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- SHEET 11 ~ E102-SEDIMENT & EROSION DETAILS
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ASTERISK INDICATE PLAN TO BE RECORDED

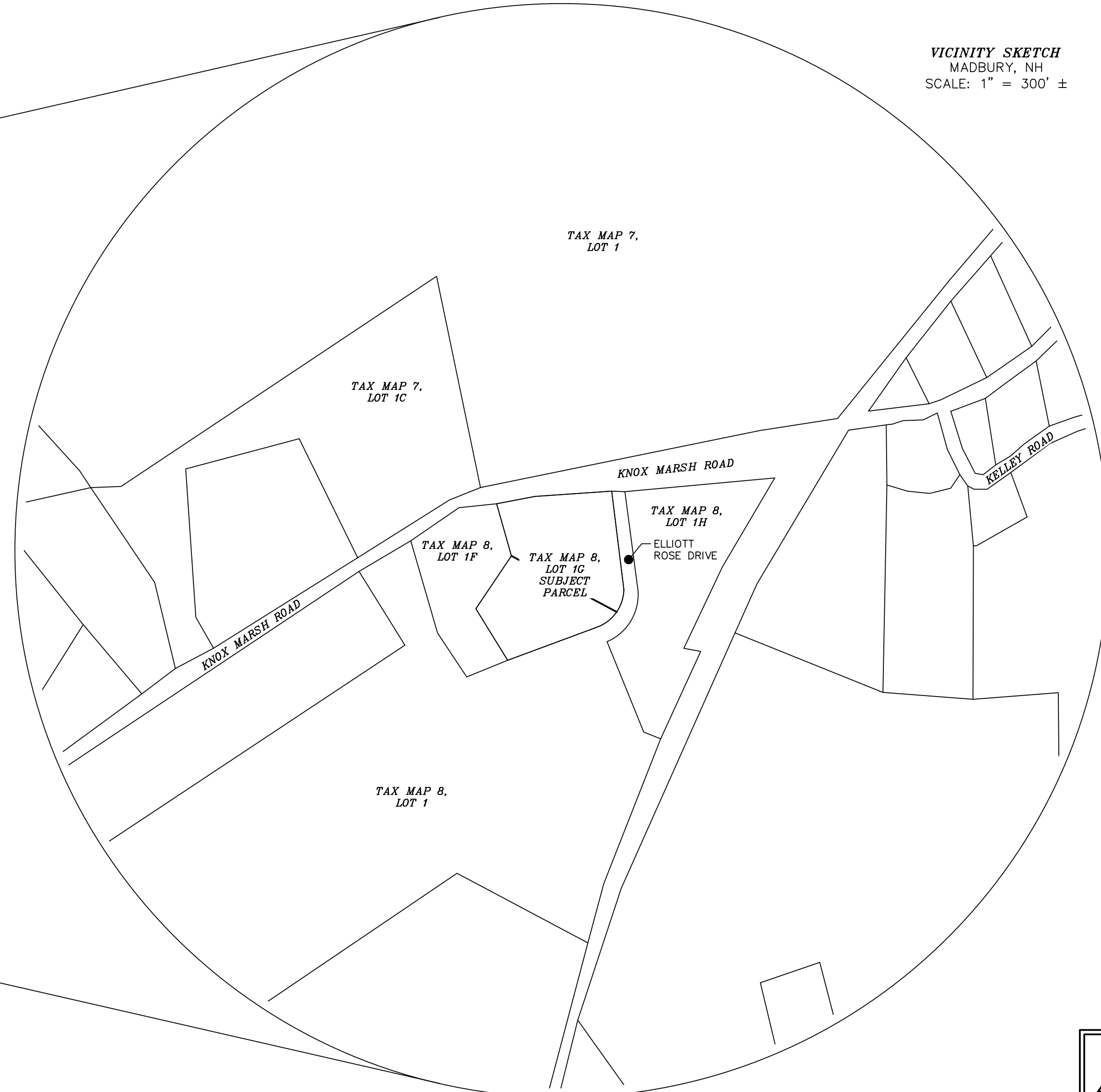
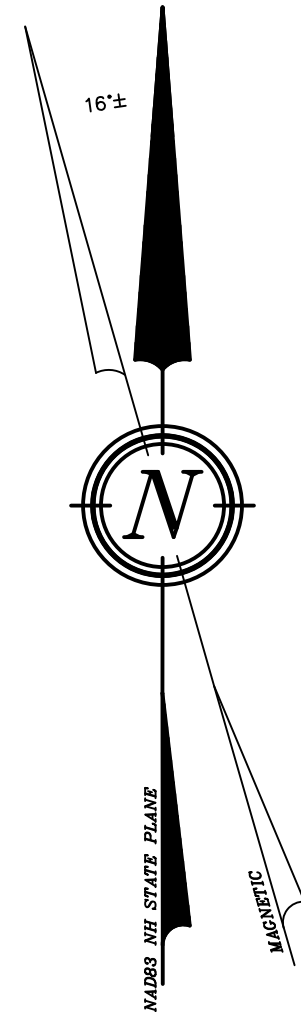
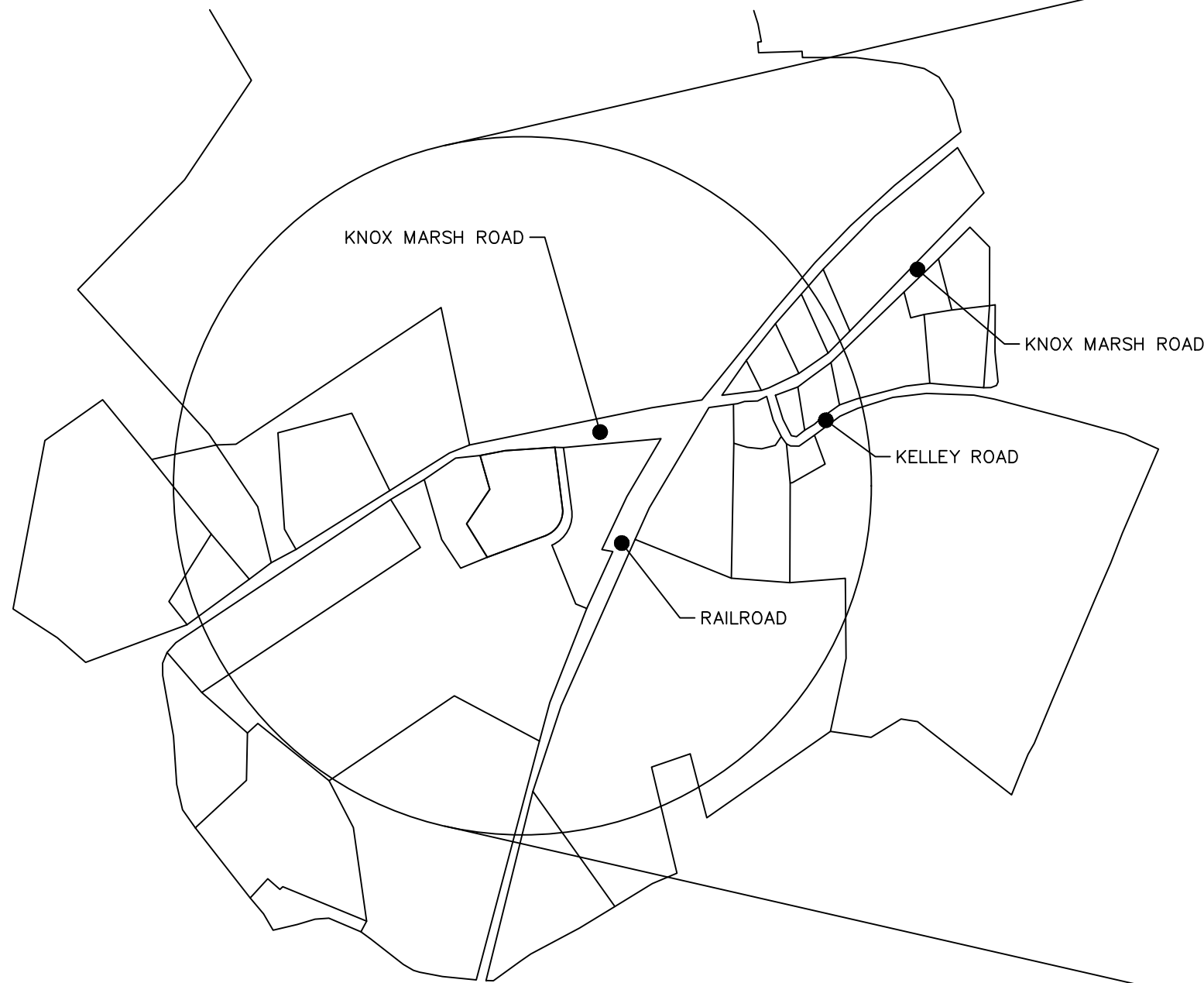
SUBDIVISION & SITE PLAN FOR ROBERT DIBERTO 326 KNOX MARSH ROAD MADBURY, N.H. TAX MAP 8, LOT 1G

NOTE:

BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECTS DOCUMENTATION. ALL USERS ARE BOUND TO THIS DOCUMENT AS PART OF THE APPROVAL OF THE PLANNING BOARD. COPIES OF THE YEARLY INSPECTIONS ARE TO BE DELIVERED TO THE TOWN OF MADBURY COMMUNITY SERVICES DEPARTMENT.

OWNER:	ROBERT DIBERTO 334 ROUTE 108 MADBURY, NH 03823	SURVEYOR OF RECORD:	KENNETH A. BERRY, PE, LLS CPSWQ, CPESC, CESSWI BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603) 332-2863
APPLICANTS:	ROBERT DIBERTO 334 ROUTE 108 MADBURY, NH 03823 ROSE REALTY LLC C/O DIANE MONTI 334 ROUTE 108 MADBURY, NH 03823	ENGINEER OF RECORD:	KENNETH A. BERRY, PE, LLS CPSWQ, CPESC, CESSWI BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603) 332-2863
		WETLAND SCIENTIST: & SOIL SCIENTIST:	JOHN P. HAYES III, CSS, CWS 7 LIMESTONE WAY NORTH HAMPTON, NH 03862 (603) 205-4396
		ARCHITECT:	GARY SADLER UPLAND ARCHITECTS 250 EAST MAIN STREET - SUITE 13 NORTON, MA 02766 (774) 430-3390

LOCATION PLAN
MADBURY, NH
NOT TO SCALE



VICINITY SKETCH
MADBURY, NH
SCALE: 1" = 300' ±

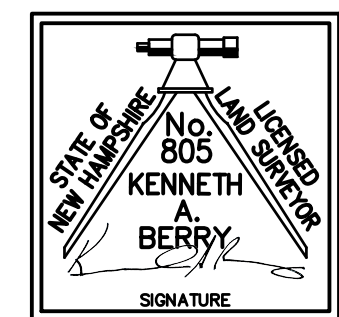
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE TOWN OF MADBURY LAND SITE PLAN REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON - ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SITE PLAN APPROVAL.

GENERAL PLAN SET NOTES:

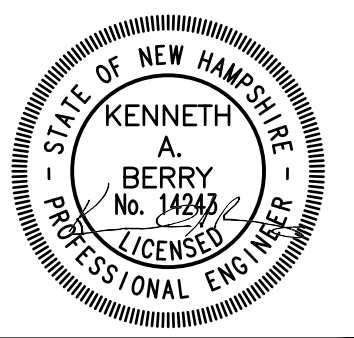
- 1.) 11x17" PLANS ARE HALF THE PUBLISHED SCALE.
- 2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE TOWN OF MADBURY.

REVISION	DATE	DESCRIPTION

SUBDIVISION & SITE PLAN
LAND OF
ROBERT DIBERTO
326 KNOX MARSH ROAD
MADBURY, N.H.
TAX MAP 8, LOT 1G



BERRY SURVEYING
& ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS SHOWN
DATE : JULY 12, 2021
FILE NO. : DB 2021 - 110



ABBREVIATION LEGEND:

- E.O.C. EDGE OF PAVEMENT
- BITUM. BITUMINOUS
- E.S.H.W.T ESTIMATED SEASONAL HIGH WATER TABLE
- TYP. TYPICAL
- U.G.E. UNDER GROUND ELECTRIC / UTILITY
- HDPE HIGH DENSITY POLYETHYLENE
- F.G. FINISHED GRADE
- E.G. EXISTING GRADE
- L.F. LINEAR FOOT
- F.F. FINISHED FLOOR
- FND FOUND
- T.B.R. TO BE REMOVED
- P.L. PROPERTY LINE
- E.L. EASEMENT LINE
- T.B.M. TEMPORARY BENCHMARK
- '/, FOOT / FOOT

- SSL () ~ {SIZE} SINGLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
- DSL () ~ {SIZE} DOUBLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
- SSB () ~ {SIZE} SINGLE SOLID W/ BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
- SBL () ~ {SIZE} SINGLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
- DBL () ~ {SIZE} DOUBLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)

EXISTING LEGEND:

- IRON BOUND (FND)
- REBAR (FND)
- ⊕ RAILROAD SPIKE (FND)
- ⊕ UTILITY POLE / GUY WIRE
- ⊕ SINGLE POST SIGN
- ⊕ CURB STOP
- ⊕ GATE VALVE
- ⊕ GAS VALVE
- ⊕ FIRE HYDRANT
- ⊕ CATCH BASIN
- ⊕ SEWER MANHOLE
- ⊕ DRAIN MANHOLE
- ⊕ WELL

- E113.83 EXISTING SPOT ELEVATION
- BUILDING SETBACK LINE
- EXISTING DRAIN LINE
- OVERHEAD UTILITIES
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- 15% STEEP SLOPES
- 4K LEACHING AREA

PROPOSED LEGEND:

- IRON BOUND (FND)
- IRON BOUND (TBS)
- F40 --- F41 --- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- UGB --- UGB --- PROPOSED UNDERGROUND UTILITY
- SF --- SF --- SILT FENCE / EROSION MIX BERM
- SS --- SS --- SS --- FILTERXX SILT SOXX (8" or 12" AS NOTED)
- C --- C --- C --- ORANGE CONSTRUCTION PERIMETER FENCE

ABUTTERS WITHIN 200':

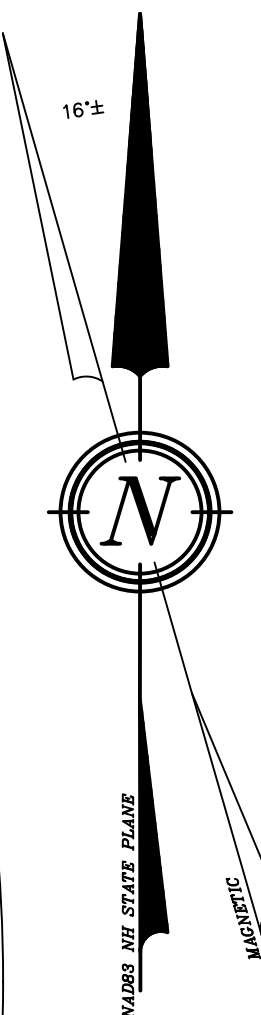
- N/F UNIVERSITY OF NEW HAMPSHIRE
THOMPSON HALL UNH
DURHAM, NH 03824
TAX MAP 7, LOT 1
S.C.R.D. BOOK 910, PAGE 150
- N/F ROSE REALTY, LLC
C/O DIANE MONTI
338 ROUTE 108
MADBURY, NH 03823
TAX MAP 8, LOT 1
S.C.R.D. BOOK 2357, PAGE 497
- N/F PAPPAS REVOCABLE TRUST,
CAROLYN M.
330 KNOX MARSH ROAD
MADBURY, NH 03823
TAX MAP 8, LOT 1F
S.C.R.D. BOOK 4185, PAGE 678
- N/F MORRIS, HOLLY
318 KNOX MARSH ROAD
MADBURY, NH 03823
TAX MAP 8, LOT 1H
S.C.R.D. BOOK 4588, PAGE 285
- N/F UNIVERSITY OF NEW HAMPSHIRE
THOMPSON HALL UNH
MADBURY, NH 03823
TAX MAP 7, LOT 1C
S.C.R.D. BOOK, 922, PAGE 215

TEST HOLE DATA:

- TEST HOLES CONDUCTED ON SITE ON JULY 7, 2021 AND RECORDED BY CHRISTOPHER R. BERRY PERMIT #1886 AND WITNESSED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT.
- TEST HOLE #1
0-6" 10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE
6-12" 10YR 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
12-44" 2.5Y 6/2 FINE SANDY LOAM, MASSIVE, FIRM
NO LEDGE FOUND
E.S.H.W.T. @ 12"
NO GROUND WATER
ROOTS TO 12"
PERC RATE = 26 MIN/IN
TEST HOLE DOES NOT MEET THE TOWN OF MADBURY SUBDIVISION REGULATIONS
- TEST HOLE #2
0-9" 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
9-24" 2.5Y 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
24-60" 2.5Y 6/2 FINE SANDY LOAM, GRANULAR, FRIABLE
NO LEDGE FOUND
E.S.H.W.T. @ 24"
NO GROUND WATER
ROOTS TO 12"
PERC RATE = 24 MIN/IN
PASSES REGULATIONS
- TEST HOLE #3
0-9" 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
9-20" 2.5Y 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
20-36" 2.5Y 6/2 FINE SANDY LOAM, GRANULAR, FRIABLE
LEDGE @ 36"
E.S.H.W.T. @ 20"
NO GROUND WATER
ROOTS TO 12"
PERC RATE = 28 MIN/IN
FAILS REGULATIONS
- TEST HOLE #4
0-9" 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
9-24" 2.5Y 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
24-36" 2.5Y 6/2 FINE SANDY LOAM, GRANULAR, FRIABLE
LEDGE @ 36"
E.S.H.W.T. @ 24"
NO GROUND WATER
ROOTS TO 12"
PERC RATE = 28 MIN/IN
FAILS REGULATIONS
- TEST HOLE #5
0-10" 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
10-18" 2.5Y 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
18-40" 2.5Y 6/2 FINE SANDY LOAM, GRANULAR, FRIABLE
NO LEDGE FOUND
E.S.H.W.T. @ 18"
NO GROUND WATER
ROOTS TO 12"
PERC RATE = 28 MIN/IN
FAILS REGULATIONS
- TEST HOLE #6
0-10" 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
10-24" 2.5Y 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
24-60" 2.5Y 6/2 FINE SANDY LOAM, GRANULAR, FRIABLE
LEDGE @ 60"
E.S.H.W.T. @ 24"
NO GROUND WATER
ROOTS TO 12"
PERC RATE = 20 MIN/IN
PASSES REGULATIONS
- TEST HOLE #7
0-10" 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
10-27" 10YR 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
27-60" 10YR 6/4 FINE SANDY LOAM, GRANULAR, FRIABLE
NO LEDGE FOUND
E.S.H.W.T. @ 27"
NO GROUND WATER
ROOTS TO 12"
PERC RATE = 8 MIN/IN
PASSES REGULATIONS
- TEST HOLE #8
0-10" 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
10-28" 10YR 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
28-72" 10YR 6/4 FINE SANDY LOAM, GRANULAR, FRIABLE
NO LEDGE FOUND
E.S.H.W.T. @ 28"
NO GROUND WATER
ROOTS TO 12"
PERC RATE = 8 MIN/IN
PASSES REGULATIONS



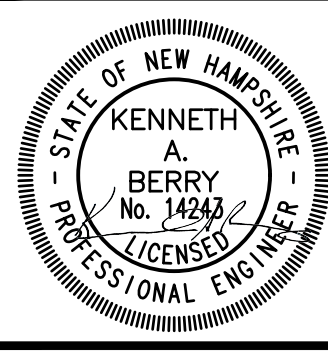
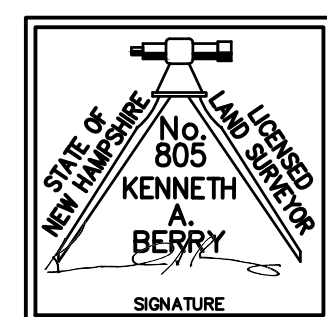
GIS SKETCH
MADBURY, NH
SCALE: 1" = 100' ±



REVISION	DATE	DESCRIPTION

NEIGHBORHOOD PLAN
LAND OF
ROBERT DIBERTO
326 KNOX MARSH ROAD
MADBURY, N.H.
TAX MAP 8, LOT 1G

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS SHOWN
DATE : JULY 12, 2021
FILE NO. : DB 2021 - 110



PLAN REFERENCES:

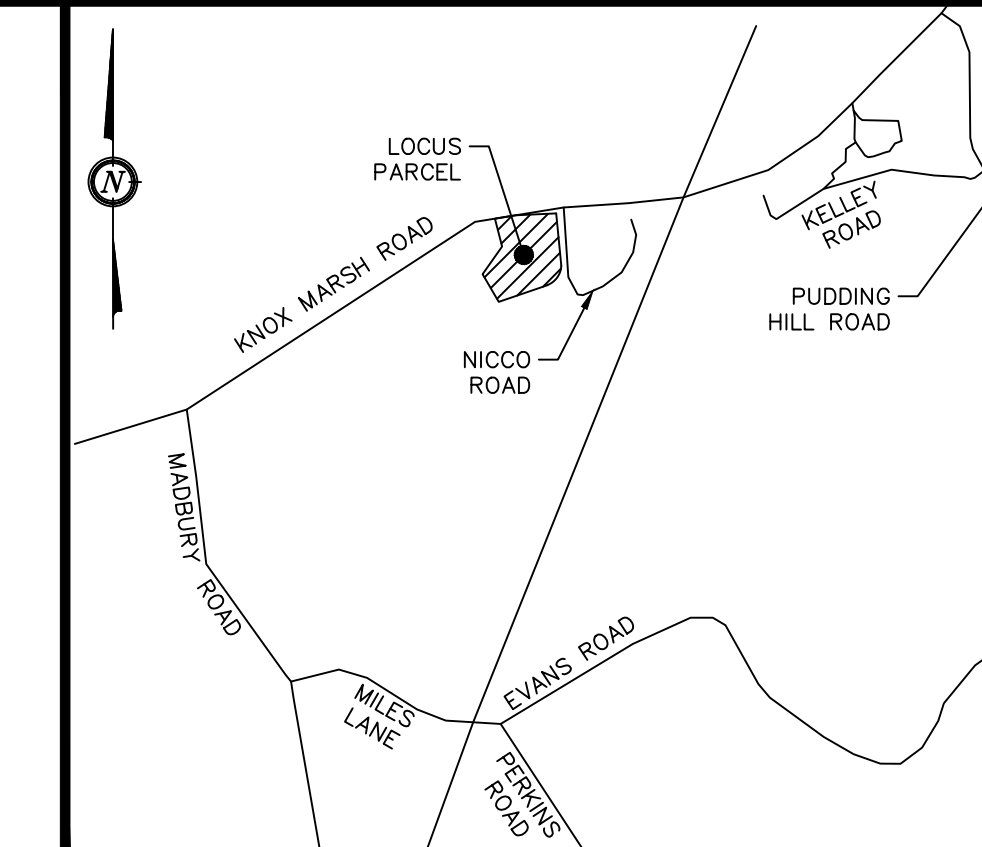
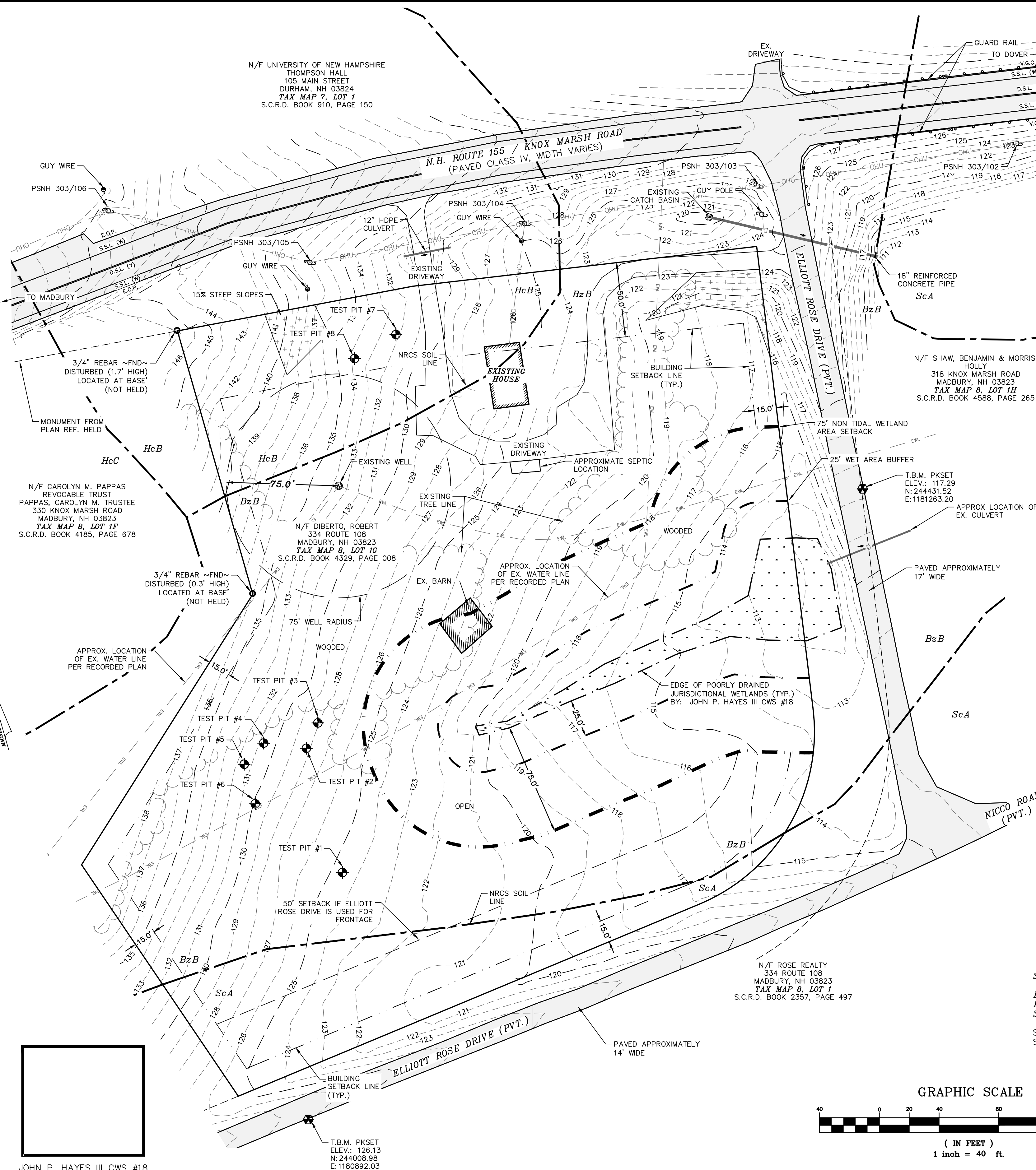
- "SUBDIVISION PLAN SUMMIT LAND DEVELOPMENT, LLC. ROUTE 155 MADBURY, NEW HAMPSHIRE"
BY: TRITECH ENGINEERING CORPORATION
DATED: NOVEMBER 15, 2000
S.C.R.D. PLAN #62-28
- "SUBDIVISION AND SITE PLAN ELLIOTT ROSE COMPANY OF MADBURY, INC. ROUTE 155 MADBURY, NEW HAMPSHIRE"
BY: TRITECH ENGINEERING CORPORATION
DATED: DECEMBER 1, 1997
S.C.R.D. PLAN #51-71
- "SUBDIVISION PLAN ELLIOTT ROSE COMPANY OF MADBURY, INC. ROUTE 155 MADBURY, NEW HAMPSHIRE"
BY: TRITECH ENGINEERING CORPORATION
DATED: MARCH 4, 1998
S.C.R.D. PLAN #51-73
- "SUBDIVISION PLAN ELLIOTT ROSE COMPANY OF MADBURY, INC. AND CHARLES HART (REV TRUST) MADBURY ROAD & ROUTE 155 MADBURY, NEW HAMPSHIRE"
BY: TRITECH ENGINEERING CORPORATION
DATED: DECEMBER 21, 1998
S.C.R.D. PLAN #56-13
- "PLAN OF SUBDIVISION FOR DAVID J. & ROBERT S. CHASE DURHAM ROAD MADBURY, NEW HAMPSHIRE"
BY: K.E. MOORE & B.G. STAPLES
DATED: JULY 1979
S.C.R.D. PLAN #20-99
- "W.H. ELLIOTT & SONS INC. TO JOHN S. ELLIOTT MADBURY N.H."
BY: G.L. DAVIS & ASSOCIATES CIVIL ENGINEERS
DATED: MARCH 1976
S.C.R.D. PLAN #20-74
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION PS&E FEDERAL AID PROJECT STP-BRF-X-0325 (002) N.H. PROJECT NO. 12922 NH ROUTE 155 OVER BOSTON & MAINE RAILROAD"
BY: DUBOIS & KING INC.
DATED: JULY, 2005

- LEGEND:**
- IRON BOUND ~FND~ UTILITY POLE
 - TREE W/ BARBED WIRE
 - TEMPORARY BENCHMARK
 - MATCH POINT
 - FIRE HYDRANT
 - WATER VALVE

- APPROX. ABUTTING LOT LINE
- POORLY DRAINED WETLAND LINE
- 25' WET BUFFER
- 75' NON TIDAL WETLAND SETBACK BUILDING SETBACK LINE
- NRCS SOIL LABEL/DELINEATION LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- MATCH LINE
- OVERHEAD UTILITIES
- WATER LINE
- FND FOUND
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- 15% STEEP SLOPES

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES CWS SUMMER 2021 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



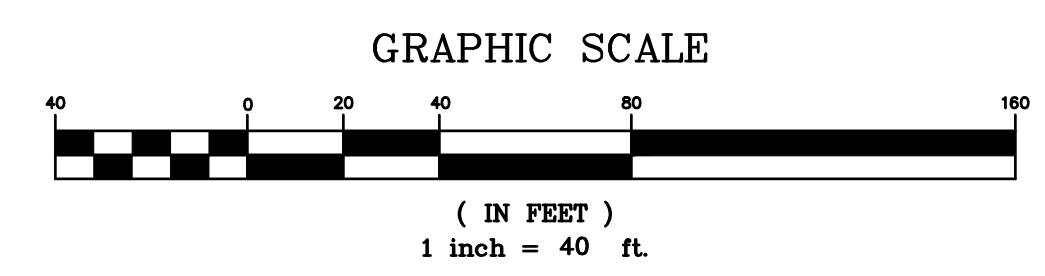
NOTES:

- OWNER: ROBERT DIBERTO
334 ROUTE 108
MADBURY, NH 03823
APPLICANT: ROBERT DIBERTO
334 ROUTE 108
MADBURY, NH 03823
ROSE REALTY LLC
C/O DIANE MONTI
334 ROUTE 108
MADBURY, NH 03823
- TAX MAP B, LOT 1G
- LOT AREA: 193,408 Sq.Ft., 4.44 Ac.
- S.C.R.D. BOOK 4329, PAGE 8
- RESIDENTIAL/AGRICULTURAL ZONE BUILDING SETBACKS:
FRONT - 50'
SIDE - 15'
REAR - 15'
LOT SIZE: 80,000 Sq. Ft.
MIN. FRONTAGE: 200'
MIN. LOT DEPTH: 150'
MAX. BUILDING HEIGHT: N/A
WET AREA CONSERVATION OVERLAY DISTRICT (<3,000 Sq. Ft.) OR NOT CONSIDERED A DITCH OR SWALE, SEDIMENTATION/DETENTION POND, AGRICULTURAL AND IRRIGATION PONDS/SWALES, & FIRE PONDS/CISTERNS
WET AREA BUFFER: 25'
BUILDING & SEPTIC SETBACKS:
BOGS, PRIME WET AREAS: 75' (N/A)
ALL OTHER TIDAL WET AREAS: 75' (N/A)
VERNAL POOLS: 75' (N/A)
ALL OTHER NON-TIDAL WET AREAS: 75'
VERY POORLY DRAINED SOILS: 75'
POORLY DRAINED SOILS: 50'
AQUIFER AND WELLHEAD PROTECTION OVERLAY DISTRICT, MAX LOT COVERAGE OF 15%.
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330219, MAP #3301C0320E, DATED: SEPTEMBER 30, 2015.
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JULY OF 2021, WITH AN ERROR OF CLOSURE BETTER THEN 1 PART IN 10,000.
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP B, LOT 1G.
- LOT SERVICED BY ON SITE WELL AND SEPTIC.
- EXISTING LOT COVERAGE IS 8,121 Sq.Ft. 18.6%
- SEE SUBDIVISION SHEETS FOR METES AND BOUNDS.
- THERE IS AN EXISTING UTILITY AND ACCESS EASEMENT OVER ELLIOTT ROSE ROAD BENEFITING THE SUBJECT PARCEL. SEE PLAN REFERENCE #1 FOR DETAILS.
- THE EXISTING HOUSE IS SINGLE FAMILY.
- SEE NEIGHBORHOOD PLAN FOR ABUTTING STRUCTURES AND DRIVEWAYS.
- 20 FOOT WIDE WATER LINE EASEMENT, SEE BOOK 2003, PAGE 546. ALSO SEE LEASE AGREEMENT BOOK 2003, PAGE 552.

SOILS:

- BzB - BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES
- HcB - HOLLIS-CHARLTON FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
- ScA - SCANTIC SILT LOAM, 0 TO 3 PERCENT SLOPES

SEE WEBSOIL USDA-NRCS
SEE SITE SPECIFIC SOILS MAP FOR MORE ACCURATE INFORMATION.



JOHN P. HAYES III CWS #18

REVISION	DATE	DESCRIPTION

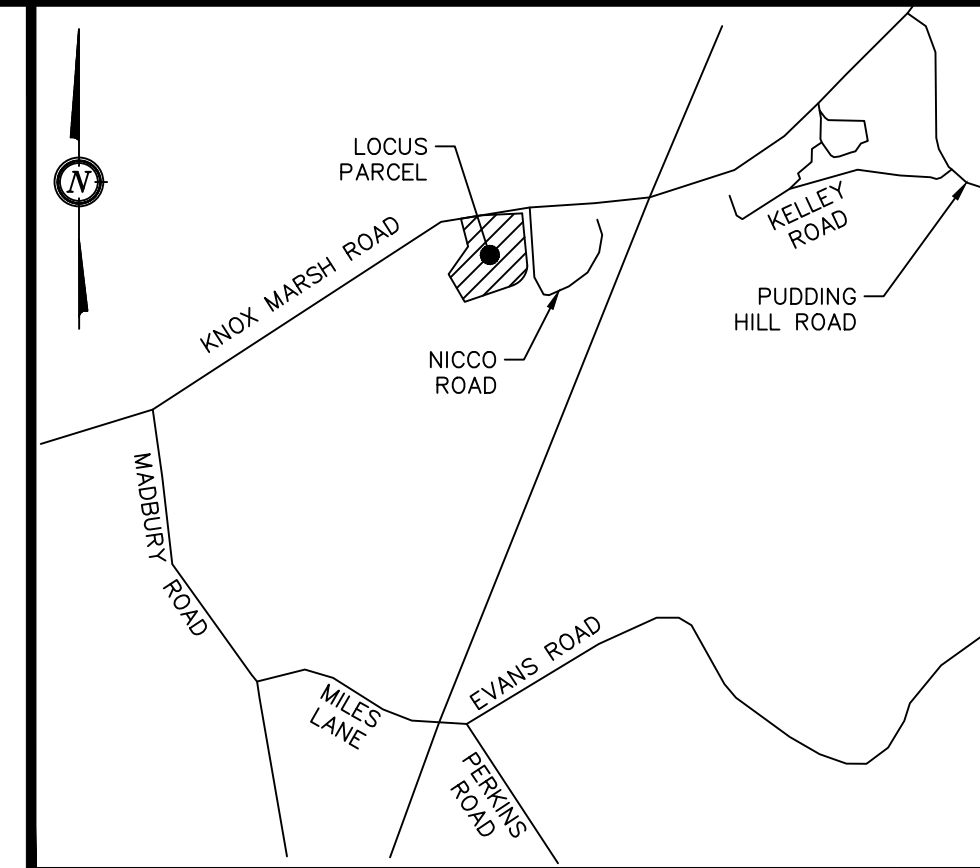
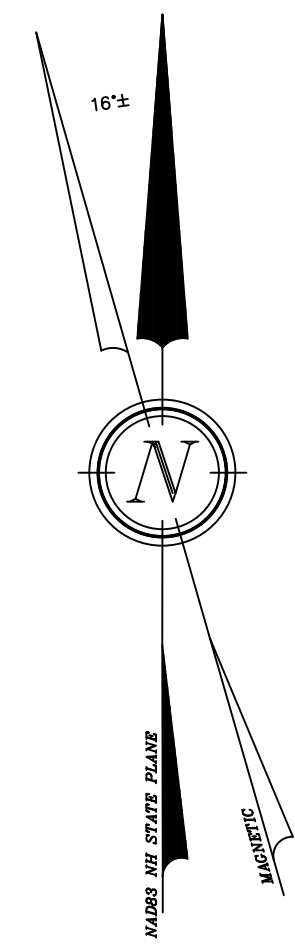
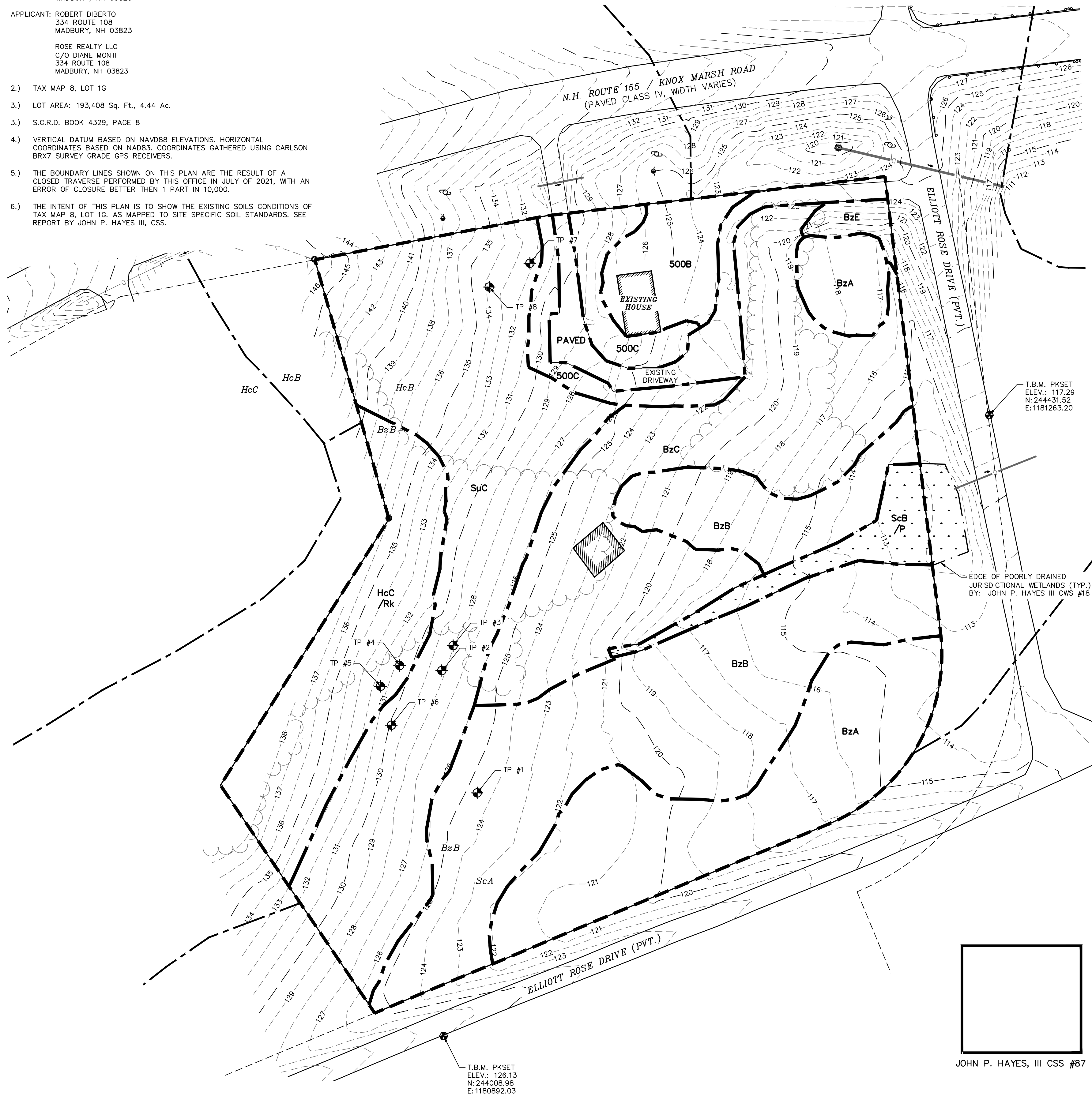
EXISTING CONDITIONS PLAN
LAND OF
ROBERT DIBERTO
334 ROUTE 108
MADBURY, N.H.
TAX MAP B, LOT 1G

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 40 FT.
DATE: JULY 12, 2021
FILE NO.: DB 2021 - 110

SIGNATURE

NOTES:

- OWNER: ROBERT DIBERTO
334 ROUTE 108
MADBURY, NH 03823
- APPLICANT: ROBERT DIBERTO
334 ROUTE 108
MADBURY, NH 03823
- ROSE REALTY LLC
C/O DIANE MONTE
334 ROUTE 108
MADBURY, NH 03823
- TAX MAP 8, LOT 1G
- LOT AREA: 193,408 Sq. Ft., 4.44 Ac.
- S.C.R.D. BOOK 4329, PAGE 8
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JULY OF 2021, WITH AN ERROR OF CLOSURE BETTER THEN 1 PART IN 10,000.
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING SOILS CONDITIONS OF TAX MAP 8, LOT 1G. AS MAPPED TO SITE SPECIFIC SOIL STANDARDS. SEE REPORT BY JOHN P. HAYES III, CSS.



SITE SPECIFIC SOILS LEGEND

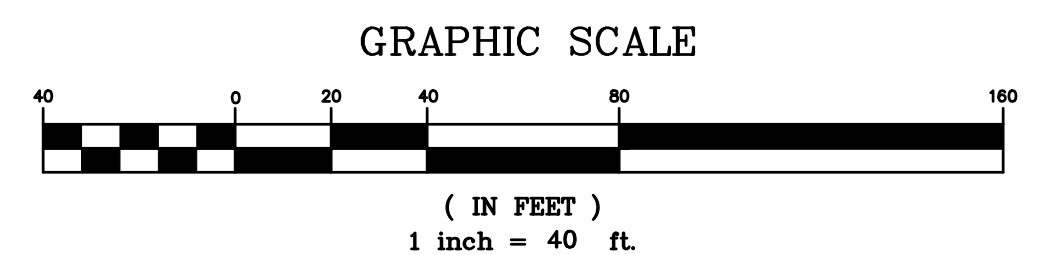
SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
BzA	BUXTON	C
BzB	BUXTON	C
BzC	BUXTON	C
BzE	BUXTON	C
HcC/Rk	HOLLIS-CHARLTON COMPLEX ROCKY	C/D
ScB/P	SCANTIC POORLY DRAINED	D
SuC	SUTTON	B
500B	UDORTHENTS LOAMY	B/C
500C	UDORTHENTS LOAMY	B/C

SLOPE: A = 0-3% B = 3-8% C = 8-15% D = 15-25% E = 25-50% F = 50%+

DENOMINATOR: /VPD = VERY POORLY DRAINED /PD = POORLY DRAINED /SWPD = SOMEWHAT POORLY DRAINED /MWD = MODERATELY WELL DRAINED

- LEGEND:**
- IRON BOUND (FND)
 - ⊕ UTILITY POLE/GUY WIRE
 - ⊙ TEST HOLE
 - ⊕ BENCHMARK
 - WETLAND LINE
 - 25' WET AREA BUFFER
 - 75' NON-TIDAL WET AREA SETBACK
 - OVERHEAD UTILITIES LINE
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
 - SOIL LINE
 - LIMIT OF SOIL SURVEY
 - SOIL SERIES
 - 448A S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
 - TYP. TYPICAL
 - FND FOUND
 - TBA TO BE ABANDONED

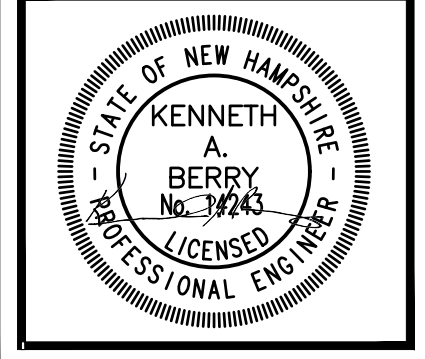
JOHN P. HAYES, III CSS #87 JOHN P. HAYES III, CWS #18

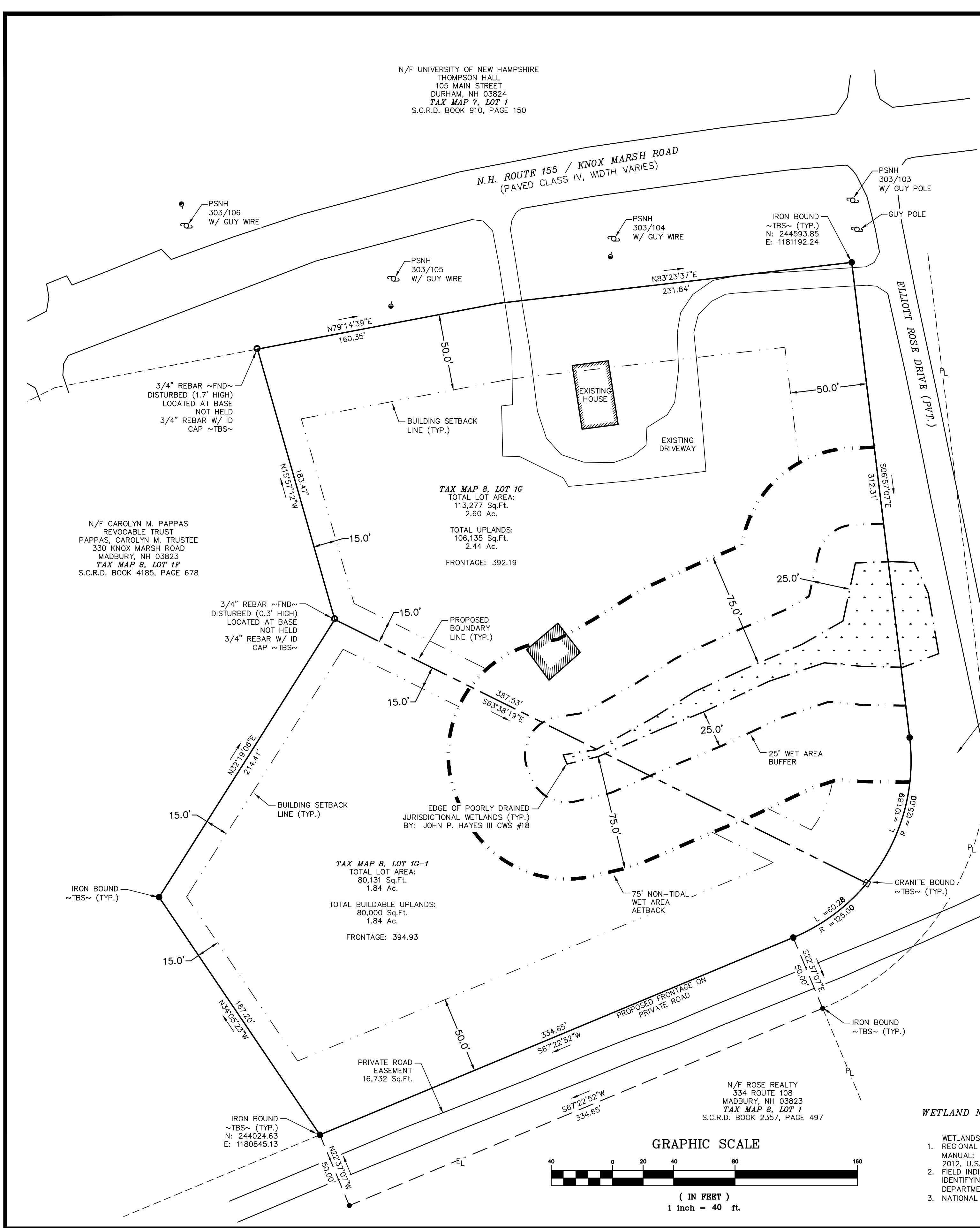


REVISION	DATE	DESCRIPTION

SITE SPECIFIC SOILS MAP
LAND OF
ROBERT DIBERTO
326 KNOX MARSH ROAD
MADBURY, N.H.
TAX MAP 8, LOT 1G

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : JULY 12, 2021
FILE NO. : DB 2021 - 110





N/F UNIVERSITY OF NEW HAMPSHIRE
 THOMPSON HALL
 105 MAIN STREET
 DURHAM, NH 03824
 TAX MAP 7, LOT 1
 S.C.R.D. BOOK 910, PAGE 150

N.H. ROUTE 155 / KNOX MARSH ROAD
 (PAVED CLASS IV, WIDTH VARIES)

N/F CAROLYN M. PAPPAS
 REVOCABLE TRUST
 PAPPAS, CAROLYN M. TRUSTEE
 330 KNOX MARSH ROAD
 MADBURY, NH 03823
 TAX MAP 8, LOT 1P
 S.C.R.D. BOOK 4185, PAGE 678

TAX MAP 8, LOT 1G
 TOTAL LOT AREA:
 113,277 Sq.Ft.
 2.60 Ac.
 TOTAL UPLANDS:
 106,135 Sq.Ft.
 2.44 Ac.
 FRONTAGE: 392.19

TAX MAP 8, LOT 1G-1
 TOTAL LOT AREA:
 80,131 Sq.Ft.
 1.84 Ac.
 TOTAL BUILDABLE UPLANDS:
 80,000 Sq.Ft.
 1.84 Ac.
 FRONTAGE: 394.93

N/F ROSE REALTY
 334 ROUTE 108
 MADBURY, NH 03823
 TAX MAP 8, LOT 1
 S.C.R.D. BOOK 2357, PAGE 497

N/F SHAW, BENJAMIN & MORRIS, HOLLY
 318 KNOX MARSH ROAD
 MADBURY, NH 03823
 TAX MAP 8, LOT 1H
 S.C.R.D. BOOK 4588, PAGE 265

PLAN REFERENCES:

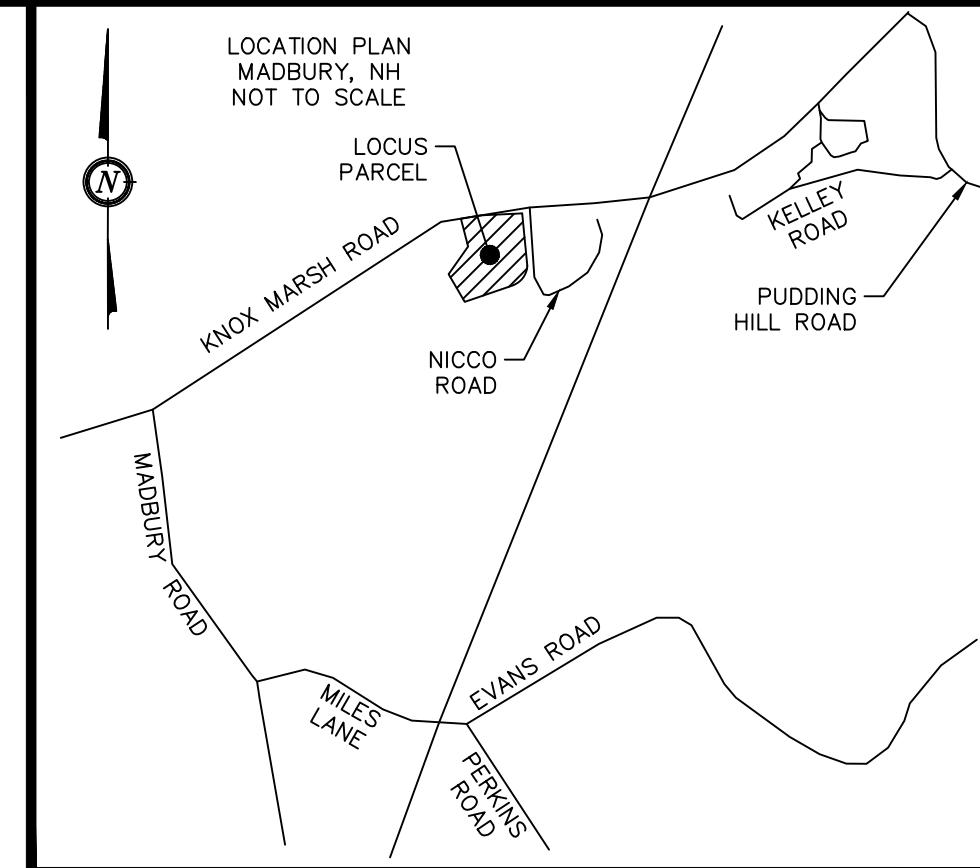
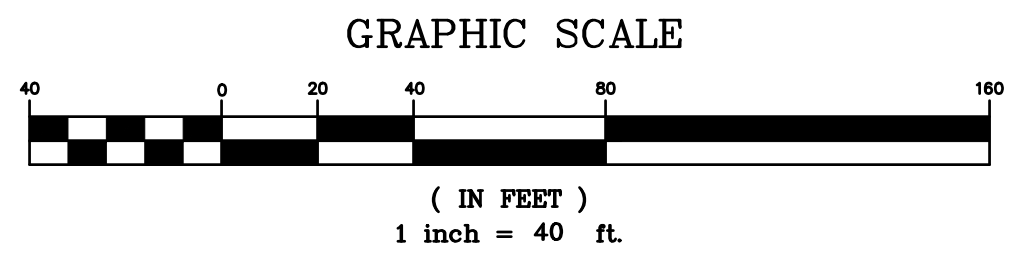
- "SUBDIVISION PLAN SUMMIT LAND DEVELOPMENT, LLC. ROUTE 155 MADBURY, NEW HAMPSHIRE"
 BY: TRITECH ENGINEERING CORPORATION
 DATED: NOVEMBER 15, 2000
 S.C.R.D. PLAN #62-28
- "SUBDIVISION AND SITE PLAN ELLIOTT ROSE COMPANY OF MADBURY, INC. ROUTE 155 MADBURY, NEW HAMPSHIRE"
 BY: TRITECH ENGINEERING CORPORATION
 DATED: DECEMBER 1, 1997
 S.C.R.D. PLAN #51-71
- "SUBDIVISION PLAN ELLIOTT ROSE COMPANY OF MADBURY, INC. ROUTE 155 MADBURY, NEW HAMPSHIRE"
 BY: TRITECH ENGINEERING CORPORATION
 DATED: MARCH 4, 1998
 S.C.R.D. PLAN #51-73
- "SUBDIVISION PLAN ELLIOTT ROSE COMPANY OF MADBURY, INC. AND CHARLES HART (REV TRUST) MADBURY ROAD & ROUTE 155 MADBURY, NEW HAMPSHIRE"
 BY: TRITECH ENGINEERING CORPORATION
 DATED: DECEMBER 21, 1998
 S.C.R.D. PLAN #56-13
- "PLAN OF SUBDIVISION FOR DAVID J. & ROBERT S. CHASE DURHAM ROAD MADBURY, NEW HAMPSHIRE"
 BY: K.E. MOORE & B.G. STAPLES
 DATED: JULY 1979
 S.C.R.D. PLAN #20-99
- "W.H. ELLIOTT & SONS INC. TO JOHN S. ELLIOTT MADBURY N.H."
 BY: G.L. DAVIS & ASSOCIATES CIVIL ENGINEERS
 DATED: MARCH 1976
 S.C.R.D. PLAN #20-74
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION PS&E FEDERAL AID PROJECT STP-BRF-X-0325 (002) N.H. PROJECT NO. 12922 NH ROUTE 155 OVER BOSTON & MAINE RAILROAD"
 BY: DUBOIS & KING INC.
 DATED: JULY, 2005

- LEGEND:**
- 3/4" REBAR W/ ID CAP ~TBS~
 - 1/2" REBAR W/ ID CAP ~TBS~
 - ▭ IRON BOUND ~TBS~
 - UTILITY POLE
 - PERIMETER BOUNDARY
 - APPROX. ABUTTING LOT LINE
 - POORLY DRAINED WETLAND LINE
 - 25' WET AREA BUFFER
 - 75' NON-TIDAL WET AREA SETBACK
 - BUILDING SETBACK LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED EASEMENT LINE
 - TO BE SET
 - TBS FOUND
 - FND FOUND
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

SEE EASEMENT
 PLAN REF #1
 & BOOK 2347,
 PAGE 169

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES SUMMER 2021
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTH-EAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



NOTES:

- OWNER: ROBERT DIBERTO
 334 ROUTE 108
 MADBURY, NH 03823
- APPLICANT: ROBERT DIBERTO
 334 ROUTE 108
 MADBURY, NH 03823
- ROSE REALTY LLC
 C/O DIANE MONTI
 334 ROUTE 108
 MADBURY, NH 03823
- TAX MAP 8, LOT 1G
- LOT AREA: 193,408 Sq.Ft., 4.44 Ac.
- S.C.R.D. BOOK 4329, PAGE 8
- RESIDENTIAL/AGRICULTURAL ZONE
 BUILDING SETBACKS:
 FRONT - 50'
 SIDE - 15'
 REAR - 15'
 LOT SIZE: 80,000 Sq. Ft.
 MIN. FRONTAGE: 200'
 MIN. LOT DEPTH: 150'
 MAX. BUILDING HEIGHT: N/A
- WET AREA CONSERVATION OVERLAY DISTRICT (<3,000 Sq. Ft.)
 OR NOT CONSIDERED A DITCH OR SWALE, SEDIMENTATION/DETENTION POND, AGRICULTURAL AND IRRIGATION PONDS/SWALES, & FIRE PONDS/CISTERNS
 WET AREA BUFFER: 25'
 BUILDING & SEPTIC SETBACKS:
 BOGS, PRIME WET AREAS: 75'
 ALL OTHER TIDAL WET AREAS: 75'
 VERNAL POOLS: 75'
 ALL OTHER NON-TIDAL WET AREAS: 75'
 VERY POORLY DRAINED SOILS: 75'
 POORLY DRAINED SOILS: 50'
- AQUIFER AND WELLHEAD PROTECTION OVERLAY DISTRICT
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #3301700310E, DATED: SEPTEMBER 30, 2015.
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JULY OF 2021, WITH AN ERROR OF CLOSURE BETTER THEN 1 PART IN 10,000.
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF TAX MAP 8, LOT 1G.
- THIS IS A 12 SHEET PLAN SET. SHEET 4 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. THE REST OF THE PLAN SET WILL BE ON FILE AT THE TOWN OF MADBURY OR THIS OFFICE.
- BOTH LOTS WILL BE SERVICED BY ON SITE WELLS AND SEPTIC SYSTEMS.
- THERE IS AN EXISTING UTILITY AND ACCESS EASEMENT OVER ELLIOTT ROSE ROAD BENEFITING THE SUBJECT PARCEL. SEE PLAN REFERENCE #1 FOR DETAILS.
- LOT 1G HAS 18.6% PERCENT IMPERVIOUS.
- NO CEMETERIES ON SITE.
- A VARIANCE IS REQUIRED FOR FRONTAGE ON A PRIVATE ROAD.
- 20 FOOT WIDE WATER LINE EASEMENT, SEE BOOK 2003, PAGE 546. ALSO SEE LEASE AGREEMENT BOOK 2003, PAGE 552.

FINAL APPROVAL
 BY
MADBURY PLANNING BOARD
 CERTIFIED BY : _____
 DATE : _____

I CERTIFY THAT THIS PLAT EXCEEDS THE
 MINIMUM REQUIREMENT FOR ACCURACY AND
 COMPLETENESS OF THE STATE OF N.H. AND
 OF THE TOWN OF MADBURY, N.H. 1:10,000

 KENNETH A. BERRY LLS 805 DATE _____

REVISION	DATE	DESCRIPTION

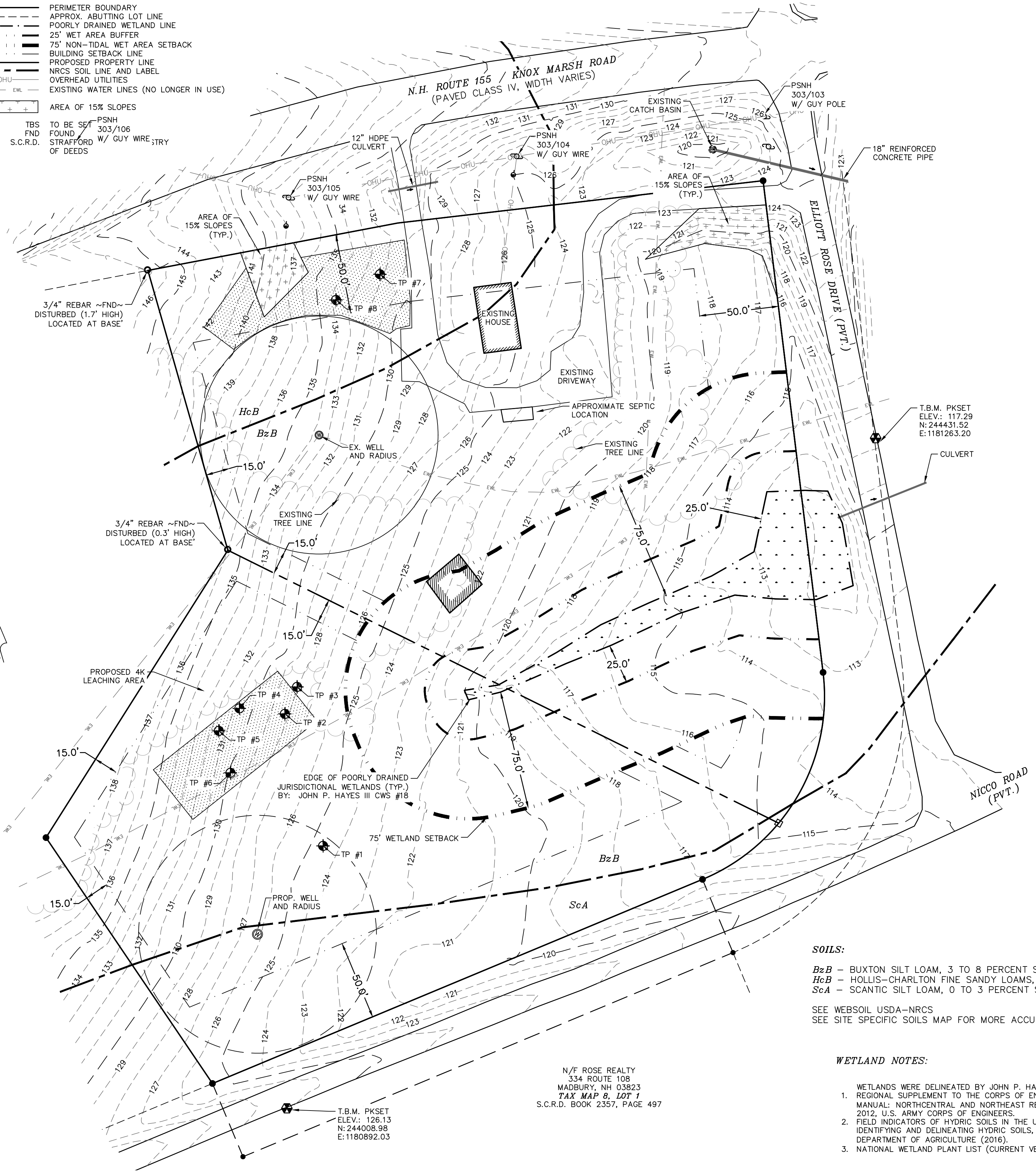
SUBDIVISION PLAN
 LAND OF
 ROBERT DIBERTO
 326 KNOX MARSH ROAD
 MADBURY, N.H.
 TAX MAP 8, LOT 1G

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : 1 IN. EQUALS 40 FT.
 DATE : JULY 12, 2021
 FILE NO. : DB 2021 - 110

STATE OF NEW HAMPSHIRE
 LICENSED PROFESSIONAL SURVEYOR
 No. 805
KENNETH A. BERRY
 SIGNATURE

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- IRON BOUND ~FND~
- UTILITY POLE
- ⊕ TEST PIT
- PERIMETER BOUNDARY
- - - APPROX. ABUTTING LOT LINE
- · - · - POORLY DRAINED WETLAND LINE
- · - · - 25' WET AREA BUFFER
- · - · - 75' NON-TIDAL WET AREA SETBACK
- · - · - BUILDING SETBACK LINE
- · - · - PROPOSED PROPERTY LINE
- · - · - NRCS SOIL LINE AND LABEL
- · - · - OHU
- · - · - EWL
- · - · - EXISTING WATER LINES (NO LONGER IN USE)
- AREA OF 15% SLOPES
- TBS TO BE SET PSNH 303/106
- FND FOUND STRAFFORD W/ GUY WIRE; STRY OF DEEDS



TEST HOLE DATA:

- TEST HOLES CONDUCTED ON SITE ON JULY 7, 2021 AND RECORDED BY CHRISTOPHER R. BERRY PERMIT #1886 AND WITNESSED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT.
- TEST HOLE #1**
 0-6" 10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 6-12" 10YR 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
 12-44" 2.5Y 6/2 FINE SANDY LOAM, MASSIVE, FIRM
 NO LEDGE FOUND
 E.S.H.W.T. @ 12"
 NO GROUND WATER
 ROOTS TO 12"
 PERC RATE = 26 MIN/IN
 TEST HOLE DOES NOT MEET THE TOWN OF MADBURY SUBDIVISION REGULATIONS
- TEST HOLE #2**
 0-9" 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 9-24" 2.5Y 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
 24-60" 2.5Y 6/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 NO LEDGE FOUND
 E.S.H.W.T. @ 24"
 NO GROUND WATER
 ROOTS TO 12"
 PERC RATE = 24 MIN/IN
 PASSES REGULATIONS
- TEST HOLE #3**
 0-9" 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 9-20" 2.5Y 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
 20-36" 2.5Y 6/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 LEDGE @ 36"
 E.S.H.W.T. @ 20"
 NO GROUND WATER
 ROOTS TO 12"
 PERC RATE = 28 MIN/IN
 FAILS REGULATIONS
- TEST HOLE #4**
 0-9" 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 9-24" 2.5Y 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
 24-36" 2.5Y 6/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 LEDGE @ 36"
 E.S.H.W.T. @ 24"
 NO GROUND WATER
 ROOTS TO 12"
 PERC RATE = 28 MIN/IN
 FAILS REGULATIONS
- TEST HOLE #5**
 0-10" 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 10-18" 2.5Y 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
 18-40" 2.5Y 6/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 NO LEDGE FOUND
 E.S.H.W.T. @ 18"
 NO GROUND WATER
 ROOTS TO 12"
 PERC RATE = 28 MIN/IN
 FAILS REGULATIONS
- TEST HOLE #6**
 0-10" 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 10-24" 2.5Y 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
 24-60" 2.5Y 6/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 LEDGE @ 60"
 E.S.H.W.T. @ 24"
 NO GROUND WATER
 ROOTS TO 12"
 PERC RATE = 20 MIN/IN
 PASSES REGULATIONS
- TEST HOLE #7**
 0-10" 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 10-27" 10YR 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
 27-60" 10YR 6/4 FINE SANDY LOAM, GRANULAR, FRIABLE
 NO LEDGE FOUND
 E.S.H.W.T. @ 27"
 NO GROUND WATER
 ROOTS TO 12"
 PERC RATE = 8 MIN/IN
 PASSES REGULATIONS
- TEST HOLE #8**
 0-10" 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 10-28" 10YR 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
 28-72" 10YR 6/4 FINE SANDY LOAM, GRANULAR, FRIABLE
 NO LEDGE FOUND
 E.S.H.W.T. @ 28"
 NO GROUND WATER
 ROOTS TO 12"
 PERC RATE = 8 MIN/IN
 PASSES REGULATIONS

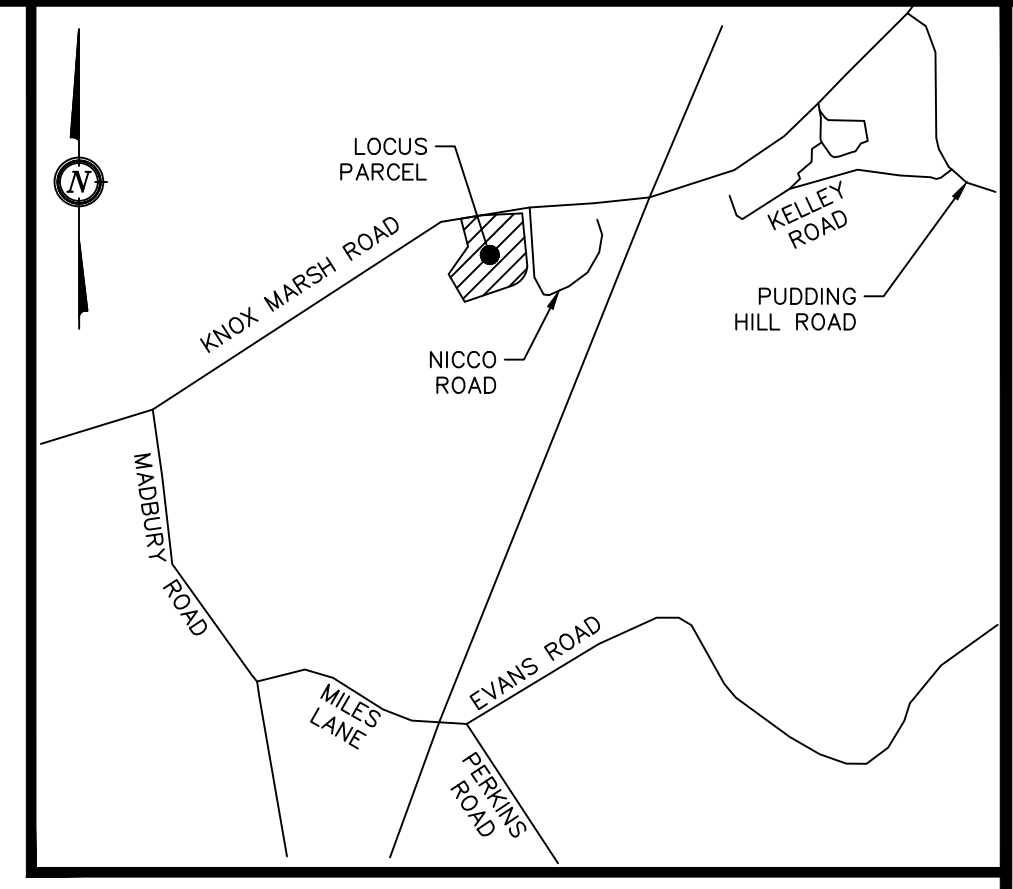
SOILS:
 BzB - BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES
 HcB - HOLLIS-CHARLTON FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
 ScA - SCANTIC SILT LOAM, 0 TO 3 PERCENT SLOPES

SEE WEBSOIL USDA-NRCS
 SEE SITE SPECIFIC SOILS MAP FOR MORE ACCURATE INFORMATION.

WETLAND NOTES:

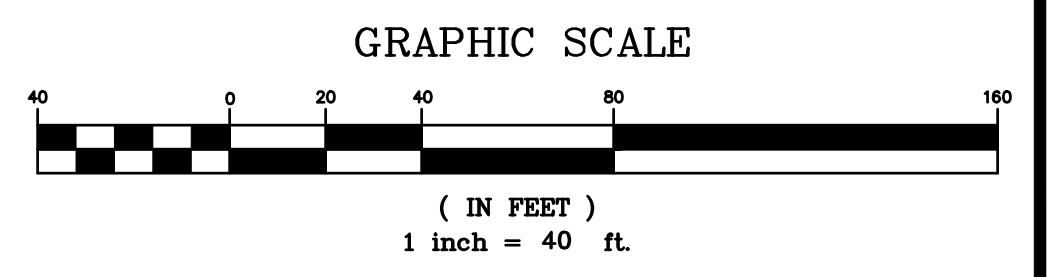
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- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

JOHN P. HAYES III, CWS #18



NOTES:

- OWNER: ROBERT DIBERTO
 334 ROUTE 108
 MADBURY, NH 03823
 APPLICANTS: ROBERT DIBERTO
 334 ROUTE 108
 MADBURY, NH 03823
 ROSE REALTY LLC
 C/O DIANE MONTI
 334 ROUTE 108
 MADBURY, NH 03823
- TAX MAP 8, LOT 1G
- LOT AREA: 193,408 Sq.Ft., 4.44 Ac.
- S.C.R.D. BOOK 4329, PAGE 8
- RESIDENTIAL/AGRICULTURAL ZONE
 BUILDING SETBACKS:
 FRONT - 50'
 SIDE - 15'
 REAR - 15'
 LOT SIZE: 80,000 Sq. Ft.
 MIN. FRONTAGE: 200'
 MIN. LOT DEPTH: 150'
 MAX. BUILDING HEIGHT: N/A
 WET AREA CONSERVATION OVERLAY DISTRICT (<3,000 Sq. Ft.)
 OR NOT CONSIDERED A DITCH OR SWALE, SEDIMENTATION/RETENTION POND,
 AGRICULTURAL AND IRRIGATION PONDS/SWALES, & FIRE PONDS/CISTERNS
 WET AREA BUFFER: 25'
 BUILDING & SEPTIC SETBACKS:
 BOGS, PRIME WET AREAS: 75'
 VERNAL POOLS: 75'
 ALL OTHER TIDAL WET AREAS: 75'
 ALL OTHER NON-TIDAL WET AREAS: 75'
 VERY POORLY DRAINED SOILS: 75'
 POORLY DRAINED SOILS: 50'
 AQUIFER AND WELLHEAD PROTECTION OVERLAY DISTRICT
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015.
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- BOTH LOTS WILL BE SERVICED BY ON SITE WELLS AND SEPTIC SYSTEMS.



FINAL APPROVAL
 BY
MADBURY PLANNING BOARD
 CERTIFIED BY : _____
 DATE : _____

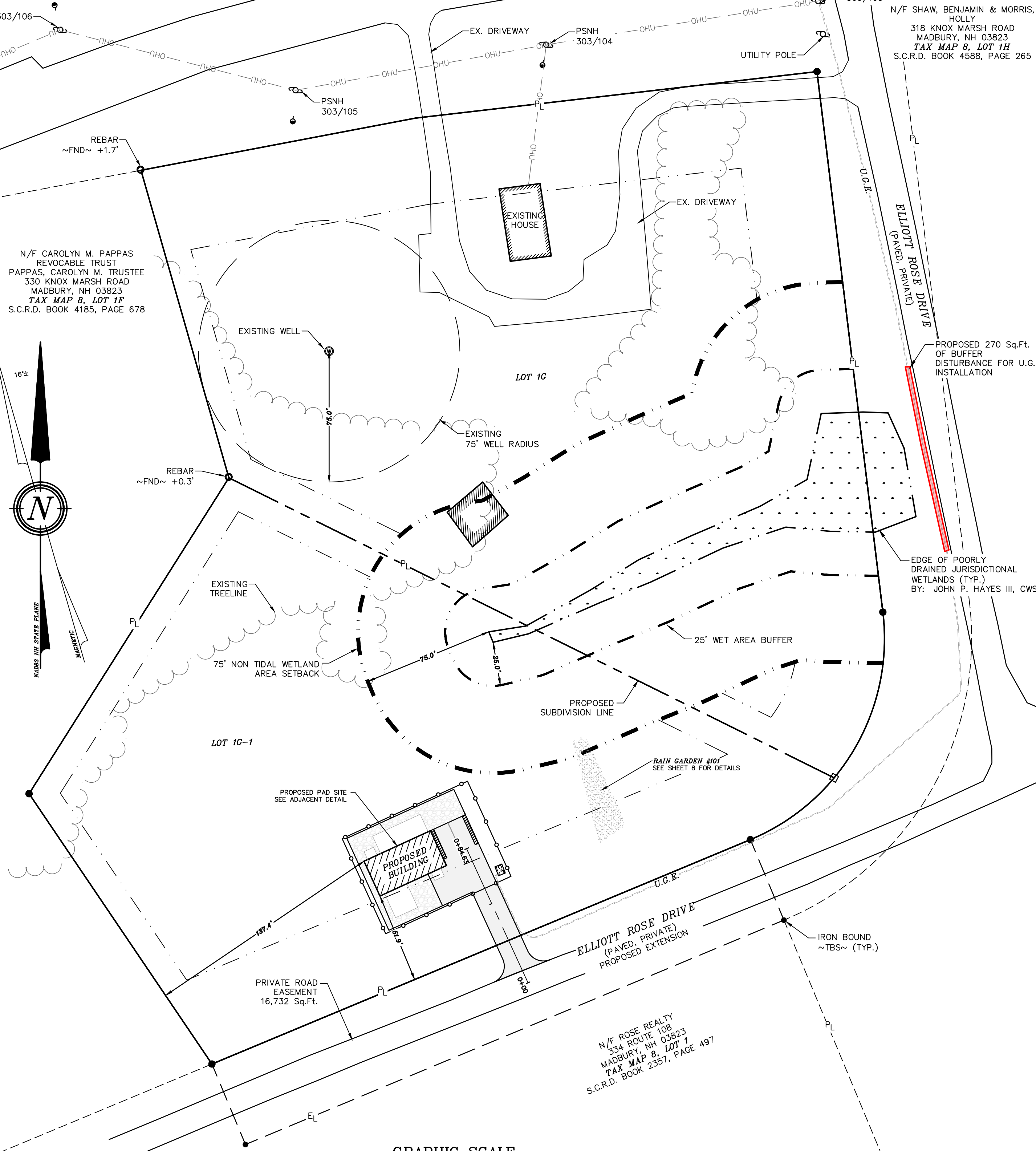
REVISION	DATE	DESCRIPTION

SUBDIVISION TOPOGRAPHY PLAN
 LAND OF
 ROBERT DIBERTO
 326 KNOX MARSH ROAD
 MADBURY, N.H.
TAX MAP 8, LOT 1G

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : 1 IN. EQUALS 40 FT.
 DATE : JULY 12, 2021
 FILE NO. : DB 2021 - 110

STATE OF NEW HAMPSHIRE LICENSED SURVEYOR No. 805 KENNETH A. BERRY

N/F UNIVERSITY OF NEW HAMPSHIRE
 THOMPSON HALL
 105 MAIN STREET
 DURHAM, NH 03824
 TAX MAP 7, LOT 1
 S.C.R.D. BOOK 910, PAGE 150

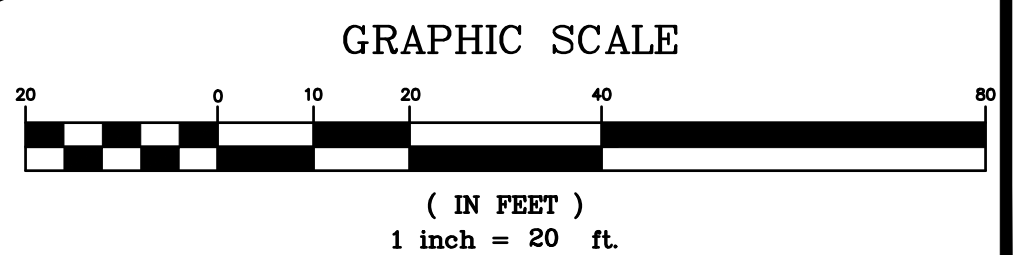
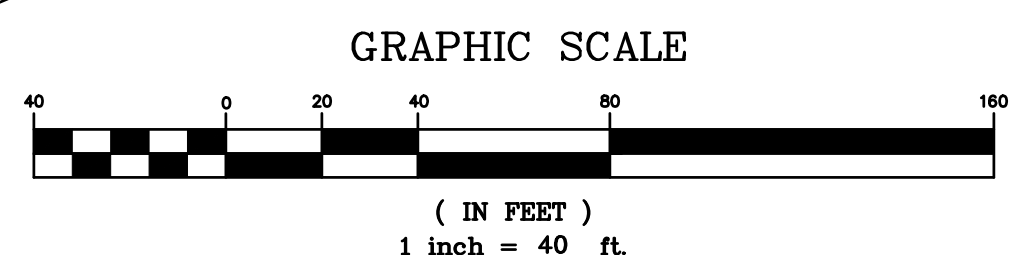
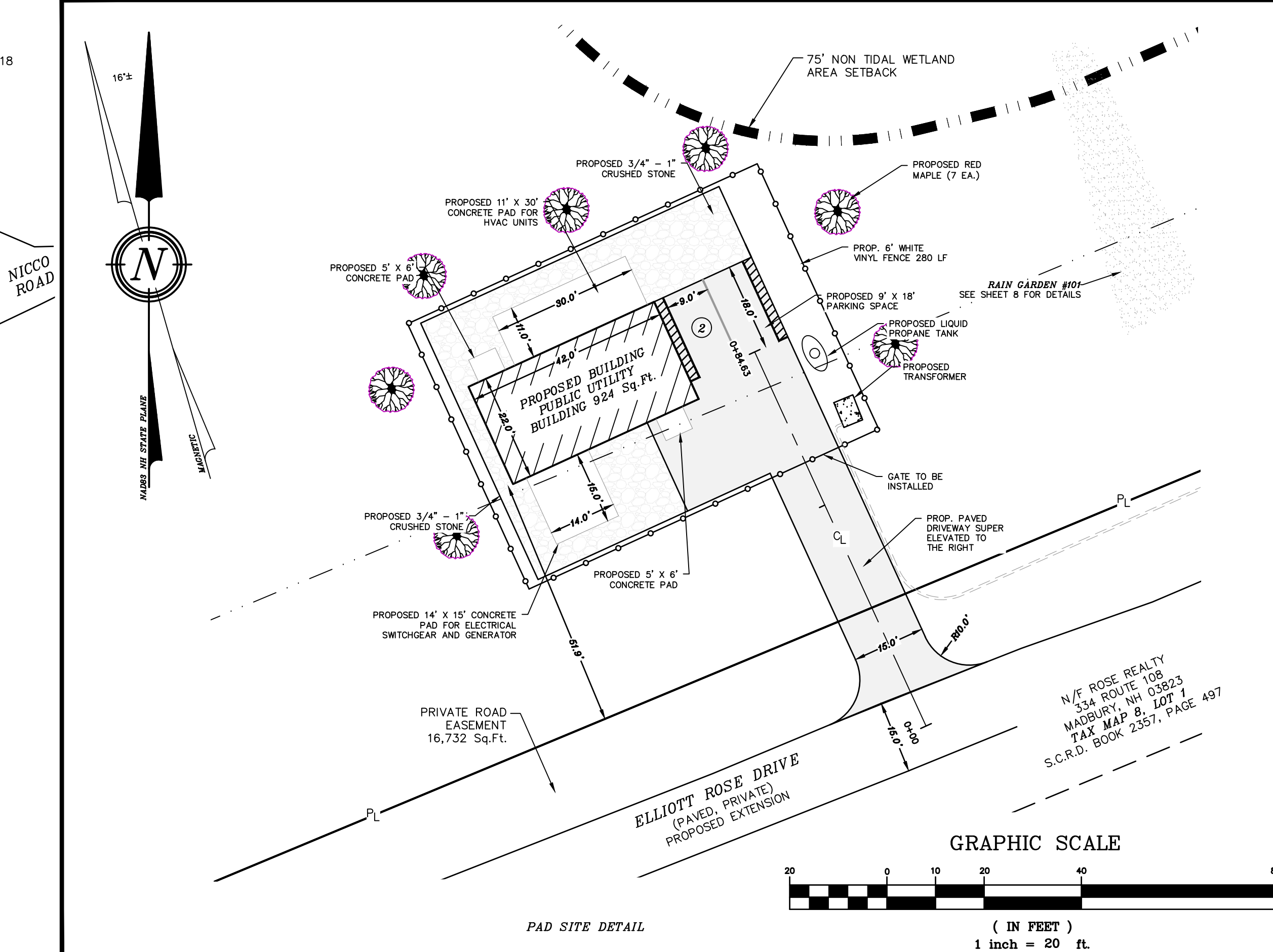


NOTES:

- OWNER: ROBERT DIBERTO
334 ROUTE 108
MADBURY, NH 03823
- APPLICANT: ROBERT DIBERTO
334 ROUTE 108
MADBURY, NH 03823
ROSE REALTY LLC
C/O DIANE MONTI
334 ROUTE 108
MADBURY, NH 03823
- TAX MAP 8, LOT 1G
- LOT AREA: 193,408 Sq.Ft., 4.44 Ac.
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SIDE - 15'
REAR - 15'
LOT SIZE: 80,000 Sq. Ft.
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MIN. LOT DEPTH: 150'
MAX. BUILDING HEIGHT: N/A
- WET AREA CONSERVATION OVERLAY DISTRICT (<3,000 Sq. Ft.)
OR NOT CONSIDERED A DITCH OR SWALE, SEDIMENTATION/DETENTION POND,
AGRICULTURAL AND IRRIGATION PONDS/SWALES, & FIRE PONDS/CISTERS
WET AREA BUFFER: 25'
BUILDING & SEPTIC SETBACKS:
BOGS, PRIME WET AREAS: 75' (N/A)
ALL OTHER TIDAL WET AREAS: 75' (N/A)
VERNAL POOLS: 75' (N/A)
ALL OTHER NON-TIDAL WET AREAS: 75'
POORLY DRAINED SOILS: 50'
- AQUIFER AND WELLHEAD PROTECTION OVERLAY DISTRICT
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015.
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FEBRUARY OF 2021, WITH AN ERROR OF CLOSURE BETTER THEN 1 PART IN 10,000.
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SITE PLAN DESIGN FOR A COMMUNICATIONS BUILDING FOR ATLANTIC BROADBAND.
- THIS EXISTING HOUSE WILL REMAIN ON WELL AND SEPTIC.
- UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.

NOTES CONTINUED:

- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE TOWN AND STATE CODES.
- ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
NHDES STATE SUBDIVISION: PENDING
- CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233).
- ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2016). CONSTRUCTION SHALL ALSO CONFORM TO THE TOWN OF BARRINGTON POLICIES AND PRACTICES, AND TOWN OF MADBURY LAND USE REGULATIONS.
- WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
- PROPOSED DISTURBANCE IS 19,000 Sq. Ft. (0.44 Ac.).
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- THE BUILDING IS NOT MANNED AND IS NOT PROPOSED TO HAVE RUNNING WATER OR SEWAGE DISPOSAL.
- THE PROPOSED LOT COVERAGE IS 3,489 Sq.Ft., 4.4% OF PROPOSED LOT 1G-1.
- A VARIANCE IS BEING REQUESTED FOR THE PROPOSED COMMERCIAL USE TO BE ALLOWED IN THE RESIDENTIAL ZONE.
- IF LIGHTS ARE TO BE INSTALLED ON THE BUILDING, THEY ARE TO BE DOWN LIT AND ADHERE TO THE TOWN OF MADBURY REGULATIONS.

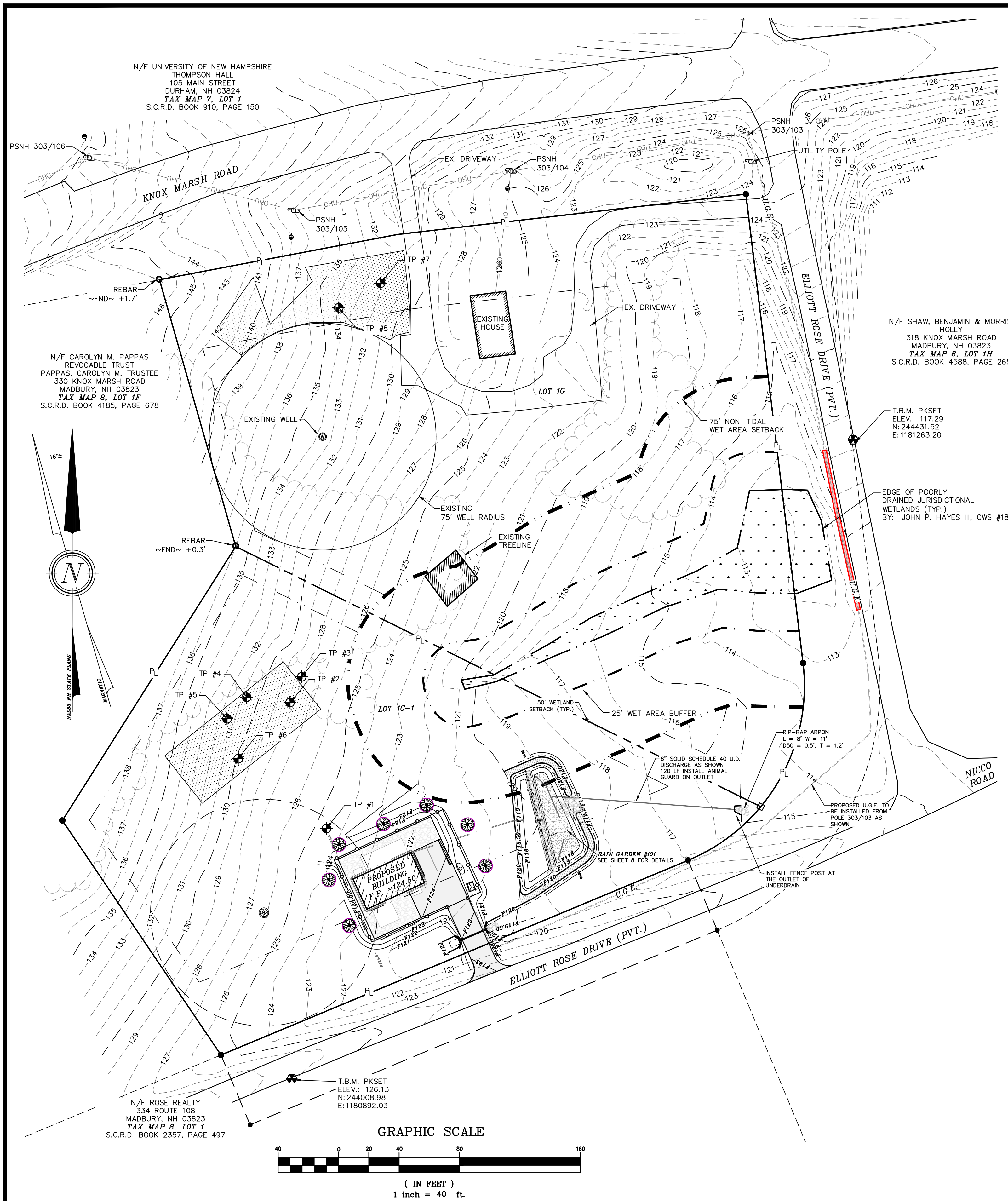


REVISION	DATE	DESCRIPTION

SITE PLAN
 LAND OF
 ROBERT DIBERTO
 326 KNOX MARSH ROAD
 MADBURY, N.H.
 TAX MAP 8, LOT 1G

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : AS SHOWN
 DATE : JULY 12, 2021
 FILE NO. : DB 2021 - 110





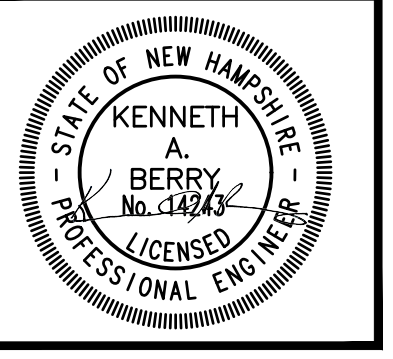
NOTES:

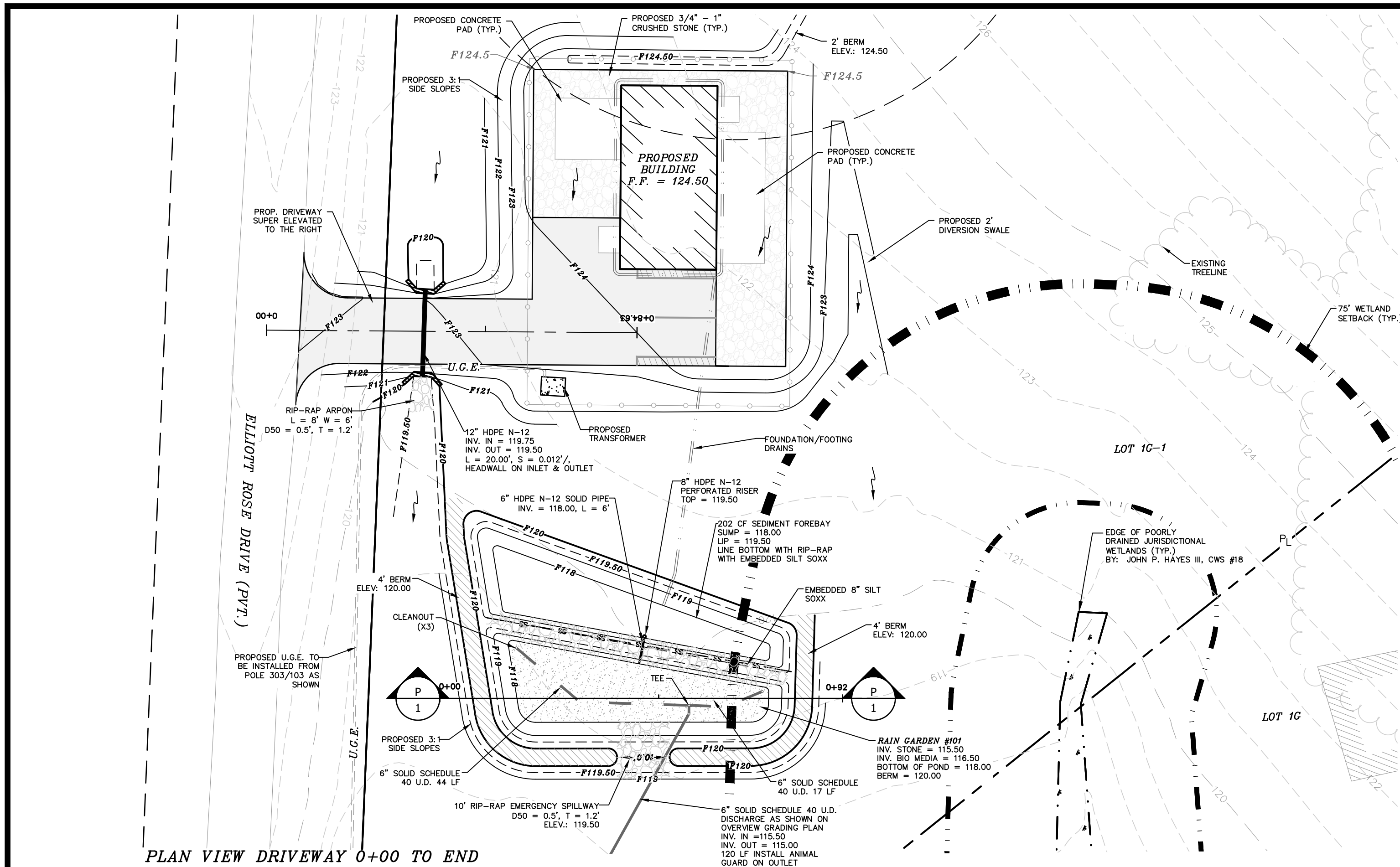
- 1.) OWNER: ROBERT DIBERTO
334 ROUTE 108
MADBURY, NH 03823
- APPLICANT: ROBERT DIBERTO
334 ROUTE 108
MADBURY, NH 03823
- ROSE REALTY LLC
C/O DIANE MONTE
334 ROUTE 108
MADBURY, NH 03823
- 2.) TAX MAP 8, LOT 1G
- 3.) LOT AREA: 193,408 Sq.Ft., 4.44 Ac.
- 4.) S.C.R.D. BOOK 4329, PAGE 8
- 5.) RESIDENTIAL/AGRICULTURAL ZONE
BUILDING SETBACKS:
FRONT - 50'
SIDE - 15'
REAR - 15'
LOT SIZE: 80,000 Sq. Ft.
MIN. FRONTAGE: 200'
MIN. LOT DEPTH: 150'
MAX. BUILDING HEIGHT: N/A
- WET AREA CONSERVATION OVERLAY DISTRICT (<3,000 Sq. Ft.)
OR NOT CONSIDERED A DITCH OR SWALE, SEDIMENTATION/DETENTION POND,
AGRICULTURAL AND IRRIGATION PONDS/SWALES, & FIRE PONDS/CISTERNS
WET AREA BUFFER: 50'
BUILDING & SEPTIC SETBACKS:
BOGS, PRIME WET AREAS: 75' (N/A)
ALL OTHER TIDAL WET AREAS: 75' (N/A)
VERNAL POOLS: 75' (N/A)
ALL OTHER NON-TIDAL WET AREAS: 75'
VERY POORLY DRAINED SOILS: 75'
POORLY DRAINED SOILS: 50'
- AQUIFER AND WELLHEAD PROTECTION OVERLAY DISTRICT
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330219, MAP #33017C0320E, DATED: SEPTEMBER 30, 2015.
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FEBRUARY OF 2021, WITH AN ERROR OF CLOSURE BETTER THEN 1 PART IN 10,000.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SITE PLAN DESIGN.
- 10.) THIS PLAN PROPOSES 19,000 Sq.Ft. OF DISTURBANCE.
- 11.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
- 12.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 13.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE TOWN AND STATE CODES.
- 14.) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- 15.) THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- 16.) A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. COORDINATE WITH TOWN OF MADBURY, PLANNING OFFICE.
- 17.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR, AND THE TOWN ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- 18.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NONE
- 19.) CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233).
- 20.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2016). CONSTRUCTION SHALL ALSO CONFORM TO THE TOWN OF BARRINGTON POLICES AND PRACTICES, AND TOWN OF BARRINGTON SUBDIVISION AND SITE REGULATIONS.
- 21.) WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- 22.) IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- 23.) PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
- 24.) IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.

REVISION	DATE	DESCRIPTION

GRADING & DRAINAGE PLAN
LAND OF
ROBERT DIBERTO
326 KNOX MARSH ROAD
MADBURY, N.H.
TAX MAP 8, LOT 1G

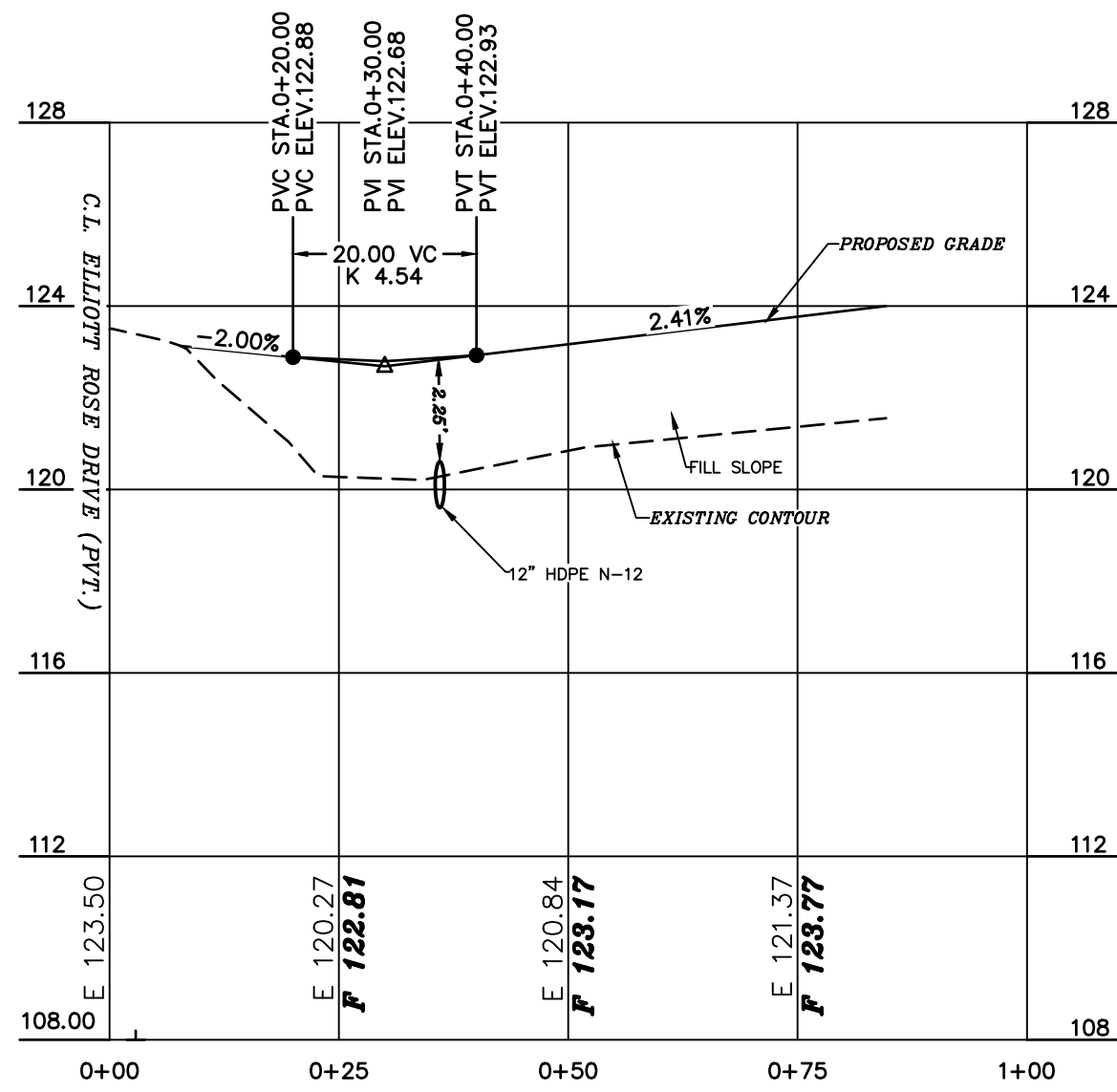
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : JULY 12, 2021
FILE NO. : DB 2021 - 110





PLAN VIEW DRIVEWAY 0+00 TO END

PROFILE VIEW DRIVEWAY 0+00 TO END

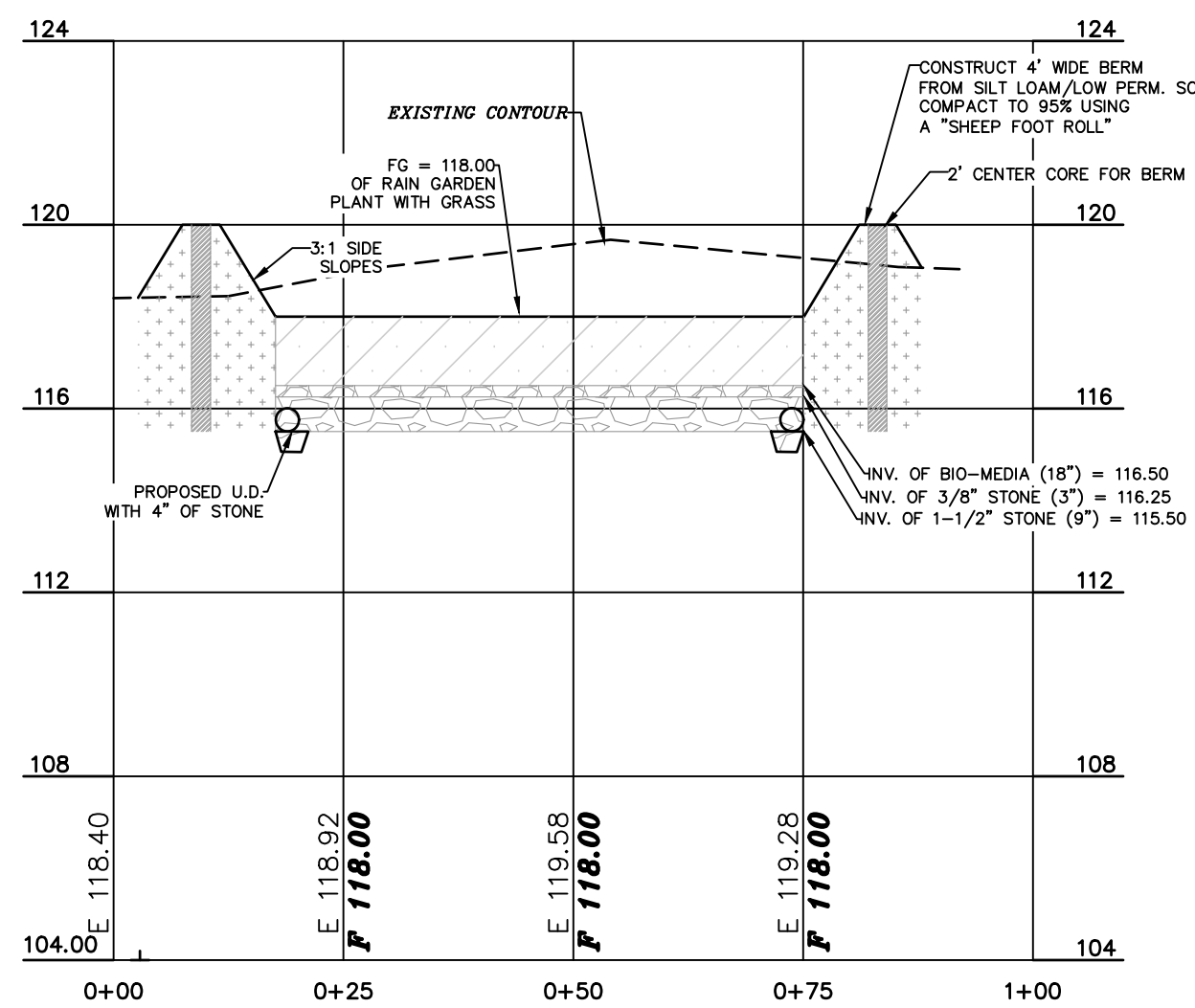


GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'



SECTION OF RAIN GARDEN 101

GRAPHIC SCALE

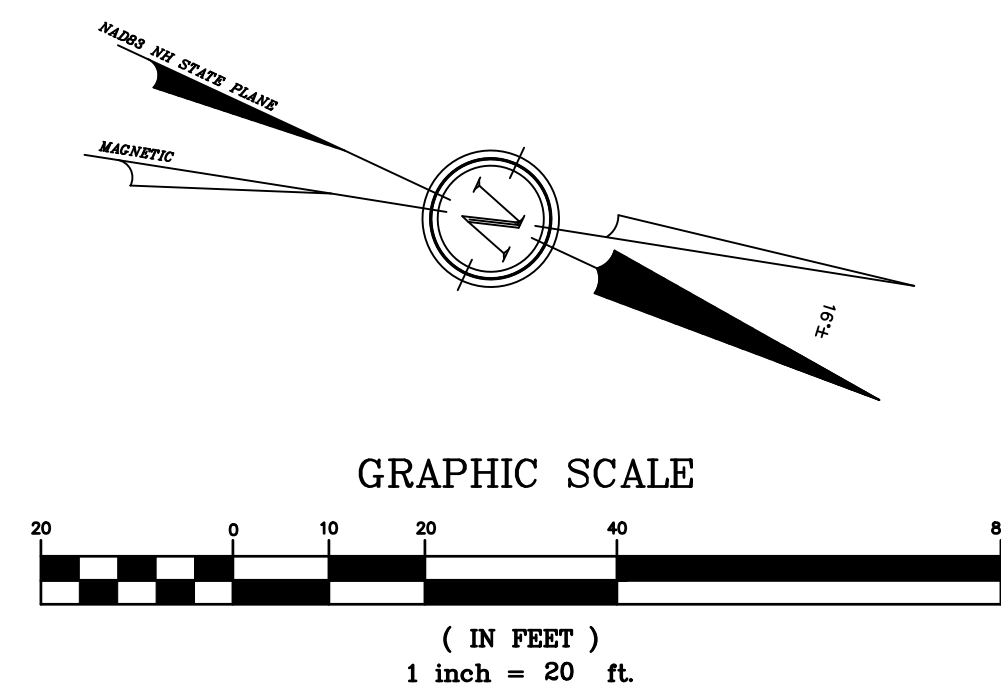


(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

NOTES:

- OWNER: ROBERT DIBERTO
334 ROUTE 108
MADbury, NH 03823
- APPLICANT: ROBERT DIBERTO
334 ROUTE 108
MADbury, NH 03823
ROSE REALTY LLC
C/O DIANE MONTI
334 ROUTE 108
MADbury, NH 03823
- TAX MAP 8, LOT 1G
- LOT AREA: 407,542 Sq. Ft., 9.36 Ac.
- S.C.R.D. BOOK 4329, PAGE 8
- THE INTENT OF THIS PLAN IS TO SHOW THE GRADING AND DRAINAGE DETAIL FOR THE PROPOSED DRIVEWAY AND PAD SITE.
- SEE OVERVIEW GRADING PLAN FOR ALL OTHER STANDARD CONSTRUCTION NOTES.



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

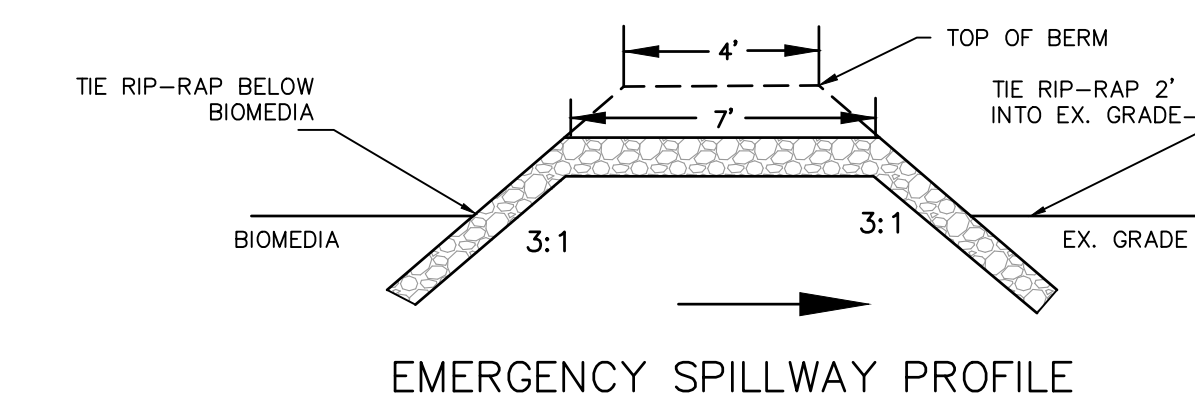
BIORETENTION FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Bioretention Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5

3/8" WASHED CRUSHED STONE*	
SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 - 100
# 4	22 - 55
# 8	0 - 10

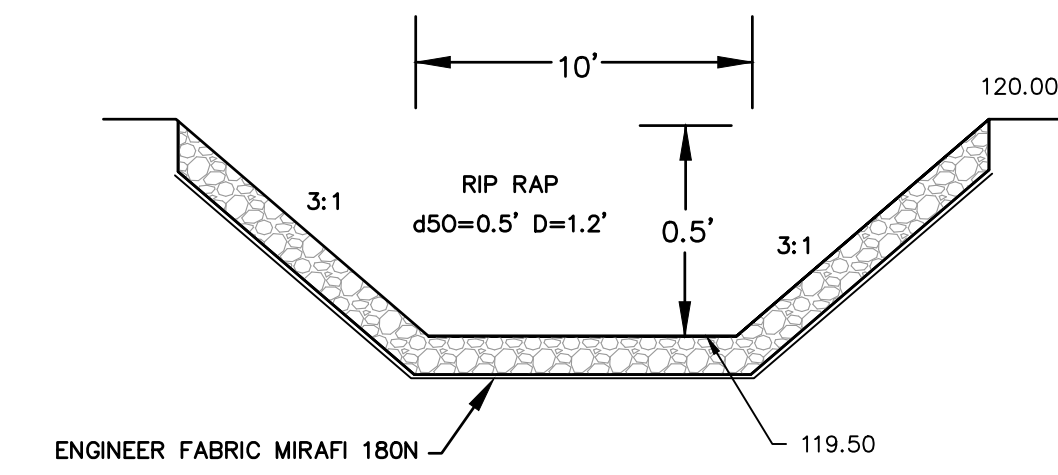
1-1/2" WASHED CRUSHED STONE*	
SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1-1/2"	90 - 100
1"	20 - 55
3/4"	0 - 15
3/8"	0 - 5

RAIN GARDEN MIX

THE GRASS THAT IS PLANTED WITHIN A RAIN GARDEN BIO-FILTRATION SYSTEM WITHIN THE BIO-MEDIA MUST CONSIST OF A COMBINATION OF WARM SEASON GRASS SEED AND COLD SEASON GRASS SEED IN ORDER FOR THE GRASS TO START GROWING FOR STABILIZATION AND CONTINUE GROWING IN THE SANDY WELL-DRAINED ENVIRONMENT. PLANTING SPECIFICATION WILL MEET THE REQUIREMENTS AS OUTLINED IN "VEGETATION NEW HAMPSHIRE SAND AND GRAVEL PITS" MIX 1 (WARM SEASON GRASSES) (15 LBS/AC) AND INCLUDE ANNUAL AND PERENNIAL RYE GRASS SEED (15 LBS/AC); THE NEW ENGLAND NATIVE WARM SEASON GRASS MIX (23 LBS/AC) BY NEW ENGLAND WETLAND PLANTS, INC.; RAIN GARDEN MIX 180 (15 LBS/AC & 15 LBS/AC OF RYE) / RAIN GARDEN GRASS MIX 180-1 (20 LBS/AC & 10 LBS/AC OF RYE) BY ERNST CONSERVATION SEEDS; OR APPROVED EQUAL.



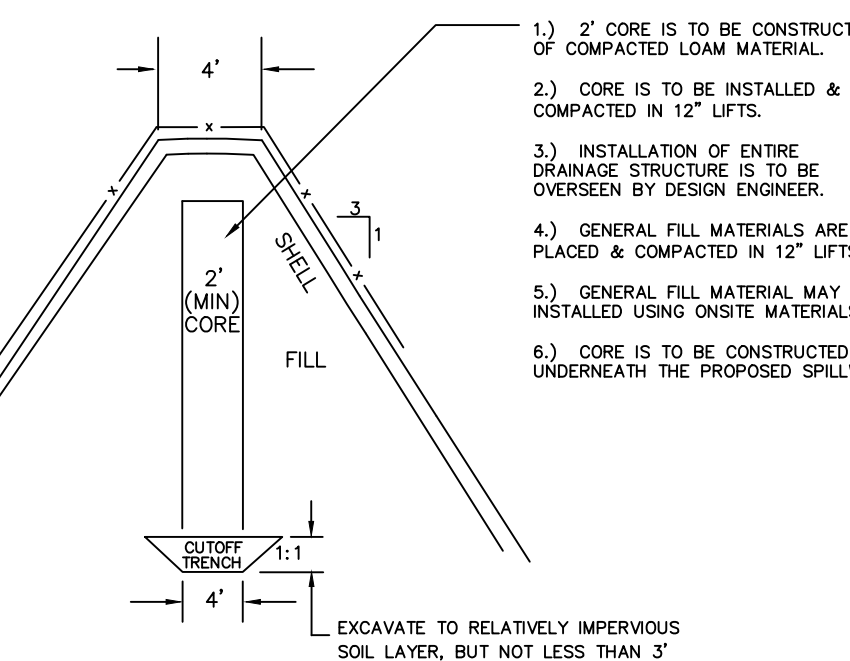
EMERGENCY SPILLWAY PROFILE



SPILLWAY DETAILS

NOT TO SCALE

LOW PERMEABILITY MATERIAL GRADATION	
SIEVE SIZE	% PASSING BY WEIGHT
#4	95 - 100
#40	60 - 95
#100	40 - 60
#200	25 - 45



- 2" CORE IS TO BE CONSTRUCTED OF COMPACTED LOAM MATERIAL.
- CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.
- INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.
- GENERAL FILL MATERIALS ARE TO BE PLACED & COMPACTED IN 12" LIFTS.
- GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.
- CORE IS TO BE CONSTRUCTED UNDERNEATH THE PROPOSED SPILLWAY.

NOTES

- WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
- SOIL BIORETENTION FILTER MEDIA SHALL BE AS SHOWN ABOVE. "BIO MEDIA" MEANS BIORETENTION FILTER MEDIA. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.
- DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE FILTRATION COMPONENTS OF THE SYSTEM.
- CENTER CORE OF THE BERM IS TO BE CONSTRUCTED UNDERNEATH THE EMERGENCY SPILLWAY.

MAINTENANCE REQUIREMENTS

- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 0.25 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
- PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
- AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
- VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

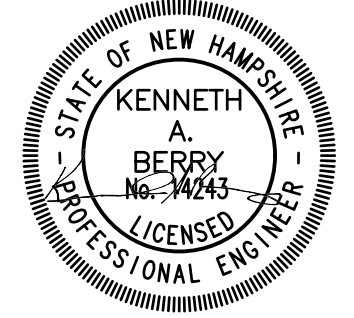
DESIGN REFERENCES

- UNH STORMWATER CENTER
- NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

REVISION	DATE	DESCRIPTION

DRAINAGE PLAN
LAND OF
ROBERT DIBERTO
336 KNOX MARSH ROAD
MADbury, N.H.
TAX MAP 8, LOT 1G

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: JULY 12, 2021
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SOILS & DEWATERING:

BuB	BUXTON	SILT LOAM	K= 0.20
ScA	SCANTIC	SILT LOAM	K= 0.20
HCB	HOLIS-CHARLTON	SILT LOAM	K= 0.20

SEE SITE SPECIFIC SOILS MAP (SSSM)
SEE WEBSOIL USDA-NRCS
ERODIBILITY FACTOR - K, CPESC MANUAL, ENVIROCERT INTERNATIONAL INC. & ROCKINGHAM COUNTY SOIL SURVEY, ROCKWEB SOIL ATTRIBUTES.

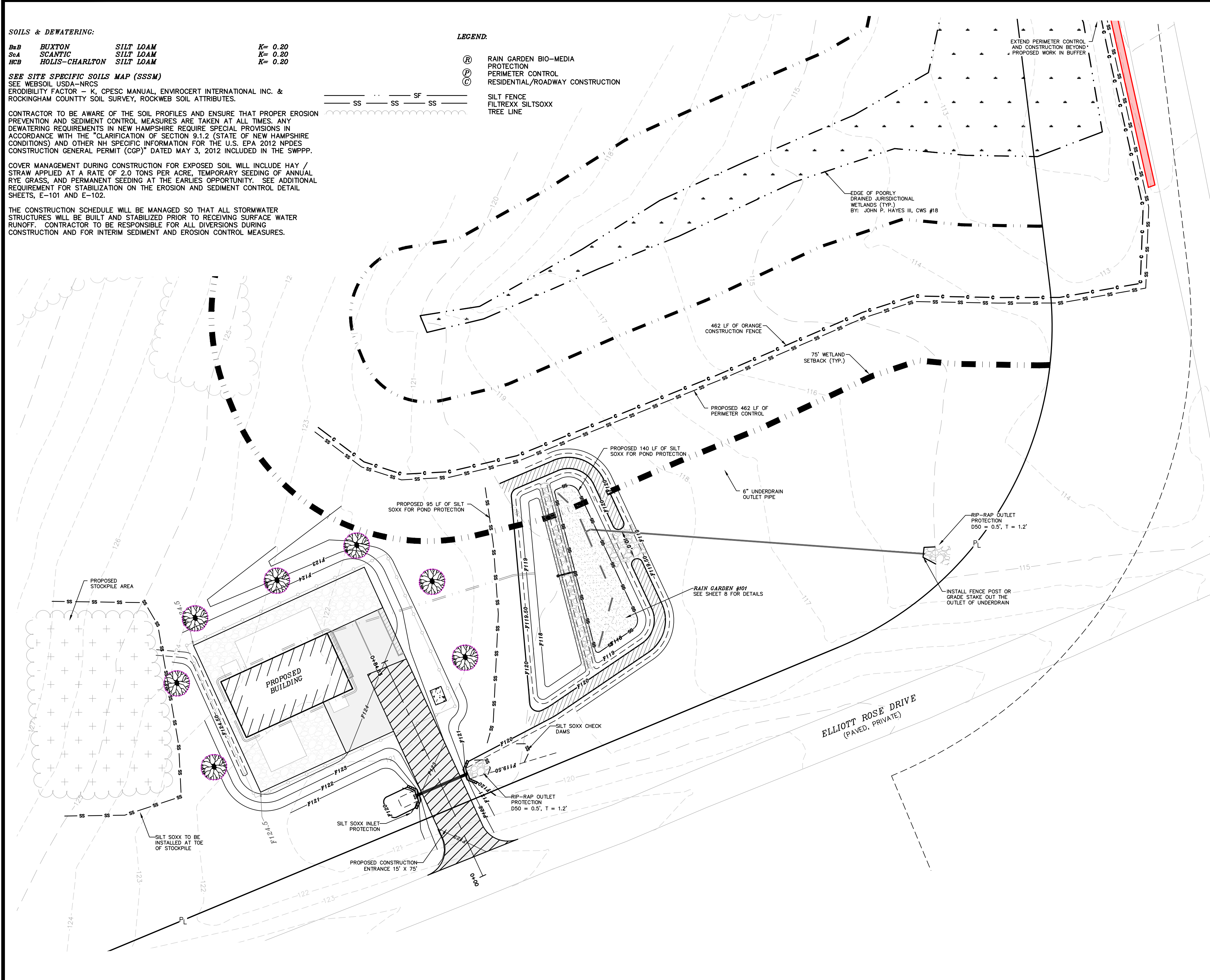
CONTRACTOR TO BE AWARE OF THE SOIL PROFILES AND ENSURE THAT PROPER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TAKEN AT ALL TIMES. ANY DEWATERING REQUIREMENTS IN NEW HAMPSHIRE REQUIRE SPECIAL PROVISIONS IN ACCORDANCE WITH THE "CLARIFICATION OF SECTION 9:1.2 (STATE OF NEW HAMPSHIRE CONDITIONS) AND OTHER NH SPECIFIC INFORMATION FOR THE U.S. EPA 2012 NPDES CONSTRUCTION GENERAL PERMIT (CGP)" DATED MAY 3, 2012 INCLUDED IN THE SWPPP.

COVER MANAGEMENT DURING CONSTRUCTION FOR EXPOSED SOIL WILL INCLUDE HAY / STRAW APPLIED AT A RATE OF 2.0 TONS PER ACRE, TEMPORARY SEEDING OF ANNUAL RYE GRASS, AND PERMANENT SEEDING AT THE EARLIEST OPPORTUNITY. SEE ADDITIONAL REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS, E-101 AND E-102.

THE CONSTRUCTION SCHEDULE WILL BE MANAGED SO THAT ALL STORMWATER STRUCTURES WILL BE BUILT AND STABILIZED PRIOR TO RECEIVING SURFACE WATER RUNOFF. CONTRACTOR TO BE RESPONSIBLE FOR ALL DIVERSIONS DURING CONSTRUCTION AND FOR INTERIM SEDIMENT AND EROSION CONTROL MEASURES.

LEGEND:

(R)	RAIN GARDEN BIO-MEDIA PROTECTION
(P)	PERIMETER CONTROL
(C)	RESIDENTIAL/ROADWAY CONSTRUCTION
SS	SILT FENCE
SF	FILTREXX SILT/STXX
---	TREE LINE



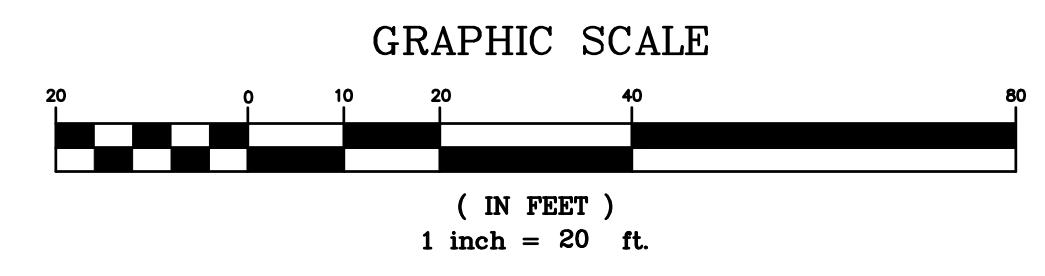
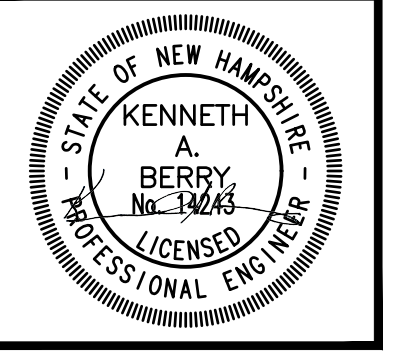
NOTES:

- 1.) OWNER: ROBERT DIBERTO
334 ROUTE 108
MADBURY, NH 03823
- APPLICANT: ROBERT DIBERTO
334 ROUTE 108
MADBURY, NH 03823
ROSE REALTY LLC
C/O DIANE MONTI
334 ROUTE 108
MADBURY, NH 03823
- 2.) TAX MAP 8, LOT 1G
- 3.) LOT AREA: 193,408 Sq.Ft., 4.44 Ac.
- 4.) S.C.R.D. BOOK 4329, PAGE 8
- 5.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
- 6.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 7.) ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED ON GRADING AND DETAIL PLAN SHEETS, GREEN PIPE.
- 8.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
- 9.) UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS. SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF PROPERLY, AND ANNUAL MAINTENANCE PERFORMED ON ALL DRAINAGE PRACTICES.
- 10.) CONTRACTOR IS RESPONSIBLE FOR SWEEPING THE DRIVEWAY AND ANYTHING DISTURBED TO ENSURE NO SEDIMENT IS TRACKED OUT OF THE SITE.
- 11.) CONTRACTOR IS RESPONSIBLE FOR CLEANING AND MAINTAINING THE INLET PROTECTION ONCE INSTALLED.
- 12.) FLIGHT DUST IS TO BE CONTROLLED THROUGHOUT THE CONSTRUCTION PROCESS IN ACCORDANCE WITH ENV-A 1000.
- 13.) CONTRACTOR IT TO MEET THE REQUIREMENTS SPECIFIED IN RSA 430:51-57 AND AGR 3800, RELATING TO INVASIVE SPECIES.
- 14.) CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WATER QUALITY FROM ANY RUN OFF DURING THE CONSTRUCTION PROCESS, IN ACCORDANCE WITH ENV-WQ 1507, IN ORDER TO PREVENT VIOLATIONS OF THE STORM WATER QUALITY STANDARDS.
- 15.) AREAS OUT SIDE BUILDING AREA THAT ARE DISTURBED DURING CONSTRUCTION TO BE SMOOTHED, LOAMED AND SEEDED TO ORIGINAL GRADE.

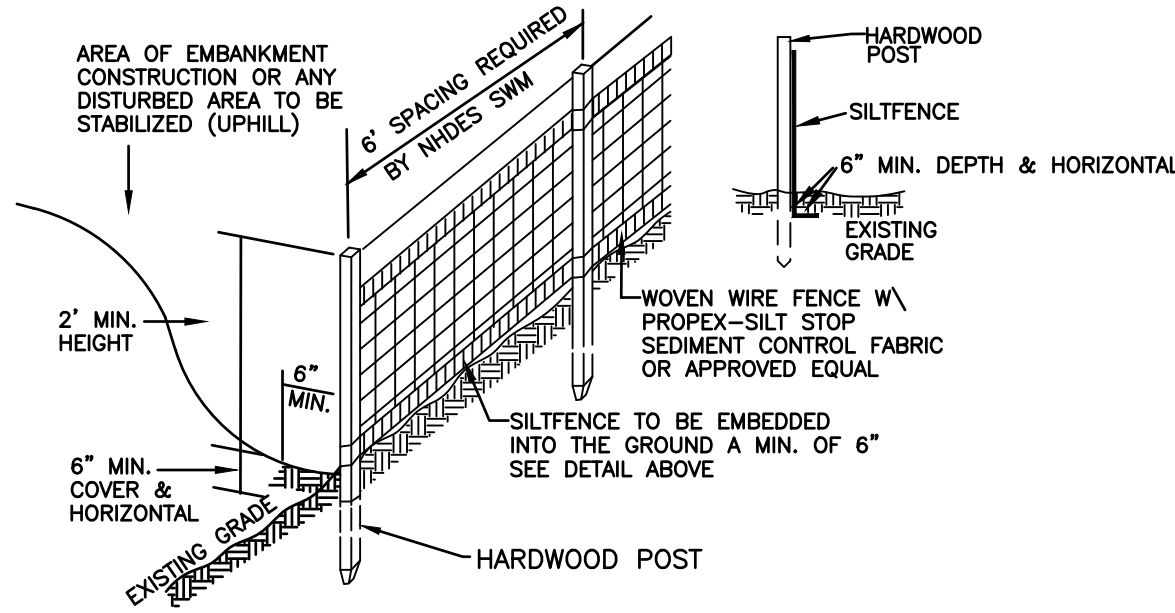
REVISION	DATE	DESCRIPTION

EROSION AND SEDIMENT CONTROL PLAN
LAND OF
ROBERT DIBERTO
326 KNOX MARSH ROAD
MADBURY, N.H.
TAX MAP 8, LOT 1G

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : JULY 12, 2021
FILE NO. : DB 2021 - 110



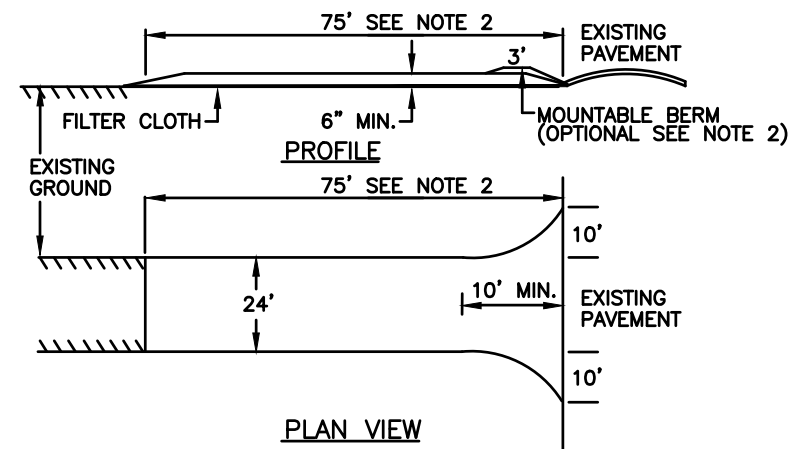
E1



- SILT FENCE CONSTRUCTION SPECIFICATIONS
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES...

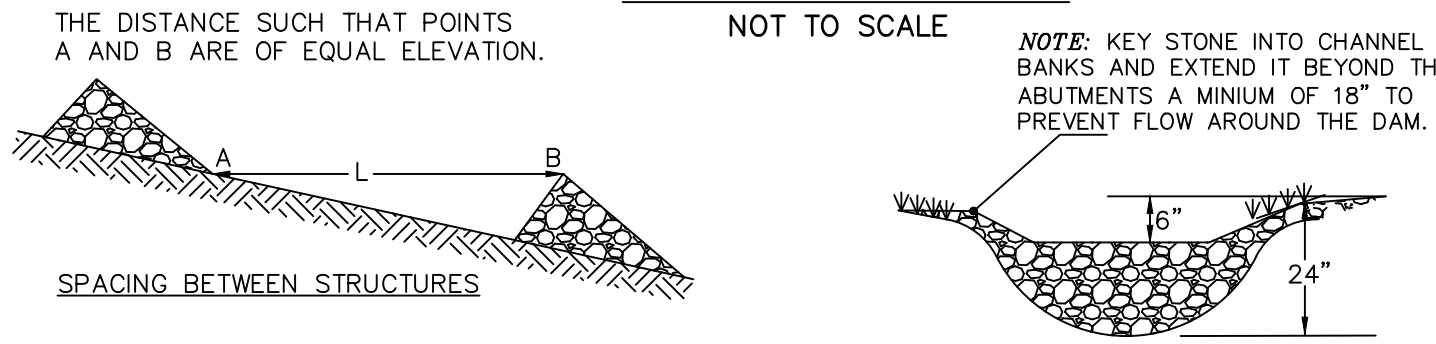
SILT FENCE DETAIL NOT TO SCALE

E5 STABILIZED CONSTRUCTION ENTRANCE NOT TO SCALE

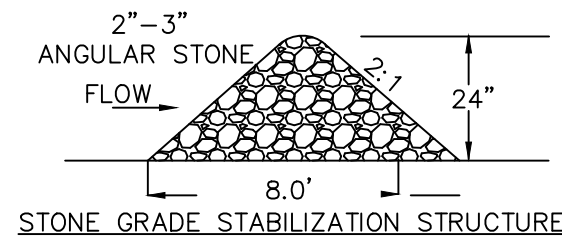


- 1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET...

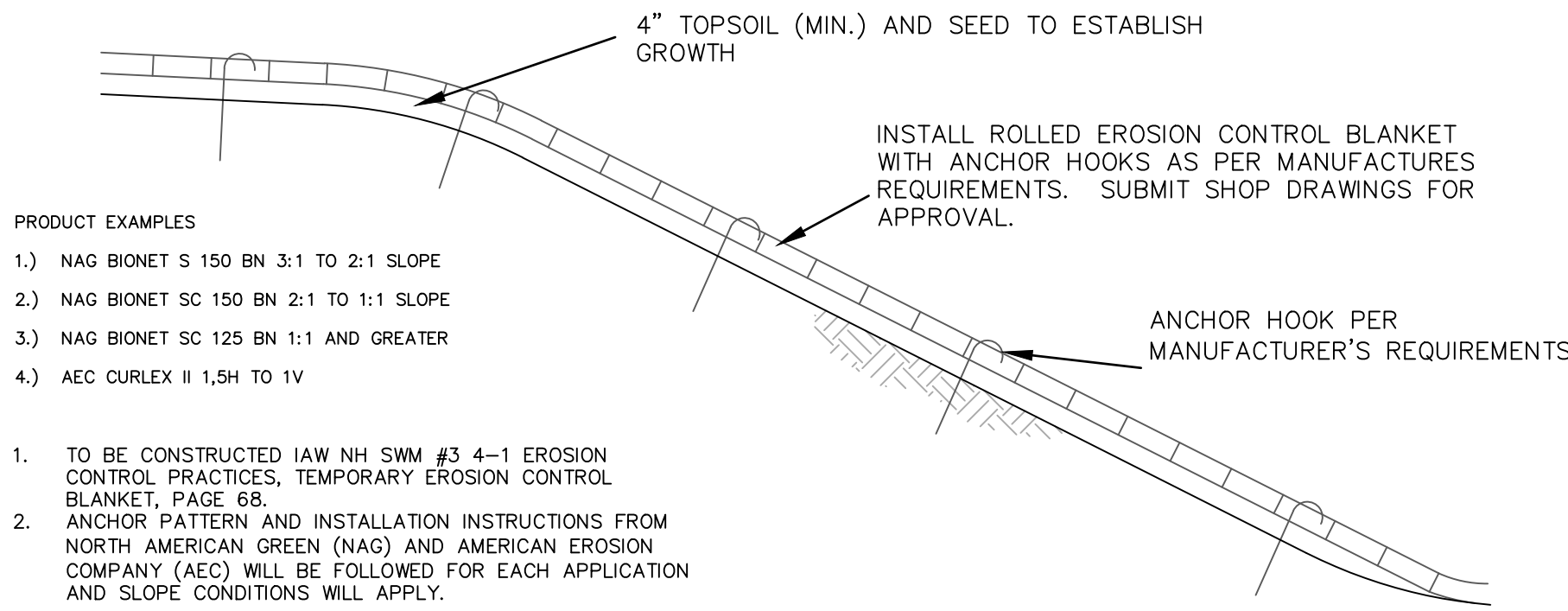
STONE CHECK DAM NOT TO SCALE



- 1. CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE DAM SHOULD BE LESS THAN ONE ACRE...



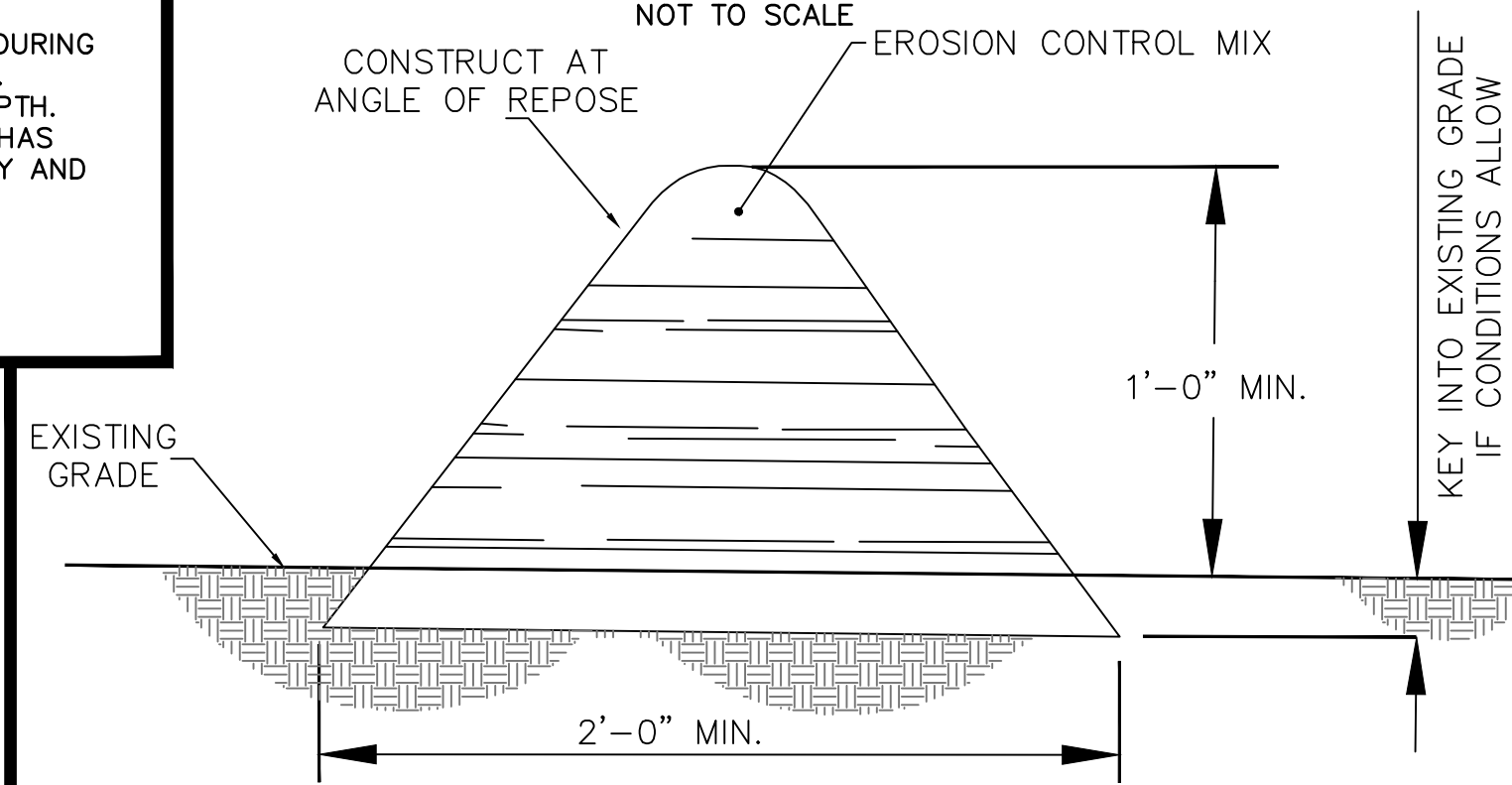
E2



- PRODUCT EXAMPLES
1.) NAG BIONET S 150 BN 3:1 TO 2:1 SLOPE
2.) NAG BIONET SC 150 BN 2:1 TO 1:1 SLOPE...

ROLLED EROSION CONTROL BLANKET (RECB) SLOPE STABILIZATION DETAIL NOT TO SCALE

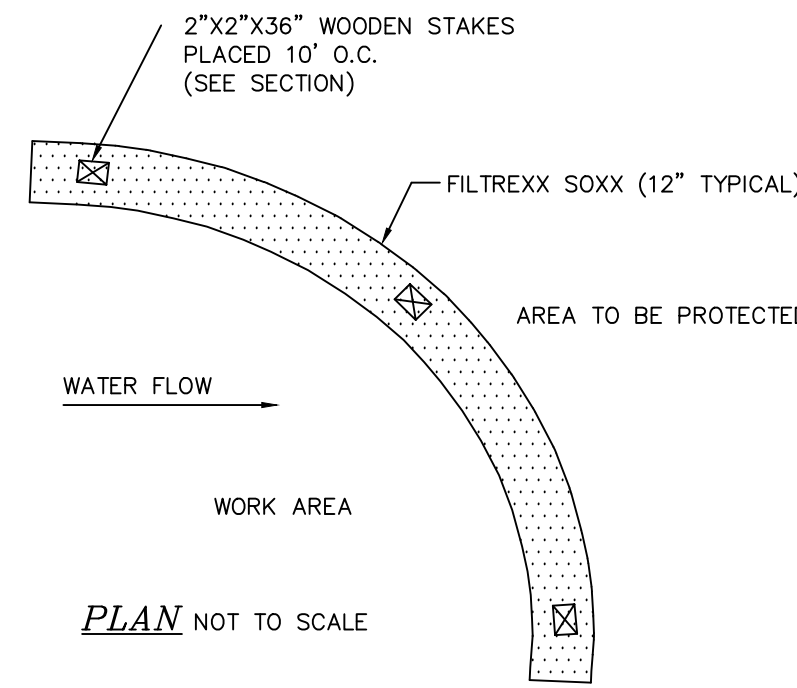
E6 EROSION CONTROL MIX BERM NOT TO SCALE



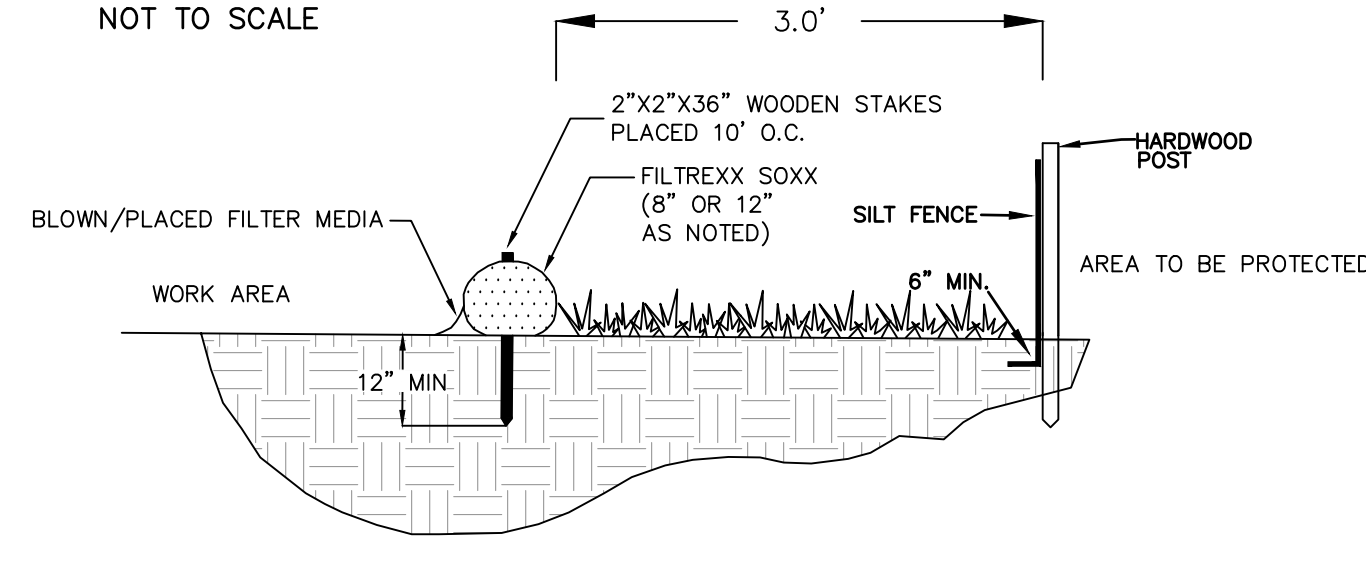
- EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:
1. BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION...

E9

E10



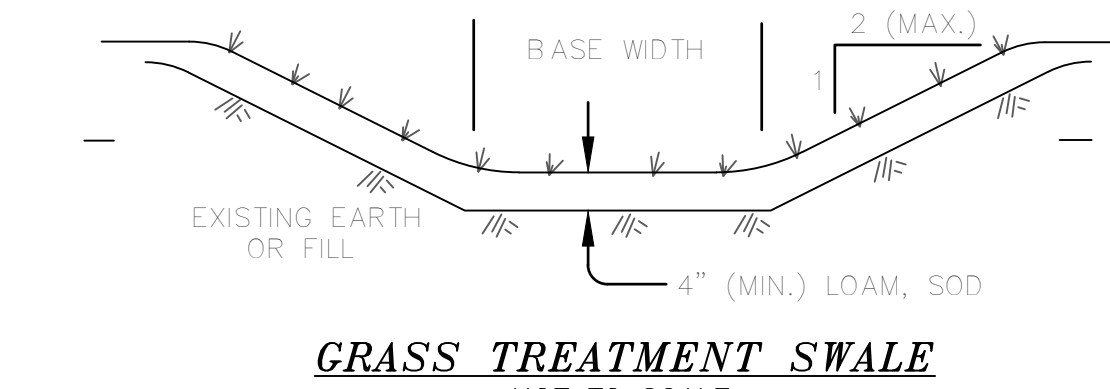
FILTREXX SEDIMENT CONTROL NOT TO SCALE



Filtrexx International, LLC
35481 Grafton Eastern Rd | Grafton, Oh 44044
440-926-2607 | fax: 440-926-4021
WWW.FILTREXX.COM

- NOTES
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE...

E3



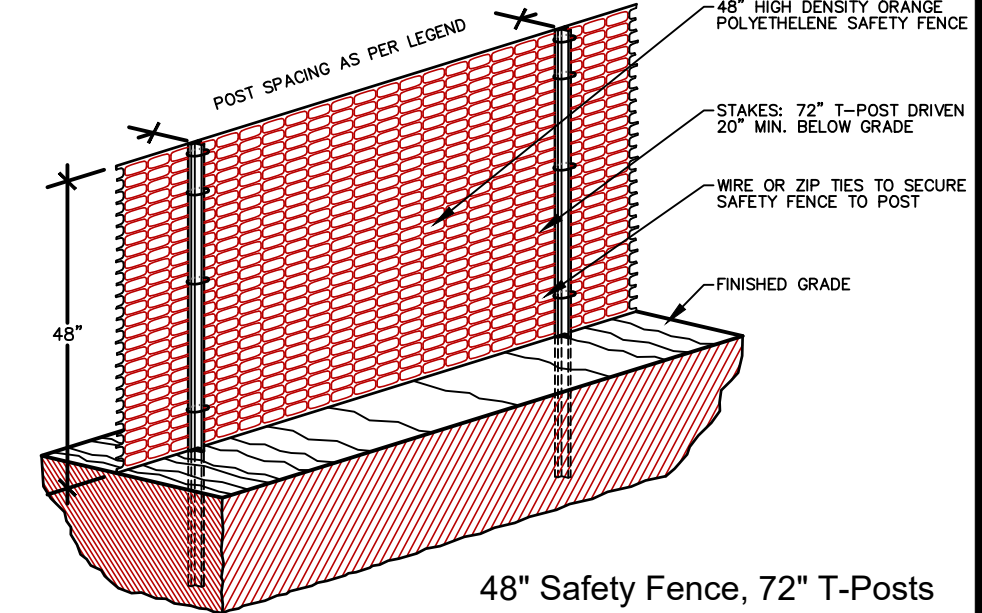
GRASS TREATMENT SWALE NOT TO SCALE

INSPECT ANNUALLY FOR EROSION, SEDIMENT ACCUMULATIONS, VEGETATION LOSS, & INVASIVE SPECIES. REPAIR AS NECESSARY.
MOW GRASS ANNUALLY TO A DEPTH OF 4".
INSTALL STABILIZATION MATTING DURING CONSTRUCTION

TO BE CONSTRUCTED IAW NH SWM #2 CHAPTER 4, #5 TREATMENT SWALES, PAGE 123.

E4 CONSTRUCTION SAFETY FENCE NOT TO SCALE

Legend table with columns for SAF number and fence specifications (e.g., SAF12 48" ORANGE FENCE, 12 FEET O.C.).



- 1. ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED...

E7

WINTER STABILIZATION NOTES

- 1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE.
2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS...

E8

TEMPORARY EROSION CONTROL MEASURES

- 1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS...

E11

DEFINITION OF STABLE:

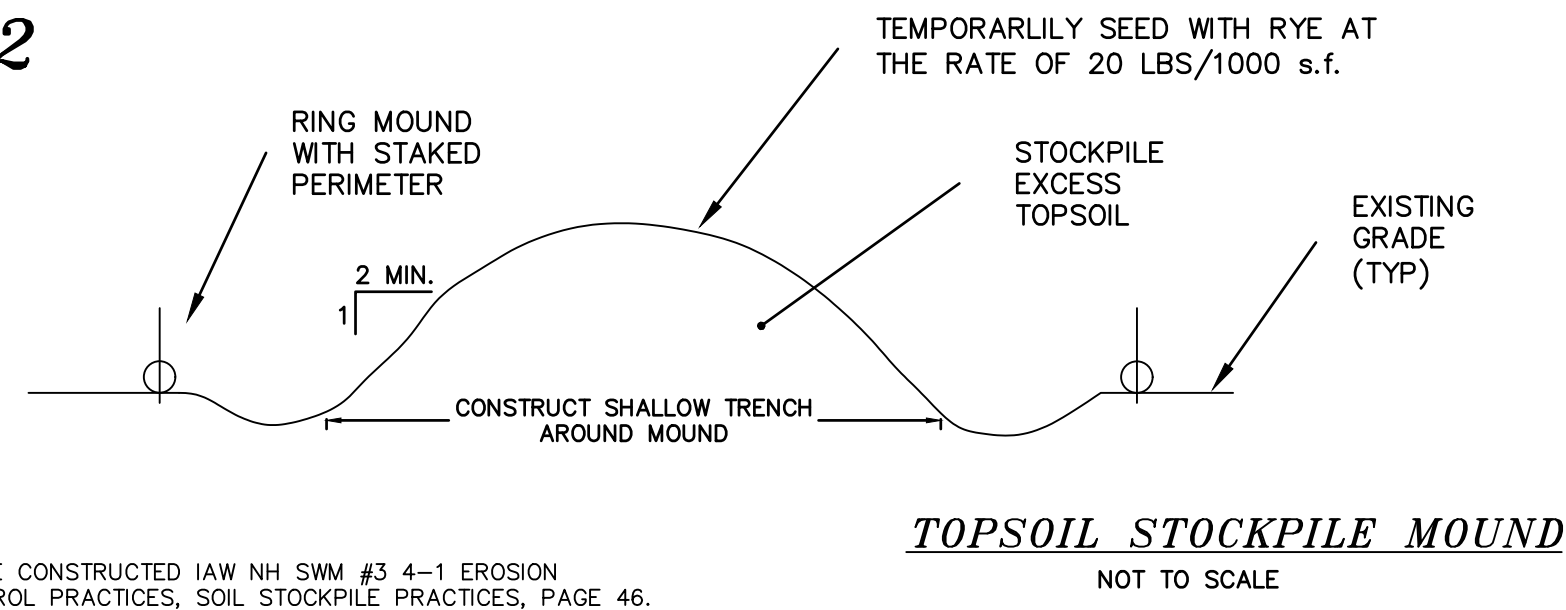
- PER ENV-WQ 1500 ALTERATION OF TERRAIN
1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
2. A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
3. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.

Table with columns for REVISION, DATE, and DESCRIPTION.

EROSION & SEDIMENT CONTROL DETAILS
LAND OF
ROBERT DIBERTO
326 KNOX MARSH ROAD
MADBURY, N.H.
TAX MAP 8, LOT 1C

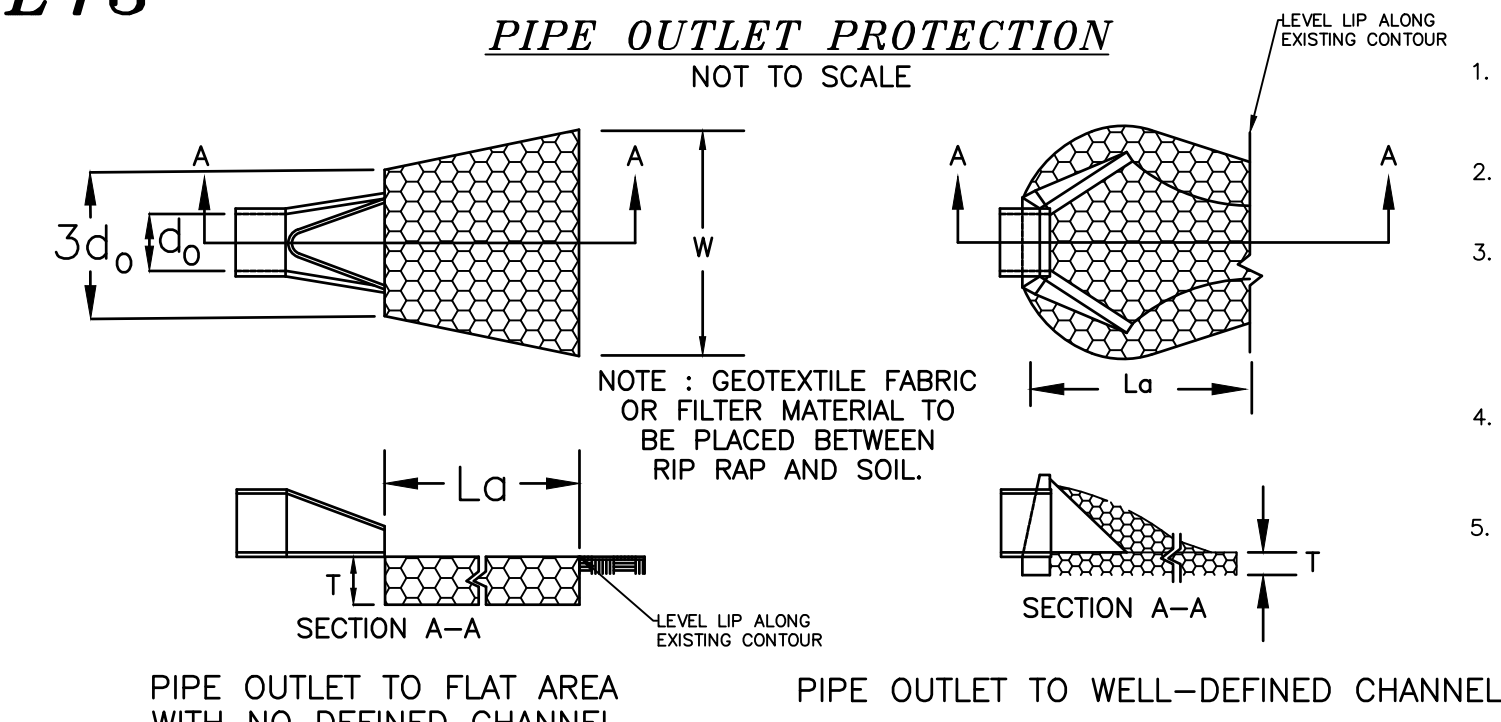
Professional Engineer information for Kenneth A. Berry, No. 19742, State of New Hampshire, dated July 12, 2021.

E12



TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, SOIL STOCKPILE PRACTICES, PAGE 46.

E13



PIPE OUTLET PROTECTION CONSTRUCTION SPECIFICATIONS

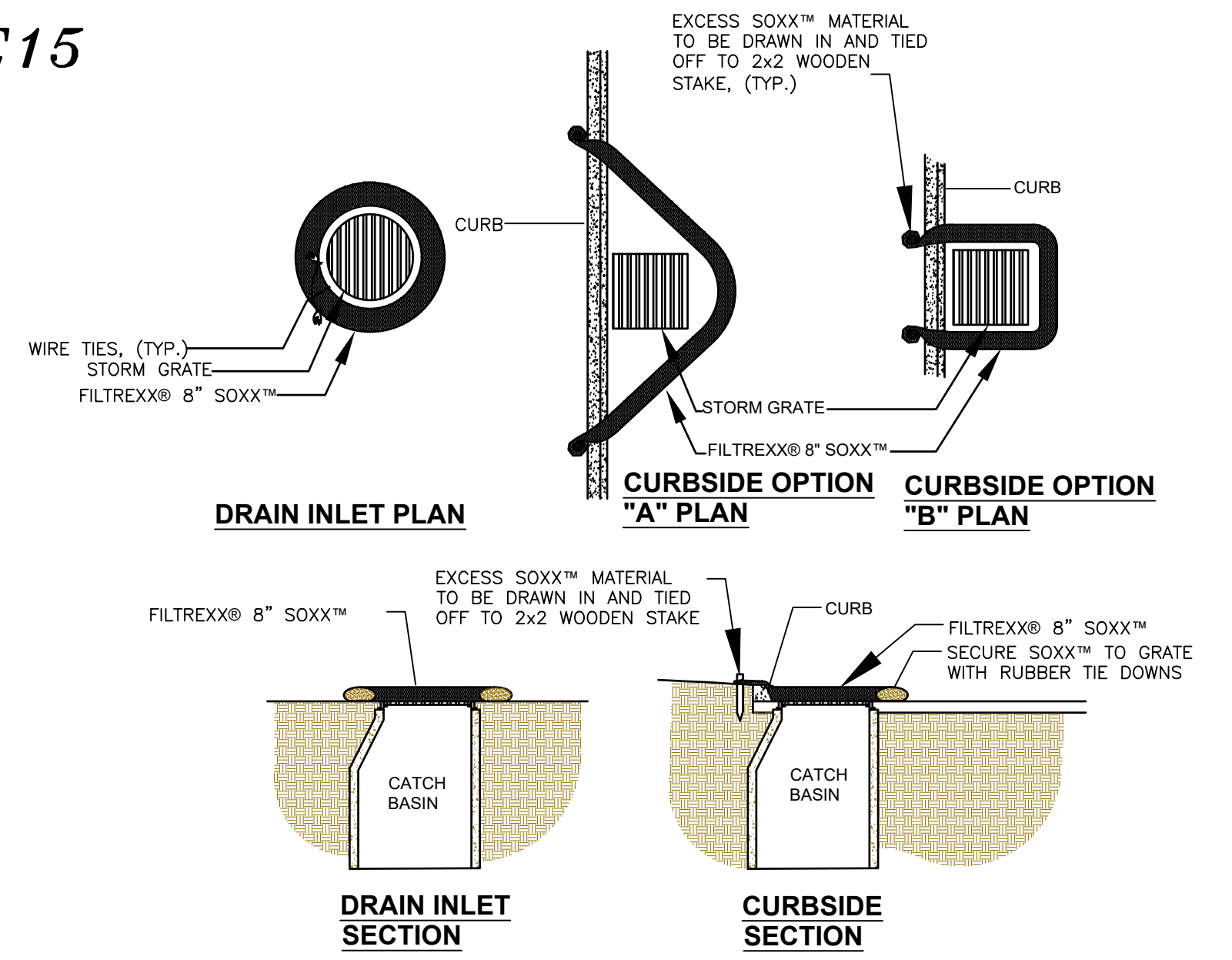
1. THE SUB GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS. SPECIFIED GRADATION.
2. THE ROCK OR GRAVEL USED FOR FILTER OR RIP RAP SHALL CONFORM TO NHDOT SECTION 583.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. TO BE CONSTRUCTED IAW NH SWM #2 4-6 CONVEYANCE PRACTICES, 6. OUTLET PROTECTION, PAGE 172.

E14

TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES

d50 SIZE=	0.5 FEET	6 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO
100%	9	12
85%	8	11
50%	6	9
15%	2	3

E15



- NOTES:
1. ALL MATERIAL TO MEET FILTRERX® SPECIFICATIONS.
 2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
 3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTRERX INLET PROTECTION

NOT TO SCALE

E16

NOTE: Temporary seed mix for stabilization of turf shall be winter type or oats at a rate of 2.5 lbs. per 1000 s.f. and shall be placed prior to OCT. 15, if permanent seeding not yet complete.

SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 S.F.
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	40	0.90
TOTAL	80	1.35
C. TALL FESCUE	24	0.55
CREeping RED FESCUE	24	0.55
BIRD'S FOOT TREFOIL	12	0.25
TOTAL	60	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	60	1.35
TOTAL	80	1.80
E. CREeping RED FESCUE 1/2	50	1.15
KENTUCKY BLUEGRASS 1/2	100	2.30
TOTAL	150	3.45
F. TALL FESCUE 1	150	3.60

SEEDING GUIDE

USE	SEEDING MIXTURE 1/2	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEP CUTS AND FILLS, BORROW AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	EXCELLENT	GOOD
	C	POOR	GOOD	EXCELLENT	EXCELLENT
	D	FAIR	FAIR	GOOD	EXCELLENT
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	EXCELLENT	EXCELLENT	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	EXCELLENT
	D	GOOD	EXCELLENT	EXCELLENT	EXCELLENT
LIGHTLY USED PARKING LOTS, OOD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	EXCELLENT	EXCELLENT
	C	GOOD	EXCELLENT	EXCELLENT	EXCELLENT
	D	FAIR	GOOD	GOOD	EXCELLENT
PLAY AREAS AND ATHLETIC FIELDS	F	FAIR	EXCELLENT	EXCELLENT	EXCELLENT
	G	FAIR	EXCELLENT	EXCELLENT	EXCELLENT

GRAVEL PIT: SEE NH-FM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/2 REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-36.

EXCELLENT: POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

SEEDING SPECIFICATIONS

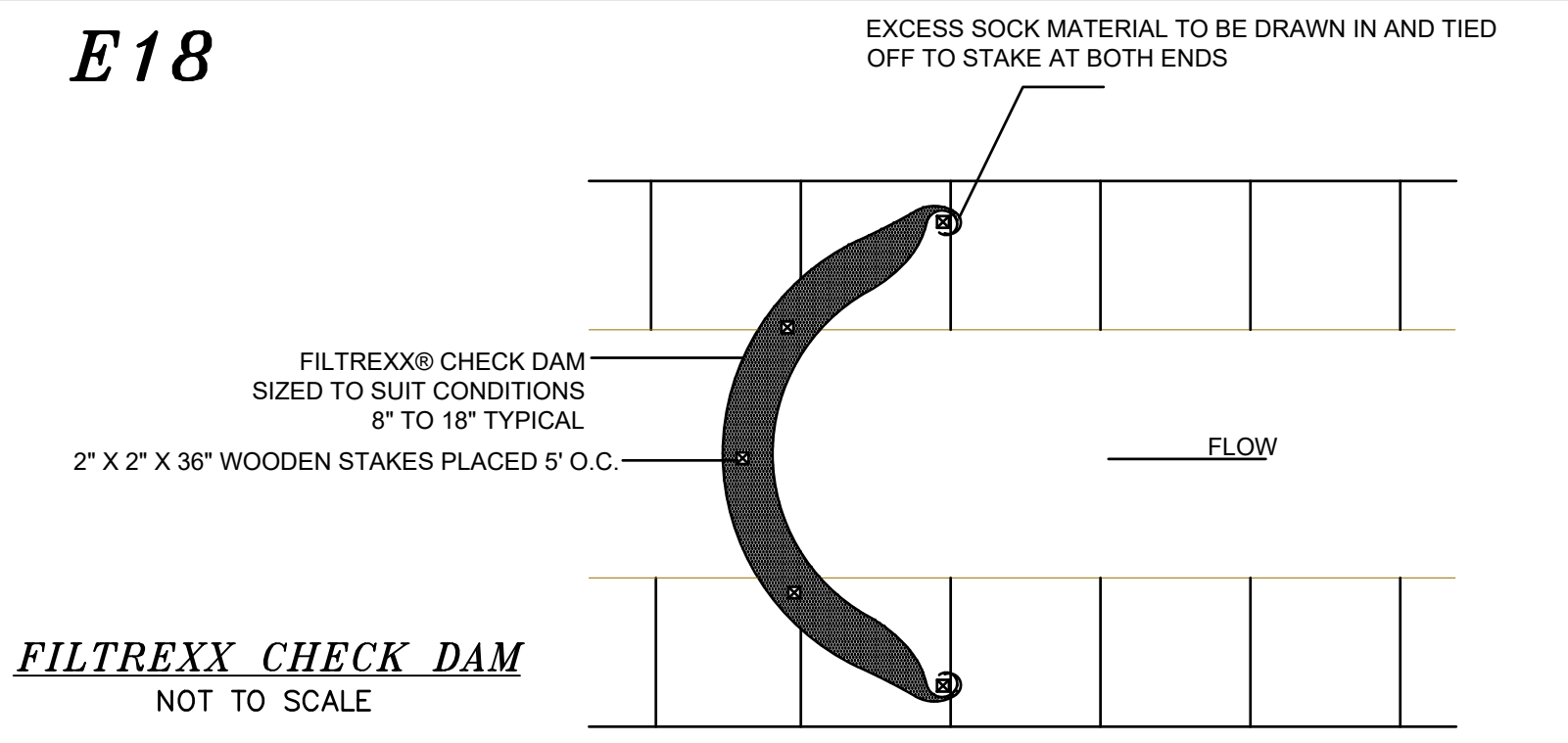
1. GRADING AND SHAPING
 - A. SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED.
 - WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. SEEDBED PREPARATION
 - A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - B. 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 SEED BED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
 - A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED: AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100LBS. PER 1,000 SQ.FT. NITROGEN(N), 50LBS. PER ACRE OR 1.1LBS. PER 1,000 SQ.FT. PHOSPHATE(P2O5), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT. POTASH(K2O), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT. (NOTE: THIS IS THE EQUIVALENT OF 500LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000LBS. PER ACRE OF 5-10-10.)
4. MULCH
 - A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - B. 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 90LBS PER 1000 S.F.
5. MAINTENANCE TO ESTABLISH A STAND
 - A. PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - B. FERTILIZER NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL TAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
 - C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.
6. TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.

E17

CONSTRUCTION SEQUENCE:

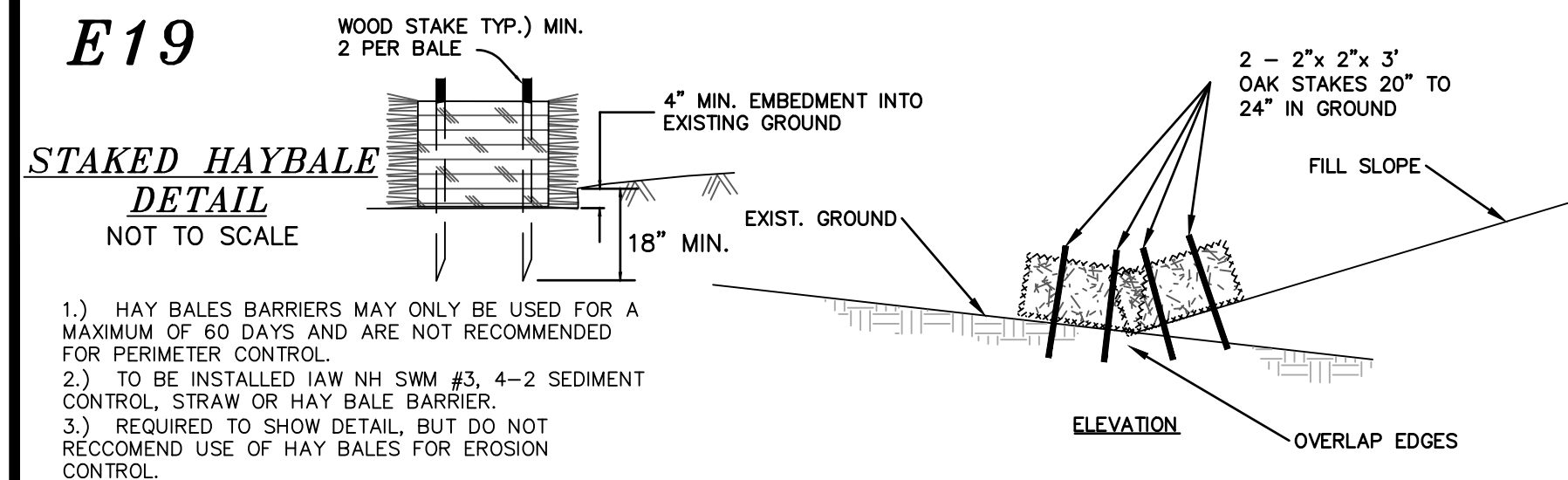
- 1.) CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED, RELOCATE ANY PROJECT T.B.M.
- 2.) CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT AND DETENTION CONTROL FACILITIES AS SPECIFIED. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.
- 3.) EROSION, SEDIMENT AND DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. TEMPORARY DIVERSIONS MAY BE REQUIRED. POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES MUST BE INITIATED AND STABILIZED EARLY IN THE PROCESS.
- 4.) CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY
- 5.) CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED
- 6.) CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY
- 7.) START BUILDING CONSTRUCTION
- 8.) INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. INSTALL RAIN GARDENS. ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
- 9.) BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED. NO AREA IS ALLOWED TO BE DISTURBED FOR A LENGTH OF TIME THAT EXCEEDS 60 DAYS BEFORE BEING STABILIZED. DAILY, OR AS REQUIRED. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES.
- 10.) CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- 11.) INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORM WATER INSPECTOR (CESSWI), OR A CERTIFIED PROFESSIONAL IN STORM WATER QUALITY (CPSWQ). INSPECTION REPORTS SHALL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.
- 12.) COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- 13.) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE.
- 14.) SMOOTH AND REVEGETATE ALL DISTURBED AREAS.
- 15.) FINISH PAVING ALL ROADWAYS.

E18



- NOTES:
1. ALL MATERIAL TO MEET FILTRERX® SPECIFICATIONS.
 2. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 1 ACRE OR LESS.
 3. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED 1/2 THE HEIGHT OF THE CHECK DAM.
 4. CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
 5. CONTRACTOR IS REQUIRED TO BE A FILTRERX CERTIFIED™ INSTALLER.

E19

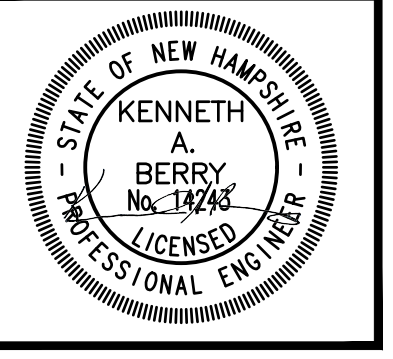


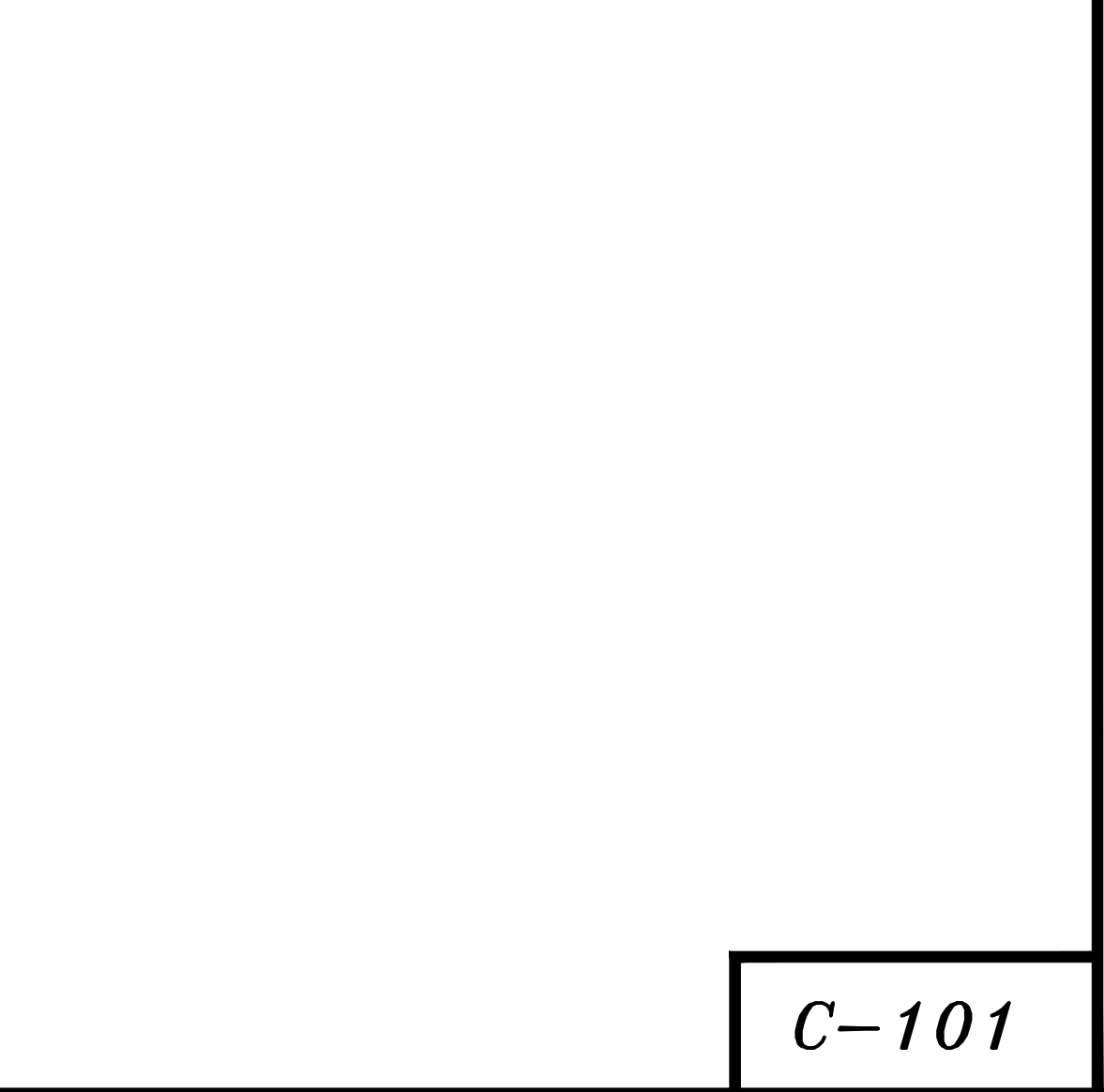
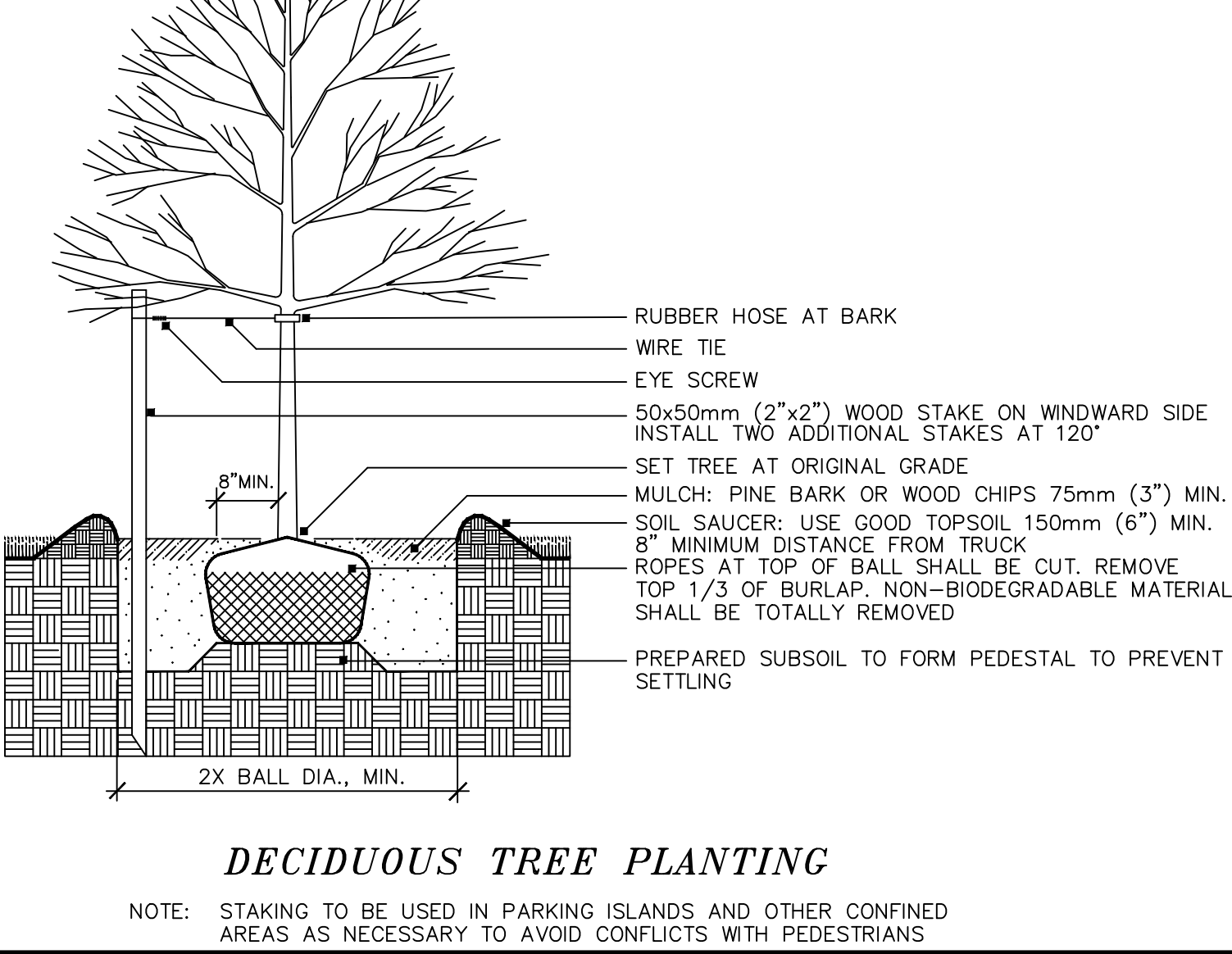
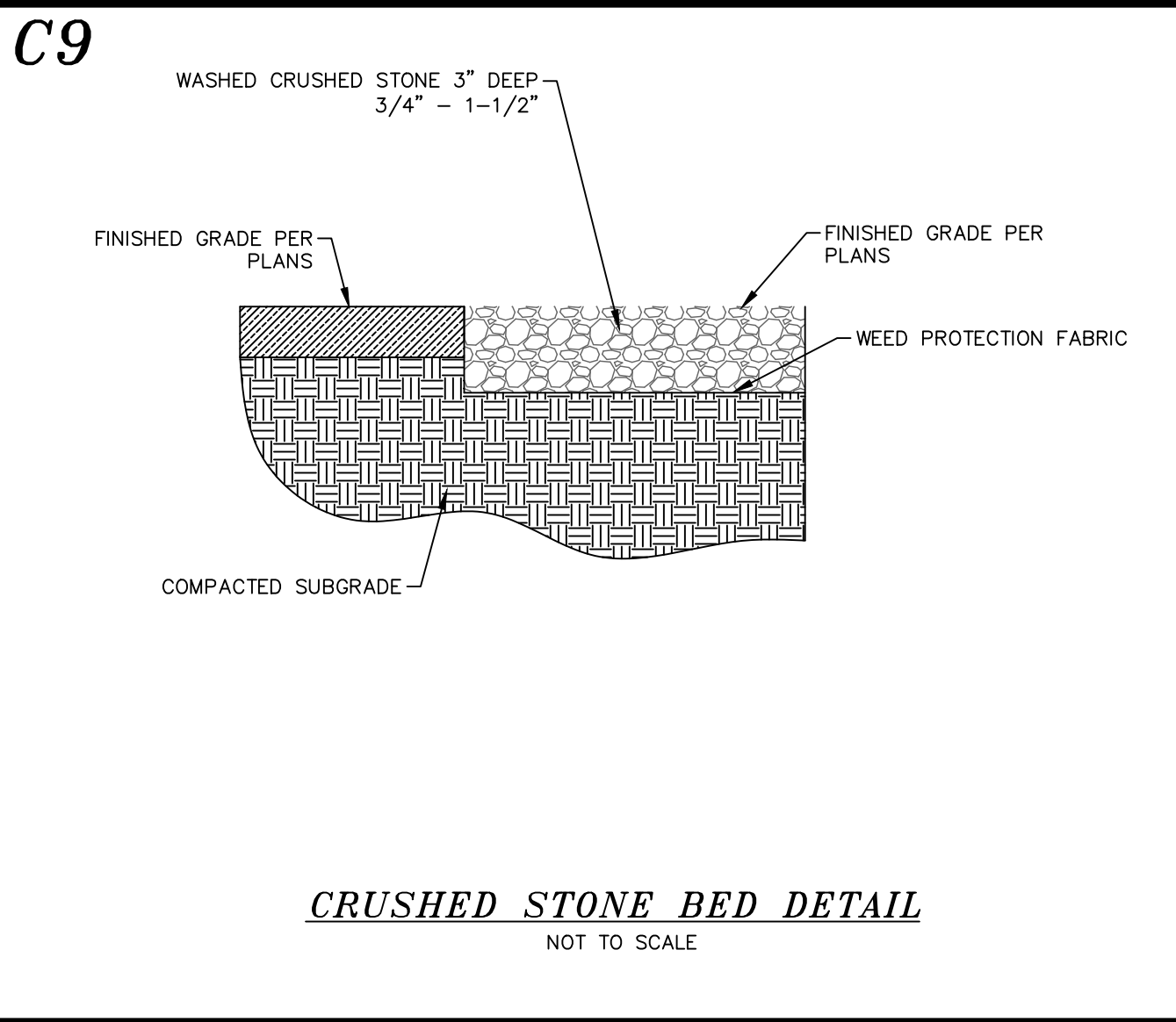
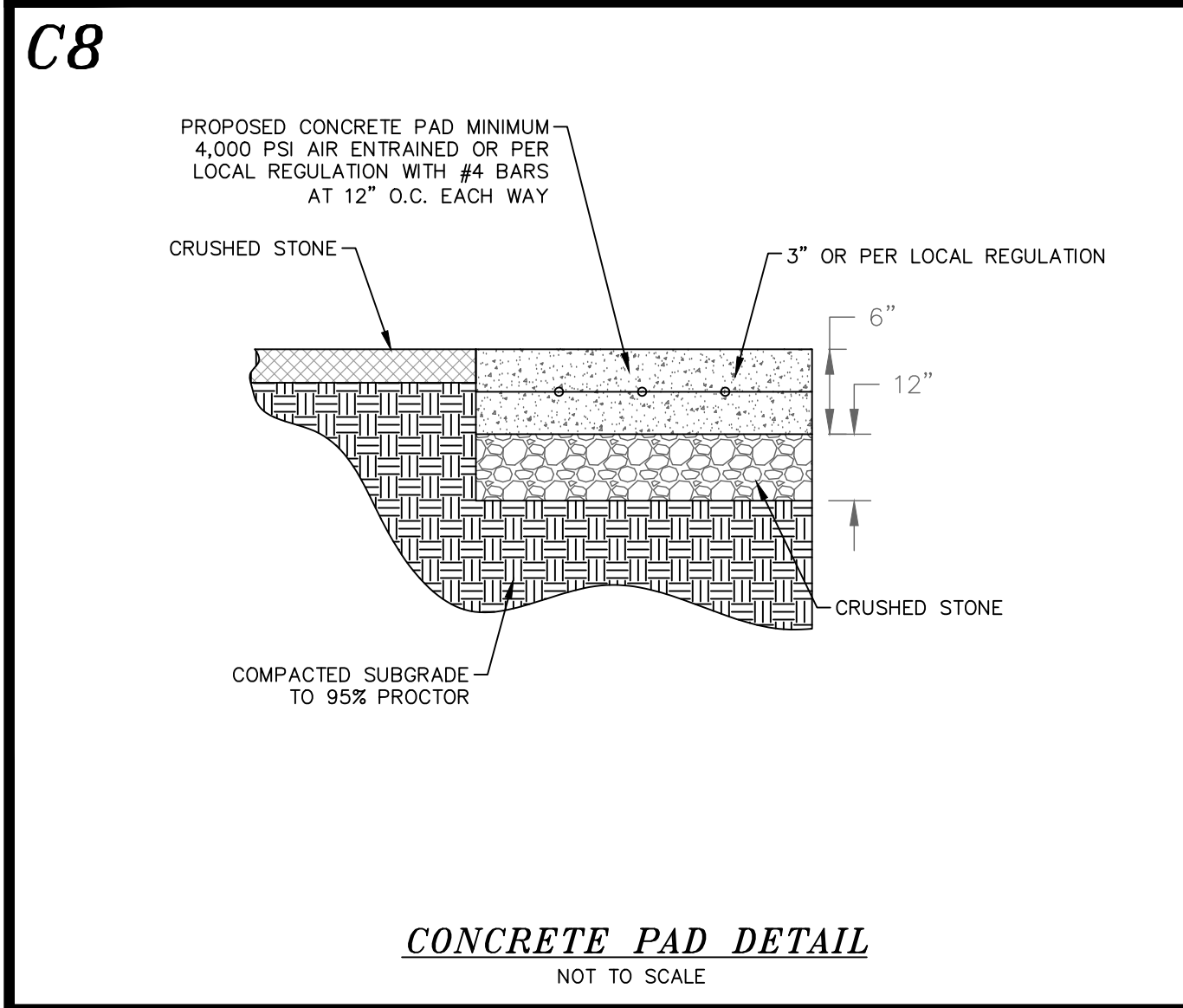
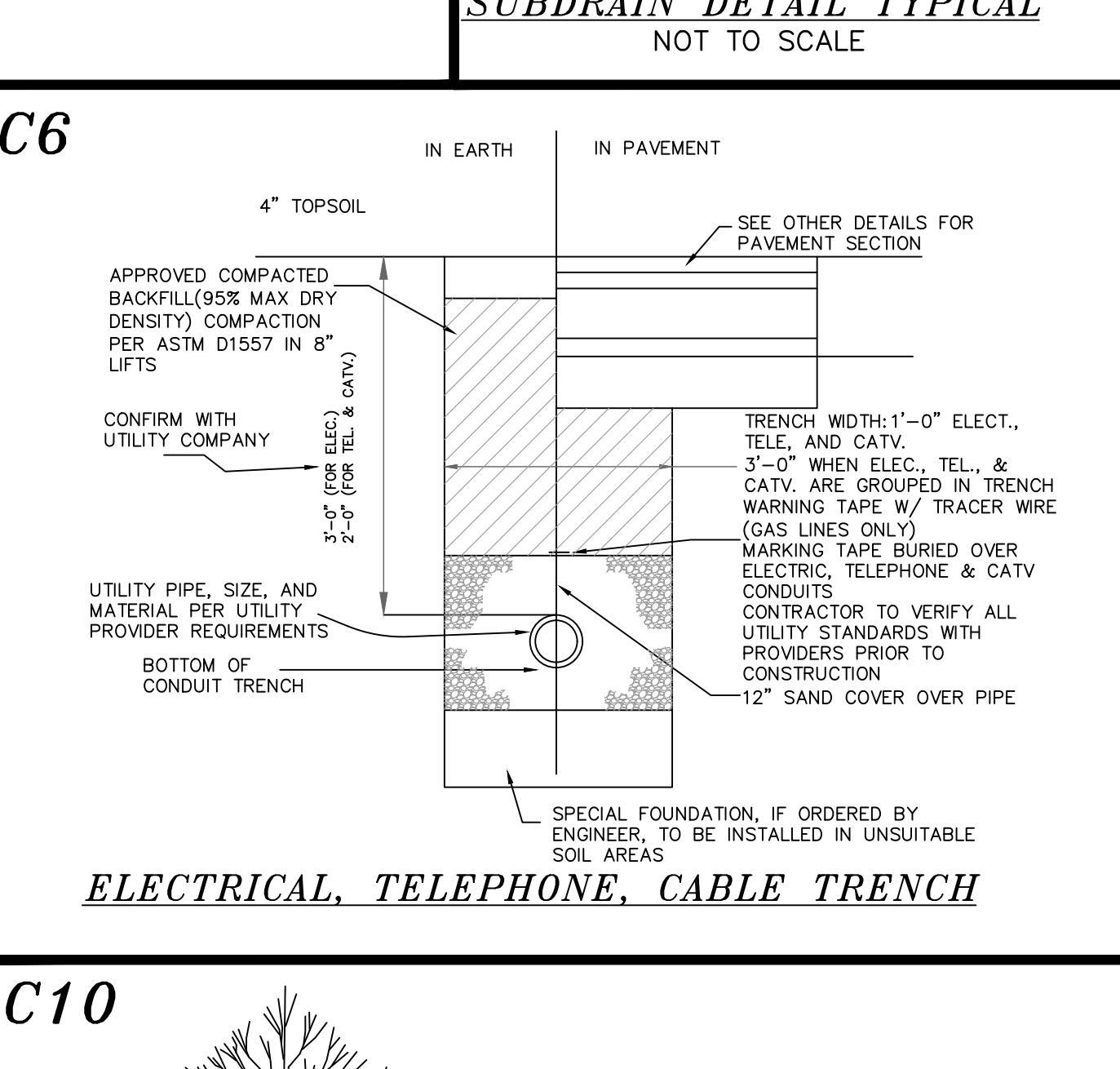
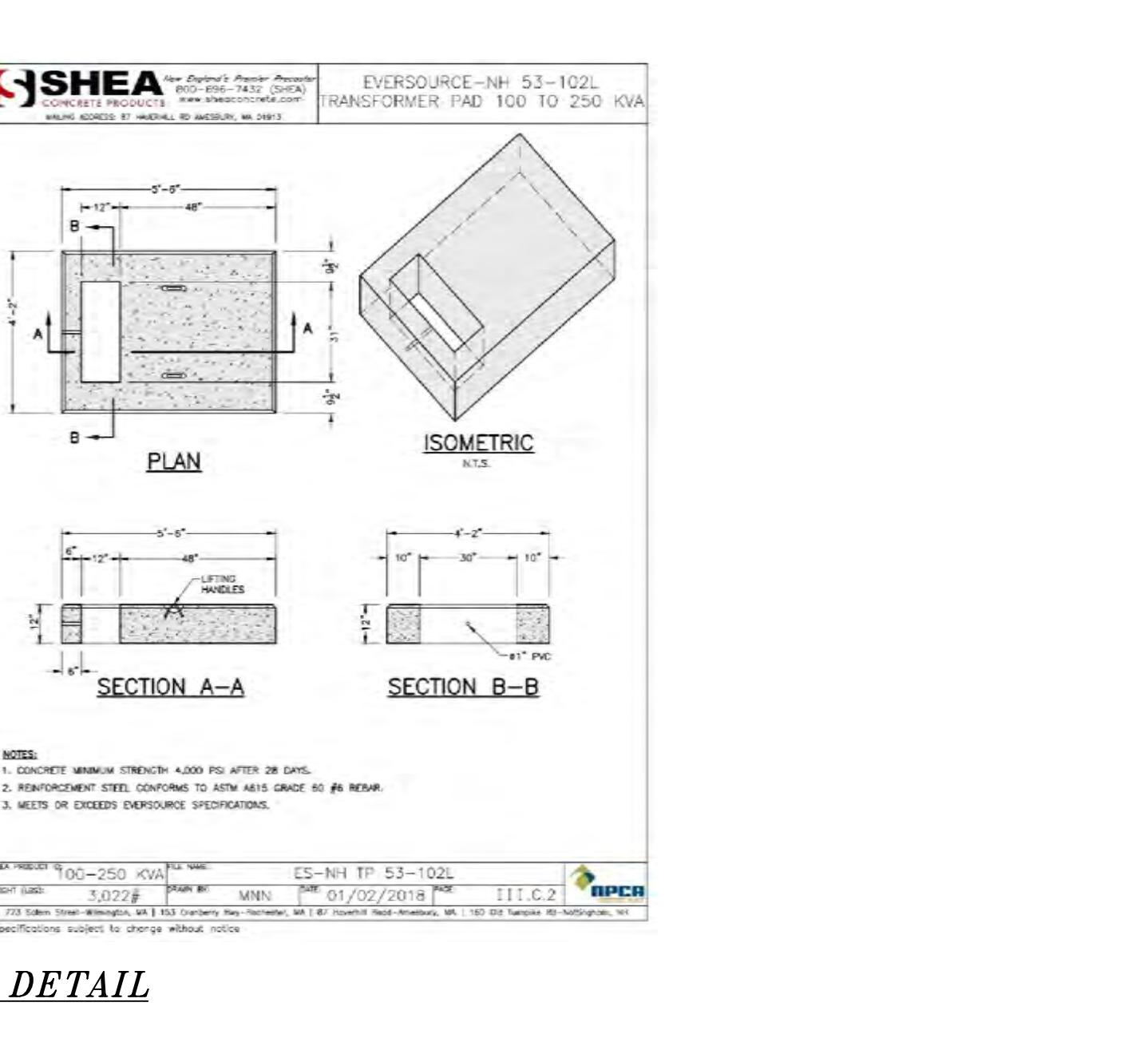
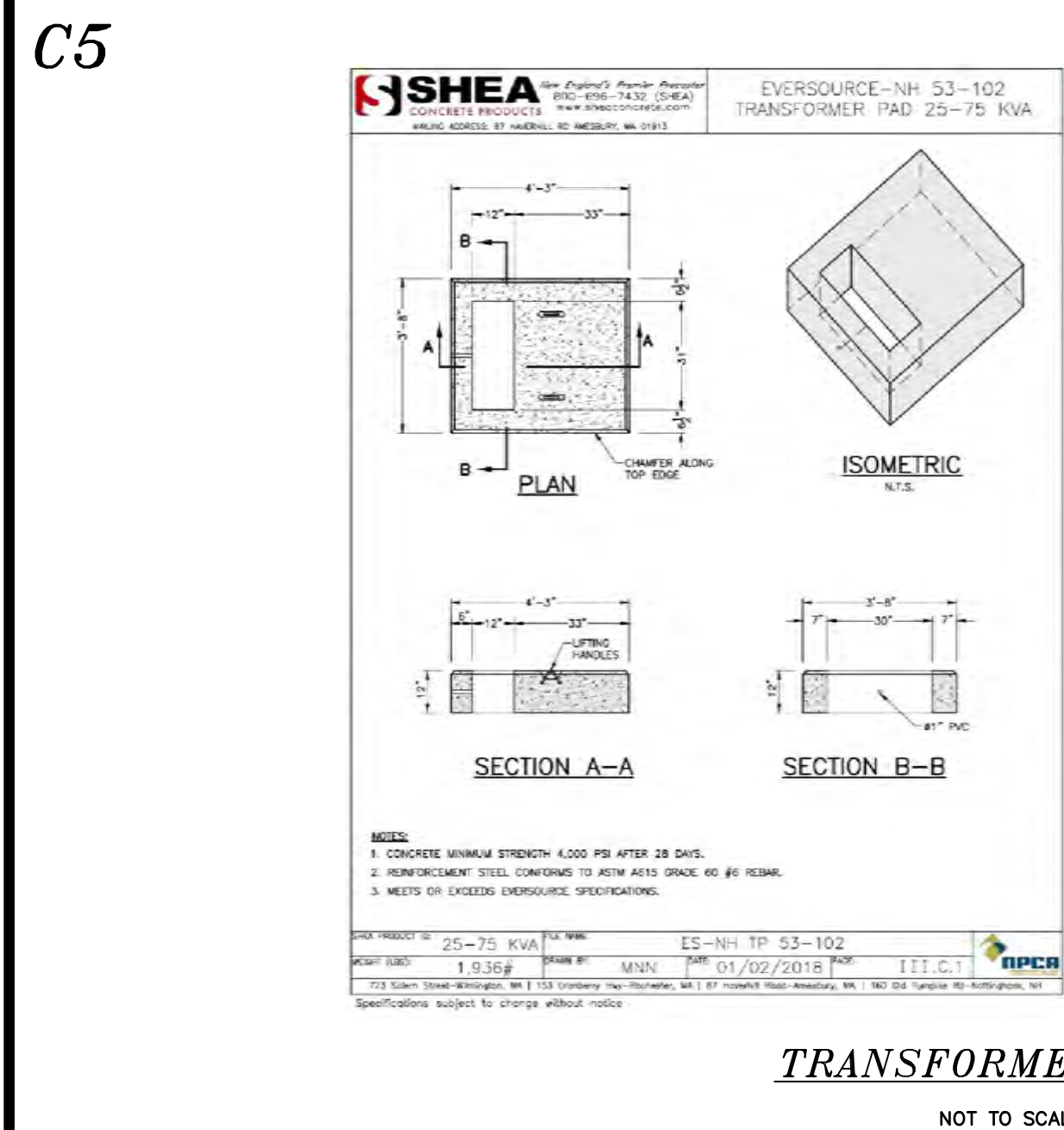
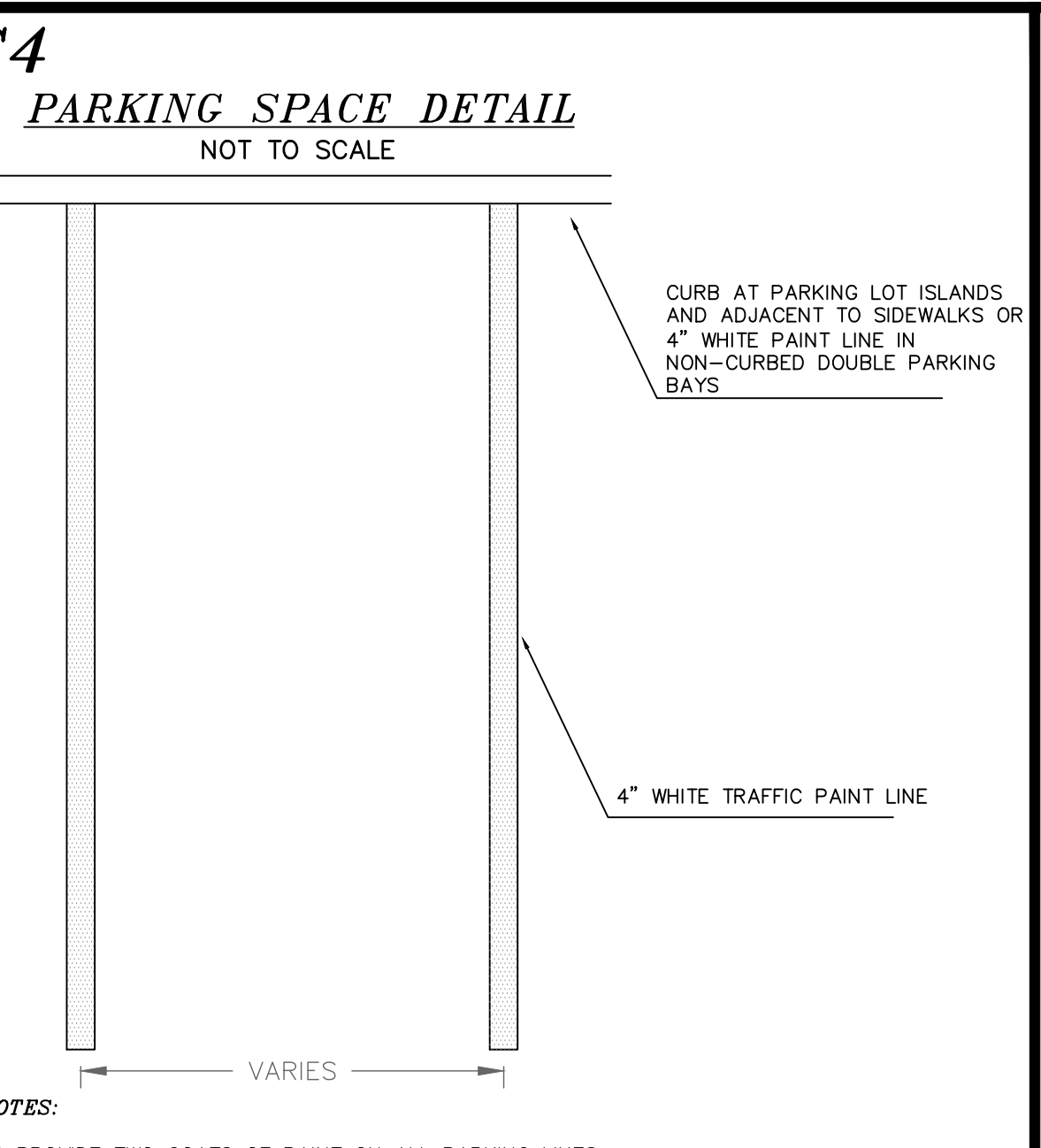
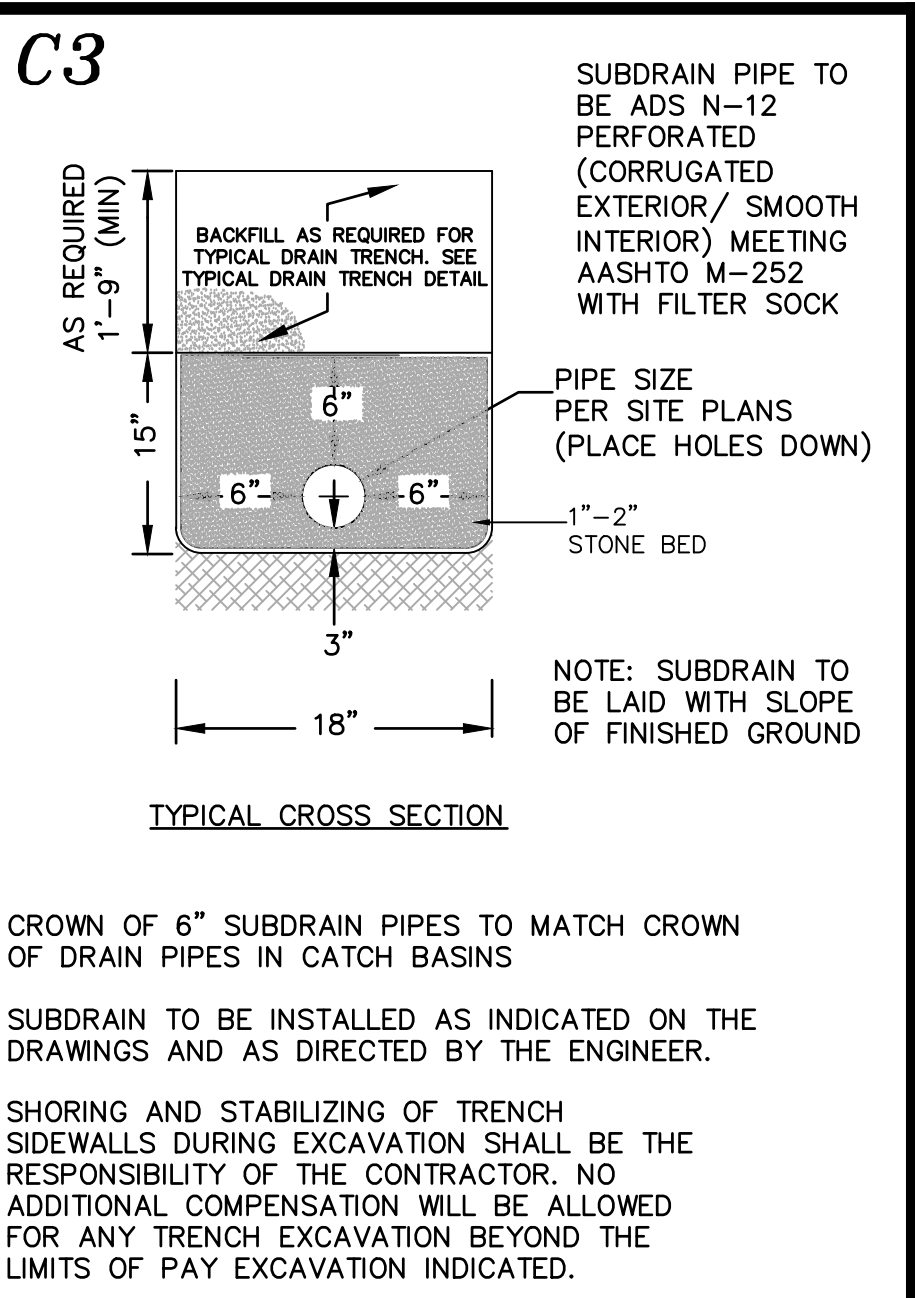
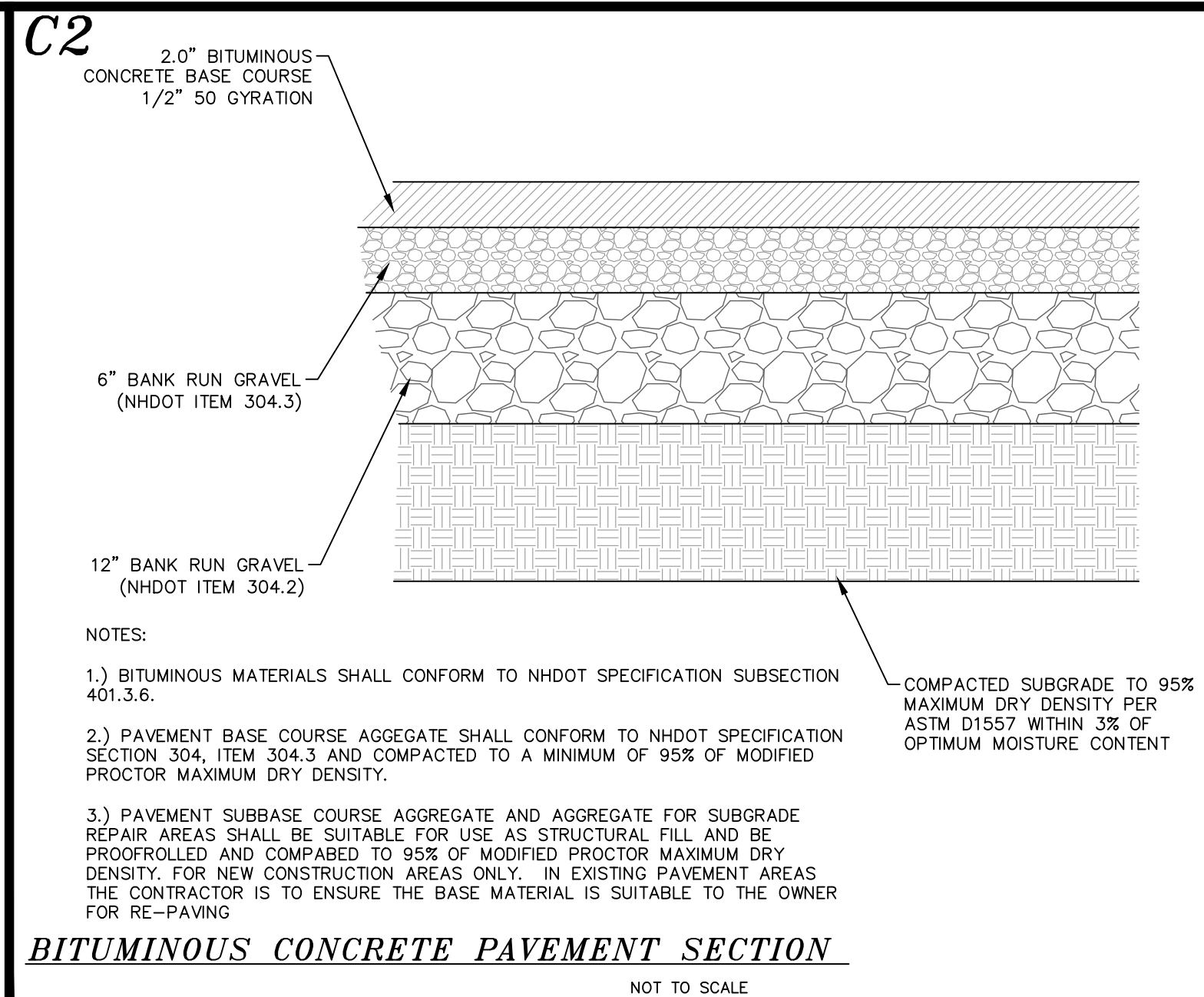
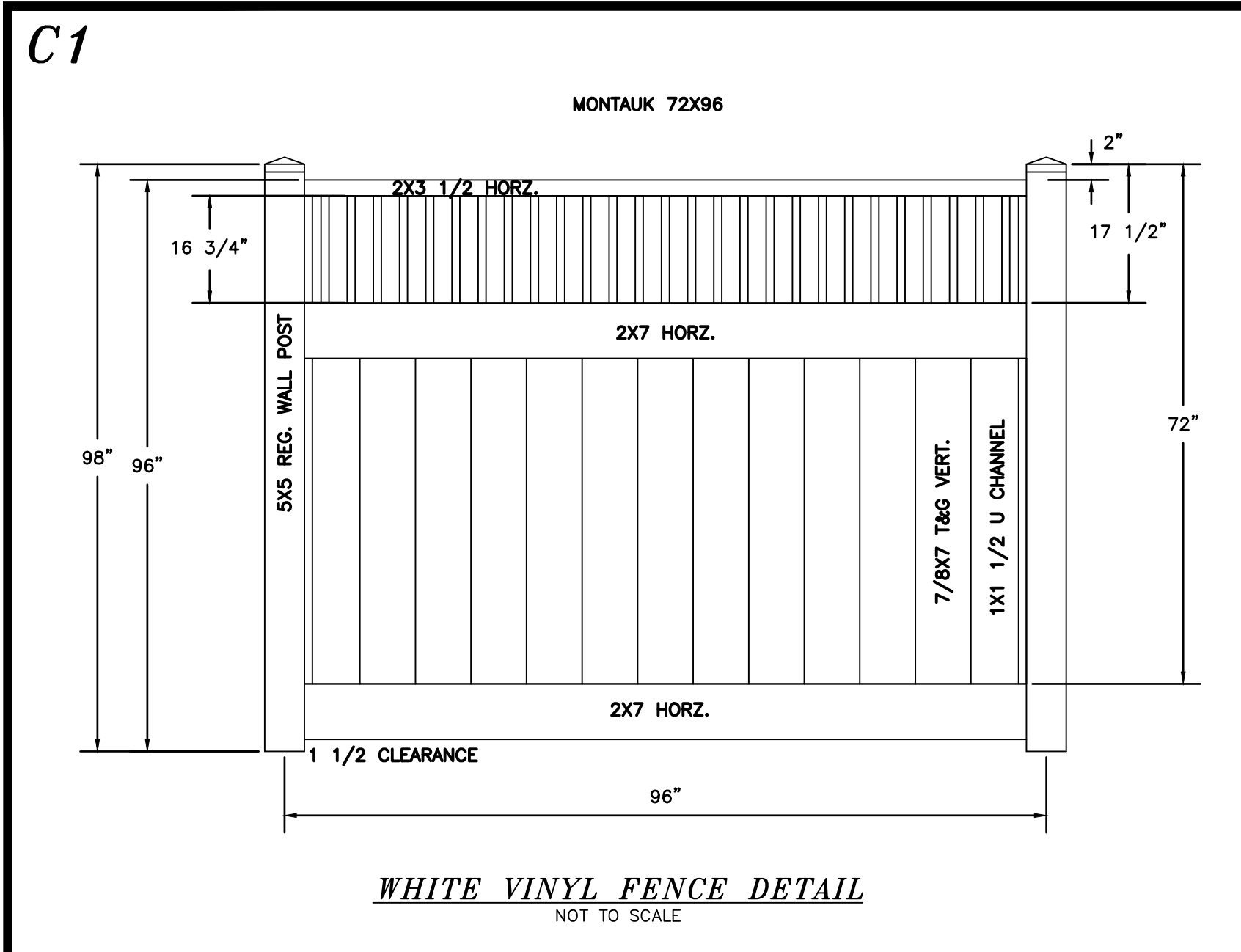
- 1.) HAY BALES BARRIERS MAY ONLY BE USED FOR A MAXIMUM OF 60 DAYS AND ARE NOT RECOMMENDED FOR PERIMETER CONTROL.
- 2.) TO BE INSTALLED IAW NH SWM #3, 4-2 SEDIMENT CONTROL, STRAW OR HAY BALE BARRIER.
- 3.) REQUIRED TO SHOW DETAIL, BUT DO NOT RECOMMEND USE OF HAY BALES FOR EROSION CONTROL.

REVISION	DATE	DESCRIPTION

EROSION & SEDIMENT CONTROL DETAILS
 LAND OF
 ROBERT DIBERTO
 326 KNOX MARSH ROAD
 MADBURY, N.H.
 TAX MAP 8, LOT 1C

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 AS NOTED
 DATE : JULY 12, 2021
 FILE NO. : DB 2021 - 110





REVISION	DATE	DESCRIPTION

CONSTRUCTION DETAILS
 LAND OF
 ROBERT DIBERTO
 326 KNOX MARSH ROAD
 MADBURY, N.H.
 TAX MAP 8, LOT 1C

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
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