



RECEIVED
FEB 09 2016

Planning - 500

RESIDENTIAL SITE PLAN APPLICATION (townhouses, apts., etc.)
City of Rochester, New Hampshire

Date: February 4, 2016 [office use only: fee paid _____ amount \$ _____ date paid _____]

Property information

Tax map #: 210; Lot #'s: 50, 51, 64, 71; Zoning district: Highway Commercial & Residential 1

Property address/location: Flat Rock Bridge Rd & Milton Rd

Name of project (if applicable): _____

Size of site: 9 acres; overlay zoning district(s)? Wetlands overlay

Property owner

Name (include name of individual): Anna Fazekas Rev. Trust/Ervin Fazekas Rev. Trust

Mailing address: 141 Wakefield St., Rochester, NH 03867

Telephone #: 603-674-8388 Fax #: _____

Applicant/developer (if different from property owner)

Name (include name of individual): Anna Fazekas Rev. Trust/Ervin Fazekas Rev. Trust

Mailing address: 141 Wakefield St., Rochester, NH 03867

Telephone #: 603-674-8388 Fax #: _____

Engineer/designer

Name (include name of individual): Kenneth A. Berry, PE, LMS
Christopher R. Berry, Project Manager

Mailing address: 335 Second Crown Point Rd. Barrington, NH 03325

Telephone #: 332-2863 Fax #: 335-4623

Email address: K.Berry@BerrySurveying.com Professional license #: 14248

Proposed use

The applicant is not bound by information on bedrooms and ownership arrangement unless that is a condition of approval.

Total number of proposed dwelling units: 31; number of existing dwelling units: 0

Proposed bedrooms/unit: 2; total number of proposed bedrooms: 62

(continued Residential Site Plan application Tax Map: 210 Lot: 50, 51, 64, 71)

New building(s)? 6 addition(s)/modifications to existing building(s)? 0

Townhouses/rowhouses: X flats: duplexes: freestanding detached units:

Proposed ownership - leasehold: X fee simple conveyance: condominiums: X

Utility information

City water? yes X no ; How far is City water from the site?

City sewer? yes X no ; How far is City sewer from the site? 2,000

If City water, what are the estimated total daily needs? 9,300 gallons per day

Where will stormwater be discharged? Multiple rain gardens, 1 gravel wetlands

Other information

parking spaces: existing: 0 total proposed: ; Are there pertinent covenants? No

Describe existing conditions/use (vacant land?): Vacant Land

Check any that are proposed: variance ; special exception ; conditional use X

Wetlands: Is any fill proposed? ; area to be filled: ; buffer impact? Yes-for sewer construction

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building		
Parking and vehicle circulation		
Planted/landscaped areas (excluding drainage)		
Natural/undisturbed areas (excluding wetlands)		
Wetlands		
Other – drainage structures, outside storage, etc.		

Comments

Please feel free to add any comments, additional information, or requests for waivers here:

(continued Residential Site Plan application Tax Map: 210 ^{50, 51} Lot: 64, 71)

Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

I (we) hereby submit this Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: _____

Date: _____

Signature of applicant/developer: _____

Date: _____

Signature of agent: _____

Date: _____

Authorization to enter subject property

I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.

Signature of property owner: _____

Date: _____

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PROPOSED MAJOR SITE PLAN FOR ANNA FAZEKAS REVOCABLE TRUST MILTON ROAD ROCHESTER, NH TAX MAP 210, LOTS 50, 51, 64, & 71

TAX MAP SKETCH
ROCHESTER, NH
SCALE: 1" = 500'

OWNER: ANNA FAZEKAS REVOCABLE TRUST
111 BACFIELD STREET
ROCHESTER, NH 03801

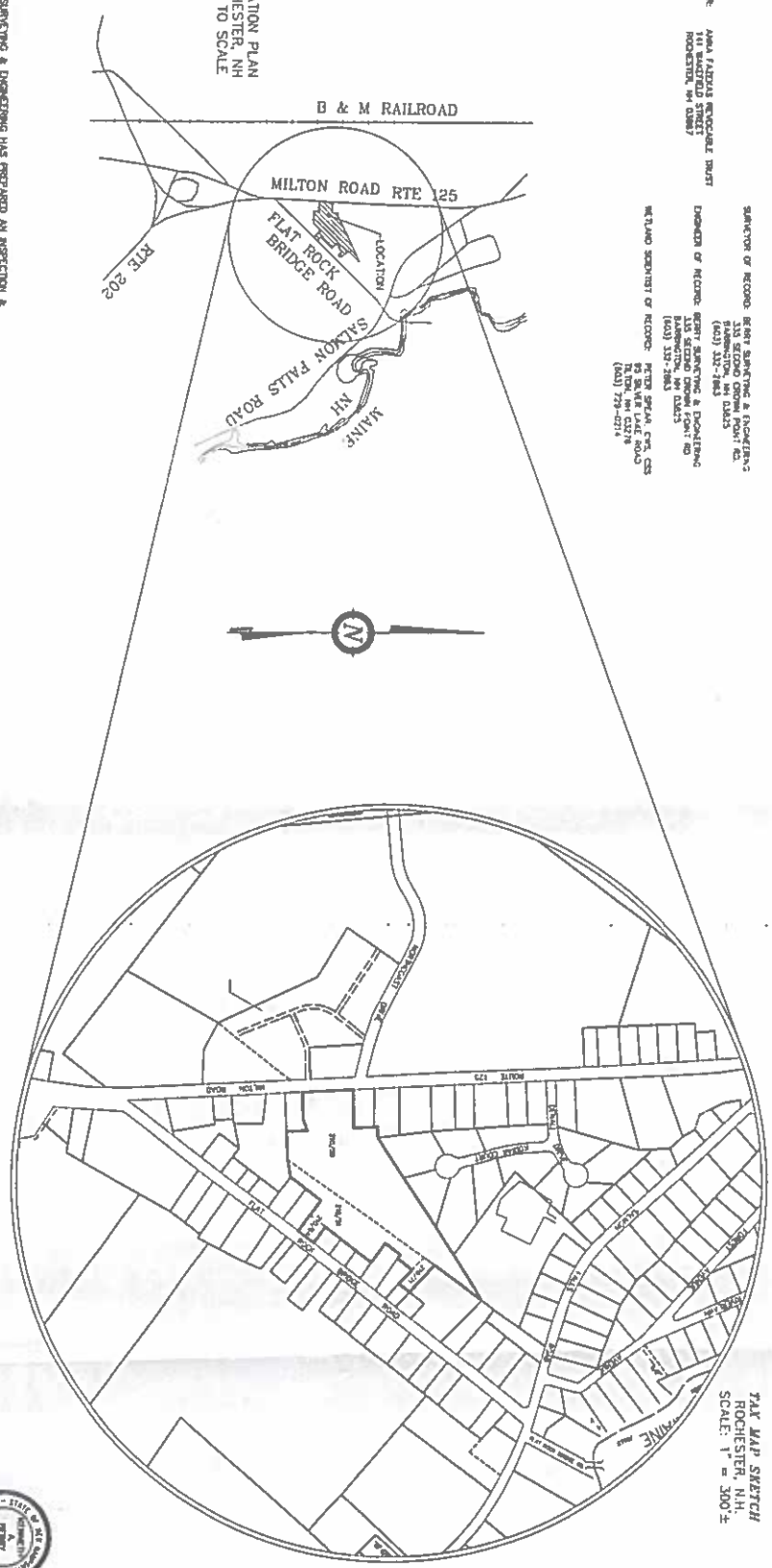
DESIGNER OF RECORD: BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-7883

ENGINEER OF RECORD: BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-7883

RECORDING AGENT OF RECORD: BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-7883

LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE

NOTE:
BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECT'S DOCUMENTATION. ALL USERS ARE REQUIRED TO READ THIS MANUAL AS PART OF THE APPROVAL OF THE PLANNING AND CONSTRUCTION OF THE PROJECT. ANY VIOLATIONS ARE TO BE REPORTED TO THE DESIGNED AS DIRECTED IN THE MANUAL.



BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (332-2883)
SCALE : AS-NOTED
DATE : FEBRUARY 16, 2016
FILE NO. : DB 2015-010

PROPOSED MAJOR SITE PLAN
FOR
ANNA FAZEKAS REVOCABLE TRUST
MILTON ROAD / ROUTE 125
ROCHESTER, NH
TAX MAP 210, LOT 50, 51, 64, & 71

REVISION	DATE	DESCRIPTION



NEIGHBORHOOD PLAN

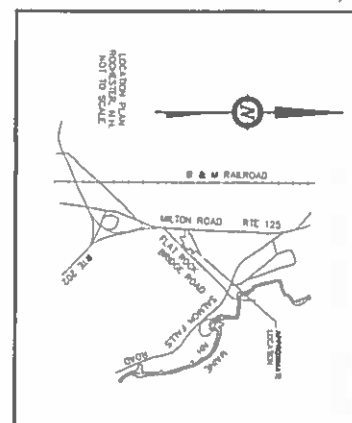
TAX MAP SKETCH
ROCHESTER, NH
SCALE: 1" = 400'

SHEET 2 OF 2

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 [332-2863]
SCALE: AS-NOTED
DATE: FEBRUARY 18, 2015
FILE NO.: DB 2015-010

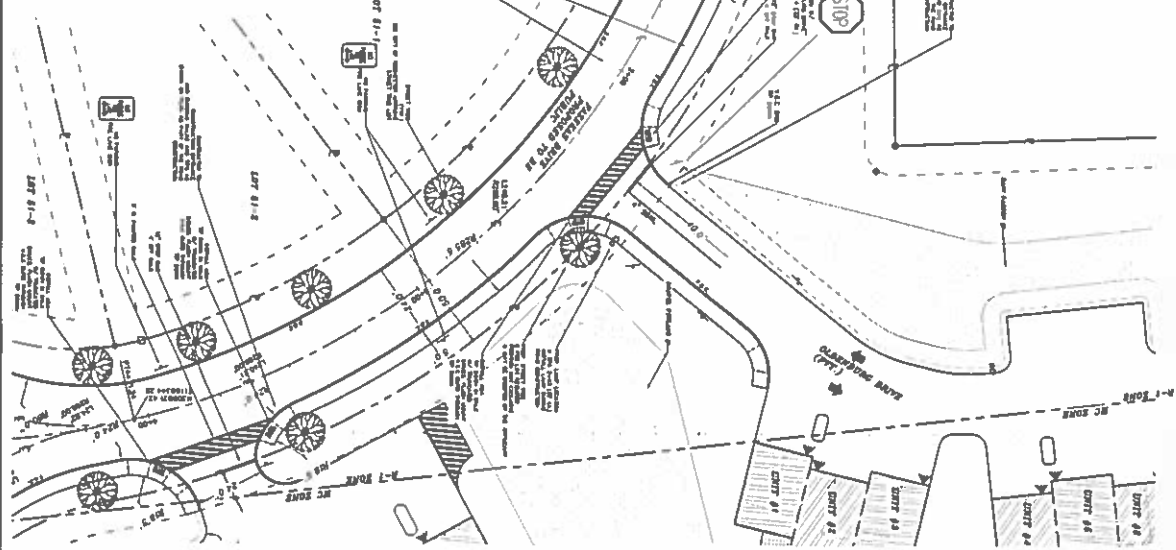
PROPOSED MAJOR SITE PLAN & SUBDIVISION PLAN
FOR
ANNA FAZEKAS REVOCABLE TRUST
MELTON ROAD / ROUTE 125
ROCHESTER, NH
TAX MAP 210, LOT 50, 51, 54, & 71

REVISION	DATE	DESCRIPTION

[illegible][illegible]

EXISTING CONDITIONS PLAN
LAND OF
ANNA FAZIKAS REVOCABLE TRUST
ERVIN FAZIKAS REVOCABLE TRUST
FLAT ROCK (BRIDGE ROAD & MILTON ROAD)
ROCHESTER, N.H.
TAX MAP 810, LOTS 60, 61, 64, 71

SON	DATE	DESCRIPTION
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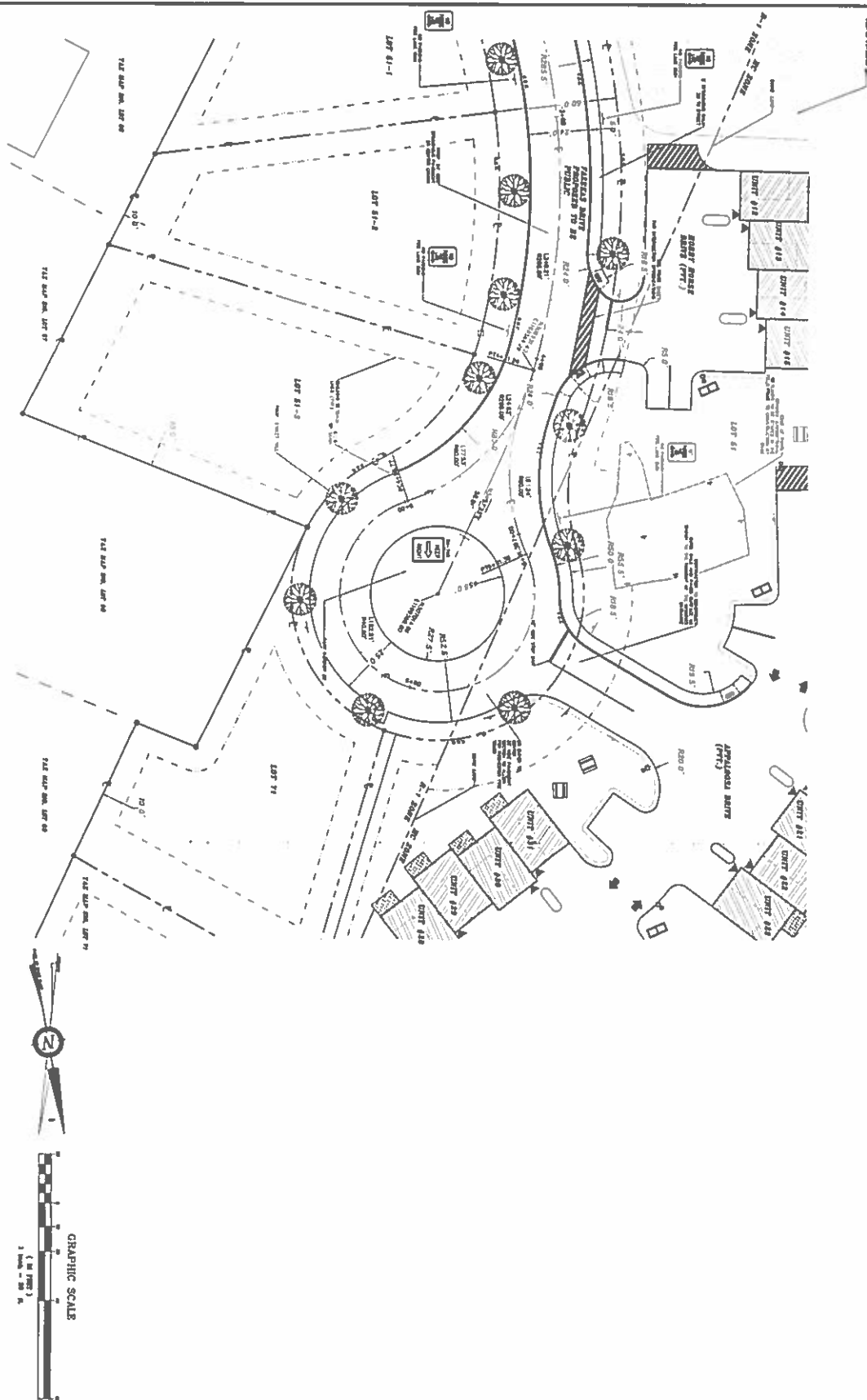


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BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603) 332-2863
 SCALE 1 IN. EQUALS 20'
 DATE : FEBRUARY 9, 2016
 FILE NO. : DB 2015-010

2D SCALE ROADWAY SITE PLAN FAZEKAS DRIVE
LAND OF
ANNA FAZEKAS REVOCABLE TRUST
ERVIN FAZEKAS REVOCABLE TRUST
FLAT ROCK BRIDGE ROAD & MILTON ROAD
ROCHESTER, N.H.
TAX MAP 210, LOT 50, 81, 84, 71

REVISION	DATE	DESCRIPTION



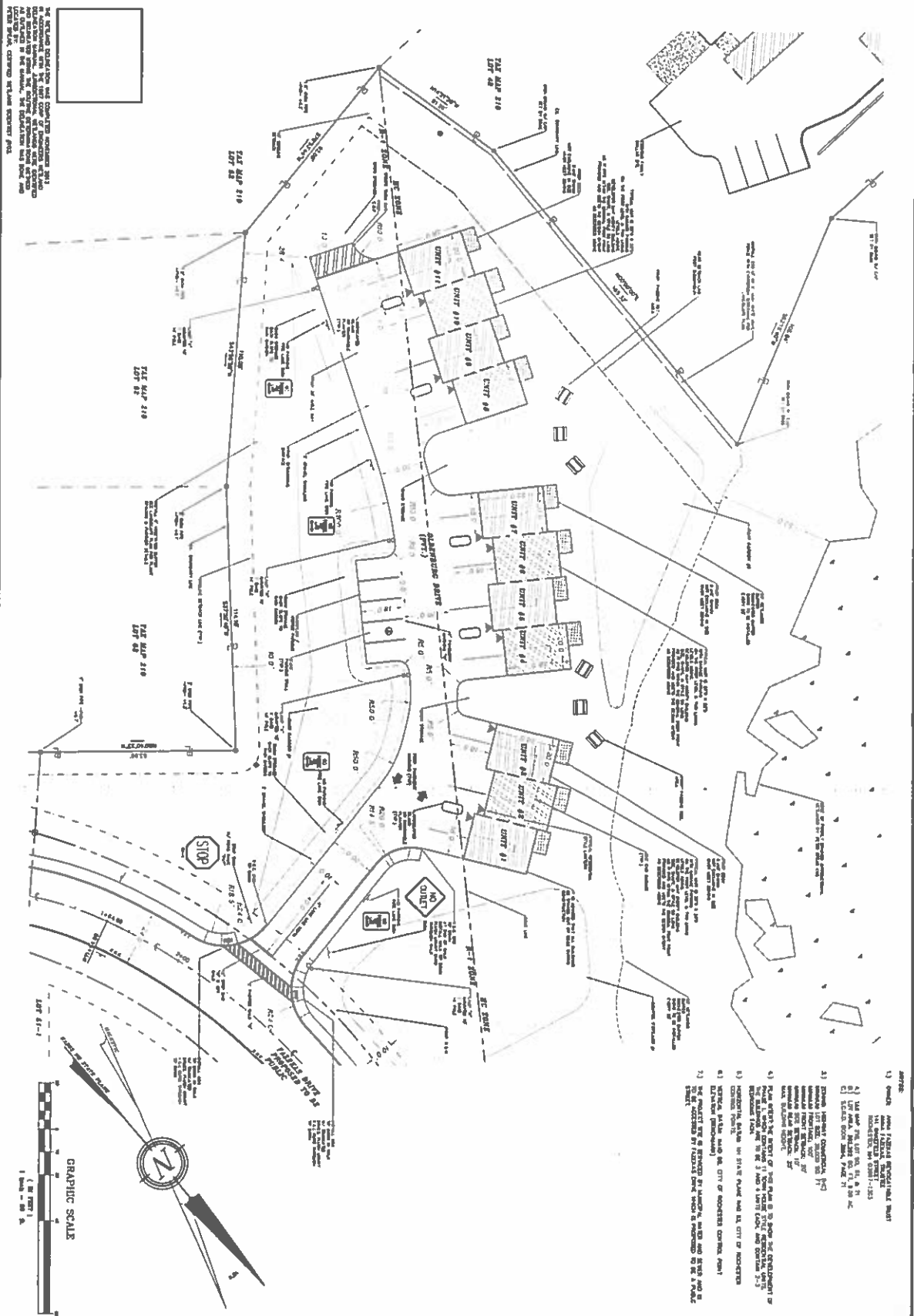
BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863

DATE: FEBRUARY 8, 2018
 FILE NO.: DB 2015-D10

20 SCALE ROADWAY SITE PLAN FAZEKAS DRIVE
 LAND OF
 ANNA FAZEKAS REVOCABLE TRUST
 ERWIN FAZEKAS REVOCABLE TRUST
 FLAT ROCK BRIDGE ROAD & MILTON ROAD
 ROCHESTER, N.H.
 TAX MAP 210, LOT 80, 81, 84, 71

REVISION	DATE	DESCRIPTION

THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF BERRY SURVEYING & ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BERRY SURVEYING & ENGINEERING, INC.

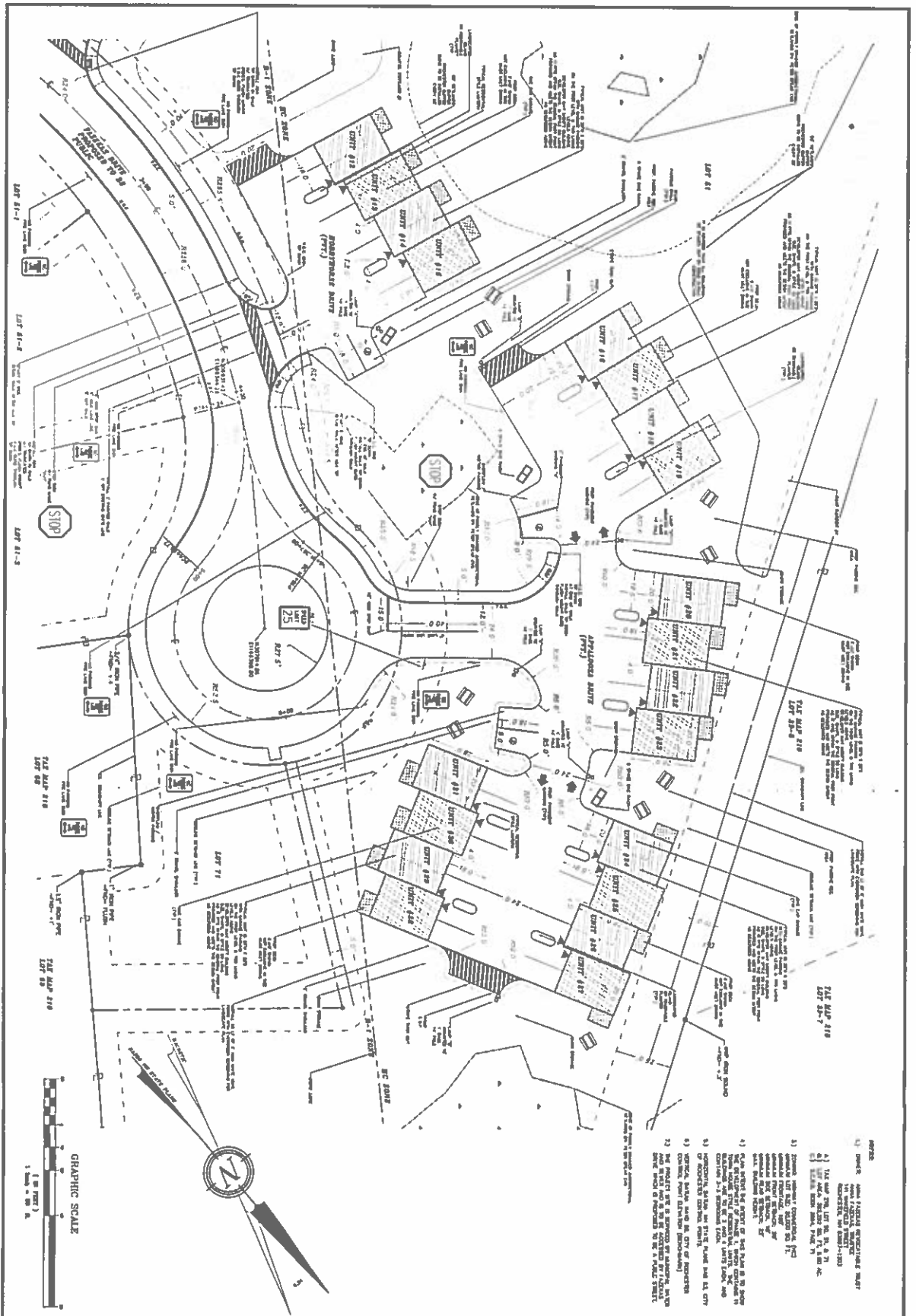


- NOTES:
- 1) OWNER: ANNA FAZEKAS REVOCABLE TRUST
2) LAND: 1.00 AC. (43,560 SQ. FT.)
3) LOT: 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2663
 SCALE: 1" = 20 FT.
 DATE: FEBRUARY 9, 2016
 FILE NO.: DB 2015-010

20 SCALE SITE PLAN FRONT PAD SITE
 LAND OF
 ANNA FAZEKAS REVOCABLE TRUST
 DAWN FAZEKAS REVOCABLE TRUST
 FLAT ROCK BRIDGE ROAD & WILTON ROAD
 ROCHESTER, N.H.
 TAX MAP 210, LOT 80, 81, 84, 71

REVISION	DATE	DESCRIPTION

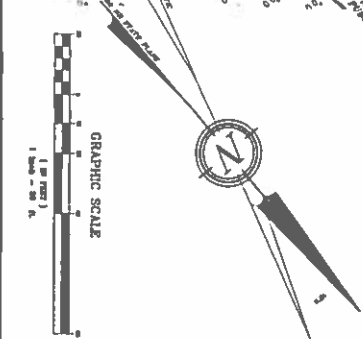
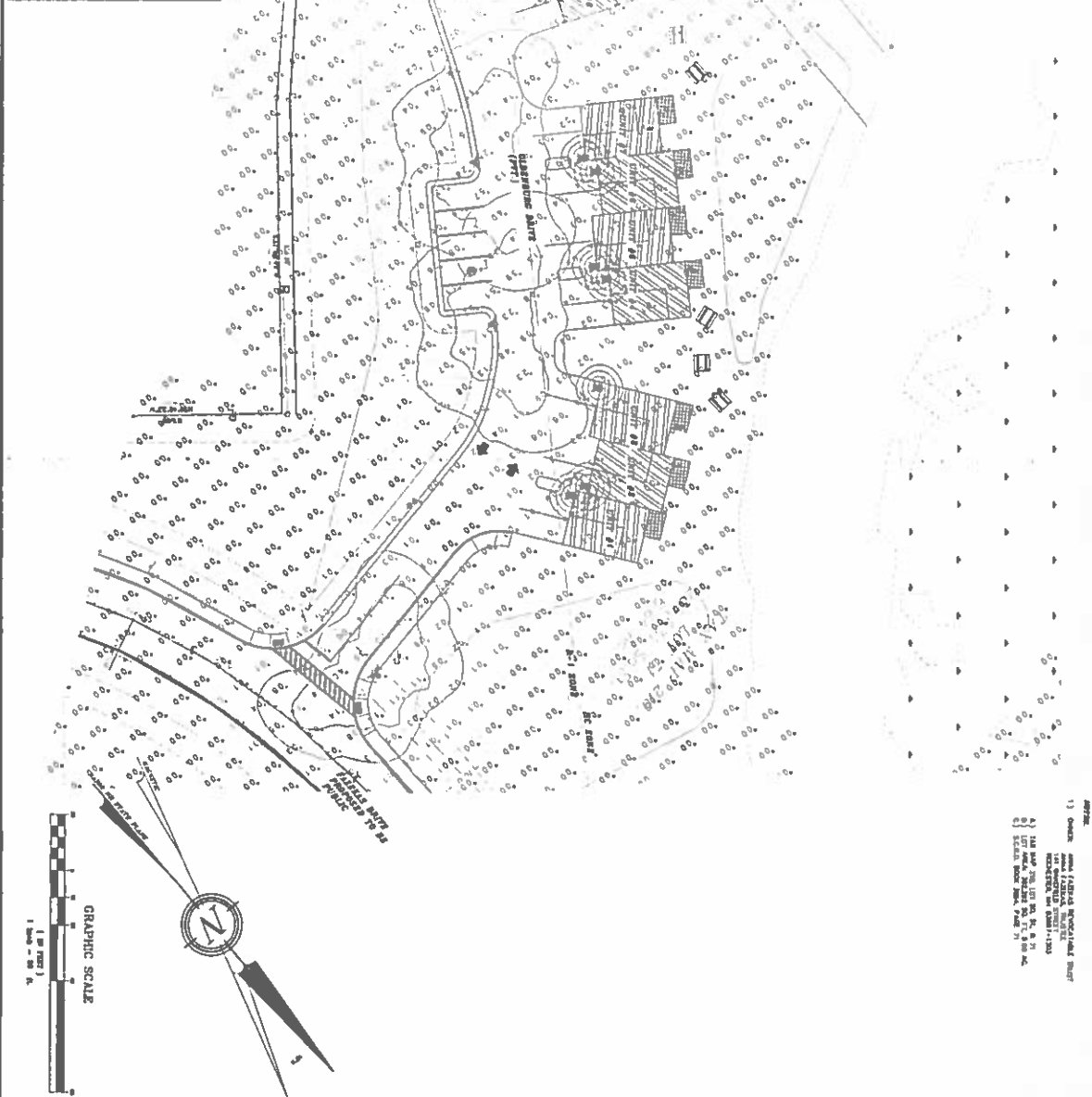


BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : 1 IN. EQUALS 20 FT.
 DATE : FEBRUARY 9, 2018
 FILE NO. : DB 2015-010

20 SCALE SITE PLAN REAR PAD SITE
 LAND OF
 ANNA FAIZKAS REVOCABLE TRUST
 ERVIN FAIZKAS REVOCABLE TRUST
 FLAT ROCK BROOK ROAD & MILTON ROAD
 ROCHESTER, N.H.
 TAX MAP #10, LOT 50, 51, 54, 71

REVISION	DATE	DESCRIPTION

LUMINAIRE SCHEDULE				
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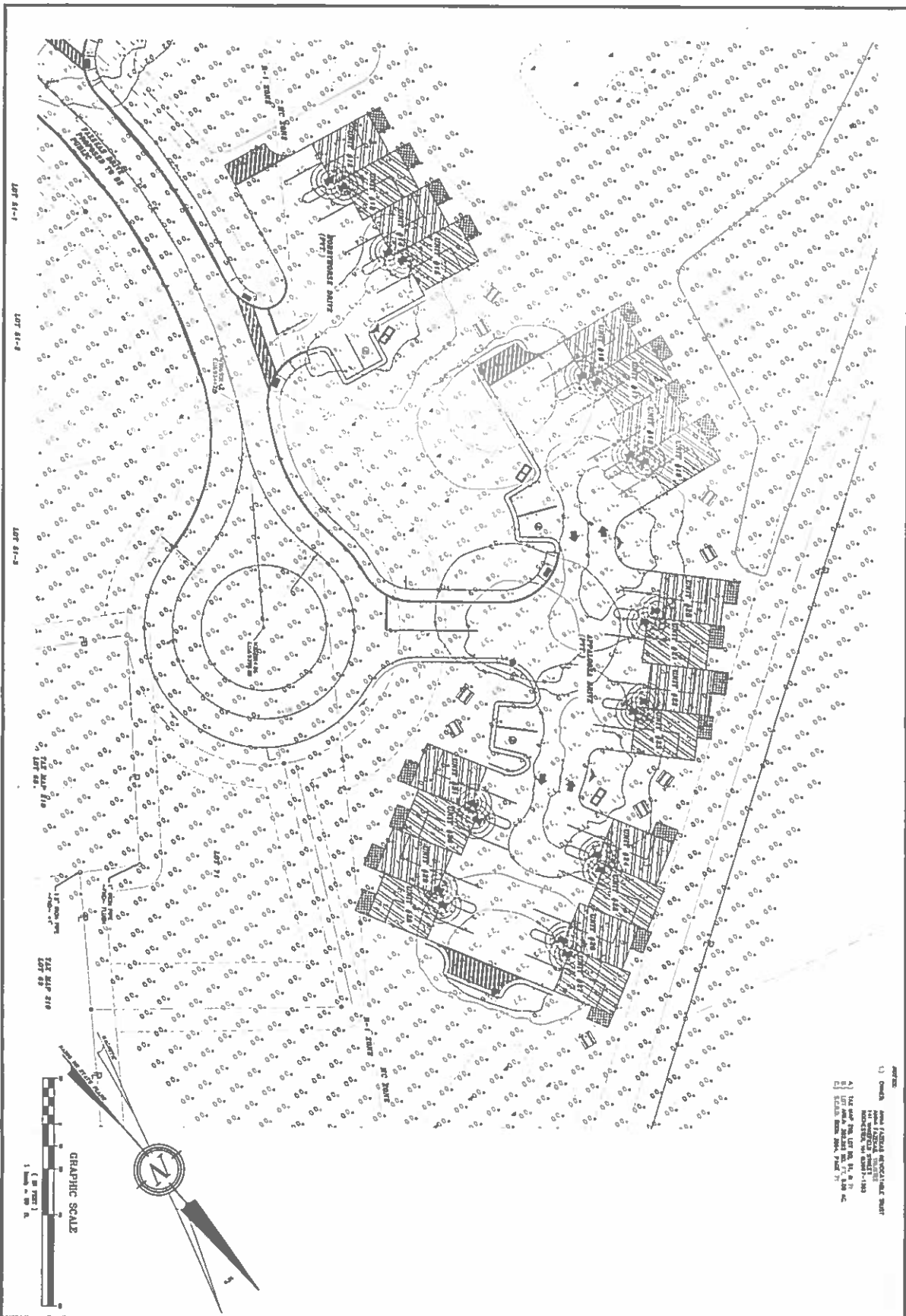
1) OWNER: ANNA FAZEKAS REVOCABLE TRUST
 2) DESIGNER: BERRY SURVEYING & ENGINEERING
 3) DATE: FEBRUARY 9, 2016
 4) SCALE: 1" = 20 FT.

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
 DATE : FEBRUARY 9, 2016
 FILE NO. : DB 2015-010

20 SCALE LIGHTING PLAN FRONT PAD SITE
 LAND OF
 ANNA FAZEKAS REVOCABLE TRUST
 ERVIN FAZEKAS REVOCABLE TRUST
 FLAT ROCK BRIDGE ROAD & MILTON ROAD
 ROCHESTER, N.H.
 TAX MAP 210, LOT 80, 81, 84, 71

REVISION	DATE	DESCRIPTION

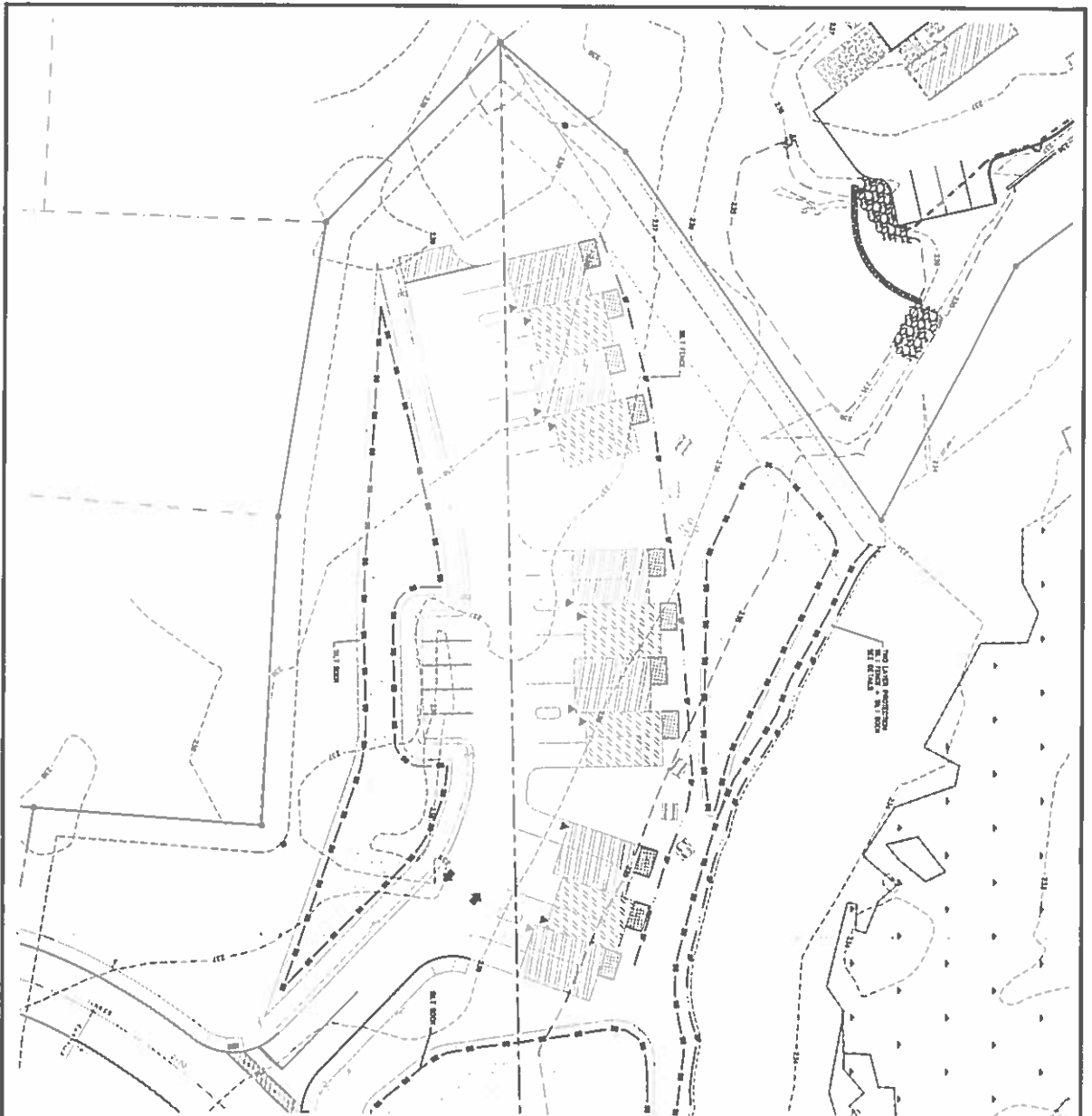


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BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2883
 SCALE : 1 IN. EQUALS 20 FT.
 DATE : FEBRUARY 9, 2016
 FILE NO. : DB 2015-010

20 SCALE LIGHTING PLAN REAR PAD SITE
 LAND OF
 ANNA FAZEKAS REVOCABLE TRUST
 DRVN FAZEKAS REVOCABLE TRUST
 FLAT ROCK BRIDGE ROAD & MILTON ROAD
 ROCHESTER, N.H.
 TAX MAP 210, LOT 60, 61, 64, 71

REVISION	DATE	DESCRIPTION



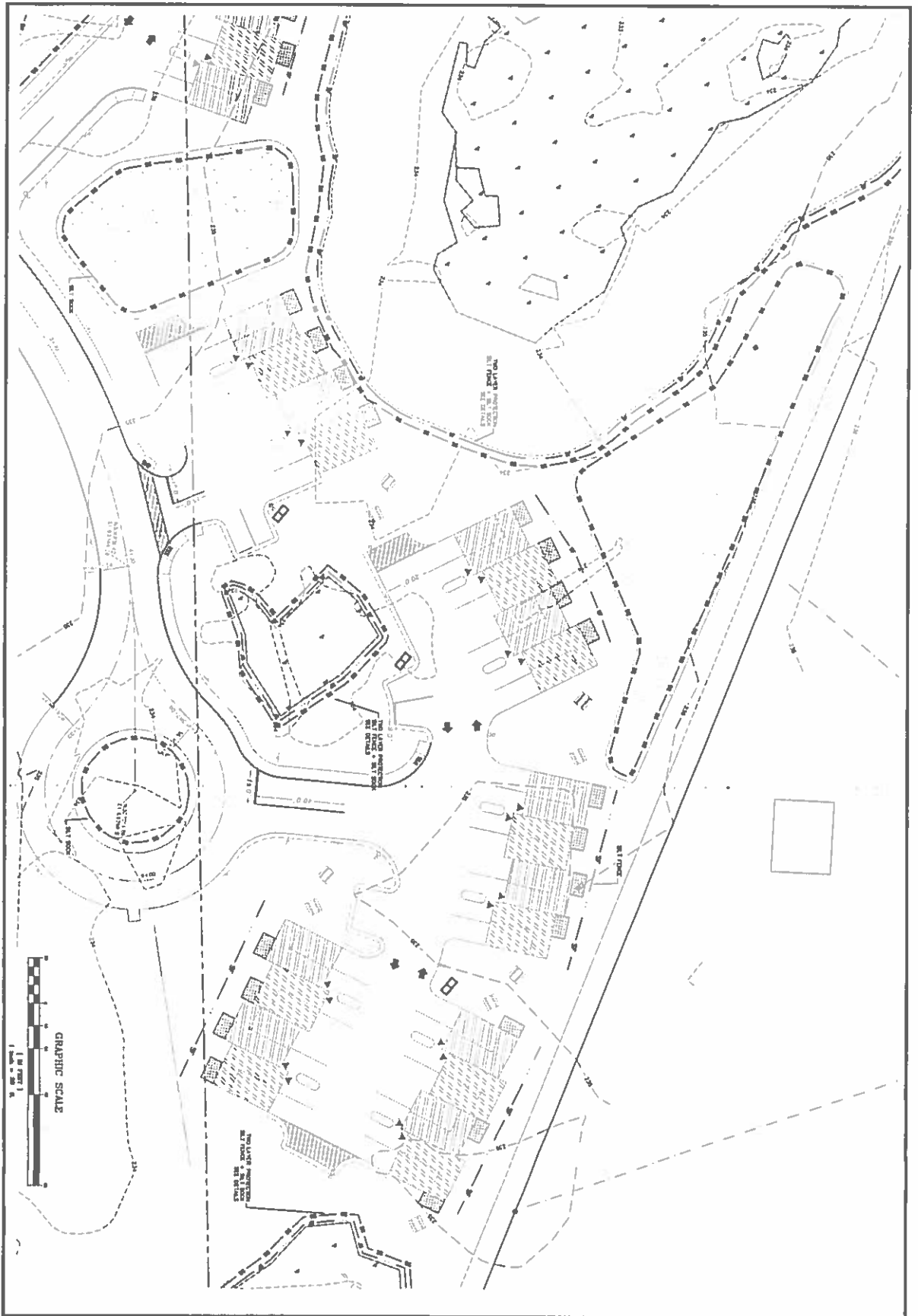
- NOTES:**
- 1) OWNER: ANNA FAZEKAS REVOCABLE TRUST
 - 2) CITY OF BARRINGTON: 114 MAP THE LOTS 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : 1 IN. EQUALS 20 FT.
 DATE : FEBRUARY 9, 2016
 FILE NO. : DB 2015-010

SEDIMENT AND EROSION CONTROL
 LAND OF
 ANNA FAZEKAS REVOCABLE TRUST
 ERWIN FAZEKAS REVOCABLE TRUST
 FLAT ROCK BRIDGE ROAD & WILTON ROAD
 ROCHESTER, N.H.
 TAX MAP 210, LOT 50, 51, 54, 71

REVISION	DATE	DESCRIPTION



BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2883
 SCALE : 1 IN. EQUALS 20 FT.
 DATE : FEBRUARY 9, 2018
 FILE NO. : DB 2015-010

SEDIMENT AND EROSION CONTROL
 LAND OF
 ANNA FAZEKAS REVOCABLE TRUST
 TOWN FAZEKAS REVOCABLE TRUST
 FLAT ROCK BROOK ROAD & MILTON ROAD
 ROCHESTER, N.H.
 TAX MAP 210, LOT 80, 81, 84, 77

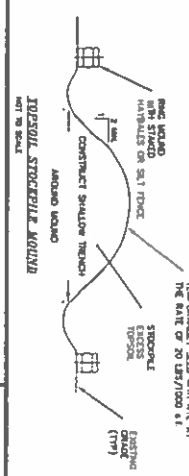
REVISION	DATE	DESCRIPTION



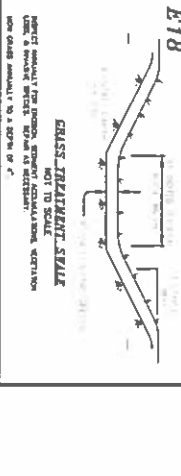
ITEM	QTY	UNIT
1. STONE	1	CU YD
2. VEGETATIVE LAYER	1	SQ YD

1. CONSTRUCT THE LEVEL STRAIGHT UP ON A 10' GRAD TO PROTECT EXISTING VEGETATION OF BERM.
2. LEVEL STRAIGHT SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
3. THE FILLING LEVEL UP AREA SHALL BE PROTECTED BY PLACING EXISTING VEGETATION WITHIN BERM.
4. THE STRAIGHT SHALL BE CONSTRUCTED BY AT LEAST SIX ROCKS.
5. MAINTENANCE: THE LEVEL STRAIGHT SHALL BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE UP HAS BEEN DAMAGED AND THE DESIGN CONDITIONS HAVE BEEN EXCEEDED. IF THE UP HAS BEEN DAMAGED, THE STRAIGHT SHALL BE RECONSTRUCTED WITHIN 14 DAYS AFTER THE STORM.

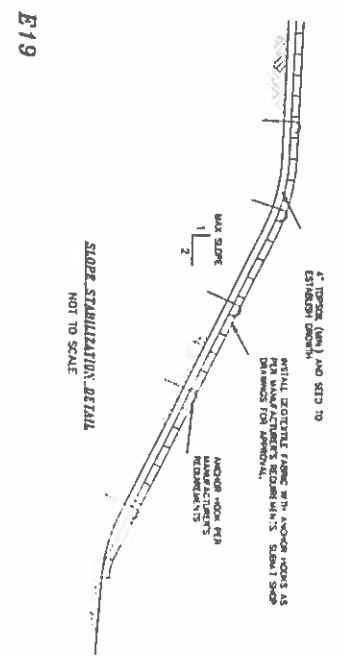
E15



E16

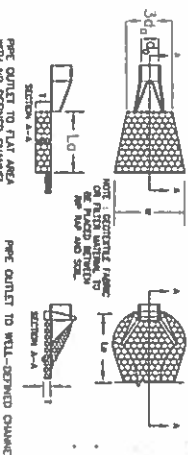


E18



E19

E13



E13

ITEM	QTY	UNIT
1. PIPE OUTLET PROTECTION	1	CU YD
2. VEGETATIVE LAYER	1	SQ YD

PIPE OUTLET PROTECTION
CONSTRUCTION SPECIFICATIONS

1. THE PIPE OUTLET PROTECTION SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
2. THE PIPE OUTLET PROTECTION SHALL BE CONSTRUCTED BY AT LEAST SIX ROCKS.
3. MAINTENANCE: THE PIPE OUTLET PROTECTION SHALL BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE PROTECTION HAS BEEN DAMAGED AND THE DESIGN CONDITIONS HAVE BEEN EXCEEDED. IF THE PROTECTION HAS BEEN DAMAGED, THE PROTECTION SHALL BE RECONSTRUCTED WITHIN 14 DAYS AFTER THE STORM.

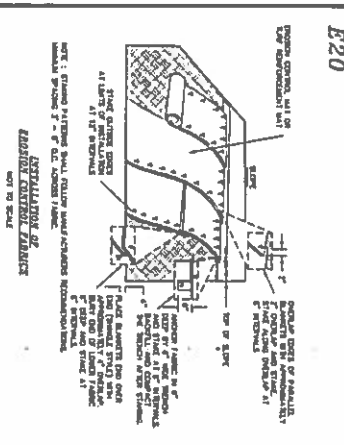
E14

ITEM	QTY	UNIT
1. PIPE OUTLET PROTECTION	1	CU YD
2. VEGETATIVE LAYER	1	SQ YD

E17

1. ALL DISTURBED AREAS SHALL BE REVEGETATED WITHIN 14 DAYS AFTER THE STORM.
2. THE REVEGETATION SHALL BE CONSTRUCTED BY AT LEAST SIX ROCKS.
3. MAINTENANCE: THE REVEGETATION SHALL BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE REVEGETATION HAS BEEN DAMAGED AND THE DESIGN CONDITIONS HAVE BEEN EXCEEDED. IF THE REVEGETATION HAS BEEN DAMAGED, THE REVEGETATION SHALL BE RECONSTRUCTED WITHIN 14 DAYS AFTER THE STORM.

E21



E20

E22

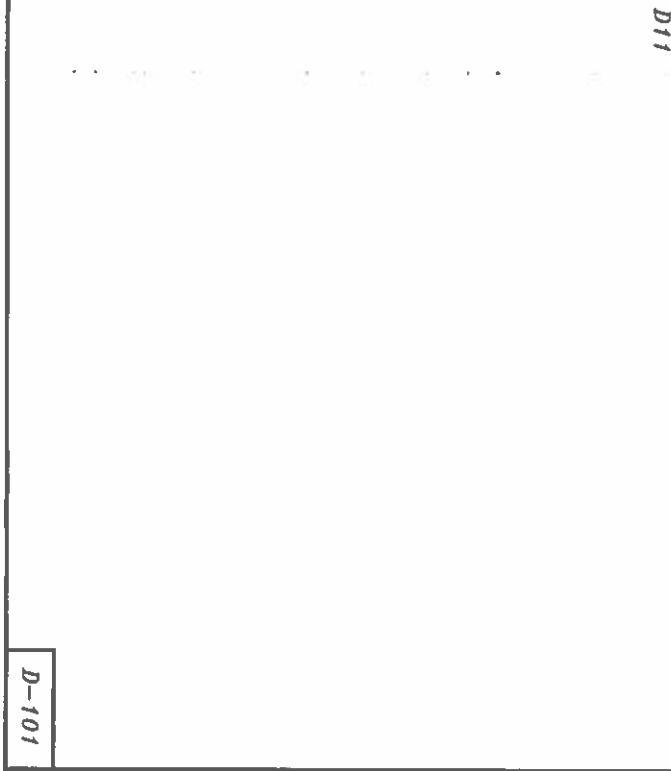
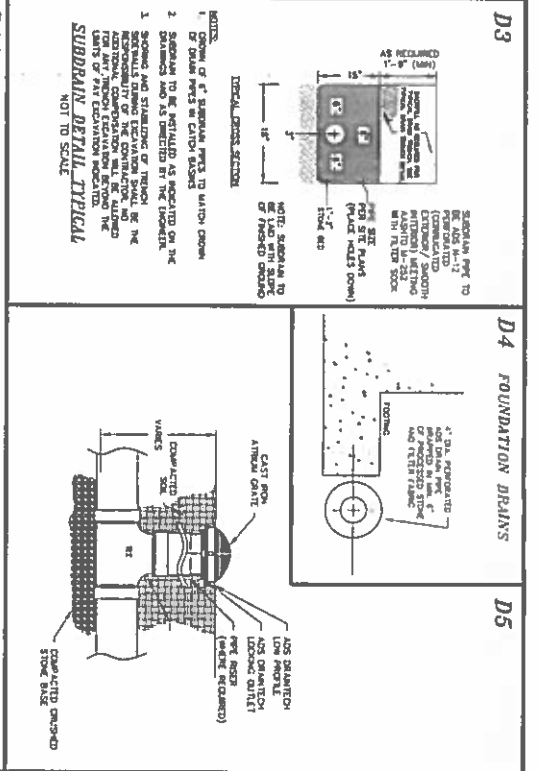
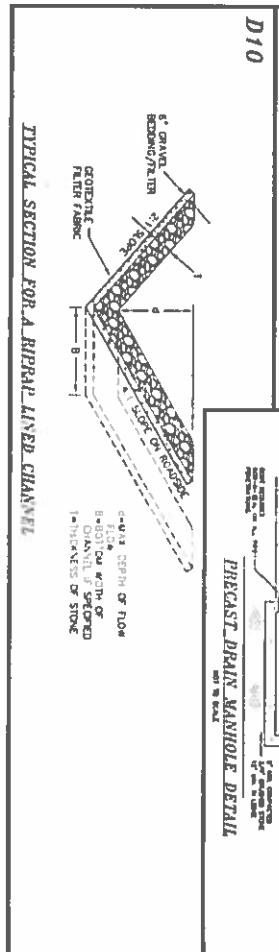
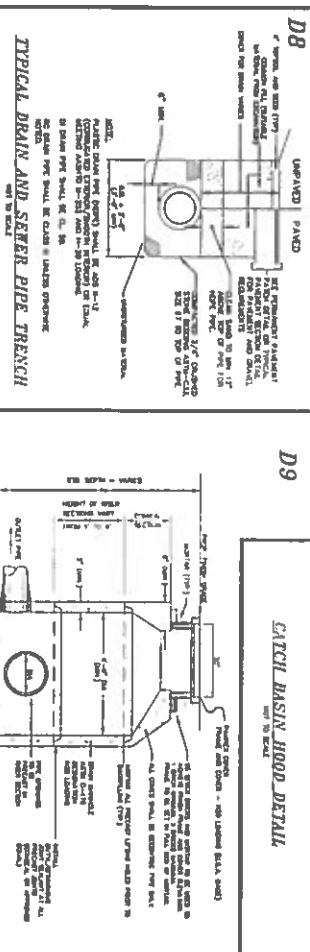
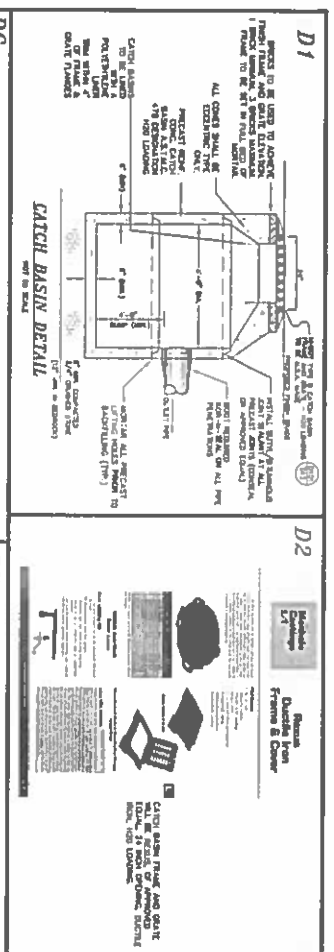
1. CONSTRUCT THE LEVEL STRAIGHT UP ON A 10' GRAD TO PROTECT EXISTING VEGETATION OF BERM.
2. LEVEL STRAIGHT SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
3. THE FILLING LEVEL UP AREA SHALL BE PROTECTED BY PLACING EXISTING VEGETATION WITHIN BERM.
4. THE STRAIGHT SHALL BE CONSTRUCTED BY AT LEAST SIX ROCKS.
5. MAINTENANCE: THE LEVEL STRAIGHT SHALL BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE UP HAS BEEN DAMAGED AND THE DESIGN CONDITIONS HAVE BEEN EXCEEDED. IF THE UP HAS BEEN DAMAGED, THE STRAIGHT SHALL BE RECONSTRUCTED WITHIN 14 DAYS AFTER THE STORM.

E-102

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: AS MARKED
DATE: FEBRUARY 9, 2016
FILE NO.: DB 2015-010

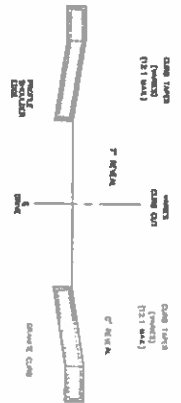
SEDIMENT & EROSION CONTROL DETAILS
LAND OF
ANNA FAZEKAS REVOCABLE TRUST
CROWN FAZEKAS REVOCABLE TRUST
FLAT ROCK DRIVE ROAD
ROCHESTER, N.H.
TAX MAP 210, LOT 60, 61, 62, 71

REVISION	DATE	DESCRIPTION



C6

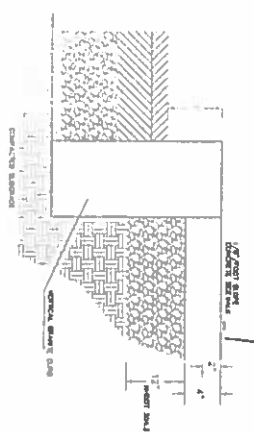
DETAILS FOR SIDEWALK RAIDS



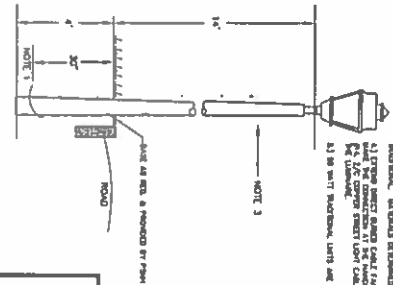
C7

C8

CURB DETAIL WITH SIDEWALK

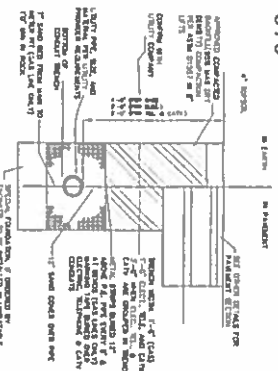


C9



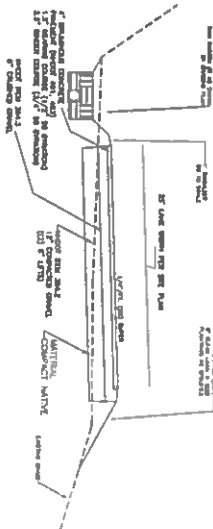
C10

ELECTRICAL, TELEPHONE AND GAS TRENCH



C11

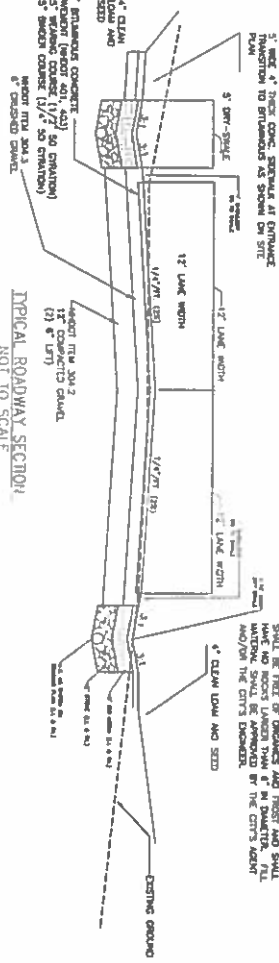
TYPICAL CUL-DE-SAC SECTION 1:48-END



CROSS SECTION NOTES

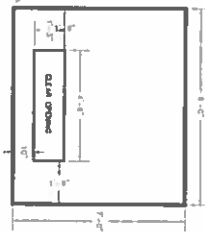
1. ALL ROADWAY FILL TO GRADE ROAD TO SIDEWALK SHALL BE DETAILLED IN LEFTS AND RIGHTS DRAWING 17.
2. ALL FILL SHALL BE DETAILLED TO THE SIDEWALK DETAILING TO BE DETAILLED AT THE START OF THE PROJECT AND NO FILLING SHALL BE DETAILLED.
3. GRADE FILL DETAILLED AS NOTED ON SITE PLAN.
4. CONSTRUCTION SHOULD BE DETAILLED AT THE END OF THE CUL-DE-SAC.

TYPICAL ROADWAY SECTION

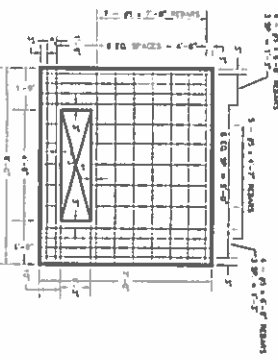


C12

PLAN VIEW



PLAN OF REINFORCING



SECTION VIEW



TRANSFORMER PAD DETAIL

C-102

SHEET 10 OF 20

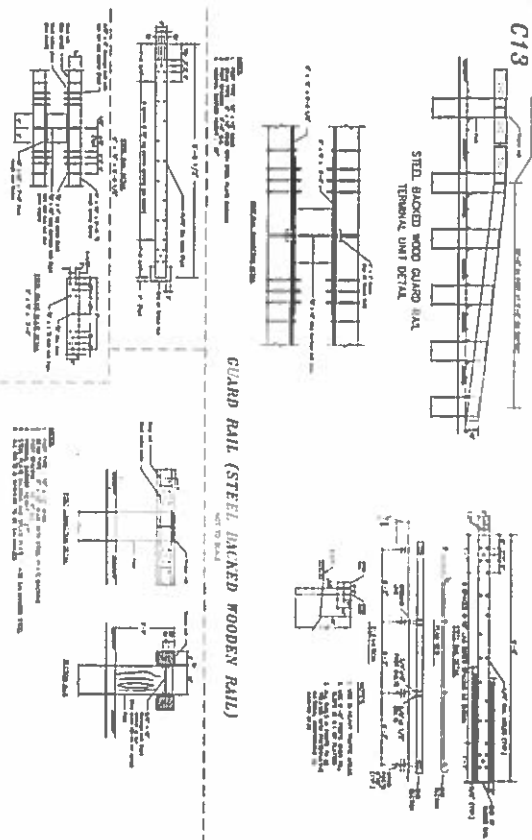


BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: AS MARKED
DATE: FEBRUARY 9, 2018
FILE NO.: 08 2015-010

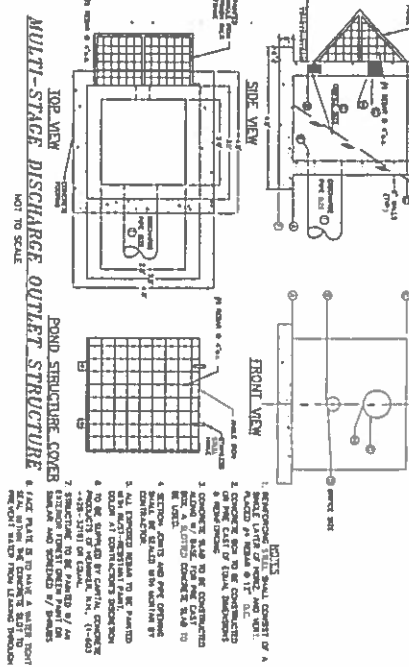
CONSTRUCTION DETAILS
LAND OF
ANNA FAZEKAS REVOCABLE TRUST
GRACE FAZEKAS REVOCABLE TRUST
FLAT ROCK BRIDGE ROAD & MILTON ROAD
ROCHESTER, N.H.
TAX MAP 210, LOT 60, 61, 64, 71

REVISION	DATE	DESCRIPTION

STEEL BACKED WOOD GUARD RAIL
TURNING UNIT DETAIL



POHd #	Age	Sex	Weight	Height	Wt % Moist
POHd 1	(A)	(B)	(C)	(D)	(E)
POHd 2	(F)	(G)	(H)	(I)	(J)
POHd 3	(K)	(L)	(M)	(N)	(O)

[illegible]

REVISION	DATE	DESCRIPTION

CONSTRUCTION DETAILS
LAND OF
ANNA FAZEKAS REVOCABLE TRUST
ERVIN FAZEKAS REVOCABLE TRUST
FLAT ROCK BRIDGE ROAD & MILTON ROAD
ROCHESTER, N.H.
TAX MAP 210, LOT 50, 51, 54, 71

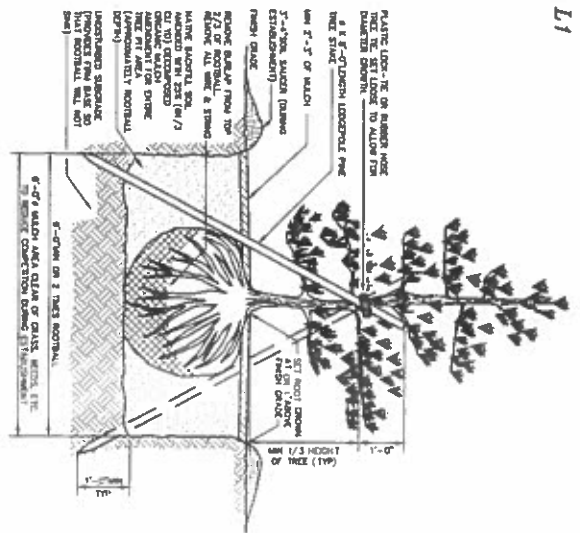
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS MARKED
DATE : FEBRUARY 9, 2016
FILE NO. : DB 2015-010

C-103

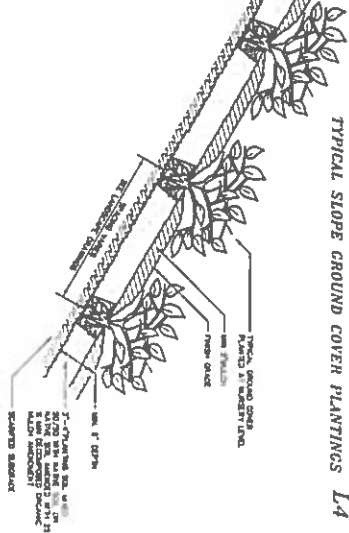


L1



TYPICAL SLOPE GROUND COVER PLANTINGS

L4

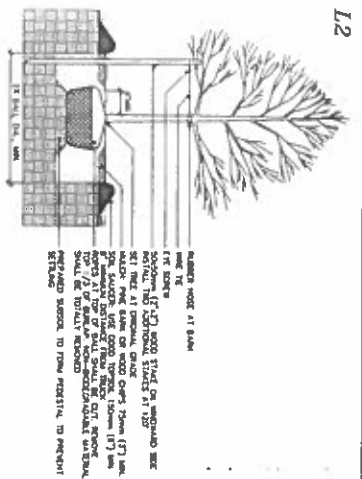


L8



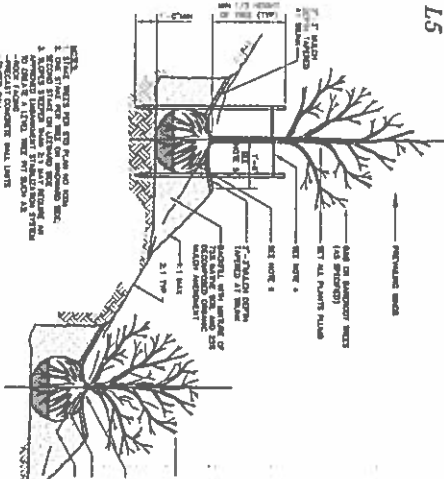
PERENNIAL PLANTING DETAIL

L2



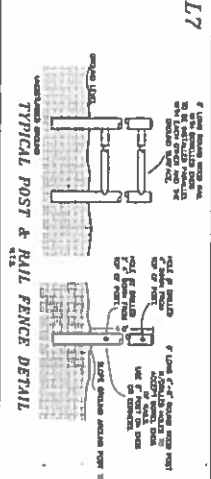
DECIDUOUS TREE PLANTING

L5



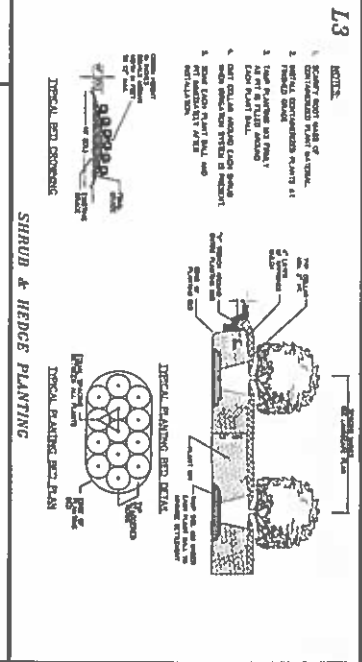
TREE PLANTING ON SLOPES

L7



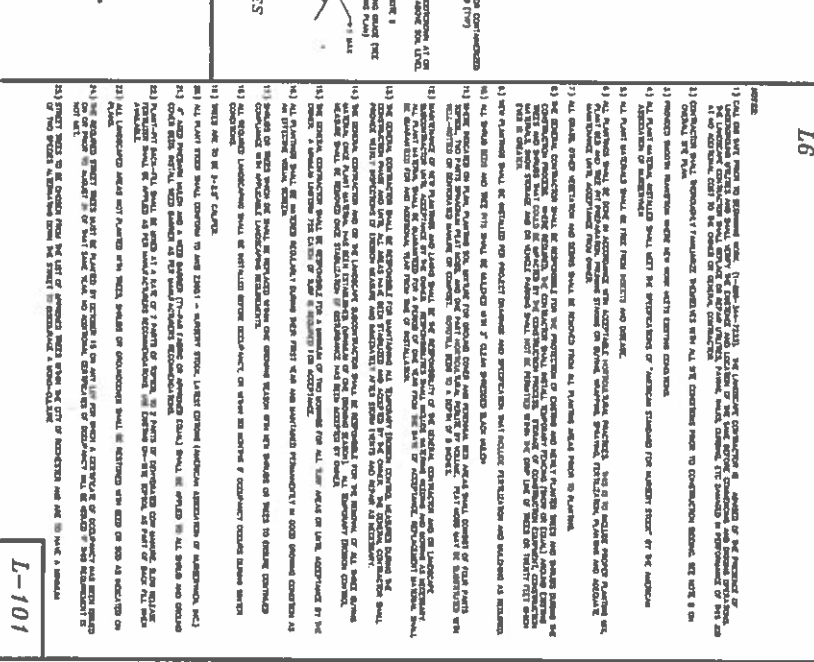
TYPICAL POST & RAIL FENCE DETAIL

L3



SHRUB & HEDGE PLANTING

L6



L-101

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE: AS MARKED
DATE: FEBRUARY 9, 2016
FILE NO.: DB 2015-010

LANDSCAPING CONSTRUCTION DETAILS

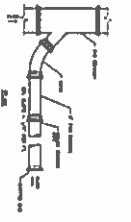
LAND OF
ANNA FAZCARRAS REVOCABLE TRUST
335 SECOND CROWN POINT ROAD
FLAT ROCK BRIDGE ROAD & MILTON ROAD
ROCHESTER, N.H.
TAX MAP 210, LOT 60, 61, 64, 71

REVISION	DATE	DESCRIPTION

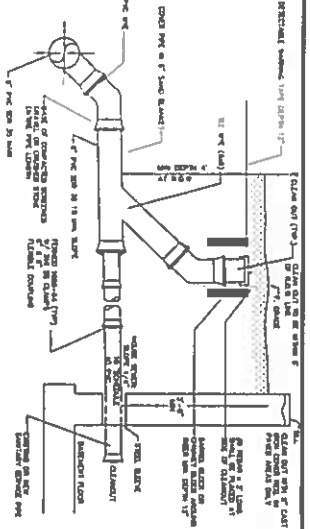
9/21/16 OF 20

U1

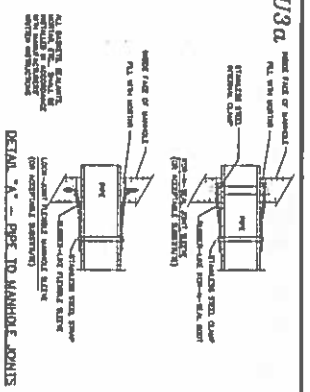
- 1) SEE DETAILS FOR SERVICE CONNECTION REQUIREMENTS.
- 2) SEE DETAILS FOR SERVICE CONNECTION REQUIREMENTS.
- 3) SEE DETAILS FOR SERVICE CONNECTION REQUIREMENTS.
- 4) SEE DETAILS FOR SERVICE CONNECTION REQUIREMENTS.
- 5) SEE DETAILS FOR SERVICE CONNECTION REQUIREMENTS.
- 6) SEE DETAILS FOR SERVICE CONNECTION REQUIREMENTS.
- 7) SEE DETAILS FOR SERVICE CONNECTION REQUIREMENTS.
- 8) SEE DETAILS FOR SERVICE CONNECTION REQUIREMENTS.
- 9) SEE DETAILS FOR SERVICE CONNECTION REQUIREMENTS.
- 10) SEE DETAILS FOR SERVICE CONNECTION REQUIREMENTS.



DETAIL OF HOUSE SEWER SERVICE

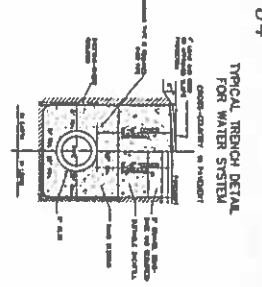


U3a



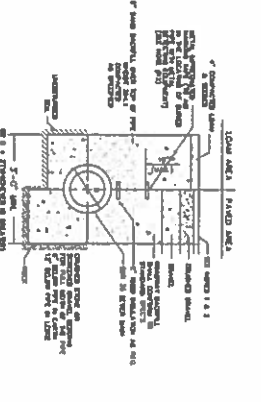
DETAIL 'A' - PER TO MANHOLE JOINTS

U4

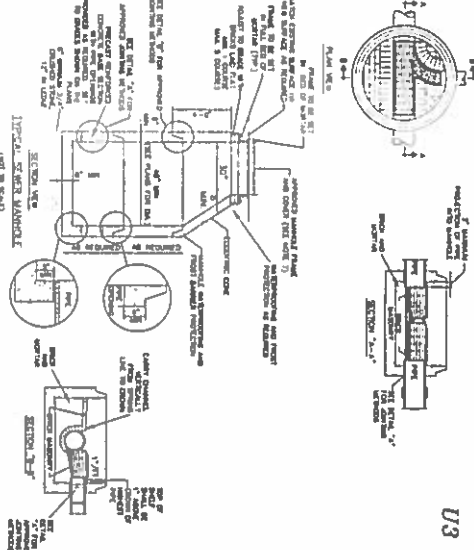


TYPICAL TRENCH DETAIL FOR WATER SYSTEM

U2

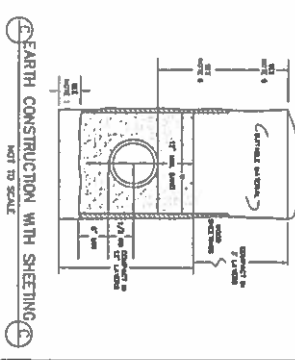
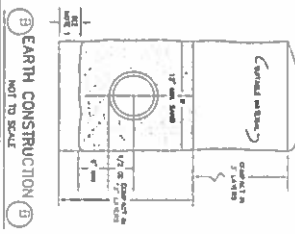
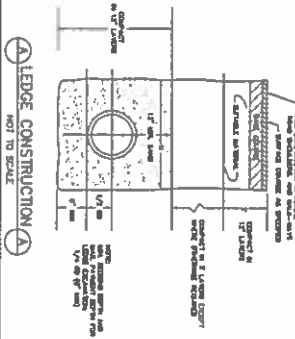


U3



TYPICAL TRENCH DETAIL

U5

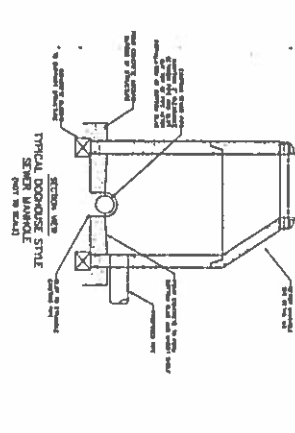


LEGE CONSTRUCTION

EARTH CONSTRUCTION

EARTH CONSTRUCTION WITH SHEETING

U6



TYPICAL DOORCASE STYLE

DETAIL 'B' - PER TO MANHOLE JOINTS

DETAIL 'C' - PER TO MANHOLE JOINTS

DETAIL 'D' - PER TO MANHOLE JOINTS

DETAIL 'E' - PER TO MANHOLE JOINTS

DETAIL 'F' - PER TO MANHOLE JOINTS

DETAIL 'G' - PER TO MANHOLE JOINTS

DETAIL 'H' - PER TO MANHOLE JOINTS

DETAIL 'I' - PER TO MANHOLE JOINTS

DETAIL 'J' - PER TO MANHOLE JOINTS

DETAIL 'K' - PER TO MANHOLE JOINTS

DETAIL 'L' - PER TO MANHOLE JOINTS

DETAIL 'M' - PER TO MANHOLE JOINTS

DETAIL 'N' - PER TO MANHOLE JOINTS

DETAIL 'O' - PER TO MANHOLE JOINTS

DETAIL 'P' - PER TO MANHOLE JOINTS

DETAIL 'Q' - PER TO MANHOLE JOINTS

DETAIL 'R' - PER TO MANHOLE JOINTS

DETAIL 'S' - PER TO MANHOLE JOINTS

DETAIL 'T' - PER TO MANHOLE JOINTS

DETAIL 'U' - PER TO MANHOLE JOINTS

DETAIL 'V' - PER TO MANHOLE JOINTS

DETAIL 'W' - PER TO MANHOLE JOINTS

DETAIL 'X' - PER TO MANHOLE JOINTS

DETAIL 'Y' - PER TO MANHOLE JOINTS

DETAIL 'Z' - PER TO MANHOLE JOINTS

U-101

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE: AS MARKED
 DATE: FEBRUARY 9, 2016
 FILE NO.: DB 2015-010

UTILITY DETAILS
 AND OF
 ANNA FAZKAS REVOCABLE TRUST
 CROWN FAZKAS REVOCABLE TRUST
 PLAT ROCK BRIDGE ROAD & MILTON ROAD
 ROCHESTER, N.H.
 TAX MAP 210, LOT 60, 61, 64, 71

REVISION	DATE	DESCRIPTION

