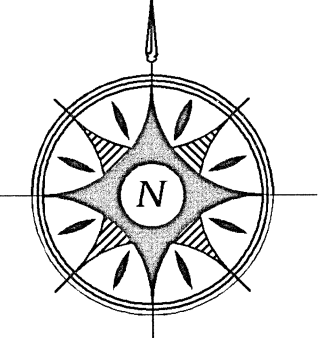


PLAN REFERENCE

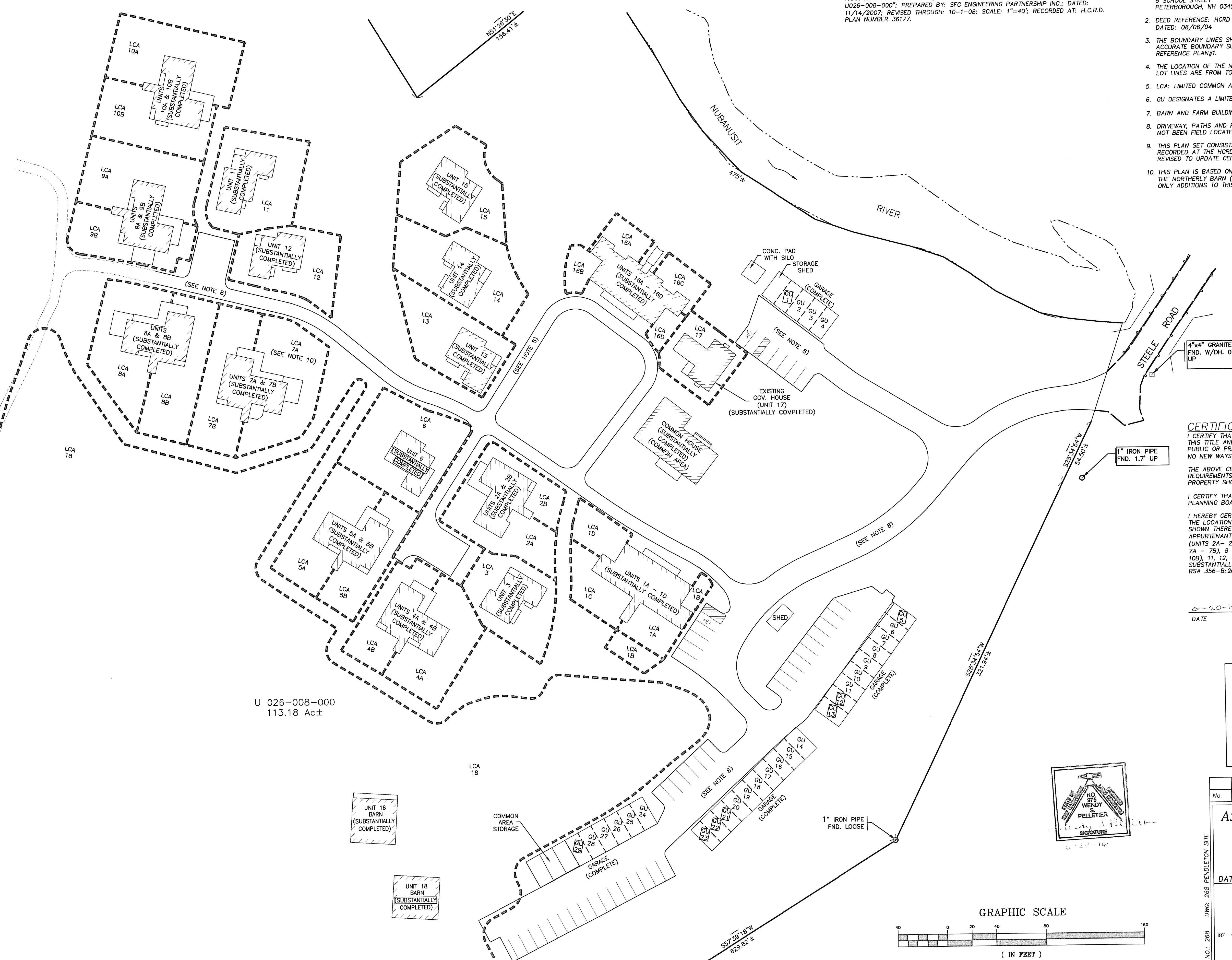
1. PLAN ENTITLED: "AS-BUILT CONDOMINIUM SITE PLAN NUBANUSIT NEIGHBORHOOD & FARM NUBI RIVER PARTNERS, LLC STEELE ROAD PETERBOROUGH, NH LOT U026-008-000", PREPARED BY: SFC ENGINEERING PARTNERSHIP INC.; DATED: 11/14/2007; REVISED THROUGH: 10-1-08; SCALE: 1"=40'; RECORDED AT: H.C.R.D. PLAN NUMBER 36177.

NOTES

- OWNER OF RECORD OF LOT U026-008-000: NUBI RIVER PARTNERS, LLC
6 SCHOOL STREET
PETERBOROUGH, NH 03458
- DEED REFERENCE: HCRD BOOK 7309, PAGE 2436
DATED: 08/06/04
- THE BOUNDARY LINES SHOWN ON THESE PLANS ARE NOT THE RESULT OF AN ACCURATE BOUNDARY SURVEY AND ARE APPROXIMATE ONLY BASED ON THE REFERENCE PLAN#1.
- THE LOCATION OF THE NUBANUSIT RIVER, AND ABUTTING STREETS, BUILDINGS AND LOT LINES ARE FROM TOWN OF PETERBOROUGH GIS DATA.
- LCA: LIMITED COMMON AREA.
- GU DESIGNATES A LIMITED COMMON AREA GARAGE UNIT.
- BARN AND FARM BUILDINGS (UNIT 18) TO BE COMPLETED BY UNIT OWNER.
- DRIVEWAY, PATHS AND PARKING AREAS SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN FIELD LOCATED.
- THIS PLAN SET CONSISTS OF TWO SHEETS. SHEET 1 OF 2 HAS ALREADY BEEN RECORDED AT THE HCRD AS PLAN NO. 35956. THIS SHEET, SHEET 2, HAS BEEN REVISED TO UPDATE CERTAIN INFORMATION AND IS TO BE RECORDED SEPARATELY.
- THIS PLAN IS BASED ON THE SITE PLAN IN PLAN REFERENCE #1. THE LOCATION OF THE NORTHERLY BARN (PART OF UNIT 18) AND THE COMMON HOUSE ARE THE ONLY ADDITIONS TO THIS PLAN.



REFERENCE PLAN 1



U 026-008-000
113.18 Ac±

CERTIFICATION

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. (RSA 676:18, III)

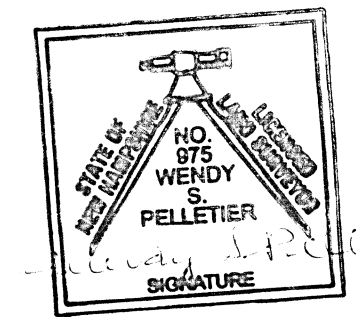
THE ABOVE CERTIFICATION IS PROVIDED TO MEET THE REQUIREMENTS OF RSA 676:18, IV.

I CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE TOWN/CITY PLANNING BOARD PER THE REQUIREMENTS OF RSA 676:18, IV.

I HEREBY CERTIFY THAT THIS SITE PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND EXISTING IMPROVEMENTS SHOWN THEREON AND, TO THE EXTENT FEASIBLE, ALL EASEMENTS APPURTENANT THERETO AND THAT BUILDINGS 1 (UNITS 1A - 1D), 2 (UNITS 2A - 2B), 3, 4 (UNITS 4A - 4B), 5 (UNITS 5A - 5B), 6, 7 (UNITS 7A - 7B), 8 (UNITS 8A - 8B), 9 (UNITS 9A - 9B), 10 (UNITS 10A - 10B), 11, 12, 13, 14, 15, 16 (UNITS 16A - 16D), 17 AND 18 ARE SUBSTANTIALLY COMPLETED. THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20 I & V.

0-20-16
DATE
Wendy Pelletier
LICENSED LAND SURVEYOR

APPROVED BY
THE TOWN OF PETERBOROUGH PLANNING BOARD
ON August 3 2016
CERTIFIED BY
Wendy Pelletier CHAIRMAN
SECRETARY

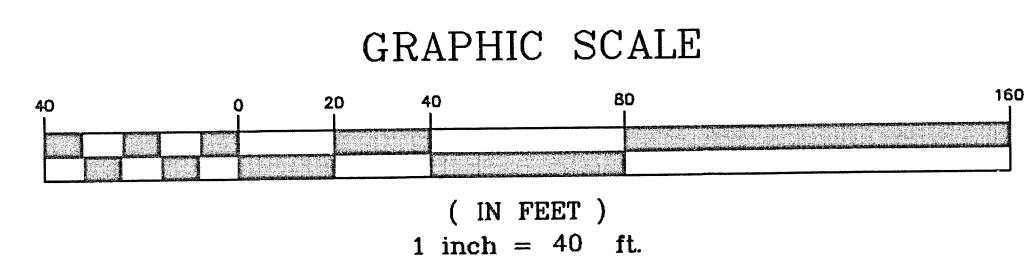


No.	Date	Revision	By

AS-BUILT CONDOMINIUM SITE PLAN
LOT U026-008-000
STEELE ROAD
PETERBOROUGH, NH 03458
DATE: APRIL 29, 2016 SCALE: 1"=40'

PREPARED FOR:
NUBANUSIT NEIGHBORHOOD & FARM
STEELE ROAD
PETERBOROUGH, NH 03458

CARDINAL SURVEYING & LAND PLANNING
Keene, New Hampshire 03431
Tel. (603) 499-6151

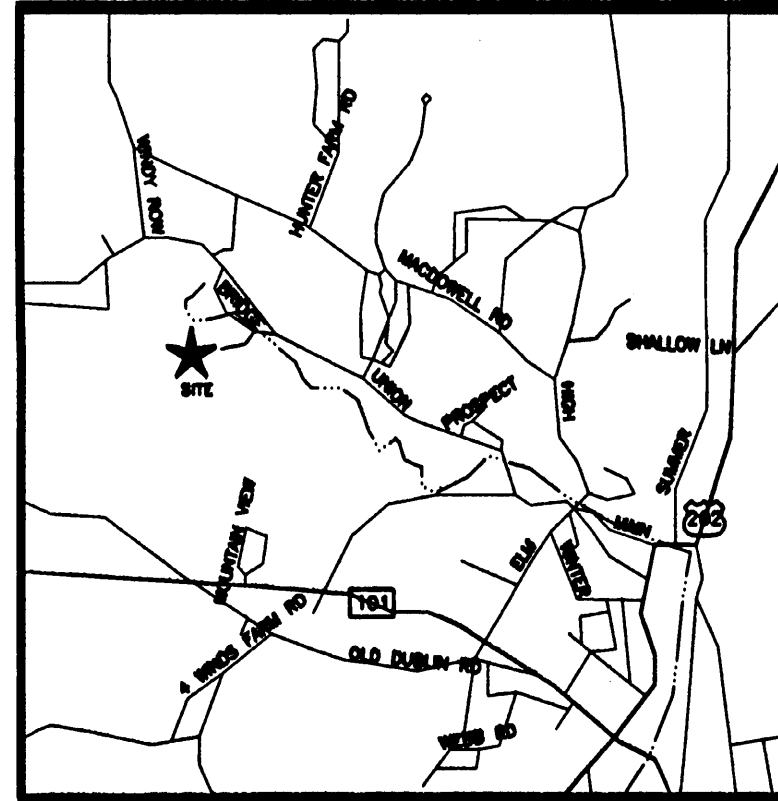


Subdivision / Site Development Plans

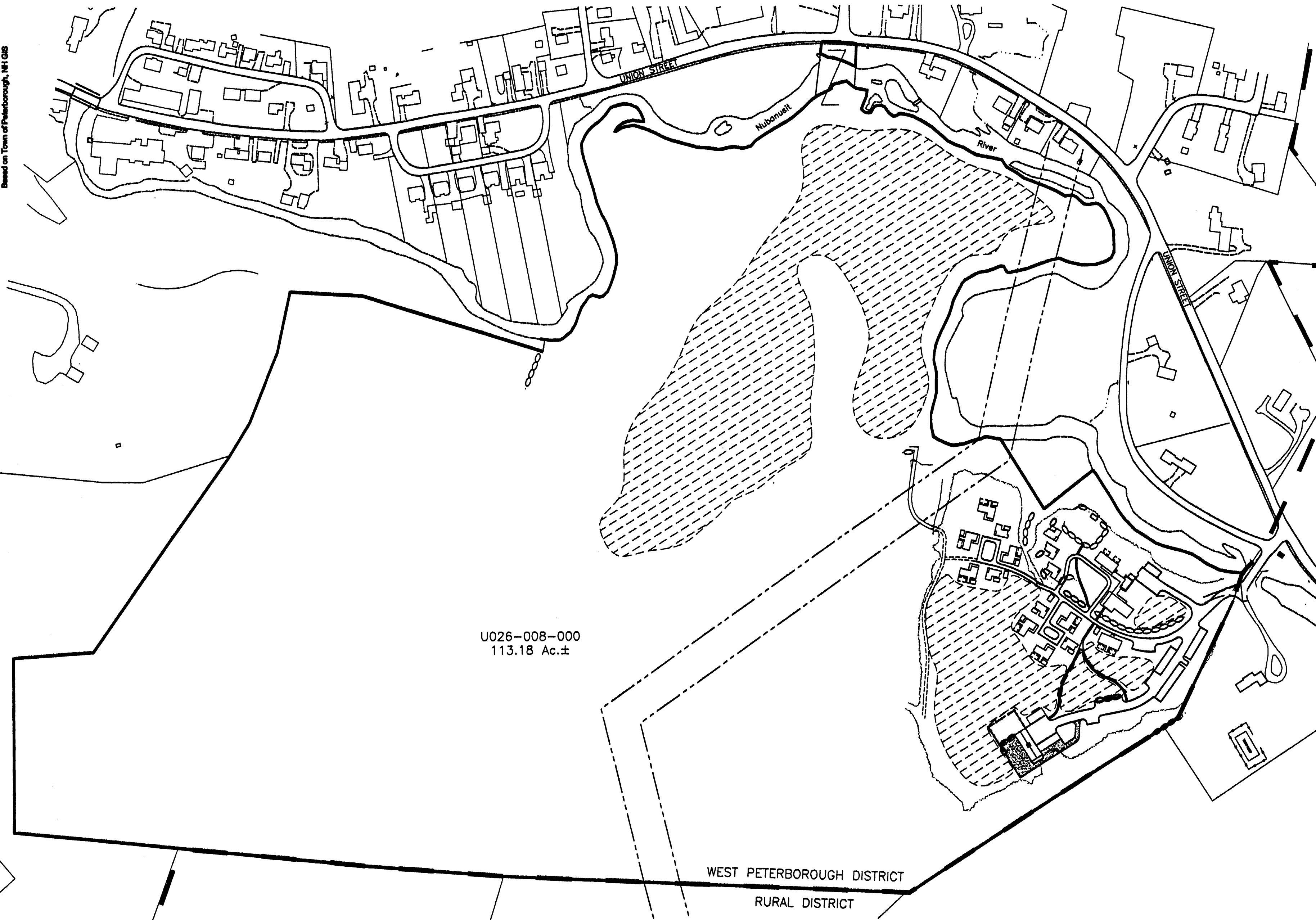
Neighborhood & Farm

Nubi River Partners, LLC

Peterborough, NH



LOCATION PLAN
 PREPARED FROM: PETERBOROUGH GIS
 SCALE: 1" = .5 MILES (2640 FEET)



SHEET INDEX			
SHEET NUMBER	DESCRIPTION	REVISION NUMBER	DATE
1	TITLE SHEET	1	08/08/05
2	OVERVIEW PLAN	1	08/08/05
3	EXISTING CONDITIONS PLAN	-	07/15/05
4	EXISTING CONDITIONS PLAN	-	07/15/05
5	SITE LAYOUT PLAN	1	08/08/05
6	SITE LAYOUT PLAN	1	08/08/05
7	SITE GRADING PLAN	1	08/08/05
8	SITE GRADING PLAN	1	08/08/05
9	SITE UTILITY PLAN	1	08/08/05
10	DRIVEWAY PLAN & PROFILE	1	08/08/05
11	CROSS COUNTRY SEWER PLAN & PROFILE	1	08/08/05
12	STORM WATER MANAGEMENT PLAN	1	08/08/05
13	STORM WATER MANAGEMENT PLAN	1	08/08/05
14	EROSION CONTROL DETAILS	-	07/15/05
15	CONSTRUCTION DETAILS	-	07/15/05
16	UTILITIES DETAILS	-	07/15/05
17	SEWER DETAILS	-	07/15/05
18	LIGHTING & LANDSCAPE PLAN	1	08/08/05

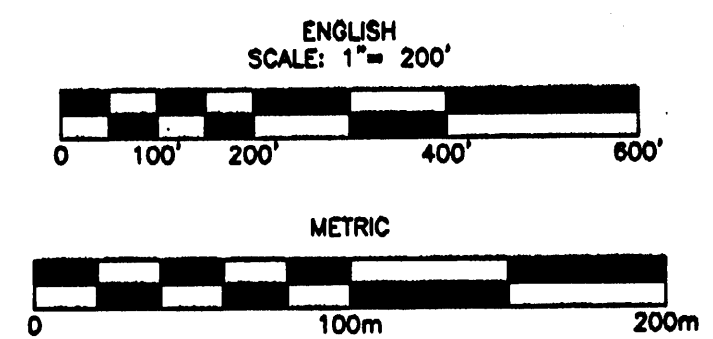
NOTE
 THIS PLAN WAS PREPARED FROM THE PLANS OF REFERENCE AND THE ASSESSORS MAPS OF THE TOWN OF PETERBOROUGH.

REQUIRED PERMITS		
TYPE	NUMBER	APPROVAL DATE
NH DES SITE SPECIFIC	XXX	XXXX/XXXX
NH DES SEWER CONNECTION	XXX	XXXX/XXXX
PETERBOROUGH SITE PLAN	XXX	XXXX/XXXX

THIS PLAN SET SUBMITTED FOR PERMITTING AND CONSTRUCTION ESTIMATES. THIS PLAN SET SHALL NOT BE USED FOR CONSTRUCTION.

LEGEND

	EXISTING	PROPOSED
EDGE OF GRAVEL	---	---
EDGE OF PAVEMENT	---	---
BERM OR CURB	---	---
PROPERTY LINE	---	---
IRON PIPE OR IRON ROD	○	○
BOUND	□	□
EASEMENT LINE	---	---
WETLAND SETBACK LINE	---	---
ZONING BOUNDARY	---	---
CONTOURS	---	---
SOILS BOUNDARY	---	---
SOILS TYPE SYMBOL	142B	142B
EDGE OF WETLAND	---	---
WETLAND BOUNDARY FLAG	WF#	WF#
TREE LINE	---	---
DECIDUOUS TREE	---	---
FENCE	---	---
STONE WALL	---	---
FILTER BERM	---	---
HAYBALES	---	---
STORM DRAIN	---	---
SANITARY SEWER	---	---
FORCE MAIN	---	---
WATER LINE	---	---
CATCH BASIN	---	---
HEADWALL	---	---
RIPRAP	---	---
FLARED END SECTION W/ RIPRAP	---	---
DRAIN MANHOLE	---	---
SEWER MANHOLE	---	---
WATER GATE	---	---
FIRE HYDRANT	---	---
UTILITY POLE	---	---
LIGHT	---	---
OVERHEAD UTILITIES	---	---
GAS MAIN	---	---



No.	Revision	Date
1	Road and Parking	08/08/05

Designed by: DRJ Drawn by: BAV Checked by: TPB

Date: June 15, 2005

THIS PLAN SET
 LAST REVISED ON:
 08/08/05

Peterborough, N. H.
 Date: 11/16/2005
 This document has been approved by the Peterborough Planning Board on 7/15/05
 Chairman
 Peterborough Planning Board

Title Sheet
Neighborhood & Farm
Nubi River Partners, LLC
Steele Road
Peterborough, NH
 Lot U026-008-000

Prepared by: **SFC ENGINEERING PARTNERSHIP INC.**
 25 SUNDIAL AVENUE, SUITE 205W
 MANCHESTER, NH 03103-7230
 TEL: 603-647-4700
 FAX: 603-647-4711
 www.sfceng.com

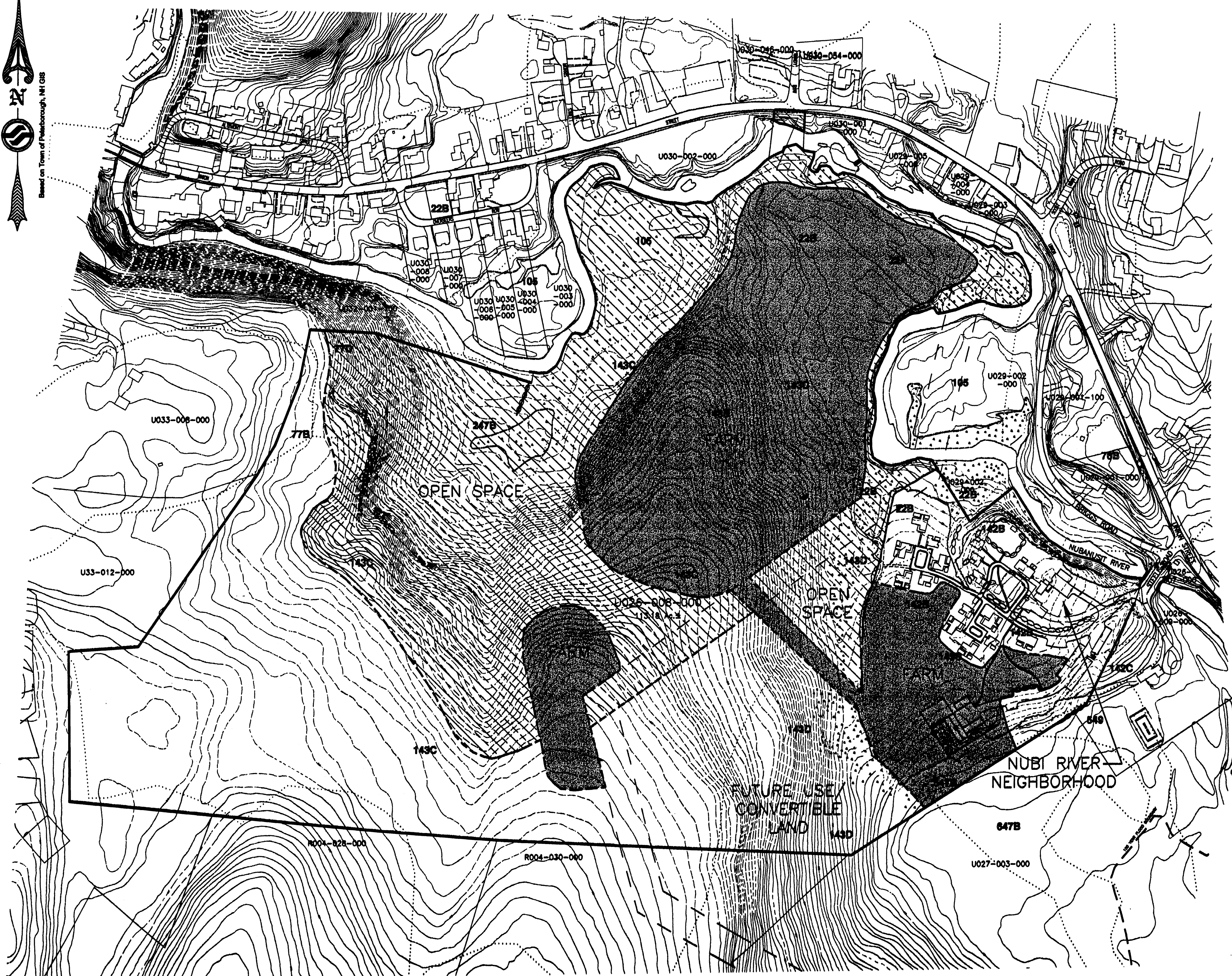
Sheet 1 of 18 Scale: 1" = 200' Date: 07/16/2005

Prepared for: Nubi River Partners, LLC 6 School Street Peterborough, NH 03458	Peterborough Planning Board Approval
--	---

Zoning District: West Peterborough District



Based on Town of Peterborough, NH GIS



ABUTTERS LIST

PARCEL ID NUMBER	OWNER
R004-030-000	CHARLES H. KRAUSE REV. TRUST 288 OLD DUBLIN ROAD PETERBOROUGH, NH 03468
R004-028-000	BENJAMIN W. BACON 279 OLD DUBLIN ROAD PETERBOROUGH, NH 03468
U033-012-000	ROBBE FARM ROAD LLC RFD #2 BOX 1988 PETERBOROUGH, NH 03468
U033-008-000	DAVID BOURGONE P.O. BOX 51 W. PETERBOROUGH, NH 03468
U032-001-100	LB MANAGEMENT INC. 128 OLD DUBLIN ROAD PETERBOROUGH, NH 03468
U030-005-000	MICHAEL J. WALKER 17 OVERSEERS ROW W. PETERBOROUGH, NH 03468
U030-008-000	FRANK DESSIAHT 18 OVERSEERS ROW W. PETERBOROUGH, NH 03468
U030-004-000	WILLIAM L. LAVOIE P.O. BOX 19 W. PETERBOROUGH, NH 03468
U030-003-000	MICHAEL J. CARON P.O. BOX 183 W. PETERBOROUGH, NH 03468
U030-002-000	TOWN OF PETERBOROUGH 1 GROVE STREET PETERBOROUGH, NH 03468
U030-001-000	RAYMOND LECLAIR 280 UNION STREET W. PETERBOROUGH, NH 03468
U028-008-000	MARSHA J. ZACCONE 28641 780 EAST STREET WALNUT, IL 61578-9184
U028-004-000	CLINTON T. & MAUREEN E. BURGESS 284 UNION STREET PETERBOROUGH, NH 03468
U028-003-000	ROBERT D. JR. & CINDY HARTWELL P.O. BOX 184 W. PETERBOROUGH, NH 03468
U028-002-000	BRIGGS ROAD TRUST 1778 WALDEN COURT ENGLEWOOD, FL 34224
U026-007-000	THE ASSOCIATION EDWARD MACDOWELL 100 HIGH STREET PETERBOROUGH, NH 03468
U026-009-000	JOSEPH J. BYK, JR. 8 STEELE ROAD PETERBOROUGH, NH 03468
U027-003-000	DEBORAH BOWEN 9 NOBLETOWN ROAD HILLSDALE, NY 12829
U030-054-000	MARIA R. TEDIKERA 286 UNION STREET W. PETERBOROUGH, NH 03468
U030-048-000	PETERBOROUGH MASONIC ASSOC. INC. P.O. BOX 27 W. PETERBOROUGH, NH 03468

PLAN OF REFERENCE

1. JOSEPH F. GOGGIN PROPERTY, PETERBOROUGH, NEW HAMPSHIRE
PREPARED BY WILLIAM A. DEAN, JR.
SCALE: 1" = 200' DATED: SEPT. 1977, REVISED: NOVEMBER 19, 1991.

NOTES

- OWNER OF RECORD OF LOT U028-008-000: NUBI RIVER PARTNERS, LLC
6 SCHOOL STREET
PETERBOROUGH, NH 03468
- DEED REFERENCE: HCRD BOOK 7300, PAGE 2438
DATED: 05/05/04
- THE BOUNDARY LINES SHOWN ON THESE PLANS ARE NOT THE RESULT OF AN ACCURATE BOUNDARY SURVEY BY SFC ENGINEERING PARTNERSHIP, INC. AND ARE APPROXIMATE ONLY BASED ON THE REFERENCE PLANS. THE OWNER SHALL HAVE THE PROPERTY LINES SURVEYED AND MARKED IN THE FIELD PRIOR TO ANY WORK ADJACENT TO ABUTTING PARCELS.
- THE TOPOGRAPHY SHOWN ON THESE PLANS IS FROM TOWN OF PETERBOROUGH GIS DATA WITH ADDITIONAL ON-THE-GROUND TOPOGRAPHY PERFORMED BY MERIDIAN LAND SERVICES, INC. IN THE AREA OF THE PROPOSED NUBI RIVER DEVELOPMENT.
- THE EDGE OF WETLANDS SHOWN ON THESE PLANS WERE DELINEATED IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL - TECHNICAL REPORT Y-57-1 AND 'FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND', VERSION 2, BY CHRISTOPHER A. GUIDA, C.W.S. OF MERIDIAN LAND SERVICES, INC. ON NOVEMBER 15, 2004.
- SOIL INFORMATION SHOWN TAKEN FROM 'SOIL SURVEY OF HILLSBOROUGH COUNTY, WESTERN PART' BY USDA SOIL CONSULTATION SERVICE, OCTOBER, 1985.
- A PORTION OF THE SUBJECT PARCEL LIES WITHIN THE 100 YEAR FLOOD ZONE AS INTERPRETED FROM THE FLOOD INSURANCE RATE MAP, TOWN OF PETERBOROUGH, NEW HAMPSHIRE, COMMUNITY PANEL NUMBER 99101 0007 A, EFFECTIVE DATE MAY 1, 1980.

ZONING NOTES

- ZONING DISTRICT: WEST PETERBOROUGH DISTRICT
- DIMENSIONAL REQUIREMENTS

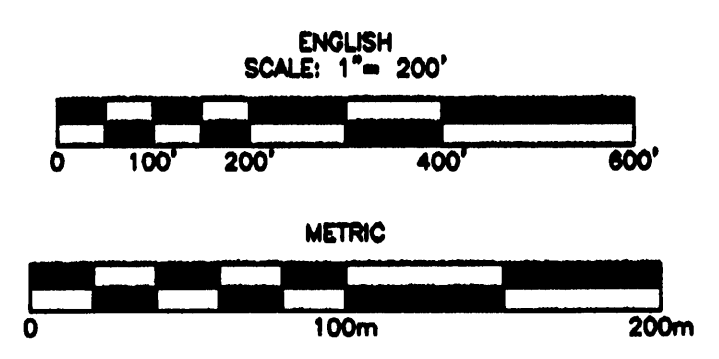
	REQUIRED	PROVIDED
LOT AREA	NO MIN.	113.18 AC.
FRONTAGE	NO MIN.	100'
FRONT SETBACK	NO MIN.	N/A
SIDE SETBACK	10'	19'
REAR SETBACK	10'	N/A
MAXIMUM IMPERVIOUS COVER	80%	<5%
- PARKING REQUIREMENTS

REQUIRED PARKING:	2 SPACES/DWELLING UNIT 28 DWELLING UNITS X 2 = 56 SPACES
PARKING PROVIDED:	28 CARPORT SPACES 31 PAVED PARKING SPACES 60 TOTAL SPACES

BUILDING SUMMARY

BUILDING NUMBER	TOTAL NUMBER	TYPE
NUMBER OF UNITS	OF BEDROOMS	
1	2	1-2 BED. & 1-3 BED.
2	1	1-4 BED.
3	2	1-4 BED. & 1-3 BED.
4	1	1-4 BED.
5	2	1-2 BED. & 1-3 BED.
6	2	1-2 BED. & 1-3 BED.
7	1	1-4 BED.
8	1	1-4 BED.
9	1	1-4 BED.
10	1	1-4 BED.
11	2	1-2 BED. & 1-3 BED.
12	2	1-2 BED. & 1-3 BED.
13	1	1-4 BED.
14	2	1-2 BED. & 1-3 BED.
15	4	2-1 BED. & 2-2 BED.
16	4	2-1 BED. & 2-2 BED.
17	0	COMMUNITY BUILDING
TOTAL	28	76

1	Road and Parking	08/06/06
No.	Revision	Date
Designed by: DRJ	Drawn by: BAV	Checked by: DRJ



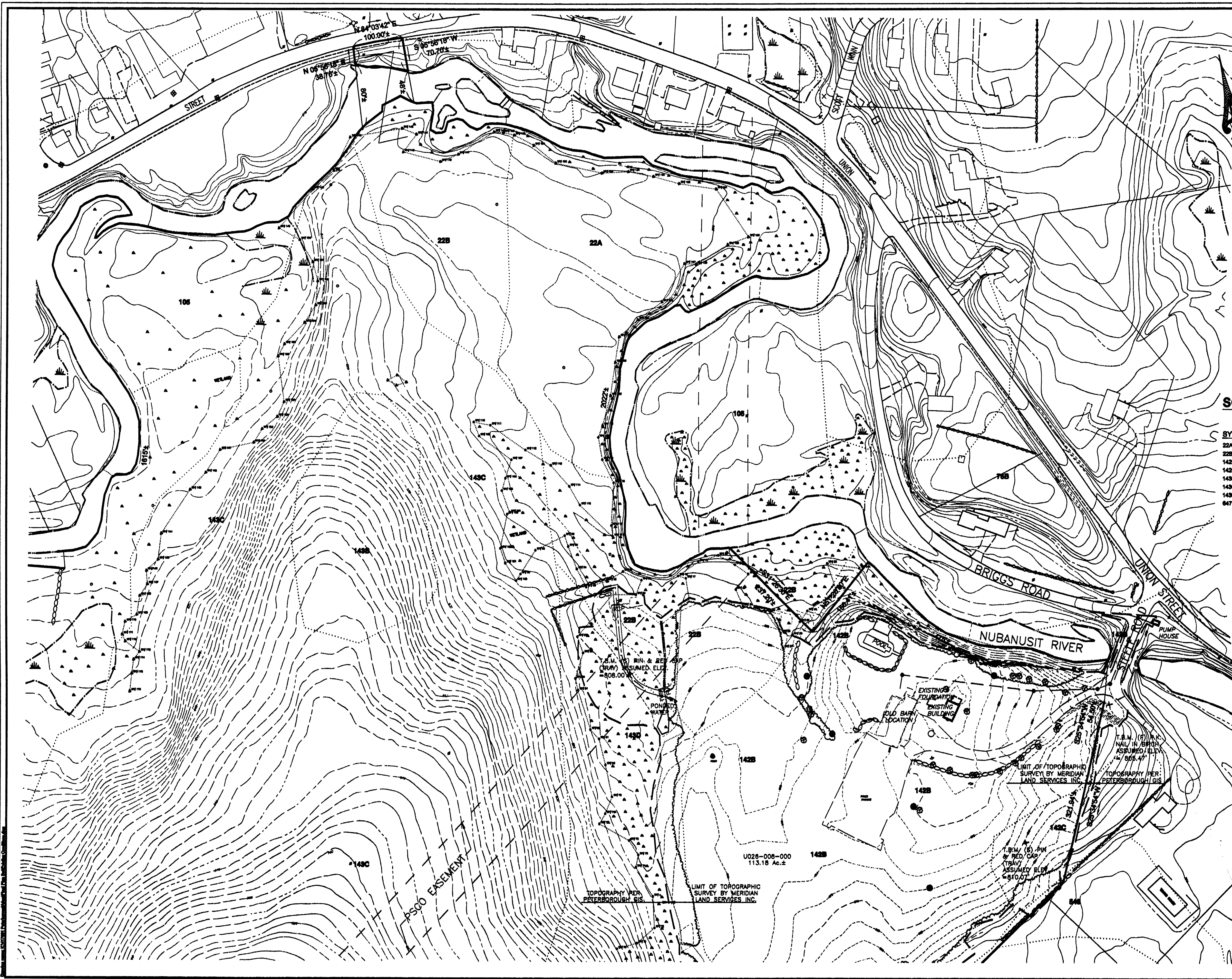
Overview Plan
 Neighborhood & Farm
 Nubi River Partners, LLC
 Steele Road
 Peterborough, NH
 Lot U026-008-000

Prepared by:

SFC ENGINEERING PARTNERSHIP INC.
 25 SUNDIAL AVENUE, SUITE 205W
 MANCHESTER, NH 03103-7230
 TEL. 603-647-8700
 FAX. 603-647-8711
 www.sfceng.com

Sheet 2 of 18 Scale: 1" = 200' Date: 07/15/2006

Prepared for: Nubi River Partners, LLC 6 School Street Peterborough, NH 03468	Peterborough Planning Board Approval
Zoning District: West Peterborough District	



PLAN OF REFERENCE

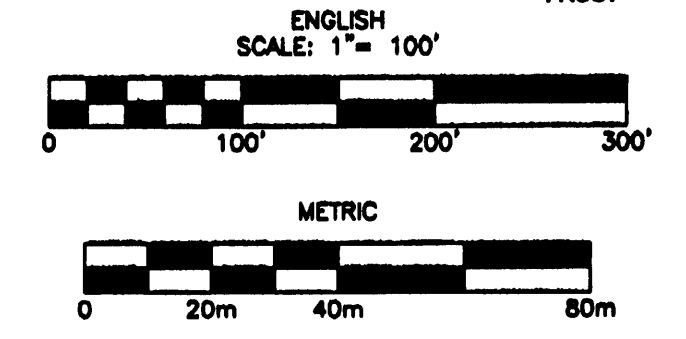
1. JOSEPH F. GOGGIN PROPERTY, PETERBOROUGH, NEW HAMPSHIRE
 PREPARED BY: WILLIAM A. BEAN, JR.
 SCALE: 1" = 200' DATED: SEPT. 1977, REVISED: NOVEMBER 18, 1991.

NOTES

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF PARCEL U026-008-000, PETERBOROUGH, NEW HAMPSHIRE.
2. OWNER OF RECORD OF LOT U026-008-000: NUBI RIVER PARTNERS, LLC
 6 SCHOOL STREET
 PETERBOROUGH, NH 03458
3. DEED REFERENCE: HORD BOOK 7308, PAGE 2436
 DATED: 08/04/04
4. THE BOUNDARY LINES SHOWN ON THESE PLANS ARE NOT THE RESULT OF AN ACCURATE BOUNDARY SURVEY BY SFC ENGINEERING PARTNERSHIP, INC. AND ARE APPROXIMATE ONLY BASED ON THE REFERENCE PLANS. THE OWNER SHALL HAVE THE PROPERTY LINES SURVEYED AND MARKED IN THE FIELD PRIOR TO ANY WORK ADJACENT TO ADJUTING PARCELS.
5. THE TOPOGRAPHY SHOWN ON THESE PLANS IS FROM TOWN OF PETERBOROUGH GIS DATA, WITH ADDITIONAL ON-THE-GROUND TOPOGRAPHY PERFORMED BY MERIDIAN LAND SERVICES, INC. IN THE AREA OF THE PROPOSED NUBI RIVER DEVELOPMENT.
6. THE EDGE OF WETLANDS SHOWN ON THESE PLANS WERE DELINEATED IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL" TECHNICAL REPORT Y-47-1 AND "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND", VERSION 2, BY CHRISTOPHER A. GUIDA, C.W.S. OF MERIDIAN LAND SERVICES, INC. ON NOVEMBER 18, 2004.
7. SOIL INFORMATION SHOWN TAKEN FROM "SOIL SURVEY OF HILLSBOROUGH COUNTY, WESTERN PART" BY USDA SOIL CONSULTATION SERVICE, OCTOBER, 1985.
8. A PORTION OF THE SUBJECT PARCEL LIES WITHIN THE 100 YEAR FLOOD ZONE AS INTERPRETED FROM THE FLOOD INSURANCE RATE MAP, TOWN OF PETERBOROUGH, NEW HAMPSHIRE, COMMUNITY PANEL NUMBER 330101 0007 A, EFFECTIVE DATE MAY 1, 1993.

SOILS LEGEND

SYMBOL	DRAINAGE CLASS	PARENT MATERIAL	RESTRICTIVE FEATURES	SLOPE
22A	EXCESSIVELY DRAINED	COLTON LOAMY SAND	NONE	0% - 3%
22B	EXCESSIVELY DRAINED	COLTON LOAMY SAND	NONE	3% - 8%
142B	WELL DRAINED	MONADNOCK FINE SANDY LOAM	NONE	3% - 8%
142C	WELL DRAINED	MONADNOCK FINE SANDY LOAM	NONE	8% - 15%
143B	WELL DRAINED	MONADNOCK STONY FINE SANDY LOAM	NONE	3% - 8%
143C	WELL DRAINED	MONADNOCK STONY FINE SANDY LOAM	NONE	8% - 15%
143D	WELL DRAINED	MONADNOCK STONY FINE SANDY LOAM	NONE	15% - 35%
647B	SLIGHTLY POORLY DRAINED TO POORLY DRAINED	PILLSBURY STONY LOAM	SEASONAL FLOODING/ FROST	0% - 6%



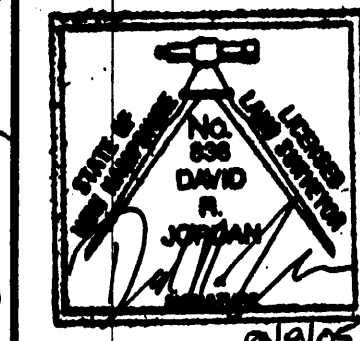
No.	Revision	Date
Designed by: DRJ	Drawn by: BAV	Checked by: DRJ

Existing Conditions Plan
Neighborhood & Farm
Nubi River Partners, LLC
 Steele Road
 Peterborough, NH
 Lot U026-008-000

Prepared by:

SFC ENGINEERING PARTNERSHIP INC.
 25 SUNDIAL AVENUE, SUITE 205W
 MANCHESTER, NH 03105-7230
 TEL: 603-647-8700
 FAX: 603-647-8711
 www.sfceng.com

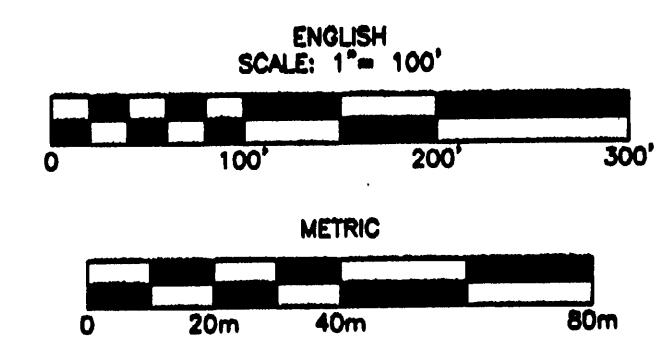
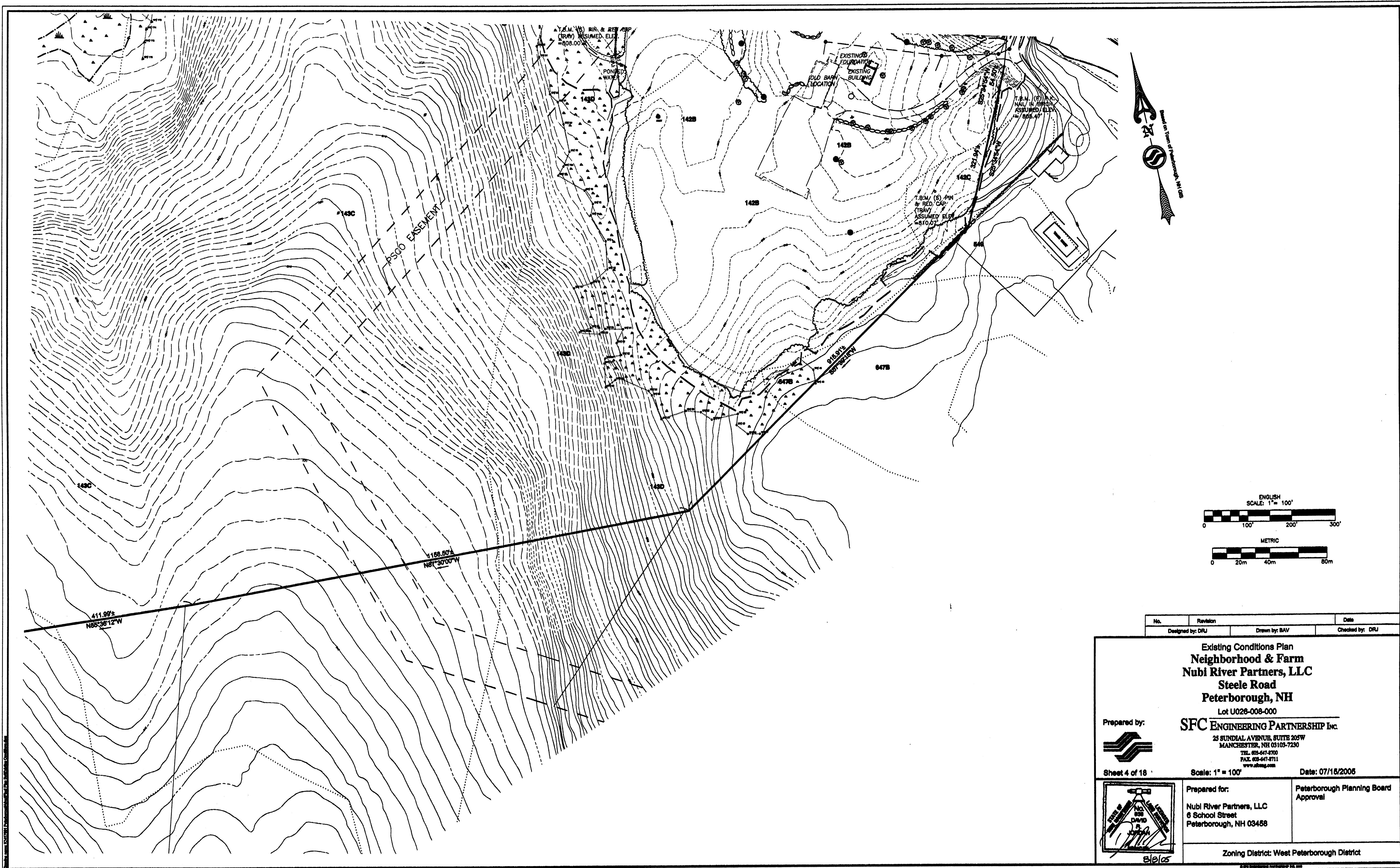
Sheet 3 of 18 Scale: 1" = 100' Date: 07/18/2005



Prepared for:
Nubi River Partners, LLC
 6 School Street
 Peterborough, NH 03458

Peterborough Planning Board
 Approval

Zoning District: West Peterborough District



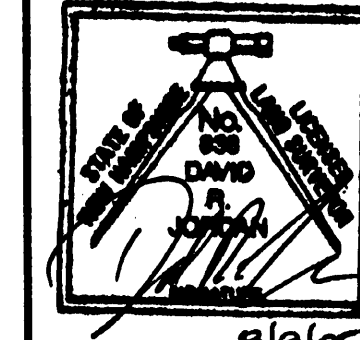
No.	Revision	Date
Designed by: DRJ	Drawn by: BAV	Checked by: DRJ

Existing Conditions Plan
Neighborhood & Farm
Nubi River Partners, LLC
Steele Road
Peterborough, NH
 Lot U026-008-000

Prepared by:

SFC ENGINEERING PARTNERSHIP Inc.
 25 SUNDIAL AVENUE, SUITE 205W
 MANCHESTER, NH 03105-7230
 TEL. 603-647-4700
 FAX. 603-647-4711
 www.sfceng.com

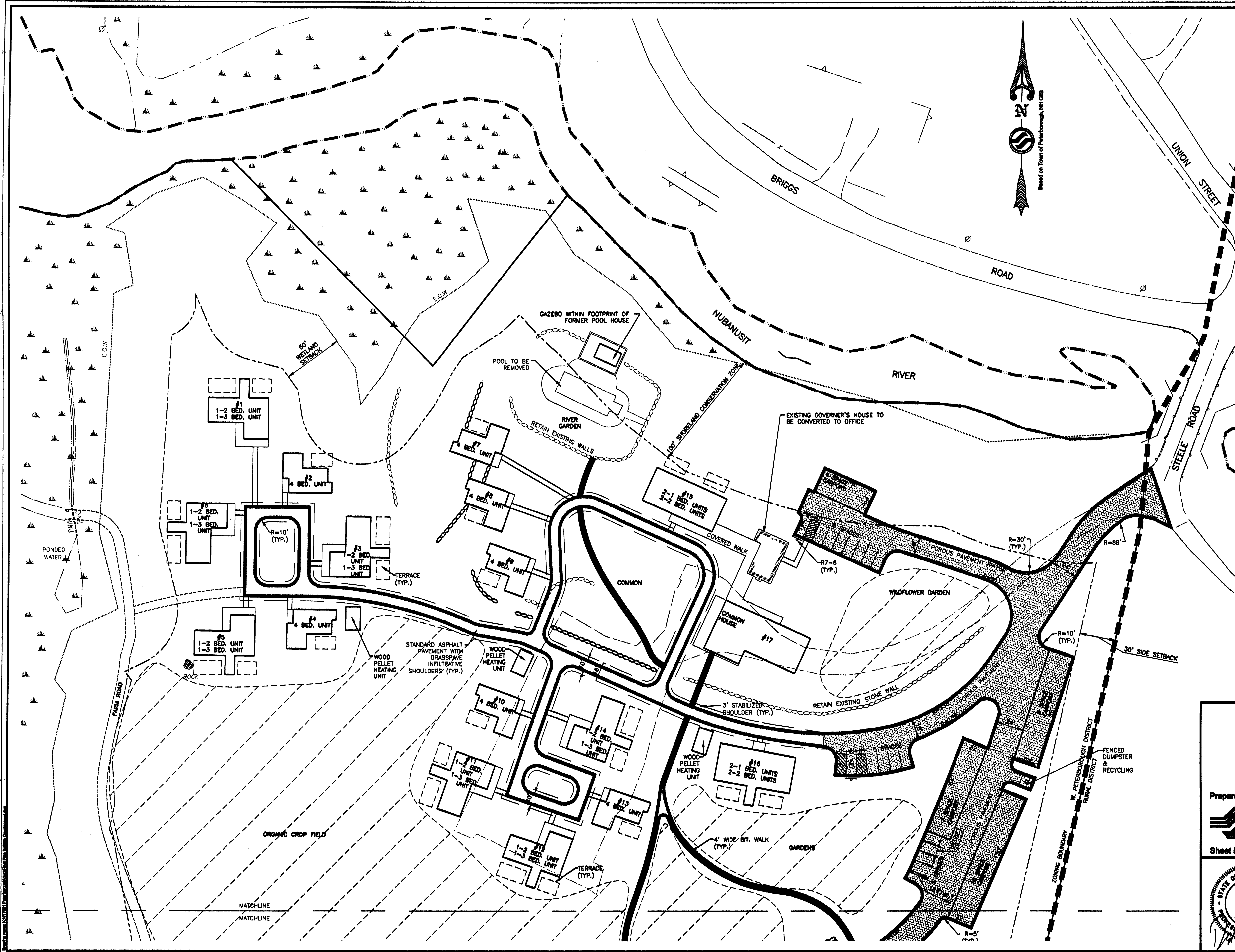
Sheet 4 of 18 Scale: 1" = 100' Date: 07/16/2006



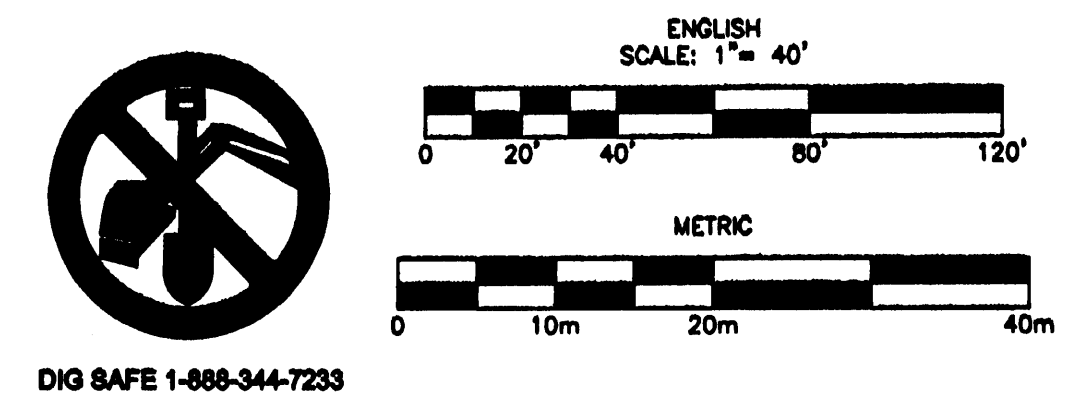
Prepared for:
 Nubi River Partners, LLC
 6 School Street
 Peterborough, NH 03458

Peterborough Planning Board
 Approval

Zoning District: West Peterborough District



- NOTES**
1. ZONING CLASSIFICATION: WEST PETERBOROUGH DISTRICT
 2. THE PURPOSE OF THIS PLAN IS TO SHOW A CO-HOUSING DEVELOPMENT ON 113.1± ACRES OF LAND IN ACCORDANCE WITH THE TOWN OF PETERBOROUGH SPECIAL PERMIT REQUIREMENTS FOR A MULTI-USE DEVELOPMENT IN THE WEST PETERBOROUGH ZONING DISTRICT.
 3. ALL WALKS TO BE BITUMINOUS CONCRETE, STAIRS AND LANDINGS TO BE CEMENT CONCRETE. CONTRACTOR SHALL ENSURE ADA COMPLIANCE AS APPROPRIATE.
 4. CONTRACTOR SHALL COORDINATE ALL WORK WITH ARCHITECT, SUBCONTRACTORS, UTILITY COMPANIES, AND THE TOWN OF PETERBOROUGH, AND SHALL BE RESPONSIBLE FOR COORDINATION OF ALL PERMITS, INSPECTIONS, AND MAINTENANCE AND PROTECTION OF ALL TRAFFIC AND PEDESTRIANS. ANY DISCREPANCIES FOUND OR SHOWN SHALL BE RESOLVED BY THE CONTRACTOR.
 5. ALL WORK SHALL CONFORM TO THE TOWN OF PETERBOROUGH STANDARDS.
 6. WRITTEN DIMENSIONS 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 DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
 7. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY SFC ENGINEERING, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HERON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
 8. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONFIRM WITH THE ENGINEER THAT HE HAS THE MOST RECENT SET OF PLANS. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY SHEET. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
 9. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
 10. CONTRACTOR TO CONFIRM BENCHMARKS PRIOR TO COMMENCEMENT OF WORK.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" (866-344-7233) AT LEAST 72 HOURS PRIOR TO ANY DIGGING.
 12. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND SHALL ARRANGE FOR ALL INSPECTIONS.



1	Road and Parking	08/08/06
No.	Revision	Date
Designed by: DRU	Drawn by: BAV	Checked by: DRU

Site Layout Plan
Neighborhood & Farm
Nubi River Partners, LLC
Steele Road
Peterborough, NH
 Lot U026-008-000

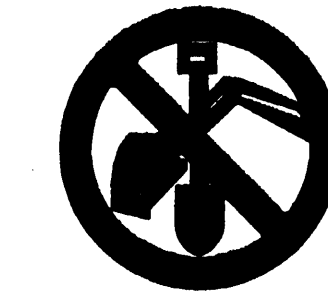
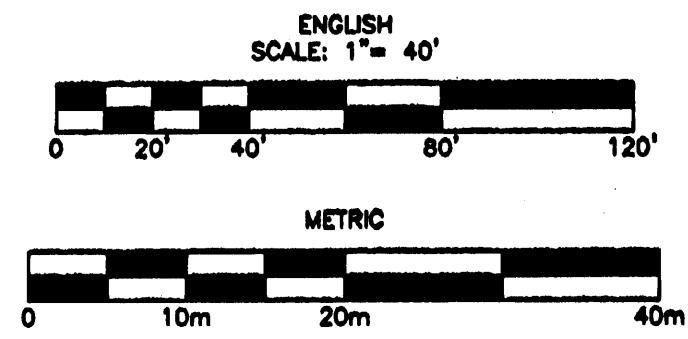
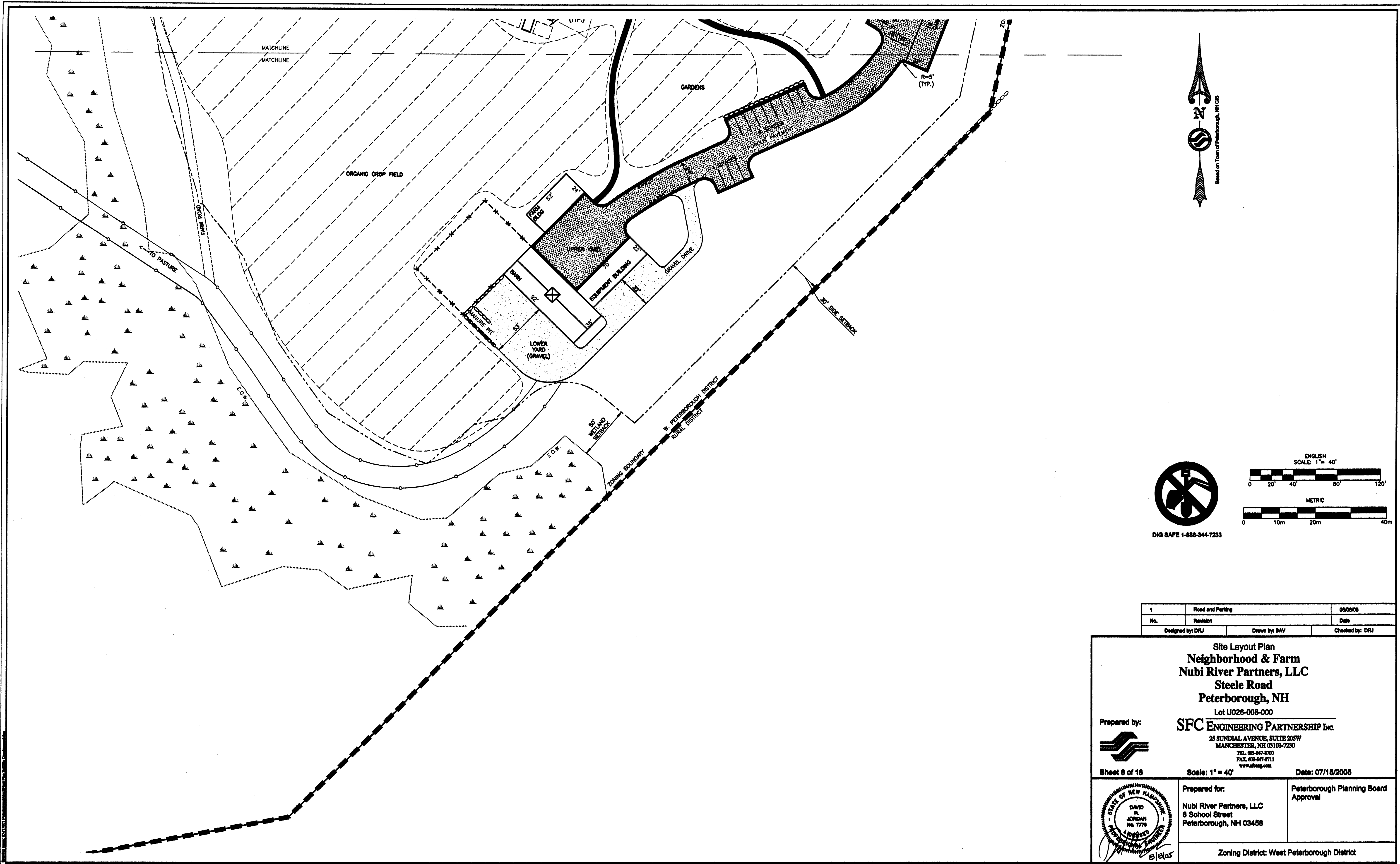
Prepared by:

SFC ENGINEERING PARTNERSHIP Inc.
 25 BUNDIAL AVENUE, SUITE 205W
 MANCHESTER, NH 03103-7230
 TEL. 603-447-4700
 FAX. 603-447-4711
 www.sfceng.com

Sheet 6 of 18 Scale: 1" = 40' Date: 07/16/2005

Prepared for: Nubi River Partners, LLC 6 School Street Peterborough, NH 03458	Peterborough Planning Board Approval
---	---

Zoning District: West Peterborough District



DIG SAFE 1-888-344-7233

1	Road and Parking	08/08/05
No.	Revision	Date
Designed by: DRJ	Drawn by: BAV	Checked by: DRJ

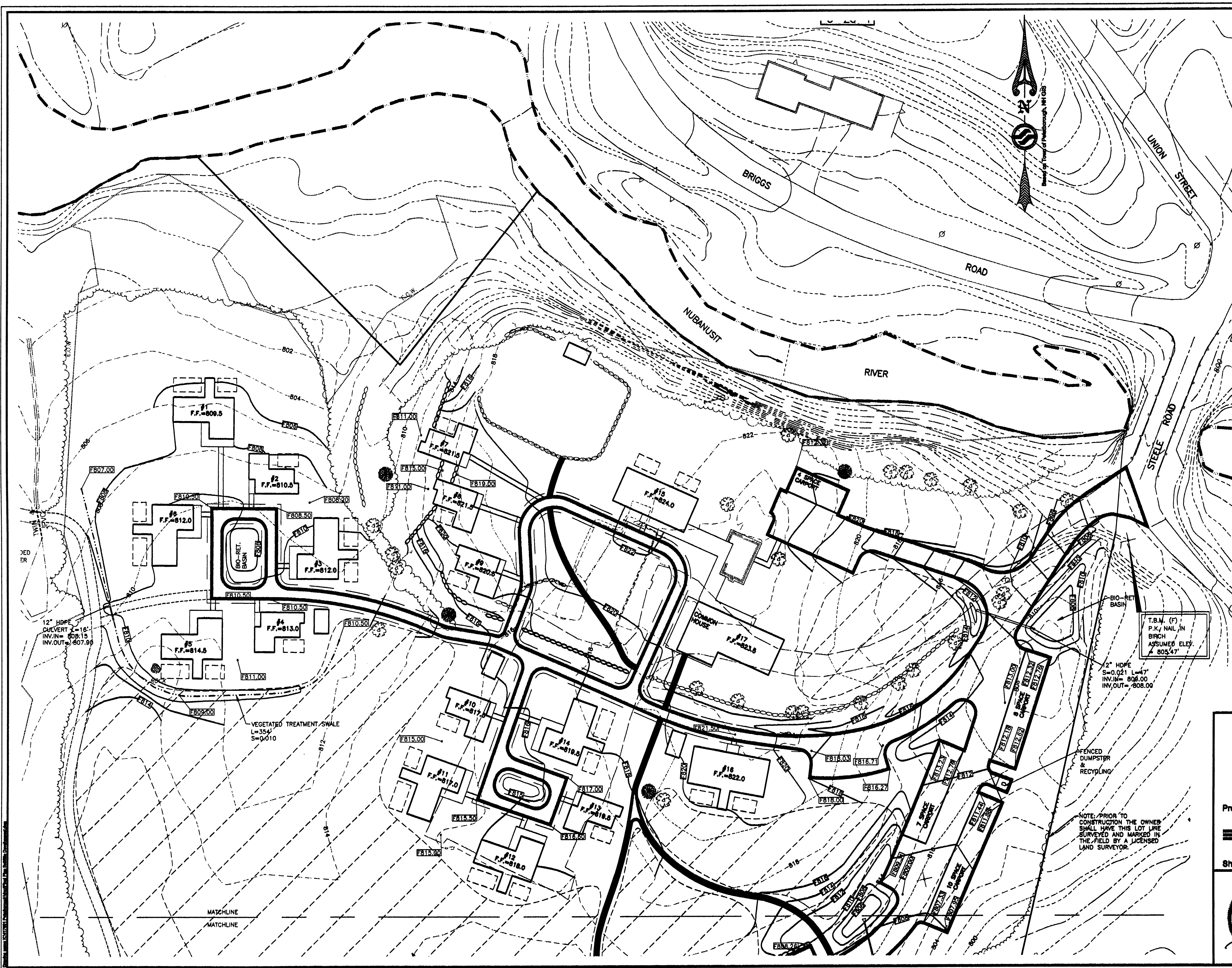
Site Layout Plan
Neighborhood & Farm
Nubi River Partners, LLC
Steele Road
Peterborough, NH
 Lot U028-008-000

Prepared by:  **SFC ENGINEERING PARTNERSHIP INC.**
 25 SUNDIAL AVENUE, SUITE 205W
 MANCHESTER, NH 03103-7230
 TEL: 603-647-4700
 FAX: 603-647-4711
 www.sfceng.com

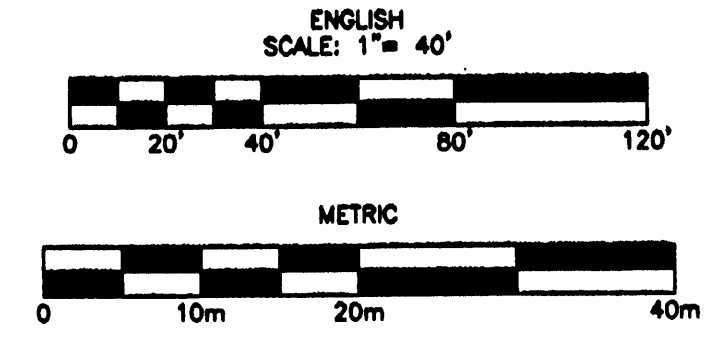
Sheet 6 of 18 Scale: 1" = 40' Date: 07/18/2005

	Prepared for:	Peterborough Planning Board Approval
	Nubi River Partners, LLC 6 School Street Peterborough, NH 03458	

Zoning District: West Peterborough District



- NOTES**
1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF PETERBOROUGH, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN IN THE PLANS THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE STANDARDS. THE DETAILS PROVIDED SERVE AS A GUIDE ONLY.
 3. CONTRACTOR SHALL VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
 4. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSULATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
 5. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS PRIOR TO DIRECTING STORM WATER RUN-OFF TO THEM.
 6. REFER TO ARCHITECTURAL PLANS FOR DETAILED GRADING AT BUILDING AND LOCATION OF ALL BUILDING SERVICES. CONTRACTOR SHALL COORDINATE FINAL GRADING AROUND THE BUILDING WITH ARCHITECT AND OWNER.
 7. 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 SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIG SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE DIGGING.
 8. ALL 2:1 SLOPES TO BE STABILIZED WITH RIP-RAP OR JUTE MAT AS APPROPRIATE WITHIN 72 HOURS OF FINAL GRADING.
 9. CONTRACTOR SHALL DISPOSE OF ANY UNSUITABLE MATERIAL ONSITE (I.E. TRASH, STUMPS, ETC.) IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 10. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONFIRM WITH THE ENGINEER THAT HE HAS THE MOST RECENT SET OF PLANS. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
 11. STONE DRIP STRIPS SHALL BE INSTALLED AROUND THE PERIMETER OF ALL BUILDINGS AND CARPORTS BELOW ANY PITCHED DOORS TO INFILTRATE THE ROOF RUNOFF. SEE DETAIL SHEETS FOR SPECIFICATIONS AND DIMENSIONS.



T.B.M. (F)
P.R. NAIL IN
BIRCH
ASSUMED ELEV.
805.47

12" HDPE
CULVERT L=18'
INV. IN= 808.13
INV. OUT= 807.99

VEGETATED TREATMENT SWALE
L=354'
S=0.010

NOTE: PRIOR TO CONSTRUCTION THE OWNER SHALL HAVE THIS LOT LINE SURVEYED AND MARKED IN THE FIELD BY A LICENSED LAND SURVEYOR.

1	Road and Parking	08/08/06
No.	Revision	Date
Designed by: DRJ		Drawn by: BAV
		Checked by: DRJ

Site Grading Plan
Neighborhood & Farm
Nubi River Partners, LLC
Steele Road
Peterborough, NH
 Lot U028-008-000

Prepared by:

SFC ENGINEERING PARTNERSHIP INC.
 23 BUNDIAL AVENUE, SUITE 205W
 MANCHESTER, NH 03103-7230
 TEL. 603-647-8700
 FAX. 603-647-8711
 www.sfceng.com

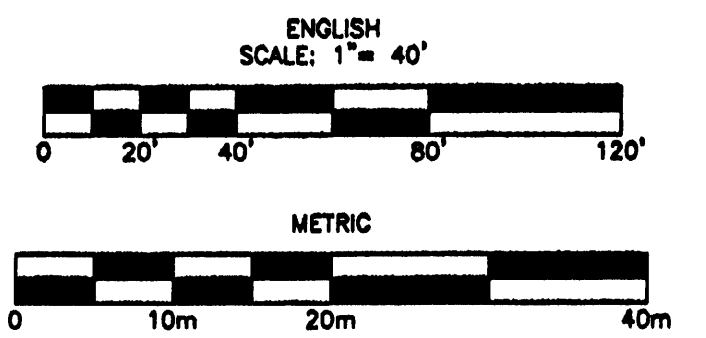
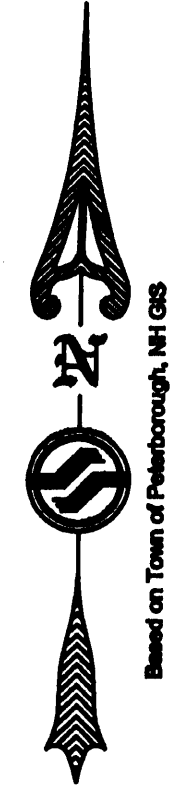
Scale: 1" = 40' Date: 07/16/2005

Sheet 7 of 18

Prepared for:
Nubi River Partners, LLC
 6 School Street
 Peterborough, NH 03458

Peterborough Planning Board
 Approval

Zoning District: West Peterborough District



1	Road and Parking	06/06/08
No.	Revision	Date
Designed by: DFJ		Drawn by: BAV
		Checked by: DFJ

Site Grading Plan
Neighborhood & Farm
Nubi River Partners, LLC
Steele Road
Peterborough, NH
 Lot U026-008-000

Prepared by:

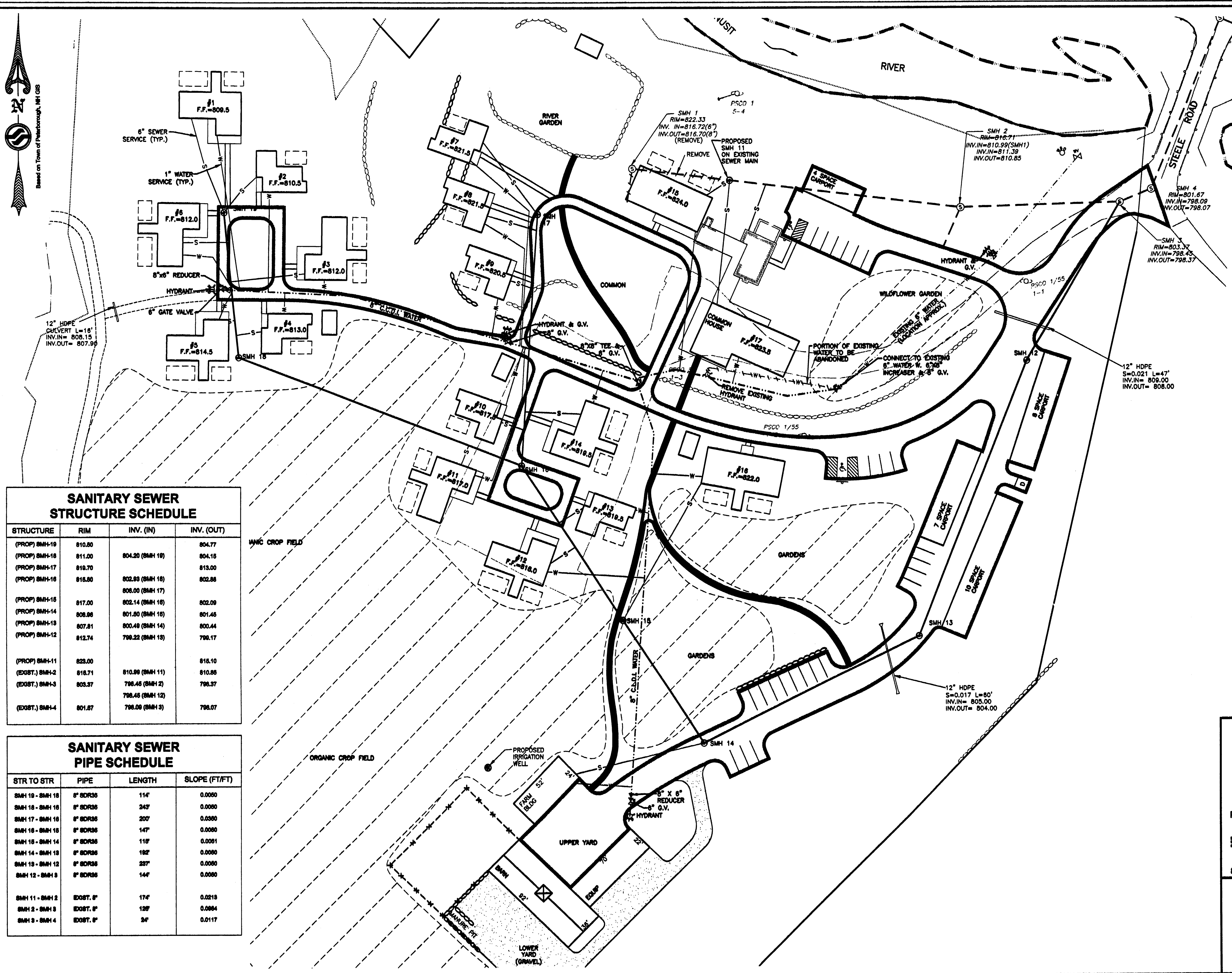
SFC ENGINEERING PARTNERSHIP Inc.
 25 SUNDIAL AVENUE, SUITE 205W
 MANCHESTER, NH 03103-7230
 TEL. 603-647-8700
 FAX. 603-647-8711
 www.sfceng.com

Scale: 1" = 40' Date: 07/16/2005

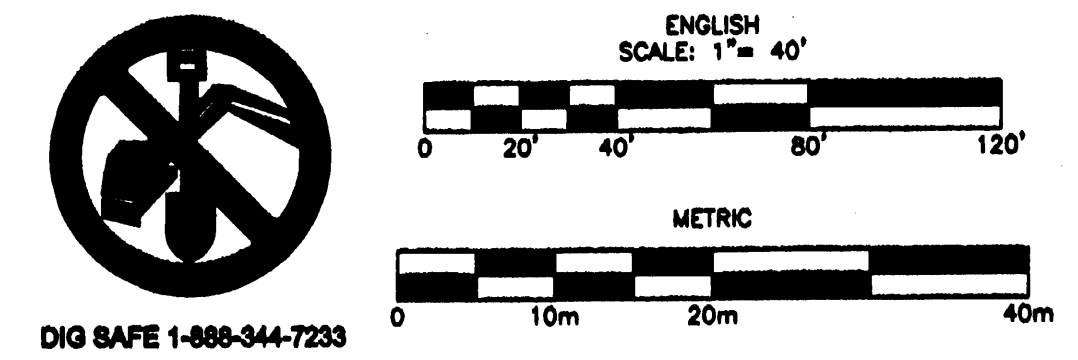
Prepared for:
 Nubi River Partners, LLC
 6 School Street
 Peterborough, NH 03458

Peterborough Planning Board
 Approval

Zoning District: West Peterborough District



- NOTES**
1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF PETERBOROUGH, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSULATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
 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 SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "XO SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE DIGGING.
 4. STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO TOWN OF PETERBOROUGH NH AND NH DOT STANDARDS.
 5. SANITARY SEWER SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS AS SHOWN ON THESE PLANS. ALL SEWER MAINS AND FITTINGS SHALL BE PVC AND SHALL CONFORM TO ASTM F 691 (SOR 36 MINIMUM). SANITARY MANHOLES SHALL CONFORM TO TOWN OF PETERBOROUGH AND NH DES STANDARDS AND SPECIFICATIONS.
 6. ON-SITE WATER DISTRIBUTION SHALL BE INSTALLED AND TESTED TO TOWN OF PETERBOROUGH NH STANDARDS AND SPECIFICATIONS. WATER MAINS SHALL HAVE A MINIMUM OF 6 FEET COVER, WHERE WATER PIPES CROSS SEWER LINES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTER PIPE WALLS SHALL BE OBSERVED. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 10 FEET MINIMUM.
 7. VERIFY UTILITY CONNECTIONS TO BUILDING WITH ARCHITECTURAL DRAWINGS.
 8. UTILITY RIMS SHALL BE SET TO MATCH FINAL PAVEMENT GRADES REGARDLESS OF STATED RIM DATA.
 9. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONFIRM WITH THE ENGINEER THAT HE HAS THE MOST RECENT SET OF PLANS. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
 10. THE PROPOSED COMMON HOUSE SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH TOWN OF PETERBOROUGH REQUIREMENTS.



SANITARY SEWER STRUCTURE SCHEDULE

STRUCTURE	RIM	INV. (IN)	INV. (OUT)
(PROP) SMH-19	810.80		804.77
(PROP) SMH-16	811.00	804.20 (SMH 16)	804.15
(PROP) SMH-17	818.70		813.00
(PROP) SMH-18	815.80	802.93 (SMH 18)	802.88
		806.00 (SMH 17)	
(PROP) SMH-15	817.00	802.14 (SMH 15)	802.09
(PROP) SMH-14	808.98	801.50 (SMH 14)	801.45
(PROP) SMH-13	807.81	800.49 (SMH 13)	800.44
(PROP) SMH-12	812.74	798.22 (SMH 12)	798.17
(PROP) SMH-11	823.00		818.10
(EXIST.) SMH-2	818.71	810.99 (SMH 11)	810.88
(EXIST.) SMH-3	803.37	798.45 (SMH 2)	798.37
		798.45 (SMH 12)	
(EXIST.) SMH-4	801.87	798.09 (SMH 3)	798.07

SANITARY SEWER PIPE SCHEDULE

STR TO STR	PIPE	LENGTH	SLOPE (F/FT)
SMH 19 - SMH 18	8" SDR35	114'	0.0050
SMH 18 - SMH 16	8" SDR35	243'	0.0080
SMH 17 - SMH 16	8" SDR35	207'	0.0360
SMH 16 - SMH 15	8" SDR35	147'	0.0080
SMH 15 - SMH 14	8" SDR35	118'	0.0081
SMH 14 - SMH 13	8" SDR35	182'	0.0080
SMH 13 - SMH 12	8" SDR35	237'	0.0050
SMH 12 - SMH 3	8" SDR35	144'	0.0080
SMH 11 - SMH 2	EXIST. 8"	174'	0.0218
SMH 2 - SMH 3	EXIST. 8"	128'	0.0884
SMH 3 - SMH 4	EXIST. 8"	34'	0.0117

1	Road and Parking	08/06/08
No.	Revision	Date
Designed by: DRJ		Drawn by: BAV
		Checked by: DRJ

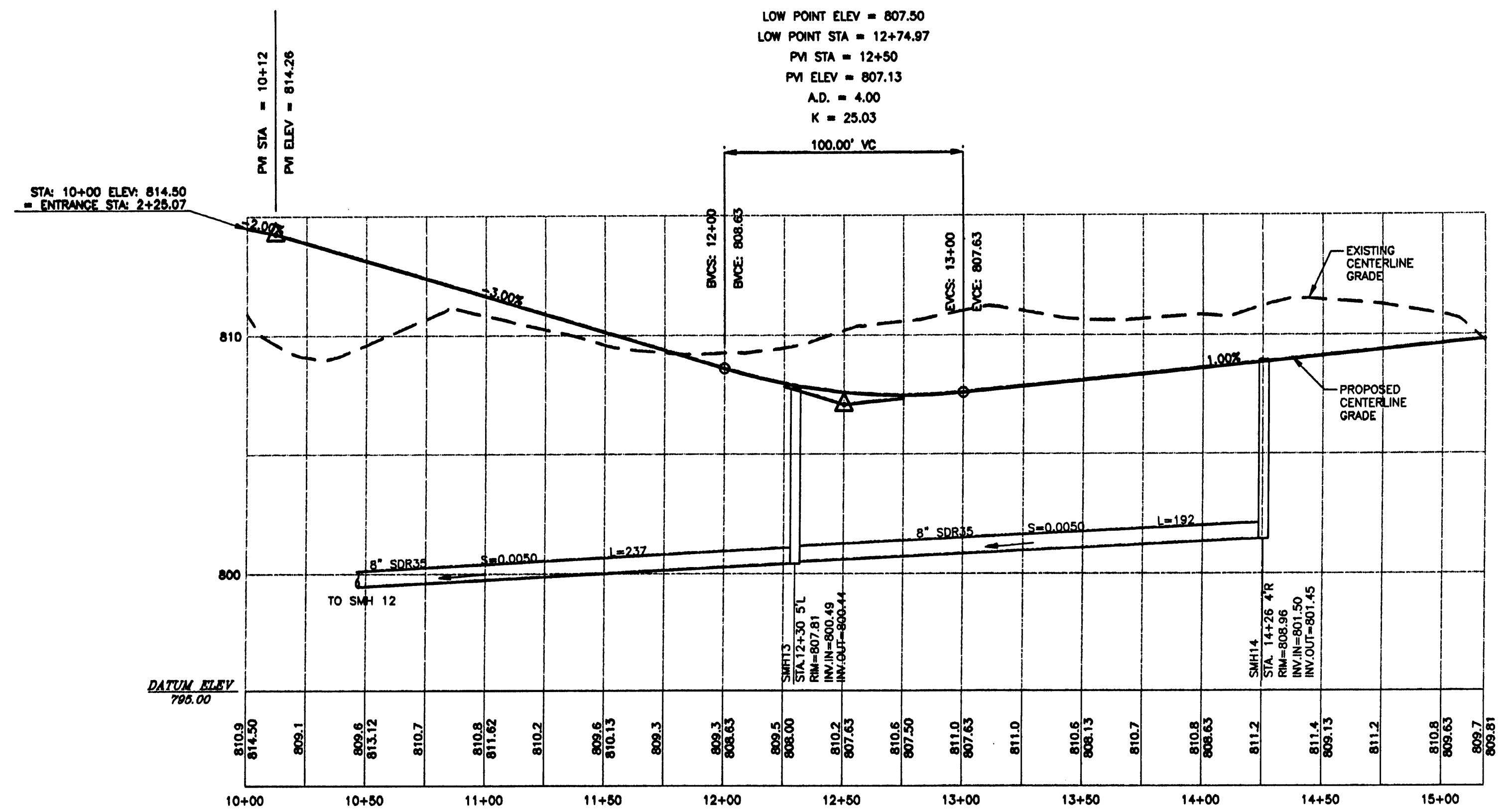
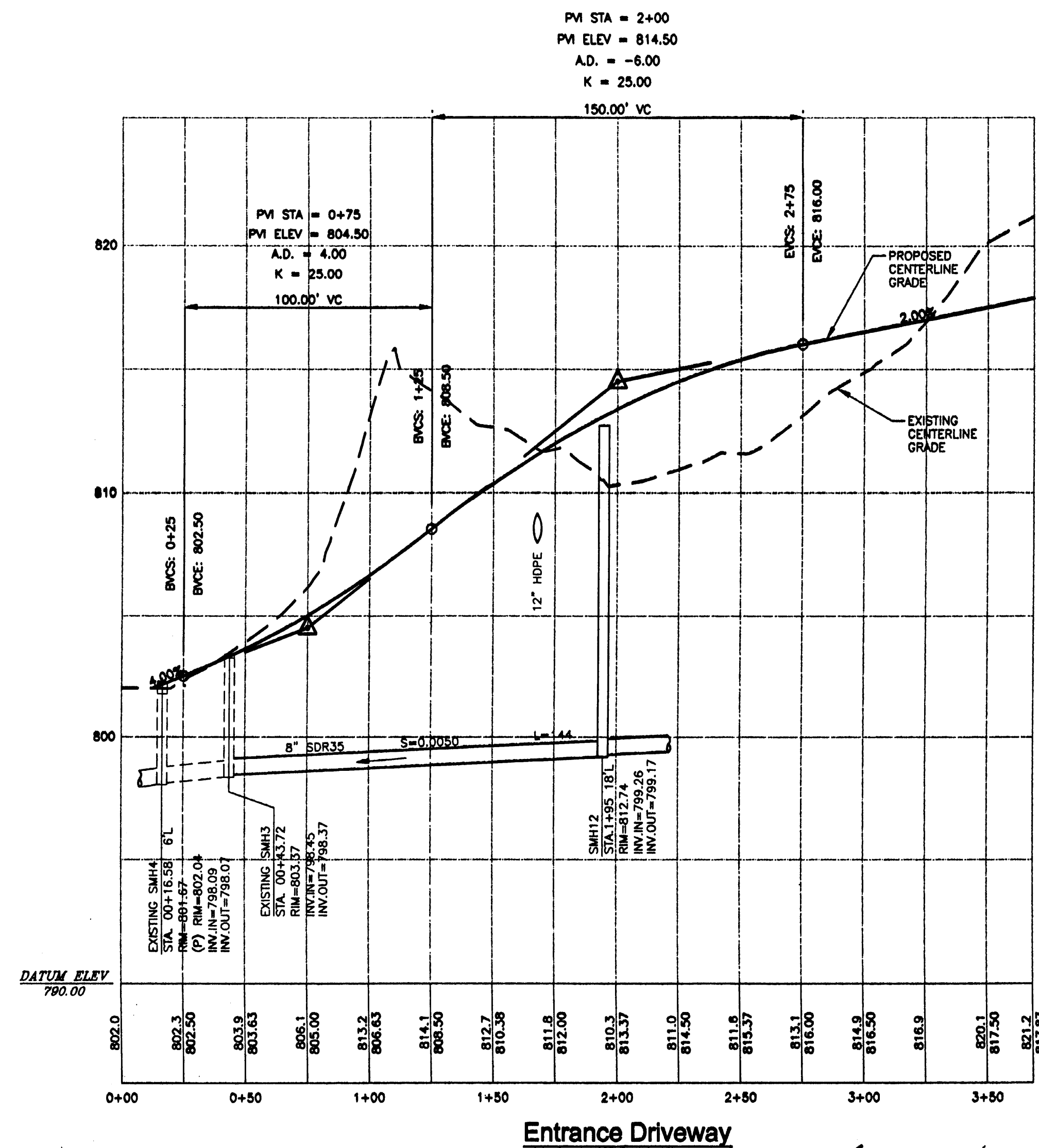
Site Utility Plan
Neighborhood & Farm
Nubi River Partners, LLC
Steele Road
Peterborough, NH
 Lot U028-008-000

Prepared by: **SFC ENGINEERING PARTNERSHIP INC.**
 25 SUNDIAL AVENUE, SUITE 205W
 MANCHESTER, NH 03103-7250
 TEL: 603-674-4700
 FAX: 603-674-4711
 www.sfceng.com

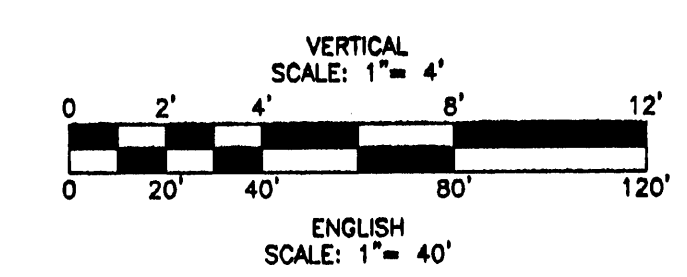
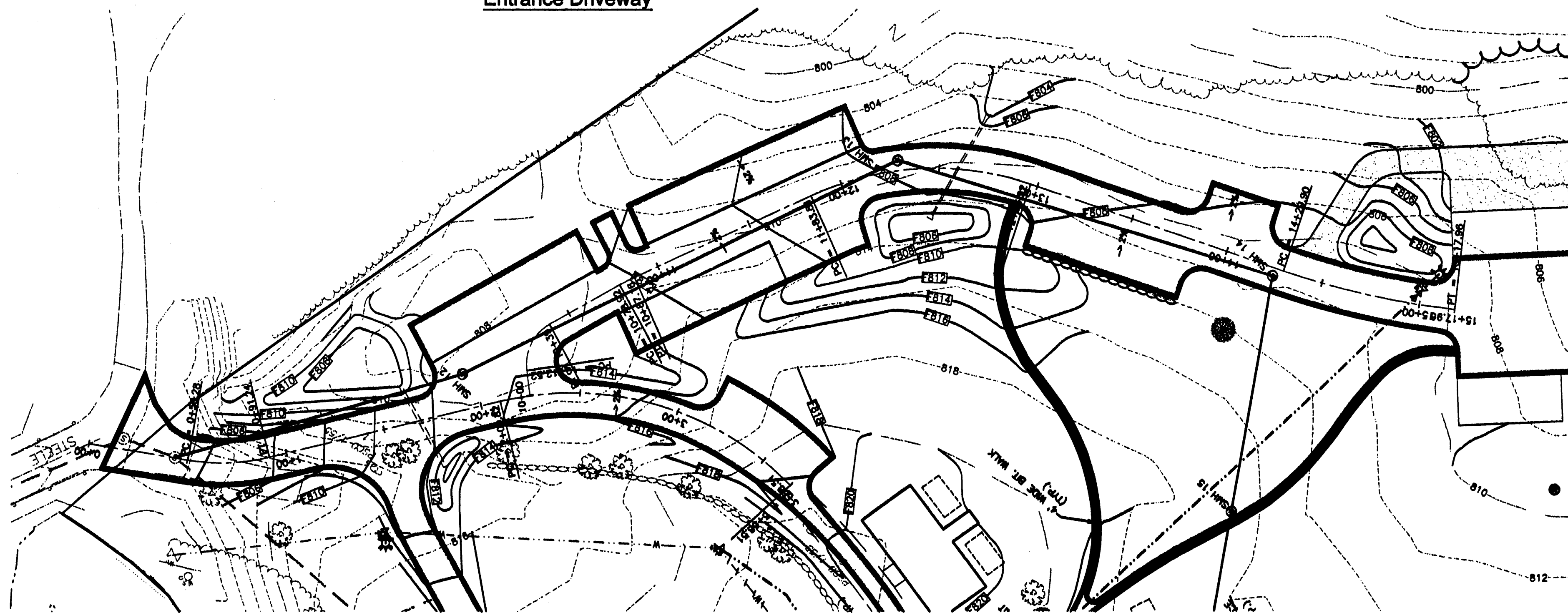
Sheet 9 of 18 Scale: 1" = 40' Date: 07/16/2008

	Prepared for:	Peterborough Planning Board Approval
	Nubi River Partners, LLC 6 School Street Peterborough, NH 03458	


Zoning District: West Peterborough District



Driveway Through Parking Areas



1	Road and Parking	06/06/06
No.	Revision	Date
Designed by: DRJ		Drawn by: BAV
		Checked by: DRJ

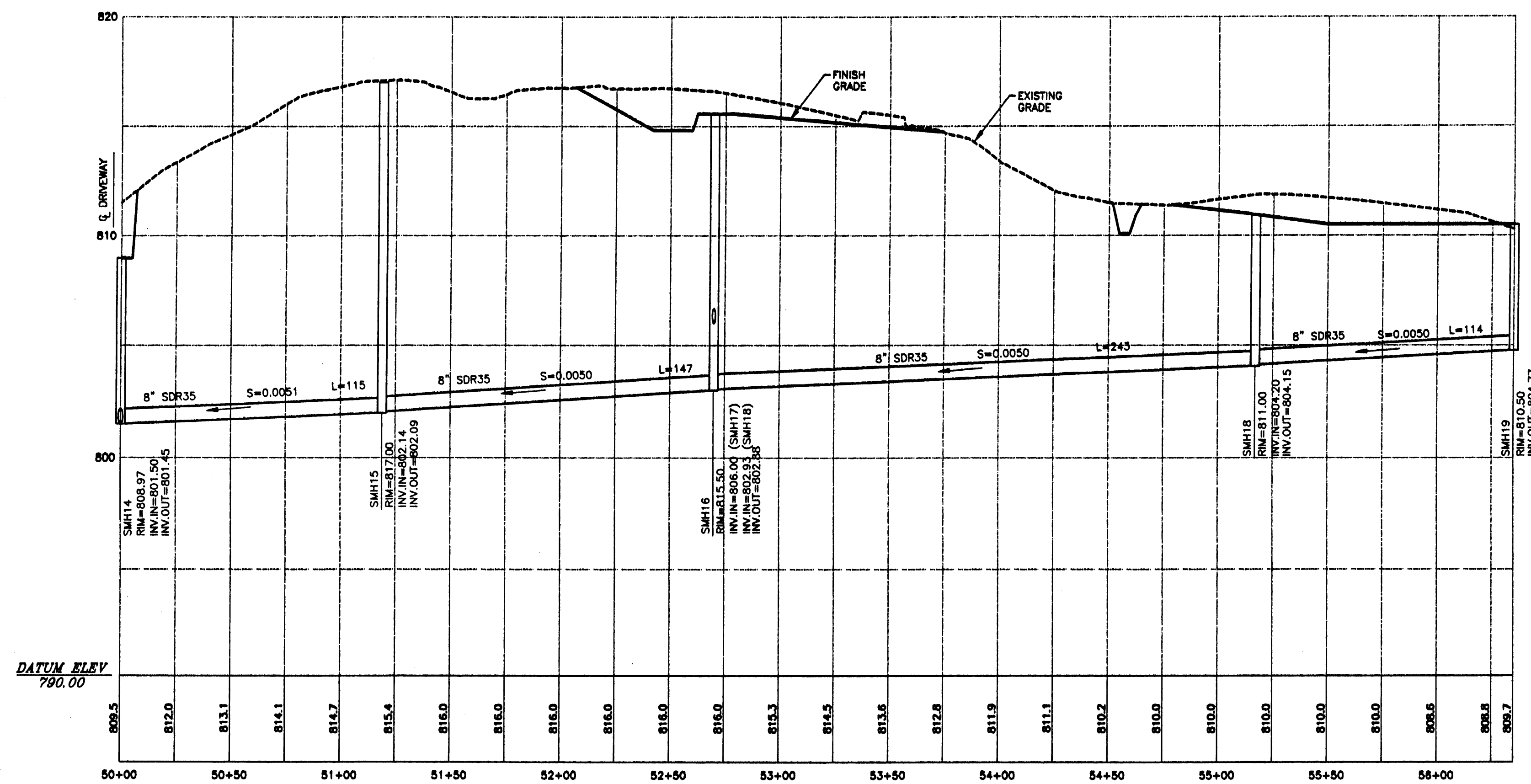
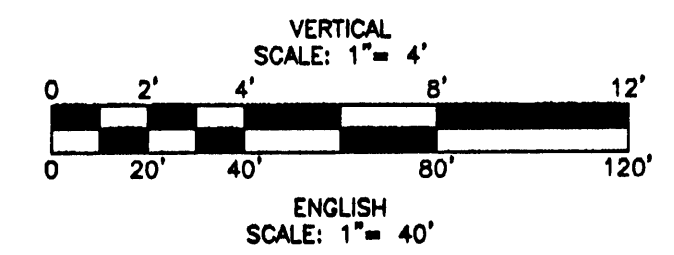
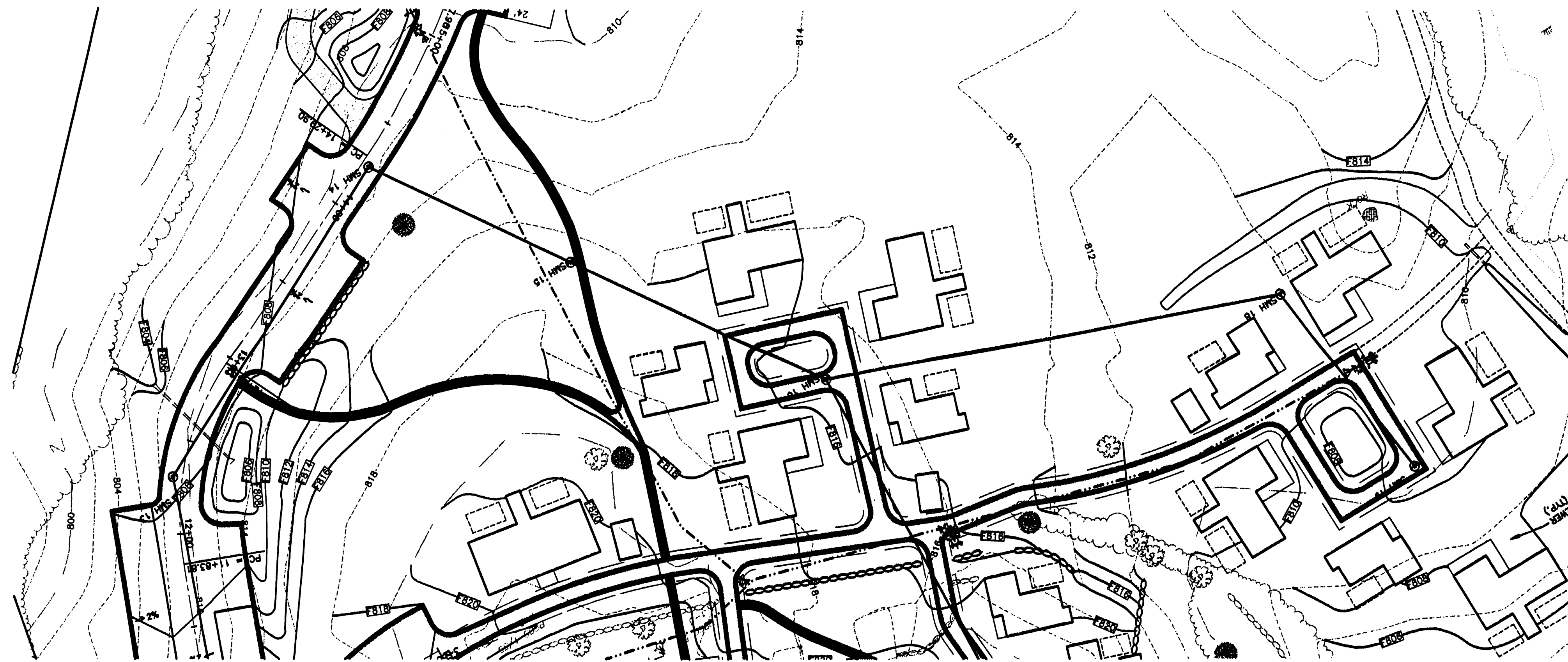
Prepared by:

SFC ENGINEERING PARTNERSHIP INC.
25 SUNDIAL AVENUE, SUITE 205W
MANCHESTER, NH 03103-7230
TEL. 603-647-8700
FAX. 603-647-8711
www.sfceng.com

Sheet 10 of 18
Scale: 1" = 40' H. 1" = 4' V.
Date: 07/15/2005

Prepared for:
Nubi River Partners, LLC
6 School Street
Peterborough, NH 03458

Peterborough Planning Board
Approval

Zoning District: West Peterborough District



1	Road and Parking	06/06/06
No.	Revision	Date
Designed by: DRJ	Drawn by: BAV	Checked by: DRJ

Cross Country Sewer Plan and Profile
Neighborhood & Farm
Nubi River Partners, LLC
Steele Road
Peterborough, NH
 Lot U028-008-000

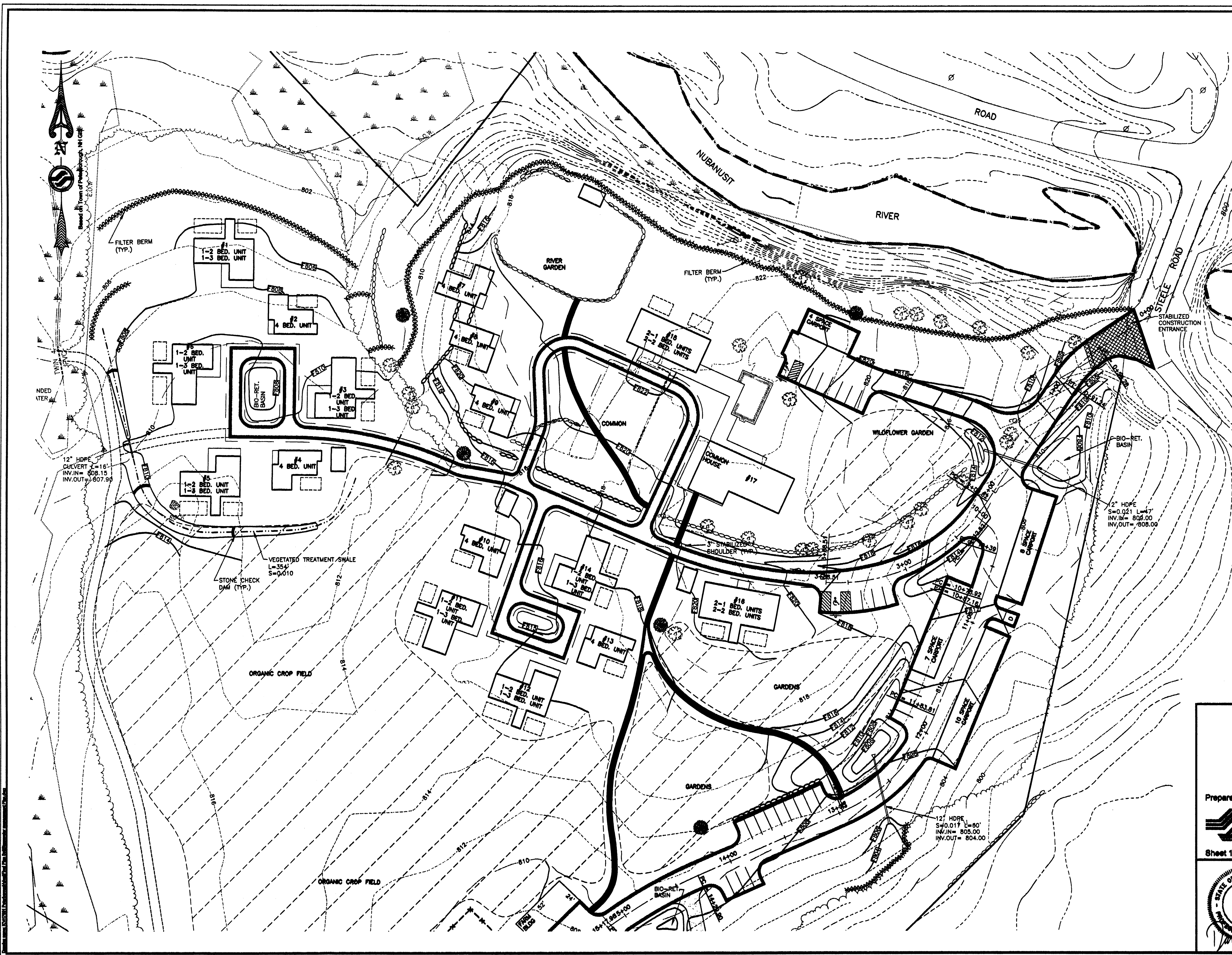
Prepared by:

SFC ENGINEERING PARTNERSHIP Inc.
 25 SUNDIAL AVENUE, SUITE 205W
 MANCHESTER, NH 03103-7230
 TEL: 603-647-8700
 FAX: 603-647-8711
 www.sfceng.com

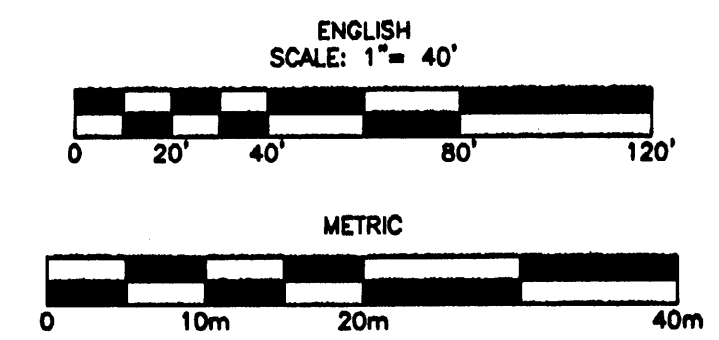
Sheet 11 of 18 Scale: 1" = 40' H. 1" = 4' V. Date: 07/18/2006

Prepared for: Nubi River Partners, LLC 6 School Street Peterborough, NH 03458	Peterborough Planning Board Approval
--	---

Zoning District: West Peterborough District



- NOTES**
- SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND DETAILS.
 - THE OWNER, IN CONJUNCTION WITH THE CONTRACTOR (OPERATORS), NEEDS TO COMPLY WITH A CONSTRUCTION GENERAL PERMIT (CGP) FOR LARGE CONSTRUCTION ACTIVITIES (FIVE OR MORE ACRES) OR SMALL CONSTRUCTION ACTIVITIES (GREATER THAN ONE ACRE BUT LESS THAN FIVE ACRES) FROM THE ENVIRONMENTAL PROTECTION AGENCY (EPA). AS PART OF THE CGP, A STORM WATER NOTICE OF INTENT (NOI) WILL NEED TO BE SUBMITTED TO THE EPA AT LEAST 7 DAYS PRIOR TO COMMENCING CONSTRUCTION. THE NOI WILL NEED TO BE SUBMITTED TO STORM WATER NOTICE OF INTENT (4203M), USEPA, 1200 PENNSYLVANIA AVE. NW, WASHINGTON, DC 20460.
 - THE CGP OUTLINES A SET OF PROVISIONS MANDATING THE OWNER AND CONTRACTOR TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER REGULATIONS, INCLUDING, BUT NOT LIMITED TO, STORM WATER POLLUTION PREVENTION PLANS (SWPPPS), IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROLS, EQUIPMENT MAINTENANCE GUIDELINES, ETC. PLEASE CONTACT USEPA OFFICE OF WASTEWATER MANAGEMENT AT 202-884-8545 OR AT WWW.EPA.GOV/NPDES/STORMWATER FOR ADDITIONAL INFORMATION. IN ADDITION, ONE CAN CONTACT ABBY SWANE OF NEW ENGLAND'S EPA REGION 1 AT 617-618-1841.



1	Road and Parking	06/06/06
No.	Revision	Date
Designed by: DRJ	Drawn by: BAV	Checked by: DRJ

**Storm Water Management Plan
 Neighborhood & Farm
 Nubi River Partners, LLC
 Steele Road
 Peterborough, NH
 Lot U026-008-000**

Prepared by:

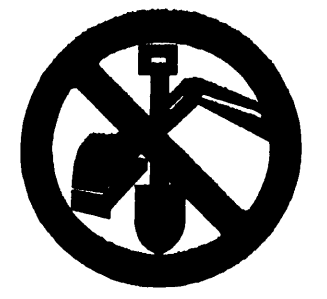
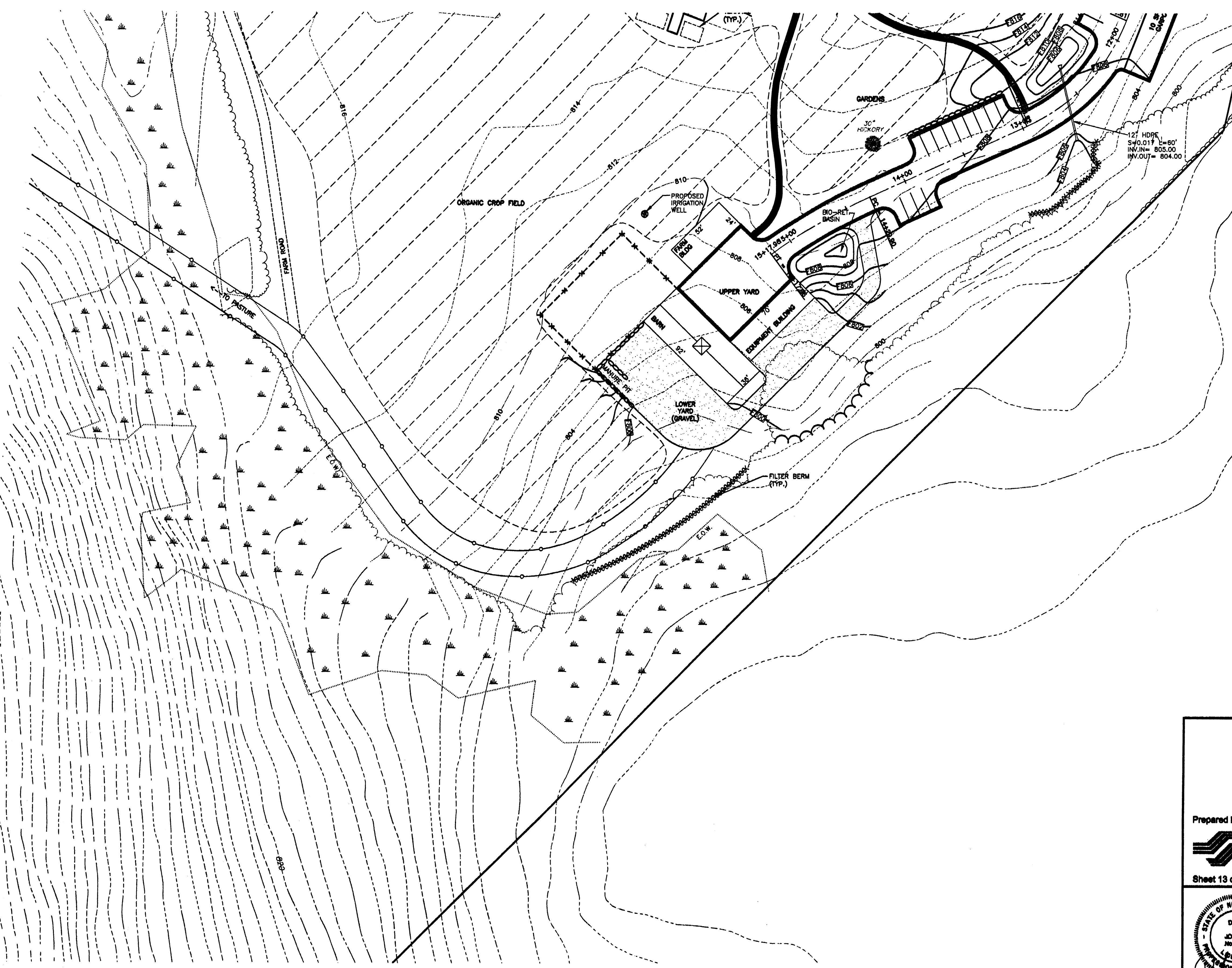
SFC ENGINEERING PARTNERSHIP Inc.
 25 SUNDIAL AVENUE, SUITE 205W
 MANCHESTER, NH 03103-7230
 TEL. 603-647-4700
 FAX. 603-647-4711
 www.sfceng.com

Sheet 12 of 18 Scale: 1" = 40' Date: 07/15/2005

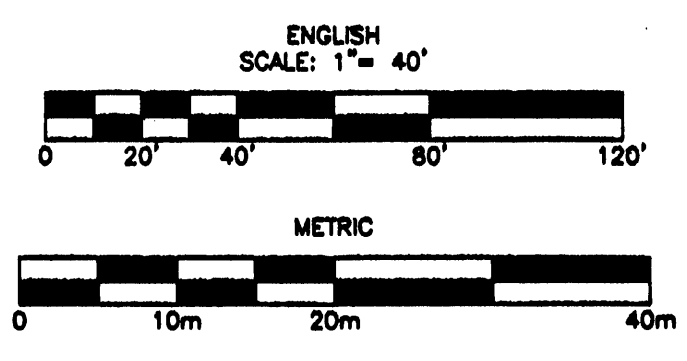
	Prepared for:	Peterborough Planning Board Approval
	Nubi River Partners, LLC 6 School Street Peterborough, NH 03458	
Zoning District: West Peterborough District		



Based on Town of Peterborough, NH GIS



DIG SAFE 1-888-344-7233



1	Road and Parking	06/06/06
No.	Revision	Date
Designed by: DRU		Drawn by: BAV
		Checked by: DRU

Storm Water Management Plan
Neighborhood & Farm
Nubi River Partners, LLC
Steele Road
Peterborough, NH
 Lot U026-008-000

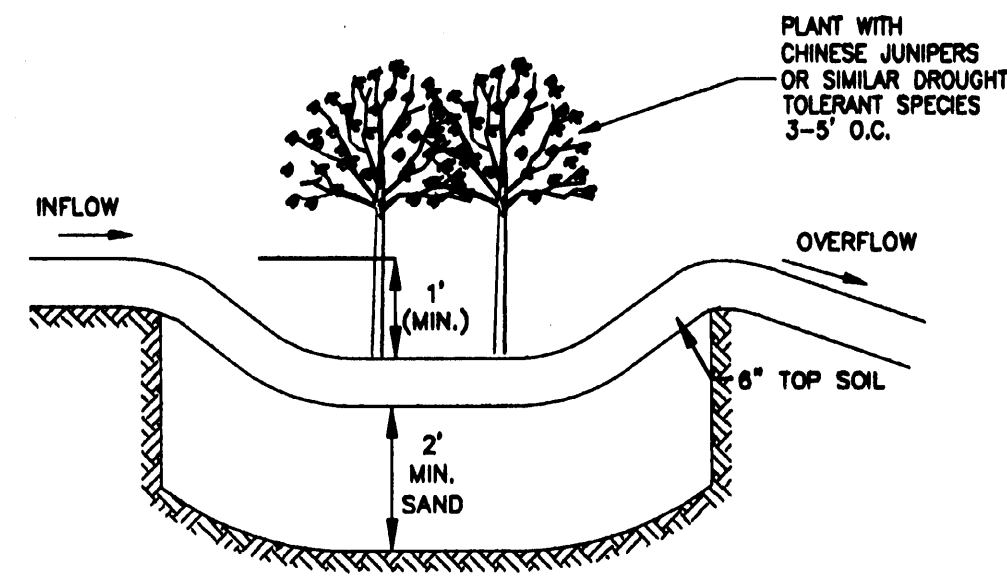
Prepared by:

SFC ENGINEERING PARTNERSHIP Inc.
 25 SUNDIAL AVENUE, SUITE 205W
 MANCHESTER, NH 03103-7250
 TEL: 603-667-4700
 FAX: 603-667-4711
 www.sfceng.com

Sheet 13 of 18 Scale: 1" = 40' Date: 07/15/2005

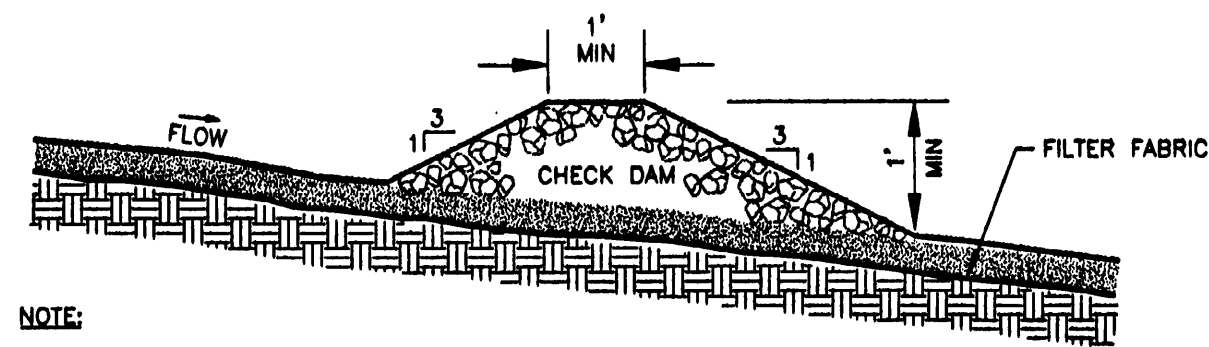
	Prepared for:	Peterborough Planning Board Approval
	Nubi River Partners, LLC 6 School Street Peterborough, NH 03458	

Zoning District: West Peterborough District



INFILTRATIVE BIO-RETENTION AREA SECTION

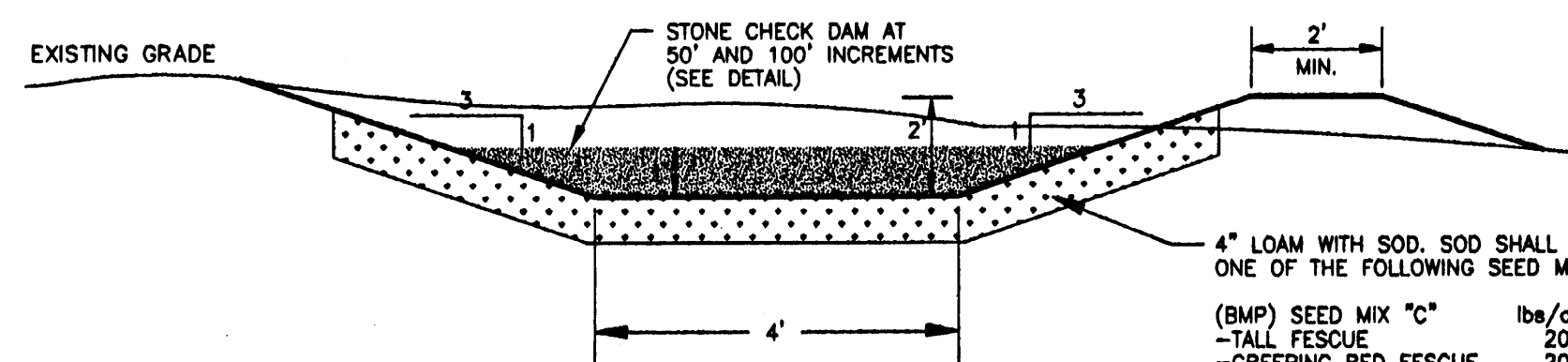
N.T.S.



NOTE:
CHECK DAM STONES SHALL BE ANGULAR AND WELL GRADED:
MINIMUM STONE SIZE IS 2" DIAMETER
MAXIMUM STONE SIZE IS 3" DIAMETER

STONE CHECK DAM DETAIL

N.T.S.



TYPICAL CROSS SECTION OF GRASS LINED TREATMENT SWALE

NOT TO SCALE

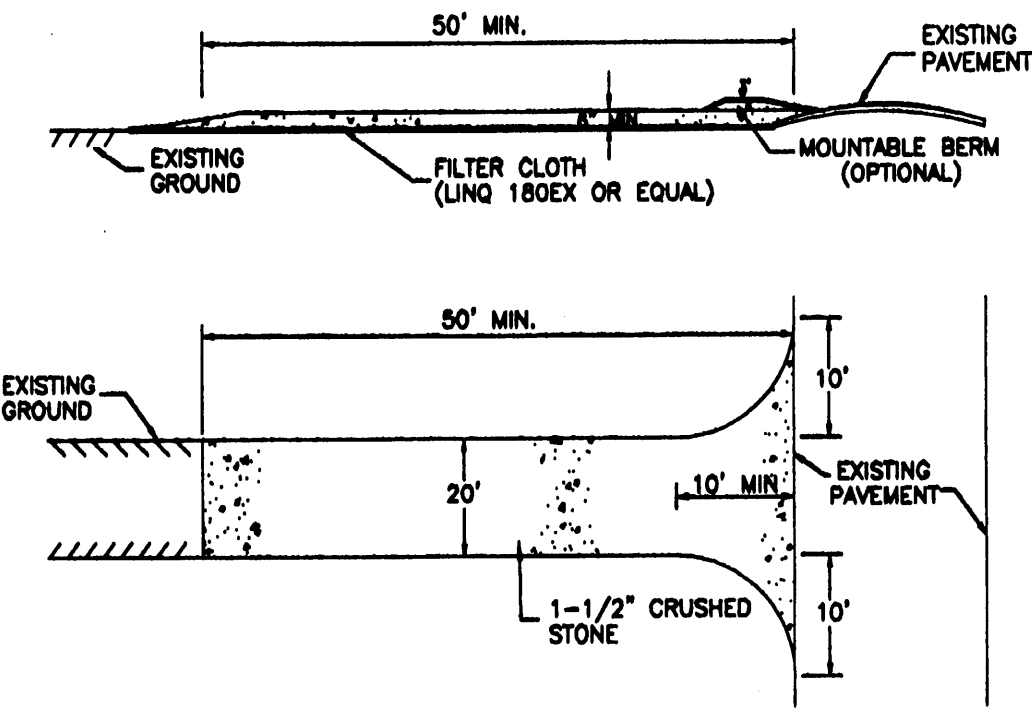
4" LOAM WITH SOD. SOD SHALL MEET ONE OF THE FOLLOWING SEED MIXTURES:

(BMP) SEED MIX "c"	lbs/ac	lbs/1000sf
-TALL FESCUE	20	0.45
-CREEPING RED FESCUE	20	0.45
-BIRDFOOT TREFLOIL	8	0.20
TOTAL	48	1.10

(BMP) SEED MIX "d"	lbs/ac	lbs/1000sf
-BIRDFOOT TREFLOIL	10	0.25
-REDFEST	5	0.10
-RED CANARYGRASS	15	0.35
TOTAL	30	0.70

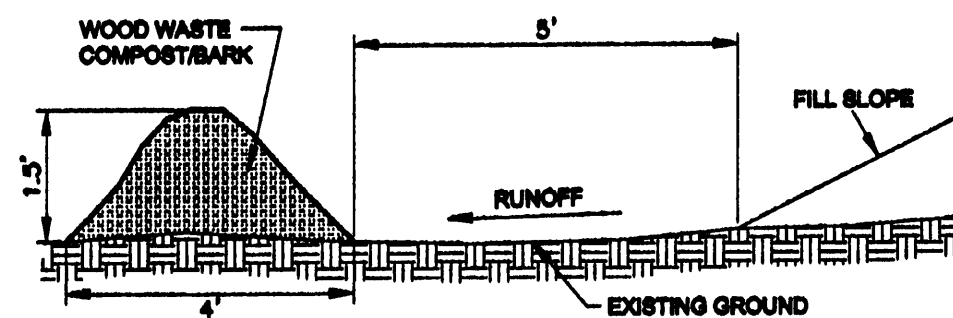
TREATMENT SWALE MAINTAINANCE

- TREATMENT SWALE INSTALLATION SHALL INCLUDE MICRO-POOL POCKETS OF CATTAIL BASINS BETWEEN THE STONE CHECK DAMS.
- SWALES SHOULD BE BROUGHT TO FINAL GRADE WITH 8 INCHES OF LOAM, THUS PROVIDING A GOOD PLANTING MEDIUM.
- THE SWALES SHOULD BE ESTABLISHED BY OVERSEEDING TO DISCOURGE THE ENCROACHMENT BY INVASIVE SPECIES, I.E. LOOSESTRIFE. TYPICAL SEEDING RATES SHOULD BE TRIPLED, I.E. TO AT LEAST 40 LBS./ACRE. CATTAIL BASINS SHOULD BE PLANTED WITH TUBERS AT 1-FOOT INTERVALS.
- VEGETATION SHALL BE MAINTAINED IN THE SWALE. VEGETATION SHALL NOT BE CUT NOR TREATED WITH CHEMICALS. THE INTENT IS TO MAINTAIN A DENSE STAND OF HERBOROUS VEGETATION.
- WOODY VEGETATION IS AN EXCEPTION AND SHOULD BE REMOVED I.E. TREES AND SHRUBS SHOULD BE CUT IN THE SWALE.
- TREATMENT SWALES WILL BE CLEANED OF SAND IN JUNE OF EACH YEAR, PROVIDED THE MICRO-POOL POCKETS AND SWALE IS SUFFICIENTLY DRY. IF JUNE HAS AN ABNORMALLY LARGE AMOUNT OF RAINFALL, THE MICRO-POOL POCKETS AND SWALE SHALL BE CLEANED IN JULY.
- CLEANING IS THE REMOVAL OF SAND DEPOSITED BY RUNOFF DOWN TO THE ORIGINAL GRADE OF THE DESIGNED SWALE.
- EACH JUNE, DEBRIS SHOULD BE REMOVED FROM THE SWALES, I.E. TRASH PICKED UP.
- EACH JUNE, THE SWALE SHOULD BE CHECKED FOR EROSION CHANNELS AND THESE AREAS STABILIZED BY GRADING AND SEEDING.
- SNOW SHALL NOT BE STOCK PILED IN THE TREATMENT SWALES.



STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

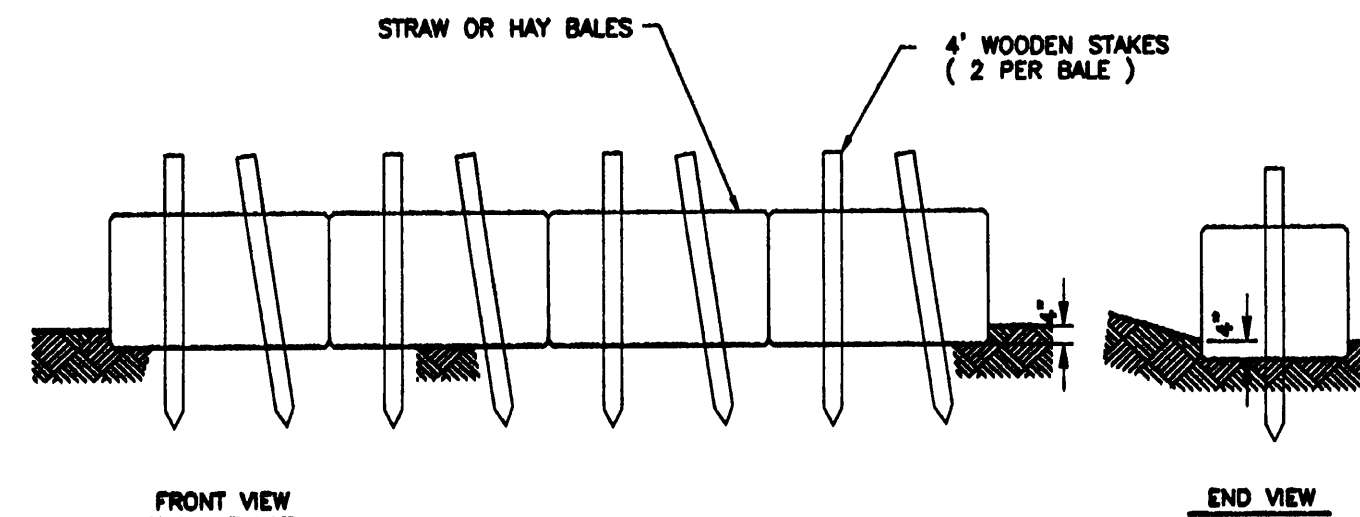


NOTES

- THE FILTER BERM SHALL CONSIST OF A WOOD WASTE COMPOST/BARK MULCH MIX OR RECYCLED COMPOSTED BARK FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER-FLUME LOG HANDLING SYSTEMS. COMPARABLE COMPOSTED MIXES CAN BE USED UPON APPROVAL OF THE ENVIRONMENTAL OFFICE LANDSCAPE UNIT.
- THE MIX SHALL CONFORM TO THE FOLLOWING STANDARDS:
A. MOISTURE CONTENT: 80-80%
B. PH: 6.0-8.0
C. SCREEN SIZE: 100% LESS THAN 75mm, MAXIMUM 70% LESS THAN 25mm
D. NO LESS THAN 40% ORGANIC MATERIAL (DRY WEIGHT BY LOSS OF IGNITION)
E. NO STONES LARGER THAN 50mm IN DIAMETER
- THE COMPOSTED BERM SHALL BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR.

WOOD WASTE COMPOST/BARK FILTER BERM DETAIL

NOT TO SCALE



HAY BALE SILTATION BARRIER

N.T.S.

HAY BALE BARRIER SPECIFICATIONS

- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
- THE POINT WHERE THE END BALES MEET THE GROUND SHOULD BE 6" HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST CENTER BALE.
- INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

CONSTRUCTION SEQUENCE

- CUT AND CLEAR TREES.
- CONSTRUCT TEMPORARY AND PERMANENT SEDIMENT, EROSION AND DETENTION CONTROL FACILITIES. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION THAT WILL INFLUENCE STORMWATER RUNOFF.
- ALL PERMANENT DITCHES, SWALES, DETENTION, RETENTION AND SEDIMENTATION BASINS TO BE STABILIZED USING THE VEGETATIVE AND NON-STRUCTURAL BMPs PRIOR TO DIRECTING RUNOFF TO THEM.
- CLEAR AND DISPOSE OF DEBRIS. NO GREATER THAN 5 ACRES OF LAND SHALL BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME AND SHALL NOT EXCEED 30 DAYS. LAND SHOULD NOT BE LEFT EXPOSED DURING THE WINTER MONTHS.
- CONSTRUCT TEMPORARY CULVERTS AND DIVERSION CHANNELS AS REQUIRED.
- GRADE AND GRAVEL ROADWAYS AND PARKING AREAS- ALL ROADS AND PARKING AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
- BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDING AND MULCHED WITHIN 72 HOURS OF THEIR CONSTRUCTION.
- DAILY, OR AS REQUIRED, CONSTRUCTED TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC., MULCH AND SEED AS REQUIRED.
- FINISH PAVING ALL ROADWAYS AND PARKING LOTS.
- INSPECT AND MAINTAIN ALL EROSIONS AND SEDIMENT CONTROL MEASURES.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- AFTER CONSTRUCTION IS COMPLETED AND VEGETATION IS ESTABLISHED IN THE DISTURBED AREAS, THE AREAS IN AND AROUND THE TEMPORARY EROSION CONTROL SYSTEM SHALL BE CLEANED UP, CARE BEING TAKEN NOT TO ALLOW THE ACCUMULATION SILT TO RUN INTO THE WETLANDS AND/OR PROTECTED AREAS. THEN THE TEMPORARY CONTROL SYSTEMS SHALL BE REMOVED AND THE AREA RETURNED AS NEAR AS POSSIBLE TO ITS NATURAL STATE.

EROSION CONTROL NOTES

- EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE", AUGUST 1992.
- STONE CHECK DAMS, HAY BALE BARRIERS, AND SILTATION FENCING SHALL BE INSTALLED WHERE SHOWN PRIOR TO ANY ON SITE GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. IT SHOULD BE MAINTAINED DURING AND AFTER DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER AND FROM LAND UNDERGOING DEVELOPMENT UNTIL ALL SLOPES HAVE BEEN ADEQUATELY STABILIZED. WHERE POSSIBLE NATURAL DRAINAGE WAYS SHOULD BE UTILIZED AND LEFT OPEN TO REMOVE EXCESS SURFACE WATER.
- ALL DISTURBED AREAS AND SIDE SLOPES WHICH ARE FINISH GRADED WITH NO FURTHER CONSTRUCTION TO TAKE PLACE SHALL BE LOAMED AND SEEDED. A MINIMUM OF 4" OF LOAM SHALL BE INSTALLED. A SEED, LIME AND FERTILIZER PROGRAM SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE."
- FILL MATERIAL SHALL BE FREE FROM STUMPS, WOOD, ROOTS, ETC.
- THE BOTTOM OF SEDIMENT BASINS SHALL BE PERIODICALLY CLEANED, WITH THE SEDIMENT REMOVED TO A SECURE LOCATION SO AS TO PREVENT SILTATION OF THE NATURAL WATER WAYS.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED AND ACCUMULATED SEDIMENT DISPOSED IN A SECURE LOCATION.
- EARTH STOCKPILES ARE TO BE SEEDING AND MULCHED AND HAVE A SILT FENCE INSTALLED ON THE DOWNSLOPE SIDE AS SHOWN ON THE PLANS.
- ANY DISTURBED AREAS WHICH ARE TO BE LEFT IDLE FOR MORE THAN 30 DAYS, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDING WITH RYE GRASS TO PREVENT EROSION. HAY OR STRAW MULCH SHALL BE APPLIED TO ALL FRESHLY SEEDING AREAS AT A RATE OF 2 TONS PER ACRE. BALES SHALL BE UNSPOILED, AIR-DRIED, AND FREE FROM WEED, SEEDS AND ANY COARSE MATERIAL.
- EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL BE PERIODICALLY BE REMOVED.
- EROSION CONTROL MEASURES SHALL BE REMOVED WHEN THE DISTURBED AREA IS STABILIZED. DISTURBED AREA RESULTING FROM THE SILT FENCE REMOVAL OPERATION SHALL BE PERMANENTLY SEEDING. ALL ACCUMULATED SEDIMENT SHOULD BE REMOVED AND PROPERLY DISPOSED OF.
- ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 80% VEGETATIVE GROWTH BY NOVEMBER 15TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 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 PLACEMENT 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.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 80% VEGETATIVE GROWTH BY NOVEMBER 15TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER SQUAD FOOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON, BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.
- ALL SLOPES AFTER FINAL GRADING SHALL BE STABILIZED IMMEDIATELY WITH BLANKETS OR MATTING.

No.	Revision	Date
Designed by: DRU	Drawn by: BAV	Checked by: DRU

Erosion Control Details
Neighborhood & Farm
Nubi River Partners, LLC
Steele Road
Peterborough, NH
 Lot U026-008-000

Prepared by:

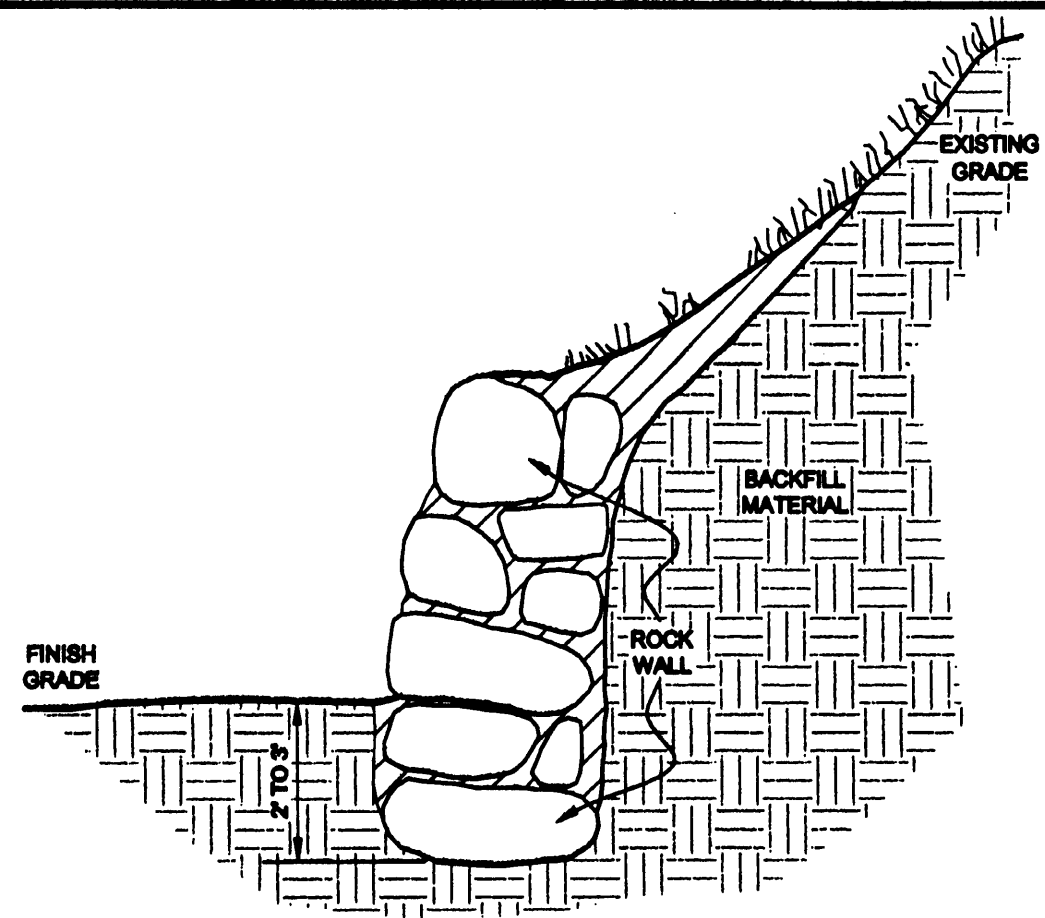
SFC ENGINEERING PARTNERSHIP INC.
 25 SUNDIAL AVENUE, SUITE 205W
 MANCHESTER, NH 03103-7230
 TEL: 603-447-4700
 FAX: 603-447-4711
 www.sfceng.com

Scale: Not to Scale Date: 07/15/2005

Prepared for:
Nubi River Partners, LLC
 6 School Street
 Peterborough, NH 03458

Peterborough Planning Board
 Approval

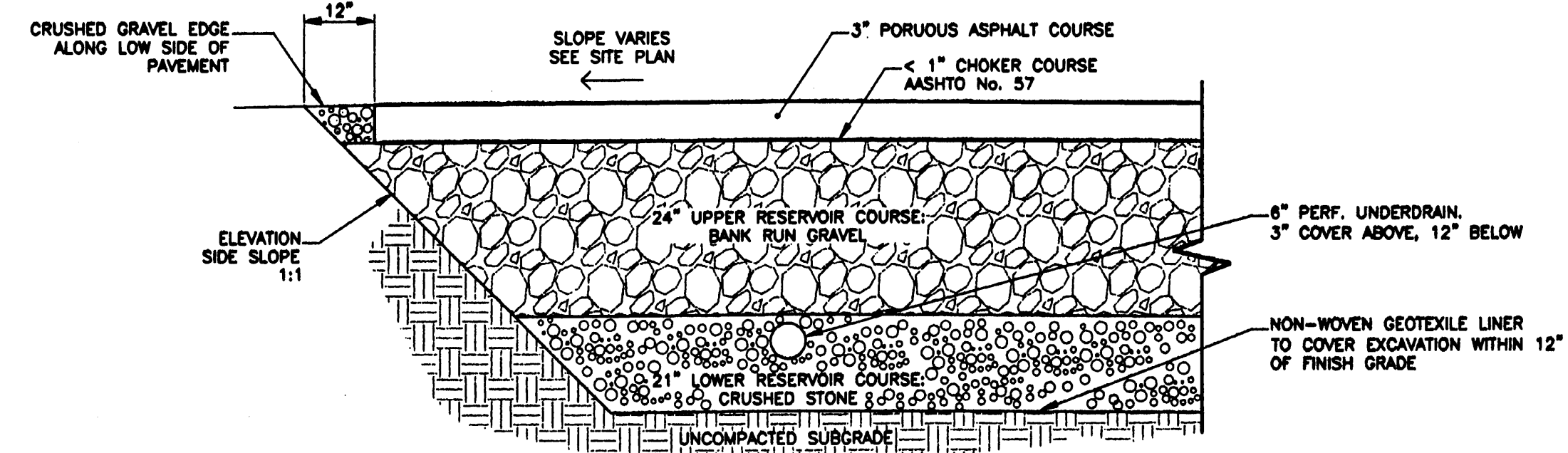
Zoning District: West Peterborough District



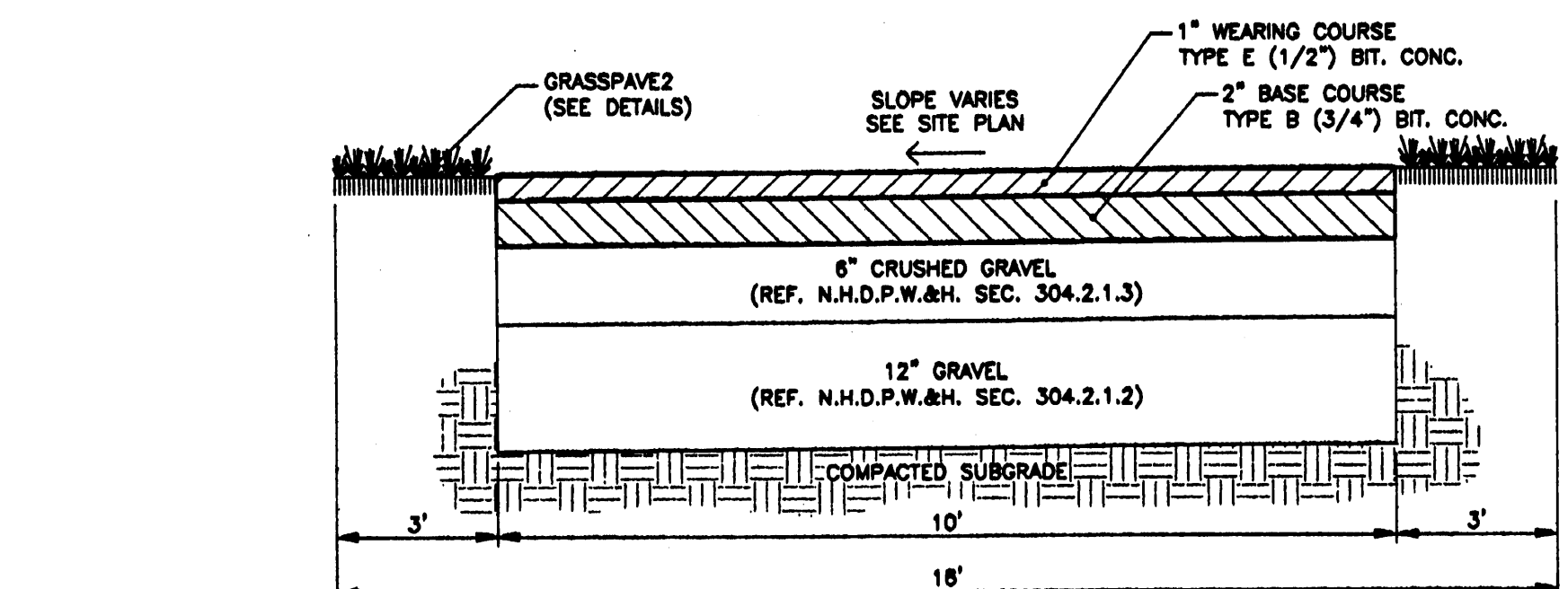
ROCK WALL DETAIL
N.T.S.

CONSTRUCTION RECOMMENDATIONS

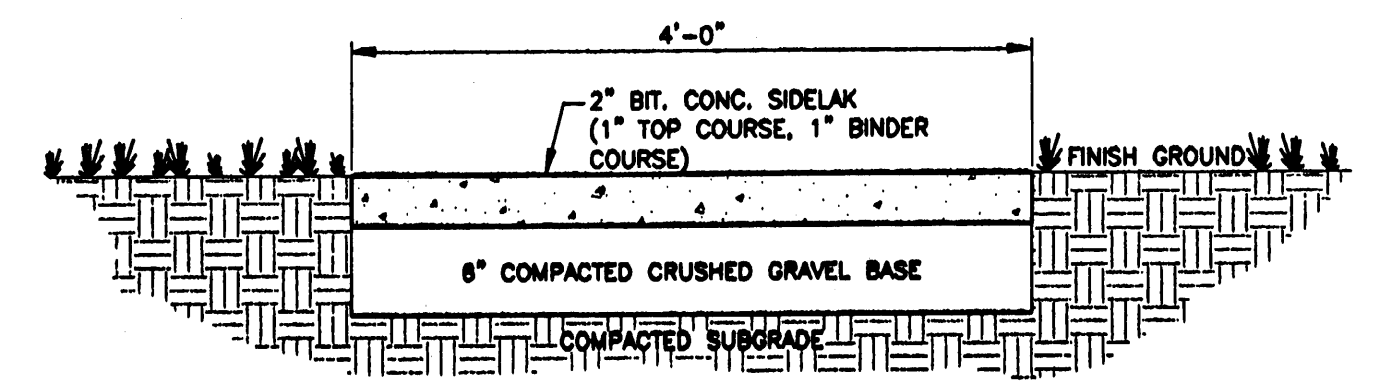
- 1) LIVE CUTTINGS SHOULD HAVE A DIAMETER OF 1/2 TO 1-INCH AND BE LONG ENOUGH TO REACH BEYOND THE ROCK STRUCTURE INTO THE FILL OR UNDISTURBED SOIL BEHIND.
 - 2) INERT MATERIALS CONSIST OF ROCKS AND FILL MATERIAL FOR THE WALL CONSTRUCTION. ROCKS SHOULD NORMALLY RANGE FROM 8 TO 24 INCHES IN DIAMETER. LARGER BOULDERS SHOULD BE USED FOR THE BASE.
- INSTALLATION**
- 1) STARTING AT THE LOWEST POINT OF THE SLOPE, REMOVE LOOSE SOIL UNTIL A STABLE BASE IS REACHED. THIS USUALLY OCCURS 2 TO 3 FEET BELOW GROUND ELEVATION. EXCAVATE THE BACK OF THE STABLE FOUNDATION (CLOSEST TO THE SLOPE) SLIGHTLY DEEPER THAN THE FRONT TO ADD STABILITY TO THE STRUCTURE.
 - 2) EXCAVATE THE MINIMUM AMOUNT FROM THE EXISTING SLOPE TO PROVIDE A BUTTABLE RECESS FOR THE WALL.
 - 3) PROVIDE A WELL-DRAINED BASE IN LOCATIONS SUBJECT TO DEEP FROST PENETRATION.
 - 4) PLACE ROCKS WITH AT LEAST A THREE-POINT BEARING ON THE FOUNDATION MATERIAL OR UNDERLYING ROCK COURSE. THEY SHOULD ALSO BE PLACED SO THAT THEIR CENTER OF GRAVITY IS AS LOW AS POSSIBLE, WITH THEIR LONG AXIS BLANTING INWARD TOWARD THE SLOPE IF POSSIBLE.
 - 5) WHEN A ROCK WALL IS CONSTRUCTED ADJACENT TO AN IMPERVIOUS SURFACE, PLACE A DRAINAGE SYSTEM AT THE BACK OF THE FOUNDATION AND OUTSIDE TOE OF THE WALL TO PROVIDE AN APPROPRIATE DRAINAGE OUTLET.
 - 6) OVERALL HEIGHT OF THE ROCK WALL, INCLUDING THE FOOTING, SHOULD NOT EXCEED 5 FEET.



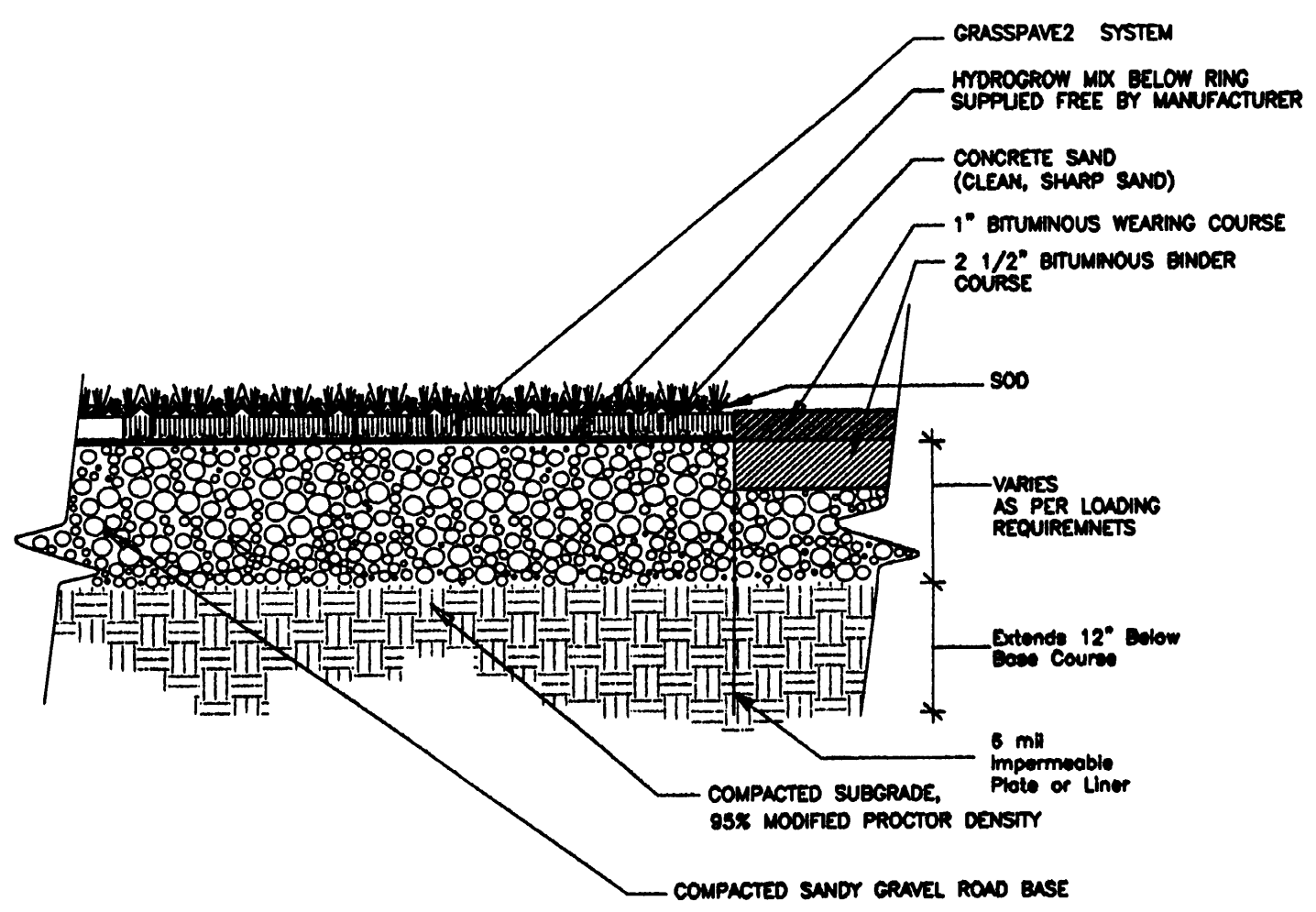
POROUS ASPHALT PAVEMENT SECTION
N.T.S.



STANDARD ASPHALT DRIVEWAY SECTION
N.T.S.

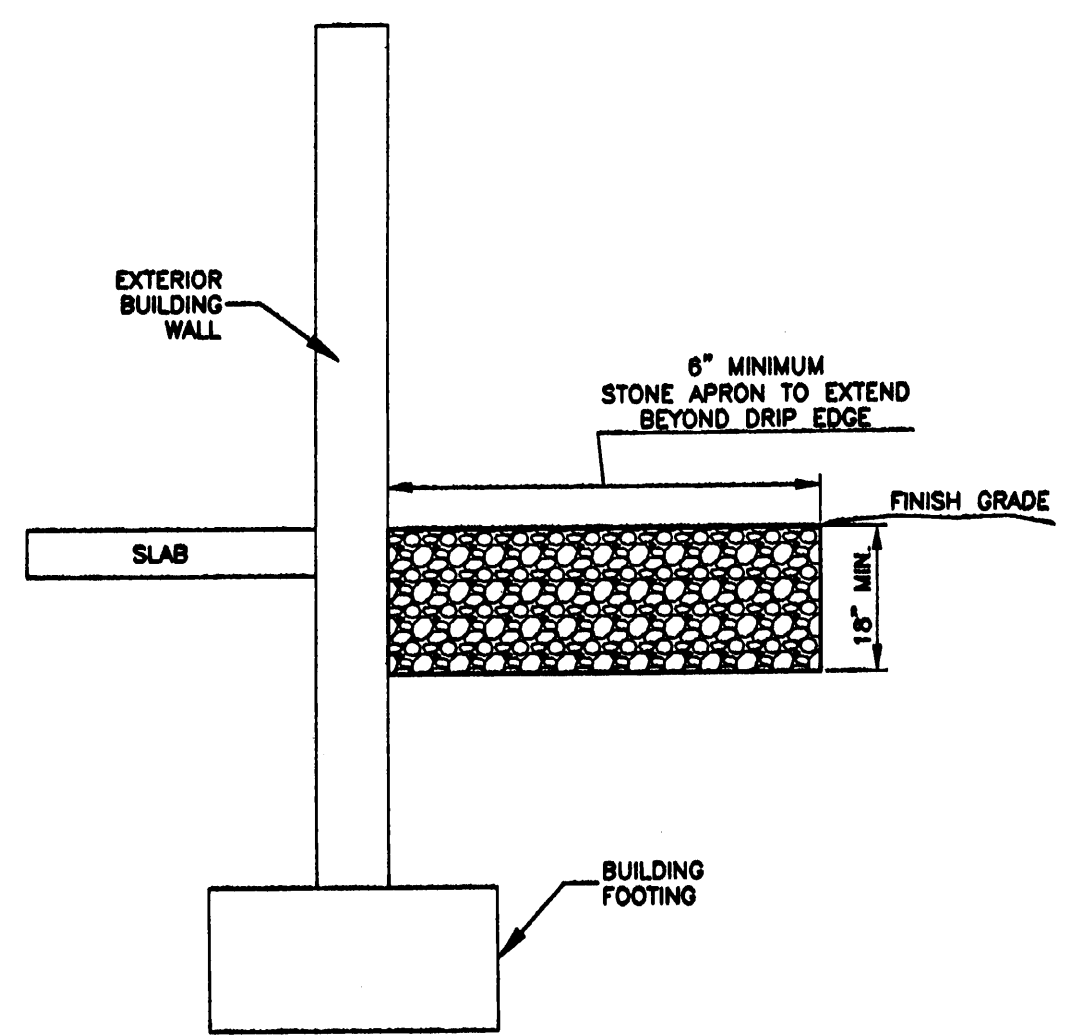


BITUMINOUS SIDEWALK DETAIL
N.T.S.

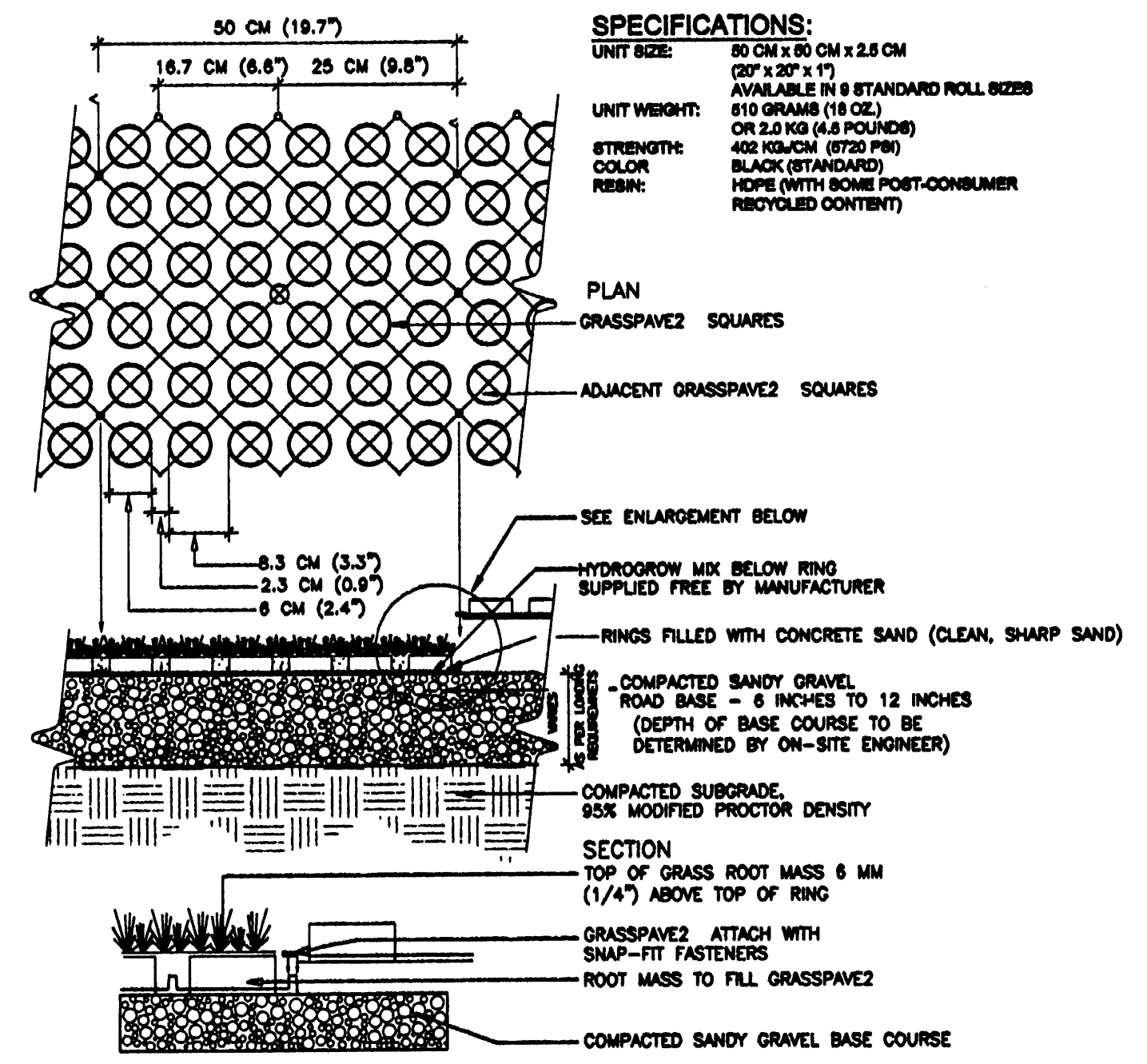


GRASSPAVE2 AT ASPHALT EDGE
N.T.S.

NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER



STONE FILTER / DRIP STRIP DETAIL
N.T.S.



TYPICAL GRASSPAVE2 DETAIL
N.T.S.

NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

- SPECIFICATIONS:**
- UNIT SIZE: 80 CM x 80 CM x 2.5 CM (26" x 26" x 1")
 - AVAILABLE IN 8 STANDARD ROLL SIZES
 - UNIT WEIGHT: 810 GRAMS (18 OZ.) OR 2.0 KG (4.5 POUNDS)
 - STRENGTH: 402 KG/CM (8720 PSI)
 - COLOR: BLACK (STANDARD)
 - RESIN: HDPE (WITH SOME POST-CONSUMER RECYCLED CONTENT)

No.	Revision	Date
Designed by: DRJ	Drawn by: BAV	Checked by: DRJ

Construction Details
Neighborhood & Farm
Nubi River Partners, LLC
Steele Road
Peterborough, NH
 Lot U026-008-000

Prepared by:

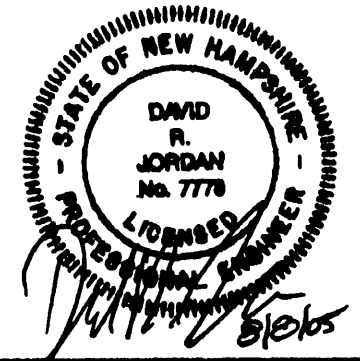
SFC ENGINEERING PARTNERSHIP INC.
 25 SUNDIAL AVENUE, SUITE 205W
 MANCHESTER, NH 03103-7230
 TEL. 603-647-8700
 FAX. 603-647-8711
 www.sfceng.com

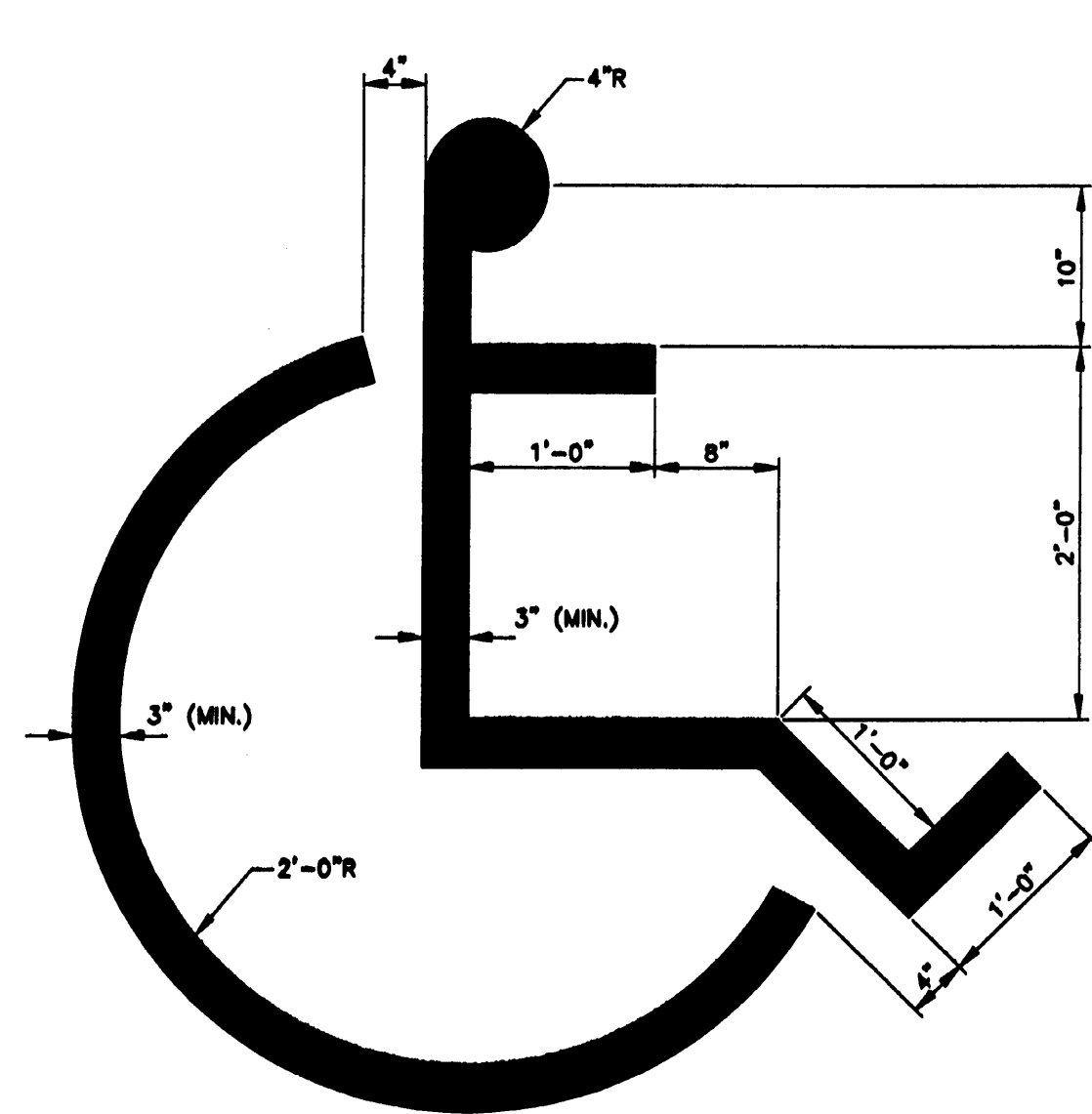
Scale: Not to Scale
 Date: 07/15/2006

Prepared for:
 Nubi River Partners, LLC
 6 School Street
 Peterborough, NH 03458

Peterborough Planning Board
 Approval

Zoning District: West Peterborough District

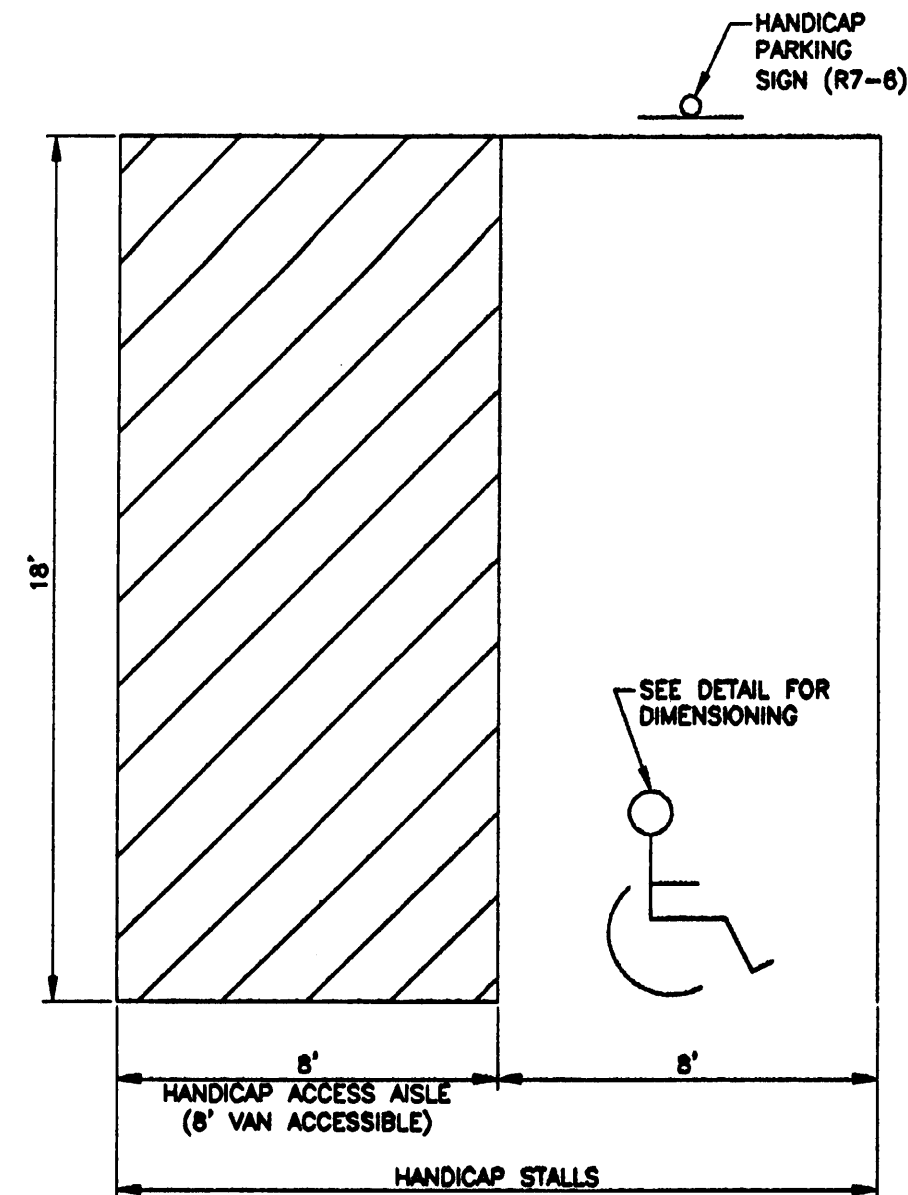




NOTE:
1. SYMBOL SHALL BE CENTERED IN THE PARKING STALL AND SHALL BE WHITE.

HANDICAP PARKING STALL SYMBOL

N.T.S.



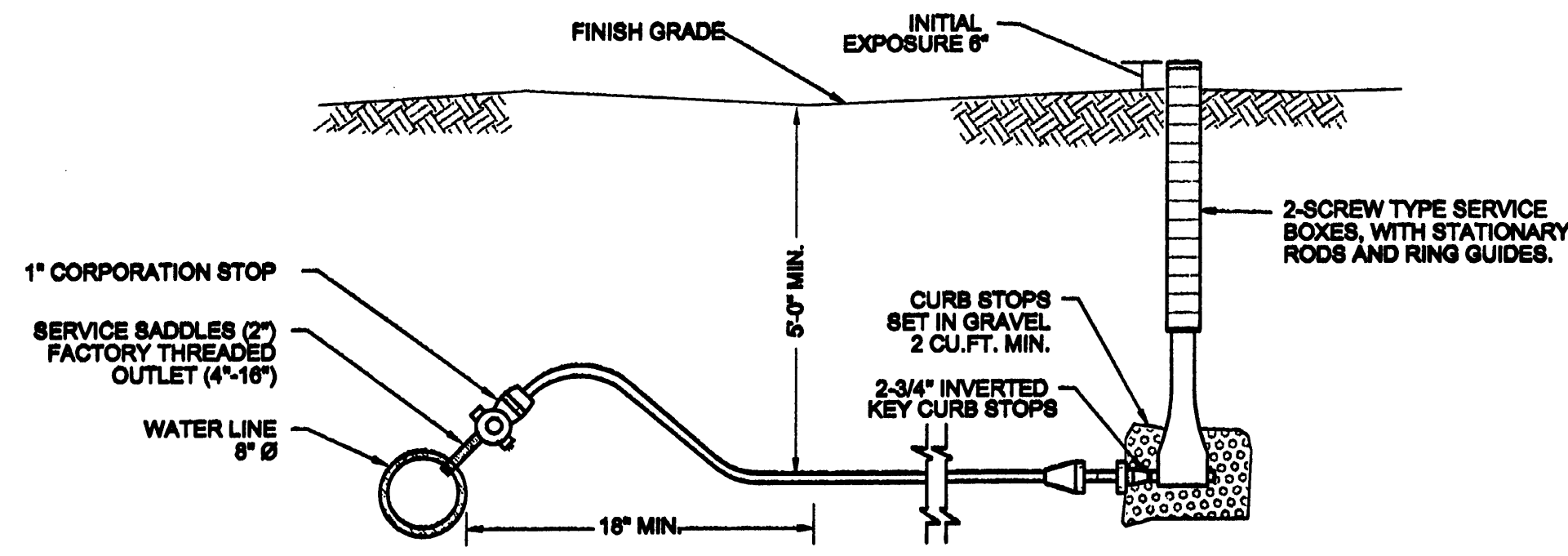
NOTES:
1. ALL DIMENSIONS TO CENTER OF 4" PAVEMENT STRIPING.
2. ALL STRIPING SHALL BE 4" SOLID YELLOW PAVEMENT MARKING PAINT UNLESS OTHERWISE NEEDED.
3. ADD THE WORD "VAN" UNDERNEATH THE HANDICAP PARKING SYMBOL WHERE SHOWN ON PLAN.

HANDICAP PARKING STALL

N.T.S.

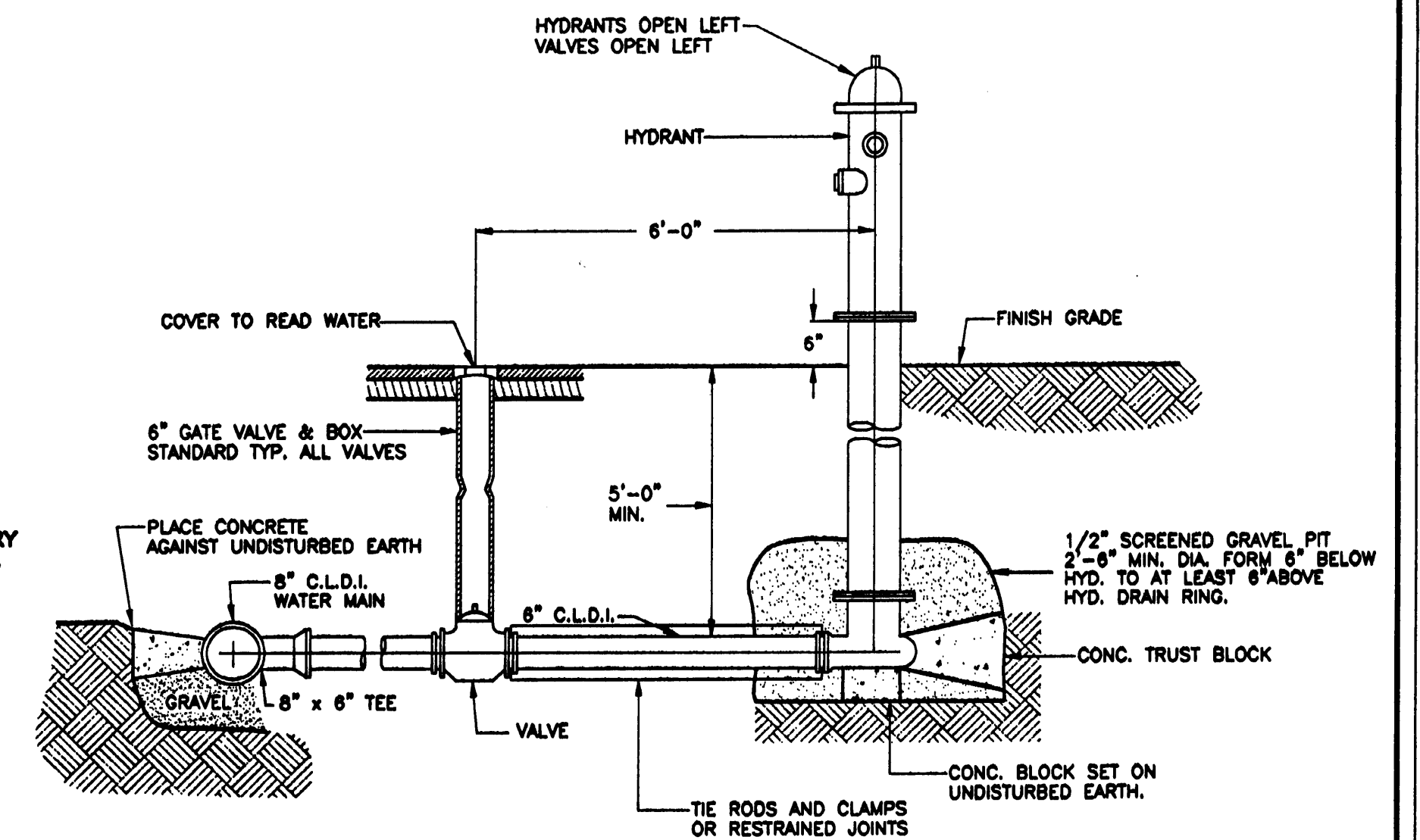
NOTES:

- 1) PARKING AND LANE MARKINGS:
 - A. ASPHALT SHALL BE SWEEPED TO CLEAN SURFACE OF ALL LOOSE MATERIALS AND DUST.
 - B. PARKING LINES AND SYMBOLS SHALL BE WHITE.
 - C. PAINT USED SHALL BE A CHLORINATED-RUBBER BASE TRAFFIC PAINT PAINT SHALL BE FACTORY-MIXED, QUICK-DRYING AND NON-BLEEDING.
 - D. PAINT SHALL BE APPLIED BY MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT LINES.
 - E. PAINT SHALL BE APPLIED IN TWO COATS AT MANUFACTURER'S RECOMMENDED RATES.



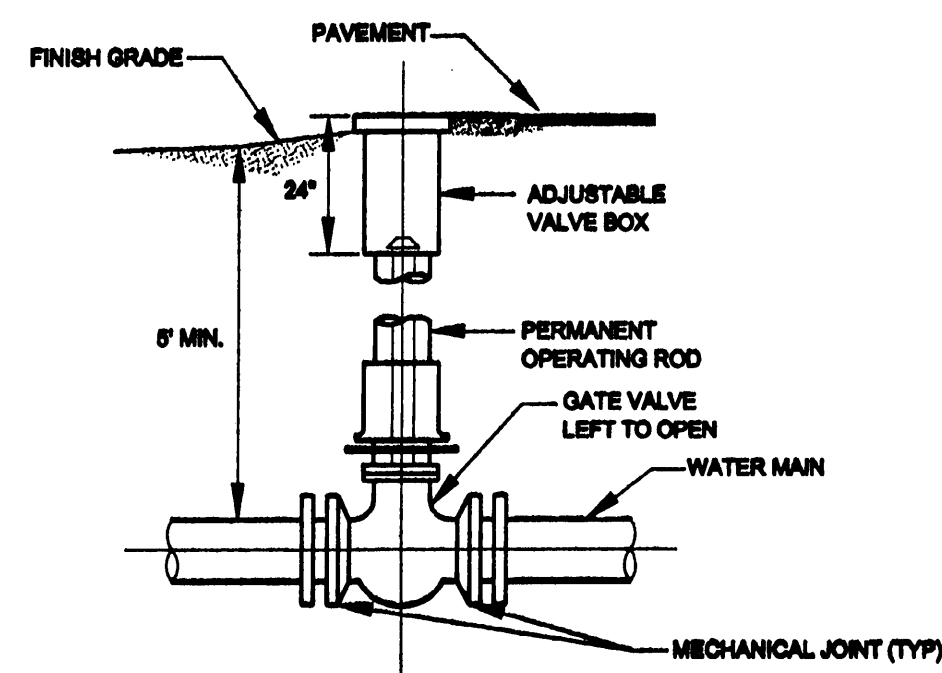
TYPICAL HOUSE SERVICE CONNECTION.

NOT TO SCALE



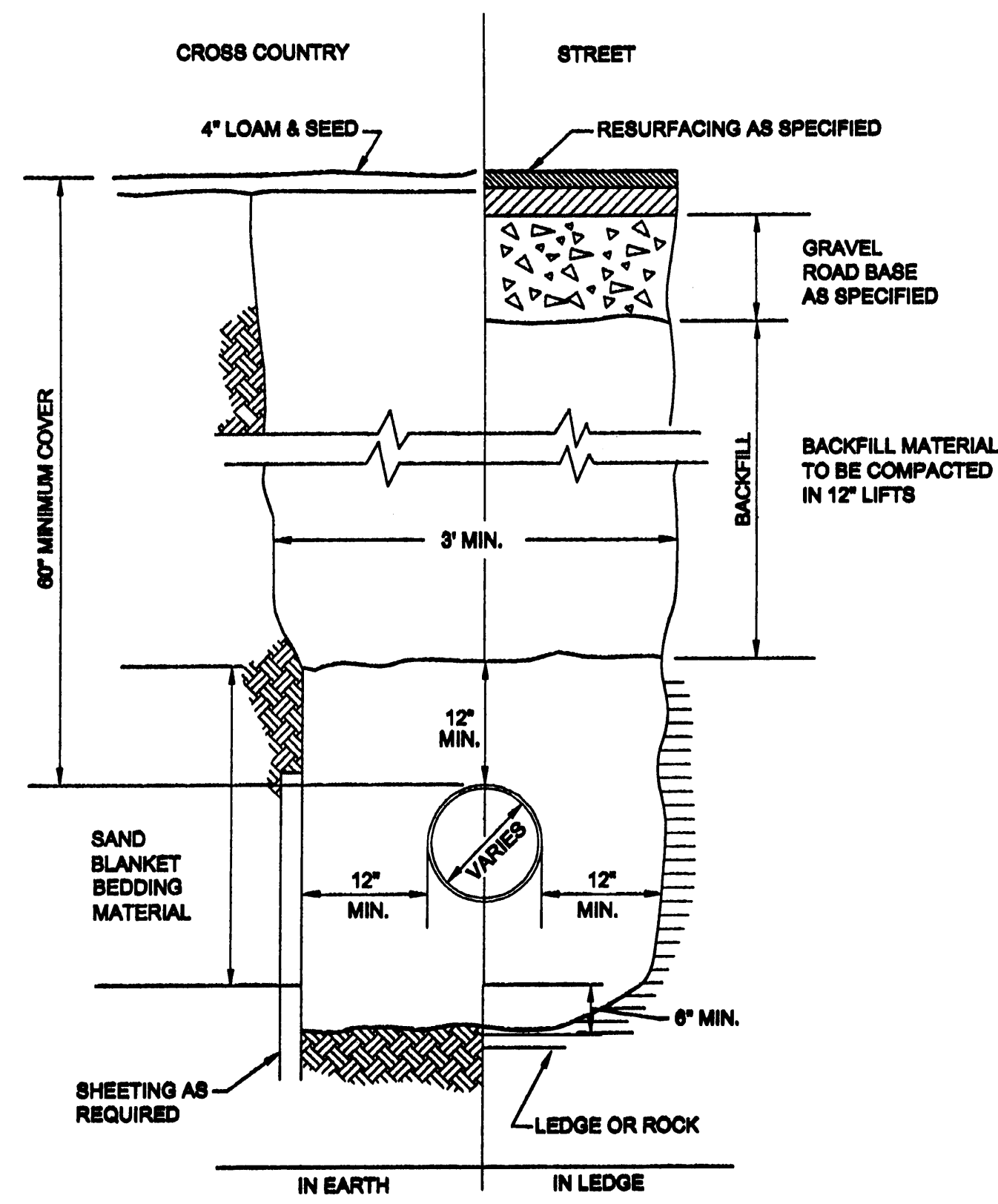
FIRE HYDRANT DETAIL

N.T.S.



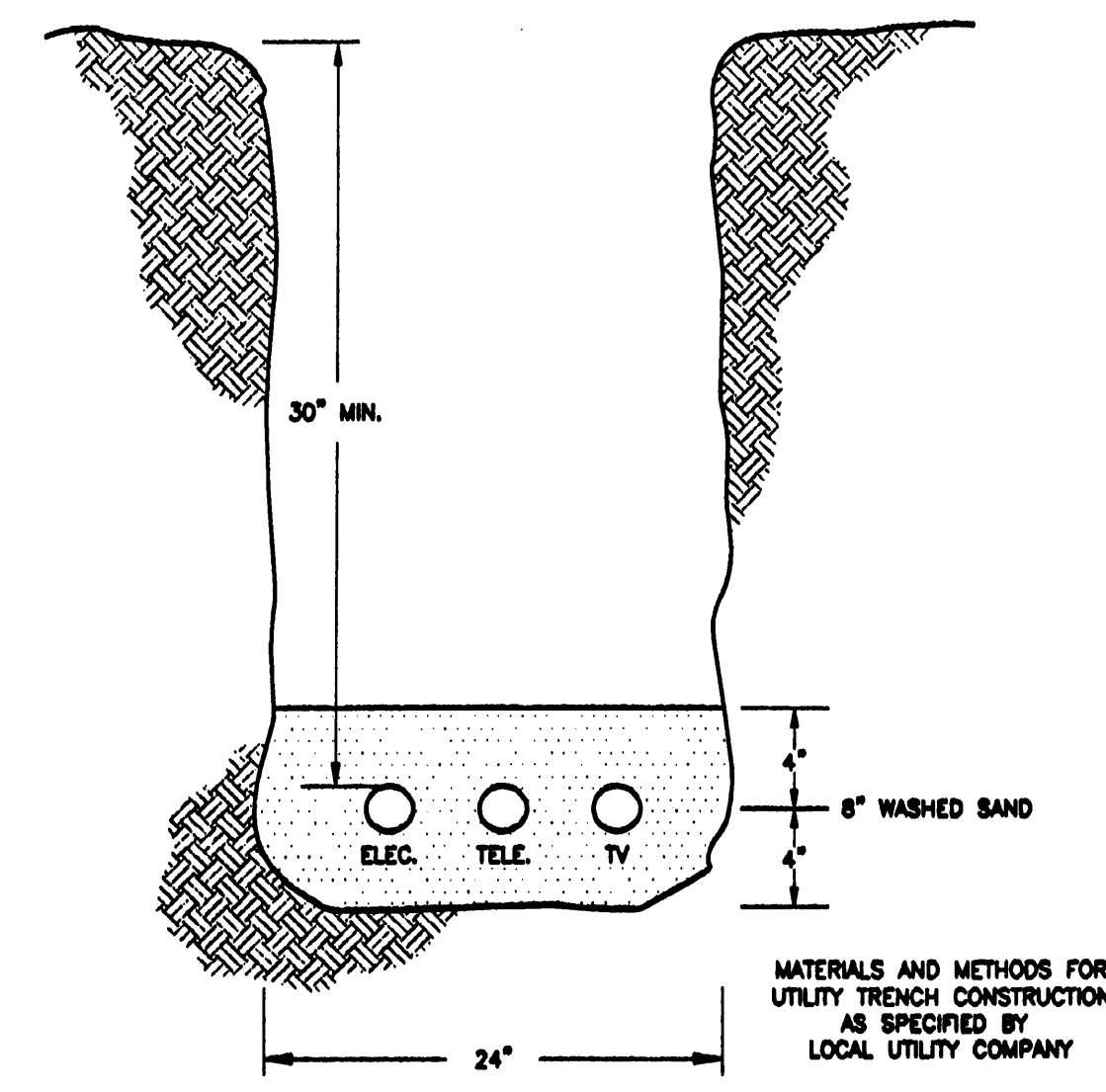
GATE VALVE DETAIL

NOT TO SCALE



TYPICAL TRENCH SECTION FOR WATER SERVICE

NOT TO SCALE



UTILITY TRENCH DETAIL

N.T.S.

MATERIALS AND METHODS FOR UTILITY TRENCH CONSTRUCTION AS SPECIFIED BY LOCAL UTILITY COMPANY

No.	Revision	Date

Designed by: DRJ Drawn by: BAV Checked by: DRJ

Utilities Details
Neighborhood & Farm
Nubi River Partners, LLC
Steele Road
Peterborough, NH
 Lot U026-008-000

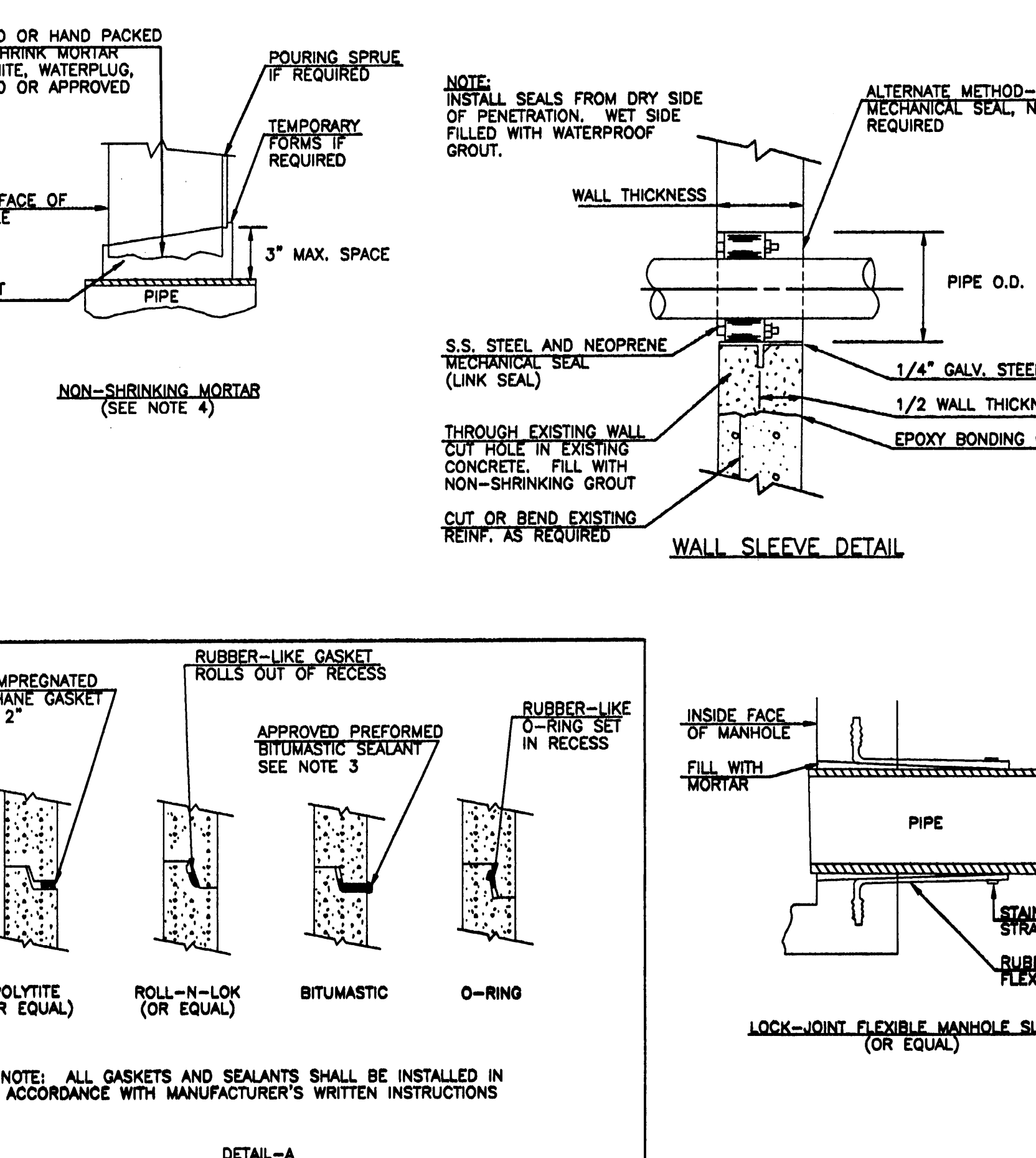
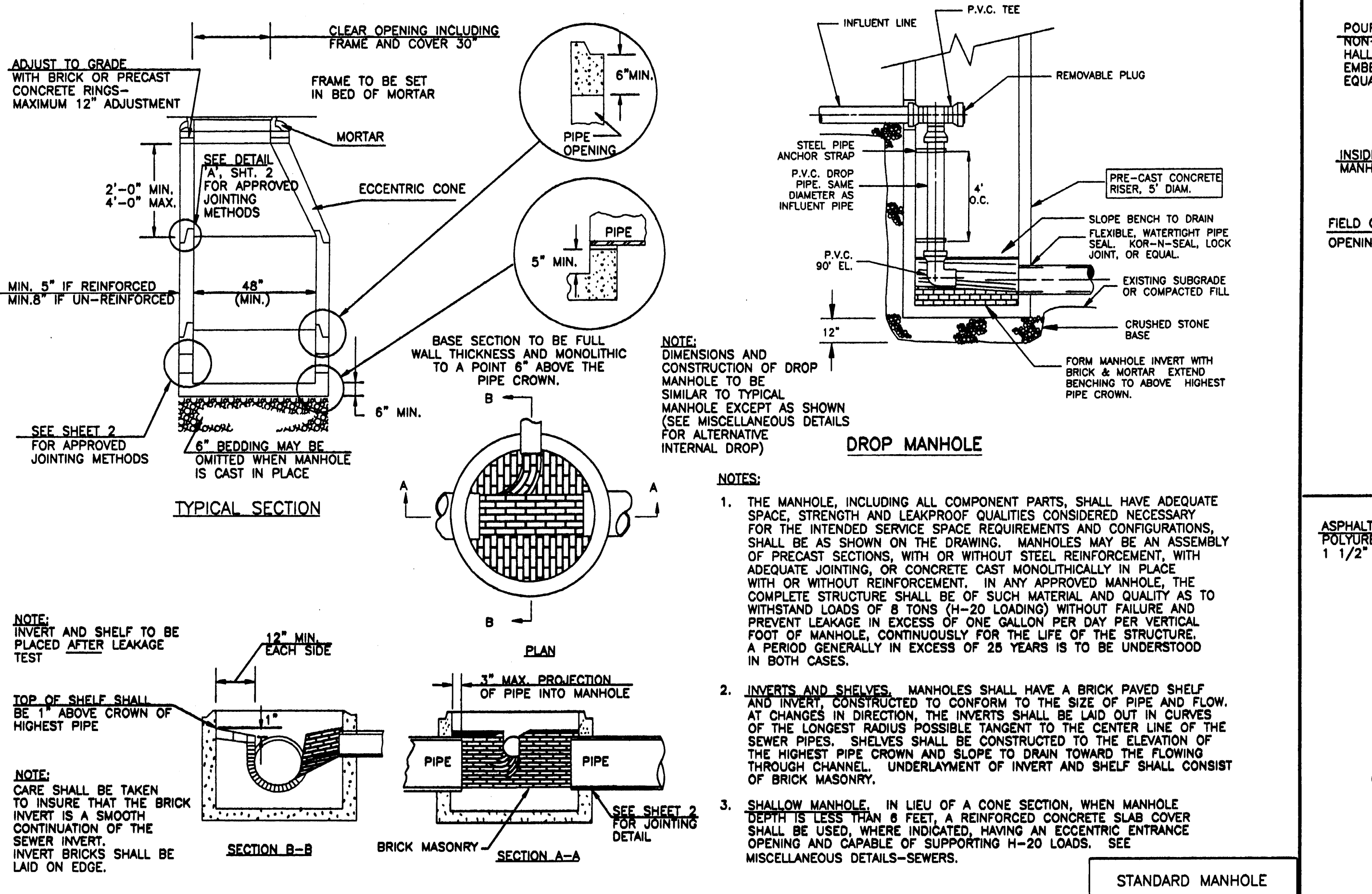
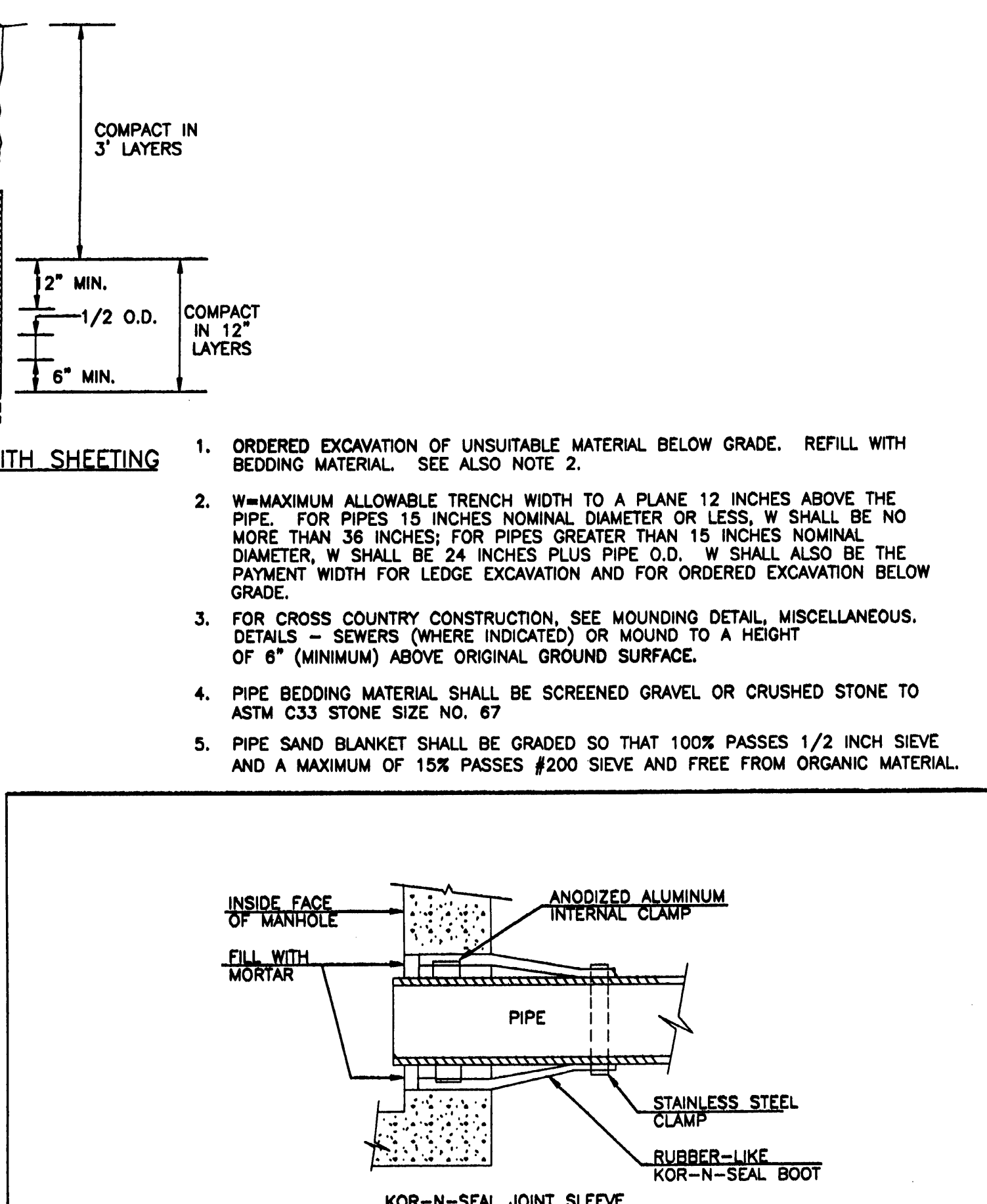
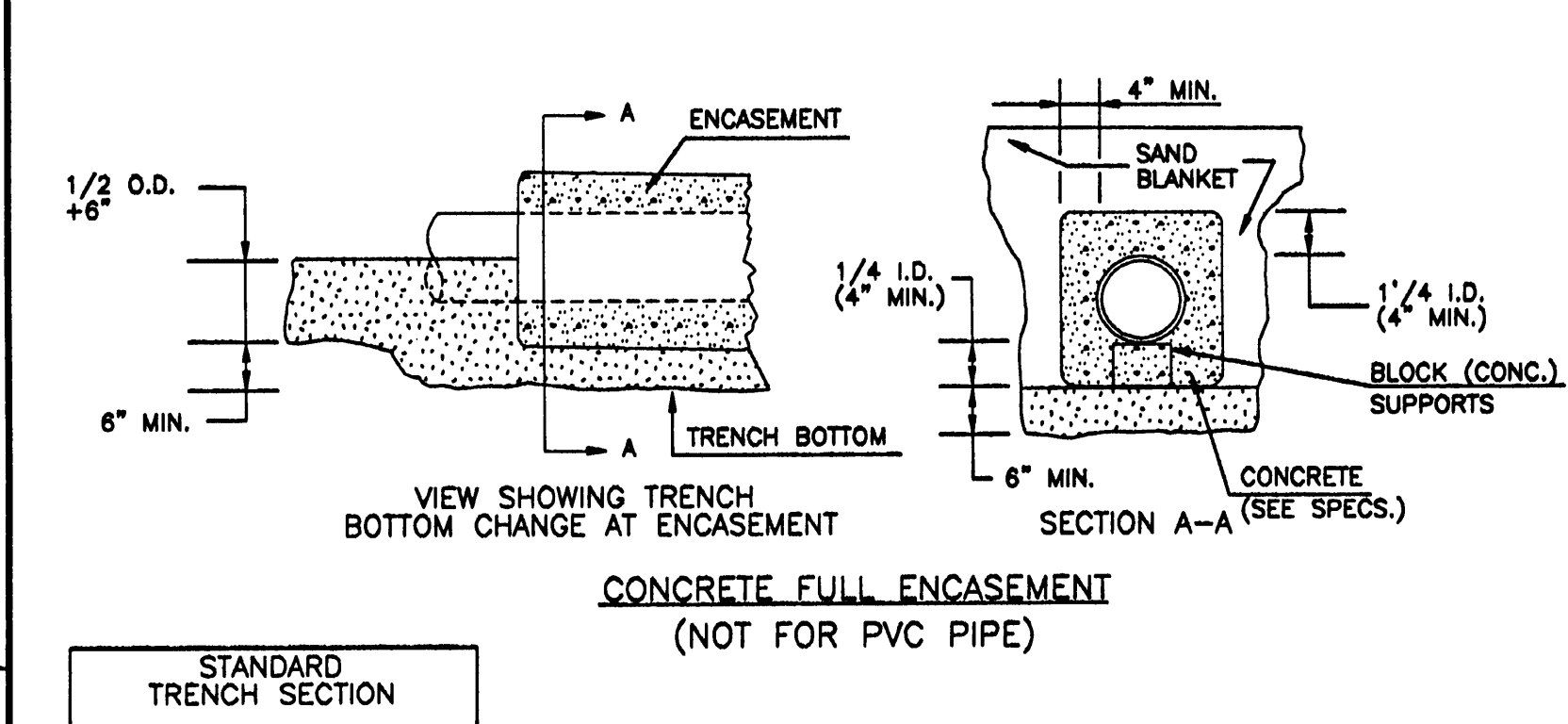
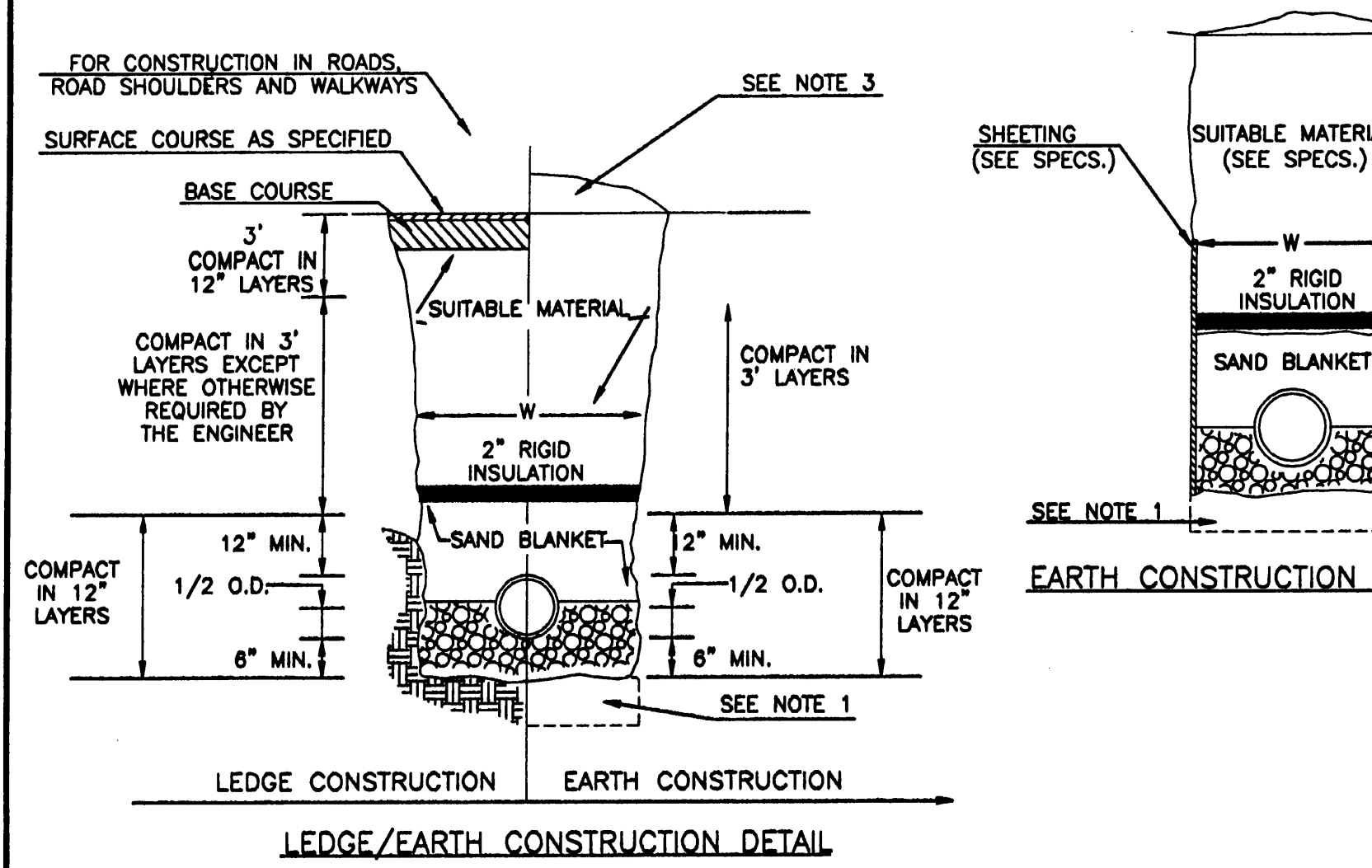
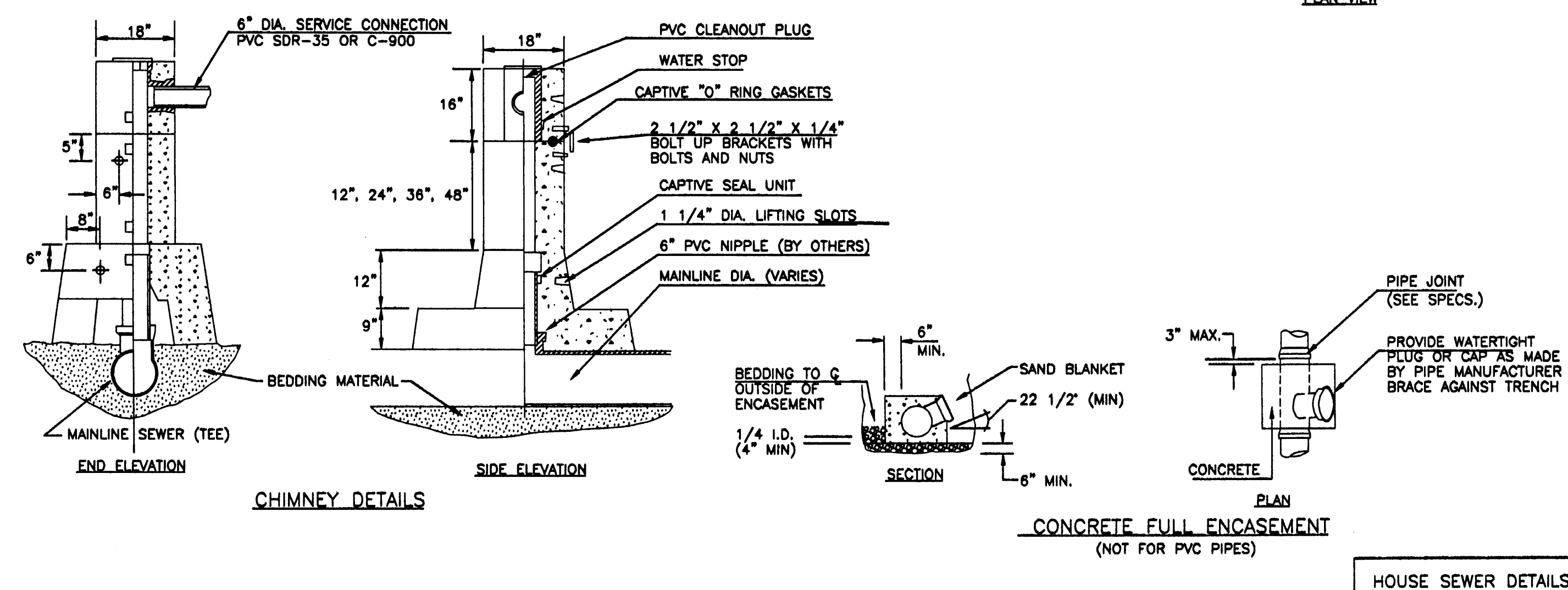
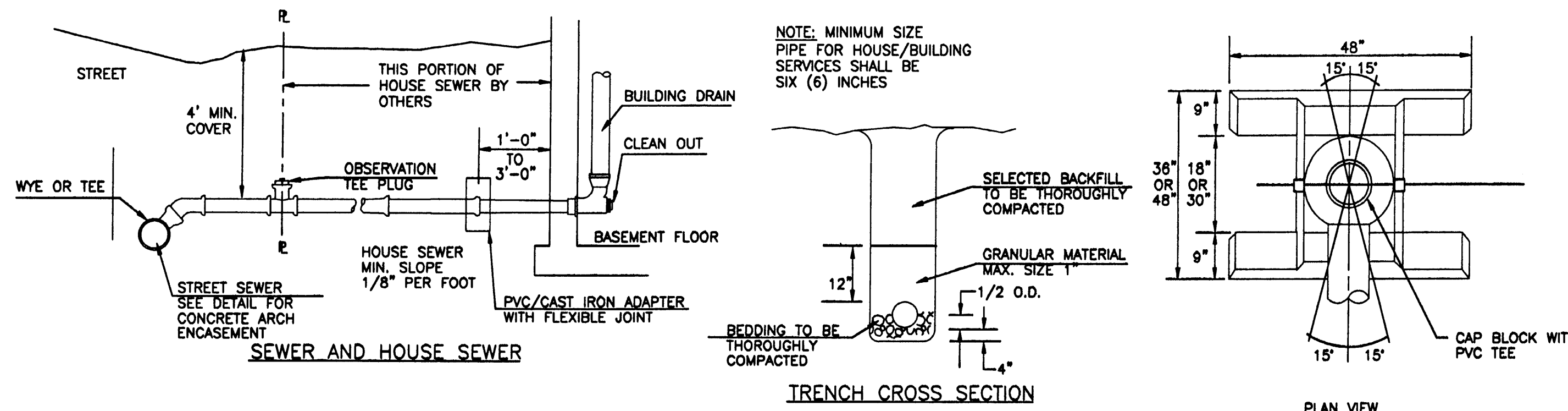
Prepared by:

SFC ENGINEERING PARTNERSHIP INC.
 25 SUNDIAL AVENUE, SUITE 205W
 MANCHESTER, NH 03103-7230
 TEL. 603-647-8700
 FAX. 603-647-8711
 www.sfceng.com

Sheet 16 of 18 Scale: Not to Scale Date: 07/16/2005

 DAVID R. JORDAN No. 7778	Prepared for: Nubi River Partners, LLC 6 School Street Peterborough, NH 03458	Peterborough Planning Board Approval
---------------------------------	--	---

Zoning District: West Peterborough District



NOTES:

1. HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE ENGINEER, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATER TIGHTNESS UPON AN ELASTOMERIC OR MASTIC-LIKE GASKET.
2. PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND IN GENERAL, WILL DEPEND FOR WATER TIGHTNESS UPON ELASTOMERIC SEALANT.
3. FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.
4. NON-SHRINKING MORTAR SHALL ONLY BE USED WHERE SPECIFICALLY APPROVED BY THE ENGINEER.

No.	Revision	Date

Designed by: DRJ
Drawn by: DMF
Checked by: DRJ

**Sewer Details
Neighborhood & Farm
Nubi River Partners, LLC
Steele Road
Peterborough, NH
Lot U028-008-000**

Prepared by:
SFC ENGINEERING PARTNERSHIP INC.
25 SUNDIAL AVENUE, SUITE 205W
MANCHESTER, NH 03103-7230
TEL. 603-647-4700
FAX. 603-647-4711
www.sfceng.com

Sheet 17 of 18
Scale: As Noted
Date: 07/15/2005

Prepared for:
**Nubi River Partners, LLC
6 School Street
Peterborough, NH 03458**

Peterborough Planning Board
Approval

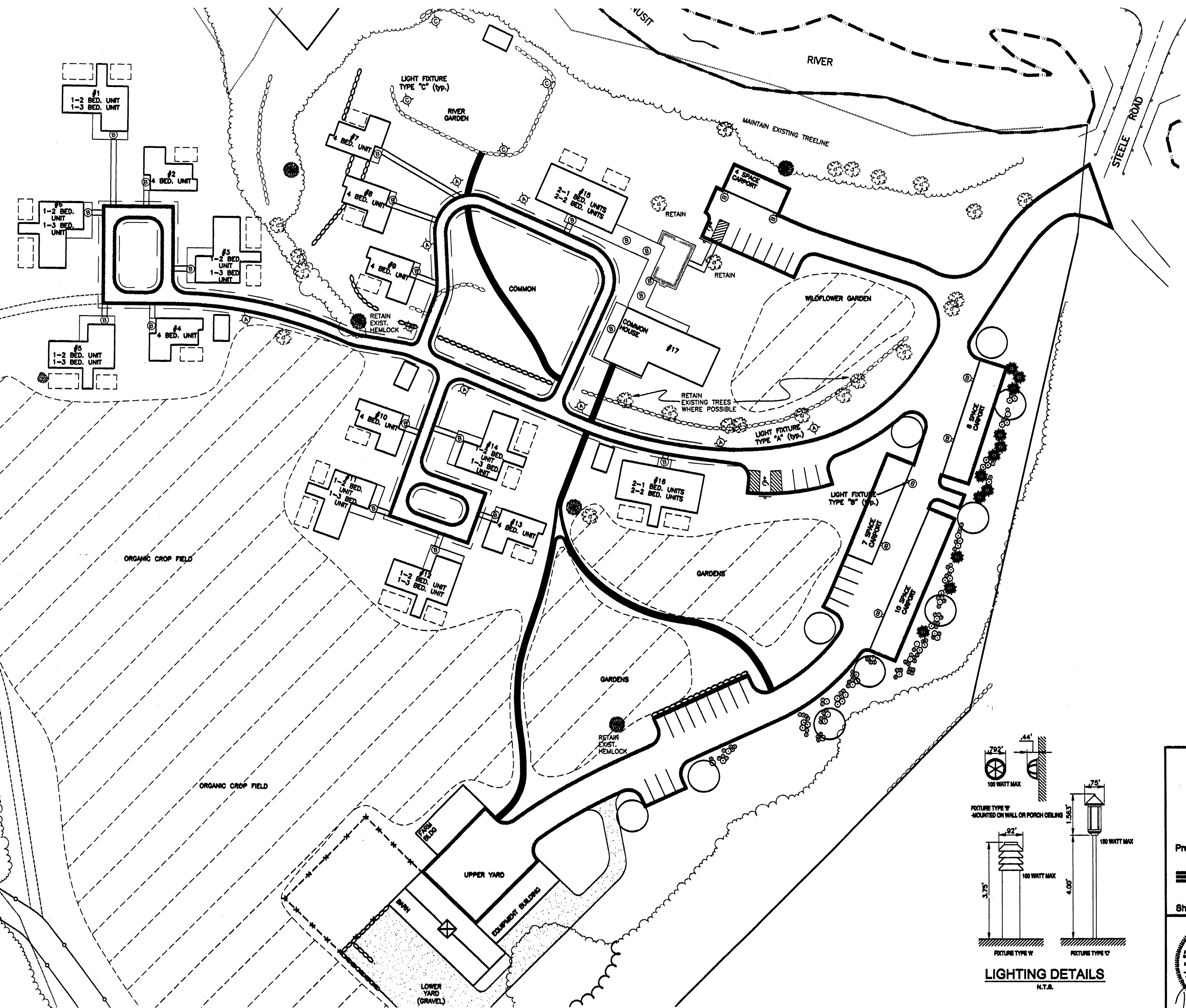
Zoning District: West Peterborough District

STATE OF NEW HAMPSHIRE
DAVID R. JORDAN
NO. 7778
JUL 15 2005

417801-Sewer Details



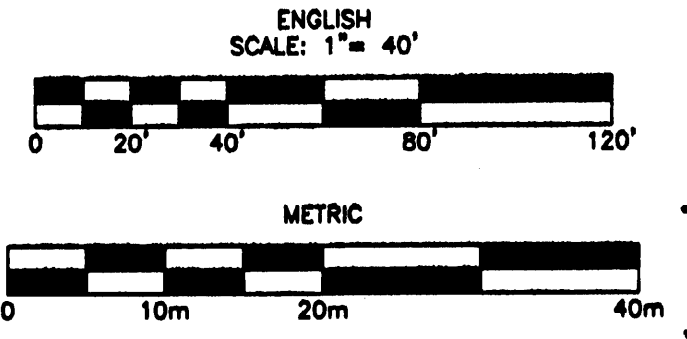
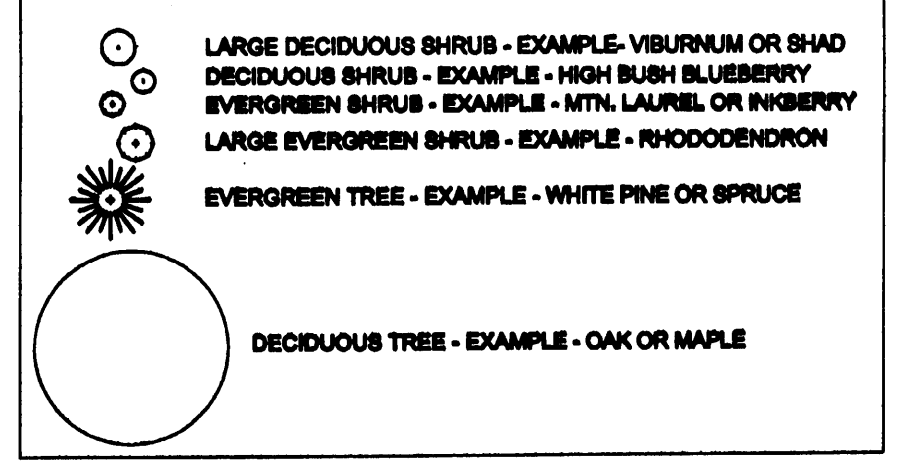
Based on Town of Peterborough, NH GIS



NOTES:

1. THE LANDSCAPING SHOWN IS INTENDED TO ADDRESS THE SCREENING/ BUFFERING REQUIREMENTS IN THE TOWN OF PETERBOROUGH ZONING AND SITE PLAN REGULATIONS.
2. LANDSCAPE DESIGN PROVIDED BY JAMES A. HEROUX, ASLA, OF STRATA DESIGN ASSOCIATES, INC.

LANDSCAPE LEGEND



1	Road and Parking	06/06/05
No.	Revision	Date
Designed by: DRJ		Checked by: DRJ
Drawn by: BAV		

Lighting and Landscape Plan
Neighborhood & Farm
Nubi River Partners, LLC
Steele Road
Peterborough, NH
 Lot U026-008-000

Prepared by:

SFC ENGINEERING PARTNERSHIP INC.
 23 SUNDIAL AVENUE, SUITE 205W
 MANCHESTER, NH 03103-7230
 TEL. 603-647-8700
 FAX. 603-647-8711
 www.sfceng.com

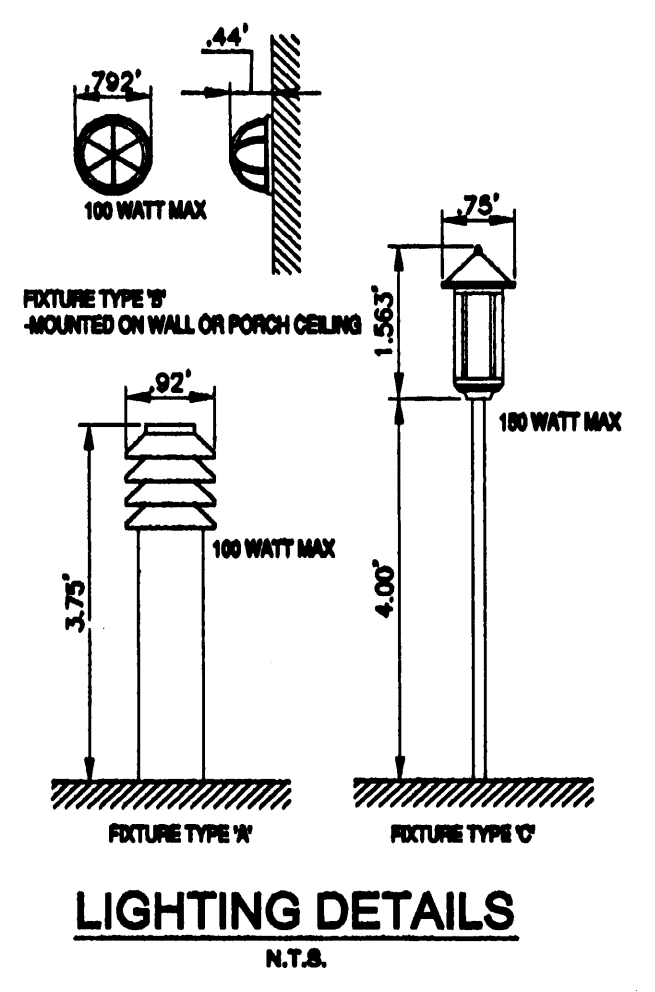
Sheet 18 of 18 Scale: 1" = 40' Date: 07/15/2005

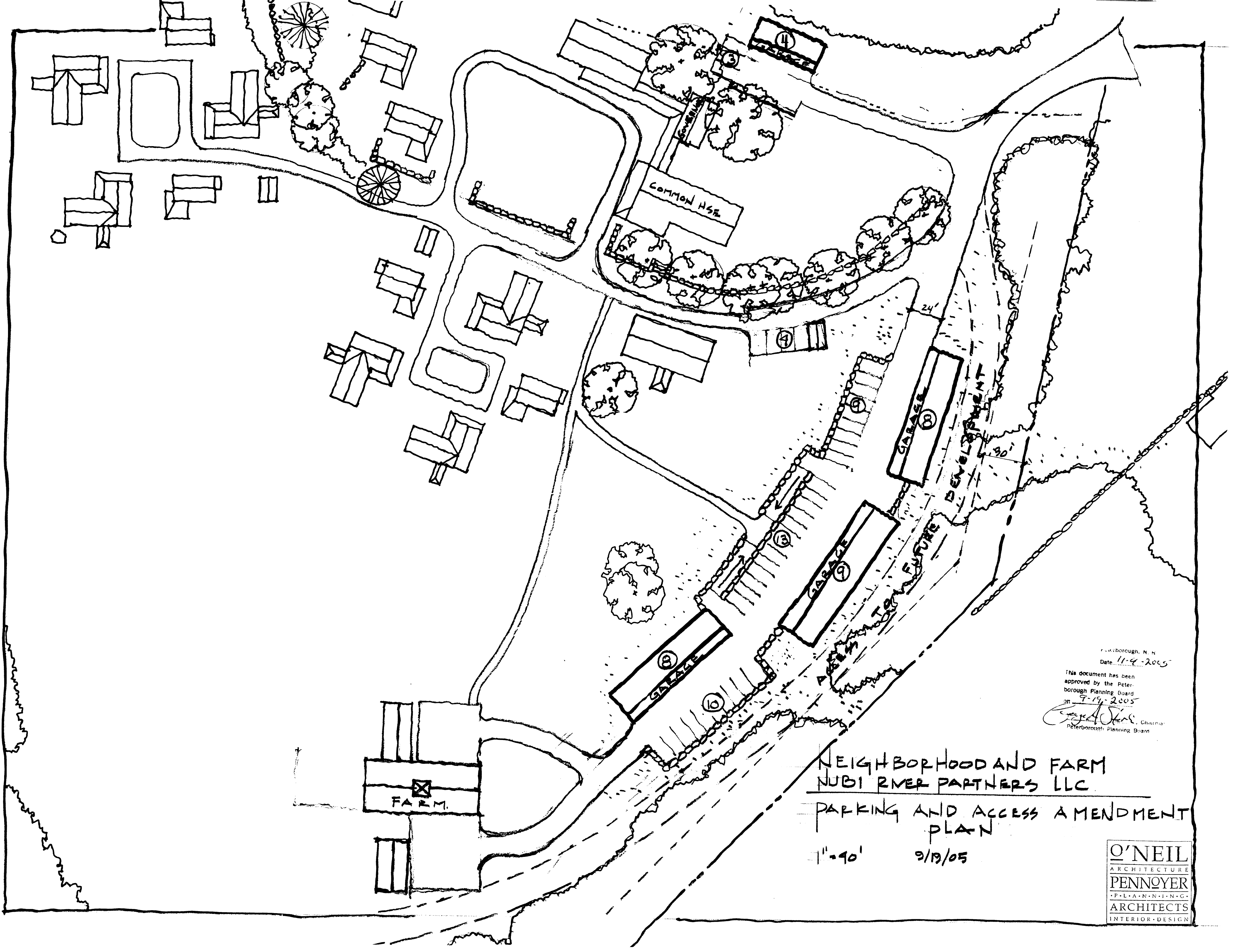
Prepared for:
Nubi River Partners, LLC
 6 School Street
 Peterborough, NH 03458

Peterborough Planning Board
 Approval



Zoning District: West Peterborough District





Peterborough, N. H.
 Date: 11-9-2005

This document has been approved by the Peterborough Planning Board on 7-19-2005
[Signature], Chairman
 Peterborough Planning Board

NEIGHBORHOOD AND FARM
 NUBI RIVER PARTNERS LLC
 PARKING AND ACCESS AMENDMENT
 PLAN

1"=40' 9/19/05

O'NEIL
 ARCHITECTURE
 PENNOYER
 P.L.A.N.N.I.N.G.
 ARCHITECTS
 INTERIOR DESIGN

