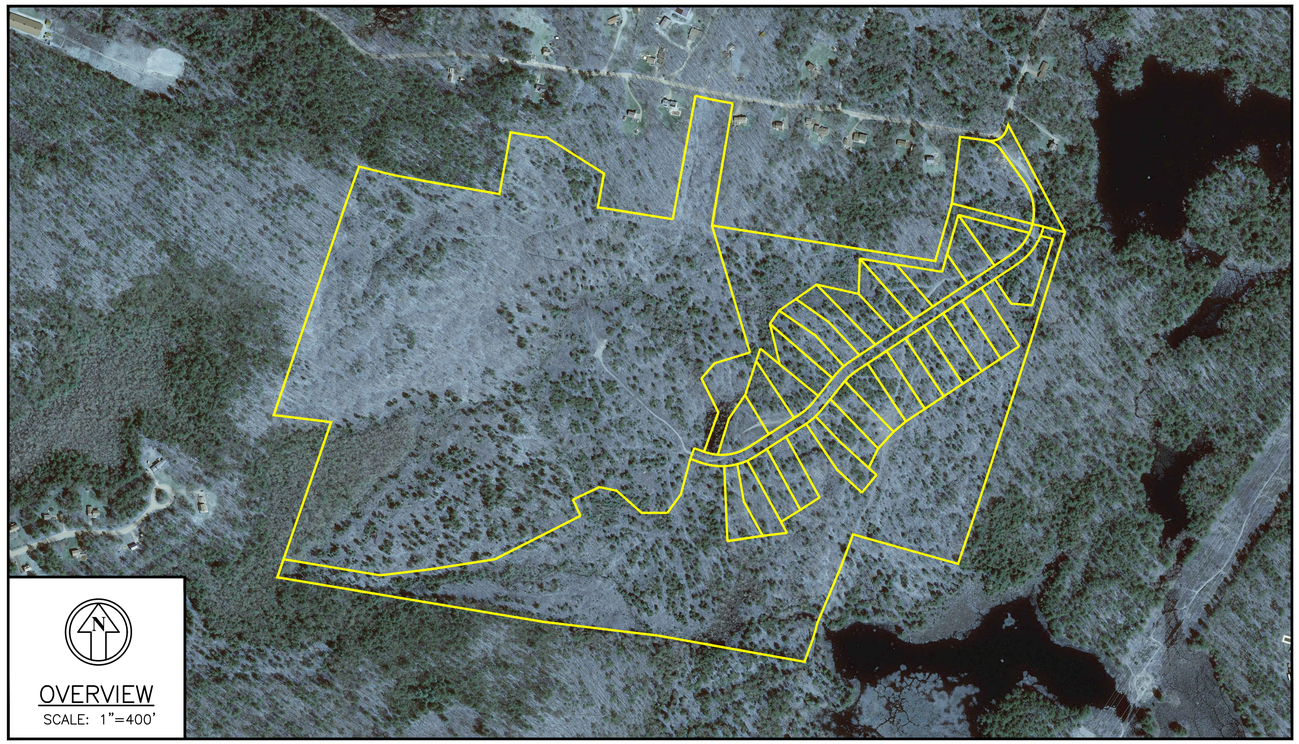
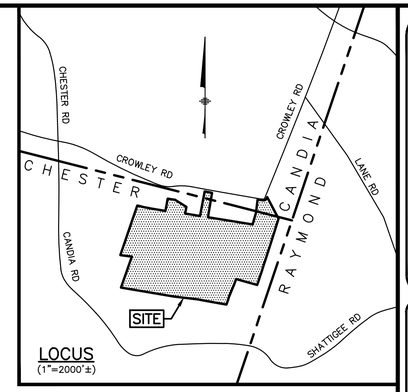
RESIDENTIAL SUBDIVISION

TANGLEWOOD

CANDIA & CHESTER, NH



OVERVIEW
SCALE: 1"=400'



LOCUS
(1"=2000'±)

SHEET INDEX

NOTES

THE SUBDIVISION REGULATIONS OF THE TOWN OF CANDIA AND NOTICE OF ACTION WITHIN 90 DAYS ARE A PART OF THIS PLAT, AND APPROVAL OF THE PLAT REQUIRES THE COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, ACCEPTING ONLY ANY RELAXATION OF REQUIREMENTS GRANTED IN WRITING BY THE BOARD.

IN CHESTER MAP 11 LOTS 57 & 59 ARE TOWN OWNED LAND & MAP 11 LOT 31 IS CONSERVATION LAND

DATE RECORDED _____ *RCRD#* _____

APPROVED BY THE CANDIA, NH

PLANNING BOARD ON: _____

CERTIFIED BY:

CHAIRMAN _____

SECRETARY _____

OTHER MEMBER _____

OTHER MEMBER _____

OTHER MEMBER _____

OTHER MEMBER _____

OTHER MEMBER _____

REQUIRED PERMITS — *PERMIT #* — *DATE*

1) NHDES SUBDIVISION PERMIT _____ _____

2) NHDES ALTERATION OF TERRAIN PERMIT _____ _____

3) NHDES WETLAND PERMIT _____ _____

OWNER'S SIGNATURE

_____

DAR BUILDERS, LLC
722 EAST INDUSTRIAL PARK DRIVE UNIT 17
MANCHESTER, NH 03109

APPROVED BY THE CHESTER PLANNING BOARD ON

_____ *DATE*

_____ *CHAIRMAN*

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

Engineers
Planners
Surveyors
TheDubayGroup.com

STATE OF NEW HAMPSHIRE
DOUGLAS G. MacGUIRE
No. 13325
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

REV:	DATE:	COMMENT:	BY:
1	7/16/25	TOWN REVIEW	SJK
2	12/11/25	CANDIA PRELIMINARY SUBMISSION	JJG
3	12/17/25	PER CANDIA COMMENTS	JJG

DRAWN BY: SJK
CHECKED BY: DGM
DATE: APRIL 30, 2025
SCALE:
FILE: 738-COVER
DEED REF: 5800-2566

PROJECT:
TANGLEWOOD
CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD
CANDIA & CHESTER NH

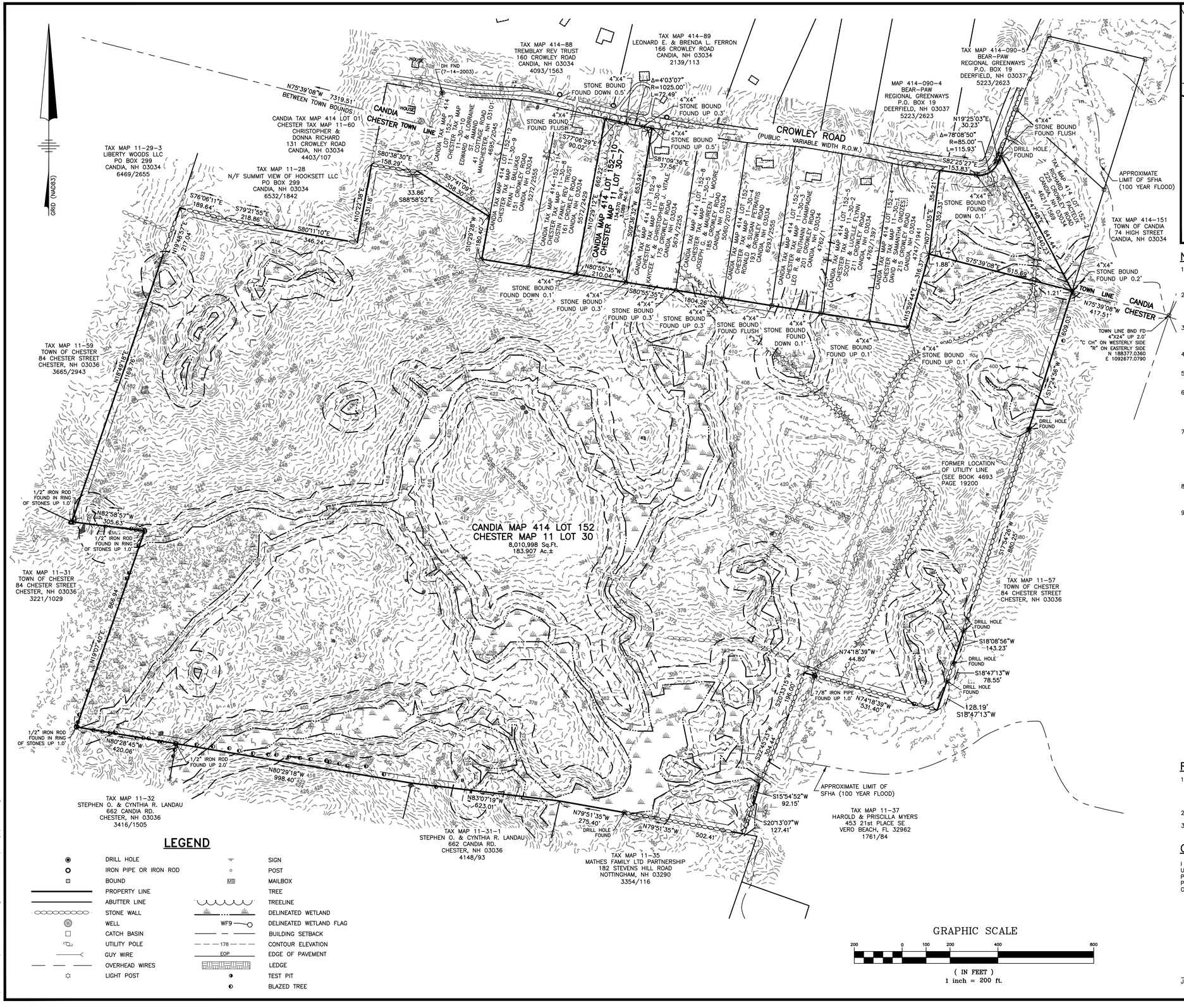
FOR/OWNER

DAR BUILDERS, LLC
722 E. INDUSTRIAL
PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:

TITLE SHEET

N:\=PROJECTS\738-Moreau-Tanglewood, Candia\DWG\CURRENT\738-COVER.dwg



LEGEND

◉	DRILL HOLE	⊽	SIGN
○	IRON PIPE OR IRON ROD	○	POST
⊡	BOUND	MB	MAILBOX
———	PROPERTY LINE		TREE
———	ABUTTER LINE		TREELINE
○○○○○○○○	STONE WALL	——…——	DELINEATED WETLAND
W	WELL	WF9	DELINEATED WETLAND FLAG
□	CATCH BASIN	——— — ———	BUILDING SETBACK
	UTILITY POLE	— — 176 — —	CONTOUR ELEVATION
——<	GUY WIRE	EOP	EDGE OF PAVEMENT
— — —	OVERHEAD WIRES		LEDGE
☼	LIGHT POST	◑	TEST PIT
		◐	BLAZED TREE

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS OF CANDIA MAP 414 LOTS 152 & 152–10 AND CHESTER MAP 11 LOTS 30 & 30–7.
2. EXISTING FEATURES SHOWN HEREON ARE BASED ON A COMBINATION OF INFORMATION TAKEN FROM PLAN REFERENCE #1, LIDAR DATA DOWNLOADED FROM NOAA, OTHER RECORD PLANS, AND A PARTIAL FIELD SURVEY BY THIS OFFICE IN FEBRUARY AND MARCH, 2025.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON PLAN REFERENCE #1 AND A PARTIAL FIELD SURVEY PERFORMED BY THIS OFFICE IN FEBRUARY AND MARCH 2025.
4. THE HORIZONTAL DATUM IS BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON MARCH 05, 2025.
5. THE VERTICAL DATUM IS BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON MARCH 05, 2025.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON RECORD DESIGN PLANS, DIG SAFE FLAGGING, AND/OR INFORMATION PROVIDED BY THE TOWN OF CANDIA & CHESTER, NH, AND ABOVE GROUND FEATURES LOCATED BY THIS OFFICE. SAID UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE EXACT OR INCLUSIVE OF ALL EXISTING UTILITIES.
7. CANDIA MAP 414 LOTS 152 & 152–10 AND CHESTER MAP 11 LOT 30–7 ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP 33015C0170E, WITH AN EFFECTIVE DATE OF MAY 17, 2005 AND A SMALL PORTION OF CHESTER MAP 11 LOTS 30 IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP 33015C0170E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
8. REFER TO "NHEC ABANDONMENT OF RIGHT OF WAY" RECORDED IN BOOK 4693 PAGE 1920 THAT RELEASES EASEMENT RIGHTS ASSOCIATED WITH THE FORMER UTILITY LINE THAT ONCE CROSSED CHESTER MAP 11 LOT 30.
9. CANDIA MAP 414 LOT 152 IS ZONED RESIDENTIAL (R) PER THE TOWN OF CANDIA ZONING MAP;

MIN LOT SIZE:	3 AC.
MIN LOT FRONTAGE:	200 FT
MIN FRONT YARD:	50 FT
MIN SIDE YARD:	25 FT
MIN REAR YARD:	25 FT

CHESTER MAP 11 LOT 30 IS ZONED RESIDENTIAL (R–1) PER THE TOWN OF CHESTER ZONING MAP:

MIN LOT SIZE:	2 AC.
MIN LOT FRONTAGE:	290 FT
MIN FRONT YARD:	40 FT
MIN SIDE YARD:	25 FT
MIN REAR YARD:	25 FT

REFER TO THE TOWNS OF CANDIA & CHESTER ZONING ORDINANCE FOR ADDITIONAL INFORMATION AND RESTRICTIONS.

REFERENCE PLANS:

1. "SUBDIVISION PLAN TANGLEWOOD CANDIA TAX MAP 414 LOTS 152 & 152–10 CHESTER TAX MAP 11 LOTS 30 & 30–7, CROWLEY ROAD, CANDIA & CHESTER, NH OWNER OF RECORD: DAR BUILDERS LLC, DATED 9/19/24, BY ERIC C. MITCHELL & ASSOC., INC.
2. ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN D 27318
3. R.C.R.D. PLAN D–33026

CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF A PARTIAL FIELD SURVEY MADE ON THE GROUND DURING FEBRUARY 2025 AND PLAN REFERENCE NO. 3 WITH AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 997 JOEL A. CONNOLLY

7/16/2025

JOEL A. CONNOLLY, LLS 997 — DATE

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

Engineers
Planners
Surveyors
TheDubayGroup.com

REVISIONS:

REV:	DATE:	COMMENT:	BY:
1	7/16/25	TOWN REVIEW	SJK

DRAWN BY:	DSJ
CHECKED BY:	JAC
DATE:	APRIL 30, 2025
SCALE:	1"=200'
FILE:	738ws
DEED REF:	5800–2566

PROJECT:

TANGLEWOOD

CANDIA TAX MAP 414
LOTS 152 & 152–10
CHESTER TAX MAP 11
LOTS 30 & 30–7
CROWLEY ROAD
CANDIA & CHESTER NH

FOR/OWNER

DAR BUILDERS, LLC
722 E. INDUSTRIAL
PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:

EXISTING CONDITIONS PLAN

PROJECT #738 SHEET 2 of 32

N:\=PROJECTS\738–Moreau–Tanglewood, Candia\Survey\738ws.dwg

SCS SOIL MAPPING LEGEND	
NUMBER	SOIL MAP UNIT NAME
43	CANTON
140	CHATFIELD–HOLLIS–CANTON
447	SCITUATE–NEWFIELDS
547	WALPOLE

WETLAND NOTES

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY BAG LAND CONSULTANTS, INC IN DECEMBER 2015 IN ACCORDANCE WITH:

1. US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1, JANUARY 2012, VERSION 2.0.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.

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

Engineers
Planners
Surveyors
TheDubayGroup.com

REVISIONS:

REV:	DATE:	COMMENT:	BY:

DRAWN BY: DSJ
CHECKED BY: JAC
DATE: APRIL 30, 2025
SCALE: 1"=200'
FILE: 738ws
DEED REF: 5800-2566

PROJECT:

TANGLEWOOD
CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD
CANDIA & CHESTER NH

FOR/OWNER

DAR BUILDERS, LLC
722 E. INDUSTRIAL
PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:

SITE SPECIFIC SOILS PLAN

PROJECT #738 SHEET 3 of 32

N:\=PROJECTS\738-Moreau-Tanglewood, Candia\Survey\738ws.dwg

LEGEND

- DRILL HOLE
- IRON PIPE OR IRON ROD
- BOUND
- PROPERTY LINE
- ABUTTER LINE
- STONE WALL
- WELL
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- LIGHT POST
- SIGN
- POST
- MAILBOX
- TREE
- TREELINE
- DELINEATED WETLAND
- DELINEATED WETLAND FLAG
- BUILDING SETBACK
- 176 CONTOUR ELEVATION
- EOP EDGE OF PAVEMENT
- LEDGE
- TEST PIT
- BLAZED TREE

GRID (NAD83)

N75°39'08"W 7319.51' BETWEEN TOWN BOUNDS

CANDIA CHESTER TOWN LINE

CANDIA TAX MAP 414 LOT 01
CHESTER TAX MAP 11-60
CHRISTOPHER & DONNA RICHARD
131 CROWLEY ROAD
CANDIA, NH 03034
4403/107

TAX MAP 11-28
N/F SUMMIT VIEW OF HOOKSETT LLC
PO BOX 299
CANDIA, NH 03034
6532/1842

TAX MAP 11-59
TOWN OF CHESTER
84 CHESTER STREET
CHESTER, NH 03036
3665/2943
(TOWN OWNED LAND)

S76°06'11"E 189.64'
S79°21'55"E 218.86'
S80°11'10"E 346.24'
N19°36'57"E 217.04'
N16°49'16"E 1169.76'
S80°38'30"E 158.29'
N10°22'38"E 331.18'
S5°41'09"E 359.30'
S10°29'28"W 180.40'
S80°38'30"E 33.86'
S88°58'52"E

1/2" IRON ROD FOUND IN RING OF STONES UP 1.0'
N82°58'57"W 305.63'
1/2" IRON ROD FOUND IN RING OF STONES UP 1.0'
N19°07'40"E 866.94'
1/2" IRON ROD FOUND IN RING OF STONES UP 1.0'
N80°28'45"W 420.06'
1/2" IRON ROD FOUND UP 2.0'
N80°29'18"W 998.40'

TAX MAP 11-31
TOWN OF CHESTER
84 CHESTER STREET
CHESTER, NH 03036
3221/1029
(CONSERVATION LAND)

TAX MAP 11-32
STEPHEN O. & CYNTHIA R. LANDAU
662 CANDIA RD.
CHESTER, NH 03036
3416/1505

N83°07'19"W 623.01'

TAX MAP 11-31-1
STEPHEN O. & CYNTHIA R. LANDAU
662 CANDIA RD.
CHESTER, NH 03036
4148/93

N79°51'35"W 275.40'
DRILL HOLE FOUND
N79°51'35"W 502.41'

TAX MAP 11-35
MATHES FAMILY LTD PARTNERSHIP
182 STEVENS HILL ROAD
NOTTINGHAM, NH 03290
3354/116

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

HOUSE
DH FND (7-14-2003)

TAX MAP 414-88
TREMBLAY REV TRST
160 CROWLEY ROAD
CANDIA, NH 03034
4093/1563

TAX MAP 414-89
LEONARD E. & BRENDA L. FERRON
166 CROWLEY ROAD
CANDIA, NH 03034
2139/113

CANDIA TAX MAP 414 LOT 152-3
CHESTER TAX MAP 11-30-10
EDWARD & LORRAINE AMAND
41 CHATEAU DRIVE
MANCHESTER, NH 03101
4695/2045

CANDIA TAX MAP 414 LOT 152-12
CHESTER TAX MAP 11-30-9
BRIAN & LUCAS MACLEOD
141 CROWLEY ROAD
CANDIA, NH 03034
5272/2555

CANDIA TAX MAP 414-152-11
CHESTER TAX MAP 11-30-8
CHRISTOPHER J. VITALE
161 CROWLEY ROAD
CANDIA, NH 03034
5272/2428

CANDIA MAP 414 LOT 152-10
CHESTER MAP 11 LOT 30-7
134,570 Sq.Ft.
3.089 Ac.±

CANDIA TAX MAP 414 LOT 152-9
CHESTER TAX MAP 11-30-6
KAYCEE K. CHRISTOPHER J. VITALE
175 CROWLEY ROAD
CANDIA, NH 03034
5674/2255

CANDIA TAX MAP 414 LOT 152-8
CHESTER TAX MAP 11-30-5
JOSEPH L. & MAUREEN L. MOORE
189 CROWLEY ROAD
CANDIA, NH 03034
5080/2073

CANDIA TAX MAP 414 LOT 152-7
CHESTER TAX MAP 11-30-4
RONALD & SUSAN PETRAITIS
203 CROWLEY ROAD
CANDIA, NH 03034
629/2555

CANDIA TAX MAP 414 LOT 152-6
CHESTER TAX MAP 11-30-3
LEO R. & RUTHANN CHAMPAGNE
201 CROWLEY ROAD
CANDIA, NH 03034
4762/11

CANDIA TAX MAP 414 LOT 152-5
CHESTER TAX MAP 11-30-2
SCOTT & MICHELLE FLYNN
211 CROWLEY ROAD
CANDIA, NH 03034
4762/1397

CANDIA TAX MAP 414 LOT 152-4
CHESTER TAX MAP 11-30-1
DAVID & SAMANTHA ONDZIK
215 CROWLEY ROAD
CANDIA, NH 03034
4747/1941

TAX MAP 414-090-4
BEAR-PAW
REGIONAL GREENWAYS
P.O. BOX 19
DEERFIELD, NH 03037
5223/2623

TAX MAP 414-090-5
BEAR-PAW
REGIONAL GREENWAYS
P.O. BOX 19
DEERFIELD, NH 03037
5223/2623

TAX MAP 414-151
TOWN OF CANDIA
74 HIGH STREET
CANDIA, NH 03034

TAX MAP 414 LOT 152-2
RICHARD & PATEUX
225 CROWLEY ROAD
CANDIA, NH 03034
4621/1569

CROWLEY ROAD
(PUBLIC - VARIABLE WIDTH R.O.W.)

Δ=4°03'07"
R=1025.00'
L=72.49'

4"X4" STONE BOUND FOUND DOWN 0.5'
4"X4" STONE BOUND FOUND UP 0.3'
4"X4" STONE BOUND FOUND FLUSH
4"X4" STONE BOUND FOUND UP 0.5'
S77°06'29"E 90.02'
S81°09'36"E 37.56'
S82°25'27"E 153.83'
N19°25'03"E 30.23'
Δ=78°08'50"
R=85.00'
L=115.93'
DRILL HOLE FOUND
4"X4" STONE BOUND FOUND FLUSH
4"X4" STONE BOUND FOUND DOWN 0.1'
4"X4" STONE BOUND FOUND UP 0.2'

N10°29'12"E 662.22'
S09°36'32"W 653.64'
N80°55'35"W 210.04'
S80°55'35"E 1804.26'
N07°10'35"E 354.21'
352.35'
S75°39'08"E 615.69'
1.88'
1.21'
N13°59'44"E 316.37'
S27°47'48"E 641.44'
640.03'
N75°39'08"W 417.51'
TOWN LINE CANDIA CHESTER
TOWN LINE BND FD 4"X24" UP 2.0' "C CH" ON WESTERLY SIDE "R" ON EASTERLY SIDE N 188377.0360 E 1092677.0790
609.03'
S17°24'56"W
S17°54'26"W 880.25'

DRILL HOLE FOUND
S18°08'56"W 143.23'
DRILL HOLE FOUND
S18°47'13"W 78.55'
DRILL HOLE FOUND
128.19'
S18°47'13"W

N74°18'39"W 44.80'
7/8" IRON PIPE FOUND UP 1.0'
N74°18'39"W 531.40'
S20°33'15"W 190.00'
S22°15'23"W 304.44'
S15°54'52"W 92.15'
S20°13'07"W 127.41'

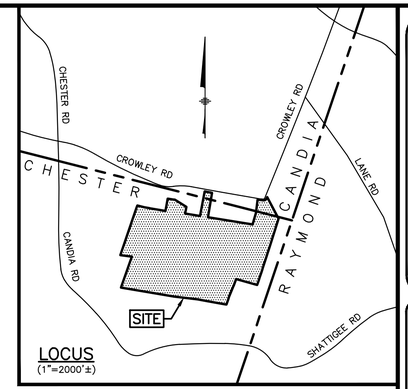
TAX MAP 11-57
TOWN OF CHESTER
84 CHESTER STREET
CHESTER, NH 03036
3781/978
(TOWN OWNED LAND)

TAX MAP 11-37
HAROLD & PRISCILLA MYERS
453 21st PLACE SE
VERO BEACH, FL 32962
1761/84

CANDIA MAP 414 LOT 152
CHESTER MAP 11 LOT 30
8,010,998 Sq.Ft.
183.907 Ac.±

REFERENCE PLANS:

1. "SUBDIVISION PLAN TANGLEWOOD CANDIA TAX MAP 414 LOTS 152 & 152-10 CHESTER TAX MAP 11 LOTS 30 & 30-7, CROWLEY ROAD, CANDIA & CHESTER, NH OWNER OF RECORD: DAR BUILDERS LLC, DATED 9/19/24, BY ERIC C. MITCHELL & ASSOC., INC.
2. ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN D 27318
3. R.C.R.D. PLAN D-33026



LOCUS
(1"=2000'±)

NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY OF CANDIA MAP 414 LOTS 152 & 152-10 AND CHESTER MAP 11 LOTS 30 & 30-7.
2. EXISTING FEATURES SHOWN HEREON ARE BASES ON A COMBINATION OF INFORMATION TAKEN FROM PLAN REFERENCE #1, LIDAR DATA DOWNLOADED FROM NOAA, OTHER RECORD PLANS, AND A PARTIAL FIELD SURVEY BY THIS OFFICE IN FEBRUARY AND MARCH, 2025.
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6. REFER TO "NHEC ABANDONMENT OF RIGHT OF WAY" RECORDED IN BOOK 4693 PAGE 1920 THAT RELEASES EASEMENT RIGHTS ASSOCIATED WITH THE FORMER UTILITY LINE THAT ONCE CROSSED CHESTER MAP 11 LOT 30.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF A PARTIAL FIELD SURVEY MADE ON THE GROUND DURING FEBRUARY 2025 AND PLAN REFERENCE NO. 3 WITH AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

STATE OF NEW HAMPSHIRE No. 997 JOEL A. CONNOLLY LICENSED LAND SURVEYOR

12/18/2025

JOEL A. CONNOLLY, LLS 997 — DATE

OWNER'S SIGNATURE

DAR BUILDERS, LLC
722 EAST INDUSTRIAL PARK DRIVE, UNIT 17
MANCHESTER, NH 03109
BOOK 5800 PAGE 2566 (CORRECTIVE DEED)
BOOK 5747 PAGE 1970

APPROVED BY THE CANDIA, NH

PLANNING BOARD ON: _____
CERTIFIED BY:
CHAIRMAN _____
SECRETARY _____
OTHER MEMBER _____
OTHER MEMBER _____
OTHER MEMBER _____
OTHER MEMBER _____
OTHER MEMBER _____

APPROVED BY THE CHESTER, NH

PLANNING BOARD ON: _____
CERTIFIED BY
CHAIRMAN: _____
TOWN PLANNER: _____

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

Engineers
Planners
Surveyors
TheDubayGroup.com

REVISIONS:

REV:	DATE:	COMMENT:	BY:
3	12/18/25	PER CANDIA REVIEW COMMENTS	JAC

DRAWN BY: DSJ
CHECKED BY: JAC
DATE: APRIL 30, 2025
SCALE: 1"=200'
FILE: 738-SUB
DEED REF: 5800-2566

PROJECT:
TANGLEWOOD
CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD
CANDIA & CHESTER NH

FOR/OWNER

DAR BUILDERS, LLC
722 E. INDUSTRIAL
PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:
BOUNDARY PLAN

PROJECT #738 SHEET 4 of 32

N:\=PROJECTS\738-Moreau-Tanglewood, Candia\Survey\738-SUB.dwg

LEGEND

- DRILL HOLE
- IRON PIPE OR IRON ROD
- BOUND FOUND
- BOUND TO BE SET
- PROPERTY LINE
- ABUTTER LINE
- STONE WALL
- WELL
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- LIGHT POST
- SIGN
- POST
- MAILBOX
- TREE
- TREELINE
- DELINEATED WETLAND
- WF9 — DELINEATED WETLAND FLAG
- BUILDING SETBACK
- 176 — CONTOUR ELEVATION
- EOP — EDGE OF PAVEMENT
- LEDGE
- TEST PIT
- BLAZED TREE

GRID (NAD83)

N75°39'08"W 7319.51' BETWEEN TOWN BOUNDS

CANDIA / CHESTER TOWN LINE

CROWLEY ROAD (PUBLIC – VARIABLE WIDTH R.O.W.)

TAX MAP 11–59
TOWN OF CHESTER
84 CHESTER STREET
CHESTER, NH 03036
3665/2943
(TOWN OWNED LAND)

N18°43'18"E 1169.76'

TAX MAP 11–31
TOWN OF CHESTER
84 CHESTER STREET
CHESTER, NH 03036
3221/1029
(CONSERVATION LAND)

N82°58'57"W 305.63'

N19°07'40"E 866.84'

N19°07'40"E 788.54'

TAX MAP 11–28
N/F SUMMIT VIEW OF HOOKSETT LLC
PO BOX 299
CANDIA, NH 03034
6532/1842

CANDIA TAX MAP 414 LOT 01
CHESTER TAX MAP 11–60
CHRISTOPHER & DONNA RICHARD
131 CROWLEY ROAD
CANDIA, NH 03034
4403/107

S76°06'11"E 189.64'
S79°21'55"E 218.86'
S80°11'10"E 346.24'
N10°22'38"E 331.18'
S80°38'30"E 158.29'
33.86'
S88°58'52"E
S57°41'09"E 358.30'
S10°29'28"W 180.40'
S80°55'35"E 400.30'

TAX MAP 414–88
TREMBLAY REV TRUST
160 CROWLEY ROAD
CANDIA, NH 03034
4093/1563

HOUSE

CANDIA TAX MAP 414 LOT 152–3
CHESTER TAX MAP 11–30–10
EDWARD & LORRAINE ST. AMAND
41 ASHCROFT ROAD
MANCHESTER, NH 03101
4695/2045

CANDIA TAX MAP 414 LOT 152–12
CHESTER TAX MAP 11–30–9
BRIAN LUKAS
161 CROWLEY ROAD
CANDIA, NH 03034
5272/2555

CANDIA TAX MAP 414–152–11
CHESTER TAX MAP 11–30–8
OLIVIA FAMILY REV TRUST
161 CROWLEY ROAD
CANDIA, NH 03034
5272/2428

S77°06'29"E 90.02'
N10°29'12"E 662.22'
S09°36'32"W 653.64'

TAX MAP 414–89
LEONARD E. & BRENDA L. FERRON
166 CROWLEY ROAD
CANDIA, NH 03034
2139/113

Δ=4°03'07"
R=1025.00'
L=72.49'

S81°09'36"E 37.56'

CANDIA TAX MAP 414 LOT 152–9
CHESTER TAX MAP 11–30–6
CHRISTOPHER J. VITALE
175 CROWLEY ROAD
CANDIA, NH 03034
5674/2255

CANDIA TAX MAP 414 LOT 152–8
CHESTER TAX MAP 11–30–5
JOSEPH L. & MAUREEN L. MOORE
CANDIA, NH 03034
5080/2073

CANDIA TAX MAP 414 LOT 152–7
CHESTER TAX MAP 11–30–4
RONALD & SUSAN PETRATIS
CROWLEY ROAD
CANDIA, NH 03034
629/2555

CANDIA TAX MAP 414 LOT 152–6
CHESTER TAX MAP 11–30–3
LEO & RUTHANN CHIAPPONE
201 CROWLEY ROAD
CANDIA, NH 03034
4762/11

CANDIA TAX MAP 414 LOT 152–5
CHESTER TAX MAP 11–30–2
SCOTT & MELLE FLYNN
211 CROWLEY ROAD
CANDIA, NH 03034
4762/1397

CANDIA TAX MAP 414 LOT 152–4
CHESTER TAX MAP 11–30–1
DAVID & SAMANTHA ONDZIK
215 CROWLEY ROAD
CANDIA, NH 03034
4747/1941

MAP 414–090–4
BEAR–PAW
REGIONAL GREENWAYS
P.O. BOX 19
DEERFIELD, NH 03037
5223/2623

TAX MAP 414–090–5
BEAR–PAW
REGIONAL GREENWAYS
P.O. BOX 19
DEERFIELD, NH 03037
5223/2623

N19°25'03"E 30.23'
Δ=78°08'50"
R=85.00'
L=115.93'
S82°25'27"E 153.83'

TAX MAP 414 LOT 152–2
RICHARD & PATEUX
229 CROWLEY ROAD
CANDIA, NH 03034
4621/1569

SHANNON DRIVE

S27°47'48"E 641.44'
S27°47'48"E 640.23'

354.21'
352.35'
N07°10'35"E
316.37'
N13°59'44"E
1.88'
S75°39'08"E 615.69'
1.21'

MAP 414 LOT 152

APPROXIMATE LIMIT OF SFHA (100 YEAR FLOOD)

TAX MAP 414–151
TOWN OF CANDIA
74 HIGH STREET
CANDIA, NH 03034

TOWN LINE CANDIA / CHESTER
N75°39'08"W 417.51'

LOT 130–129
OPEN SPACE
400,547 Sq.Ft.
9.19 Ac.±

S19°39'55"E 699.92'

LOT 30
REMAINDER
4,153,501 Sq.Ft.
95.351 Ac.±

LOT 30–128
LOT 30–127
LOT 30–126
LOT 30–125
LOT 30–124
LOT 30–123
LOT 30–122
LOT 30–121
LOT 30–120
LOT 30–119
LOT 30–118
LOT 30–117
LOT 30–116
LOT 30–115
LOT 30–114
LOT 30–113
LOT 30–112
LOT 30–111
LOT 30–110
LOT 30–109
LOT 30–108
LOT 30–107
LOT 30–106
LOT 30–105
LOT 30–104
LOT 30–103
LOT 30–102
LOT 30–101
LOT 30–100 OPEN SPACE

609.03'
S17°24'56"W

S40°56'41"W 105.68'
S73°07'45"W 195.00'
LOT 30–129 OPEN SPACE
S52°23'15"E 200.78'
S20°02'39"W 221.01'
N69°57'21"W 55.00'
S20°02'39"W 60.00'
S15°02'39"W 185.00'
N78°21'40"W 93.56'
S36°18'29"W 119.83'
N89°59'32"W 180.79'
N45°20'01"W 129.81'
S64°40'40"W 154.58'
S25°17'20"E 94.48'
S83°09'25"W 508.79'

LOT 130–100
OPEN SPACE
2,027,343 Sq.Ft.
46.54 Ac.±

LOT 30–100 OPEN SPACE

S17°54'26"W 880.25'

TAX MAP 11–57
TOWN OF CHESTER
84 CHESTER STREET
CHESTER, NH 03036
3781/978
(TOWN OWNED LAND)

S18°08'56"W 143.23'
S18°47'13"W 78.55'
128.19'
S18°47'13"W
N74°18'39"W 44.80'
N74°18'39"W 531.40'
S20°13'15"W 186.00'
S22°49'23"W 304.44'
S15°54'52"W 92.15'
S20°13'07"W 127.41'

APPROXIMATE LIMIT OF SFHA (100 YEAR FLOOD)

TAX MAP 11–37
HAROLD & PRISCILLA MYERS
453 21st PLACE SE
VERO BEACH, FL 32962
1761/84

N80°29'00"W 514.76'
S83°14'48"W 274.19'
S81°09'29"W 337.46'
101.40'
N80°28'45"W 420.06'
N80°29'18"W 998.40'
N83°07'19"W 623.01'
N79°51'35"W 275.40'
N79°51'35"W 502.41'

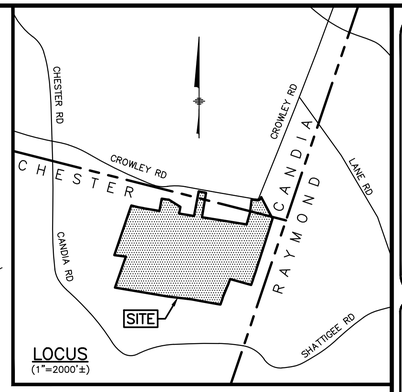
LOT 30–100 OPEN SPACE

TAX MAP 11–32
STEPHEN O. & CYNTHIA R. LANDAU
662 CANDIA RD.
CHESTER, NH 03036
3416/1505

TAX MAP 11–31–1
STEPHEN O. & CYNTHIA R. LANDAU
662 CANDIA RD.
CHESTER, NH 03036
4148/93

TAX MAP 11–35
MATHES FAMILY LTD PARTNERSHIP
182 STEVENS HILL ROAD
NOTTINGHAM, NH 03290
3354/116

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.



LOCUS
(1"=2000'±)

NOTES:

SEE 'SUBDIVISION PLAN SHEET A' FOR NOTES.

REFERENCE PLANS:

1. "SUBDIVISION PLAN TANGLEWOOD CANDIA TAX MAP 414 LOTS 152 & 152–10 CHESTER TAX MAP 11 LOTS 30 & 30–7, CROWLEY ROAD, CANDIA & CHESTER, NH OWNER OF RECORD: DAR BUILDERS LLC, DATED 9/19/24, BY ERIC C. MITCHELL & ASSOC., INC.
2. ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN D 27318
3. R.C.R.D. PLAN D–33026

CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF A PARTIAL FIELD SURVEY MADE ON THE GROUND DURING FEBRUARY 2025 AND PLAN REFERENCE NO. 3 WITH AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

STATE OF NEW HAMPSHIRE — No. 997 JOEL A. CONNOLLY — LICENSED LAND SURVEYOR

12/18/2025

JOEL A. CONNOLLY, LLS 997 — DATE

OWNER'S SIGNATURE

DAR BUILDERS, LLC
722 EAST INDUSTRIAL PARK DRIVE, UNIT 17
MANCHESTER, NH 03109
BOOK 5800 PAGE 2566 (CORRECTIVE DEED)
BOOK 5747 PAGE 1970

APPROVED BY THE CANDIA, NH

PLANNING BOARD ON: _____
CERTIFIED BY:
CHAIRMAN _____
SECRETARY _____
OTHER MEMBER _____
OTHER MEMBER _____
OTHER MEMBER _____
OTHER MEMBER _____
OTHER MEMBER _____

APPROVED BY THE CHESTER, NH

PLANNING BOARD ON: _____
CERTIFIED BY
CHAIRMAN: _____
TOWN PLANNER: _____

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

Engineers
Planners
Surveyors
TheDubayGroup.com

REVISIONS:

REV:	DATE:	COMMENT:	BY:
3	12/18/25	PER CANDIA REVIEW COMMENTS	JAC

DRAWN BY: DSJ
CHECKED BY: JAC
DATE: APRIL 30, 2025
SCALE: 1"=200'
FILE: 738–SUB
DEED REF: 5800–2566

PROJECT:
TANGLEWOOD
CANDIA TAX MAP 414
LOTS 152 & 152–10
CHESTER TAX MAP 11
LOTS 30 & 30–7
CROWLEY ROAD
CANDIA & CHESTER NH
FOR/OWNER
DAR BUILDERS, LLC
722 E. INDUSTRIAL
PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:
SUBDIVISION PLAN (OVERVIEW)

PROJECT #738 SHEET 5 of 32

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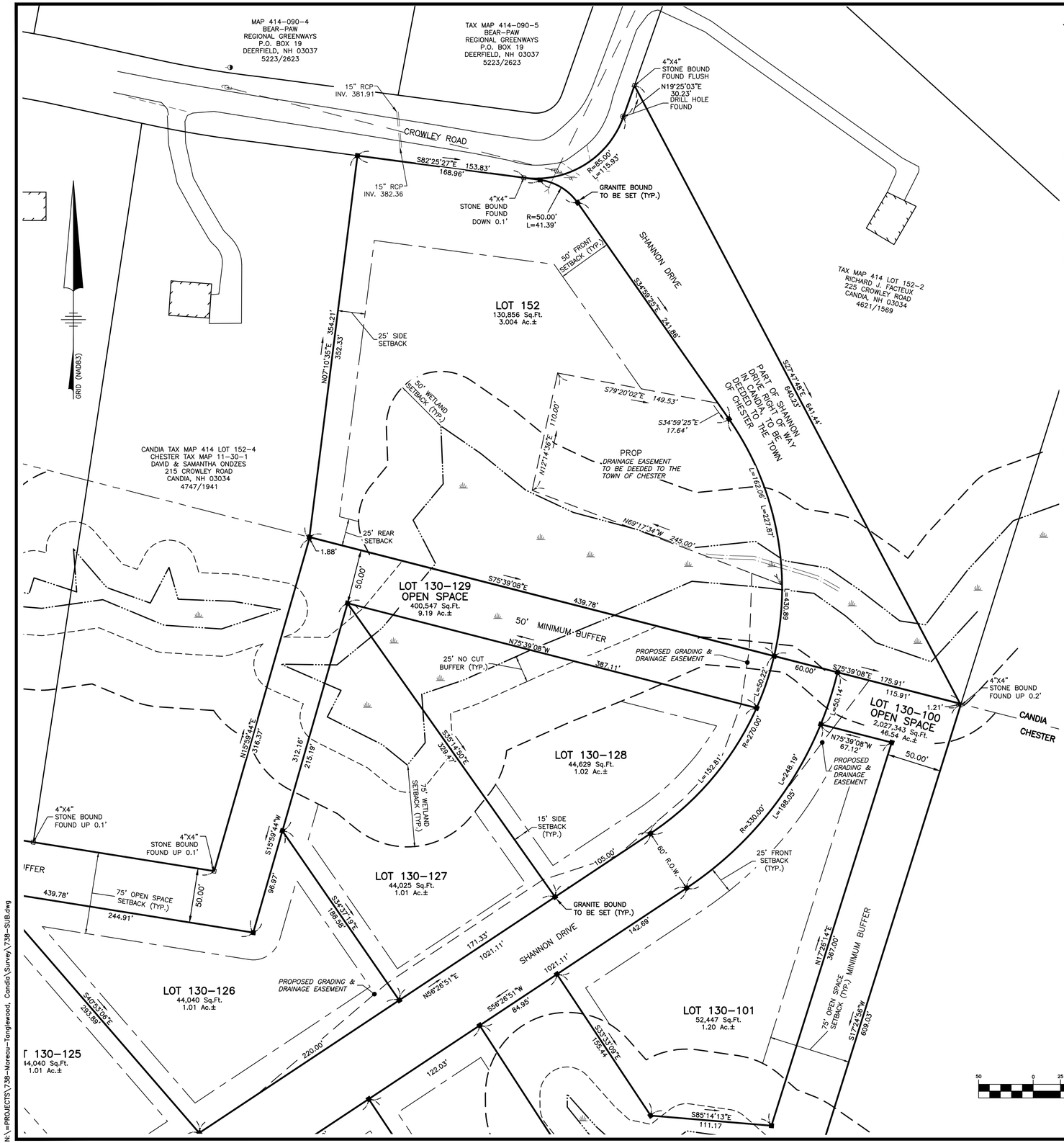

NOTES:

1. THE PURPOSE OF THIS PLAN IS:
   A. SUBDIVIDE CANDIA TAX MAP 414 LOT 152 (4.114 ACRES) INTO 1 SINGLE FAMILY HOUSE LOT (3.004 ACRES) LEAVING THE REMAINING 1.110 ACRES AS PART OF THE SHANNON DRIVE RIGHT OF WAY. THE RIGHT OF WAY IN CANDIA WILL BE DEEDED TO THE TOWN OF CHESTER.
   B. TO ADD TO CHESTER TAX MAP 11 LOT 30-7 (2.081 AC.) AND CANDIA TAX MAP 414 LOT 152-10 (1.008 AC.) TO THE REMAINDER OF CHESTER TAX MAP 11 LOT 30.
   C. AND SIMULTANEOUSLY SUBDIVIDE THE 87.53 ACRES AS AN OPEN SPACE SUBDIVISION WITH 28 SINGLE FAMILY HOUSE LOTS WITH 4 BEDROOMS OR LESS, TWO OPEN SPACE LOTS, AND 1 REMAINDER LOT FOR FUTURE DEVELOPMENT.
2. EXISTING FEATURES SHOWN HEREON ARE BASES ON A COMBINATION OF INFORMATION TAKEN FROM PLAN REFERENCE #1, OTHER RECORD PLANS, AND A PARTIAL FIELD SURVEY BY THIS OFFICE IN MARCH, 2025.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON PLAN REFERENCE #1 AND A PARTIAL FIELD SURVEY PERFORMED BY THIS OFFICE IN MARCH 2025.
4. THE HORIZONTAL DATUM IS BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON MARCH 5, 2025.
5. TOTAL LAND AREAS IN CANDIA & CHESTER = 8,145,568 SF. (187.996 ACRES)
6. ALL LOTS WITHIN THIS SUBDIVISION WILL HAVE ON SITE WELLS AND WILL HAVE INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS. ALL LOTS IN CHESTER WILL HAVE ON SITE WELLS AND SEPTIC SYSTEMS IN ACCORDANCE WITH ARTICLE 4.3 AND 6.12.4 OF THE CHESTER ZONING ORDINANCE. NO SEWAGE DISPOSAL SYSTEM SHALL HAVE FILL OR COVER AT A CENTER POINT EXCEEDING FIVE FEET ABOVE THE ORIGINAL GROUND LEVEL ELEVATION. NO LEACH FIELD BED SHALL BE LOCATED ON LAND HAVING SLOPES OF TWENTY PERCENT (20%) OR MORE. LEACH FIELD BEDS LOCATED ON SLOPES BETWEEN FIFTEEN PERCENT (15%) AND TWENTY PERCENT (20%) SHALL HAVE A MAXIMUM WIDTH OF 10 FEET IN ACCORDANCE WITH ARTICLE 4.3.4.3.
7. CANDIA MAP 414 LOTS 152 & 152-10 AND CHESTER MAP 11 LOT 30-7 ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP 33015C0170E, WITH AN EFFECTIVE DATE OF MAY 17, 2005 AND A SMALL PORTION OF CHESTER MAP 11 LOTS 30 IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP 33015C0170E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
8. REFER TO "NHEC ABANDONMENT OF RIGHT OF WAY" RECORDED IN BOOK 4693 PAGE 1920 THAT RELEASES EASEMENT RIGHTS ASSOCIATED WITH THE FORMER UTILITY LINE THAT ONCE CROSSED CHESTER MAP 11 LOT 30
9. THIS PLAN CONTAINS A TOTAL OF ___ SHEETS. SHEETS _ THROUGH _ ARE ON FILE AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THE ENTIRE SET IS ON FILE AT THE TOWN OF CHESTER PLANNING DEPARTMENT, WHICH TOGETHER CONSTITUTE THE PLAN WHICH IS APPROVED BY THE CHESTER PLANNING BOARD. SHEETS ___ AND ___ ARE ON FILE WITH CANDIA PLANNING BOARD.
10. PRESENT ZONING: R1 – RESIDENTIAL

    OPEN SPACE ZONING, PARENT TRACT
    MINIMUM LOT AREA = 25 ACRES
    MINIMUM ROAD FRONTAGE = 60'
    MAXIMUM BUILDING HEIGHT = 33'

    BUILDING SETBACKS
    MINIMUM FRONT SETBACK
    EXTERNAL = 50'
    INTERNAL = 25'
    MINIMUM SIDE AND REAR SETBACK
    EXTERNAL = 50'
    INTERNAL = 15' (MIN. 40' BETWEEN BLDGS.)

    ALL SEPTIC SYSTEM MUST BE AT LEAST 75' FROM WETLANDS

    WELLS TO HAVE A 100' PROTECTIVE RADIUS

	WETLANDS, PONDS & STREAMS	VERNAL POOLS
BUILDING SETBACKS	75 FT	100 FT
SEPTIC SYSTEM SETBACK	75 FT	100 FT
WELL	25 FT	25 FT
NO CLEAR BUFFER *	25 FT	50 FT

    *WITHIN THE NO CLEAR BUFFER, CLEARING INCIDENTAL TO DRIVEWAY CONSTRUCTION IS ALLOWED AND NO MORE THAN 50 PERCENT OF THE BASAL AREA OF TREES AND VEGETATION CAN BE REMOVED ANNUALLY (PER ZONING ARTICLE 5, SECTION 7.2.7).

    DENSITY CALCULATIONS (CHESTER LAND ONLY):
    CONSTRAINED AREA:
    WETLANDS AND SURFACE WATER = 12.4 AC.
    SLOPES OVER 25% = 1.0 AC.
    TOTAL CONSTRAINED AREA = 13.4 AC.

    UNCONSTRAINED AREA:
    TOTAL AREA = 87.53 AC.
    LESS CONSTRAINED AREA = −13.4 AC.
    UNCONSTRAINED AREA = 74.13 AC.

    SINGLE FAMILY UNIT COUNT
    74.13 AC. / 3 AC./UNIT = 24.7 UNITS
    DENSITY BONUS FOR 60% OPEN SPACE IS 15%
    24.7 X 1.15 = 28.4 UNITS USING 15% BONUS (28 UNITS)

    BEDROOM COUNT:
    28 UNITS X 3.5 BEDROOMS/UNIT = 98 BEDROOMS MAXIMUM TOTAL, USE 98 BEDROOMS. 14, 4 BEDROOM UNITS PLUS 14, 3 BEDROOM UNITS EQUALS 98 BEDROOMS TOTAL

    MINIMUM CONSERVATION AREA DETERMINATION
    87.53 AC. X 0.60 = 52.52 AC. (55.73 AC. PROVIDED = 63.3% PROVIDED)
    UNCONSTRAINED AREA IN CONSERVATION AREA
    75% OF CONSERVATION AREA IS REQUIRED TO BE CONTIGUOUS AND AT LEAST 100 FEET WIDE
    52.52 AC. X 0.75 = 39.39 AC. (50.85 AC. PROVIDED)
11. THE OWNER/CONTRACTOR SHALL BE AWARE OF THEIR RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 11 UPTON DRIVE, WILMINGTON, MA. (1-888-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
12. ALL ABUTTERS TO THIS PROJECT IN CHESTER ARE LOCATED WITHIN THE R1-RESIDENTIAL ZONE. ABUTTERS TO THIS PROJECT IN CANDIA ARE LOCATED WITHIN THE RESIDENTIAL ZONE.
13. ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND.
14. THE OPEN SPACE WILL BE DEEDED EITHER BY EASEMENT OR IN FEE TO THE TOWN OF CHESTER. THE INDIVIDUAL LOTS AND THE OPEN SPACE SHALL BE MARKED WITH SIGNAGE BEFORE RECORDING OF THE PLAN. THE OPEN SPACE AS WELL AS THE 50 FOOT WIDE AREAS THAT BUFFER THE LOTS IS TO REMAIN IN ITS NATURAL VEGETATED STATE AND ONLY THE TOWN IS ALLOWED TO CUT ANY OF THE VEGETATION UNDER A FORESTRY MANAGEMENT PLAN.

    THE PROPERTY OWNERS WHO CLEAR OR OTHERWISE DESTROY THE VEGETATED BUFFER SHALL BE LIABLE FOR RESTORATION OF THE BUFFER PER SPECIFICATION LISTED IN ARTICLE 6.12.1.2.D OF THE ZONING ORDINANCE, ALONG WITH, AT THE CHESTER PLANNING BOARD'S DISCRETION, BE LIABLE TO REIMBURSE THE TOWN FOR ANY AND ALL LEGAL COSTS INCURRED IN THE ENFORCEMENT OF THIS ORDINANCE.
15. THERE SHALL BE NO FURTHER SUBDIVIDING OF THE OPEN SPACE LOTS PER ARTICLE 6.4.4 OF THE CHESTER ZONING ORDINANCE. THE REMAINDER OF MAP 11 LOT 30 MAY BE SUBDIVIDED IN THE FUTURE.
16. THE PROPOSED PERMANENT BOUNDARY MARKERS AND PERMANENT STREET MARKERS SHALL CONFORM TO ARTICLES 4.3.8 & 4.5.2.12 OF THE CHESTER SUBDIVISION REGULATIONS.
17. THERE SHALL BE NO IN-GROUND IRRIGATION SYSTEMS INSTALLED WITHIN THE TOWN ROAD RIGHT OF WAY.
18. NHDES SUBDIVISION APPROVAL NO. PENDING
    NHDES WETLAND PERMIT PENDING
    NHDES AOT PERMIT PENDING
19. CHESTER APPROVAL: WITH THE APPROVAL OF THIS PLAN, THE PLANNING BOARD HAS GRANTED THE FOLLOWING WAIVERS TO THE FOLLOWING SECTIONS OF THE TOWN OF CHESTER REGULATIONS.
    1. SUBDIVISION ARTICLE 3.11 – IMPACT STATEMENT TO NOT REQUIRE A TRAFFIC IMPACT STUDY.
    2. SUBDIVISION ARTICLE 4.7.6.6 – TO PERMIT CAPE COD ASPHALT CURBING INSTEAD OF GRANITE.
    3. SUBDIVISION ARTICLE 4.12.9.1 – TO PERMIT DRIVEWAYS TO SLOPE TOWARDS THE CURBED ROADWAY AT A MAXIMUM OF 2 PERCENT FOR TWENTY FEET.
    4. REMAINDER OF MAP 11 LOT 30 TO BE SHOWN AT 1"= 200' SCALE.
20. PROPOSED MAP 414 LOT 152 HAS A MINIMUM OF 1.5 ACRES OF CONTIGUOUS NON POORLY DRAINED SOILS.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF A PARTIAL FIELD SURVEY MADE ON THE GROUND DURING FEBRUARY 2025 AND PLAN REFERENCE NO. 3 WITH AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

STATE OF NEW HAMPSHIRE No. 997 JOEL A. CONNOLLY LICENSED LAND SURVEYOR

12/18/2025

JOEL A. CONNOLLY, LLS 997 DATE

OWNER'S SIGNATURE

DAR BUILDERS, LLC
722 EAST INDUSTRIAL PARK DRIVE, UNIT 17
MANCHESTER, NH 03109
BOOK 5800 PAGE 2566 (CORRECTIVE DEED)
BOOK 5747 PAGE 1970

APPROVED BY THE CANDIA, NH

*PLANNING BOARD ON:*_____
CERTIFIED BY:
CHAIRMAN _____
SECRETARY _____
OTHER MEMBER _____
OTHER MEMBER _____
OTHER MEMBER _____
OTHER MEMBER _____
OTHER MEMBER _____

APPROVED BY THE CHESTER, NH

PLANNING BOARD ON:
CERTIFIED BY
*CHAIRMAN:*_____
*TOWN PLANNER:*_____

The Dubay Group, Inc.
136 Harvey Rd. Bldg B101
Londonderry, NH 03053
603-458-6462
Engineers
Planners
Surveyors
TheDubayGroup.com

A
B
C

REVISIONS:

REV:	DATE:	COMMENT:	BY:
1	7/16/25	TOWN REVIEW	SJK
3	12/18/25	PER CANDIA REVIEW COMMENTS	JAC

DRAWN BY: DSJ
CHECKED BY: JAC
DATE: APRIL 30, 2025
SCALE: 1"=50'
FILE: 738-SUB
DEED REF: 5800-2566

PROJECT:
TANGLEWOOD
CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD
CANDIA & CHESTER NH
FOR/OWNER
DAR BUILDERS, LLC
722 E. INDUSTRIAL
PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:
SUBDIVISION PLAN (SHEET A)

PROJECT #738 SHEET 6 of 32

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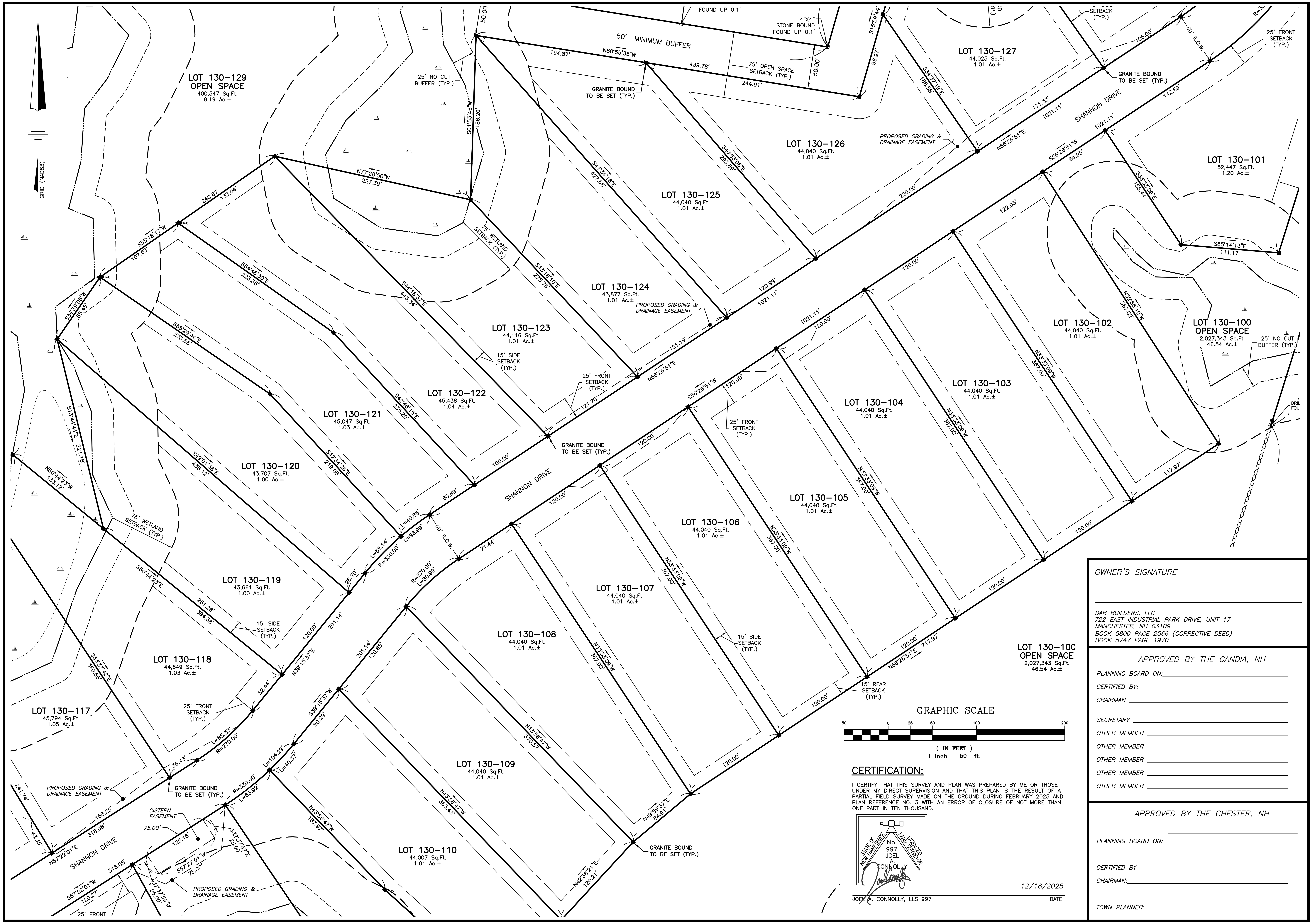


The Dubay Group, Inc.

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

Engineers

Planners

Surveyors

TheDubayGroup.com

A
B
C

REVISIONS:			
REV:	DATE:	COMMENT:	BY:
3	12/18/25	PER CANDIA REVIEW COMMENTS	JAC

DRAWN BY:	DSJ
CHECKED BY:	JAC
DATE:	APRIL 30, 2025
SCALE:	1"=50'
FILE:	738-SUB
DEED REF:	5800-2566

PROJECT:

TANGLEWOOD

CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD
CANDIA & CHESTER NH

FOR/OWNER

DAR BUILDERS, LLC
722 E. INDUSTRIAL
PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:

SUBDIVISION PLAN (SHEET B)

PROJECT #738 SHEET 7 of 32

OWNER'S SIGNATURE

DAR BUILDERS, LLC
722 EAST INDUSTRIAL PARK DRIVE, UNIT 17
MANCHESTER, NH 03109
BOOK 5800 PAGE 2566 (CORRECTIVE DEED)
BOOK 5747 PAGE 1970

APPROVED BY THE CANDIA, NH

PLANNING BOARD ON:
CERTIFIED BY:
CHAIRMAN
SECRETARY
OTHER MEMBER
OTHER MEMBER
OTHER MEMBER
OTHER MEMBER
OTHER MEMBER

APPROVED BY THE CHESTER, NH

PLANNING BOARD ON:
CERTIFIED BY
CHAIRMAN:
TOWN PLANNER:

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CERTIFICATION:

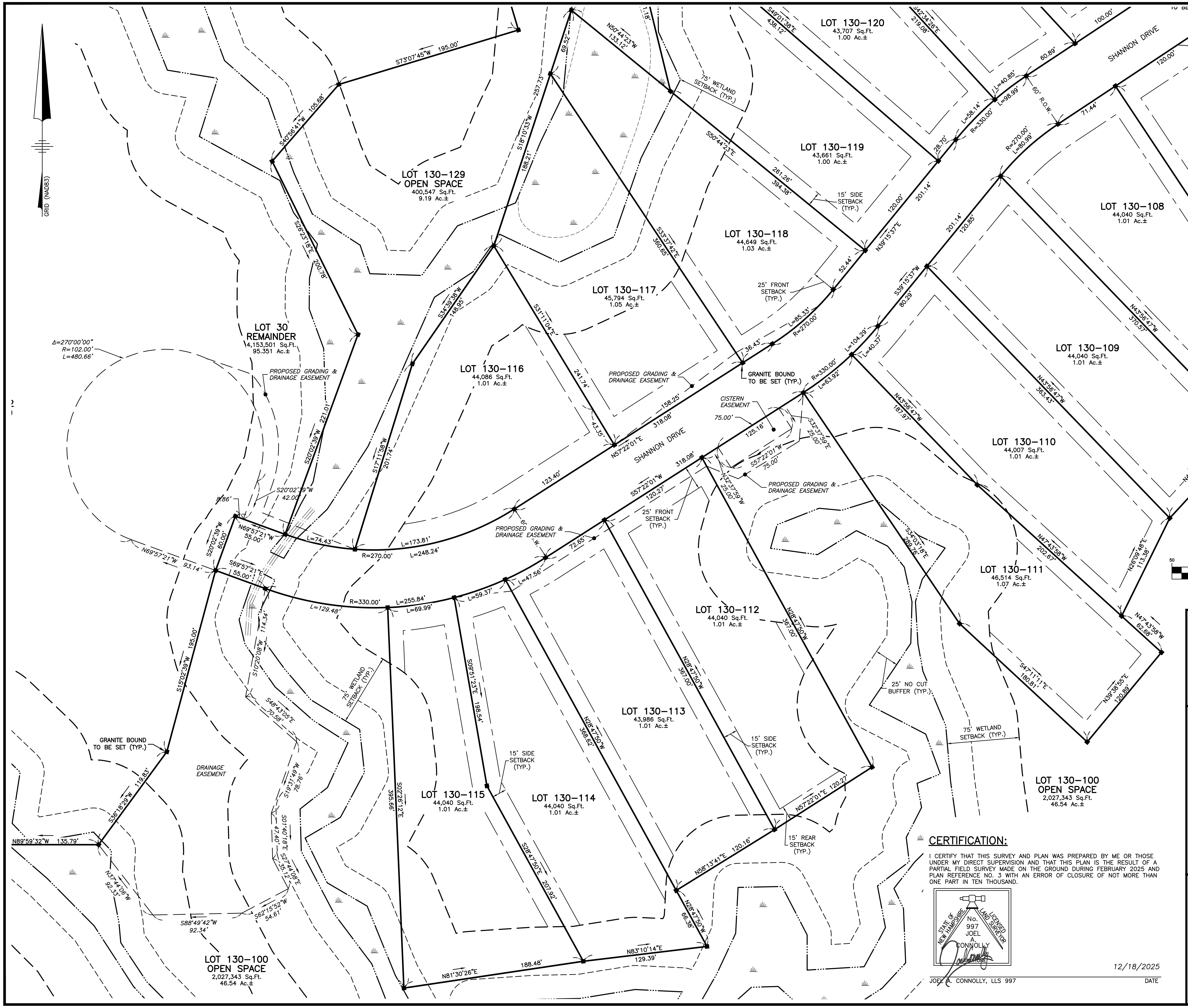
I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF A PARTIAL FIELD SURVEY MADE ON THE GROUND DURING FEBRUARY 2025 AND PLAN REFERENCE NO. 3 WITH AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

No. 997 JOEL A. CONNOLLY

12/18/2025

JOEL A. CONNOLLY, LLS 997 DATE

N:\=PROJECTS\738-Moreau-Tanglewood, Candia\Survey\738-SUB.dwg



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CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF A PARTIAL FIELD SURVEY MADE ON THE GROUND DURING FEBRUARY 2025 AND PLAN REFERENCE NO. 3 WITH AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

STATE OF NEW HAMPSHIRE
LICENSED LAND SURVEYOR
No. 997
JOEL A. CONNOLLY
SIGNATURE

12/18/2025

JOEL A. CONNOLLY, LLS 997 DATE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

OWNER'S SIGNATURE

DAR BUILDERS, LLC
722 EAST INDUSTRIAL PARK DRIVE, UNIT 17
MANCHESTER, NH 03109
BOOK 5800 PAGE 2566 (CORRECTIVE DEED)
BOOK 5747 PAGE 1970

APPROVED BY THE CANDIA, NH

PLANNING BOARD ON:__________
CERTIFIED BY:
CHAIRMAN __________
SECRETARY __________
OTHER MEMBER __________
OTHER MEMBER __________
OTHER MEMBER __________
OTHER MEMBER __________
OTHER MEMBER __________

APPROVED BY THE CHESTER, NH

PLANNING BOARD ON:
CERTIFIED BY
CHAIRMAN:__________
TOWN PLANNER:__________

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

Engineers
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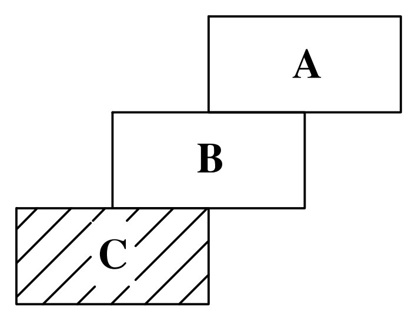
Surveyors
TheDubayGroup.com



REVISIONS:

REV:	DATE:	COMMENT:	BY:
3	12/18/25	PER CANDIA REVIEW COMMENTS	JAC

DRAWN BY: DSJ
CHECKED BY: JAC
DATE: APRIL 30, 2025
SCALE: 1"=50'
FILE: 738-SUB
DEED REF: 5800-2566

PROJECT:

TANGLEWOOD

CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD
CANDIA & CHESTER NH

FOR/OWNER

DAR BUILDERS, LLC
722 E. INDUSTRIAL
PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:

SUBDIVISION PLAN
(SHEET C)

PROJECT #738 SHEET 8 of 32

LEGEND

- DRILL HOLE
- IRON PIPE OR IRON ROD
- BOUND
- PROPERTY LINE
- ABUTTER LINE
- STONE WALL
- WELL
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- LIGHT POST
- SIGN
- POST
- MAILBOX
- TREE
- TREELINE
- DELINEATED WETLAND
- WF9 — DELINEATED WETLAND FLAG
- BUILDING SETBACK
- 176 — CONTOUR ELEVATION
- EOP — EDGE OF PAVEMENT
- LEDGE
- TEST PIT
- BLAZED TREE

GRID (NAD83)

N75°39'08"W 7319.51' BETWEEN TOWN BOUNDS

CANDIA CHESTER TOWN LINE

CROWLEY ROAD (PUBLIC – VARIABLE WIDTH R.O.W.)

TAX MAP 414–88
TREMBLAY REV TRUST
160 CROWLEY ROAD
CANDIA, NH 03034
4093/1563

TAX MAP 414–89
LEONARD E. & BRENDA L. FERRON
166 CROWLEY ROAD
CANDIA, NH 03034
2139/113

CANDIA TAX MAP 414 LOT 01
CHESTER TAX MAP 11–60
CHRISTOPHER & DONNA RICHARD
131 CROWLEY ROAD
CANDIA, NH 03034
4403/107

TAX MAP 11–28
N/F SUMMIT VIEW OF HOOKSETT LLC
PO BOX 299
CANDIA, NH 03034
6532/1842

MAP 414–090–4
BEAR–PAW REGIONAL GREENWAYS
P.O. BOX 19
DEERFIELD, NH 03037
5223/2623

TAX MAP 414–090–5
BEAR–PAW REGIONAL GREENWAYS
P.O. BOX 19
DEERFIELD, NH 03037
5223/2623

TAX MAP 414–151
TOWN OF CANDIA
74 HIGH STREET
CANDIA, NH 03034

TAX MAP 11–59
TOWN OF CHESTER
84 CHESTER STREET
CHESTER, NH 03036
3665/2943
(TOWN OWNED LAND)

TAX MAP 11–31
TOWN OF CHESTER
84 CHESTER STREET
CHESTER, NH 03036
3221/1029
(CONSERVATION LAND)

TAX MAP 11–57
TOWN OF CHESTER
84 CHESTER STREET
CHESTER, NH 03036
3781/978
(TOWN OWNED LAND)

TAX MAP 11–32
STEPHEN O. & CYNTHIA R. LANDAU
662 CANDIA RD.
CHESTER, NH 03036

TAX MAP 11–31–1
STEPHEN O. & CYNTHIA R. LANDAU
662 CANDIA RD.
CHESTER, NH 03036
4148/93

TAX MAP 11–35
MATHES FAMILY LTD PARTNERSHIP
182 STEVENS HILL ROAD
NOTTINGHAM, NH 03290
3354/116

TAX MAP 11–37
HAROLD & PRISCILLA MYERS
453 21st PLACE SE
VERO BEACH, FL 32962
1761/84

LOT 130–129
OPEN SPACE
400,547 Sq.Ft.
9.19 Ac.±

LOT 30
REMAINDER
4,153,501 Sq.Ft.
95.351 Ac.±

LOT 130–100
OPEN SPACE
2,027,343 Sq.Ft.
46.54 Ac.±

LOT LINE TO BE ELIMINATED

APPROXIMATE LIMIT OF SFHA (100 YEAR FLOOD)

SHANNON DRIVE

LOT 30–100 OPEN SPACE

LOT 30–129 OPEN SPACE

LOT 30–128

LOT 30–127

LOT 30–126

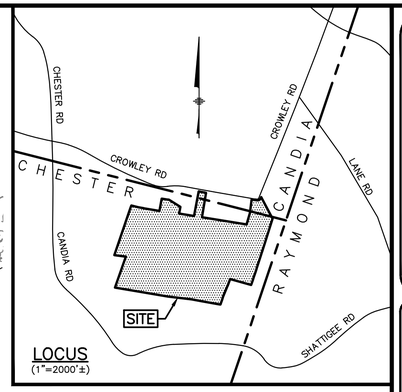
LOT 30–101

LOT 30–116

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.



LOCUS
(1"=2000'±)

NOTES:

SEE 'SUBDIVISION PLAN SHEET A' FOR NOTES.

REFERENCE PLANS:

1. ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN D–33026
2. R.C.R.D. PLAN D–27318
3. "SUBDIVISION PLAN TANGLEWOOD CANDIA TAX MAP 414 LOTS 152 & 152–10 CHESTER TAX MAP 11 LOTS 30 & 30–7, CROWLEY ROAD, CANDIA & CHESTER, NH OWNER OF RECORD: DAR BUILDERS LLC, DATED 9/19/24, BY ERIC C. MITCHELL & ASSOC., INC.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF A PARTIAL FIELD SURVEY MADE ON THE GROUND DURING FEBRUARY 2025 AND PLAN REFERENCE NO. 3 WITH AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

STATE OF NEW HAMPSHIRE No. 997 JOEL A. CONNOLLY LICENSED LAND SURVEYOR

12/18/2025

JOEL A. CONNOLLY, LLS 997 — DATE

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

Engineers
Planners
Surveyors
TheDubayGroup.com

REVISIONS:

REV:	DATE:	COMMENT:	BY:
3	12/18/25	PER CANDIA REVIEW COMMENTS	JAC

DRAWN BY: DSJ
CHECKED BY: JAC
DATE: APRIL 30, 2025
SCALE: 1"=200'
FILE: 738–SUB
DEED REF: 5800–2566

PROJECT:

TANGLEWOOD

CANDIA TAX MAP 414
LOTS 152 & 152–10
CHESTER TAX MAP 11
LOTS 30 & 30–7
CROWLEY ROAD
CANDIA & CHESTER NH

FOR/OWNER

DAR BUILDERS, LLC
722 E. INDUSTRIAL
PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:

TOPOGRAPHIC SUBDIVISION PLAN (OVERVIEW)

PROJECT #738 SHEET 9 of 32

N:\–PROJECTS\738–Moreau–Tanglewood, Candia\Survey\738–SUB.dwg

MAP 414-090-4
BEAR-PAW
REGIONAL GREENWAYS
P.O. BOX 19
DEERFIELD, NH 03037
5223/2623

TAX MAP 414-090-5
BEAR-PAW
REGIONAL GREENWAYS
P.O. BOX 19
DEERFIELD, NH 03037
5223/2623

15" RCP
INV. 381.91

CROWLEY ROAD

4"X4" STONE BOUND FOUND FLUSH
N19°25'03"E
30.23'
DRILL HOLE FOUND

S82°25'27"E 153.83'
168.96'

10' PLANTING BUFFER

15" RCP
INV. 382.36

4"X4" STONE BOUND FOUND DOWN 0.1'

R=85.00'
L=115.93'

GRANITE BOUND TO BE SET (TYP.)

R=50.00'
L=41.39'

50' FRONT SETBACK (TYP.)

SHANNON DRIVE

S34°59'25"E 241.86'

TAX MAP 414 LOT 152-2
RICHARD J. FACTEUX
225 CROWLEY ROAD
CANDIA, NH 03034
4621/1569

LOT 152
130,856 Sq.Ft.
3.004 Ac.±

TP A

4K AREA

75' WELL RADIUS

25' SIDE SETBACK

354.21'
352.33'
N07°10'55"E

50' WETLAND SETBACK (TYP.)

43B

CANDIA TAX MAP 414 LOT 152-4
CHESTER TAX MAP 11-30-1
DAVID & SAMANTHA ONDZES
215 CROWLEY ROAD
CANDIA, NH 03034
4747/1941

S27°47'45"E 640.23'
641.44'

PART OF SHANNON DRIVE RIGHT-OF-WAY IS CANDIA TO BE DEEDED TO THE TOWN OF CHESTER

S79°20'02"E 149.53'

S34°59'25"E 17.64'

PROP
DRAINAGE EASEMENT TO BE DEEDED TO THE TOWN OF CHESTER

N21°14'58"E
70.00'

L=152.06'
L=227.87'

N69°17'34"W 245.00'

547B/P

25' REAR SETBACK

1.88'

50.00'

LOT 130-129
OPEN SPACE
400,547 Sq.Ft.
9.19 Ac.±

S75°39'08"E 439.78'

50' MINIMUM BUFFER

N75°39'08"W 387.11'

25' NO CUT BUFFER (TYP.)

PROPOSED GRADING & DRAINAGE EASEMENT

60.00'

S75°39'08"E 175.91'
115.91'

L=50.21'

L=50.14'

1.21'

LOT 130-100
OPEN SPACE
2,027,343 Sq.Ft.
46.54 Ac.±

4"X4" STONE BOUND FOUND UP 0.2'

CANDIA TOWN LINE
CHESTER

N75°39'08"W 67.12'

50.00'

PROPOSED GRADING & DRAINAGE EASEMENT

R=270.00'

L=152.81'

L=248.19'

R=330.00'

L=198.05'

25' FRONT SETBACK (TYP.)

60' R.O.W.

105.00'

GRANITE BOUND TO BE SET (TYP.)

SHANNON DRIVE

S54°37'19"E 168.58'

171.33'

1021.11'

142.69'

1021.11'

N56°26'51"E

S56°26'51"W 84.95'

LOT 130-128
44,629 Sq.Ft.
1.02 Ac.±

TP 9
L>60"

43C

15' SIDE SETBACK (TYP.)

4K AREA

100' WELL RADIUS (TOWN)

75' WELL RADIUS

75' WETLAND SETBACK (TYP.)

LOT 130-127
44,025 Sq.Ft.
1.01 Ac.±

E=30"
L>84"

TP 10

LOT 130-126
44,040 Sq.Ft.
1.01 Ac.±

E=?
L>72"

TP 11

PROPOSED GRADING & DRAINAGE EASEMENT

LOT 130-101
52,447 Sq.Ft.
1.20 Ac.±

TP 8
E=36"
L>60"

N17°26'51"E 387.00'

75' OPEN SPACE SETBACK (TYP.) MINIMUM BUFFER

S17°24'58"W 608.03'

S32°33'09"E 155.44'

S85°14'13"E 111.17'

LOT 130-125
44,040 Sq.Ft.
1.01 Ac.±

4"X4" STONE BOUND FOUND UP 0.1'

4"X4" STONE BOUND FOUND UP 0.1'

S15°39'44"W 98.87'

N13°39'44"E 316.37'

312.18'
215.19'

S35°14'55"E 229.47'

439.78'
75' OPEN SPACE SETBACK (TYP.)
244.91'
50.00'

S40°53'06"E 193.89'

4K AREA

E=36"
L>60"

220.00'

122.03'

67C

TAX MAP 414-151
TOWN OF CANDIA
74 HIGH STREET
CANDIA, NH 03034

GRID (NAD83)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF A PARTIAL FIELD SURVEY MADE ON THE GROUND DURING FEBRUARY 2025 AND PLAN REFERENCE NO. 3 WITH AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

STATE OF NEW HAMPSHIRE No. 997 JOEL A. CONNOLLY LICENSED LAND SURVEYOR

12/18/2025
JOEL A. CONNOLLY, LLS 997 — DATE

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

Engineers
Planners
Surveyors
TheDubayGroup.com

A
B
C

REVISIONS:

REV:	DATE:	COMMENT:	BY:
3	12/18/25	PER CANDIA REVIEW COMMENTS	JAC

DRAWN BY: DSJ
CHECKED BY: JAC
DATE: APRIL 30, 2025
SCALE: 1"=50'
FILE: 738-SUB
DEED REF: 5800-2566

PROJECT:
TANGLEWOOD
CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD
CANDIA & CHESTER NH

FOR/OWNER
DAR BUILDERS, LLC
722 E. INDUSTRIAL
PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:
TOPOGRAPHIC SUBDIVISION PLAN (SHEET A)

PROJECT #738 SHEET 10 of 32

N:\=PROJECTS\738-Moreau-Tanglewood, Candia\Survey\738-SUB.dwg

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

Engineers
Planners
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A
B
C

REVISIONS:

REV:	DATE:	COMMENT:	BY:
3	12/18/25	PER CANDIA REVIEW COMMENTS	JAC

DRAWN BY: DSJ
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DATE: APRIL 30, 2025
SCALE: 1"=50'
FILE: 738-SUB
DEED REF: 5800-2566

PROJECT:

TANGLEWOOD

CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD
CANDIA & CHESTER NH

FOR/OWNER

DAR BUILDERS, LLC
722 E. INDUSTRIAL
PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

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STATE OF NEW HAMPSHIRE No. 997 JOEL A. CONNOLLY LICENSED LAND SURVEYOR

12/18/2025
JOEL A. CONNOLLY, LLS 997 — DATE

SHEET TITLE:

TOPOGRAPHIC SUBDIVISION PLAN (SHEET B)

PROJECT #738 SHEET 11 of 32

N:\=PROJECTS\738-Moreau-Tanglewood, Candia\Survey\738-SUB.dwg

GRID (NAD83)

LOT 130–129
OPEN SPACE
400,547 Sq.Ft.
9.19 Ac.±

LOT 30
REMAINDER
4,153,501 Sq.Ft.
95.351 Ac.±

LOT 130–116
44,086 Sq.Ft.
1.01 Ac.±

LOT 130–117
45,794 Sq.Ft.
1.05 Ac.±

LOT 130–118
44,649 Sq.Ft.
1.03 Ac.±

LOT 130–119
43,661 Sq.Ft.
1.00 Ac.±

LOT 130–120
43,707 Sq.Ft.
1.00 Ac.±

LOT 130–106
44,040 Sq.Ft.
1.01 Ac.±

LOT 130–107
44,040 Sq.Ft.
1.01 Ac.±

LOT 130–108
44,040 Sq.Ft.
1.01 Ac.±

LOT 130–109
44,040 Sq.Ft.
1.01 Ac.±

LOT 130–110
44,007 Sq.Ft.
1.01 Ac.±

LOT 130–111
46,514 Sq.Ft.
1.07 Ac.±

LOT 130–112
44,040 Sq.Ft.
1.01 Ac.±

LOT 130–113
43,986 Sq.Ft.
1.01 Ac.±

LOT 130–114
44,040 Sq.Ft.
1.01 Ac.±

LOT 130–115
44,040 Sq.Ft.
1.01 Ac.±

LOT 130–100
OPEN SPACE
2,027,343 Sq.Ft.
46.54 Ac.±

LOT 130–100
OPEN SPACE
2,027,343 Sq.Ft.
46.54 Ac.±

SHANNON DRIVE

PROPOSED GRADING & DRAINAGE EASEMENT

GRANITE BOUND TO BE SET (TYP.)

CISTERN EASEMENT

DRAINAGE EASEMENT

75' WETLAND SETBACK (TYP.)

25' FRONT SETBACK (TYP.)

15' SIDE SETBACK (TYP.)

25' NO CUT BUFFER (TYP.)

15' REAR SETBACK (TYP.)

75' WELL RADIUS

100' WELL RADIUS (TOWN)

4K AREA

TP 13 E=24" L>54"
TP 14 E=30" L>60"
TP 15 E=30" L>60"
TP 16 E=24" L>60"
TP 17 E=24" L>60"
TP 18 E=24" L>60"
TP 19 E=30" L>60"
TP 20 E=24" L>72"
TP 21 E=30" L>72"
TP 22 E=36" L>72"
TP 23 E=36" L>84"
TP 26 E=30" L>60"
TP 27 E=30" L>72"
TP 28 E=30" L>18"
TP 29 E=36" L>60"
TP 30 E=36" L>60"
TP 30 E=32" L>72"
TP 32 E=22" L>60"
TP 33 E=24" L>66"
TP 40 E=32" L>60"
TP 41 E=36" L>72"
TP 57 E=40" L>60"

Δ=270°00'00"
R=102.00'
L=480.66'

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

The Dubay Group, Inc.
136 Harvey Rd. Bldg B101
Londonderry, NH 03053
603-458-6462
Engineers
Planners
Surveyors
TheDubayGroup.com

A
B
C

REVISIONS:

REV:	DATE:	COMMENT:	BY:
3	12/18/25	PER CANDIA REVIEW COMMENTS	JAC

DRAWN BY: DSJ
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PROJECT:
TANGLEWOOD
CANDIA TAX MAP 414
LOTS 152 & 152–10
CHESTER TAX MAP 11
LOTS 30 & 30–7
CROWLEY ROAD
CANDIA & CHESTER NH

FOR/OWNER
DAR BUILDERS, LLC
722 E. INDUSTRIAL
PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:
TOPOGRAPHIC SUBDIVISION PLAN (SHEET C)

PROJECT #738 SHEET 12 of 32

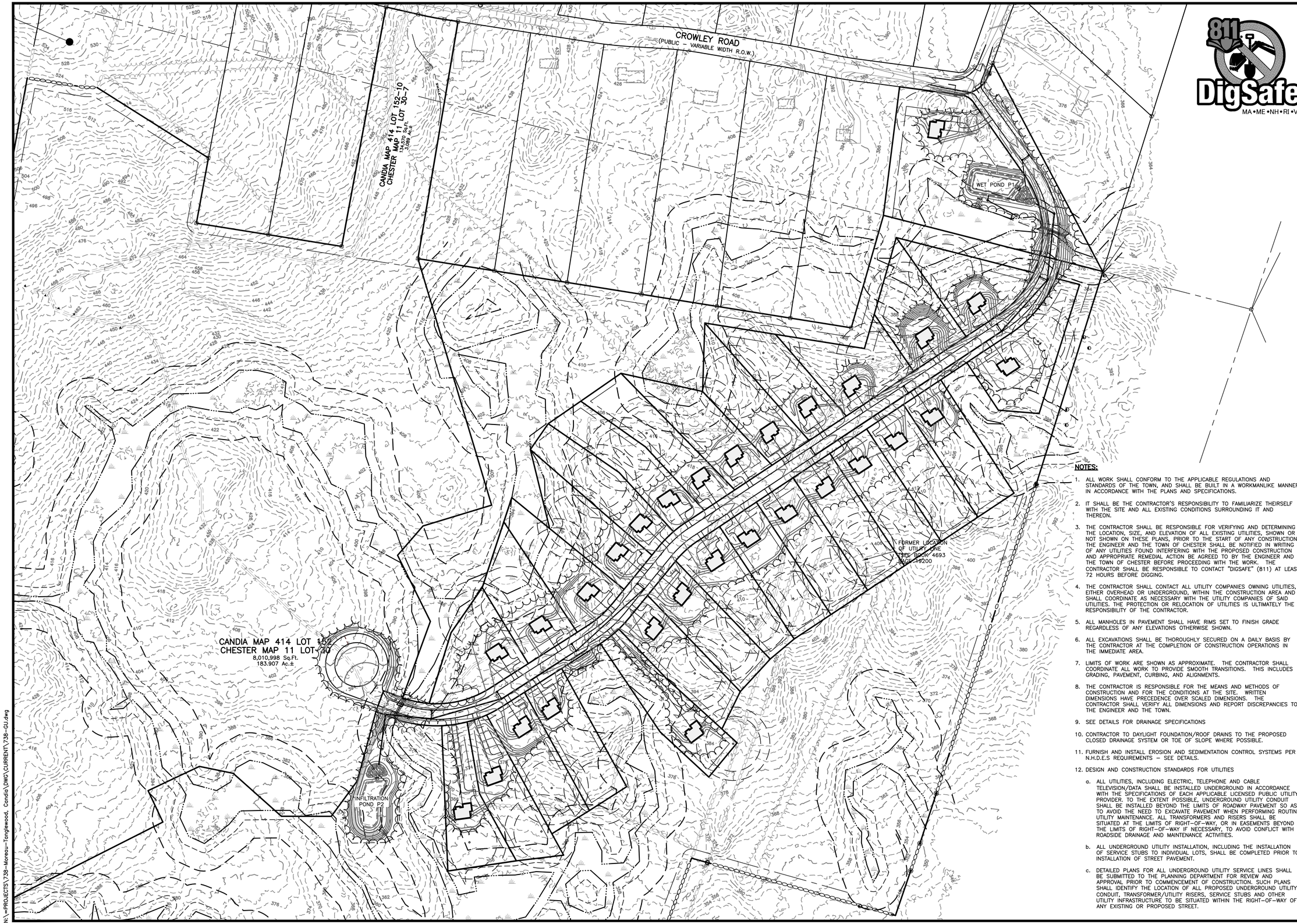
CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF A PARTIAL FIELD SURVEY MADE ON THE GROUND DURING FEBRUARY 2025 AND PLAN REFERENCE NO. 3 WITH AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 997 JOEL A. CONNOLLY

12/18/2025
JOEL A. CONNOLLY, LLS 997 DATE

N:\=PROJECTS\738–Moreau–Tanglewood, Candia\Survey\738–SUB.dwg



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NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEIRSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER AND THE TOWN OF CHESTER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER AND THE TOWN OF CHESTER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL MANHOLES IN PAVEMENT SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
6. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
7. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, AND ALIGNMENTS.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE CONDITIONS AT THE SITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ENGINEER AND THE TOWN.
9. SEE DETAILS FOR DRAINAGE SPECIFICATIONS
10. CONTRACTOR TO DAYLIGHT FOUNDATION/ROOF DRAINS TO THE PROPOSED CLOSED DRAINAGE SYSTEM OR TOE OF SLOPE WHERE POSSIBLE.
11. FURNISH AND INSTALL EROSION AND SEDIMENTATION CONTROL SYSTEMS PER N.H.D.E.S REQUIREMENTS – SEE DETAILS.
12. DESIGN AND CONSTRUCTION STANDARDS FOR UTILITIES
    a. ALL UTILITIES, INCLUDING ELECTRIC, TELEPHONE AND CABLE TELEVISION/DATA SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE SPECIFICATIONS OF EACH APPLICABLE LICENSED PUBLIC UTILITY PROVIDER. TO THE EXTENT POSSIBLE, UNDERGROUND UTILITY CONDUIT SHALL BE INSTALLED BEYOND THE LIMITS OF ROADWAY PAVEMENT SO AS TO AVOID THE NEED TO EXCAVATE PAVEMENT WHEN PERFORMING ROUTINE UTILITY MAINTENANCE. ALL TRANSFORMERS AND RISERS SHALL BE SITUATED AT THE LIMITS OF RIGHT-OF-WAY, OR IN EASEMENTS BEYOND THE LIMITS OF RIGHT-OF-WAY IF NECESSARY, TO AVOID CONFLICT WITH ROADSIDE DRAINAGE AND MAINTENANCE ACTIVITIES.
    b. ALL UNDERGROUND UTILITY INSTALLATION, INCLUDING THE INSTALLATION OF SERVICE STUBS TO INDIVIDUAL LOTS, SHALL BE COMPLETED PRIOR TO INSTALLATION OF STREET PAVEMENT.
    c. DETAILED PLANS FOR ALL UNDERGROUND UTILITY SERVICE LINES SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION. SUCH PLANS SHALL IDENTIFY THE LOCATION OF ALL PROPOSED UNDERGROUND UTILITY CONDUIT, TRANSFORMER/UTILITY RISERS, SERVICE STUBS AND OTHER UTILITY INFRASTRUCTURE TO BE SITUATED WITHIN THE RIGHT-OF-WAY OF ANY EXISTING OR PROPOSED STREET.

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

Engineers
Planners
Surveyors
TheDubayGroup.com

N

120 0 60 120
1 INCH = 120 FEET

STATE OF NEW HAMPSHIRE
DOUGLAS G. MacGUIRE No. 13325
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

REV:	DATE:	COMMENT:	BY:
1	7/16/25	TOWN REVIEW	SJK

DRAWN BY:	SJK
CHECKED BY:	DGM
DATE:	APRIL 30, 2025
SCALE:	1"=120'
FILE:	738-GU
DEED REF:	5800-2566

PROJECT:

TANGLEWOOD

CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD
CANDIA & CHESTER NH

FOR/OWNER

DAR BUILDERS, LLC
722 E. INDUSTRIAL
PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:

GRADING, DRAINAGE, & UTILITIES OVERVIEW PLAN

N:\=PROJECTS\738-Moreau-Tanglewood, Candia\DWG\CURRENT\738-GU.dwg

The Dubay Group, Inc.
136 Harvey Rd. Bldg B101
Londonderry, NH 03053
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Engineers
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TheDubayGroup.com

40 0 20 40
1 INCH = 40 FEET

STATE OF NEW HAMPSHIRE
DOUGLAS G. MacGUIRE
No. 13325
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

REV:	DATE:	COMMENT:	BY:
1	7/16/25	TOWN REVIEW	SJK

DRAWN BY: SJK
CHECKED BY: DGM
DATE: APRIL 30, 2025
SCALE: 1"=40'
FILE: 738-GU
DEED REF: 5800-2566

PROJECT:
TANGLEWOOD
CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD
CANDIA & CHESTER NH

FOR/OWNER
DAR BUILDERS, LLC
722 E. INDUSTRIAL
PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:
GRADING, DRAINAGE, & UTILITIES PLAN - A

PROJECT #738 SHEET 14 of 32

811 DigSafe MA•ME•NH•RI•VT

N:\=PROJECTS\738-Moreau-Tanglewood, Candia\DWG\CURRENT\738-GU.dwg

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136 Harvey Rd. Bldg B101
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603-458-6462

Engineers
Planners
Surveyors
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N

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PROJECT:

TANGLEWOOD

CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD
CANDIA & CHESTER NH

FOR/OWNER

DAR BUILDERS, LLC
722 E. INDUSTRIAL
PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

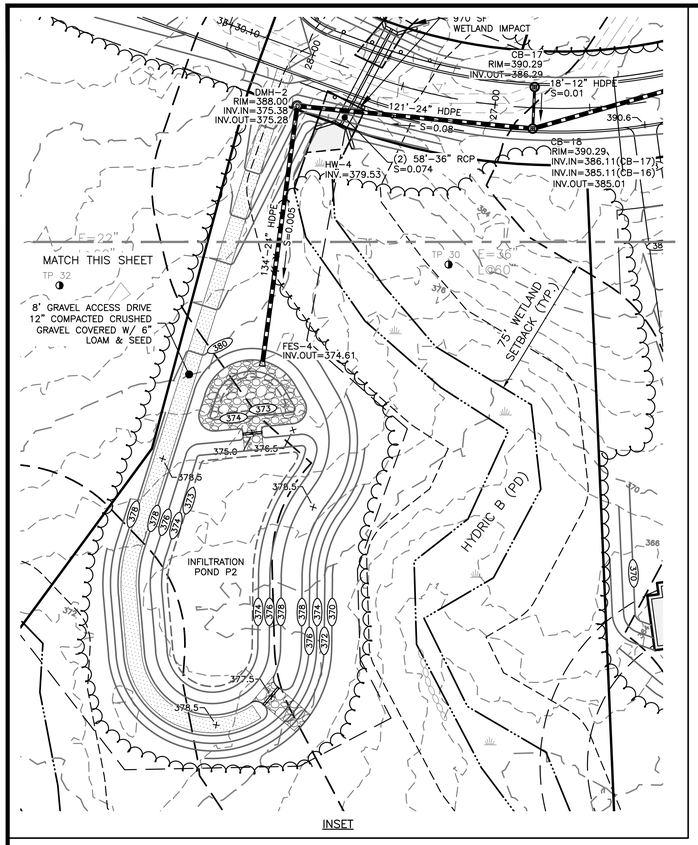
SHEET TITLE:

GRADING, DRAINAGE, & UTILITIES PLAN - B

DigSafe 811
MA • ME • NH • RI • VT

PROJECT #738 SHEET 15 of 32

N:_PROJECTS\738-Moreau-Tanglewood, Candia\DWG\CURRENT\738-GU.dwg



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PROJECT:

TANGLEWOOD

CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD
CANDIA & CHESTER NH

FOR/OWNER

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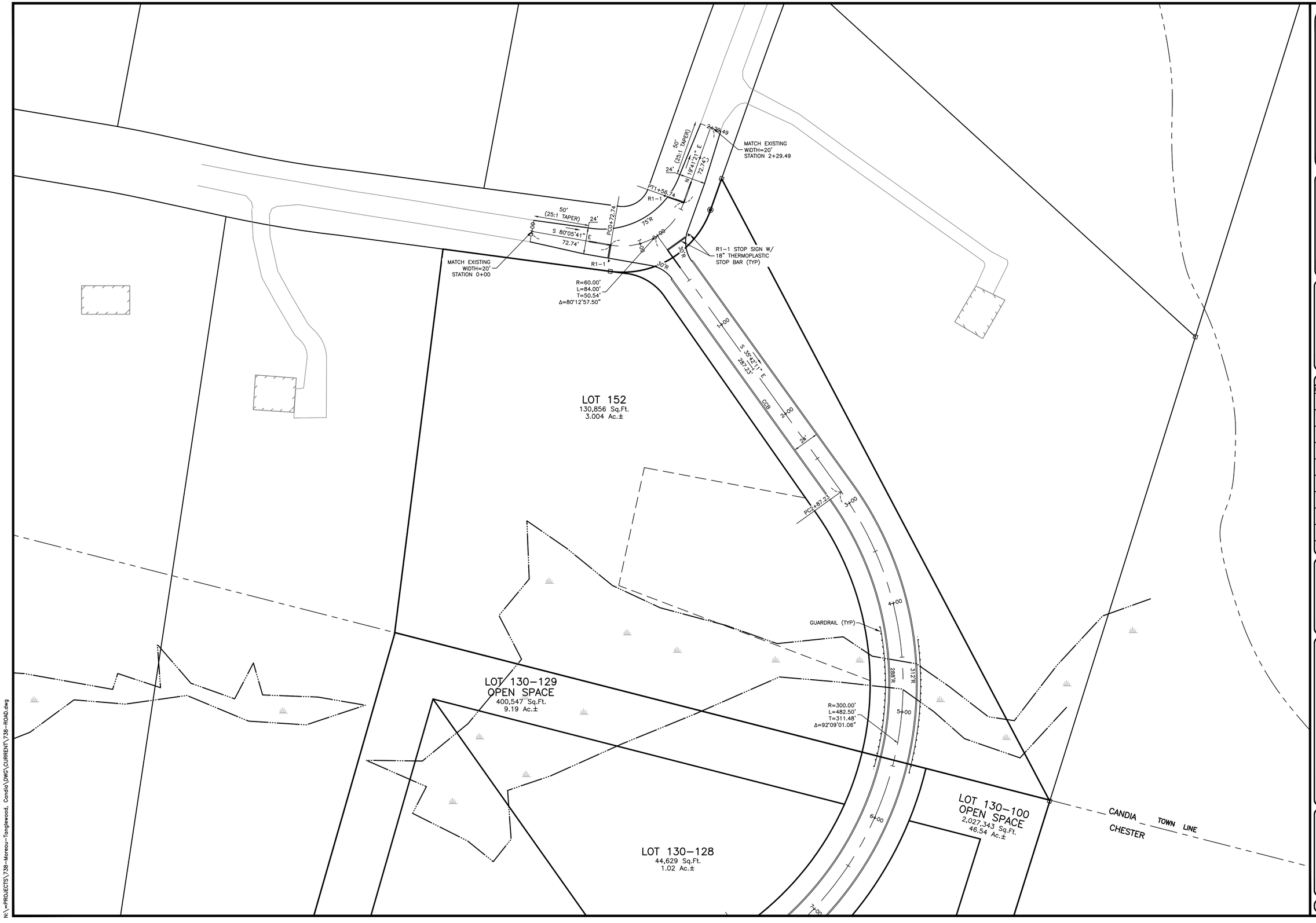
SHEET TITLE:

GRADING, DRAINAGE, & UTILITIES PLAN - C

N:_=PROJECTS\738-Moreau-Tanglewood, Candia\DWG\CURRENT\738-GU.dwg



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PROJECT:
TANGLEWOOD
CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD
CANDIA & CHESTER NH

FOR/OWNER
DAR BUILDERS, LLC
722 E. INDUSTRIAL
PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:
ROADWAY LAYOUT PLAN - A

LOT 130–100
OPEN SPACE
2,027,343 Sq.Ft.
46.54 Ac.±

LOT 130–128
44,629 Sq.Ft.
1.02 Ac.±

LOT 130–127
44,025 Sq.Ft.
1.01 Ac.±

LOT 130–126
44,040 Sq.Ft.
1.01 Ac.±

LOT 130–125
44,040 Sq.Ft.
1.01 Ac.±

LOT 130–124
43,877 Sq.Ft.
1.01 Ac.±

LOT 130–123
44,116 Sq.Ft.
1.01 Ac.±

LOT 130–122
45,438 Sq.Ft.
1.04 Ac.±

LOT 130–101
52,447 Sq.Ft.
1.20 Ac.±

LOT 130–102
44,040 Sq.Ft.
1.01 Ac.±

LOT 130–103
44,040 Sq.Ft.
1.01 Ac.±

LOT 130–104
44,040 Sq.Ft.
1.01 Ac.±

LOT 130–105
44,040 Sq.Ft.
1.01 Ac.±

LOT 130–106
44,040 Sq.Ft.
1.01 Ac.±

LOT 130–107
44,040 Sq.Ft.
1.01 Ac.±

LOT 130–108

LOT 130–100
OPEN SPACE
2,027,343 Sq.Ft.
46.54 Ac.±

CA
CHES

6+00
7+00
8+00
9+00
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
18+00

CC
PC

24'

FTT 169.27'

CS S 56°26'51" W
CB 1021.11'

R
PC 17°30.83'

R=300.00'
L=89.99'
T=45.34'
Δ=17°11'13.82"

N:\=PROJECTS\738-Moreau-Tanglewood, Candia\DWG\CURRENT\738-ROAD.dwg

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DEED REF: 5800-2566

PROJECT:
TANGLEWOOD
CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD
CANDIA & CHESTER NH

FOR/OWNER

DAR BUILDERS, LLC
722 E. INDUSTRIAL
PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:

ROADWAY LAYOUT PLAN - B

LOT 130–129
OPEN SPACE
400,547 Sq.Ft.
9.19 Ac.±

LOT 130–118
44,649 Sq.Ft.
1.03 Ac.±

LOT 130–119
43,661 Sq.Ft.
1.00 Ac.±

LOT 130–120
43,707 Sq.Ft.
1.00 Ac.±

LOT 130–121
45,047 Sq.Ft.
1.03 Ac.±

LOT 130–122
45,438 Sq.Ft.
1.04 Ac.±

LOT 130–117
45,794 Sq.Ft.
1.05 Ac.±

LOT 130–116
44,086 Sq.Ft.
1.01 Ac.±

LOT 130–109
44,040 Sq.Ft.
1.01 Ac.±

LOT 130–110
44,007 Sq.Ft.
1.01 Ac.±

LOT 130–111
46,514 Sq.Ft.
1.07 Ac.±

LOT 130–112
44,040 Sq.Ft.
1.01 Ac.±

R=72.00'
L=339.29'
T=72.00'
Δ=270°00'00.00"

R=300.00'
L=275.82'
T=148.52'
Δ=52°40'37.88"

R=300.00'
L=89.99'
T=45.34'
Δ=17°11'13.82"

R=300.00'
L=94.81'
T=47.80'
Δ=18°06'24.46"

PROPOSED 30,000 GAL.
CONCRETE CISTERN
(SEE DETAIL)

GUARDRAIL (TYP)

N 69°57'21" W
148.14'

S 57°22'01" W
318.08'

S 20°02'39" W
72.00'

N 39°15'57" W
201.14'

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PROJECT:
TANGLEWOOD
CANDIA TAX MAP 414
LOTS 152 & 152–10
CHESTER TAX MAP 11
LOTS 30 & 30–7
CROWLEY ROAD
CANDIA & CHESTER NH

FOR/OWNER

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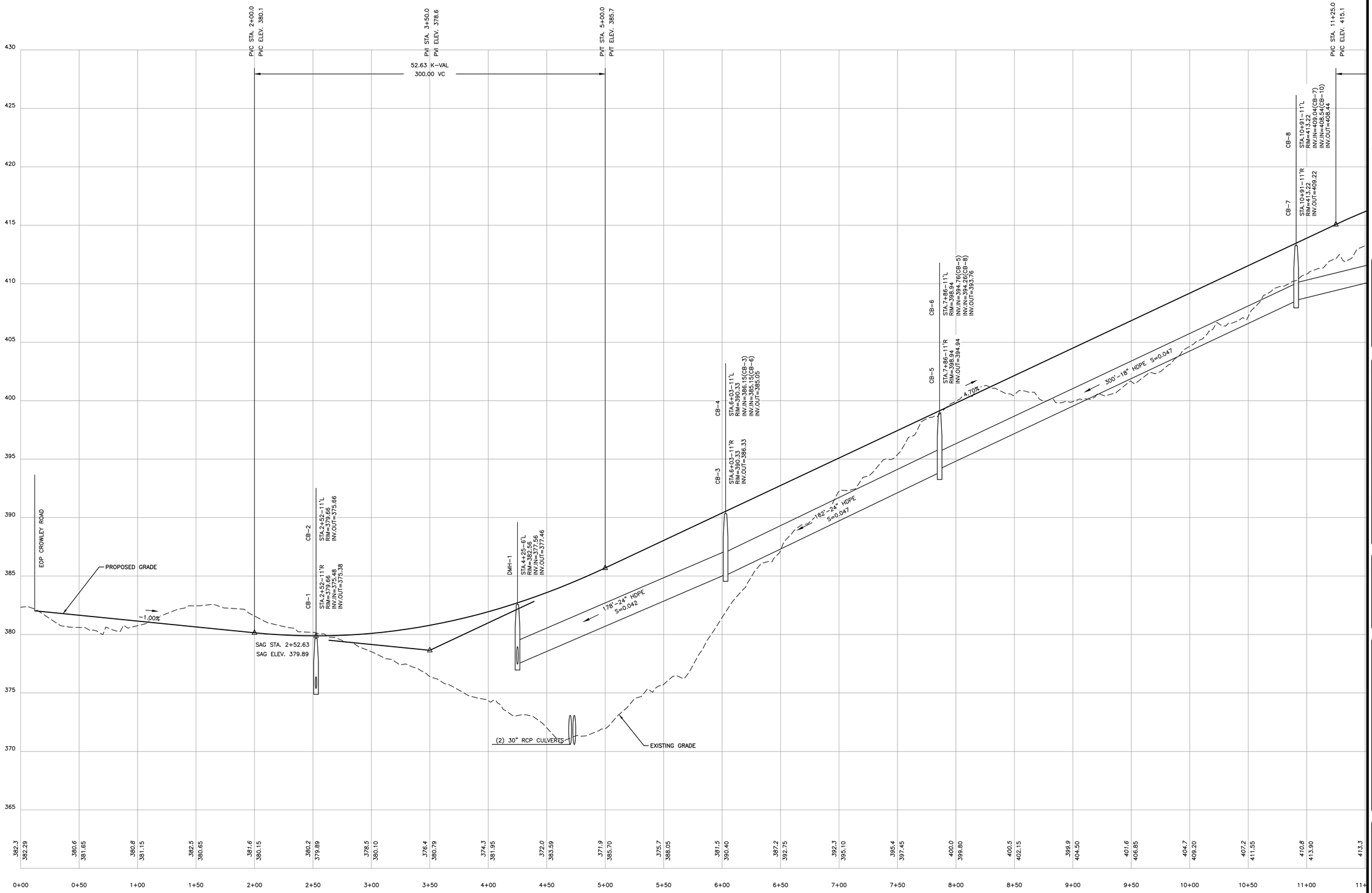
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:

ROADWAY LAYOUT PLAN - C

PROJECT #738 SHEET 19 of 32

N:\=PROJECTS\738–Moreau–Tanglewood, Candia\DWG\CURRENT\738–ROAD.dwg



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40 0 20 40
4 0 2 4
1 INCH = 40 FEET HORIZ.
1 INCH = 4 FEET VERT.

STATE OF NEW HAMPSHIRE
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FILE: 738-PROFILE
DEED REF: 5800-2566

PROJECT:

TANGLEWOOD

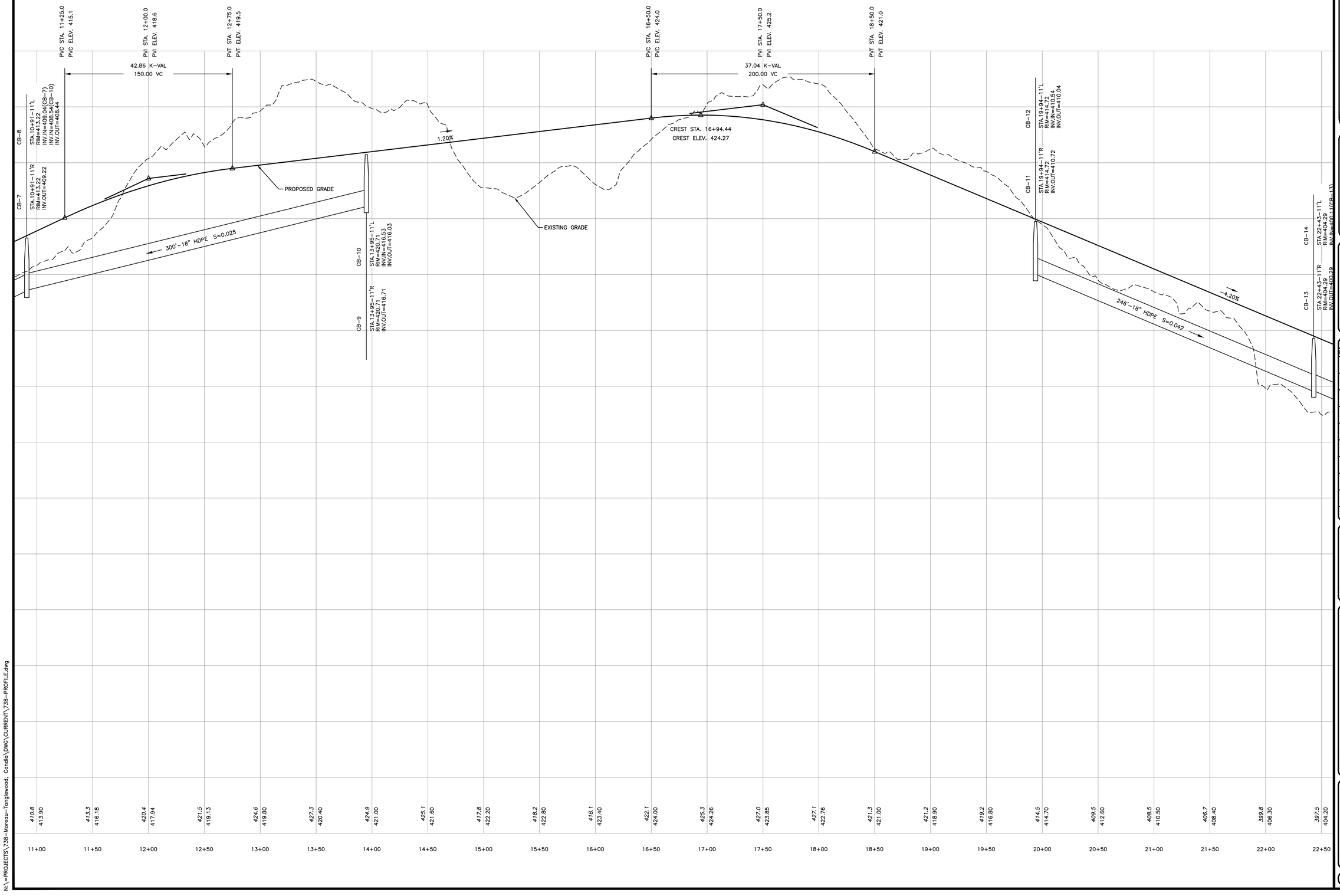
CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD
CANDIA & CHESTER NH

FOR/OWNER

DAR BUILDERS, LLC
722 E. INDUSTRIAL
PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:

ROADWAY PROFILE PLAN - A



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40 0 20 40
4 0 2 4
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STATE OF NEW HAMPSHIRE
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PROJECT:

TANGLEWOOD

CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD
CANDIA & CHESTER NH

FOR/OWNER

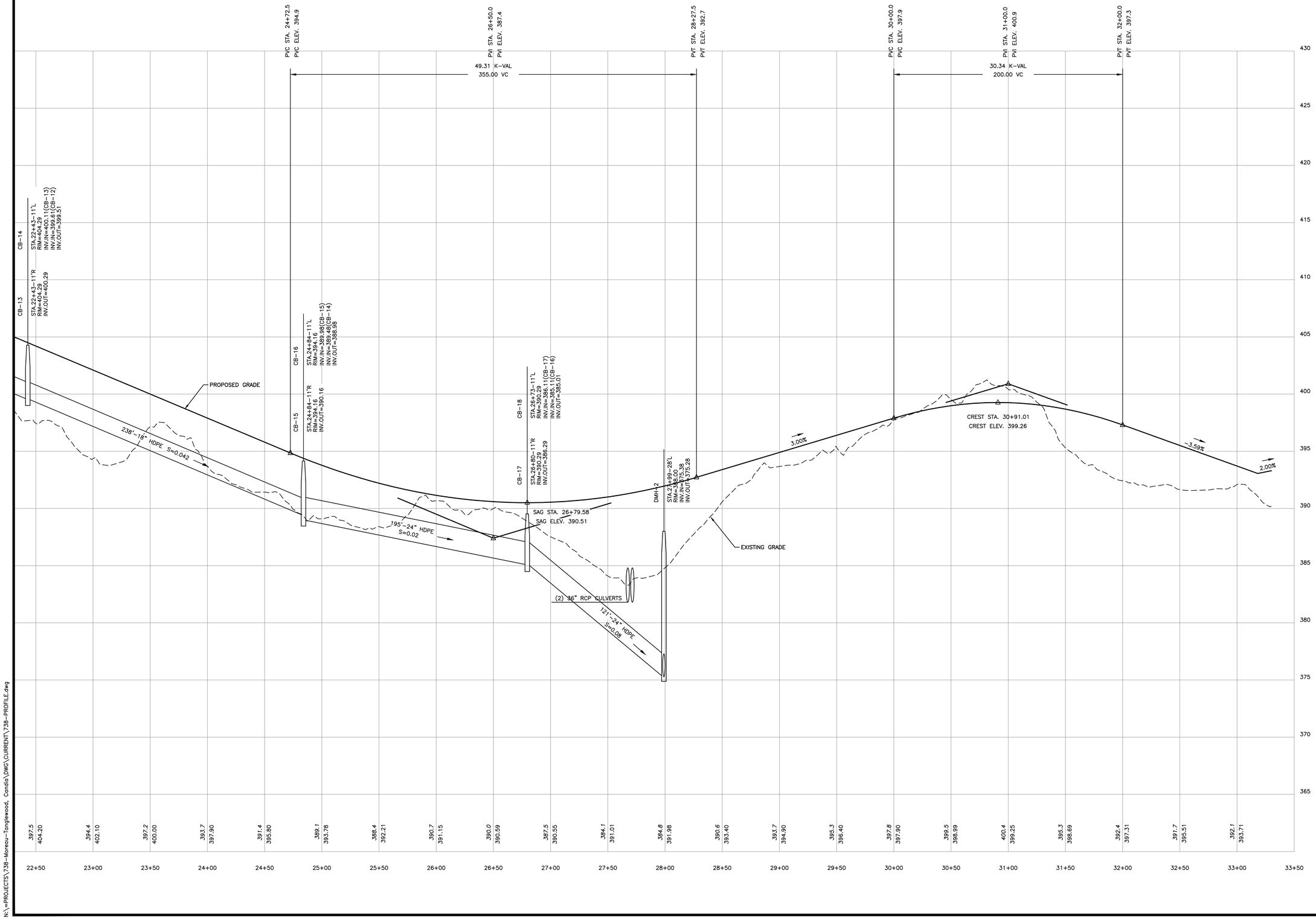
DAR BUILDERS, LLC
722 E. INDUSTRIAL
PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:

ROADWAY PROFILE PLAN - B

PROJECT #738 SHEET 21 of 32

N:\=PROJECTS\738-Moreau-Tanglewood, Candia\DWG\CURRENT\738-PROFILE.dwg



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TANGLEWOOD
CANDIA TAX MAP 414
LOTS 152 & 152-10
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CROWLEY ROAD
CANDIA & CHESTER NH

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722 E. INDUSTRIAL
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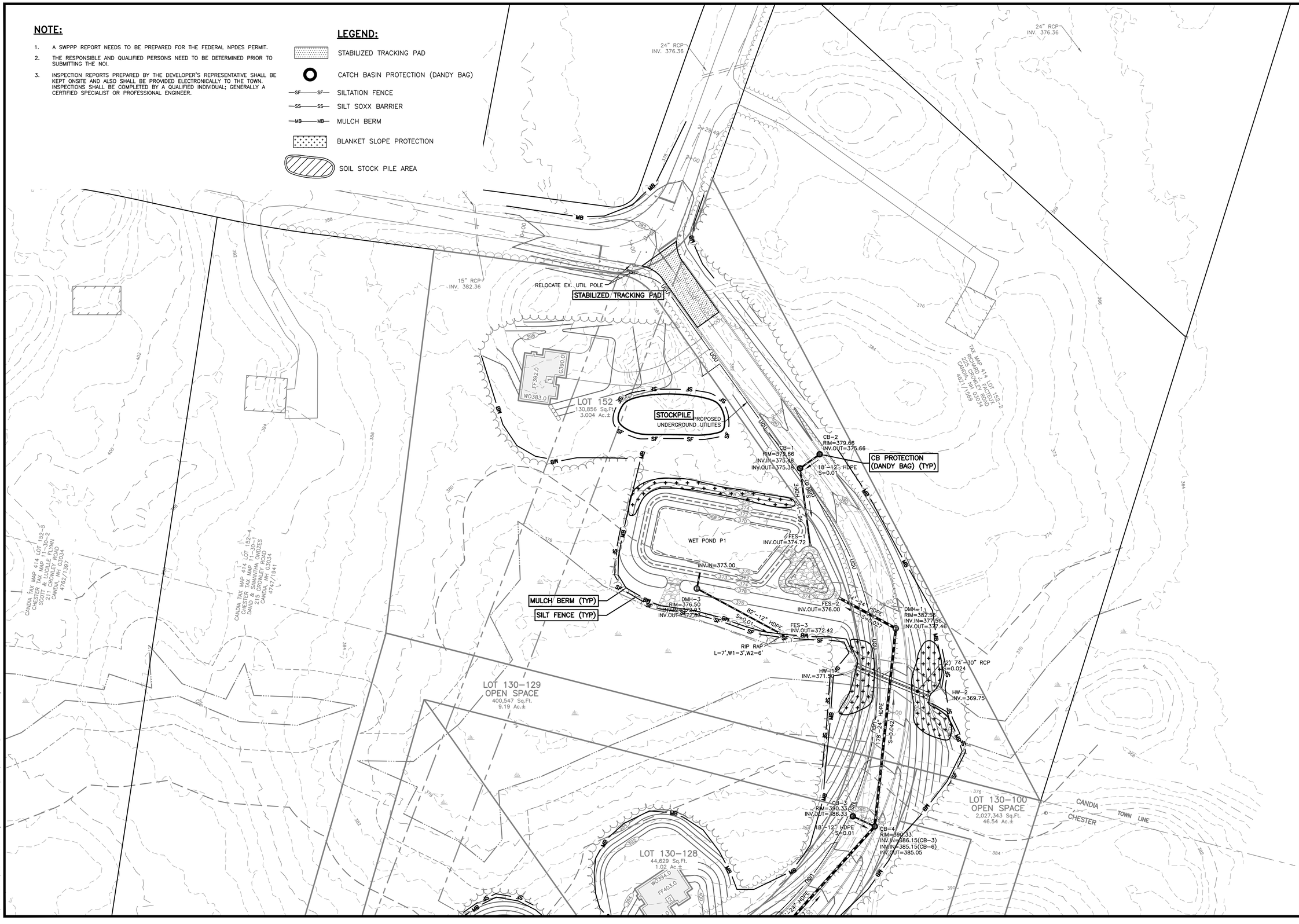
SHEET TITLE:
ROADWAY PROFILE PLAN - C

NOTE:

1. A SWPPP REPORT NEEDS TO BE PREPARED FOR THE FEDERAL NPDES PERMIT.
2. THE RESPONSIBLE AND QUALIFIED PERSONS NEED TO BE DETERMINED PRIOR TO SUBMITTING THE NOI.
3. INSPECTION REPORTS PREPARED BY THE DEVELOPER'S REPRESENTATIVE SHALL BE KEPT ONSITE AND ALSO SHALL BE PROVIDED ELECTRONICALLY TO THE TOWN. INSPECTIONS SHALL BE COMPLETED BY A QUALIFIED INDIVIDUAL; GENERALLY A CERTIFIED SPECIALIST OR PROFESSIONAL ENGINEER.

LEGEND:

- STABILIZED TRACKING PAD
- CATCH BASIN PROTECTION (DANDY BAG)
- SF SILTATION FENCE
- SS SILT SOXX BARRIER
- MB MULCH BERM
- BLANKET SLOPE PROTECTION
- SOIL STOCK PILE AREA



N:_=PROJECTS\738-Moreau-Tanglewood, Candia\DWG\CURRENT\738-EROSION.dwg

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PROJECT:
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CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD
CANDIA & CHESTER NH

FOR/OWNER
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SHEET TITLE:
EROSION CONTROL PLAN - A

NOTE:

1. A SWPPP REPORT NEEDS TO BE PREPARED FOR THE FEDERAL NPDES PERMIT.
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LEGEND:

- STABILIZED TRACKING PAD
- CATCH BASIN PROTECTION (DANDY BAG)
- SF — SF — SILTATION FENCE
- SS — SS — SILT SOXX BARRIER
- MB — MB — MULCH BERM
- BLANKET SLOPE PROTECTION
- SOIL STOCK PILE AREA

LOT 130-100 OPEN SPACE 2,027,343 Sq.Ft. 46.54 Ac.±

CB-3 RIM=390.33 INV.OUT=386.33

18"-12" HDPE S=0.01

CB-4 RIM=390.33 INV.IN=386.15(CB-3) INV.IN=385.15(CB-6) INV.OUT=385.05

LOT 130-128 44,629 Sq.Ft. 1.02 Ac.±

182'-24" HDPE S=0.047

CB-5 RIM=398.04 INV.OUT=394.94

18"-12" HDPE S=0.01

CB-6 RIM=398.94 INV.IN=394.76(CB-5) INV.IN=394.26(CB-8) INV.OUT=393.76

LOT 130-127 44,025 Sq.Ft. 1.01 Ac.±

300'-18" HDPE S=0.047

LOT 130-126 44,040 Sq.Ft. 1.01 Ac.±

CB-7 RIM=413.22 INV.OUT=409.22

18"-12" HDPE S=0.01

CB PROTECTION (DANDY BAG) (TYP)

CB-8 RIM=413.22 INV.IN=409.04(CB-7) INV.IN=408.54(CB-12) INV.OUT=408.44

LOT 130-125 44,040 Sq.Ft. 1.01 Ac.±

MULCH BERM (TYP)

SILT FENCE (TYP)

LOT 130-101 52,447 Sq.Ft. 1.20 Ac.±

STOCKPILE

LOT 130-124 43,877 Sq.Ft. 1.01 Ac.±

300'-18" HDPE S=0.025

CB-9 RIM=420.71 INV.OUT=416.71

18"-12" HDPE S=0.01

CB-10 RIM=420.71 INV.IN=416.53 INV.OUT=416.03

PROPOSED UNDERGROUND UTILITIES

LOT 130-123 44,116 Sq.Ft. 1.01 Ac.±

LOT 130-122 45,438 Sq.Ft. 1.04 Ac.±

LOT 130-104 44,040 Sq.Ft. 1.01 Ac.±

LOT 130-103 44,040 Sq.Ft. 1.01 Ac.±

LOT 130-102 44,040 Sq.Ft. 1.01 Ac.±

LOT 130-100 OPEN SPACE 2,027,343 Sq.Ft. 46.54 Ac.±

LOT 130-105 44,040 Sq.Ft. 1.01 Ac.±

LOT 130-106 44,040 Sq.Ft. 1.01 Ac.±

LOT 130-107 44,040 Sq.Ft. 1.01 Ac.±

LOT 130-108

N:\=PROJECTS\738-Moreau-Tanglewood, Candia\DWG\CURRENT\738-EROSION.dwg

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STATE OF NEW HAMPSHIRE
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TANGLEWOOD

CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD
CANDIA & CHESTER NH

FOR/OWNER

DAR BUILDERS, LLC
722 E. INDUSTRIAL
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MANCHESTER, NH 03109

SHEET TITLE:

EROSION CONTROL PLAN - B

NOTE:

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LEGEND:

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- CATCH BASIN PROTECTION (DANDY BAG)
- SF — SILTATION FENCE
- SS — SILT SOXX BARRIER
- MB — MULCH BERM
- BLANKET SLOPE PROTECTION
- SOIL STOCK PILE AREA

LOT 130–129
OPEN SPACE
400,547 Sq.Ft.
9.19 Ac.±

LOT 130–117
45,794 Sq.Ft.
1.05 Ac.±

LOT 130–116
1.01 Ac.±

LOT 130–118
44,649 Sq.Ft.
1.03 Ac.±

LOT 130–119
43,661 Sq.Ft.
1.00 Ac.±

LOT 130–120
43,707 Sq.Ft.
1.00 Ac.±

LOT 130–121
45,04 Sq.Ft.
1.03 Ac.±

LOT 130–122
45,438 Sq.Ft.
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LOT 130–109
44,040 Sq.Ft.
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LOT 130–110
44,007 Sq.Ft.
1.01 Ac.±

LOT 130–111
46,514 Sq.Ft.
1.07 Ac.±

LOT 130–112
44,040 Sq.Ft.
1.01 Ac.±

STOCKPILE

PROPOSED UNDERGROUND UTILITES

PROPOSED 30,000 GAL. CONCRETE CISTERN (SEE DETAIL)

MULCH BERM (TYP)

SILT FENCE (TYP)

CB PROTECTION (DANDY BAG) (TYP)

CB–11
RIM=414.72
INV.OUT=410.72

18'–12" HDPE
S=0.01

CB–12
RIM=414.72
INV.IN=410.54
INV.OUT=410.04

146'–18" HDPE
S=0.042

CB–13
RIM=404.29
INV.OUT=400.29

18'–12" HDPE
S=0.01

CB–14
RIM=404.29
INV.IN=400.11(CB–13)
INV.IN=399.61(CB–12)
INV.OUT=399.51

27'–18" HDPE
S=0.042

CB–15
RIM=394.16
INV.OUT=390.16

18'–12" HDPE
S=0.01

CB–16
RIM=394.16
INV.IN=389.98(CB–15)
INV.IN=389.48(CB–14)
INV.OUT=388.98

195'–24" HDPE
S=0.02

CB–17
RIM=390.29
INV.OUT=386.29

18'–12" HDPE
S=0.01

121'–24" HDPE
S=0.018

SB–18
RIM=390.29
INV.IN=386.11(CB–17)
INV.IN=385.11(CB–16)
INV.OUT=385.01

DMH–2
RIM=389.00
INV.IN=375.33
INV.OUT=375.23

HW–3
INV.=383.80

HW–4
INV.=379.53

134'–24" HDPE
S=0.005

S=0.074

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

Engineers
Planners
Surveyors
TheDubayGroup.com

N

40 0 20 40
1 INCH = 40 FEET

STATE OF NEW HAMPSHIRE
DOUGLAS G. MacGUIRE No. 13325
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

REV:	DATE:	COMMENT:	BY:

DRAWN BY: SJK
CHECKED BY: DGM
DATE: APRIL 30, 2025
SCALE: 1"=40'
FILE: 738–EROSION
DEED REF: 5800–2566

PROJECT:

TANGLEWOOD

CANDIA TAX MAP 414
LOTS 152 & 152–10
CHESTER TAX MAP 11
LOTS 30 & 30–7
CROWLEY ROAD
CANDIA & CHESTER NH

FOR/OWNER

DAR BUILDERS, LLC
722 E. INDUSTRIAL
PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:

EROSION CONTROL PLAN - C

PROJECT #738 SHEET 25 of 32

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CONSTRUCTION SEQUENCE

1. CONTRACTOR TO NOTIFY DIG-SAFE 72-HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION
2. THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE EXCEEDS ONE ACRE. THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. A COMPLETED NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO NPDES PERMITTING AUTHORITY WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET: FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTED IS RESPONSIBLE; OR ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
3. PRIOR TO ANY EARTH MOVING OPERATION INSTALL PERIMETER CONTROLS, I.E SILT FENCE AND/OR MULCH BERM AROUND THE LIMITS OF DISTURBANCE OR OTHER EROSION CONTROL DEVICE (SO AS SHOWN ON THE EROSION CONTROL PLAN.
4. CONSTRUCT TEMPORARY CONSTRUCTION EXIT.
5. CLEAR AND GRUB WITHIN AREAS OF DISTURBANCE UNLESS OTHERWISE NOTED.
6. SEDIMENT TRAPS AND/OR BASINS SHALL BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL BASINS/PONDS ARE STABILIZED.
7. REMOVE AND STOCKPILE MATERIALS AS REQUIRED. STOCKPILE SHALL BE SURROUNDED WITH AN EROSION CONTROL DEVICE TO PREVENT EROSION. STOCKPILE AREAS ARE LIMITED AND THUS MANAGEMENT OF MATERIALS WILL BE REQUIRED.
8. SHAPE PROPOSED DRAINAGE PONDS, DITCHES AND/OR SWALES.
9. PERFORM ROUGH SITE GRADING. INSTALL DRAINAGE SYSTEMS AND UTILITIES.
10. FINISH GRADE SITE, BACKFILL ROAD SUBBASE GRAVEL IN TWO COMPACTED LIFTS. PROVIDE TEMPORARY EROSION PROTECTION TO DITCHES AND SWALES WHERE APPLICABLE, IN THE FORM OF MULCHING, JUTE MATTING OR STONE CHECK DAMS.
11. ANY PERMANENT DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
12. PLACE BINDER LAYER OF PAVEMENT. REINSTALL BASIN INLET PROTECTION.
13. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER.
14. RAISE CATCH BASIN FRAMES TO FINAL GRADE. CONSTRUCT ASPHALT WEARING COURSE.
15. REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

GENERAL CONSTRUCTION NOTES

1. THE TEMPORARY BMPS ASSOCIATED WITH THIS PROJECT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND LANDOWNER, WHO WILL BE RESPONSIBLE FOR INSPECTION, OPERATION, AND MAINTENANCE.
2. EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION OF THE NHDOT". EROSION CONTROL SHALL BE INSTALLED DOWNHILL OF ALL AREAS WHERE WORK WILL EXPOSE UNPROTECTED SOIL TO PREVENT SEDIMENT FROM ENTERING CATCH BASINS, DRAINAGE STRUCTURES AND/OR DRAINAGE WAYS. INSTALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES PRIOR TO ANY EARTH MOVING OPERATIONS.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED WHERE REQUIRED PRIOR TO ANY ON-SITE GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. EROSION CONTROL MEASURES SHALL BE MAINTAINED DURING DEVELOPMENT AND SHALL BE CHECKED PERIODICALLY AND EXCESS SILT SHALL BE REMOVED.
4. ALL DISTURBED AREAS WHICH ARE FINISH GRADED SHALL BE LOAMED (6" MINIMUM) AND SEEDED. SEE SEEDING AND FERTILIZER SPECIFICATION. SEE SLOPE DESIGN AND/OR LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
5. ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER SHALL BE MACHINED STRAW MULCHED AND SEEDED WITH SLOPE STABILIZATION SEED MIXTURE TO PREVENT EROSION. STRAW MULCH SHALL BE APPLIED AT A RATE OF 2 TONS/ACRE.
6. ALL DRAINAGE SYSTEMS (DITCHES, SWALES, DRAINAGE PONDS/BASINS, ETC.) SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. STORMWATER FLOWS ARE NOT TO BE DIRECTED TO THESE SYSTEMS UNTIL CONTRIBUTING AREAS HAVE ALSO BEEN FULLY STABILIZED.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES IN ACCORDANCE WITH NHDES, EPA & TOWN REQUIREMENTS FOR THE DURATION OF THE PROJECT. WATER FOR DUST CONTROL SHALL BE PROVIDED ON SITE. FUGITIVE DUST IS CONTROLLED IN ACCORDANCE WITH ENV-A 1000.
8. ALL EROSION CONTROLS ARE TO BE INSPECTED WEEKLY AND AFTER 0.5" OR GREATER OF RAINFALL WITHIN A 24 HOUR PERIOD.
9. ALL FILLS SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED. FILL MATERIAL SHALL BE FREE FROM STUMPS, WOOD, ROOTS, ETC. AND SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.
10. SILT FENCES AND/OR SILTSOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES AND/OR SILTSOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURE LOCATION.
11. PAVED AREAS MUST BE KEPT CLEAN AT ALL TIMES.
12. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA.
13. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING. EXPOSURE OF UNSTABILIZED SOILS SHALL BE TEMPORARILY STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 45 DAYS OF INITIAL DISTURBANCE.
14. WINTERIZATION EFFORTS FOR AREAS NOT STABILIZED BY OCT. 15TH SHALL BE MADE BY THE APPROPRIATE USE OF MATTING, BLANKETS, MULCH AND SEEDING.
15. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
    A. BASE COURSE GRAVELS HAS BEEN INSTALLED IN AREAS TO BE PAVED;
    B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
    C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
    D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
16. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO IMMEDIATELY INSTALL AND MAINTAIN THE NECESSARY EROSION PROTECTION.

SEEDING SPECIFICATION

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

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

2. SEEDING SCHEDULE
   A. SPRING SEEDING USUALLY GIVES THE BEST RESULTS FOR ALL SEED MIXES OR WITH LEGUMES.
   B. PERMANENT SEEDING SHOULD BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST. IF SEEDING CANNOT BE DONE WITHIN THE SPECIFIED SEEDING DATES, MULCH ACCORDING TO THE NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3, CONSTRUCTION PHASE EROSION AND SEDIMENT CONTROLS AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
3. ESTABLISHING A STAND OF GRASS
   A. STONES AND TRASH SHOULD BE REMOVED FROM LOAMED AREAS SO AS NOT TO INTERFERE WITH THE SEEDING PROCESS.
   B. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
   C. IF APPLICABLE, FERTILIZER AND ORGANIC SOIL AMENDMENTS SHOULD BE APPLIED DURING THE GROWING SEASON.
   D. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER (N-P2O5-K2O) OR EQUIVALENT. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET).
   E. FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER
4. SEED SHOULD BE SPREAD UNIFORMLY BY A METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDING HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER.
   A. INOCULATE ALL LEGUME SEED WITH THE CORRECT TYPE AND AMOUNT OF INOCULANTS.
   B. NORMAL SEEDING DEPTH IS FROM ¼ TO ½ INCH. HYDROSEEDING THAT INCLUDES MULCH MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10 % WHEN HYDROSEEDING.
   C. WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER, OR LIGHT DRAG.
   D. THE GRADE "A" OF SEEDING MIXTURE SHOULD BE USED WITH THE FOLLOWING SEEDING RATES, BASED ON THE SEEDING GUIDE.

MODIFIED NEW ENGLAND WETLAND PLANTS, INC. CONSERVATION/WILDLIFE MIX			
BOTANICAL NAME	COMMON NAME	INDICATOR	% BY WEIGHT
ELYMUS VIRGINICUS	VIRGINIA WILD RYE	FACW-	32
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	FACU	28
ANDROPOGON GERARDII	BIG BLUESTEM	FAC	25
DESMODIUM CANADENSE	SHOWY TICK TREFOIL	FAC	5
ASCLEPIAS SYRIACA	COMMON MILKWEED	FACU-	5
EUPATORIUM PERFOLIATUM	BONESET	FACW	2
ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	FACW-	2
SOLIDAGO JUNCEA	EARLY GOLDENROD		1

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

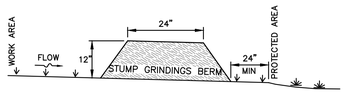
WINTER NOTES

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

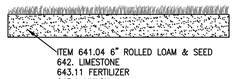
MAINTENANCE AND PROTECTION

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

NOTE
THE STUMP GRINDINGS BERM MUST BE A MINIMUM OF 12" HIGH, AS MEASURED ON THE UPHILL SIDE OF THE BARRIER, AND A MINIMUM OF TWO FEET WIDE, PER NHDES.



MULCH BERM
NOT TO SCALE

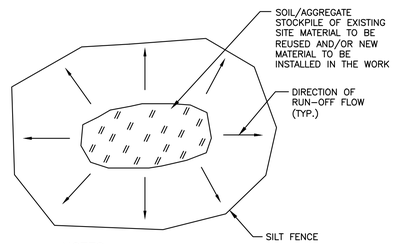


LOAM & SEED DETAIL
NOT TO SCALE

MAINTENANCE NOTES:

1. GRASSED CHANNELS SHOULD BE INSPECTED PERIODICALLY (AT LEAST ANNUALLY) FOR SEDIMENT ACCUMULATION, EROSION, AND CONDITION OF SURFACE LINING (VEGETATION OR RIP-RAP). REPAIRS, INCLUDING STONE OR VEGETATION REPLACEMENT, SHOULD BE MADE BASED ON THIS INSPECTION.
2. REMOVE SEDIMENT AND DEBRIS ANNUALLY, OR MORE FREQUENTLY AS WARRANTED BY INSPECTION.
3. MOW VEGETATED CHANNELS BASED ON FREQUENCY SPECIFIED BY DESIGN. MOWING AT LEAST ONCE PER YEAR IS REQUIRED TO CONTROL ESTABLISHMENT OF WOOD VEGETATION. IT IS RECOMMENDED TO CUT GRASS NO SHORTER THAN 4 INCHES.

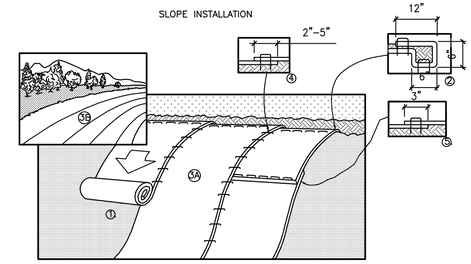
GRASS LINED SWALE DETAIL
NOT TO SCALE



NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
2. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
3. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

MATERIALS STOCKPILE DETAIL
NOT TO SCALE

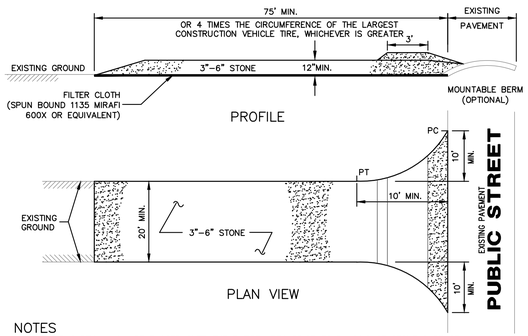
SLOPE INSTALLATION



MATTING INSTALLATION NOTES

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
7. INSTALL PRODUCT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
8. ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, WITH THE EXCEPTION OF TURF REINFORCEMENT MATS, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHALL NOT CONTAIN PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES.

SLOPE PROTECTION EROSION CONTROL MATTING
NOT TO SCALE



NOTES
1. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE SURFACE.
2. WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
3. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
4. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
5. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN STORM EVENT.

USDA-SCS STABILIZED TRACKING PAD
NOT TO SCALE

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Engineers
Planners
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STATE OF NEW HAMPSHIRE - DOUGLAS G. MacGUIRE No. 13325 - LICENSED PROFESSIONAL ENGINEER

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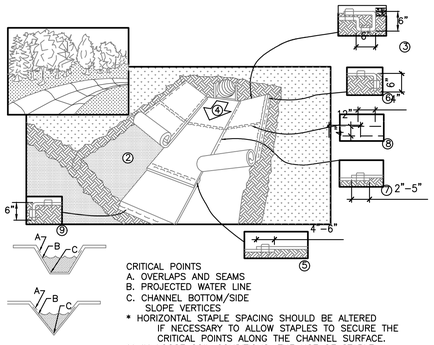
SHEET TITLE:
SITE DETAILS - A

PROJECT #738 SHEET 26 of 32

N:_=PROJECTS\738-Moreau-Tanglewood, Candia\DWG\CURRENT\738-DETAILS.dwg



CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

ROLLED EROSION CONTROL MATTING

NOT TO SCALE

CHANNEL INSTALLATION SPECIFICATIONS

1. INSTALL PRODUCT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

2. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH THE PAPER SIDE DOWN.

3. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6"DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.

4. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

5. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4"(10") ON CENTER TO SECURE BLANKETS.

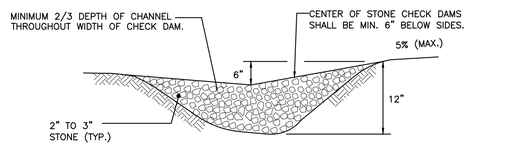
6. FULL-LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6"DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

7. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2"-5" (DEPENDING ON BLANKET TYPE) AND STAPLED TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.

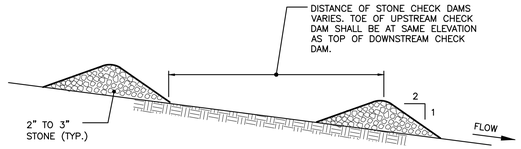
8. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30' TO 40' INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF CHANNEL.

THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6"DEEP X 6"WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

9. ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, WITH THE EXCEPTION OF TURF REINFORCEMENT MATS, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHALL NOT CONTAIN PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES.



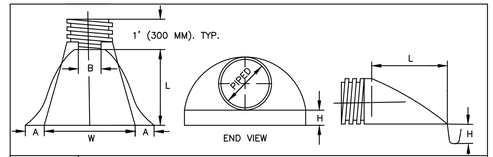
DITCH CROSS-SECTION



LONGITUDINAL SECTION

STONE CHECK DAM DETAILS

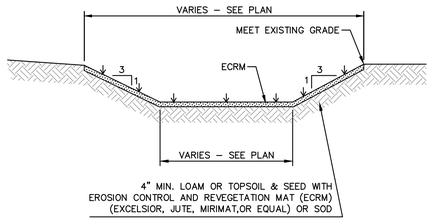
NOT TO SCALE



PIPE DIAMETER	DIMENSIONS, INCHES (MM)					
	PART No.	A. ± 1 (25)	B MAX	H. ± 1 (25)	L. ± 1/2(13)	W. ± 2 (50)
12. 15 (300.375)	1210 NP	6.5 (165)	10 (254)	6.5 (165)	25 (635)	29 (736)
24 (600)	2410 NP	7.5 (190)	18 (450)	6.5 (165)	36 (900)	45 (1140)

ADS END SECTION DETAIL

NOT TO SCALE

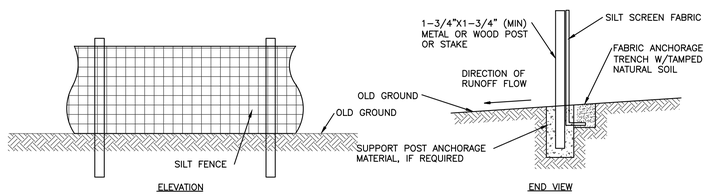


NOTES

1. AT A MINIMUM, SEDIMENT PONDS MUST PROVIDE STORAGE FOR EITHER (1) THE CALCULATED VOLUME OF RUNOFF FROM THE 2-YEAR, 24-HOUR STORM (SEE CGP APP. H), OR (2) 3,600 CUBIC FEET PER ACRE DRAINED.
2. SEDIMENT PONDS MUST ALSO UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE, UNLESS INFEASIBLE.
3. REFER TO ENV-WQ 1506.10 FOR GUIDANCE AND DESIGN REQUIREMENTS.

TEMPORARY SEDIMENT TRAP

NOT TO SCALE



CRITERIA FOR SILT FENCES:

1) SILT FENCE FILTER CLOTH: THE FABRIC FOR THE SILT FENCE SHALL MEET THE FOLLOWING SPECIFICATIONS:

FABRIC PROPERTIES	VALUES	TEST METHOD
GRAB TENSILE STRENGTH (lbs)	90	ASTM D1682
ELONGATION AT FAILURE (%)	50	ASTM 1682
MULLEN BURST STRENGTH (PSI)	190	ASTM D3786
PUNCTURE STRENGTH (lbs)	40	ASTM D751
EQUIVALENT OPENING SIZE	40-80	US STD SIEVE

2) FENCE POSTS (FOR FABRICATED UNITS) – THE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND SPACED A MINIMUM OF 6 FEET. WOOD POSTS WILL BE OF SOUND QUALITY HARDWOOD WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.

3) PREFABRICATED UNITS – PREFABRICATED UNITS MAY BE USED IN LIEU OF THE ABOVE METHOD PROVIDING: (1) THE FILTER CLOTH AND FENCE POSTS MEET THE ABOVE CRITERIA; AND (2) THE UNIT IS INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE:

1) SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.

2) IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED WITHIN 24 HOURS.

3) SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

4) SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

CONSTRUCTION SPECIFICATIONS:

1) THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.

2) THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.

3) FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOODEN STAKES EVERY 12 INCHES.

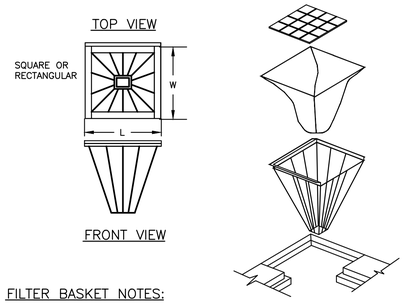
4) WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO WOOD STAKE.

5) POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND, AND OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.

6) MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.

SILTATION FENCING DETAIL

NOT TO SCALE



FILTER BASKET NOTES:

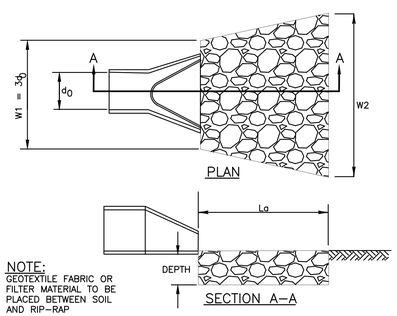
1. INLET BASKETS SHALL BE USED ON ALL CATCH BASINS DURING CONSTRUCTION. INLET BASKETS SHALL BE "METAL-ERA" OR APPROVED EQUAL.
2. FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT AND EXTEND AT LEAST 6 INCHES PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR.
3. THE FILTER FABRIC SHALL BE A GEO-TEXTILE FABRIC: POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:

GRAB STRENGTH: 45 lb. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D1682).
MULLEN BURST STRENGTH: MINIMUM 60 psi (ASTM D774).

4. THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND MINIMUM PERMEABILITY OF 120 gpm/sq. ft.
5. THE INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM ENTERING THE DRAINAGE PIPING SYSTEM AND/OR CAUSING SURFACE FLOODING.
6. INLET BASKET SHALL BE MAINTAINED IN PLACE UNTIL ALL PAVING IS COMPLETED AND ALL UNPAVED AREAS HAVE BEEN STABILIZED WITH VEGETATION.

INLET FILTER BASKET

NOT TO SCALE



NOTE:
GEOTEXTILE FABRIC OR FILTER MATERIAL TO BE PLACED BETWEEN SOIL AND RIP-RAP

STONE LINED OUTLET PROTECTION

NOT TO SCALE

LOCATION	La	W1	W2	d50	DEPTH
FES-1	13'	3'	8'	6"	15"
FES-2	26'	6'	16'	6"	15"
FES-3	7'	3'	7'	6"	15"
FES-4	28'	6'	17'	6"	15"

RIP RAP GRADATION TABLE

% OF WEIGHT SMALLER THAN GIVEN SIZE	FOR d50 = 2"
100	1.5
85	1.3
50	1.0
15	0.3

CONSTRUCTION SPECIFICATIONS

1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIPRAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.

2. THE ROCK OR GRAVEL USED FOR FILTER OR RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.

3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIPRAP. 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 RIPRAP 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.

MAINTENANCE

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

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Engineers
Planners
Surveyors
TheDubayGroup.com

STATE OF NEW HAMPSHIRE
DOUGLAS G. MacGUIRE No. 13325
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

REV:	DATE:	COMMENT:	BY:
1	7/16/25	TOWN REVIEW	SJK

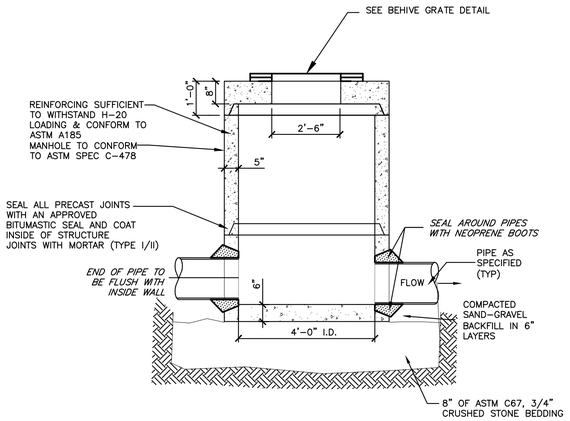
DRAWN BY: SJK
CHECKED BY: DGM
DATE: APRIL 30, 2025
SCALE:
FILE: 738-DETAILS
DEED REF: 5800-2566

PROJECT:
TANGLEWOOD
CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD
CANDIA & CHESTER NH
FOR/OWNER
DAR BUILDERS, LLC
722 E. INDUSTRIAL
PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

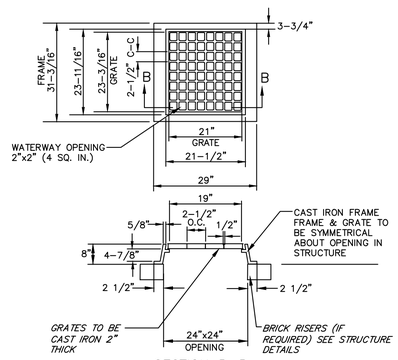
SHEET TITLE:
SITE DETAILS - B

N:\=PROJECTS\738-Moreau-Tanglewood, Candia\DWG\CURRENT\738-DETAILS.dwg

NOTES:
1. CONCRETE: 4,000 PSI AFTER 28 DAYS.
2. REINFORCING: H-20 LOADING 4 X 4/4 X 4 W.W.M.
3. SHIPLAP JOINTS SEALED WITH 1 STRIP OF BUTYL RUBBER SEALANT.
4. EXTERIOR ASPHALT COATED, IF REQUIRED.
5. LOCK JOINT FLEXIBLE PIPE SLEEVES, CAST IN.
6. EACH CASTING TO HAVE LIFTING PINS CAST IN.
7. EACH SECTION TO BE LABELED AS NOTED.
8. CATCH BASINS TO NOT HAVE SUMPS.

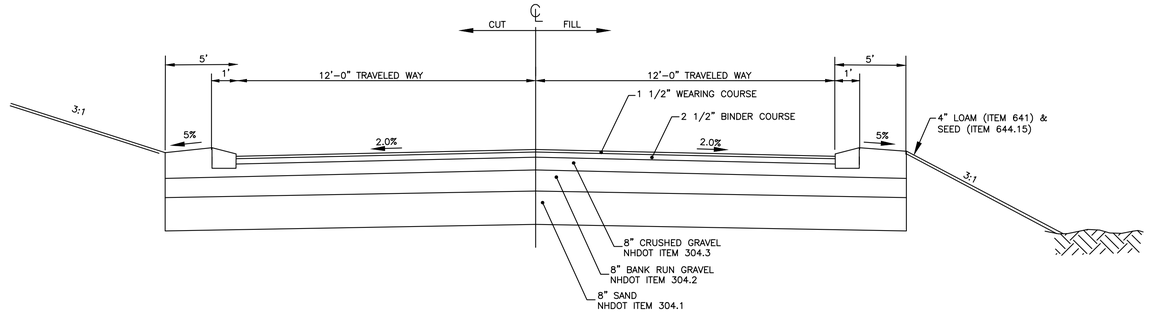


TYPICAL CATCH BASIN DETAIL
NOT TO SCALE

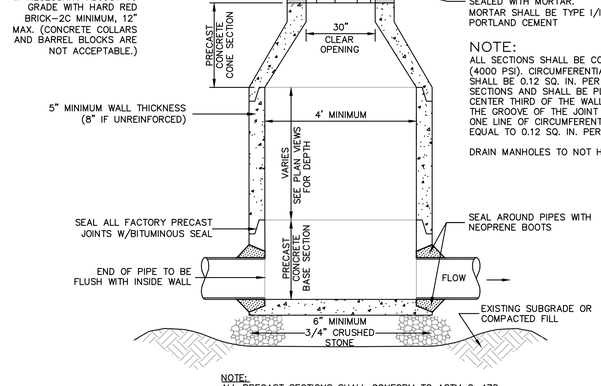


SECTION B-B

CATCH BASIN FRAME AND GRATE



TYPICAL ROADWAY CROSS-SECTION
NOT TO SCALE

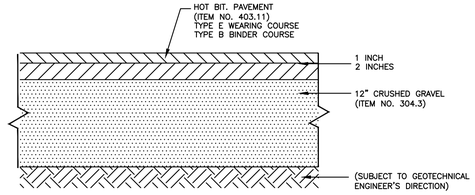


NOTE:
ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 PSI). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER L.F. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL. THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER L.F.

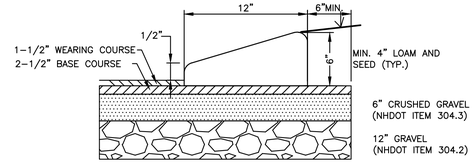
DRAIN MANHOLES TO NOT HAVE SUMPS.

NOTE:
ALL PRECAST SECTIONS SHALL CONFORM TO ASTM C-478 AND SHOULD BE DESIGNED TO MEET H-20 LOADING.

DRAIN MANHOLE DETAIL
NOT TO SCALE

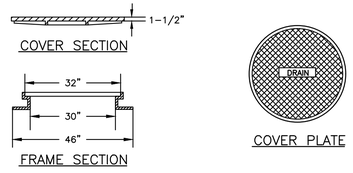


TYPICAL HOUSE DRIVEWAY PAVEMENT SECTION
NOT TO SCALE



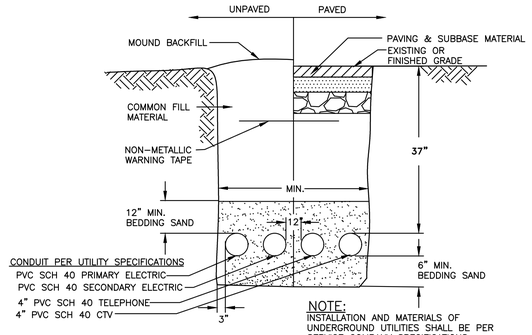
TYPICAL BITUMINOUS CAPE COD BERM DETAIL
NOT TO SCALE

NOTES:
1. APPLY TACK COAT PRIOR TO PLACEMENT OF CURB.
2. BITUMINOUS CURB MATERIAL SHALL MEET THE REQUIREMENTS OF NHDOT SECTION 609.
3. CAPE COD BERM DIMENSIONS SHALL MATCH THOSE GIVEN IN THIS DETAIL.



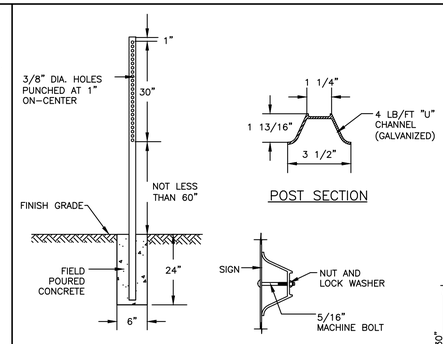
NOTES:
1. CONTACT SUFACES OF COVERS AND FRAMES SHALL BE MACHINED AT THE FOUNDRY TO PREVENT ROCKING OF COVERS IN ANY ORIENTATION.
2. CASTINGS SHALL BE EQUAL TO CLASS 30, CONFORMING TO ASTM A48.
3. WHERE MANHOLE TOPS ARE TO BE FLOODED BY WATER THEY WILL HAVE A WATER TIGHT COVER.
4. FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30 INCH CLEAR OPENING. A 3 INCH (MINIMUM HEIGHT) WORD "SEWER" FOR SEWERS OR "DRAIN" FOR DRAINS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER. MANHOLE COVERS SHALL HAVE NON-PENETRATION PICK HOLES.

DRAIN MANHOLE FRAME AND COVER DETAIL
NOT TO SCALE

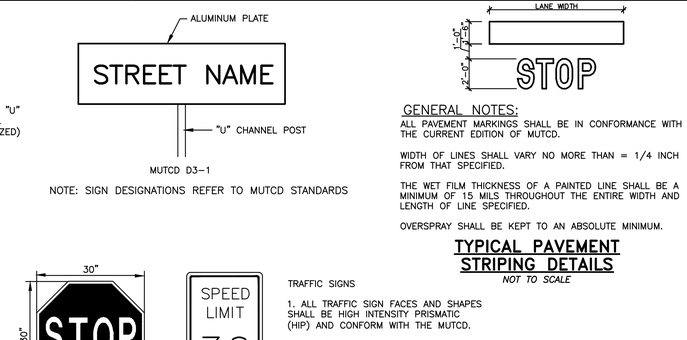


NOTE:
INSTALLATION AND MATERIALS OF UNDERGROUND UTILITIES SHALL BE PER SERVICE COMPANY SPECIFICATIONS

UTILITY TRENCH DETAIL
NOT TO SCALE



TYPICAL SIGN POST DETAIL
NOT TO SCALE



NOTE: SIGN DESIGNATIONS REFER TO MUTCD STANDARDS

TRAFFIC SIGNS

1. ALL TRAFFIC SIGN FACES AND SHAPES SHALL BE HIGH INTENSITY PRISMATIC (HIP) AND CONFORM WITH THE MUTCD.
2. ALL SIGN POST MOUNTS SHALL CONFORM WITH THE AASHTO AND NHDOT SPECIFICATIONS

GENERAL NOTES:
ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF MUTCD.

WIDTH OF LINES SHALL VARY NO MORE THAN = 1/4 INCH FROM THAT SPECIFIED.

THE WET FILM THICKNESS OF A PAINTED LINE SHALL BE A MINIMUM OF 15 MILS THROUGHOUT THE ENTIRE WIDTH AND LENGTH OF LINE SPECIFIED.

OVERSPRAY SHALL BE KEPT TO AN ABSOLUTE MINIMUM.

TYPICAL PAVEMENT STRIPING DETAILS
NOT TO SCALE

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STATE OF NEW HAMPSHIRE
DOUGLAS G. MacGUIRE No. 13325
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

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UNIT 17
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SHEET TITLE:
SITE DETAILS - C

PROJECT #738 SHEET 28 of 32

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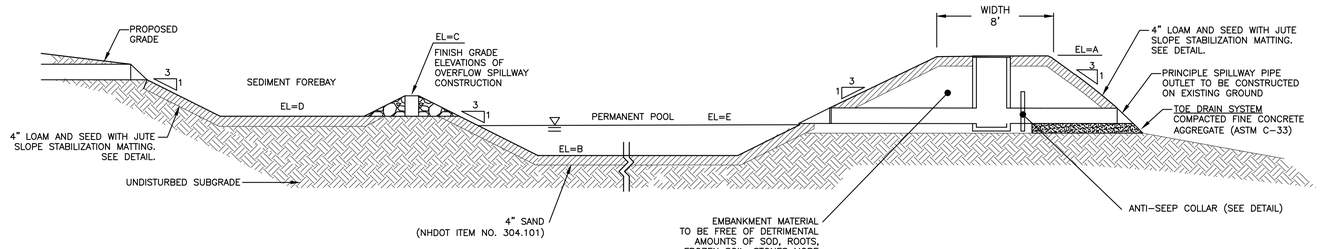
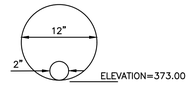


POND	A	B	C	D	E
WET POND (P1)	376.50	369.50	373.00	371.00	373.00

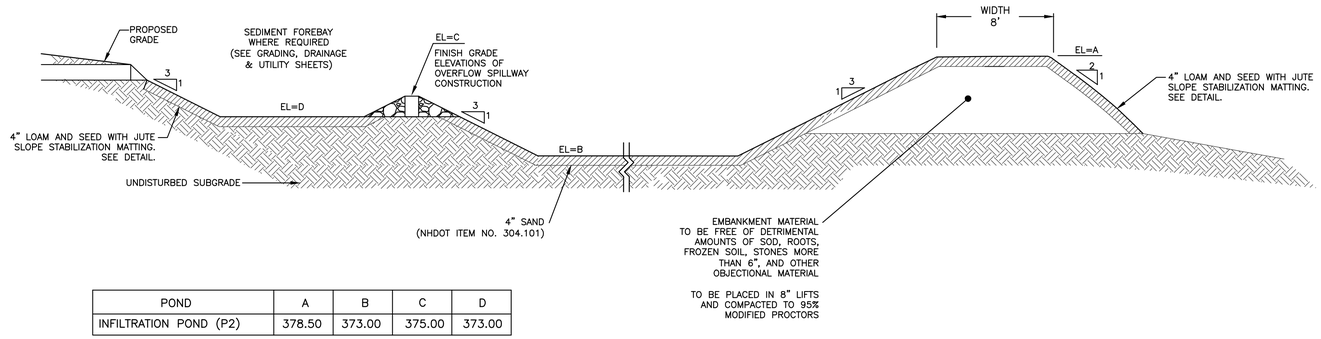
TYPICAL POND SECTION & PRINCIPLE SPILLWAY PROFILE DETAIL

NOT TO SCALE



ORIFICE DETAIL

NOT TO SCALE



POND	A	B	C	D
INFILTRATION POND (P2)	378.50	373.00	375.00	373.00

TYPICAL POND SECTION & PRINCIPLE SPILLWAY PROFILE DETAIL

NOT TO SCALE

CONSTRUCTION CRITERIA:

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

   THE CUTOFF TRENCH AND ANY OTHER REQUIRED EXCAVATIONS SHALL BE DUG TO THE LINES AND GRADES SHOWN ON THE PLANS OR AS STAKED IN THE FIELD. IF THEY ARE SUITABLE, EXCAVATED MATERIALS SHALL BE USED IN THE PERMANENT FILL.

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

   FOUNDATION AREAS SHALL BE KEPT FREE OF STANDING WATER WHEN FILL IS BEING PLACED ON THEM.

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

   SELECTED BACKFILL MATERIAL SHALL BE PLACED AROUND STRUCTURES, PIPE CONDUITS, AND ANTISEEP COLLARS AT ABOUT THE SAME RATE ON ALL SIDES TO PREVENT DAMAGE FROM UNEQUAL LOADING.

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

   THE DISTRIBUTION AND GRADATION OF MATERIALS SHALL BE SUCH THAT NO LENSES, POCKETS, STREAKS, OR LAYERS OF MATERIAL DIFFER SUBSTANTIALLY IN TEXTURE OF GRADATION FROM THE SURROUNDING MATERIAL. IF IT IS NECESSARY TO USE MATERIALS OF VARYING TEXTURE AND GRADATION, THE MORE IMPERVIOUS MATERIAL SHALL BE PLACED IN THE CENTER AND UPSTREAM PARTS OF THE FILL. IF ZONED FILLS OF SUBSTANTIALLY DIFFERING MATERIALS ARE SPECIFIED, THE ZONES SHALL BE PLACED ACCORDING TO THE LINES AND GRADES SHOWN ON THE DRAWINGS. THE COMPLETE WORK SHALL CONFORM TO THE LINES, GRADES, AND ELEVATIONS SHOWN ON THE DRAWINGS OR AS STAKED IN THE FIELD.

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

4. COMPACTION – CONSTRUCTION EQUIPMENT SHALL BE OPERATED OVER THE AREAS OR EACH LAYER OF FILL TO INSURE THAT THE REQUIRED COMPACTION IS OBTAINED. SPECIAL EQUIPMENT SHALL BE USED IF NEEDED TO OBTAIN THE REQUIRED COMPACTION.

   IF A MINIMUM REQUIRED DENSITY IS SPECIFIED, EACH LAYER OF FILL SHALL BE COMPACTED AS NECESSARY TO OBTAIN THAT DENSITY.

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

5. PROTECTION – A PROTECTIVE COVER OF VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SURFACES OF THE EMBANKMENT, SPILLWAY, AND BORROW AREA IF SOIL AND CLIMATIC CONDITIONS PERMIT. IF SOIL OR CLIMATIC CONDITIONS PRECLUDE THE USE OF VEGETATION AND PROTECTION IS NEEDED, NON-VEGETATIVE MEANS, SUCH AS MULCHES OR GRAVEL, MAY BE USED. IN SOME PLACES, TEMPORARY VEGETATION MAY BE USED UNTIL CONDITIONS PERMIT ESTABLISHMENT OF PERMANENT VEGETATION. THE EMBANKMENT AND SPILLWAY SHALL BE FENCED IF NECESSARY TO PROTECT THE VEGETATION.

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

6. CONCRETE – THE MIX DESIGN AND TESTING OF CONCRETE SHALL BE CONSISTENT WITH THE STRENGTH REQUIREMENTS OF THE JOB. MIX REQUIREMENTS OR NECESSARY STRENGTH SHALL BE SPECIFIED. THE TYPE OF CEMENT, AIR ENTRAINMENT, SLUMP, AGGREGATE, OR OTHER PROPERTIES SHALL BE SPECIFIED IF NECESSARY. ALL CONCRETE IS TO CONSIST OF A WORKABLE MIX THAT CAN BE PLACED AND FINISHED IN AN ACCEPTABLE MANNER. NECESSARY CURING SHALL BE SPECIFIED. REINFORCING STEEL SHALL BE PLACED AS INDICATED ON THE PLANS AND SHALL BE HELD SECURELY IN PLACE DURING CONCRETE PLACEMENT. SUBGRADES AND FORMS SHALL BE INSTALLED TO LINE AND GRADE, AND THE FORMS SHALL BE MORTAR TIGHT AND UNYIELDING AS THE CONCRETE IS PLACED.

7. DO NOT DISCHARGE SEDIMENT–LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO DETENTION BASIN.

8. VEGETATION SHOULD BE ESTABLISHED IMMEDIATELY.

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

10. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.

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

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

MAINTENANCE:

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

THE FOLLOWING ARE SOME ITEMS WHICH SHOULD BE CONSIDERED IN FORMULATING A MAINTENANCE PLAN.

1. EMBANKMENT – THE EMBANKMENT SHOULD BE INSPECTED ANNUALLY TO DETERMINE IF RODENT BURROWS, WET AREAS, OR EROSION OF THE FILL IS TAKING PLACE.
2. VEGETATION – THE VEGETATED AREAS OF THE STRUCTURE SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH. LIME AND FERTILIZER SHOULD BE APPLIED AS NECESSARY AS DETERMINED BY SOIL TESTS. TREES AND SHRUBS SHOULD BE KEPT OFF THE EMBANKMENT AND EMERGENCY SPILLWAY AREAS.
3. INLETS – PIPE INLETS AND SPILLWAY STRUCTURES SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. ACCUMULATED DEBRIS AND SEDIMENT SHOULD BE REMOVED. IF PIPES ARE COATED, THE COATING SHOULD BE CHECKED AND REPAIRED AS NECESSARY.
4. OUTLETS – PIPE OUTLETS SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. THE CONDITION OF THE PIPES SHOULD BE NOTED AND REPAIRS MADE AS NECESSARY. IF EROSION IS TAKING PLACE THEN MEASURES SHOULD BE TAKEN TO STABILIZE AND PROTECT THE AFFECTED AREA OF THE OUTLET.
5. SEDIMENT – SEDIMENT SHOULD BE CONTINUALLY CHECKED IN THE BASIN. WHEN SEDIMENT ACCUMULATIONS REACH THE PREDETERMINED DESIGN ELEVATION, THEN THE SEDIMENT SHOULD BE REMOVED AND PROPERLY DISPOSED OF.
6. SAFETY INSPECTIONS – ALL PERMANENT IMPOUNDMENTS SHOULD BE INSPECTED BY A QUALIFIED PROFESSIONAL ENGINEER ON A PERIODIC BASIS. IF THERE IS A POTENTIAL FOR SIGNIFICANT DAMAGE OR LOSS OF LIFE DOWNSTREAM, THEN THE INSPECTION SHOULD BE CARRIED OUT ANNUALLY. THE DESIGNATED INDIVIDUAL OR GROUP SHOULD ALSO MAKE INSPECTIONS AFTER EVERY MAJOR STORM EVENT.

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136 Harvey Rd. Bldg B101
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Engineers
Planners
Surveyors
TheDubayGroup.com

STATE OF NEW HAMPSHIRE – DOUGLAS G. MacGUIRE No. 13325 – LICENSED PROFESSIONAL ENGINEER

REVISIONS:

REV:	DATE:	COMMENT:	BY:
1	7/16/25	TOWN REVIEW	SJK

DRAWN BY: SJK
CHECKED BY: DGM
DATE: APRIL 30, 2025
SCALE:
FILE: 738-DETAILS
DEED REF: 5800-2566

PROJECT:
TANGLEWOOD
CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
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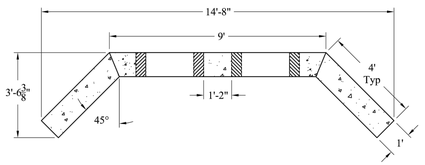
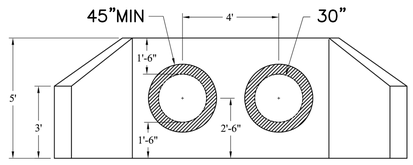
CANDIA & CHESTER NH
FOR/OWNER
DAR BUILDERS, LLC
722 E. INDUSTRIAL
PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:
SITE DETAILS - D

N:\=PROJECTS\738-Moreau-Tanglewood, Candia\DWG\CURRENT\738-DETAILS.dwg



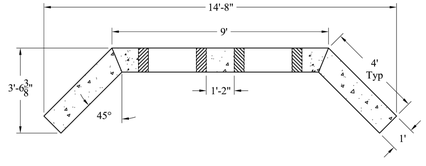


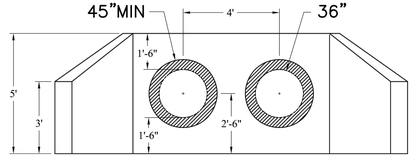
General Notes

1. Precast Concrete Shall Conform to AASHTO M 199. Concrete Shall be Class AAA (f'c = 5000 psi)
2. Reinforcing Steel Shall Conform to AASHTO M 31, ASTM A-615 Grade 60 Black Deformed Bars

DUAL 30" WINGED HEADWALL DETAIL

**SHOP DRAWINGS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL





General Notes

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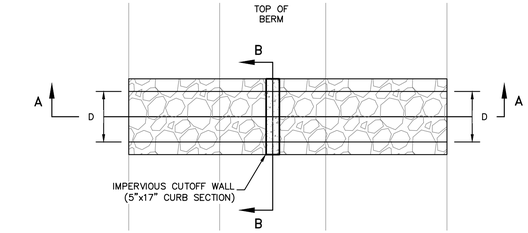
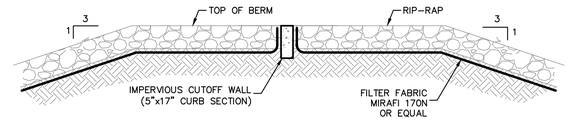
2. Reinforcing Steel Shall Conform to AASHTO M 31, ASTM A-615 Grade 60 Black Deformed Bars

DUAL 36" WINGED HEADWALL DETAIL

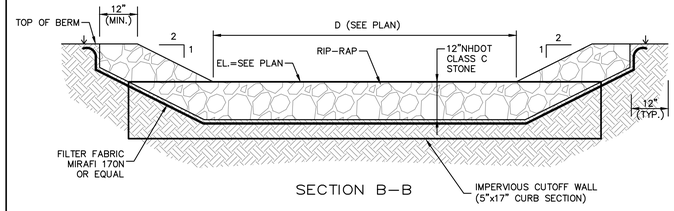
**SHOP DRAWINGS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL



PLAN VIEW

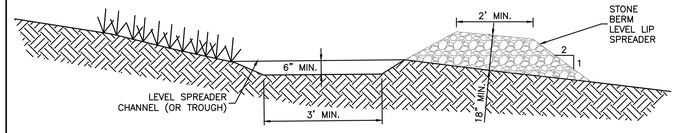


SECTION A–A



SECTION B–B

OVERFLOW SPILLWAY
NOT TO SCALE



MAINTENANCE REQUIREMENTS:

1. INSPECT AT LEAST ONCE ANNUALLY FOR ACCUMULATION OF SEDIMENT AND DEBRIS AND FOR SIGNS OF EROSION WITHIN APPROACH CHANNEL, SPREADER CHANNEL OR DOWN-SLOPE OF THE SPREADER.
2. REMOVE DEBRIS WHENEVER OBSERVED DURING INSPECTION.
3. REMOVE SEDIMENT WHEN ACCUMULATION EXCEEDS 25% OF SPREADER CHANNEL DEPTH.
4. MOW AS REQUIRED BY LANDSCAPING DESIGN. AT A MINIMUM, MOW ANNUALLY TO CONTROL WOODY VEGETATION WITHIN THE SPREADER.
5. SNOW SHOULD NOT BE STORED WITHIN OR DOWN-SLOPE OF THE LEVEL SPREADER OR ITS APPROACH CHANNEL.
6. REPAIR ANY EROSION AND RE-GRADE OR REPLACE BERM MATERIAL, AS WARRANTED BY INSPECTION.
7. RECONSTRUCT THE SPREADER IF DOWN-SLOPE CHANNELIZATION INDICATES THAT THE SPREADER IS NOT LEVEL OR THAT DISCHARGE HAS BECOME CONCENTRATED, AND CORRECTIONS CANNOT BE MADE THROUGH MINOR RE-GRADING.

DESIGN PARAMETER	CRITERIA
SLOPE OF RECEIVING AREA	< 15% (ALONG FLOW PATH)
LEVEL SPREADER GUIDE	BOTTOM OF SPREADER CHANNEL, AND BASE AND TOP OF BERM SHOULD BE 0% GRADE
SPREADER CHANNEL CROSS SECTION	6-INCH DEEP TRAPEZOIDAL TROUGH
SPREADER CHANNEL BOTTOM WIDTH	≥ 3 FEET
SIDE SLOPES	2:1 OR FLATTER (LEVEL SPREADER CHANNEL AND BERM)
BERM TO WIDTH	≥ 2 FEET
BERM HEIGHT	≥ 18 INCHES
STONE GRADATION	SEE TABLE 4-13
LENGTH OF LEVEL SPREADER	WHEN PART OF A TREATMENT PRACTICE, THE LENGTH SHOULD BE AS REQUIRED FOR THAT PRACTICE. IF NOT, THE LENGTH SHOULD BE NO LESS THAN 5 FEET.

TABLE 4-13. GRADATION OF STONE FOR LEVEL SPREADER BERM

SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVE
12-INCH	100%
6-INCH	84% – 100%
3-INCH	68% – 83%
1-INCH	42% – 55%
NO. 4	8% – 12%

STONE BERM LEVEL SPREADER DETAIL
NOT TO SCALE
REFERENCE: NH STORMWATER MANUAL, VOLUME 2 SECTION 4-6.2

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STATE OF NEW HAMPSHIRE
DOUGLAS G. MacGUIRE No. 13325
LICENSED PROFESSIONAL ENGINEER

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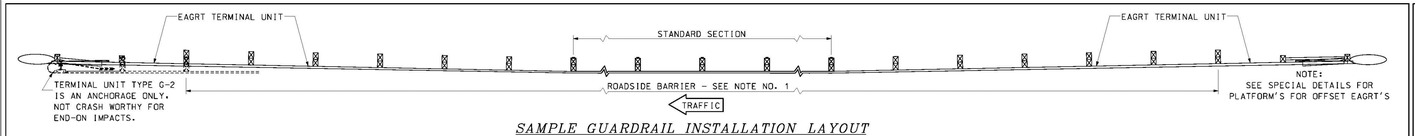
TANGLEWOOD
CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD
CANDIA & CHESTER NH

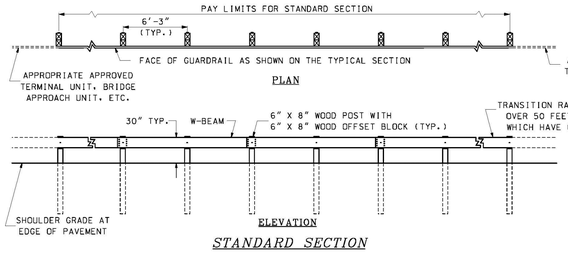
FOR/OWNER
DAR BUILDERS, LLC
722 E. INDUSTRIAL PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:
SITE DETAILS - E

N:_=PROJECTS\738-Moreau-Tanglewood, Candia\DWG\CURRENT\738-DETAILS.dwg

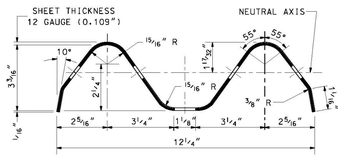


SAMPLE GUARDRAIL INSTALLATION LAYOUT



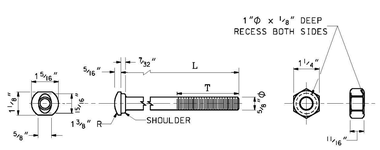
STANDARD SECTION

ITEM: 606.140 - BEAM GUARDRAIL (STANDARD SECTION-WOOD POSTS)
PAID: LINEAR FOOT
USE: REPAIR OF EXISTING STRONG WOOD POST W-BEAM RUNS.



SECTION THRU RAIL ELEMENT

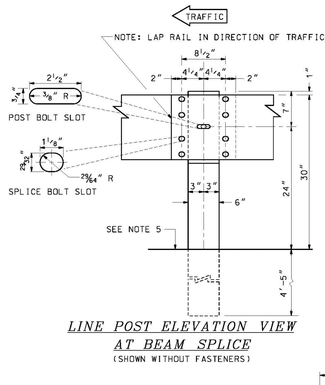
[4 SPACE W-BEAM GUARDRAIL DESIGNATED RWM04a (NOMINALLY 12'-6")]
[8 SPACE W-BEAM GUARDRAIL UNDESIGNATED AT THIS TIME (NOMINALLY 25'-0")]



DESIGNATOR	L	T	INTENDED USE
FBB01	1 1/4"	FULL LENGTH THREAD	RAIL SPLICE BOLTS
FBB03	10"	4" MIN. THREAD LENGTH	POST BOLT
FBB04	18"	4" MIN. THREAD LENGTH	POST BOLT (WOOD POSTS)

5/8" BUTTON HEAD BOLT AND RECESSED NUT

[FBB01-04]

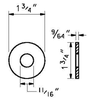


LINE POST ELEVATION VIEW AT BEAM SPLICE

(SHOWN WITHOUT FASTENERS)

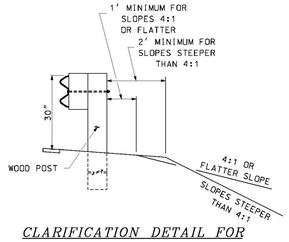
TYPICAL SIDE VIEW

(SHOWN WITH FASTENERS)



WASHER

[FWC16a]



CLARIFICATION DETAIL FOR GENERAL NOTE 6

GENERAL NOTES

1. THE DEFINITION OF ROADSIDE BARRIER IS PER THE LATEST ADOPTED EDITION OF THE AASHTO ROADSIDE DESIGN GUIDE. EXCLUDED FROM THIS IS THE GATING PORTION OF A GUARDRAIL TERMINAL UNIT OR CRASH CUSHION AS WELL AS THE ENTIRE G-2 TERMINAL UNIT.

2. ITEMS IN BRACKETS [ ] ARE *STANDARD ELEMENTS* DESCRIBED IN AASHTO'S "A GUIDE TO STANDARDIZED HIGHWAY BARRIER HARDWARE".

3. ONLY USE RECTANGULAR PLATE WASHERS [FWR03] WHERE SHOWN ON THE OTHER STANDARD SHEETS OR AS REQUIRED BY THE MANUFACTURERS FOR THEIR PROPRIETARY PRODUCTS.

4. USE 12'-6" LENGTH RAIL ELEMENTS IN RAIL CURVES OF LESS THAN 100' RADIUS.

5. ESTABLISH RAIL HEIGHT AS FOLLOWS:
   A) SET THE HEIGHT OF RAIL FROM THE EDGE OF THE PAVEMENT (EP) WHEN THE FACE OF RAIL IS AT THE EDGE OF PAVEMENT.
   B) SET THE HEIGHT OF RAIL FROM THE GROUND AT THE FACE OF RAIL WHEN:
      I) THE FACE OF RAIL IS OFFSET FROM THE EP AND THE CROSS SLOPE FROM THE EP TO THE FACE OF RAIL IS 10:1 OR FLATTER OR
      II) THE FACE OF RAIL IS AT THE BACK OF A CURBED SIDEWALK AND THE CURB IS AT THE EDGE OF PAVEMENT
   C) WHEN SITUATIONS OTHER THAN THOSE DESCRIBED IN A OR B ABOVE ARE ENCOUNTERED, ESTABLISH RAIL HEIGHT THROUGH AN ENGINEERING REVIEW TO ENSURE APPROPRIATE SYSTEM PERFORMANCE.

6. USE OF POSTS SHORTER THAN 7', BUT NOT LESS THAN 6'-0" LONG, IS ONLY ALLOWED UNDER THE FOLLOWING CONDITIONS:
   A) WHERE THERE IS A MINIMUM DISTAITNCE OF 1' FROM THE BACK OF THE GUARDRAIL POST ALONG A 10:1 OR FLATTER SLOPE TO THE SLOPE BREAK OF A 4:1 OR FLATTER SLOPE OR
   B) WHERE THERE IS A MINIMUM DISTANCE OF 2' FROM THE BACK OF THE GUARDRAIL POST ALONG A 10:1 OR FLATTER SLOPE TO THE SLOPE BREAK OF A STEEPER THAN 4:1 STABLE SOIL OR STONE LINED SLOPE. THE TERM STABLE INCLUDES NOT SHOWING SIGNS OF SLOPE MOVEMENT (SUCH AS DEPRESSIONS, CRACKS PARALLEL TO THE ROADWAY, ETC.) OR ACTIVE EROSION.

7. THE FHWA HAS LISTED OFFSET BLOCKS ON THEIR WEBSITE THAT ARE ELIGIBLE FOR FEDERAL PARTICIPATION PER NCHRP 350 TEST LEVEL 3 CRITERIA. OTHERS MAY BE ADDED UNDER MASH AT TEST LEVEL 3 OR HIGHER IN THE FUTURE. SOME OF THESE OFFSET BLOCKS HAVE OR MAY HAVE DIMENSIONS THAT VARY MORE THAN WOULD BE CONSIDERED WITHIN THE NORMAL CONTEXT OF NOMINAL DIMENSIONS. IN ORDER TO USE ANY OFFSET BLOCKS THAT HAVE OTHER THAN THE NOMINAL DIMENSIONS AS SHOWN ON THE PLANS, THE FOLLOWING APPLIES:
   A) THE FACE OF RAIL SHALL REMAIN AT THE EDGE OF PAVEMENT OR AT THE INDICATED LOCATION AS SHOWN ON THE PLANS, AND
   B) THE DISTANCE FROM THE BACK OF THE POST TO THE BREAK IN THE SLOPE SHALL NOT BE LESS THAN WHAT IS SHOWN ON THE PLANS BUT IT MAY BE MORE.
   C) ALL OTHER REQUIREMENTS OF THE PERTINENT SPECIFICATIONS AND DETAILS REMAIN IN FORCE.

GUARDRAIL STANDARD

BEAM GUARDRAIL STANDARD SECTION-WOOD POSTS & HARDWARE DETAILS

STANDARD NO. GR-2A

REVISION DATE
07-13-2001
06-16-2010
08-19-2015

*DGN FILE NAME: GR-2A

STANDARD PLANS

New Hampshire DOT Department of Transportation

STANDARD NO. GR-2A

The Dubay Group, Inc.
136 Harvey Rd. Bldg B101
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CANDIA & CHESTER NH

FOR/OWNER

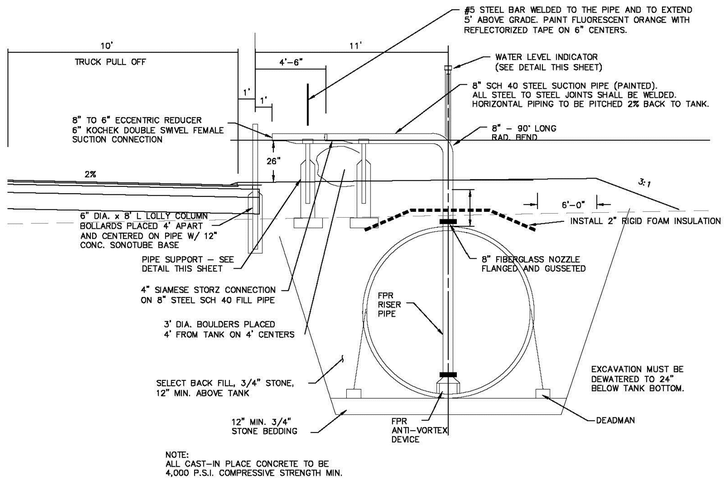
DAR BUILDERS, LLC
722 E. INDUSTRIAL PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:

SITE DETAILS - F

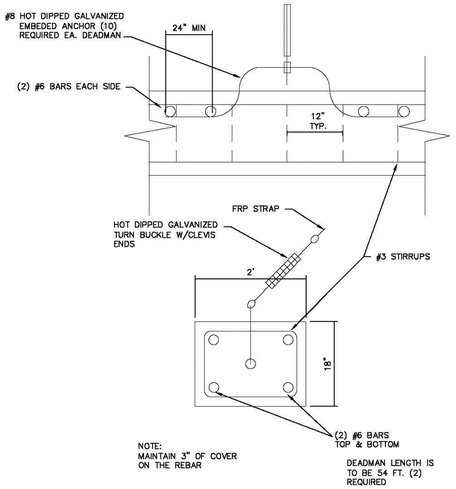
PROJECT #738 SHEET 31 of 32

N:\=PROJECTS\738-Maresu-Tanglewood, Candia\DWG\CURRENT\738-DETAILS.dwg



NOTE:
ALL CAST-IN PLACE CONCRETE TO BE 4,000 P.S.I. COMPRESSIVE STRENGTH MIN.

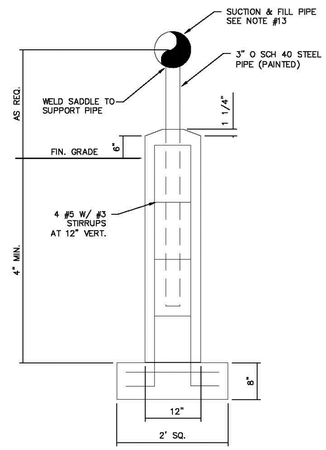
30,000 GAL. FIRE CISTERN TANK - SECTION B-B
N.T.S



NOTE:
MAINTAIN 3" OF COVER ON THE REBAR

DEADMAN LENGTH IS TO BE 54 FT. (2) REQUIRED

DEADMAN DETAIL
N.T.S



NOTE:
ALL CAST-IN PLACE CONCRETE TO BE 4,000 P.S.I. COMPRESSIVE STRENGTH MIN.

PIPE SUPPORT DETAIL
N.T.S

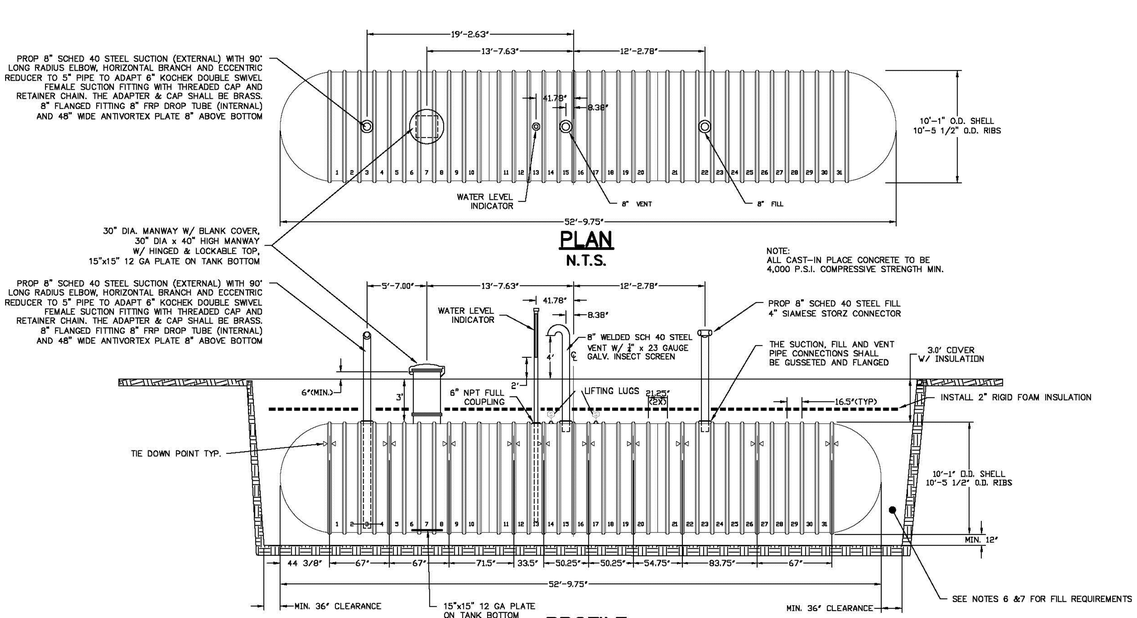
GENERAL NOTES:

SEE ALSO CONSTRUCTION CRITERIA AND STRUCTURAL NOTES

1. SUCTION AND FILL PIPES SHALL SLOPE A ¼" PER FOOT BACK TO TANK.
2. ALL STEEL PIPES TO BE ASTM SCH 40 UNLESS OTHERWISE STATED. ALL BELOW-GRADE CISTERN PIPING SHALL BE COATED WITH ONE APPLICATION OF CIM1000. ABOVE GROUND CISTERN PIPING SHOULD BE PAINTED "SAFETY RED"; BOLLARDS ARE TO BE PAINTED "SAFETY YELLOW"; BOTH SHALL BE PAINTED WITH DURA CLAD 85 RUST INHIBITIVE EPOXY PRIMER, SHERWIN WILLIAMS #6018-39384, 6.0 MILS THICK. TOPCOAT SHALL BE MACROPOXY 646 FAST CURE EPOXY, SHERWIN WILLIAMS #6012-22516, 10.0 MILS THICK. FINAL COAT SHALL BE DIAMOND-CLAD URETHANE CLEAR COAT, 4 MILS THICK SHERWIN WILLIAMS #6403-11882.
3. EXCAVATION OF LEDGE (IF NEEDED) WILL BE SLOPED TO DRAIN AND PVC DRAINS SHALL BE INSTALLED, TO PROVIDE POSITIVE DRAINAGE AROUND THE TANK AND AWAY FROM THE SITE.
4. DRAFT PIPE SHALL BE EQUIPPED WITH A 6" KOCHEK DOUBLE SWIVEL FEMALE SUCTION CONNECTION SET 26" ABOVE STREET GRADE REQUIRED.
5. A MANHOLE WITH PROVISION FOR PADLOCKING SHALL BE PROVIDED BY THE INSTALLER (SEE DETAIL). KNOX PADLOCK TYPE AS REQUIRED BY CHESTER FIRE DEPT.
6. BEDDING FOR THE CISTERN SHALL BE A MINIMUM THICKNESS OF 12" OF WASHED PEA STONE, COMPACTED. NO FILL SHALL BE PLACED BENEATH THE STONE. BEDDING MUST EXTEND EIGHTEEN INCHES MINIMUM PAST THE CISTERN.
7. ROUNDED PEA STONE SHALL BE 1/8" TO 3/8" . SUPPLIER SHALL CERTIFY THAT THE MATERIAL MEETS ASTM C-33 SPECIFICATIONS.
8. TANK CAPACITY ABOVE ANTIVORTEX PLATE SHAL BE 30,000 GALLONS MINIMUM.
9. ALL FLANGES SHALL CONFORM TO ANSI B16.5 150 LBS BOLTING PATTERN.
10. TANK INSTALLATION SHALL MEET ALL MANUFACTURER'S GUIDELINES AND RECOMMENDATIONS.
11. EXCAVATION FOR THE TANK SHALL MEET ALL RELAVENT OSHA REQUIREMENTS. DETAILS SHOW ONLY MINIMUM REQUIREMENTS FOR TANK PLACEMENT. NO RECOMMENDATION FOR SIDESLOPES IS IMPLIED.
12. ANTI VORTEX PLATE TO BE INSTALLED BY TANK MANUFACTURER TO XERXES MOST RECENT STANDARDS.
13. THE MANWAY EXTENSION AND COVER SHALL BE CONSTRUCTED OF FIBERGLASS AND SUPPLIED BY TANK MANUFACTURER.
14. ASSUMING GROUNDWATER AT FINAL GRADE:

    WGT OF TANK = 9,400# TANK
    WET SOIL ABOVE TANK = 2.0'x10'x55.8'x(120-62.4)PCF = 64,281# DOWN
    SOIL ABOVE TANK CURVE = 9.75F'x55.8'x(120-62.4)PCF = 31,176# DOWN
    SOIL ABOVE DEADMAN = 2x2'x54'x11.5'x(120-62.4)PCF = 143,078# DOWN
    DEADMAN WEIGHT = 2'x1.5'x108'x(150-62.4)PCF = 28,382# DOWN
    TOTAL DOWN FORCE = DEADMAN + TANK + SOIL = 276,317# DOWN
    UPFORCE = 30,590 GAL x 8.34 #/GAL = 255,120# UP
    NET FORCE = 21,197# DOWN

15. THE TOWN OF CHESTER HAS A ZERO ALLOWABLE 2 WEEK LEAKAGE TEST AND REQUIRES 1,000 GALLONS PER MINUTE FLOW TEST. THE LEAKAGE TEST WILL BE MONITORED BY THE TOWN'S CONSULTING ENGINEER, AND THE FLOW TEST WILL BE PERFORMED BY THE CHESTER FIRE DEPARTMENT.
16. THE CONTRACTOR SHALL FILL THE TANK BEFORE AND AFTER THE FLOW TEST.
17. THE CISTERN SHALL BE WARANTEED FOR A MINIMUM OF TWO (2) YEARS FROM THE MANUFACTURER. A COPY OF THE WARRANTY WILL BE PROVIDED TO THE FIRE DEPARTMENT.
18. THE CONTRACTOR SHALL PROVIDE A DOCUMENTATION (CUT SHEET) THAT THE CISTERN CONFORMS TO UL-13-16.
19. ALL SUBMITTAL AND DESIGN REQUIREMENTS SHALL CONFORM TO SECTION 9.14 OF THE TOWN OF CHESTER SUBDIVISION REGULATIONS, INCLUDING: REQUIRING SHOP DRAWINGS BE PROVIDED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OF TANK, ALSO ALL HORIZONTAL PIPING MUST BE PITCHED BACK TO THE TANK AT A SLOPE OF 2%.
20. THE CONTRACTOR SHALL INSTALL A NO PARKING SIGN ON EACH END OF THE TRUCK APRON TO INDICATE NO PARKING IN TRUCK PULL OFF.



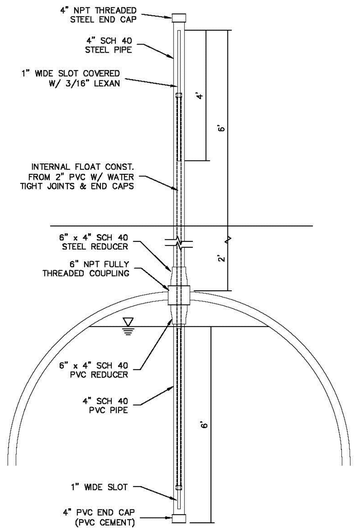
NOTE: ALL CAST-IN PLACE CONCRETE TO BE 4,000 P.S.I. COMPRESSIVE STRENGTH MIN.

PLAN
N.T.S.

PROFILE
N.T.S.

NOTE: ALL INTERNAL PLATES AND ALL TANK PENETRATIONS AND FITTINGS TO BE FACTORY INSTALLED. ALL STEEL SHALL BE HOT DIPPED GALVANIZED.

30,000 GAL. FIRE CISTERN TANK
N.T.S



WATER LEVEL INDICATOR
N.T.S

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

Engineers
Planners
Surveyors
TheDubayGroup.com

STATE OF NEW HAMPSHIRE
DOUGLAS G. MacGUIRE No. 13325
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

REV:	DATE:	COMMENT:	BY:

DRAWN BY: SJK
CHECKED BY: DGM
DATE: APRIL 30, 2025
SCALE:
FILE: 738-DETAILS
DEED REF: 5800-2566

PROJECT:
TANGLEWOOD
CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD
CANDIA & CHESTER NH

FOR/OWNER
DAR BUILDERS, LLC
722 E. INDUSTRIAL PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:
SITE DETAILS - G

PROJECT #738 SHEET 32 of 32

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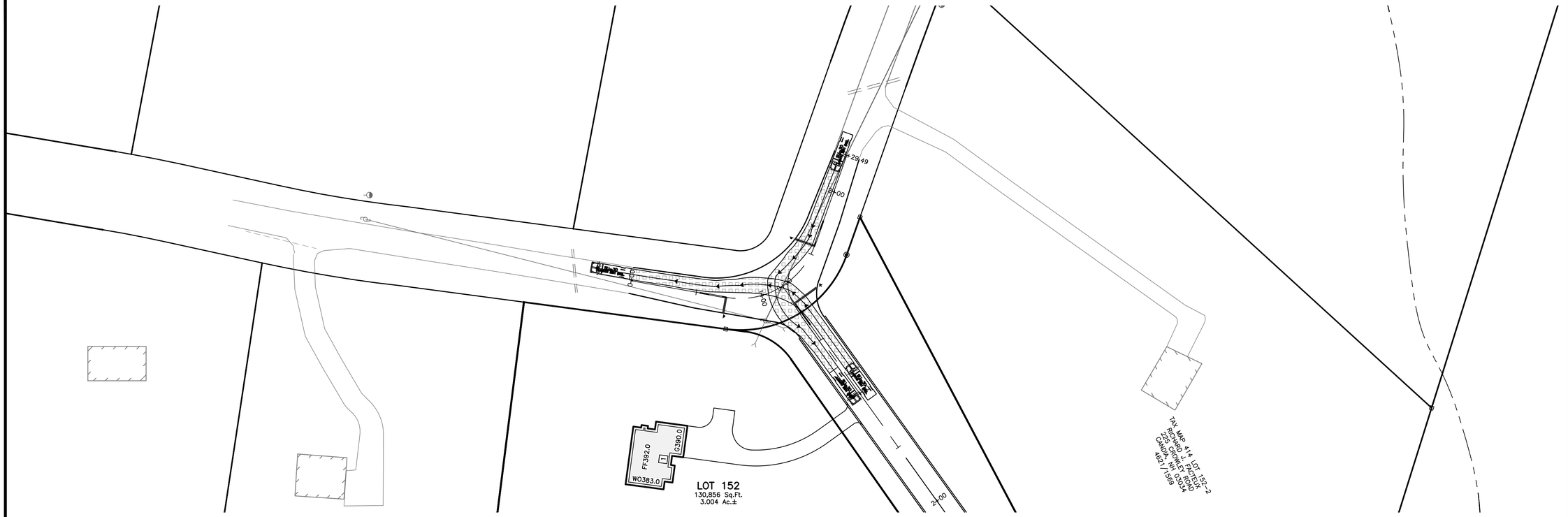

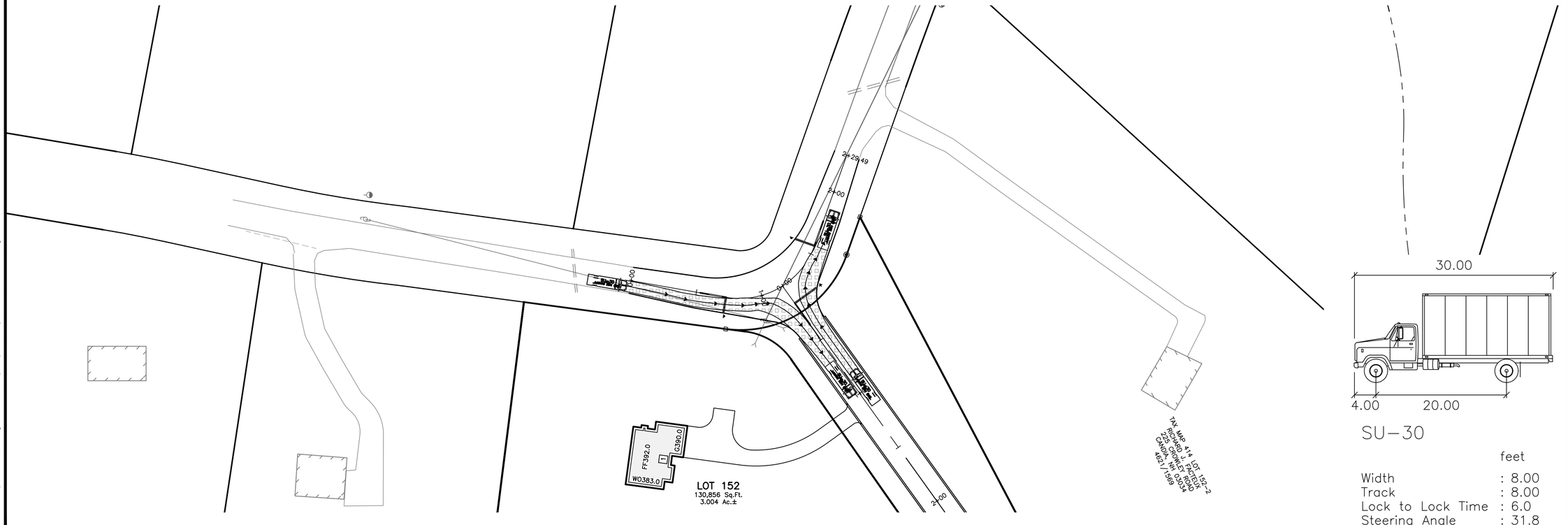

SU–30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

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N

40 0 20 40
1 INCH = 40 FEET

STATE OF NEW HAMPSHIRE
DOUGLAS G. MacGUIRE No. 13325
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

REV:	DATE:	COMMENT:	BY:

DRAWN BY: JJG
CHECKED BY: DGM
DATE: DECEMBER 17, 2025
SCALE: 1"=40'
FILE: 738–TRUCK TURNING
DEED REF: 5800–2566

PROJECT:
TANGLEWOOD
CANDIA TAX MAP 414
LOTS 152 & 152–10
CHESTER TAX MAP 11
LOTS 30 & 30–7
CROWLEY ROAD
CANDIA & CHESTER NH

FOR/OWNER

DAR BUILDERS, LLC
722 E. INDUSTRIAL
PARK DRIVE
UNIT 17
MANCHESTER, NH 03109

SHEET TITLE:

TRUCK TURNING PLAN

PROJECT #738 SHEET T1

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