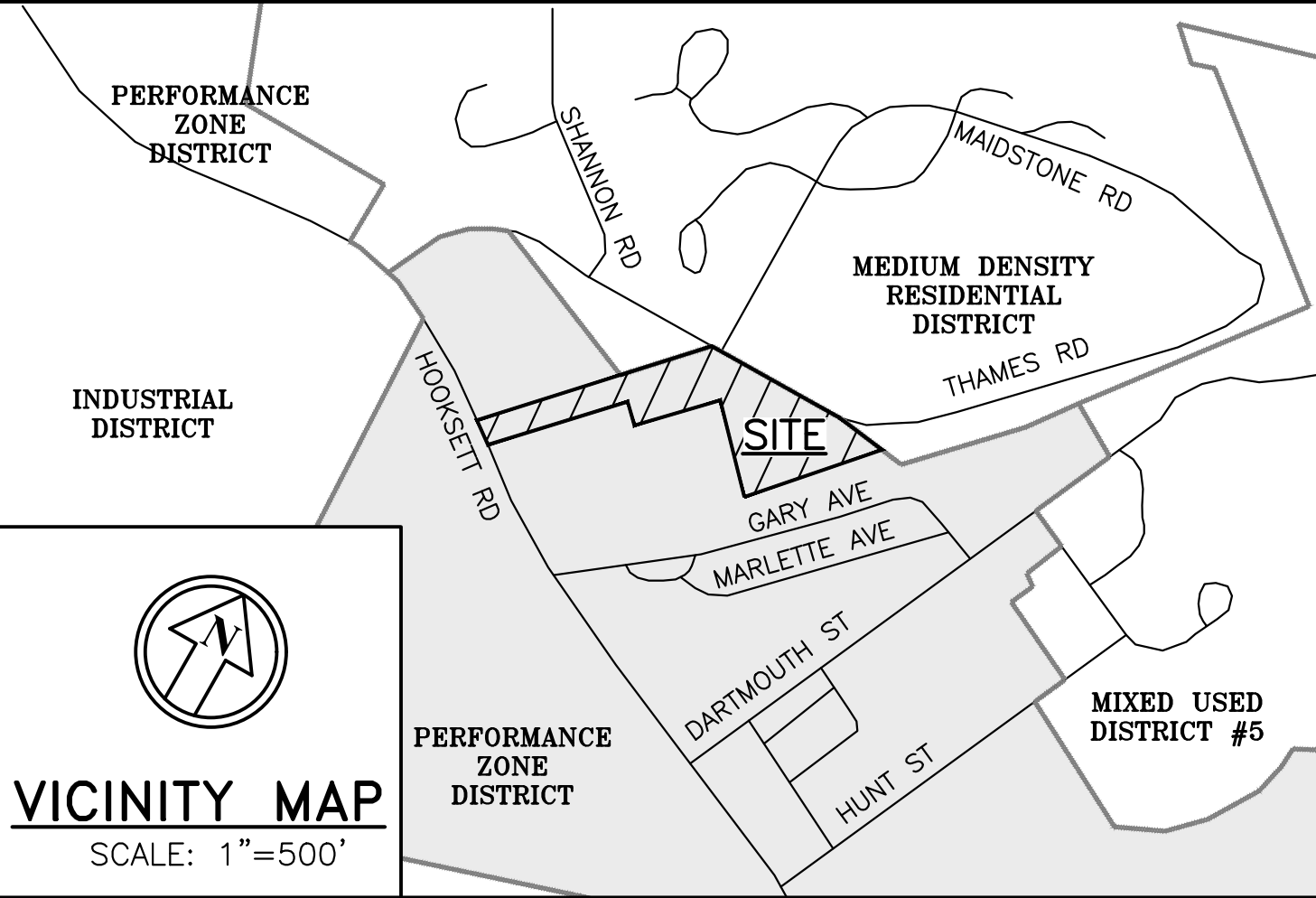


AMENDED SITE PLAN

THAMES ROAD RESIDENTIAL
HOOKSETT, NEW HAMPSHIRE



WILDLIFE PROTECTION NOTES

- ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV. EMAIL SUBJECT LINE: NHB22-2982, 1461 HOOKSETT ROAD, WILDLIFE SPECIES OBSERVATION.
- PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION AS FEASIBLE.
- IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&G, IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04.
- THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

SHEET INDEX

1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	SITE-SPECIFIC SOILS PLAN
4	SITE PLAN OVERVIEW
5	SITE PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE DETAILS
8	GRADING, DRAINAGE, & UTILITY PLAN
9	LIGHTING PLAN
10	EROSION CONTROL PLAN
11-16	DETAIL SHEETS

BUILDING RENDERINGS

Permits & Approvals:

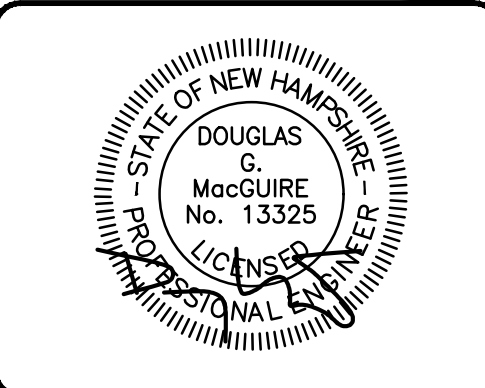
	Permit #	Date
Site Plan Approval	—	—
NHDES Alteration of Terrain Permit	AoT-2414	06/28/23
NHDES Sewer Connection Permit	—	—

APPROVED BY THE HOOKSETT PLANNING BOARD

CHAIRMAN	DATE
DATE OF APPROVAL	

TheDubay Group, Inc.
136 Harvey Rd Bldg B101
Londonderry, NH 03053
603-458-6462

Engineers
Planners
Surveyors
TheDubayGroup.com



REVISIONS:			
REV	DATE	COMMENT	BY
1	3/19/24	REVS PER TRC, SEWER & WATER	JHD

DRAWN BY: TRL
CHECKED BY: DGM
DATE: FEB 26, 2024
SCALE: —
FILE: 499-COVER
DEED REF: —

PROJECT:

THAMES RD RESIDENTIAL
MAP 18 LOT 49-D
49 THAMES ROAD
HOOKSETT, NH 03106

FOR

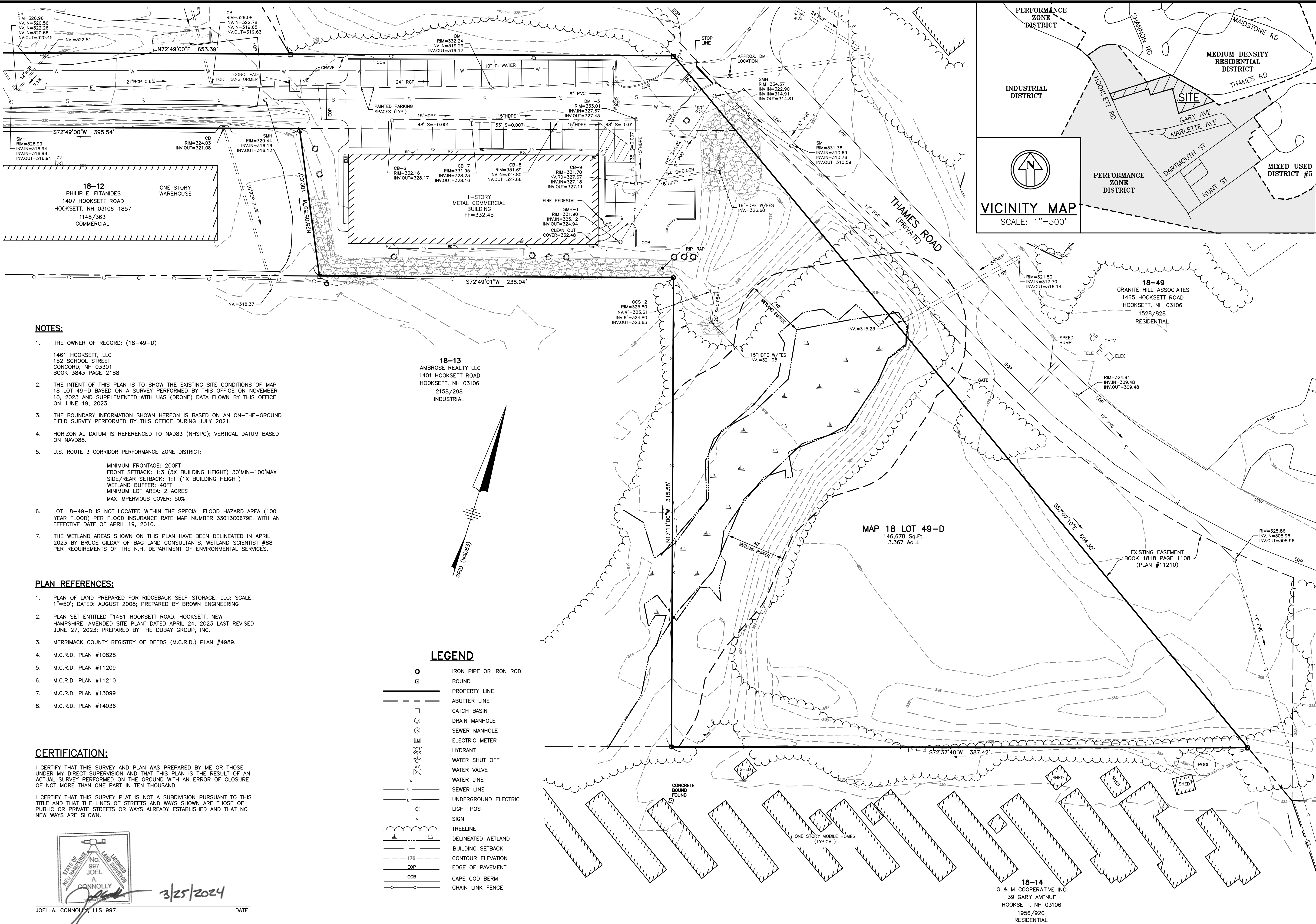
1461 HOOKSETT, LLC
152 SCHOOL STREET
CONCORD, NH 03301

SHEET TITLE:

TITLE SHEET

PROJECT #499 SHEET 1 of 16

N:\PROJECTS\499-Crappone-Hooksett\Survey\499-ws.DWG



NOTES:

- THE OWNER OF RECORD: (18-49-D)
1461 HOOKSETT, LLC
152 SCHOOL STREET
CONCORD, NH 03301
BOOK 3843 PAGE 2188
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS OF MAP 18 LOT 49-D BASED ON A SURVEY PERFORMED BY THIS OFFICE ON NOVEMBER 10, 2023 AND SUPPLEMENTED WITH UAS (DRONE) DATA FLOWN BY THIS OFFICE ON JUNE 19, 2023.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE DURING JULY 2021.
- HORIZONTAL DATUM IS REFERENCED TO NAD83 (NHSPC); VERTICAL DATUM BASED ON NAVD88.
- U.S. ROUTE 3 CORRIDOR PERFORMANCE ZONE DISTRICT:
MINIMUM FRONTAGE: 200FT
FRONT SETBACK: 1:3 (3X BUILDING HEIGHT) 30'-MIN-100'-MAX
SIDE/REAR SETBACK: 1:1 (1X BUILDING HEIGHT)
WETLAND BUFFER: 40FT
MINIMUM LOT AREA: 2 ACRES
MAX IMPERVIOUS COVER: 50%
- LOT 18-49-D IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33013C0679E, WITH AN EFFECTIVE DATE OF APRIL 19, 2010.
- THE WETLAND AREAS SHOWN ON THIS PLAN HAVE BEEN DELINEATED IN APRIL 2023 BY BRUCE GILDAY OF BAG LAND CONSULTANTS, WETLAND SCIENTIST #88 PER REQUIREMENTS OF THE N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES.

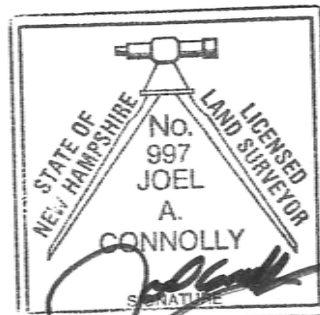
PLAN REFERENCES:

- PLAN OF LAND PREPARED FOR RIDGEBACK SELF-STORAGE, LLC; SCALE: 1"=50'; DATED: AUGUST 2008; PREPARED BY BROWN ENGINEERING
- PLAN SET ENTITLED "1461 HOOKSETT ROAD, HOOKSETT, NEW HAMPSHIRE, AMENDED SITE PLAN" DATED APRIL 24, 2023 LAST REVISED JUNE 27, 2023; PREPARED BY THE DUBAY GROUP, INC.
- MERRIMACK COUNTY REGISTRY OF DEEDS (M.C.R.D.) PLAN #4989.
- M.C.R.D. PLAN #10828
- M.C.R.D. PLAN #11209
- M.C.R.D. PLAN #11210
- M.C.R.D. PLAN #13099
- M.C.R.D. PLAN #14036

CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND WITH AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

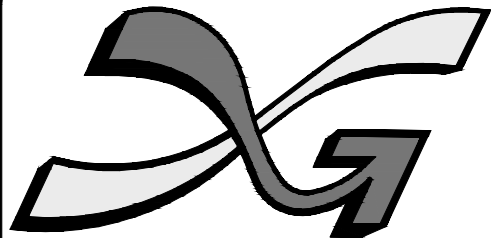
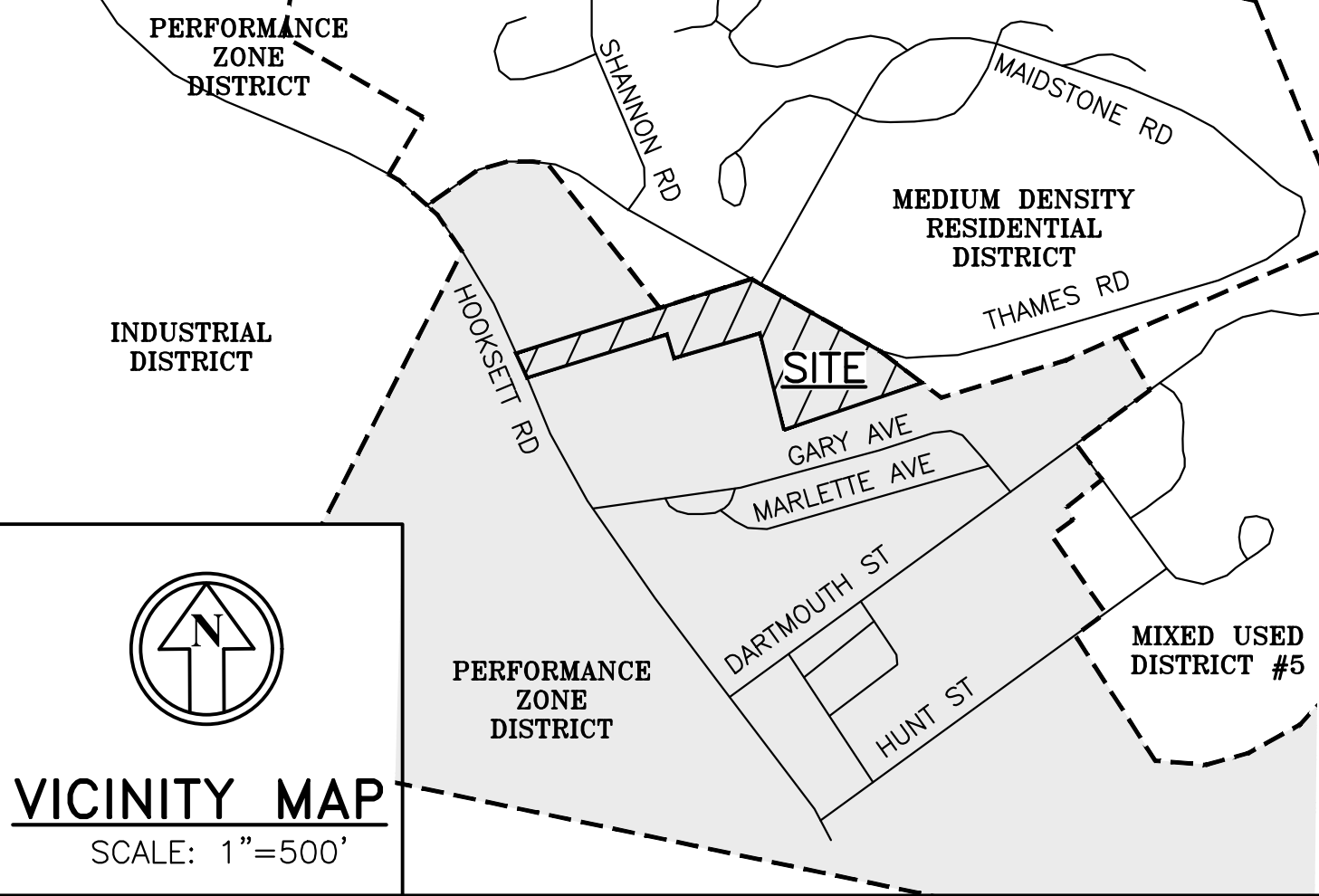


JOEL A. CONNOLLY, LLS 997

DATE

LEGEND

- IRON PIPE OR IRON ROD
- BOUND
- PROPERTY LINE
- ABUTTER LINE
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- ELECTRIC METER
- HYDRANT
- WATER SHUT OFF
- WATER VALVE
- WATER LINE
- SEWER LINE
- UNDERGROUND ELECTRIC
- LIGHT POST
- SIGN
- TREELINE
- DELINEATED WETLAND
- BUILDING SETBACK
- CONTOUR ELEVATION
- EDGE OF PAVEMENT
- CAPE COD BERM
- CHAIN LINK FENCE



The Dubay Group, Inc.

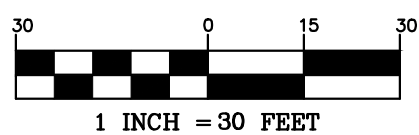
136 Harvey Rd Bldg B101
Londonderry, NH 03053
603-458-6462

Engineers

Planners

Surveyors

TheDubayGroup.com



REVISIONS:			
REV	DATE	COMMENT	BY
1	3/19/24	REVS PER TRC, SEWER & WATER	JAC

DRAWN BY: NIG
CHECKED BY: JAC
DATE: FEB 26, 2024
SCALE: 1"=30'
FILE: 499-ws
DEED REF: -

PROJECT:

**THAMES RD
RESIDENTIAL**

MAP 18 LOT 49-D
49 THAMES ROAD
HOOKSETT, NH 03106

FOR

1461 HOOKSETT, LLC

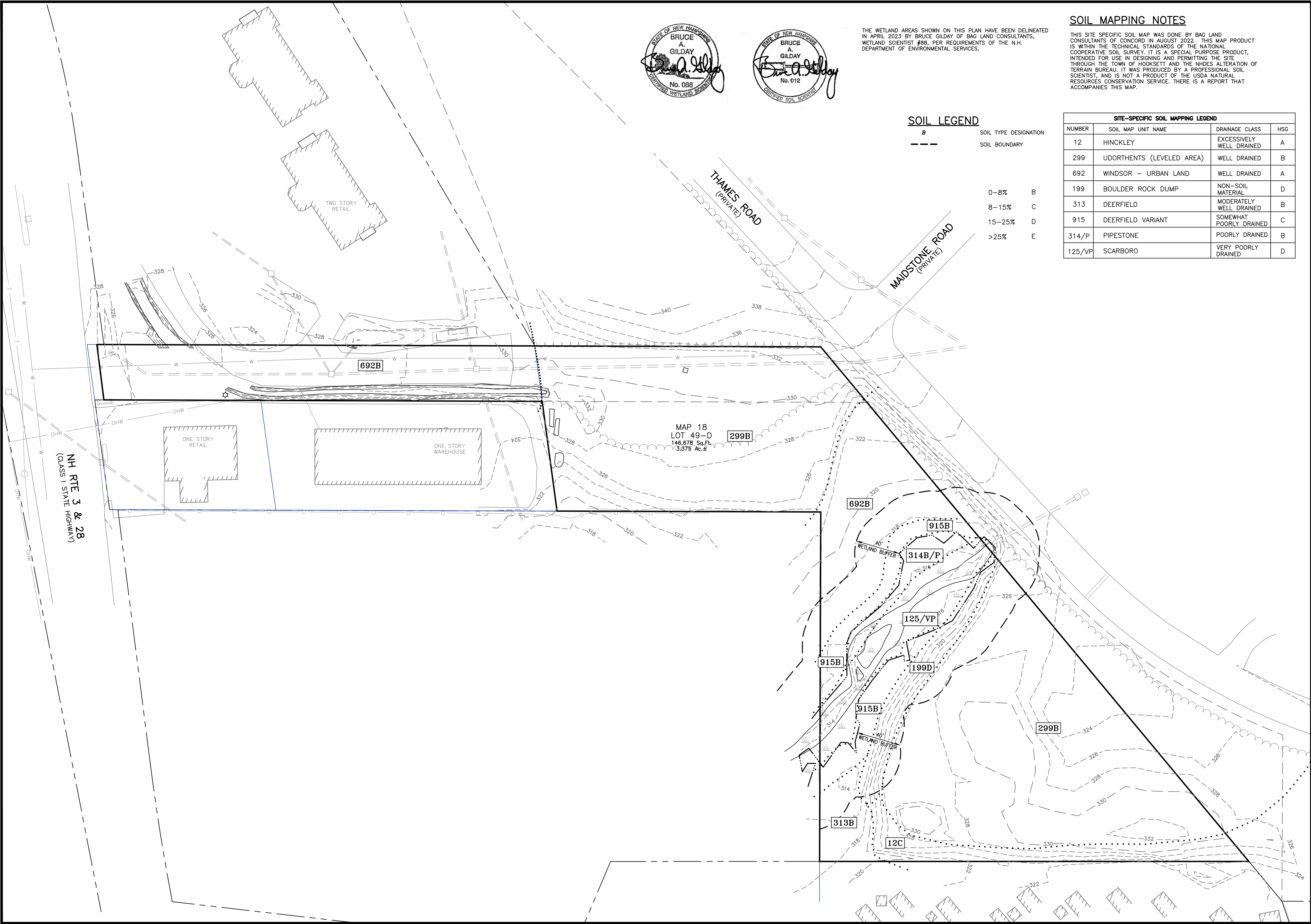
152 SCHOOL STREET
CONCORD, NH 03301

SHEET TITLE:

**EXISTING
CONDITIONS
PLAN**

PROJECT #499 SHEET 2 of 16

N:\PROJECTS\499-Crappone-Hooksett\DWG\CURRENT\499-SOILS.dwg



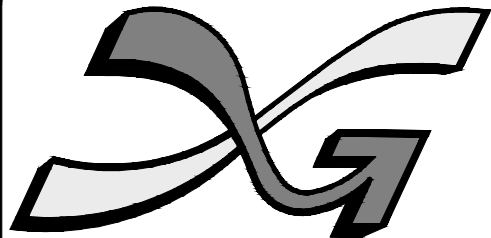
SOIL LEGEND

B	SOIL TYPE DESIGNATION
---	SOIL BOUNDARY
0-8%	B
8-15%	C
15-25%	D
>25%	E

SOIL MAPPING NOTES

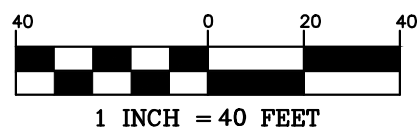
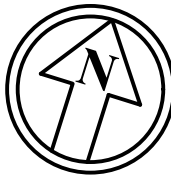
THIS SITE SPECIFIC SOIL MAP WAS DONE BY BAG LAND CONSULTANTS OF CONCORD IN AUGUST 2022. THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR USE IN DESIGNING AND PERMITTING THE SITE THROUGH THE TOWN OF HOOKSETT AND THE NHDES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.

SITE-SPECIFIC SOIL MAPPING LEGEND			
NUMBER	SOIL MAP UNIT NAME	DRAINAGE CLASS	HSG
12	HINCKLEY	EXCESSIVELY WELL DRAINED	A
299	UDORTHENTS (LEVELED AREA)	WELL DRAINED	B
692	WINDSOR - URBAN LAND	WELL DRAINED	A
199	BOULDER ROCK DUMP	NON-SOIL MATERIAL	D
313	DEERFIELD	MODERATELY WELL DRAINED	B
915	DEERFIELD VARIANT	SOMEWHAT POORLY DRAINED	C
314/P	PIPESTONE	POORLY DRAINED	B
125/VP	SCARBORO	VERY POORLY DRAINED	D



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Londonderry, NH 03053
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REVISIONS:			
REV	DATE	COMMENT	BY

DRAWN BY: TRL
CHECKED BY: DGM
DATE: FEB 26, 2024
SCALE: 1"=40'
FILE: 499-SOILS
DEED REF: -

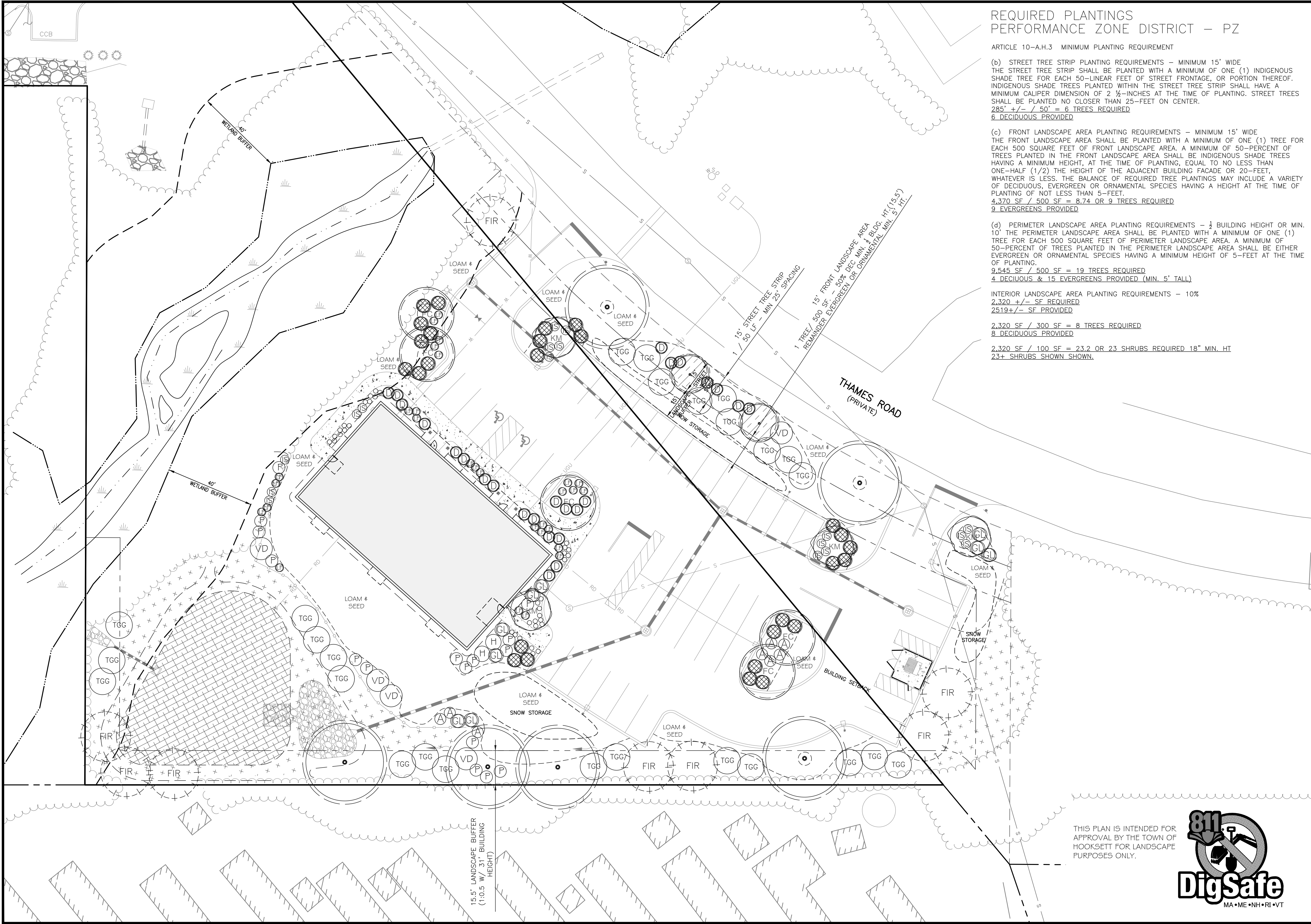
PROJECT:
THAMES RD RESIDENTIAL
MAP 18 LOT 49-D
49 THAMES ROAD
HOOKSETT, NH 03106

FOR
1461 HOOKSETT, LLC
152 SCHOOL STREET
CONCORD, NH 03301

SHEET TITLE:
SITE-SPECIFIC SOILS PLAN

N:\=PROJECTS\499-Grappone-Hooksett\DWG\CURRENT\499-SITE.dwg

N:\PROJECTS\499-Crapone-Hooksett\DWG\CURRENT\499-LANDSCAPE.dwg



REQUIRED PLANTINGS
PERFORMANCE ZONE DISTRICT – PZ

ARTICLE 10-A.H.3 MINIMUM PLANTING REQUIREMENT

(b) STREET TREE STRIP PLANTING REQUIREMENTS – MINIMUM 15' WIDE
THE STREET TREE STRIP SHALL BE PLANTED WITH A MINIMUM OF ONE (1) INDIGENOUS SHADE TREE FOR EACH 50-LINEAR FEET OF STREET FRONTAGE, OR PORTION THEREOF. INDIGENOUS SHADE TREES PLANTED WITHIN THE STREET TREE STRIP SHALL HAVE A MINIMUM CALIPER DIMENSION OF 2 ½-INCHES AT THE TIME OF PLANTING. STREET TREES SHALL BE PLANTED NO CLOSER THAN 25- FEET ON CENTER.
 $285' \div 50' = 5.7$ TREES REQUIRED
6 DECIDUOUS PROVIDED

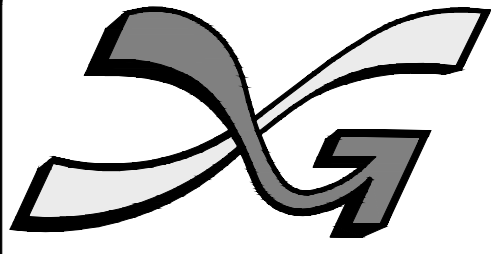
(c) FRONT LANDSCAPE AREA PLANTING REQUIREMENTS – MINIMUM 15' WIDE
THE FRONT LANDSCAPE AREA SHALL BE PLANTED WITH A MINIMUM OF ONE (1) TREE FOR EACH 500 SQUARE FEET OF FRONT LANDSCAPE AREA. A MINIMUM OF 50-PERCENT OF TREES PLANTED IN THE FRONT LANDSCAPE AREA SHALL BE INDIGENOUS SHADE TREES HAVING A MINIMUM HEIGHT, AT THE TIME OF PLANTING, EQUAL TO NO LESS THAN ONE-HALF (1/2) THE HEIGHT OF THE ADJACENT BUILDING FACADE OR 20- FEET, WHATEVER IS LESS. THE BALANCE OF REQUIRED TREE PLANTINGS MAY INCLUDE A VARIETY OF DECIDUOUS, EVERGREEN OR ORNAMENTAL SPECIES HAVING A HEIGHT AT THE TIME OF PLANTING OF NOT LESS THAN 5- FEET.
 $4,370 \text{ SF} \div 500 \text{ SF} = 8.74$ OR 9 TREES REQUIRED
9 EVERGREENS PROVIDED

(d) PERIMETER LANDSCAPE AREA PLANTING REQUIREMENTS – ½ BUILDING HEIGHT OR MIN. 10' THE PERIMETER LANDSCAPE AREA SHALL BE PLANTED WITH A MINIMUM OF ONE (1) TREE FOR EACH 500 SQUARE FEET OF PERIMETER LANDSCAPE AREA. A MINIMUM OF 50-PERCENT OF TREES PLANTED IN THE PERIMETER LANDSCAPE AREA SHALL BE EITHER EVERGREEN OR ORNAMENTAL SPECIES HAVING A MINIMUM HEIGHT OF 5- FEET AT THE TIME OF PLANTING.
 $9,545 \text{ SF} \div 500 \text{ SF} = 19$ TREES REQUIRED
4 DECIDUOUS & 15 EVERGREENS PROVIDED (MIN. 5' TALL)

INTERIOR LANDSCAPE AREA PLANTING REQUIREMENTS – 10%
 $2,320 \div 10 = 232$ SF REQUIRED
2519+/- SF PROVIDED

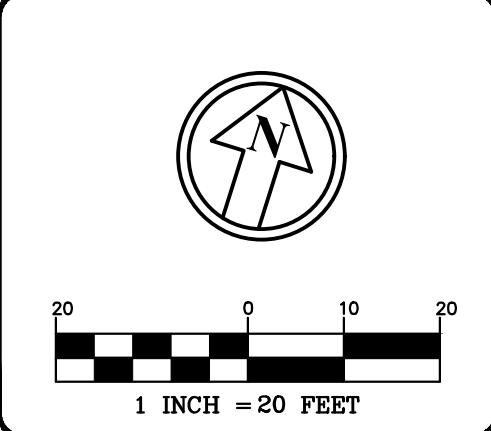
$2,320 \text{ SF} \div 300 \text{ SF} = 7.73$ TREES REQUIRED
8 DECIDUOUS PROVIDED

$2,320 \text{ SF} \div 100 \text{ SF} = 23.2$ OR 23 SHRUBS REQUIRED 18" MIN. HT
23+ SHRUBS SHOWN SHOWN.



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136 Harvey Rd Bldg B101
Londonderry, NH 03053
603-458-6462

Engineers
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REVISIONS:			
REV#	DATE:	COMMENT:	BY:

DRAWN BY: REK
CHECKED BY: DGM
DATE: FEB 26, 2024
SCALE: 1"=20'
FILE: 499-LANDSCAPE
DEED REF: -

PROJECT:
THAMES RD RESIDENTIAL
MAP 18 LOT 49-D
49 THAMES ROAD
HOOKSETT, NH 03106

FOR
1461 HOOKSETT, LLC
152 SCHOOL STREET
CONCORD, NH 03301

SHEET TITLE:
LANDSCAPE PLAN

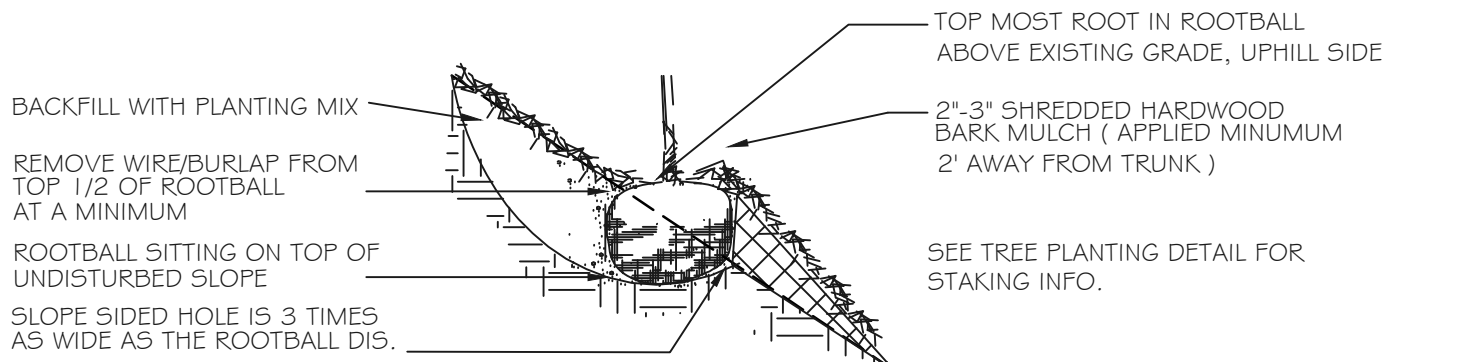
PROJECT #499 SHEET 6 of 16

THIS PLAN IS INTENDED FOR
APPROVAL BY THE TOWN OF
HOOKSETT FOR LANDSCAPE
PURPOSES ONLY.

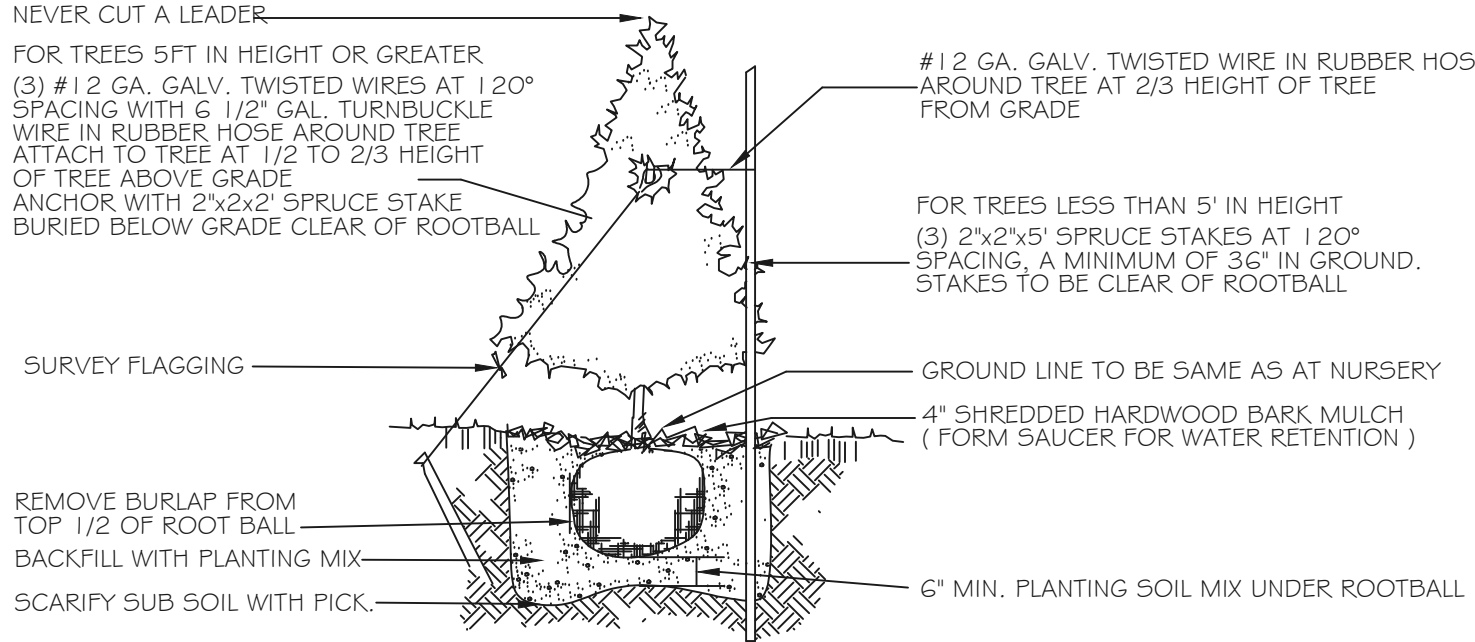


LANDSCAPE NOTES:

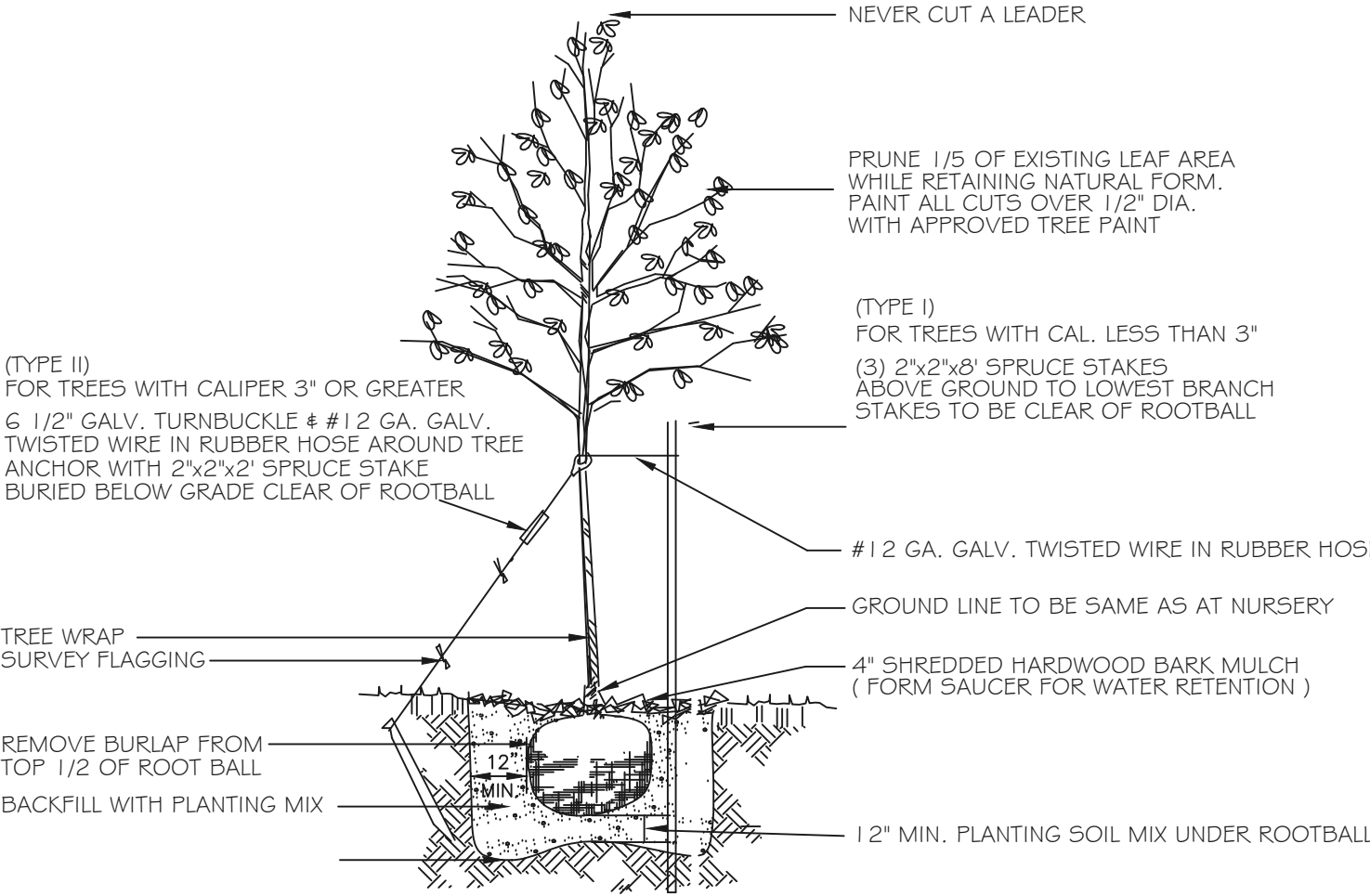
1. PRIOR TO CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING AND NEWLY INSTALLED UTILITIES AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS.
2. LANDSCAPING SHOWN ON THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE TOWN OF HOOKSETT PERFORMANCE ZONE LANDSCAPE REGULATIONS.
3. WHEREVER POSSIBLE EXISTING TREES SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION.
4. THE PROPOSED DECIDUOUS TREES SHALL BE A MIN. 2.5" CALIPER AND EVERGREEN TREES A MINIMUM OF 5' HIGH AT TIME OF PLANTING.
5. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED WITH A MINIMUM OF 6" SUITABLE LOAM, EXCEPT UNDER THE MULCH BEDS. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.
6. PLANTS SHALL NOT BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA OF THE PLANTING.
7. ALL TREES SHALL BE BALLED AND BURLAP UNLESS OTHERWISE NOTED.
8. ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE, THE TOWN OF HOOKSETT STAFF AND THE LANDSCAPE ARCHITECT.
9. WHERE APPLICABLE THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
10. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
11. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
12. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
13. IN SO FAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
14. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60 (REV. 1996) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
15. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
16. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
17. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH 'WILT-PRUF' OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
18. NO PLANT, EXCEPT GROUND COVERS/PERENNIALS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
19. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
20. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.
21. ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
22. ALL NEW PLANTING AREAS, LAWN AND SOD SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM.
23. THE PURPOSE OF THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.
24. ALL LANDSCAPE AREAS SHALL BE PROPERLY MAINTAINED BY THE OWNER OR HIS AGENT. LANDSCAPE AREAS SHALL BE KEPT FREE OF ALL DEBRIS, RUBBISH, WEEDS AND TALL GRASSES (EXCEPT ORNAMENTAL GRASSES)



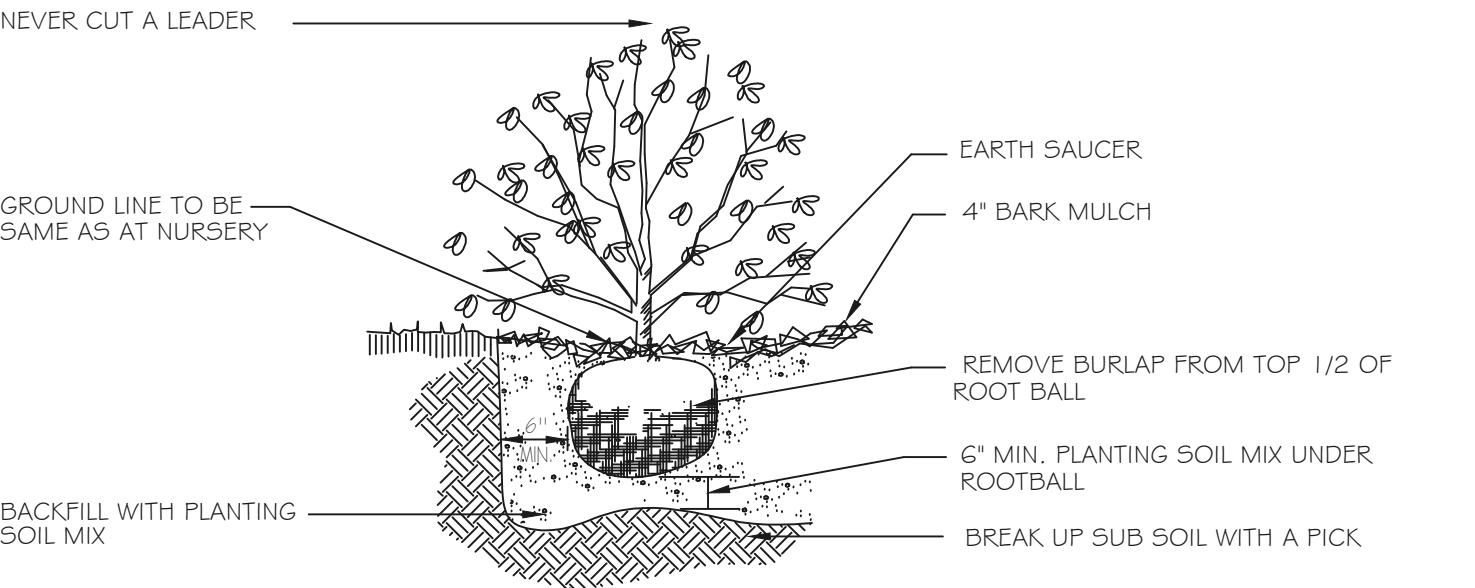
SLOPE PLANTING DETAIL



EVERGREEN PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

LANDSCAPE LEGEND:

	BOTONICAL NAME / COMMON NAME	SIZE &	REMARKS	MATURE HT.	MATURE WIDTH
DECIDUOUS SHADE TREE					
.	ACER SACCHARUM 'COMMEMORATION' / COMMEMORATION SUGAR MAPLE	2.5"	CAL. B#B	40'-60'	30'-40'
4	ACER RUBRUM KARPICK / KARPICK MAPLE	2.5"	CAL. B#B	40'-60'	30'-40'
5	PRUNUS SUBHIRTELLA 'AUTUMNALIS' / AUTUMN FLOWERING CHERRY	2.5"	CAL. B#B	20'-30'	20'-30'
2	QURECUS RUBRA / ENGLISH OAK	2.5"	CAL. B#B	40'-60'	15'-20'
EVERGREEN					
8	ABIES FRASER/ / FRASER FIR	6'	HT. B#B	30'-40'	20'-30'
26	THUJA OCCIDENTALLIS NIGRA / DARK AMERICAN ABORVITAE	5'	HT. B#B	30'-40'	15'-20'
EVERGREEN SHRUB MEDIUM					
9	JUNIPERUS CHINENSIS 'ARMSTRONG AUREA' / OLD GOLD JUNIPER	10	GAL.	3'-4'	6'-8'
27	JUNIPERUS VIRGINIANA ' GREY OWL' / GREY OWL JUNIPER	10	GAL.	2'-3'	6'-8'
16	J. CHINENSIS ' PFITZERIANA COMPACTA' / COMPACT PFITZER JUNIPER	10	GAL.	2'-3'	5'-6'
25	CEPHALOTAXUS HARRINGTONIA 'DUKE GARDENS' / JAPANESE PLUM YEW	30"	B#B	2'-3'	4'-5'
EVERGREEN GROUNDCOVER					
29	LEUCOTHOE FONTANESIANA "SILVER RUN" / SILVER RUN LEUCOTHOE	5	GAL.	2-3"	3-4'
DECIDUOUS SHRUB LARGE					
2	HYDRANGEA PANICULATA 'LITTLE QUICK FIRE'	4'	HT. B#B	8'-10'	8'-10'
5	VIBURNUM DENTANUM / ARROWWOOD VIBURNUM	4'	HT. B#B	8'-10'	8'-10'
DECIDUOUS SHRUB MEDIUM					
8	SPIRAEA BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA	5	GAL.	5'-6'	5'-6'
DECIDUOUS SHRUB SMALL					
17	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY	7	GAL.	3'-4'	3'-4'
35	PERENNIALS	2	GAL.	2-3'	2-3'



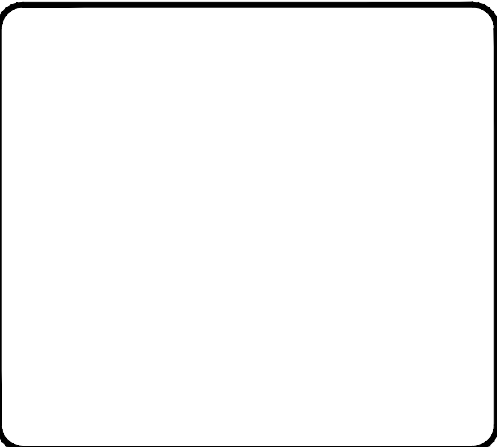
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136 Harvey Rd Bldg B101
Londonderry, NH 03053
603-458-6462

Engineers

Planners

Surveyors

TheDubayGroup.com



REVISIONS:			
REV.	DATE:	COMMENT:	BY:

DRAWN BY: REK
CHECKED BY: DGM
DATE: FEB 26, 2024
SCALE:
FILE: 499--LANDSCAPE
DEED REF: -

PROJECT:

**THAMES RD
RESIDENTIAL**

MAP 18 LOT 49-D
49 THAMES ROAD
HOOKSETT, NH 03106

FOR

1461 HOOKSETT, LLC

152 SCHOOL STREET
CONCORD, NH 03301

SHEET TITLE:

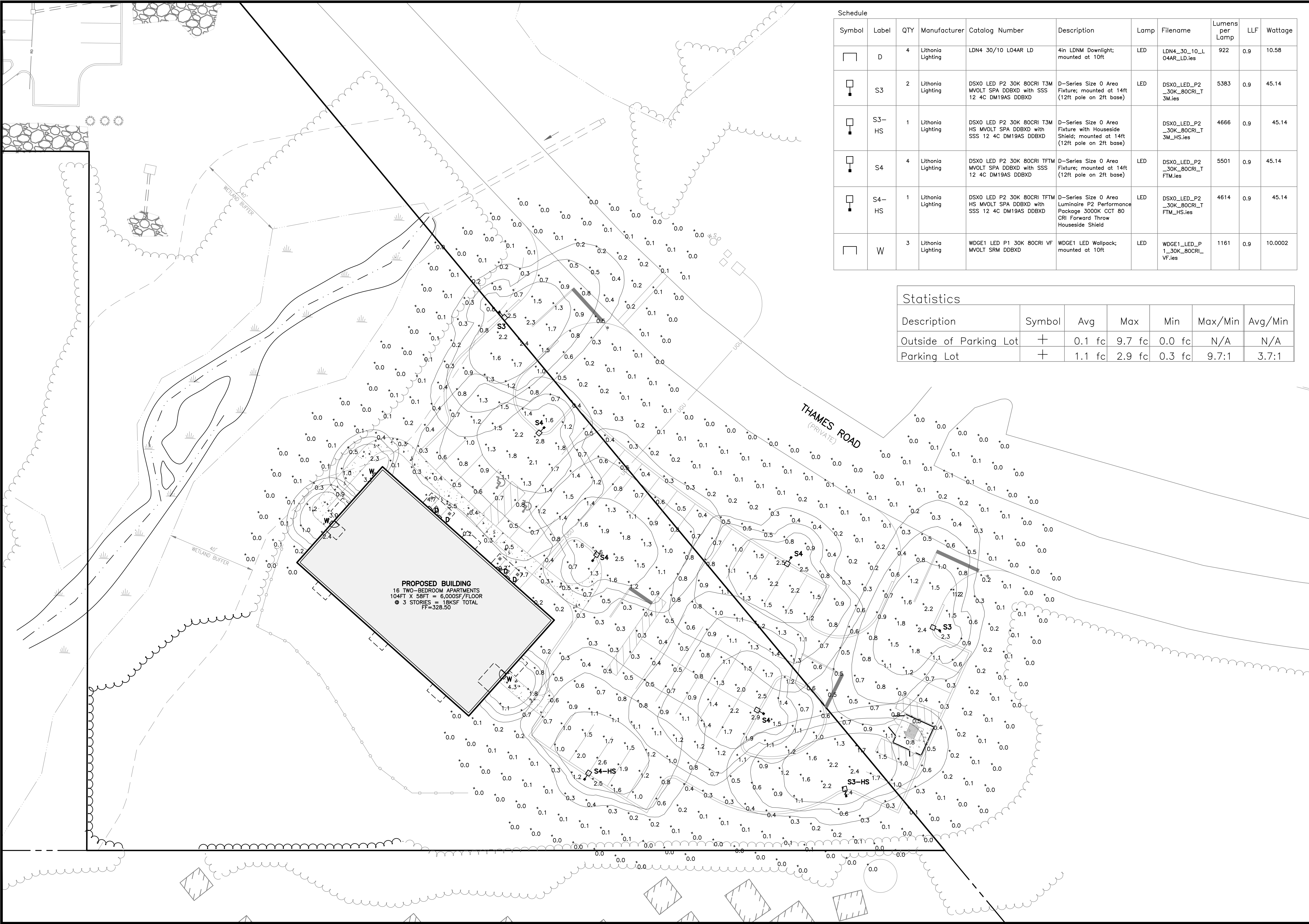
**LANDSCAPE
DETAILS**

PROJECT #499 SHEET 7 of 16



THIS PLAN IS INTENDED FOR
APPROVAL BY THE TOWN OF
HOOKSETT FOR LANDSCAPE
PURPOSES ONLY.

N:\PROJECTS\499-Crappona-Hooksett\DWG\CURRENT\499-LIGHTING.dwg

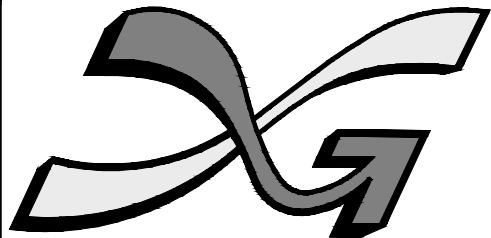


Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage
	D	4	Lithonia Lighting	LDN4 30/10 LO4AR LD	4in LDNM Downlight; mounted at 10ft	LED	LDN4_30_10_LO4AR_LD.ies	922	0.9	10.58
	S3	2	Lithonia Lighting	DSX0 LED P2 30K 80CRI T3M MVOLT SPA DDBXD with SSS 12 4C DM19AS DDBXD	D-Series Size 0 Area Fixture; mounted at 14ft (12ft pole on 2ft base)	LED	DSX0_LED_P2_30K_80CRI_T3M.ies	5383	0.9	45.14
	S3-HS	1	Lithonia Lighting	DSX0 LED P2 30K 80CRI T3M HS MVOLT SPA DDBXD with SSS 12 4C DM19AS DDBXD	D-Series Size 0 Area Fixture with Houseside Shield; mounted at 14ft (12ft pole on 2ft base)		DSX0_LED_P2_30K_80CRI_T3M_HS.ies	4666	0.9	45.14
	S4	4	Lithonia Lighting	DSX0 LED P2 30K 80CRI TFTM MVOLT SPA DDBXD with SSS 12 4C DM19AS DDBXD	D-Series Size 0 Area Fixture; mounted at 14ft (12ft pole on 2ft base)	LED	DSX0_LED_P2_30K_80CRI_TFTM.ies	5501	0.9	45.14
	S4-HS	1	Lithonia Lighting	DSX0 LED P2 30K 80CRI TFTM HS MVOLT SPA DDBXD with SSS 12 4C DM19AS DDBXD	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Forward Throw Houseside Shield	LED	DSX0_LED_P2_30K_80CRI_TFTM_HS.ies	4614	0.9	45.14
	W	3	Lithonia Lighting	WDGE1 LED P1 30K 80CRI VF MVOLT SRM DDBXD	WDGE1 LED Wallpack; mounted at 10ft	LED	WDGE1_LED_P1_30K_80CRI_VF.ies	1161	0.9	10.0002

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parking Lot	+	0.1 fc	9.7 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.1 fc	2.9 fc	0.3 fc	9.7:1	3.7:1



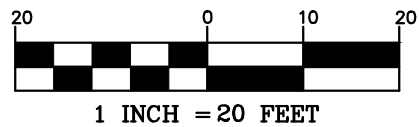
The Dubai Group, Inc.
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1 INCH = 20 FEET

REVISIONS:

REV	DATE	COMMENT	BY

DRAWN BY: TRL
CHECKED BY: DGM
DATE: FEB 26, 2024
SCALE: 1"=20'
FILE: 499-LIGHTING
DEED REF: -

PROJECT:

**THAMES RD
RESIDENTIAL**

MAP 18 LOT 49-D
49 THAMES ROAD
HOOKSETT, NH 03106

FOR

1461 HOOKSETT, LLC

152 SCHOOL STREET
CONCORD, NH 03301

SHEET TITLE:

**LIGHTING
PLAN**

N:\PROJECTS\499-Crapone-Hooksett\DWG\CURRENT\499-DETAILS.dwg

CONSTRUCTION SEQUENCE

- CONTRACTOR TO NOTIFY DIG-SAFE 72-HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- AN INITIAL PRE CONSTRUCTION MEETING(S) SHALL TAKE PLACE WITH THE CONTRACTOR, OWNER AND TOWN AGENTS.
- THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE EXCEEDS ONE ACRE. THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. A COMPLETED NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO NPDES PERMITTING AUTHORITY WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET: FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTED IS RESPONSIBLE; OR ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
- PRIOR TO ANY EARTH MOVING OPERATION INSTALL PERIMETER CONTROLS, I.E SILT FENCE AND/OR SILT/SOXX AROUND THE LIMITS OF DISTURBANCE OR OTHER EROSION CONTROL DEVICE (SO AS SHOWN ON THE EROSION CONTROL PLAN.
- CONSTRUCT TEMPORARY CONSTRUCTION EXIT.
- CLEAR AND GRUB WITHIN AREAS OF DISTURBANCE UNLESS OTHERWISE NOTED.
- SEDIMENT TRAPS AND/OR BASINS SHALL BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL BASINS/PONDS ARE STABILIZED.
- REMOVE AND STOCKPILE MATERIALS AS REQUIRED. STOCKPILE SHALL BE SURROUNDED WITH AN EROSION CONTROL DEVICE TO PREVENT EROSION. STOCKPILE AREAS ARE LIMITED AND THUS MANAGEMENT OF MATERIALS WILL BE REQUIRED.
- SHAPE PROPOSED DRAINAGE PONDS, DITCHES AND/OR SWALES.
- PERFORM ROUGH SITE GRADING. INSTALL DRAINAGE SYSTEMS AND UTILITIES.
- INSTALL UNDERGROUND UTILITIES AND PLACE EROSION CONTROL MEASURES AROUND ANY CATCH BASINS PRIOR TO DIRECTING ANY RUNOFF TO THEM. DRAINAGE SYSTEMS SHALL BE CONSTRUCTED AND STABILIZED PRIOR TO DIRECTING ANY FLOW TO THEM. ALL SIDE SLOPES SHALL BE STABILIZED WITHIN 72 HOURS.
- LAYOUT AND INSTALL ALL BURIED UTILITIES AND SERVICES UP TO 10' OF THE PROPOSED BUILDING FOUNDATIONS. CAP AND MARK TERMINATIONS OR LOG SWING TIES.
- FINISH GRADE SITE, BACKFILL ROAD SUBBASE GRAVEL IN TWO COMPACTED LIFTS. PROVIDE TEMPORARY EROSION PROTECTION TO DITCHES AND SWALES WHERE APPLICABLE, IN THE FORM OF MULCHING, JUTE MATTING OR STONE CHECK DAMS.
- INSTALL EXTERIOR LIGHT POLE BASES, AND MAKE FINAL CONNECTIONS TO CONDUIT.
- ANY PERMANENT DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- PLACE BINDER LAYER OF PAVEMENT. REINSTALL BASIN INLET PROTECTION.
- AFTER ALL DRAINAGE AND ROADWAY IMPROVEMENTS (NOT INCLUDING FINAL LAYER OF PAVEMENT) HAVE BEEN COMPLETED, BEGIN CONSTRUCTION OF THE BUILDING FOUNDATION(S) AND CONNECT TO SITE UTILITIES. BEGIN BUILDING CONSTRUCTION.
- PLANT LANDSCAPING IN AREAS OUT OF WAY OF BUILDING CONSTRUCTION. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER.
- AFTER BUILDINGS ARE COMPLETED, FINISH ALL REMAINING LANDSCAPED WORK.
- RAISE CATCH BASIN FRAMES TO FINAL GRADE. CONSTRUCT ASPHALT WEARING COURSE.
- REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

GENERAL CONSTRUCTION NOTES

- THE TEMPORARY BMPs ASSOCIATED WITH THIS PROJECT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND LANDOWNER, WHO WILL BE RESPONSIBLE FOR INSPECTION, OPERATION, AND MAINTENANCE.
- EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION OF THE NHDOT". EROSION CONTROL SHALL BE INSTALLED DOWNHILL OF ALL AREAS WHERE WORK WILL EXPOSE UNPROTECTED SOIL TO PREVENT SEDIMENT FROM ENTERING CATCH BASINS, DRAINAGE STRUCTURES AND/OR DRAINAGE WAYS. INSTALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES PRIOR TO ANY EARTH MOVING OPERATIONS.
- EROSION CONTROL DEVICES SHALL BE INSTALLED WHERE REQUIRED PRIOR TO ANY ON-SITE GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. EROSION CONTROL MEASURES SHALL BE MAINTAINED DURING DEVELOPMENT AND SHALL BE CHECKED PERIODICALLY AND EXCESS SILT SHALL BE REMOVED.
- ALL DISTURBED AREAS WHICH ARE FINISH GRADED SHALL BE LOAMED (6" MINIMUM) AND SEEDED. SEE SEEDING AND FERTILIZER SPECIFICATION. SEE SLOPE DESIGN AND/OR LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
- ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER SHALL BE MACHINED STRAW MULCHED AND SEEDED WITH SLOPE STABILIZATION SEED MIXTURE TO PREVENT EROSION. STRAW MULCH SHALL BE APPLIED AT A RATE OF 2 TONS/ACRE.
- ALL DRAINAGE SYSTEMS (DITCHES, SWALES, DRAINAGE PONDS/BASINS, ETC.) SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. STORMWATER FLOWS ARE NOT TO BE DIRECTED TO THESE SYSTEMS UNTIL CONTRIBUTING AREAS HAVE ALSO BEEN FULLY STABILIZED.
- CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES IN ACCORDANCE WITH NHDES, EPA & TOWN REQUIREMENTS FOR THE DURATION OF THE PROJECT. WATER FOR DUST CONTROL SHALL BE PROVIDED ON SITE. FUGITIVE DUST IS CONTROLLED IN ACCORDANCE WITH ENV-A 1000.
- ALL EROSION CONTROLS ARE TO BE INSPECTED WEEKLY AND AFTER 0.5" OR GREATER OF RAINFALL WITHIN A 24 HOUR PERIOD.
- ALL FILLS SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED. FILL MATERIAL SHALL BE FREE FROM STUMPS, WOOD, ROOTS, ETC. AND SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.
- SILT FENCES AND/OR SILT/SOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES AND/OR SILT/SOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURE LOCATION.
- PAVED AREAS MUST BE KEPT CLEAN AT ALL TIMES.
- ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA.
- THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME. BEFORE DISTURBED AREAS ARE STABILIZED, ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING. EXPOSURE OF UNSTABILIZED SOILS SHALL BE TEMPORARILY STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 45 DAYS OF INITIAL DISTURBANCE.
- WINTERIZATION EFFORTS FOR AREAS NOT STABILIZED BY OCT. 15TH SHALL BE MADE BY THE APPROPRIATE USE OF MATTING, BLANKETS, MULCH AND SEEDING.

- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAS 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 AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

SEEDING SPECIFICATION

- TEMPORARY SEED
 - TEMPORARY VEGETATIVE COVER SHOULD BE APPLIED WHERE EXPOSED SOIL SURFACES WILL NOT BE FINAL GRADED WITHIN 45 DAYS.
 - SEED BED PREPARATION SHALL BE IN ACCORDANCE WITH THE NHDES STORMWATER MANAGEMENT MANUAL, VOLUME 3, TEMPORARY VEGETATION SECTION.
 - SEEDING MIXTURE

MIXTURE	SPECIES	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.
	WINTER RYE	112	2.50
	OATS	80	2.00
	ANNUAL RYEGRASS	40	1.00
	PERENNIAL RYEGRASS	30	0.17
	TOTAL	262	5.67

- SEEDING SCHEDULE
 - SPRING SEEDING USUALLY GIVES THE BEST RESULTS FOR ALL SEED MIXES OR WITH LEGUMES.
 - PERMANENT SEEDING SHOULD BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST. IF SEEDING CANNOT BE DONE WITHIN THE SPECIFIED SEEDING DATES, MULCH ACCORDING TO THE NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3, CONSTRUCTION PHASE EROSION AND SEDIMENT CONTROLS AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- ESTABLISHING A STAND OF GRASS
 - STONES AND TRASH SHOULD BE REMOVED FROM LOAMED AREAS SO AS NOT TO INTERFERE WITH THE SEEDING PROCESS.
 - WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
 - IF APPLICABLE, FERTILIZER AND ORGANIC SOIL AMENDMENTS SHOULD BE APPLIED DURING THE GROWING SEASON.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER (N-P205-K20) OR EQUIVALENT. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET).
 - FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER

- SEED SHOULD BE SPREAD UNIFORMLY BY A METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDING HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER.
 - INOCULATE ALL LEGUME SEED WITH THE CORRECT TYPE AND AMOUNT OF INOCULANTS.
 - NORMAL SEEDING DEPTH IS FROM ¼ TO ½ INCH. HYDROSEEDING THAT INCLUDES MULCH MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10 % WHEN HYDROSEEDING.
 - WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER, OR LIGHT DRAG.
 - THE GRADE "A" OF SEEDING MIXTURE SHOULD BE USED WITH THE FOLLOWING SEEDING RATES, BASED ON THE SEEDING GUIDE.

MIXTURE	SPECIES	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.
A	TALL FESCUE	20	0.45
	CREeping RED FESCUE	20	0.45
	REDTOP	2	0.05
	TOTAL	42	0.95

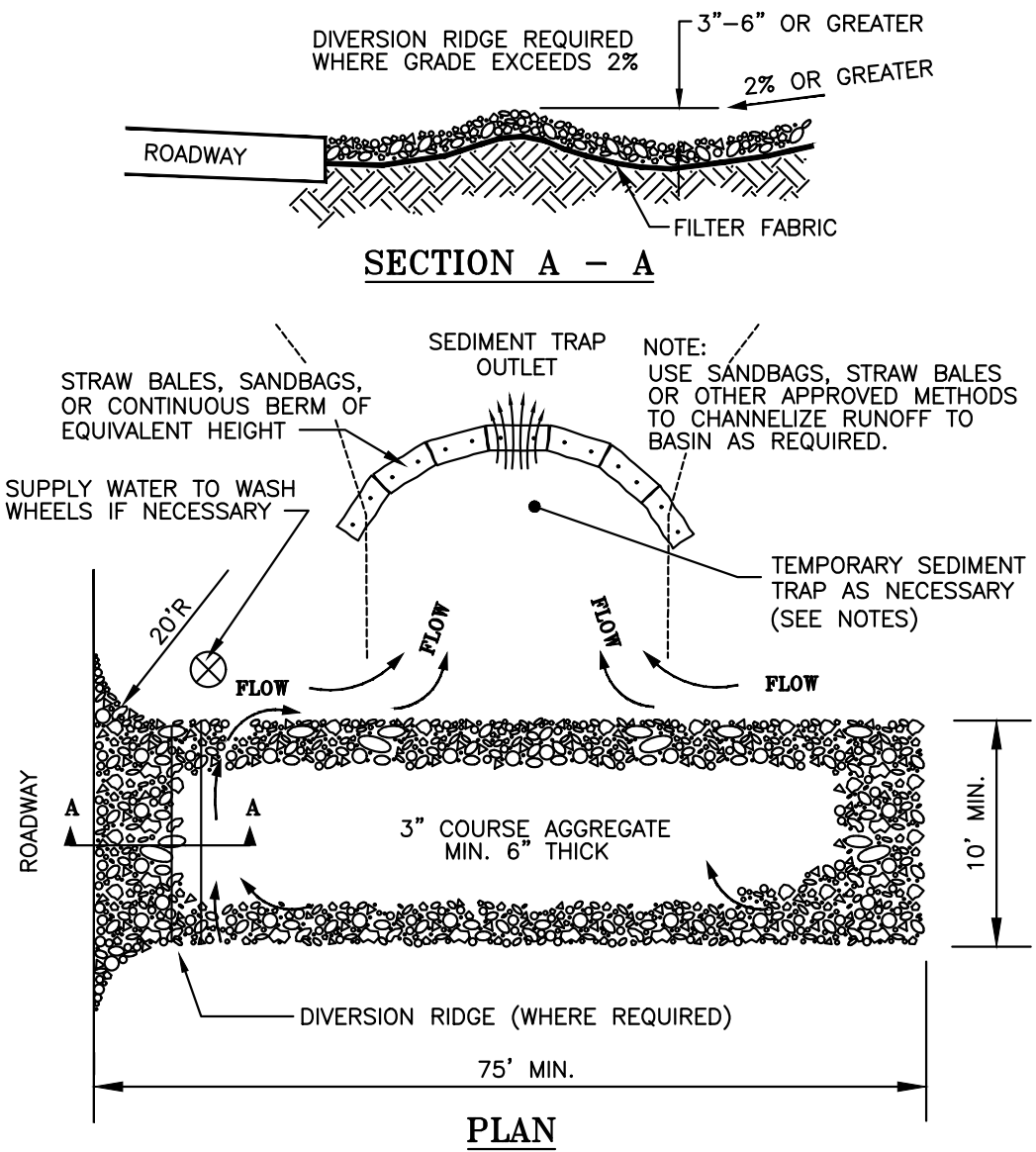
- ALTERNATE PERMANENT SEEDING FOR AREAS NOT RECEIVING LAWN OR LANDSCAPING SHALL BE AS FOLLOWS:
 - THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX CONTAINS A SELECTION OF NATIVE GRASSES AND WILDFLOWERS DESIGNED TO COLONIZE GENERALLY MOIST, RECENTLY DISTURBED SITES WHERE QUICK GROWTH OF VEGETATION IS DESIRED TO STABILIZE THE SOIL SURFACE. THIS MIX IS PARTICULARLY APPROPRIATE FOR DETENTION BASINS WHICH DO NOT NORMALLY HOLD STANDING WATER. THE PLANTS IN THIS MIX CAN TOLERATE INFREQUENT INUNDATION, BUT NOT CONSTANT FLOODING. IN NEW ENGLAND, THE BEST RESULTS ARE OBTAINED WITH A SPRING OR EARLY FALL SEEDING. SUMMER AND FALL SEEDING CAN BE SUCCESSFUL WITH A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. LATE FALL AND WINTER DORMANT SEEDING REQUIRE A SLIGHT INCREASE IN THE SEEDING RATE. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE.
 - APPLICATION RATE: 35 LBS/ACRE 1245 SQ FT/LB
 - SPECIES: SWITCHGRASS (PANICUM VIRGATUM), CREEPING RED FESCUE (FESTUCA RUBRA), VIRGINIA WILD RYE (ELYMUS VIRGINICUS), FOX SEDGE (CAREX VULPINOIDEA), CREEPING BENTGRASS (AGROSTIS STOLONIFERA), SILKY WILD RYE (ELYMUS VILLOSUS), NODDING BUR-MARGOLD (BIDENS CERNUA), SOFT RUSH (JUNCUS EFFUSUS), GRASS-LEAVED GOLDENROD (SOLIDAGO GRAMINIFOLIA), SENSITIVE FERN (ONOCLEA SENSIBILIS), JOE-PYE WEED (EUPATORIUM MACULATUM), BONESET (EUPATORIUM PERFORIATUM), FLAT-TOP ASTER (ASTER UMBELLATUS), NEW YORK ASTER (ASTER NOVI-BELGII), BLUE VERVAIN (VERBENA HASTATA).

WINTER NOTES

- ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE 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 AREAS TO BE PLANTED WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER OCTOBER 15TH, INCOMPLETE SURFACES TO BE PAVED, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3 OR CRUSHED STONE.

MAINTENANCE AND PROTECTION

- THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT DEVELOPS.
- TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH A UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.
- SEEDED AREAS WILL BE FERTILIZED AND RE-SEEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.
- THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY, UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
- THE SILT FENCE AND/OR SILT/SOXX BARRIER AND ANY OTHER EROSION CONTROL DEVICE SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- ALL EROSION CONTROL DEVICES SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND/OR SILT/SOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

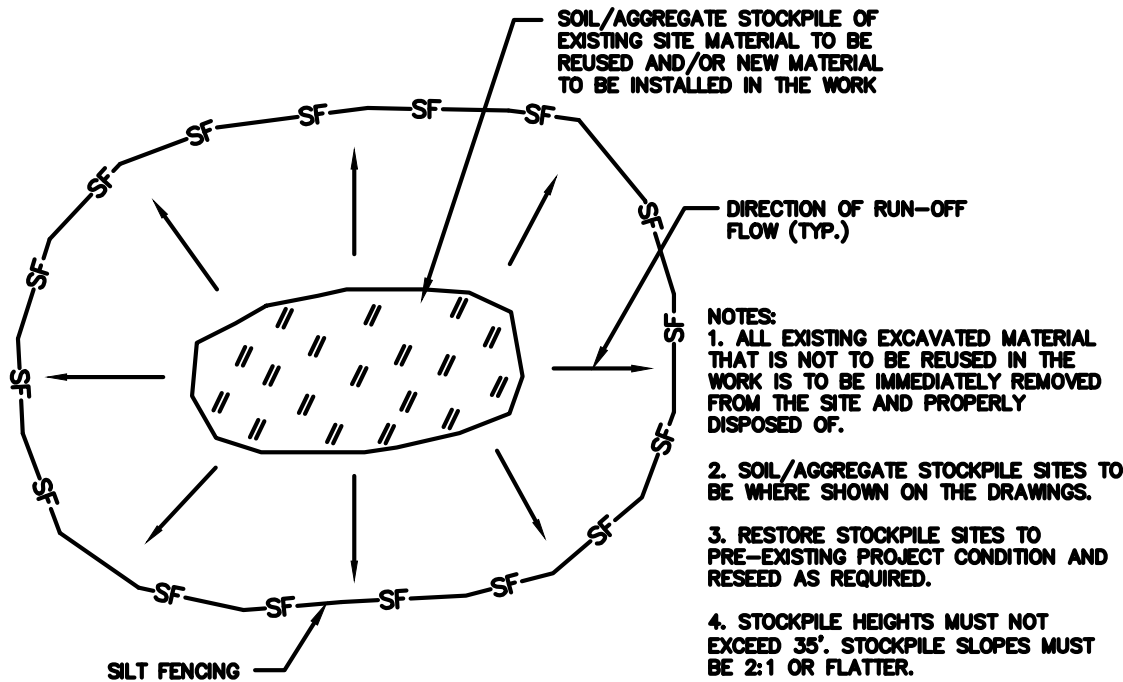


TEMPORARY GRAVEL CONSTRUCTION EXIT DETAIL

NOT TO SCALE

TEMPORARY CONSTRUCTION EXIT

- The minimum stone used shall be 3-inch crushed stone.
- The minimum length of the pad shall be 75 feet, except that the minimum length may be reduced to 50 feet if a 3-inch to 6-inch high berm is installed at the entrance of the project site.
- The pad shall extend the full width of the construction access road or 10 feet, whichever is greater.
- The pad shall slope away from the existing roadway.
- The pad shall be at least 6 inches thick. A geotextile filter fabric shall be placed between the stone pad and the earth surface below the pad.
- The pad shall be maintained or replaced when mud and soil particles clog the voids in the stone such that mud and soil particles are tracked off-site.
- A stabilized construction exit consists of a pad of stone aggregate placed on a geotextile filter fabric, located at any point where traffic will be leaving a construction site to an existing access road way or other paved surface. Its purpose is to reduce or eliminate the tracking of sediment onto public roads by construction vehicles. This helps protect receiving waters from sediment carried by stormwater runoff from public roads.
- Only construction traffic leaving the site is required to use the temporary stabilized exit. Consider providing a separate, unprotected, entrance for traffic entering the site. This will increase the longevity of the stabilized exit by eliminating heavy loads entering the site and reducing the total traffic over the device.
- Locate construction entrances and exits to limit sediment leaving the site and to provide for maximum utility by all construction vehicles. Avoid entrances that have steep grades and entrances at curves in public roads.
- The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or maintenance of any measures used to trap sediment.
- The exit shall be maintained in a condition that will prevent tracking of sediment onto public rights-of-way.
- When the control pad becomes ineffective, the stone shall be removed along with the collected soil material, regraded on site, and stabilized. The entrance shall then be reconstructed.
- The contractor shall sweep the pavement at exits whenever soil materials are tracked onto the adjacent pavement or traveled way.
- When wheel washing is required, it shall be conducted on an area stabilized with aggregate, which drains into an approved sediment-trapping device. All sediment shall be prevented from entering storm drains, ditches, or waterways.
- Natural drainage that crosses the location of the stone pad shall be intercepted and piped beneath the pad, as necessary, with suitable outlet protection.
- These requirements may be adjusted to specific site conditions per the direction of jurisdictional Town and State authorities, per SWPPP inspection/management processes, and per Best Management Practices.

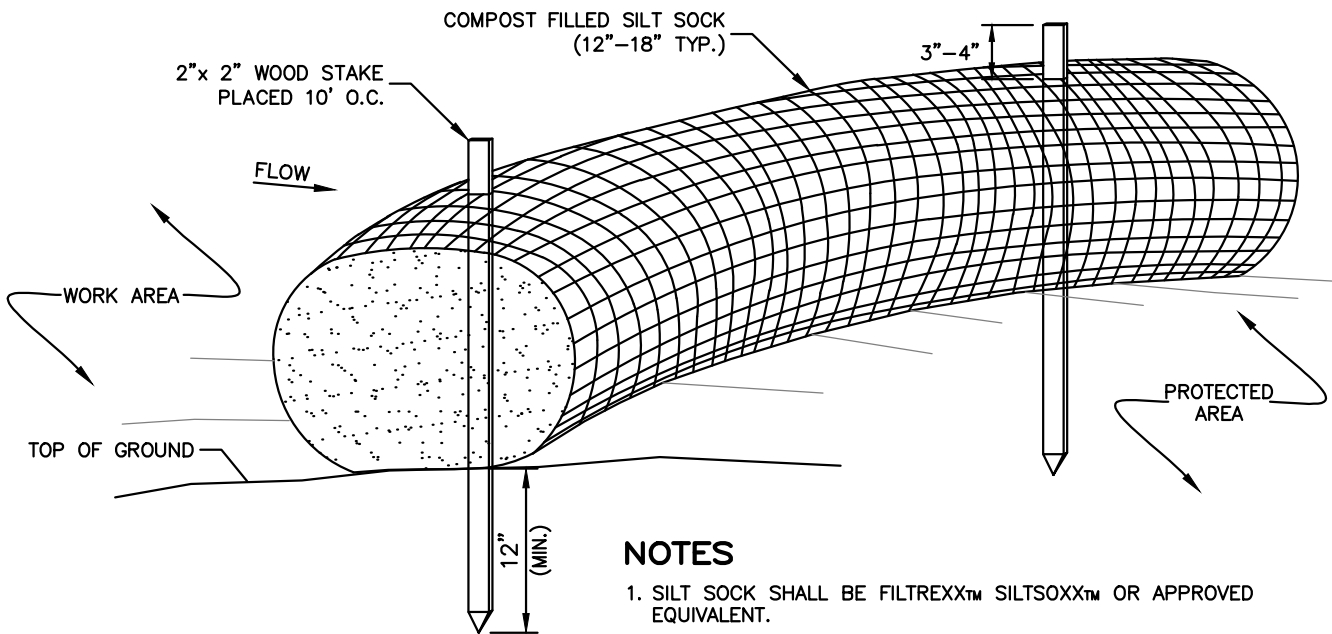


NOTES

- ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
- RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
- STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
- STOCKPILE MUST BE STABILIZED WITHIN 72 HOURS.
- STOCKPILE MUST BE SEEDED AND/OR MULCHED PRIOR TO ONSET OF WINTER OPERATIONS.
- EROSION CONTROL SEED MIX SHALL BE SOWN IN ALL INACTIVE CONSTRUCTION AREAS THAT WILL NOT BE PERMANENTLY SEEDED WITHIN TWO WEEKS OF DISTURBANCE.

MATERIALS STOCKPILE DETAIL

NOT TO SCALE

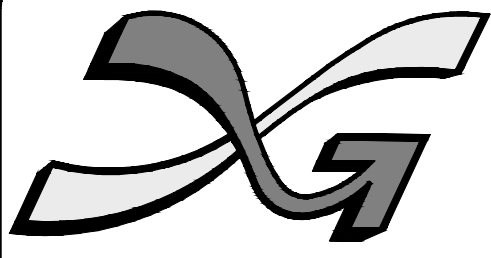


NOTES

- SILT SOCK SHALL BE FILTREXSM SILT/SOXXSM OR APPROVED EQUIVALENT.
- SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
- SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
- COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

SILT SOCK DETAIL

NOT TO SCALE



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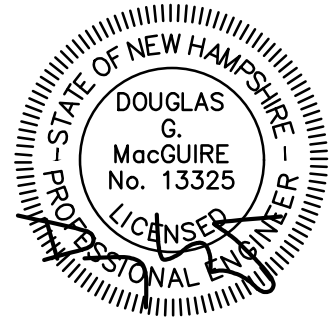
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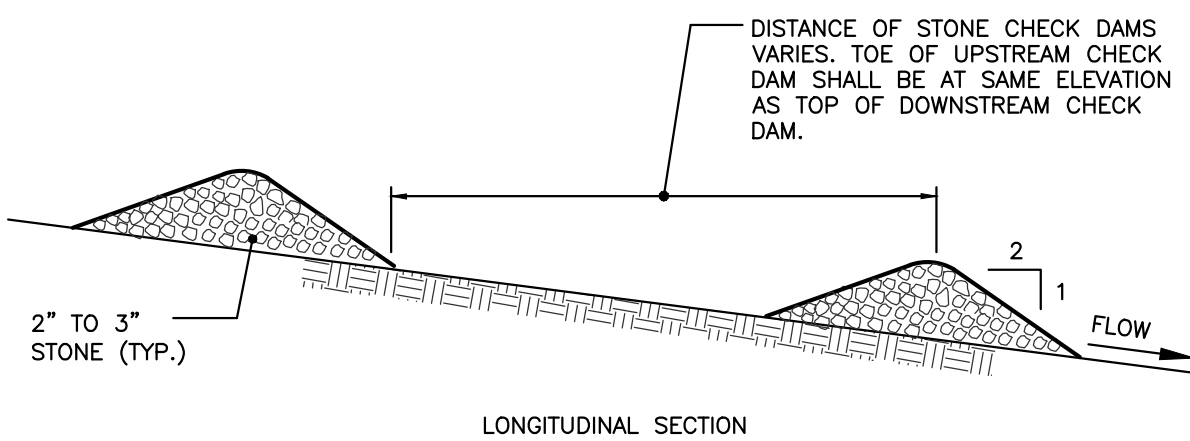
1461 HOOKSETT, LLC

152 SCHOOL STREET
CONCORD, NH 03301

SHEET TITLE:

CONSTRUCTION
DETAILS - I

PROJECT #499 SHEET 11 of 16



STONE CHECK DAM DETAIL
NOT TO SCALE

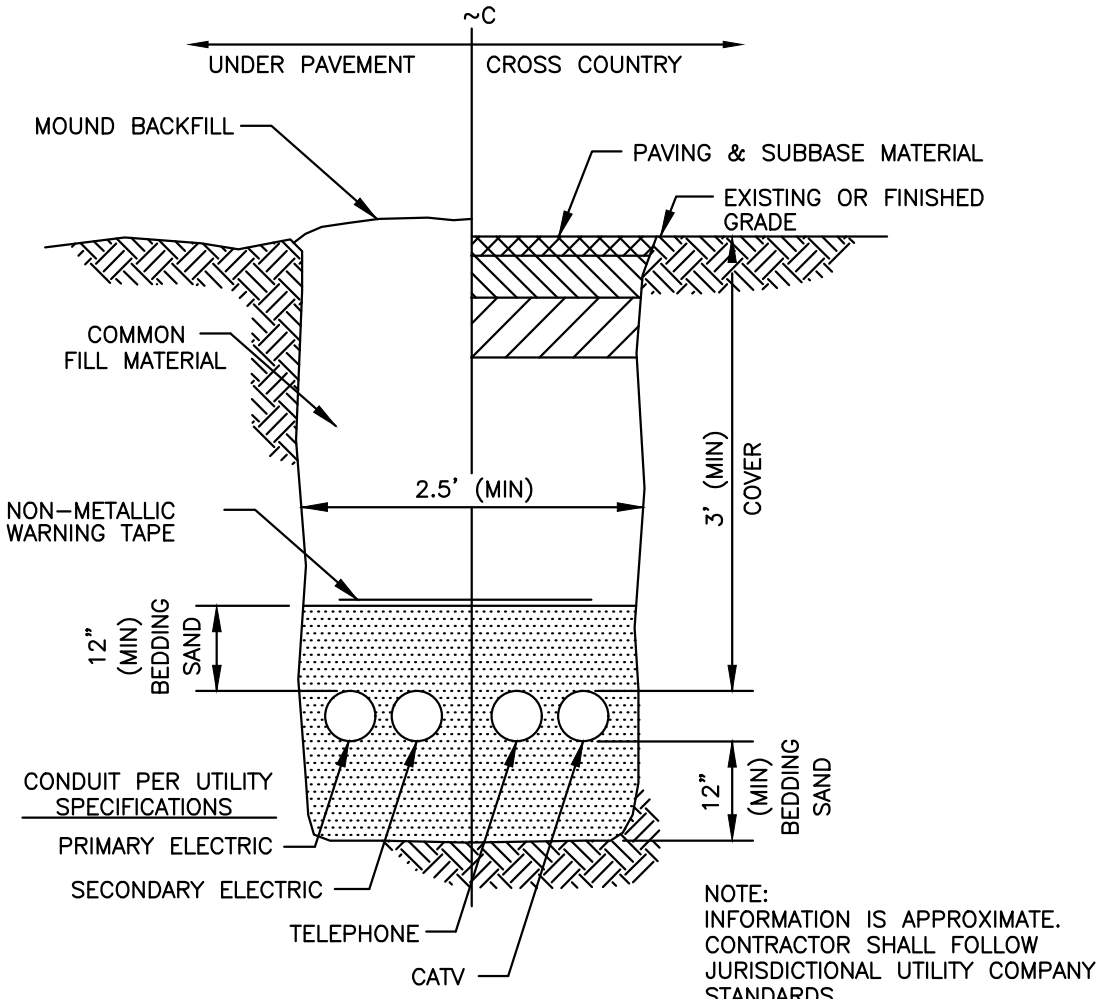
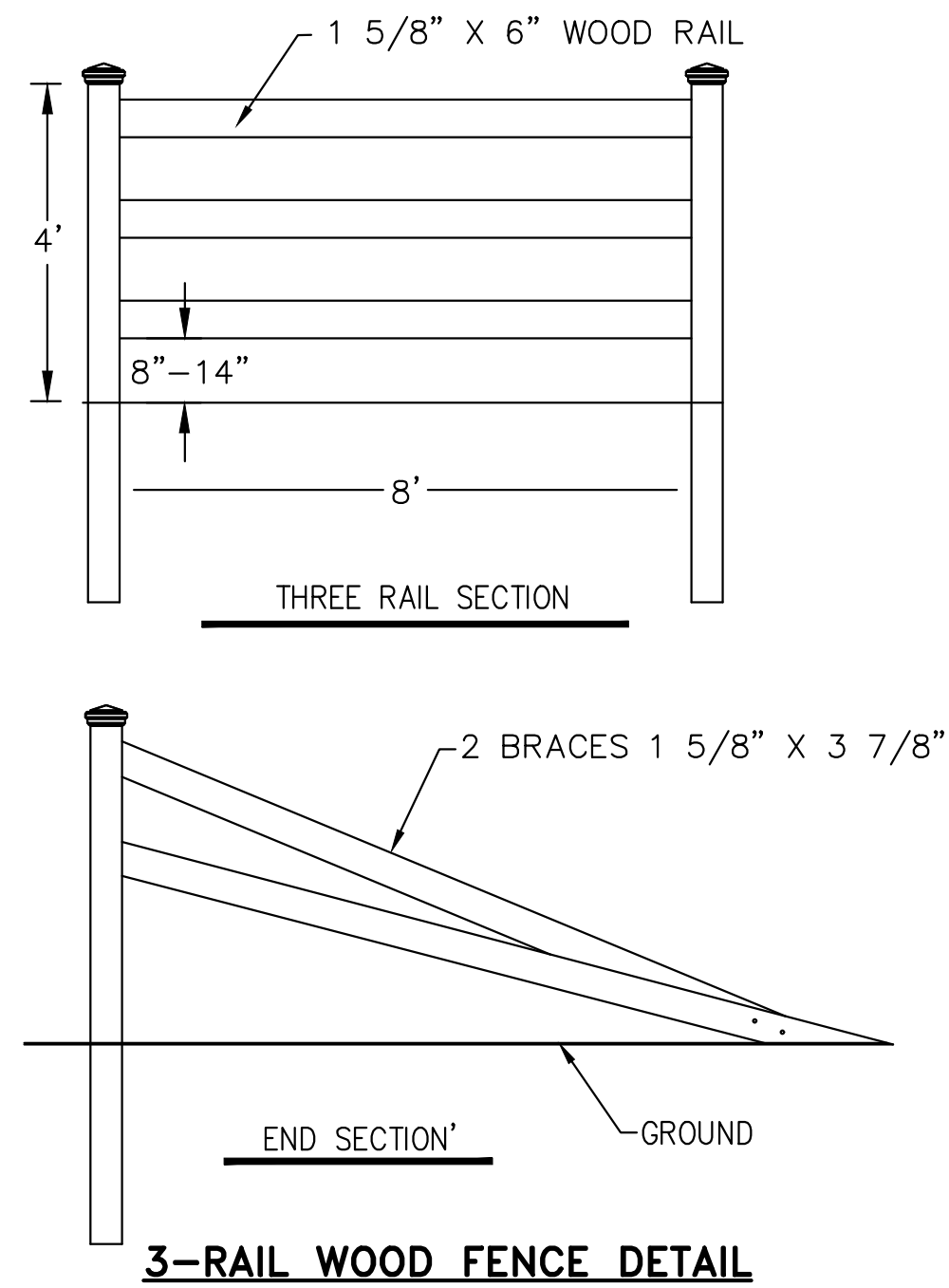
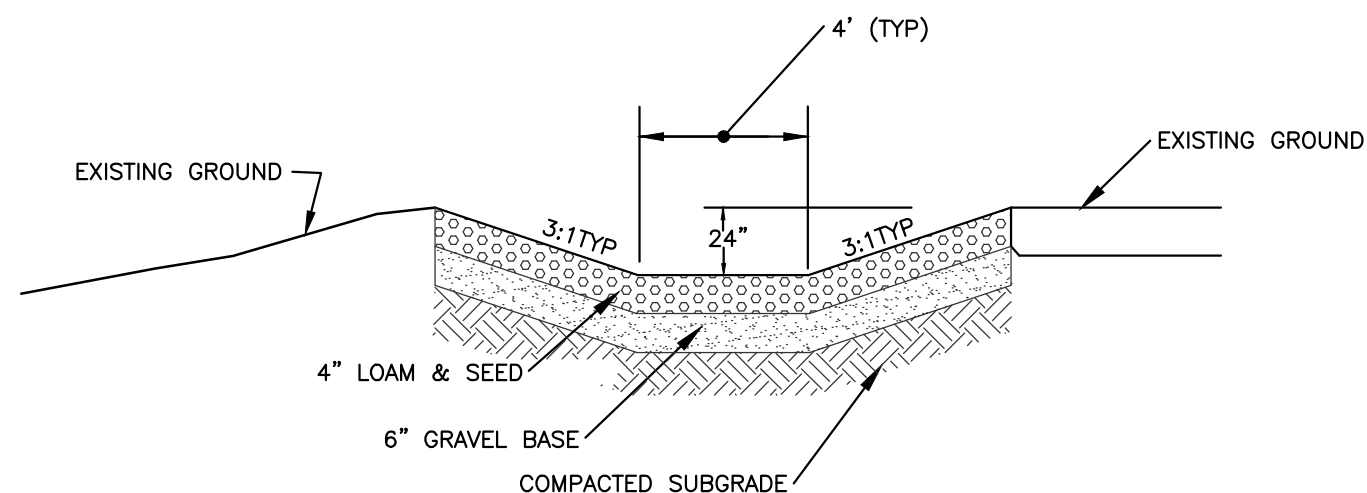


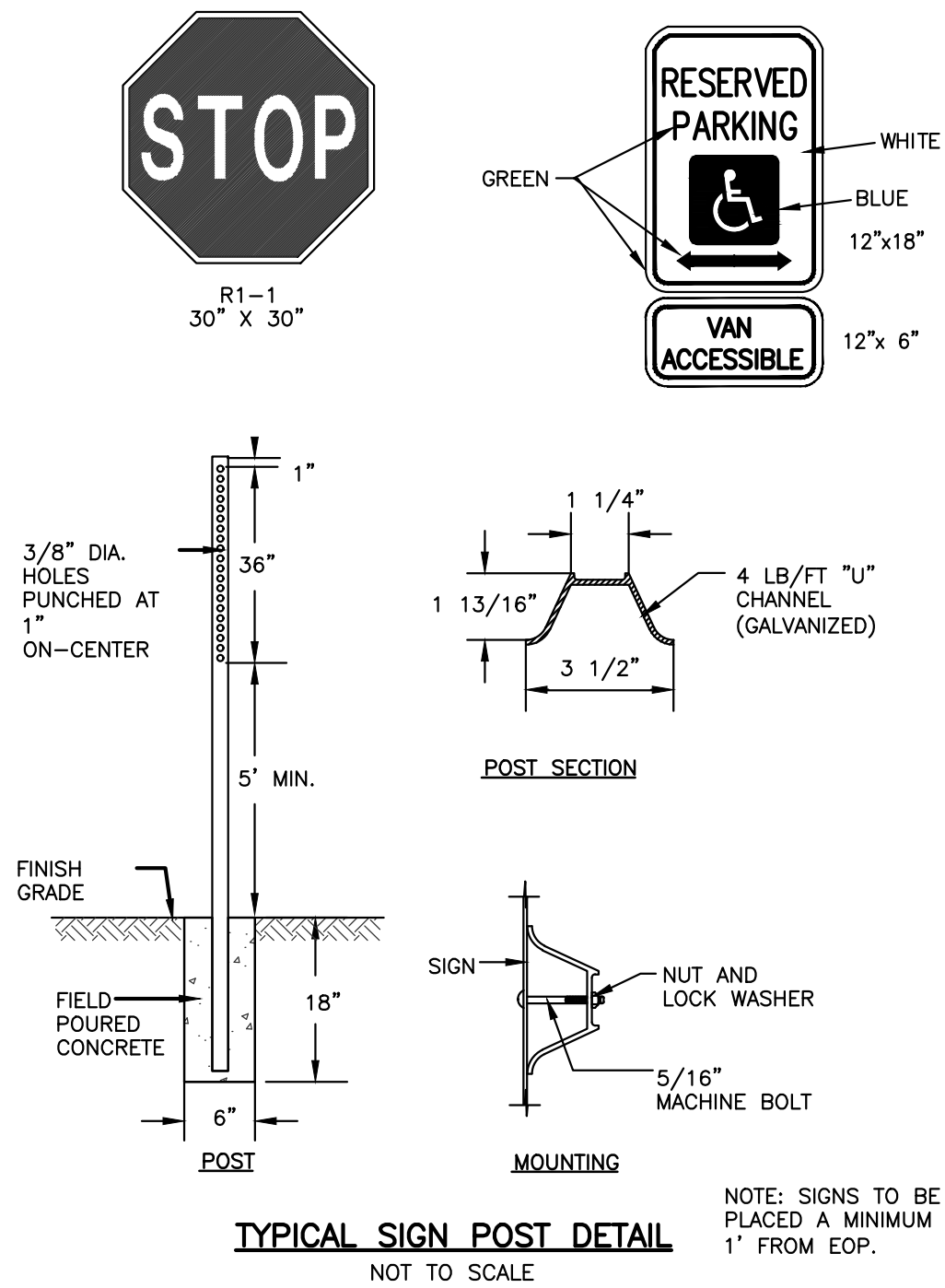
Diagram illustrating the cross-section of a shoulder and base course structure. The diagram shows the following components and dimensions:

- LOAM & SEED**: The top layer of the shoulder.
- EXTENSION OF BASE COURSE**: The horizontal distance from the edge of the loam to the start of the base course extension, labeled as t_0 .
- BASE EXTENSION CRUSHED GRAVEL AND GRAVEL**: The layer below the loam and seed.
- 12" BERM**: The horizontal distance from the edge of the loam to the start of the base course extension, labeled as 3".
- 0.5" RADIUS**: The radius of the curve connecting the base extension to the base course.
- 2" REVEAL**: The vertical distance from the top of the base course to the top of the hot bituminous pavement base course.
- 1" HOT BITUMINOUS PAVEMENT WEARING COURSE**: The top layer of the pavement.
- 2" HOT BITUMINOUS PAVEMENT BASE COURSE ***: The layer below the wearing course.
- BASE COURSE**: The layer below the base extension.
- 6"**: The horizontal distance from the edge of the base extension to the start of the base course.

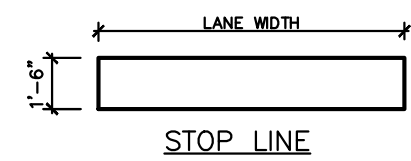
NOT TO SCALE



TYPICAL GRASS-LINED SWALE
NOT TO SCALE

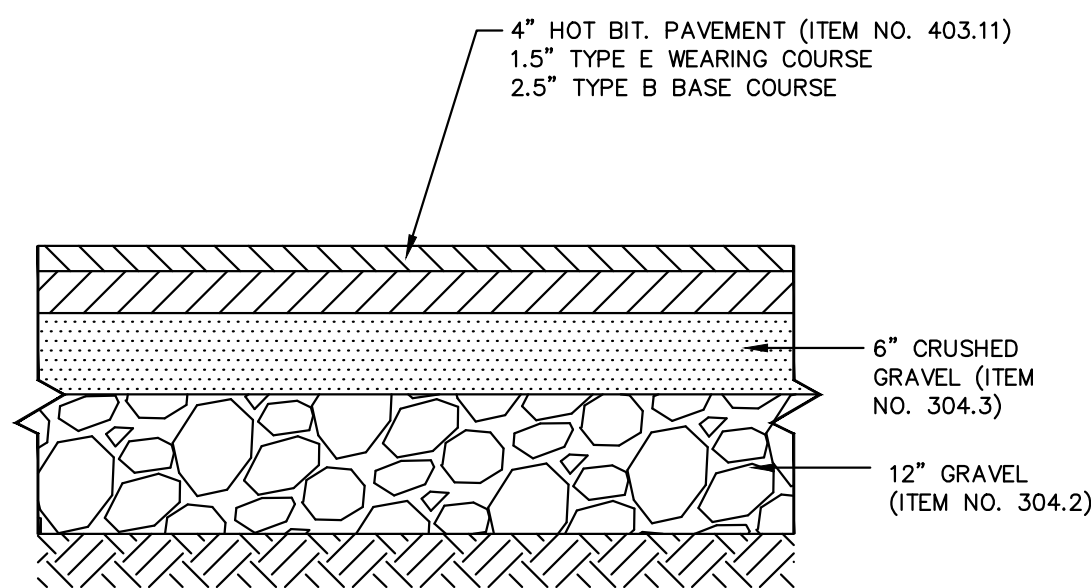


NOT TO SCALE

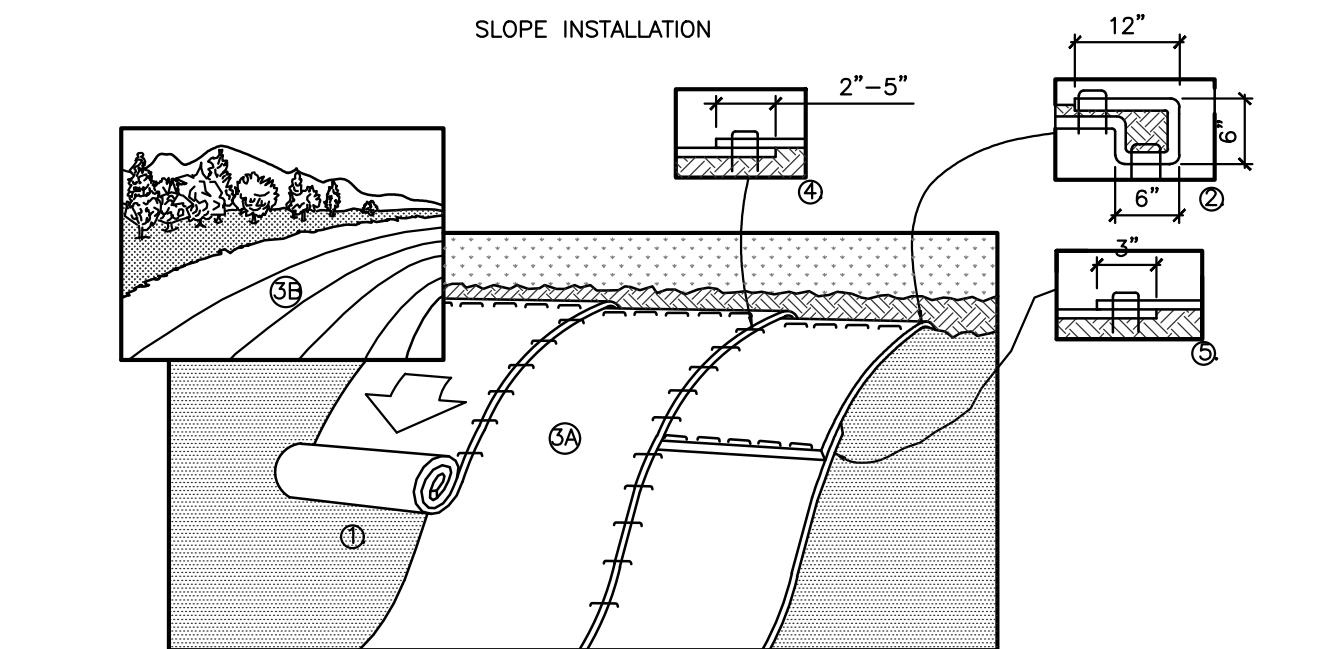


1. ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF MUTCD.
2. WIDTH OF LINES SHALL VARY NO MORE THAN $\frac{1}{4}$ INCH FROM THAT SPECIFIED.
3. THE WET FILM THICKNESS OF A PAINTED LINE SHALL BE A MINIMUM OF 15 MILS THROUGHOUT THE ENTIRE WIDTH AND LENGTH OF LINE SPECIFIED.
4. OVERLAY SHALL BE KEPT TO AN ABSOLUTE MINIMUM.
5. STOP LINES & CROSSWALKS SHALL BE WHITE THERMOPLASTIC.
6. CROSSWALK BARS SHALL BE 24" WIDTH AND 10' IN LENGTH WITH 24" SPACING.

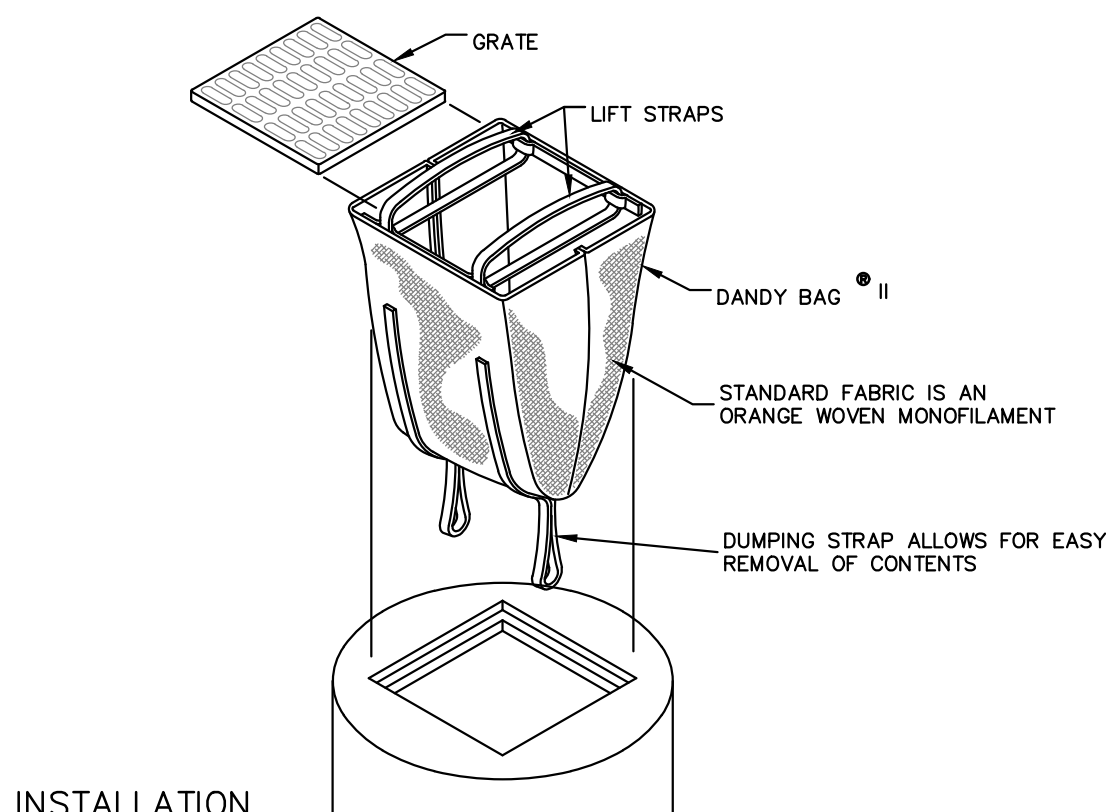
NOT TO SCALE



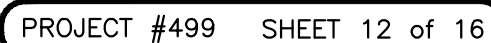
TYPICAL DRIVEWAY AND PARKING LOT SECTION
NOT TO SCALE



SLOPE PROTECTION EROSION CONTROL MATTING
NOT TO SCALE



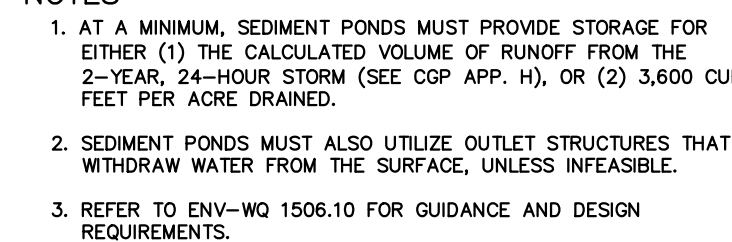
DANDY BAG II ®
NOT TO SCALE





STONE LINED OUTLET PROTECTION
NOT TO SCALE

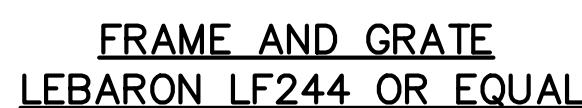
1. THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM WITHIN THE GROWING STABILIZATION PERIOD. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT FREE OF OBSTRUCTIONS. TAILWATER CHANNELS SHOULD BE KEPT FREE OF SEDIMENT. IT SHOULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.



NOT TO SCALE

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PROJECT #499 SHEET 13 of 16



1. FOUNDATION PREPARATION - THE FOUNDATION AREA SHALL BE CLEARED OF TREES, LOGS, STUMPS, ROOTS, BRUSH, BOULDERS, SOD, AND RUBBISH. IF NEEDED TO ESTABLISH VEGETATION, THE TOPSOIL AND SOD SHALL BE STOCKPILED AND SPREAD ON THE COMPLETED DAM AND SPILLWAYS. FOUNDATION SURFACES SHALL BE SLOPED NO STEEPER THAN 1:1. THE FOUNDATION AREA SHALL BE THOROUGHLY SCARIFIED BEFORE PLACEMENT OF THE MATERIAL. THE SURFACE SHALL HAVE MOISTURE ADDED OR IT SHALL BE COMPACTED IF NECESSARY SO THAT THE FIRST LAYER OF FILL MATERIAL CAN BE COMPACTED AND BONDED TO THE FOUNDATIONS.

EXISTING STREAM CHANNELS IN THE FOUNDATION AREA SHALL BE SLOPED NO STEEPER THAN 1:1 AND DEEPEMED AND WIDENED AS NECESSARY TO REMOVE ALL STONES, GRAVEL, SAND, STUMPS, ROOTS, AND OTHER OBJECTIONABLE MATERIAL AND TO ACCOMMODATE COMPACTION EQUIPMENT.

2. FILL PLACEMENT - THE MATERIAL PLACED IN THE FILL SHALL BE FREE OF DETRIMENTAL AMOUNTS OF SOD, ROOTS, FROZEN SOIL, STONES MORE THAN 6 INCHES IN DIAMETER (EXCEPT FOR ROCK FILLS), AND OTHER OBJECTIONABLE MATERIAL.

THE PLACING AND SPREADING OF FILL MATERIAL SHALL BE STARTED AT THE LOWEST POINT OF THE FOUNDATION AND THE FILL BROUGHT UP IN HORIZONTAL LAYERS OF SUCH THICKNESS THAT THE REQUIRED COMPACTION CAN BE OBTAINED. THE FILL SHALL BE CONSTRUCTED IN CONTINUOUS HORIZONTAL LAYERS EXCEPT WHERE OPENINGS OR SECTIONALIZED FILLS ARE REQUIRED. IN THOSE CASES, THE SLOPE OF THE BONDING SURFACE OF THE EMBANKMENT IN PLACE AND THE EMBANKMENT TO BE PLACED SHALL NOT BE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. THE BONDING SURFACE SHALL BE TREATED THE SAME AS THAT SPECIFIED FOR THE FOUNDATION SO AS TO INSURE A GOOD BOND WITH THE NEW FILL.

3. MOISTURE CONTROL - THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE ADEQUATE FOR OBTAINING THE REQUIRED COMPACTION. MATERIAL THAT IS TOO WET SHALL BE DRIED TO MEET THIS REQUIREMENT, AND MATERIAL THAT IS TOO DRY SHALL HAVE WATER ADDED AND MIXED UNTIL THE REQUIREMENT IS MET.

FILL ADJACENT TO STRUCTURES, PIPE CONDUITS, AND ANTISEEP COLLARS SHALL BE COMPACTED TO A DENSITY EQUIVALENT TO THAT OF THE SURROUNDING FILL BY MEANS OF HAND TAMPING OR MANUALLY DIRECTED POWER TAMPER OR PLATE VIBRATORS. FILL ADJACENT TO CONCRETE STRUCTURES SHALL NOT BE COMPACTED UNTIL THE CONCRETE IS STRONG ENOUGH TO SUPPORT THE LOAD.

SEEDBED PREPARATION, SEEDING, FERTILIZING, AND MULCHING SHALL COMPLY WITH THE APPROPRIATE VEGETATIVE BMPs.

7. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO INFILTRATION BASINS.

PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION BASIN.

9. AFTER THE BASIN IS EXCAVATED TO FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.

11. DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

MAINTENANCE IS NECESSARY IF DETENTION/RETENTION BASINS ARE TO CONTINUE TO FUNCTION AS ORIGINALLY DESIGNED. A LOCAL GOVERNMENT, A DESIGNATED GROUP SUCH AS A HOMEOWNERS' ASSOCIATION OR SOME INDIVIDUAL MUST BE ASSIGNED RESPONSIBILITY FOR MAINTAINING THE STRUCTURES AND THE BASIN AREA. A MAINTENANCE PLAN SHOULD BE DEVELOPED THAT OUTLINES THE MAINTENANCE OPERATIONS AND A SCHEDULE FOR CARRYING OUT THE PROCEDURES.

1. EMBANKMENT - THE EMBANKMENT SHOULD BE INSPECTED ANNUALLY TO DETERMINE IF RODENT BURROWS, WEAR AREAS, OR EROSION OF THE FILL IS TAKING PLACE.

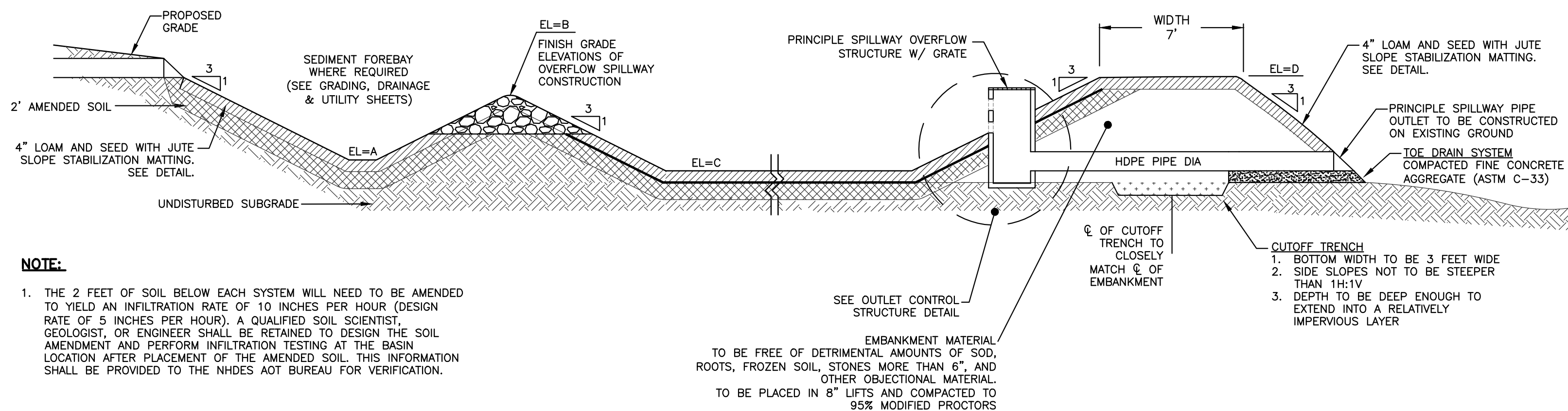
2. VEGETATION - THE VEGETATED AREAS OF THE STRUCTURE SHOULD BE PROTECTED FROM DRAINAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH. LIME AND FERTILIZER SHOULD BE APPLIED AS NECESSARY AS DETERMINED BY SOIL TESTS. TREES AND SHRUBS SHOULD BE KEPT OFF THE EMBANKMENT AND EMERGENCY SPILLWAY AREAS.

3. INLETS - PIPE INLETS AND SPILLWAY STRUCTURES SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. ACCUMULATED DEBRIS AND SEDIMENT SHOULD BE REMOVED. IF PIPES ARE COATED, THE COATING SHOULD BE CHECKED AND REPAIRED AS NECESSARY.

4. OUTLETS – PIPE OUTLETS SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. THE CONDITION OF THE PIPES SHOULD BE NOTED AND REPAIRS MADE AS NECESSARY. IF EROSION IS TAKING PLACE THEN MEASURES SHOULD BE TAKEN TO STABILIZE AND PROTECT THE AFFECTED AREA OF THE OUTLET.

5. SEDIMENT - SEDIMENT SHOULD BE CONTINUALLY CHECKED IN THE BASIN. WHEN SEDIMENT ACCUMULATIONS REACH THE PREDETERMINED DESIGN ELEVATION, THEN THE SEDIMENT SHOULD BE REMOVED AND PROPERLY DISPOSED OF.

6. SAFETY INSPECTIONS - ALL PERMANENT IMPOUNDMENTS SHOULD BE INSPECTED BY A QUALIFIED PROFESSIONAL ENGINEER ON A PERIODIC BASIS. IF THERE IS A POTENTIAL FOR SIGNIFICANT DAMAGE OR LOSS OF LIFE DOWNSTREAM, THEN THE INSPECTION SHOULD BE CARRIED OUT ANNUALLY. THE DESIGNATED INDIVIDUAL OR GROUP SHOULD ALSO MAKE INSPECTIONS AFTER EVERY MAJOR STORM EVENT.



NOTE:

1. THE 2 FEET OF SOIL BELOW EACH SYSTEM WILL NEED TO BE AMENDED TO YIELD AN INFILTRATION RATE OF 10 INCHES PER HOUR (DESIGN RATE OF 5 INCHES PER HOUR). A QUALIFIED SOIL SCIENTIST, GEOLOGIST, OR ENGINEER SHALL BE RETAINED TO DESIGN THE SOIL AMENDMENT AND PERFORM INFILTRATION TESTING AT THE BASIN LOCATION AFTER PLACEMENT OF THE AMENDED SOIL. THIS INFORMATION SHALL BE PROVIDED TO THE NHDES AOT BUREAU FOR VERIFICATION.

POND	A	B	C	D
POND 1	318.00	320.00	316.00	320.50

NOT TO SCALE

1. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE INFILTRATION BASIN.
2. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT, IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION BASIN.
3. AFTER THE BASIN IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
4. VEGETATION SHOULD BE ESTABLISHED IMMEDIATELY.
5. DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.



1. GALVANIZED STEEL GRATE SHALL BE BOLTED TO TOP OF STRUCTURE WITH 1/2" STAINLESS STEEL BOLTS WITH THREADED INSERTS.
2. PROPOSED TRASH RACK SHALL BE 8" HOT DIPPED GALVANIZED ROUND BAR @ 4" SPACING. RACK SHALL BE BOLTED TO STRUCTURE WITH 3/8" STAINLESS STEEL HILTS. SHOP DRAWINGS TO BE PROVIDED TO THE TOWN FOR APPROVAL PRIOR TO INSTALLATION.

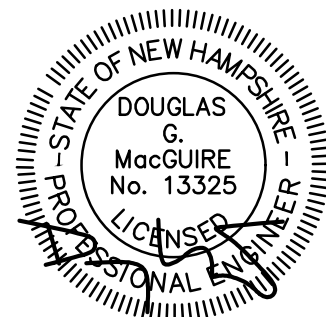
ELEVATIONS			
	I	II	III
OCS-1	319.50	317.40 (6")	317.40 (12")
OCS-2	325.40	323.90 (6")	323.90 (12")

Engineers

Planners

Surveyors

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FILE: 499-DETAILS
DEED REF: -

PROJECT:

THAMES RD
RESIDENTIAL

MAP 18 LOT 49-D
49 THAMES ROAD
HOOKSETT, NH 03106

FOR —

1461 HOOKSETT, LLC

152 SCHOOL STREET
CONCORD, NH 03301

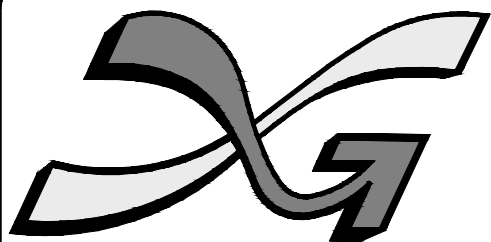
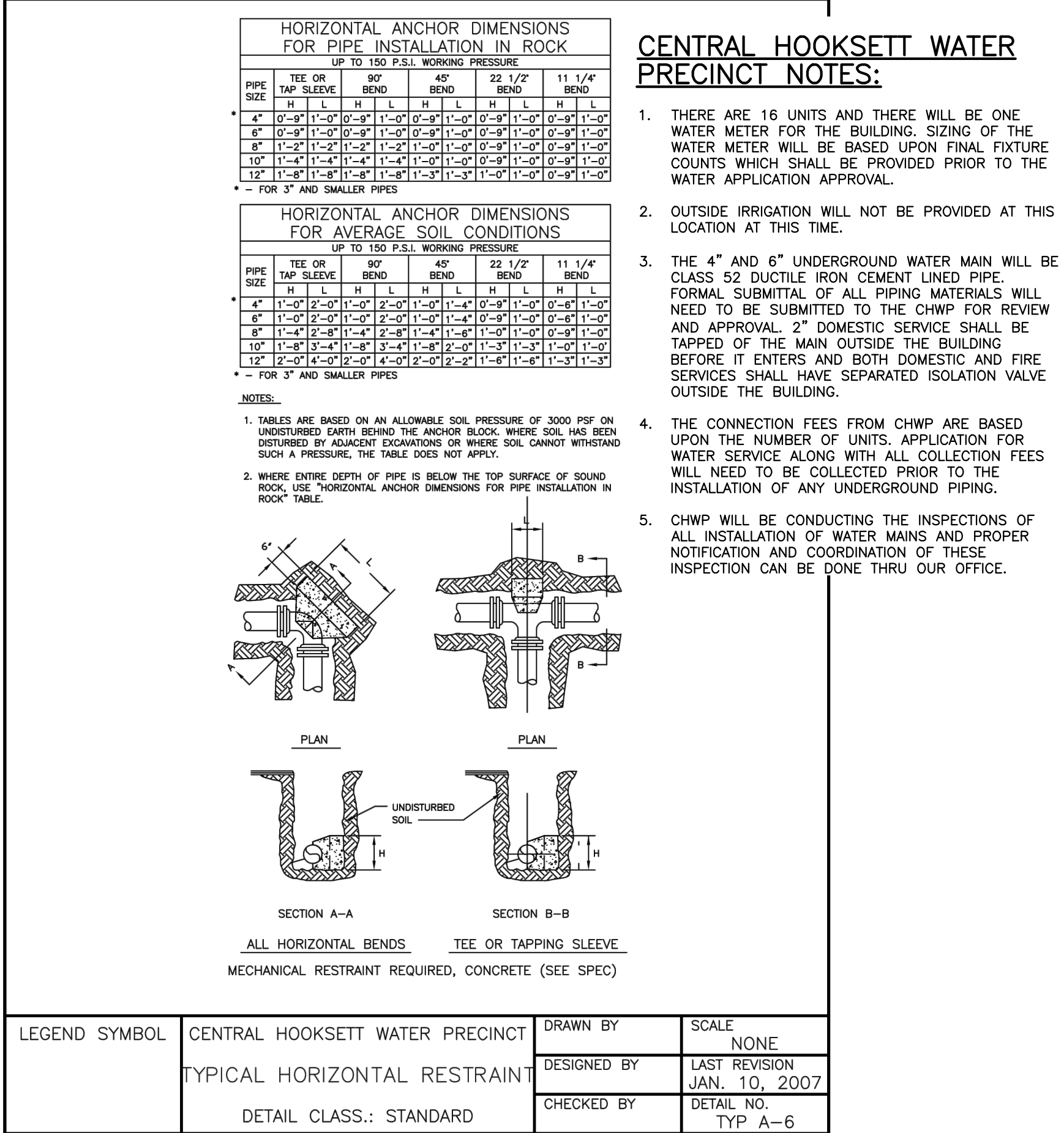
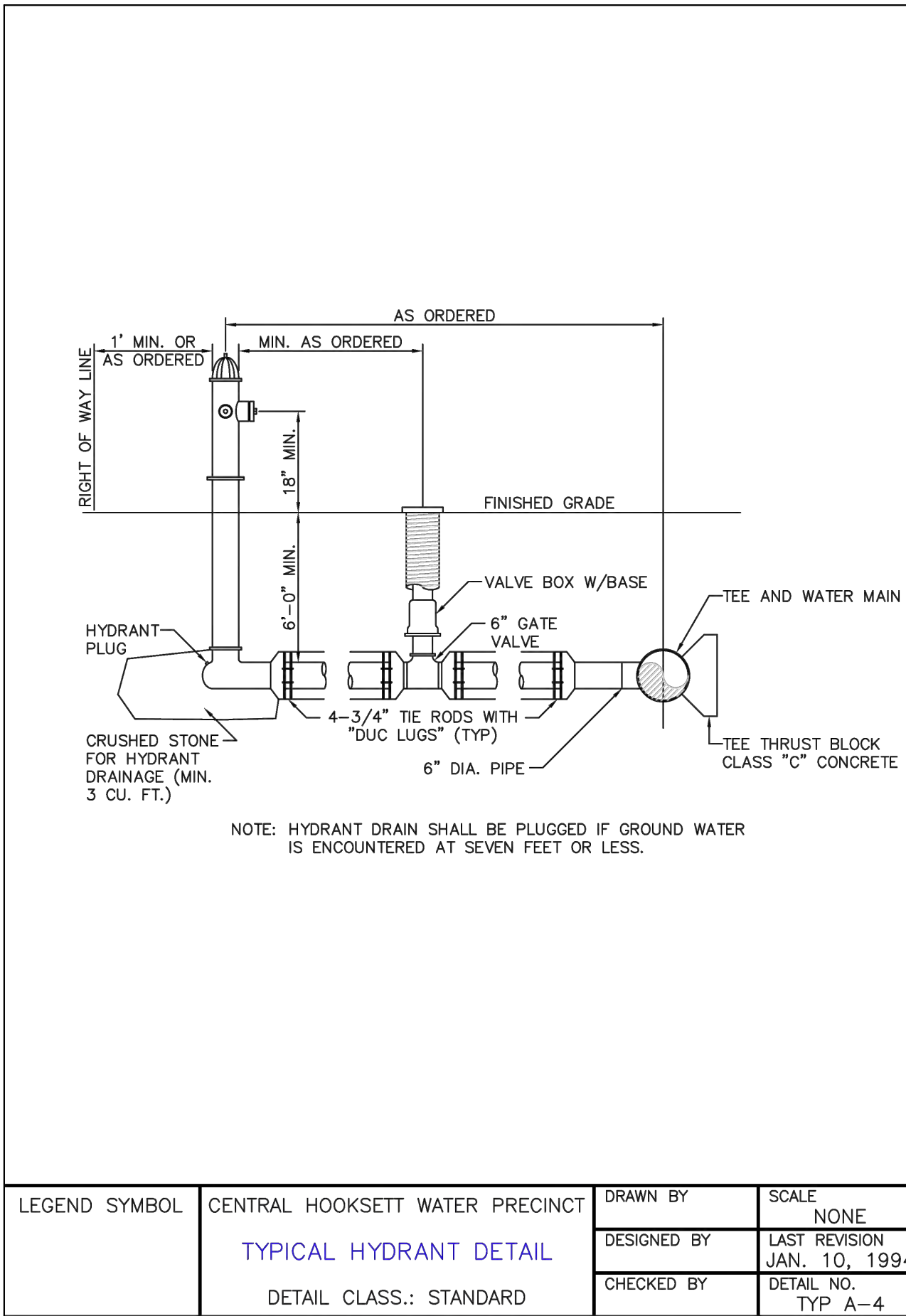
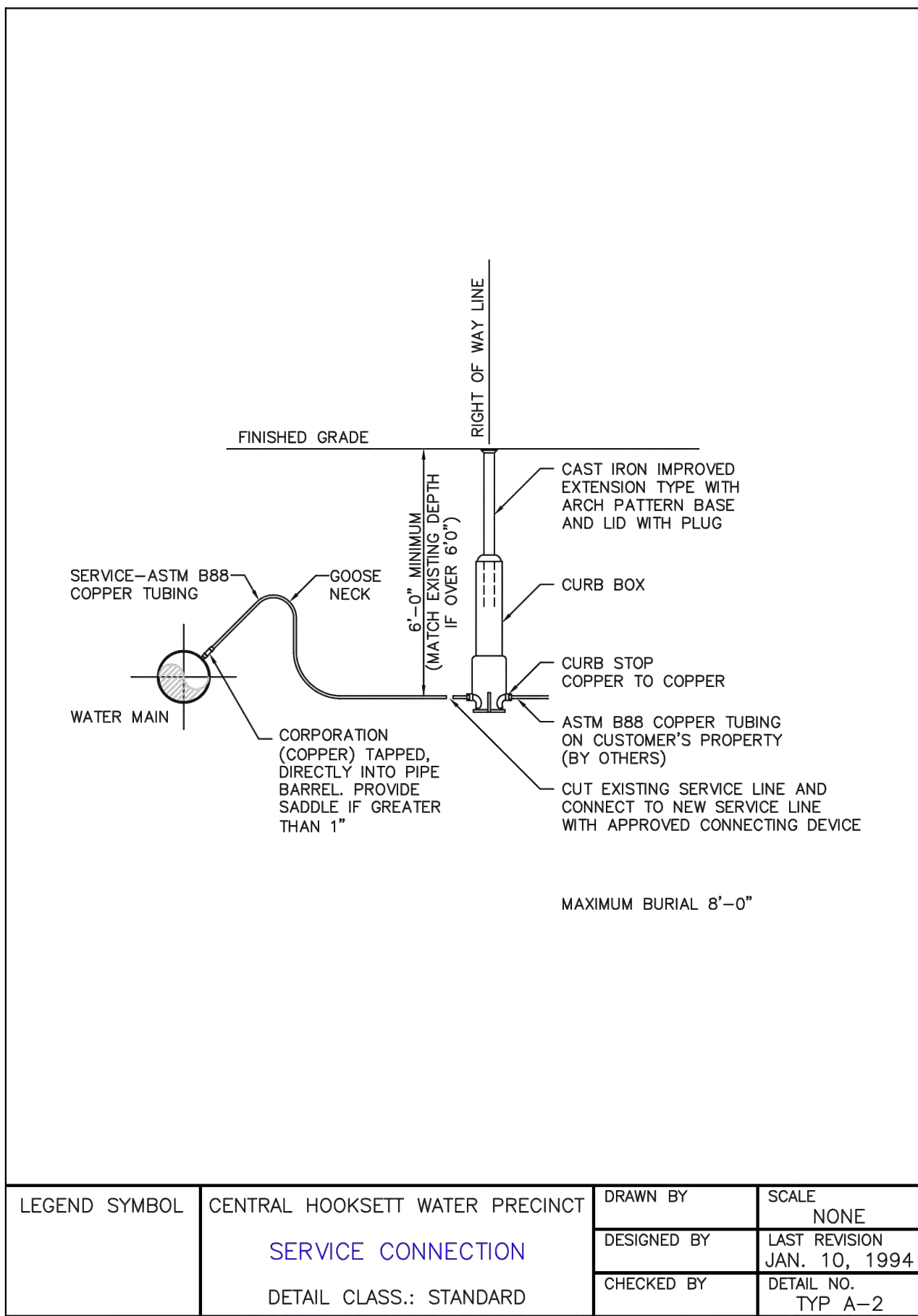
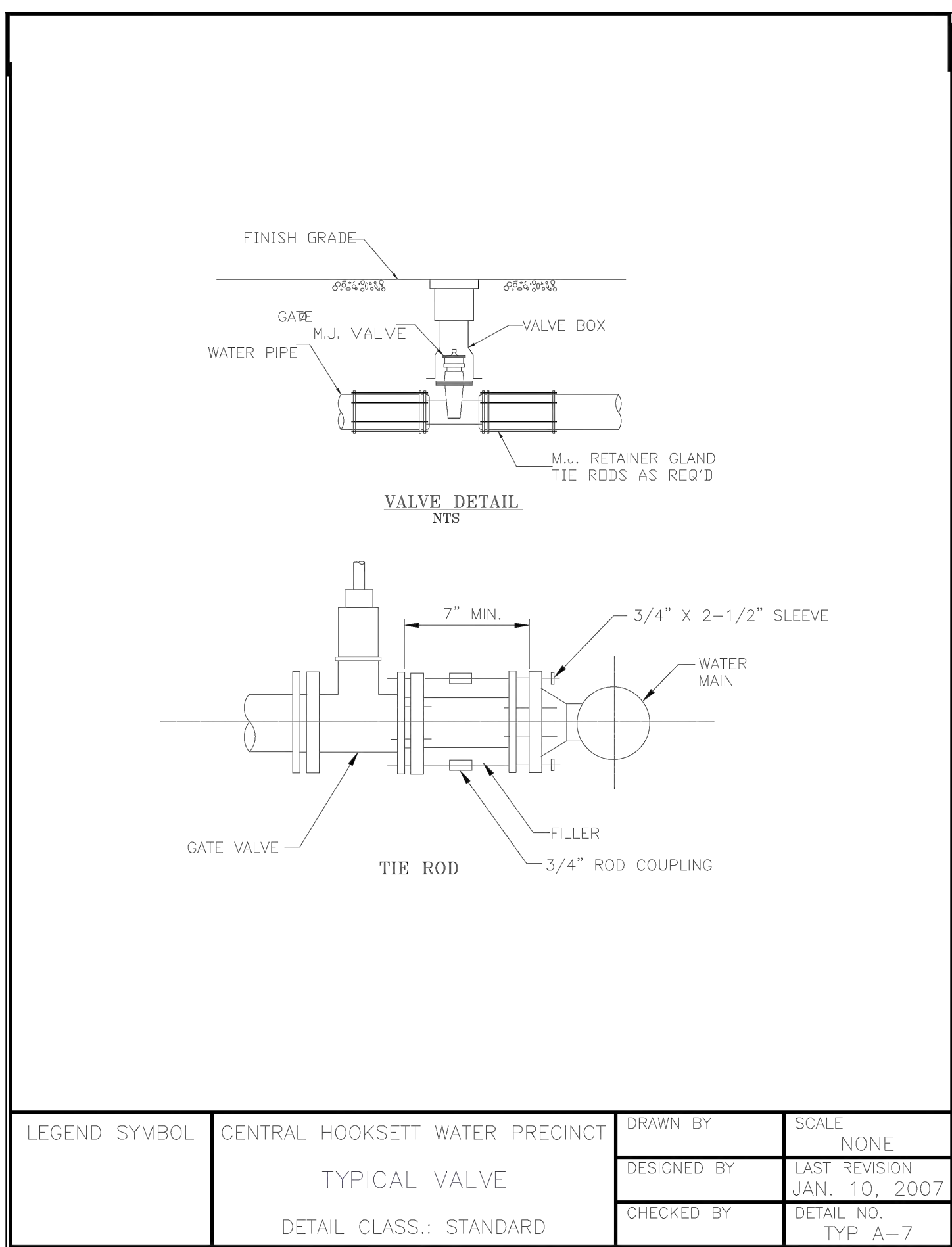
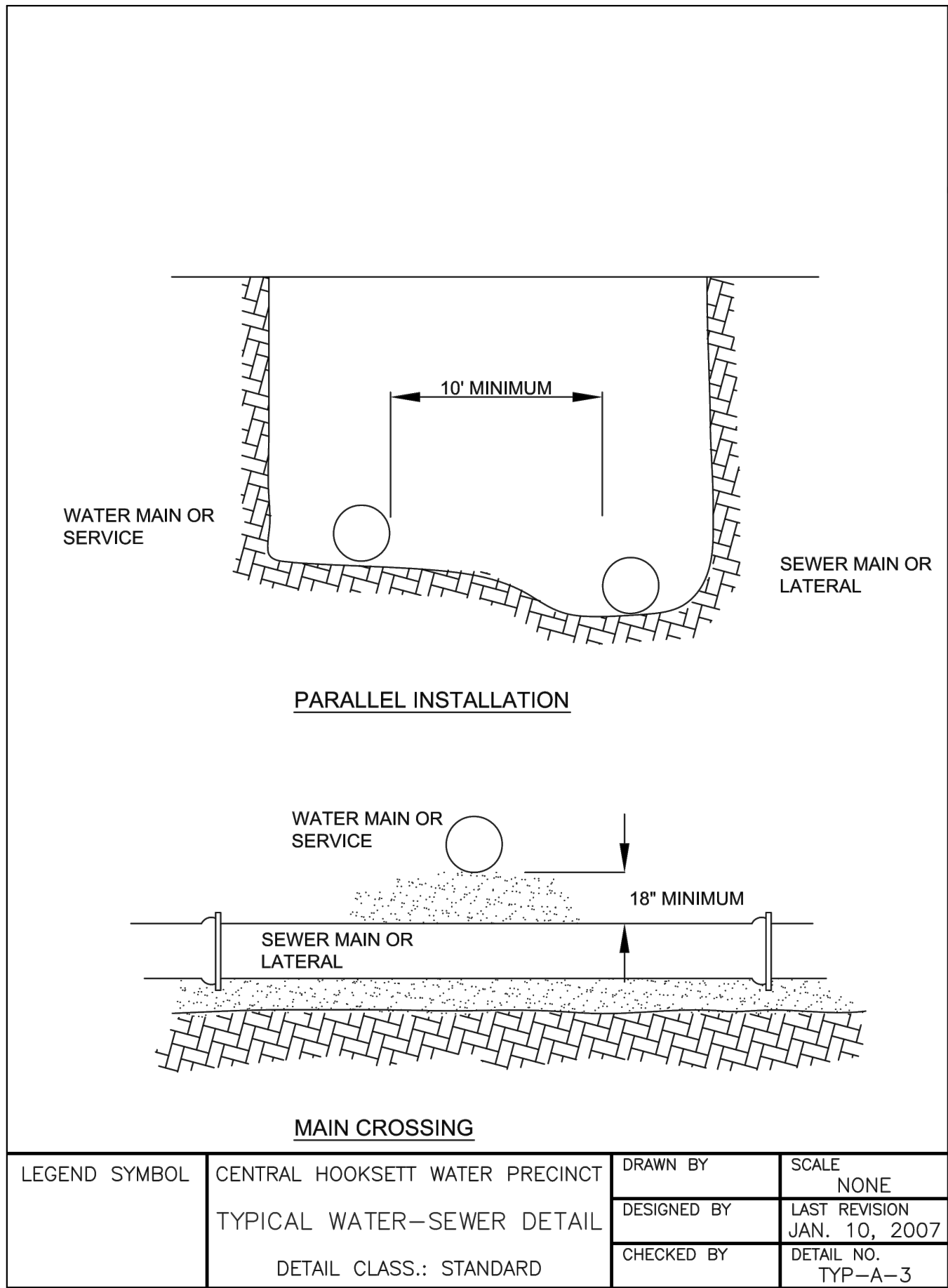
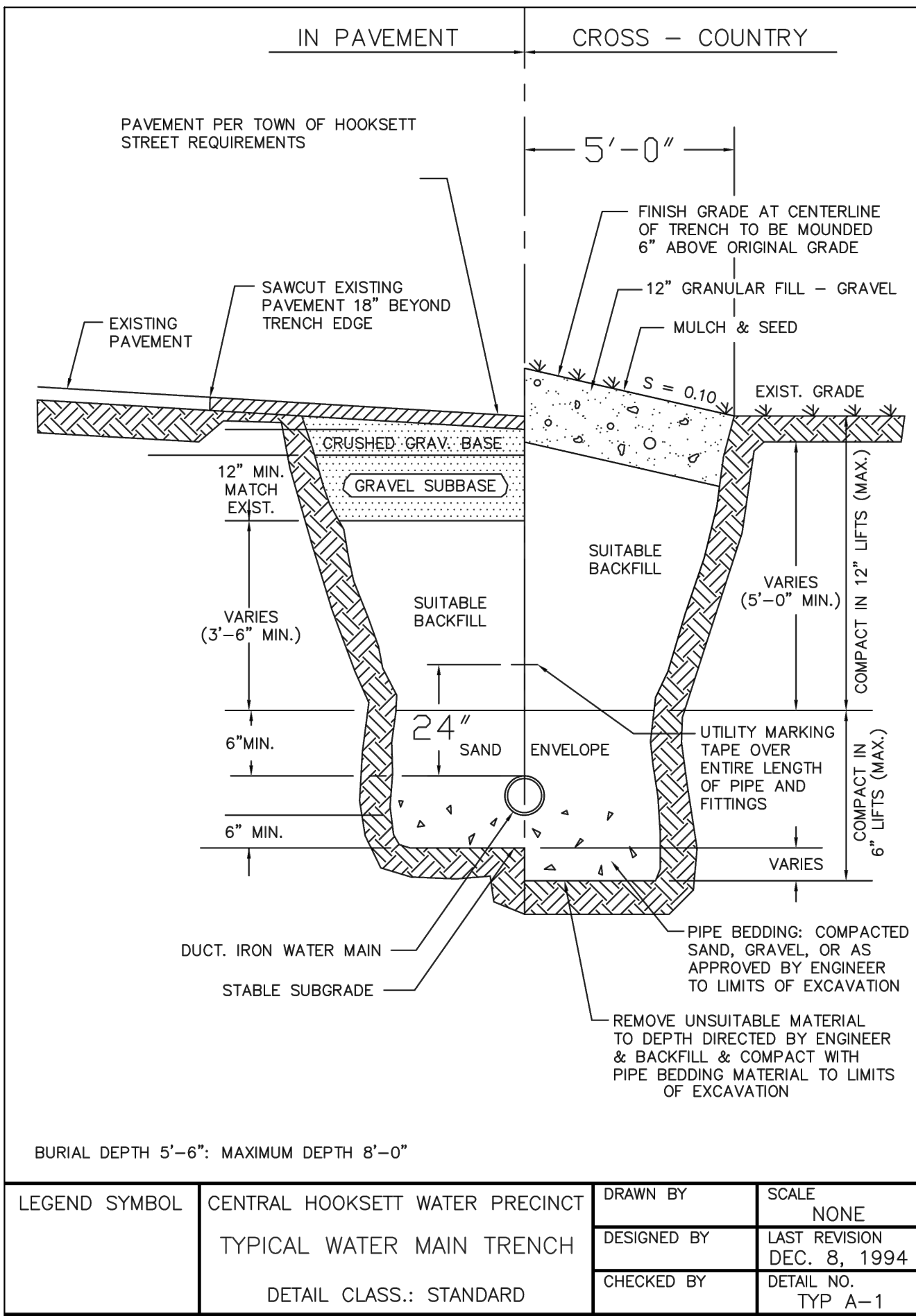
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CONSTRUCTION DETAILS - 4

PROJECT #499 SHEET 14 of 16

N:\=PROJECTS\499-Grappone-Hooksett\DWG\CURRENT\499-DETAILS.dwg

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The Dubai Group, Inc.

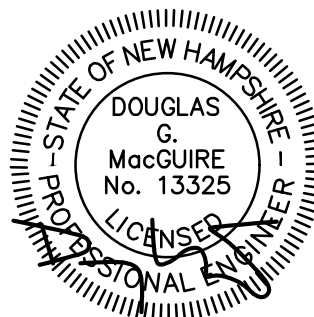
136 Harvey Rd Bldg B101
Londonderry, NH 03053
603-458-6462

Engineers

Planners

Surveyors

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REVISIONS:			
REV	DATE	COMMENT	BY
1	3/19/24	REVS PER TRC, SEWER & WATER	JHD

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DATE: FEB 26, 2024
SCALE:
FILE: 499-DETAILS
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PROJECT:

THAMES RD
RESIDENTIAL

MAP 18 LOT 49-D
49 THAMES ROAD
HOOKSETT, NH 03106

FOR

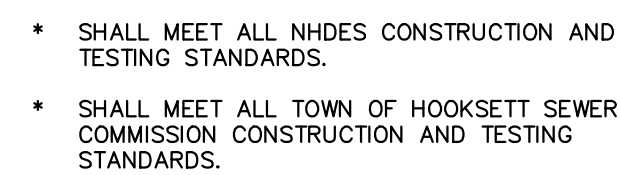
1461 HOOKSETT, LLC

152 SCHOOL STREET
CONCORD, NH 03301

SHEET TITLE:

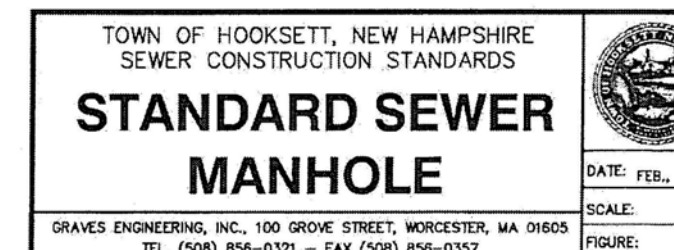
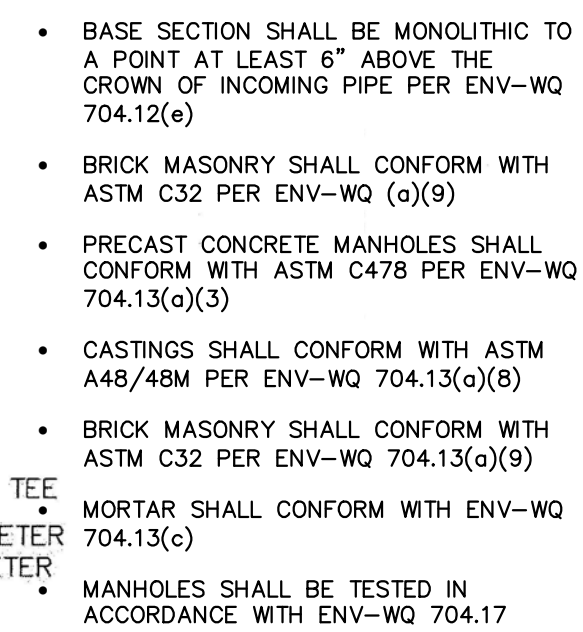
CONSTRUCTION
DETAILS - 5

PROJECT #499 SHEET 15 of 16

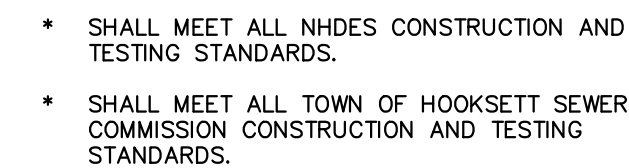


NOTE: SEE STANDARD SEWER
MANHOLE DETAIL FOR OTHER
REQUIREMENTS.

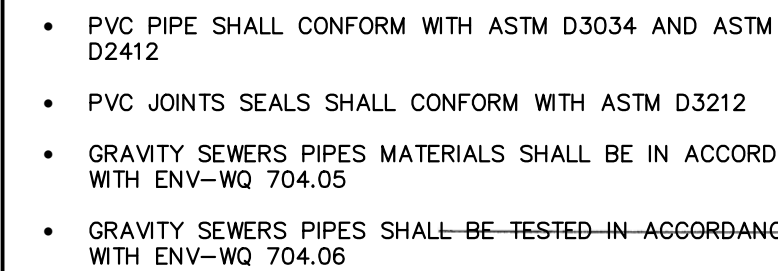
OTHER POTENTIAL PENETRATIONS
NOT SHOWN FOR CLARITY.



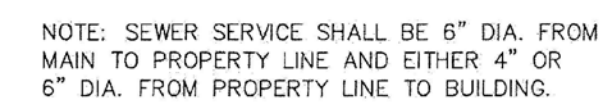
NOTE: MANHOLE STRUCTURE, FRAME AND GRATE TO BE CAPABLE OF WITHSTANDING AASHTO H-20/HS-20 LOADING WITHOUT FAILURE.



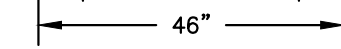
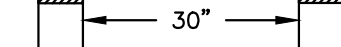
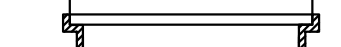
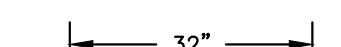
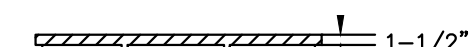
- PIPE TRENCH BEDDING MATERIAL SHALL BE #67 STONE (ASTM C33/C33M) PER ENV-WQ 704.11(a)
- SAND BLANKET MATERIAL SHALL CONFORM WITH PROVISIONS OF ENV-WQ 704.11(b)
- TRENCH BACKFILL MATERIAL SHALL CONFORM WITH ENV-WQ 704.11(h)
- FOR EXCAVATION IN LEDGE, EXCAVATION SHALL EXTEND AT LEAST 12" BELOW THE BOTTOM OF THE SEWER PIPE PER ENV-WQ 704.11(o)
- SEWER TRENCH SHALL BE MARKED WITH METAL WIRE OR TAPE (ENV-WQ 704.11(p))



- * SHALL MEET ALL NHDES CONSTRUCTION AND TESTING STANDARDS.
- * SHALL MEET ALL TOWN OF HOOKSETT SEWER COMMISSION CONSTRUCTION AND TESTING STANDARDS.



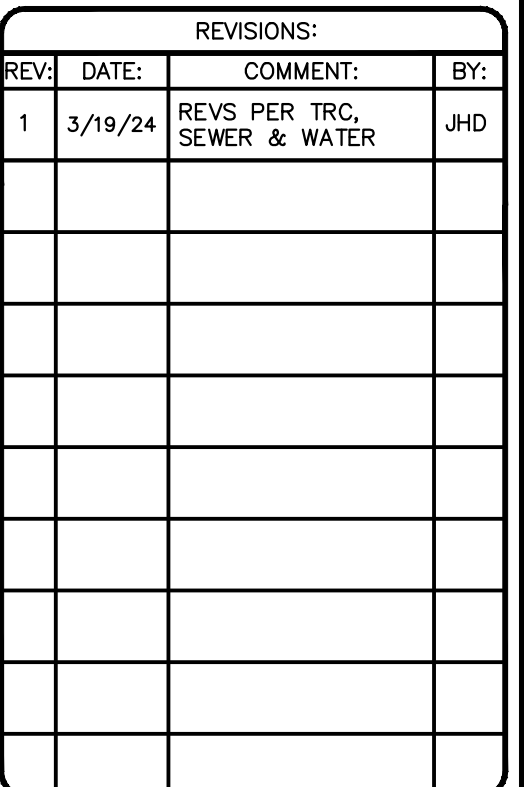
<p>TOWN OF HOOKSETT, NEW HAMPSHIRE SEWER CONSTRUCTION STANDARDS</p> <p>TYPICAL SEWER SERVICE</p> <p>GRANES ENGINEERING, INC., 100 GROVE STREET, WORCESTER, MA 01605 TEL: (508) 850-0392 • FAX (508) 850-0397</p>	
	<p>DATE: FEB. 2011</p> <p>SCALE: NT</p> <p>FIGURE:</p>



* SHALL MEET ALL NHDES
CONSTRUCTION AND TESTING
STANDARDS.

* SHALL MEET ALL TOWN OF
HOOKSETT SEWER COMMISSION
CONSTRUCTION AND TESTING
STANDARDS.

SEWER MANHOLE COVER
NOT TO SCALE



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PROJECT:

**THAMES RD
RESIDENTIAL**

MAP 18 LOT 49-D
49 THAMES ROAD
HOOKSETT, NH 03106

FOR —

1461 HOOKSETT, LLC
152 SCHOOL STREET
CONCORD, NH 03301

SHEET TITLE:

CONSTRUCTION DETAILS - 6

PROJECT #499 SHEET 16 of 16



The Dubay Group, Inc.
136 Harvey Rd Bldg B101
Londonderry, NH 03053
603-458-6462

Engineers

Planners

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DATE:
SCALE:
FILE: 499-border-RES
DEED REF: -

PROJECT:

**THAMES RD
RESIDENTIAL**
MAP 18 LOT 49-D
49 THAMES ROAD
HOOKSETT, NH 03106

FOR

1461 HOOKSETT, LLC
152 SCHOOL STREET
CONCORD, NH 03301

SHEET TITLE:

PROJECT #499

View I - Thames Road Residential



The Dubai Group, Inc.
136 Harvey Rd Bldg B101
Londonderry, NH 03053
603-458-6462

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DATE:
SCALE:
FILE: 499-border-RES
DEED REF: -

PROJECT:

**THAMES RD
RESIDENTIAL**

MAP 18 LOT 49-D
49 THAMES ROAD
HOOKSETT, NH 03106

FOR

1461 HOOKSETT, LLC

152 SCHOOL STREET
CONCORD, NH 03301

SHEET TITLE:

PROJECT #499

View II Entry Drive - Thames Road Residential



The Dubay Group, Inc.
136 Harvey Rd Bldg B101
Londonderry, NH 03053
603-458-6462

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Planners

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DRAWN BY:
CHECKED BY: FEB 26, 2024
DATE:
SCALE:
FILE: 499-border-RES
DEED REF: -

PROJECT:

**THAMES RD
RESIDENTIAL**
MAP 18 LOT 49-D
49 THAMES ROAD
HOOKSETT, NH 03106

FOR

1461 HOOKSETT, LLC
152 SCHOOL STREET
CONCORD, NH 03301

SHEET TITLE:

PROJECT #499

View III Rear Yard & Drainage Area - Thames Road Residential



The Dubay Group, Inc.
136 Harvey Rd Bldg B101
Londonderry, NH 03053
603-458-6462

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Planners

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CHECKED BY:
DATE: FEB 26, 2024
SCALE:
FILE: 499-border-RES
DEED REF: -

PROJECT:

**THAMES RD
RESIDENTIAL**
MAP 18 LOT 49-D
49 THAMES ROAD
HOOKSETT, NH 03106

FOR

1461 HOOKSETT, LLC
152 SCHOOL STREET
CONCORD, NH 03301

SHEET TITLE:

PROJECT #499

View IV - Abutting Parking Area - Thames Road Residential



The Dubay Group, Inc.
136 Harvey Rd Bldg B101
Londonderry, NH 03053
603-458-6462

Engineers

Planners

Surveyors

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REVISIONS:

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CHECKED BY:
DATE: FEB 26, 2024
SCALE:
FILE: 499-border-RES
DEED REF: -

PROJECT:

**THAMES RD
RESIDENTIAL**
MAP 18 LOT 49-D
49 THAMES ROAD
HOOKSETT, NH 03106

FOR

1461 HOOKSETT, LLC
152 SCHOOL STREET
CONCORD, NH 03301

SHEET TITLE:

PROJECT #499

Abutting Lot Line - Thames Road Residential



The Dubay Group, Inc.
136 Harvey Rd Bldg B101
Londonderry, NH 03053
603-458-6462

Engineers

Planners

Surveyors

TheDubayGroup.com

REVISIONS:

REV.	DATE:	COMMENT:	BY:

DRAWN BY:
CHECKED BY: FEB 26, 2024
DATE:
SCALE:
FILE: 499-border-RES
DEED REF: -

PROJECT:

**THAMES RD
RESIDENTIAL**
MAP 18 LOT 49-D
49 THAMES ROAD
HOOKSETT, NH 03106

FOR

1461 HOOKSETT, LLC
152 SCHOOL STREET
CONCORD, NH 03301

SHEET TITLE:

PROJECT #499

Aerial View - Thames Road Residential