

BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

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August 10, 2016

City of Rochester Planning Board
31 Wakefield Street
Rochester, NH 03867

Re: Site Plan Application
Land off Milton Road & Flat Rock Bridge Road
Rochester, NH
Owner: Anna Fazekas Revocable Trust (the Trust)
Ervin Fazekas Revocable Trust (the Trust)
16 Unit Townhouse Style Development & Two Lot Subdivision

Mr. Chairman and Members of the Rochester Planning Board,

On behalf of the Trust, Berry Surveying & Engineering (BS&E) submits for Planning Board for further review of a 16 unit townhouse style housing development. We have discussed this revision to the project with the board in the past. We have not yet been able to finalize the full engineering package for your staff to review, however we expect this will happen within 10 days of this letter. We did not want to postpone this meeting whereas, at the last hearing the public hearing was not opened, and we would like the opportunity for the abutters to voice their concerns about this project.

The project has been drastically reduced in scope due to the comments we received at the acceptance hearing. The applicant is balancing the number of units that is reasonable on this parcel of land with onsite sewage disposal. The original assessment of the property was that a larger number of units could be supported on this site, however Mr. Fazekas is amenable to a reduction to in this format which we feel has a reasonable loading on the project site. The units are set towards the middle of the site, in the area of the best soil on site, and there will be one effluent disposal field located over 100 feet from abutting boundary lines to the east of the proposed structures.

The site will be serviced by municipal water, and a private roadway with no public infrastructure. The road is designed to be 20' wide with a 4' at grade sidewalk to Flat Rock Bridge Road. A trail through the wetlands buffer is not proposed to Milton Road. We have explored with the applicant a trail through the remainder of this project over other lands held in common, however it is our assessment that it is not the most direct route and therefore will not be used. Additionally, the applicant has concerns about the liability of having a walking trail over other land that he intends for sale. Walking and biking to Milton Road will take place on the provided walk.

Screening is proposed at the rear of the abutting lots 62 & 63. A dense row of blue spruce are currently proposed, and will be reviewed by staff upon final submission. A fence is proposed against the proposed roadway and abutting lot 65 to screen the traffic from that abutter. There is no longer any development proposed behind lot 65. Plantings are also proposed on the applicant's side of the fence for further protection. The road alignment was chosen so that the exiting traffic stops across from the abutter's driveway and garage location. There is no longer any development proposed to the rear of the houses on Kodiak Court.

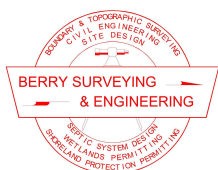
We have just recently received the required architectural drawings, with the color scheme, planting scheme, with the door and window package. We have enclosed this with the general site plans for this project for discussion at the meeting.

A traffic count was done in January of this year. With the traffic that comes from the neighboring campground, we were asked to update these numbers during the peak season. Due to the closures of Salmon Falls Road and Flat Rock Bridge Road, a reliable count can still not be accomplished. We will seasonally adjust the counts taken earlier in the year, and add in the generation of traffic from the camp ground for the final analysis, and compare these numbers with the corridor study accomplished in 2014-2015. A trip generation and distribution analysis will then be based on these counts. Our preliminary assessment is that the increased AM and PM traffic will be limited to 8 Trips, with the approximate total daily volume being 94 trips.

We appreciate the board's time and consideration to this project. We anticipate needing 45 days from the meeting to finalize with staff for one final submission.

Berry Surveying & Engineering

Christopher R. Berry
Principal, President



BERRY SURVEYING & ENGINEERING

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(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

TABLE OF CONTENTS:

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

SURVEYOR OF RECORD: BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, NH 03825
(603) 332-2863

ENGINEER OF RECORD: BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, NH 03825
(603) 332-2863

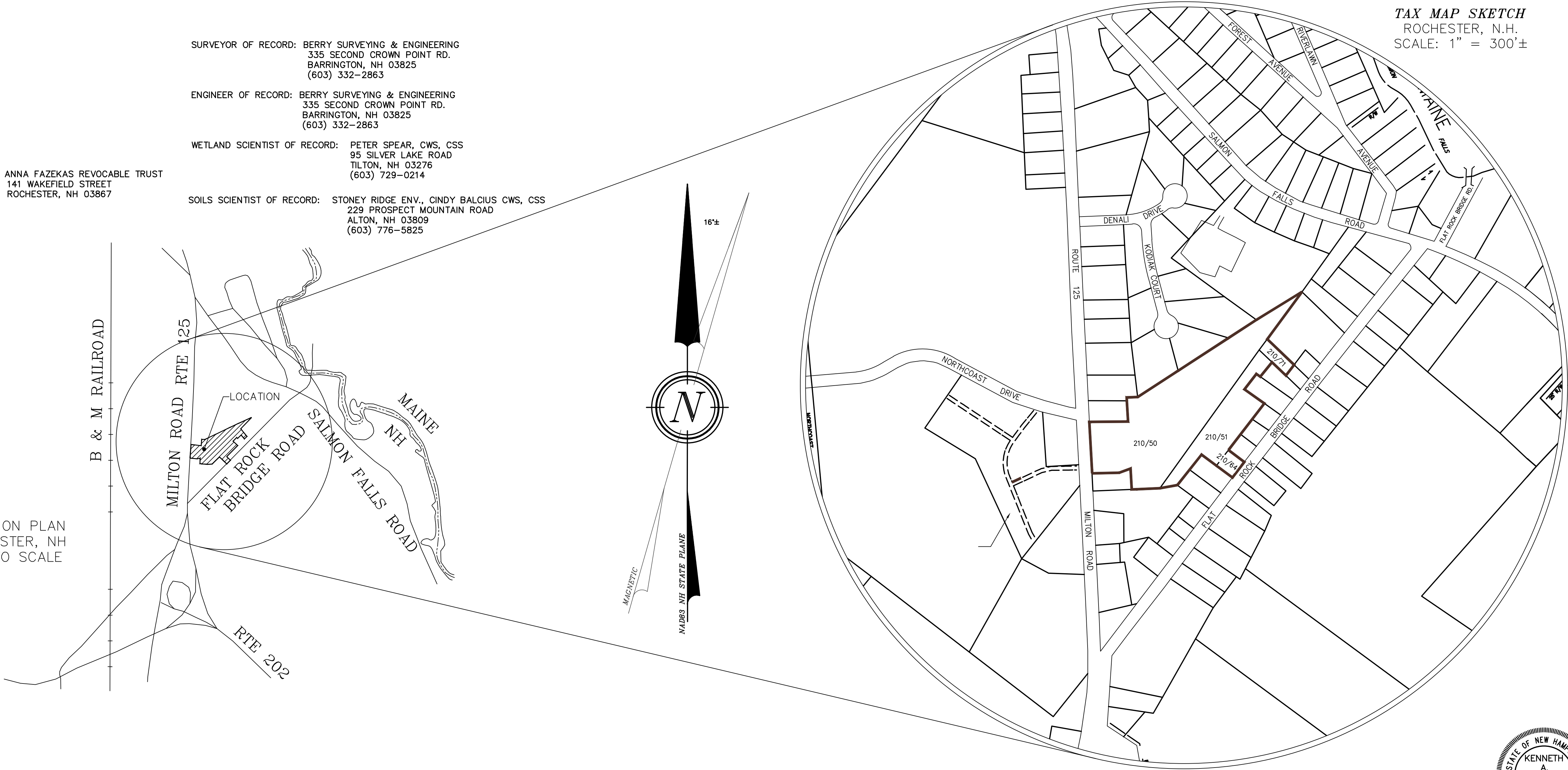
WETLAND SCIENTIST OF RECORD: PETER SPEAR, CWS, CSS
95 SILVER LAKE ROAD
TILTON, NH 03276
(603) 729-0214

SOILS SCIENTIST OF RECORD: STONEY RIDGE ENV., CINDY BALCIUS CWS, CSS
229 PROSPECT MOUNTAIN ROAD
ALTON, NH 03809
(603) 776-5825

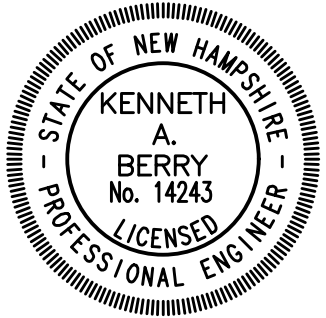
OWNER: ANNA FAZEKAS REVOCABLE TRUST
141 WAKEFIELD STREET
ROCHESTER, NH 03867

LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE

NOTE:
BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECTS DOCUMENTATION. ALL USERS ARE BOUND TO THIS DOCUMENT AS PART OF THE APPROVAL OF THE PLANNING BOARD. COPIES OF THE YEARLY INSPECTIONS ARE TO BE DELIVERED TO THE CEO AS DIRECTED IN THE MANUAL.



TAX MAP SKETCH
ROCHESTER, N.H.
SCALE: 1" = 300'±



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

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

PROPOSED MAJOR SITE PLAN
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, 64, 71

REVISION	DATE	DESCRIPTION
#3	8-5-16	SITE PLAN REVISIONS PER PB DISCUSSION
#2	6-14-16	SITE PLAN REVISIONS
#1	2-22-16	REVISE PLAN SET PER TRG

NEIGHBORHOOD PLAN

TAX MAP SKETCH
ROCHESTER, N.H.
SCALE: 1" = 400'±



ABBREVIATION LEGEND:

S.G.C.	SLOPED GRANITE CURB
V.G.C.	VERTICAL GRANITE CURB
E.O.P.	EDGE OF PAVEMENT
B.C.C.	BITUMINOUS CONCRETE CURB
BITUM.	BITUMINOUS
E.O.P.	EDGE OF PAVEMENT
E.S.H.W.T	ESTIMATE SEASONAL HIGH WATER TABLE
TYP.	TYPICAL
T. BLOCK	THRUST BLOCK
CONC.	CONCRETE
U.G.E.	UNDER GROUND ELECTRIC / UTILITY
U.D.	UNDER DRAIN
F.E.S.	FLARED END SECTION
HDPE	HIGH DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
F.G.	FINISHED GRADE
E.G.	EXISTING GRADE
T.W.	TRAVELED WAY
T.B.R.	TO BE REMOVED
'/.	FEET / FEET

SSL () ~ {SIZE}	SINGLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
DSL () ~ {SIZE}	DOUBLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
SSB () ~ {SIZE}	SINGLE SOLID W/ BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
SBL () ~ {SIZE}	SINGLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
DBL () ~ {SIZE}	DOUBLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)

PROPOSED LEGEND:

	UTILITY POLE
	UTILITY PADS
	SEWER MANHOLE
	WATER SHUT OFF / VALVE
	HYDRANT
	THRUST BLOCK
	LIGHTING
	CATCH BASIN / DRAIN MANHOLE
	SIGNAGE
	LAMP
	CONTOUR MINOR
	CONTOUR MAJOR
	SPOT GRADE
	CULVERT W/ FLARED END SECTION (F.E.S.)
	DETAIL SHEET / DETAIL
	TREE LINE
	CENTER LINE
	UNDERGROUND UTILITY
	TRANSFORMER / J.BOX
	UNDER DRAIN
	WATER LINE
	SEWER LINE
	GAS LINE
	SILT FENCE / EROSION MIX BERM
	FILTREXX 12" SILT SOXX
	ORANGE CONSTRUCTION PERIMETER FENCE

EXISTING LEGEND:

	IRON BOUND ~TBS~
	IRON BOUND ~FND~
	GRANITE BOUND ~FND~
	STONE BOUND ~FND~
	UTILITY POLE
	CURB STOP
	GATE VALVE
	GAS VALVE
	FIRE HYDRANT
	CATCH BASIN
	SEWER MANHOLE
	SINGLE POST SIGN
	TEST PIT
	TREE
	BUILDING SETBACK LINE
	EASEMENT LINE
	GAS LINE
	WATER LINE
	SEWER LINE
	OVERHEAD UTILITIES
	HIGHWAY FENCE
	SOILS LINE
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	EXISTING CULVERT PIPE

TP #20

0.0-0.5' 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
0.5-1.5' 10YR 5/8 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
1.5-3.0' 10YR 6/3 PALE BROWN, MIXED SAND & GRAVEL, SINGLE GRAIN, LOOSE
3.0-6.0' 2.5Y 6/2 LIGHT BROWNISH GRAY FINE SAND, SINGLE GRAIN, FRIABLE IN HAND
15% REDOX 7.5YR 5/8

ESHWT @ 3.0'
NO G.W.
ROOTS TO 3.4'
TERMINATED @ 6.0'
P = 2-4 MIN/IN

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY	UNIT AREA	AREA (Sq.Ft.)
R1-1	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	RED	WHITE	WHITE	U-CHANNEL (1)	6.25	6.25
R7-1	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	6	WHITE	BLACK	BLACK	U-CHANNEL (1)	6.25	6.25
R2-1	24"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	BLACK	BLACK	U-CHANNEL (1)	5.0	5.0

TP #1 & 1A

0.0-0.5' 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
0.5-1.5' 10YR 5/8 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
1.5-4.4' 10YR 6/3 PALE BROWN, MIXED SAND & GRAVEL, SINGLE GRAIN, LOOSE
4.4-6.0' 2.5Y 6/2 LIGHT BROWNISH GRAY FINE SAND, SINGLE GRAIN, FRIABLE IN HAND
15% REDOX 7.5YR 5/8

ESHWT @ 4.4'
NO G.W.
ROOTS TO 3.4'
TERMINATED @ 6.0'
P = 2-4 MIN/IN

TP #2

0.0-0.6' 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
0.6-2.0' 10YR 5/8 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
2.0-3.0' 10YR 6/3 PALE BROWN MIXED SAND & GRAVEL, SINGLE GRAIN, LOOSE
3.0-6.0' 2.5Y 6/2 LIGHT BROWNISH GRAY, FINE SAND, SINGLE GRAIN, FIRM IN HAND
15% REDOX 5YR 5/8

ESHWT @ 3.2'
G.W. @ 4.5'
ROOTS TO 3.2'
TERMINATED @ 6.0'
P = 6 MIN/IN

TP #3

0.0-0.6' 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
0.6-1.2' 10YR 5/4 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
1.2-2.0' 10YR 6/4 PALE BROWN, FINE SAND, SINGLE GRAIN, LOOSE
2.0-3.1' 10YR 6/4 LIGHT YELLOWISH BROWN, MIXED SAND & GRAVEL, SINGLE GRAIN
3.1-5.0' 10Y 6/2 LIGHT BROWNISH GRAY, FINE SAND, SINGLE GRAIN, FRIABLE IN HAND
50% REDOX

ESHWT @ 3.1'
NO LEDGE
G.W. @ 4.5'
ROOTS TO 3.5'
TERMINATED @ 5.0'
P = 2-4 MIN/IN

TP #4

0.0-0.5' 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
0.5-1.0' 10YR 5/8 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
1.0-3.8' 10YR 6/4 LIGHT YELLOWISH BROWN, MIXED SAND & GRAVEL, SINGLE GRAIN, LOOSE
3.8-5.0' 10YR 6/2 LIGHT BROWNISH GRAY, FINE SAND, SINGLE GRAIN, FRIABLE IN HAND
15% REDOX

ESHWT @ 3.8'
NO LEDGE
G.W. @ 4.0'
ROOTS TO 3.5'
TERMINATED @ 5.0
P = 2-4 MIN/IN

TP #5

0.0-0.6' 10YR 2/1 BLACK, FINE SANDY LOAM, GRANULAR, FRIABLE
0.6-1.3' 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
1.3-3.5' 5YR 5/8 YELLOWISH RED, MIXED SAND & GRAVEL, SINGLE GRAIN, FRIABLE
3.5-5.0' 2.5Y 6/2 LIGHT BROWNISH GRAY, FINE SAND, SINGLE GRAIN, BLOCKY

ESHWT @ 1.3'
G.W. @ 3.5'
ROOTS TO 2.3'
TERMINATED @ 5.0'
P = 2-4 MIN/IN

TP #6

0.0-0.6' 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
0.6-1.4' 10YR 5/8 YELLOWISH BROWN, FINE SAND, SINGLE GRAIN, LOOSE, FRIABLE
1.4-4.0' 2.5Y 6/2 LIGHT BROWNISH GRAY, MIXED SAND & GRAVEL, SINGLE GRAIN, LOOSE, FRIABLE
50% 10YR 6/2, 50% 7.5YR 5/8

ESHWT @ 1.4'
G.W. @ 3.0
ROOTS TO 1.4'
TERMINATED @ 4.0'
P = 2-4 MIN-IN

TP #7

0.0-0.6' 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
0.6-1.4' 10YR 5/8 YELLOWISH BROWN, FINE SAND, SINGLE GRAIN, LOOSE, FRIABLE
1.4-4.0' 2.5Y 6/2 LIGHT BROWNISH GRAY, MIXED SAND & GRAVEL, SINGLE GRAIN, LOOSE, FRIABLE
50% 10YR 6/2, 50% 7.5YR 5/8

ESHWT @ 1.4'
G.W. @ 3.0'
ROOTS TO 1.4'
TERMINATED @ 4.0
P = 2-4 MIN/IN

TP #8

0.0-0.6' 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
0.6-1.4' 10YR 5/8 YELLOWISH BROWN, FINE SAND, SINGLE GRAIN, LOOSE, FRIABLE
1.4-4.0' 2.5Y 6/2 LIGHT BROWNISH GRAY, MIXED SAND & GRAVEL, SINGLE GRAIN, LOOSE, FRIABLE
50% 10YR 6/2,50% 7.5YR 5/8

ESHWT @ 1.4'
G.W. @ 3.0'
ROOTS TO 1.4'
TERMINATED @ 4.0
P = 2-4 MIN/IN

TP #9

0.0-0.3' 10YR 5/8 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
0.3-1.2' 10YR 5/4 YELLOWISH BROWN, VERY FINE SANDY LOAM, GRANULAR, FRIABLE
1.2-2.0' 2.5Y 6/2 LIGHT BROWNISH GRAY, FINE SAND, SINGLE GRAIN, LOOSE
2.0-4.0' 2.5Y 6/2 LIGHT BROWNISH GRAY, MIXED SAND & GRAVEL, SINGLE GRAIN, LOOSE, FRIABLE
30 % REDOX

ESHWT @ 2.0'
G.W. @ 3.5'
ROOTS TO 2.2'
TERMINATED @ 4.0'
P = 2-4 MIN/IN

TP #10

0.0-0.5' 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
0.5-2.1' 10YR 5/8 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE

2.1-5.0' 2.5Y 6/2 LIGHT BROWNISH GRAY MIXED SAND & GRAVEL, SINGLE GRAIN, LOOSE, FRIABLE
REDOX 50% 10YR 6/2
REDOX 50% 7.5YR 5/8

ESHWT @ 2.1'
G.W. @ 4.0'
ROOTS TO 2.3'
TERMINATED @ 5.0'
P = 2-4 MIN/IN

TP #11

0.0-0.5' 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
0.5-2.1' 10YR 5/8 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
2.1-5.0' 2.5Y 6/2 LIGHT BROWNISH GRAY, MIXED SAND & GRAVEL, SINGLE GRAIN, LOOSE, FRIABLE
REDOX 50% 10YR 6/2
REDOX 50% 7.5YR 5/8

ESHWT @ 2.1'
G.W. @ 4.0'
ROOTS TO 2.3'
TERMINATED @ 5.0'
P = 2-4 MIN/IN

TP #12

0.0-0.3' 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
0.3-1.4' 10YR 4/4 DARK YELLOWISH BROWN, FINE SAND, SINGLE GRAIN, LOOSE, FRIABLE
1.4-3.5' 2.5Y 6/2 LIGHT BROWNISH GRAY, MIXED SAND & GRAVEL, SINGLE GRAIN, LOOSE, FRIABLE
50% 10YR 6/2, 50% 7.5YR 5/8

ESHWT @ 1.4'
G.W. @ 2.2'
ROOTS TO 1.4'
TERMINATED @ 3.5'
P = 2-4 MIN/IN

TP #13

0.0-0.3' 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
0.3-1.1' 10YR 4/4 DARK YELLOWISH BROWN, FINE SAND, SINGLE GRAIN, LOOSE, FRIABLE
1.1-3.5' 2.5Y 6/2 LIGHT BROWNISH GRAY, MIXED SAND & GRAVEL, SINGLE GRAIN, LOOSE, FRIABLE
50% 10YR 6/2, 50% 7.5YR 5/8

ESHWT @ 1.3'
G.W. @ 1.3
ROOTS TO 1.3'
TERMINATED @ 5.0'
P = 2-4 MIN/IN

TP #14

0.0-0.6' 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
0.6-1.6' 10YR 5/8 YELLOWISH BROWN, VERY FINE SANDY LOAM, SINGLE GRAIN, FRIABLE
1.6-5.0' 2.5Y 7/2 LIGHT GRAY, FINE SAND, SINGLE GRAIN, LOOSE, FRIABLE
REDOX 0% 2.5Y 7/2

ESHWT @ 1.6'
G.W. @ 2.0'
ROOTS TO 1.6'
TERMINATED @ 5.0'
P = 2-4 MIN/IN

TP #15

0.0-0.5' 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
0.5-2.0' 10YR 5/8 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
2.0-2.4' 6/4 LIGHT YELLOWISH BROWN, FINE SAND, SINGLE GRAIN, LOOSE, FRIABLE
2.4-5.0' 2.5Y 6/2 LIGHT BROWNISH GRAY, MIXED SAND & GRAVEL, SINGLE GRAIN, LOOSE, FRIABLE
REDOX 10%

ESHWT @ 2.4'
G.W. @ 4.2'
ROOTS TO 2.4'
TERMINATED @ 5.0'
P = 2-4 MIN/IN

TP #16

0.0-0.5' 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
0.5-2.0' 10YR 5/8 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
2.0-2.8' 10YR 6/4 LIGHT YELLOWISH BROWN, FINE SAND, SINGLE GRAIN, LOOSE, FRIABLE
2.8-5.0' 2.5Y 6/4 LIGHT YELLOWISH BROWN, MIXED SAND & GRAVEL, SINGLE GRAIN, LOOSE
REDOX 30%

ESHWT @ 2.8'
G.W. @ 3.0
ROOTS TO 2.8'
TERMINATED @ 5.0'
P = 2-4 MIN/IN

TP #17 & 17A

0.0-0.5' 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
0.5-1.8' 10YR 5/8 YELLOWISH BROWN, FINE SAND, SINGLE GRAIN, LOOSE
1.8-2.8' 10YR 6/4 LIGHT YELLOWISH BROWN, FINE SAND, SINGLE GRAIN, LOOSE
2.8-5.0' 2.5Y 6/4 LIGHT YELLOWISH BROWN, MIXED SAND & GRAVEL, SINGLE GRAIN, LOOSE
REDOX 30%

ESHWT @ 2.8'
NO G.W.
ROOTS TO 2.5'
TERMINATED @ 5.0'
P = 2-4 MIN/IN

TP #18 & 18A

0.0-0.5' 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
0.5-1.8' 10YR 5/8 YELLOWISH BROWN, FINE SAND, SINGLE GRAIN, LOOSE
1.8-2.8' 10YR 6/4 LIGHT YELLOWISH BROWN, FINE SAND, SINGLE GRAIN, LOOSE
2.8-5.0' 2.5Y 6/4 LIGHT YELLOWISH BROWN, MIXED SAND & GRAVEL, SINGLE GRAIN, LOOSE
REDOX 30%

ESHWT @ 3.8'
NO G.W.
ROOTS TO 2.5'
TERMINATED @ 5.0'
P = 2-4 MIN/IN

TP #19 & 19A

0.0-5.0' 10YR 6/4 LIGHT YELLOWISH BROWN, MIXED SAND & GRAVEL, SINGLE GRAIN, LOOSE

ESHWT N/A
NO G.W.
TERMINATED @ 5.0'
P = 2-4 MIN/IN

- THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE EXISTING CONDITIONS OF TAX MAP 210, LOTS 50, 51, 64, 71 AND DETAILS FOR THE PROPOSED CONSTRUCTION OF A RESIDENTIAL SITE PLAN WITH PROPOSED PARKING, DRAINAGE, AND UTILITIES.
- 2.) CURRENT OWNER: ANNA FAZEKAS REVOCABLE TRUST
ERVIN FAZEKAS REVOCABLE TRUST
141 WAKEFIELD STREET
ROCHESTER, NH 03867
- 3.) THE PROJECT PARCELS ARE MAP 210, LOT 50, 51, 64, & 71 OF THE CITY OF ROCHESTER TAX ASSESSOR'S MAPS.
- 4.) THE SITE PLAN PROJECT IS FILED IN CONJUNCTION WITH A SUBDIVISION WHICH EXTENDS SEWER FROM SALMON FALLS ROAD TO THE PROJECT SITE
- 5.) TITLE REFERENCE FOR THE PROJECT PARCELS ARE THE STRAFFORD COUNTY REGISTRY OF DEEDS, (S.C.R.D.) BOOK NO. 3864 PAGE NO. 71, AND BOOK NO. 3864, PAGE 75, RESPECTIVELY.
- 6.) LOCUS PARCEL IS SUBJECT TO EASEMENTS AS PART OF THE CORRESPONDING SUBDIVISION APPROVAL..
- 7.) ZONING: RESIDENTIAL 1 (R1)
MINIMUM LOT SIZE: 10,000 SQ. FT.
MINIMUM FRONTAGE: 100'
MINIMUM FRONT SETBACK: 10'
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 20'
- 7A.) ZONING: HIGHWAY COMMERCIAL (HC)
MINIMUM LOT SIZE: 20,000 SQ. FT.
MINIMUM FRONTAGE: 100'
MINIMUM FRONT SETBACK: 20'
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 25'
- 8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN JULY 2015 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000.
- 9.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
- 10.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PARCELS DO NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD ZONE, REF: FEMA COMMUNITY #33017C0203D, DATED MAY 17, 2005.
- 11.) SEE THE EXISTING CONDITIONS PLANS FOR LOCATIONS OF ON SITE WETLANDS.
- 12.) AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF ROCHESTER GIS OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- 13.) EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- 14.) TOPOGRAPHIC SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN 2012. EXISTING TOPO PROVIDED AT 1' INTERVAL
- 15.) DATUM: PROJECT DATUM IS BASED ON GPS COORDINATES ESTABLISHED WITH A TOPCON HIPER SR RECEIVER IN 2012 AND REPRESENTED IN NEW HAMPSHIRE STATE PLANE COORDINATES
NAID 1983 AND VERTICALLY BY NAVD 1988.
- 16.) THE PROPOSED STRUCTURE WILL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER THE CODE OF THE CITY OF ROCHESTER AND THE 2009 STATE BUILDING CODES, AS APPLICABLE.
- 17.) FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13, AS APPLICABLE.
- 18.) A SECURITY SYSTEM MAY NEED TO BE INSTALLED AS MAY REQUIRED BY THE CODE OF THE CITY OF ROCHESTER, AS APPLICABLE.
- 19.) FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ROCHESTER DPW.
- 20.) CONTRACTOR TO CONTACT ROCHESTER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS AS MAY BE REQUIRED.
- 21.) ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF ROCHESTER STANDARDS.
- 22.) CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (603) 436-7708. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.
- 23.) CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.
- 24.) CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH METROCAST.
- 25.) ALL NEW ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 26.) SUBJECT PARCEL IS TO BE SERVICED BY MUNICIPAL WATER AND SEWER, IN CONJUNCTION WITH THE PROPOSED SUBDIVISION.
- 27.) TESTABLE BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.
- 28.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
- 29.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 30.) PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES, TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL MEETING THE ENGINEERS SPECIFIC RECOMMENDED CRITERIA.

- 31.) IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER (NOT ALLOWED IN CITY R.O.W.), EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- 32.) PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
- 33.) SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY AND SEDIMENT AND EROSION CONTROLS.
- 34.) ALL CATCH BASINS SHALL BE PRE-CAST H-20 LOADING AND SHALL BE EQUIPPED WITH DEEP SUMPS (4" MIN) AND HOODS UNLESS OTHERWISE NOTED (SEE DETAILS.) HOODS ARE TO BE "THE ELIMINATOR" BY KLEANSTREAM. RIMS ARE TO BE REXUS STYLE AND SHALL BE SET FLUSH WITH FINISH GRADE, UNLESS OTHERWISE INSTRUCTED DURING CONSTRUCTION BY ROCHESTER DPW. RIMS ABOVE FINISH GRADE WILL NOT BE ACCEPTED. ALL RIMS, GRATES AND COVERS ARE TO BE REXUS, OR APPROVED EQUAL.
- 35.) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION. FILTREXX SOXX IS PREFERRED OVER THE USE OF SILT FENCE. FENCING IS TO BE USED ON SITE ONLY AS REQ. AND DIRECTED BY THE SWPPP INSPECTOR.
- 36.) SEE SHEET 13 & 14 FOR INLET PROTECTION DETAILS
- 37.) ALL DRAINAGE PIPE IS TO BE HDPE N=12. INDIVIDUAL PIPE SIZES ARE SPECIFIED. RECYCLED PIPE IS APPROVED FOR PROJECT SITE.
- 38.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
- 39.) NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II. THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). WEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER.
- 40.) UPON FINAL COMPLETION AND 85X STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS.
- 41.) ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED
- 42.) ALL BASINS AND DRAINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS
- 43.) THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK, AS APPLICABLE.
- 44.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
- 45.) A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS, AS MAY BE APPLICABLE.
- 46.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- 47.) BUILDING ADDRESSES SHALL NOT CHANGE.
- 48.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
EPA NOTICE OF INTENT
NHDES ALTERATION OF TERRAIN -
NHDES SEWER EXTENSION PERMIT -
- 49.) LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT FOR THE PROPOSED STRUCTURE: NONE
- 50.) THIS SITE PLAN PROPOSES 90,000 SQ. FT. OF DISTURBANCE.
- 51.) CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
- 52.) WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- 53.) SNOW IS TO BE MOVED OFF-SITE ONCE SNOW STORAGE AREAS ARE FULL.
- 54.) PERFORMANCE GUARANTEE: THE APPLICANT, PRIOR TO ISSUANCE OF A BUILDING PERMIT OR BEGINNING SITE WORK, SHALL PROVIDE SITE IMPROVEMENT AND RESTORATION SECURITY. THE PERFORMANCE GUARANTEE SHALL BE AN AMOUNT EQUAL TO 10% OF THE APPROVED CONSTRUCTION COST ESTIMATE (INCLUDING A 10% CONTINGENCY) TO ENSURE THE PROPER AND TIMELY COMPLETION OF THE SITE WORK AND SITE RESTORATION WITHIN THE DEVELOPMENT.
IF THE SITE PLAN CAN BE RECORDED, LOTS DEEDED TO THIRD PARTIES, OR STRUCTURE OCCUPIED, THE APPLICANT SHALL PROVIDE A COST ESTIMATE OF REMAINING SITE WORK, INCLUDING LABOR, AND PROVIDE THE CITY WITH A SECURITY EQUAL TO 110% OF THE ESTIMATED COST FOR REMAINING SITE WORK. (ANY EXISTING SURETY BEING HELD AT THIS TIME MAY BE CONSIDERED TOWARD THIS AMOUNT.) THIS AMOUNT SHALL INCLUDE PREPARATION OF AS-BUILT PLANS.
CONSTRUCTION COST ESTIMATE FOR THIS PROJECT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. THE SURETY SHALL BE IN ACCORDANCE WITH THE CITY OF ROCHESTER CONSTRUCTION SURETY SCHEDULE AND SHALL INCLUDE A 10% CONTINGENCY. COSTS FOR ITEMS NOT SPECIFICALLY ADDRESSED IN THE SURETY SCHEDULE WILL BE BASED ON 1) CITY STANDARDS; 2) NHDOT WEIGHTED AVERAGES, 3) INDUSTRY STANDARDS, OR 4) CONTRACTOR ESTIMATES.
- 55.) FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03667. (603) 335-1358.
- 56.) THE PROPOSED PROJECT IS TO DEVELOP 31 TOWNHOUSE STYLE UNITS OF TWO AND THREE BEDROOMS EACH. SINGLE CAR GARAGES AND WITH PARKING IS PROPOSED AT EACH UNIT, WITH VISITOR PARKING PROPOSED.


		8-5-16 6-14-16 2-22-16	SITE PLAN REVISIONS PER PB DISCUSSION SITE PLAN REVISIONS REVISE PLAN SET PER TRG
#3 #2 #1	REVISION	DATE	DESCRIPTION

GENERAL NOTES

LAND OF

ANNA FAZEKAS REVOCABLE TRUST
ERWIN FAZEKAS REVOCABLE TRUST
AT ROCK BRIDGE ROAD & MILTON ROAD
ROCHESTER, N.H.

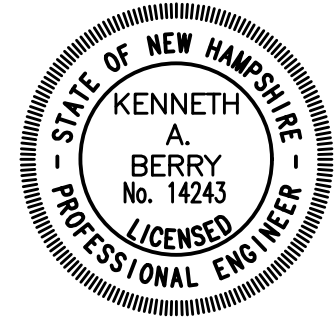
TAX MAP 210, LOT 50, 51, 64, 71

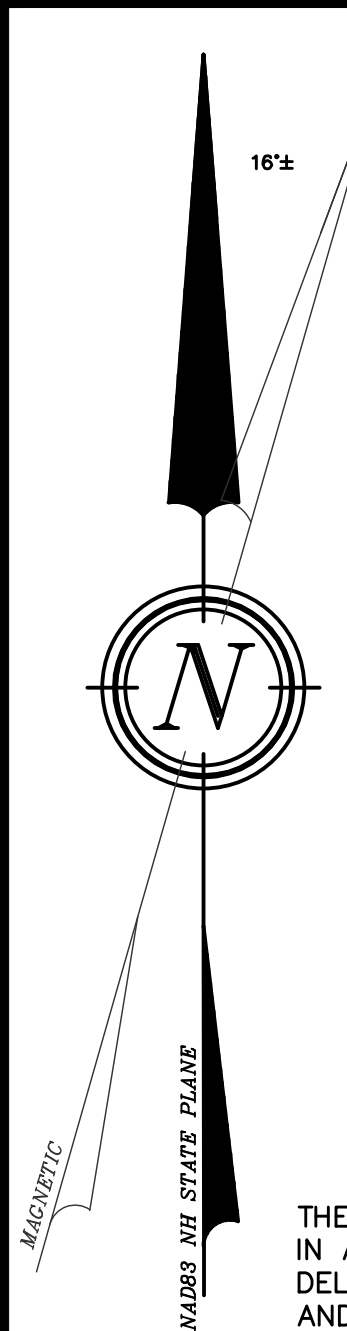
BERRY SURVEYING & ENGINEERING

 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2866

SCALE : NONE

DATE : FEBRUARY 9, 2016

FILE NO. : DB 2015-010





PLAN REFERENCE:

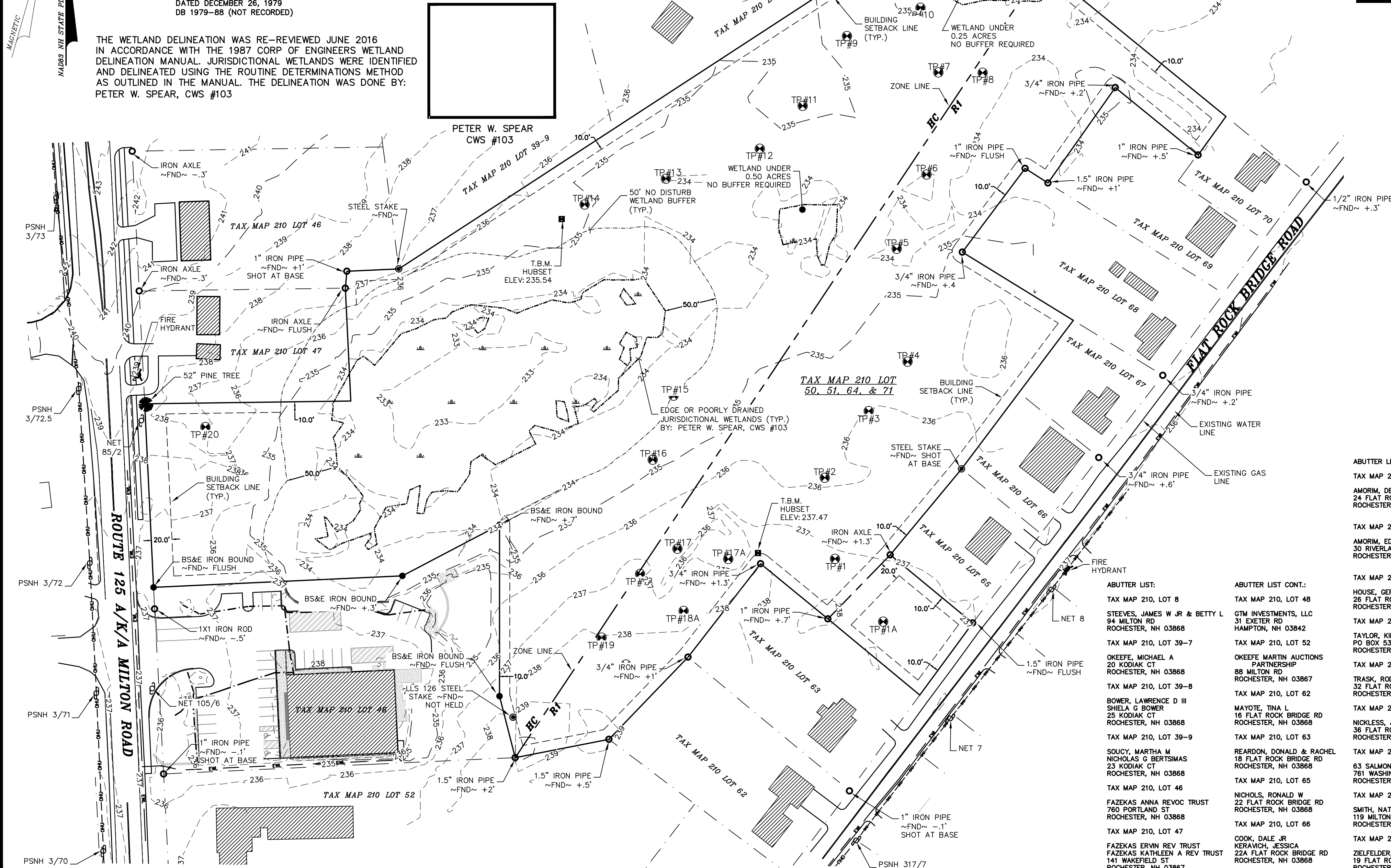
- 1.) PLOT PLAN - PROPOSED SUBDIVISION BC-MOR REALTY, INC., WEDFORD, MASS TO BE PURCHASED FROM ALBERTA M. HORNE BY BERRY CONSTRUCTION CO., INC. DB1971-7 DATED APRIL 28, 1971 REVISED MAY 17, 1971 S.C.R.D. PLAN 26, POCKET 11, FOLDER 3
- 2.) PLAN OF LAND IN ROCHESTER, N.H. OWNED BY PIONEER REALTY INVESTMENT TRUST BY: DECESARE & LANG DATED AUGUST 1, 1975 S.C.R.D. PLAN 17A-2
- 3.) SUBDIVISION PLAN CHESTNUT HILL HOMES INC. ROCHESTER, N.H. BY: FREDERICK E. DREW ASSOC. PLAN NO A-925 DATED APRIL 1978 S.C.R.D. PLAN 17D-70
- 4.) PROPOSED LIMITED SUBDIVISION JOSEPH FAZEKAS PROPERTY ROCHESTER, N.H. BY FREDERICK E. DREW ASSOC. PLAN NO A-384 DATED AUGUST 1973 S.C.R.D. PLAN 17E-7 RECORDED JULY 22, 1983
- 5.) MINOR SUBDIVISION OF LAND FOR WILLIAM SMITH, ROCHESTER, STRAFFORD COUNTY, NH LOT 2 TO BE SOLD TO ABUTTER (FAZEKAS) BY ROLDAN TERRIAN, LAND SURVEYOR DATED APRIL 8, 1978 S.C.R.D. PLAN 18A-48
- 6.) LAND OF CITY OF ROCHESTER FLAT ROCK BRIDGE ROAD, ROCHESTER, NH BY BERRY CONSTRUCTION CO., INC. DATED DECEMBER 26, 1979 DB 1979-88 (NOT RECORDED)

PLAN REFERENCE (CONTINUED)

- 7.) LOT LINE REVISION ERVIN & JOSEPH FAZEKAS AND CHARLES ROUSSEAU ROCHESTER, N.H. BY JOHN W. DURGIN ASSOCIATED FILE NO R-248 DATED FEBRUARY 1984 S.C.R.D. PLAN 24A-17
- 8.) SUBDIVISION OF LAND ERVIN & JOSEPH FAZEKAS ROCHESTER, N.H. BY JOHN W. DURGIN ASSOCIATES INC. FILE NO R-248 DATED AUGUST 24 1984 S.C.R.D. PLAN 24A-106
- 9.) SUBDIVISION PLAN OF SUNRISE TOWNHOUSES, SUNSET ARMS CONDOMINIUM PIONEER REALTY & INVESTMENT TRUST BY W.G. HOWARD, INC. DATED SEPTEMBER 7, 1985 S.C.R.D. PLAN 29-10
- 10.) SUBDIVISION PLAN AURELE CORMIER MILTON ROAD, ROUTE 125, ROCHESTER, NH BY NORWAY PLAINS ASSOCIATES, INC. DATED MARCH 2000 S.C.R.D. PLAN 63-24
- 11.) LOT LINE REVISION, LAND OF ANNA FAZEKAS REVOCABLE TRUST, MILTON ROAD, ROCHESTER, NH TAX MAP 210, LOT 48 & 50 BY: BERRY SURVEYING AND ENGINEERING DATED: JULY 24, 2013 FILE NO.: 2012-075 S.C.R.D. PLAN # 103-13

LEGEND:

- IRON BOUND (FND)
- IRON PIPE (FND)
- STEEL STAKE (FND)
- UTILITY POLE
- FIRE HYDRANT
- TREE
- TESTPIT
- WETLAND LINE
- 50' WETLAND BUFFER
- BUILDING SETBACK LINE
- APPROXIMATE ABUTTING LOT LINES
- ZONE LINE
- OVERHEAD UTILITIES
- EXISTING WATER LINE



THE WETLAND DELINEATION WAS RE-REVIEWED JUNE 2016 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY: PETER W. SPEAR, CWS #103

PETER W. SPEAR
CWS #103

TAX MAP 210 LOT
50, 51, 64, & 71

ABUTTER LIST CONT:

TAX MAP 210, LOT 67
AMORIM, DEREK
24 FLAT ROCK BRIDGE RD
ROCHESTER, NH 03868

TAX MAP 210, LOT 68
AMORIM, EDISON A
30 RIVERLAWN AVE
ROCHESTER, NH 03868

TAX MAP 210, LOT 69
HOUSE, GERALDINE I
28 FLAT ROCK BRIDGE RD
ROCHESTER, NH 03868

TAX MAP 210, LOT 70
TAYLOR, KIM
PO BOX 53
ROCHESTER, NH 03866

TAX MAP 210, LOT 74
TRASK, RODNEY A
32 FLAT ROCK BRIDGE RD
ROCHESTER, NH 03868

TAX MAP 210, LOT 75
NICKLESS, JAMES J AND DONNA L
36 FLAT ROCK BRIDGE RD
ROCHESTER, NH 03868

TAX MAP 210, LOT 85
63 SALMON FALLS LLC
761 WASHINGTON RD
ROCHESTER, NH 03870

TAX MAP 210, LOT 154
SMITH, NATHAN M
119 MILTON RD
ROCHESTER, NH 03868

TAX MAP 210, LOT 156
ZIELFELDER, TIMOTHY R
19 FLAT ROCK BRIDGE RD
ROCHESTER, NH 03868

ABUTTER LIST:

TAX MAP 210, LOT 8
STEEVES, JAMES W JR & BETTY L
94 MILTON RD
ROCHESTER, NH 03868

TAX MAP 210, LOT 39-7
OKEEFE, MICHAEL A
20 KODIAK CT
ROCHESTER, NH 03868

TAX MAP 210, LOT 39-8
BOWER, LAWRENCE D III
25 KODIAK CT
ROCHESTER, NH 03868

TAX MAP 210, LOT 39-9
SOUICY, MARTHA M
NICHOLAS G BERTSIMAS
23 KODIAK CT
ROCHESTER, NH 03868

TAX MAP 210, LOT 46
FAZEKAS ANNA REVOC TRUST
760 PORTLAND ST
ROCHESTER, NH 03868

TAX MAP 210, LOT 47
FAZEKAS ERVIN REV TRUST
FAZEKAS KATHLEEN A REV TRUST
141 WAKEFIELD ST
ROCHESTER, NH 03867

ABUTTER LIST CONT:

TAX MAP 210, LOT 48
GTM INVESTMENTS, LLC
31 EXETER RD
HAMPTON, NH 03842

TAX MAP 210, LOT 52
OKEEFE, MICHAEL A
20 KODIAK CT
ROCHESTER, NH 03868

TAX MAP 210, LOT 62
MAYOTE, TINA L
16 FLAT ROCK BRIDGE RD
ROCHESTER, NH 03868

TAX MAP 210, LOT 63
REARDON, DONALD & RACHEL
18 FLAT ROCK BRIDGE RD
ROCHESTER, NH 03868

TAX MAP 210, LOT 65
NICHOLS, RONALD W
22 FLAT ROCK BRIDGE RD
ROCHESTER, NH 03868

TAX MAP 210, LOT 66
COOK, DALE JR
KERAVICH, JESSICA
22A FLAT ROCK BRIDGE RD
ROCHESTER, NH 03868

NOTES:

- 1.) OWNER: ANNA FAZEKAS REVOCABLE TRUST
ANNA FAZEKAS, TRUSTEE
141 WAKEFIELD STREET
ROCHESTER, NH 03867-1303

- A.) TAX MAP 210, LOT 50, 51, & 71
B.) LOT AREA: 392,292 SQ. FT., 9.00 AC.
C.) S.C.R.D. BOOK 3864, PAGE 71

- 2.) OWNER: ANNA FAZEKAS REVOCABLE TRUST
ERVIN FAZEKAS REVOCABLE TRUST
141 WAKEFIELD STREET
ROCHESTER, NH 03867-1303

- A.) TAX MAP 210, LOT 64
B.) LOT AREA: 9,412 SQ. FT., 0.21 AC.
C.) S.C.R.D. BOOK 3864, PAGE 75

- 3.) ZONING: RESIDENCE 1 (R1)
MINIMUM LOT SIZE: 10,000 SQ. FT.
MINIMUM FRONTAGE: 100'
MINIMUM FRONT SETBACK: 10'
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 20'

- 4.) ZONING: HIGHWAY COMMERCIAL (HC)
MINIMUM LOT SIZE: 20,000 SQ. FT.
MINIMUM FRONTAGE: 100'
MINIMUM FRONT SETBACK: 20'
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 25'
MAX. BUILDING HEIGHT:

- 5.) PLAN INTENT: THE INTENT OF THIS PLAN IS TO REPRESENT THE EXISTING CONDITIONS OF TAX MAP 210, LOTS 51, 64 & 71.

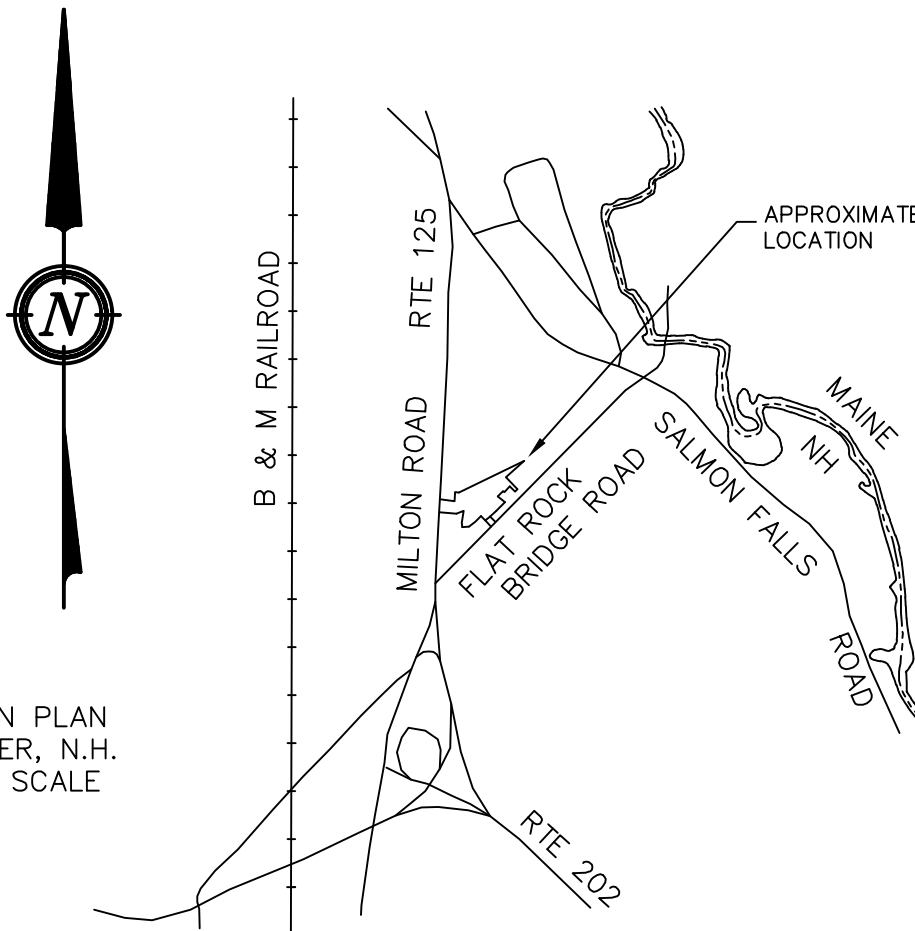
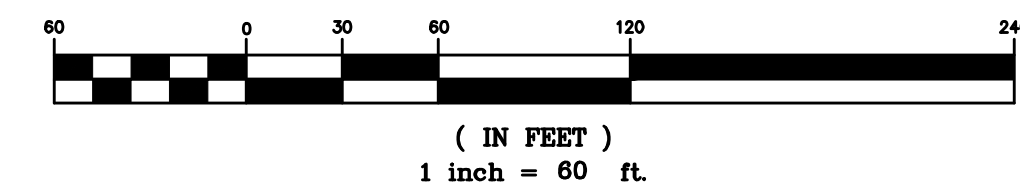
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE TWO PARCELS DO NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD ZONE, REF: FEMA COMMUNITY #33017C0203D, DATED MAY 17, 2005.

- 7.) PARCELS ARE LOCATED WITHIN THE SAME USDA NRCS SOIL DESIGNATION OF HgA - HINCKLEY LOAMY SAND, 0 TO 3 PERCENT SLOPES, HSG A. REF: WEBSOIL SURVEY 2/12/2015.

- 8.) HORIZONTAL DATUM: NH STATE PLANE NAD 83, CITY OF ROCHESTER CONTROL POINTS.

- 9.) VERTICAL DATUM: NAVD 88, CITY OF ROCHESTER CONTROL POINT ELEVATION (BENCHMARK)

GRAPHIC SCALE

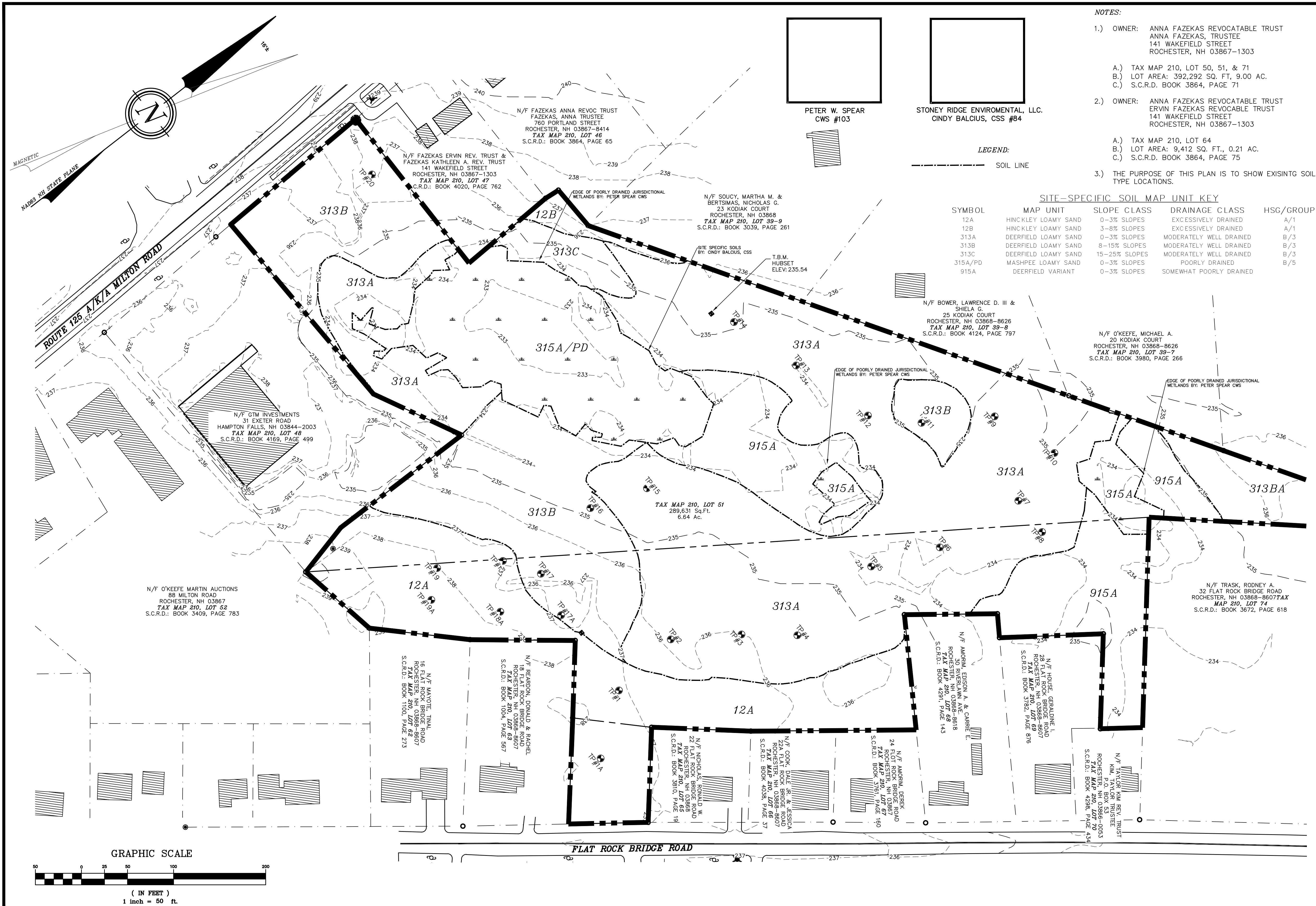


SITE PLAN REVISIONS PER PB DISCUSSION	
REVISION	
DATE	DESCRIPTION
8-5-16	8-5-16
6-14-16	6-14-16
2-22-16	2-22-16

EXISTING CONDITIONS PLAN	
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, 64, 71	

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 60 FT.
DATE : FEBRUARY 9, 2016
FILE NO. : DB 2015-010

STATE OF NEW HAMPSHIRE
N 805
KENNETH A. BERRY
SIGNATURE



- NOTES:
- 1.) OWNER: ANNA FAZEKAS REVOCABLE TRUST
ANNA FAZEKAS, TRUSTEE
141 WAKEFIELD STREET
ROCHESTER, NH 03867-1303

A.) TAX MAP 210, LOT 50, 51, & 71
B.) LOT AREA: 392,292 SQ. FT, 9.00 AC.
C.) S.C.R.D. BOOK 3864, PAGE 71
 - 2.) OWNER: ANNA FAZEKAS REVOCABLE TRUST
ERVIN FAZEKAS REVOCABLE TRUST
141 WAKEFIELD STREET
ROCHESTER, NH 03867-1303

A.) TAX MAP 210, LOT 64
B.) LOT AREA: 9,412 SQ. FT., 0.21 AC.
C.) S.C.R.D. BOOK 3864, PAGE 75
 - 3.) THE PURPOSE OF THIS PLAN IS TO SHOW EXISINTG SOIL TYPE LOCATIONS.

SITE-SPECIFIC SOIL MAP UNIT KEY				
SYMBOL	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS	HSG/GROUP
12A	HINC KLEY LOAMY SAND	0-3% SLOPES	EXCESSIVELY DRAINED	A/1
12B	HINC KLEY LOAMY SAND	3-8% SLOPES	EXCESSIVELY DRAINED	A/1
313A	DEERFIELD LOAMY SAND	0-3% SLOPES	MODERATELY WELL DRAINED	B/3
313B	DEERFIELD LOAMY SAND	8-15% SLOPES	MODERATELY WELL DRAINED	B/3
313C	DEERFIELD LOAMY SAND	15-25% SLOPES	MODERATELY WELL DRAINED	B/3
315A/PD	MASHPEE LOAMY SAND	0-3% SLOPES	POORLY DRAINED	B/5
915A	DEERFIELD VARIANT	0-3% SLOPES	SOMEWHAT POORLY DRAINED	B/5

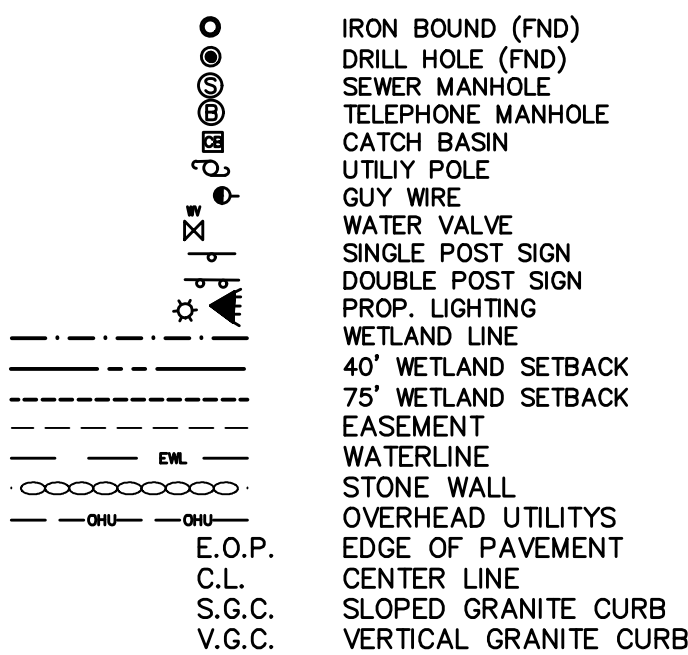
SITE PLAN REVISIONS PER PB DISCUSSION	
8-5-16	#3
6-14-16	#2
2-22-16	#1
DATE	REVISION
DESCRIPTION	

SITE SPECIFIC SOILS MAP
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, 64, 71

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 50 FT.
DATE : FEBRUARY 9, 2016
FILE NO. : DB 2015-010

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

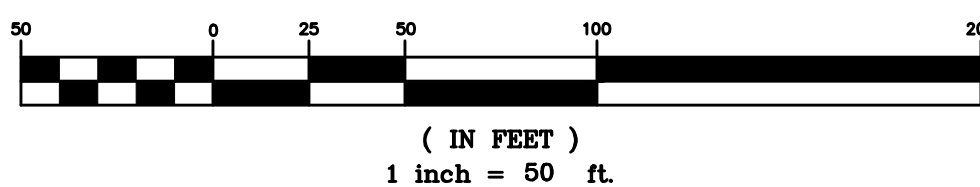
LEGEND:



NOTES:

- 1.) THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE EXISTING CONDITIONS OF TAX MAP 210, LOTS 50, 51, 64, 71 AND DETAILS FOR THE PROPOSED CONSTRUCTION OF A RESIDENTIAL SITE PLAN WITH PROPOSED PARKING, DRAINAGE, AND UTILITIES.
- 2.) CURRENT OWNER: ANNA FAZEKAS REVOCABLE TRUST
ERIN FAZEKAS REVOCABLE TRUST
141 WAKEFIELD STREET
ROCHESTER, NH 03867
- 3.) THE PROJECT PARCELS ARE MAP 210, LOT 50, 51, 64, & 71 OF THE CITY OF ROCHESTER TAX ASSESSOR'S MAPS.
- 4.) TITLE REFERENCE FOR THE PROJECT PARCELS ARE THE STRAFFORD COUNTY REGISTRY OF DEEDS, (S.C.R.D.) BOOK NO. 3864 PAGE NO. 71, AND BOOK NO. 3864, PAGE 75, RESPECTIVELY.
- 5.) ZONING: RESIDENTIAL 1 (R1)
MINIMUM LOT SIZE: 10,000 SQ. FT.
MINIMUM FRONTAGE: 100'
MINIMUM FRONT SETBACK: 10'
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 20'
- 6.) ZONING: HIGHWAY COMMERCIAL (HC)
MINIMUM LOT SIZE: 20,000 SQ. FT.
MINIMUM FRONTAGE: 100'
MINIMUM FRONT SETBACK: 20'
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 25'
- 7.) UNIT DENSITY: 1 UNIT ON 20,000 Sq.Ft.
1 UNIT FOR EVERY 7,500 Sq.Ft. WITH SEWER AND WATER
6.64 ACRES OF LAND WITH NO VERY POORLY DRAINED SOILS OR SURFACE WATERS
(289,238 Sq.Ft.)
20,000 Sq.Ft. = FIRST UNIT (1)
289,238 Sq.Ft. / 7,500 Sq.Ft. PER UNIT = 35.898 UNITS
TOTAL UNITS PERMITTED = 36.898
TOTAL UNITS PROPOSED = 16 UNITS PROPOSED

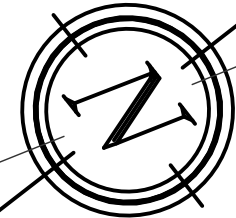
GRAPHIC SCALE



FLAT ROCK BRIDGE ROAD

INSTALL 6" WHITE VINYL FENCE

INSTALL 6" WHITE SPRUCE AS SHOWN (S)



N/F FAZEKAS ANNA REVOC TRUST
FAZEKAS, ANNA TRUSTEE
760 PORTLAND STREET
ROCHESTER, NH 03867-8414
TAX MAP 210, LOT 48
S.C.R.D.: BOOK 3864, PAGE 65

N/F FAZEKAS ERVIN REV. TRUST &
FAZEKAS KATHLEEN A. REV. TRUST
141 WAKEFIELD STREET
ROCHESTER, NH 03867-1303
TAX MAP 210, LOT 47
S.C.R.D.: BOOK 4020, PAGE 762

N/F SOUCY, MARTHA M. &
BERTSIMAS, NICHOLAS G.
23 KODIAK COURT
ROCHESTER, NH 03868
TAX MAP 210, LOT 39-9
S.C.R.D.: BOOK 3039, PAGE 261

N/F BOWER, LAWRENCE D. III &
SHIELA G.
25 KODIAK COURT
ROCHESTER, NH 03868-8626
TAX MAP 210, LOT 39-8
S.C.R.D.: BOOK 4124, PAGE 797

N/F O'KEEFE, MICHAEL A.
20 KODIAK COURT
ROCHESTER, NH 03868-8626
TAX MAP 210, LOT 39-7
S.C.R.D.: BOOK 3980, PAGE 266

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.)
BY: PETER W. SPEAR
CWS #103

PROPOSED COMMERCIAL LOT
TAX MAP 210 LOT 50
34,628 Sq.Ft.
.79 Ac.

N/F GTM INVESTMENTS
31 EXETER ROAD
HAMPTON FALLS, NH 03844-2003
TAX MAP 210, LOT 48
S.C.R.D.: BOOK 4169, PAGE 499

N/F O'KEEFE, MARTIN A.
208 MILTON ROAD
ROCHESTER, NH 03867
TAX MAP 210, LOT 52
S.C.R.D.: BOOK 3401, PAGE 783

N/F MAYNOR, TINA L.
16 FLAT ROCK BRIDGE ROAD
ROCHESTER, NH 03868-8607
TAX MAP 210, LOT 62
S.C.R.D.: BOOK 1104, PAGE 273

N/F REARDON, DONALD & RACHEL
18 FLAT ROCK BRIDGE ROAD
ROCHESTER, NH 03868-8607
TAX MAP 210, LOT 63
S.C.R.D.: BOOK 1004, PAGE 667

N/F NICHOLAS, RONALD W.
22 FLAT ROCK BRIDGE ROAD
ROCHESTER, NH 03868-8607
TAX MAP 210, LOT 65
S.C.R.D.: BOOK 3810, PAGE 19

N/F COOK, DALE B. & JESSICA
22 FLAT ROCK BRIDGE ROAD
ROCHESTER, NH 03868-8607
TAX MAP 210, LOT 66
S.C.R.D.: BOOK 4038, PAGE 37

N/F AMORIM, DEREK
24 FLAT ROCK BRIDGE ROAD
ROCHESTER, NH 03868-8607
TAX MAP 210, LOT 67
S.C.R.D.: BOOK 3781, PAGE 160

N/F AMORIM, EDISON A. & CARIE E.
30 RIVERMAN ROAD
ROCHESTER, NH 03868-8618
TAX MAP 210, LOT 69
S.C.R.D.: BOOK 4291, PAGE 143

N/F HOUSE, GERALDINE I.
28 FLAT ROCK BRIDGE ROAD
ROCHESTER, NH 03868-8607
TAX MAP 210, LOT 69
S.C.R.D.: BOOK 3782, PAGE 876

N/F TAYLOR, KIM REV. TRUST
KIM, P. D. BOX 53
ROCHESTER, NH 03868-0053
TAX MAP 210, LOT 70
S.C.R.D.: BOOK 4296, PAGE 434

N/F TRASK, RODNEY A.
32 FLAT ROCK BRIDGE ROAD
ROCHESTER, NH 03868-8607
TAX MAP 210, LOT 74
S.C.R.D.: BOOK 3672, PAGE 618

OVERVIEW SITE PLAN

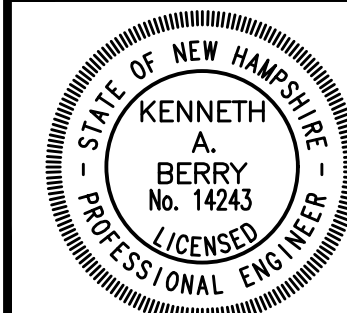
LAND OF
ANNA FAZEKAS REVOCABLE TRUST
ERIN FAZEKAS REVOCABLE TRUST
FLAT ROCK BRIDGE ROAD & MILTON ROAD
ROCHESTER, N.H.
TAX MAP 210, LOT 50, 51, 64, 71

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

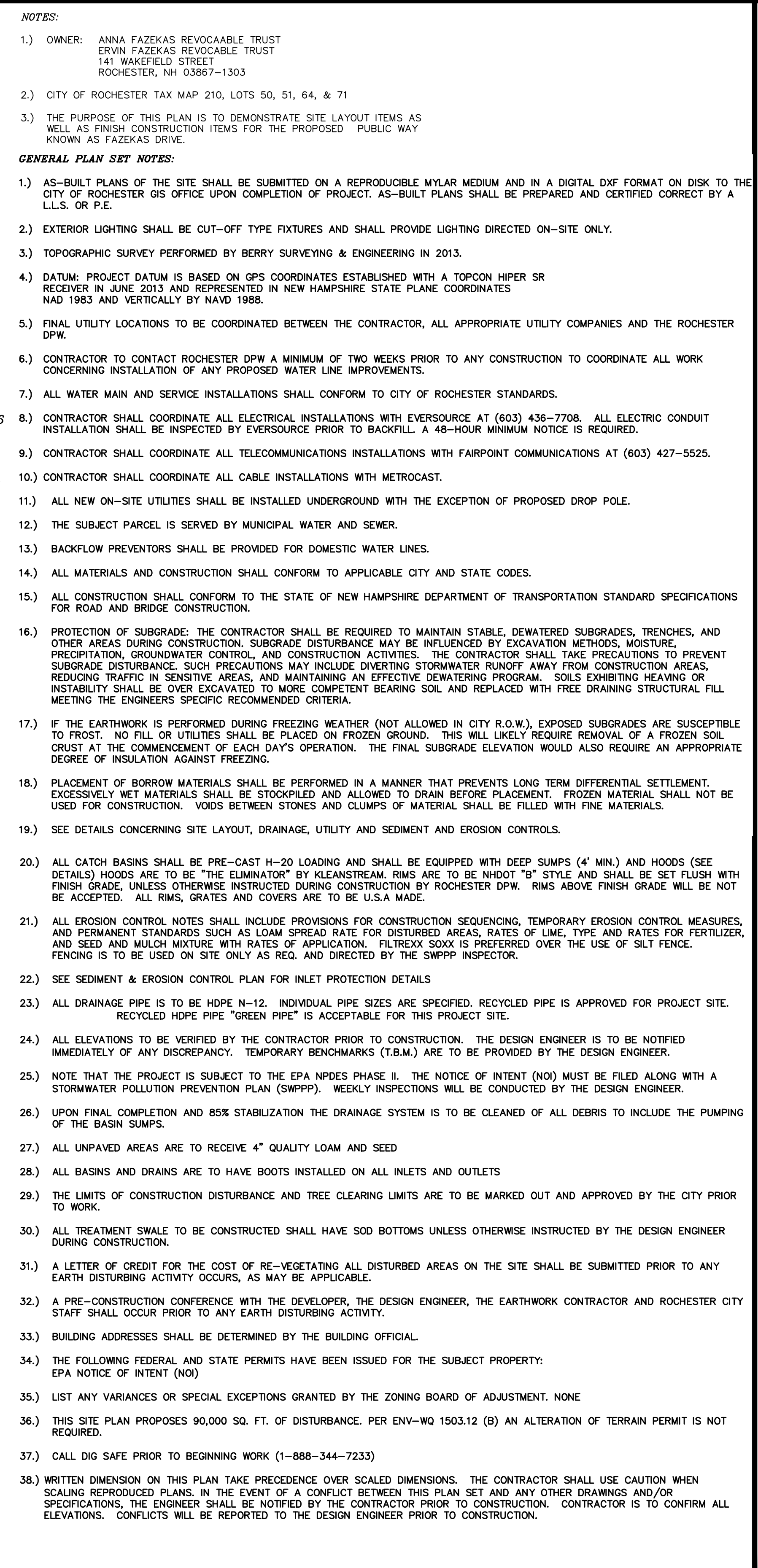
SCALE : 1 IN. EQUALS 50 FT.


DATE : FEBRUARY 9, 2016

FILE NO. : DB 2015-010



REVISION	DATE	DESCRIPTION
#3	8-5-16	SITE PLAN REVISIONS PER PB DISCUSSION
#2	6-14-16	SITE PLAN REVISIONS
#1	2-22-16	REVISE PLAN SET PER TRG





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

SCALE: 1 IN. EQUALS 20 FT.

DATE : FEBRUARY 9, 2016

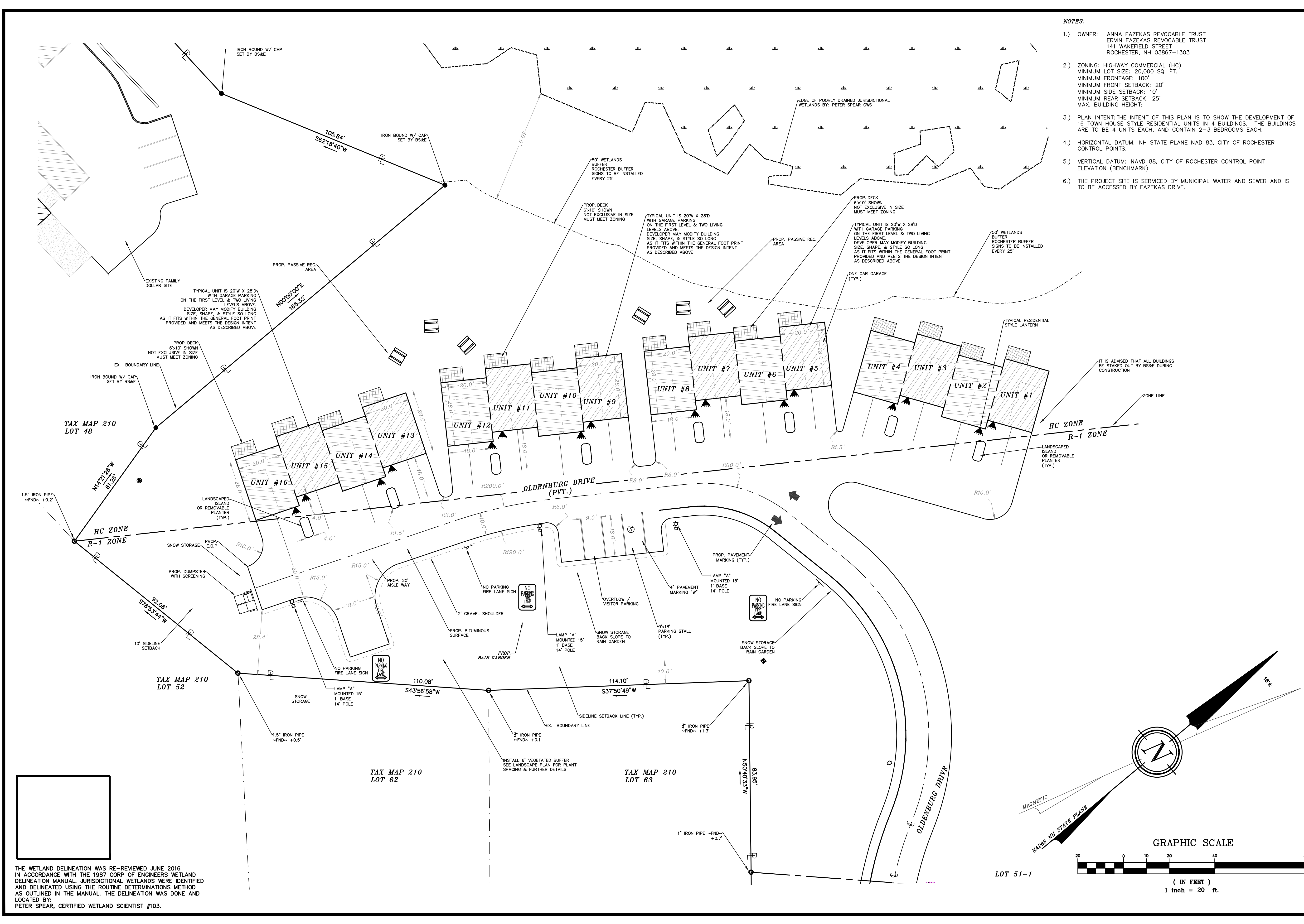
FILE NO. : DB 2015-010

20 SCALE ROADWAY SITE PLAN OLDENBERG 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, 51, 64, 71

	#3 #2 #1	8-5-16 6-14-16 2-22-16	SITE PLAN REVISIONS PER PB DISCUSSION SITE PLAN REVISIONS REVISE PLAN SET PER TRG
	REVISION	DATE	DESCRIPTION



- NOTES:
- 1.) OWNER: ANNA FAZEKAS REVOCABLE TRUST
ERVIN FAZEKAS REVOCABLE TRUST
141 WAKEFIELD STREET
ROCHESTER, NH 03867-1303
 - 2.) ZONING: HIGHWAY COMMERCIAL (HC)
MINIMUM LOT SIZE: 20,000 SQ. FT.
MINIMUM FRONTAGE: 100'
MINIMUM FRONT SETBACK: 20'
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 25'
MAX. BUILDING HEIGHT:
 - 3.) PLAN INTENT: THE INTENT OF THIS PLAN IS TO SHOW THE DEVELOPMENT OF 16 TOWN HOUSE STYLE RESIDENTIAL UNITS IN 4 BUILDINGS. THE BUILDINGS ARE TO BE 4 UNITS EACH, AND CONTAIN 2-3 BEDROOMS EACH.
 - 4.) HORIZONTAL DATUM: NH STATE PLANE NAD 83, CITY OF ROCHESTER CONTROL POINTS.
 - 5.) VERTICAL DATUM: NAVD 88, CITY OF ROCHESTER CONTROL POINT ELEVATION (BENCHMARK)
 - 6.) THE PROJECT SITE IS SERVICED BY MUNICIPAL WATER AND SEWER AND IS TO BE ACCESSED BY FAZEKAS DRIVE.

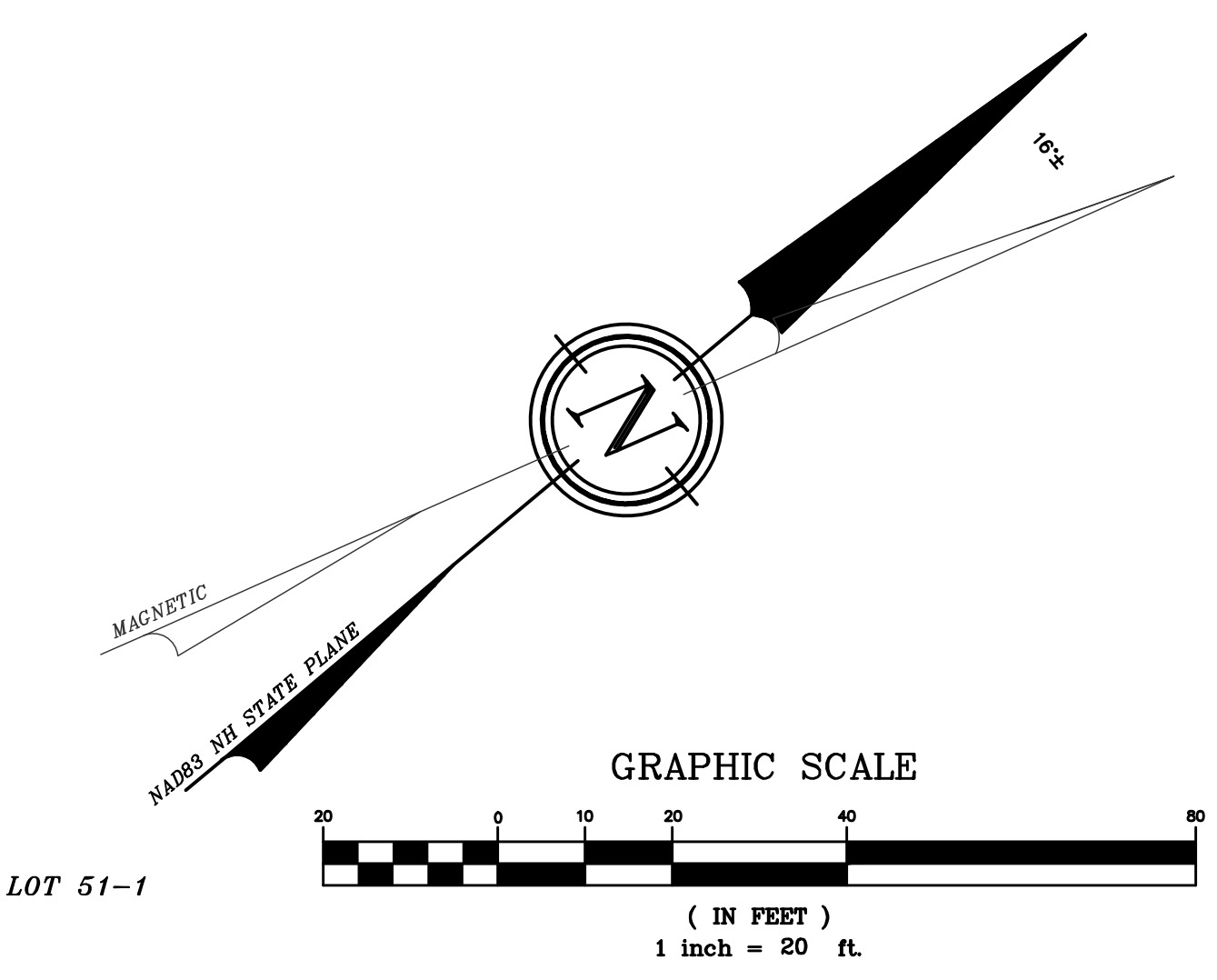
SITE PLAN REVISIONS PER PB DISCUSSION		DATE
REVISION	DESCRIPTION	
#3	8-5-16	
#2	6-14-16	
#1	2-22-16	

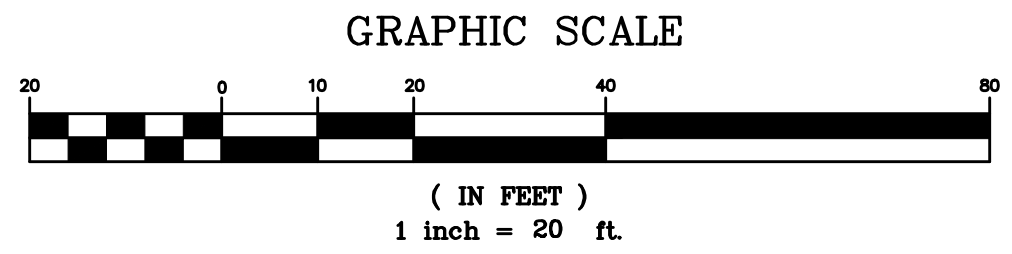
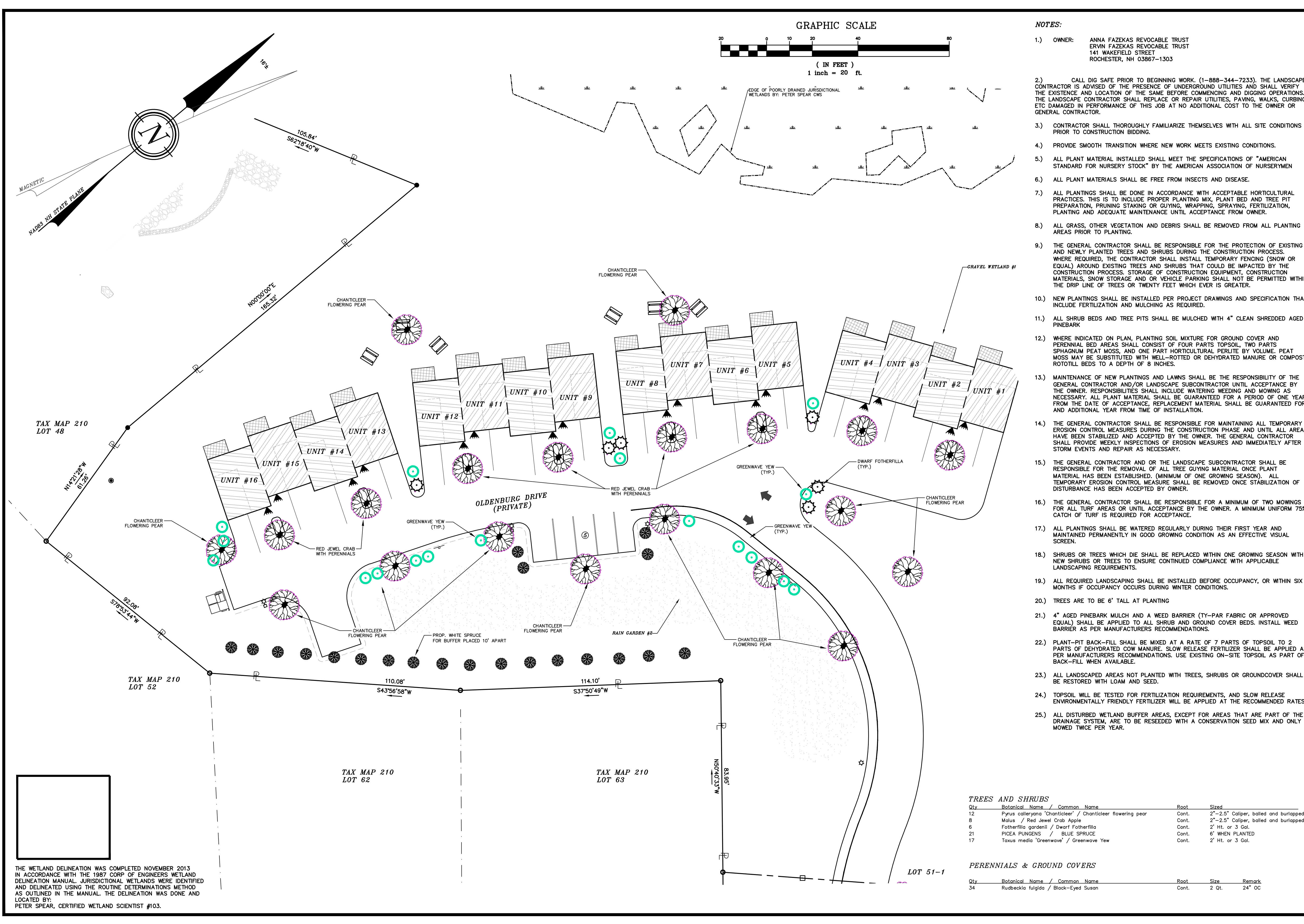
20 SCALE SITE PLAN
LAND OF
ANNA FAZEKAS REVOCABLE TRUST
ERVIN FAZEKAS REVOCABLE TRUST
FLAT ROCK BRIDGE ROAD & MILTON ROAD
ROCHESTER, N.H.
TAX MAP 210, LOT 50, 51, 64, 71

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

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

THE WETLAND DELINEATION WAS RE-REVIEWED JUNE 2016 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE AND LOCATED BY: PETER SPEAR, CERTIFIED WETLAND SCIENTIST #103.





- NOTES:
- OWNER: ANNA FAZEKAS REVOCABLE TRUST
ERVIN FAZEKAS REVOCABLE TRUST
141 WAKEFIELD STREET
ROCHESTER, NH 03867-1303
 - CALL DIG SAFE PRIOR TO BEGINNING WORK. (1-888-344-7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.
 - CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
 - PROVIDE SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
 - ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN
 - ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.
 - ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.
 - ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.
 - NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.
 - ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 4" CLEAN SHREDDED AGED PINEBARK
 - WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
 - MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND/OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING, WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AND ADDITIONAL YEAR FROM TIME OF INSTALLATION.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURES AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.
 - THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWING SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.
 - ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.
 - SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.
 - ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.
 - TREES ARE TO BE 6' TALL AT PLANTING
 - 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
 - PLANT-PIT BACK-FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACK-FILL WHEN AVAILABLE.
 - ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE RESTORED WITH LOAM AND SEED.
 - TOPSOIL WILL BE TESTED FOR FERTILIZATION REQUIREMENTS, AND SLOW RELEASE ENVIRONMENTALLY FRIENDLY FERTILIZER WILL BE APPLIED AT THE RECOMMENDED RATES.
 - ALL DISTURBED WETLAND BUFFER AREAS, EXCEPT FOR AREAS THAT ARE PART OF THE DRAINAGE SYSTEM, ARE TO BE RESEED WITH A CONSERVATION SEED MIX AND ONLY MOWED TWICE PER YEAR.

TREES AND SHRUBS				
Qty	Botanical Name / Common Name	Root	Size	
12	Pyrus calleryana 'Chanticleer' / Chanticleer flowering pear	Cont.	2"-2.5" Caliper, balled and burlapped	
8	Malus / Red Jewel Crab Apple	Cont.	2"-2.5" Caliper, balled and burlapped	
6	Fotherfilla gardenii / Dwarf Fotherfilla	Cont.	2' Ht. or 3 Gal.	
21	PICEA PUNGENS / BLUE SPRUCE	Cont.	6' WHEN PLANTED	
17	Taxus media 'Greenwave' / Greenwave Yew	Cont.	2' Ht. or 3 Gal.	

PERENNIALS & GROUND COVERS				
Qty	Botanical Name / Common Name	Root	Size	Remark
34	Rudbeckia fulgida / Black-Eyed Susan	Cont.	2 Qt.	24" OC

THE WETLAND DELINEATION WAS COMPLETED NOVEMBER 2013 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE AND LOCATED BY: PETER SPEAR, CERTIFIED WETLAND SCIENTIST #103.

SITE PLAN REVISIONS PER PB DISCUSSION

SITE PLAN REVISIONS

REVISE PLAN SET PER TRG

8-5-16

6-14-16

2-22-16

#3

#2

#1

REVISION

DATE

DESCRIPTION

20 SCALE LANDSCAPING SITE PLAN OLDENBURG 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, 51, 64, 71

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

STATE OF NEW HAMPSHIRE

KENNETH A. BERRY

No. 14243

PROFESSIONAL ENGINEER

SHEET 8 OF 8