

8 DUNSTER AVE CHANGE OF USE

SITE PLAN

TAX MAP 8 LOT 37B

TAX MAP 3 LOT 2-6

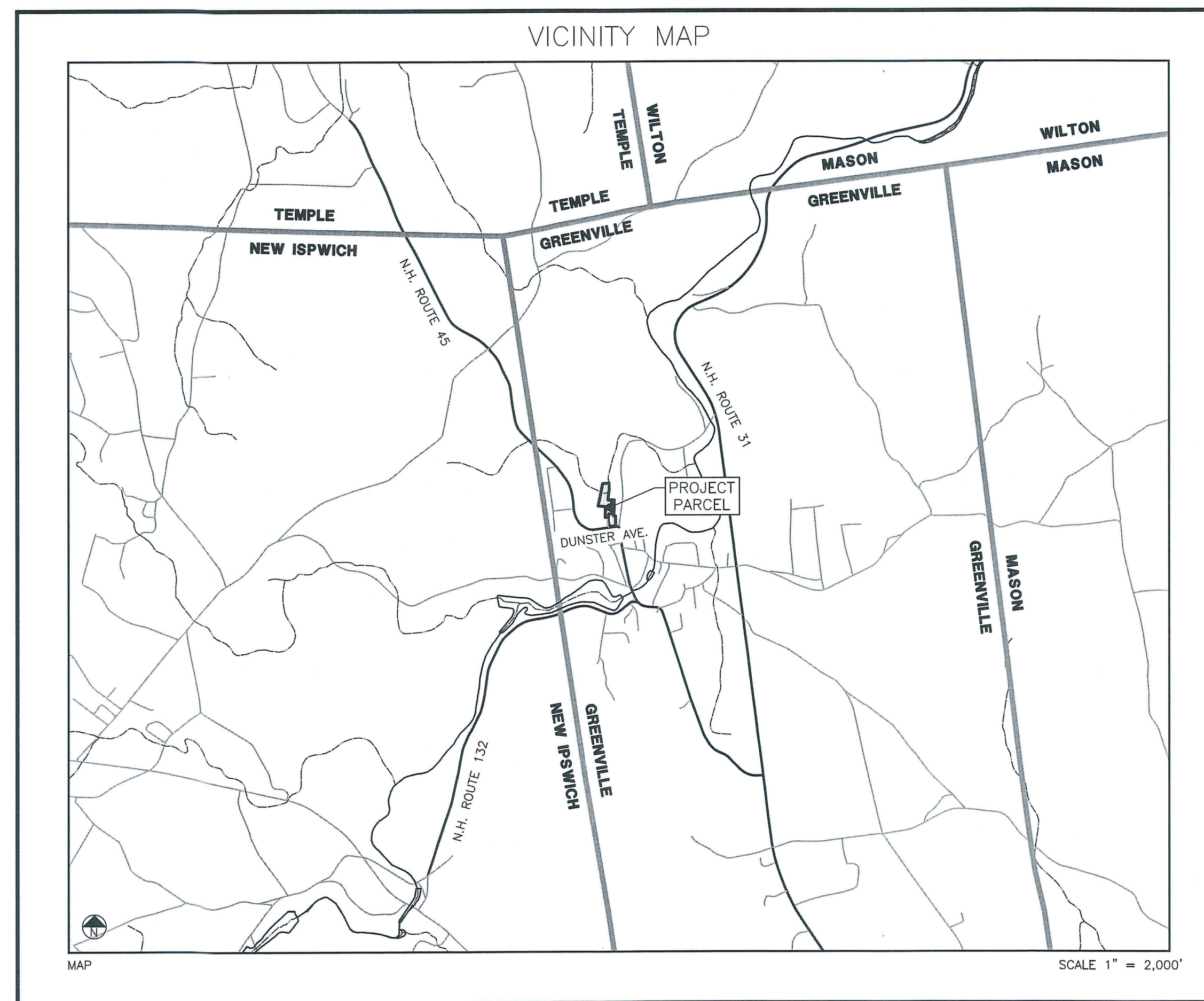
GREENVILLE, NH 03048

JANUARY 11, 2022

PROJECT INFORMATION	
ZONING DISTRICT	DOWNTOWN
OVERLAY DISTRICT	N/A
TAX MAP & LOT	8-37B & 3-2-6
SITE PERMIT NUMBER	TBD

UTILITY PROVIDERS		
WATER & SEWER GREENVILLE WATER & SEWER DAVE BRENNAN PHONE: (603)-878-2800 EMERGENCY PHONE: (603)-315-6660	ELECTRIC EVERSOURCE 425 JAFFREY RD STE D PETERBOROUGH, NH 03458 PHONE: (800)-362-7764	FIRE DISTRICT GREENVILLE FIRE DEPARTMENT 7 RIVER ROAD GREENVILLE, NH 03048 PHONE: (603)-878-1242

CONSULTANTS		
SURVEYOR SAM INGRAM, LLS MERIDIAN LAND SERVICES, INC 31 OLD NASHUA RD, SUITE 2 AMHERST, NH 03031 (603)-673-1441	WETLANDS SCIENTIST SPENCER C. TATE, CWS MERIDIAN LAND SERVICES, INC 31 OLD NASHUA RD, SUITE 2 AMHERST, NH 03031 (603)-673-1441	CIVIL ENGINEER SAMUEL FOISIE, P.E. MERIDIAN LAND SERVICES, INC 31 OLD NASHUA RD, SUITE 2 AMHERST, NH 03031 (603)-673-1441



SHEET INDEX	
NO.	DESCRIPTION
1	COVER SHEET, VICINITY MAP AND SHEET INDEX
2	EXISTING CONDITIONS PLAN
3	SP-1 DEMOLITION AND CLEARING PLAN
4	SP-2 SITE LAYOUT, SIGNING AND MARKING PLAN
5	D-1 DETAILS
6	D-2 EROSION CONTROL PLAN

OWNER/APPLICANT	
OWNER DAN HYNES DUNSTER REALTY, LLC 41 PALOMINO LANE BEDFORD, NH 03110	APPLICANT DAN HYNES DUNSTER REALTY, LLC 41 PALOMINO LANE BEDFORD, NH 03110

ABUTTERS

LOT 8-37-B DUNSTER REALTY LLC PO BOX 106 GREENVILLE NH 03048	LOT 8-37 DUNSTER & MAIN LLC 203 OLD REVOLUTIONARY ROAD TEMPLE NH 03084	LOT 8-35 DARRYL J MARKAVERICH 8 NUTTING LANE PO BOX 277 GREENVILLE NH 03048
LOT 5-92 CHRISTA WARD PO BOX 195 GREENVILLE NH 03048	LOT 3-2-6 & 3-2-1 TOWN OF GREENVILLE PO BOX 343 GREENVILLE NH 03048	LOT 8-36 JESSICA L BRADY PO BOX 10 GREENVILLE NH 03048
LOT 8-34 & 5-73 ALAN B GAUVIN OTHERS 50 TEMPLE STREET PO BOX 307 GREENVILLE NH 03048		



REV.	DATE	DESCRIPTION	DR	CK
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H	--	--	--	--
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MERIDIANLANDSERVICES.COM FAX 603-673-1584

FILE:11679I00.dwg	PROJECT NO. 11679.00	SHEET NO. 1 OF 6
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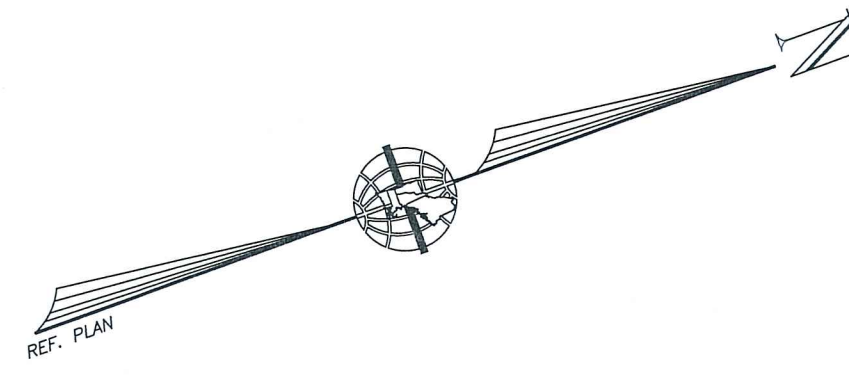
DAN HYNES, OWNERS SIGNATURE _____

APPROVED: TOWN OF GREENVILLE PLANNING BOARD

CHAIR/VICE CHAIRMAN: _____

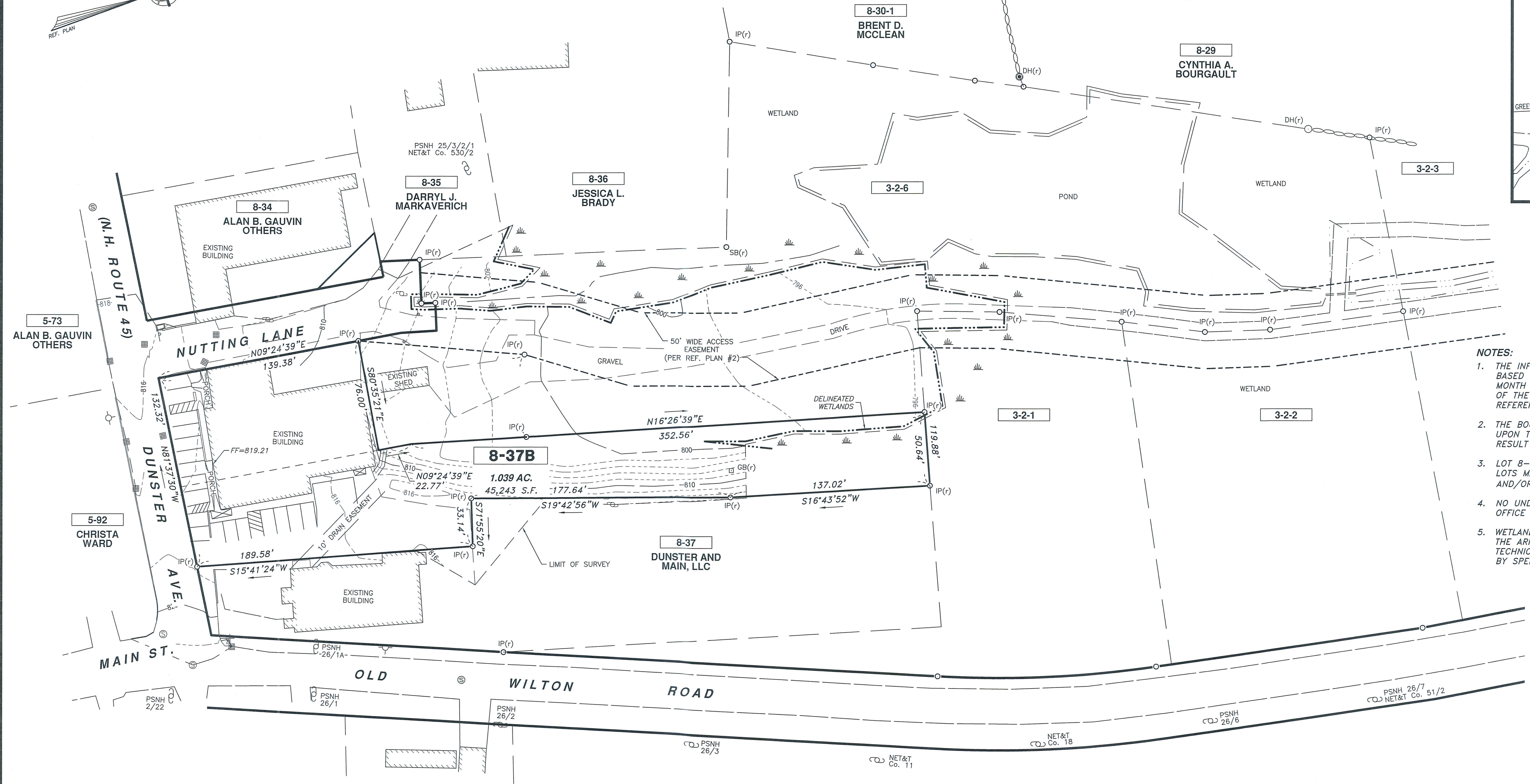
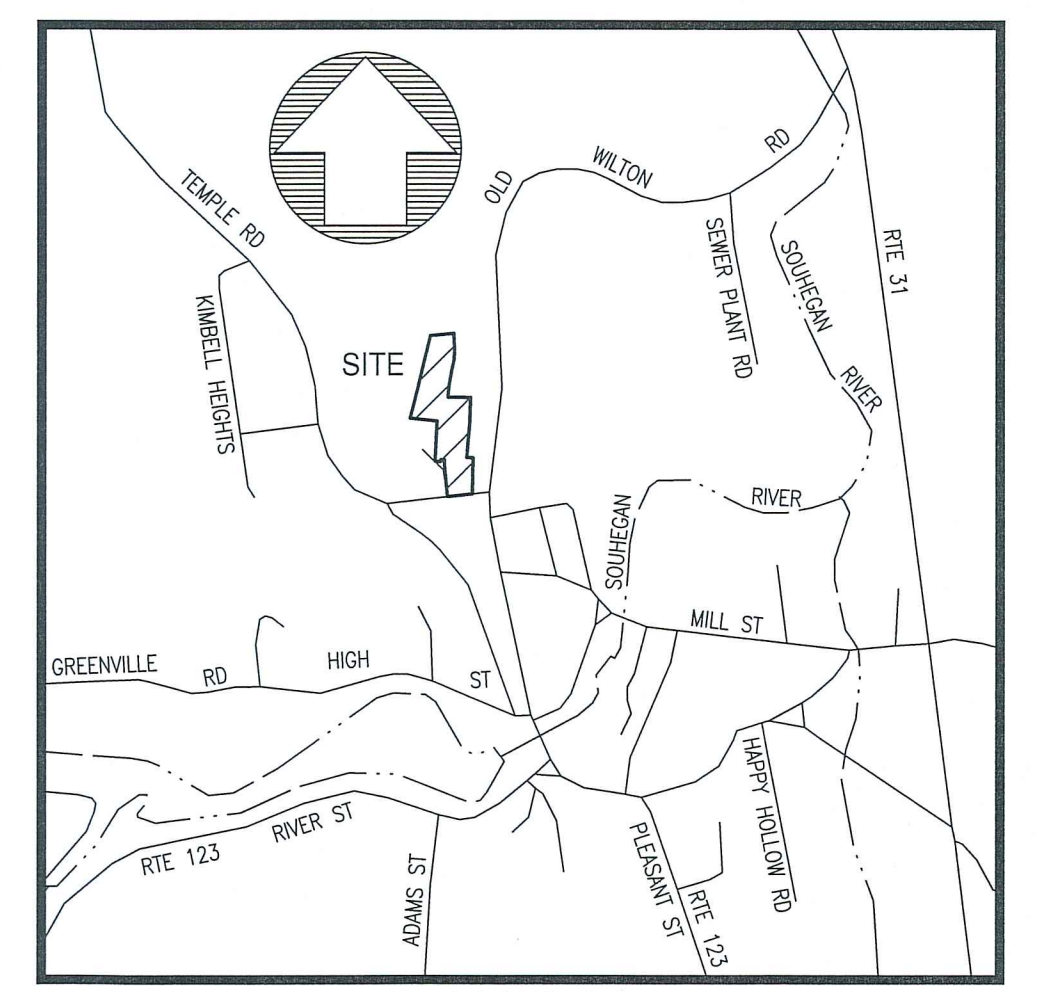
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DATE SIGNED: _____



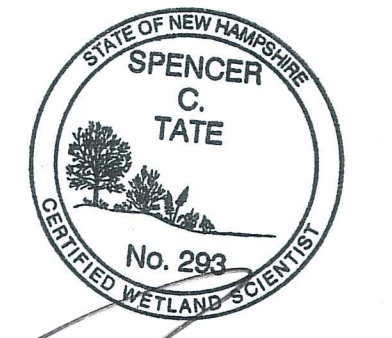
REFERENCE PLANS:

1. "LOT LINE ADJUSTMENT PLAN - DUNSTER AVENUE - GREENVILLE, NH", SCALE: 1"=40', DATED: AUGUST 22, 1998, PREPARED FOR: JOCELYN BLEASE, PREPARED BY: DAVID M. O'HARA AND ASSOCIATES, RECORDED H.C.R.D. #29374.
2. "LOT CONSOLIDATION - LOT LINE ADJUSTMENT AND SUBDIVISION - PLAN OF LAND - LOTS 3-2 & 3-2A - GREENER LIVING DEVELOPERS, LLC - AND LOT 8-37B - DUNSTER AVE. LLC - GREENVILLE, NEW HAMPSHIRE, SCALE: 1"=50', DATED: MAY 25, 2010 - REVISED THROUGH 6/29/2010 - PREPARED BY MONADNOCK SURVEY, INC - RECORDED AS H.C.R.D PLAN NO. 37057.



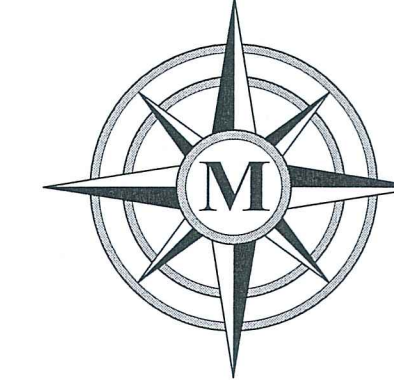
NOTES:

1. THE INFORMATION SHOWN WITHIN THE SURVEY LIMITS HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF DECEMBER 2021. THE REMAINING INFORMATION OUTSIDE OF THE SURVEY LIMITS DEPICTED HEREON IS COMPILED PER THE REFERENCE PLANS NOTED HEREON.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ENTIRELY UPON THE REFERENCE PLANS NOTED HEREON AND IS NOT THE RESULT OF A PRECISE SURVEY BY THIS OFFICE.
3. LOT 8-37B IS LOCATED WITHIN THE DOWNTOWN ZONING DISTRICT. LOTS MAY BE SUBJECT TO ADDITIONAL SETBACKS, BUFFERS, RIGHTS AND/OR RESTRICTIONS NOT SHOWN OR NOTED HEREON.
4. NO UNDERGROUND UTILITY INVESTIGATION WAS PERFORMED BY THIS OFFICE AT THIS TIME.
5. WETLANDS DEPICTED HEREON WERE DELINEATED IN ACCORDANCE TO THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, ALONG WITH THE REGIONAL SUPPLEMENT BY SPENCER C. TATE, C.W.S. OF THIS OFFICE IN DECEMBER 2021.

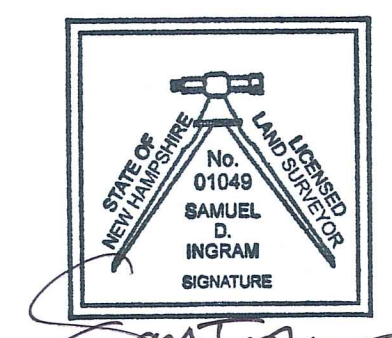


**TOPOGRAPHIC PLAN
PREPARED FOR:
DAN HYNES
TAX MAP 8 LOT 37B
8 DUNSTER AVENUE
GREENVILLE, NEW HAMPSHIRE**

SCALE: 1" = 40' JANUARY 10, 2022



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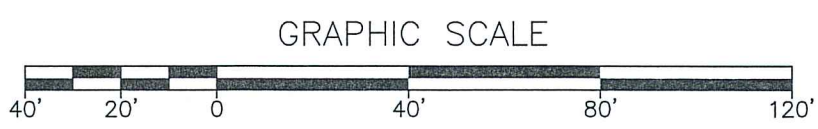
Samuel C. Ingram 1/13/22

CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING OBSERVABLE IMPROVEMENTS SHOWN WITHIN THE SURVEY LIMITS DEPICTED ARE THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF DECEMBER, 2021"

LEGEND:

- | | | | |
|--|-----------------------------|--|---------------------------------|
| | RIGHT-OF-WAY SIDELINE | | EXISTING TAX MAP AND LOT NUMBER |
| | PROPERTY LINE | | EXISTING BUILDING |
| | ABUTTING LOT LINE | | EXISTING GRANITE BOUND FOUND |
| | FORMER TRACT LINE | | EXISTING DRILL HOLE FOUND/SET |
| | EASEMENT LINE | | EXISTING IRON PIPE FOUND |
| | BUILDING SETBACK LINE | | EXISTING SEWER MANHOLE |
| | EDGE OF PAVEMENT | | EXISTING DRAIN MANHOLE |
| | EXISTING GRAVEL ROAD | | EXISTING CATCH BASIN SQUARE |
| | EXISTING OVERHEAD UTILITIES | | EXISTING SINGLE POST SIGN |
| | OH EXISTING WATER LINE | | EXISTING WATER HYDRANT |
| | S EXISTING SEWER LINE | | EXISTING WATER VALVE |
| | EDGE OF WETLANDS | | |
| | 10' CONTOUR INTERVAL | | |
| | 2' CONTOUR INTERVAL | | |



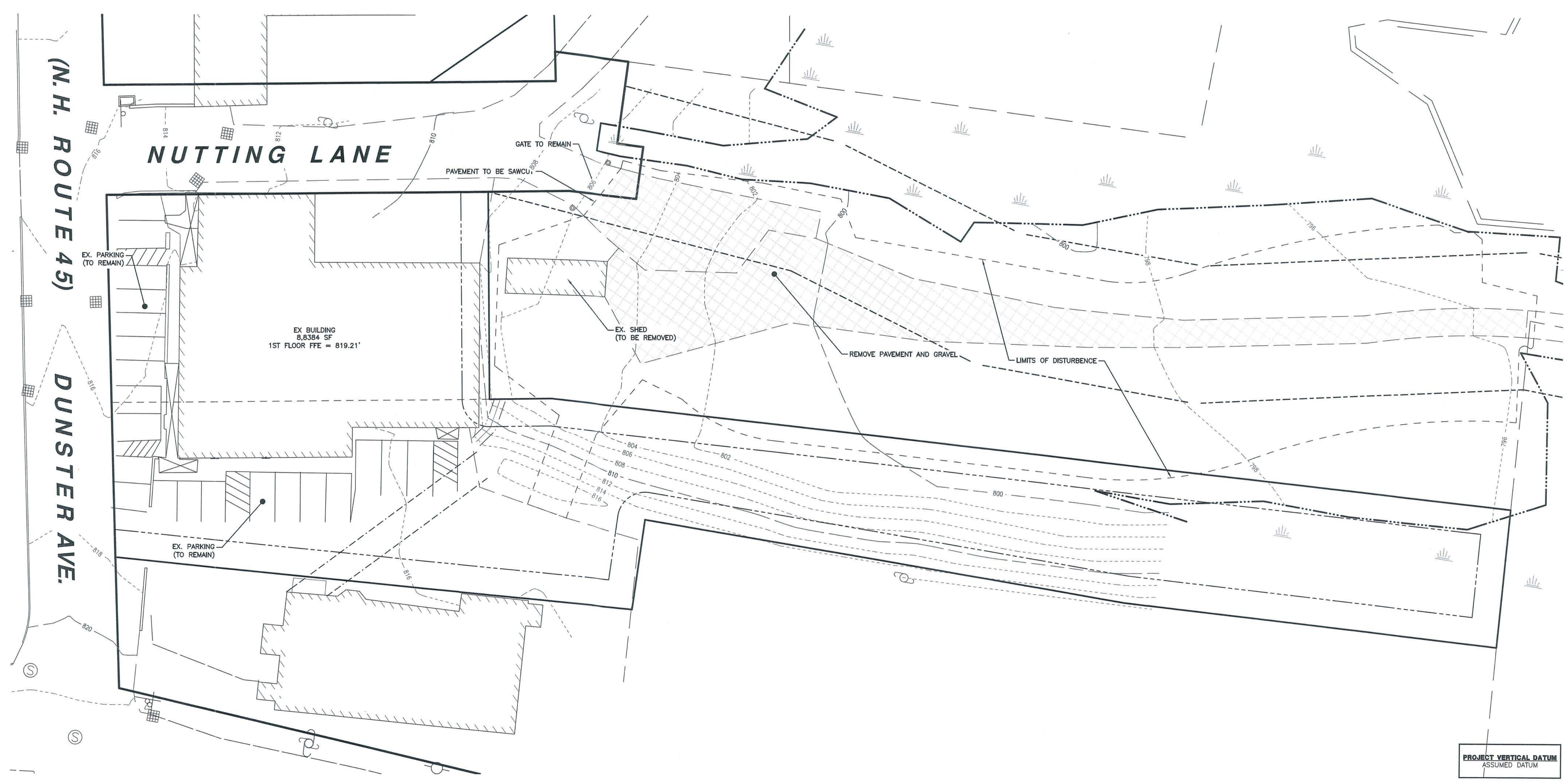
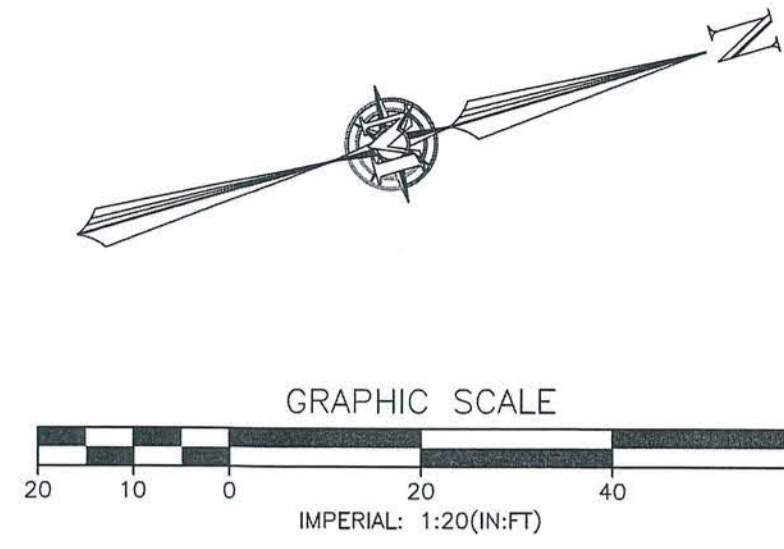
REV.	DATE	DESCRIPTION	C/O	DR	CK
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A	1/13/22	TOWN COMMENTS	TOG	MJR	SDI

DEMOLITION NOTES:

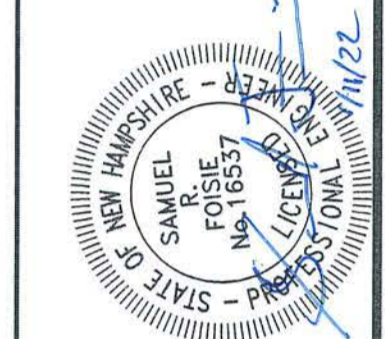
1. EROSION CONTROL TO BE INSTALLED PRIOR TO GROUND DISTURBANCE. SEE EROSION CONTROL PLAN.
2. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING DEMOLITION.
3. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMITS OF WORK INCLUDING NOT LIMITED TOO, BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCING, SIGNS, UTILITIES AND APPURTENANCES, UNLESS OTHERWISE INDICATED.
4. SALVAGEABLE AND REUSABLE MATERIALS DETERMINED BY THE OWNER WHICH MAY INCLUDE BUT NOT BE LIMITED TOO, CURBING, SIGNS, HYDRANTS, VALVES, STRUCTURES, ETC. SALVAGEABLE MATERIALS SHALL BE DETERMINED BY THE OWNER PRIOR TO THE START OF WORK.
5. CONTRACTOR SHALL BECOME THE OWNER OF AND DISPOSE OF ALL MATERIALS, DEBRIS, AND ITEMS IN ACCORDANCE WITH APPLICABLE LAW(S).

LEGEND:

- EX. 1' CONTOUR INTERVAL
- - - EX. 5' CONTOUR INTERVAL
- EX. PROPERTY BOUNDARY
- EX. ROW LINE
- EX. ABUTTER LOT LINE
- EX. EASEMENTS
- LIMITS OF DISTURBANCE AND CLEARING
- EX. FENCE
- EX. TREELINE
- EX. EDGE OF PAVEMENT
- SOIL BOUNDARY
- LIMITS OF FIELD SURVEY
- EX. BUILDING
- EX. CONCRETE
- DEMOLITION AREA



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8 DUNSTER AVE CHANGE OF USE
 SITE PLAN
 DEMOLITION PLAN

DAN HYNES
 8 DUNSTER AVENUE
 MAP 8 LOT 37B
 GREENVILLE, NEW HAMPSHIRE

SP-1
 SHEET

FILE: 11679100.dwg
 PROJECT: 11679.00
 SHEET NO. 3 OF 6

PROJECT VERTICAL DATUM
 ASSUMED DATUM

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GENERAL DEVELOPMENT NOTES:

- THE APPLICANT INTENDS TO CHANGE THE USE OF THE EXISTING BUILDING AT TAX MAP 8, LOT 37B FROM AN ANTIQUE STORE AND HAIR SALON TO AN INN, WEDDING AND EVENT VENUE, HAIR SALON AND A CARE TAKERS APARTMENT; AND CONSTRUCT A GRAVEL OVERFLOW PARKING ON TAX MAP 3, LOT 2-6.
- ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF TOWN OF GREENVILLE ZONING ORDINANCES AND SITE REGULATIONS.
- THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
- THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.
- ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
- EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
- UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NOT REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

LIGHTING NOTES:

- EXTERIOR LIGHTING TO BE DOWNCAST AND SHIELDED.

LANDSCAPING NOTES:

- NO LANDSCAPING PROPOSED.

SIGNAGE AND MARKING NOTES:

- ALL SIGNING SHALL BE IN ACCORDANCE WITH THE N.H.D.O.T. STANDARDS.
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE N.H.D.O.T. STANDARDS.
- ALL SIGNING, PAVEMENT MARKINGS, STREET NAME SIGNS, ETC. ARE TO BE INCLUDED IN THE LUMP SUM PRICE FOR SIGNING AND MARKING.
- THE CONTRACTOR SHALL COMPLY WITH THE STATE OF NEW HAMPSHIRE TRAFFIC CONTROL.

SIGNAGE NOTES:

- PROPOSED BUILDING SIGNAGE AREA TO REMAIN THE SAME SIZE AS EXISTING.

SITE DEVELOPMENT REGULATIONS		
	REQUIRED	PROVIDED
MIN. LOT AREA (ON TOWN SEWER)	N/A	NOTE 2
MIN. FRONTAGE	35'	132'
MIN. LOT LINE SETBACK	10'	NOTE 2
MIN. STREET SETBACK	NONE	NONE
MIN. BUILDING COVERAGE	NONE	NONE
MIN. OPEN SPACE	NONE	NONE
MAX. STORIES	2.5	2
MAX. BUILDING HEIGHT	35'	NOTE 2

NOTES

- "SITE DEVELOPMENT REGULATIONS" IN ACCORDANCE WITH TOWN OF GREENVILLE ZONING ORDINANCE - DOWNTOWN DISTRICT. PER TABLE 2-1 BUILDING SCHEDULE.
- BUILDING ON LOT 8-37B IS EXISTING. THE BUILDING LOCATION AND HEIGHT REMAIN UNCHANGED.

PARKING SUMMARY			
USE	RATIO	REQUIRED	PROVIDED
RETAIL	500 SF @ 1 SPACE PER 300 SF	1.67	2
INN	8 UNITS @ 1 SPACE PER ROOM	8	8
WEDDING VENUE AND EVENTS	160 SEATS @ 1 SPACE PER 22.25 SEATS	71.11	74
RESIDENTIAL DWELLING	1 UNIT @ 2 SPACES PER DWELLING	2	2
TOTAL		83	86 (4)

NOTES

- "(4)" THE NUMBER OF ADA SPACES INCLUDED IN THE TOTAL SPACES.
- PARKING CALCULATION PER SECTION 4.3 - OFF-STREET PARKING OF THE GREENVILLE ZONING ORDINANCE.
- WEDDING VENUE AND EVENTS CALCULATION PER EDUCATED ASSUMPTIONS AND DISCUSSIONS WITH THE OWNER.

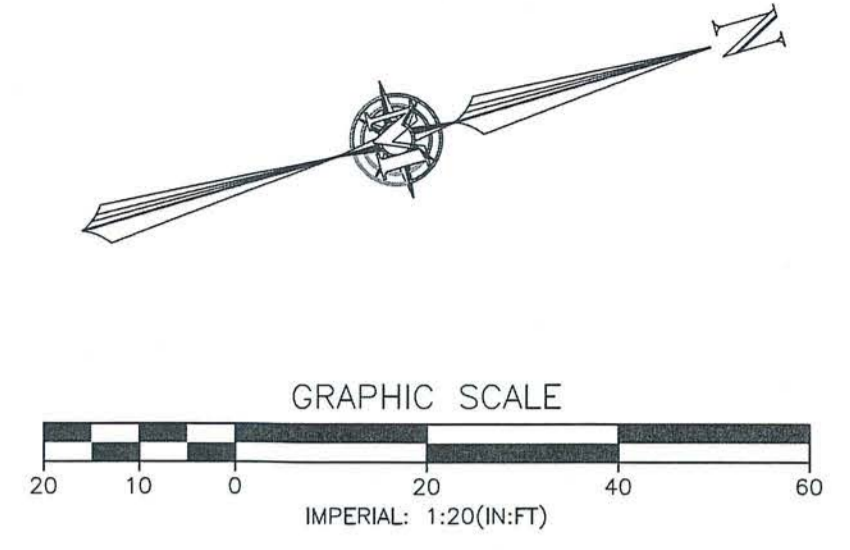
LAND USE SUMMARY		
DESCRIPTION	EXISTING	PROPOSED
BUILDING	8,857 SF	8,385 SF
PAVEMENT/CONCRETE	13,943 SF	12,225 SF
GRAVEL	6,344 SF	20,804 SF
PERVIOUS	44,339 SF	32,069 SF
TOTAL	73,483 SF	73,483 SF

NOTES

- LAND USE SUMMARY IS FOR THE PROJECT AREA. THE PROJECT AREA IS CONSIDERED TO BE ALL OF LOT 8-37B AND THE PORTION OF LOT 3-2-6 THAT IS IMMEDIATELY ADJACENT TO THE PROPOSED GRAVEL PARKING.
- EXISTING LAND USE SUMMARY BASED UPON SURVEY DATA PROVIDED BY A TOPOGRAPHIC SURVEY COMPLETED BY THIS OFFICE.

LEGEND:

- EX. PROPERTY BOUNDARY
- EX. ROW LINE
- EX. ABUTTER LOT LINE
- EX. BUILDING SETBACK
- EX. EDGE OF PAVEMENT
- EX. EDGE OF GRAVEL
- EX. EASEMENT
- EDGE OF PAVEMENT
- EX. BUILDING
- EX. WETLANDS
- GRAVEL
- CONCRETE
- EX. STRUCTURE
- EX. SIGN
- EX. CATCH BASIN
- EX. SEWER MANHOLE
- FLOW ARROW



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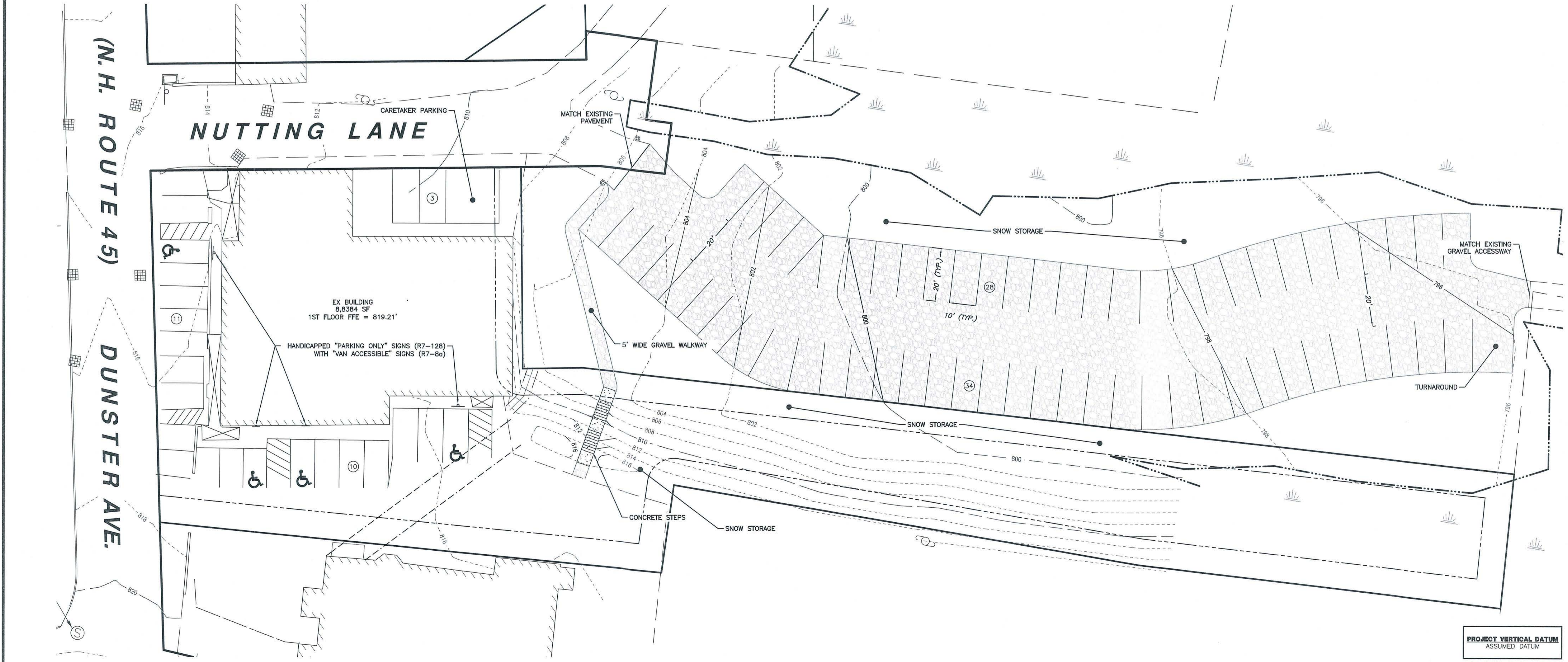
1/1/22
 STATE OF NEW HAMPSHIRE - REGISTERED PROFESSIONAL ENGINEER
 SAMUEL POISE
 No. 16537
 License No. 7004, U.

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8 DUNSTER AVE CHANGE OF USE
 SITE PLAN
 LAYOUT AND MARKING PLAN

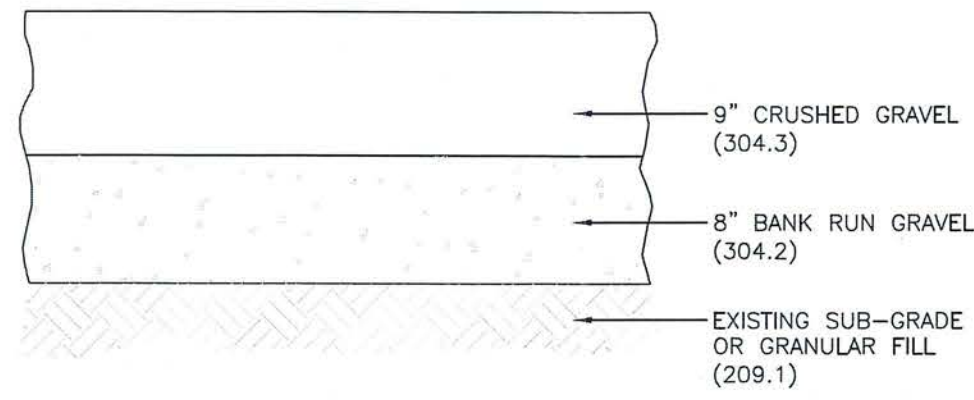
DAN HYNES
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 MAP 8 LOT 37B
 GREENVILLE, NEW HAMPSHIRE

SP-2
 SHEET
 FILE: 11679100.dwg
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 SHEET NO. 4 OF 6



PROJECT VERTICAL DATUM
 ASSUMED DATUM

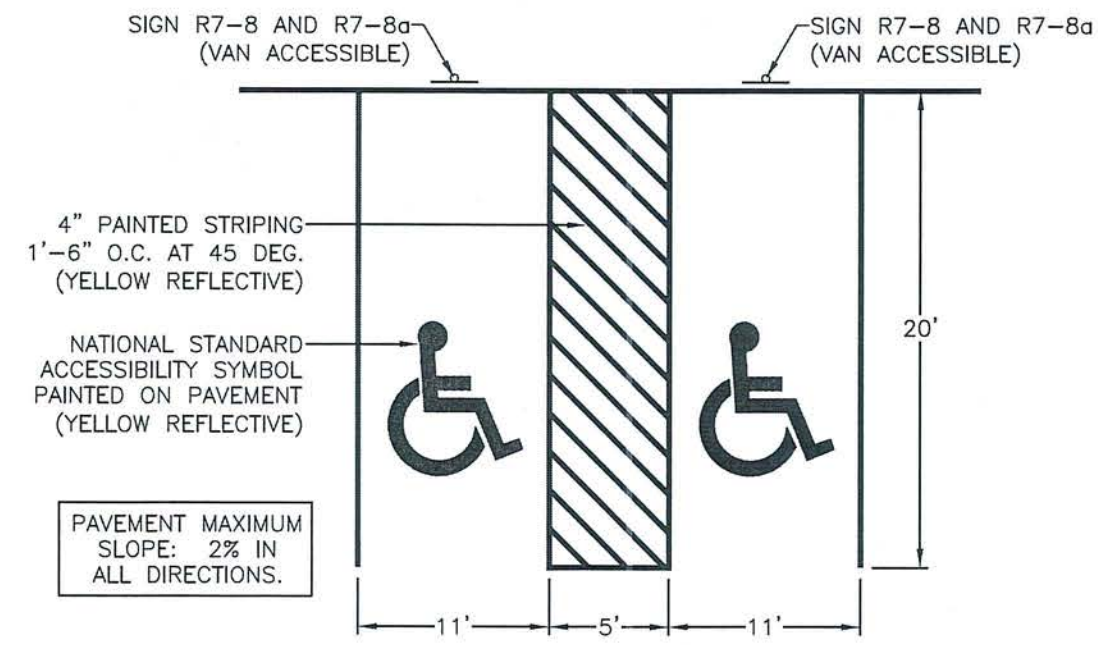
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GRAVEL SECTION

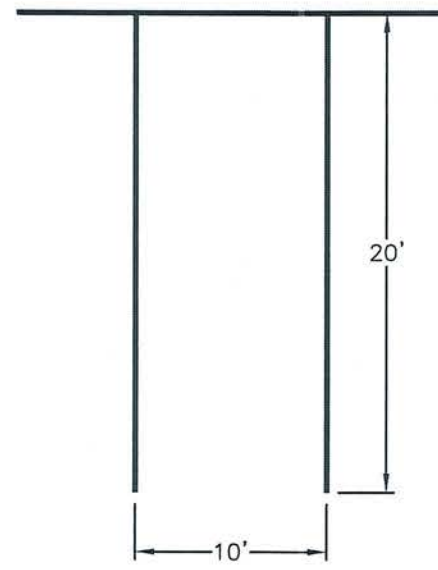
SCALE: NONE 1
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A MINIMUM OF ONE IN EVERY EIGHT (1:8) HANDICAP SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 8' WIDE AND SHALL BE DESIGNATED VAN ACCESSIBLE (R7-8a).



HANDICAP PARKING - VAN ACCESSIBLE

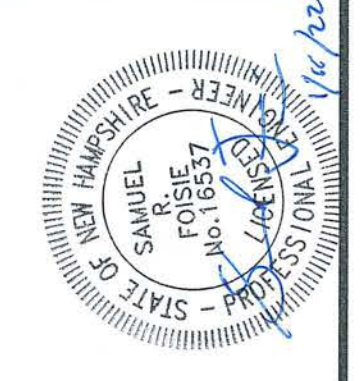
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PARKING - TOWN OF GREENVILLE

SCALE: NONE 3
D-1

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REV.	DATE	DESCRIPTION
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8 DUNSTER AVE CHANGE OF USE
 SITE PLAN
 CONSTRUCTION DETAILS

DAN HYNES
 8 DUNSTER AVENUE
 MAP 8 LOT 37B
 GREENVILLE, NEW HAMPSHIRE

D-1
 SHEET

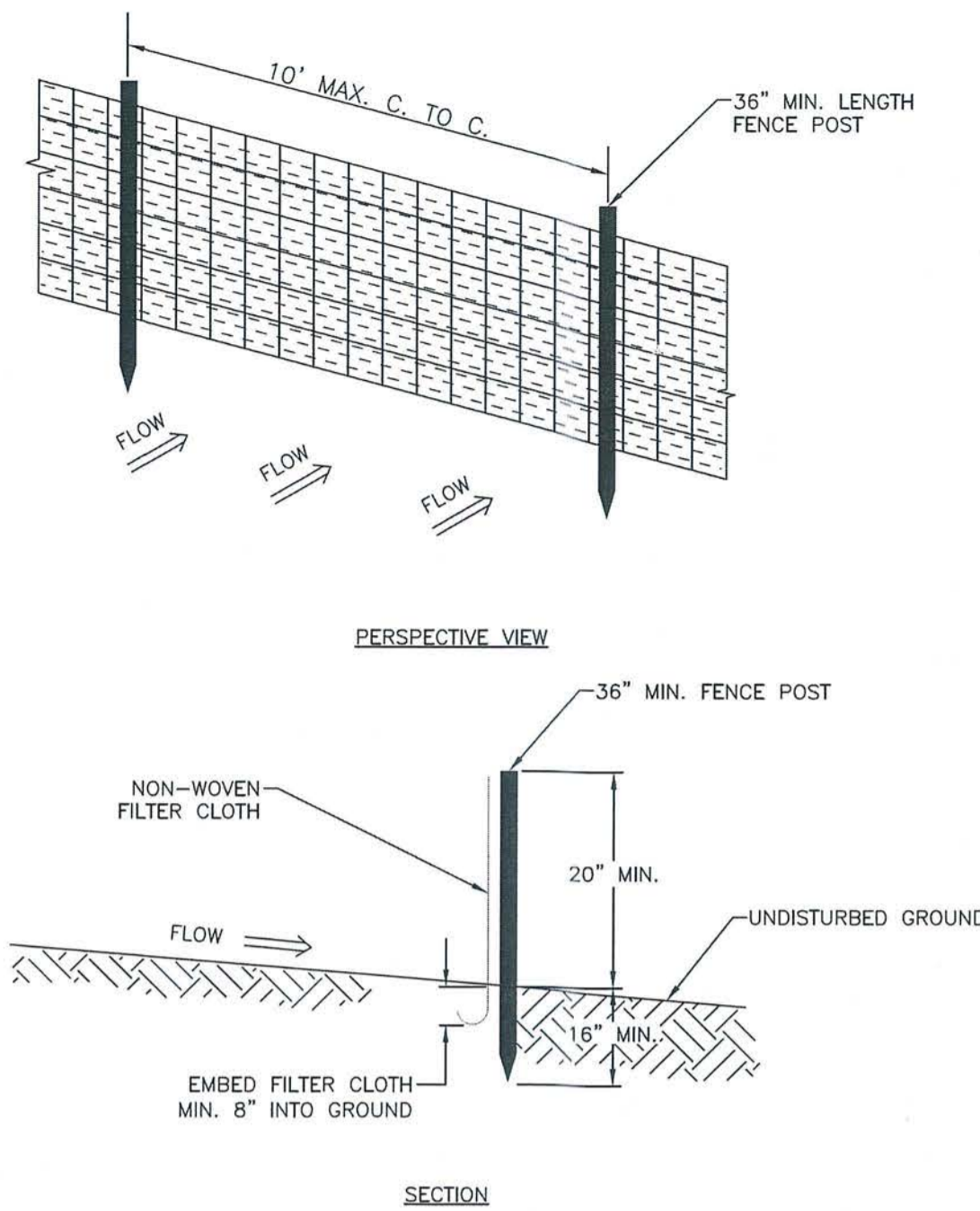
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 SHEET NO. 5 OF 6

EROSION CONTROL NOTES:

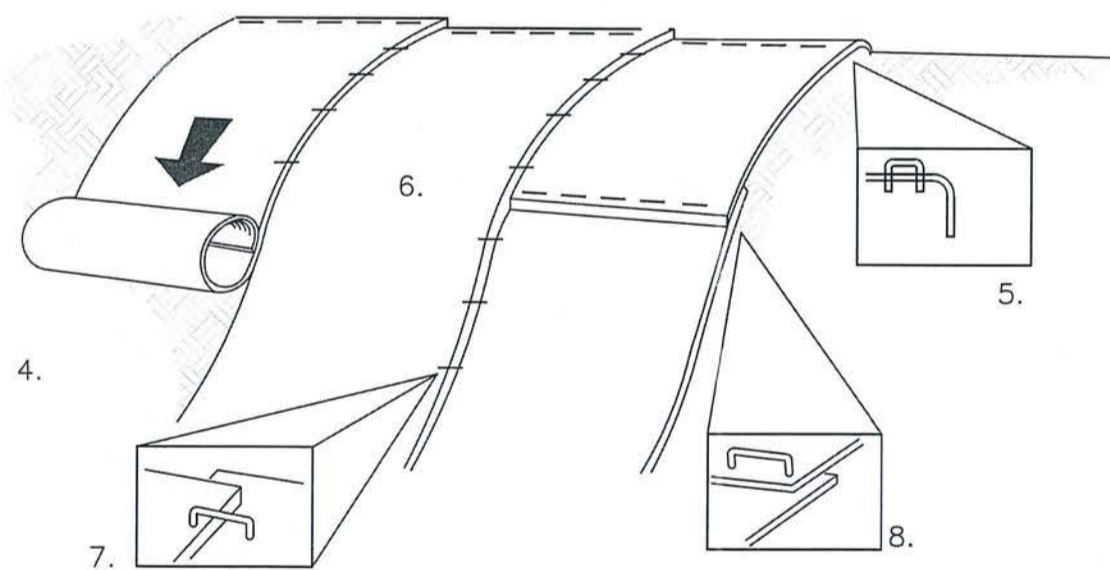
DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:

1. INSTALLATION OF SILT SOCKS AND SILTATION FENCE WHERE INDICATED SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY GIVEN AREA.
2. SILT SOCKS AND SILTATION FENCES SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL DISTURBED AREAS HAVE A HEALTHY STAND OF VEGETATIVE COVER. EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EVERY 0.5" OR GREATER RAINFALL.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
4. PER THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION. THE TOTAL AREA OF ACTIVE DISTURBANCE, INCLUDING LOT DISTURBANCES, SHALL NOT EXCEED 5 ACRES.
5. THE DURATION OF TIME THAT AN AREA IS DISTURBED SHALL BE MINIMIZED. ALL NON-ACTIVE DISTURBED AREAS (i.e. CLEARED FOR CONSTRUCTION BUT NOT PRESENTLY UNDERGOING CONSTRUCTION) SHALL BE STABILIZED WITHIN 28 DAYS OF DISTURBANCE. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
6. ALL DITCHES, SWALES AND DETENTION BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND SHALL BE STABILIZED PRIOR TO DIRECTING STORM WATER FLOW TO THEM.
7. AN AREA MAY BE CONSIDERED STABILIZED WHEN ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS HAVE 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 RIPRAP HAS BEEN INSTALLED; OR
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
8. ALL DISTURBED AREAS SHALL BE COVERED WITH A MINIMUM OF 4" OF LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW.
 THE SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2.5 POUNDS PER 1,000 SQ. FT. AND SHALL BE MIXED AS FOLLOWS:

TYPICAL LAWN SEED	SLOPE SEED	
CREeping RED FESCUE 0.87 LBS.	CREeping RED FESCUE	1.01 LBS.
KENTUCKY BLUEGRASS 0.71 LBS.	RYE GRASS	0.75 LBS.
RYE GRASS 0.58 LBS.	RED TOP	0.18 LBS.
RED TOP 0.14 LBS.	ALSIKE CLOVER	0.18 LBS.
	BIRDSFOOT TREFOIL	0.18 LBS.
9. 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 (LOW PHOSPHORUS FERTILIZER IS DEFINED BY THE COMPREHENSIVE SHORELAND PROTECTION ACT AS LESS THAN 2% PHOSPHORUS). APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET).
 FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 FEET AND 250 FEET FROM A SURFACE WATER BODY AS SPECIFIED BY THE COMPREHENSIVE SHORELAND PROTECTION ACT (SLOW RELEASE FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT). NO FERTILIZER EXCEPT LIMESTONE SHOULD BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE LIMITATIONS ARE REQUIREMENTS.
10. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.
11. THE SITE CONTRACTOR SHALL MAINTAIN A VIGOROUS DUST CONTROL PROGRAM THROUGHOUT THE CONSTRUCTION PROCESS. EXPOSED EARTH SHALL BE KEPT MOIST OR MULCHED AT ALL TIMES TO PREVENT DUST FORMATION. SPECIAL ATTENTION SHALL BE PAID TO HIGH TRAFFIC AREAS.

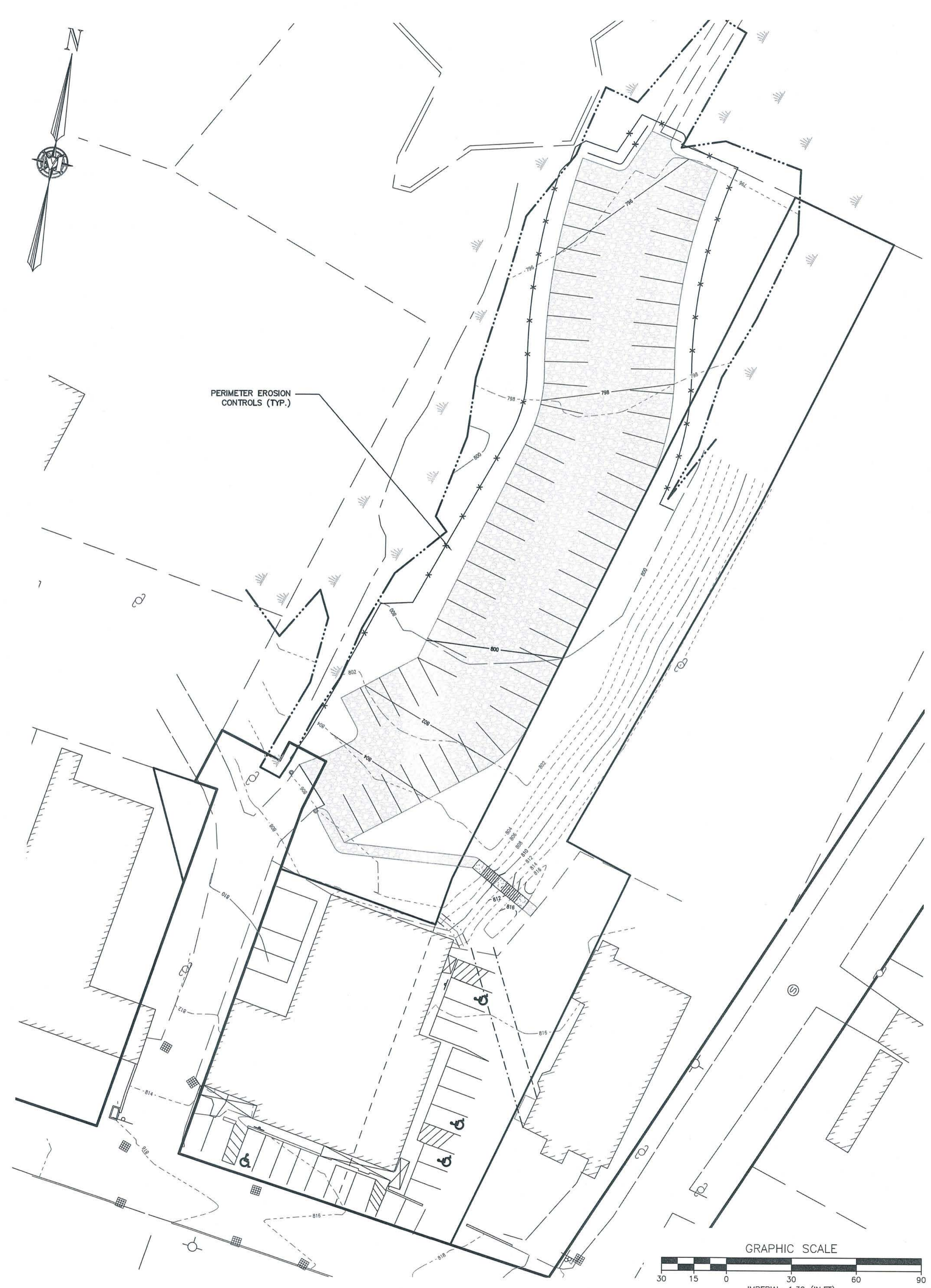


SILTATION FENCE SCALE: NONE **4** **D-2**

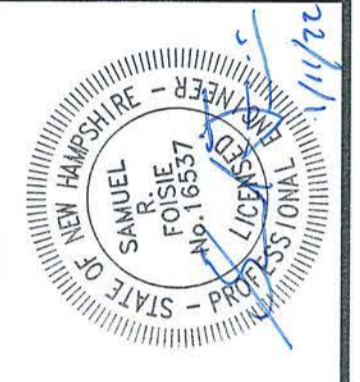


1. FABRIC SHALL BE A STRAW/COCONUT FIBER EROSION CONTROL TURF REINFORCEMENT MAT SUCH AS NORTH AMERICAN GREEN SC150BN OR EQUAL.
2. THE USE OF ANY EROSION CONTROL MAT WHICH CONTAINS WELDED PLASTIC OR BIODEGRADABLE PLASTIC THREAD OR NETTING IS STRICTLY PROHIBITED.
3. THE EROSION CONTROL MATERIAL(S) SHALL BE ANCHORED WITH "U" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAKES WITH A MINIMUM TOP WIDTH OF 1" AND A LENGTH OF 6".
4. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
5. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES OR 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 WITH A ROW OF STAPLES/STAKES PLACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
6. ROLL THE BLANKETS DOWN THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES OR STAKES IN APPROPRIATE LOCATIONS. REFER TO MANUFACTURER'S STAPLE GUIDE FOR CORRECT STAPLE PATTERN.
7. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OF OVERLAP DEPENDING ON THE BLANKET TYPE.
8. CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE OVERLAPPED AREA APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
9. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE BLANKETS.
10. THE CONTRACTOR SHALL MAINTAIN THE BLANKET UNTIL ALL WORK ON THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED. MAINTENANCE SHALL CONSIST OF THE REPAIR OF AREAS WHERE DAMAGED BY ANY CAUSE. ALL DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITIONS AND GRADE OF THE SOIL PRIOR TO APPLICATION OF THE COVERING AND SHALL BE REFERTILIZED, RESEEDED AND REMULCHED AS DIRECTED.

SLOPE STABILIZATION TURF REINFORCEMENT MAT SCALE: NONE **9** **D-2**



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8 DUNSTER AVE CHANGE OF USE
 SITE PLAN
 EROSION CONTROL PLAN
 JANUARY 11, 2022

DAN HYNES
 8 DUNSTER AVENUE
 MAP 8 LOT 37B
 GREENVILLE, NEW HAMPSHIRE
 SCALE: 1" = 30'

D-2
 SHEET
 FILE: 11679100.dwg
 PROJECT: 11679.00
 SHEET NO. 8 OF 8