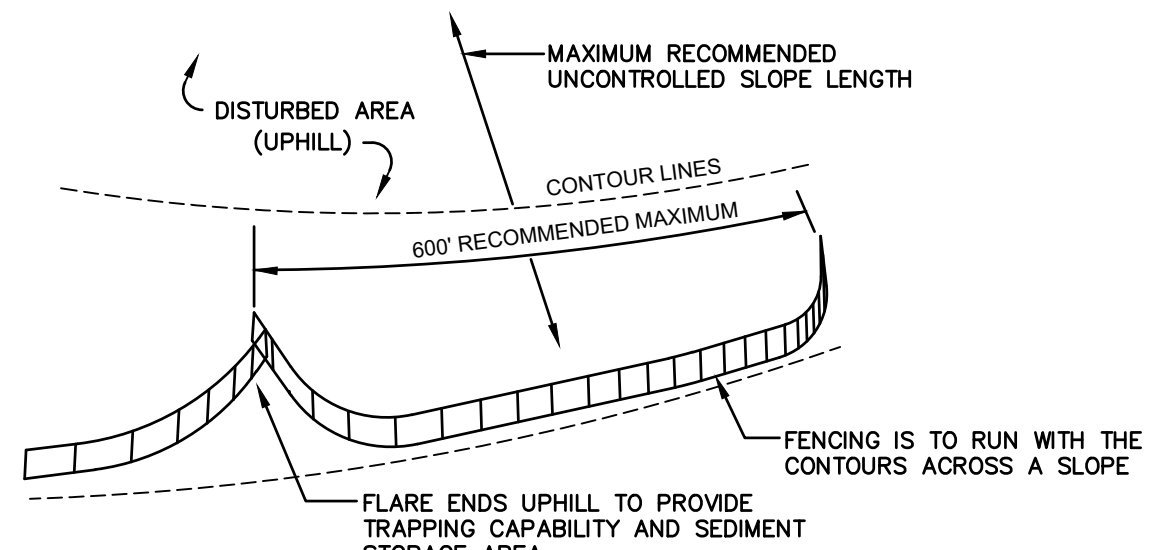
1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

SEEDING RATES



CONSTRUCTION SPECIFICATIONS:

- WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 8" AND THEN COVERED WITH SOIL.
- THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 6' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE 'BULGES' DEVELOP IN THE SILT FENCE.
- PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
- SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.



- SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.

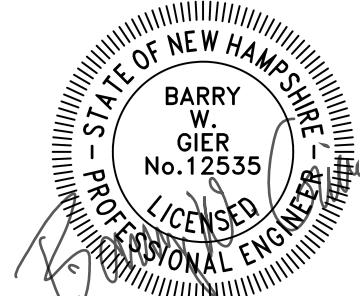
MAINTENANCE:

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

SILT FENCE

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Designed and Produced in NH

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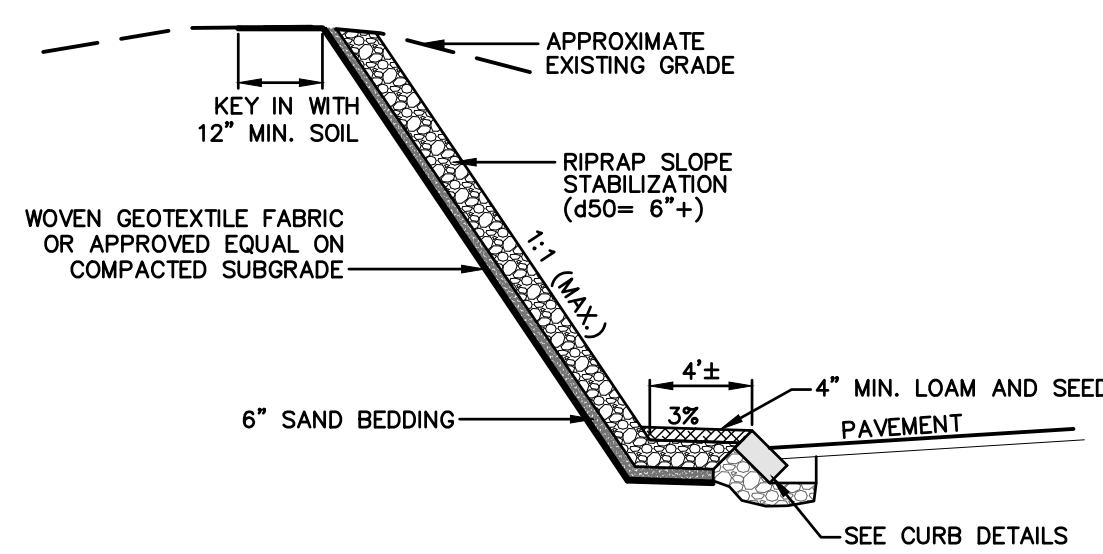
85 Portsmouth Ave. *Civil Engineering Services* 603-772-4746
 PO Box 219
 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EROSION AND SEDIMENT CONTROL DETAILS
Project:	DIAMOND HILL SUBDIVISION MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH
Owner of Record:	AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT, QUINCY, MA 02169

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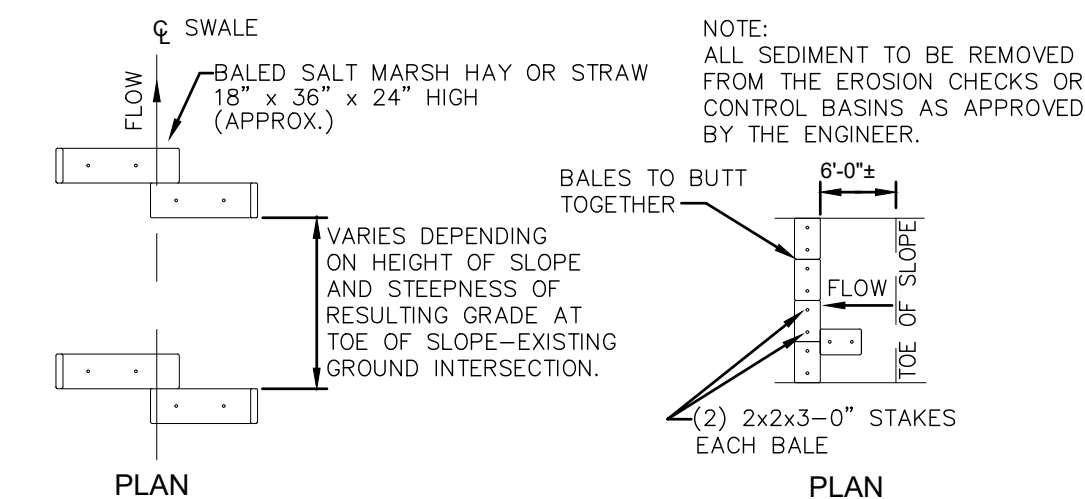
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SHEET 25 OF 26
 JBE PROJECT NO. 24025



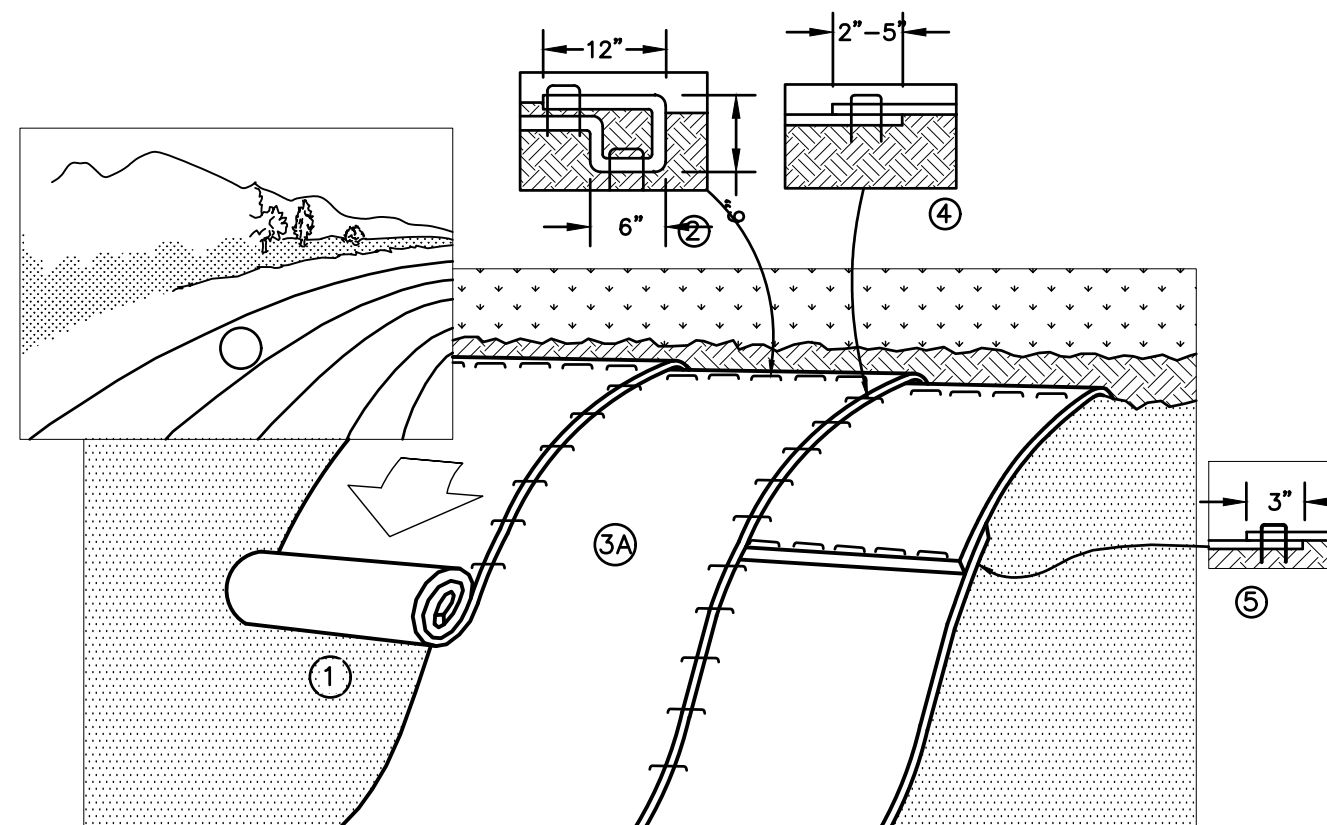
RIPRAP STABILIZED SLOPE (1:1 SLOPE)

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BALED HAY OR STRAW EROSION CHECK DETAIL

NOT TO SCALE



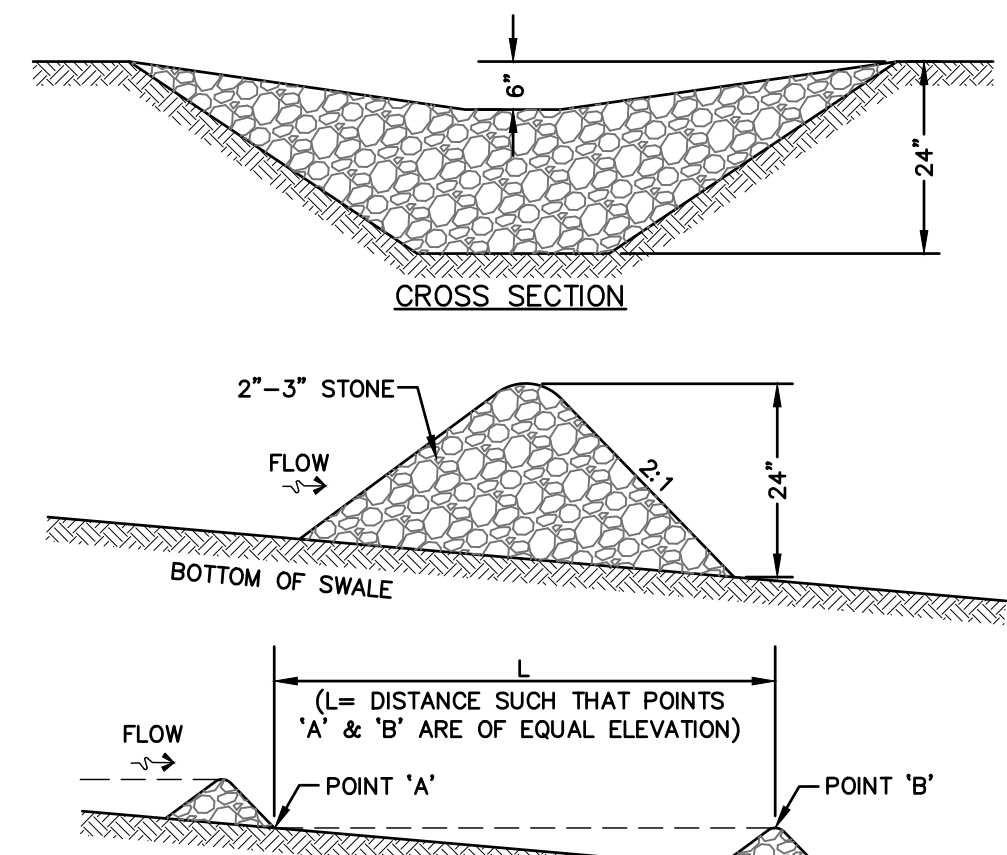
NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET 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 BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

NORTH AMERICAN GREEN
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EROSION CONTROL BLANKET SLOPE INSTALLATION
 (North American Green SC150BN)

NOT TO SCALE

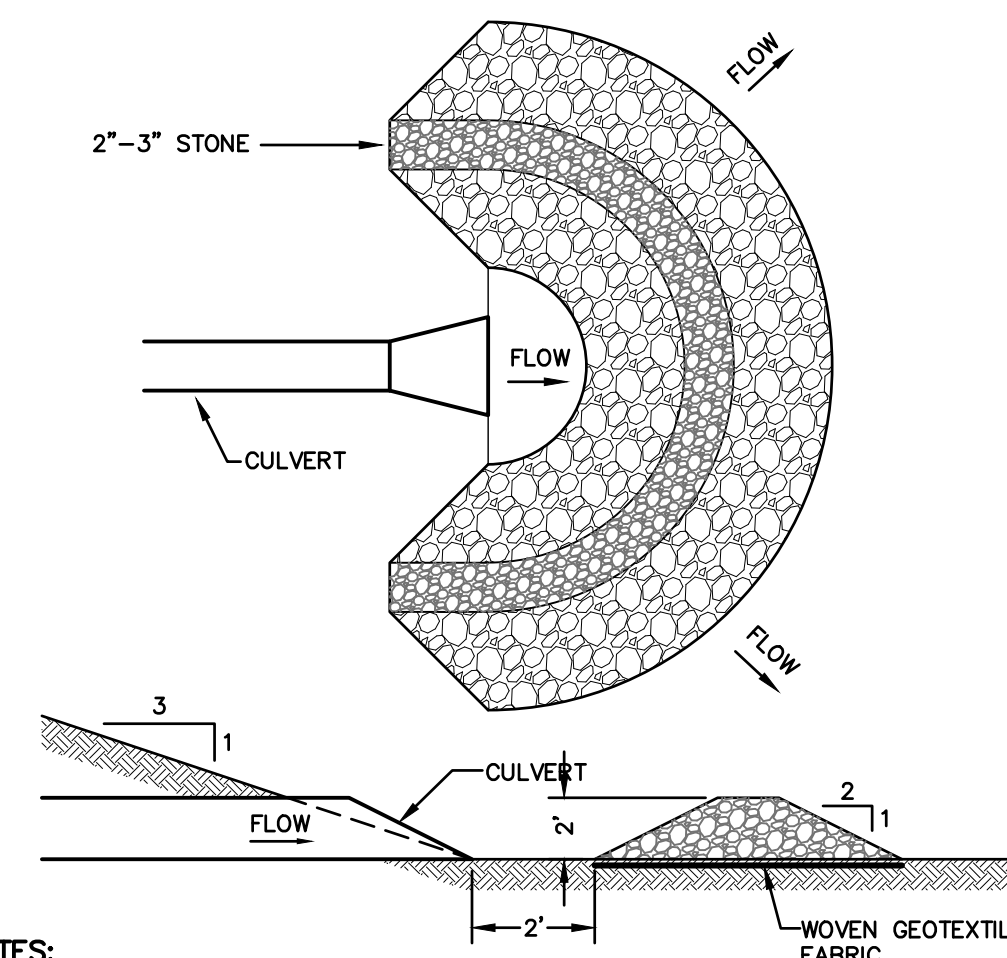


STONE CHECK DAM

NOT TO SCALE

MAINTENANCE NOTE:

1. STONE CHECK DAMS SHOULD BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY NECESSARY REPAIRS SHOULD BE MADE IMMEDIATELY. PARTICULAR ATTENTION SHOULD BE GIVEN TO END RUN AND EROSION AT THE DOWNSTREAM TOE OF THE STRUCTURE. WHEN THE STRUCTURES ARE REMOVED, THE DISTURBED PORTION SHOULD BE BROUGHT TO THE EXISTING CHANNEL GRADE AND THE AREAS PREPARED, SEEDED AND MULCHED. WHILE THIS PRACTICE IS NOT INTENDED TO BE USED PRIMARILY FOR SEDIMENT TRAPPING, SOME SEDIMENT WILL ACCUMULATE BEHIND THE STRUCTURES. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURES WHEN IT HAS ACCUMULATED TO ONE HALF OF THE ORIGINAL HEIGHT OF THE STRUCTURE.

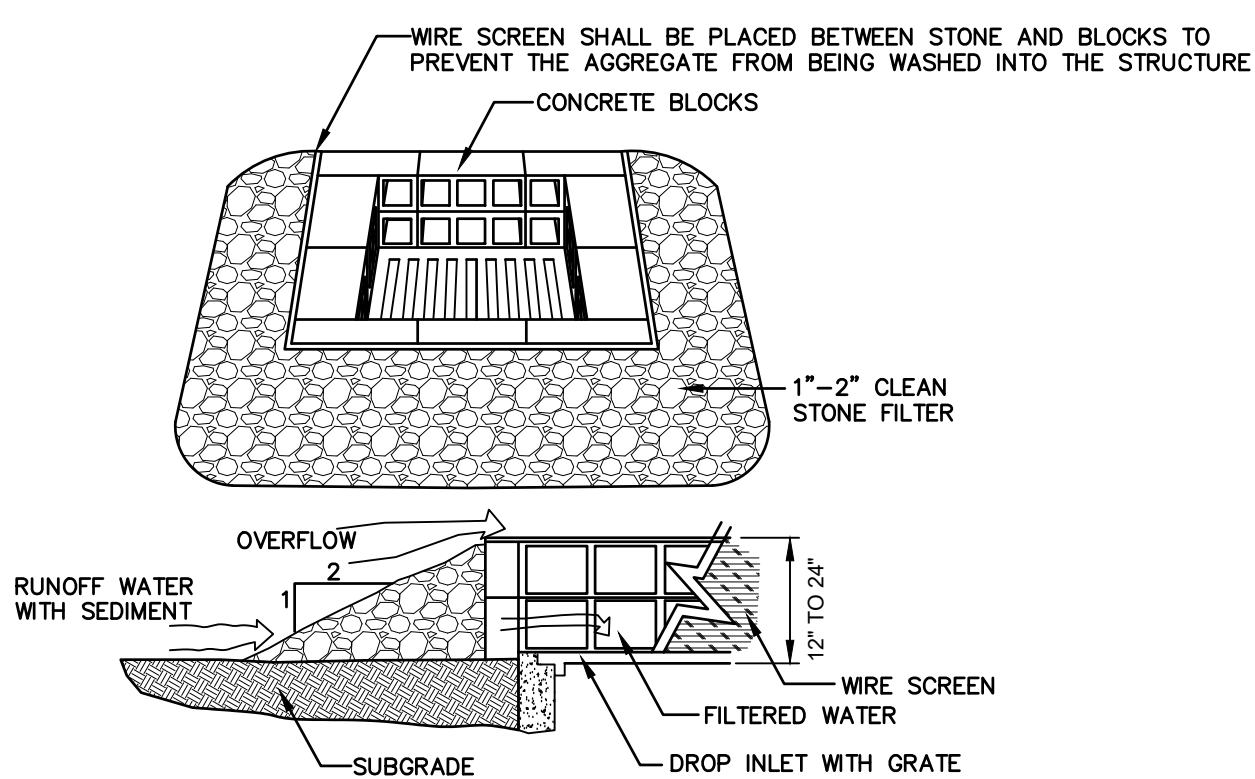


NOTES:

1. TEMPORARY CULVERT INLET PROTECTION CHECK DAMS SHALL BE CONSTRUCTED OF 2"-3" STONE OVER WOVEN GEOTEXTILE FABRIC.
2. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURE WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE STRUCTURE.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURE WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE STRUCTURE.
4. STRUCTURE SHALL BE REMOVED WHEN THE SITE IS STABILIZED WITH THE PROPOSED RIP RAP FIELD. AREAS OUTSIDE THE RIP RAP FIELD ARE TO BE VEGETATED AND SPROUED.

TEMPORARY CULVERT OUTLET PROTECTION CHECK DAM

NOT TO SCALE



MAINTENANCE NOTE:

1. ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAINFALL AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED IN A SUITABLE UPLAND AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURE OR VEGETATIVE MEANS. THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.

TEMPORARY CATCH BASIN INLET PROTECTION
 (Block and Gravel Drop Inlet Sediment Filter)

NOT TO SCALE

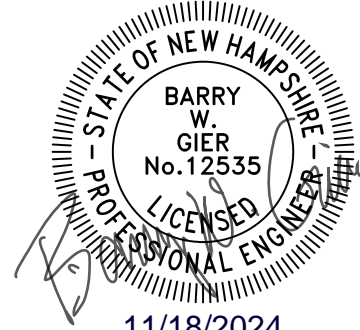
NOTES:

1. STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, 75' WITHOUT A MOUNTABLE BERM, AND EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS, OR 10 FEET, WHICHEVER IS GREATER.
5. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER FABRIC IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A STONE BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

Design: JPT	Draft: KDR	Date: 11/18/24
Checked: BWG	Scale: AS NOTED	Project No.: 24025
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REV.	DATE	REVISION	BY
0	11/18/24	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

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Plan Name:	EROSION AND SEDIMENT CONTROL DETAILS
Project:	DIAMOND HILL SUBDIVISION MAP 409 / LOT 228: DIAMOND HILL ROAD, CANDIA, NH
Owner of Record:	AV DEVELOPMENT, LLC 2 GRANITE RAIL COURT, QUINCY, MA 02169

DRAWING No.	E2
SHEET 26 OF 26	
JBE PROJECT NO. 24025	