

COLONEL TUFTONBORO ESTATES ASSOCIATION

ROADWAY IMPROVEMENT PROJECT SENER COVE ROAD, VERE ROYCE ROAD, AND MASON ROAD

<u>SHEET NO.</u>	<u>SHEET TITLE</u>
1	COVER SHEET
2	GENERAL NOTES
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Locus Map
Not to Scale



KV Partners LLC

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(603) 413-6650

SEPTEMBER 2024

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED DRAWINGS, SPECIFICATIONS, AND ANY ISSUED ADDENDA.
2. THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING PRIOR TO PROCEEDING WITH WORK.
3. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND SPECIFICATION. THE CITY SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
4. BASE MAP INFORMATION IS THE 2015 AERIAL PHOTOGRAPHS FROM GRANIT AND NOT GUARANTEED FOR ACCURACY.
5. THE CONTRACTOR SHALL VERIFY ALL RELEVANT ANGLES, LENGTHS, ELEVATIONS, AND INVERTS PRIOR TO CONSTRUCTION.
6. THE LOCATION OF EXISTING UTILITIES AND SUBSURFACE STRUCTURES AS SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE UTILITY AUTHORITY OF ANY DISCREPANCY WITH THE DRAWINGS. NEITHER THE ENGINEER NOR THE OWNER WARRANTS OR GUARANTEES THE CONDITIONS SHOWN ON THE DRAWINGS.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SUBSURFACE STRUCTURES AND UTILITIES THROUGH THE APPROPRIATE AGENCY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL CALL THE DIG-SAFE CENTER (1-888-344-7233) AT LEAST 72 BUSINESS HOURS PRIOR TO ANY EXCAVATION.
8. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITY WITH THE VARIOUS AFFECTED UTILITY AUTHORITIES TO PREVENT UNNECESSARY DELAY OF WORK OR INTERRUPTION OF SERVICES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND SUPPORTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING SUCH ACTIVITY WITH THE APPROPRIATE UTILITY AUTHORITY. UTILITIES DESTROYED OR DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE UTILITY AUTHORITY AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR SHALL MAINTAIN TRAFFIC IN A SAFE MANNER AT ALL TIMES DURING CONSTRUCTION AND IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND AS REQUIRED BY THE NHDOT. IT IS UNDERSTOOD THAT NO ROADWAYS WILL BE CLOSED AND NO DETOURS WILL BE PERMITTED TO ACCOMMODATE CONSTRUCTION AND THE CONTRACTOR SHALL PLAN THE CONSTRUCTION ACTIVITIES ACCORDINGLY.
11. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ACCESS TO ALL ABUTTING PROPERTIES WITHIN THE PROJECT AREA AT ALL TIMES, UNLESS OTHERWISE APPROVED BY THE OWNER.
12. DURING NON-WORKING HOURS, THE CONTRACTOR SHALL SECURE ALL EQUIPMENT AND MATERIALS WITHIN THE LIMITS OF WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT, ROADWAYS, SIGNS, CURBS, SIDEWALKS, DRIVEWAYS, MAILBOXES, FENCES, PLANTINGS OR OTHER PHYSICAL FEATURES CAUSED BY THE CONTRACTOR'S ACTIVITIES AND SHALL REPAIR THEM AT NO ADDITIONAL COST TO THE OWNER. ALL AREAS BEYOND THE LIMITS OF CONSTRUCTION WHICH ARE DISTURBED BY THE CONTRACTOR SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
14. THE CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO MINIMIZE THE AMOUNT OF DEBRIS THAT COLLECTS IN CATCH BASINS, CULVERTS AND MANHOLES. THE CONTRACTOR SHALL CLEAN ALL CATCH BASINS, CULVERTS AND MANHOLES AFFECTED BY CONSTRUCTION IN ORDER TO MAINTAIN AN OPERATING SYSTEM.
15. ALL EXISTING CURB, SIGNS, DRAINAGE STRUCTURES, UTILITIES AND ANY OTHER MATERIALS WITHIN THE RIGHT OF WAY THAT ARE REMOVED BY THE CONTRACTOR MAY BE INSPECTED BY THE OWNER. THE OWNER RESERVES THE RIGHT TO RETAIN OWNERSHIP AND MAY DIRECT THE CONTRACTOR TO SALVAGE AND STOCKPILE ANY SUCH EXISTING MATERIALS AT NO ADDITIONAL COST TO THE OWNER. ANY EXISTING MATERIALS THE OWNER CHOOSES NOT TO SALVAGE AND STOCKPILE SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
16. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FROM APPLICABLE GOVERNMENTAL AGENCIES, INCLUDING THE OWNER, PRIOR TO THE START OF ANY CONSTRUCTION.
17. THE CONTRACTOR IS REQUIRED TO PROVIDE ADEQUATE SHORING FOR THE SOIL CONDITIONS AND DEPTHS ENCOUNTERED DURING CONSTRUCTION.
18. IN THE EVENT THE CONTRACTOR ENCOUNTERS EXISTING MATERIAL REASONABLY BELIEVED TO BE HAZARDOUS WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AFFECTED AREA AND REPORT THE CONDITION TO THE OWNER AND ENGINEER. WORK IN THE AFFECTED AREA SHALL NOT RESUME UNTIL WRITTEN VERIFICATION BY THE OWNER THAT THE MATERIAL HAS BEEN REMOVED OR OTHERWISE BEEN RENDERED HARMLESS.
19. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE CONTRACT DOCUMENTS. ALL DRAWINGS OF ANY PARTICULAR TRADE SHALL BE USED IN CONJUNCTION WITH DRAWINGS OF ALL OTHER TRADES TO COORDINATE THE CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED WORK. ANY PROPOSED CHANGES, VARIATIONS, OR SUBSTITUTIONS MUST BE REVIEWED AND ACCEPTED BY THE ENGINEER PRIOR TO IMPLEMENTATION.
20. ALL PROPOSED WORK WILL BE COMPLETED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS AND DETAILS (LATEST VERSION AND ALL AMENDMENTS) UNLESS OTHERWISE NOTED ON THESE PLANS OR SPECIFIED IN THE CONTRACT DOCUMENTS.
21. THE CONTRACTOR WILL COORDINATE ALL UTILITY RELOCATIONS (BY OTHERS) WITH THE APPROPRIATE UTILITY COMPANY.
22. IF THE CONTRACTOR ANTICIPATES AN OVERAGE IN MATERIAL QUANTITIES INCLUDED IN THE CONTRACT, THE CONTRACTOR MUST NOTIFY THE CITY IMMEDIATELY PRIOR TO PROCEEDING.
23. ANY SURFACE OR SUBSURFACE FEATURES DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED TO A CONDITION AT LEAST EQUAL TO THAT IN WHICH THEY, WERE FOUND IMMEDIATELY PRIOR TO THE BEGINNING OF CONSTRUCTION. ALL COSTS ASSOCIATED WITH THE RESTORATION SHALL BE AT THE CONTRACTORS SOLE EXPENSE.

SEEDING SPECIFICATIONS

MIXTURE	POUNDS PER ACRE	POUNDS PER 1000 SF
TALL FESCUE	20	0.46
CREEPING RED FESCUE	20	0.45
BIRDSFOOT TREFOIL	8	0.20
TOTAL	48	1.10

1. SEEDBED PREPARATION
- a. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING THE PLANTS.

b. STONES LARGER THAN 4" SHOULD BE REMOVED AS THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE THE SOIL SHOULD BE TILLED TO A DEPTH OF 4" PRIOR TO PREPARE THE SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY SMOOTH AND FIRM CONDITION. THE LAST TILLAGE OPERATION SHOULD BE COMPLETED ACROSS THE SLOPE.
2. ESTABLISHING A STAND
- a. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON SOILS TESTING. WHEN SOILS TEST ARE NOT AVAILABLE THE FOLLOWING RATES SHALL APPLY:

• AGRICULTURAL LIMESTONE: 2 TONS PER ACRE OR 0.09 LBS. PER SQ. FT.

• NITROGEN (N): 50 POUNDS PER ACRE OR 1.1 POUND PER 1000 SQ. FT.

• PHOSPHATE (P2O5): 100 POUNDS PER ACRE OR 2.2 POUNDS PER 1000 SQ. FT.

• POTASH (K2O): 100 POUNDS PER ACRE OR 2.2 POUNDS PER 1000 SQ. FT.

(NOTE: THIS IS THE EQUIVALENT OF 500 POUNDS PER ACRE OF 10-20-20 OF FERTILIZER OR 1000 POUNDS OF 5-10-10 OF FERTILIZER PER ACRE)

b. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH 0.25 INCHES OF SOIL OR LESS BY CULTIPACKING OR RAKING.

c. REFER TO TABLE 7-35 OF "STORMWATER MANAGEMENT AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE" FOR APPROPRIATE SEED MIXTURES AND TABLE 7-36 FOR RATES OF SEEDING. ALL LEGUMES (CROWNVETCH, BIRDSFOOT TREFOIL, AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.

d. 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 1.
3. MULCH
- a. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.

b. MULCH WILL BE HELD IN PLACE USING TECHNIQUES FROM THE "BEST MANAGEMENT PRACTICE FOR MULCHING" AS SHOWN IN "STORMWATER MANAGEMENT AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE".
4. MAINTENANCE TO ESTABLISH A STAND
- a. PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.

b. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ON SITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF ANY STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.

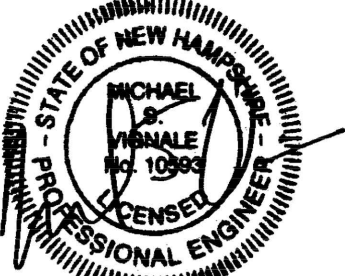
c. IN WATERWAYS CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL THE GROWTH OF WOODY VEGETATION.

ABBREVIATIONS

ABAN.	ABANDON
ADJ.	ADJUST
EXIST.	EXISTING
PROP.	PROPOSED
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
R&S	REMOVE AND STACK
R.C.P.	REINFORCED CONCRETE PIPE (CLASS III UNLESS NOTED)
CB	CATCH BASIN
MH	MANHOLE
WG	WATER GATE
GG	GAS GATE
BIT.	BITUMINOUS
CEM.	CEMENT
PVMT.	PAVEMENT
CONC.	CONCRETE
GRAN.	GRANITE
INV.	INVERT
EL.	ELEVATION
DWY.	DRIVEWAY
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE

REVISIONS

NUMBER	DATE	BY	DESCRIPTION



9-10-24

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NO SCALE

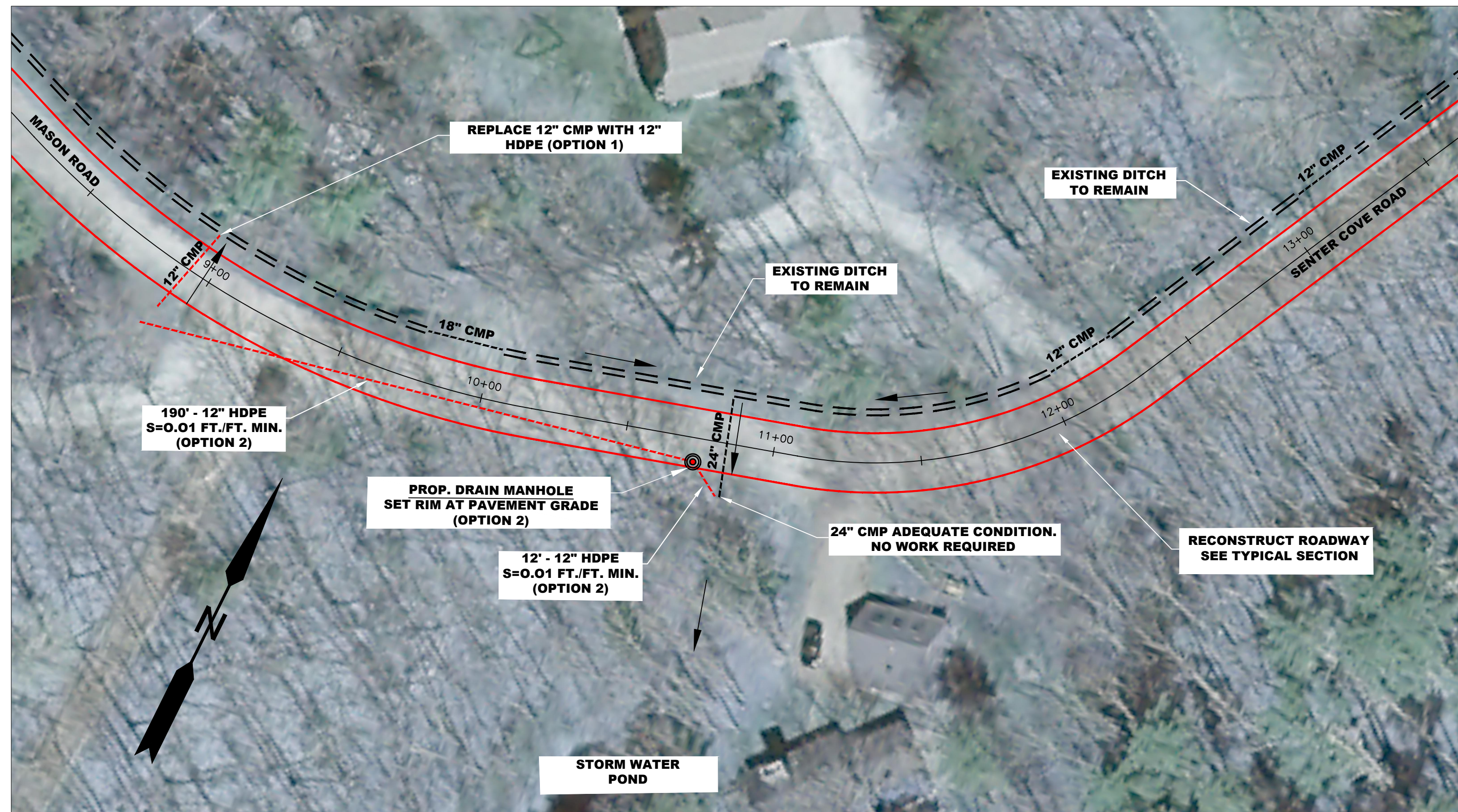
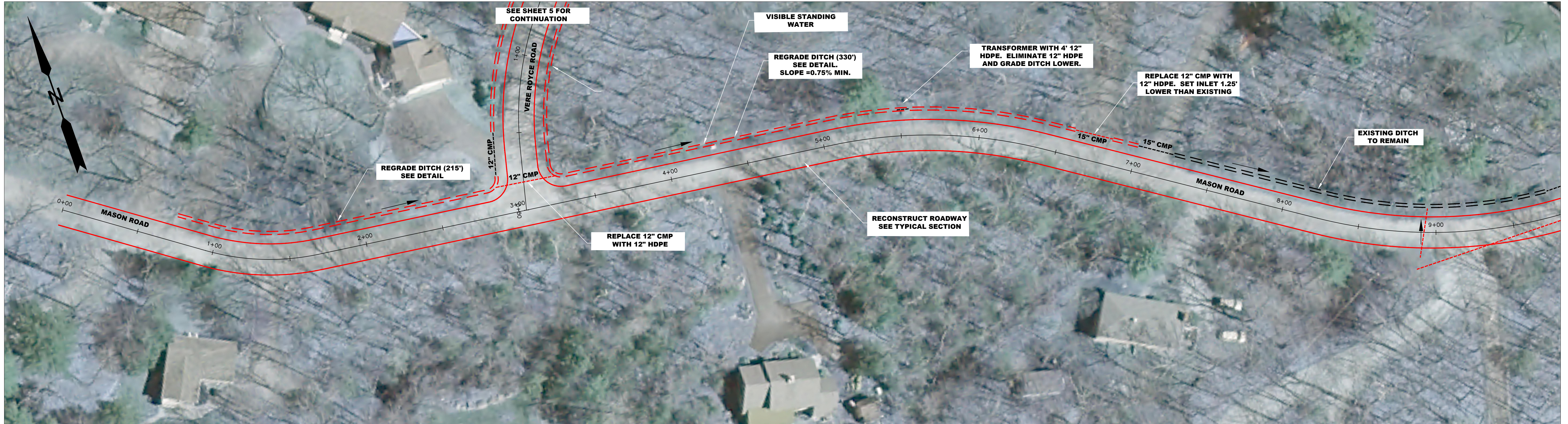
COLONEL TUFTONBORO ESTATES
TUFTONBORO, NEW HAMPSHIRE

GENERAL NOTES

SHEET NO.

2

SEPTEMBER 2024

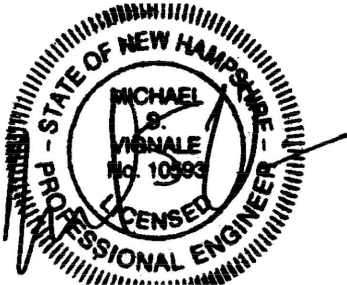


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REVISIONS				
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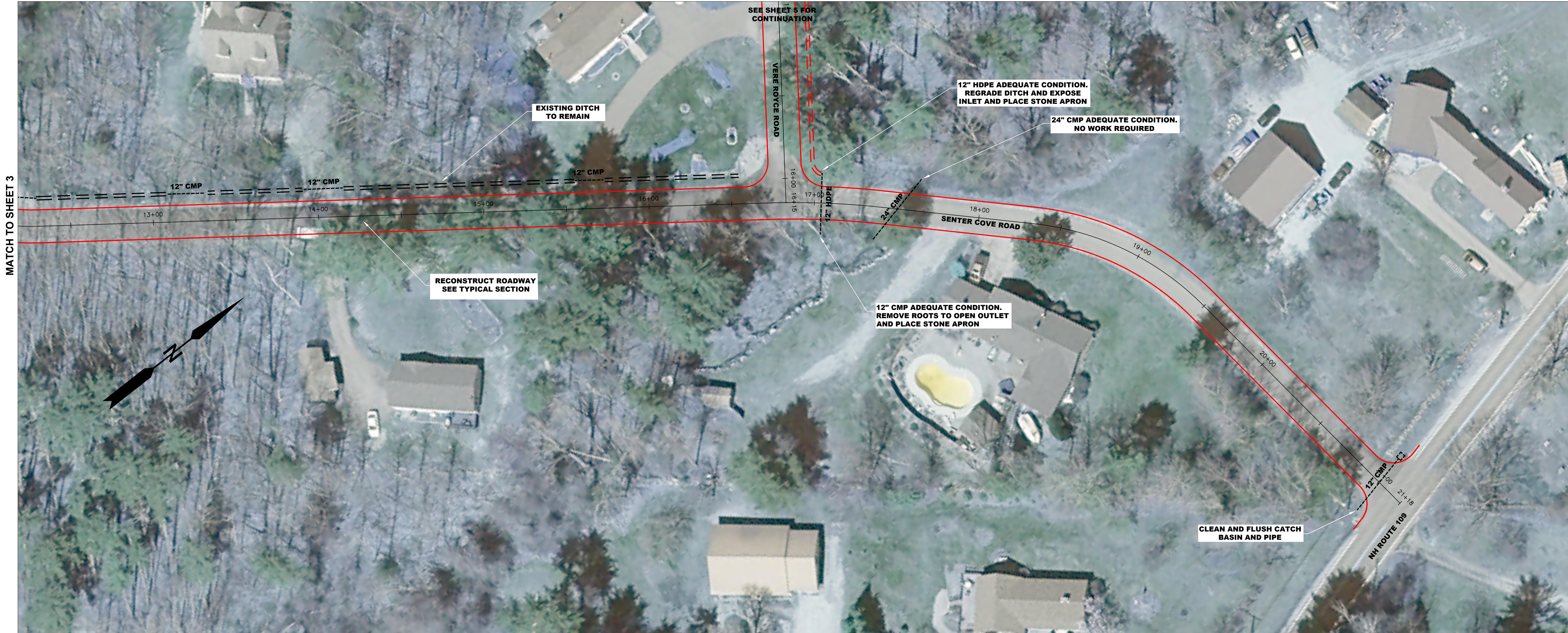
SCALE 1" = 30'

COLONEL TUFTONBORO ESTATES
TUFTONBORO, NEW HAMPSHIRE

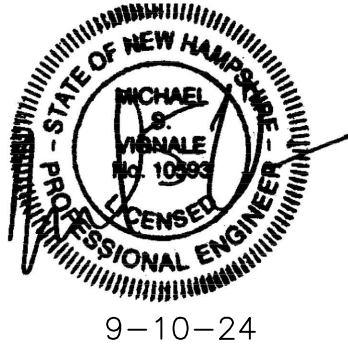
MASON ROAD
CONSTRUCTION PLAN

SHEET NO.
3

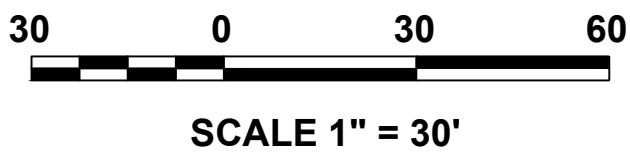
SEPTEMBER 2024



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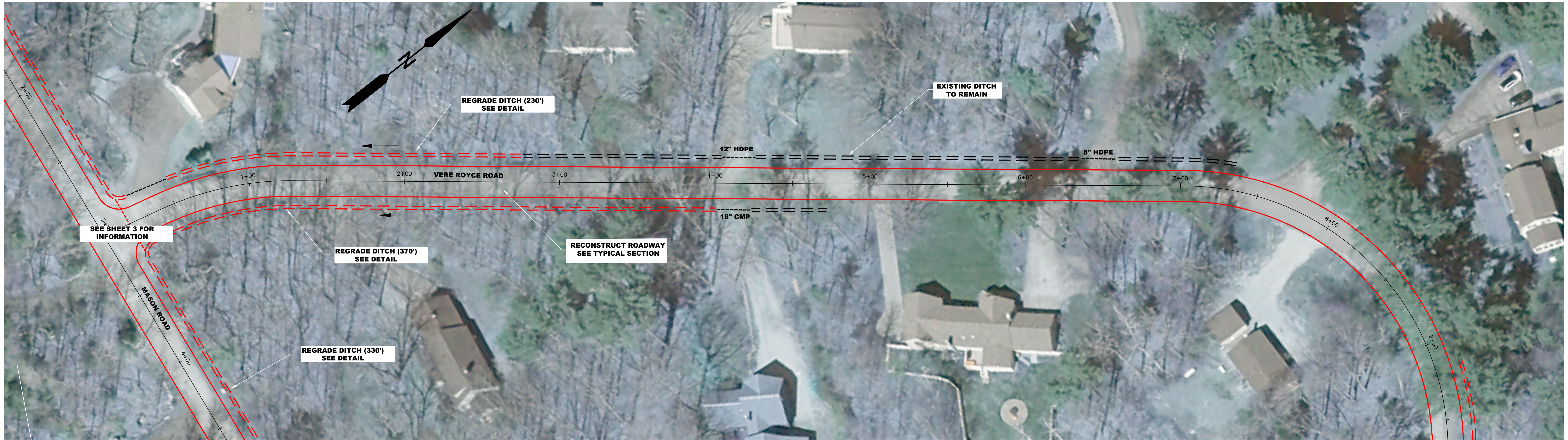


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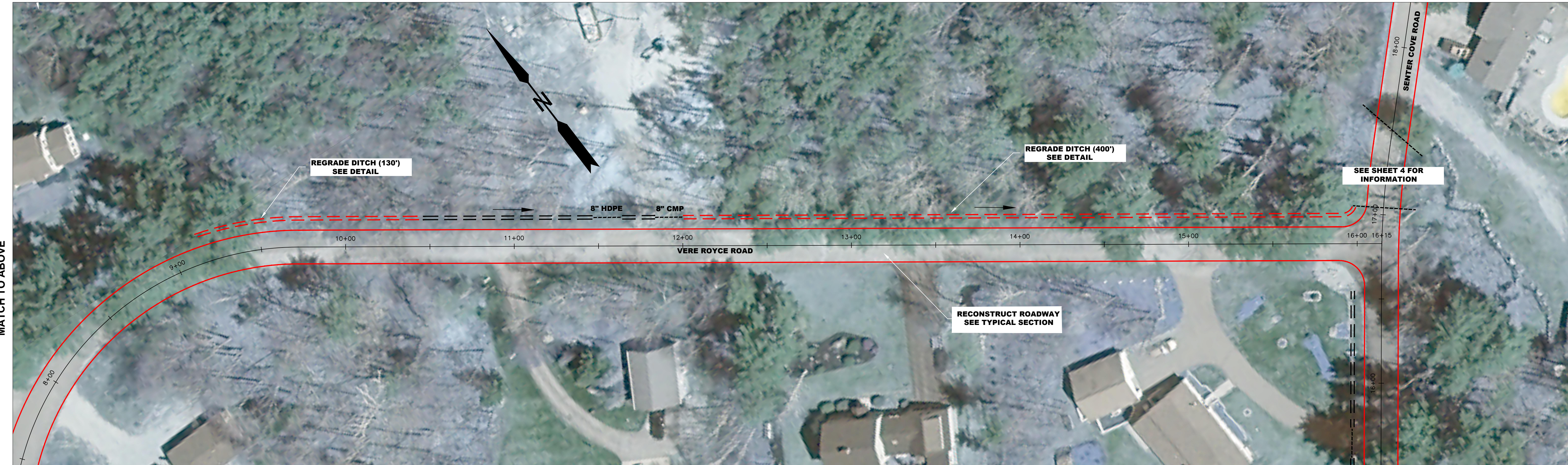


COLONEL TUFTONBORO ESTATES
TUFTONBORO, NEW HAMPSHIRE
SENER COVE ROAD
CONSTRUCTION PLAN

SHEET NO.
4
SEPTEMBER 2024

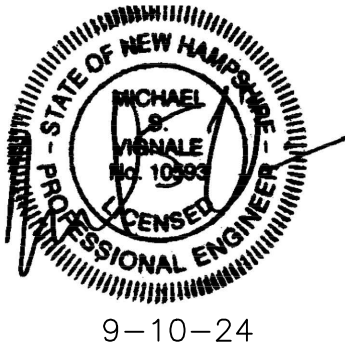


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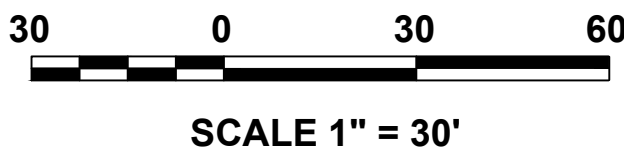
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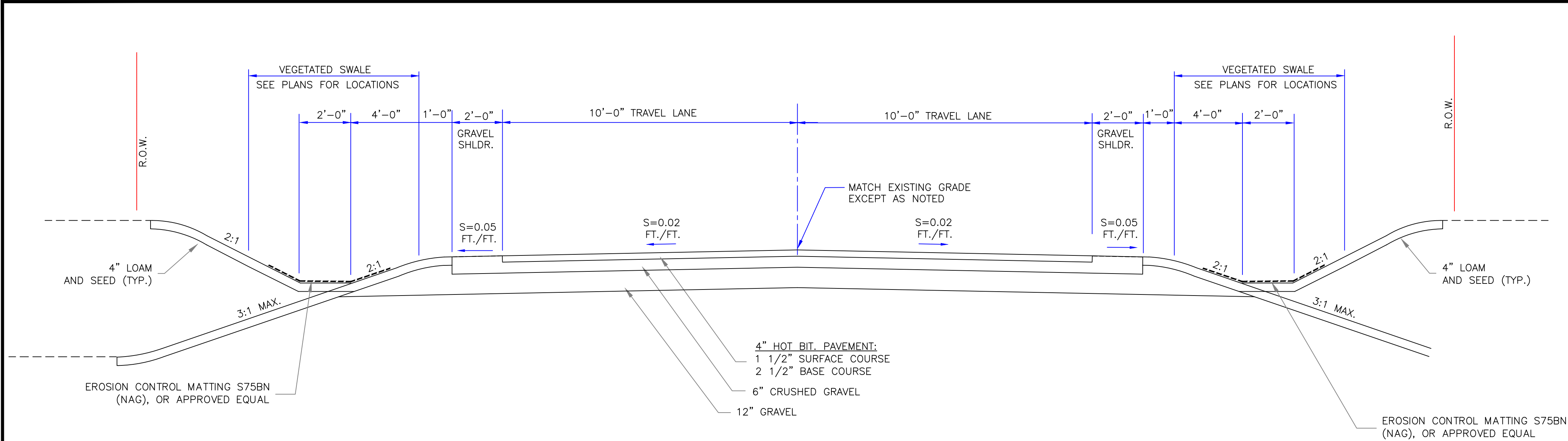
COLONEL TUFTONBORO ESTATES
TUFTONBORO, NEW HAMPSHIRE

VERE ROYCE ROAD
CONSTRUCTION PLAN

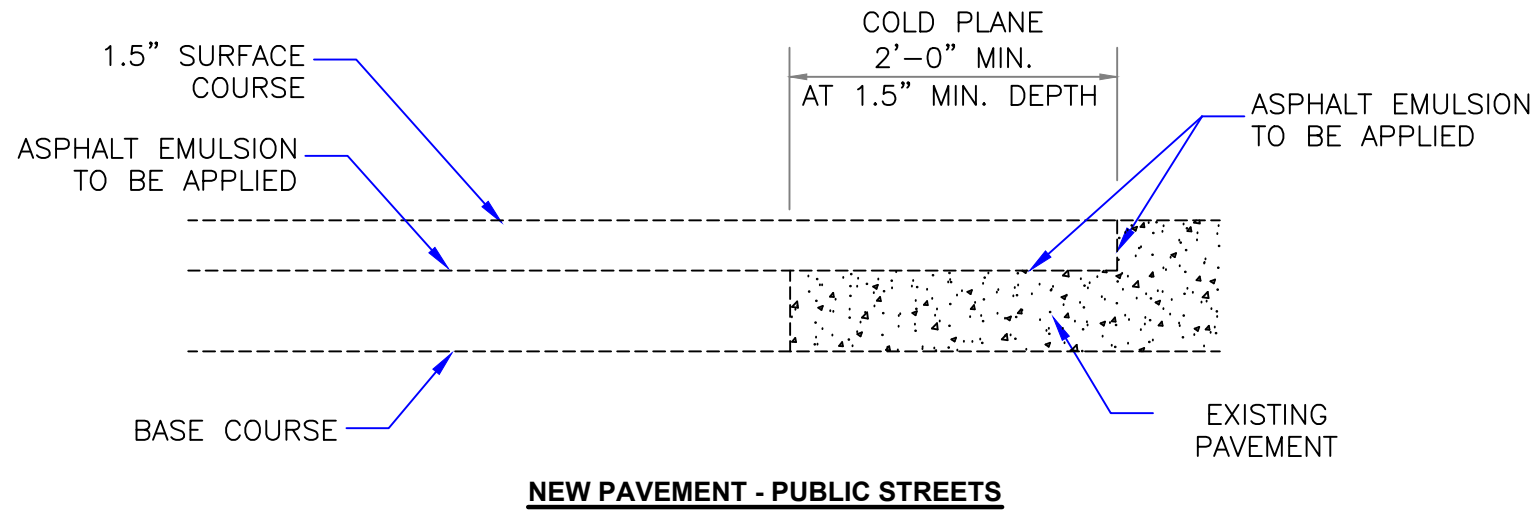
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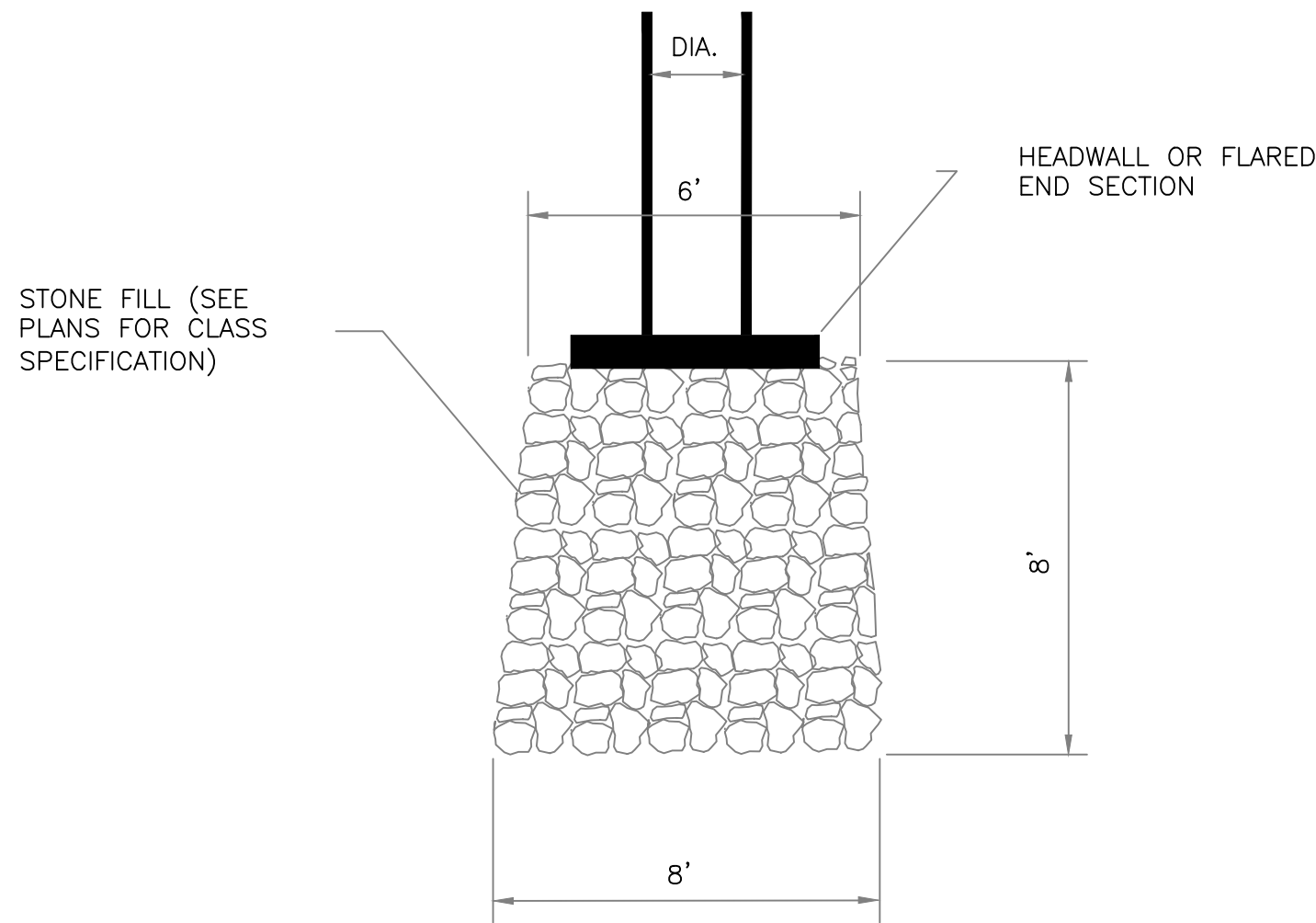
SEPTEMBER 2024



TYPICAL ROADWAY SECTION
NOT TO SCALE

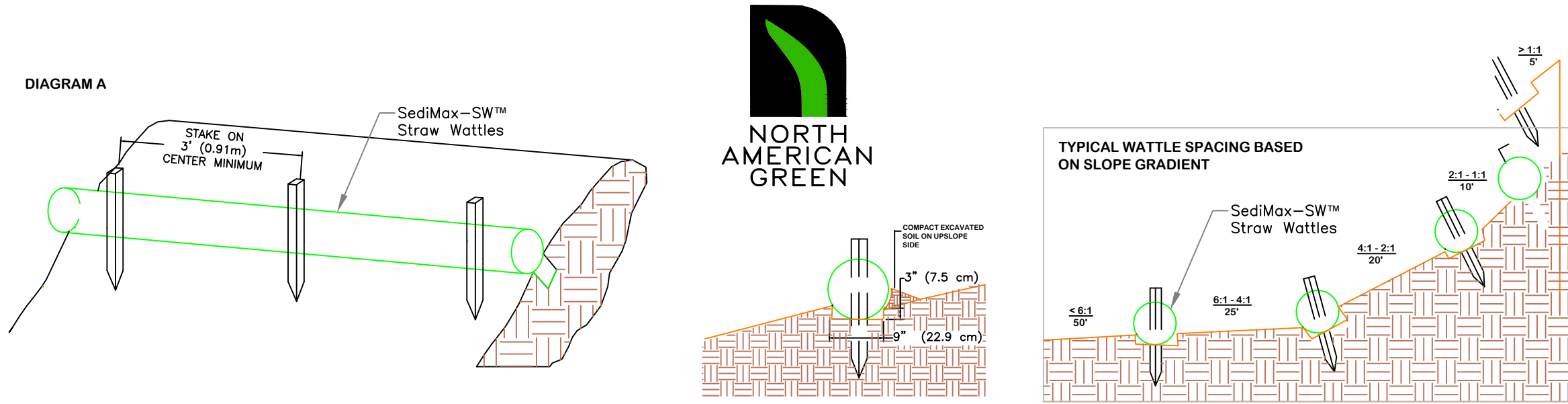


TYPICAL PAVEMENT JOINT DETAILS
NOT TO SCALE



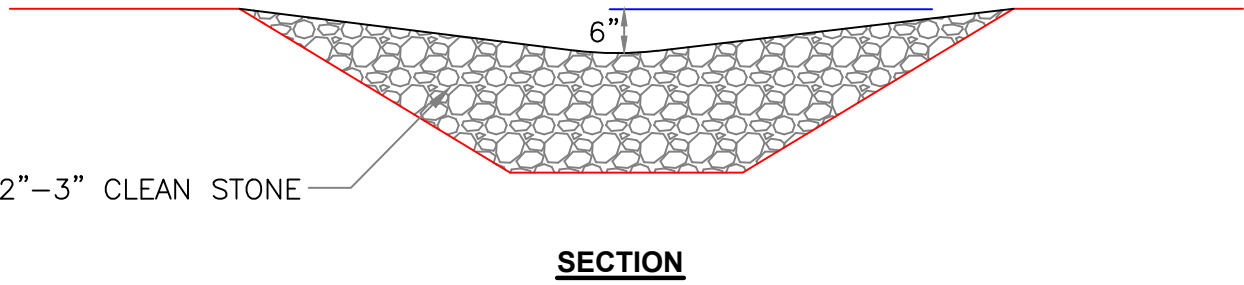
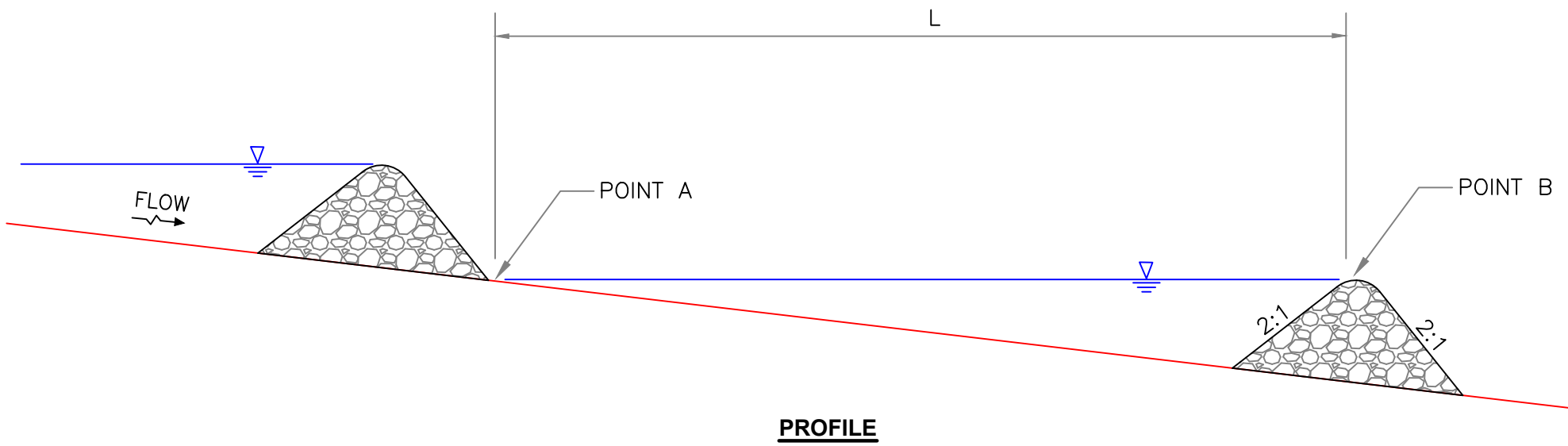
- NOTES:
- NON WOVEN FILTER FABRIC (MIRAFI 140N OR EQUAL) SHALL BE PLACED ON A PREPARED SUBBASE AND ROLLS SHALL BE OVERLAPPED A MINIMUM OF 12 INCHES. CARE SHALL BE TAKEN NOT TO PUNCTURE THE FABRIC DURING INSTALLATION AND ANY DAMAGED AREAS SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.
 - STONE FILL SHALL CONFORM TO NHDOT STONE SIZE CLASSIFICATIONS AND SHALL BE PLACED WITH A MINIMUM THICKNESS AS FOLLOWS:
A. CLASS C STONE FILL – MINIMUM THICKNESS 12 INCHES

TYPICAL STONE APRON DETAIL
NOT TO SCALE



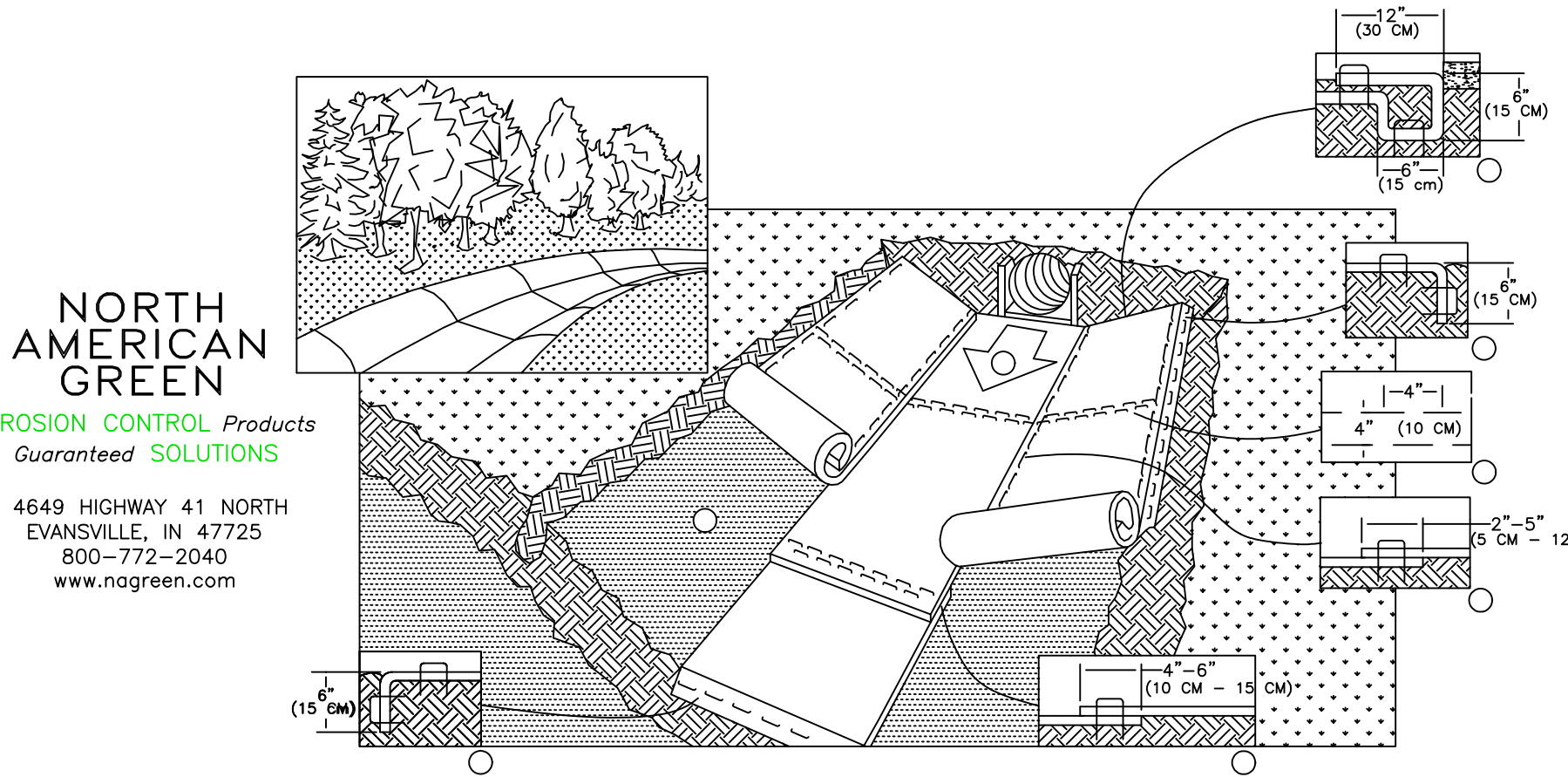
- NOTES:
- BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2–3" (5–7.5 CM) DEEP X 9" (22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UPSLOPE FROM THE ANCHOR TRENCH.
 - PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
 - SECURE THE WATTLE WITH 18–24" (45.7–61 CM) STAKES EVERY 3–4' (0.9 –1.2 M) AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2–3" (5–7.5 CM) OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.
 - WATTLES MAY BE USED WHERE APPROVED BY THE ENGINEER IN PLACE OF SILT FENCES. WATTLES WILL BE PRODUCT SHOWN ABOVE OR APPROVED EQUAL.

STRAW WATTLE INSTALLATION DETAILS
NOT TO SCALE

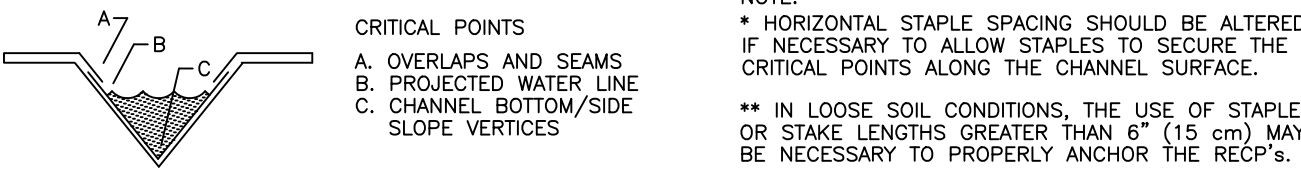


- NOTES:
- STONE SHALL BE COARSE AGGREGATE 2" TO 3" IN SIZE.
 - LENGTH (L) SHALL BE AS REQUIRED SO POINT "A" IS THE SAME ELEVATION AS POINT "B".
 - ONCE THE SWALES ARE STABILIZED THE STONE CHECK DAMS SHALL BE REMOVED.

TEMPORARY STONE CHECK DAM DETAIL FOR SWALE
NOT TO SCALE

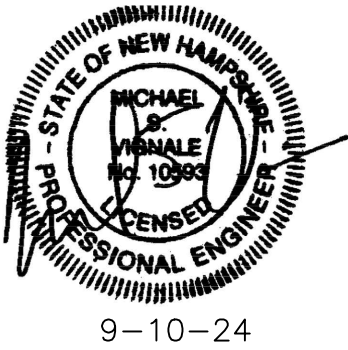


- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECP EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) ACROSS THE WIDTH OF THE RECP's.
- ROLL CENTER RECP's IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
 - PLACE CONSECUTIVE RECP's END OVER END (SHINGLE STYLE) WITH A 4" – 6" (10 CM –15 CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER TO SECURE RECP's.
 - FULL LENGTH EDGE OF RECP's AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 - ADJACENT RECP's MUST BE OVERLAPPED APPROXIMATELY 2" – 5" (5 CM –12.5 CM) (DEPENDING ON RECP's TYPE) AND STAPLED.
 - IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 M – 12 M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
 - THE TERMINAL END OF THE RECP's MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- NOTE:
* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.



SWALE INSTALLATION

REVISIONS			
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SCALE AS NOTED

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