PLAN NOTES:

1. THIS PLAN HAS BEEN PREPARED TO SUBMIT TO THE NEW LONDON PLANNING BOARD TO DEPICT IN ORDER TO DEPICT THE PROPOSED PARKING, AND IS TO USED SOLELY FOR THIS PURPOSE.

2. THIS PARKING PLAN FOLLOWS, IN CONCEPT, THE PREVIOUS APPLICANT SUBMITTAL WITH REVISIONS. % OPEN SPACE = 41%.

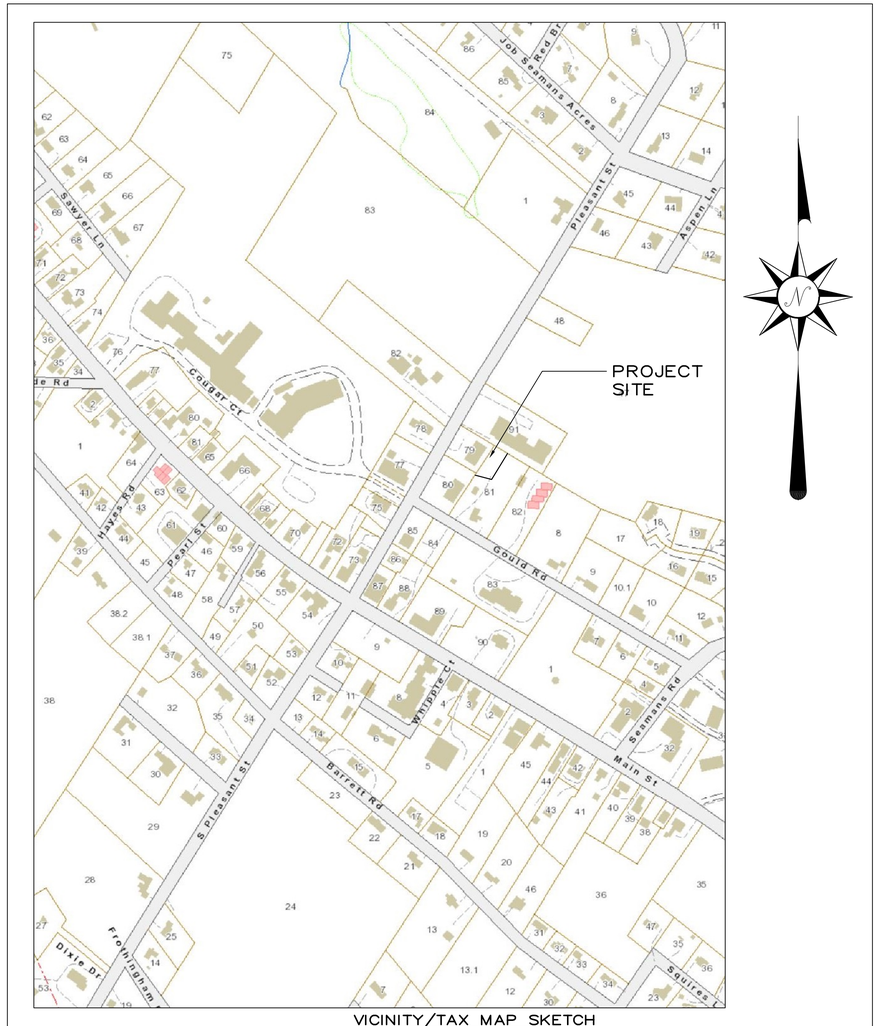
3. PROPERTY LINE INFORMATION DEPICTED WAS OBTAINED FROM CLAYTON PLATT, LLC. SEE SHEET 2.

4. LIGHTING:
   A. ALL EXTERIOR LIGHTING SHALL CONFORM TO ARTICLE VI. H. OF THE NEW LONDON, NH SITE PLAN REVIEW REGULATIONS.
   B. EXTERIOR LIGHTING SHALL UTILIZE SHIELDED FIXTURES.

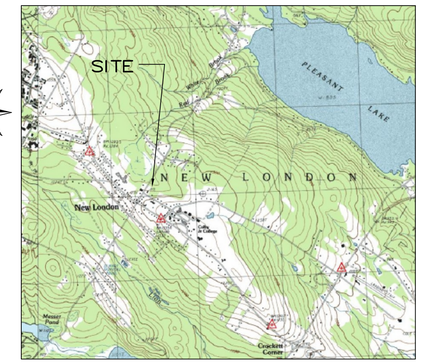
5. PARKING CALCULATIONS:
EXISTING USE IS OFFICE SPACE; 7820 SF; 3.3 SPACES REQUIRED PER 1000 SF GFA;
7820/1000 X 3.3 = 26 REQUIRED TOTAL, 33 SPACES PROPOSED.

THE EXISTING # OF SPACES = 23; THE TOTAL PROPOSED NUMBER OF SPACES = 33, OF WHICH 9 ARE SIZED FOR SMALL VEHICLES (8'X18') AND 24 SIZED FOR NORMAL VEHICLES (9'X20'). MAX. PERMISSIBLE # OF SMALL SPACES = .3 X 33 = 10. ONE HANDICAPPED SPACE IS PROVIDED.

6. STORMWATER DRAINAGE:
THE PROPOSED DRAINAGE SYSTEM HAS BEEN DESIGNED IN ORDER THAT THERE WILL BE NO INCREASE IN PEAK STORMWATER DISCHARGES FROM THE PROPOSED DEVELOPMENT. ALL PROPOSED STRUCTURES WILL HANDLE THE 25 YEAR STORM. THE PROPOSED BIO-RETENTION BASIN HAS BEEN DESIGNED TO TREAT THE DISCHARGES FROM THE PARKING LOT. THE ADDITIONAL IMPERVIOUS AREA PROPOSED = 6080 SF.



VICINITY/TAX MAP SKETCH
(SCALE: 1" = 300'±)



LOCUS MAP—USGS
(NOT TO SCALE)

SITE PLAN
PROPOSED PARKING

AT THE

STAHLMAN OFFICE BUILDING

(TAX MAP 84, LOT 79)

74 PLEASANT STREET
NEW LONDON, NH

PREPARED FOR

ROBERT STAHLMAN

PO BOX 84
WILMOT, NH 03287

PLAN DATE: JULY 20, 2016
LATEST REV. DATE: N/A

INDEX

APPROVED BY THE NEW LONDON, NH PLANNING BOARD
DATE: _____
(CHAIR.) _____

NO.	DATE	DESCRIPTION	BY

STATE OF NEW HAMPSHIRE — MARK R MOSER No.7443 — PROFESSIONAL LICENSED ENGINEER

MOSER ENGINEERING
PLANNING
DESIGN
ENVIRONMENTAL CONSULTING
PO Box 2165
Henniker, NH 03242
603-428-6624

PREPARED FOR
ROBERT STAHLMAN
PO BOX 84, WILMOT, NH 03287

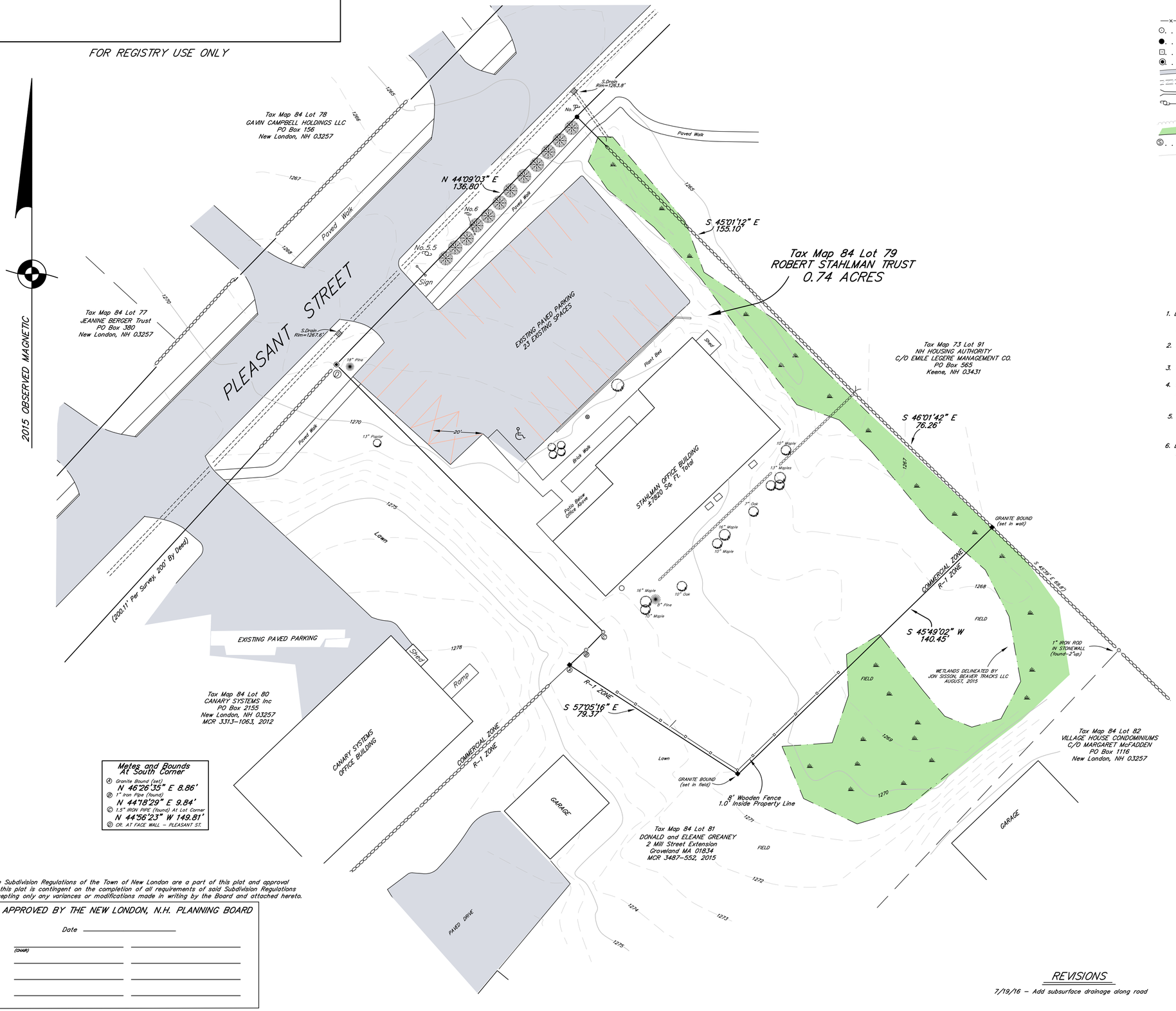
SITE PLAN
PROPOSED PARKING
AT
STAHLMAN OFFICE BUILDING
74 PLEASANT STREET
NEW LONDON, NEW HAMPSHIRE

SCALE: 1" = 20'
DATE: JULY 12, 2016
PROJECT: 16105

SHEET 1

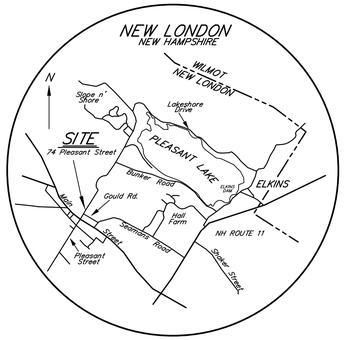
FOR REGISTRY USE ONLY

2015 OBSERVED MAGNETIC



KEY

- —x—x—x— Old Barbed Wire Fence
- ○ . . . . . .1" Iron Rod (found) –or as noted
- ● . . . . . .3/4" Iron Rod (set– 2015) or as noted
- □ . . . . . .Granite Bound (set – 2015)
- ⊙ . . . . . .Iron Rod in Drillhole (set –2015)
- Edge Paved Road/ Drive
- Proposed Paved Road and Parking Lot
- Culvert
- Utility Pole w/ Overhead Lines
- Line To Be Vacated
- Tree Line/ Edge Field
- Edge Jurisdictional Wetlands
- Ⓢ . . . . . .Sewer Manhole
- One Foot Contour Line
- Proposed One Foot contour Line
- Proposed Silt Fence (See Detail)



LOCUS

NOTES

1. Deed references for property are:
   A. TM 84 Lot 79 – MCRD Book 1460 Page 845, Roe and Barbara Hendrick to Robert and Ellen Stahlman, Nov. 22, 1983.
   B. TM 84 Lot 79 (Parcel A)– MCRD 3487–552, Donald and Elaine Greaney to Robert Stahlman Trust, October 17, 2015.
2. This plan is the result of a Nikon DTM 522 total station survey, August 10, 2015, having a closed traverse relative error of closure greater than 1:15,000.
3. The purpose of this plan is to show the exisiting conditions for the Stahlman office building.
4. This property is located in the following zoning districts:
   A. TM 84–79 is located in the Commercial District; the required building setbacks are 10' from property lines and 30' from the edge of road right of ways (See Town meeting Vote, March 2016).
5. As a condition of Planning Board Approval, it was noted that Parcel A shall remain in the Residential 1 zoning district subject to all setback and use provisions of said Ordinance for land located in the R–1 zone, until such time as zoning relief is granted for the property and/or changes are made to the relevant zoning district boundary (See Note 4).
6. Easements of Record:
   A. Unrecorded, signed easement on file at the New London Town Hall ; Bob Stahlman to the Town of New London for a 3' sidewalk over TM 84–79, near Pleasant Street, dated May 27, 1988.

Metes and Bounds At South Corner

- Ⓐ Granite Bound (set) N 46°26'35" E 8.86'
- Ⓑ 1" Iron Pipe (found) N 44°18'29" E 9.84'
- Ⓒ 1.5" IRON PIPE (found) At Lot Corner N 44°56'23" W 149.81'
- Ⓓ CR. AT FACE WALL – PLEASANT ST.

The Subdivision Regulations of the Town of New London are a part of this plat and approval of this plat is contingent on the completion of all requirements of said Subdivision Regulations excepting only any variances or modifications in writing by the Board and attached hereto.

APPROVED BY THE NEW LONDON, N.H. PLANNING BOARD

Date _____

(CHAIR) _____ _____

_____ _____

_____ _____

_____ _____

NOTE– THE CERTIFICATION ON THIS PLAN EXTENDS TO THE BOUNDARY AND EXISTING CONDITIONS SHOWN HEREON. ALL PROPOSED DRIVEWAY, GRADING, AND DRAINAGE DESIGN IS BY ROBERT STAHLMAN, P.E.

STATE OF NEW HAMPSHIRE — No. 833 CLAYTON E. PLATT — LICENSED LAND SURVEYOR — SIGNATURE

STAHLMAN OFFICE BUILDING

74 PLEASANT STREET

PLAN OF EXISTING CONDITIONS

TAX MAP 84 LOT 79 – PROPERTY OF THE

ROBERT L. STAHLMAN REVOCABLE TRUST

PO BOX 84 WILMOT NH 03287

LOCATED IN

NEW LONDON, N.H.

SCALE = 0' 40' 80' / 20' 20' 60'

1" = 20'

APRIL 23, 2016

REVISED JULY 19, 2016

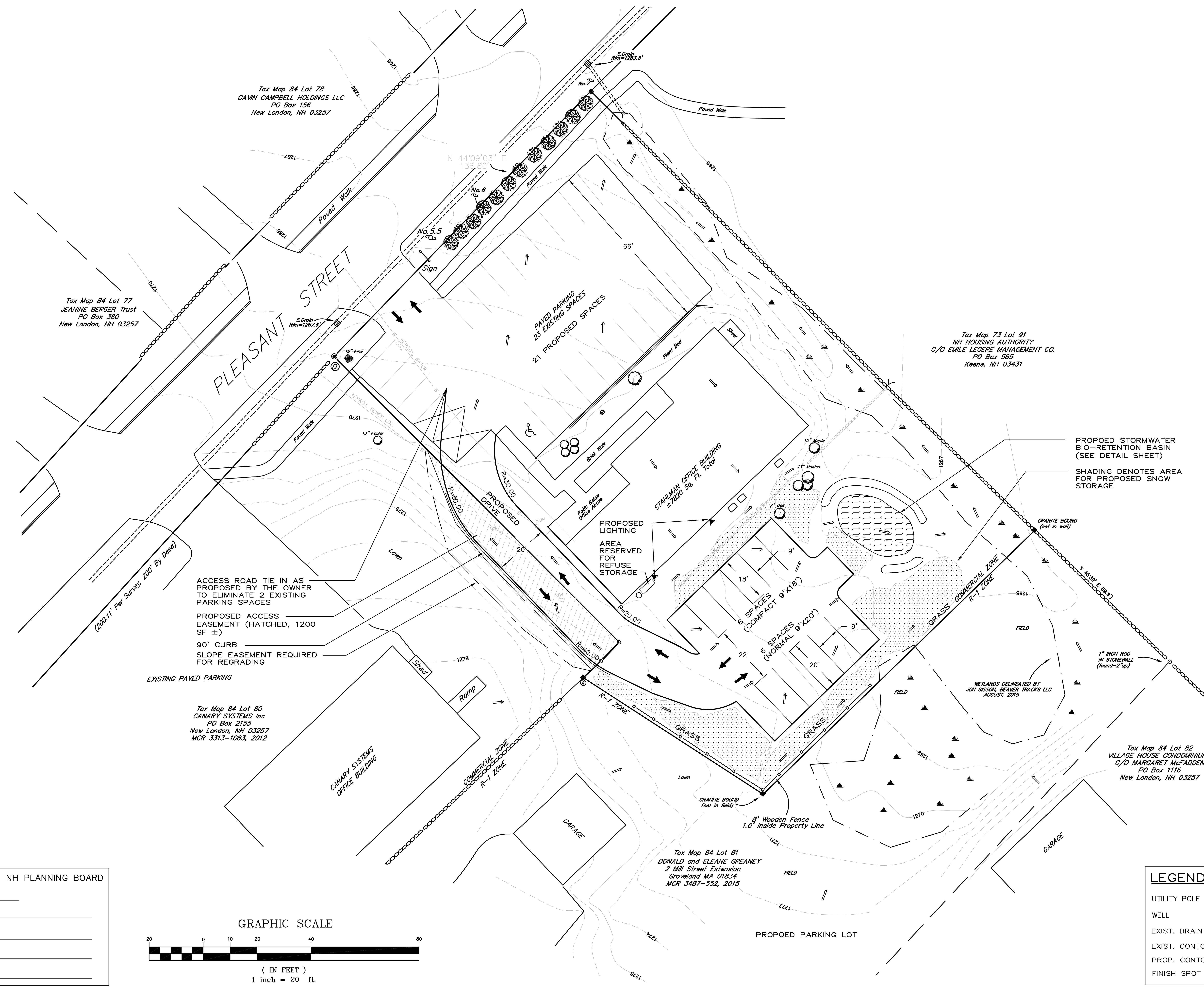
REVISIONS

7/19/16 – Add subsurface drainage along road

PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC

CLAYTON E. PLATT LIC. SURVEYOR NO. 833

418 Pine Hill Road Croydon, NH 03773 (603) 863–0981



Tax Map 84 Lot 78
GAVIN CAMPBELL HOLDINGS LLC
PO Box 156
New London, NH 03257
Tax Map 84 Lot 77
JEANINE BERGER Trust
PO Box 380
New London, NH 03257
PLEASANT STREET
Paved Walk
(200.11' Per Survey, 200' By Deed)
N 44°09'03"
136.80'
S.Drain
Rim=1267.6'
Sign
PAVED PARKING
23 EXISTING SPACES
21 PROPOSED SPACES
66'
Plant Bed
Shed
Brick Walk
STAHLMAN OFFICE BUILDING
±7820 Sq. Ft. Total
Patio Below
Office Above
PROPOSED DRIVE
R=30.00
R=50.00
R=20.00
R=40.00
20'
PROPOSED LIGHTING
AREA RESERVED FOR REFUSE STORAGE
6 SPACES (COMPACT 9'X18')
6 SPACES (NORMAL 9'X20')
18'
22'
20'
9'
ACCESS ROAD TIE IN AS PROPOSED BY THE OWNER TO ELIMINATE 2 EXISTING PARKING SPACES
PROPOSED ACCESS EASEMENT (HATCHED, 1200 SF ±)
90' CURB
SLOPE EASEMENT REQUIRED FOR REGRADING
EXISTING PAVED PARKING
Lawn
Tax Map 84 Lot 80
CANARY SYSTEMS Inc
PO Box 2155
New London, NH 03257
MCR 3313-1063, 2012
CANARY SYSTEMS OFFICE BUILDING
Shed
Ramp
COMMERCIAL ZONE
R-1 ZONE
GARAGE
GRASS
GRANITE BOUND (set in field)
8' Wooden Fence 1.0' Inside Property Line
Tax Map 84 Lot 81
DONALD and ELEANE GREANEY
2 Mill Street Extension
Groveland MA 01834
MCR 3487-552, 2015
FIELD
PROPOED PARKING LOT
Tax Map 73 Lot 91
NH HOUSING AUTHORITY
C/O EMILE LEGERE MANAGEMENT CO.
PO Box 565
Keene, NH 03431
PROPOED STORMWATER BIO-RETENTION BASIN (SEE DETAIL SHEET)
SHADING DENOTES AREA FOR PROPOSED SNOW STORAGE
GRANITE BOUND (set in wall)
1" IRON ROD IN STONEWALL (found-2"up)
WETLANDS DELINEATED BY JON SISSON, BEAVER TRACKS LLC AUGUST, 2015
Tax Map 84 Lot 82
VILLAGE HOUSE CONDOMINIUMS
C/O MARGARET McFADDEN
PO Box 1116
New London, NH 03257
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

APPROVED BY THE NEW LONDON, NH PLANNING BOARD

DATE: ____________

____________ (CHAIR.) ____________

____________ ____________

____________ ____________

____________ ____________

LEGEND

UTILITY POLE		TRAFFIC FLOW	
WELL		SNOW STORAGE	
EXIST. DRAIN		STONE CHECK DAM	
EXIST. CONTOUR	930	SEWER LINE	S
PROP. CONTOUR	F930	DIRECTION OF STORMWATER RUNOFF	
FINISH SPOT ELEVATION	XF930.44	SILT FENCE	X—X—X

NO.	DATE	DESCRIPTION	BY

STATE OF NEW HAMPSHIRE — MARK R. MOSER No.7443 — LICENSED PROFESSIONAL ENGINEER

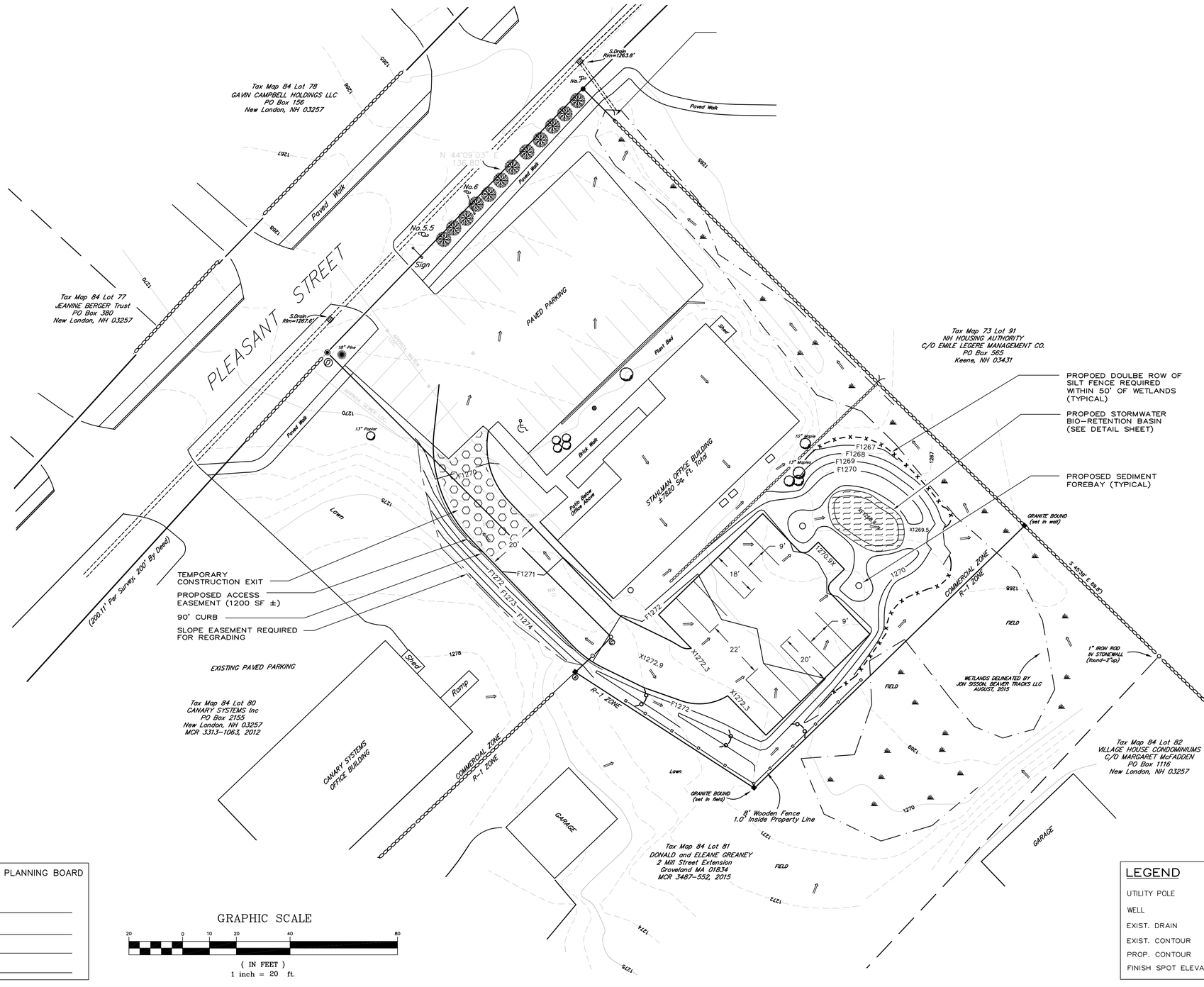
MOSER ENGINEERING
PLANNING
DESIGN
ENVIRONMENTAL CONSULTING
PO Box 2165
Henniker, NH 03242
603-428-6624

PREPARED FOR
ROBERT STAHLMAN
PO BOX 84, WILMOT, NH 03287

SITE PLAN
PROPOSED PARKING
AT
STAHLMAN OFFICE BUILDING
74 PLEASANT STREET
NEW LONDON, NEW HAMPSHIRE

SCALE: 1" = 20'
DATE: JULY 12, 2016
PROJECT: 16105

SHEET 3



LEGEND

UTILITY POLE		STONE CHECK DAM	
WELL		SEWER LINE	—S—
EXIST. DRAIN	=====	DIRECTION OF STORMWATER RUNOFF	⟹
EXIST. CONTOUR	——930——	SILT FENCE	X—X—X
PROP. CONTOUR	F930		
FINISH SPOT ELEVATION	XF930.44		

APPROVED BY THE NEW LONDON, NH PLANNING BOARD

DATE: _____

_____ _____
(CHAIR.)

_____ _____

_____ _____

_____ _____

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	DATE	DESCRIPTION	BY

STATE OF NEW HAMPSHIRE · MARK R. MOSER No.7443 · LICENSED PROFESSIONAL ENGINEER

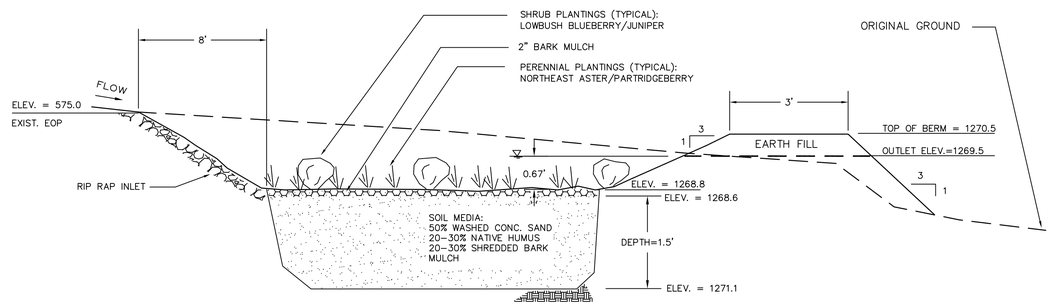
MOSER ENGINEERING
PLANNING
DESIGN
ENVIRONMENTAL CONSULTING
PO Box 2165
Henniker, NH 03242
603-428-6624

PREPARED FOR
ROBERT STAHLMAN
PO BOX 84, WILMOT, NH 03287

DRAINAGE/GRADING/SEDIMENT & EROSION CONTROL PLAN
AT
STAHLMAN OFFICE BUILDING
74 PLEASANT STREET
NEW LONDON, NEW HAMPSHIRE

SCALE: 1" = 20'
DATE: JULY 12, 2016
PROJECT: 16105

SHEET 4



TYPICAL X-SECTION
BIORETENTION SYSTEM
(NOT TO SCALE)

BIORETENTION BASIN CONSTRUCTION REQUIREMENTS

INSTALLATION NOTES:

1. EXCAVATE TRENCH TO THE REQUIRED DEPTH. SEE THE PLAN VIEW FOR THE EXTENT OF THE TRENCH LIMITS.

2. THE 6" PERFORATED UNDERDRAIN SHALL BE SET LEVEL AND INSTALLED AS SHOWN ON THE PLANS. THE UNDERDRAIN SHALL OUTFALL ADJACENT TO THE DRAIN BASIN OUTFALL.

3. BIORETENTION MEDIA SHALL BE THOROUGHLY MIXED PRIOR TO PLACEMENT.

4. SCARIFY BOTTOM OF TRENCH PRIOR TO PLACEMENT OF SOIL MEDIA.

5. PLACE MEDIA IN 8-12" LIFTS. DO NOT COMPACT MECHANICALLY. HAND TAMP ONLY.

6. PRE SOAK THE AREA W/ WATER TO PROMOTE NATURAL COMPACTION. AFTER PRE SOAKING AND SETTLING, ADD MEDIA TO FINAL GRADE.

EARTH FILL REQUIREMENTS

1. EARTH FILL SHALL BE A WELL GRADED MATERIAL CONTAINING 20-50% BY WEIGHT PASSING THE #200 SIEVE, AND NO STONES LARGER THAN 6".

2. THE FOUNDATION AREA SHALL BE CLEARED OF ALL TREES AND ORGANIC MATTER. THE SURFACE IS TO BE THOROUGHLY SCARIFIED BEFORE PLACEMENT OF FILL MATERIAL. IF THE SURFACE IS DRY, ADD WATER TO INCREASE THE MOISTURE CONTENT AND IMPROVE BONDING TO THE FILL MATERIAL.

3. THE PLACING AND SPREADING OF FILL MATERIAL SHALL BE STARTED AT THE LOWEST POINT OF THE FOUNDATION. THE MATERIAL SHALL BE THOROUGHLY COMPACTED IN LIFTS NO GREATER THAN 6", AND WITH ADEQUATE MOISTURE TO OBTAIN 95% OF MAXIMUM DENSITY (AASHTO T-99 METHOD)..

PLANTING REQUIREMENTS

1. BASIN PLANTINGS:
INSTALL HERBACEOUS PERENNIALS AT 1' O/C. A MINIMUM OF 4 SPECIES FROM THE BELOW LIST WITH NO ONE SPECIES MAKING UP MORE THAN 30% OF THE TOTAL NUMBER OF PLANTS:

CINNAMON FERN, GOLDENROD, JEWELWEED, NEW ENGLAND ASTER, PARTRIDGEBERRY

INSTALL SHRUB PLANTINGS AT 6' O/C: 50% JUNIPER AND 50% LOWBUSH BLUEBERRY.

2. PERIMETER VEGETATION (ONLY IF NECESSARY OR DESIRED):
ALONG THE PERIMETER, BUT OUTSIDE OF ANY AREAS OF WATER FLOW, AND AT LEAST 10 FEET FROM ANY CONSTRUCTED (FILL) BERM, PLANT WITH TREE OR SHRUB SPECIES FROM THE NATIVE SHORELAND/RIPARIAN BUFFER PLANTINGS FOR NH, PREPARED BY THE NHDES.

3. BIORETENTION SYSTEM TO BE INSPECTED AT LEAST ANNUALLY. ACCUMULATED SEDIMENT SHALL BE REMOVED. DEAD OR DISEASED PLANTINGS ARE TO BE REPLACED.

MATERIAL REQUIREMENTS

1. SHREDDED BARK TO BE WELL AGED, OF UNIFORM COLOR AND FREE FROM ANY FOREIGN MATTER.

2. ¾" CRUSHED STONE TO BE WASHED AND FREE OF FINES WITH <5% PASSING THE #200 SIEVE.

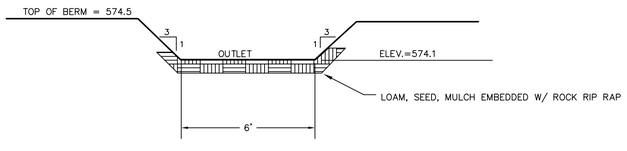
3. SOIL MEDIA SHALL BE THOROUGHLY MIXED TO THE FOLLOWING SPECIFICATIONS AND RATIOS, PRIOR TO PLACEMENT IN THE TRENCH:

ASTM C-33 CONCRETE SAND: 50-55%

LOAMY SAND TOPSOIL: 20-30% (15-20% PASSING THE # 200 SIEVE).

MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH:
20-30% (<5% PASSING THE #200 SIEVE).

INVASIVE SPECIES NOTE: THIS PROJECT IS TO BE MANAGED IN A MANNER CONSISTENT WITH RSA 430:53 AND AGR3800 RELATIVE TO INVASIVE SPECIES.

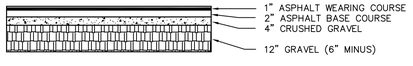


NOTES:

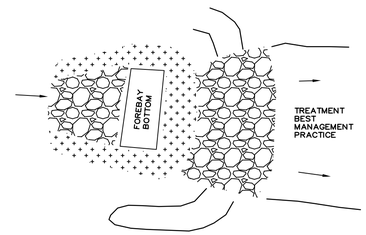
1. THE OUTLET SPILLWAY SHALL BE CONSTRUCTED AT THE LOCATION DEPITCED ON THE PLAN.

2. CONSTRUCT THE OUTLET SPILLWAY LEVEL FOR A MIN. DISTANCE OF 7'.

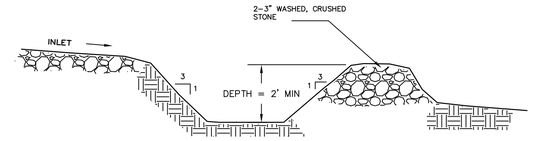
TYPICAL X-SECTION
BIORETENTION SYSTEM OUTLET
(NOT TO SCALE)



DETAIL
PROPOSED PARKING LOT
(NOT TO SCALE)



PLAN
(NOT TO SCALE)



X-SECTION
(NOT TO SCALE)

NOTES/SPECIFICATIONS

1. THE PURPOSE OF THE FOREBAY IS TO PROVIDE PRETREATMENT FOR STORMWATER RUNOFF PRIOR TO ENTERING THE BIORETENTION SYSTEM. THE FOREBAY IS DESIGNED TO DISSIPATE ENERGY AND PROMOTE THE SETTLING OF COARSE SEDIMENTS.

2. THE MINIMUM DEPTH SHALL BE 2'. MAXIMUM SIDE SLOPES ARE 3:1.

DETAIL
SEDIMENT FOREBAY
(NOT TO SCALE)

DRIVEWAY CONSTRUCTION NOTES

1. ALL ORGANIC MATTER, INCLUDING STUMPS, ROOTS AND MUCK, IS TO BE REMOVED PRIOR TO PLACEMENT OF SUBGRADE AND EMBANKMENT FILL.

2. ALL BOULDERS AND LEDGE SHALL BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW THE GRAVEL COURSE.

3. SUBGRADE FILL SHALL BE FREE FROM DEBRIS, BOULDERS AND ORGANIC MATTER, AND IS TO BE COMPACTED IN LIFTS NOT TO EXCEED 12". COMPACTING SHALL BE PERFORMED WITH A VIBRATORY ROLLER AND ADEQUATE WATER TO OBTAIN 95% OF THE MAXIMUM DENSITY USING AASHTO T99 (PROCTOR DENSITY).

4. GRAVEL SHALL BE A CLEAN, WELL GRADED MATERIAL WITH NO STONES LARGER THAN 6", 25-70% PASSING THE #4 SIEVE, AND 0-12% OF THE SAND PORTION PASSING THE #200 SIEVE. GRAVEL IS TO BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DENSITY.

5. CRUSHED GRAVEL SHALL BE FRACTURED STONE WITH 100% PASSING THE 3" SIEVE, 95-100% PASSING THE 2" SIEVE, 55-85% PASSING THE 1" SIEVE, 27-52% PASSING THE #4 SIEVE AND 0-12% OF THE SAND PORTION PASSING THE #200 SIEVE.

GENERAL CONSTRUCTION NOTE

1. THE CONTRACTOR SHALL CONTACT DIG SAFE PRIOR TO THE START OF SITE WORK, 1-888-DIG-SAFE (344-7233).

DRAINAGE NOTES

1. SEDIMENT AND EROSION CONTROL MEASURES CALLED FOR SHALL BE EMPLOYED THROUGHOUT CONSTRUCTION.

2. DRAINAGE MAINTENANCE: MAINTENANCE OF THE DRAINAGE SYSTEM IS THE RESPONSIBILITY OF THE OWNER. THE VEGETATED SWALES, SEDIMENT FOREBAYS AND BASIN ARE TO BE INSPECTED ANNUALLY. ACCUMULATED SEDIMENT AND DEBRIS IS TO BE REMOVED AS NECESSARY.

NO.	DATE	DESCRIPTION	BY

STATE OF NEW HAMPSHIRE · MARK R. MOSER No.7443 · LICENSED PROFESSIONAL ENGINEER

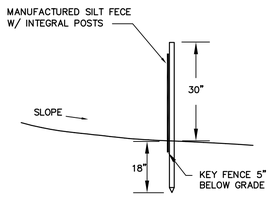
MOSER ENGINEERING
PLANNING
DESIGN
ENVIRONMENTAL CONSULTING
PO Box 2165
Henniker, NH 03242
603-428-6624

PREPARED FOR
ROBERT STAHLMAN
PO BOX 84, WILMOT, NH 03287

SITE PLAN
PROPOSED PARKING
AT
STAHLMAN OFFICE BUILDING
74 PLEASANT STREET
NEW LONDON, NEW HAMPSHIRE

SCALE: AS NOTED
DATE: JULY 12, 2016
PROJECT: 16105

SHEET 5



NOTES

1. SILT FENCE SHALL BE INSTALLED WHERE DEPICTED ON THE PLANS. PLACE FENCE AT APPROX. 6' FROM THE TOE OF SLOPE TO FACILITATE MAINTENANCE.

2. THE ENDS OF THE SILT FENCE SHALL BE TURNED UPHILL. INSTALL WITH A CURVED SHAPE TO PROVIDE EFFICIENT PONDING OF STORMWATER.

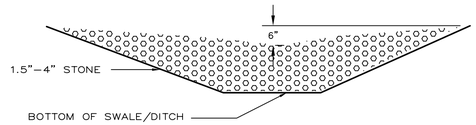
2. WHERE 2 SECTIONS OF FABRIC ARE TO BE MEET, OVERLAP BY 6", AND FOLD THE FABRIC.

3. SUPPORTS SHALL BE AT A MAXIMUM SPACING OF 6'.

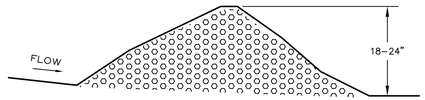
4. INSTALL HAY BALES BEHIND THE FENCE AT LOCATIONS WHERE ADDITIONAL SUPPORT IS REQUIRED.

PLAN
TYPICAL INSTALLATION

DETAIL
SILT FENCE
(NOT TO SCALE)



(SECTION)



(PROFILE)

NOTES

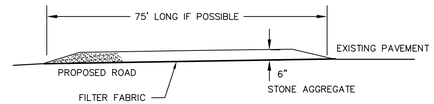
1. STONE SHALL BE 2–3" WASHED, CRUSHED ROCK.

2. THE MAX. HEIGHT OF THE STRUCTURE SHALL BE 2'. THE CENTER OF THE STRUCTURE SHALL BE 6" LOWER THAN THE OUTER EDGES.

3. THE STRUCTURES SHALL BE INSPECTED AFTER EVERY RAINFALL. SEDIMENT SHALL BE REMOVED FROM BEHIND THE DAM WHEN IT HAS REACHED ½ THE ORIGINAL HEIGHT OF THE STRUCTURE.

DETAIL
STONE CHECK DAM
(NOT TO SCALE)

PROFILE
TEMPORARY CONSTRUCTION EXIT
(NOT TO SCALE)



NOTES

1. THE TEMPORARY STABILIZED CONSTRUCTION EXIT SHALL CONSIST OF PLACING CRUSHED STONE AT THE LOCATION WHERE CONSTRUCTION VEHICLES EXIT THE SITE, IN ORDER TO MINIMIZE MIGRATION OF DIRT ONTO THE ADJOINING PAVED ROADS.

2. STONE SHALL BE 3" MIN. CRUSHED STONE.

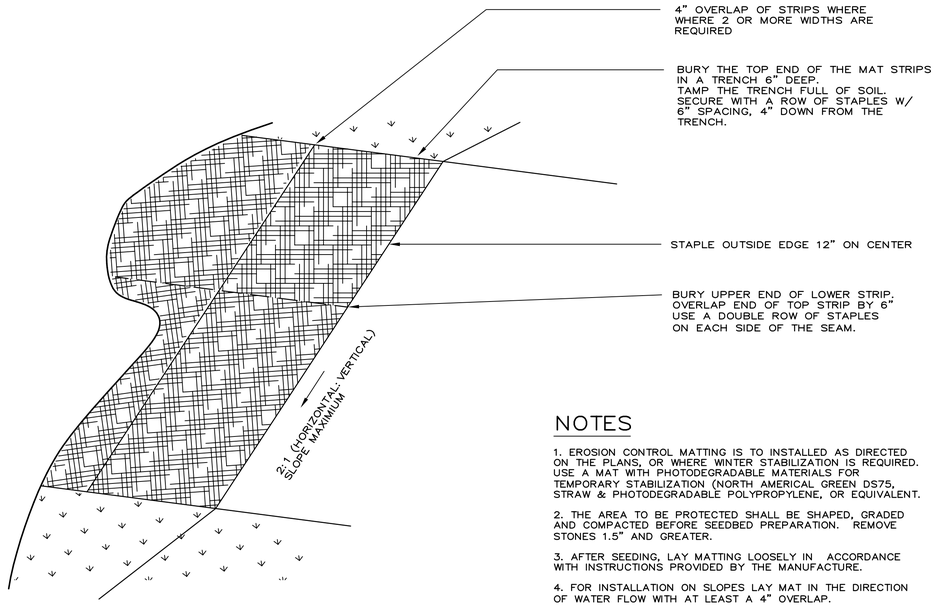
3. STONE SHALL BE PLACED OVER GEOTEXTILE FABRIC.

4. THE MINIMUM STONE THICKNESS SHALL BE 6".

5. THE DIMENSIONS OF THE STABILIZED ENTRANCE SHALL BE 20' WIDE BY 65' LONG.

6. SURFACE WATER RUNOFF FROM THE PAVED ROAD SHALL NOT BE PERMITTED TO COME IN CONTACT WITH THE STONE ENTRANCE. USE A CROSS CULVERT UNDER THE NEW ENTRANCE OR CONSTRUCT A BERM ALONG THE EDGE OF EXISTING PAVEMENT TO DIVERT WATER AWAY FROM THE STONE.

7. THE ENTRANCE SHALL BE MAINTAINED UNTIL SITE CONDITIONS WARRANT ITS REMOVAL. MAINTAIN THE ENTRANCE WITH NEW STONE ONCE THE EXISTING STONE HAS BECOME CLOGGED WITH MATERIAL.



NOTES

1. EROSION CONTROL MATTING IS TO INSTALLED AS DIRECTED ON THE PLANS, OR WHERE WINTER STABILIZATION IS REQUIRED. USE A MAT WITH PHOTODEGRADABLE MATERIALS FOR TEMPORARY STABILIZATION (NORTH AMERICAL GREEN DS75, STRAW & PHOTODEGRADABLE POLYPROPYLENE, OR EQUIVALENT.

2. THE AREA TO BE PROTECTED SHALL BE SHAPED, GRADED AND COMPACTED BEFORE SEEDBED PREPARATION. REMOVE STONES 1.5" AND GREATER.

3. AFTER SEEDING, LAY MATTING LOOSELY IN ACCORDANCE WITH INSTRUCTIONS PROVIDED BY THE MANUFACTURE.

4. FOR INSTALLATION ON SLOPES LAY MAT IN THE DIRECTION OF WATER FLOW WITH AT LEAST A 4" OVERLAP.

DETAIL
EROSION CONTROL MATTING
(NOT TO SCALE)

EROSION CONTROL NOTES

1. SILT FENCE AND STONE CHECK DAMS ARE TO BE INSTALLED AS DEPICTED ON THE PLANS.
2. ALL SWALES ARE TO BE LOAMED, SEEDED AND MULCHED IMMEDIATELY UPON COMPLETION.
3. FILL MATERIAL IS TO BE FREE OF STUMPS AND ORGANIC MATTER.
4. ROAD AND DRAINAGE SIDE SLOPES SHALL NOT EXCEED 2:1 (HORIZONTAL TO VERTICAL), AND SHALL BE MULCHED WITH HAY AT A RATE OF 2 TONS/ACRE, OR OTHERWISE STABILIZED.
5. ALL DISTURBED AREA SHALL BE LOAMED (4" MIN), SEEDED AND MULCHED.
6. SEEDING SHALL CONFORM TO THE SPECIFICATIONS ON THIS SHEET.
7. DITCHES AND SWALES ARE TO BE STABILIZED PRIOR TO RECEIVING RUNOFF.
8. STABILIZATION SHALL BE DEFINED AS FOLLOWS:
   A. WHEN 85% OF VEGETATED GROWTH IS ESTABLISHED.
   B. WHEN AT LEAST 3" OF STONE RIP RAP HAS BEEN PLACED.
   C. WHEN AREAS TO BE PAVED HAVE BEEN COVERED W/ 3" OF GRAVEL.
   D. WHEN EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
9. ALL PROPOSED VEGETATED AREAS WHICH ARE NOT STABLE BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER THIS DATE SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES STEEPER THAN 3:1, AND SEEDING AND PLACING 3–4 TONS PER ACRE OF MULCH SECURED WITH ANCHORED NETTING ELSEWHERE. BLANKETS, MULCH OR NETTING SHALL NOT BE INSTALLED OVER SNOW OR FROZEN GROUND.
10. ALL DITCHES AND SWALES WHICH ARE NOT STABLE BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER THIS DATE, SHALL BE STABILIZED WITH ROCK RIP RAP OR EROSION CONTROL BLANKETS.
11. AFTER NOVEMBER 15TH ALL UNFINISHED PAVED SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3" NON–EROSIVE MATERIAL.
12. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED AT ANY TIME. THE EXPOSED AREA SHALL NOT EXCEED 5 ACRES WITHOUT STABILIZATION.
13. ALL AREAS SHALL BE STABILIZED WITHIN 45 OF THEIR INITIAL DISTURBANCE.

SEEDING SPECIFICATIONS

SEEDING FOR LONG TERM COVER

FOLLOWING PLACEMENT OF 4" OF TOPSOIL, REMOVE ALL STONES 4" AND LARGER, AND TRASH FROM THE SURFACE. WHERE POSSIBLE, TILL THE SOIL TO A DEPTH OF 4". LIMESTONE SHOULD BE APPLIED AT A RATE OF 2 TONS/ACRE. APPLY 10–20–20 FERTILIZER AT A RATE OF 500 LBS/ACRE. SPREAD SEED UNIFORMLY ACCORDING TO THE REQUIRED RATES. IMMEDIATELY COVER SEEDED AREAS WITH MULCH HAY AT A RATE OF 2 TONS/ACRE. THE FOLLOWING SEED MIX SHALL APPLY TO DRAINAGE SWALES, CUTS AND ALL DISTURBED AREAS:

SEED	LB/AC	LB/1000 SF
TALL FESCUE	20	.45
CREEPING RED FESCUE	20	.45
BIRDSFOOT TREFOIL	8	.2
TOTAL:	48	1.10

ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED BETWEEN EARLY SPRING AND THE FIRST WEEK OF OCTOBER.

TEMPORARY SEEDING

TEMPORARY SEEDING SHALL BE PERFORMED TO STABILIZE DISTURBED AREAS FOR A LIMITED TIME PERIOD, USUALLY LESS THAN A YEAR. SEED BY SEPT. 15 FOR BEST RESULTS. WHEN POSSIBLE , TILL TO A DEPTH OF 3", ACROSS THE SLOPE. ALL AREAS SHALL BE MULCHED. SEED ACCORDING TO THE FOLLOWING SPECIFICATIONS:

A. SPRING SEEDING PRIOR TO MAY 15: OATS RATE: 80 LBS/ACRE TO A DEPTH OF 1".
B. SEED BETWEEN APRIL 1 & JUNE 1 OR BETWEEN AUGUST 15 & SEPT 15: PERENNIAL RYEGRASS. RATE: 30 LBS/ACRE TO A DEPTH OF 1/2".
C. SEED BETWEEN AUGUST 15 & OCTOBER 1: WINTER RYE. RATE: 112 LBS/ACRE TO DEPTH OF 1".
D. AFTER OCTOBER 1 SEED WITH WINTER RYE (112 LBS/AC), MULCH WITH 3 TONS/ACRE AND INSTALL NETTING TO SECURE MULCH.

ALL AREAS WILL NEED PERMANENT SEEDING THE FOLLOWING SEASON.

NO.	DATE	DESCRIPTION	BY

STATE OF NEW HAMPSHIRE · MARK R. MOSER No.7443 · LICENSED PROFESSIONAL ENGINEER

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SITE PLAN
PROPOSED PARKING
AT
STAHLMAN OFFICE BUILDING
74 PLEASANT STREET
NEW LONDON, NEW HAMPSHIRE

SCALE: AS NOTED
DATE: JULY 12, 2016
PROJECT: 16105

SHEET 6