



MAJOR SUBDIVISION APPLICATION

(a total of four or more lots)

City of Rochester, New Hampshire

[office use only. Check # _____ Amount \$ _____ Date paid _____]

Date: 7/5/16 Is a conditional needed? Yes: x No: _____ Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 223; Lot #'s: 21; Zoning district: A

Property address/location: 24 Jeremiah Lane

Name of project (if applicable): _____

Size of site: 40 acres; Overlay zoning district(s)? Wetlands Overlay

Property owner

Name (include name of individual): Real Estate Advisors Inc.

Mailing address: 76 Exeter St., Newmarket, NH 03857

Telephone #: 603-659-2303 Email: alex@cheneyco.com

Applicant/developer (if different from property owner)

Name (include name of individual): Real Estate Advisors Inc

Mailing address: 76 Exeter St., Newmarket, NH 03857

Telephone #: 603-659-2303 Email: _____

Engineer/surveyor

Kenneth A. Berry, LLS, PE

Christopher R. Berry, Project Manager

Name (include name of individual): Berry Surveying and Engineering

Mailing address: 335 Second Crown Point Rd, Barrington, NH 03825

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

Email address: K.Berry@BerrySurveying.com Professional license #: LLS #805 PE #14243
crberry@metrocast.net

Proposed project

Number of proposed lots: 53; estimated length of new roads: Evelyn 2200' to Neck
Jeremiah 1450' loop

Number of cubic yard of earth being removed from the site? 0 Leo Drive 400' to Neck

City water? yes x no _____; How far is city water from the site? Barry Villa up Portland

City sewer? yes x no _____; How far is city sewer from the site? Portland tieing in 100'
down slope

If city water, what are the est. total gal. per day? _____; Are there pertinent covenants? YES
31050 GPD. 69 3 BEDROOM UNITS

Where will stormwater be discharged? _____

MULTIPLE RAIN GARDENS TO FINAL DISCHARGE POINT

WHICH IS FRANKLIN STREET CROSS CULVER. REPLACEMENT

TO A 4' WIDE 3' TALL BOX CULVERT

(Continued Major Subdivision Plan application Tax Map: 223 Lot: 21 Zone A)

Wetlands: Is any fill proposed? Yes ; area to be filled: 2,123 SF ; buffer impact? 27,715 SF

Comments

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

WAIVER REQUESTS TO 5.15 5.14 5.13 5.3.2, 5.3.3, 5.4.1 6.2

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 Subdivision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision 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: _____

(Continued Major Subdivision Plan application Tax Map: 223 Lot: 21 Zone A)

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Signature of property owner: Real Estate Advisors Amy John Vice President

Date: 7/5/16

Signature of applicant/developer: Real Estate Advisors Amy John Vice President

Date: 7/5/16

Signature of agent: K. O'Rourke

Date: 9-20-16

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: Amy John Vice President, Real Estate Advisors

Date: 7/5/16

City of Rochester
SCHEDULE OF FEES

(Updated April 6, 2012)

SITE PLAN FEES

Commercial projects

Base fee: \$300.00

Per square foot:

0-1,000 sq. ft.	\$.15 per sq. ft.	
1,001-5,000 sq. ft.	\$.12 per sq. ft.	(\$150.00 + \$.12/sq. ft. over 1,000)
5,001-10,000 sq. ft.	\$.09 per sq. ft.	(\$630.00 + \$.09/sq. ft. over 5,000)
10,001 + sq. ft.	\$.06 per sq. ft.	(\$1,080 + \$.06/sq. ft. over 10,000)

Industrial projects

Base fee: \$300.00

Per square foot:

0-1,000 sq. ft.	\$.08 per sq. ft.	
1,001-5,000 sq. ft.	\$.07 per sq. ft.	(\$80.00 + \$.07/sq. ft. over 1,000)
5,001-10,000 sq. ft.	\$.05 per sq. ft.	(\$360.00 + \$.05/sq. ft. over 5,000)
10,001 + sq. ft.	\$.03 per sq. ft.	(\$610.00 + \$.03/sq. ft. over 10,000)

Residential projects

Base fee: \$350.00

Per new unit: \$175.00

Other projects

Minor site plan review: \$300.00

Special Downtown: No fee

Home Occupation: \$50.00

Day Care –care of no more than 3 children in home: \$50.00
(requires Home Occupation review)

Day Care – Family Day Care in Home: \$300.00
(requires Minor Site review)

Day Care Center (requires Planning Board review): \$300.00

Farmers or flea market: \$125.00

Excavation: \$500.00

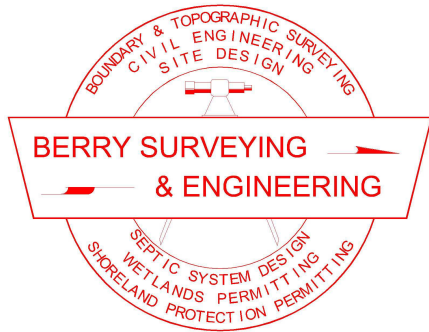
SUBDIVISION FEES

Subdivision without new street base fee: \$300.00

Subdivision without new street per lot fee: \$100.00

Subdivision with new street base fee: \$700.00

Subdivision with new street per lot fee: \$225.00 X 53 = \$11,925
(see other fees, below)



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

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

September 20, 2016

RE: Proposed Major Subdivision "Stuart Acres"
Real Estate Advisors Inc.
24 Jeremiah Lane
Conservation Subdivision Chapter 42.33

Mr. Chairman and Members of the Rochester Planning Board,

On behalf of our client, Real Estate Advisors Inc., Berry Surveying & Engineering (BS&E) is submitting for a Major Subdivision Application for a proposed development off Jeremiah Lane, formerly known as Stuarts Lane, and Portland Street for 53 Lots containing 69 units under the Conservation Subdivision Ordinance.

In late 2011, the residents of Jeremiah Lane and the former owner, Jeremiah Stuart, finalized a plan with the Planning Board laying out Jeremiah Lane as a City Street. This afforded the residents all of the privileges of having frontage on a City Street. The geometry of the entrance to Jeremiah Lane was not altered, however a small "L" turn around was provided at the end.

Real Estate Advisors Inc. purchased the property in the fall of 2015, and requested BS&E start to prepare the baseline information required for developing the project site which was prepared as an Existing Conditions Plan, and is now provided as sheets 3-5 within the plan set. Gove Environmental Inc. has conducted a wetlands analysis on site as well as a Site Specific Soils Map which is provided as sheets 6-7. Traffic counts were conducted and reviewed by BS&E, as well as speed data. This information was provided to TEPP LLC who has now provided a draft traffic analysis, for your preliminary review.

The property enjoys frontage on Franklin Street as well as access to Jeremiah Lane. The site does contain some wetlands towards the North and West boundary, as well as a small wetland that runs through southern portions of the site. There are some wetlands which are located against the existing subdivision known as Brenda Lane. Test pits have been conducted on site in the area of the proposed roadway, and have found that the average seasonal high water table ranges between 18"-36" with some areas of shallow bedrock. There are two fields on the property; one is located directly behind the owners along Portland Street, and the other is adjacent to the existing farm house on the property. Historically these fields have been maintained and gardened by both the former owner and the members of the Jeremiah Lane neighborhood. These fields are the focal point of the proposed subdivision

The applicant is interested in using the Conservation Subdivision Ordinance to allow the development to maximize the density of the proposal within the most central portion of the

property. Instead of using the farm fields as easy development zones, the focus is on preserving them and orienting some of the proposed housing to overlook them. The applicant has requested that BS&E focus on laying out the infrastructure in the best location topographically and then look at how to place and group the housing in the best and most logical locations working within the restrictions of the remaining land. The plan set provided shows a roadway aligned along the contour which would reduce overall impact on the land, and reduce large alterations of terrain.

The site is serviced by Water, Sewer, Natural Gas, and will have underground utilities throughout, with the exception of a required drop pole. The 12" high pressure (HP) line from Barry Villa is to be extended approximately 500 feet to the entrance of Jeremiah Lane to service the development. From Jeremiah Lane through the project, the proposal is for a standard 8" water line. A preliminary assessment by Wright Pierce has found that this approach provided 65 psi – 79 psi throughout the subdivision, and 700 to 800 GPM throughout. Sewer is proposed to be connected to a section of Portland Street at an advantageous elevation, and brought into the project through the use of an 8" SDR 35 and standard sewer basins. The cut into the 12" VCP in Portland is proposed to be a "Doghouse" style.

Unit Density:

For purposes of reviewing yield for the project we have used the Adjusted Tract Acreage Approach as provided in Section d. Base Density, Item #3. (Total Tract Area-Roads and Overhead utilities-Very Poorly Drained Soils-25% slopes) X 0.75. The result is then divided by the base density within the zone. This is then multiplied by 1.3 to determine the total yield of the parcel.

OPEN SPACE CALCULATION:

REQUIRED OPEN SPACE:	590,457 Sq.Ft.
TOTAL WETLANDS AREA:	300,666 Sq.Ft.
AREAS > 25% SLOPES:	6,002 Sq.Ft.
TOTAL BUILDABLE AREA:	1,476,142 Sq.Ft.

TOTAL OPEN SPACE OUTSIDE OF EASEMENTS & WETLANDS:	593,650 Sq.Ft.
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PERCENTAGE OF BUILDABLE AREA REMAINING OPEN SPACE OUTSIDE OF EASEMENTS:	40%
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DENSITY CALCULATION:

GROSS LOT AREA:	1,762,812 Sq.Ft.
VERY POORLY DRAINED SOILS:	19,425 Sq.Ft.
AREAS > 25% SLOPES:	6,002 Sq.Ft.
OHU EASEMENTS:	2,666 Sq.Ft.
MINIMUM LOT SIZE (AGRICULTURAL):	20,000 Sq.Ft.

$(1,762,812 - 19,425 - 6,002 - 2,666) * 0.75 * 1.3 = 85.54$

85 UNITS ALLOWED BY ADJUSTED TRACT ACREAGE APPROACH
69 TOTAL UNITS ARE PROPOSED (35 SINGLE FAMILY, 34 DUPLEX)

The calculations shown above are now located on the Overall Subdivision Sheet #8.

The applicant is looking to develop the site using a mix of single family and duplex style for a total of 69 units.

There are drainage systems placed within the Open Space Areas so they can be fully managed by the HOA. These drainage systems and easements have been removed from the open space calculations, and therefore has not effect on the required amount. These systems may be placed here at the discretion of the board.

Project Impact:

An impact assessment is now provided. A wetlands permit has been filed with NHDES for the small amount of impact this project generates in three locations. The Franklin Street culvert is



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
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scheduled to be replaced during this project, to improve flow and reduce flooding during smaller, average events. The first wetlands crossing is proposed to be an oversized culvert in an historic field trench, which was discussed at a site walk with the Conservation Commission. The last impact / crossing on Evelyn Drive is located in the same position as an existing crossing and is scheduled to be updated to a 3'X3' box culvert.

Slopes of 15% are shown on the Existing Conditions sheets and Overall Subdivision sheet.

Slopes in the area of Evelyn Drive, Rain Garden #2, Rain Garden #6, and Lots 47, 48, 49, 51 & 52 are proposed to be disturbed during construction. These slopes may be disturbed at the board's discretion. The amount of disturbance is not excessive, and is essential to the productive use of the property, given their topographic location to the rest of the project. We have prepared fully engineered plans which demonstrate the filling of these slopes using Best Management Practices, and have fully designed a sediment & erosion control schedule, for construction stability, and have submitted Storm Water Pollution Prevention Plan / Construction Mitigation Plan for coordination during construction.

Slopes of 25% exist on the property and are shown on the Existing Conditions sheet and on the Overall Subdivision sheet. The only areas of disturbance are on slopes that are within areas of 15%, and are generally located in the areas of Rain Garden #6 and proposed lots 51 & 52. As is the case above, the application presents engineered drawings that propose filling of these areas, and therefore there are no adverse impacts on the slope by way of erosion during construction.

Project Access and Traffic Impact:

The project design creates a main entrance from Franklin Street into the project site, and utilize Jeremiah Lane for safety access only. This approach has been discussed at the Planning Board throughout the Design Review Phase with the applicant being directed to proceed with design in this fashion. It was agreed that the intersection of Franklin and Portland needed to be re-configured into a "T" intersection which is now provided on sheet 15. TEPP LLC is in the process of peer reviewing this design. The review will be forwarded to the TRG when received. In general the design allows for the "T", turning movements for the required fire truck, restricts truck traffic, provides for signage, and a small deceleration lane into the project site. The project site meets the required sight distance for 25 MPH, with the intersection of Franklin and Portland meeting the NHDOT 400 feet of sight distance in each direction. These improvements towards a controlled intersection will allow residents of the proposed Stuart Acres to use this point as the main entrance, and not Jeremiah lane which is the desire of the applicant and the current residents of Jeremiah Lane.

The cross section of Evelyn Drive, the main entrance road, provides for 10 foot travel lanes with 4 foot walking lanes at grade. Given its density and need for storm water quality sloped granite curb is proposed along the edge. (Lt. & Rt.) This was reviewed and generally accepted by the Planning Board during Design Review Phase. Leo Drive is the proposed cul-de-sac off of Evelyn Drive, with 12 foot lanes proposed and sloped granite curb. (Lt. & Rt.) The curbing is again proposed due to stormwater quality considerations. Jeremiah Lane within the subdivision is proposed to have 10 foot lanes and sloped granite curbing. The reduced pavement width is directly related to the small amount of density proposed off from this connection. The curb is



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proposed to stop at the apex of the vertical design, where the 10 foot lanes continue, but drains to open swales. The right of way (R.O.W.) in the areas of the existing “L” on Jeremiah Lane is being widened to a full 50 feet with the 20 foot pavement section extending to the strait neck near the existing house. The neck from this point to Portland Street is proposed to have an 8” reclaim, and a pavement section providing for 8 foot lanes and 0.75’ shoulders.

A gate has been discussed by the Planning Board, and through straw poll, the applicant was instructed to pursue a gate. There is no proposed gate location on Jeremiah Lane, however there is a restriction in flow to the “in” direction, to deter drivers from bypassing the newly constructed intersection. The traffic assessment conducted by TEPP LLC has taken the restriction in flow into consideration, and the project now only generates 10 AM trips into the project site.

As always we thank you for your input and consideration on this project.

BERRY SURVEYING & ENGINEERING

Christopher R. Berry, President



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825

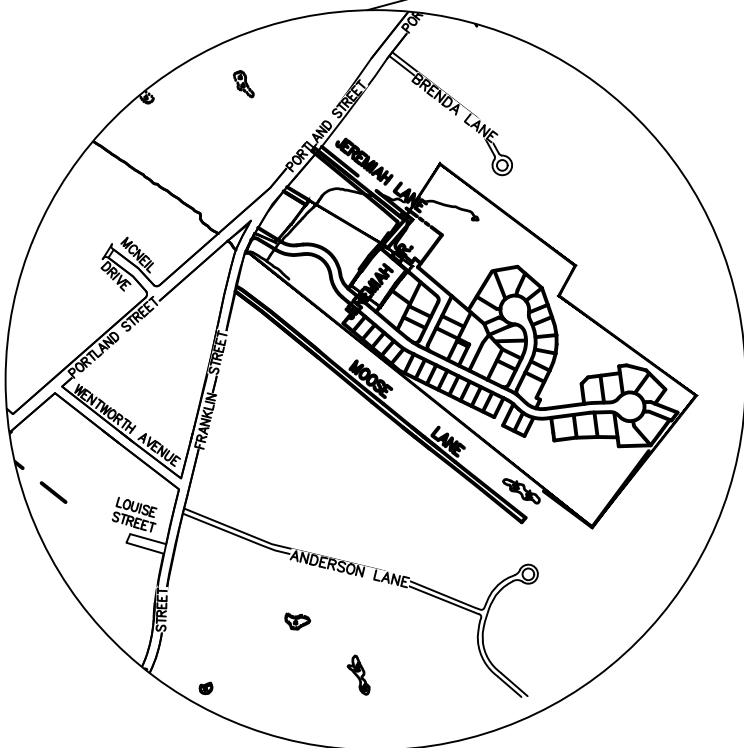
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LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE



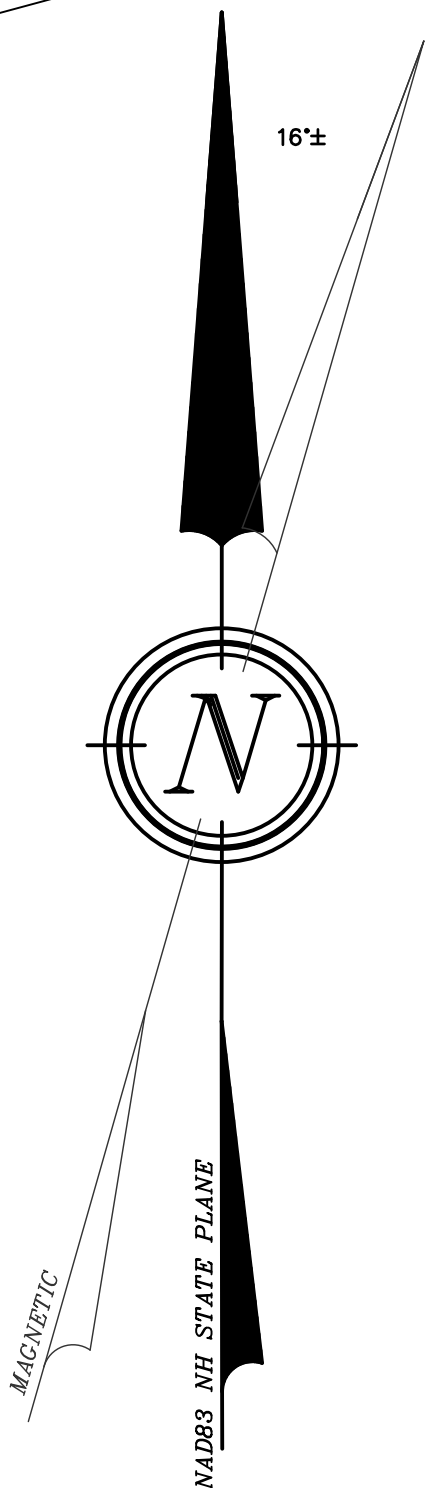
STUART ACRES
MAJOR SUBDIVISION
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY : _____
DATE : _____

I CERTIFY THAT THIS PLAT EXCEEDS THE
MINIMUM REQUIREMENT FOR ACCURACY AND
COMPLETENESS OF THE STATE OF N.H. AND
OF THE CITY OF ROCHESTER, N.H. — 1:10,000 —
KENNETH A. BERRY LLS 805 DATE

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN,
THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND
DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS,
CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND
SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN
EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INsofar AS
EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON — ADHERENCE MAY
RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED
PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

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



OWNER: REAL ESTATE ADVISORS INC.
76 EXETER STREET
NEWMARKET, NH 03857

SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPESC, CESSWI, CPSWQ
BERRY SURVEYING & ENGINEERING
335 CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

DEVELOPER: REAL ESTATE ADVISORS INC.
76 EXETER STREET
NEWMARKET, NH 03857

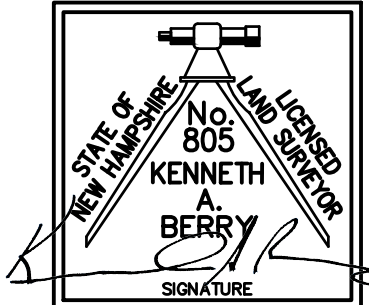
ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPESC, CESSWI, CPSWQ
BERRY SURVEYING & ENGINEERING
335 CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

WETLAND & SOILS: GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DR. BUILDING #2, UNIT H
EXETER, NH 03833
603-778-0644

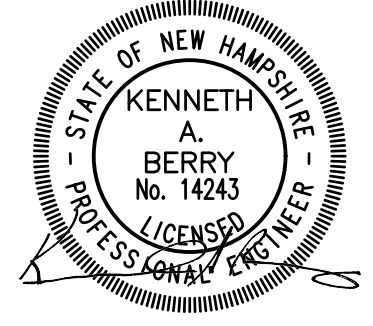
GENERAL PLAN SET NOTES:

- 1.) 11x17" PLANS ARE HALF THE PUBLISHED SCALE.
- 2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF ROCHESTER.
- 3.) BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECTS DOCUMENTATION. ALL USERSARE 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.

REQUIRED PERMITS:
~ NHDES WETLANDS PERMIT
~ NHDES SEWER EXTENSION PERMIT
~ NHDES ALTERATION OF TERRAIN PERMIT
~ US EPA NOI & SWPPP



BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 100 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 — 114



PROPOSED MAJOR SUBDIVISION
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

REVISION

DATE

DESCRIPTION

ABBREVIATION LEGEND:

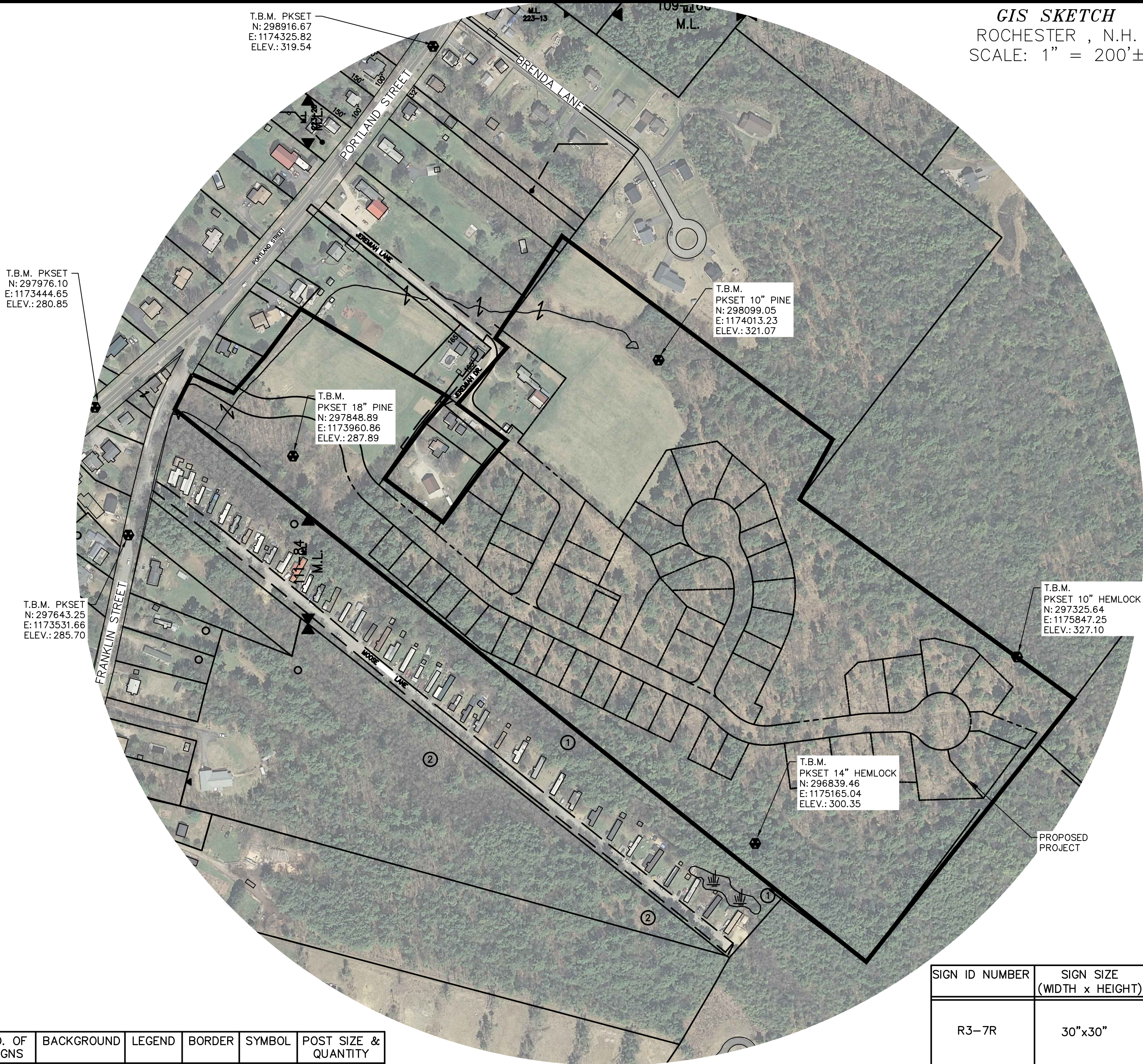
S.G.C. SLOPED GRANITE CURB
V.G.C. VERTICAL GRANITE CURB
E.O.P. EDGE OF PAVEMENT
B.C.C. BITUMINOUS CONCRETE CURB
BITUM. BITUMINOUS
E.O.P. EDGE OF PAVEMENT
E.S.H.W.T. ESTIMATE SEASONAL HIGH WATER TABLE
TYP. TYPICAL
T. BLOCK THRUST BLOCK
CONC. CONCRETE
U.G.E. UNDER GROUND ELECTRIC / UTILITY
U.D. UNDER DRAIN
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)

EXISTING LEGEND:

● IRON BOUND ~TBS~
○ IRON BOUND ~FND~
□ GRANITE BOUND ~FND~
□ STONE BOUND ~FND~
○ UTILITY POLE
○ GUY WIRE
○ 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
--- EXISTING AREAS OF GREATER THAN 25% SLOPE
--- EXISTING AREAS OF GREATER THAN 15% SLOPE
--- ZONE LINE

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	SYMBOL	POST SIZE & QUANTITY
R1-1	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	5	RED	WHITE	WHITE	-	U-CHANNEL (1)
R7-1	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	3	WHITE	BLACK	BLACK	-	U-CHANNEL (1)
R2-1	24"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	8	WHITE	BLACK	BLACK	-	U-CHANNEL (1)
W11A-2	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	YELLOW	BLACK	BLACK	-	U-CHANNEL (1)
W1-8L	24"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	YELLOW	BLACK	BLACK	-	U-CHANNEL (1)
R7-107	12"x18"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	TL - RED TR - WHITE BTM - WHITE	WHITE RED RED	RED	-	U-CHANNEL (1)

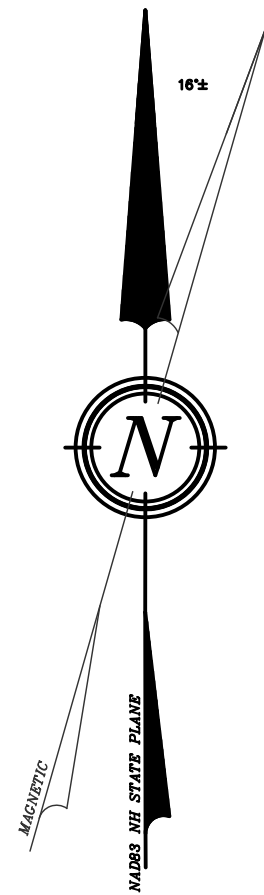


GIS SKETCH
ROCHESTER, N.H.
SCALE: 1" = 200'±

PROPOSED LEGEND:

○ UTILITY POLE
○ UTILITY PADS
○ SEWER MANHOLE
○ WATER SHUT OFF / VALVE
○ HYDRANT
○ THRUST BLOCK
○ LIGHTING
○ CATCH BASIN / DRAIN MANHOLE
○ SIGNAGE
○ LAMP
--- F41 --- CONTOUR MINOR
--- F40 --- CONTOUR MAJOR
--- F20.33 --- SPOT GRADE
--- CULVERT W/ FLARED END SECTION (F.E.S.)
○ E101 E6 --- DETAIL SHEET / DETAIL
--- TREE LINE
--- CENTER LINE
--- UGE --- UNDERGROUND UTILITY
--- TRANSFORMER / J.BOX
--- U.D --- UNDER DRAIN
--- W --- WATER LINE
--- S --- SEWER LINE
--- G --- GAS LINE
--- SILT FENCE / EROSION MIX BERM
--- FILTREXX 12" SILT SOXX
--- ORANGE CONSTRUCTION PERIMETER FENCE
--- 50' WETLANDS BUFFER
--- 25' WETLAND BUFFER
--- PHASE LINE
--- EASEMENT
(S) SINGLE FAMILY LOT
(D) DUPLEX LOT
--- MULCH BERM
--- STOCK PILE

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	SYMBOL	POST SIZE & QUANTITY
R3-7R	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	WHITE	BLACK	BLACK	-	U-CHANNEL (1)
W3-1	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	YELLOW	BLACK	BLACK	RED/WHITE	U-CHANNEL (1)
W1-3R	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	YELLOW	BLACK	BLACK	-	U-CHANNEL (1)
W14-2	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	YELLOW	BLACK	BLACK	-	U-CHANNEL (1)
R4-7a	24"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	WHITE	BLACK	BLACK	-	U-CHANNEL (1)
R5-1	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	RED	WHITE	-	RED	U-CHANNEL (1)
R6-1L	12"x36"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	BLACK	BLACK	WHITE	WHITE	U-CHANNEL (1)



REVISION	DATE	DESCRIPTION

NEIGHBORHOOD PLAN & LEGENDS
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE
NO. 805
KENNETH A. BERRY
LAND SURVEYOR
SIGNATURE

PLAN REFERENCES:

- 1.) "LOT LINE ADJUSTMENT PLAN FOR JAMES A. & JANE BENTON AND JEREMIAH JACOB STUART MAP 111--LOT 82 & MAP 223--LOT 21 PORTLAND ST., ROCHESTER, N.H."
BY: MOTT SURVEY COMPANY, LLC
DATED: DECEMBER 6, 2007
S.C.R.D.: PLAN # 7-439 BLA
- 2.) "PROPOSED ROAD LAYOUT OF JEREMIAH LANE FOR THE CITY OF ROCHESTER & JEREMIAH STUART LOT LINE REVISION FOR JEREMIAH STUART & GERARD METAYER PORTLAND STREET ROCHESTER, N.H. TAX MAP 223, LOT 21"
BY: BERRY SURVEYING & ENGINEERING
DATED: SEPTEMBER 18, 2008
S.C.R.D.: PLAN # 103-15
- 3.) "PROPOSED LOT LINE REVISION FOR HAROLD C. BURGESS & LINDA WEINBERG AND ESTATE OF JEREMIAH JACOB STUART JEREMIAH LANE ROCHESTER, N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED: SEPTEMBER 3, 2002
S.C.R.D.: PLAN #68-4
- 4.) "CORRECTED LOT LINE REVISION PLAN PRAY STREET/STONEWALL DRIVE ROCHESTER N.H. FOR GREGORY E. PRAY"
BY: NORWAY PLAINS ASSOCIATES
DATED: JUNE 2006
S.C.R.D.: PLAN #86-66
- 5.) "SUBDIVISION OF LAND PORTLAND ST. ROCHESTER, N.H. FOR RSA DEVELOPMENT, L.L.C."
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: DECEMBER 2004
S.C.R.D.: PLAN # 82-17
- 6.) "TAX MAP 119 LOT 100 & TAX MAP 118 LOT 51 PROPERTY OF CHAMBERLAIN INVESTMENT PROPERTIES, LLC FRANKLIN STREET/CHAMBERLAIN STREET COUNTY OF STRAFFORD ROCHESTER NEW HAMPSHIRE"
BY: AMES MSC ARCHITECTS & ENGINEERS
DATED: SEPTEMBER 20, 2006
S.C.R.D.: PLAN # 93-78
- 7.) "SUBDIVISION OF LAND SALMON FALLS ROAD TAX MAP 224, LOTS 321, 321-1, 324 & 328 AND TAX MAP 228, LOT 9 ROCHESTER, NH PREPARED FOR STEVEN MILLER"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: NOVEMBER 2007
S.C.R.D.: PLAN # 93-42
- 8.) "TAX MAP 119, LOT 100 & TAX MAP 118, LOT 51 PROPERTY OF CHAMBERLAIN INVESTMENT PROPERTIES, LLC FRANKLIN STREET/CHAMBERLAIN STREET COUNTY OF STRAFFORD ROCHESTER NEW HAMPSHIRE"
BY: AMES MSC ARCHITECTS & ENGINEERS
DATED: SEPTEMBER 20, 2006
S.C.R.D.: PLAN # 93-79
- 9.) "PLAN OF LOTS WINONA M CHASE TO NORMAND W. & SANDRA CHASE & BERNARD CHASE ROCHESTER, N.H."
BY: G.L. DAVIS & ASSOCIATES CIVIL ENGINEERS
DATED: JUNE 1976
S.C.R.D.: PLAN # 17A-49

N/F TUTTLE, JASON K.
BRENDA L.
70 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-35
S.C.R.D.: BOOK 1924, PAGE 470

N/F BELAIR, ROBIN
62 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-31
S.C.R.D.: BOOK 4005, PAGE 114

N/F ALBERT, DAVID
24 SO ELDERBERRY LANE
ROCHESTER, NH 03867-5250
TAX MAP 111, LOT 84-27
S.C.R.D.: BOOK 4034, PAGE 0001

N/F PLACE, ALAN
& SANDRA
46 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-23
S.C.R.D.: BOOK 1218, PAGE 334

N/F BENTZLER, EDWARD W.
& DONNA L.
36 MOOSE LANE
ROCHESTER, NH 03867-2465
TAX MAP 111, LOT 84-18
S.C.R.D.: BOOK 3363, PAGE 375

N/F LAMBERT, SCOTT M.
& BELAIR, KERRI L.
34 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-17A
S.C.R.D.: BOOK 3413, PAGE 897

N/F ROBERG, JAMES GEORGE
32 MOOSE LANE
ROCHESTER, NH 03867-2416
TAX MAP 111, LOT 84-16
S.C.R.D.: BOOK 4172, PAGE 423

N/F HILTON, GORDON R.
MOOSE LANE
ROCHESTER, NH 03867-2416
TAX MAP 111, LOT 84-13
S.C.R.D.: BOOK 4233, PAGE 505

N/F HARDY, RUSSELL
& MARIE E.
28 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-14
S.C.R.D.: BOOK 1308, PAGE 681

N/F OBRIEN, JASON A.
26 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-13
S.C.R.D.: BOOK 3693, PAGE 364

N/F ONIELL, KATHLEEN
& JEFFREY J.
24 MOOSE LANE
ROCHESTER, NH 03867-2416
TAX MAP 111, LOT 84-12
S.C.R.D.: BOOK 3830, PAGE 0002

N/F WHITTEN, TERI L.
72 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-36
S.C.R.D.: BOOK 2042, PAGE 353

N/F TREMBLAY, AUSTIN
64 MOOSE LANE
ROCHESTER, NH 03867-2465
TAX MAP 111, LOT 84-28
S.C.R.D.: BOOK 4262, PAGE 200

N/F TUTTLE, ADAM E.
56 MOOSE LANE
ROCHESTER, NH 03867-2465
TAX MAP 111, LOT 84-24
S.C.R.D.: BOOK 3984, PAGE 115

N/F MACDOUGALL, SAMANTHA
48 MOOSE LANE
ROCHESTER, NH 03867-2465
TAX MAP 111, LOT 84-24
S.C.R.D.: BOOK 4207, PAGE 457

N/F LIBBY, SHAWN
& DAWN
4 HOWE STREET
ROCHESTER, NH 03867-3727
TAX MAP 111, LOT 84-19
S.C.R.D.: BOOK 4176, PAGE 786

N/F JEREMIAH STUART
REVOCABLE TRUST
JEREMIAH J. STUART TRUSTEE
53 OLDE FARM LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 21
S.C.R.D.: BOOK 3985, PAGE 392

N/F MARTIN, PAUL A.
35 BRENDA LANE
ROCHESTER, NH 03867-2474
TAX MAP 223, LOT 13-7
S.C.R.D.: BOOK 4222, PAGE 250

N/F HUPPE, LEO
& EVELYN
589 PORTLAND STREET
ROCHESTER, NH 03867-2429
TAX MAP 223, LOT 12
S.C.R.D.: BOOK 507, PAGE 304

N/F BRUNELLE, DAVID S.
& ARTHUR E.
6 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-3
S.C.R.D.: BOOK 2178, PAGE 23

N/F RICHEY, PAULA
12 MOOSE LANE
ROCHESTER, NH 03867-2416
TAX MAP 111, LOT 84-6
S.C.R.D.: BOOK 3335, PAGE 123

N/F PINEO, SHARON
20 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-12
S.C.R.D.: BOOK 2233, PAGE 321

N/F BARTLETT, PENNY LYNN
74 MOOSE LANE
ROCHESTER, NH 03867-2466
TAX MAP 111, LOT 84-37
S.C.R.D.: BOOK 4215, PAGE 754

N/F STARKEY, RICHARD G.
& DIANE M.
66 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-33
S.C.R.D.: BOOK 2114, PAGE 746

N/F RAND, DONALD E.
& CYNTHIA R.
235 WALNUT STREET
ROCHESTER, NH 03867-4204
TAX MAP 111, LOT 84-29
S.C.R.D.: BOOK 3012, PAGE 0030

N/F SUTTON, KIMBERLY
50 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-25
S.C.R.D.: BOOK 3169, PAGE 935

N/F THOMPSON, JEFFREY R.
& DENISE M.
40 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-20
S.C.R.D.: BOOK 1713, PAGE 593

N/F UNGER-MOCHRIE, LESLEY
25 BRENDA LANE
ROCHESTER, NH 03867-2474
TAX MAP 223, LOT 13-9
S.C.R.D.: BOOK 4133, PAGE 688

N/F GARDNER, WILLIAM S.
& MARY F.
26 BRENDA LANE
ROCHESTER, NH 03867-2474
TAX MAP 223, LOT 13-14
S.C.R.D.: BOOK 3417, PAGE 890

N/F CHAMBERLAIN INVEST PROP
LLC
P.O. BOX 645
IPSWICH, MA 01938-0645
TAX MAP 119, LOT 100
S.C.R.D.: BOOK 2070, PAGE 652

N/F OSBORNE, MARY E.
8 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-4
S.C.R.D.: BOOK 1841, PAGE 160

N/F SABINS, WILLIAM T.
14 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-7
S.C.R.D.: BOOK 3553, PAGE 959

N/F RICE, SARA
22 MOOSE LANE
ROCHESTER, NH 03867-2416
TAX MAP 111, LOT 84-10
S.C.R.D.: BOOK 4166, PAGE 105

N/F FOGARTY, CLAIRE
76 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-38

N/F LIBBY, SHAWN R.
& DAWN J.
4 HOWE STREET
ROCHESTER, NH 03867-3727
TAX MAP 111, LOT 84-34
S.C.R.D.: BOOK 4148, PAGE 123

N/F STEWART, ALAN
& CHRISTOPHER
6 JACKSON STREET, APT A
ROCHESTER, NH 03867-2250
TAX MAP 111, LOT 84-30
S.C.R.D.: BOOK 4283, PAGE 619

N/F RACHKOSKIE, TRAVIS
& DAPHNE
52 MOOSE LANE
ROCHESTER, NH 03867-2465
TAX MAP 111, LOT 84-26
S.C.R.D.: BOOK 4020, PAGE 648

N/F MOORE, WILLIAM C.
& HOLLY S.
44 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-22
S.C.R.D.: BOOK 2469, PAGE 238

N/F DEWHURST, CHRISTOPHER A.
42 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-21
S.C.R.D.: BOOK 2634, PAGE 796

N/F CARON, JULIA R.
& BUBAR, RYAN C.
31 BRENDA LANE
ROCHESTER, NH
TAX MAP 223, LOT 13-8
S.C.R.D.: BOOK 4139, PAGE 223

N/F CURTIS, KELLY J.
& MICHELLE
43 STONEWALL DRIVE
ROCHESTER, NH 03868-5916
TAX MAP 223, LOT 11-16
S.C.R.D.: BOOK 4151, PAGE 771

N/F LIBBY, SHAWN
& DAWN
4 HOWE STREET
ROCHESTER, NH 03867-3727
TAX MAP 111, LOT 84-1
S.C.R.D.: BOOK 4233, PAGE 278

N/F GAY, ROBERT
10 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-5
S.C.R.D.: BOOK 3190, PAGE 530

N/F FOSTER, MELISSA
A.
16 MOOSE LANE
ROCHESTER, NH 03867-2416
TAX MAP 111, LOT 84-8
S.C.R.D.: BOOK 3532, PAGE 773

N/F PHAZE II INVESTMENTS, LLC
57 MONARCH AVE BUILDING INTERIOR
GOFFSTOWN, NH 03045
TAX MAP 223, LOT 18
S.C.R.D.: BOOK 3796, PAGE 486

N/F DILLOW, TROY
P.O. BOX 1464
ROCHESTER, NH 03866-1464
TAX MAP 223, LOT 19
S.C.R.D.: BOOK 3891, PAGE 308

N/F ELWELL, BETTY B.
32 JEREMIAH LANE
ROCHESTER, NH 03867-2429
TAX MAP 223, LOT 22
S.C.R.D.: BOOK 2006, PAGE 0713

N/F WEINBERG, LINDA
& BURGESS, HAROLD C.
36 JEREMIAH LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 23
S.C.R.D.: BOOK 2660, PAGE 0716

N/F HUPPE, LEO
& EVELYN
589 PORTLAND STREET
ROCHESTER, NH 03867-2429
TAX MAP 223, LOT 25

N/F METAYER FAMILY REVOCABLE TRUST
METAYER, GERARD R.
& JOYCE
21 JEREMIAH LANE BUILDING INTERIOR
ROCHESTER, NH 03867-2429
TAX MAP 223, LOT 24
S.C.R.D.: BOOK 3985, PAGE 391

N/F BENTON, ALFRED
& CYNTHIA
585 PORTLAND STREET
ROCHESTER, NH 03867-2429
TAX MAP 111, LOT 81
S.C.R.D.: BOOK 703, PAGE 191

N/F BENTON, JAMES A.
& JANE
579 PORTLAND STREET
ROCHESTER, NH 03867-2429
TAX MAP 111, LOT 82
S.C.R.D.: BOOK 111, LOT 82

N/F CALER, HAROLD E.
& DOROTHY F.
151 FRANKLIN STREET
ROCHESTER, NH 03867-2417
TAX MAP 111, LOT 83
S.C.R.D.: BOOK 840, PAGE 43

N/F JUNEAU, NORMA M.
48 MOOSE LANE
ROCHESTER, NH 03867-2466
TAX MAP 111, LOT 84-39
S.C.R.D.: BOOK 4232, PAGE 328

N/F STROGEN, ROBERT
& SHIELA
27 QUARRY DRIVE
ROCHESTER, NH 03867
TAX MAP 223, LOT 17
S.C.R.D.: BOOK 4030, PAGE 498

NOTES:

- 1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857
- 2.) TAX MAP 223, LOT 21.
- 3.) LOT AREA: 1,777,121 Sq. Ft., 40.80 Ac.
- 4.) S.C.R.D. BOOK 4323, PAGE 128
- 5.) ZONING: RESIDENTIAL--AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017C0204D & 33017C0212D, DATED: MAY 17, 2005
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN OCTOBER OF 2015, WITH AN ERROR OF CLOSURE OF 1 PART IN 107,49.80

REVISION	DATE	DESCRIPTION

ABUTTERS AND REFERENCES
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD

BARRINGTON, NH 03825 603-332-286.3

SCALE : 1 IN. EQUALS FT.

DATE : SEPTEMBER 20, 2016

FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE

KENNETH A. BERRY

No. 14243

LICENSED PROFESSIONAL ENGINEER

SHEET 2 OF 105

- 1.) "LOT LINE ADJUSTMENT PLAN FOR JAMES A. & JANE BENTON AND JEREMIAH JACOB STUART MAP 111--LOT B2 & MAP 223--LOT 21 PORTLAND ST., ROCHESTER, N.H."
BY: MOTT SURVEY COMPANY, LLC
DATED: DECEMBER 6, 2007
S.C.R.D.: PLAN # 7-439 BLA
- 2.) "PROPOSED ROAD LAYOUT OF JEREMIAH LANE FOR THE CITY OF ROCHESTER & JEREMIAH STUART LOT LINE REVISION FOR JEREMIAH STUART & GERARD METAYER PORTLAND STREET ROCHESTER, N.H. TAX MAP 223, LOT 21"
BY: BERRY SURVEYING & ENGINEERING
DATED: SEPTEMBER 18, 2008
S.C.R.D.: PLAN # 103-15
- 3.) "PROPOSED LOT LINE REVISION FOR HAROLD C. BURGESS & LINDA WEINBERG AND ESTATE OF JEREMIAH JACOB STUART JEREMIAH LANE ROCHESTER, N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED: SEPTEMBER 3, 2002
S.C.R.D.: PLAN #68-4

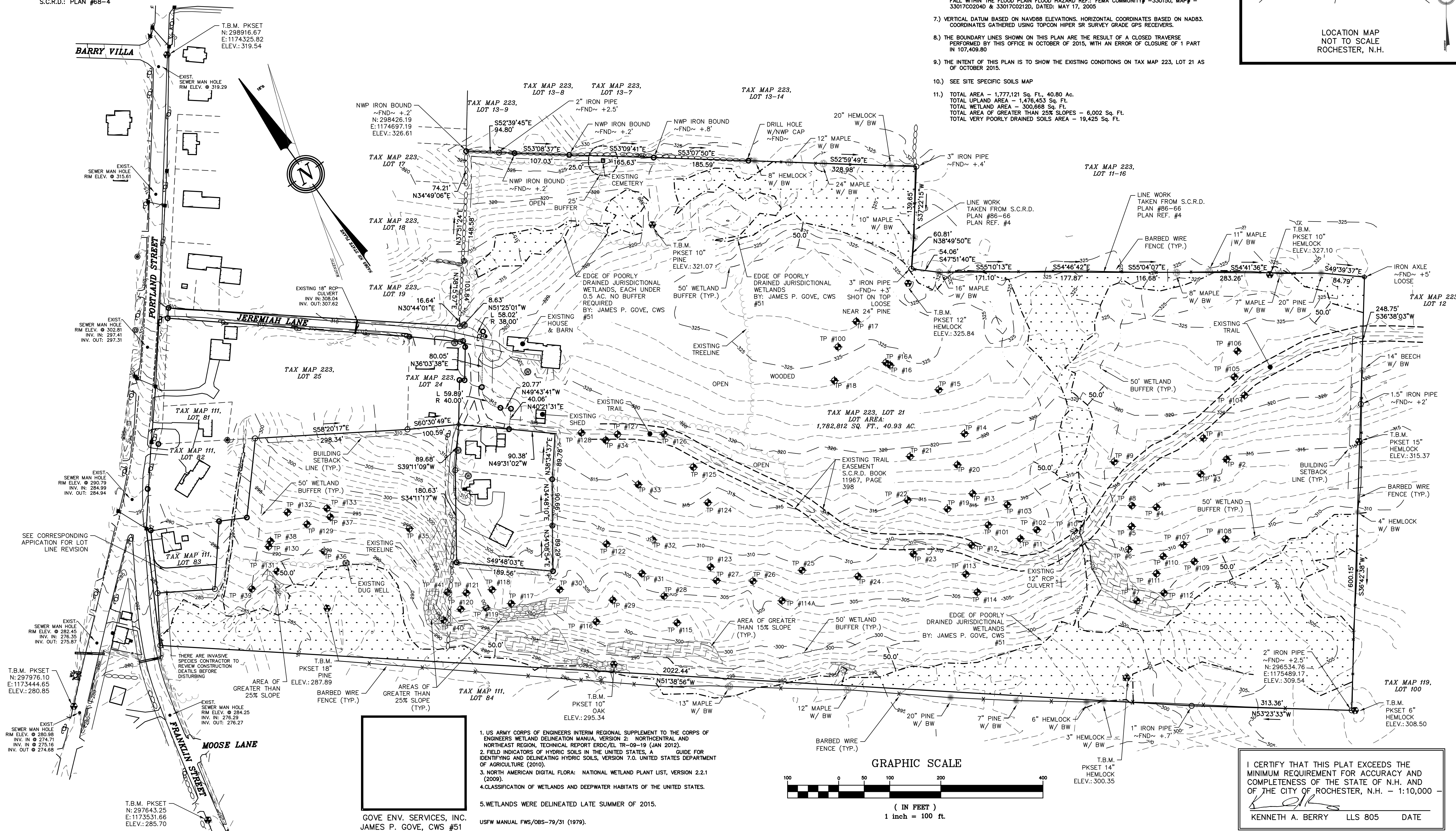
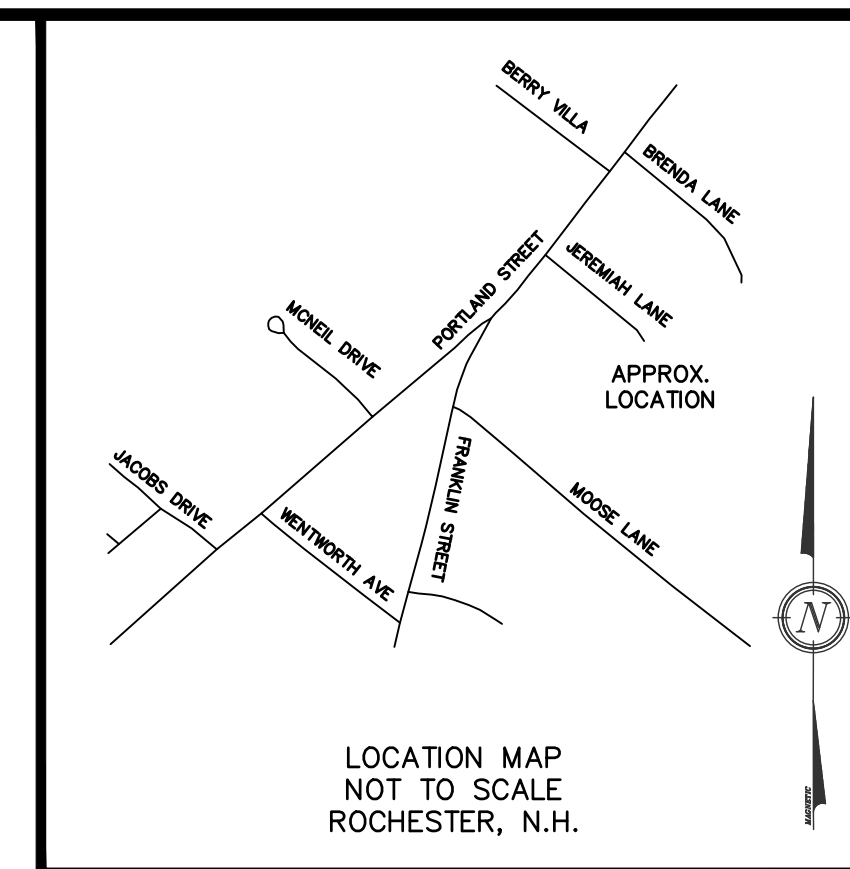
- 4.) "CORRECTED LOT LINE NEIGHBOR PLAN PRAY STREET/STONEWALL DRIVE, ROCHESTER, N.H. FOR GREGORY E. PRAY"
BY: NORWAY PLAINS ASSOCIATES
DATED: JUNE 2006
S.C.R.D.: PLAN #96-66
- 5.) "SUBDIVISION OF LAND PORTLAND ST. ROCHESTER, N.H. FOR RSA DEVELOPMENT, L.L.C."
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: DECEMBER 2004
S.C.R.D.: PLAN # 92-17
- 6.) "TAX MAP 119 LOT 100 & TAX MAP 118 LOT 51 PROPERTY OF CHAMBERLIN INVESTMENT PROPERTIES, LLC FRANKLIN STREET/CHAMBERLIN STREET COUNTY OF STAFFORD ROCHESTER NEW HAMPSHIRE"
BY: AMES MSC ARCHITECTS & ENGINEERS
DATED: SEPTEMBER 20, 2006
S.C.R.D.: PLAN # 93-78

7.) "SUBDIVISION OF LAND SALMON FALLS ROAD TAX MAP 224, LOTS 321, 321-1, 324 & 328 AND TAX MAP 228, LOT 9 ROCHESTER, NH PREPARED FOR STEVEN MILLER"
BY: NORWAY PLANS ARCHITECTS, INC.
DATED: NOVEMBER 2007
S.C.R.D.: PLAN # 93-42

8.) "TAX MAP 119, LOT 100 & TAX MAP 118, LOT 51 PROPERTY OF CHAMBERLAIN INVESTMENT PROPERTIES, LLC FRANKLIN STREET/CHAMBERLAIN STREET COUNTY OF STRAFFORD ROCHESTER NEW HAMPSHIRE"
BY: AMES MSC ARCHITECTS & ENGINEERS
DATED: SEPTEMBER 20, 2006
S.C.R.D.: PLAN # 93-79


9.) "PLAN OF LOTS WINONA M CHASE TO NORMAND W. & SANDRA CHASE & BERNARD CHASE ROCHESTER, N.H."
BY: G.L DAVIS & ASSOCIATES CIVIL ENGINEERS
DATED: JUNE 1976
S.C.R.D.: PLAN # 17A-49

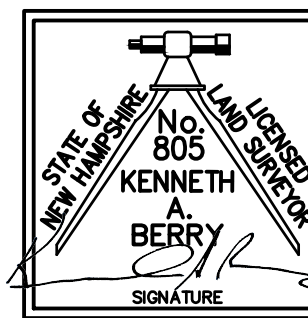
- 1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857
- 2.) TAX MAP 223, LOT 21.
- 3.) LOT AREA: 1,782,812 Sq. Ft., 40.93 Ac.
- 4.) S.C.R.D. BOOK 4323, PAGE 128
- 5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 3301050, MAP# - 33017C002040 & 33017C002020, DATED: MAY 17, 2005
- 7.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN OCTOBER OF 2015, WITH AN ERROR OF CLOSURE OF 1 PART IN 107,409.60
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 223, LOT 21 AS OF OCTOBER 2015.
- 10.) SEE SITE SPECIFIC SOILS MAP
- 11.) TOTAL AREA - 1,777,121 Sq. Ft., 40.80 Ac.
TOTAL UPLAND AREA - 1,476,453 Sq. Ft.
TOTAL WETLAND AREA - 300,668 Sq. Ft.
TOTAL AREA OF GREATER THAN 25% SLOPES - 6,002 Sq. Ft.
TOTAL VERY POORLY DRAINED SOILS AREA - 19,425 Sq. Ft.

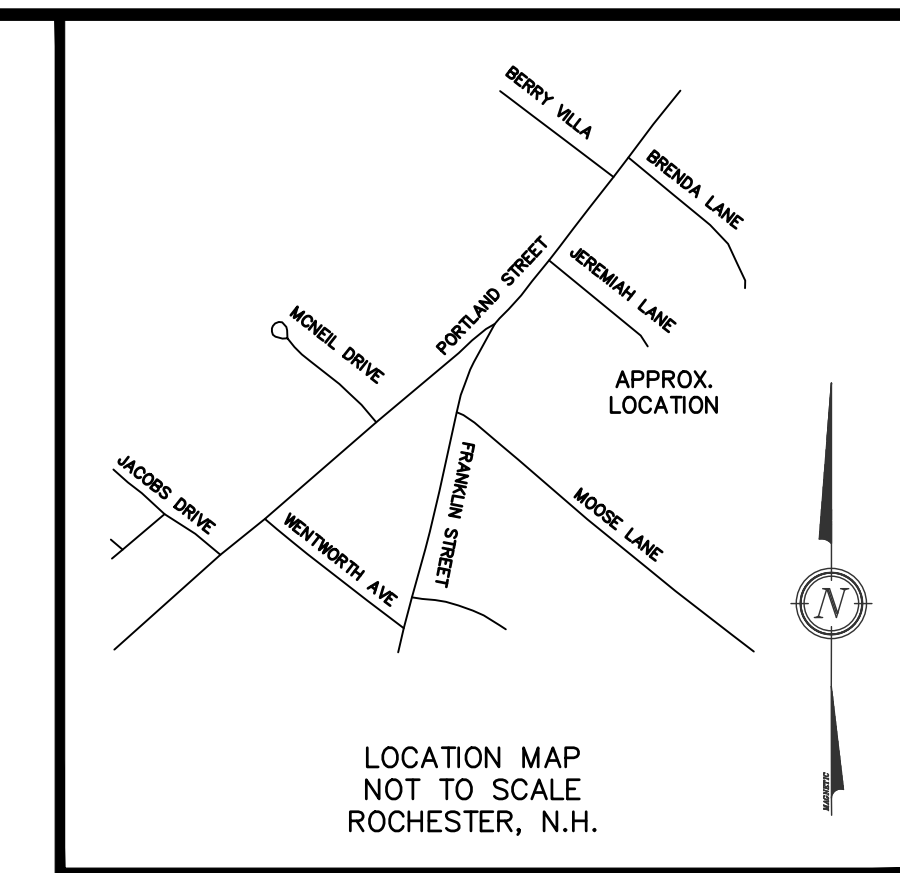
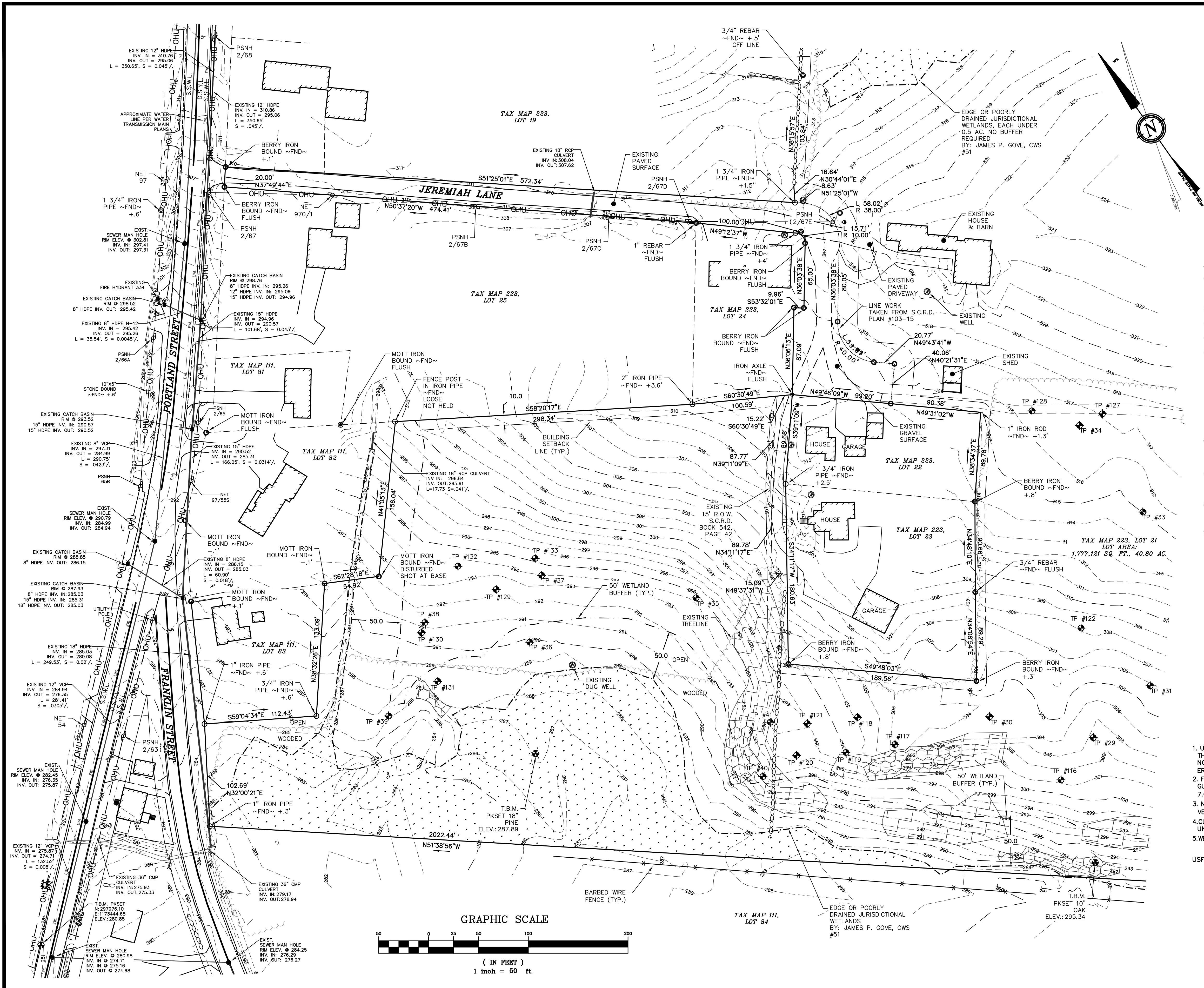


REVISION	DATE	DESCRIPTION

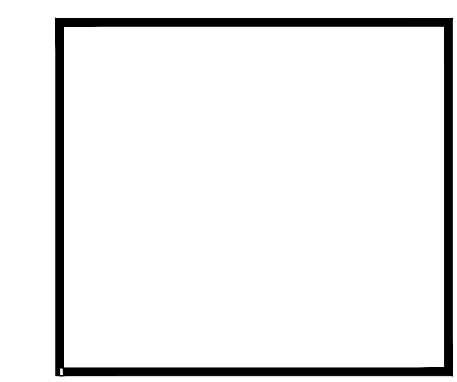
EXISTING CONDITIONS (100 SCALE)
 FOR
 STUART ACRES
 REAL ESTATE ADVISORS INC.
 24 JEREMIAH LANE
 ROCHESTER, N.H.
TAX MAP 223 LOT 21

BERRY SURVEYING & ENGINEERING

 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 603-332-2863
 SCALE : 1 IN. EQUALS 100 FT.
 DATE : SEPTEMBER 20, 2016





- NOTES:**
- OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857
 - TAX MAP 223, LOT 21.
 - LOT AREA: 1,782,812 Sq. Ft., 40.93 Ac.
 - S.C.R.D. BOOK 4323, PAGE 128
 - ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER
CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%
 - I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF. FEMA COMMUNITY # 330150, MAP # 33017C0204D & 33017C0212D, DATED: MAY 17, 2005
 - VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
 - THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN OCTOBER OF 2015, WITH AN ERROR OF CLOSURE OF 1 PART IN 107,49.80
 - THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 223, LOT 21 AS OF OCTOBER 2015.



GOVE ENV. SERVICES, INC.
JAMES P. GOVE, CWS #51

- US ARMY CORPS OF ENGINEERS INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, VERSION 2: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-09-19 (JAN 2012).
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
- NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2009).
- CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES.
- WETLANDS WERE DELINEATED LATE SUMMER OF 2015.

USFW MANUAL FWS/OBS-79/31 (1979).

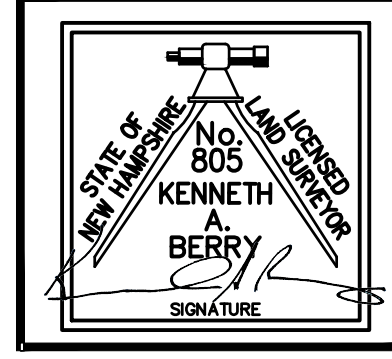
I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000 -

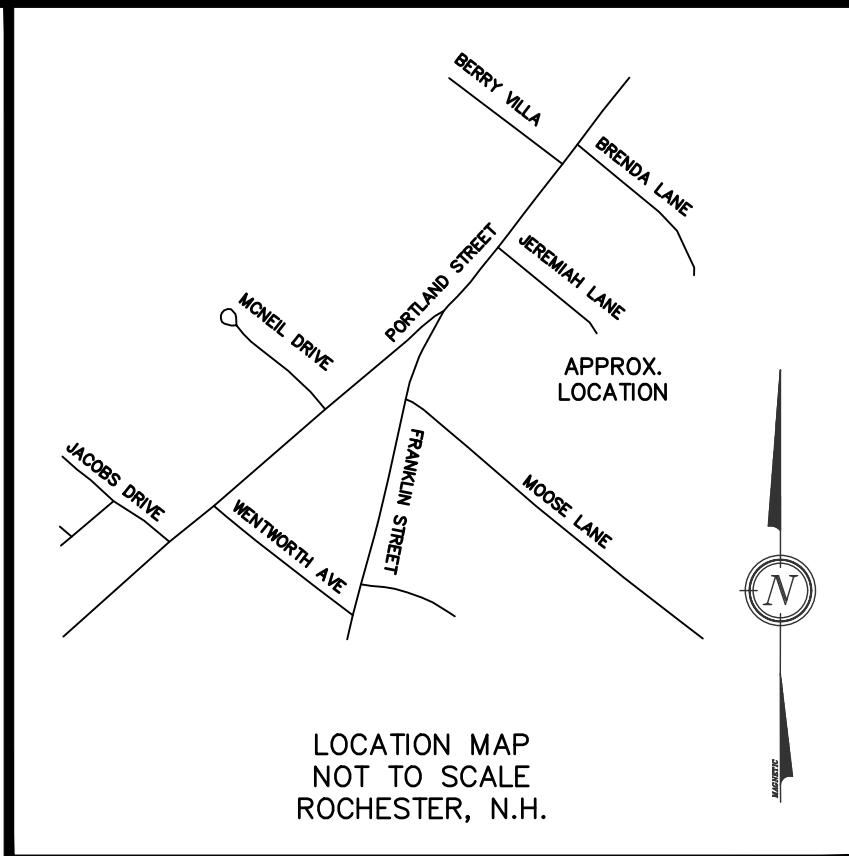
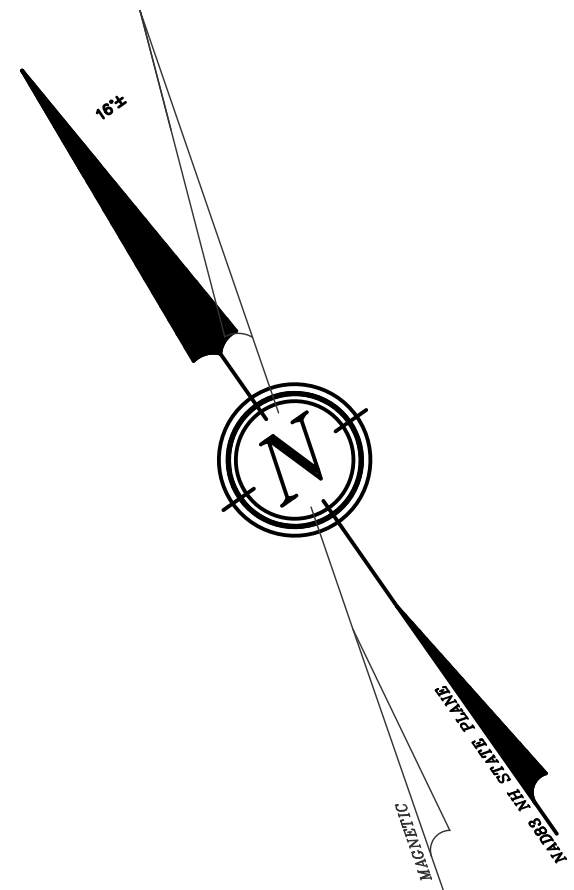
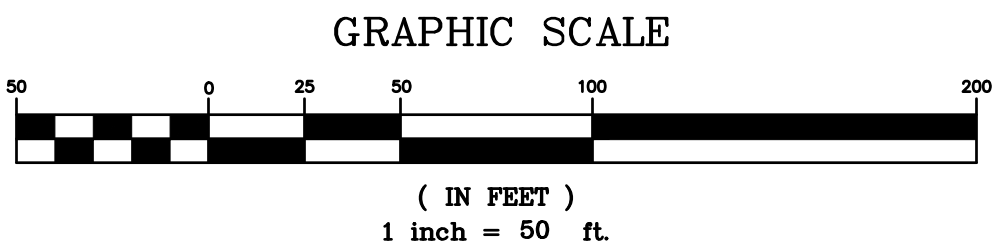
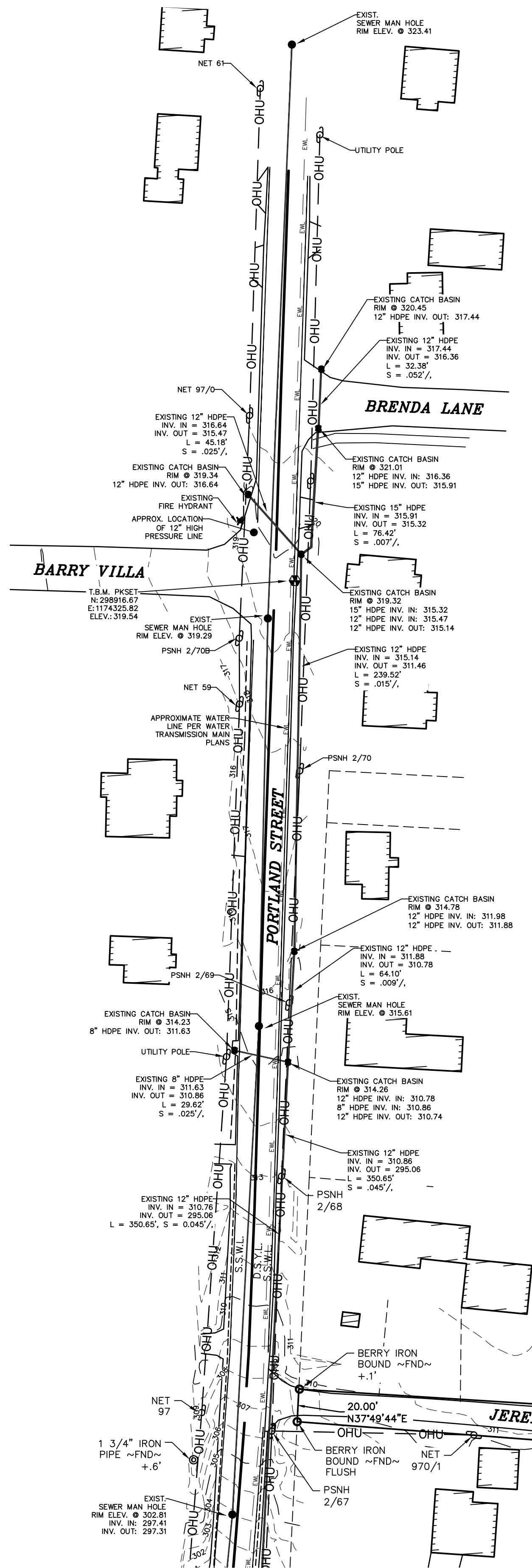
KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION

EXISTING CONDITIONS (50' SCALE)
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 50 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114





NOTES:

- 1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857
- 2.) TAX MAP 223, LOT 21.
- 3.) LOT AREA: 1,782,812 Sq. Ft., 40.93 Ac.
- 4.) S.C.R.D. BOOK 4323, PAGE 128
- 5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER
CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# -33017C0204D & 33017C0212D, DATED: MAY 17, 2005
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN OCTOBER OF 2015, WITH AN ERROR OF CLOSURE OF 1 PART IN 107,49.80
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 223, LOT 21 AS OCTOBER 2015..



GOVE ENV. SERVICES, INC.
JAMES P. GOVE, CWS #51

1. US ARMY CORPS OF ENGINEERS INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUA, VERSION 2: NORTH-CENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-09-19 (JAN 2012).
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2009).
4. CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES.
5. WETLANDS WERE DELINEATED LATE SUMMER OF 2015.

USFW MANUAL FWS/OBS-79/31 (1979).

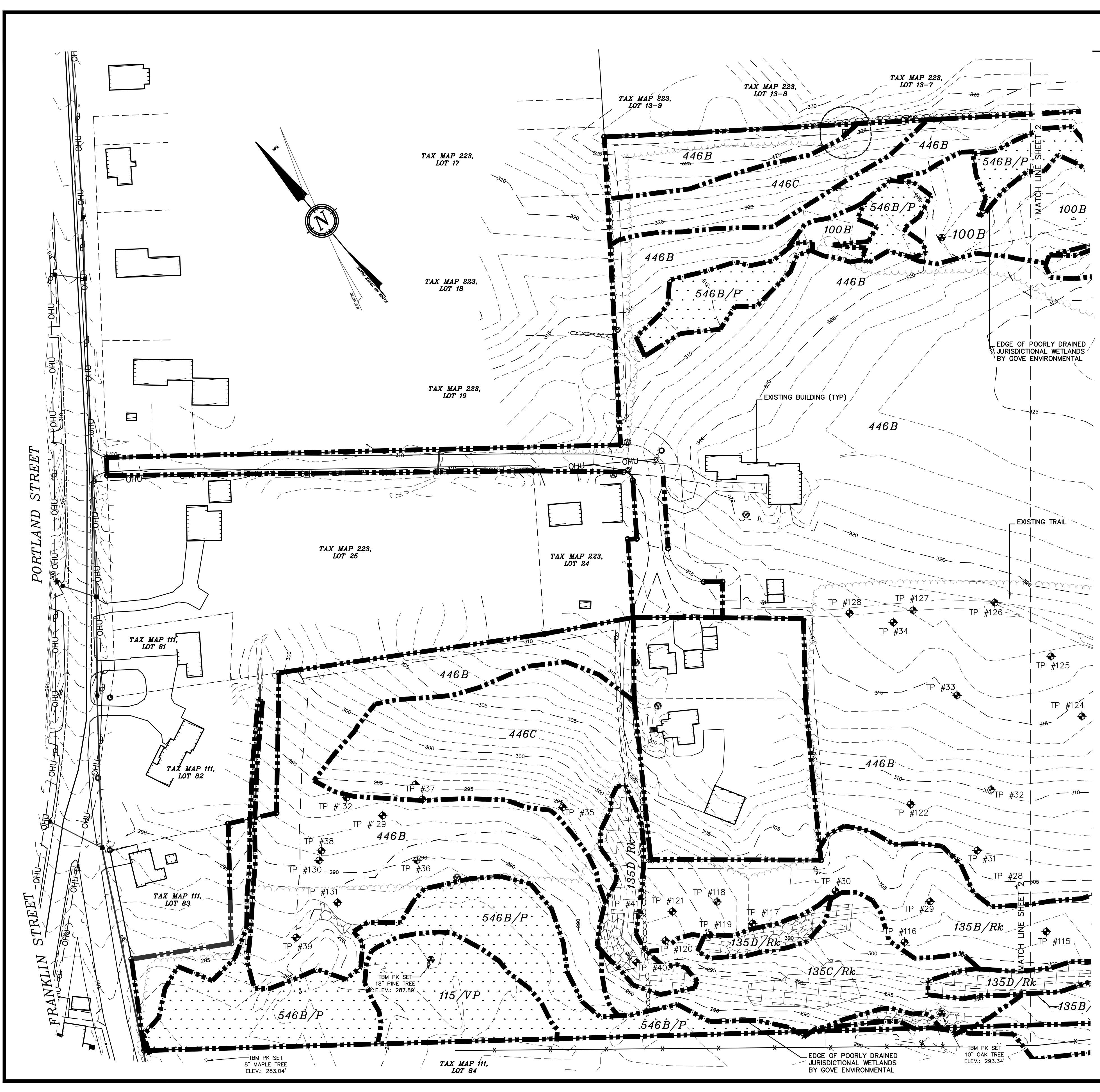
I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION

EXISTING CONDITIONS (50' SCALE)
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

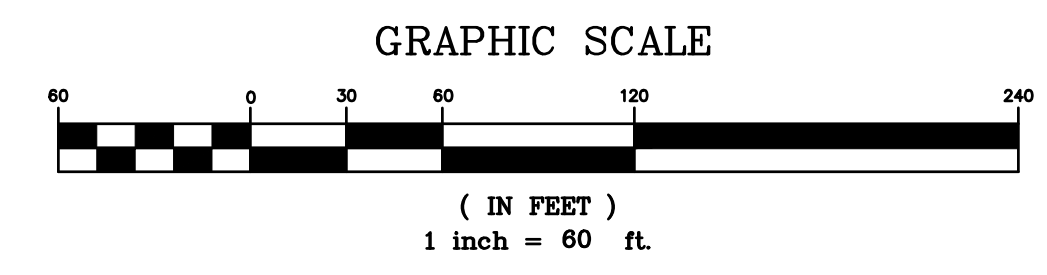
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 50 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

KENNETH A. BERRY
LLS 805
SIGNATURE

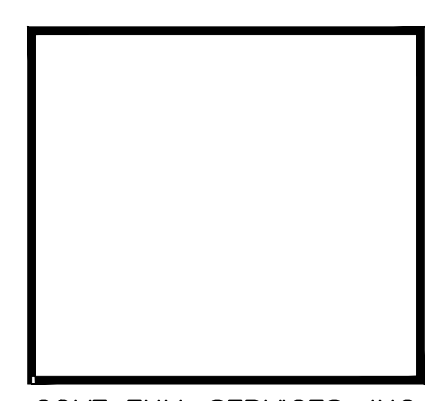


LEGEND:
----- SOIL LINE
446B SOIL SERIES

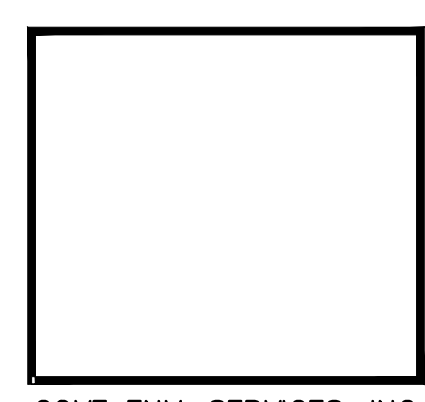
- NOTES:
- 1.) OWNER: REAL ESTATE ADVISORS INC
24 JEREMIAH LANE
ROCHESTER, NH 03867-1303
 - 2.) TAX MAP 223, LOT 21
 - 3.) LOT AREA: 1,782,812 SQ. FT, 40.93 AC.
 - 4.) S.C.R.D. BOOK 4323, PAGE 128
 - 5.) PLAN INTENT: THE INTENT OF THIS PLAN IS TO REPRESENT THE SITE SPECIFIC SOILS ON TAX MAP 223, LOTS 21, AS DETERMINED BY GOVE ENV. SERVICES, INC.



SOILS LEGEND		
SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
100	UDORTHENTS, WET SUBSTRATUM	B
115/VP	SCARBORO MUCH	D
135/Rk	CHATFIELD VARIANT (MODERATELY WELL DRAINED) - NEW FIELDS COMPLEX	B
446	SEITUATE - NEWFIELDS COMPLEX	C
546/P	WALPOLE FINE SANDY LOAM	C
SLOPES: 0-8% B 8-15% C 15-25% D		
DENOMINATOR: /P = POORLY DRAINED /VP = VERY POORLY DRAINED /Rk = HALLOW TO BEDROCK		



GOVE ENV. SERVICES, INC.
JAMES P. GOVE, CWS #51



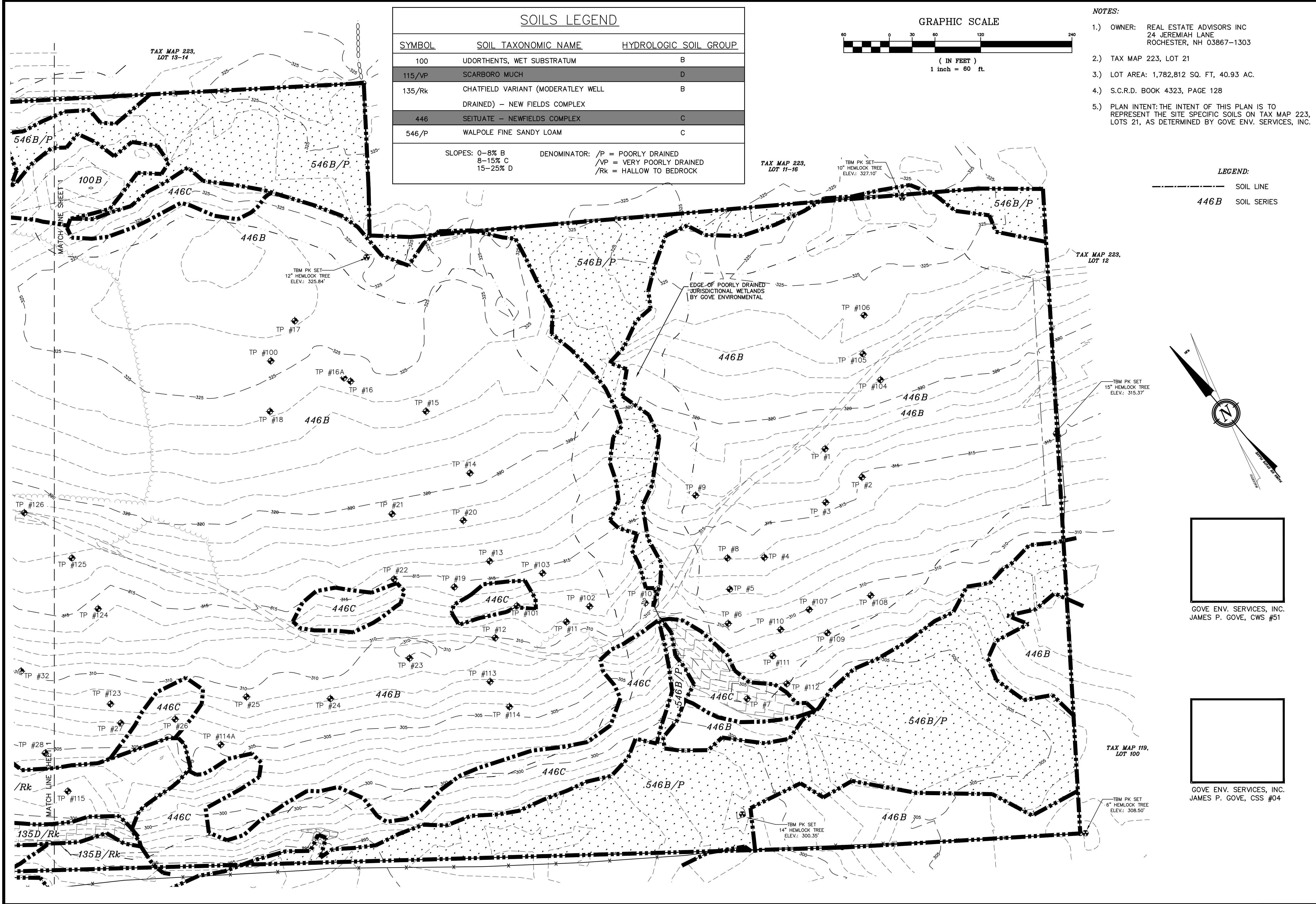
GOVE ENV. SERVICES, INC.
JAMES P. GOVE, CSS #04

REVISION	DATE	DESCRIPTION

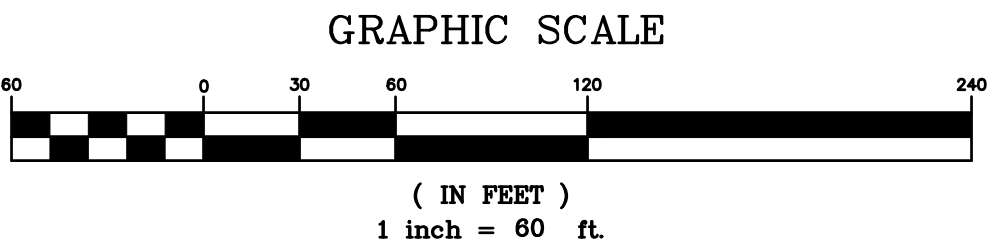
SITE SPECIFIC SOILS MAP
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 60 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

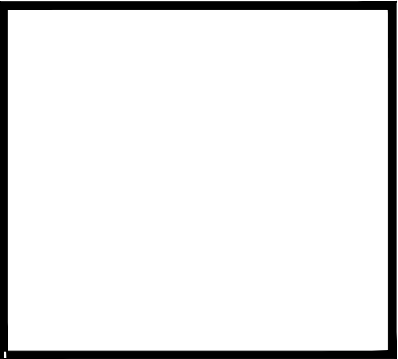
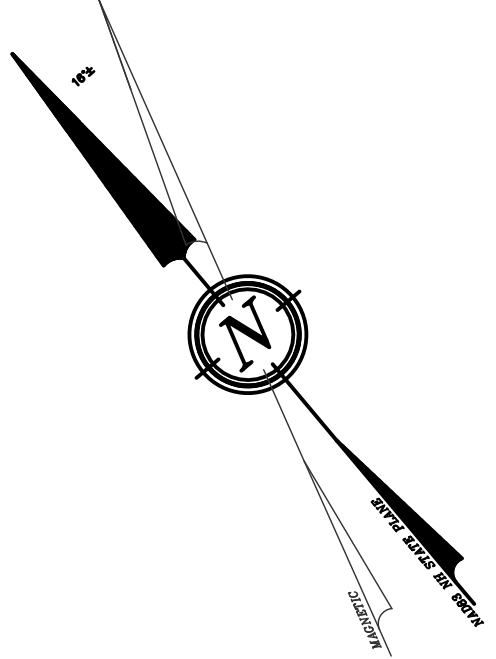
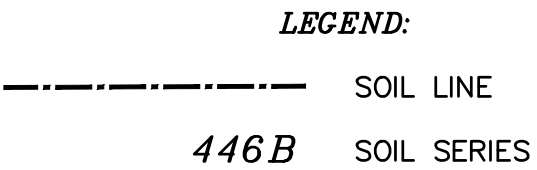
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



SOILS LEGEND		
SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
100	UDORTHENTS, WET SUBSTRATUM	B
115/VP	SCARBORO MUCH	D
135/Rk	CHATFIELD VARIANT (MODERATLEY WELL DRAINED) - NEW FIELDS COMPLEX	B
446	SEITUATE - NEWFIELDS COMPLEX	C
546/P	WALPOLE FINE SANDY LOAM	C
SLOPES: 0-8% B 8-15% C 15-25% D		
DENOMINATOR: /P = POORLY DRAINED /VP = VERY POORLY DRAINED /Rk = HALLOW TO BEDROCK		



- NOTES:
- 1.) OWNER: REAL ESTATE ADVISORS INC
24 JEREMIAH LANE
ROCHESTER, NH 03867-1303
 - 2.) TAX MAP 223, LOT 21
 - 3.) LOT AREA: 1,782,812 SQ. FT, 40.93 AC.
 - 4.) S.C.R.D. BOOK 4323, PAGE 128
 - 5.) PLAN INTENT: THE INTENT OF THIS PLAN IS TO REPRESENT THE SITE SPECIFIC SOILS ON TAX MAP 223, LOTS 21, AS DETERMINED BY GOVE ENV. SERVICES, INC.



GOVE ENV. SERVICES, INC.
JAMES P. GOVE, CWS #51



GOVE ENV. SERVICES, INC.
JAMES P. GOVE, CSS #04

REVISION		DATE	DESCRIPTION

SITE SPECIFIC SOILS MAP
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 60 FT.

DATE : SEPTEMBER 20, 2016

FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE

KENNETH A. BERRY

No. 14243

PROFESSIONAL ENGINEER

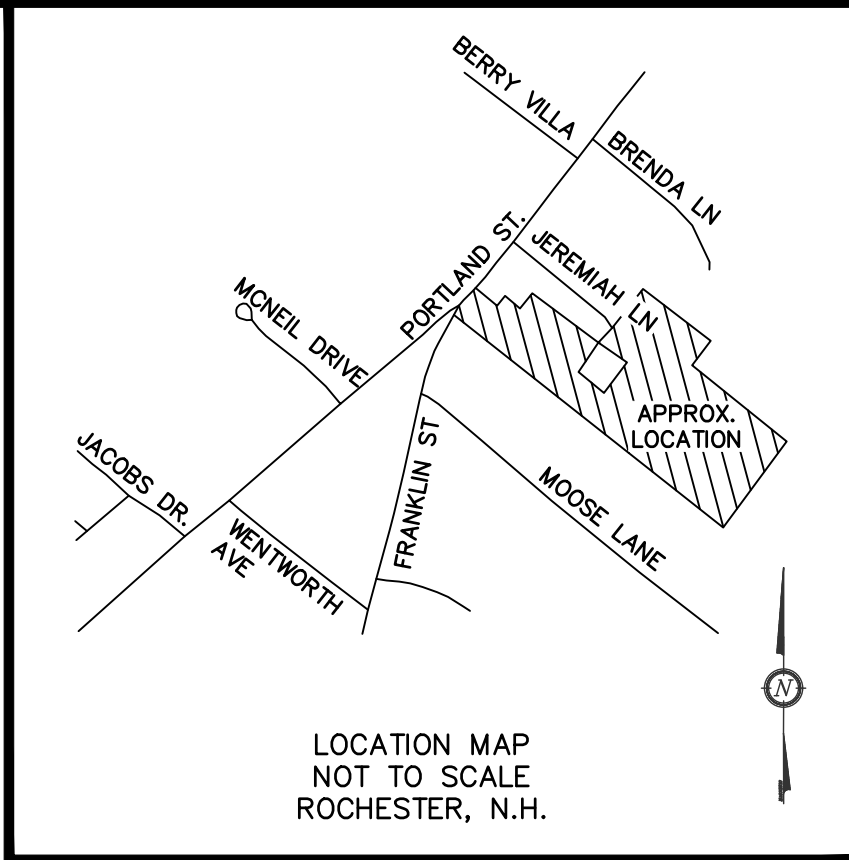
DISTURBANCE PER PHASES:

PHASE 1: 182,141 Sq. Ft., 4.14 Ac.
PHASE 2: 37,331 Sq. Ft., 0.85 Ac.
PHASE 3: 44,598 Sq. Ft., 1.02 Ac.
PHASE 4: 50,875 Sq. Ft., 1.16 Ac.

PURSUANT TO THE ALTERATION OF TERRAIN
RULES, THE ROAD IS TO BE BUILT AND STABILIZED
PRIOR TO THE LOT DEVELOPMENT.

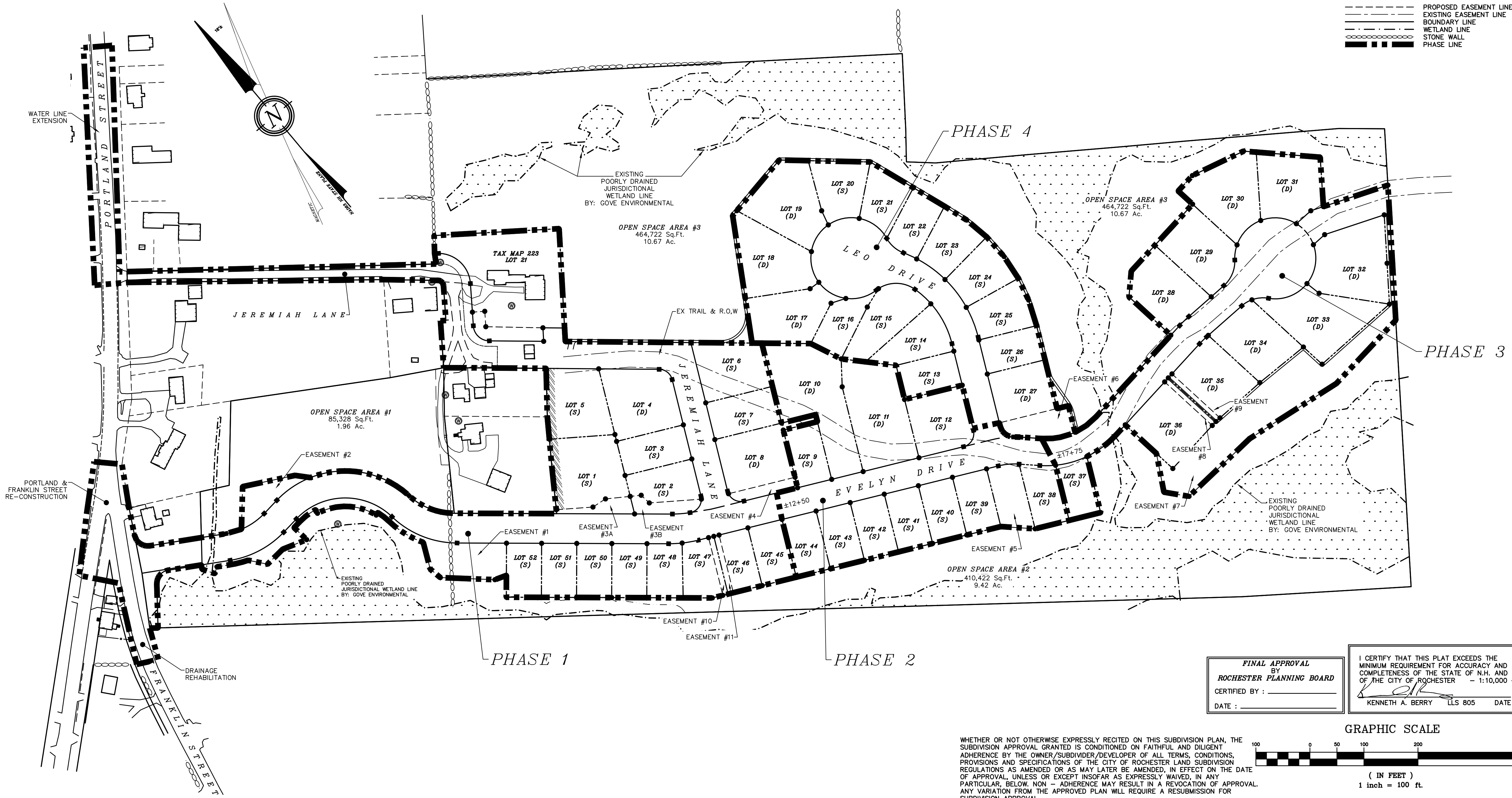
NOTES:

- 1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857
- 2.) TAX MAP 223, LOT 21
- 3.) LOT AREA: 1,782,812 Sq.Ft., 40.93 Ac.
- 4.) S.C.R.D. BOOK 4323, PAGE 128
- 5.) THE INTENT OF THIS PLAN IS TO SHOW THE
FOUR PHASES OF STUART ACRES. PHASES 3
& 4 ARE INTERCHANGEABLE.
- 6.) WITHIN PHASE 1 A HAMMERHEAD MUST BE
CONSTRUCTED WITH EVELYN DRIVE & JEREMIAH
LANE.
- 7.) WITHIN PHASE 2 A HAMMERHEAD MUST BE
CONSTRUCTED WITH EVELYN DRIVE & LEO
DRIVE.



LEGEND:

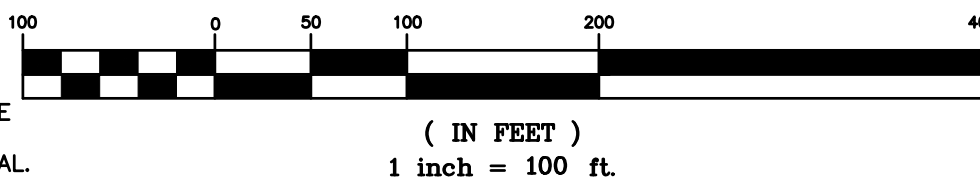
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- BOUNDARY LINE
- WETLAND LINE
- STONE WALL
- PHASE LINE



FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE :

I CERTIFY THAT THIS PLAT EXCEEDS THE
MINIMUM REQUIREMENT FOR ACCURACY AND
COMPLETENESS OF THE STATE OF N.H. AND
OF THE CITY OF ROCHESTER - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE

GRAPHIC SCALE



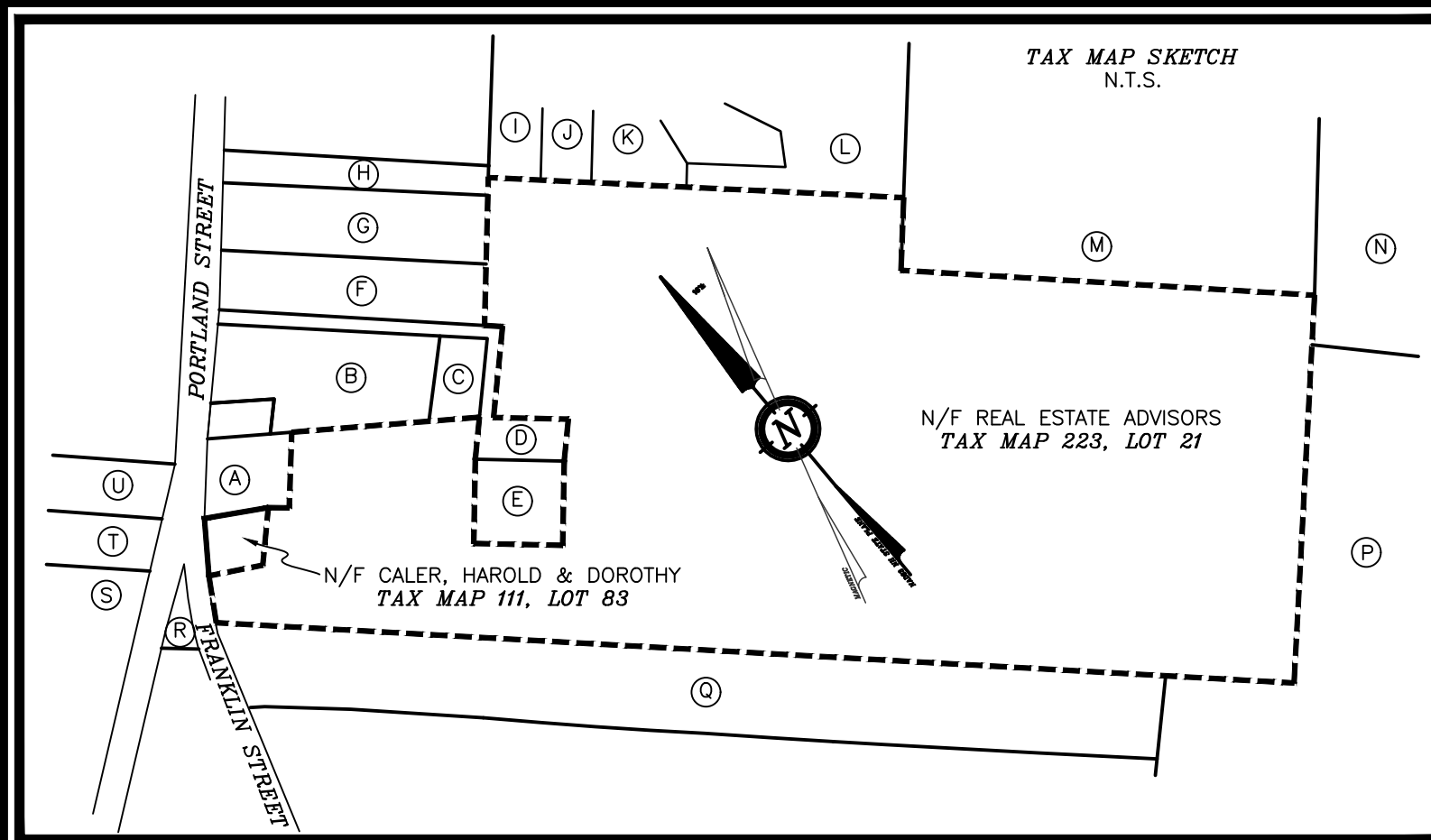
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE
SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT
ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS,
PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION
REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE
OF APPROVAL, UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED, IN ANY
PARTICULAR, BELOW, NON - ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL.
ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR
SUBDIVISION APPROVAL.

REVISION	DATE	DESCRIPTION

PHASING PLAN
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

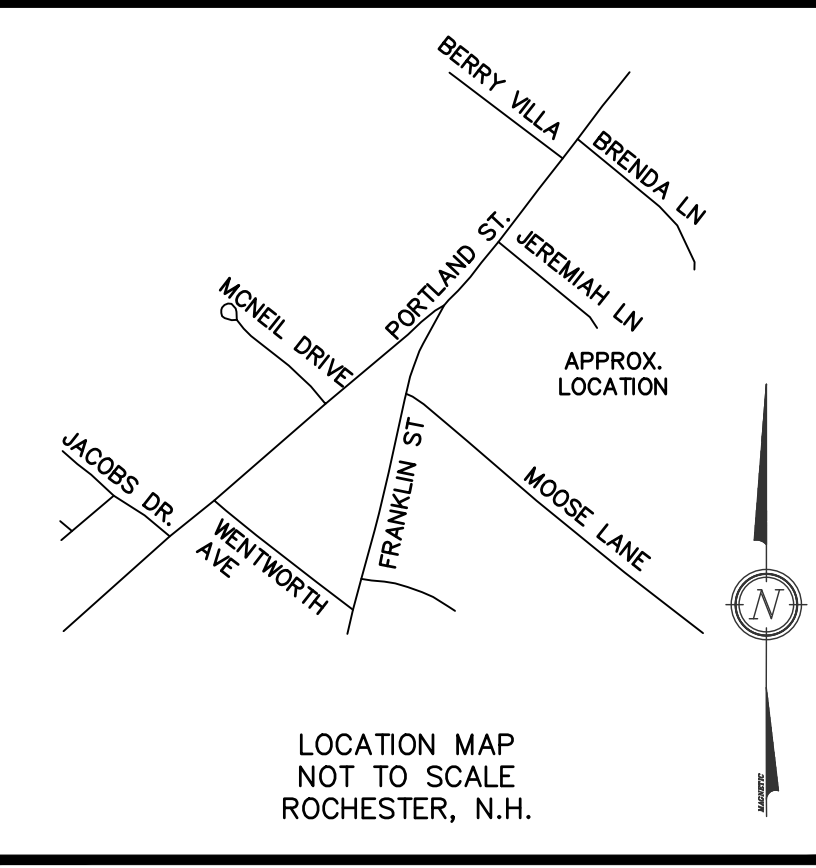
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 100 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

SIGNATURE: KENNETH A. BERRY
LICENSED SURVEYOR
NO. 805
STATE OF NEW HAMPSHIRE



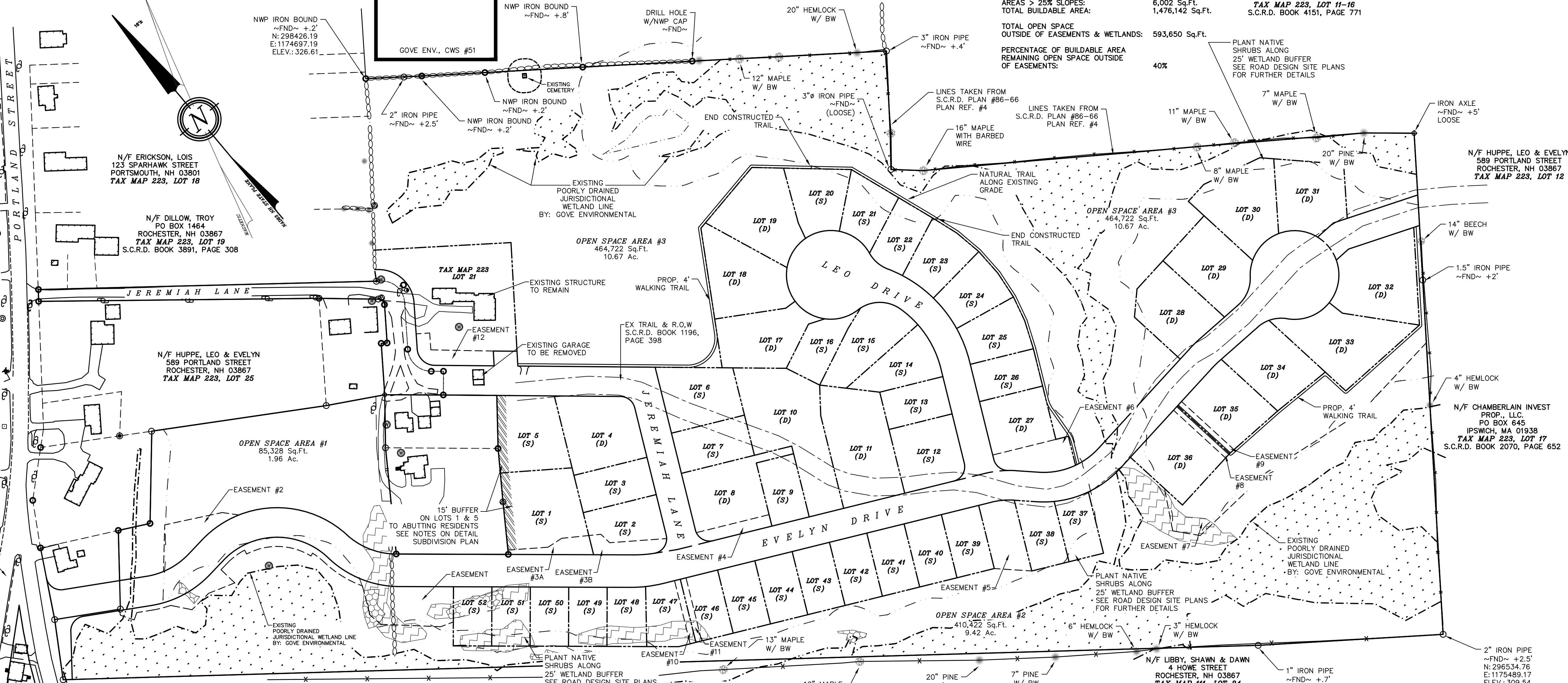
- N/F BENTON, JAMES & JANE
579 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 82
S.C.R.D. BOOK 2042, PAGE 195
- N/F HUPPE, LEO & EVELYN
589 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 223, LOT 25
- N/F METAYER FAMILY REV. TRUST
21 JEREMIAH LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 24
S.C.R.D. BOOK 3985, PAGE 391
- N/F ELWELL, BETTY
32 JEREMIAH LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 22
S.C.R.D. BOOK 2006, PAGE 713
- N/F WEINBERG, LINDA &
BURGESS, HAROLD
26 JEREMIAH LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 23
S.C.R.D. BOOK 2660, PAGE 716
- N/F DILLOW, TROY
PO BOX 1464
ROCHESTER, NH 03867
TAX MAP 223, LOT 19
S.C.R.D. BOOK 3891, PAGE 308
- N/F ERICKSON, LOIS
123 SPARHAWK STREET
PORTSMOUTH, NH 03801
TAX MAP 223, LOT 18
- N/F STROGEN, ROBERT & SHEILA
27 QUARRY DRIVE
ROCHESTER, NH 03867
TAX MAP 223, LOT 17
S.C.R.D. BOOK 4030, PAGE 498
- N/F UNGER-MOCHRIE, LESLEY
25 BRENDA LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 13-9
S.C.R.D. BOOK 4133, PAGE 688
- N/F CARON, JULIE &
BUBAR, RYAN
31 BRENDA LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 13-8
S.C.R.D. BOOK 4139, PAGE 223
- N/F MARTIN, PAUL
35 BRENDA LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 13-7
S.C.R.D. BOOK 4222, PAGE 250
- N/F GARDNER, WILLIAM & MARY
26 BRENDA LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 13-14
S.C.R.D. BOOK 3417, PAGE 890
- N/F CURTIS, KELLY & MICHELLE
43 STONEWALL DRIVE
ROCHESTER, NH 03867
TAX MAP 223, LOT 11-16
S.C.R.D. BOOK 4151, PAGE 771
- N/F HUPPE, LEO & EVELYN
589 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 223, LOT 12
S.C.R.D. BOOK 507, PAGE 304
- N/F CHAMBERLAIN INVEST PROP., LLC
PO BOX 645
IPSWICH, MA 01938
TAX MAP 223, LOT 17
S.C.R.D. BOOK 2070, PAGE 652
- N/F LIBBY, SHAWN & DAWN
4 HOWE STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 84
S.C.R.D. BOOK 4020, PAGE 151
- N/F GALEUCIA, PETER
567 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 96
S.C.R.D. BOOK 4310, PAGE 467
- N/F LEGER, JOHN & MARGARET
570 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 75
S.C.R.D. BOOK 1289, PAGE 520
- N/F WARREN, SYLVIA
576 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 76
- N/F HOUSE, RICHARD & DEBORAH
578 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 77
S.C.R.D. BOOK 3419, PAGE 1

- NOTES:
- 1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857
- 2.) TAX MAP 223, LOT 21
- 3.) LOT AREA: 1,782,812 Sq.Ft., 40.93 Ac.
- 4.) S.C.R.D. BOOK 4323, PAGE 128
- 5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY # ~ 330150, MAP# ~ 33017C0204D & 33017C0212D, DATED: MAY 17, 2005
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.



NOTES CONTINUED:

- 8.) AREAS DESIGNATED AS OPEN SPACE SHALL BE SET ASIDE AS SUCH IN PERPETUITY, FREE OF ANY ROADS, DEVELOPMENT OR SUBDIVISION.
- 9.) CONTRACTOR IS TO AVOID COMPACTION IN THE RAIN GARDEN AREAS DURING CONSTRUCTION.
- 10.) EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CHAPTER 50.
- 11.) THIS PROJECT INCLUDES OFFSITE IMPROVEMENTS TO INCLUDE, BUT NOT LIMITED TO, THE FRANKLIN/PORTLAND INTERSECTION.
- 12.) PAGES 9-15 ARE TO BE RECORDED AT S.C.R.D.



PLAN REFERENCES:

- 1.) "LOT LINE ADJUSTMENT PLAN FOR JAMES A. & JANE BENTON AND JEREMIAH JACOB STUART MAP 111-LOT 82 & MAP 223-LOT 21 PORTLAND ST., ROCHESTER, N.H." BY: MOTT SURVEY COMPANY, LLC DATED: DECEMBER 6, 2007 S.C.R.D.: PLAN # 7-439 BLA
- 2.) "PROPOSED ROAD LAYOUT OF JEREMIAH LANE FOR THE CITY OF ROCHESTER & JEREMIAH STUART LOT LINE REVISION FOR JEREMIAH STUART & GERARD METAYER PORTLAND STREET ROCHESTER, N.H. TAX MAP 223, LOT 21" BY: BERRY SURVEYING & ENGINEERING DATED: SEPTEMBER 18, 2008 S.C.R.D.: PLAN # 103-15
- 3.) "PROPOSED LOT LINE REVISION FOR HAROLD C. BURGESS & LINDA WEINBERG AND ESTATE OF JEREMIAH JACOB STUART JEREMIAH LANE ROCHESTER, N.H." BY: BERRY SURVEYING & ENGINEERING DATED: SEPTEMBER 3, 2002 S.C.R.D.: PLAN #68-4

PLAN REFERENCES CONT.:

- 4.) "CORRECTED LOT LINE REVISION PLAN PRAY STREET/STONEWALL DRIVE ROCHESTER N.H. FOR GREGORY E. PRAY" BY: NORWAY PLAINS ASSOCIATES DATED: JUNE 2008 S.C.R.D.: PLAN #86-66
- 5.) "SUBDIVISION OF LAND PORTLAND ST. ROCHESTER, N.H. FOR RSA DEVELOPMENT, LLC" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: DECEMBER 2004 S.C.R.D.: PLAN # 82-17
- 6.) "TAX MAP 119 LOT 100 & TAX MAP 118 LOT 51 PROPERTY OF CHAMBERLAIN INVESTMENT PROPERTIES, LLC FRANKLIN STREET/CHAMBERLAIN STREET COUNTY OF STRAFFORD ROCHESTER NEW HAMPSHIRE" BY: AMES MSC ARCHITECTS & ENGINEERS DATED: SEPTEMBER 20, 2006 S.C.R.D.: PLAN # 93-78

PLAN REFERENCES CONT.:

- 7.) "SUBDIVISION OF LAND SALMON FALLS ROAD TAX MAP 224, LOTS 321, 321-1, 324 & 328 AND TAX MAP 228, LOT 9 ROCHESTER, NH PREPARED FOR STEVEN MILLER" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: NOVEMBER 2007 S.C.R.D.: PLAN # 93-42
- 8.) "TAX MAP 119, LOT 100 & TAX MAP 118, LOT 51 PROPERTY OF CHAMBERLAIN INVESTMENT PROPERTIES, LLC FRANKLIN STREET/CHAMBERLAIN STREET COUNTY OF STRAFFORD ROCHESTER NEW HAMPSHIRE" BY: AMES MSC ARCHITECTS & ENGINEERS DATED: SEPTEMBER 20, 2006 S.C.R.D.: PLAN # 93-79
- 9.) "PLAN OF LOTS WINONA M CHASE TO NORMAND W. & SANDRA CHASE & BERNARD CHASE ROCHESTER, N.H." BY: G.L. DAVIS & ASSOCIATES CIVIL ENGINEERS DATED: JUNE 1976 S.C.R.D.: PLAN # 17A-49

DENSITY CALCULATION:

GROSS LOT AREA: 1,782,812 Sq.Ft.
VERY POORLY DRAINED SOILS: 19,425 Sq.Ft.
AREAS > 25% SLOPES: 6,002 Sq.Ft.
OHU EASEMENTS: 2,688 Sq.Ft.
MINIMUM LOT SIZE (AGRICULTURAL): 20,000 Sq.Ft.

(1,782,812 - 19,425 - 6,002 - 2,688) * 0.75 * 1.3 = 85.54

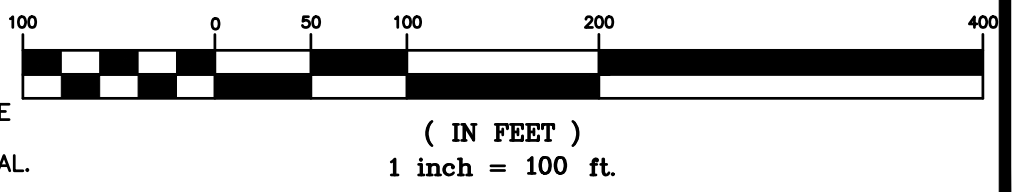
85 UNITS ALLOWED BY ADJUSTED TRACT ACREAGE APPROACH
69 TOTAL UNITS ARE PROPOSED (35 SINGLE FAMILY, 34 DUPLEX)

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW, NON - ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY: _____
DATE: _____

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE _____

GRAPHIC SCALE



BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE: 1 IN. EQUALS 100 FT.
DATE: SEPTEMBER 20, 2016
FILE NO.: DB 2015 - 114

SUBDIVISION OVERVIEW PLAN
FOR
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

SHEET 9 OF 105

NOTES:

- 1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857
- 2.) TAX MAP 223, LOT 21
- 3.) LOT AREA: 1,782,812 Sq.Ft., 40.93 Ac.
- 4.) S.C.R.D. BOOK 4323, PAGE 128
- 5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# ~ 330150, MAP# ~ 3301700204D & 3301700212D, DATED: MAY 17, 2005
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

GOVE ENV., CWS #51

OPEN SPACE
AREA #1
85,328 Sq.Ft.
1.96 Ac.

AREA OF EVELYN DRIVE
135,174 Sq.Ft.
3.10 Ac.

GRADING & DRAINAGE
EASEMENT #2
5,201 Sq.Ft.
0.12 Ac.

GRADING & DRAINAGE
EASEMENT #1
16,474 Sq.Ft.
0.38 Ac.

OPEN SPACE
AREA #2
410,422 Sq.Ft.
9.42 Ac.

TAX MAP 223
LOT 21-5
14,010 Sq.Ft.
0.32 Ac.
FRONTAGE: 97.26 (S)

N/F ELWELL, BETTY
32 JEREMIAH LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 22
S.C.R.D. BOOK 2006, PAGE 713

N/F WEINBERG, LINDA &
BURGESS, HAROLD
26 JEREMIAH LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 23
S.C.R.D. BOOK 2660, PAGE 716

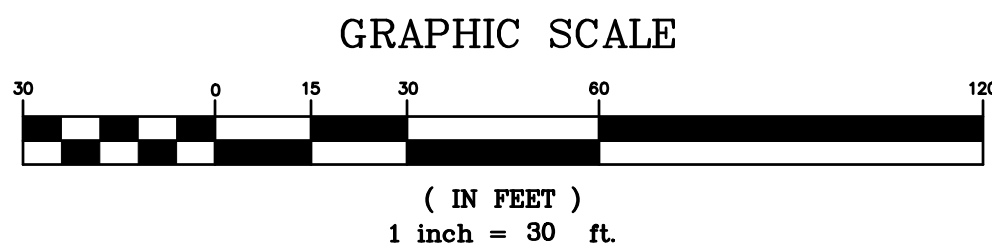
N/F BENTON, JAMES & JANE
579 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 82
S.C.R.D. BOOK 2042, PAGE 195

N/F CALER, HAROLD & DOROTHY
151 FRANKLIN STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 83
S.C.R.D. BOOK 640, PAGE 43

N/F LIBBY, SHAWN & DAWN
4 HOME STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 84
S.C.R.D. BOOK 4020, PAGE 151

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE :

I CERTIFY THAT THIS PLAT EXCEEDS THE
MINIMUM REQUIREMENT FOR ACCURACY AND
COMPLETENESS OF THE STATE OF N.H. AND
OF THE CITY OF ROCHESTER - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE



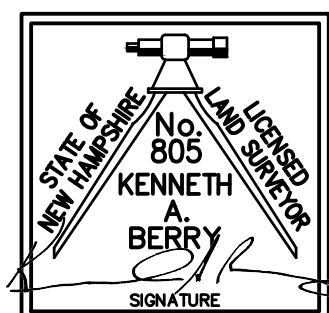
BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 30 FT.

DATE : SEPTEMBER 20, 2016

FILE NO. : DB 2015 - 114



SHEET 10 OF 105

SUBDIVISION DETAIL PLAN
FOR
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

DESCRIPTION

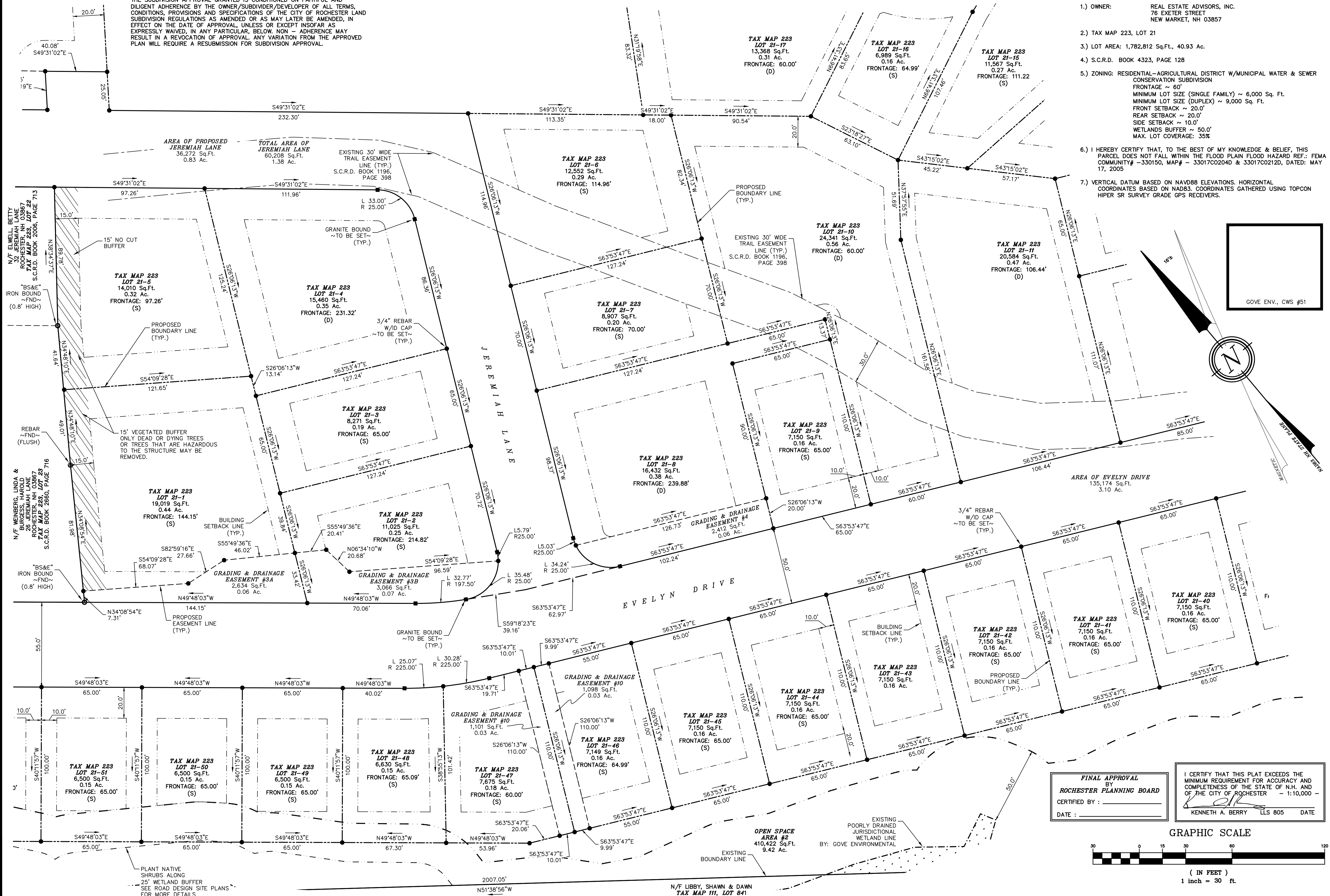
DATE

REVISION

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

NOTES:

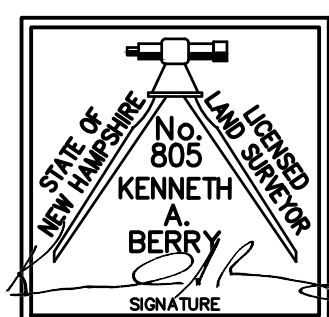
- 1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857
- 2.) TAX MAP 223, LOT 21
- 3.) LOT AREA: 1,782,812 Sq.Ft., 40.93 Ac.
- 4.) S.C.R.D. BOOK 4323, PAGE 128
- 5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017C0204D & 33017C0212D, DATED: MAY 17, 2005
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.



REVISION	DATE	DESCRIPTION

SUBDIVISION DETAIL PLAN
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

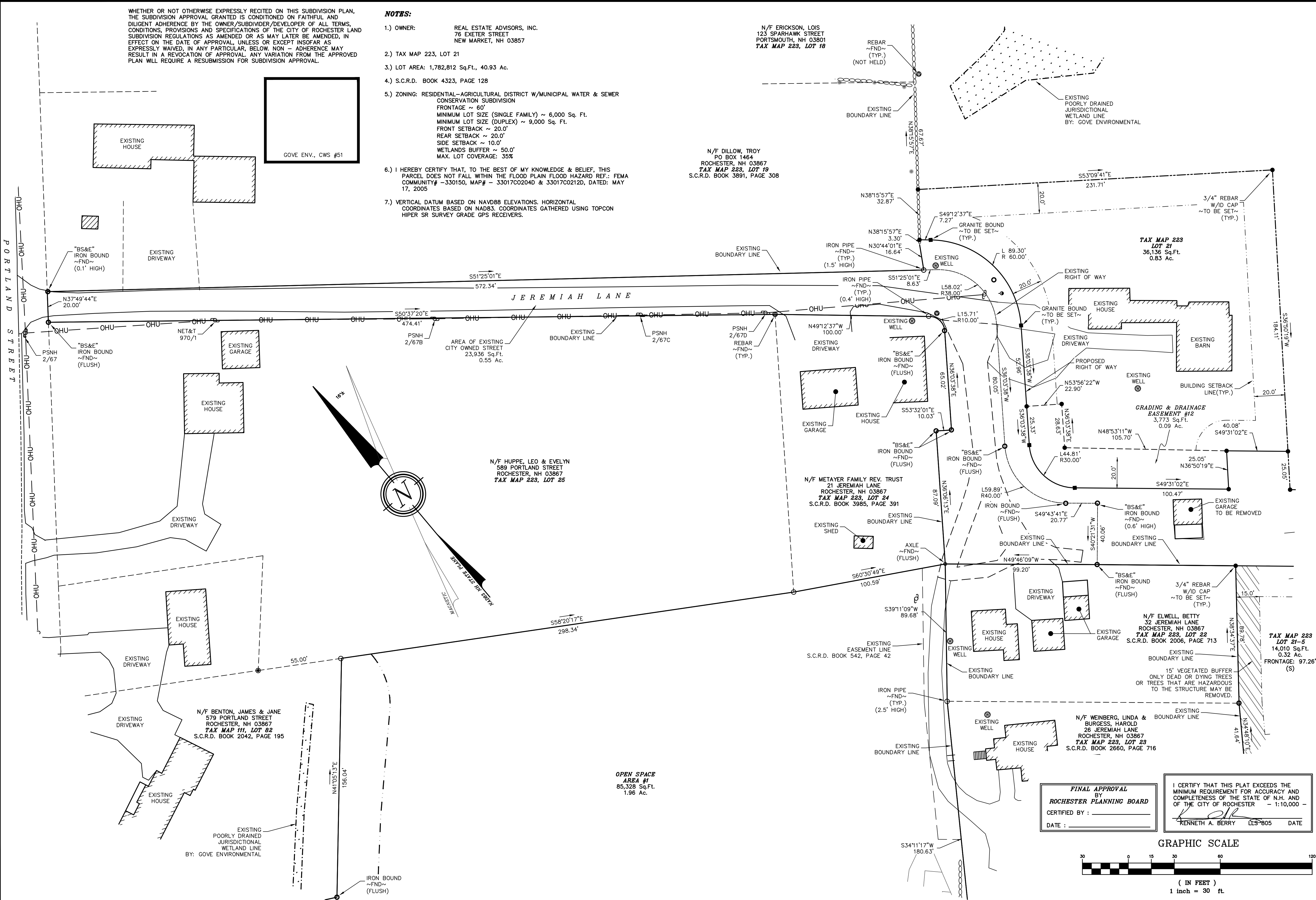
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114



WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON - ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

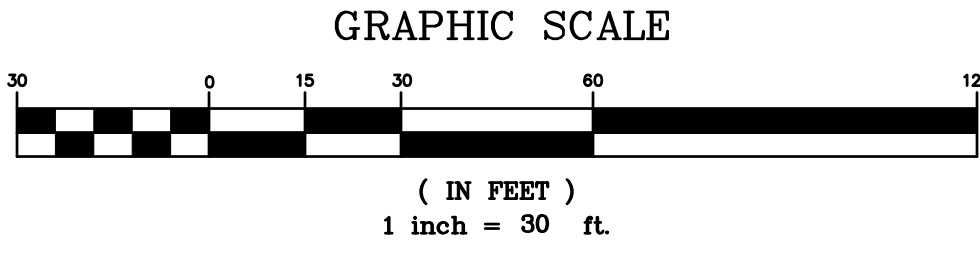
NOTES:

- 1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857
- 2.) TAX MAP 223, LOT 21
- 3.) LOT AREA: 1,782,812 Sq.Ft., 40.93 Ac.
- 4.) S.C.R.D. BOOK 4323, PAGE 128
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FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017C0204D & 33017C0212D, DATED: MAY 17, 2005
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.



FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY: _____
DATE: _____

CERTIFY THAT THIS PLAT EXCEEDS THE
MINIMUM REQUIREMENT FOR ACCURACY AND
COMPLETENESS OF THE STATE OF N.H. AND
OF THE CITY OF ROCHESTER - 1:10,000 -
KENNETH A. BERRY L.S. 805 DATE _____

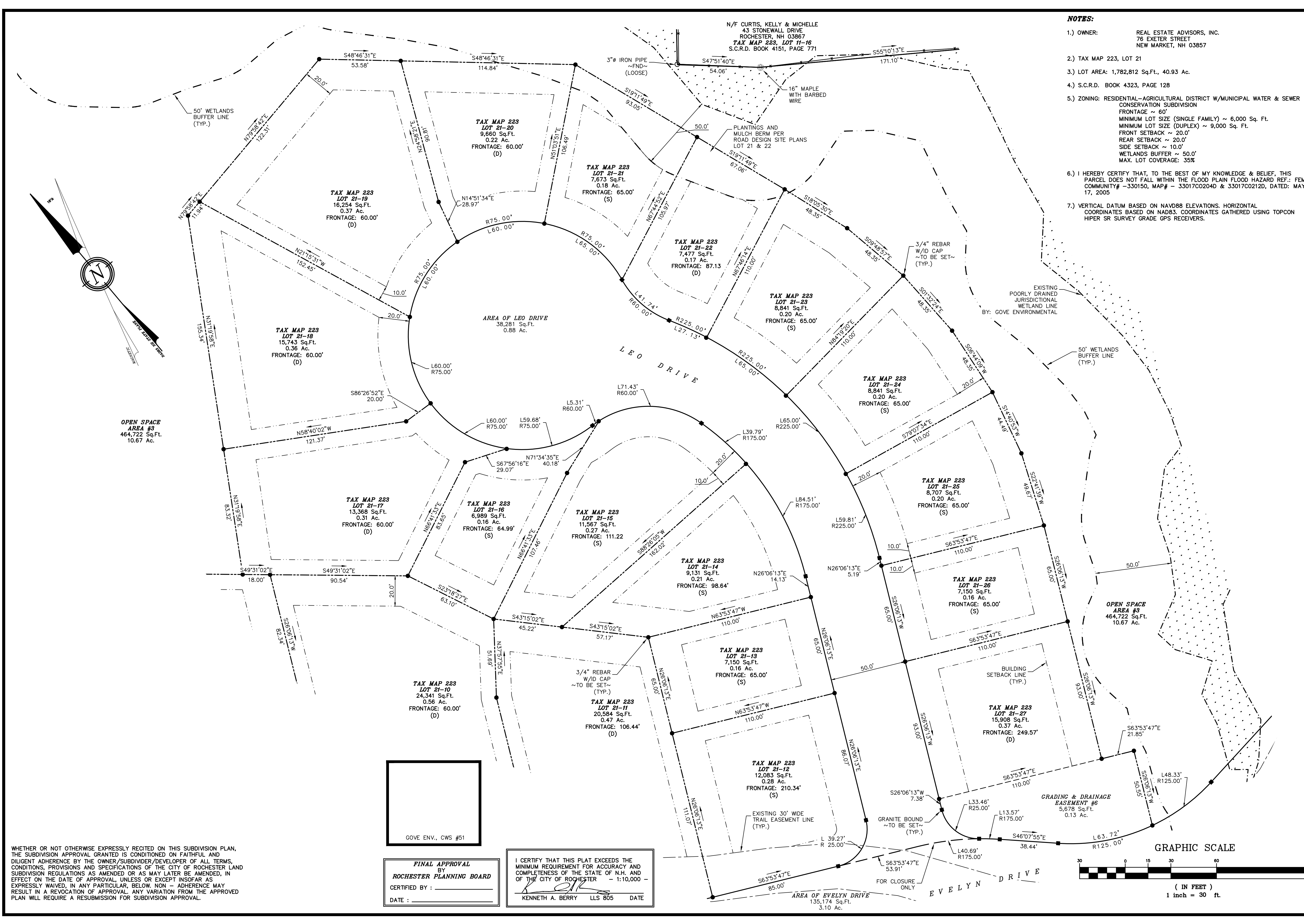


REVISION	DATE	DESCRIPTION

SUBDIVISION DETAIL PLAN
FOR
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

SHEET 12 OF 105



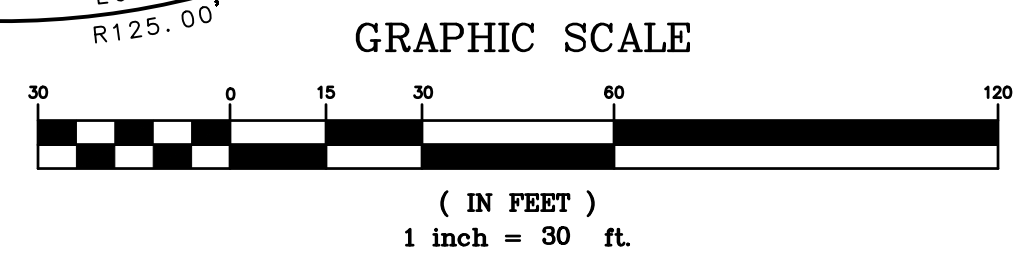
NOTES:

- 1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857
- 2.) TAX MAP 223, LOT 21
- 3.) LOT AREA: 1,782,812 Sq.Ft., 40.93 Ac.
- 4.) S.C.R.D. BOOK 4323, PAGE 128
- 5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER CONSERVATION SUBDIVISION
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WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017C0204D & 33017C0212D, DATED: MAY 17, 2005
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON - ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY : _____
DATE : _____

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER - 1:10,000 -
KENNETH A. BERRY ILS 805 DATE _____

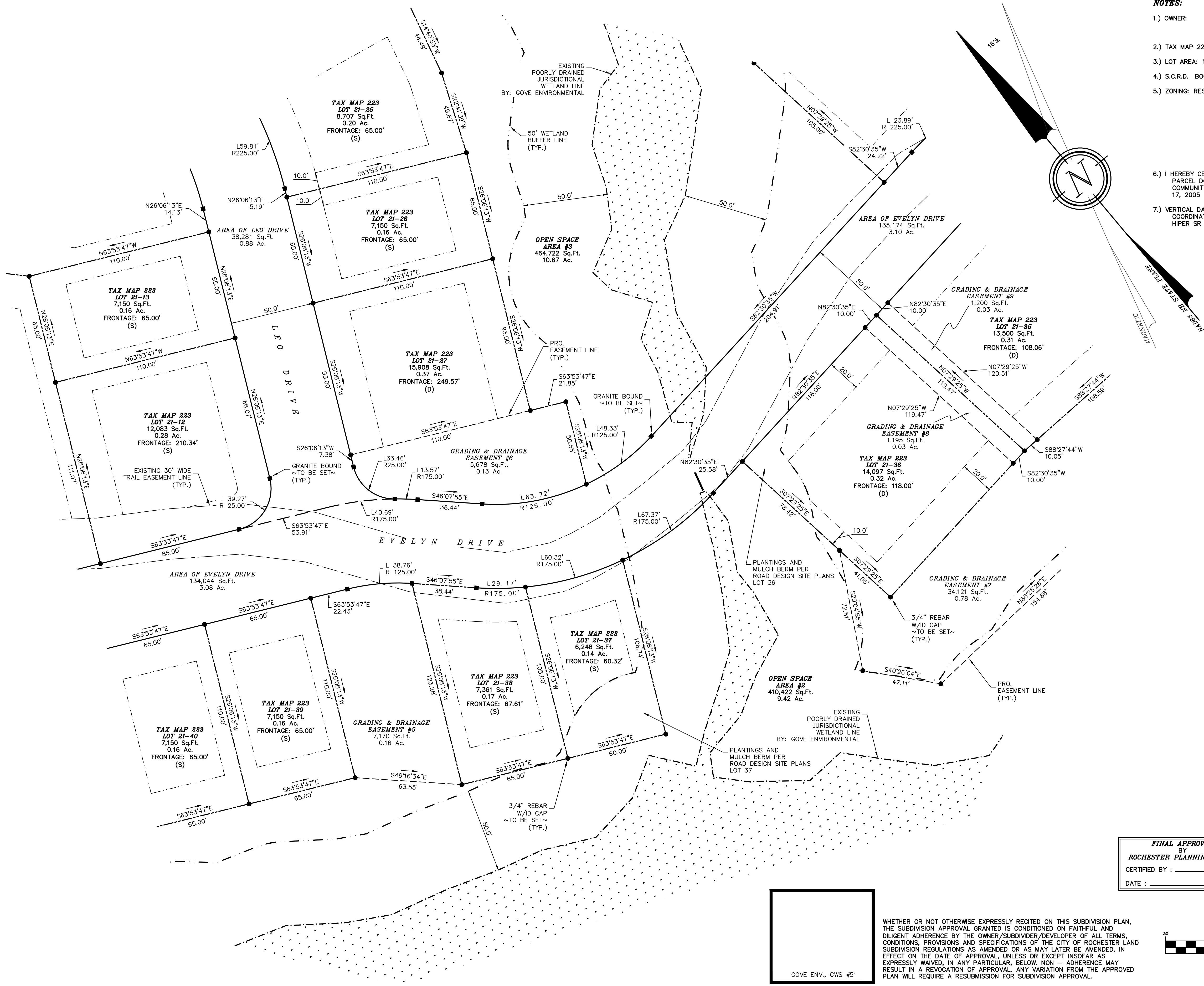


SUBDIVISION DETAIL PLAN
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE
NOTARY PUBLIC
KENNETH A. BERRY
SIGNATURE

SHEET 13 OF 105

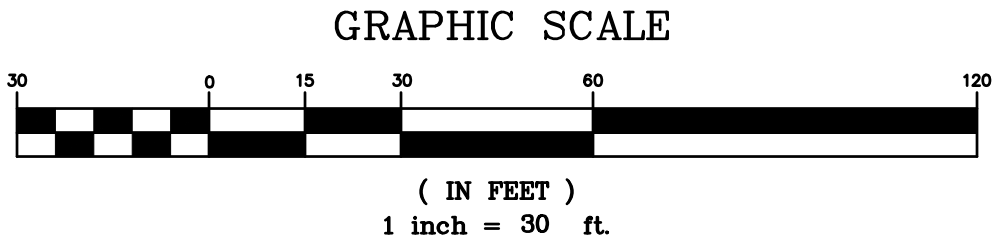


NOTES:

- OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857
- TAX MAP 223, LOT 21
- LOT AREA: 1,782,812 Sq.Ft., 40.93 Ac.
- S.C.R.D. BOOK 4323, PAGE 128
- ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017C0204D & 33017C0212D, DATED: MAY 17, 2005
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY: _____
DATE: _____

I CERTIFY THAT THIS PLAT EXCEEDS THE
MINIMUM REQUIREMENT FOR ACCURACY AND
COMPLETENESS OF THE STATE OF N.H. AND
OF THE CITY OF ROCHESTER
- 1:10,000 -
KENNETH A. BERRY LLS 805 DATE _____



REVISION	DATE	DESCRIPTION

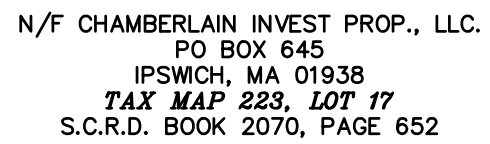
SUBDIVISION DETAIL PLAN
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE
LICENSED LAND SURVEYOR
No. 805
KENNETH A. BERRY
SIGNATURE

7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

**GRADING & DRAINAGE
EASEMENT #5
6,505 Sq.Ft.
0.15 Ac.**



DATE :

KENNETH A. BERRY

(IN FEET)
inch = 30 ft.

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY BE LATER BE AMENDED, IN EFFECT AT THE TIME OF THE SUBDIVISION APPROVAL. ANY VIOLATION OF ANY OF THE ABOVE EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW, NON - ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.




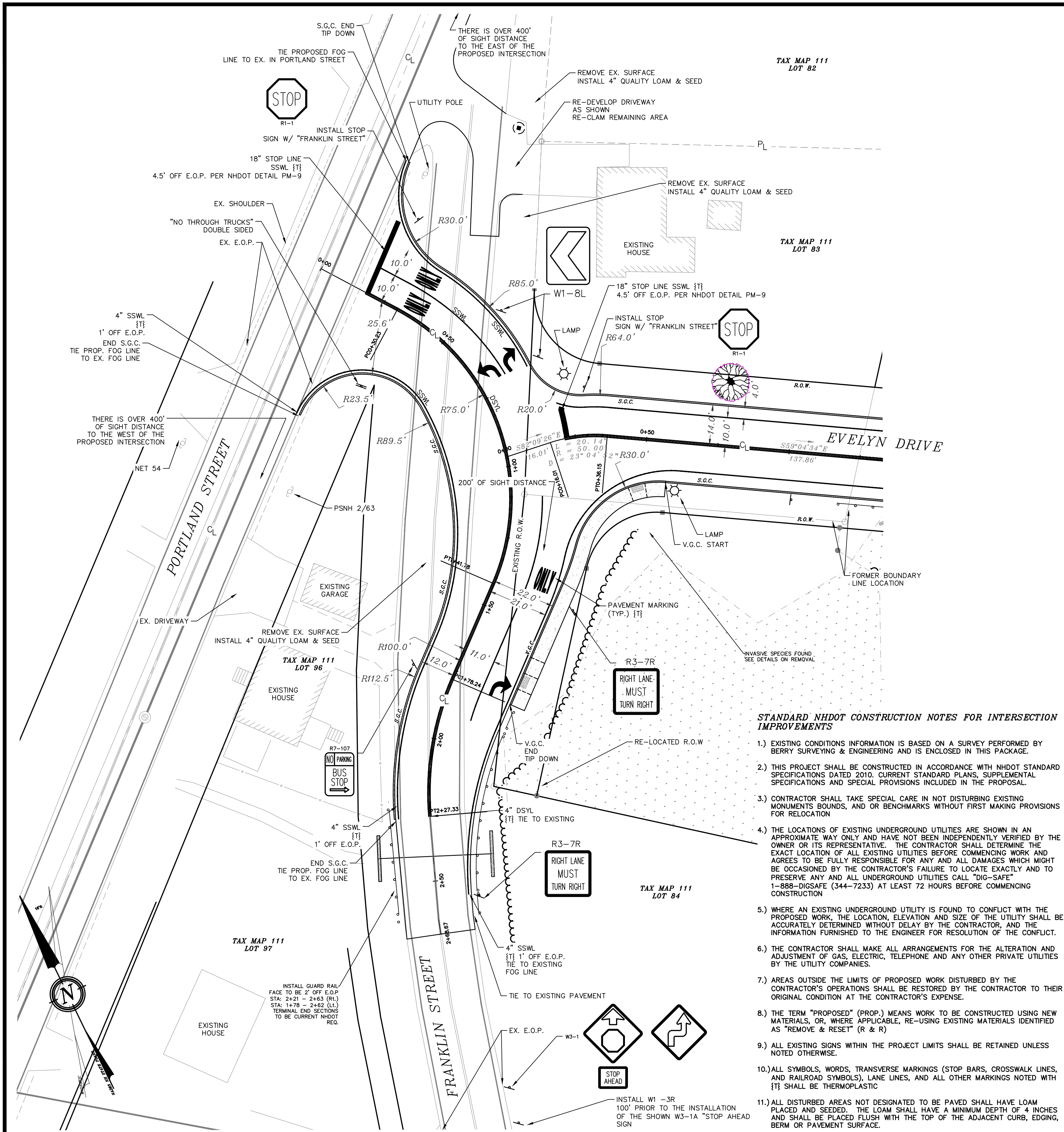
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 30 FT.

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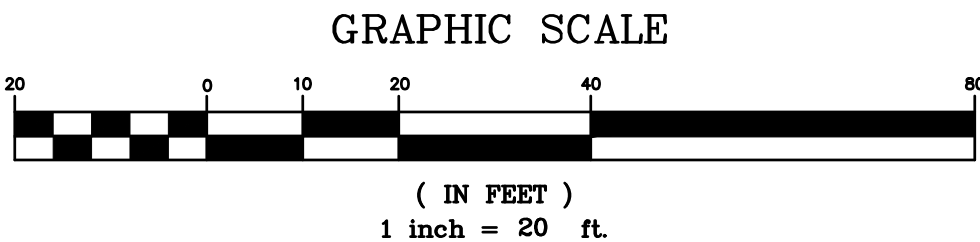




NOTES:

- OWNER: REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, NH 03867-1303
 - CITY OF ROCHESTER TAX MAP 233, LOT 21
 - THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE SITE LAYOUT ITEMS AS WELL AS FINISH CONSTRUCTION ITEMS FOR THE PROPOSED PUBLIC WAY KNOWN AS JEREMIAH LANE, PORTLAND STREET & FRANKLIN STREET, EVELYN DRIVE, AND LEO DRIVE
- GENERAL PLAN SET NOTES:**
- 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.
 - EXTERIOR LIGHTING SHALL BE THE TYPICAL EVERSCOURSE LAMPS PROVIDED IN THE DETAILS OF THIS PLAN SET.
 - TOPOGRAPHIC SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN 2015.
 - DATUM: PROJECT DATUM IS BASED ON GPS COORDINATES ESTABLISHED WITH A TOPCON HIPER SR RECEIVER IN JUNE 2013 AND REPRESENTED IN NEW HAMPSHIRE STATE PLANE COORDINATES NAD 1983 AND VERTICALLY BY NAVD 1988.
 - FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ROCHESTER DPW.
 - 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.
 - ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF ROCHESTER STANDARDS.
 - CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.
 - CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.
 - CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH METROCAST.
 - ALL NEW ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF PROPOSED DROP POLE.
 - THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
 - BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.
 - ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
 - ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE CITY OF ROCHESTER SUBDIVISION REGULATIONS AS AMENDED BY WAIVER REQUEST.
 - PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DE-WATERED 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 ENGINEER'S SPECIFIC RECOMMENDED CRITERIA.
 - 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.
 - 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.
 - SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY AND SEDIMENT AND EROSION CONTROLS.

- ALL CATCH BASINS SHALL BE PRE-CAST H-20 LOADING AND SHALL BE EQUIPPED WITH DEEP SUMPS (4' MIN.) AND HOODS (SEE DETAILS) HOODS ARE TO BE "THE ELIMINATOR" BY KLEINSTREAM. RIMS ARE TO BE NHDOT "B" STYLE AND SHALL BE SET FLUSH WITH FINISH GRADE, UNLESS OTHERWISE INSTRUCTED DURING CONSTRUCTION BY ROCHESTER DPW. RIMS ABOVE FINISH GRADE WILL BE NOT BE ACCEPTED. ALL RIMS, GRATES AND COVERS ARE TO BE U.S.A. MADE.
- 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. FILTREX 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.
- SEE SEDIMENT & EROSION CONTROL PLAN FOR INLET PROTECTION DETAILS
- ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED. RECYCLED PIPE IS APPROVED FOR PROJECT SITE.
- 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.
- NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II. THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). WEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER.
- UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS.
- ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED
- ALL BASINS AND DRAINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS
- THE LIMITS OF CONSTRUCTION DISTURBANCE AND TREE CLEARING LIMITS ARE TO BE MARKED OUT AND APPROVED BY THE CITY PRIOR TO WORK.
- ALL TREATMENT SWALE TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS UNLESS OTHERWISE INSTRUCTED BY THE DESIGN ENGINEER DURING CONSTRUCTION.
- 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.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND ROCHESTER CITY STAFF SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- BUILDING ADDRESSES SHALL BE DETERMINED BY THE BUILDING OFFICIAL.
- THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
NHDES WETLANDS PERMIT
NHDES ALTERATION OF TERRAIN PERMIT
EPA NOTICE OF INTENT (NOI)
EPA SEWER EXTENSION PERMIT
- LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT. NONE
- THIS SUBDIVISION PLAN PROPOSES XXXX SQ. FT. OF DISTURBANCE. PER ENV-WQ 1503.12 (B) AN ALTERATION OF TERRAIN PERMIT IS REQUIRED.
- CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
- 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.



TAX MAP 111
LOT 82

TAX MAP 111
LOT 83

TAX MAP 111
LOT 84

TAX MAP 111
LOT 97

TAX MAP 111
LOT 96

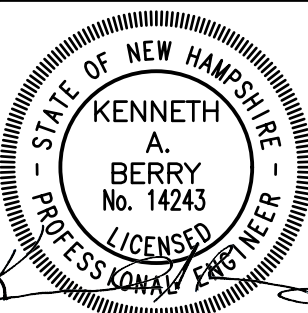
STANDARD NHDOT CONSTRUCTION NOTES FOR INTERSECTION IMPROVEMENTS

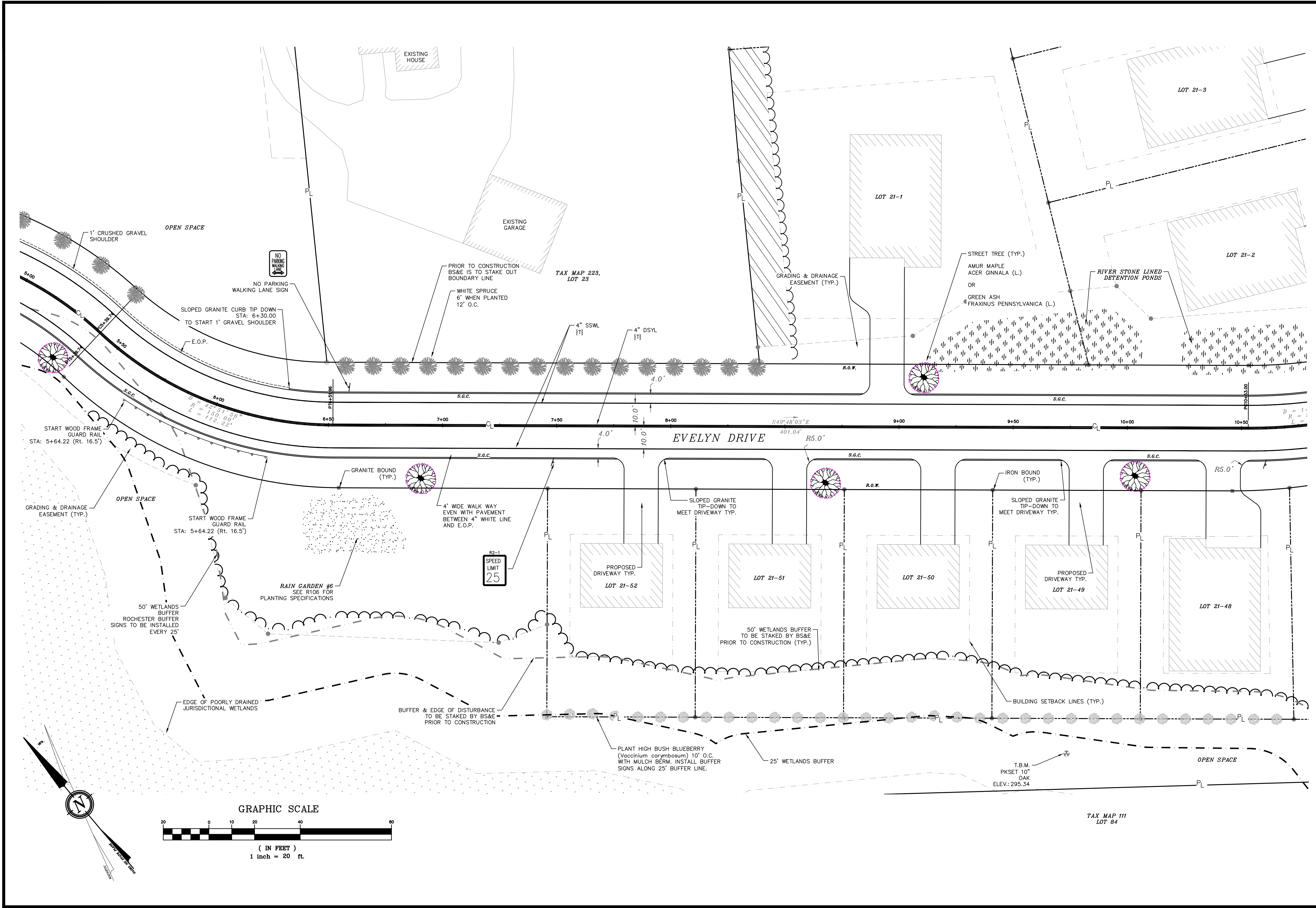
- EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.
- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2010. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
- CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION
- WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R)
- ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.
- ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH {} SHALL BE THERMOPLASTIC
- ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.

REVISION	DATE	DESCRIPTION

INTERSECTION RE-ALIGNMENT FRANKLIN & PORTLAND STUART ACRES FOR REAL ESTATE ADVISORS INC. 24 JEREMIAH LANE ROCHESTER, N.H. TAX MAP 233, LOT 21

BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 603-332-2863 SCALE : 1 IN. EQUALS 20 FT. DATE : SEPTEMBER 20, 2016 FILE NO. : DB 2015 - 114



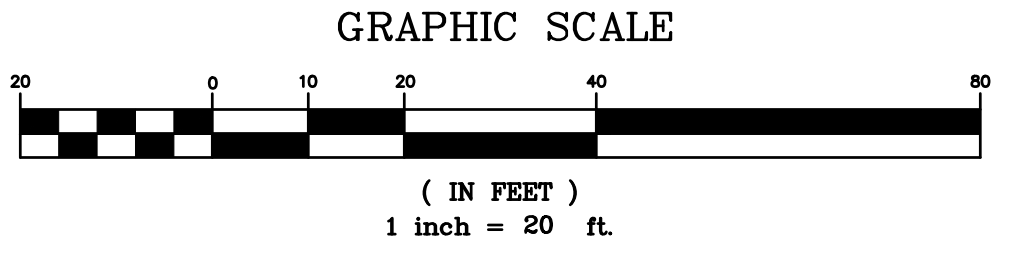
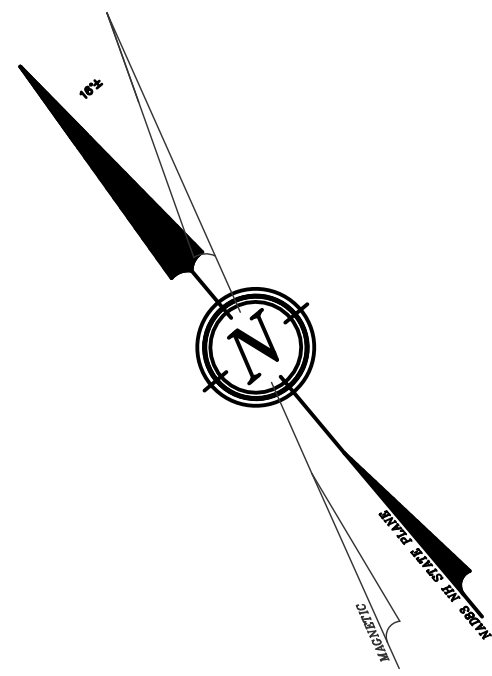
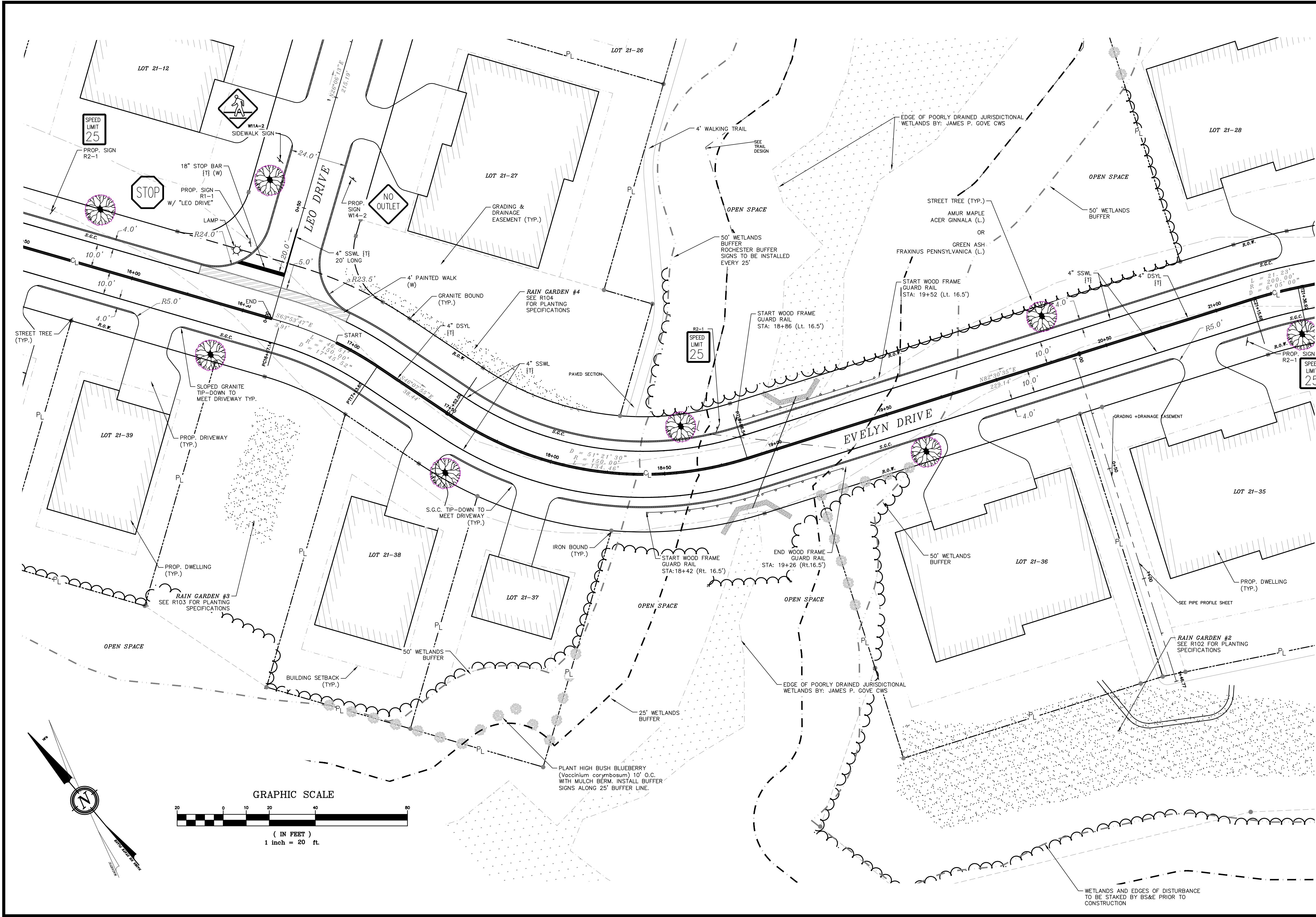


REVISION	DATE	DESCRIPTION

EVELYN DRIVE ROAD DESIGN SITE PLAN 5+25 - 10+50
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

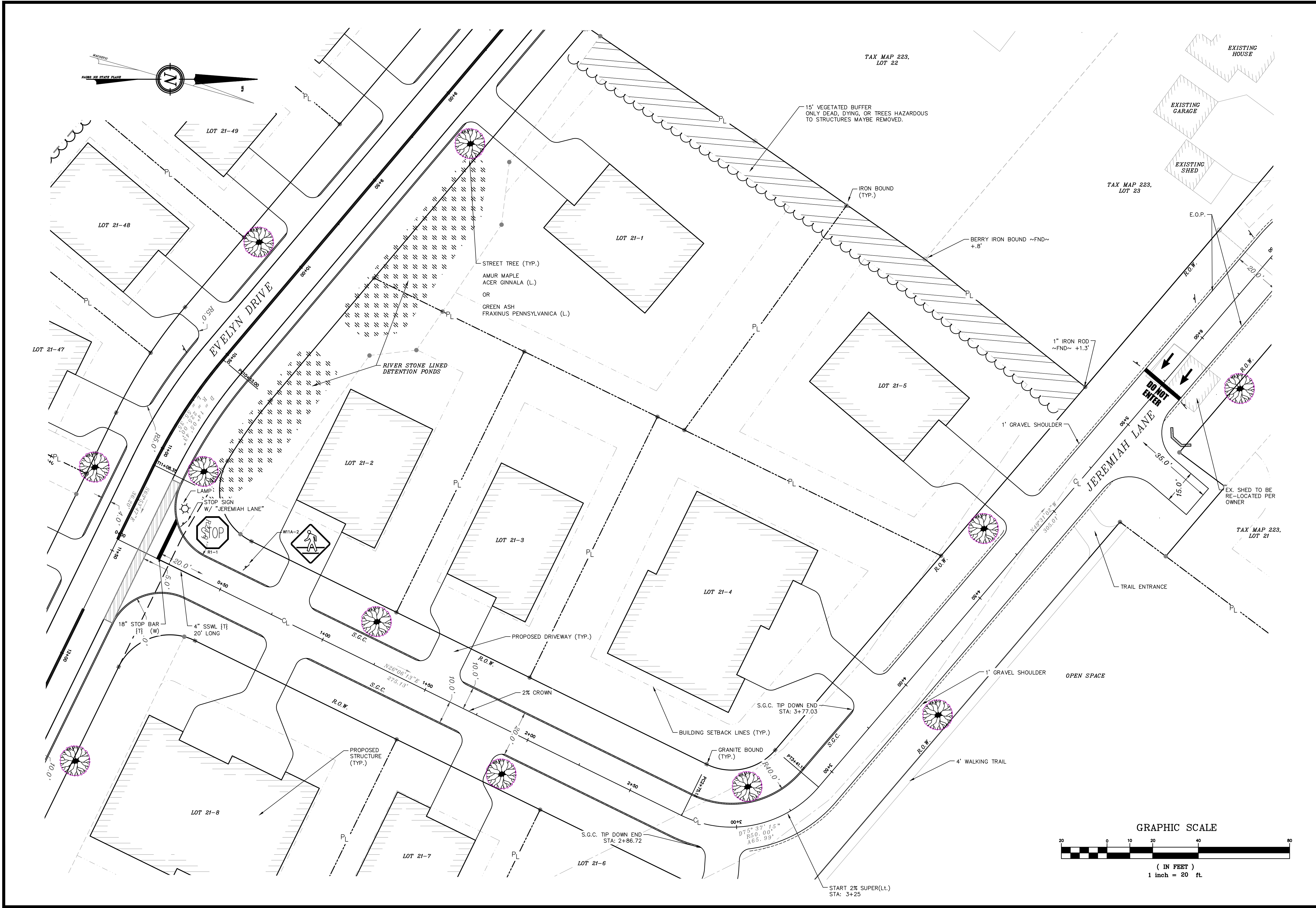


REVISION	DATE	DESCRIPTION

EVELYN DRIVE ROAD DESIGN SITE PLAN 15+50 - 20+75
 STUART ACRES
 FOR
 REAL ESTATE ADVISORS INC.
 24 JEREMIAH LANE
 ROCHESTER, N.H.
 TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 603-332-2863
 SCALE : 1 IN. EQUALS 20 FT.
 DATE : SEPTEMBER 20, 2016
 FILE NO. : DB 2015 - 114

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

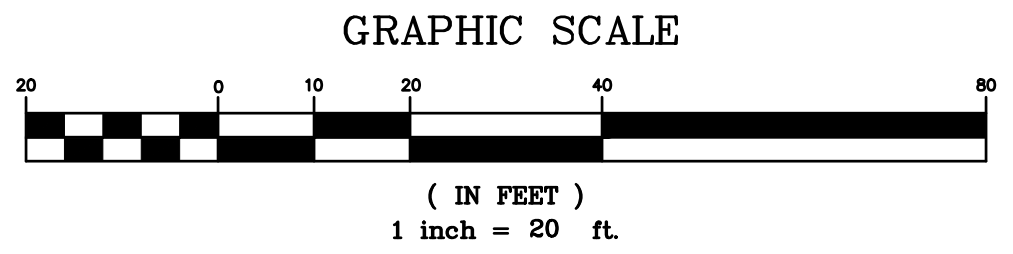


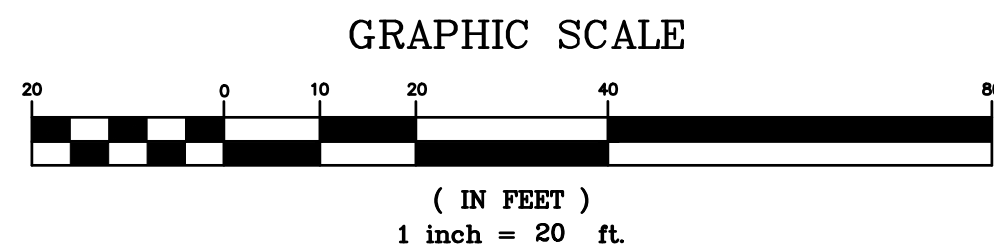
REVISION	DATE	DESCRIPTION

JEREMIAH LANE ROAD DESIGN SITE PLAN 0+00 - 5+00
 FOR
 STUART ACRES
 REAL ESTATE ADVISORS INC.
 24 JEREMIAH LANE
 ROCHESTER, N.H.
 TAX MAP 223, LOT 21

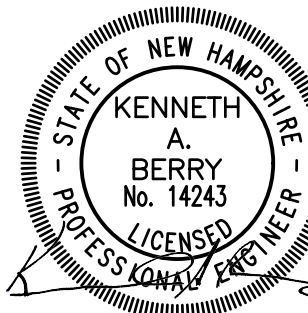
BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 603-332-2863
 SCALE : 1 IN. EQUALS 20 FT.
 DATE : SEPTEMBER 20, 2016
 FILE NO. : DB 2015 - 114

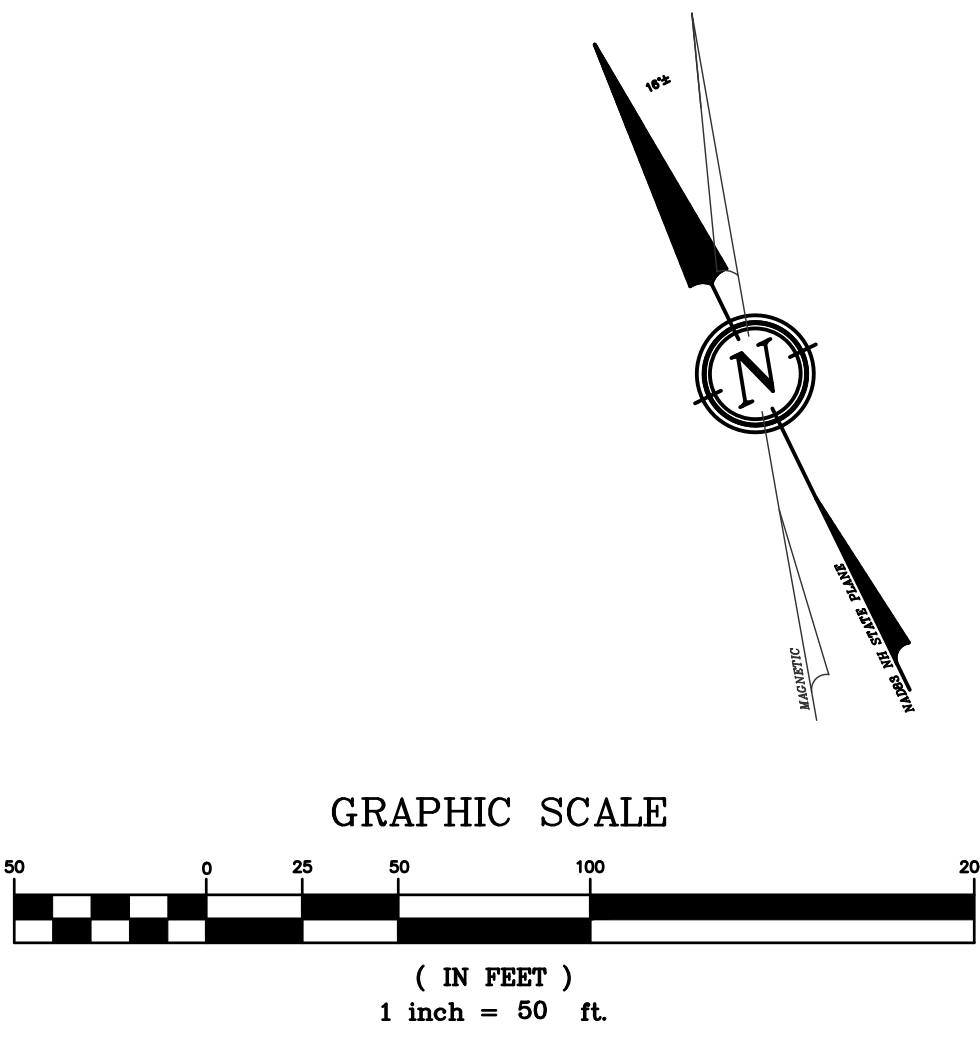
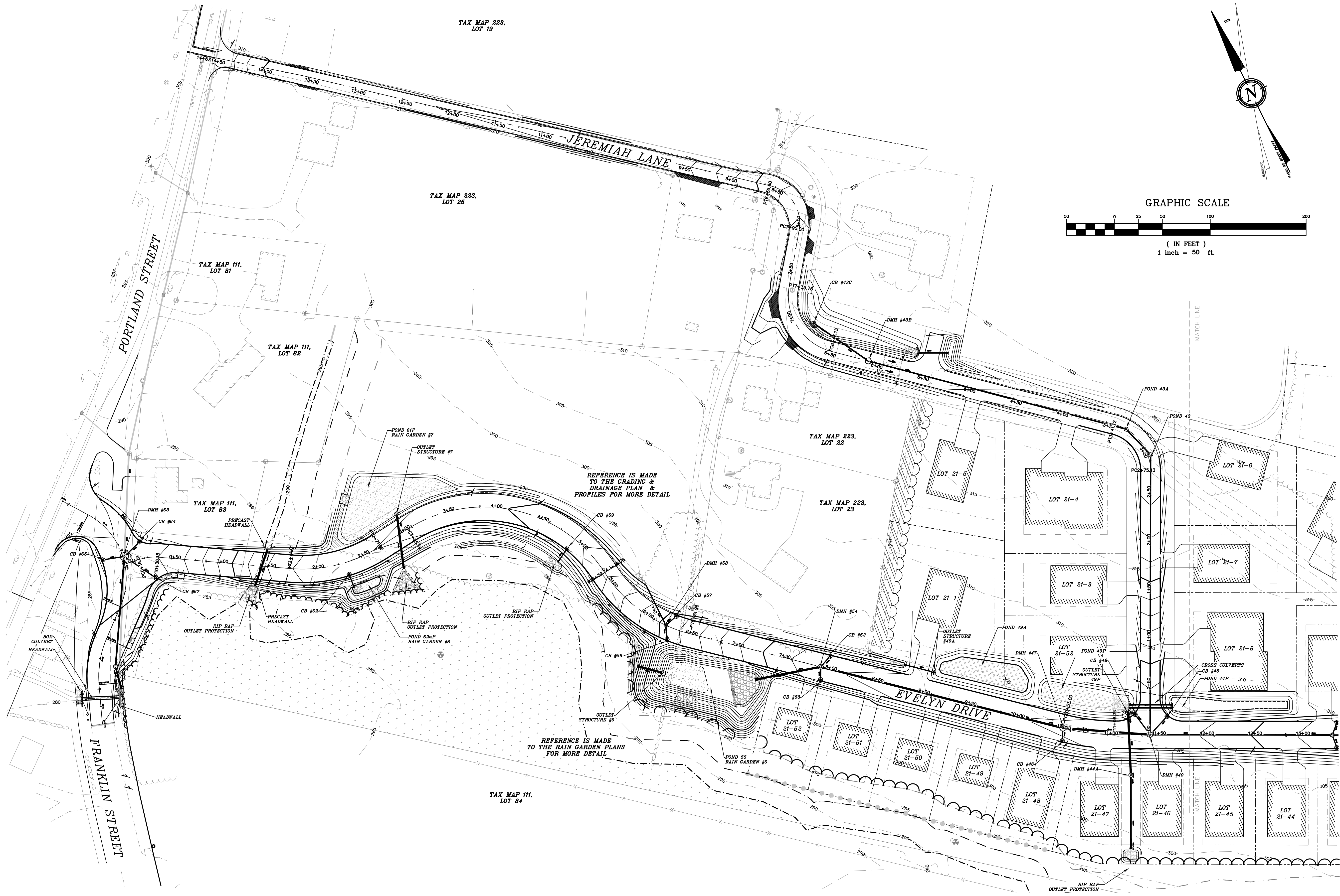
SHEET 25 OF 105





BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2016



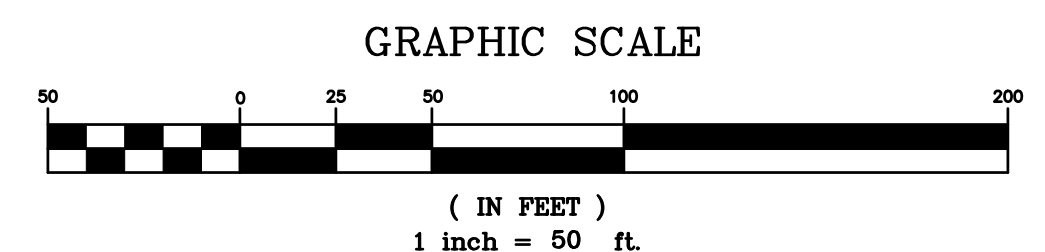
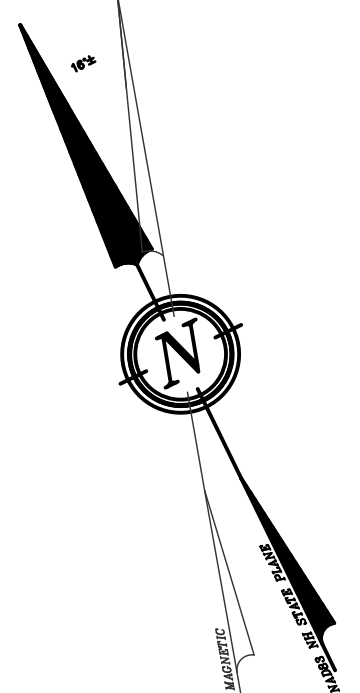
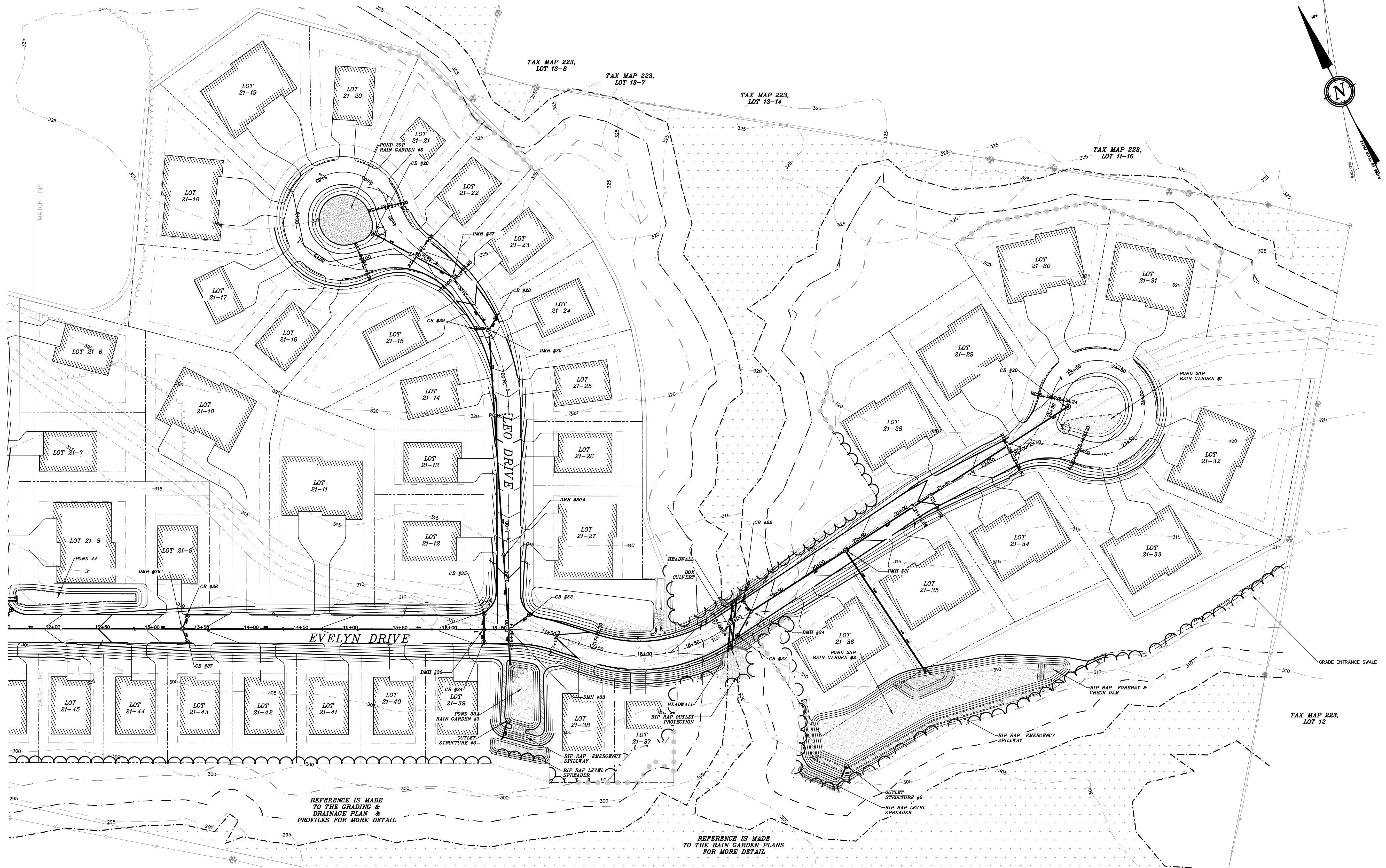


REVISION		DATE	DESCRIPTION

DRAINAGE OVERVIEW PLAN
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 50 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

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



REFERENCE IS MADE
TO THE GRADING &
DRAINAGE PLAN &
PROFILES FOR MORE DETAIL

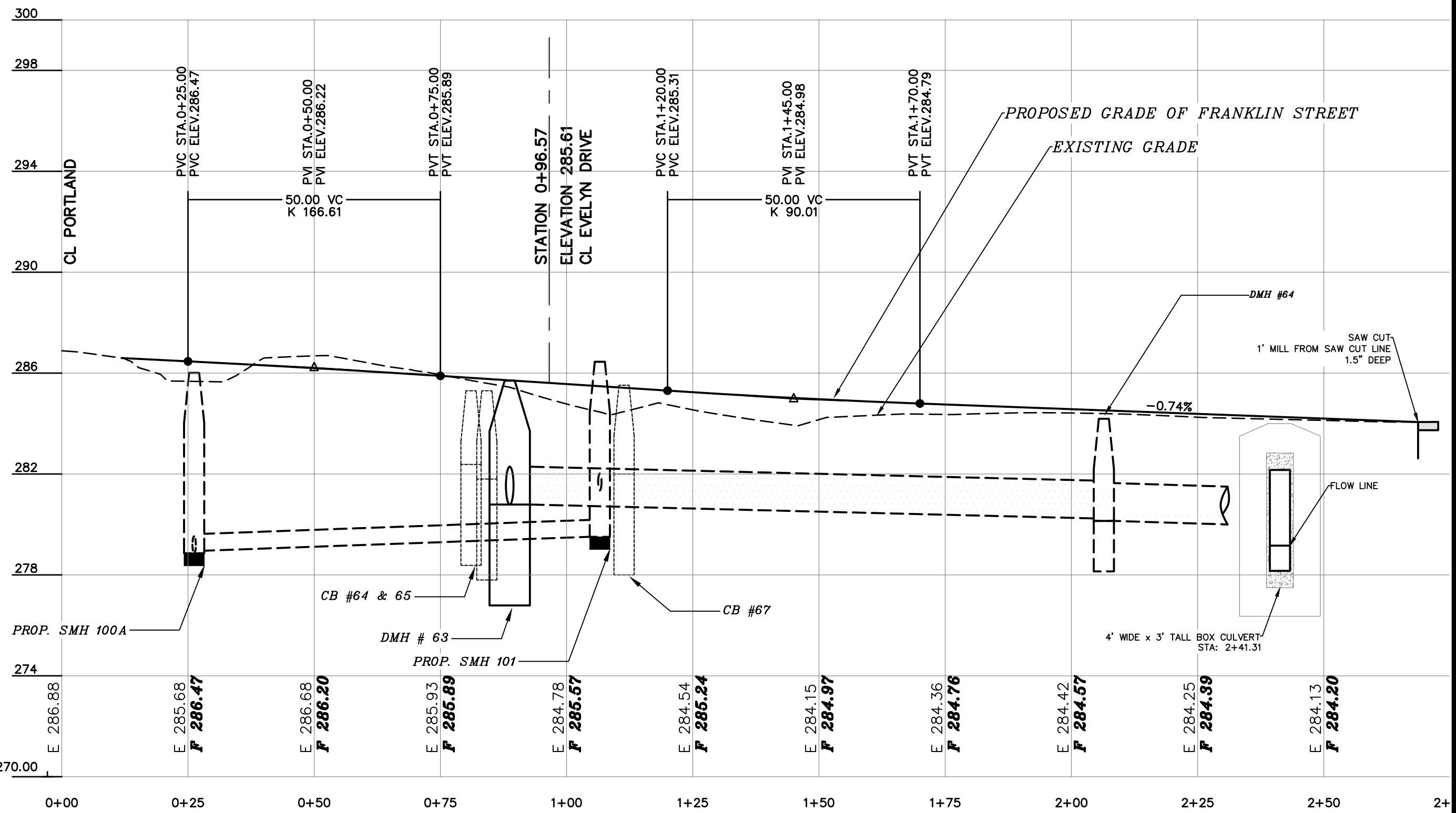
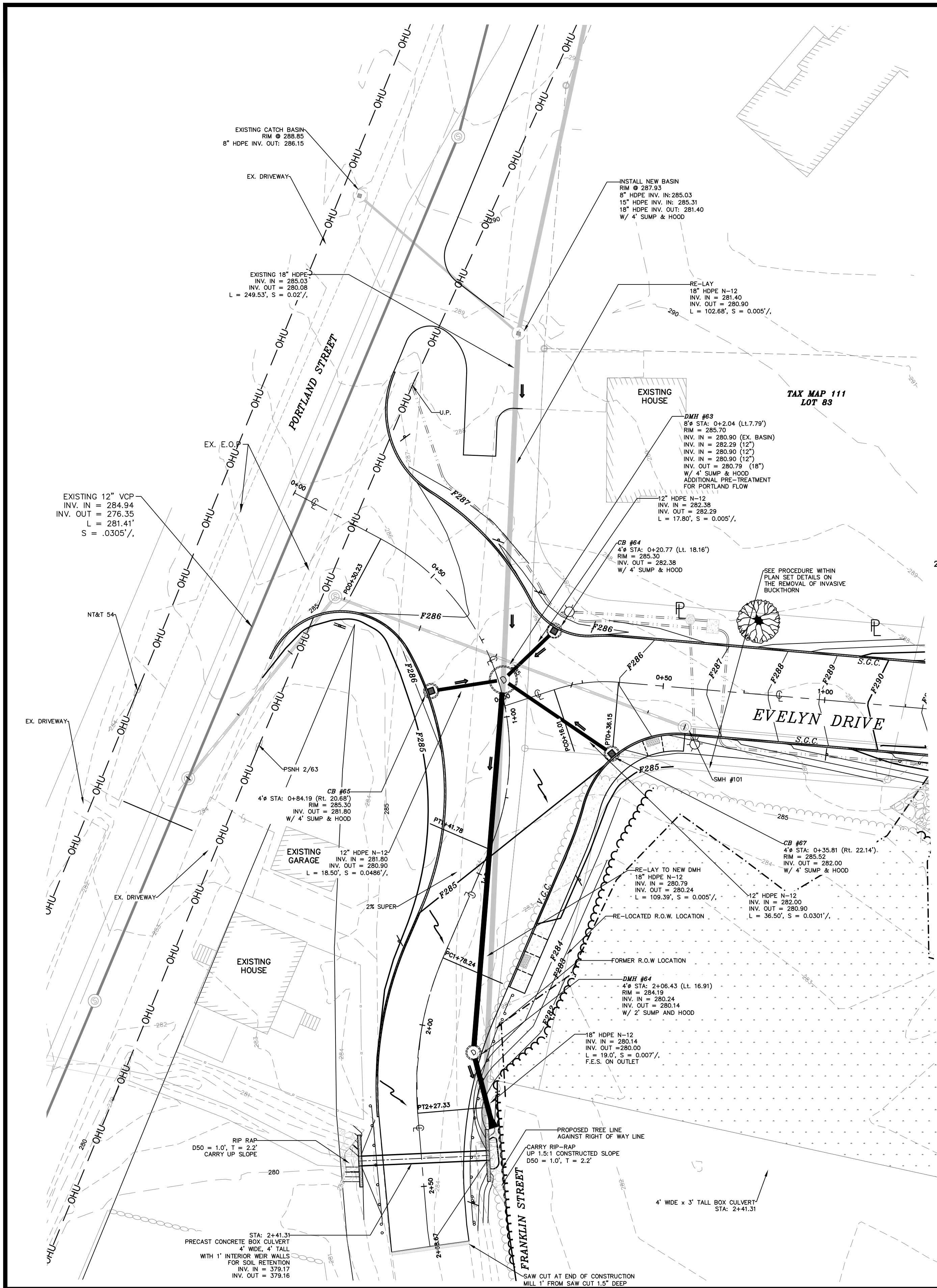
REFERENCE IS MADE
TO THE RAIN GARDEN PLANS
FOR MORE DETAIL

REVISION		DATE	DESCRIPTION

DRAINAGE OVERVIEW PLAN STUART ACRES FOR REAL ESTATE ADVISORS INC. 24 JEREMIAH LANE ROCHESTER, N.H. TAX MAP 223, LOT 21	
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BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 603-332-2863 SCALE : 1 IN. EQUALS 50 FT. DATE : SEPTEMBER 20, 2016 FILE NO. : DB 2015 - 114	

SHEET 29 OF 105



NOTE:
SMH 101 IS LOCATED ON EVELYN DRIVE AND NOT ASSOCIATED WITH THE PROPOSED GRADING OF FRANKLIN STREET

NOTES:

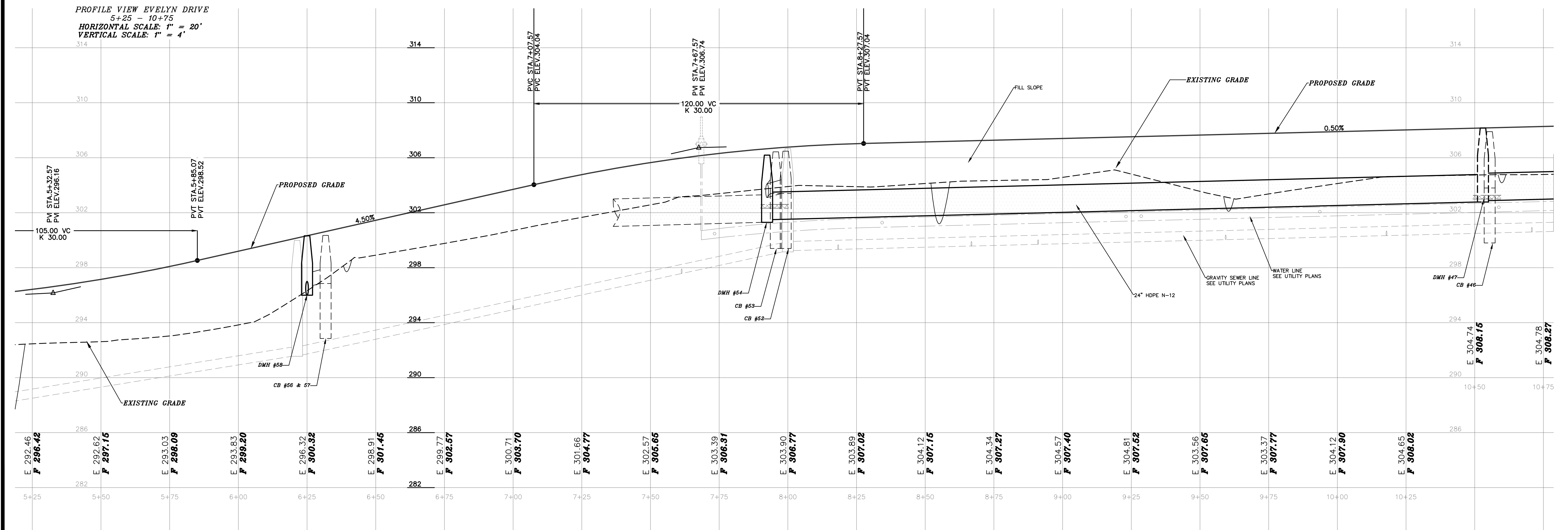
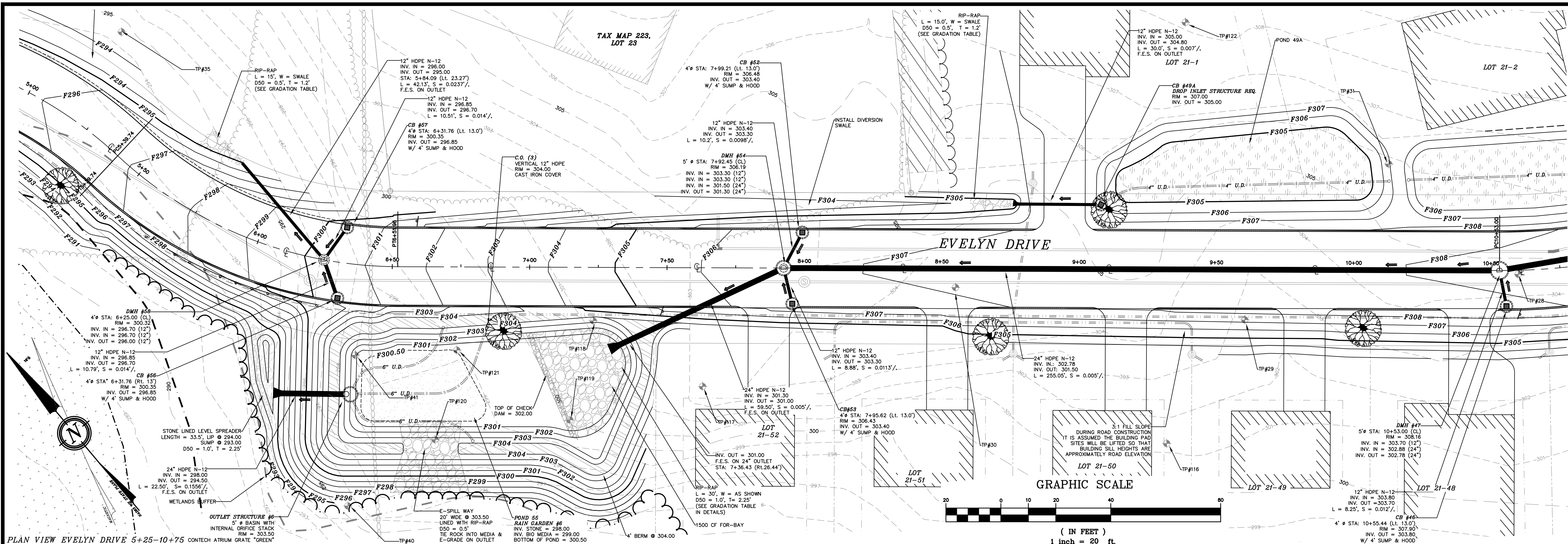
- 1.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE GRADING AND DRAINAGE SYSTEMS FOR THE PROPOSED ROADWAY
- 2.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
- 3.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 4.) SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY AND SEDIMENT AND EROSION CONTROLS.
- 5.) ALL CATCH BASINS SHALL BE PRE-CAST H-20 LOADING AND SHALL BE EQUIPPED WITH DEEP SUMPS (4' MIN.) AND HOODS (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 BE NOT BE ACCEPTED. ALL RIMS, GRATES AND COVERS ARE TO BE U.S.A MADE.
- 6.) SEE SEDIMENT & EROSION CONTROL PLAN FOR INLET PROTECTION AND CONTROLS FOR THE ENTIRE SITE
- 7.) ALL DRAINAGE PIPE IS TO BE HDPE N-12 ASTM F248. (GREEN PIPE) INDIVIDUAL PIPE SIZES ARE SPECIFIED
- 8.) 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.
- 9.) NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II. THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). WEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER.
- 10.) UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS.
- 11.) ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED
- 12.) ALL BASINS AND DRAINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS
- 13.) ALL CATCH BASINS TO BE LINED WITH A POLYETHYLENE LINER
- 14.) ALL PROPOSED CLEAN OUTS ARE TO BE VERTICAL 12" N-12 PIPE WITH CAST IRON COVERS SCREWED WITH STAINLESS SCREWS. THE COVER IS TO BE DEMARCATED WITH A "D"
- 15.) SEE SEPARATE SHEET FOR COMPLETE LOT GRADING. GRADING ON THE LOTS IS SCHEMATIC HOWEVER PROVIDES THE DESIGNERS INTENT FOR STORMWATER FLOW. IF THE DEVELOPER OF FUTURE OWNERS WHISH TO MODIFY THE GRADING PROVIDED, THERE MAY BE FURTHER ANALYSIS AND APPROVAL BY THE DPW UNDER THE CHAPTER 50 APPLICATION.
- 16.) RELOCATION AND REUSE OF THE EXISTING CATCH BASIN AND PIPING AT THE STREET NEEDS TO BE APPROVED IN THE FIELD BY THE ROCHESTER CITY ENGINEER OR UTILITIES FOREMAN. IF THE STRUCTURE OR PIPE ARE DEEMED INADEQUATE, NEW MATERIALS SHALL BE USED.

REVISION	DATE	DESCRIPTION

GRADING & DRAINAGE PLAN AND PROFILE OF INTERSECTION
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

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

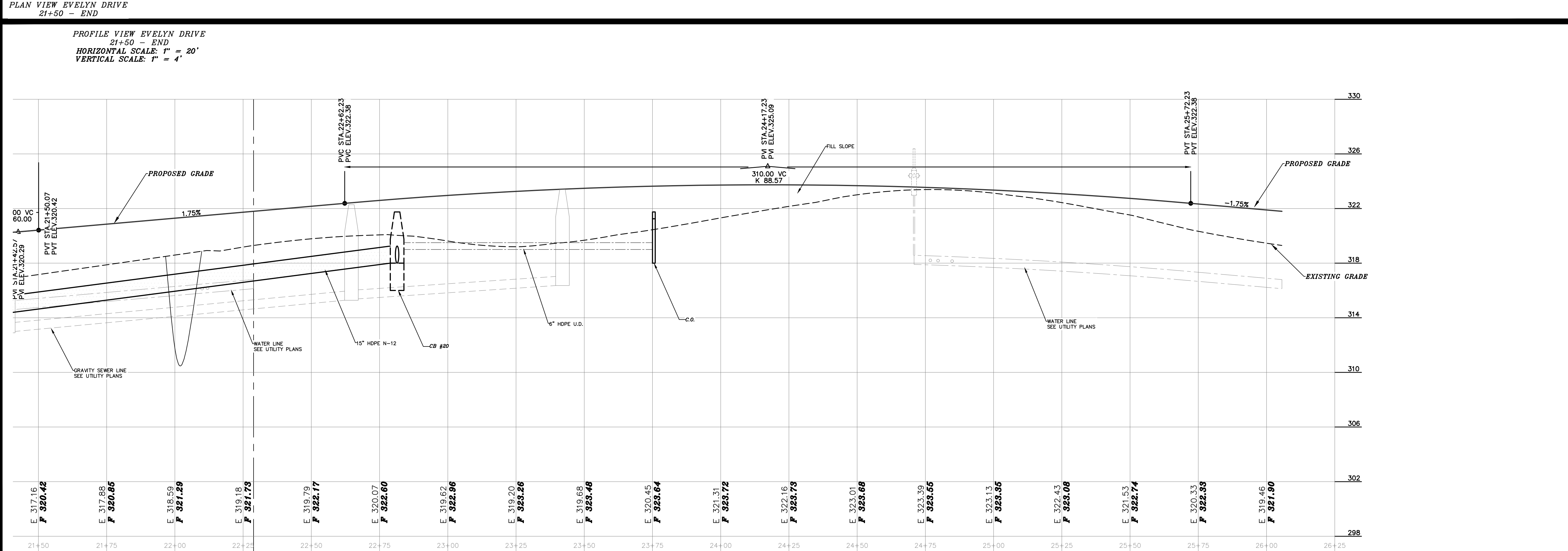
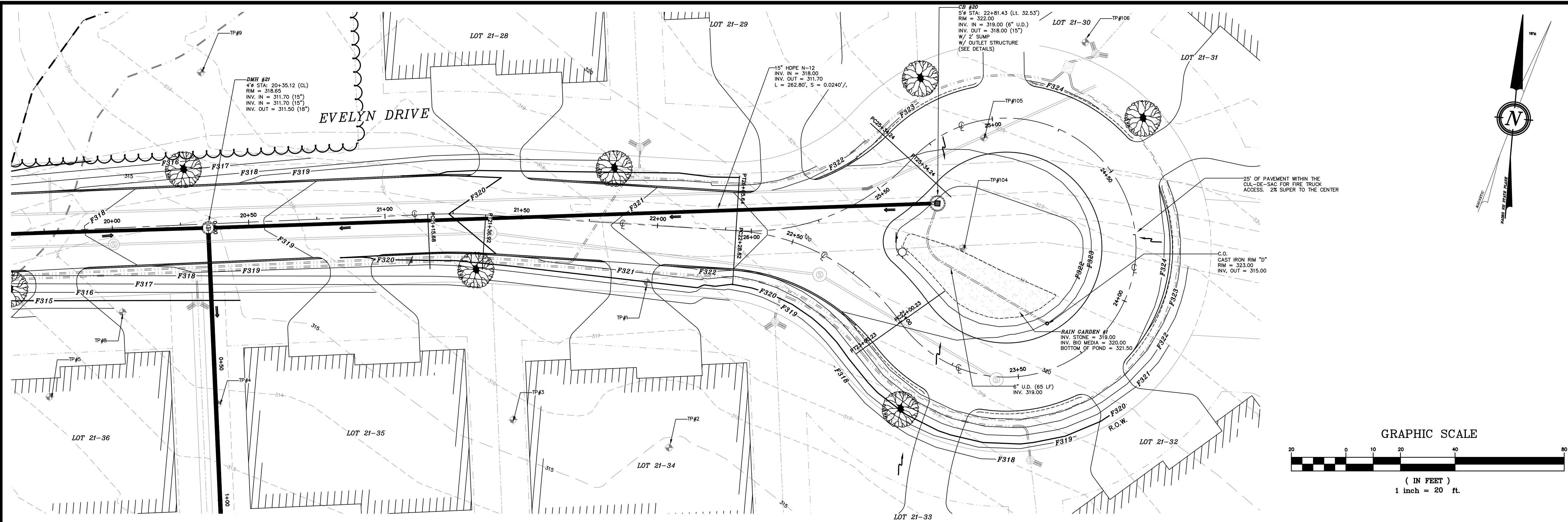


REVISION	DATE	DESCRIPTION

GRADING & DRAINAGE PLAN AND PROFILE OF EVELYN DRIVE 5+25 - 10+75
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

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



REVISION	DATE	DESCRIPTION

GRADING & DRAINAGE PLAN AND PROFILE OF EVELYN DRIVE 21+50 - END

STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 20 FT.

DATE : SEPTEMBER 20, 2016

FILE NO. : DB 2015 - 114

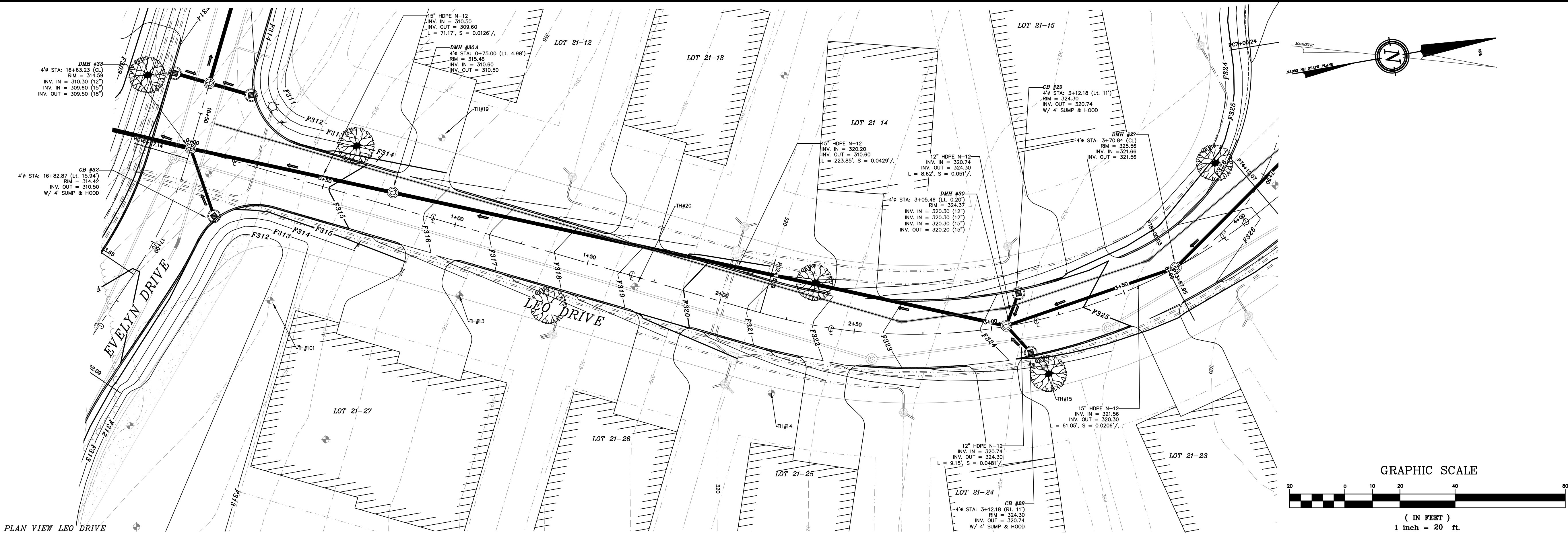
STATE OF NEW HAMPSHIRE

KENNETH A. BERRY

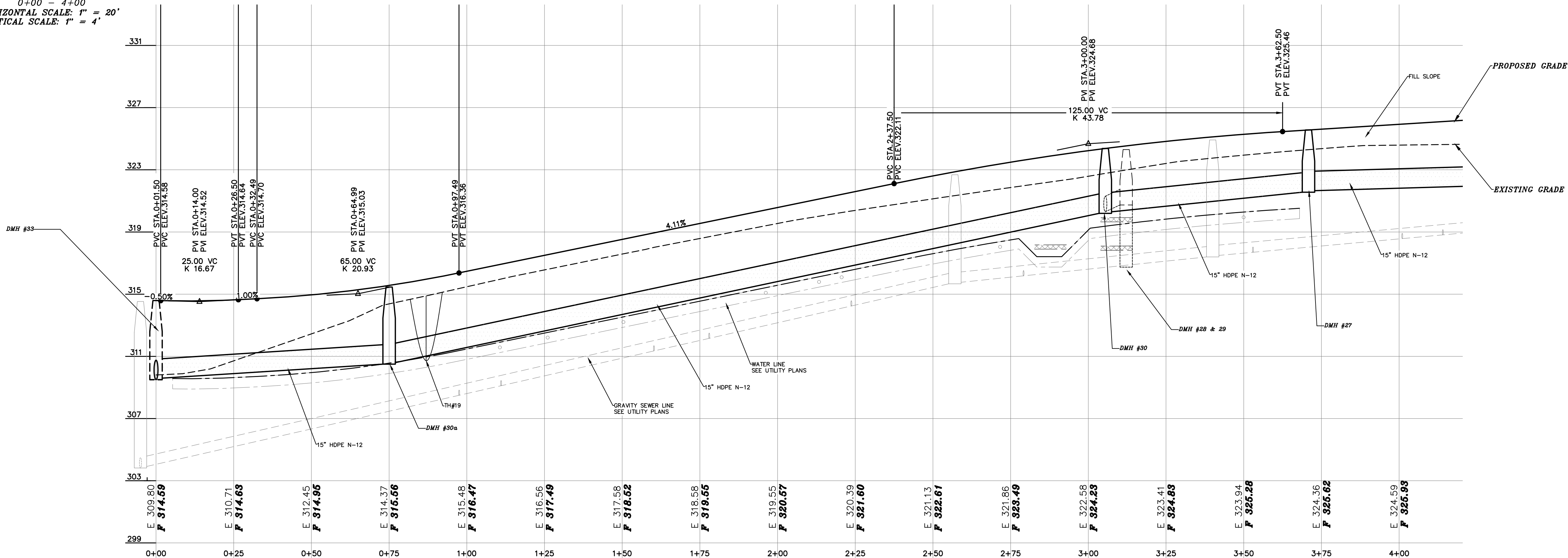
NO. 14243

LICENSED PROFESSIONAL ENGINEER

SHEET 35 OF 105



PROFILE VIEW LEO DRIVE
0+00 - 4+00
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'

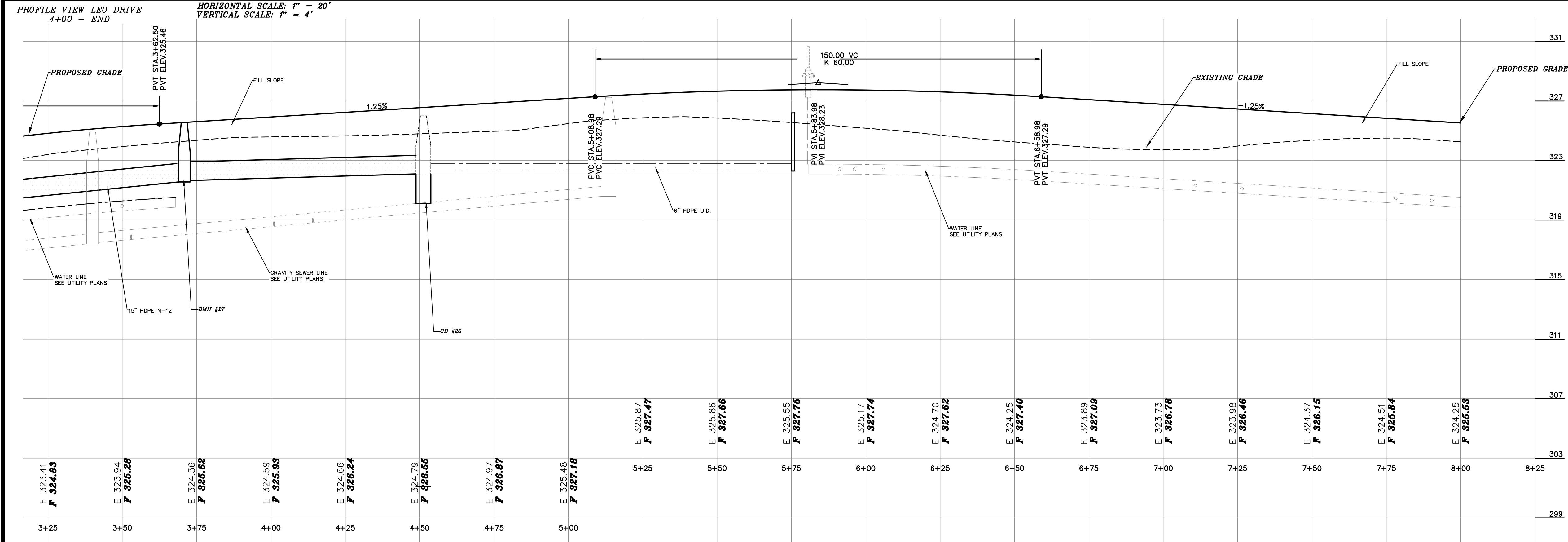
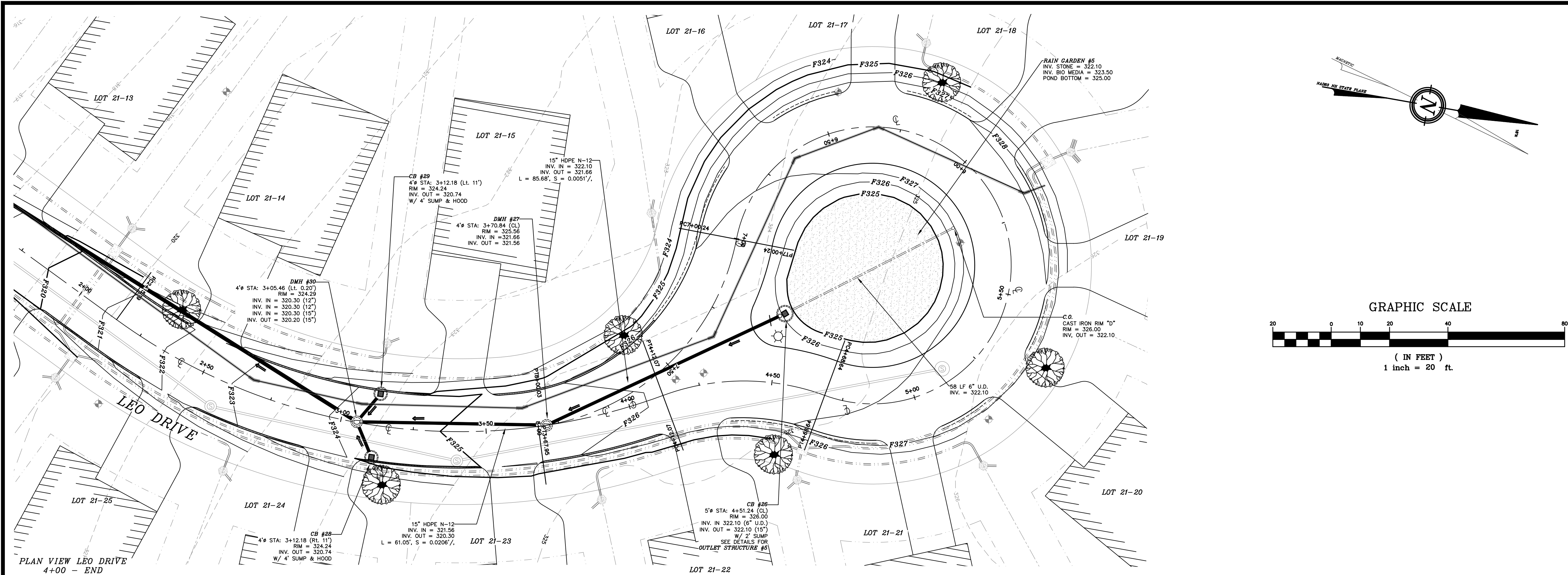


REVISION	DATE	DESCRIPTION

GRADING & DRAINAGE PLAN AND PROFILE OF LEO DRIVE 0+00 - 4+00
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2016
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STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

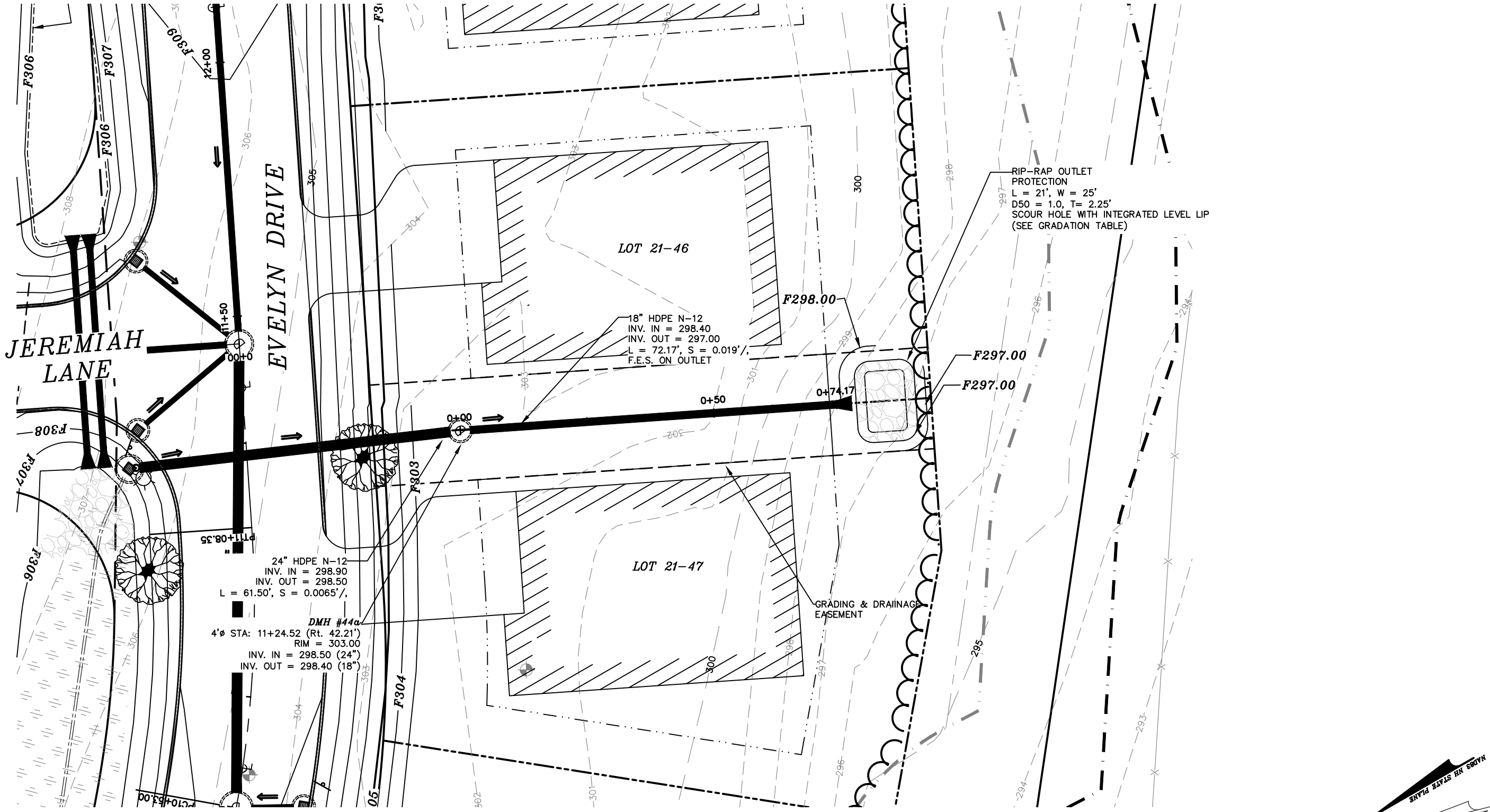


REVISION	DATE	DESCRIPTION

GRADING & DRAINAGE PLAN AND PROFILE OF LEO DRIVE 4+00 - END
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

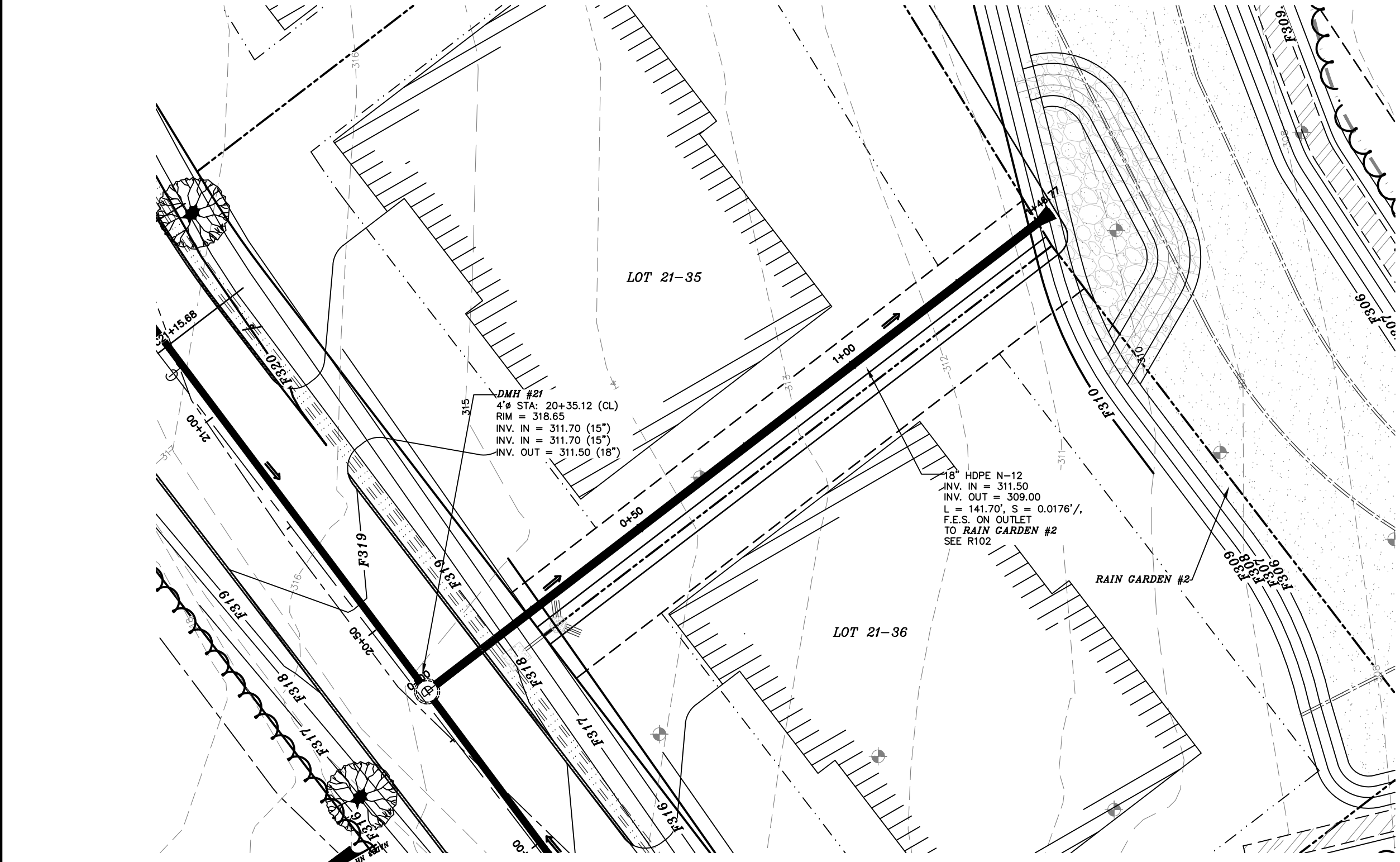
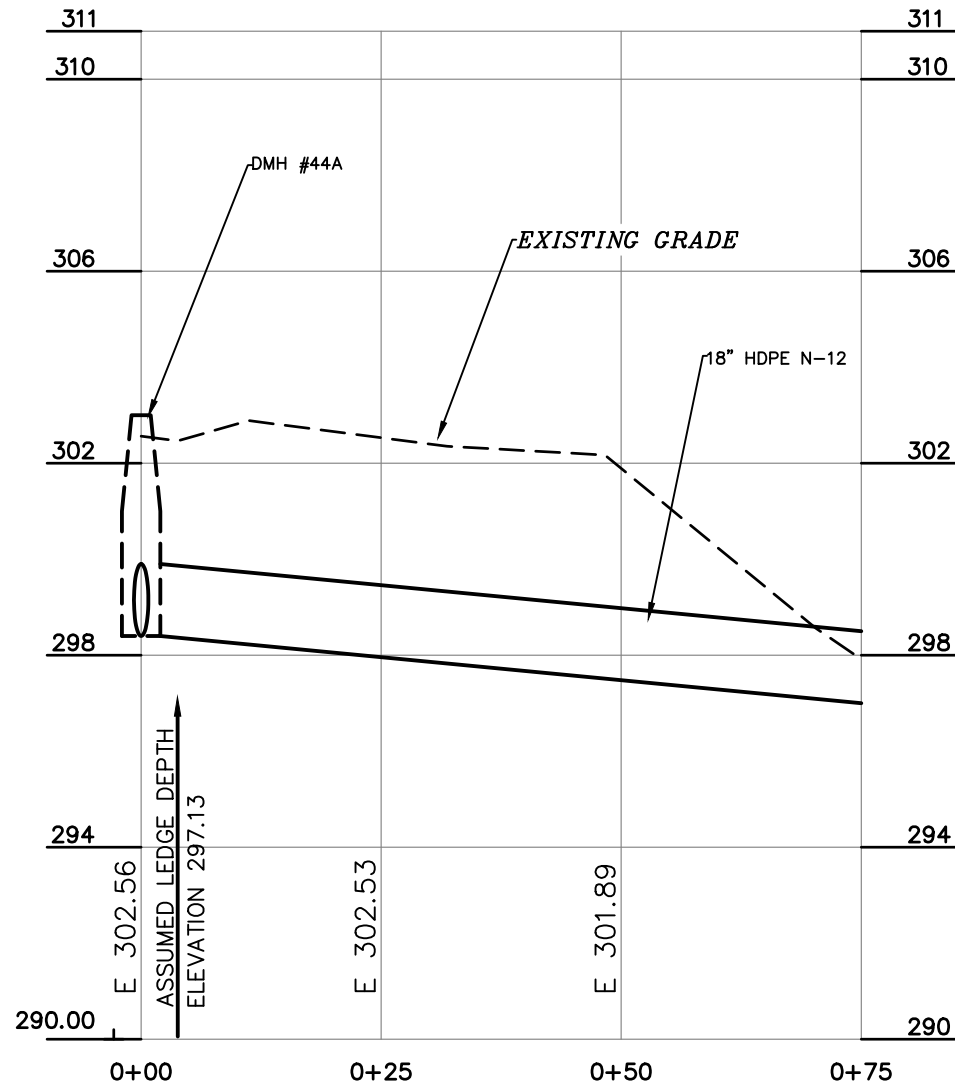
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

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



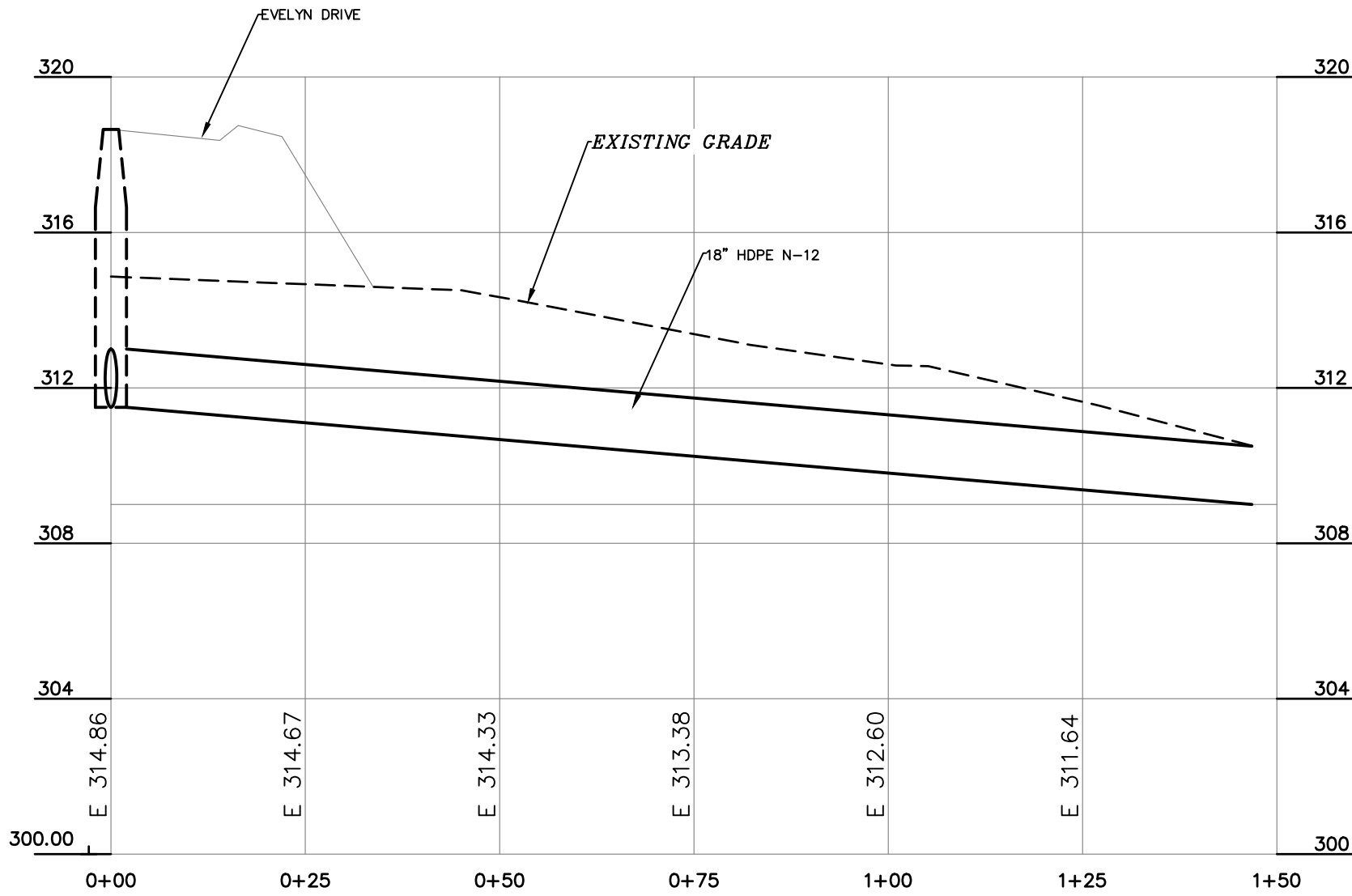
PLAN VIEW PIPE PROFILE
ACROSS FROM JEREMIAH LAND

PROFILE VIEW PIPE PROFILE
ACROSS FROM JEREMIAH LANE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'



PLAN VIEW PIPE PROFILE
EVELYN TO RAIN GARDEN #2

PROFILE VIEW PIPE PROFILE
EVELYN TO RAIN GARDEN #2
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'



REVISION		DATE	DESCRIPTION

PIPE PROFILES	
STUART ACRES	
FOR	
REAL ESTATE ADVISORS INC.	
24 JEREMIAH LANE	
ROCHESTER, N.H.	
TAX MAP 223, LOT 21	

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD

BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS FT.

DATE : SEPTEMBER 20, 2016

FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE

KENNETH A. BERRY

No. 14243

REGISTERED PROFESSIONAL ENGINEER

SHEET 41 OF 105

FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5

CRUSHED STONE BEDDING *	
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 - 100
3/8"	20 - 55
# 4	0 - 10
# 8	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

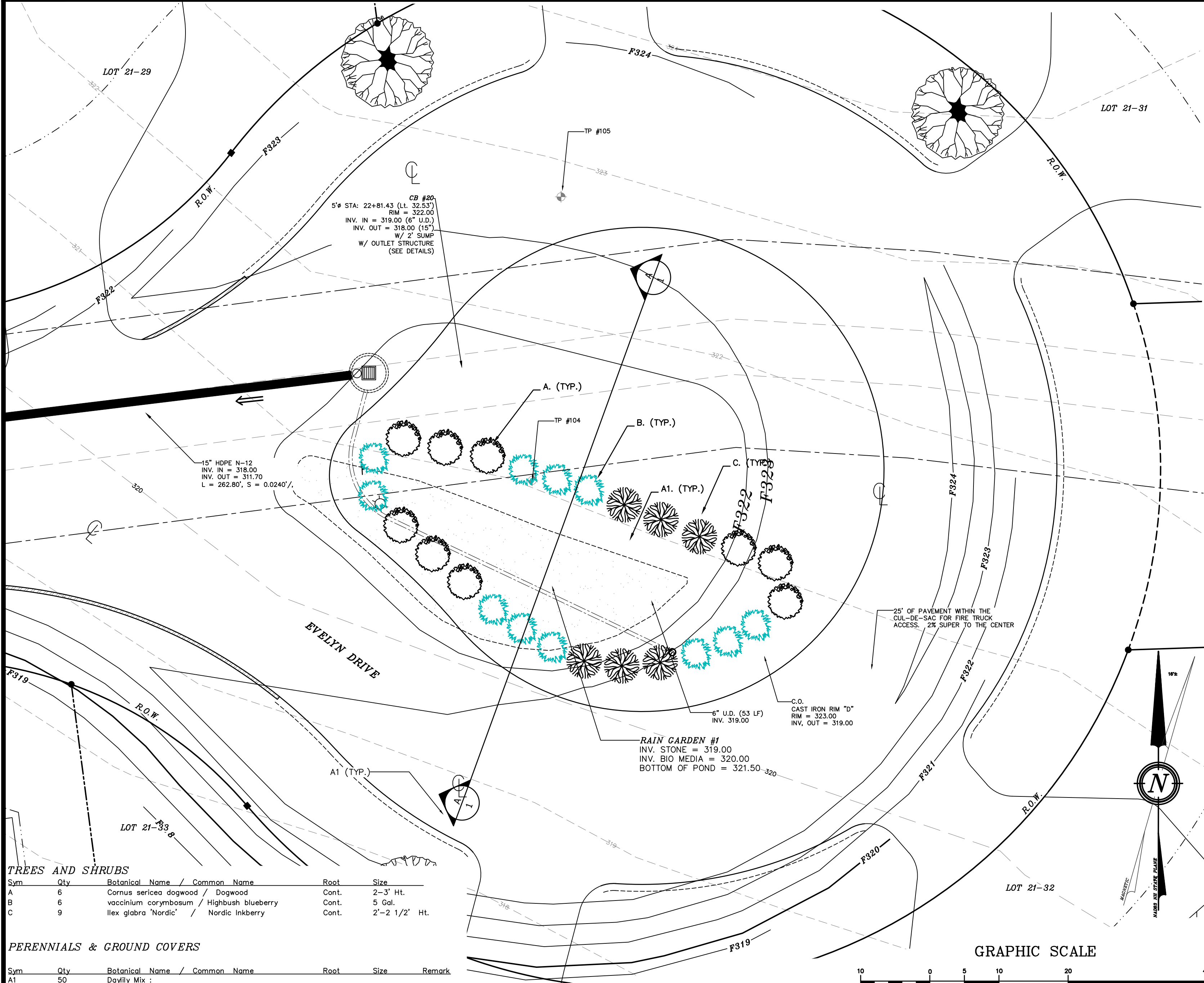
CRUSHED STONE BEDDING *	
SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	90 - 100
#4"	20 - 55
# 8	5 - 30
# 16	0 - 10
# 50	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #89 - SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

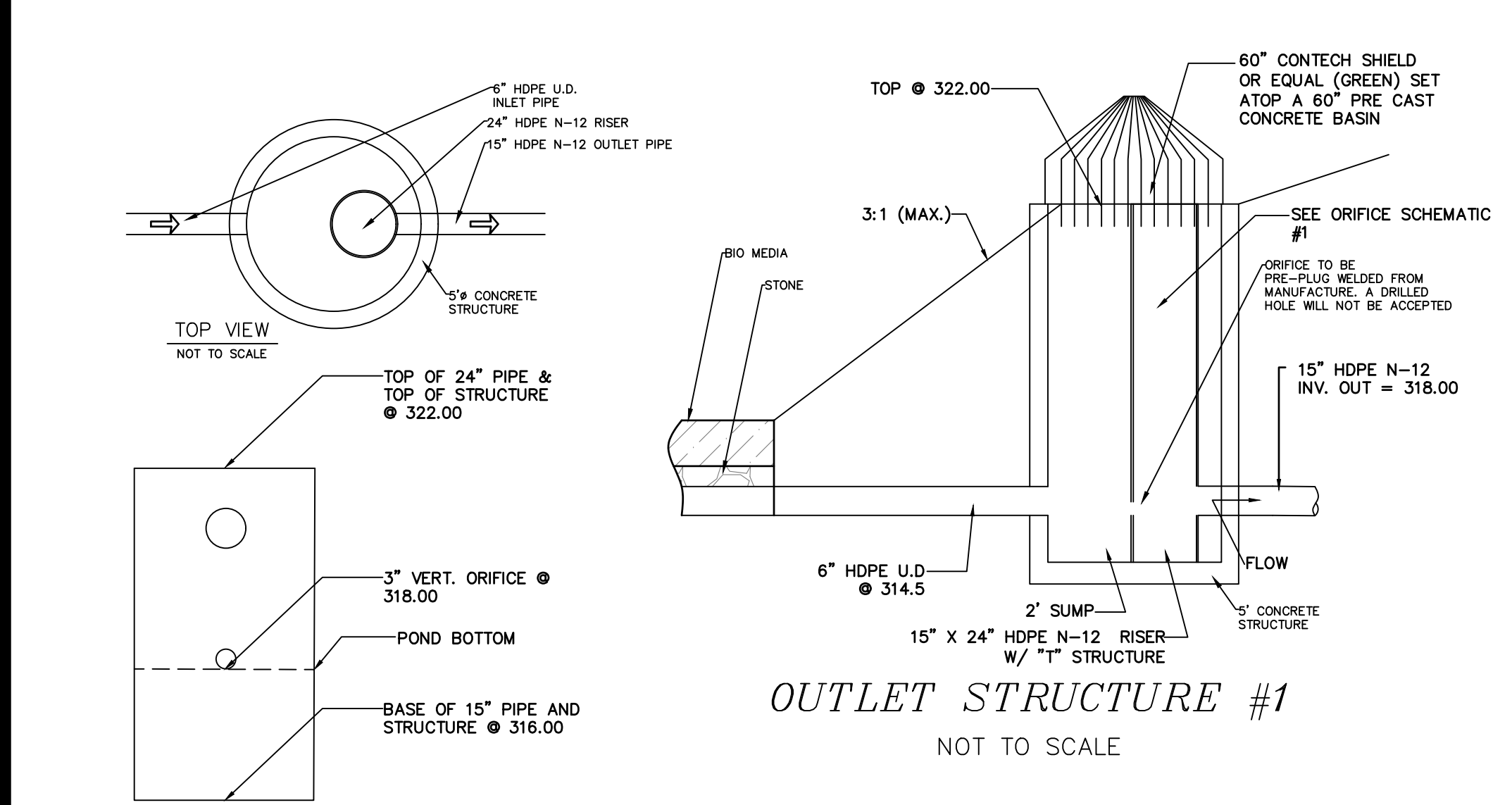
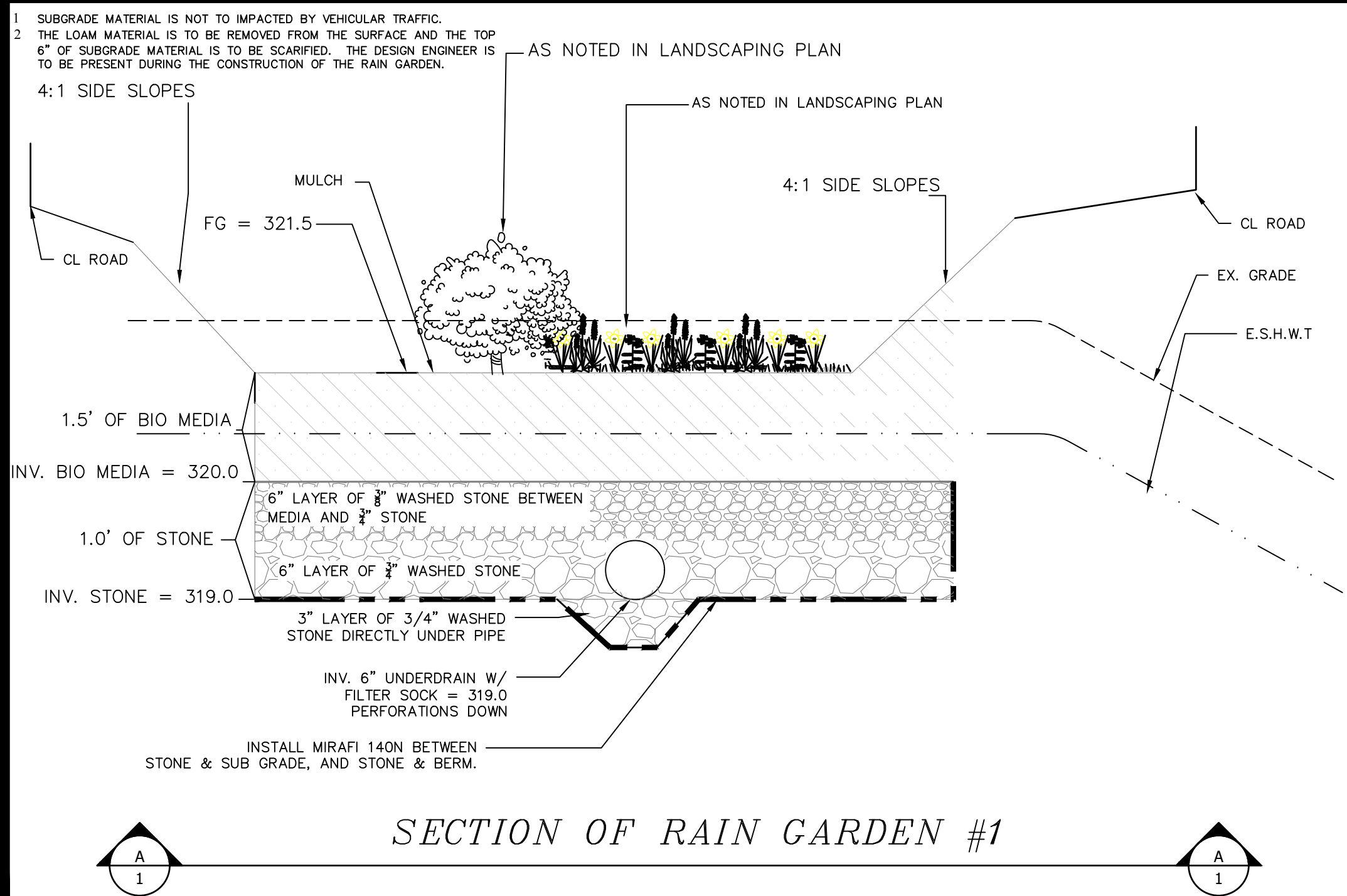
- NOTES**
- WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
 - SOIL FILTER MEDIA SHALL BE AS SHOWN ABOVE. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.
- MAINTENANCE REQUIREMENTS**
- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.
 - PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
 - AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAINDOWN TIME. IF BIOTENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
 - VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.
- DESIGN REFERENCES**
- UNH STORMWATER CENTER
 - NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

LANDSCAPING NOTES:

- THE LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK BY CALLING DIG SAFE.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS. VARIATIONS IN QUANTITIES ARE TO BE APPROVED BY THE DESIGN ENGINEER.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.
- ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE ENGINEER. MODIFICATIONS ARE TO BE APPROVED BY THE DESIGN ENGINEER.
- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
- PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
- NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE ENGINEER. ALL FINAL GRADES SHALL BE PER THE GRADING AND DRAINAGE PLANS AND ROADWAY PROFILES. 85% UPSTREAM STABILIZATION MUST BE MET PRIOR TO PLANTING, OR OTHER SILTATION CONTROLS WILL BE REQUIRED AS DEEMED APPROPRIATE BY THE DESIGN ENGINEER.
- ALL PLANTS SHALL BE INSTALLED AND DETAILED PER PROJECT SPECIFICATIONS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
- ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF INSTALLATION. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE OWNER IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.
- FINAL ACCEPTANCE BY THE ENGINEER WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
- BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, THAT HAVE LOST IS NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR IS, IN THE OPINION OF THE OWNER, IN UNHEALTHY OR UNSIGHTLY CONDITION.
- ALL RAINGARDEN SIDE SLOPES TO BE GRASS COMMON TO REGION.
- FOR ANY LANDSCAPE AREA, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN APPLY GRASS SEED OR RAINGARDEN RIVER STONE AS DEPICTED ON PLANS.



PLAN VIEW RAIN GARDEN #1



ORIFICE SCHEMATIC #1

R101

REVISION	DATE	DESCRIPTION

RAIN GARDEN #1 DETAILS
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 10 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

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

FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5

CRUSHED STONE BEDDING *	
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 - 100
3/8"	20 - 55
# 4	0 -10
# 8	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

CRUSHED STONE BEDDING *	
SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	90 - 100
#4"	20 - 55
# 8	5 -30
# 16	0 - 10
# 50	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #89 - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

NOTES

- WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
- SOIL FILTER MEDIA SHALL BE AS SHOWN ABOVE.
- COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.

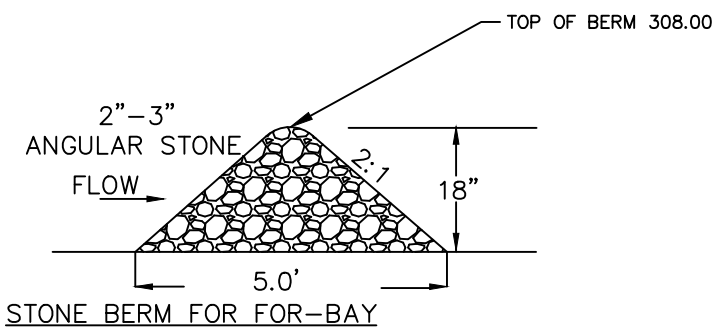
MAINTENANCE REQUIREMENTS

- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.
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DESIGN REFERENCES

- UNH STORMWATER CENTER
- NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

LOW PERMEABILITY MATERIAL GRADATION	
SIEVE SIZE	% PASSING BY WEIGHT
#4	95 - 100
#40	60 - 95
#100	40 - 60
#200	25 - 45

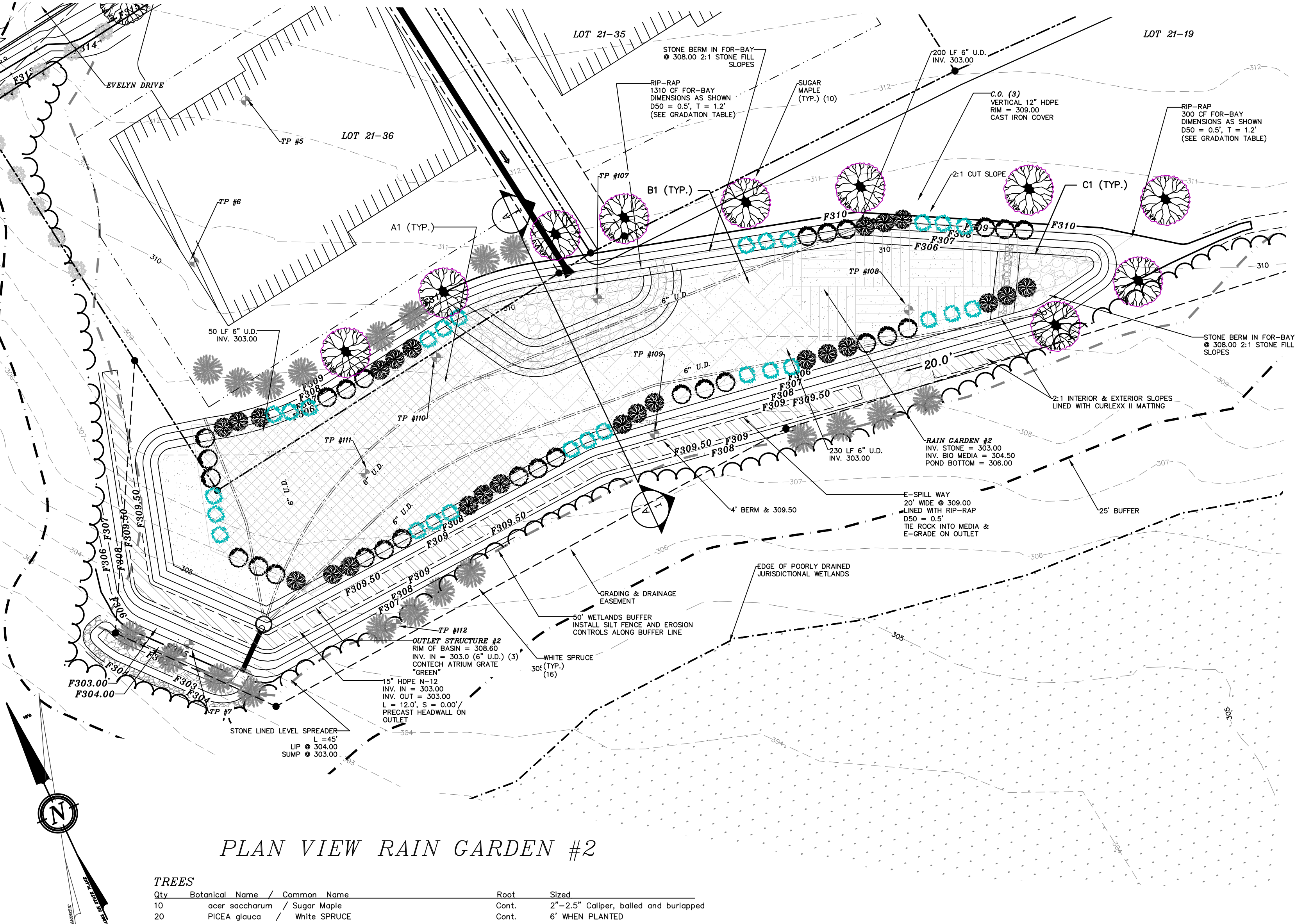
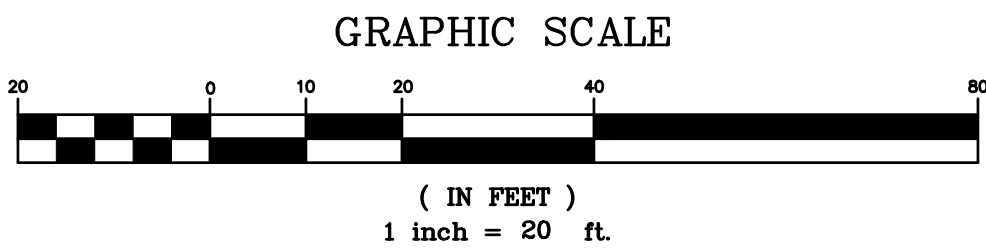


SHRUBS

Sym	Qty	Botanical Name / Common Name	Root	Size
A	30	Cornus sericea dogwood / Dogwood	Cont.	2'-3' HT.
B	30	vacinium corymbosum / Highbush blueberry	Cont.	5 Gal.
C	30	Ilex glabra 'Nordic' / Nordic Inkberry	Cont.	2'-2 1/2' HT.

PERENNIALS & GROUND COVERS

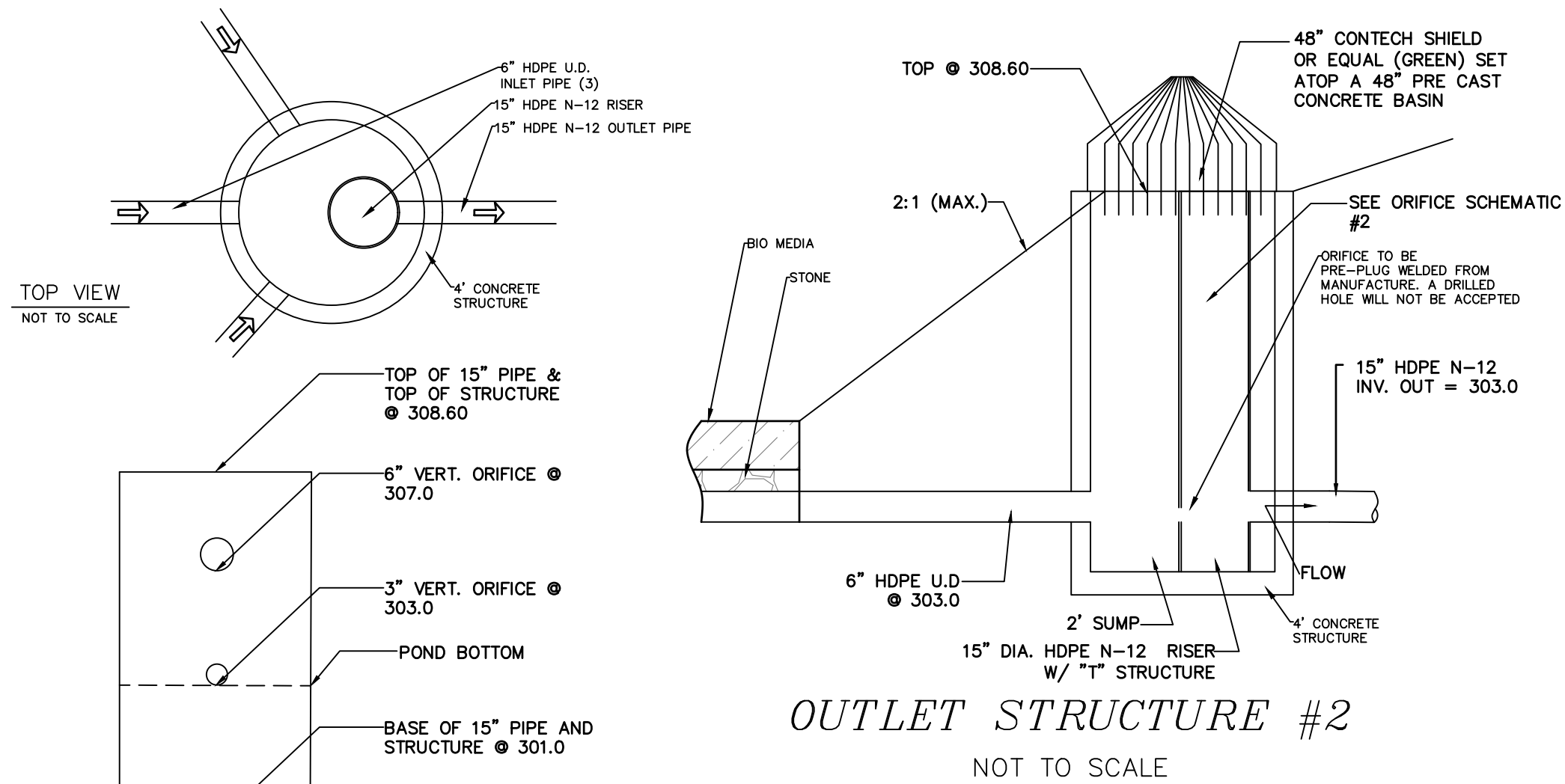
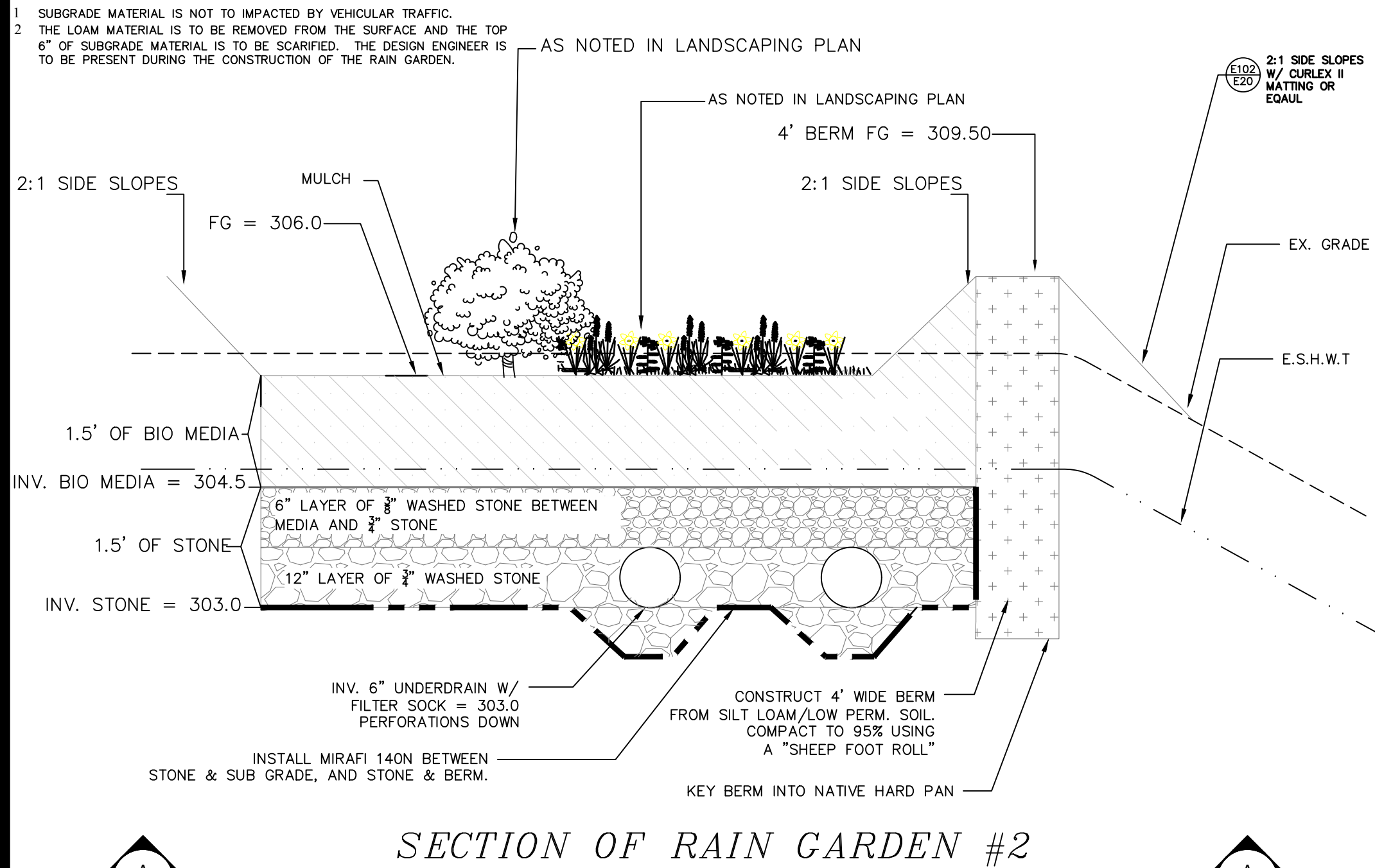
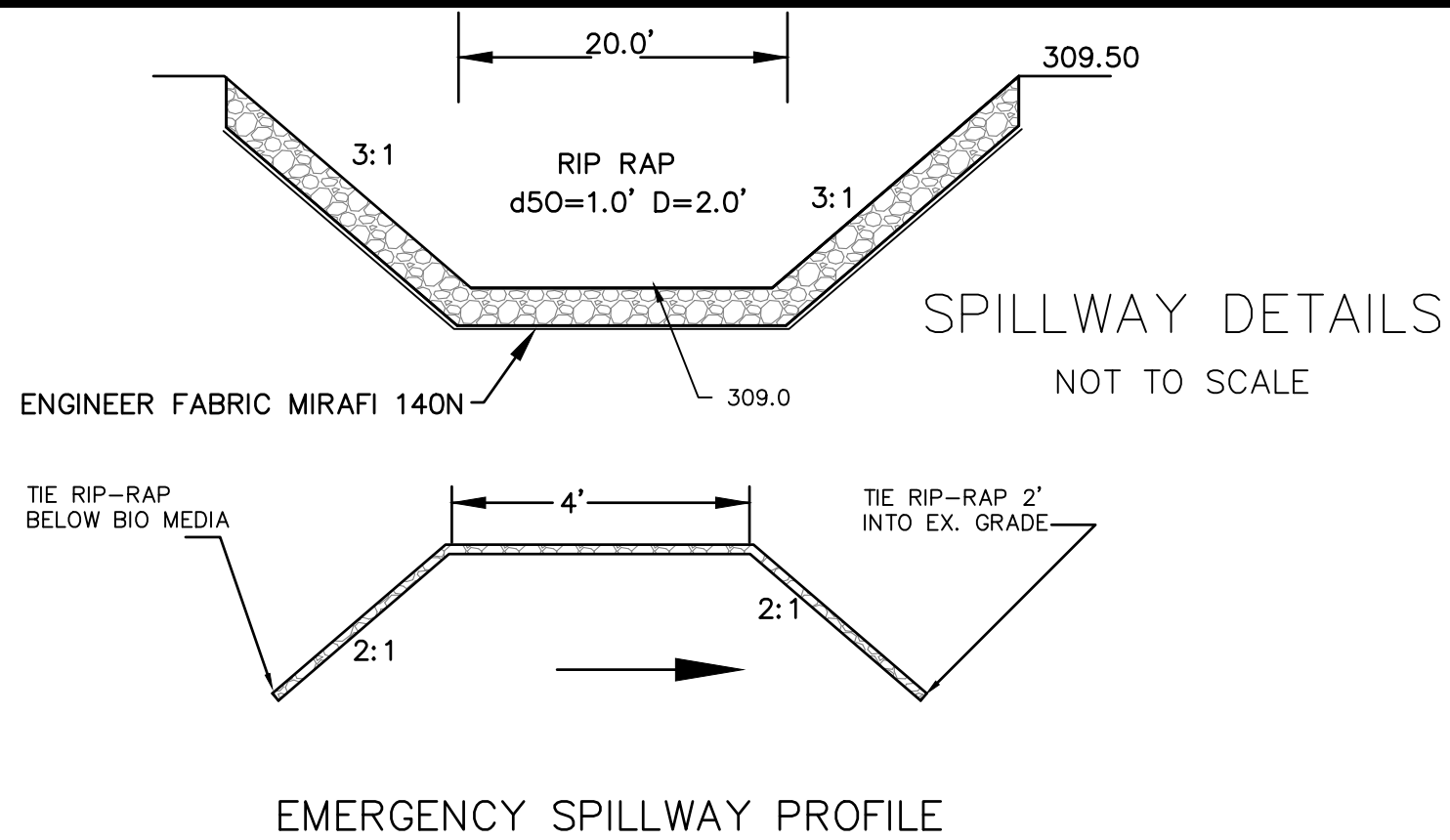
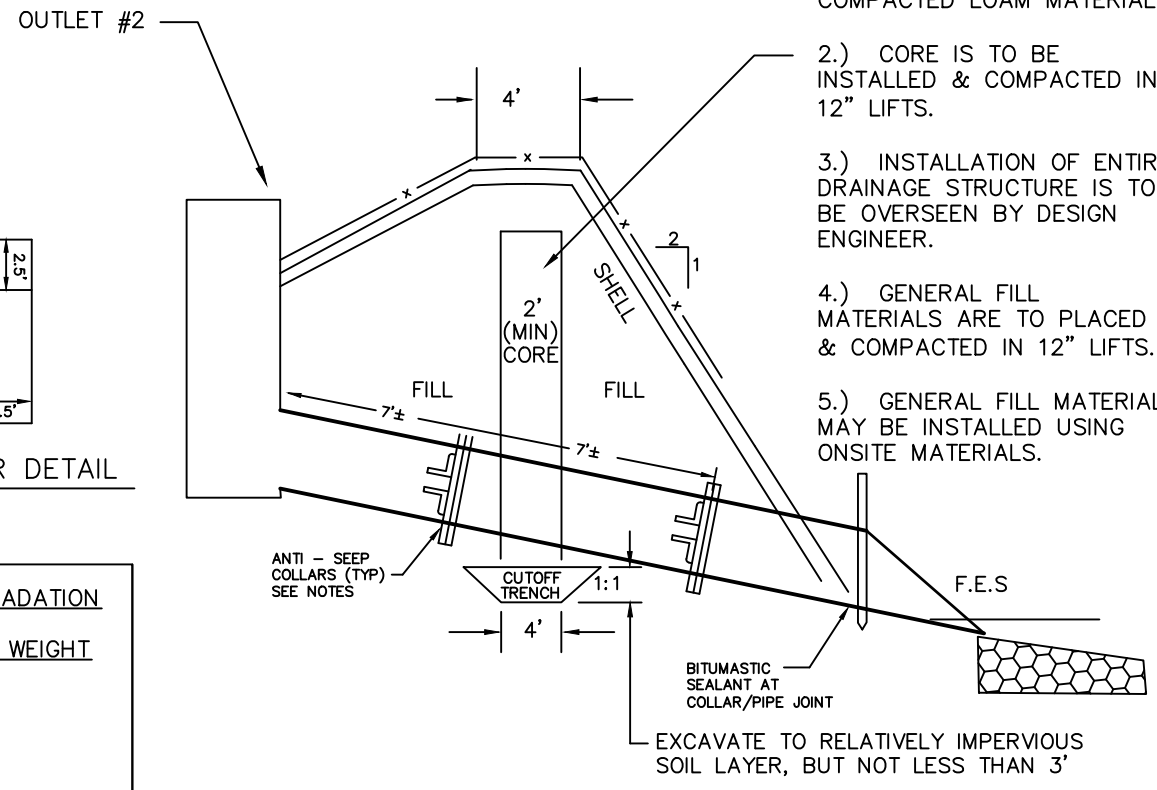
Sym	Qty	Botanical Name / Common Name	Root	Size	Remark
A1	500	Doyley Mix :			
		Hemerocallis 'Chicago Apache' / Daylily	Cont.	1 Gal.	18" OC
		Hemerocallis 'Big Time Happy' / Daylily	Cont.	1 Gal.	18" OC
		Hemerocallis 'Siloam Double Classic' / Daylily	Cont.	1 Gal.	18" OC
B1	500	Juncus effusus / Common Rush	Plug	2'-1/2"	18" OC
C1	500	Rudbeckia fulgida / Black-Eyed Susan	Cont.	2 Qt.	18" OC



PLAN VIEW RAIN GARDEN #2

TREES

Qty	Botanical Name / Common Name	Root	Sized
10	acer saccharum / Sugar Maple	Cont.	2"-2.5" Caliper, balled and burlapped
20	PICEA glauca / White SPRUCE	Cont.	6" WHEN PLANTED



ORIFICE SCHEMATIC #2

NOT TO SCALE

R102

REVISION	DATE	DESCRIPTION

RAIN GARDEN #2 DETAILS
FOR
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

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

SHEET 43 OF 105

FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5

CRUSHED STONE BEDDING *	
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 - 100
3/8"	20 - 55
# 4	0 - 10
# 8	0 - 5

CRUSHED STONE BEDDING *	
SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	90 - 100
#4"	20 - 55
# 8	5 - 30
# 16	0 - 10
# 50	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

* EQUIVALENT TO STANDARD STONE SIZE #89 - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

NOTES

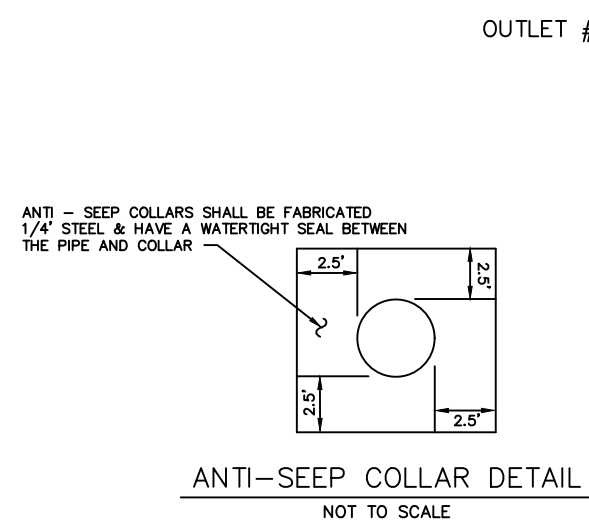
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- SOIL FILTER MEDIA SHALL BE AS SHOWN ABOVE. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.

MAINTENANCE REQUIREMENTS

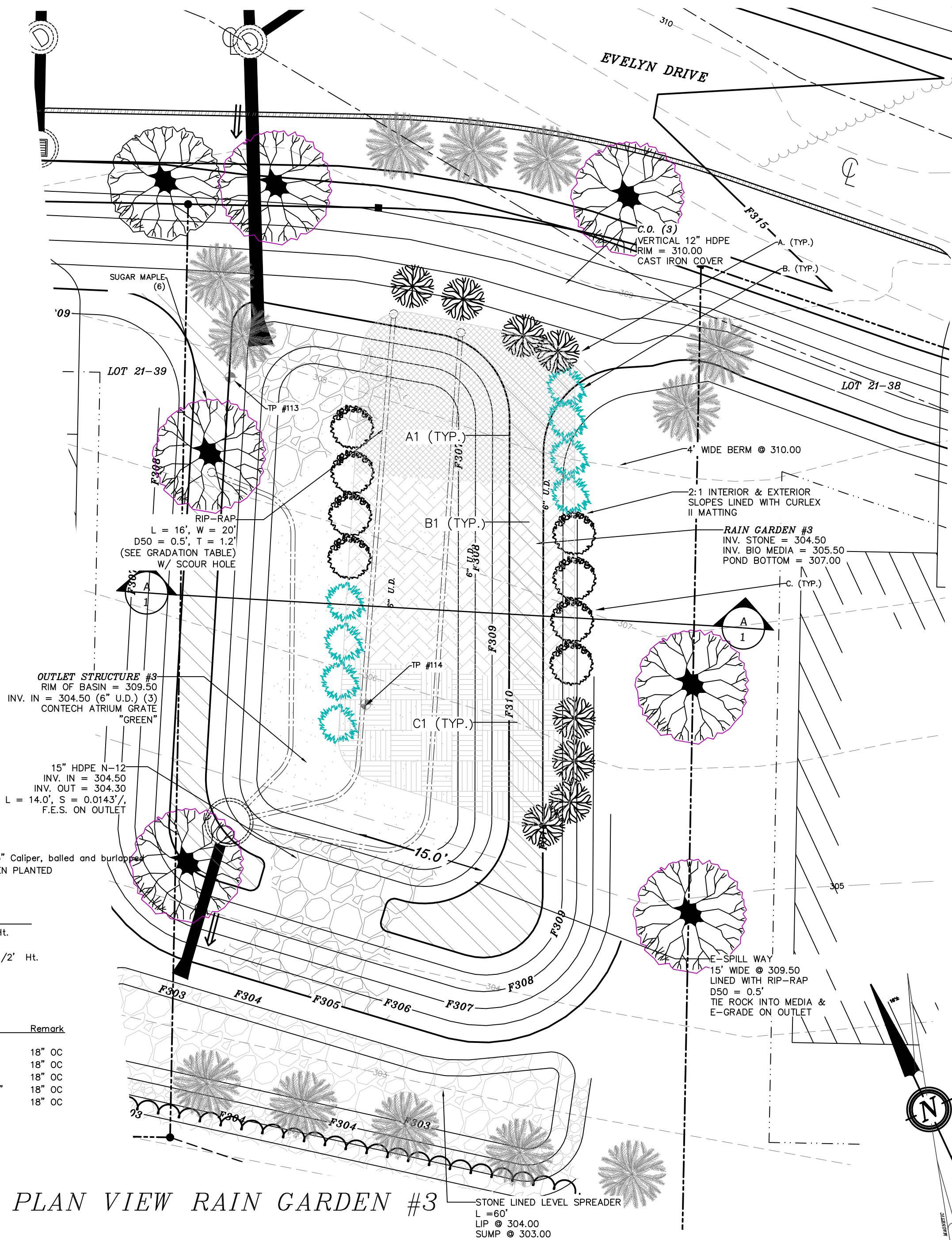
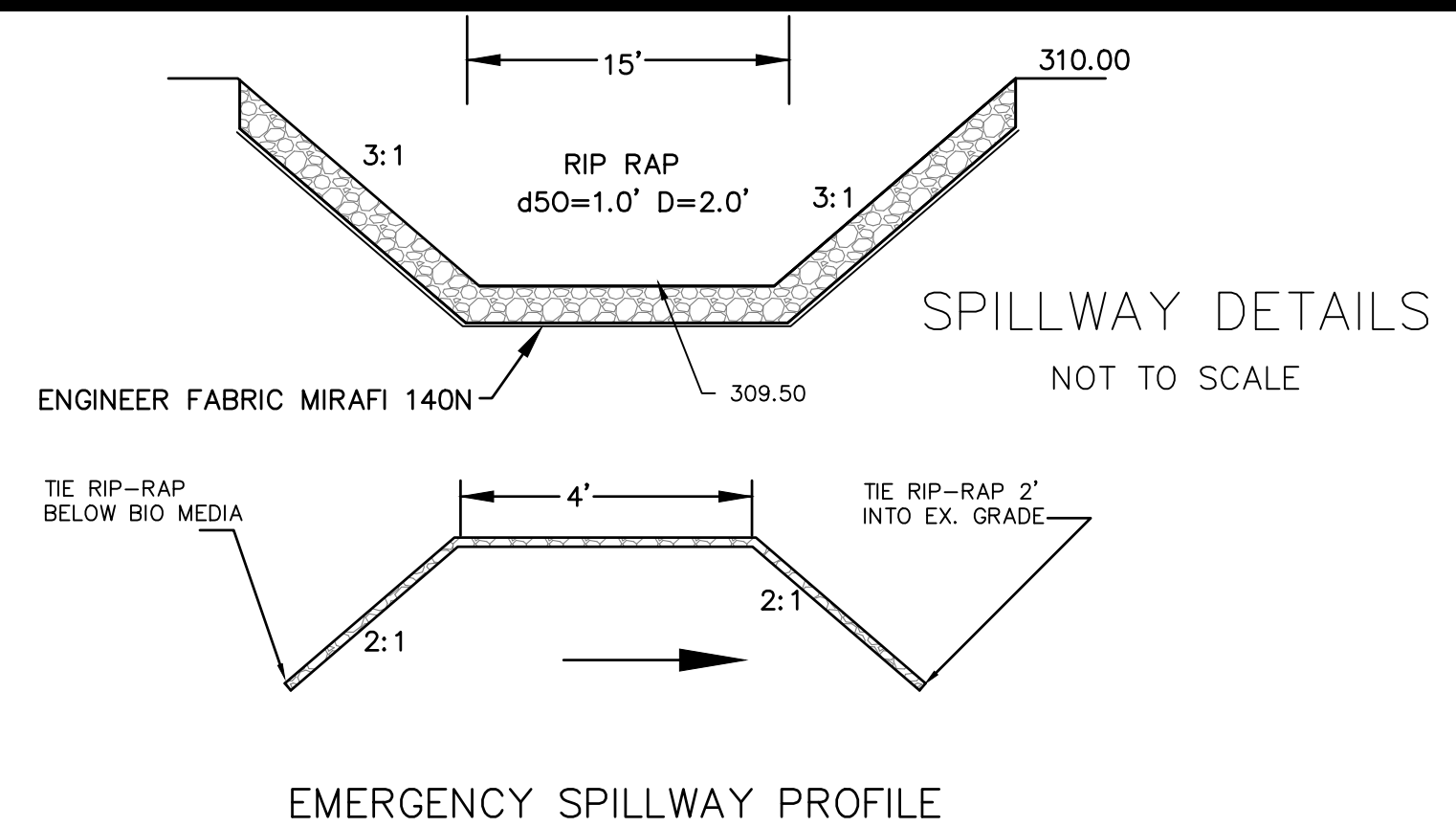
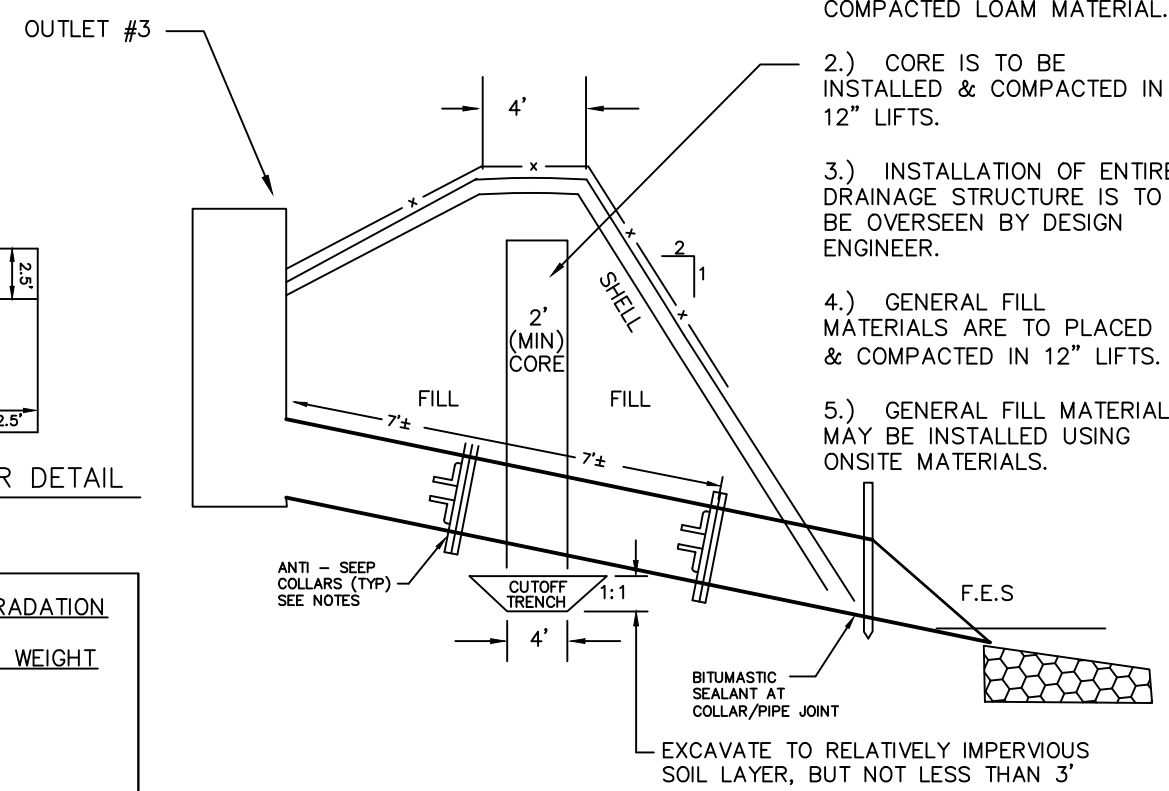
- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.
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DESIGN REFERENCES

- UNH STORMWATER CENTER
- NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.



LOW PERMEABILITY MATERIAL GRADATION	
SIEVE SIZE	% PASSING BY WEIGHT
#4	95 - 100
#40	60 - 95
#100	40 - 60
#200	25 - 45



TREES

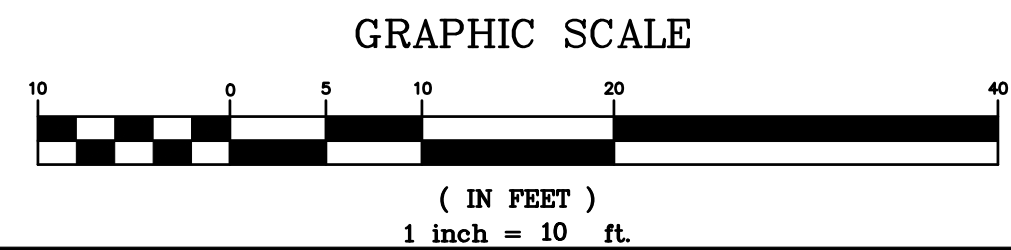
Qty	Botanical Name / Common Name	Root	Size
6	acer saccharum / Sugar Maple	Cont.	2"-2.5" Caliper, balled and burlapped
12	PICEA glauca / White SPRUCE	Cont.	6' WHEN PLANTED

SHRUBS

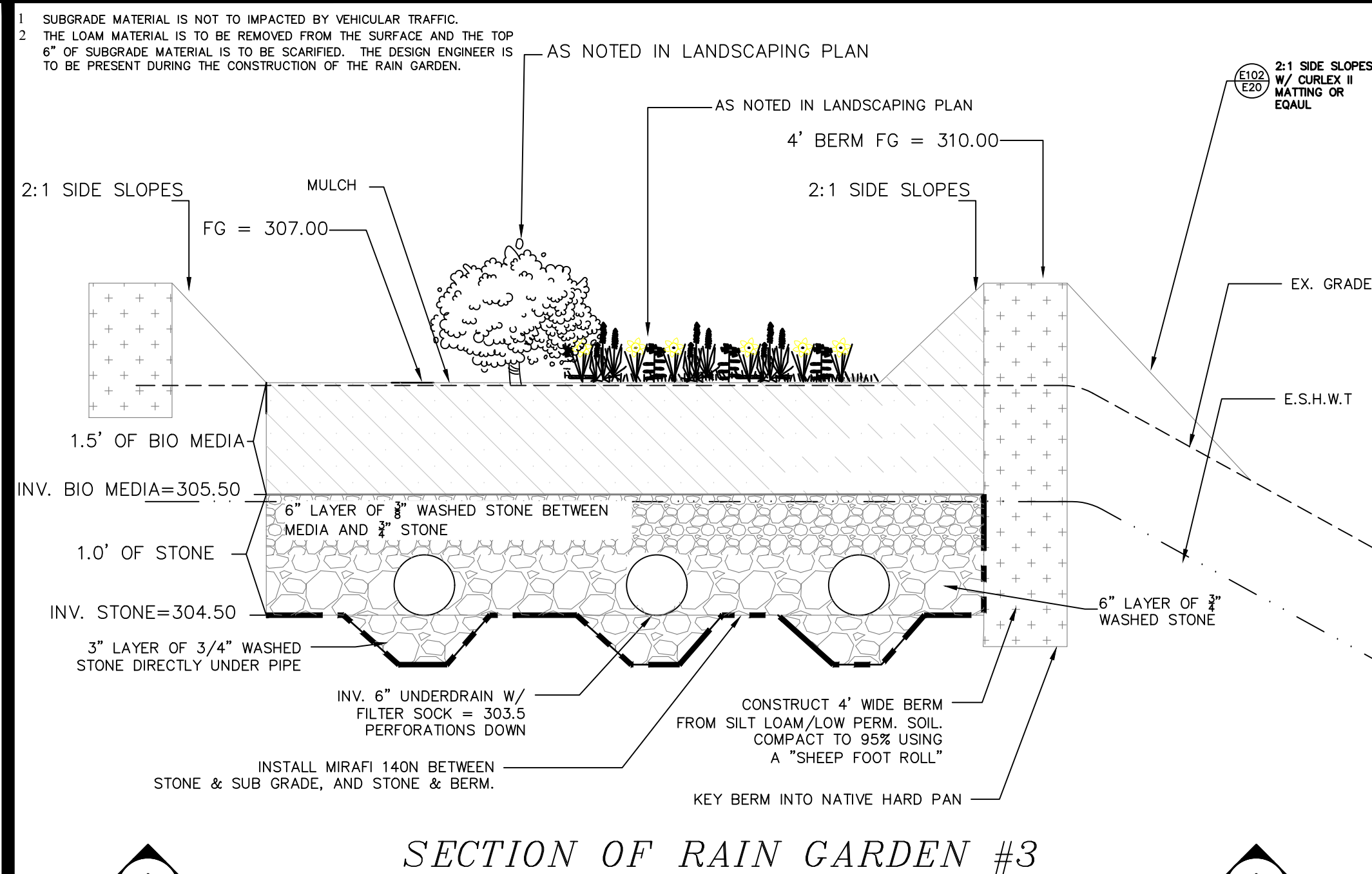
Sym	Qty	Botanical Name / Common Name	Root	Size
A	8	Cornus sericea dogwood / Dogwood	Cont.	2-3' Ht.
B	8	vaccinium corymbosum / Highbush blueberry	Cont.	5 Gal.
C	8	Ilex glabra 'Nordic' / Nordic Inkberry	Cont.	2'-2 1/2' Ht.

PERENNIALS & GROUND COVERS

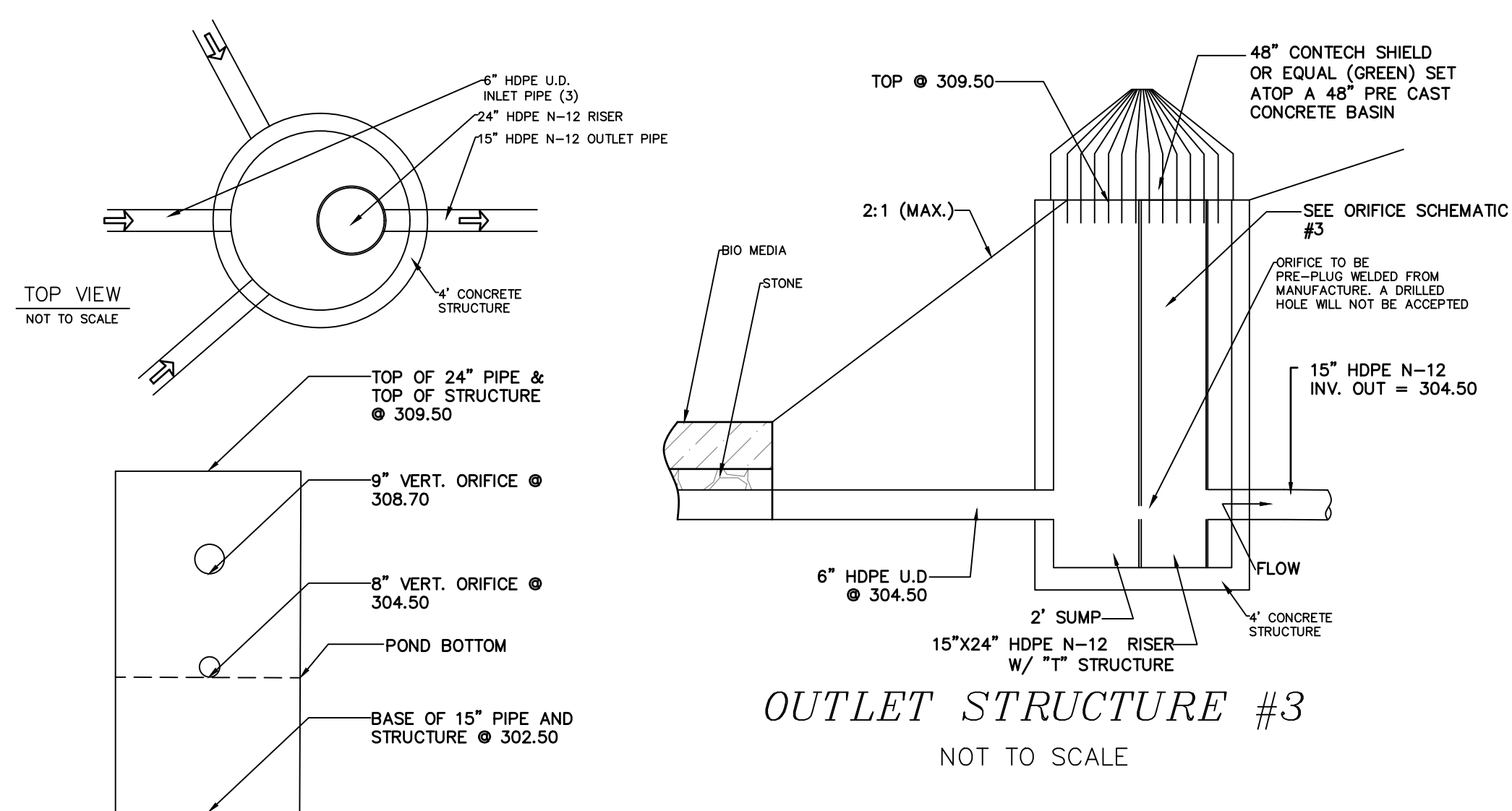
Sym	Qty	Botanical Name / Common Name	Root	Size	Remark
A1	200	Daylily Mix			
		Hemerocallis 'Chicago Apache' / Daylily	Cont.	1 Gal.	18" OC
		Hemerocallis 'Big Time Happy' / Daylily	Cont.	1 Gal.	18" OC
		Hemerocallis 'Siloam Double Classic' / Daylily	Cont.	1 Gal.	18" OC
B1	200	Juncus effusus / Common Rush	Plug	2-1/2"	18" OC
C1	200	Rudbeckia fulgida / Black-Eyed Susan	Cont.	2 Qt.	18" OC



PLAN VIEW RAIN GARDEN #3



SECTION OF RAIN GARDEN #3



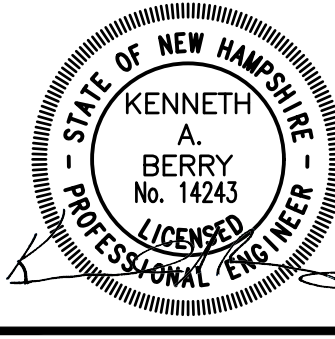
OUTLET STRUCTURE #3

ORIFICE SCHEMATIC #3 NOT TO SCALE

REVISION	DATE	DESCRIPTION

RAIN GARDEN #3 DETAILS
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 10 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114



R103

FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5

CRUSHED STONE BEDDING *	
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 - 100
3/8"	20 - 55
# 4	0 - 10
# 8	0 - 5

CRUSHED STONE BEDDING *	
SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	90 - 100
#4"	20 - 55
# 8	5 - 30
# 16	0 - 10
# 50	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

* EQUIVALENT TO STANDARD STONE SIZE #89 - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

NOTES

1. WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
2. SOIL FILTER MEDIA SHALL BE AS SHOWN ABOVE.
3. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.

MAINTENANCE REQUIREMENTS

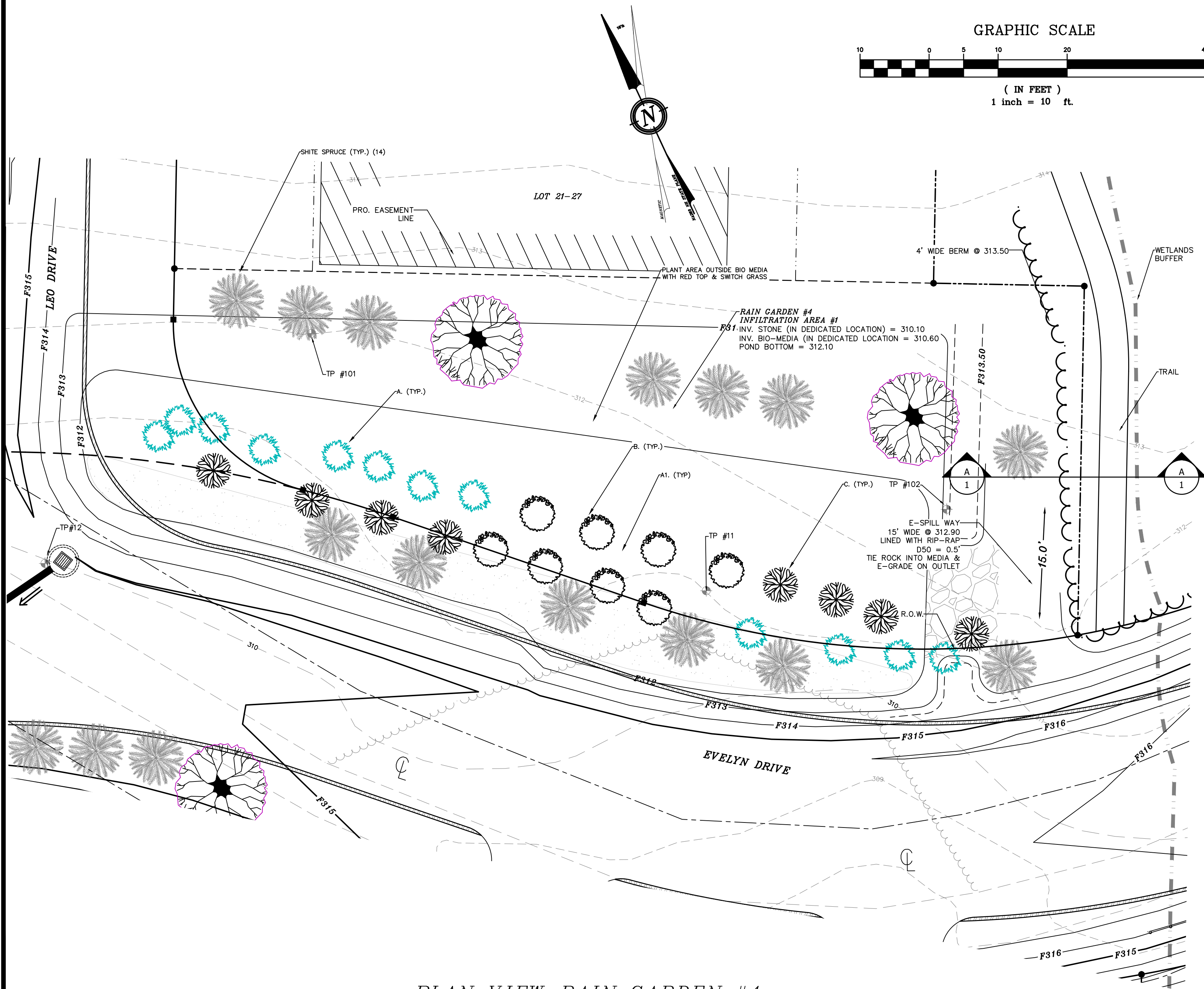
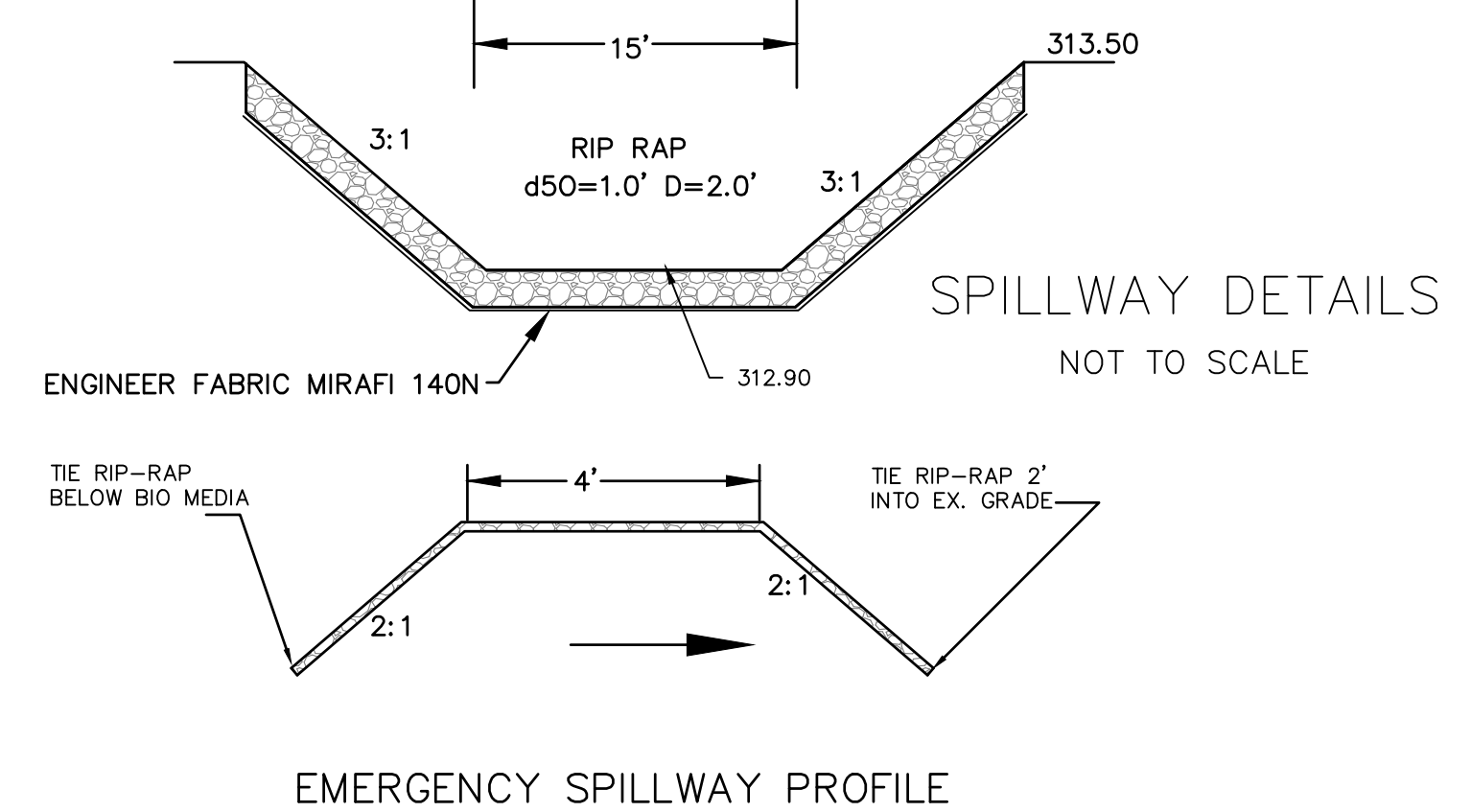
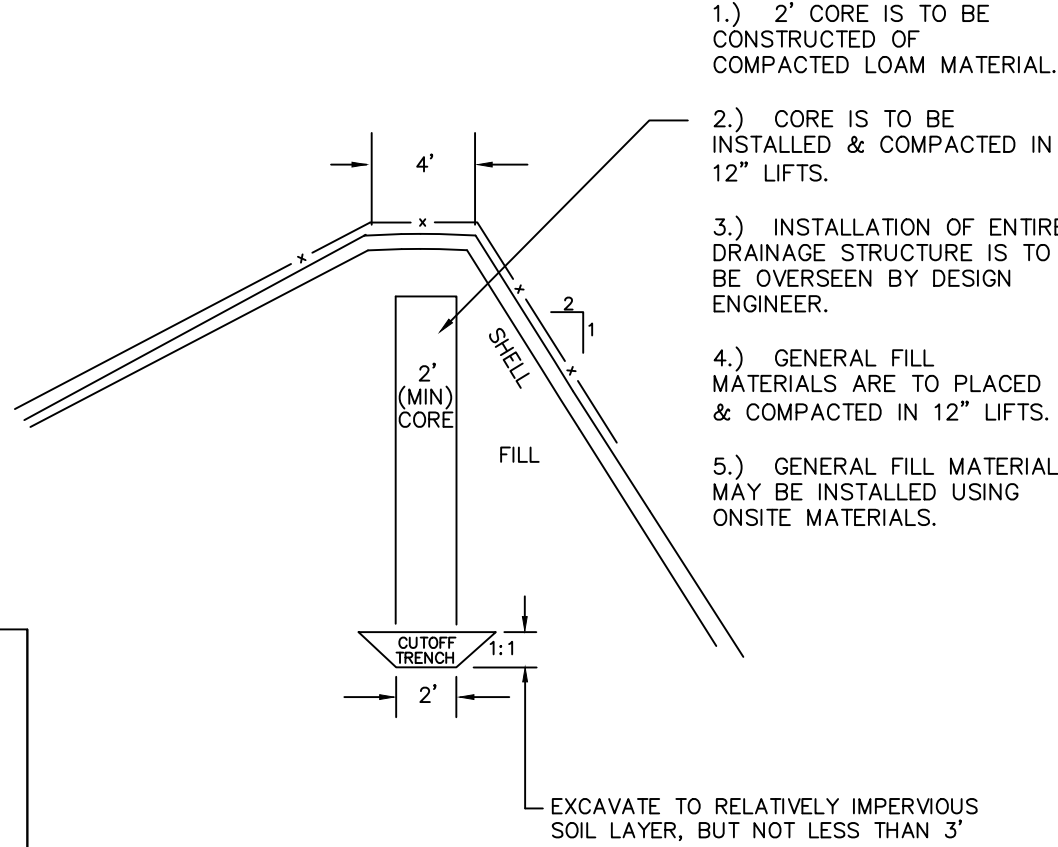
1. SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.
2. PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
3. AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAINDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
4. VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

DESIGN REFERENCES

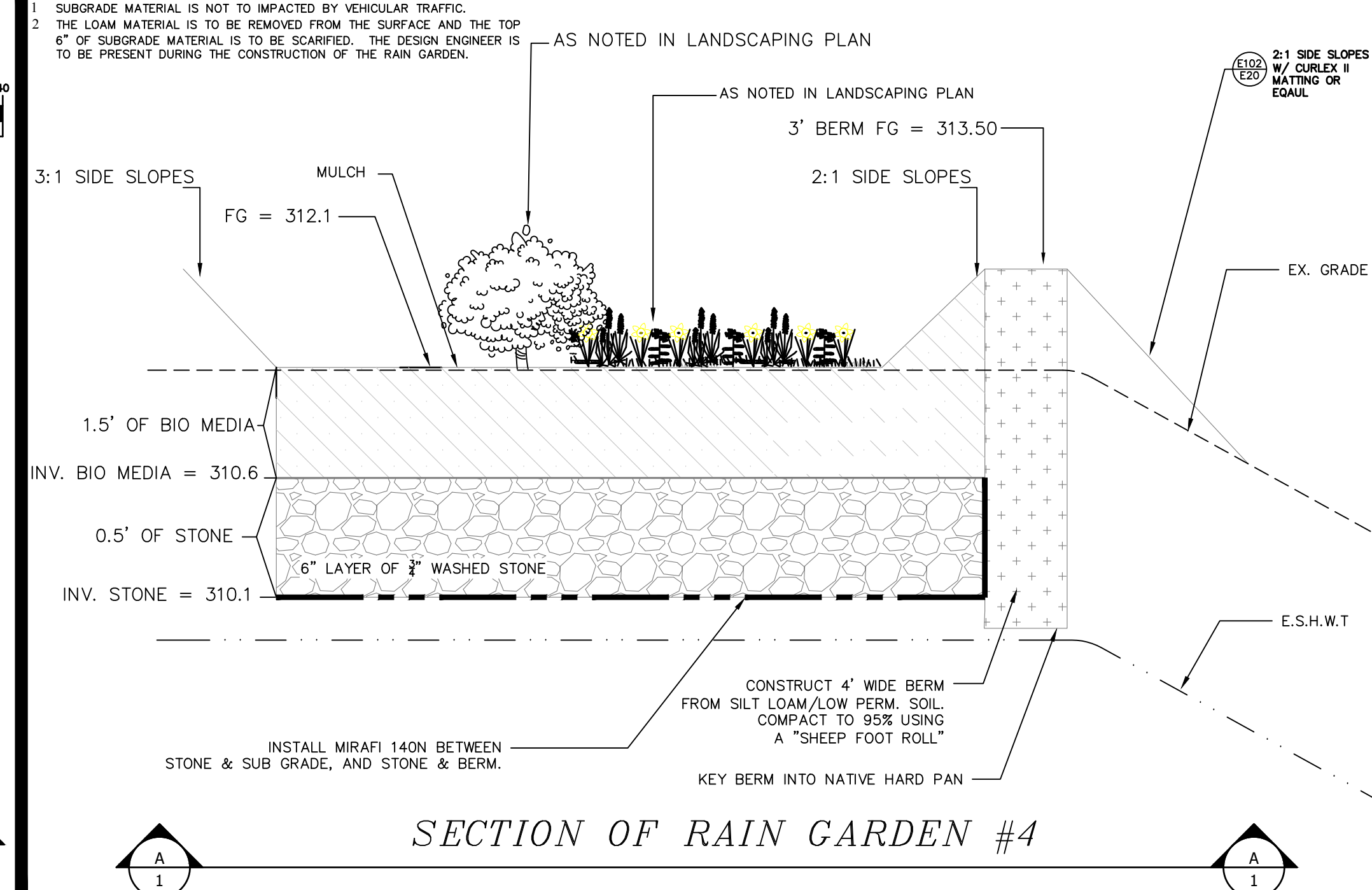
1. UNH STORMWATER CENTER
2. NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

LOW PERMEABILITY MATERIAL GRADATION

SIEVE SIZE	% PASSING BY WEIGHT
#4	95 - 100
#40	60 - 95
#100	40 - 60
#200	25 - 45



PLAN VIEW RAIN GARDEN #4



TREES

Qty	Botanical Name	Common Name	Root	Sized
2	acer saccharum	Sugar Maple	Cont.	2"-2.5" Caliper, balled and burlapped
13	PICEA glauca	White SPRUCE	Cont.	6" WHEN PLANTED

SHRUBS

Sym	Qty	Botanical Name	Common Name	Root	Size
A	12	Cornus sericea dogwood	Dogwood	Cont.	2-3' Ht.
B	8	vaccinium corymbosum	Highbush blueberry	Cont.	5 Gal.
C	8	Ilex glabra 'Nordic'	Nordic Inkberry	Cont.	2'-2 1/2' Ht.

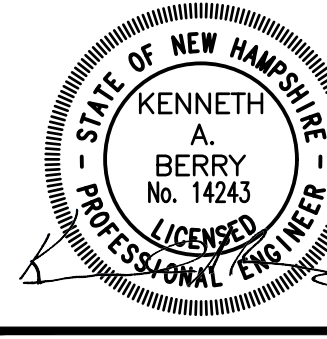
PERENNIALS & GROUND COVERS

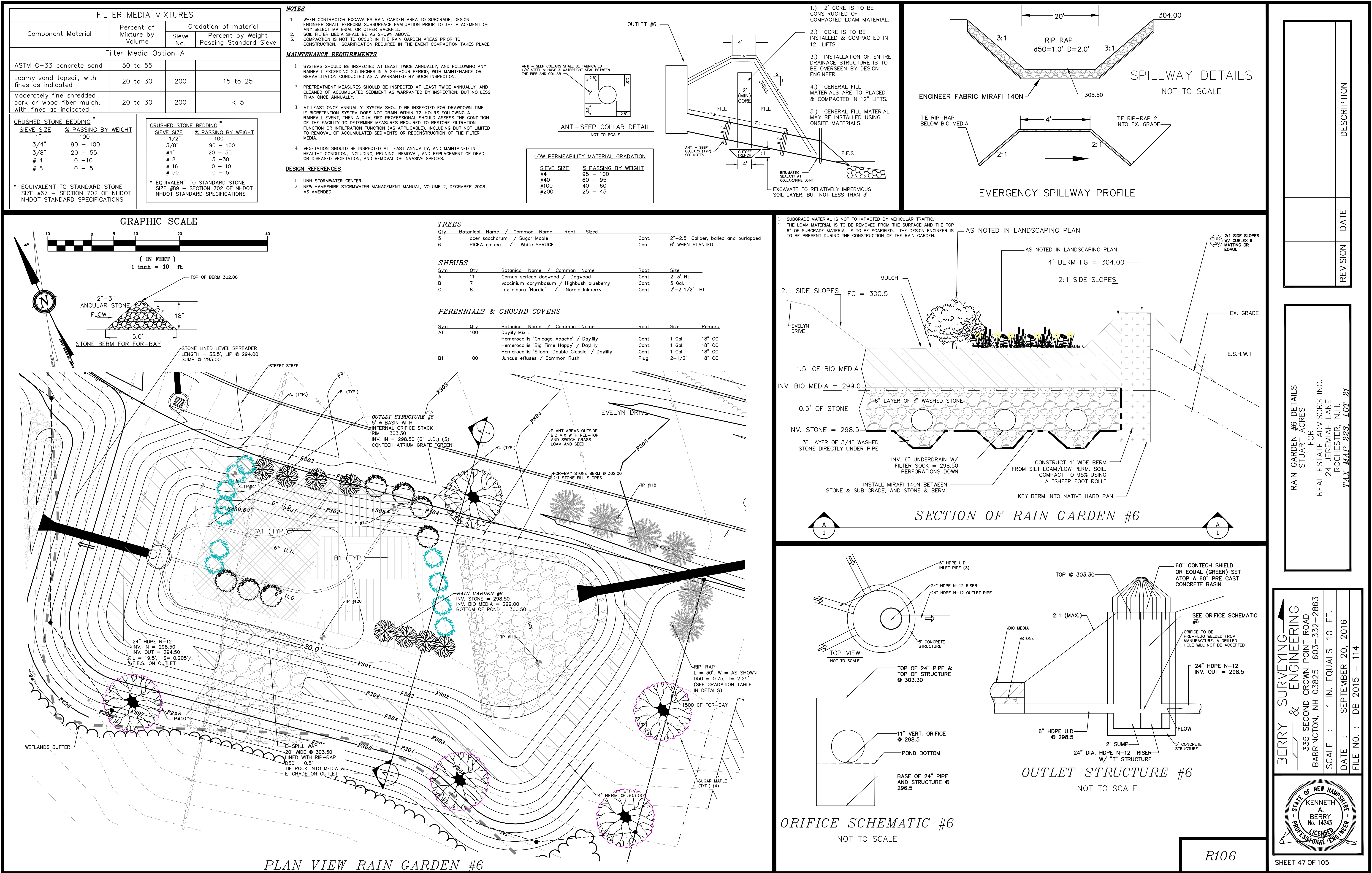
Sym	Qty	Botanical Name	Common Name	Root	Size	Remark
A1	100	Daylily Mix :				
		Hemerocallis 'Chicago Apache' / Daylily		Cont.	1 Gal.	18" OC
		Hemerocallis 'Big Time Happy' / Daylily		Cont.	1 Gal.	18" OC
		Hemerocallis 'Siloam Double Classic' / Daylily		Cont.	1 Gal.	18" OC

REVISION	DATE	DESCRIPTION

RAIN GARDEN #4 DETAILS
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 10 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114





FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5

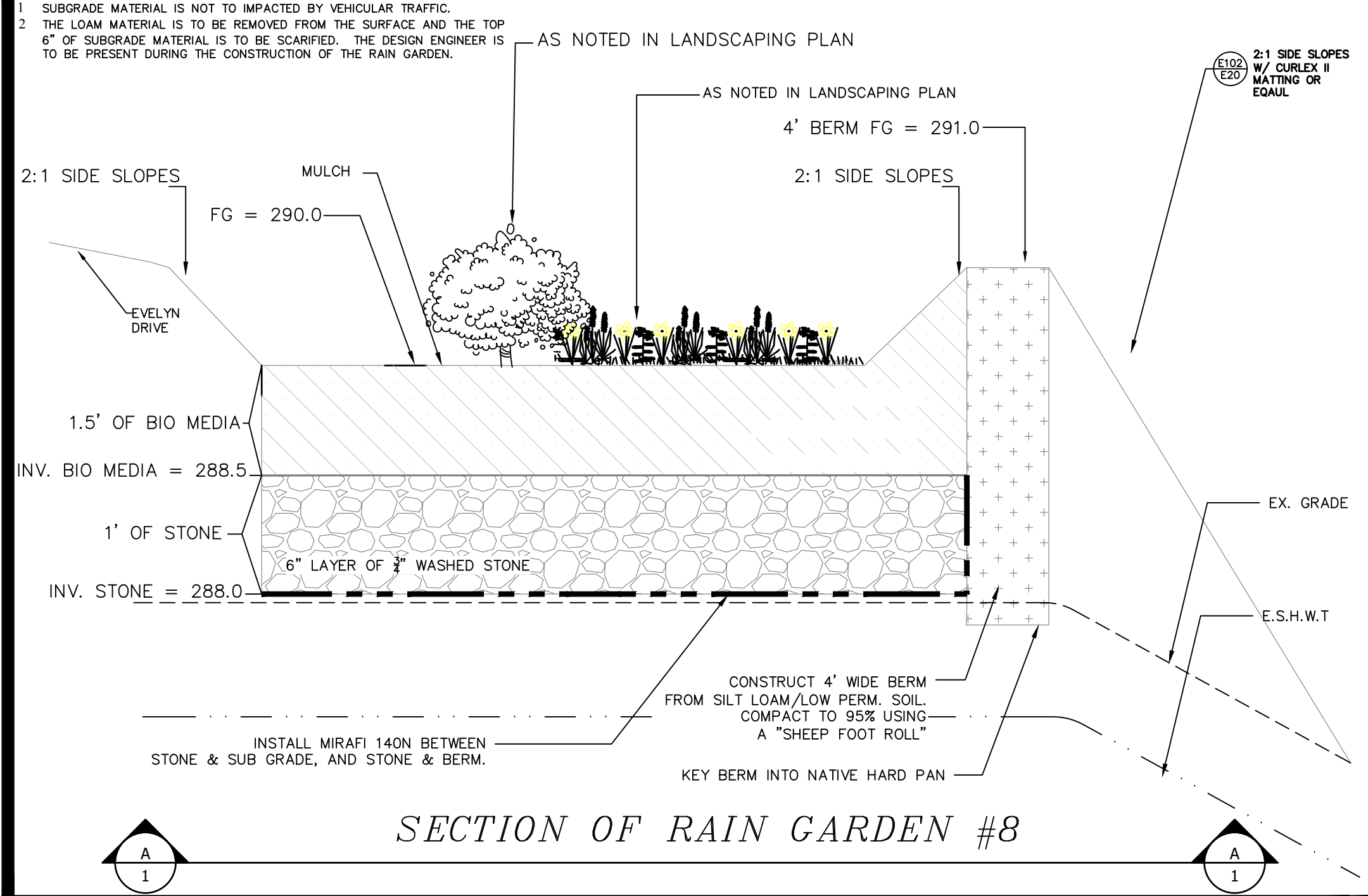
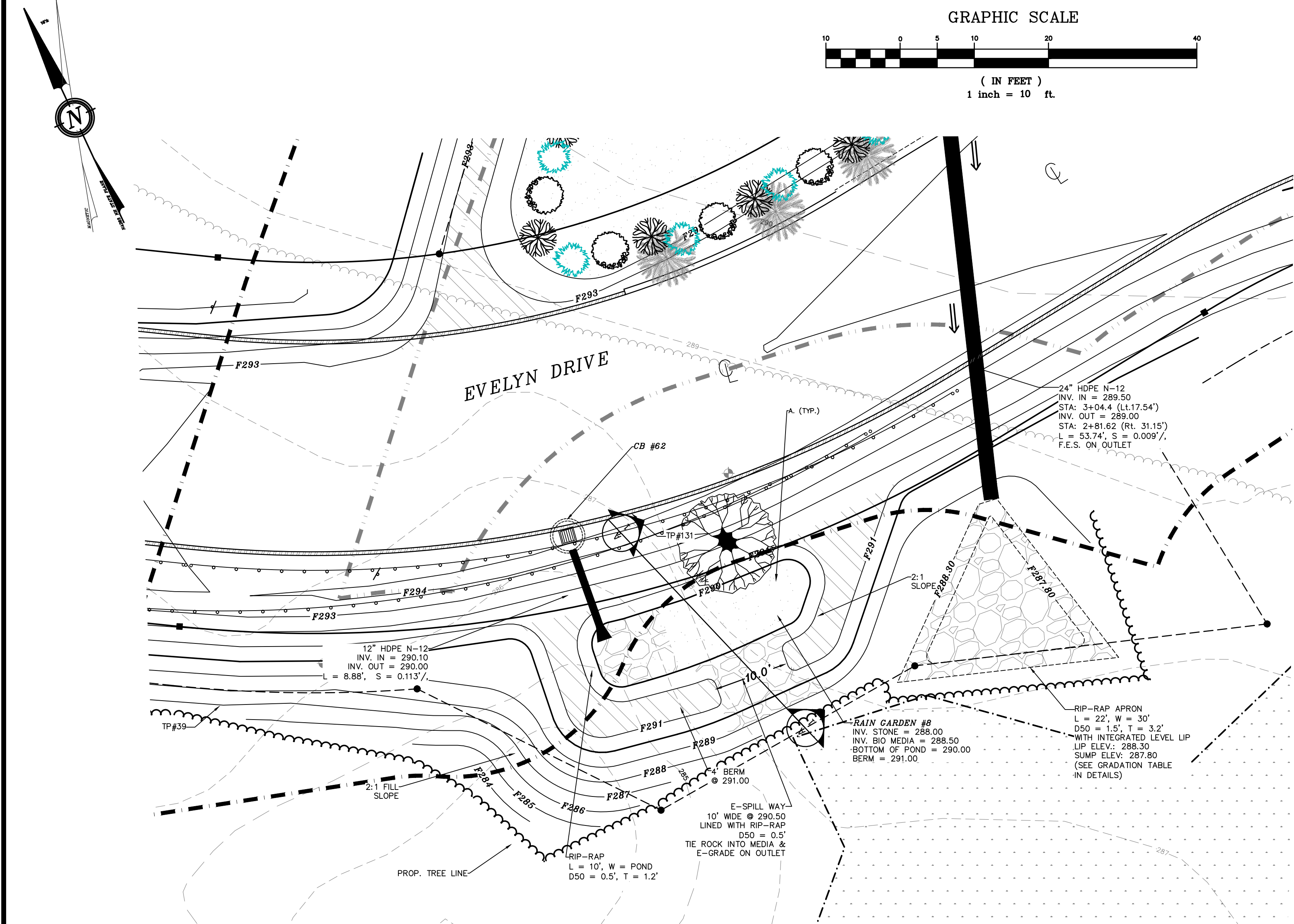
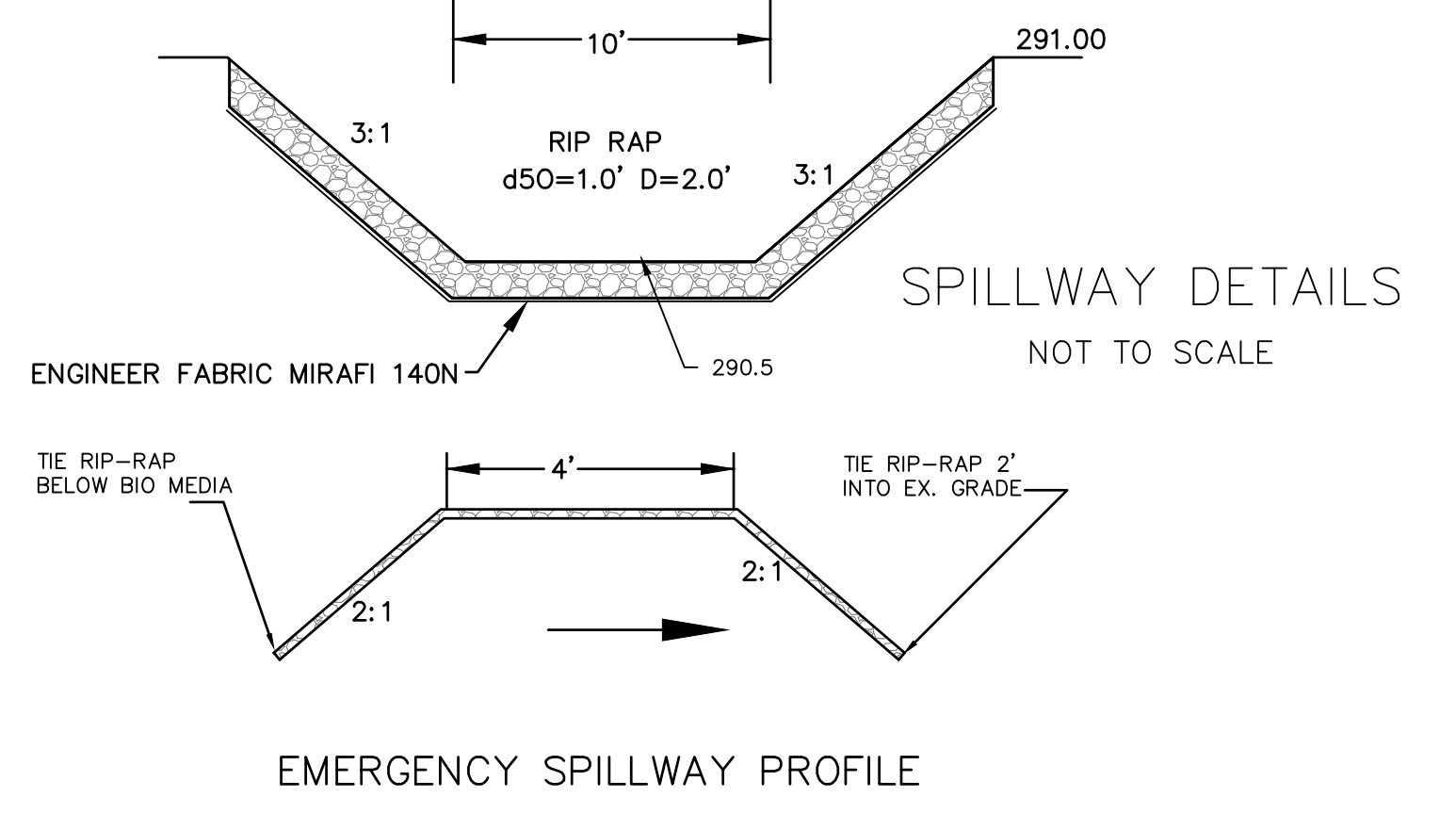
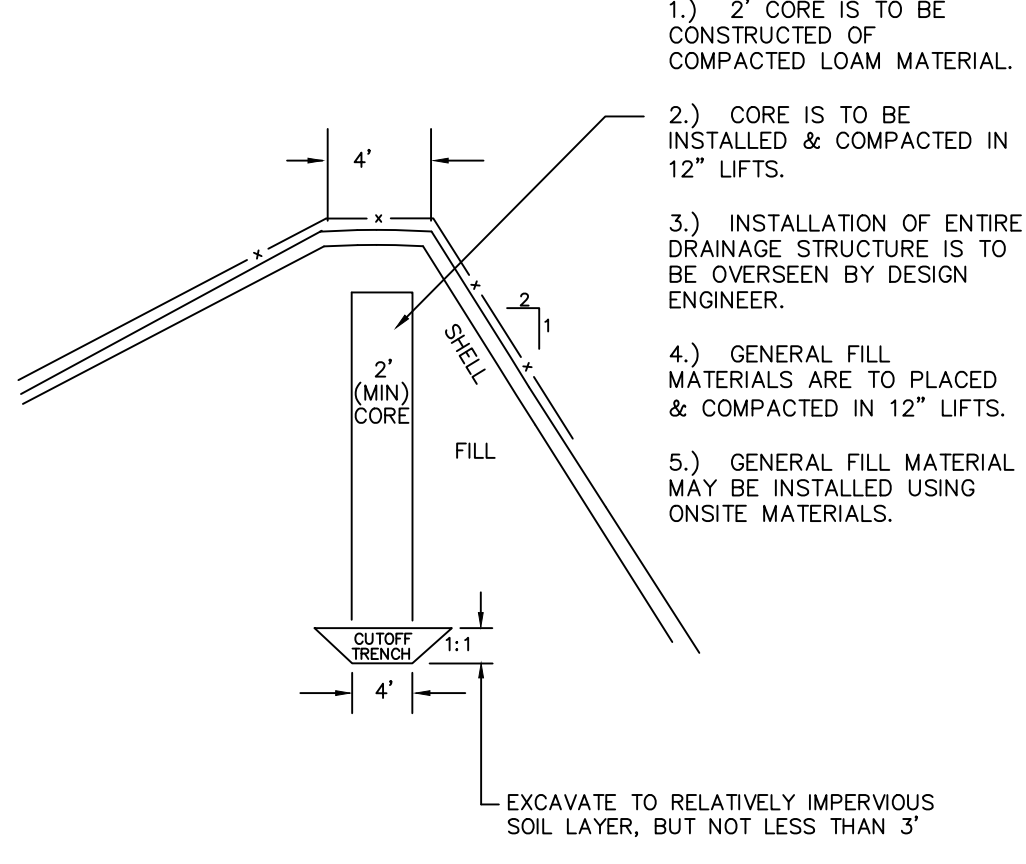
CRUSHED STONE BEDDING *		CRUSHED STONE BEDDING *	
SIEVE SIZE	% PASSING BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
1"	100	1/2"	100
3/4"	90 - 100	3/8"	90 - 100
3/8"	20 - 55	#4"	20 - 55
# 4	0 - 10	# 8	5 - 30
# 8	0 - 5	# 16	0 - 10
		# 50	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

* EQUIVALENT TO STANDARD STONE SIZE #89 - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

- NOTES**
1. WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
 2. SOIL FILTER MEDIA SHALL BE AS SHOWN ABOVE.
 3. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.
- MAINTENANCE REQUIREMENTS**
1. SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
 2. PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
 3. AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
 4. VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.
- DESIGN REFERENCES**
1. UNH STORMWATER CENTER
 2. NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

LOW PERMEABILITY MATERIAL GRADATION	
SIEVE SIZE	% PASSING BY WEIGHT
#4	95 - 100
#40	60 - 95
#100	40 - 60
#200	25 - 45



PERENNIALS & GROUND COVERS					
Sym	Qty	Botanical Name / Common Name	Root	Size	Remark
A1	50	Daylily Mix :			
		Hemerocallis 'Chicago Apache' / Daylily	Cont.	1 Gal.	18\"/>

PLAN VIEW RAIN GARDEN #8

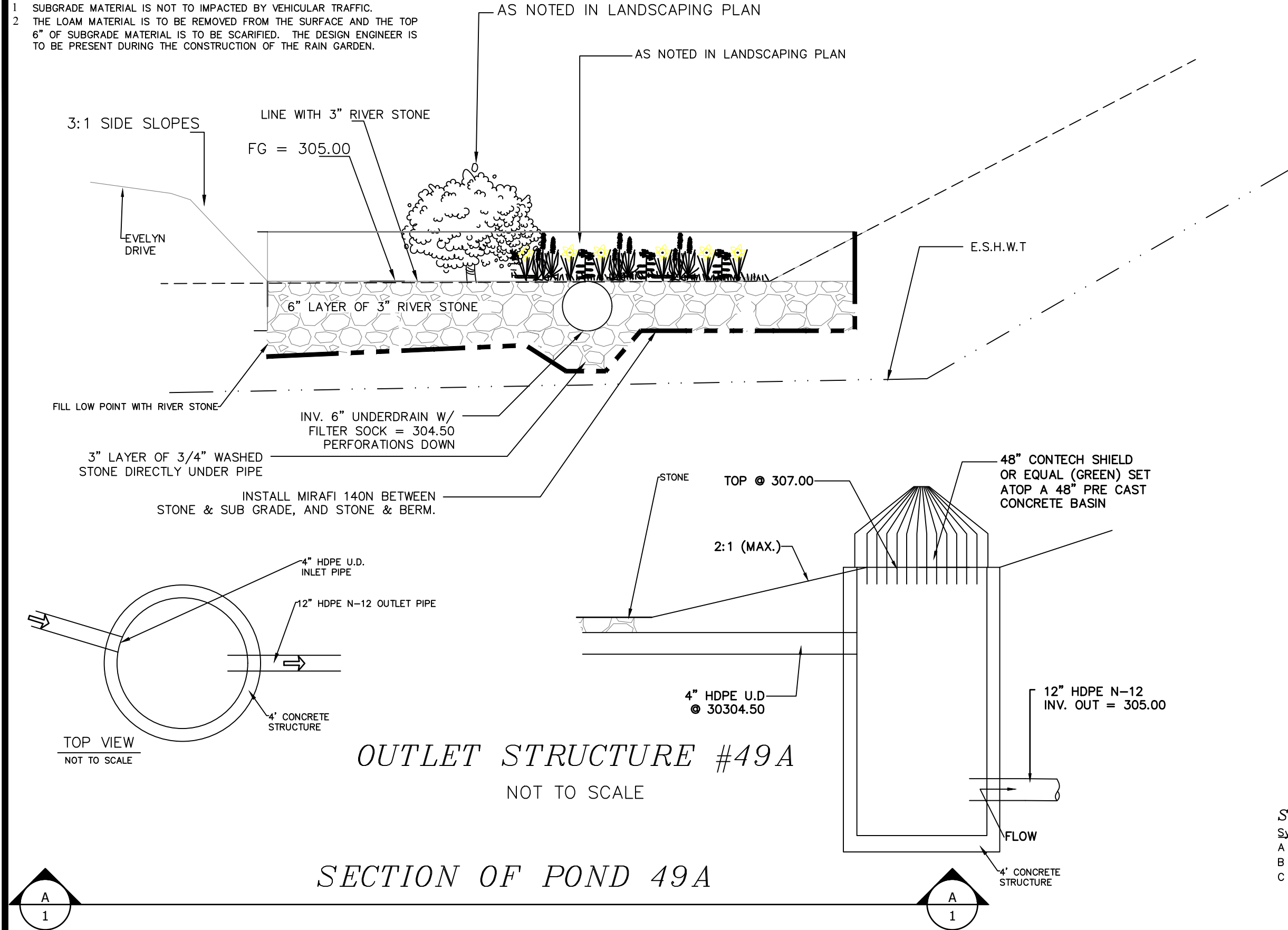
R108

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 10 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

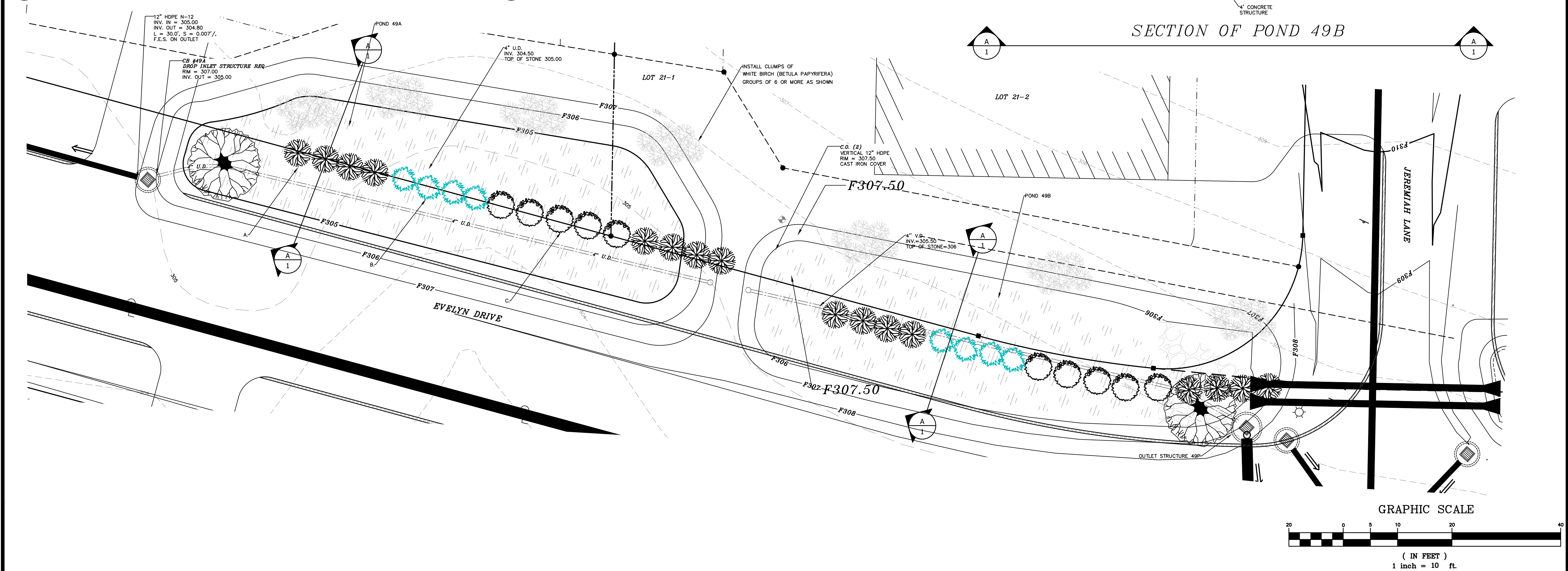
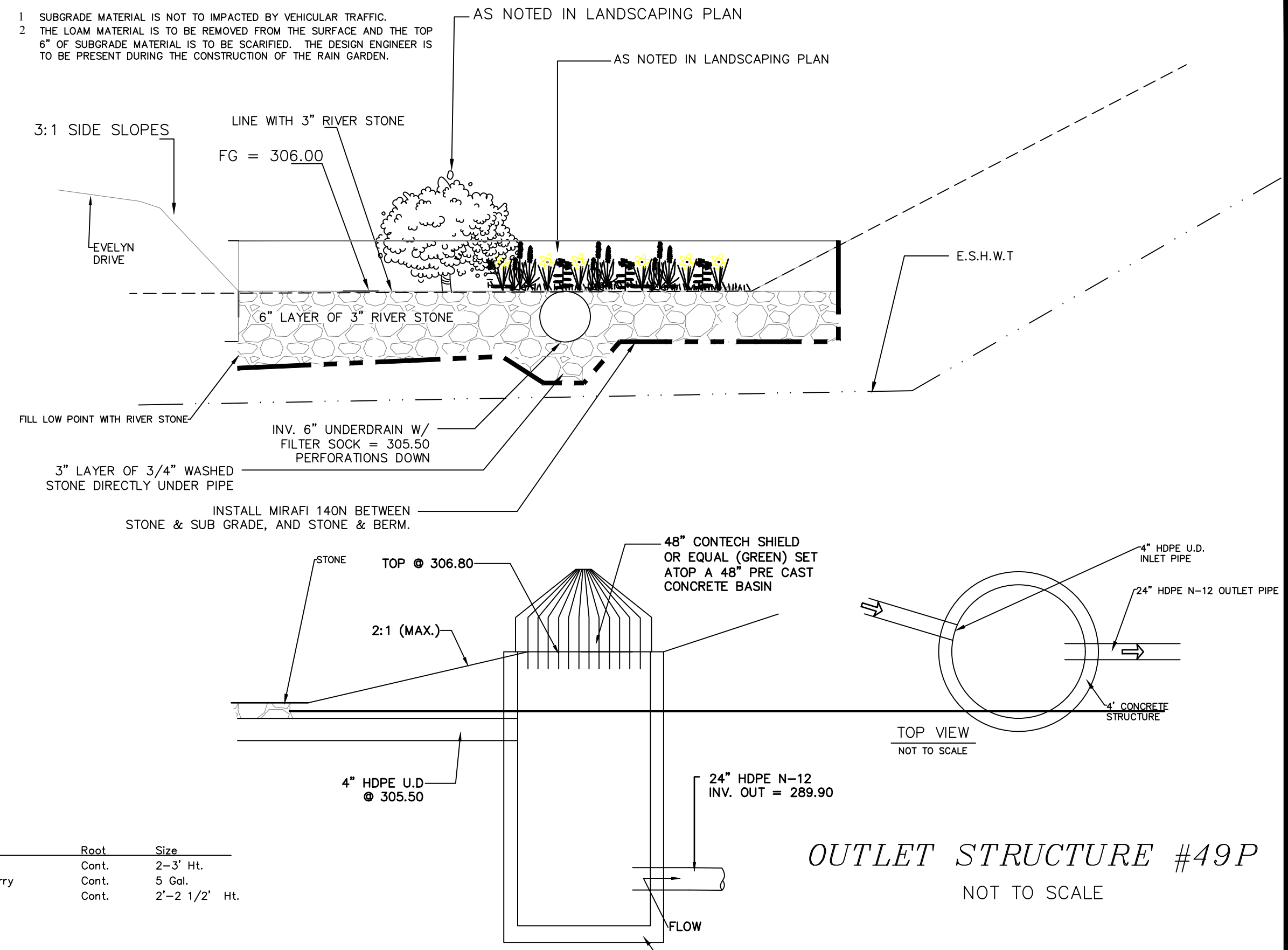
RAIN GARDEN #8 DETAILS
FOR
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

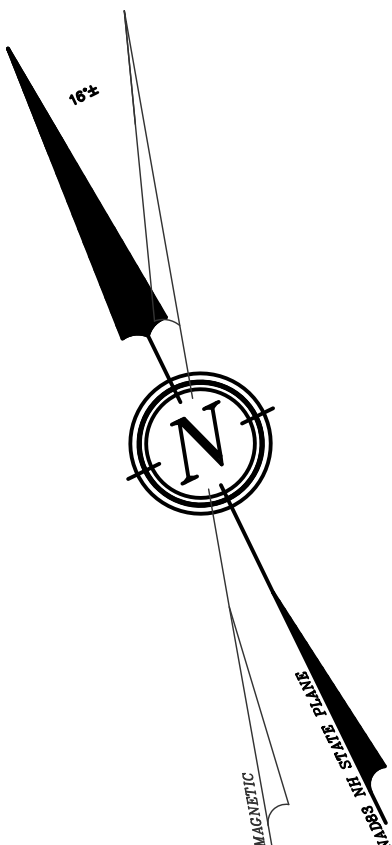
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

1. SUBGRADE MATERIAL IS NOT TO BE IMPACTED BY VEHICULAR TRAFFIC.
2. THE LOAM MATERIAL IS TO BE REMOVED FROM THE SURFACE AND THE TOP 6" OF SUBGRADE MATERIAL IS TO BE SCARIFIED. THE DESIGN ENGINEER IS TO BE PRESENT DURING THE CONSTRUCTION OF THE RAIN GARDEN.

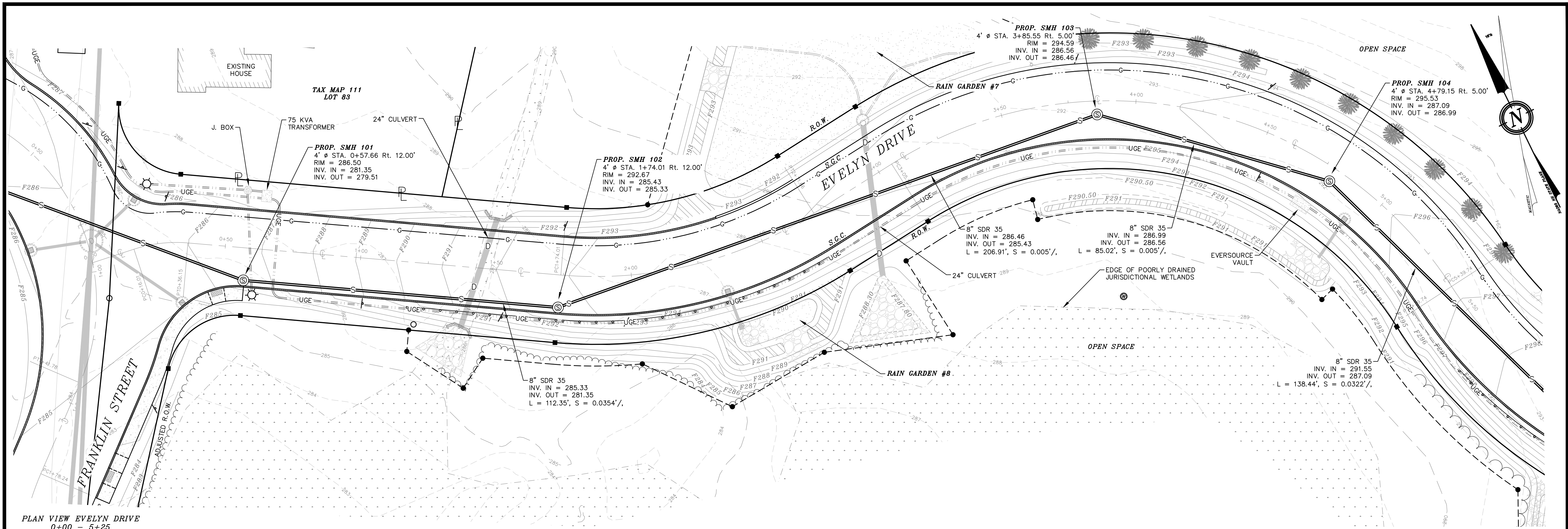


SHRUBS					
Sym	Qty	Botanical Name / Common Name	Root	Size	
A	16	Cornus sericea dogwood / Dogwood	Cont.	2-3' Ht.	
B	8	vaccinium corymbosum / Highbush blueberry	Cont.	5 Gal.	
C	8	Ilex glabra 'Nordic' / Nordic Inkberry	Cont.	2'-2 1/2' Ht.	

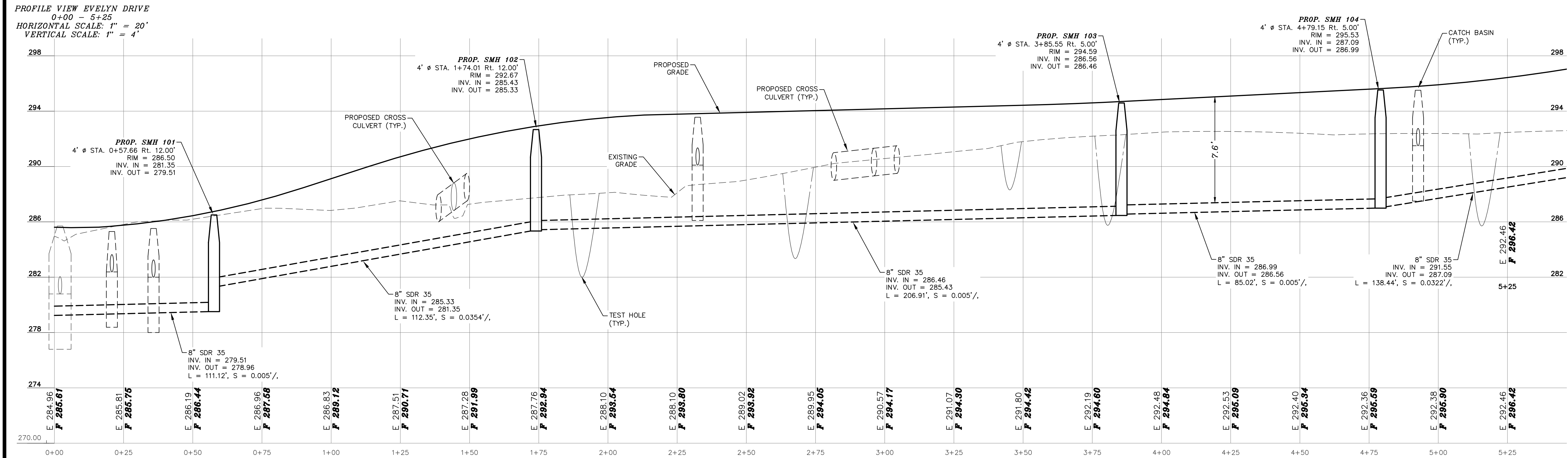




- SHEET 51 OF 105



PLAN VIEW EVELYN DRIVE
0+00 - 5+25



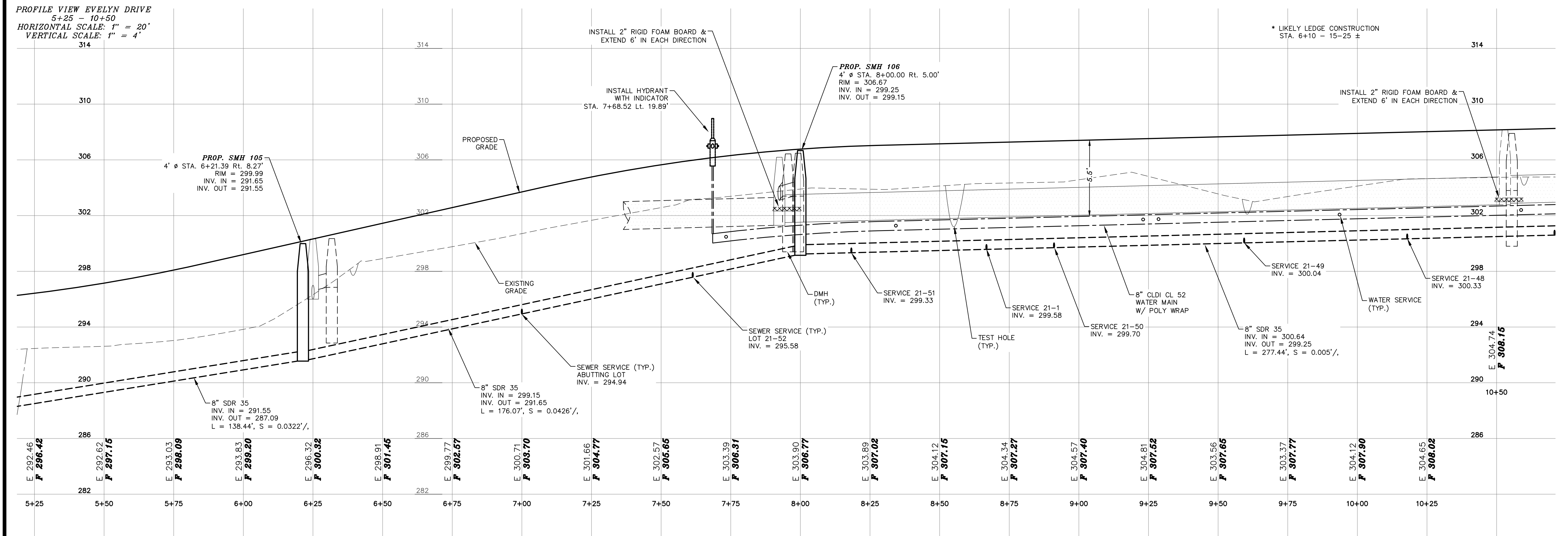
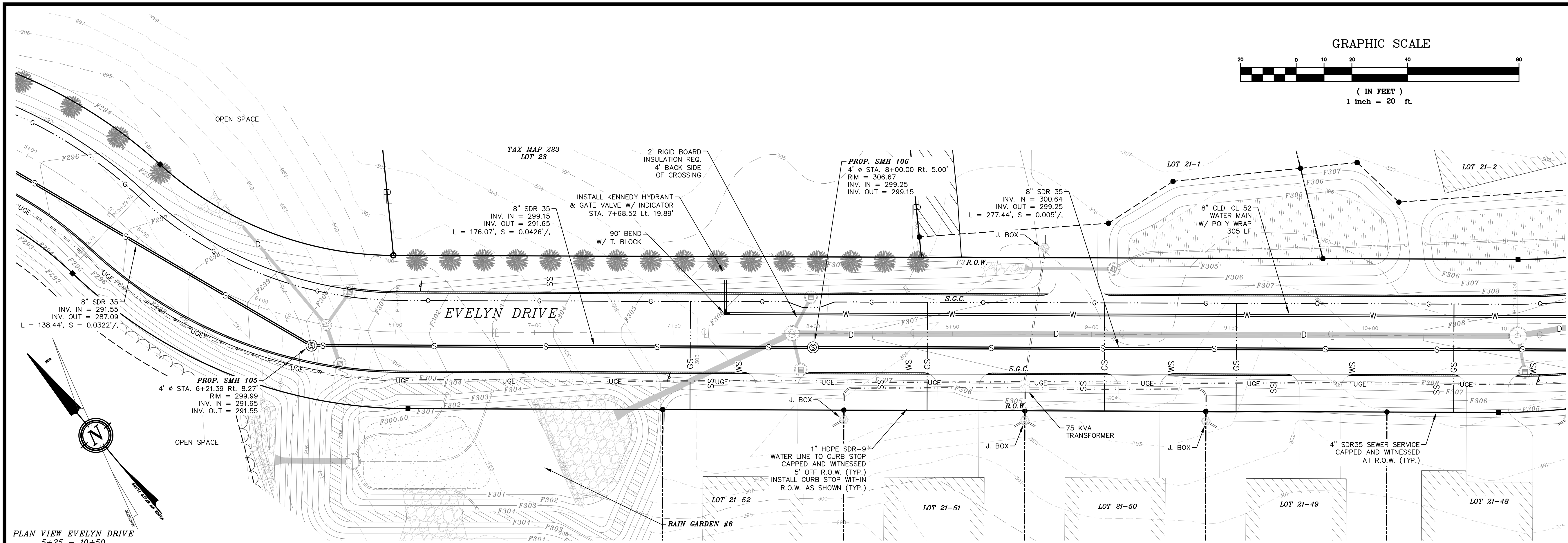
274.00	E 284.96 F 285.61	E 285.81 F 286.75	E 286.19 F 286.44	E 286.96 F 287.58	E 286.83 F 289.12	E 287.51 F 290.71	E 287.28 F 291.99	E 287.76 F 292.94	E 288.10 F 293.54	E 288.10 F 293.80	E 289.02 F 293.92	E 289.95 F 294.05	E 290.57 F 294.17	E 291.07 F 294.30	E 291.80 F 294.42	E 292.19 F 294.60	E 292.48 F 294.84	E 292.53 F 295.09	E 292.40 F 295.34	E 292.36 F 295.69	E 292.38 F 295.90	E 292.46 F 296.42
0+00	0+25	0+50	0+75	1+00	1+25	1+50	1+75	2+00	2+25	2+50	2+75	3+00	3+25	3+50	3+75	4+00	4+25	4+50	4+75	5+00	5+25	

REVISION	DATE	DESCRIPTION

UTILITY DESIGN EVELYN DRIVE 0+00 - 5+25
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER -

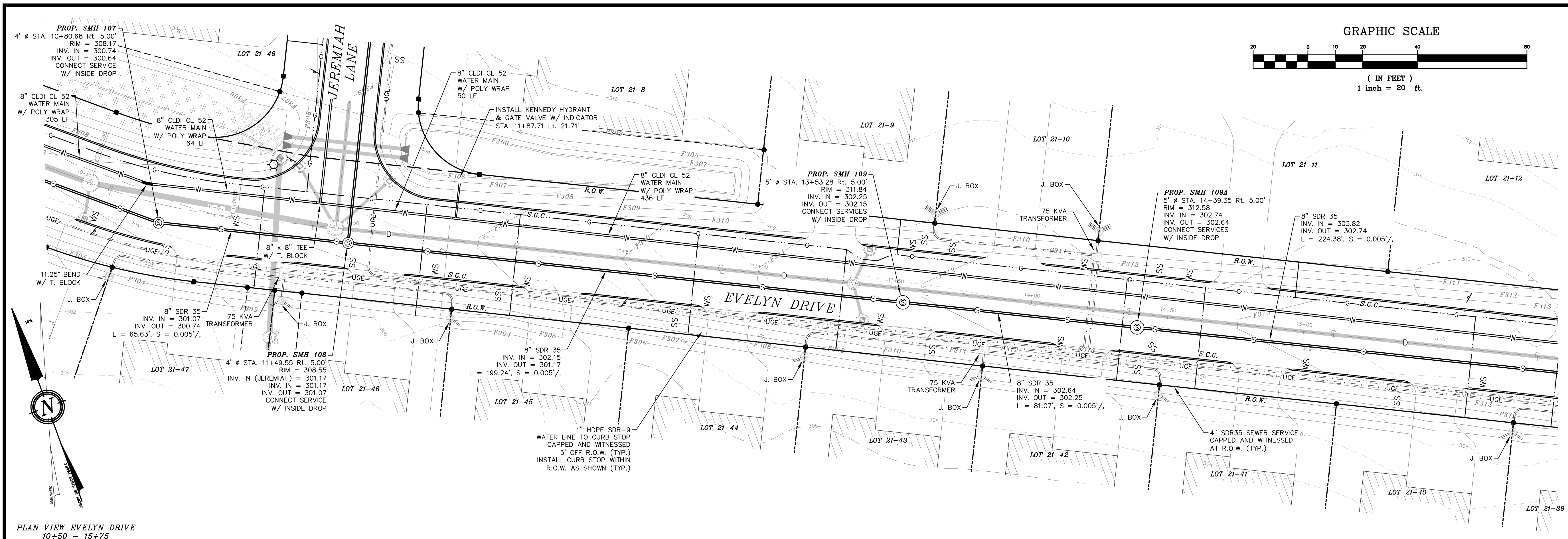


REVISION	DATE	DESCRIPTION

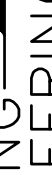
UTILITY DESIGN EVELYN DRIVE 5+25 - 10+50
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

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



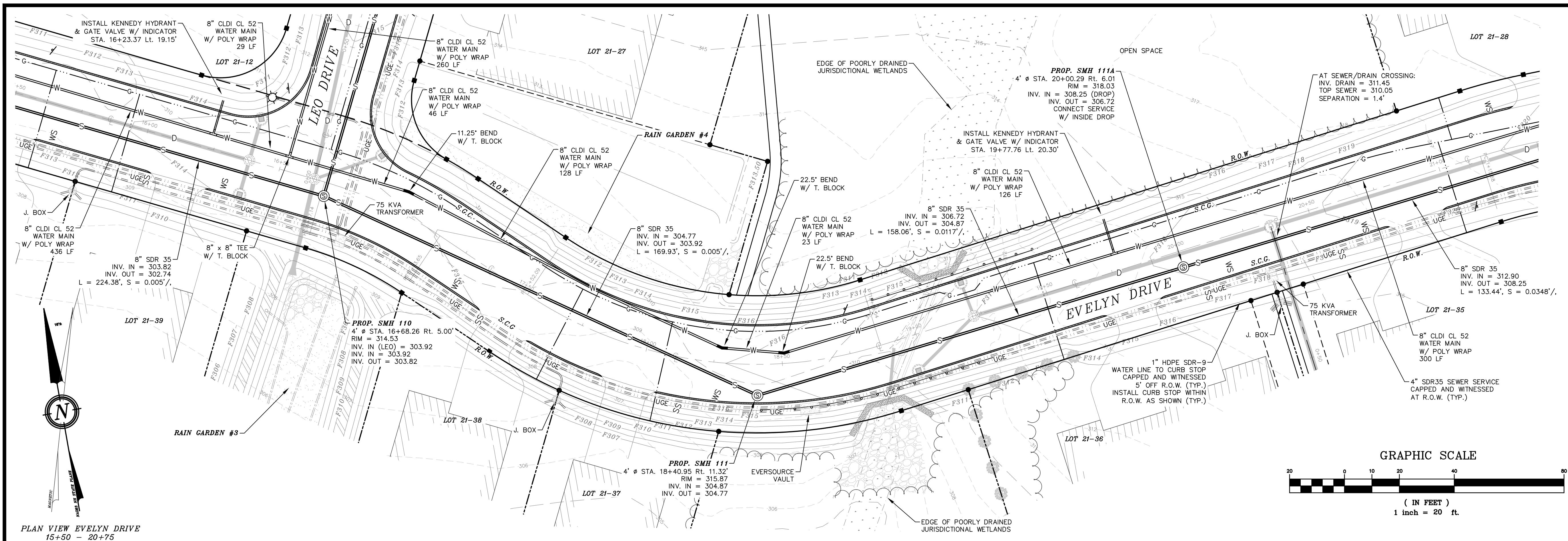
REVISION	DATE	DESCRIPTION



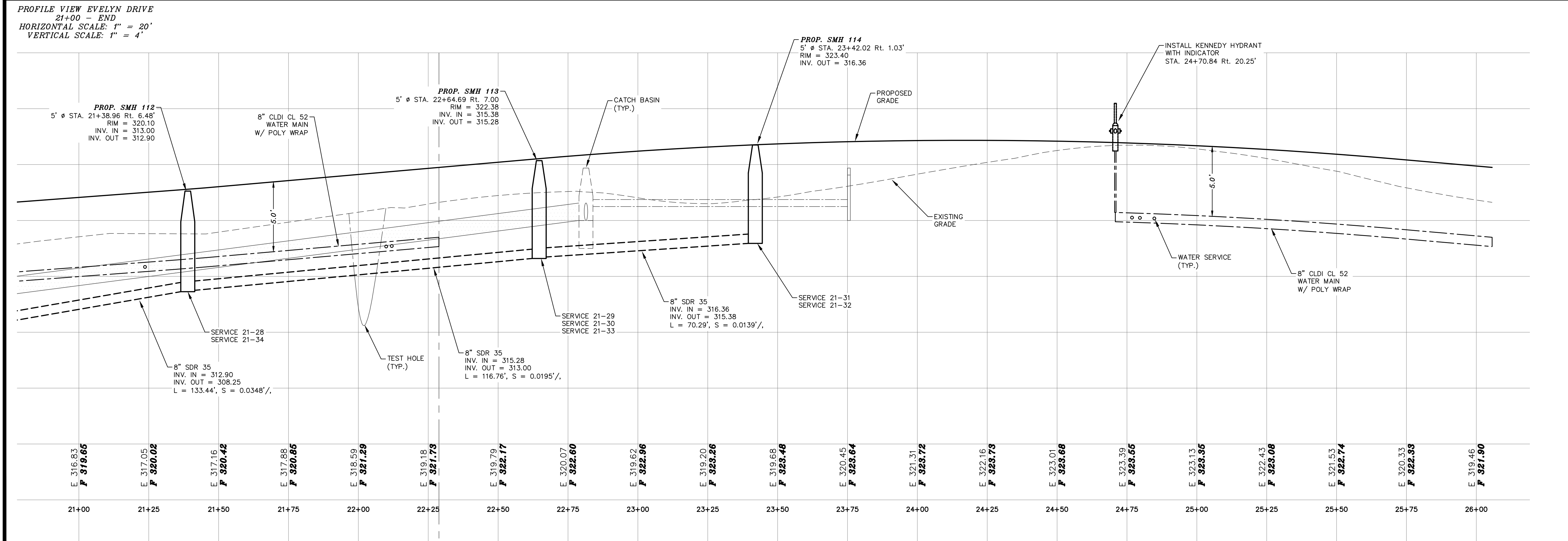
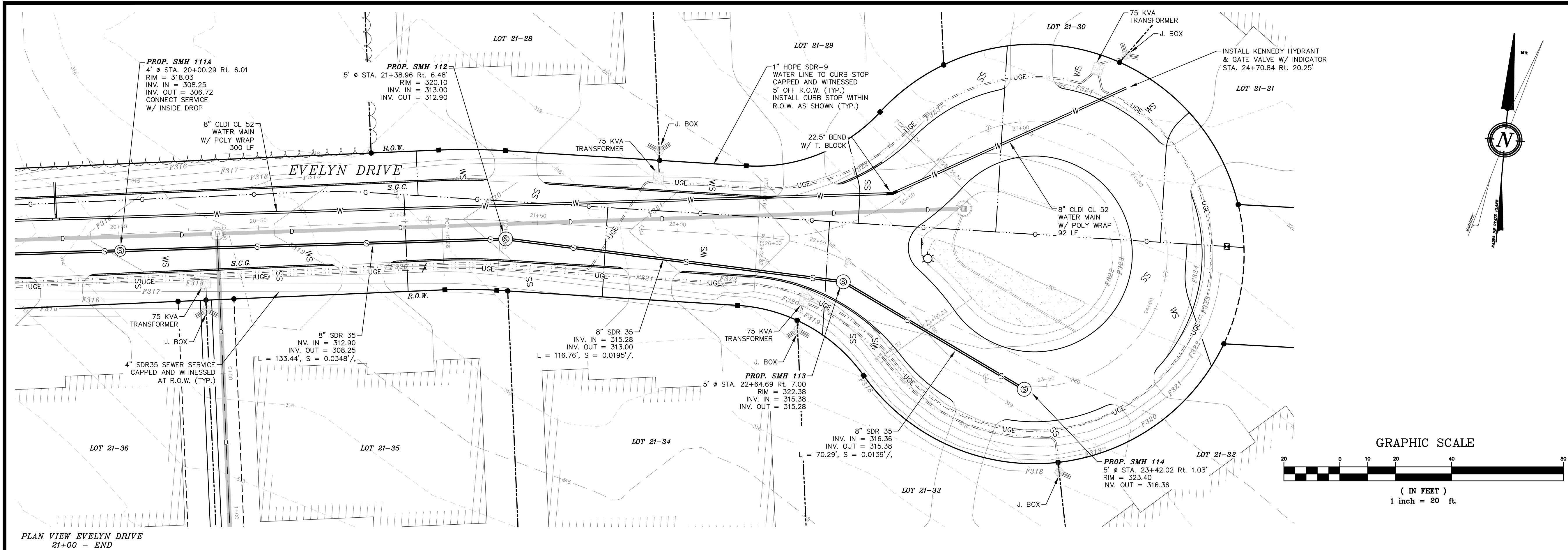
BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 20 FT.	DATE : SEPTEMBER 20, 2016
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REVISION	DATE	DESCRIPTION

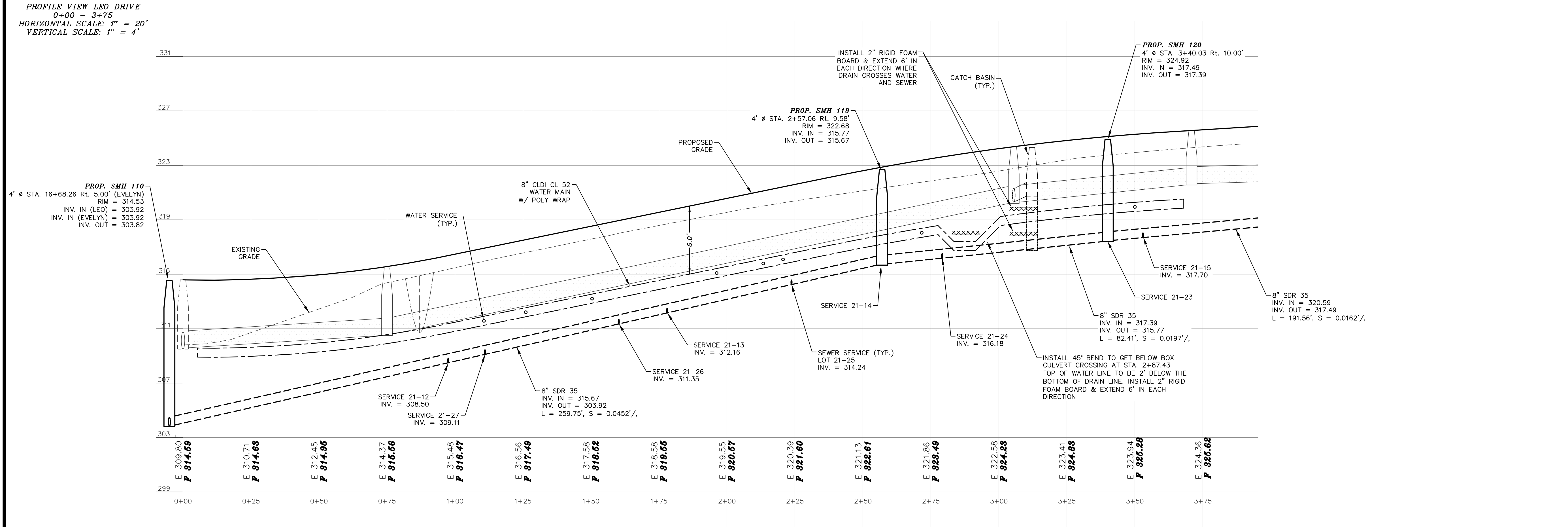
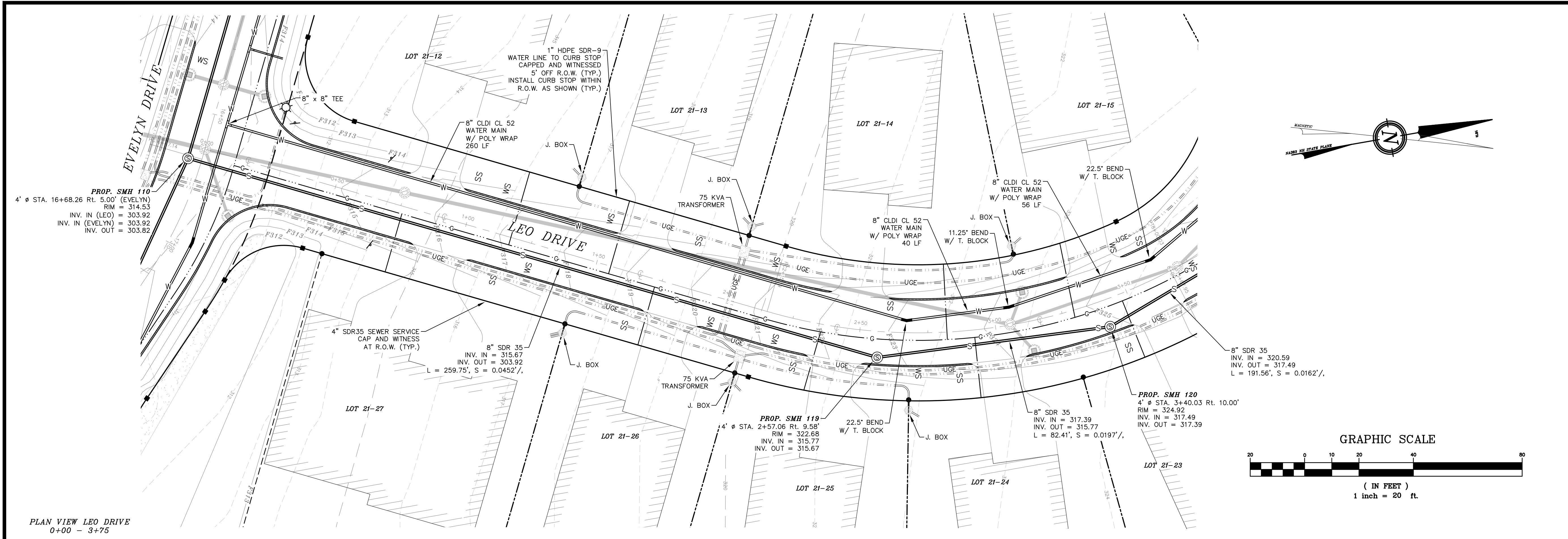


REVISION	DATE	DESCRIPTION

UTILITY DESIGN EVELYN DRIVE 21+00 - END
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER -



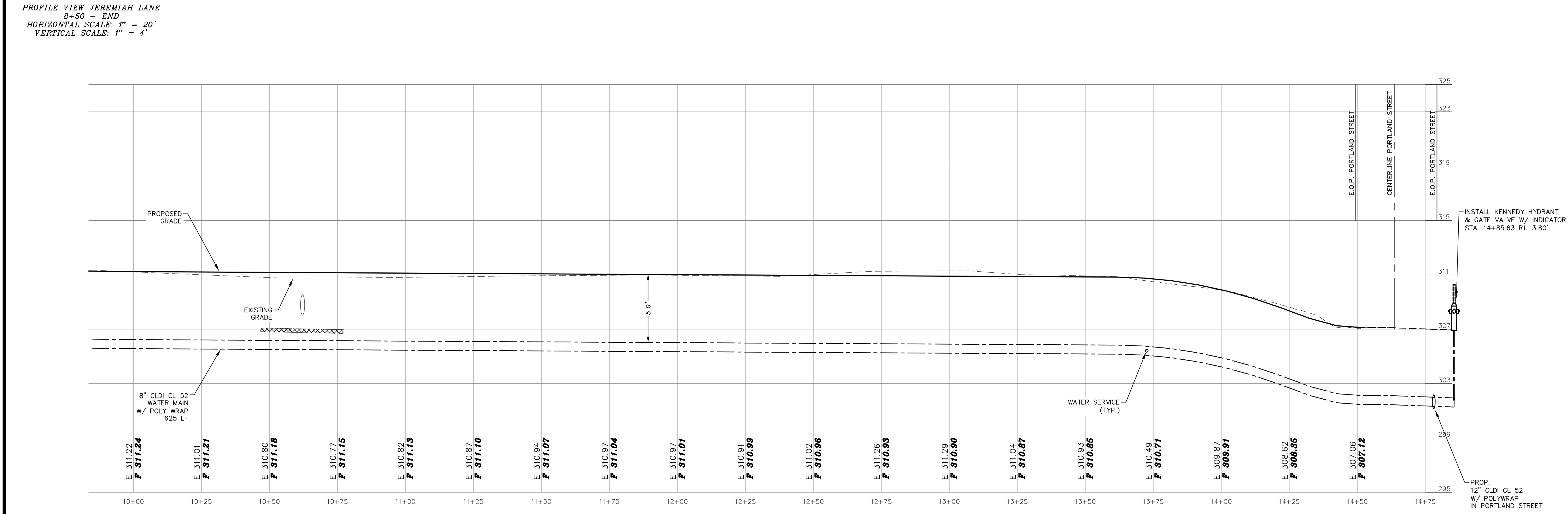
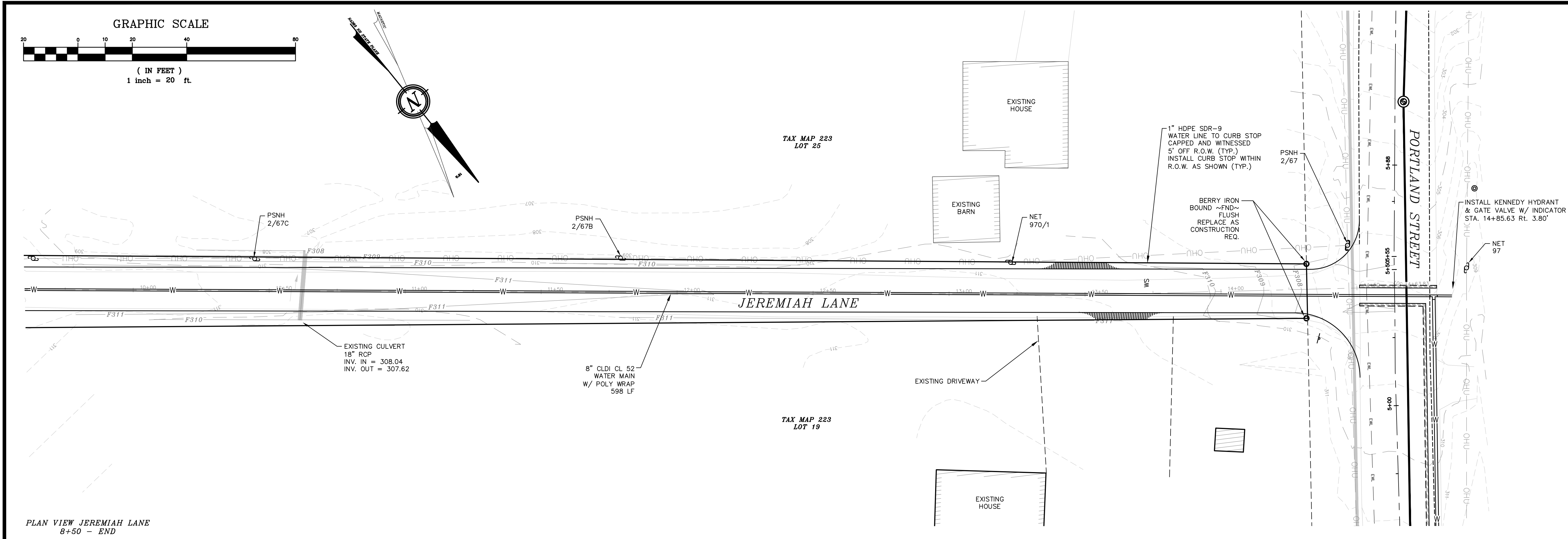
REVISION	DATE	DESCRIPTION

UTILITY DESIGN LEO DRIVE 0+00 - 3+75
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

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

SHEET 58 OF 105

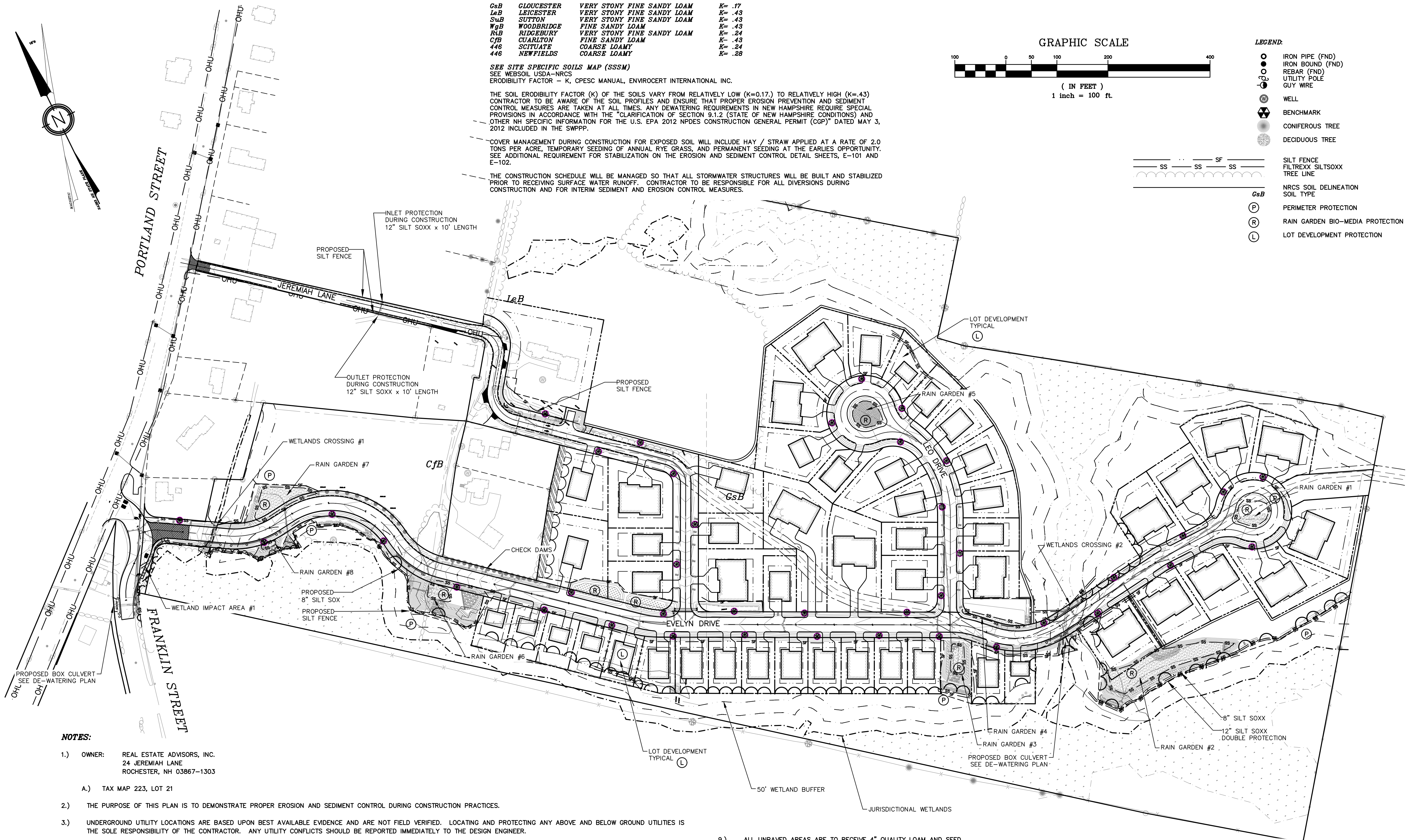


REVISION	DATE	DESCRIPTION

UTILITY DESIGN JEREMIAH LANE 8+50 - END
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER -



SOILS & DEWATERING:

GsB	GLOUCESTER	VERY STONY FINE SANDY LOAM	K= .17
LaB	LEICESTER	VERY STONY FINE SANDY LOAM	K= .43
SuB	SUTTON	VERY STONY FINE SANDY LOAM	K= .43
WgB	WOODBURGH	FINE SANDY LOAM	K= .43
RdB	RIDGEBURY	VERY STONY FINE SANDY LOAM	K= .24
CfB	CARLTON	FINE SANDY LOAM	K= .43
44B	SCITUATE	COARSE LOAMY	K= .24
44B	NEWFIELDS	COARSE LOAMY	K= .28

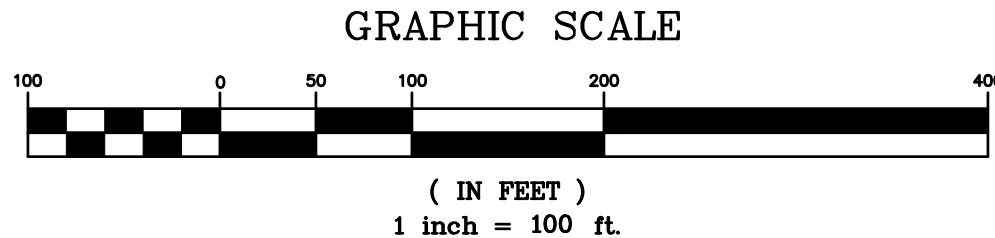
SEE SITE SPECIFIC SOILS MAP (SSSM)

SEE WEBSOIL USDA-NRCS ERODIBILITY FACTOR - K, CPESC MANUAL, ENVIROCERT INTERNATIONAL INC.

THE SOIL ERODIBILITY FACTOR (K) OF THE SOILS VARY FROM RELATIVELY LOW (K=0.17) TO RELATIVELY HIGH (K=.43) CONTRACTOR TO BE AWARE OF THE SOIL PROFILES AND ENSURE THAT PROPER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TAKEN AT ALL TIMES. ANY DEWATERING REQUIREMENTS IN NEW HAMPSHIRE REQUIRE SPECIAL PROVISIONS IN ACCORDANCE WITH THE "CLARIFICATION OF SECTION 9.1.2 (STATE OF NEW HAMPSHIRE CONDITIONS) AND OTHER NH SPECIFIC INFORMATION FOR THE U.S. EPA 2012 NPDES CONSTRUCTION GENERAL PERMIT (CGP)" DATED MAY 3, 2012 INCLUDED IN THE SWPPP.

COVER MANAGEMENT DURING CONSTRUCTION FOR EXPOSED SOIL WILL INCLUDE HAY / STRAW APPLIED AT A RATE OF 2.0 TONS PER ACRE, TEMPORARY SEEDING OF ANNUAL RYE GRASS, AND PERMANENT SEEDING AT THE EARLIEST OPPORTUNITY. SEE ADDITIONAL REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS, E-101 AND E-102.

THE CONSTRUCTION SCHEDULE WILL BE MANAGED SO THAT ALL STORMWATER STRUCTURES WILL BE BUILT AND STABILIZED PRIOR TO RECEIVING SURFACE WATER RUNOFF. CONTRACTOR TO BE RESPONSIBLE FOR ALL DIVERSIONS DURING CONSTRUCTION AND FOR INTERIM SEDIMENT AND EROSION CONTROL MEASURES.



LEGEND:

- IRON PIPE (FND)
- IRON BOUND (FND)
- REBAR (FND)
- UTILITY POLE
- GUY WIRE
- WELL
- BENCHMARK
- CONIFEROUS TREE
- DECIDUOUS TREE
- SILT FENCE
- FILTREXX SILTSSXX
- TREE LINE
- NRCS SOIL DELINEATION
- SOIL TYPE
- PERIMETER PROTECTION
- RAIN GARDEN BIO-MEDIA PROTECTION
- LOT DEVELOPMENT PROTECTION

NOTES:

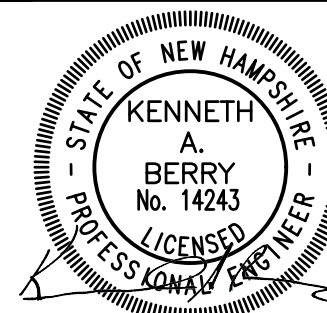
- OWNER: REAL ESTATE ADVISORS, INC.
24 JEREMIAH LANE
ROCHESTER, NH 03867-1303
- TAX MAP 223, LOT 21
- THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE PROPER EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION PRACTICES.
- UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD 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.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY AND SEDIMENT AND EROSION CONTROLS.
- ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED ON GRADING AND DETAIL PLAN SHEETS.
- 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.
- UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS. SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF PROPERLY, AND ANNUAL MAINTENANCE PERFORMED ON ALL DRAINAGE PRACTICES.
- ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.
- INSPECTIONS TO BE CONDUCTED ONCE PER EVERY SEVEN DAYS AND AT AN INCREASED FREQUENCY INCLUDING WITHIN 24-HOURS OF A 0.25 INCH RAIN EVENT. INSPECTIONS TO BE CONDUCTED BY A "QUALIFIED PERSON" AS DEFINED BY EPA CGP 4.1.1 AND INSPECTION REPORTS SUBMITTED TO THE CITY OF ROCHESTER, NH, ENGINEERING DEPARTMENT WITHIN 24 HOURS IN ACCORDANCE WITH CGP 4.1.7 AND MAINTAINED BY THE OWNER FOR A PERIOD OF THREE YEARS AFTER THE NOTICE OF TERMINATION (NOT) IS SUBMITTED.
- SILT FENCE MAY BE SUBSTITUTED WITH SILT SOXX OR EROSION CONTROL MIX BERM. SILT FENCE IS NOT A SUBSTITUTE FOR SILT SOXX, OR APPROVED EQUAL.
- THE CONTRACTOR SHALL NOT COMPACT SOIL IN THE RAIN GARDEN AREAS.
- PER EPA CGP Z.1.2.2 (INSTALL PERIMETER CONTROL), "YOU MUST INSTALL SEDIMENT CONTROLS ALONG THOSE PERIMETER AREAS OF YOUR SITE THAT WILL RECEIVE STORMWATER FROM EARTH DISTURBING ACTIVITIES." AS A RESULT OF SWPPP INSPECTIONS, THE CONTRACTOR MAY HAVE TO EXPAND PERIMETER CONTROLS TO MEET THIS REQUIREMENT.

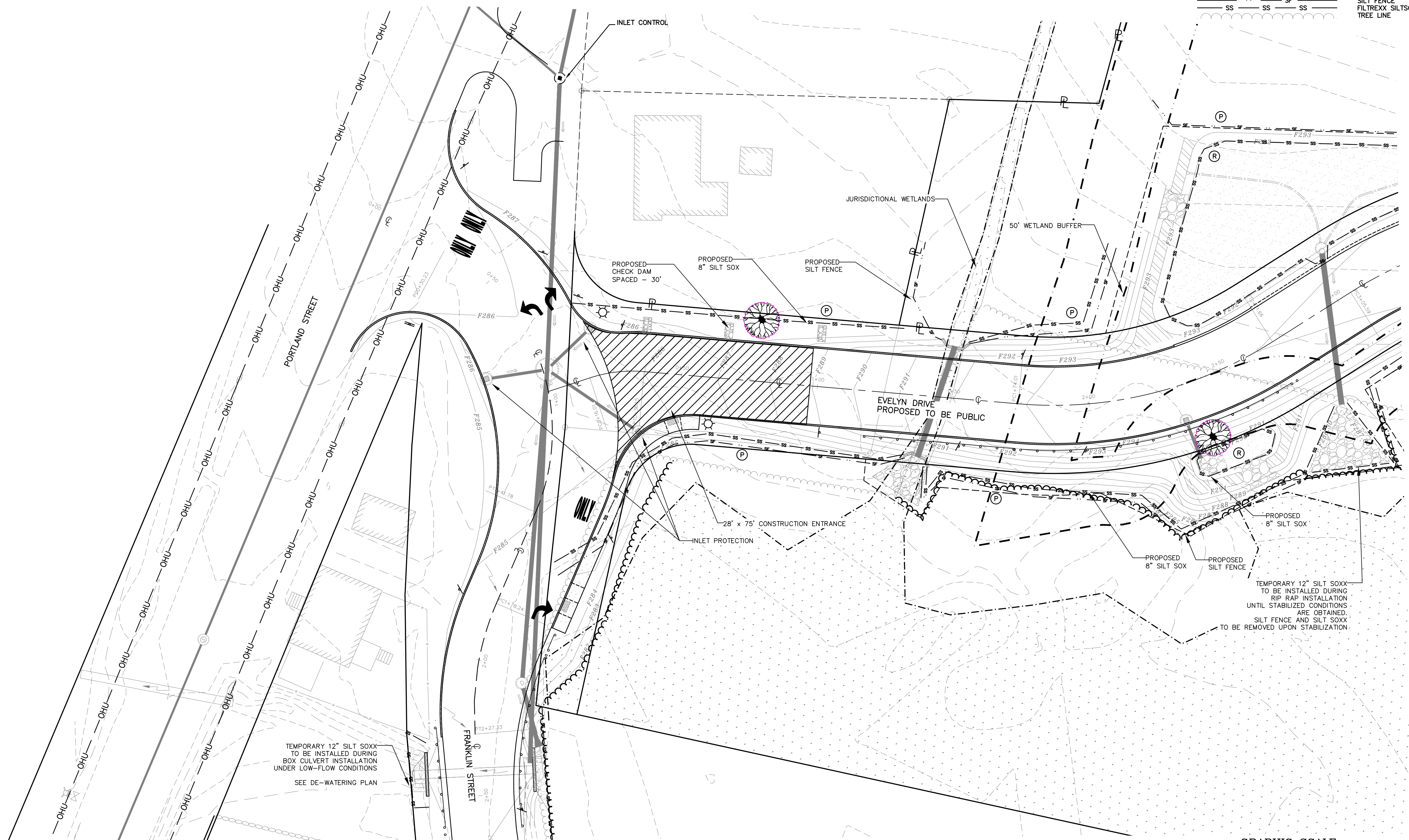
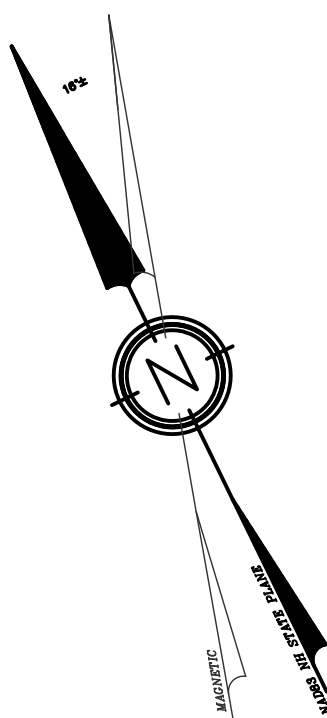
EROSION & SEDIMENT CONTROL OVERVIEW PLAN

STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

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

SCALE : 1 IN. EQUALS 100 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

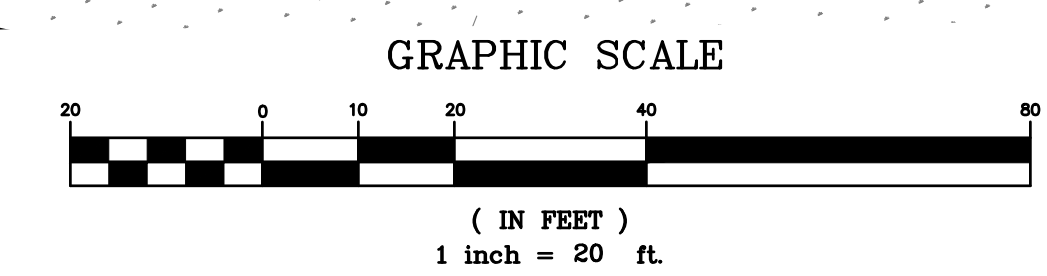




- LEGEND (CONT.):**

 - (P) PERIMETER PROTECTION
 - (R) RAIN GARDEN BIO-MEDIA PROTECTION
 - (L) LOT DEVELOPMENT PROTECTION
- LEGEND:**

 - IRON PIPE (FND)
 - IRON BOUND (FND)
 - REBAR (FND)
 - UTILITY POLE
 - GUY WIRE
 - WELL
 - BENCHMARK
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - SILT FENCE
 - FILTREXX
 - SILT/SOXX
 - TREE LINE



EROSION & SEDIMENT CONTROL PLAN - INTERSECTION

STUART ACRES

FOR

REAL ESTATE ADVISORS INC.

24 JEREMIAH LANE

ROCHESTER, N.H.

TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD

BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 20 FT.

DATE : SEPTEMBER 20, 2016

FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE

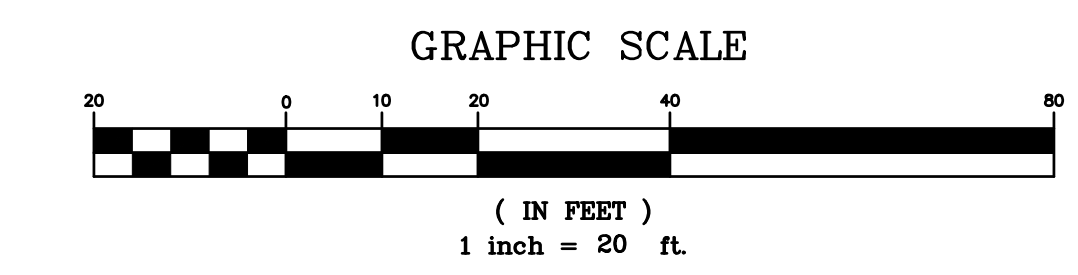
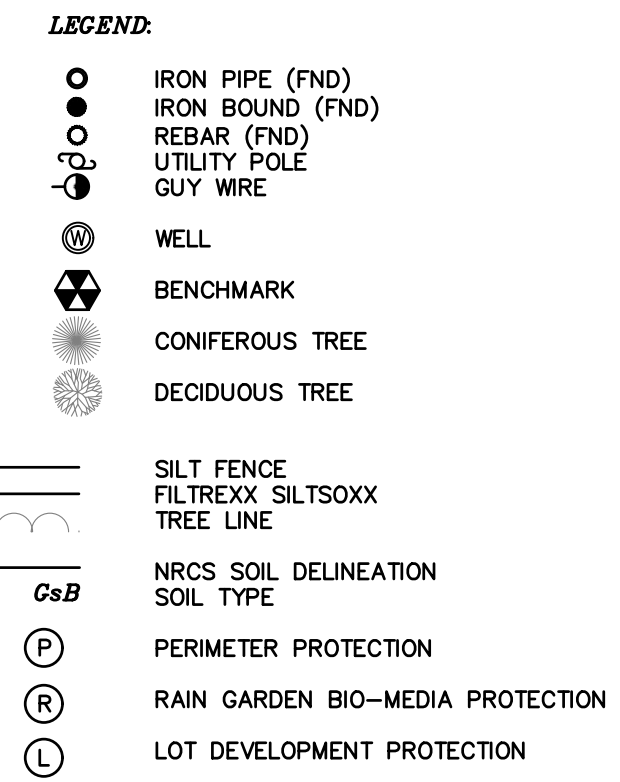
KENNETH A. BERRY

No. 14243

REGISTERED PROFESSIONAL ENGINEER

REVISION	DATE	DESCRIPTION

SHEET 65 OF 105



REVISION	DATE	DESCRIPTION	

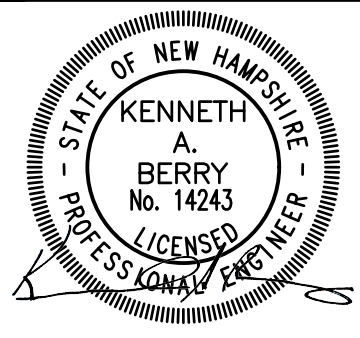
EROSION & SEDIMENT CONTROL PLAN EVELYN DRIVE 0+00 — 5+25
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

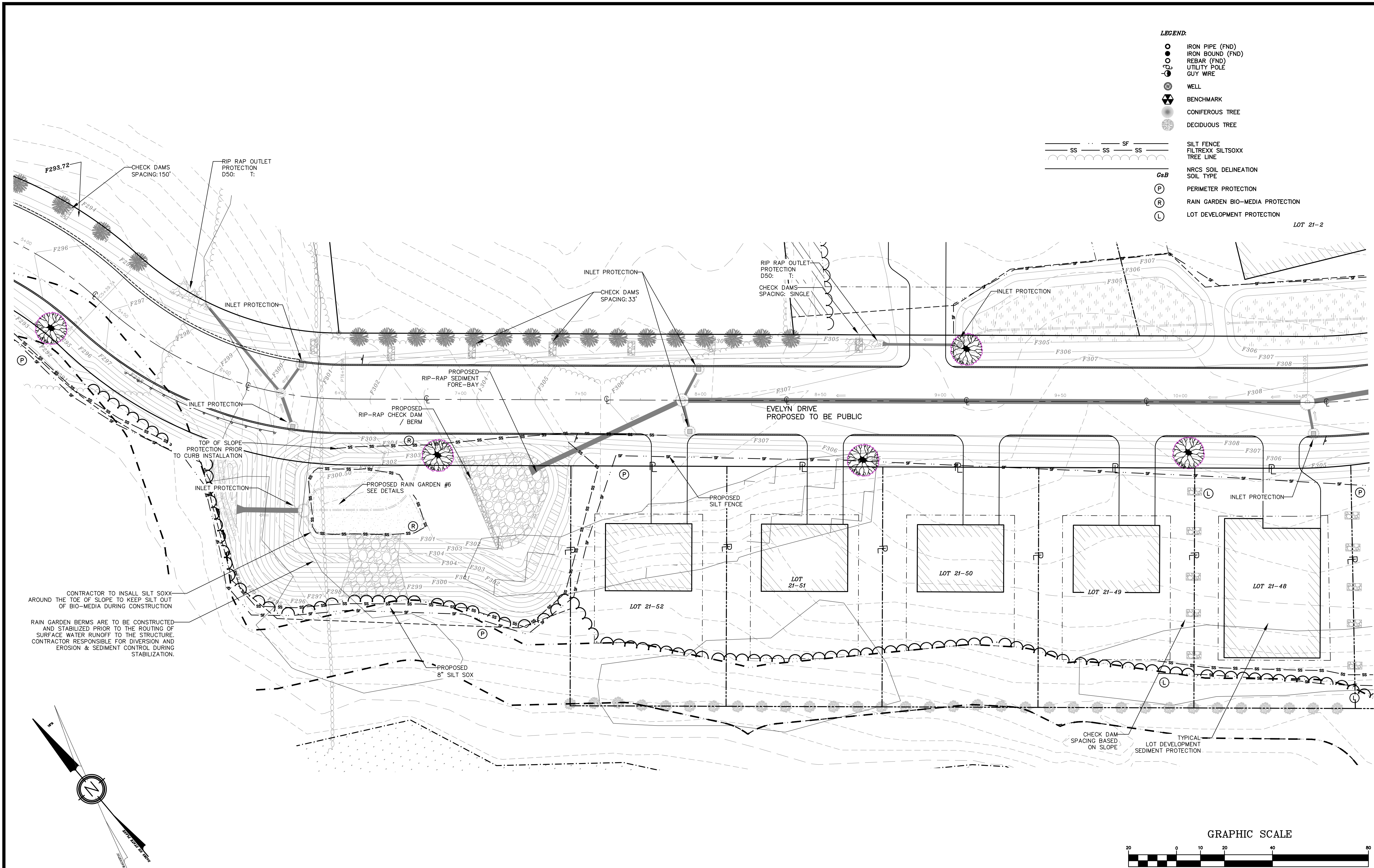
BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 20 FT.

DATE : SEPTEMBER 20, 2016

FILE NO : DR 2015 - 114





LEGEND:

- IRON PIPE (FND)
- IRON BOUND (FND)
- REBAR (FND)
- UTILITY POLE
- GUY WIRE
- WELL
- BENCHMARK
- CONIFEROUS TREE
- DECIDUOUS TREE
- SILT FENCE
- FILTREXX SILT SOXX
- TREE LINE
- NRCS SOIL DELINEATION
- SOIL TYPE
- PERIMETER PROTECTION
- RAIN GARDEN BIO-MEDIA PROTECTION
- LOT DEVELOPMENT PROTECTION

CsB

LOT 21-2

GRAPHIC SCALE



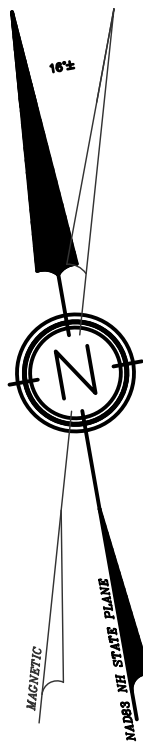
(IN FEET)
1 inch = 20 ft.

REVISION	DATE	DESCRIPTION

EROSION & SEDIMENT CONTROL PLAN EVELYN DRIVE 5+25 - 10+50
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

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



- LEGEND:**
- IRON PIPE (FND)
 - IRON BOUND (FND)
 - REBAR (FND)
 - UTILITY POLE
 - GUY WIRE
 - WELL
 - BENCHMARK
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - SILT FENCE
 - FILTREXX
 - SILT SOXX
 - TREE LINE
 - NRCS SOIL DELINEATION
 - SOIL TYPE
 - PERIMETER PROTECTION
 - RAIN GARDEN BIO-MEDIA PROTECTION
 - LOT DEVELOPMENT PROTECTION

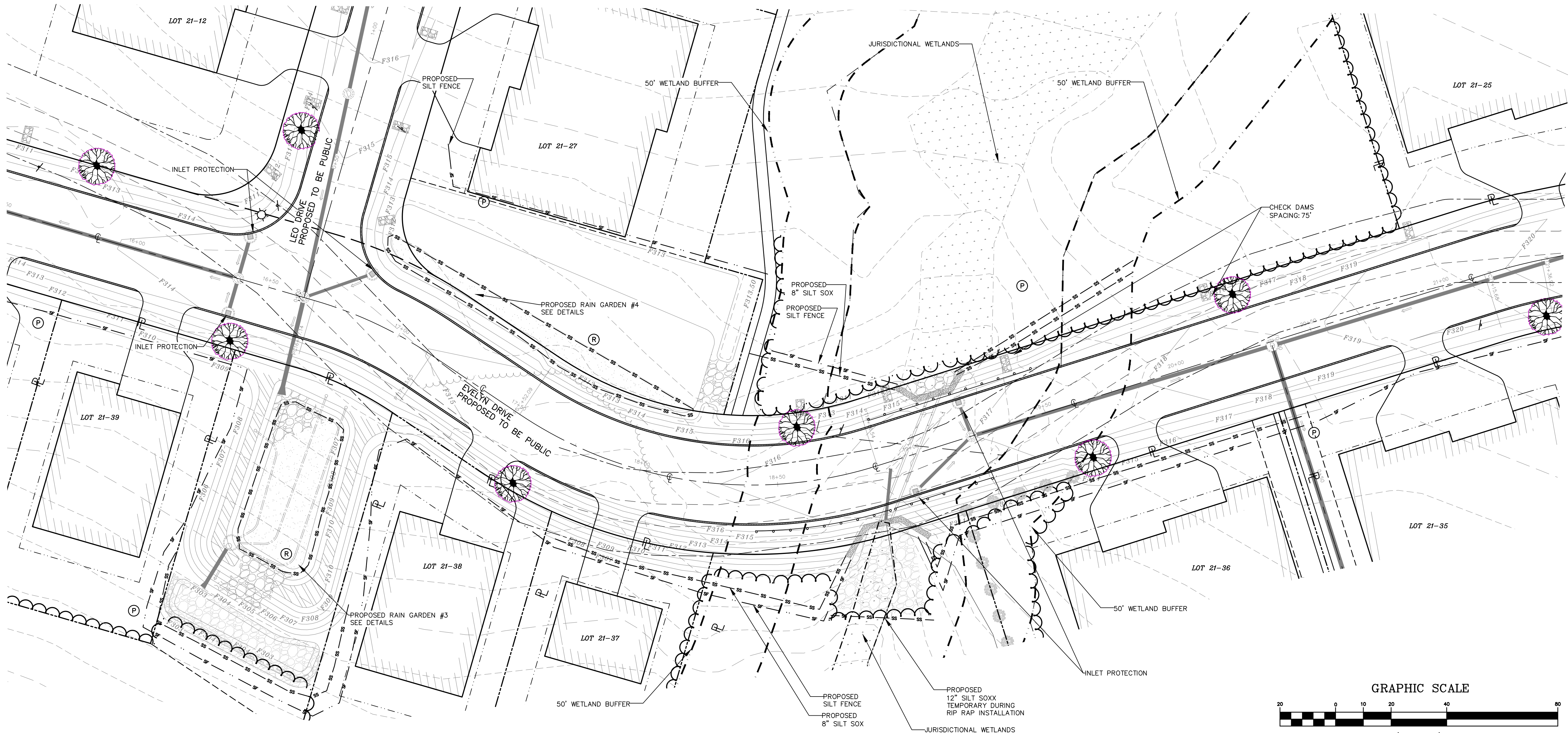
SS SF

G&B

P

R

L



GRAPHIC SCALE



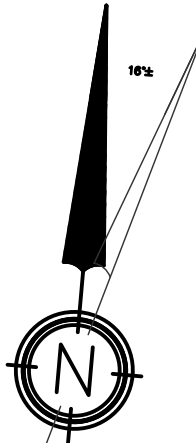
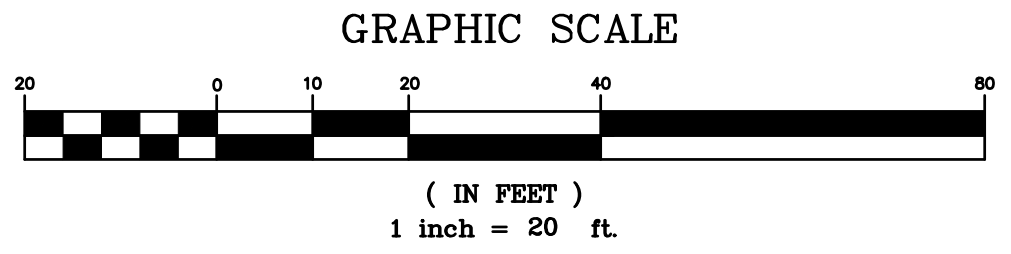
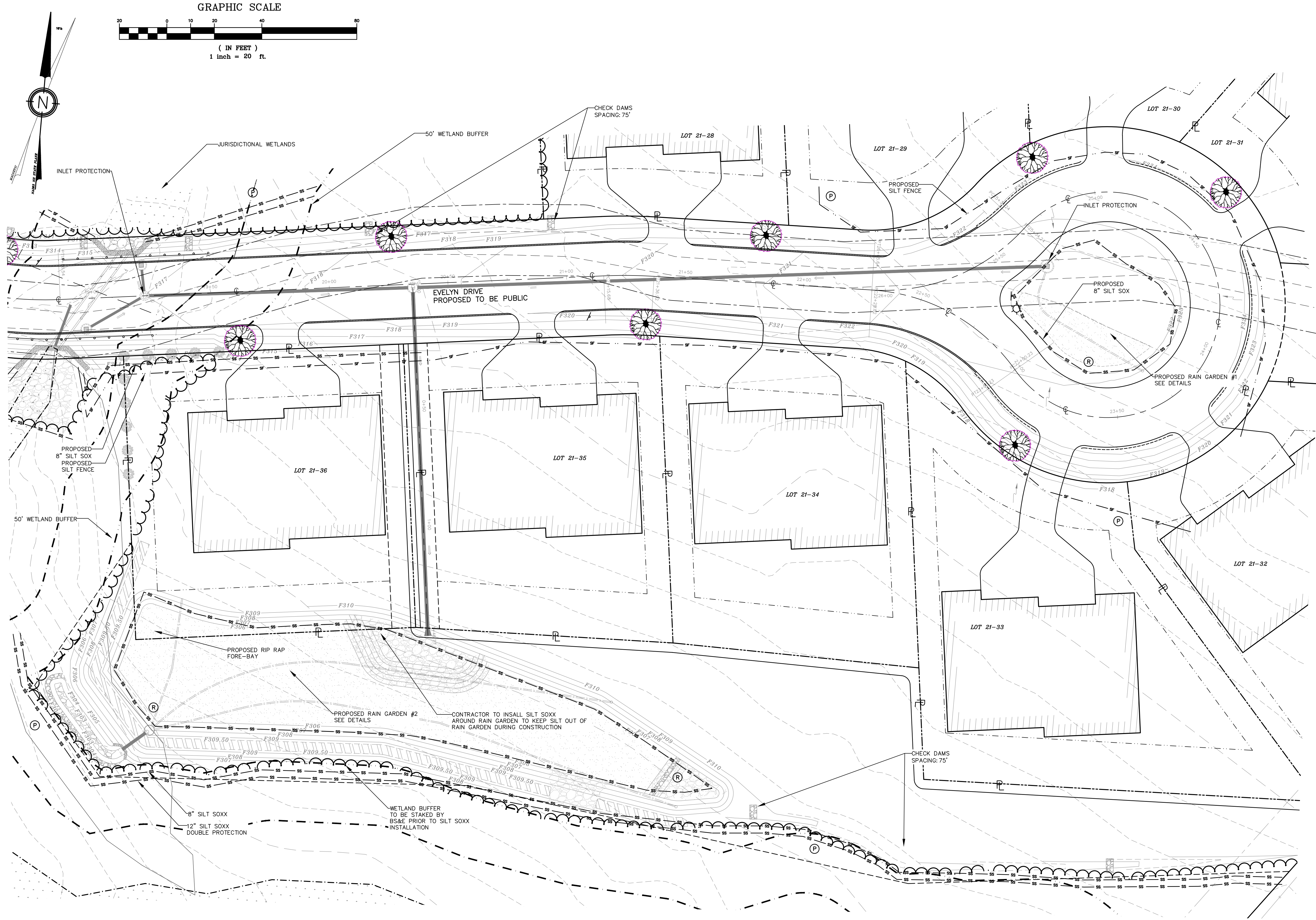
(IN FEET)
1 inch = 20 ft.

REVISION	DATE	DESCRIPTION

EROSION & SEDIMENT CONTROL PLAN EVELYN DRIVE 15+50 - 20+75
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

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

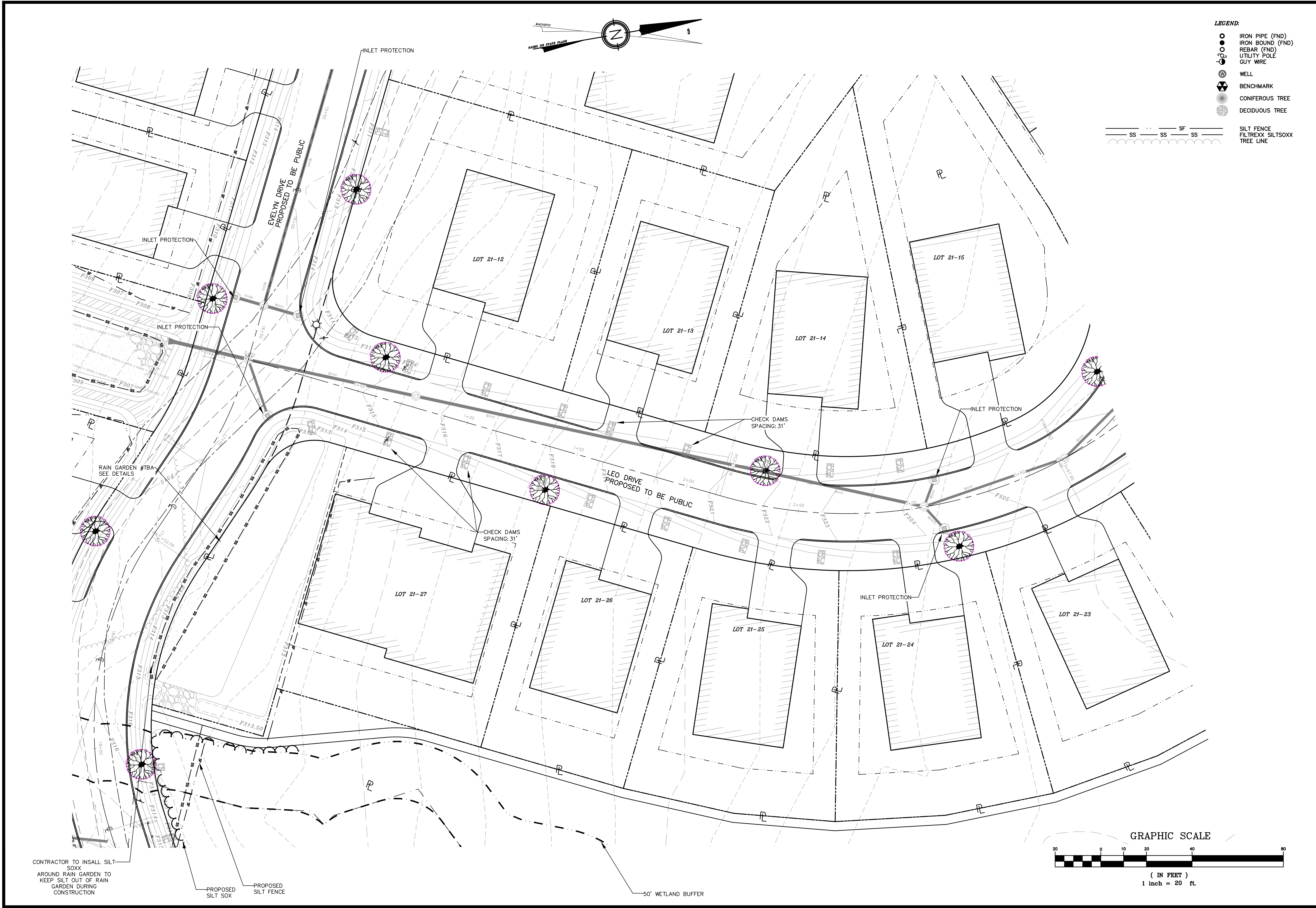


REVISION		DATE	DESCRIPTION

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STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

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



- LEGEND:
- IRON PIPE (FND)
 - IRON BOUND (FND)
 - REBAR (FND)
 - UTILITY POLE
 - GUY WIRE
 - WELL
 - BENCHMARK
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - SILT FENCE
 - FILTREXX
 - SILT/SOXX
 - TREE LINE

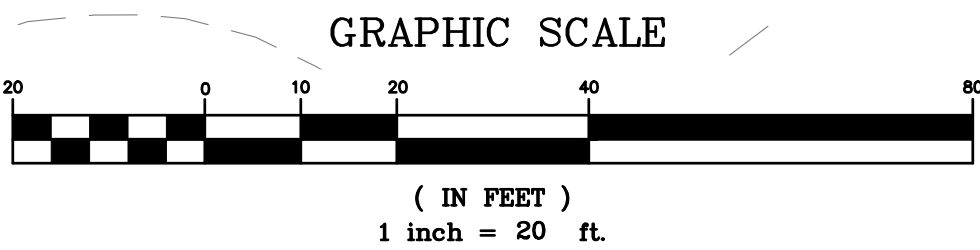
SS SF SS

CONTRACTOR TO INSTALL SILT SOXX AROUND RAIN GARDEN TO KEEP SILT OUT OF RAIN GARDEN DURING CONSTRUCTION

PROPOSED SILT SOX

PROPOSED SILT FENCE

50' WETLAND BUFFER

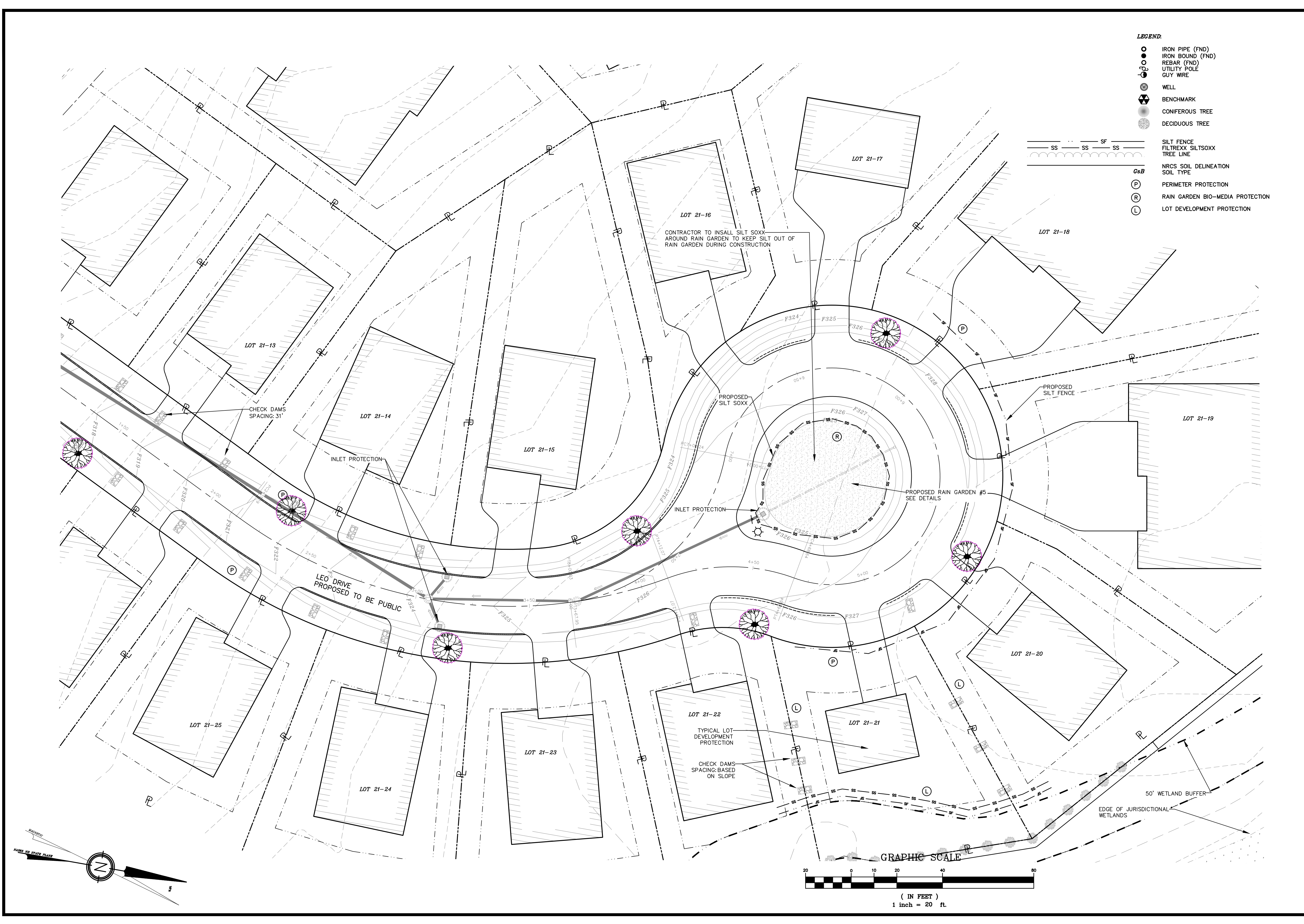


REVISION	DATE	DESCRIPTION

EROSION & SEDIMENT CONTROL PLAN LEO DRIVE 0+00 - 3+50
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
Professional Engineer



- LEGEND:**
- IRON PIPE (FND)
 - IRON BOUND (FND)
 - REBAR (FND)
 - UTILITY POLE
 - GUY WIRE
 - WELL
 - BENCHMARK
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - SILT FENCE
 - FILTREXX SILT SOXX
 - TREE LINE
 - NRCS SOIL DELINEATION
 - SOIL TYPE
 - PERIMETER PROTECTION
 - RAIN GARDEN BIO-MEDIA PROTECTION
 - LOT DEVELOPMENT PROTECTION

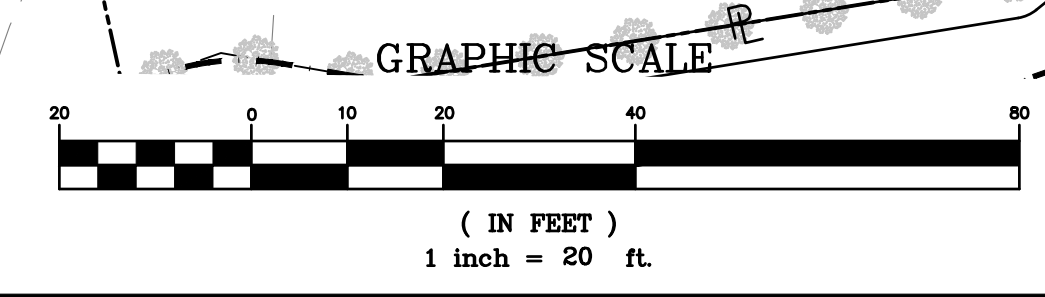
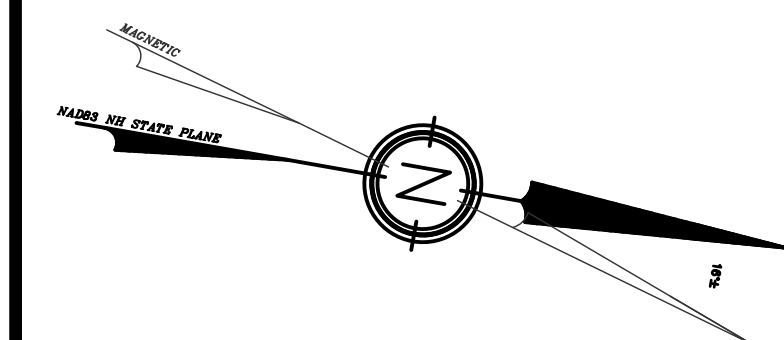
REVISION	DATE	DESCRIPTION

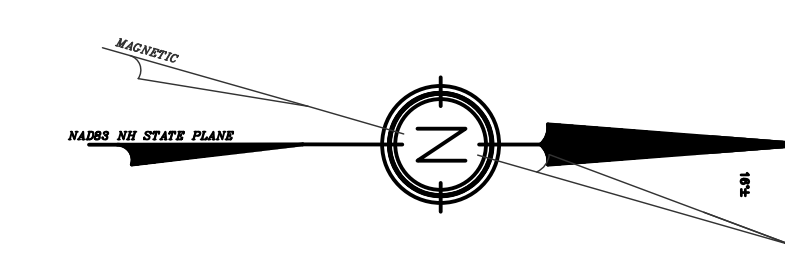
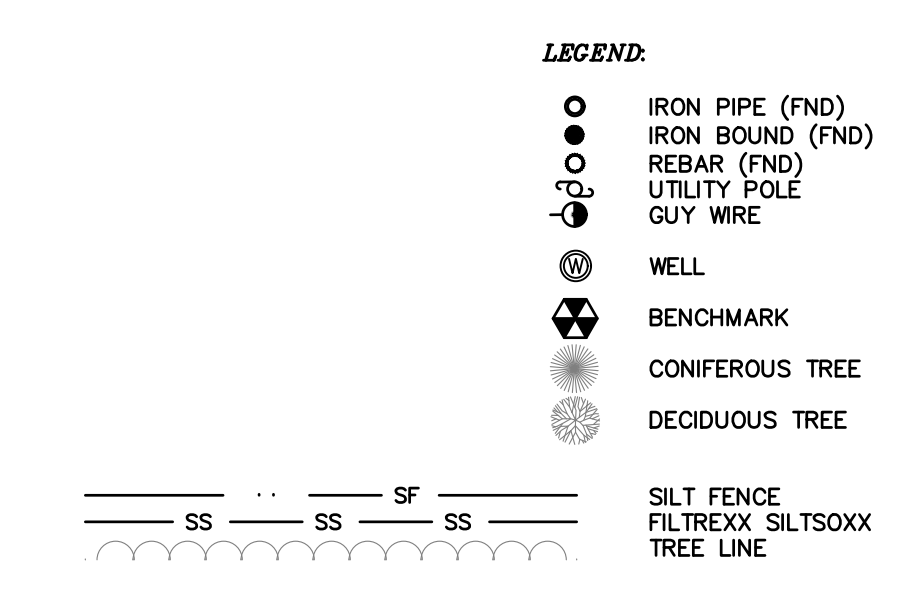
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STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

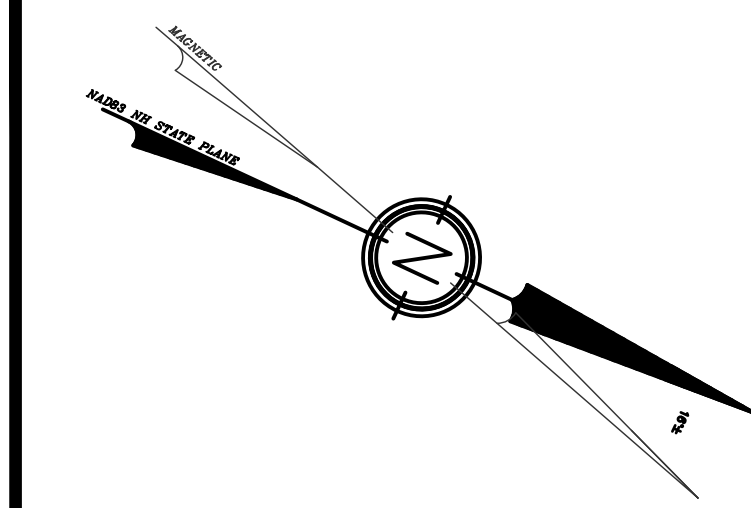
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

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

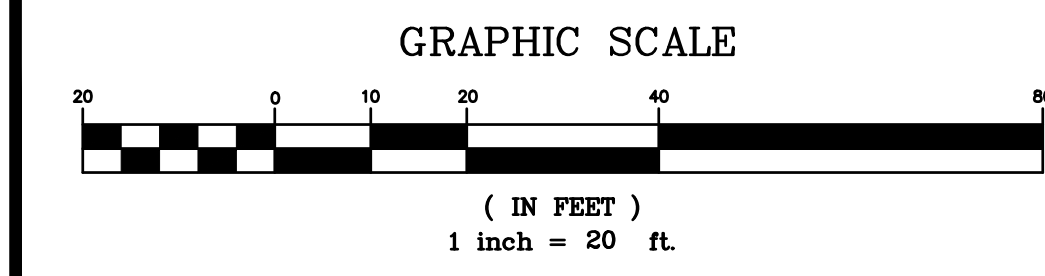
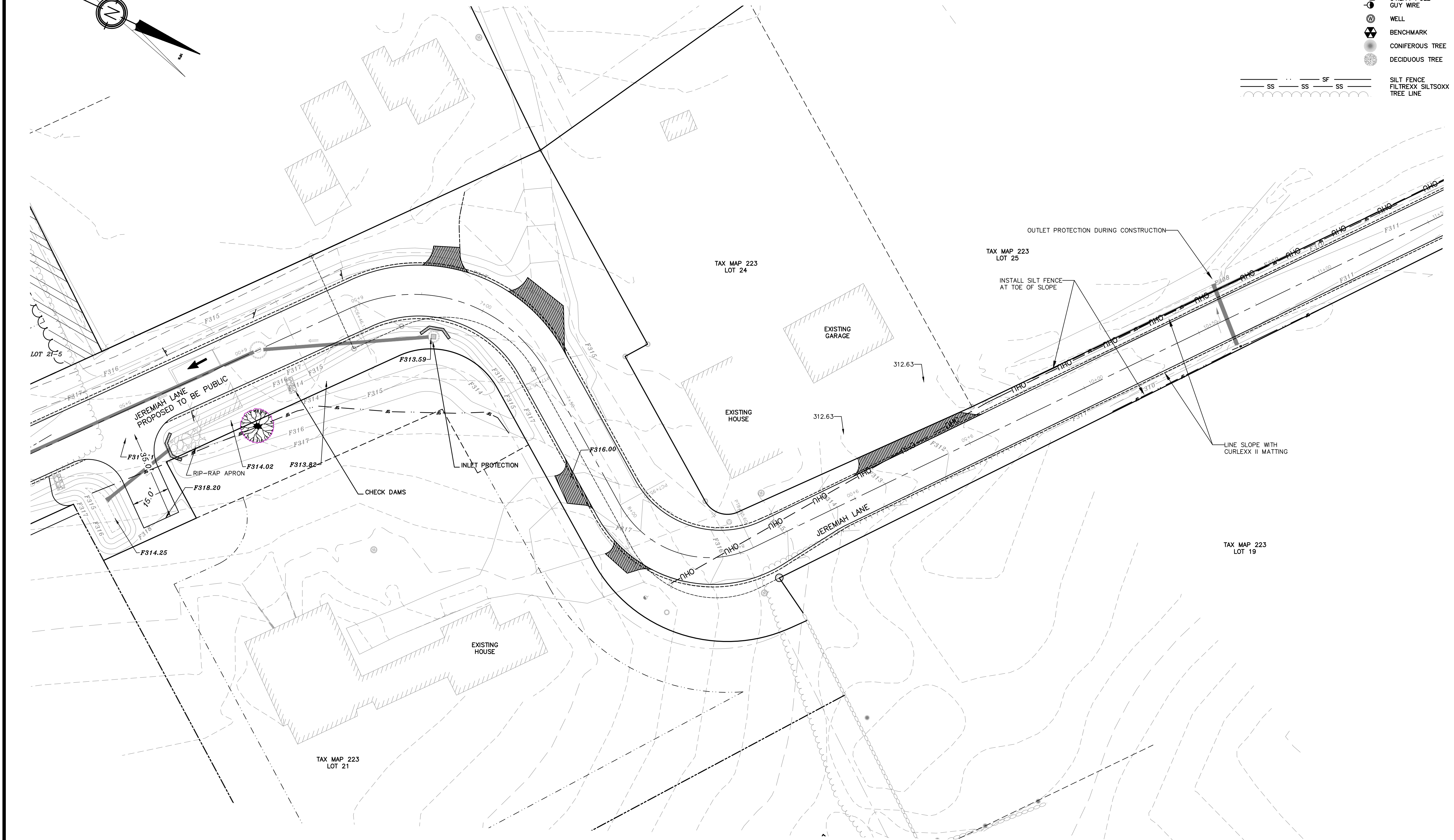
SHEET 72 OF 105







- LEGEND:
- IRON PIPE (FND)
 - IRON BOUND (FND)
 - REBAR (FND)
 - UTILITY POLE
 - GUY WIRE
 - ⊙ WELL
 - ⊙ BENCHMARK
 - ⊙ CONIFEROUS TREE
 - ⊙ DECIDUOUS TREE
 - SS — SS — SS — SF — Silt Fence
 - Filtrex — Siltsoxx — Tree Line

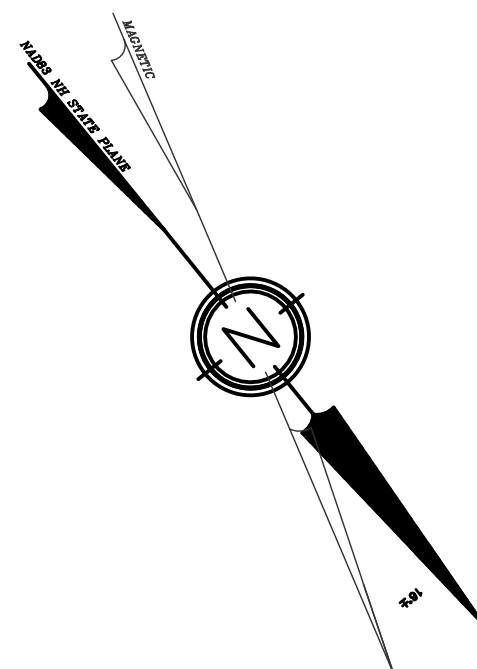











REVISION	DATE	DESCRIPTION

EROSION & SEDIMENT CONTROL PLAN JEREMIAH LANE 5+00 — 10+25
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

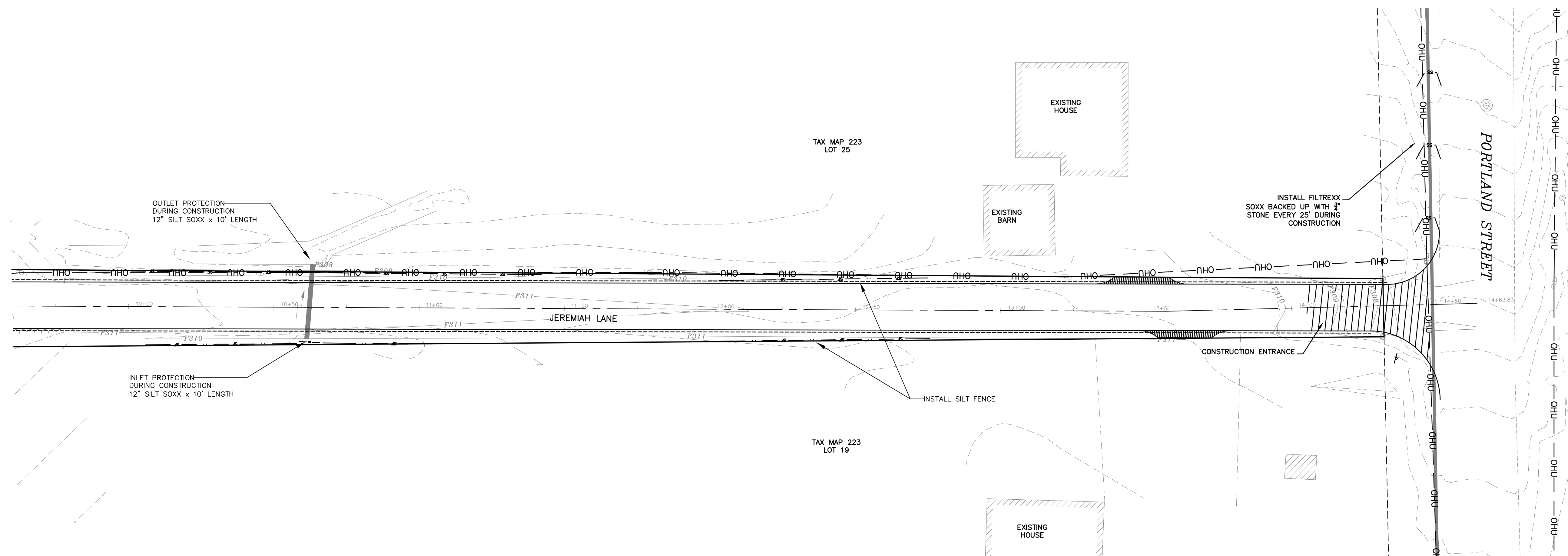
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 — 114

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



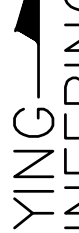

- | | |
|---|------------------|
|  | IRON PIPE (FND) |
|  | IRON BOUND (FND) |
|  | REBAR (FND) |
|  | UTILITY POLE |
|  | GUY WIRE |
|  | WELL |
|  | BENCHMARK |
|  | CONIFEROUS TREE |
|  | DECIDUOUS TREE |

SILT FENCE
FILTREXX SILT SOXX
TREE LINE



REVISION	DATE	DESCRIPTION

EROSION & SEDIMENT CONTROL PLAN JEREMIAH LANE 9+00 — END
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
74X MAP 223 LOT 21

BERRY SURVEYING & ENGINEERING

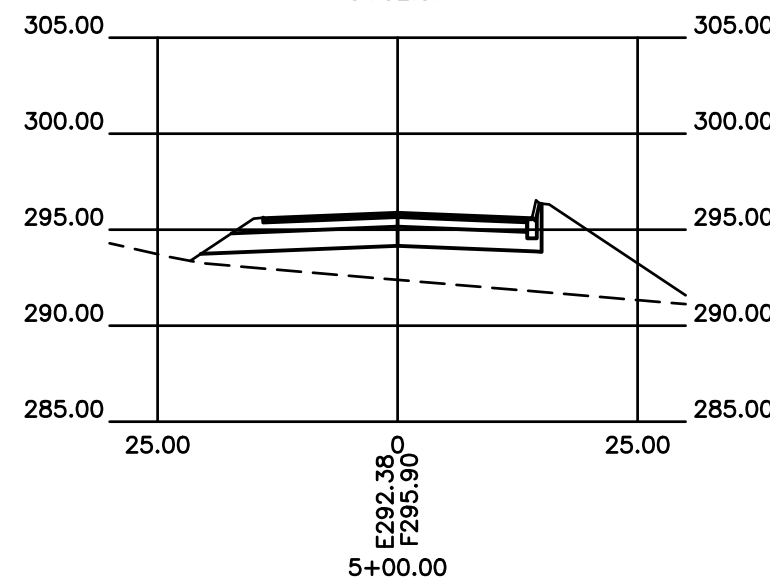
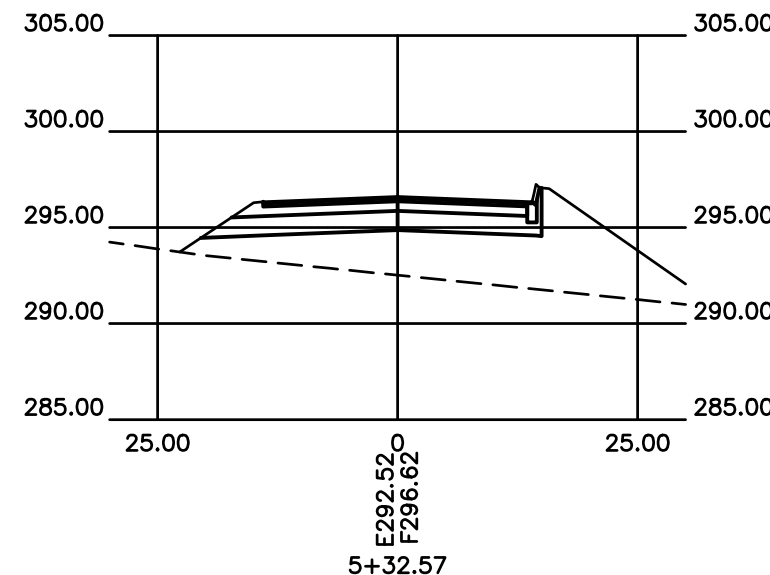
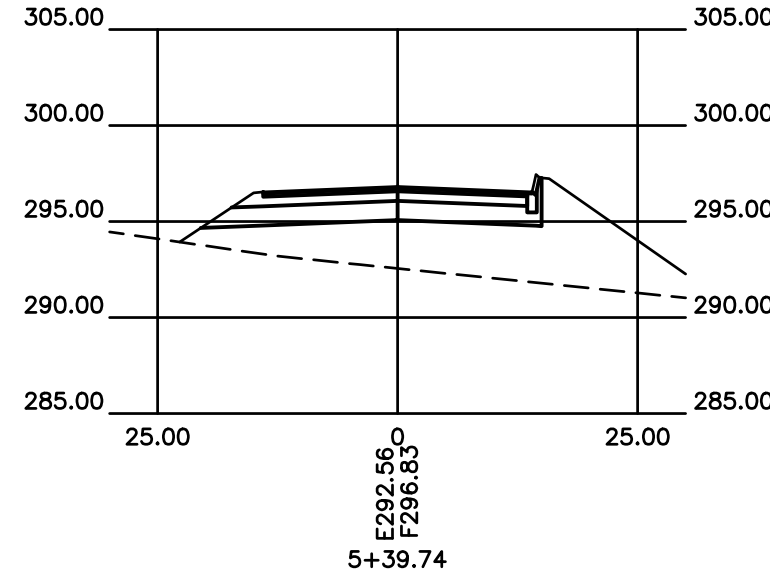
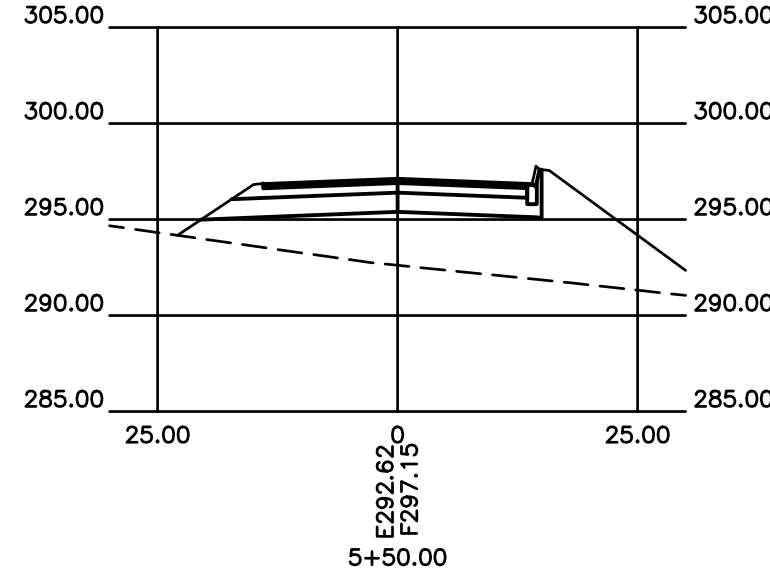
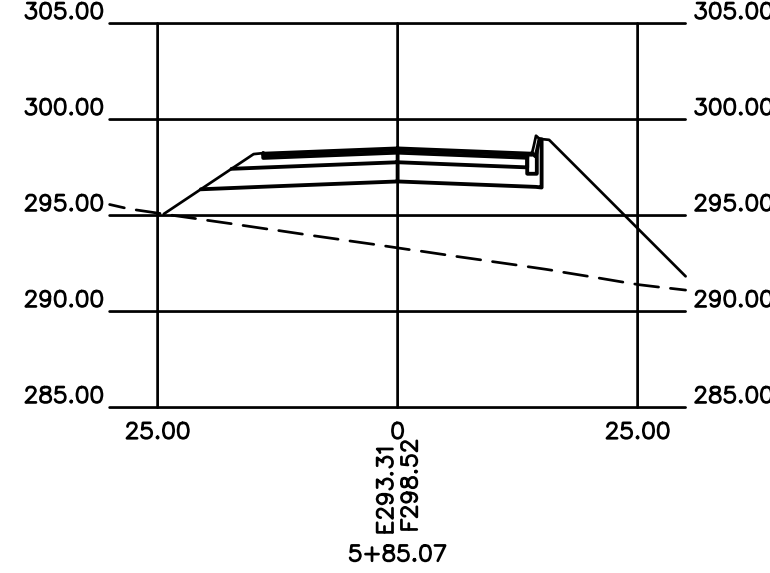
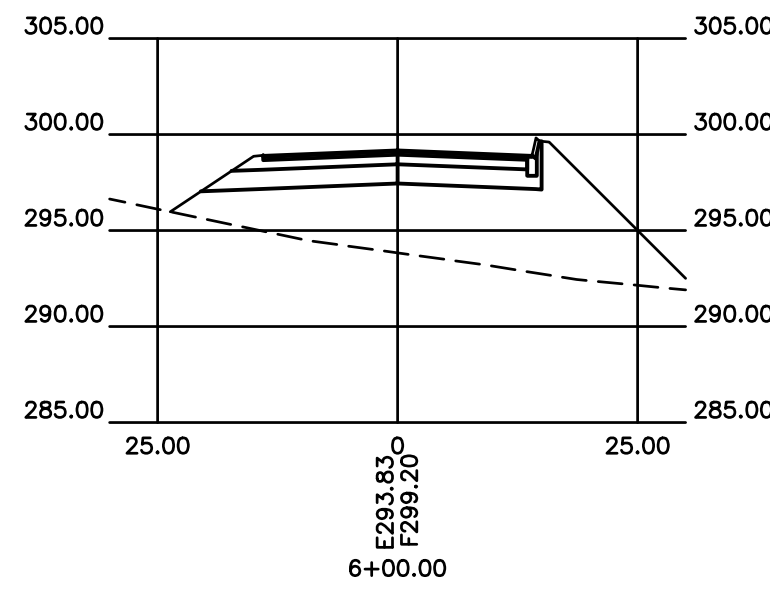
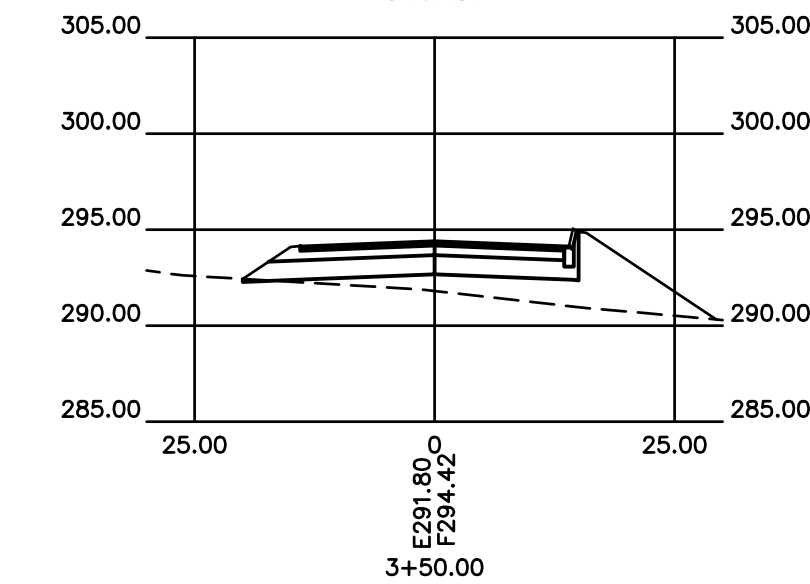
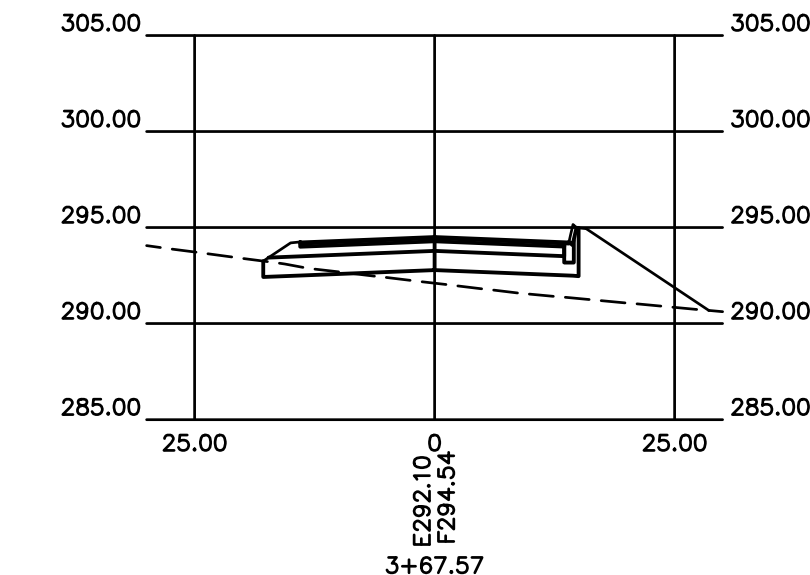
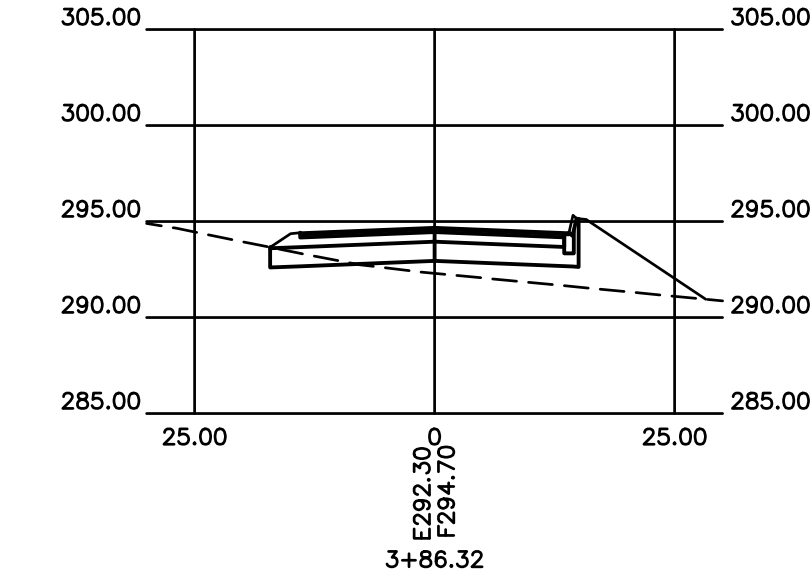
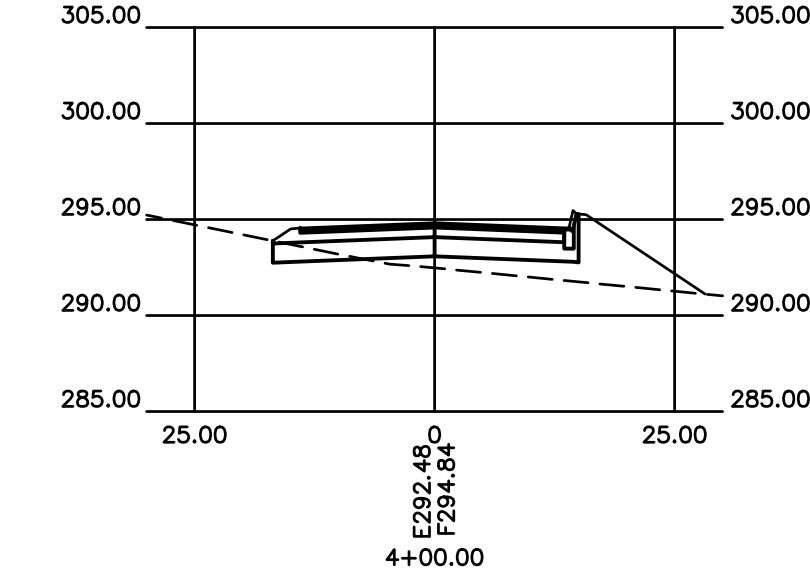
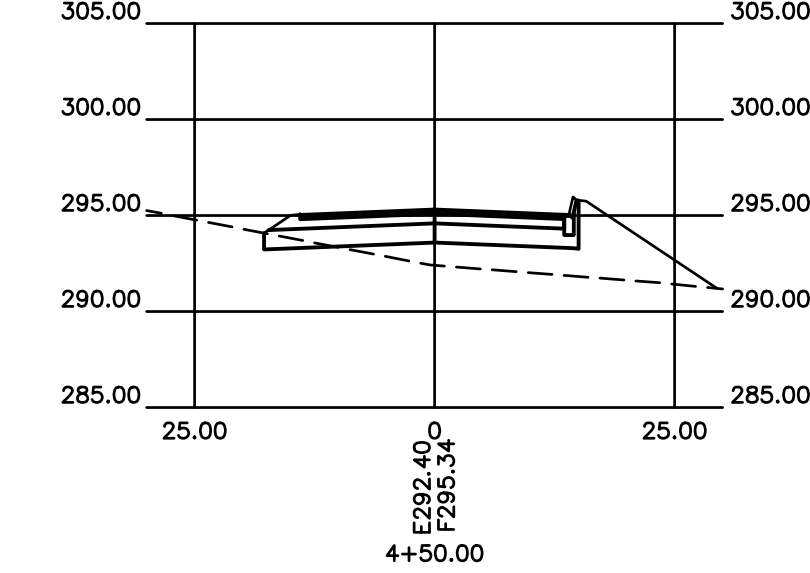
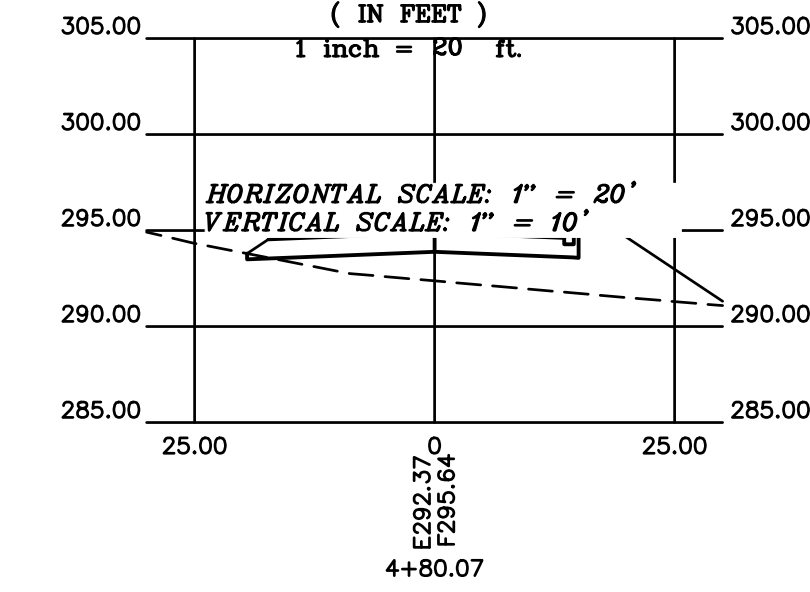
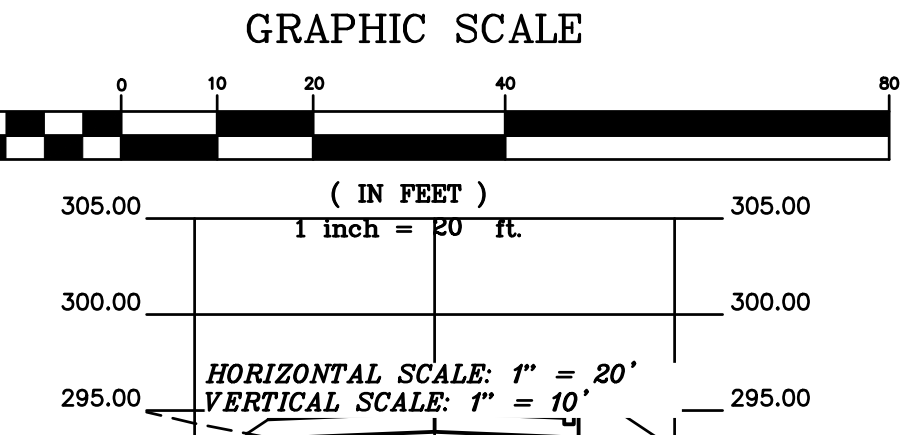
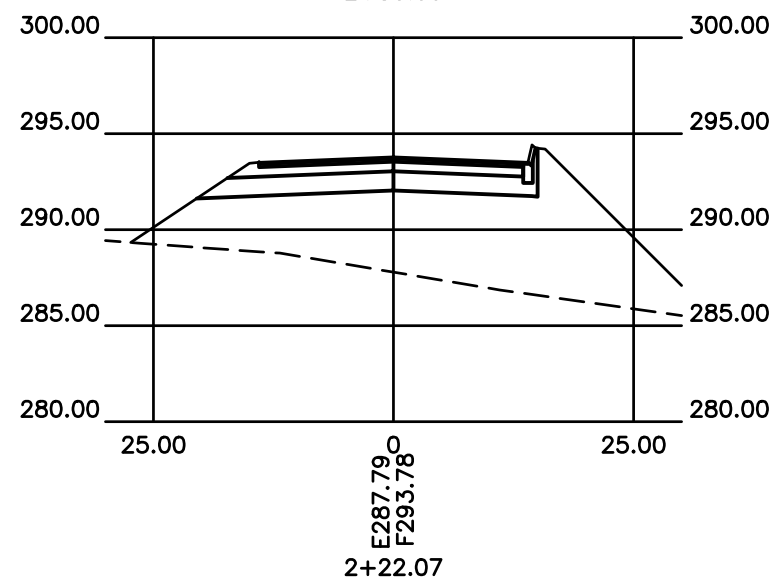
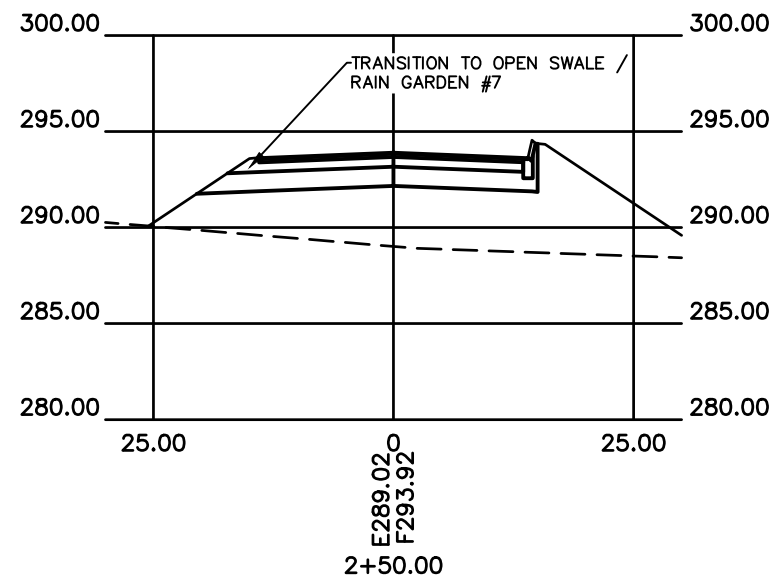
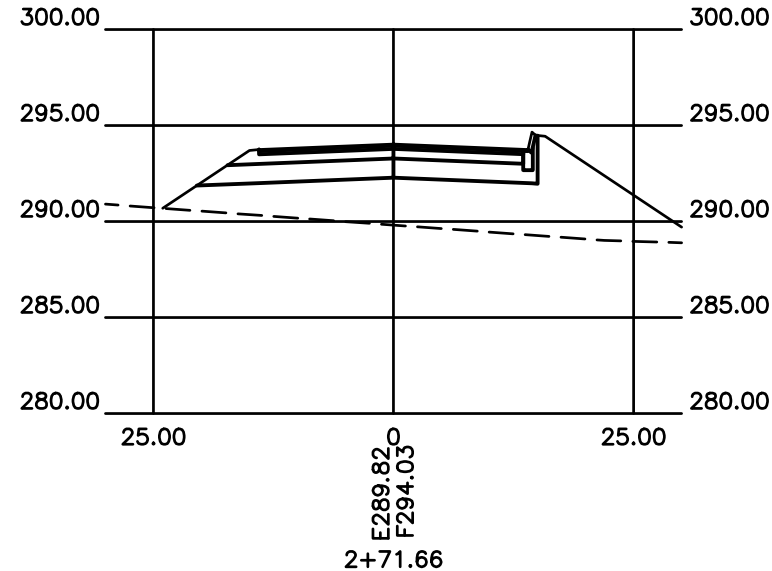
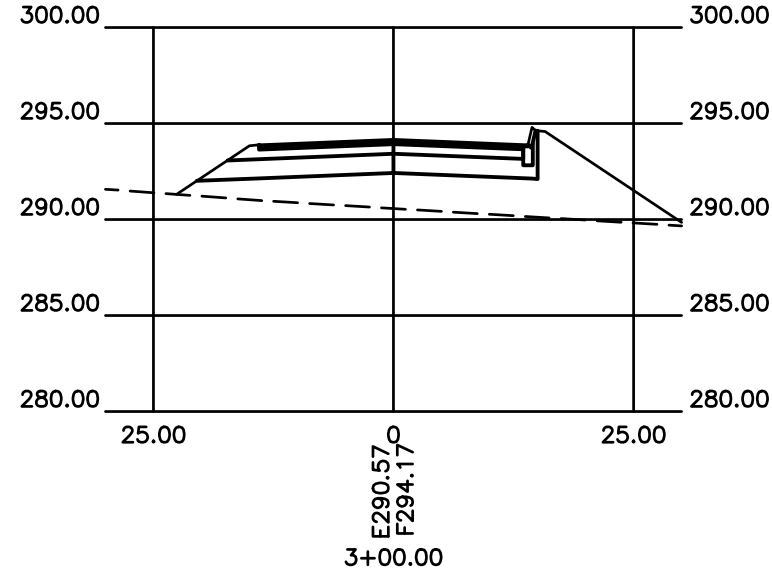
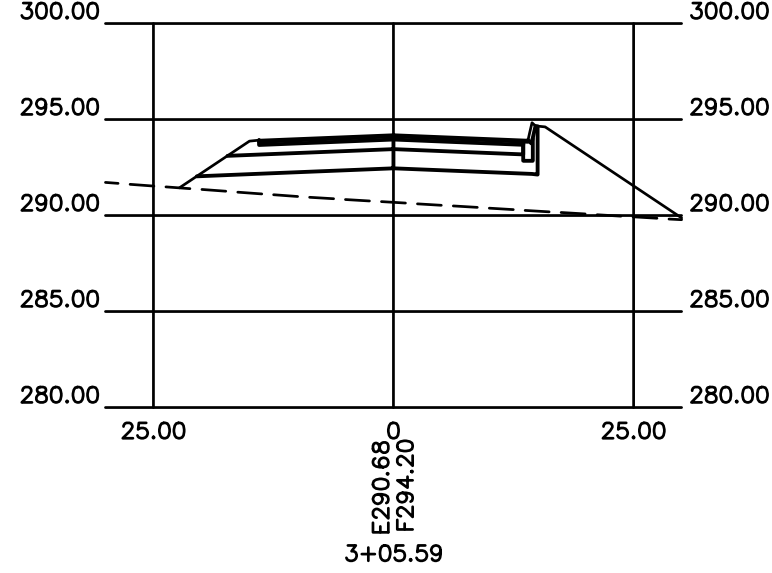
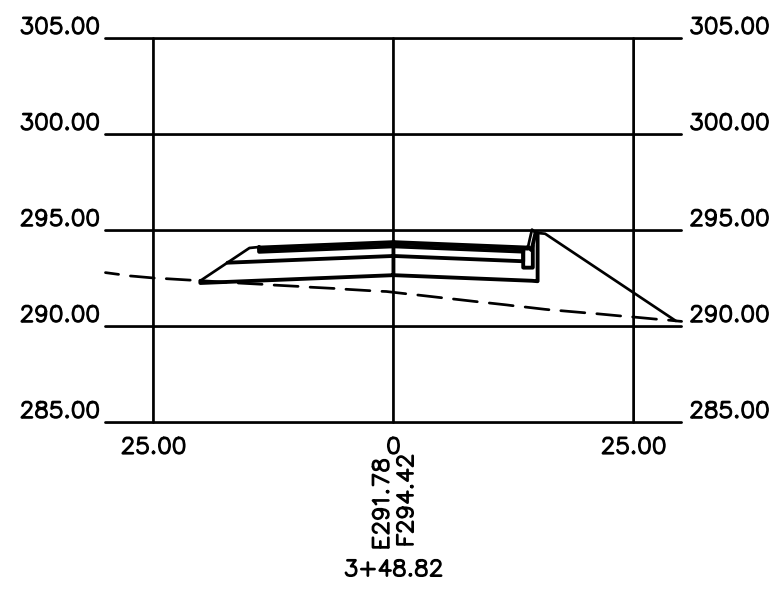
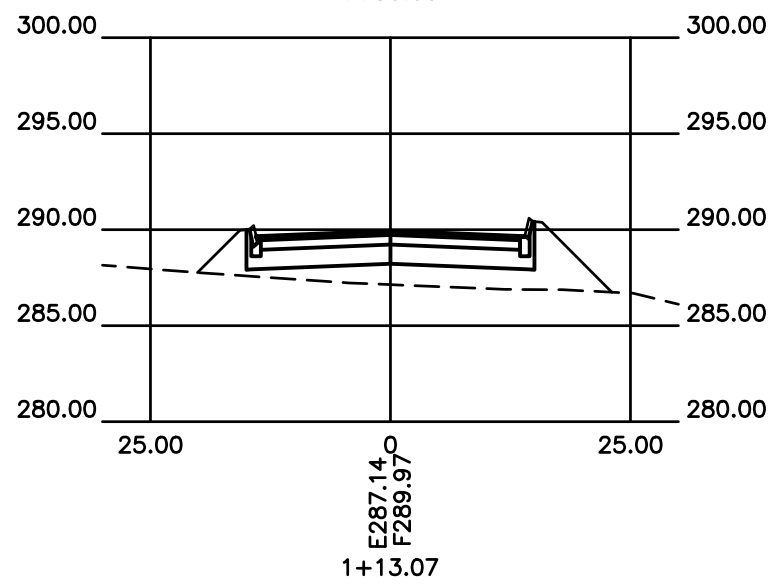
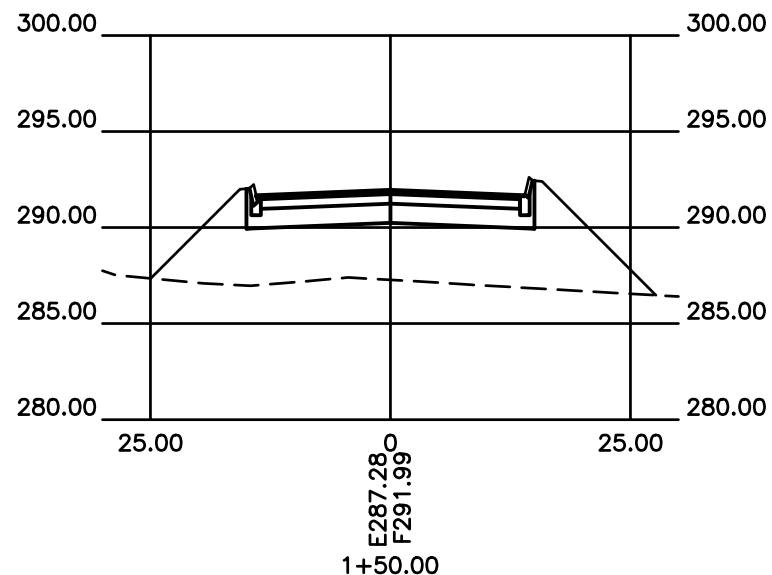
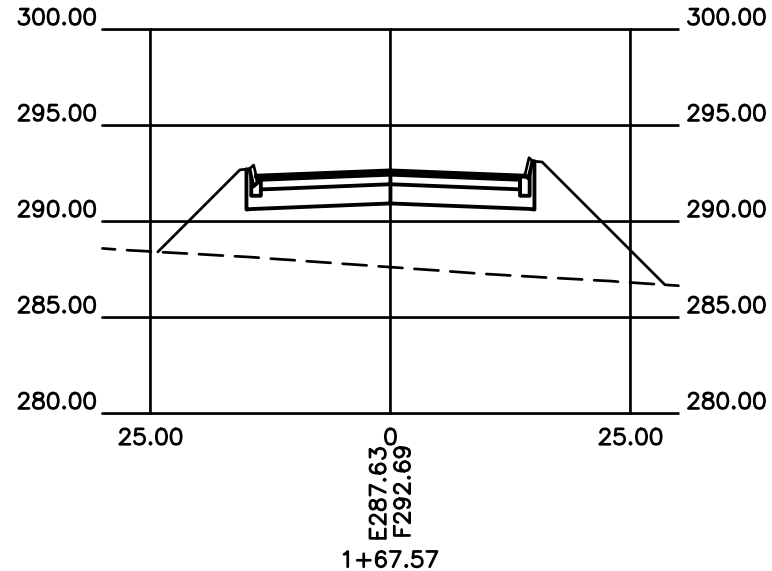
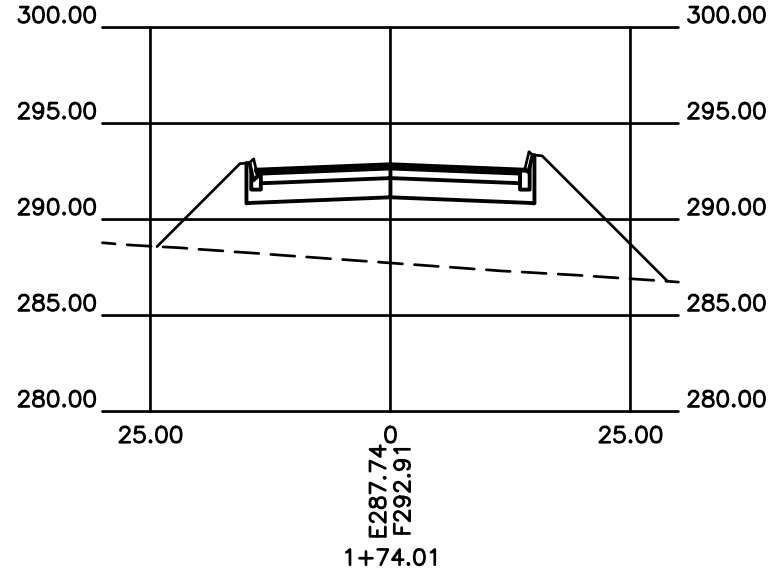
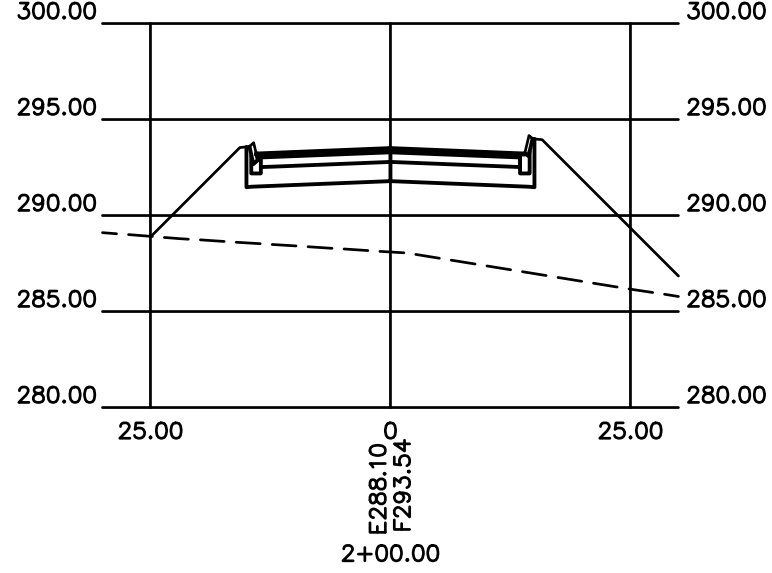
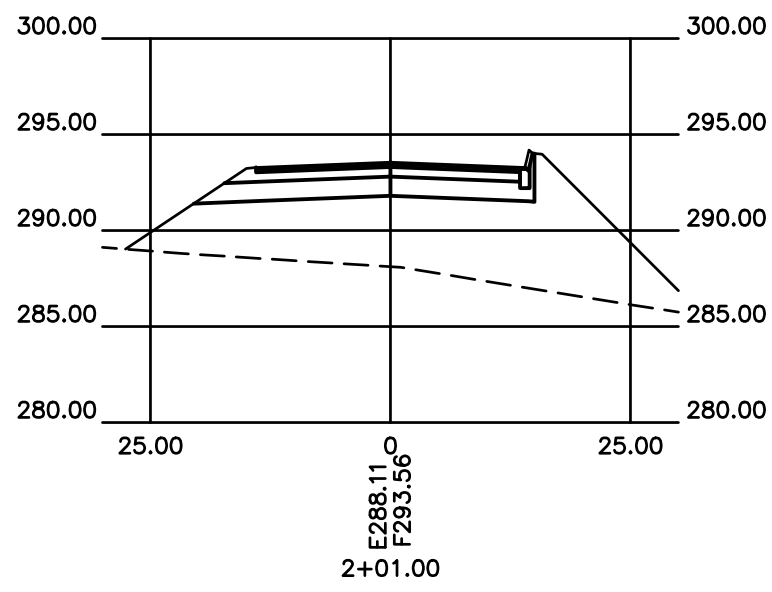
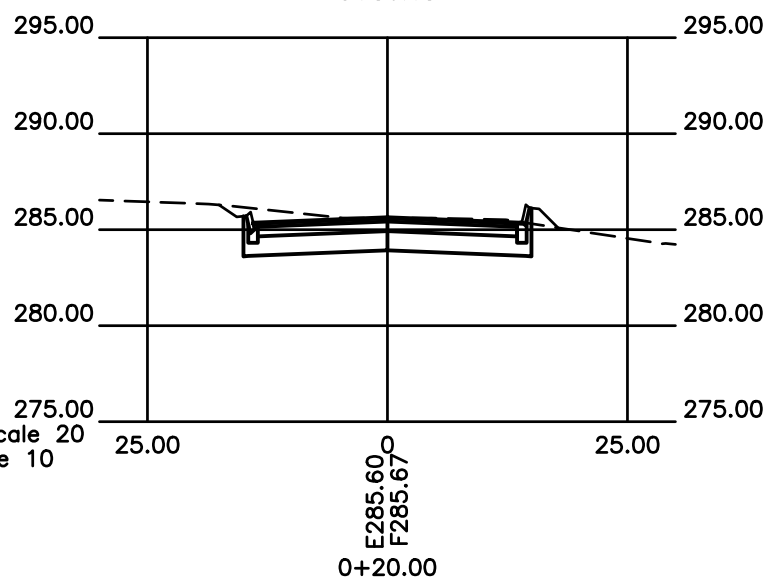
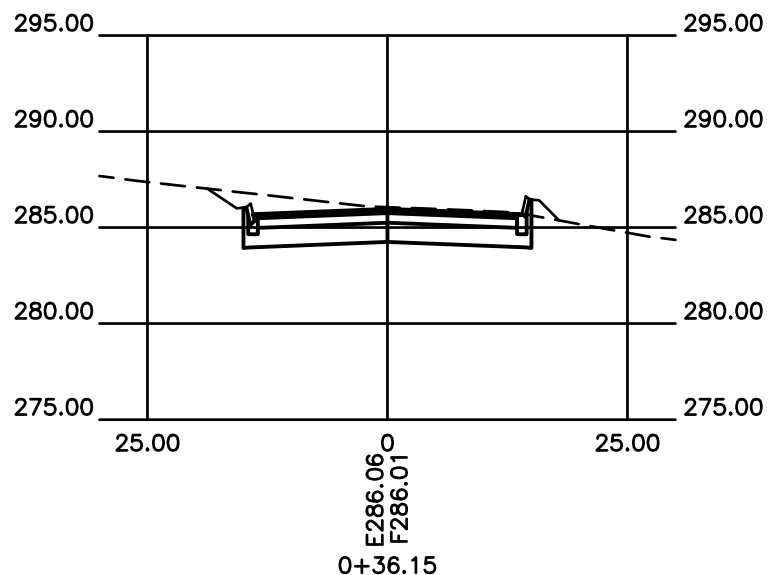
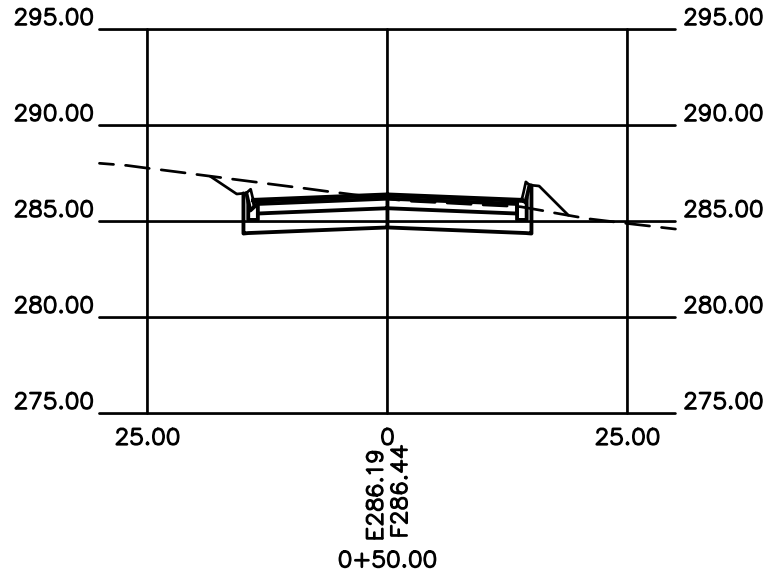
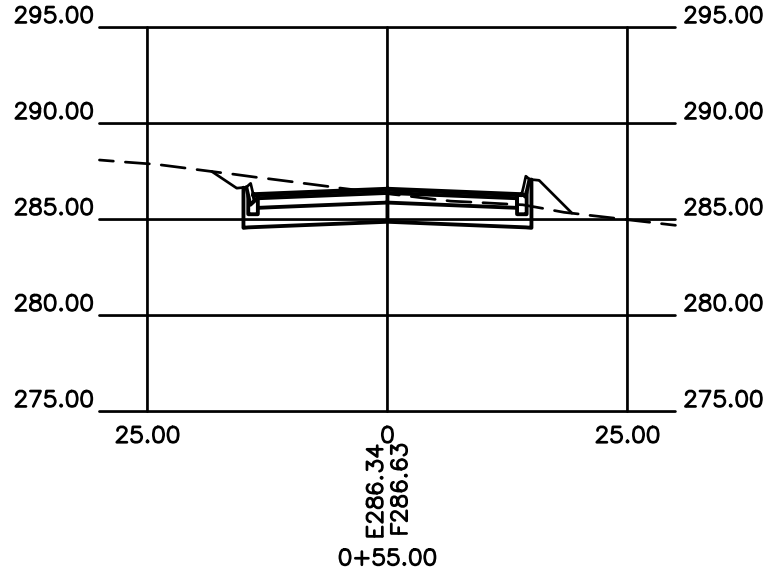
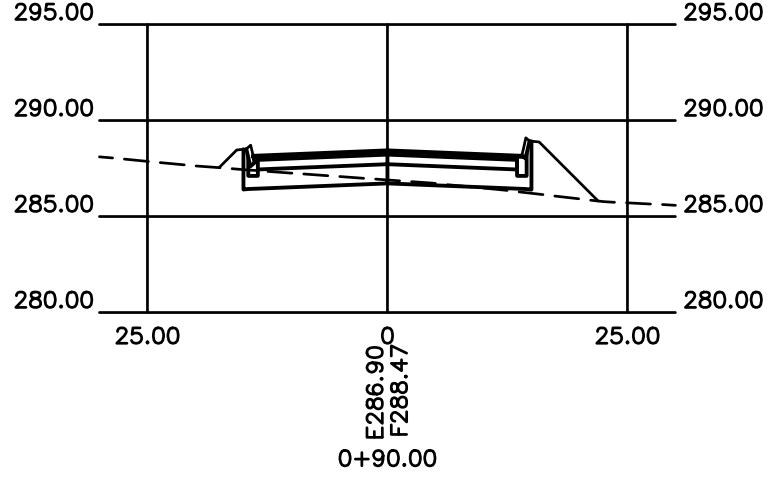
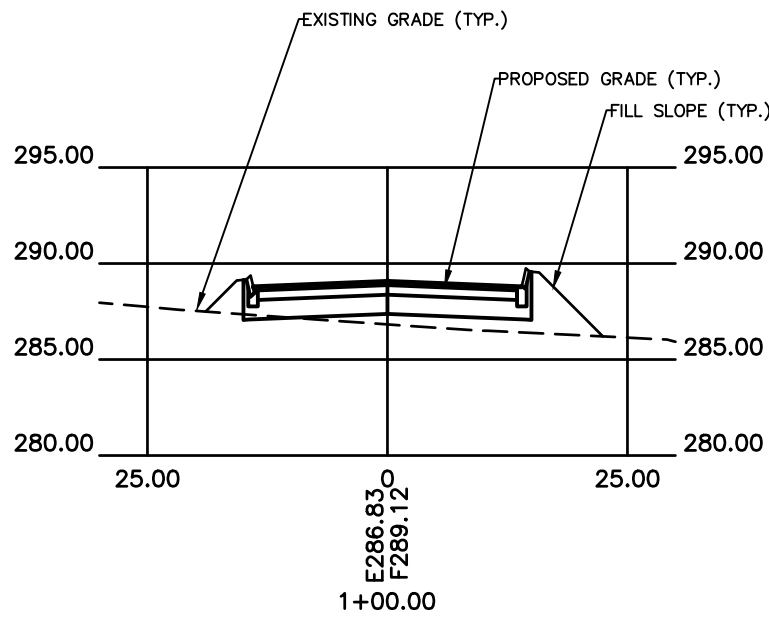
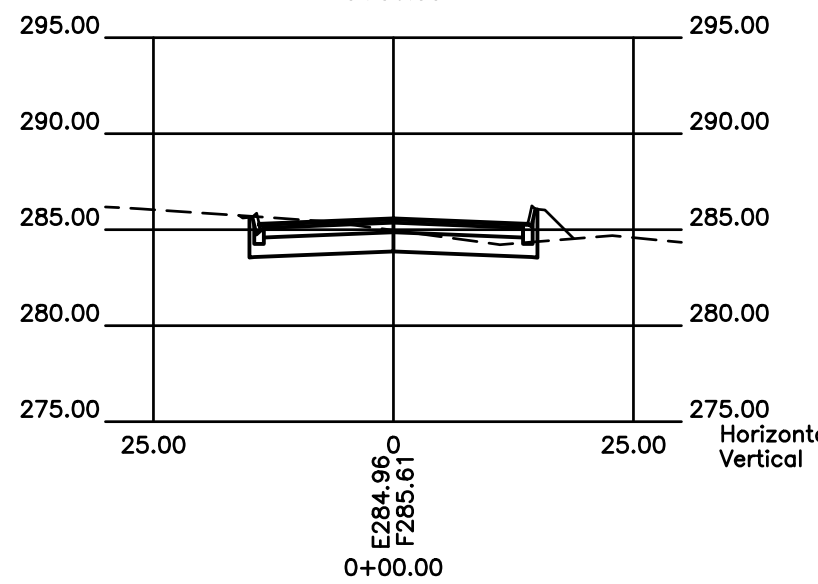
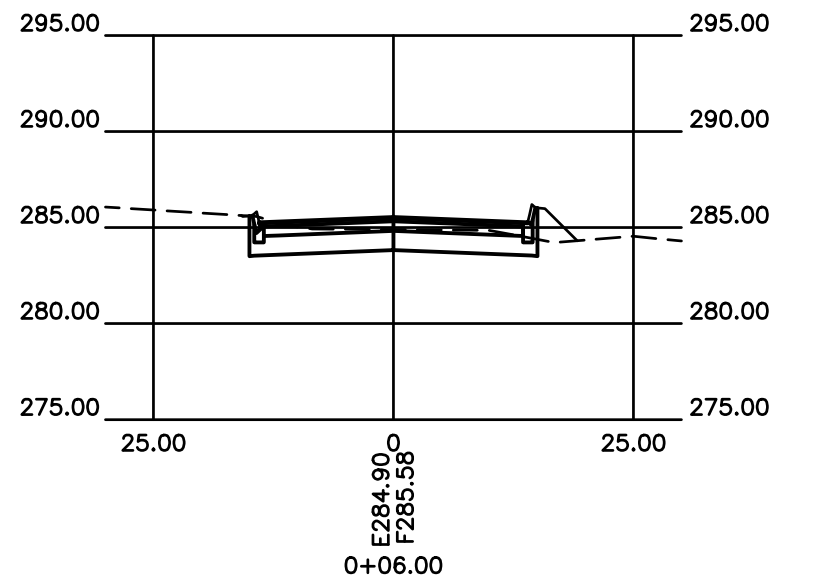
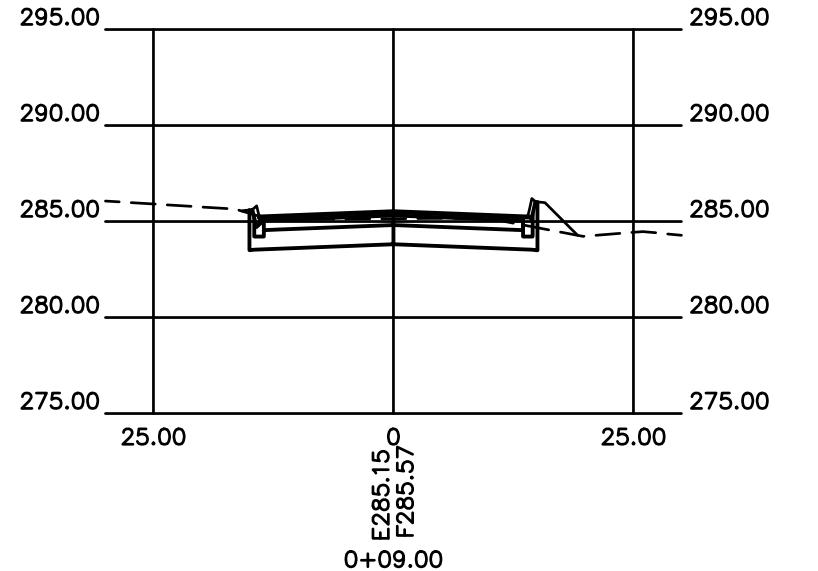
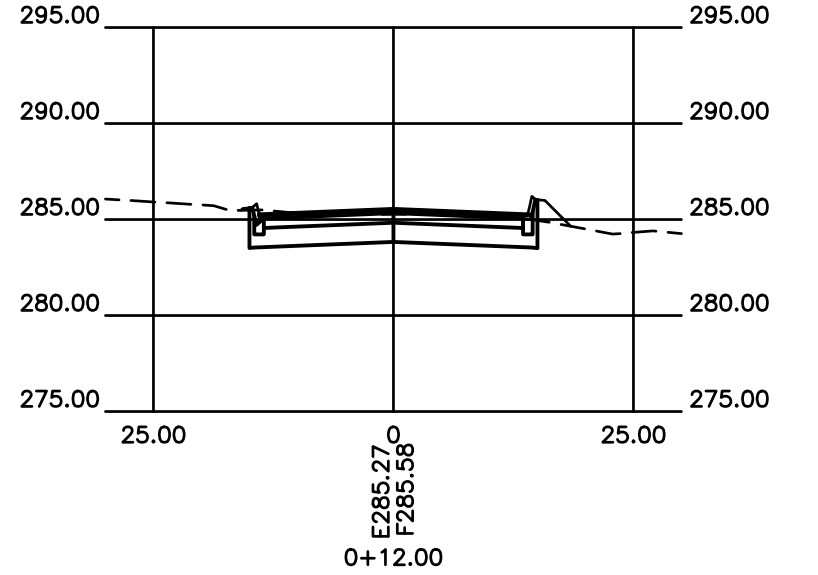
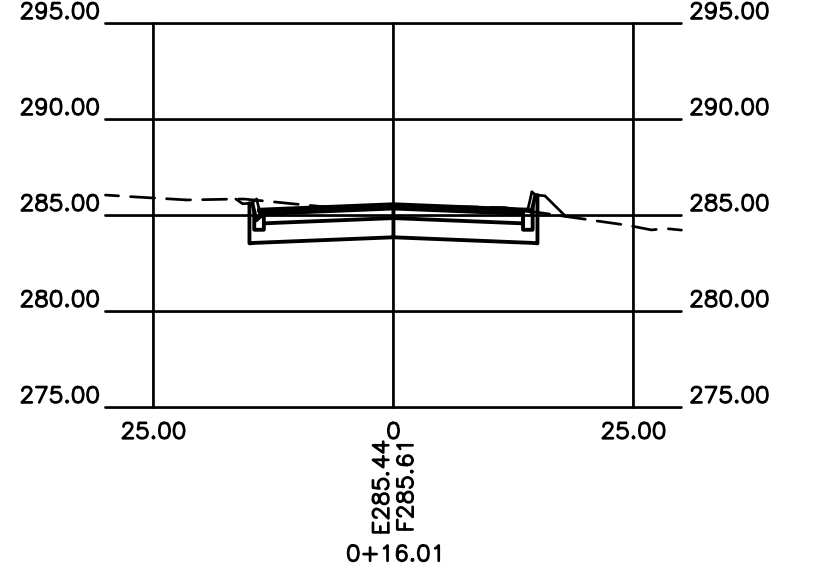
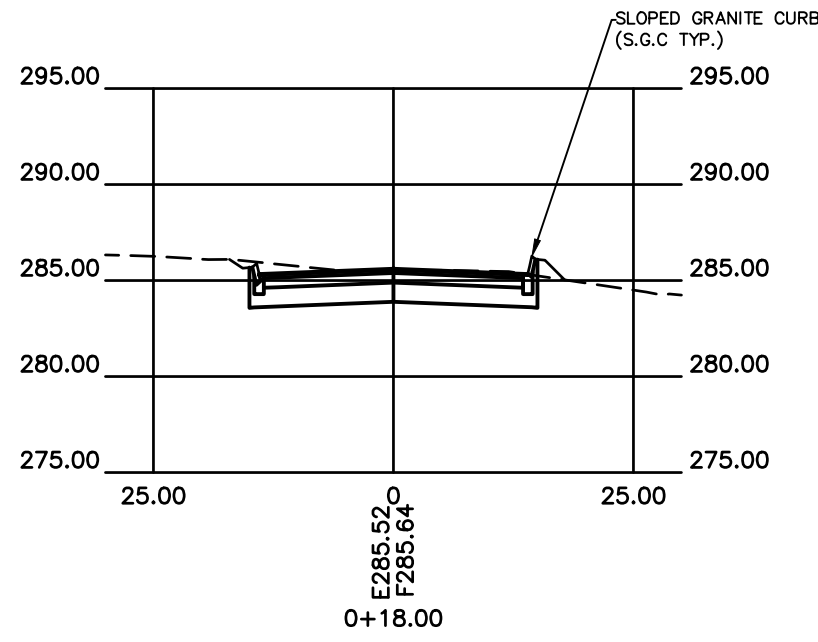
 335 SECOND CROWN POINT ROAD

 BARRINGTON, NH 03825 603-332-2863

 SCALE : 1 IN. EQUALS 20 FT.

 DATE : SEPTEMBER 20, 2016

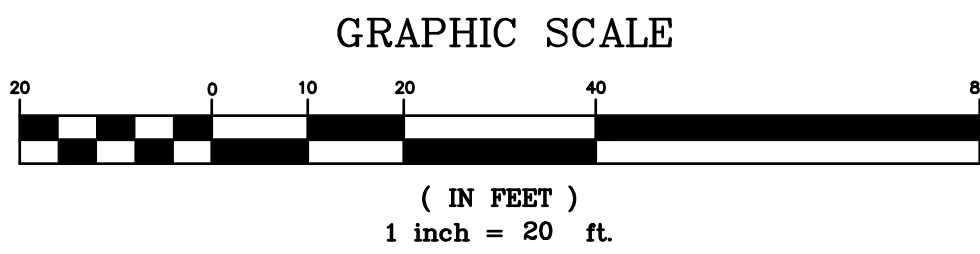
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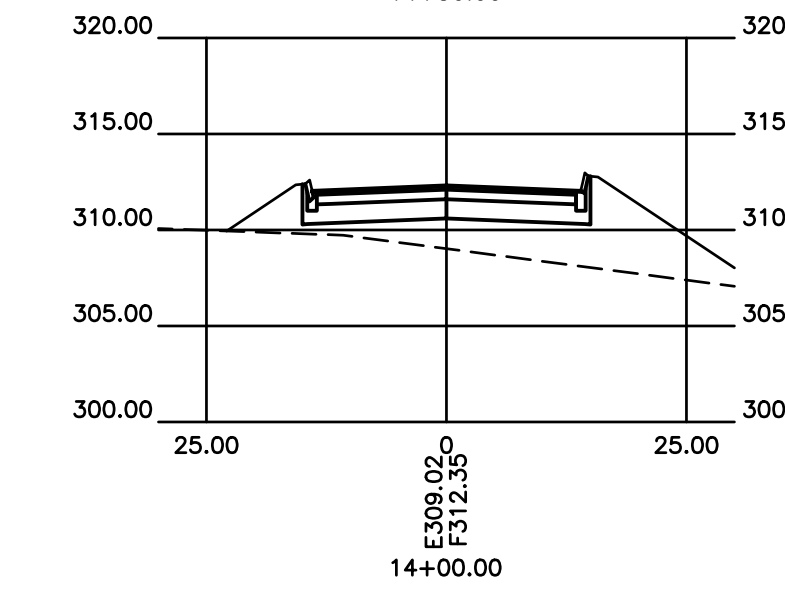
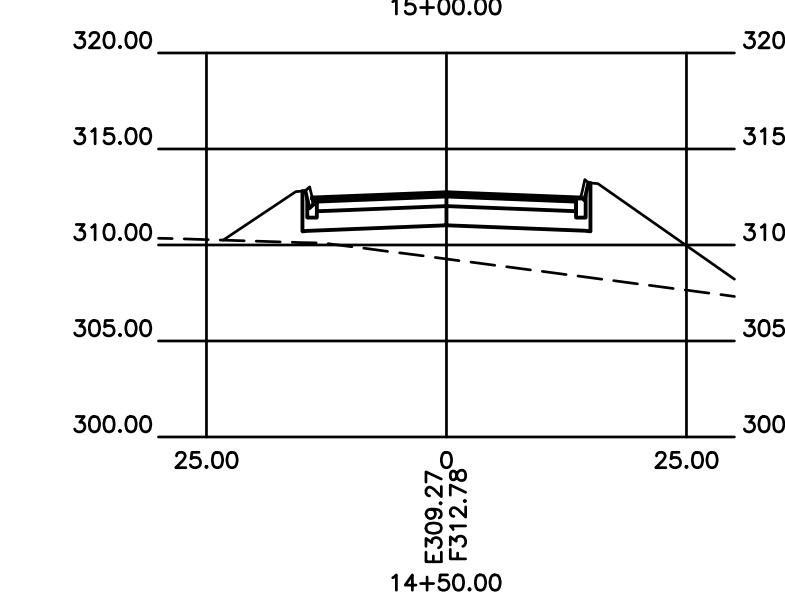
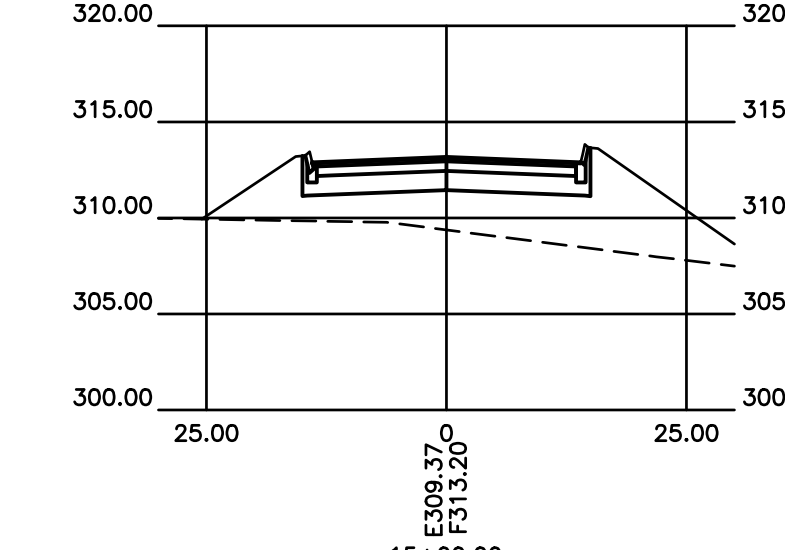
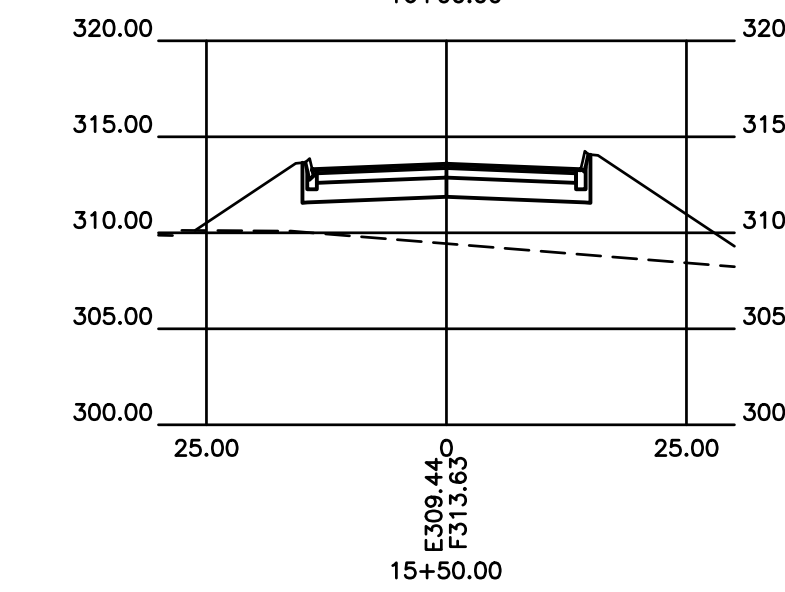
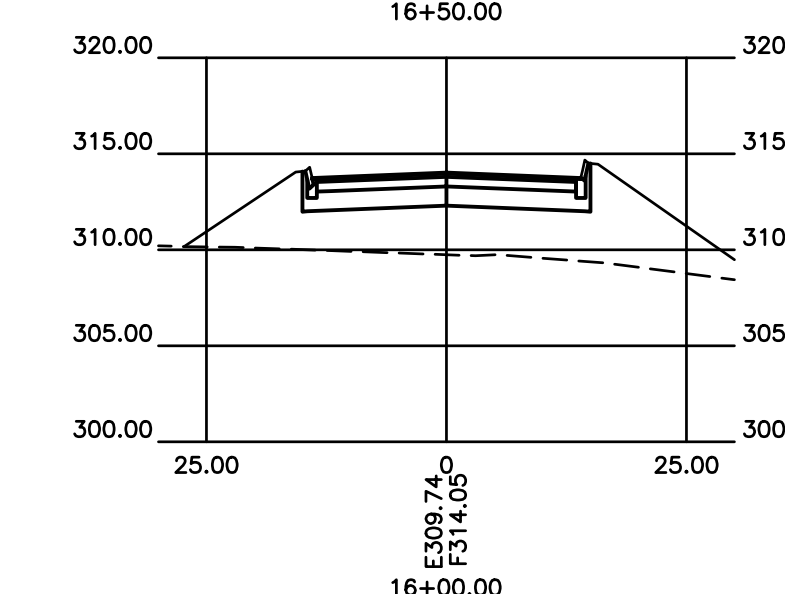
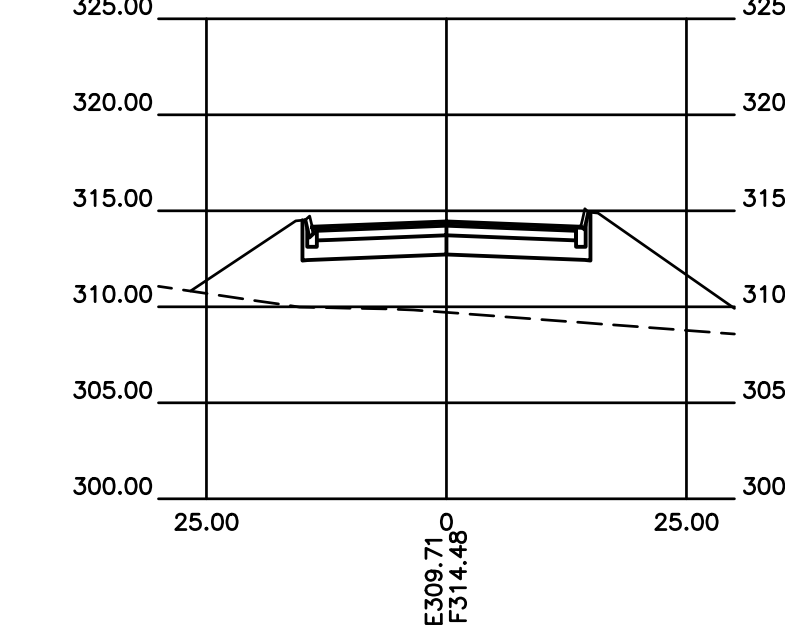
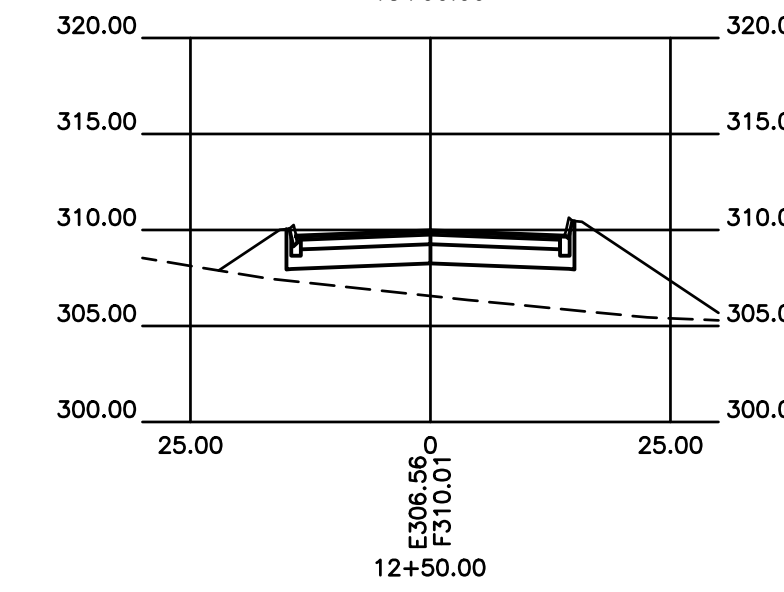
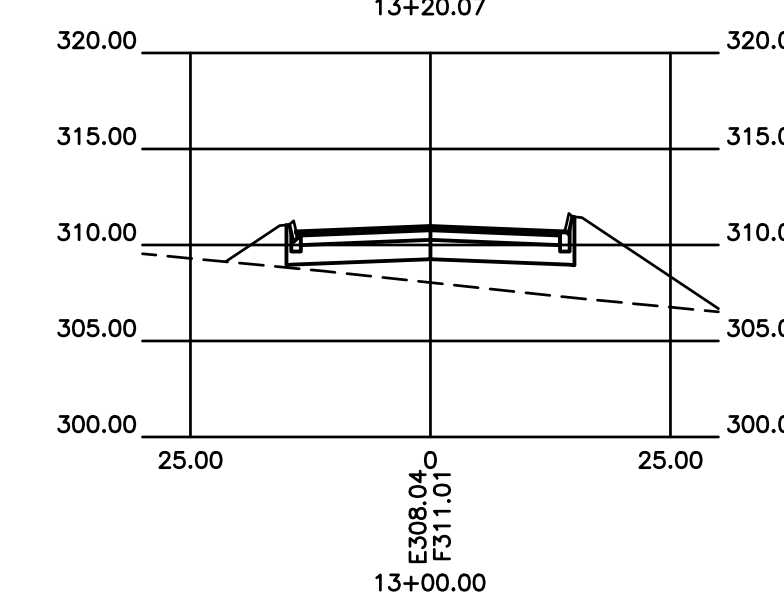
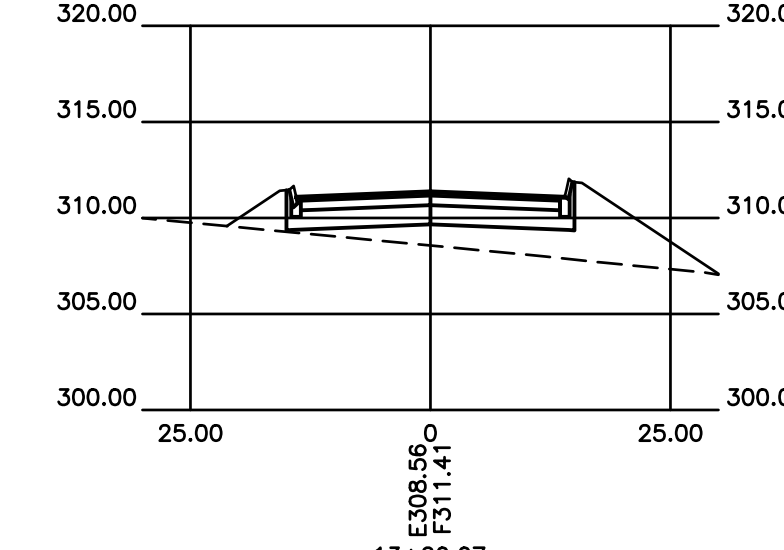
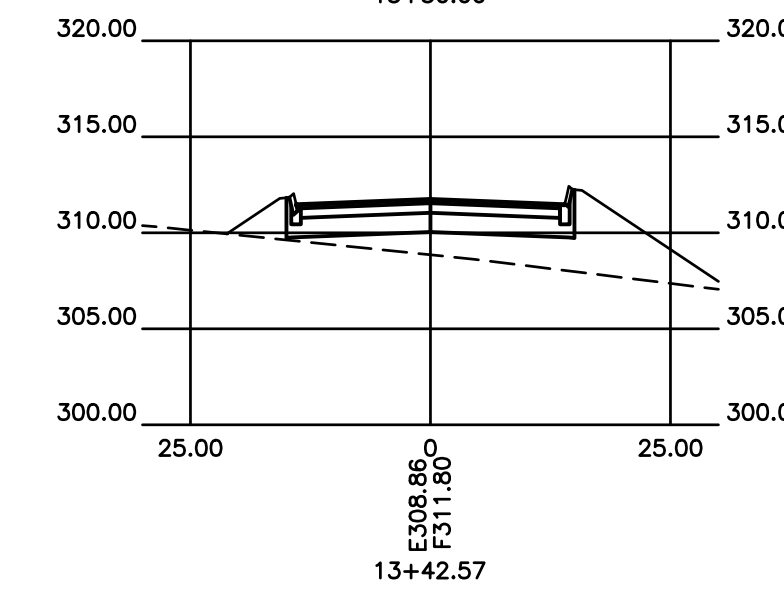
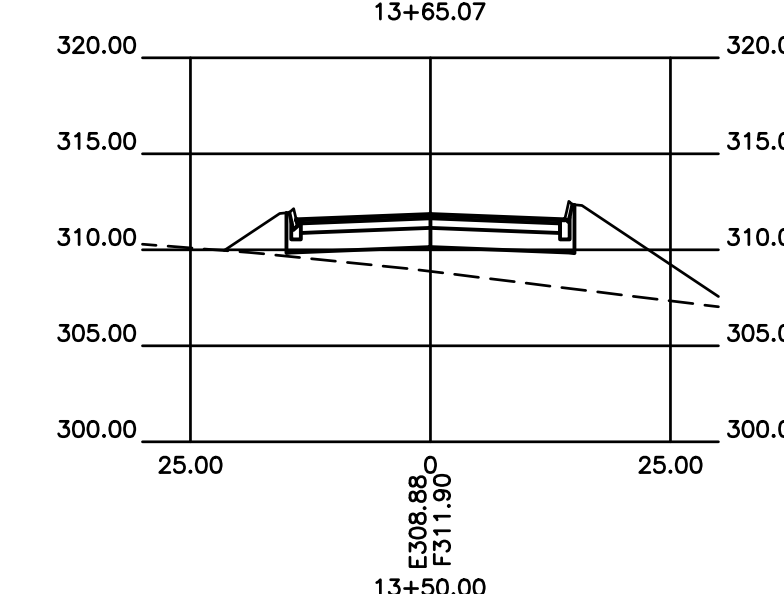
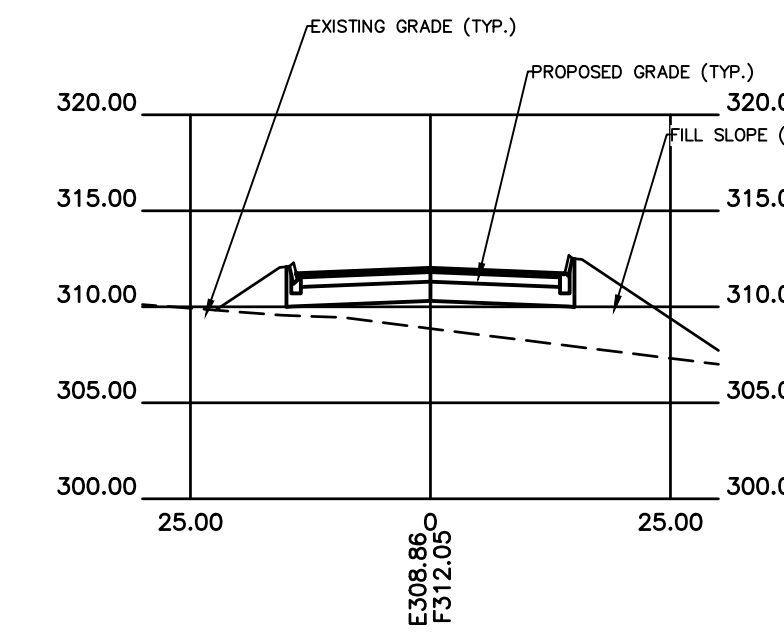
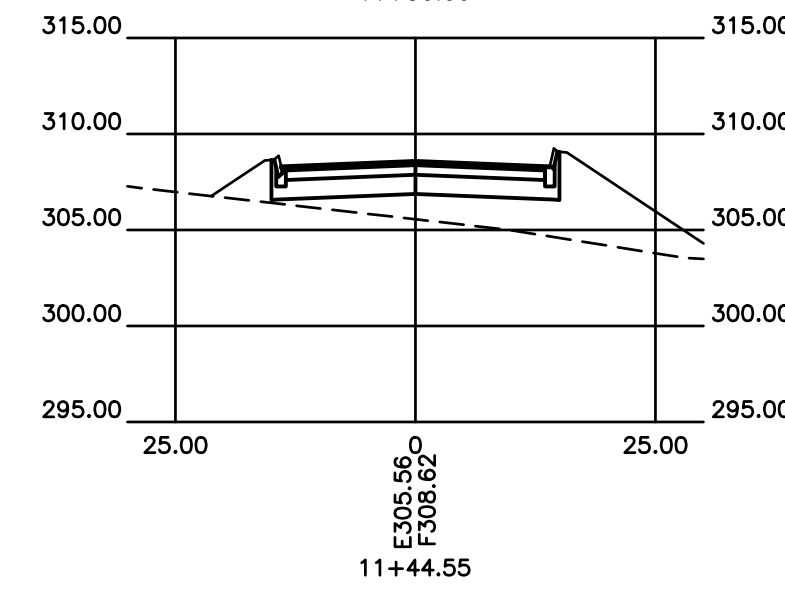
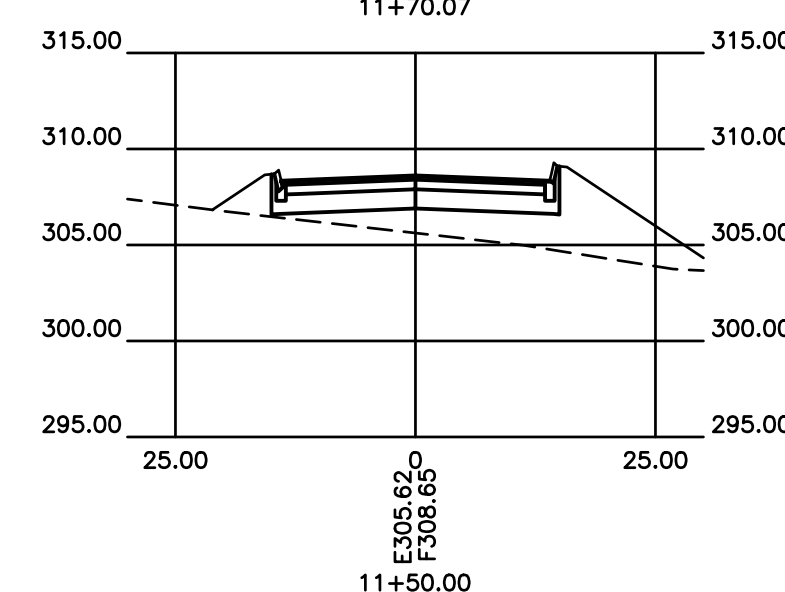
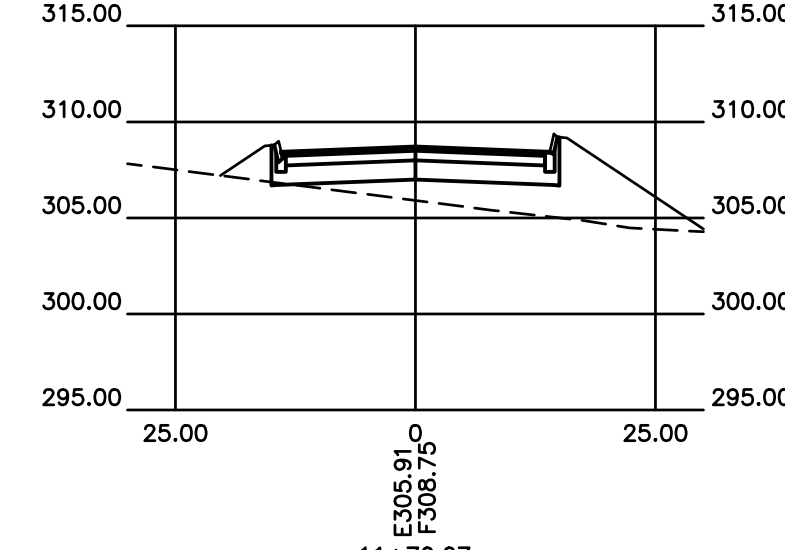
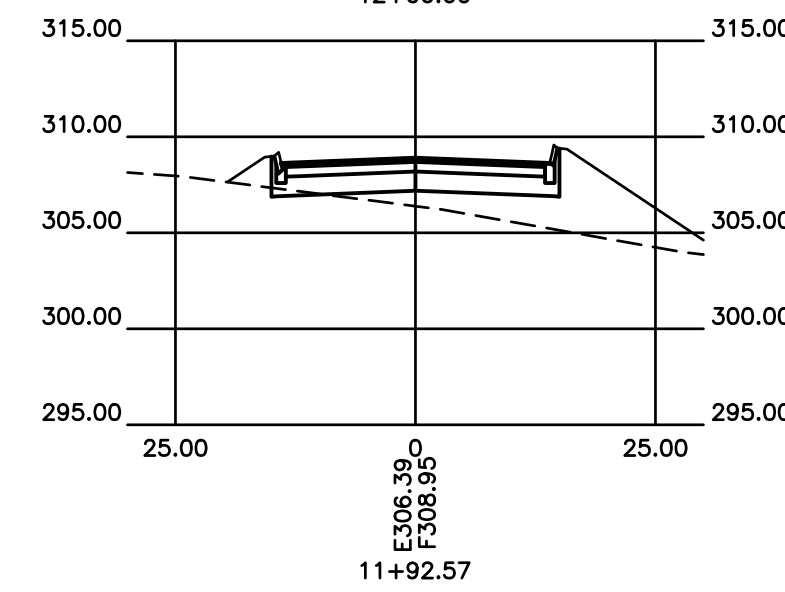
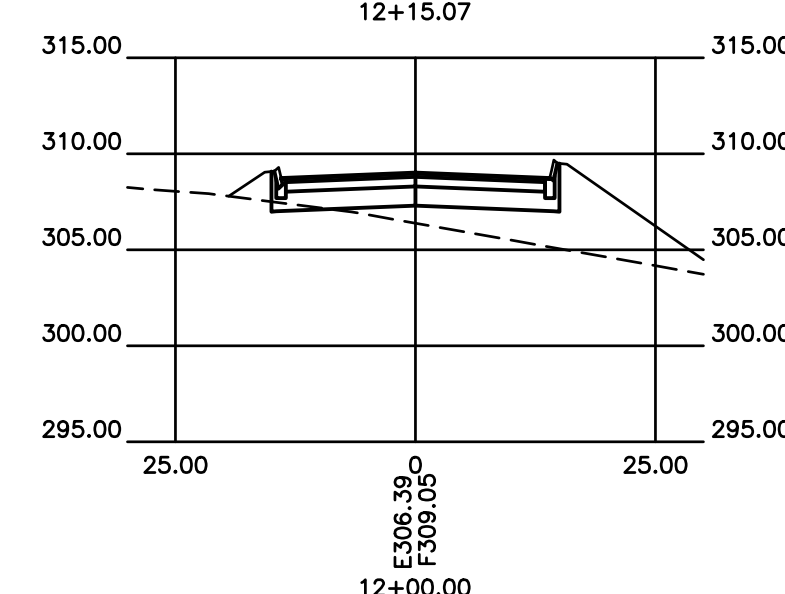
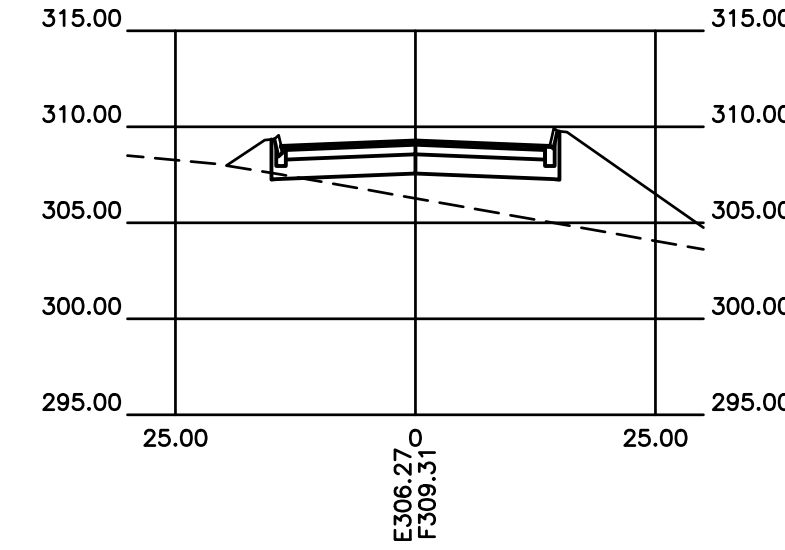
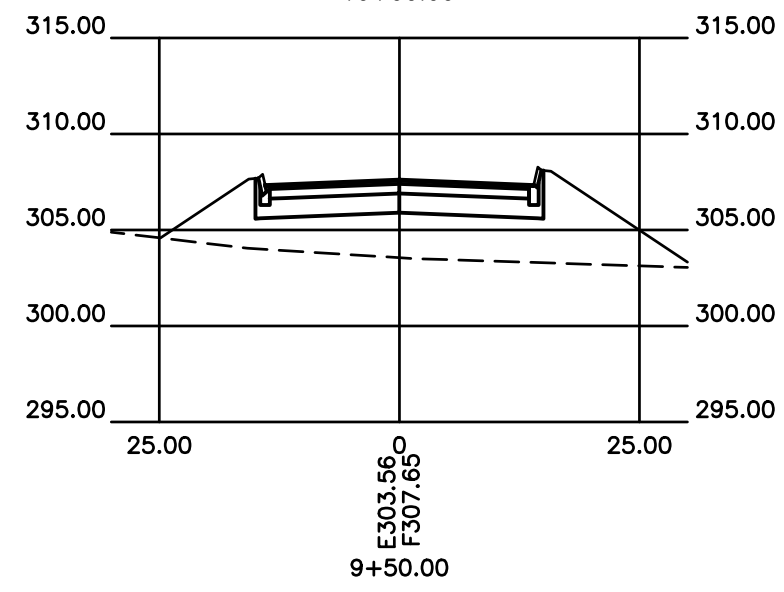
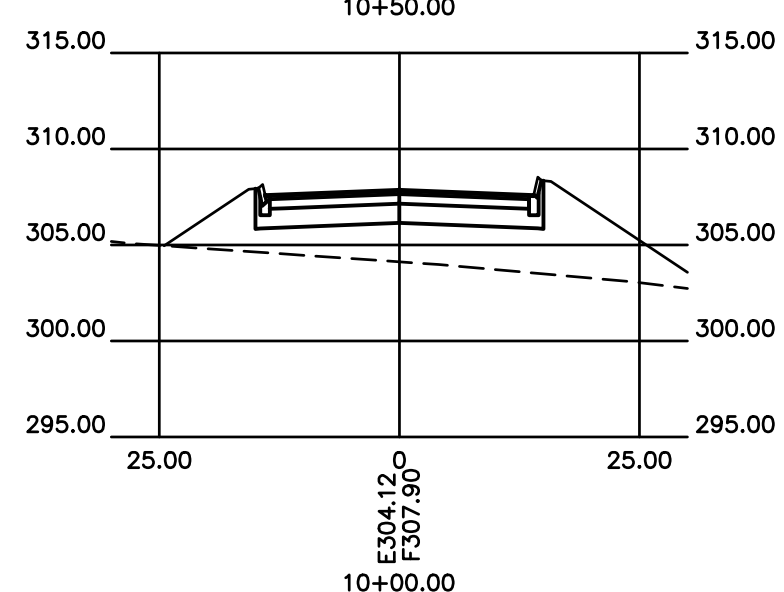
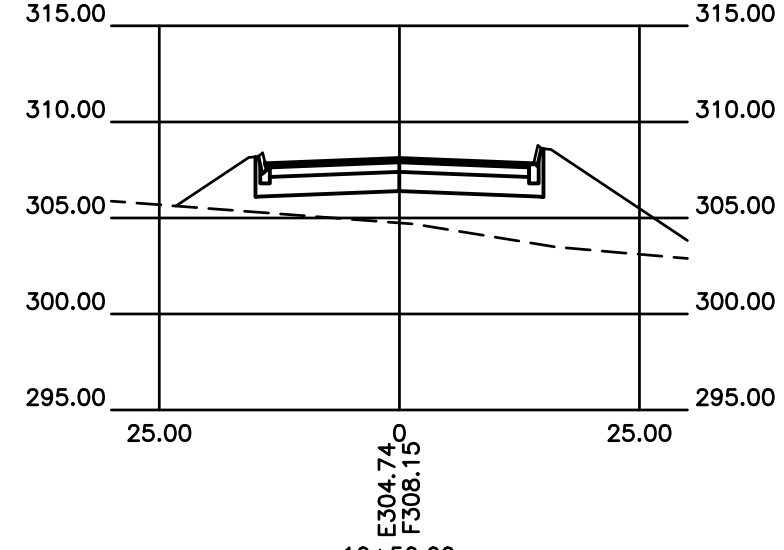
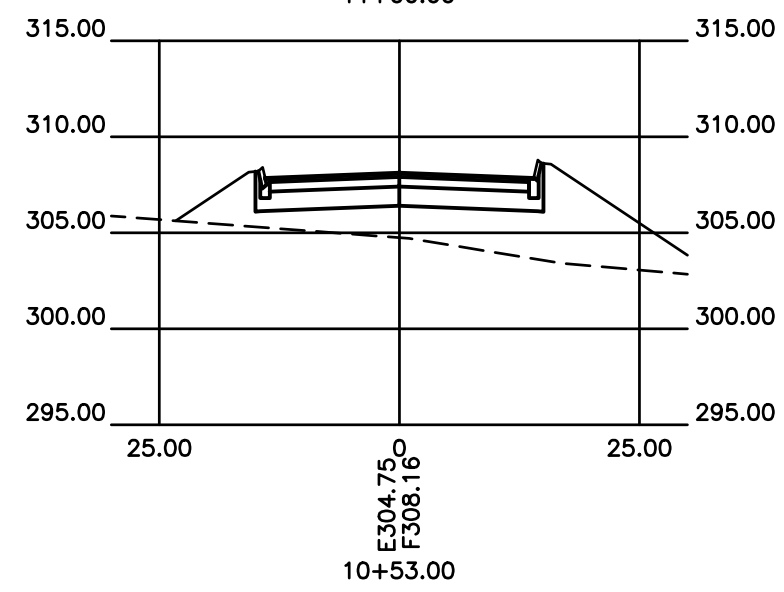
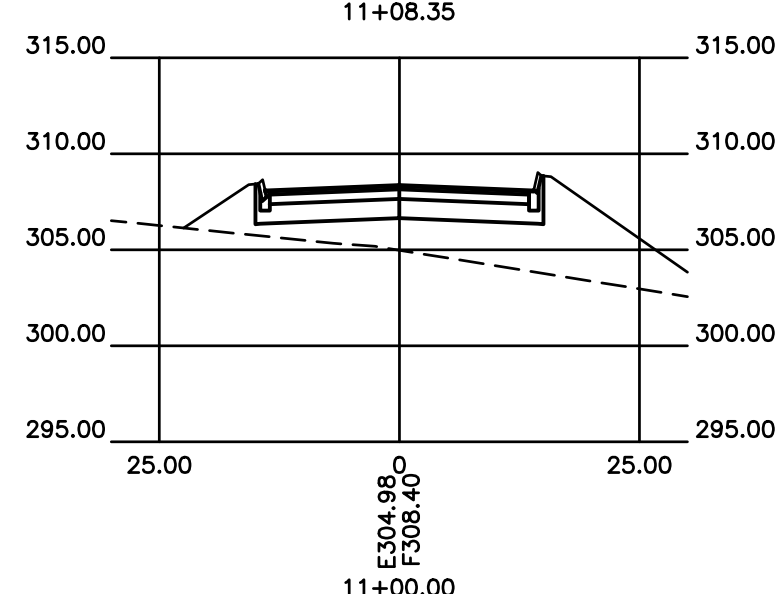
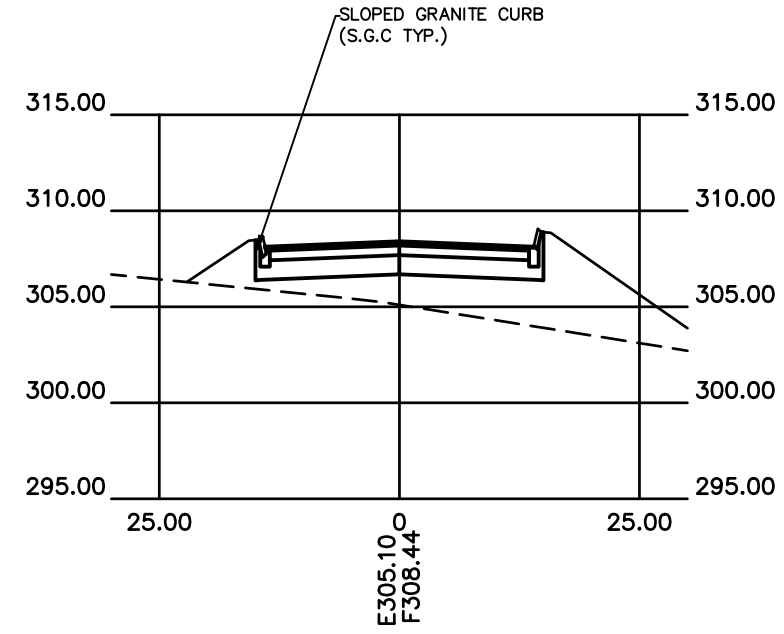
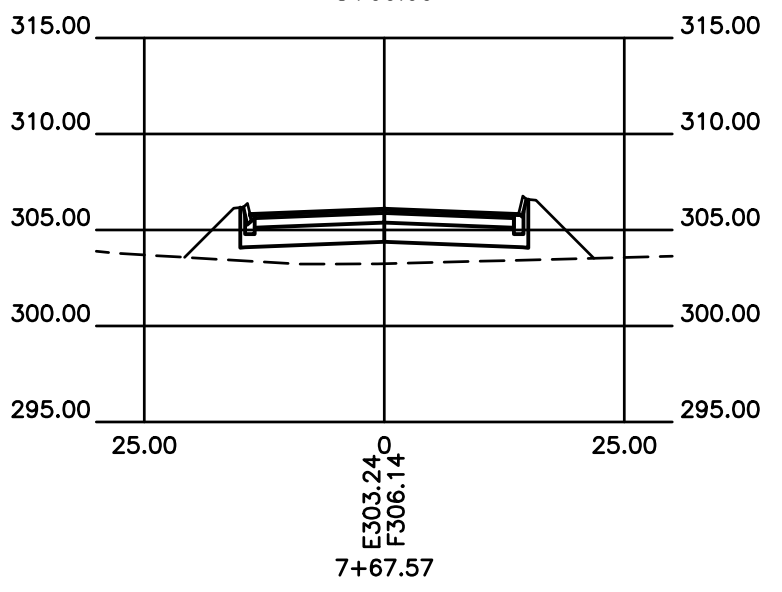
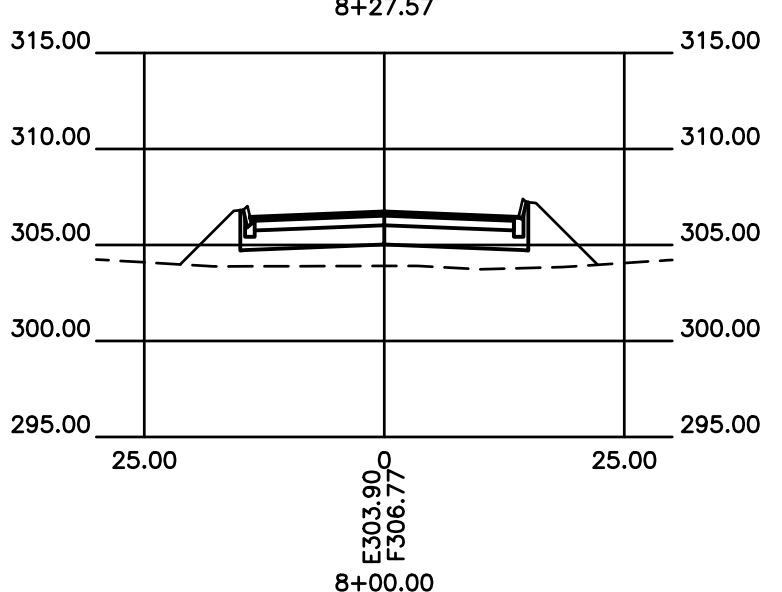
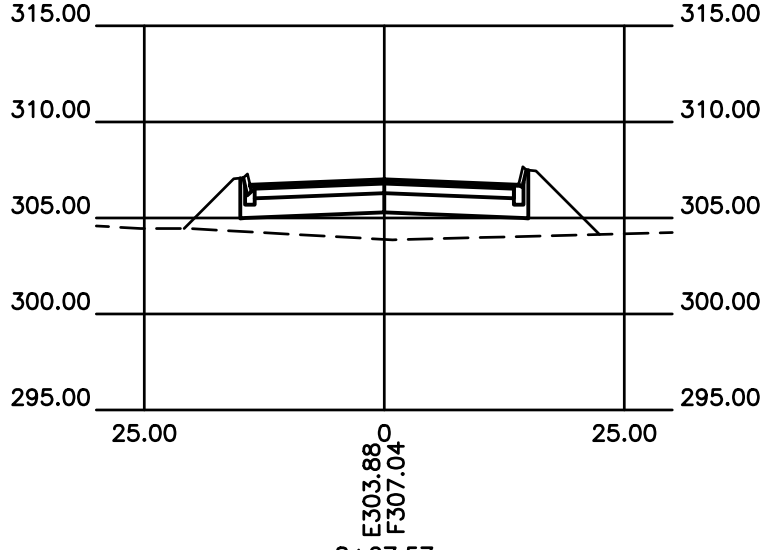
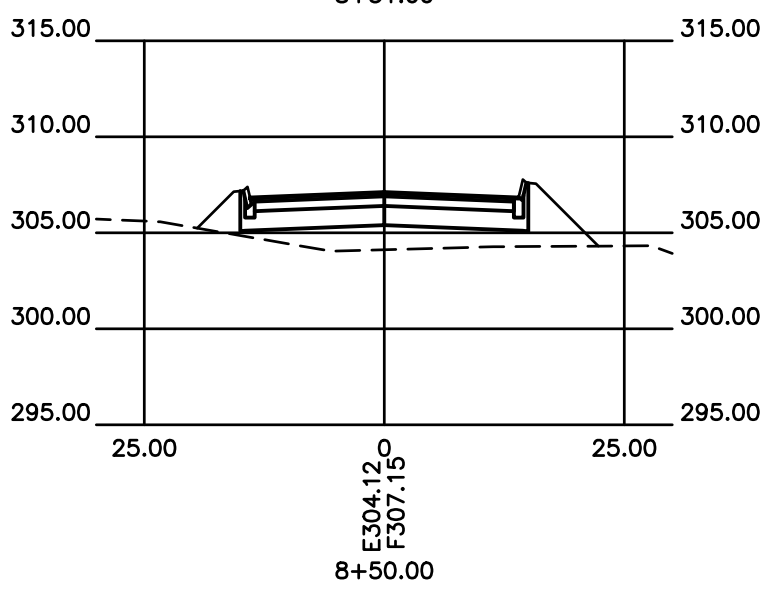
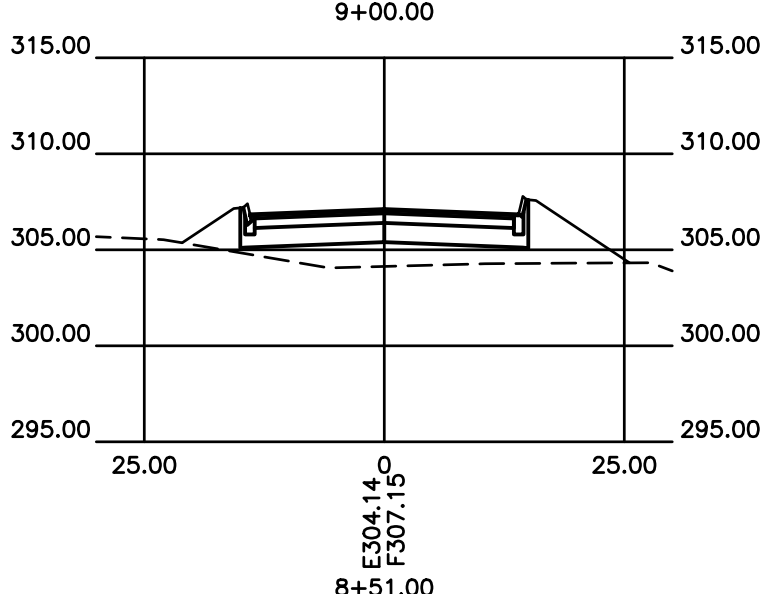
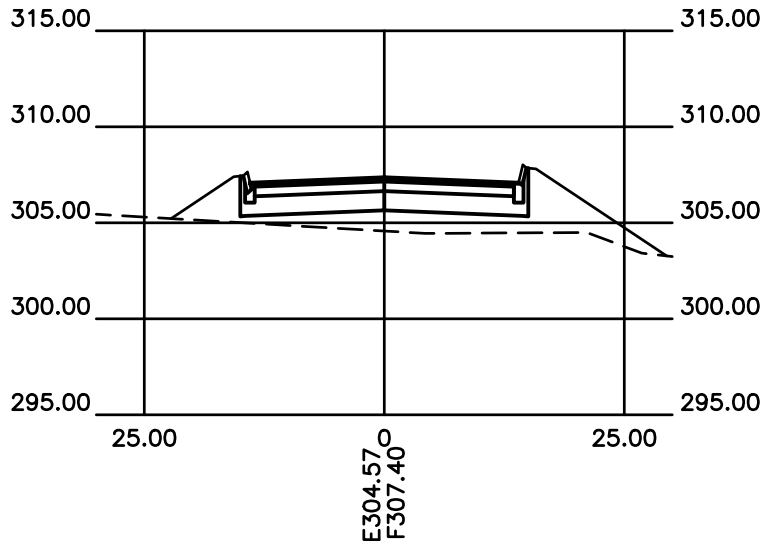
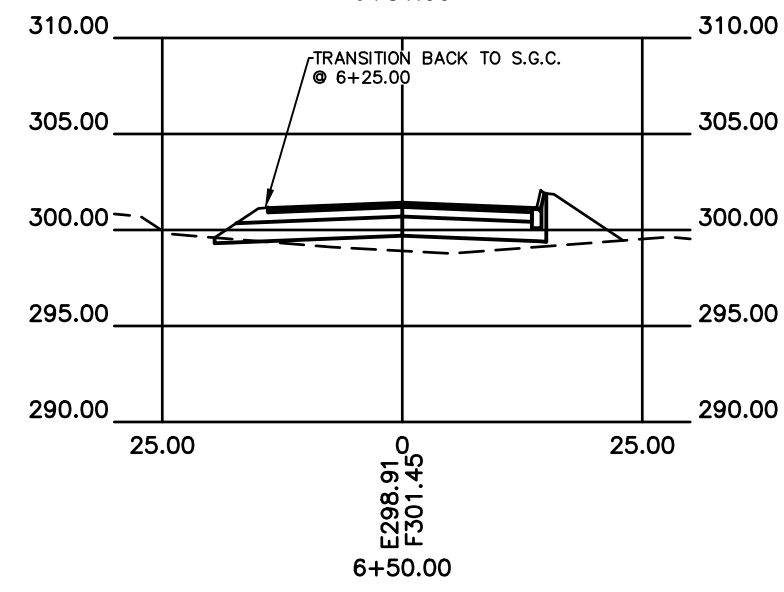
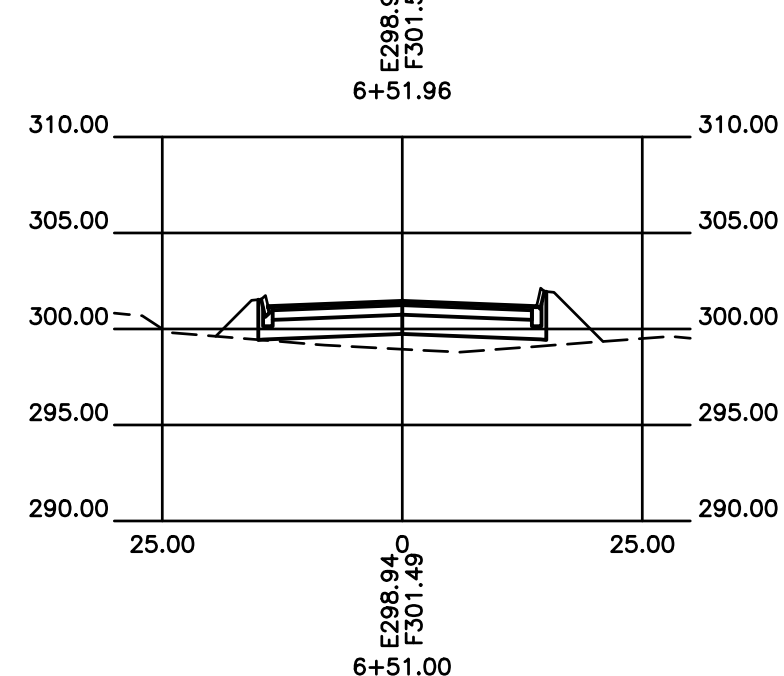
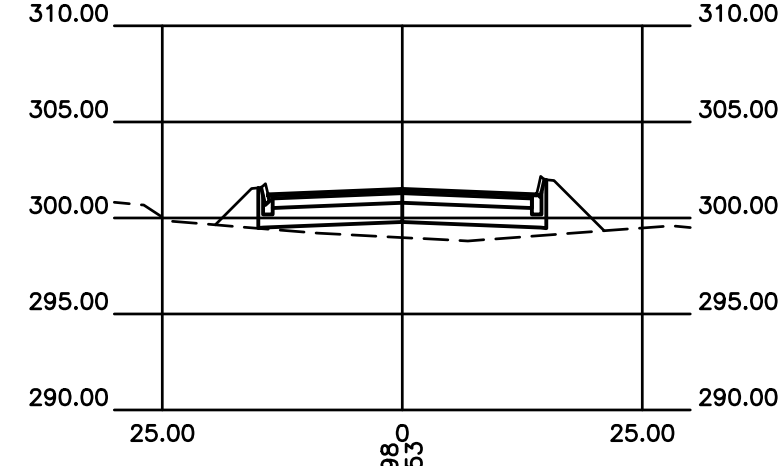
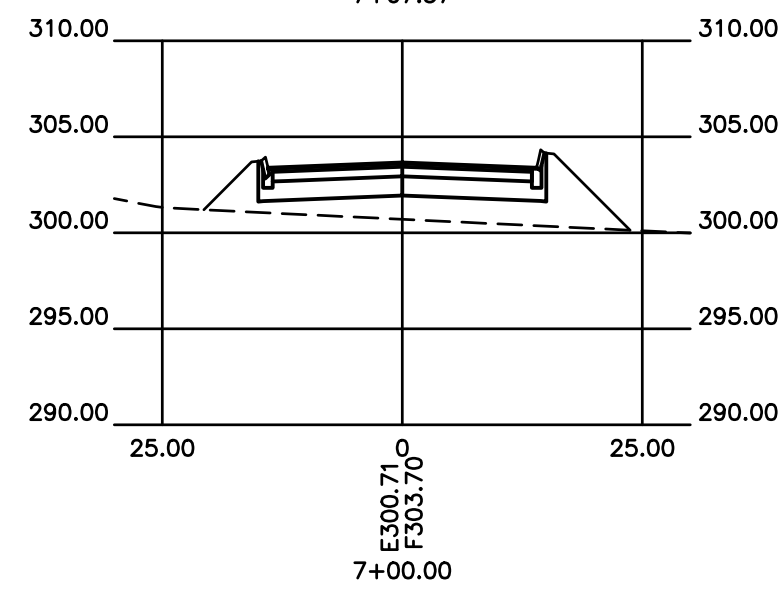
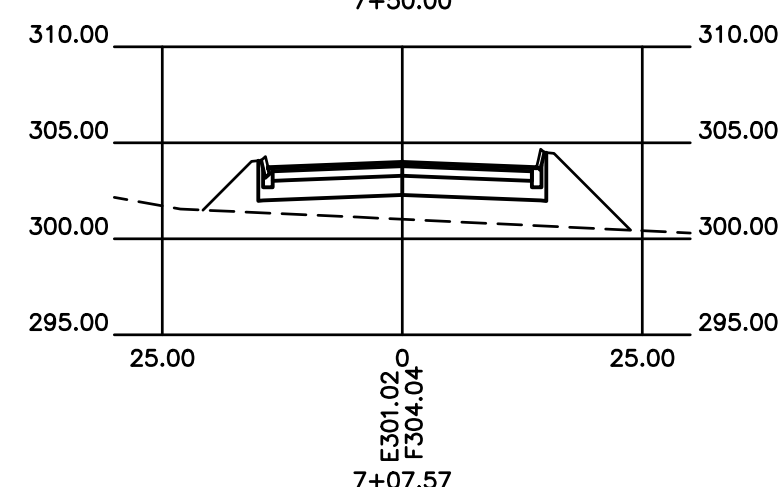
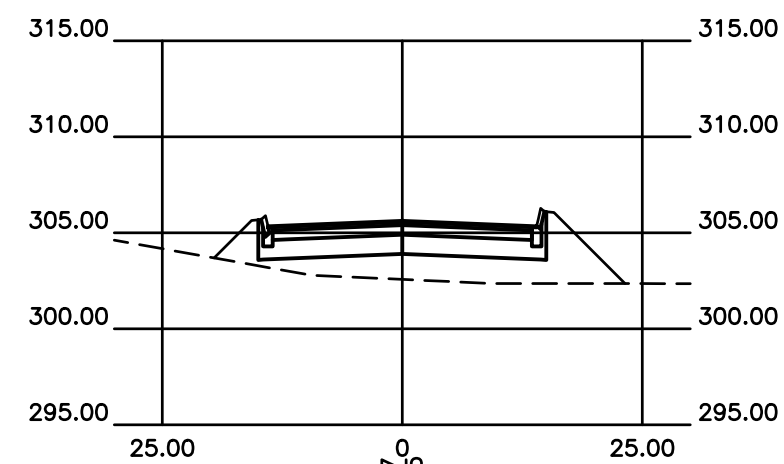
REVISION	DATE	DESCRIPTION

SECTIONS OF EVELYN DRIVE 0+00 - 6+00
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114



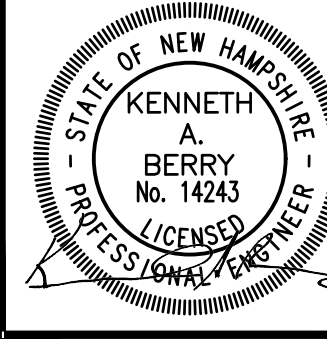
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'

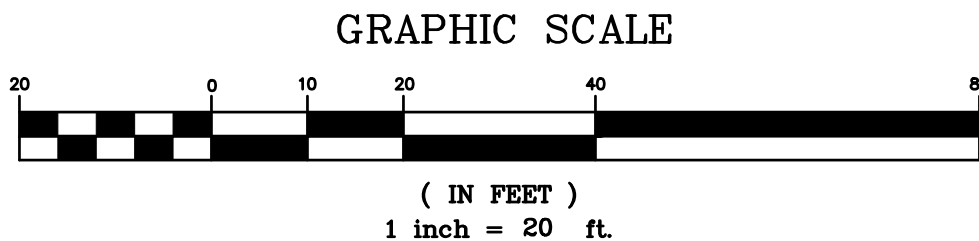
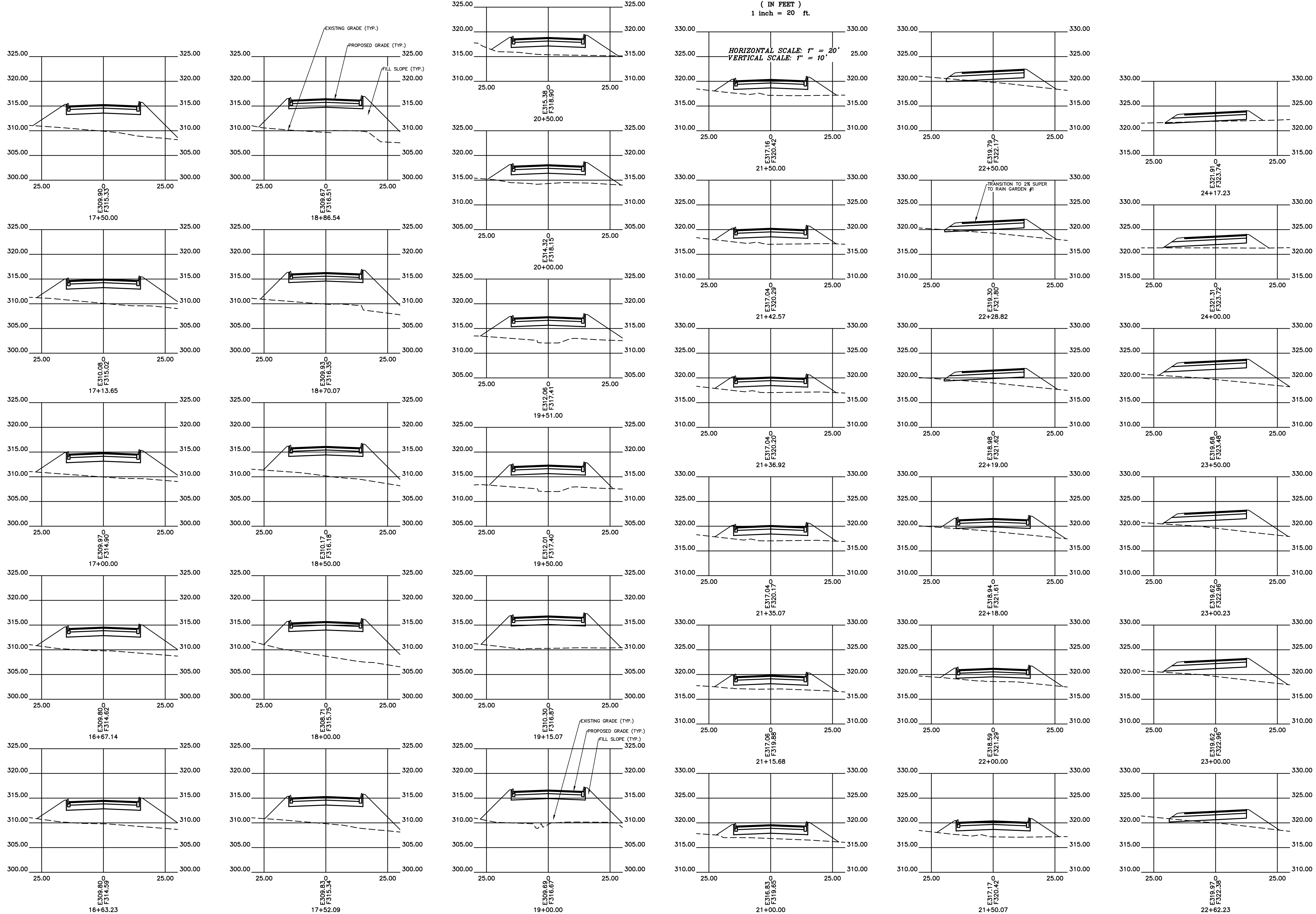


REVISION	DATE	DESCRIPTION

SECTIONS OF EVELYN DRIVE 6+50 - 16+50
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114





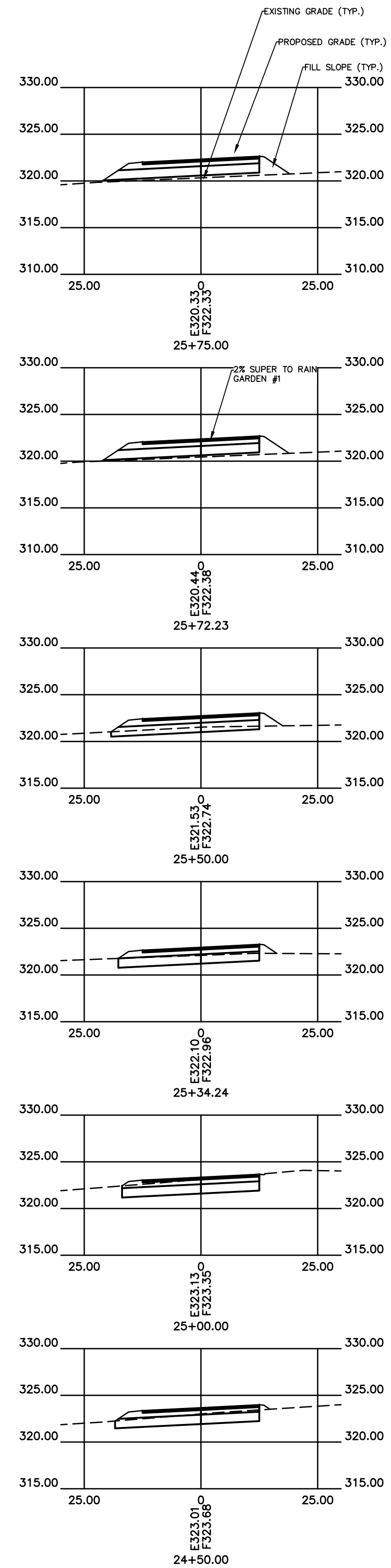
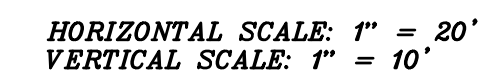
REVISION		DATE	DESCRIPTION

SECTIONS OF EVELYN DRIVE 16+25 - 24+00
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114


KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER - CIVIL

SHEET 78 OF 105



REVISION	DATE	DESCRIPTION

SECTIONS OF EVELYN DRIVE 24+50 – END
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21



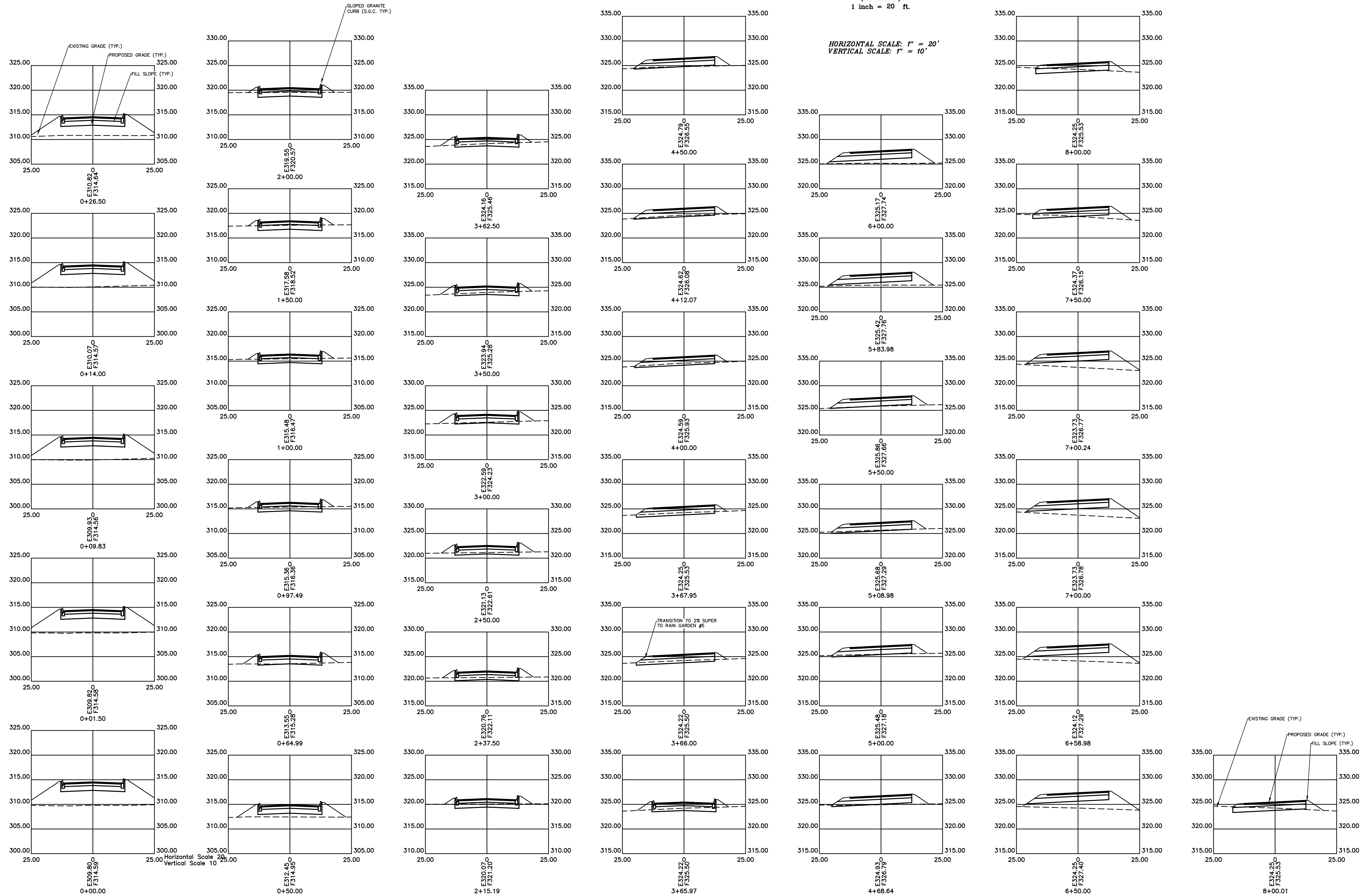
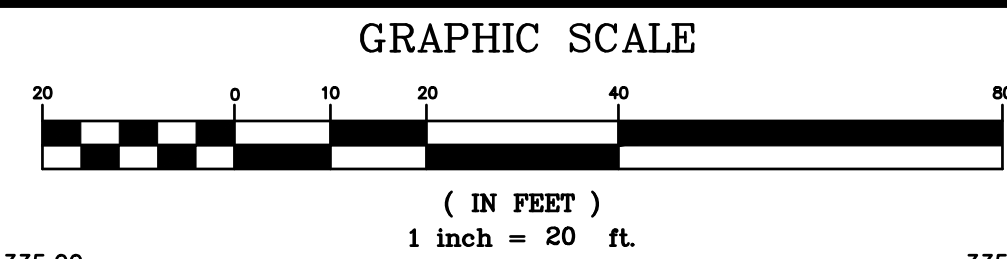
BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS FT.

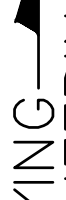
DATE : SEPTEMBER 20, 2016

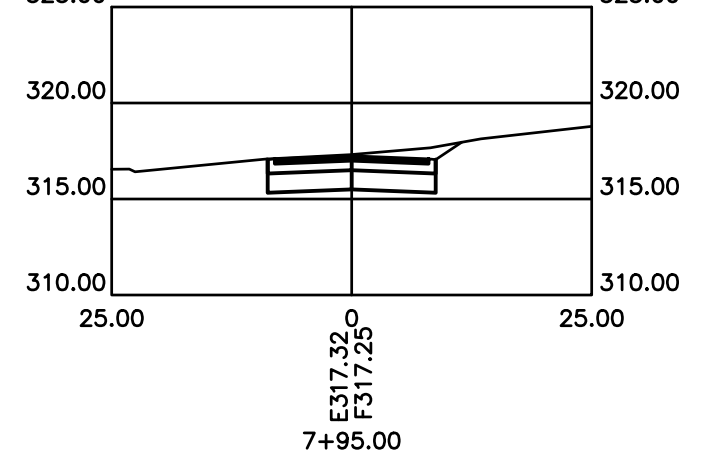
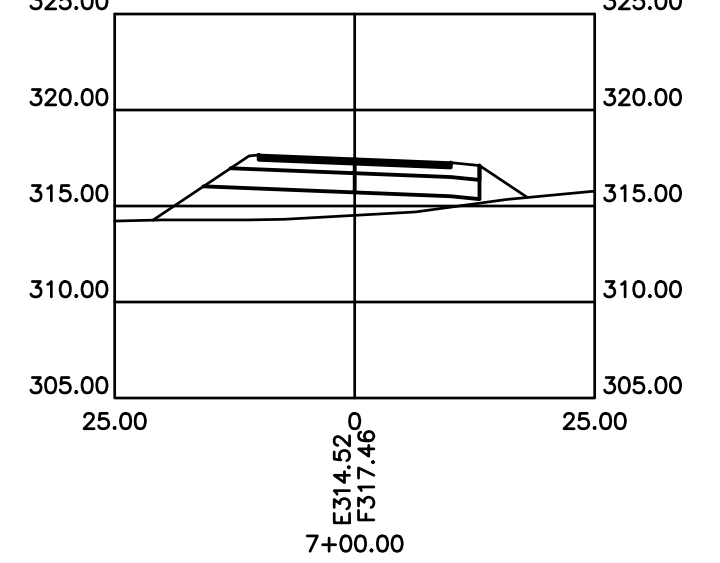
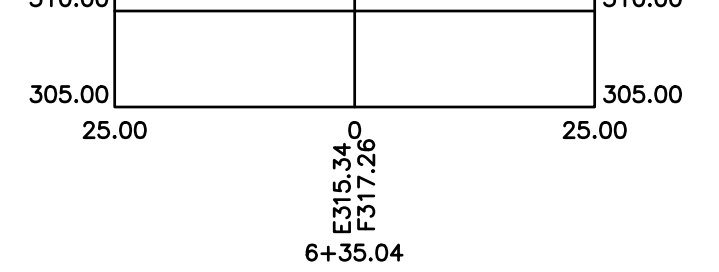
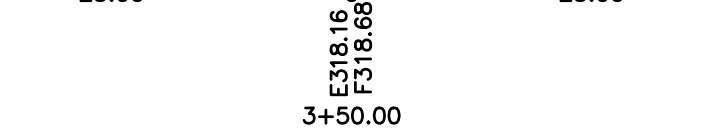
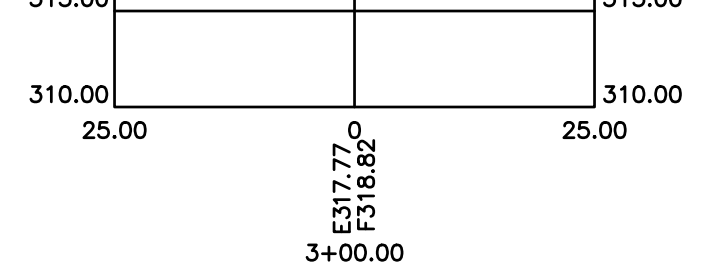
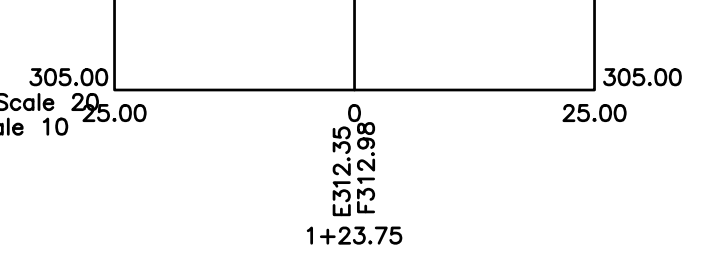
FILE NO. : DB 2015 - 114



REVISION	DATE	DESCRIPTION

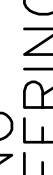
CTIONS OF LEO DRIVE 0+00 - 8+00
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

	BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 603-332-2863	
	SCALE : 1 IN. = 40 FT.	
DATE : SEPTEMBER 20, 2016		FILE NO. : DB 2015 - 114



REVISION	DATE	DESCRIPTION

SECTIONS OF JEREMIAH LANE 0+00 — 8+90
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

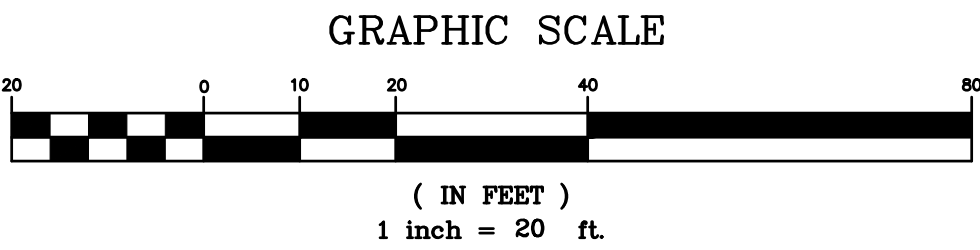


SEAL OF THE STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 12463
LICENSED PROFESSIONAL ENGINEER

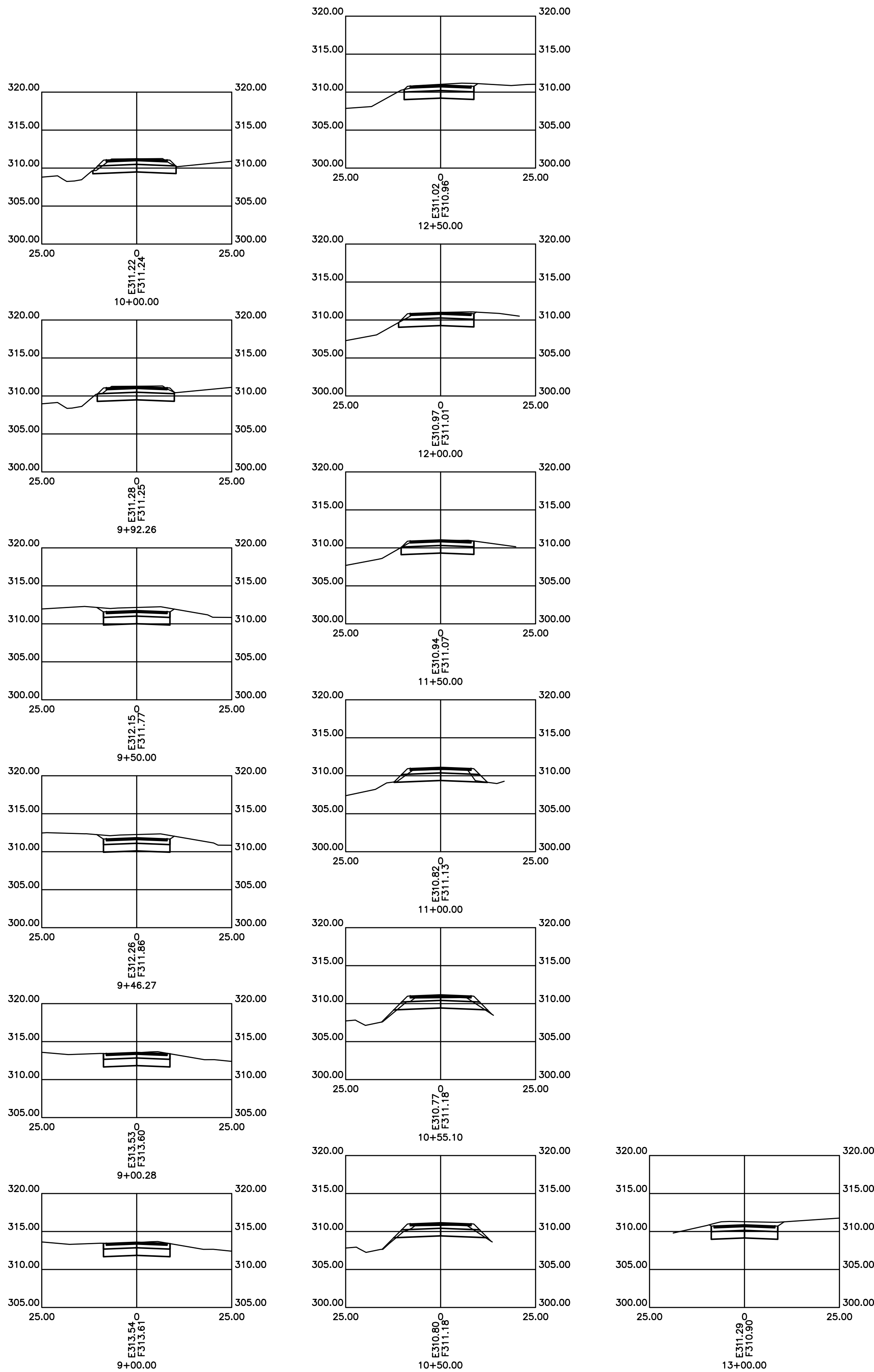
BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS FT.	DATE : SEPTEMBER 20, 2016	
FILE NO. : DB 2015 - 114		



HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'



REVISION		DATE	DESCRIPTION

SECTIONS OF JEREMIAH LANE 8+90 - END
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS FT.

DATE : SEPTEMBER 20, 2016

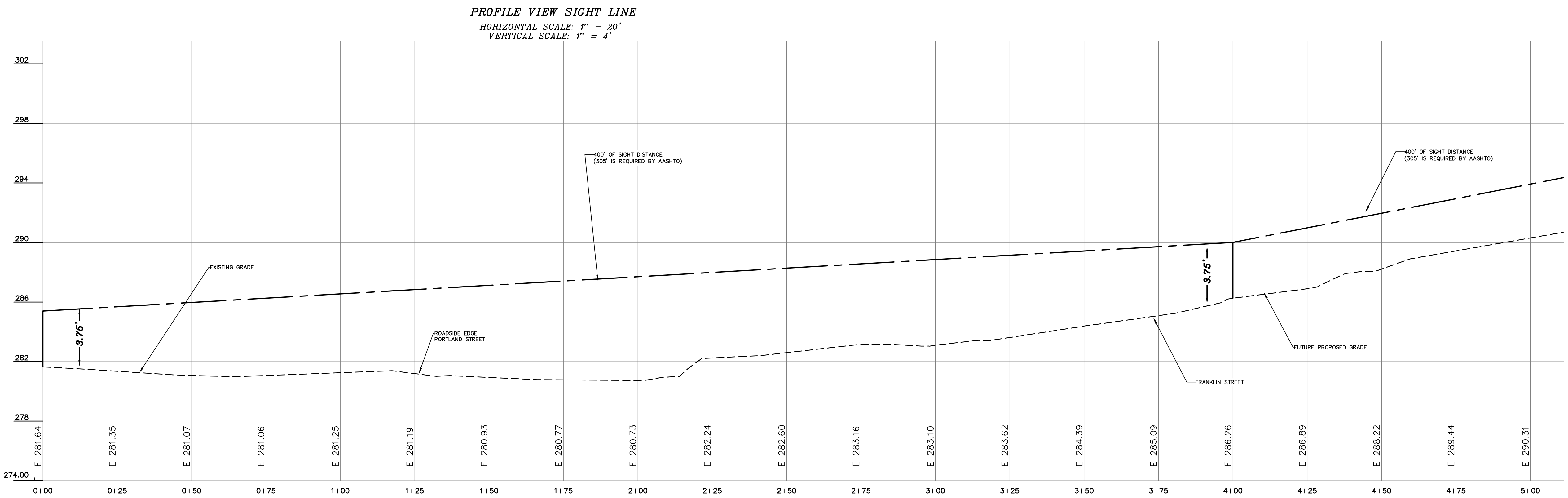
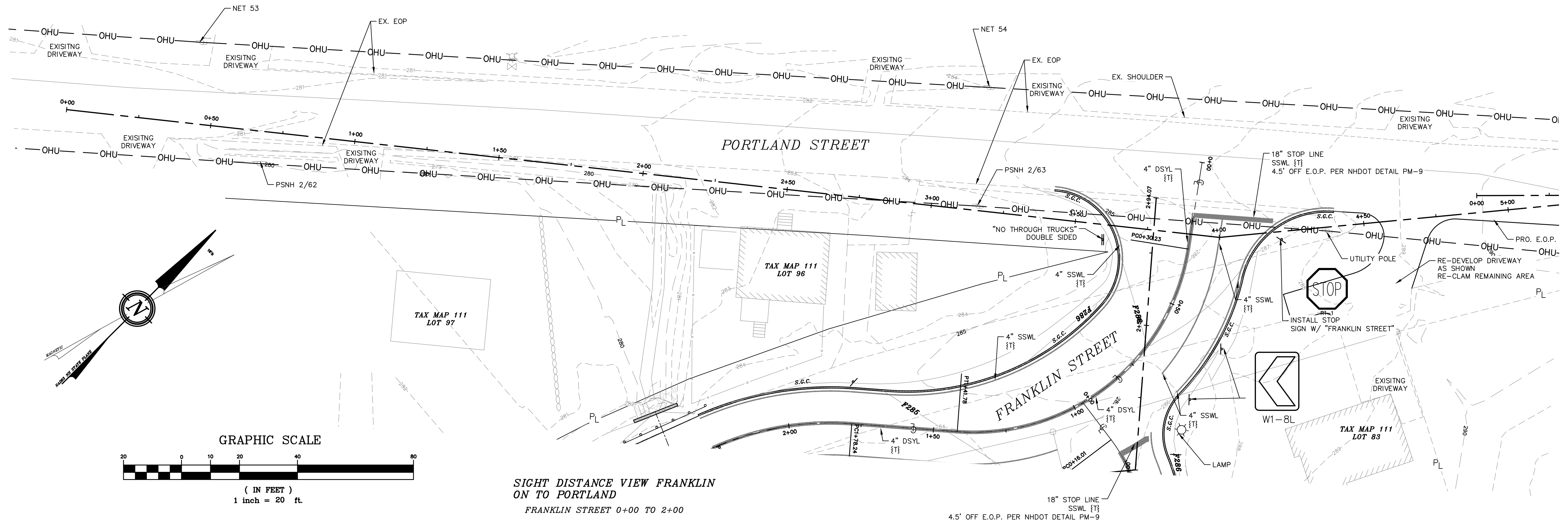
FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE

KENNETH A. BERRY

No. 14243

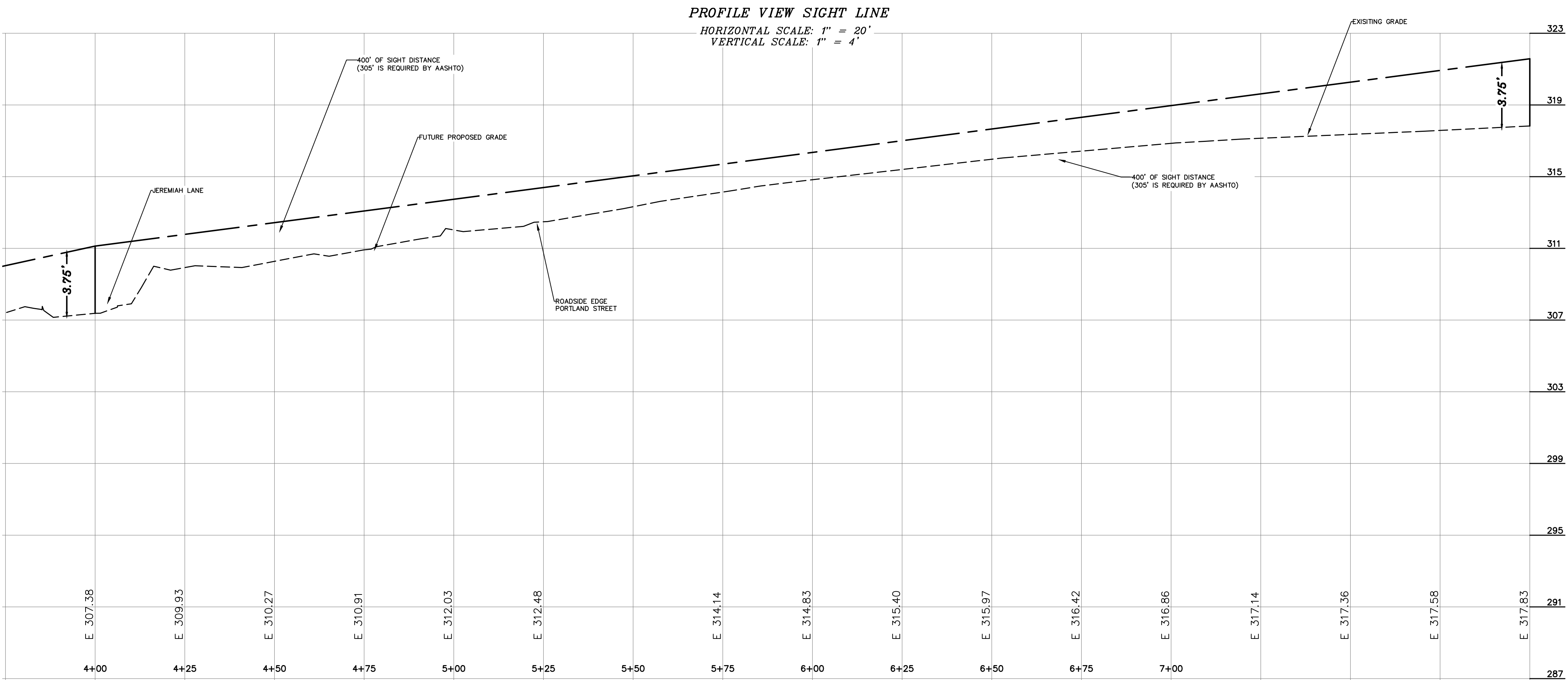
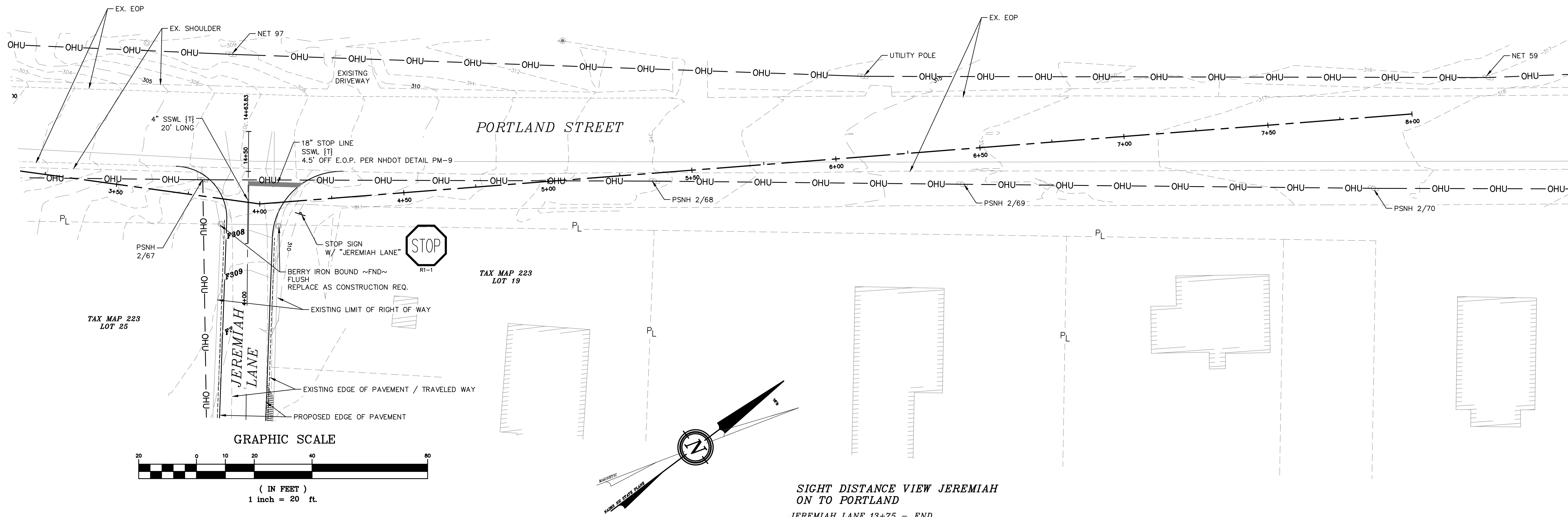
PROFESSIONAL ENGINEER



SIGHT DISTANCE PLAN FRANKLIN TO PORTLAND 0+00 - 4+00	
REVISION	DATE

SIGHT DISTANCE PLAN FRANKLIN TO PORTLAND 0+00 - 4+00
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

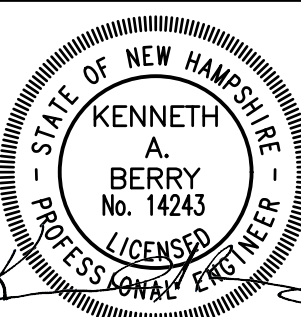
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 603-332-2863 SCALE : 1 IN. EQUALS 20 FT. DATE : SEPTEMBER 20, 2016 FILE NO. : DB 2015 - 114	

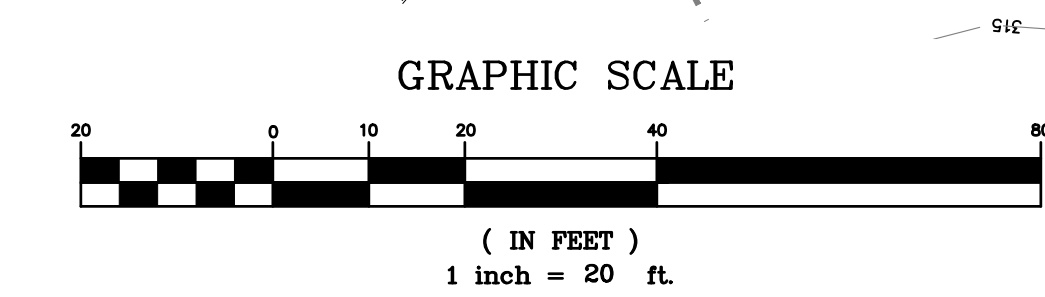
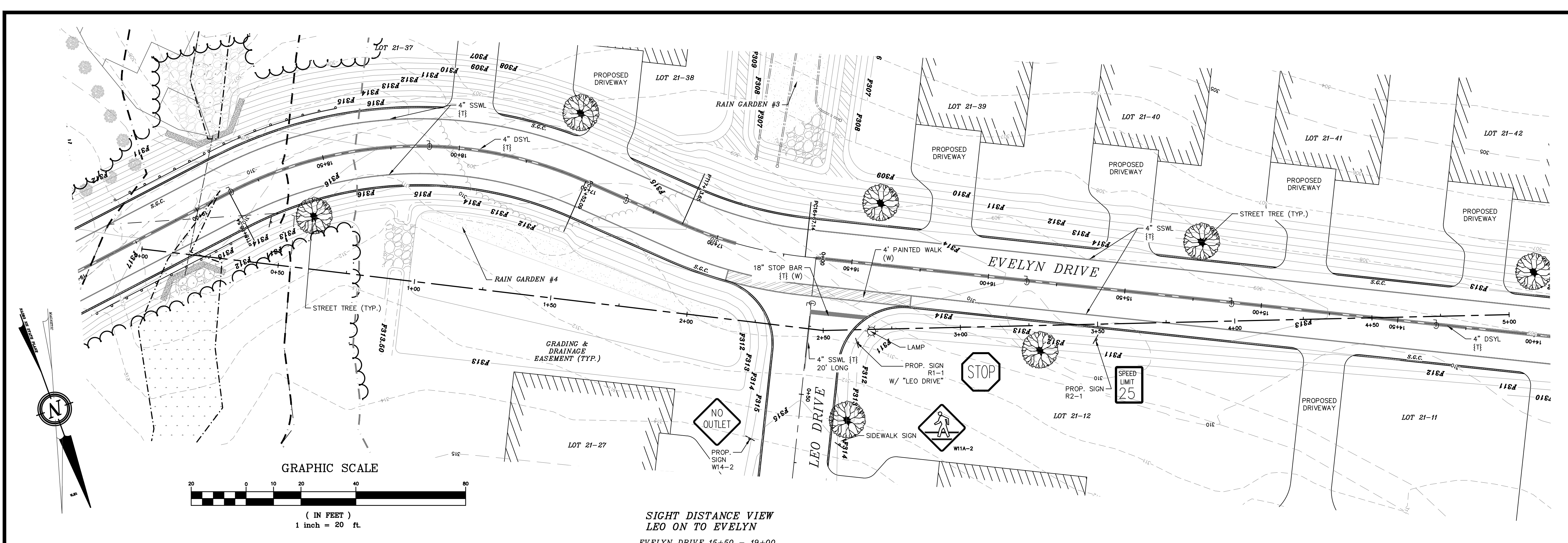


REVISION	DATE	DESCRIPTION

SIGHT DISTANCE PLAN JEREMIAH TO PORTLAND 4+00 - 8+00
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

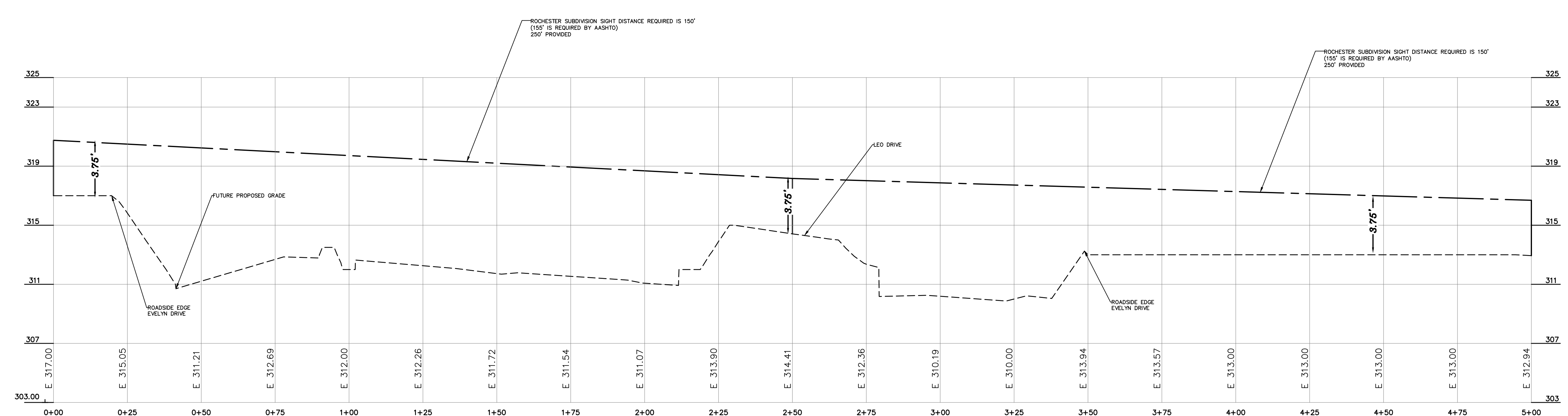
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114





SIGHT DISTANCE VIEW
LEO ON TO EVELYN
EVELYN DRIVE 15+50 - 19+00

PROFILE VIEW SIGHT LINE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'



REVISION

DATE

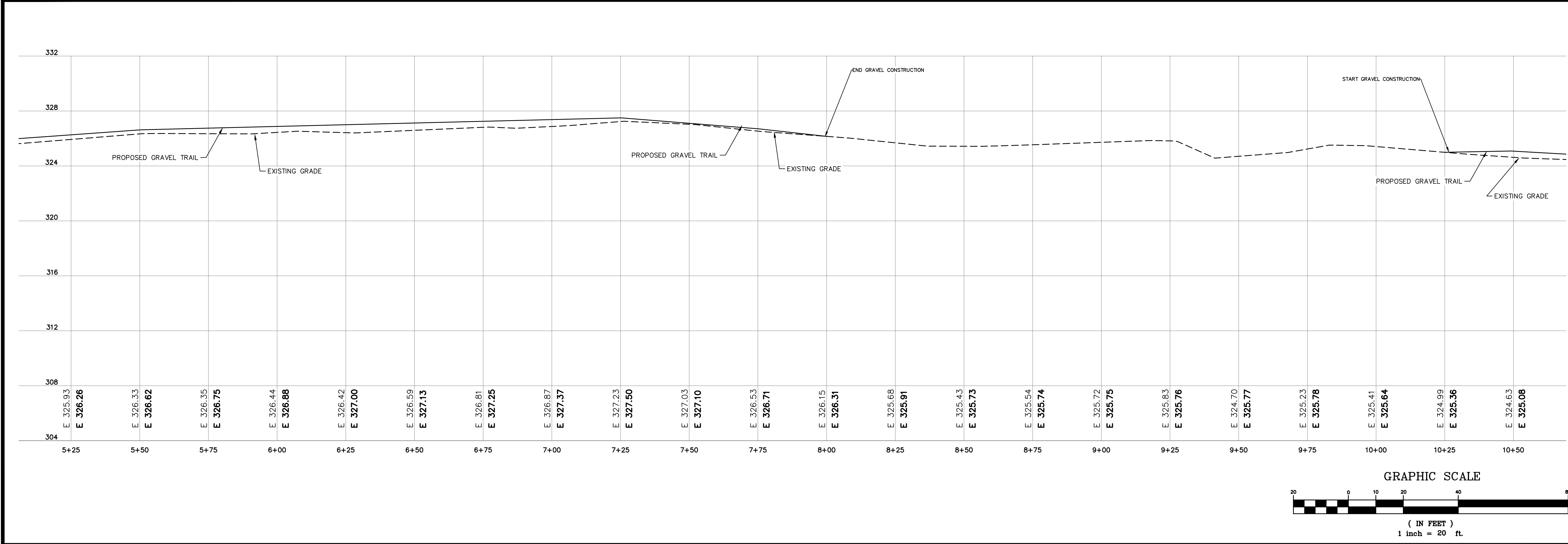
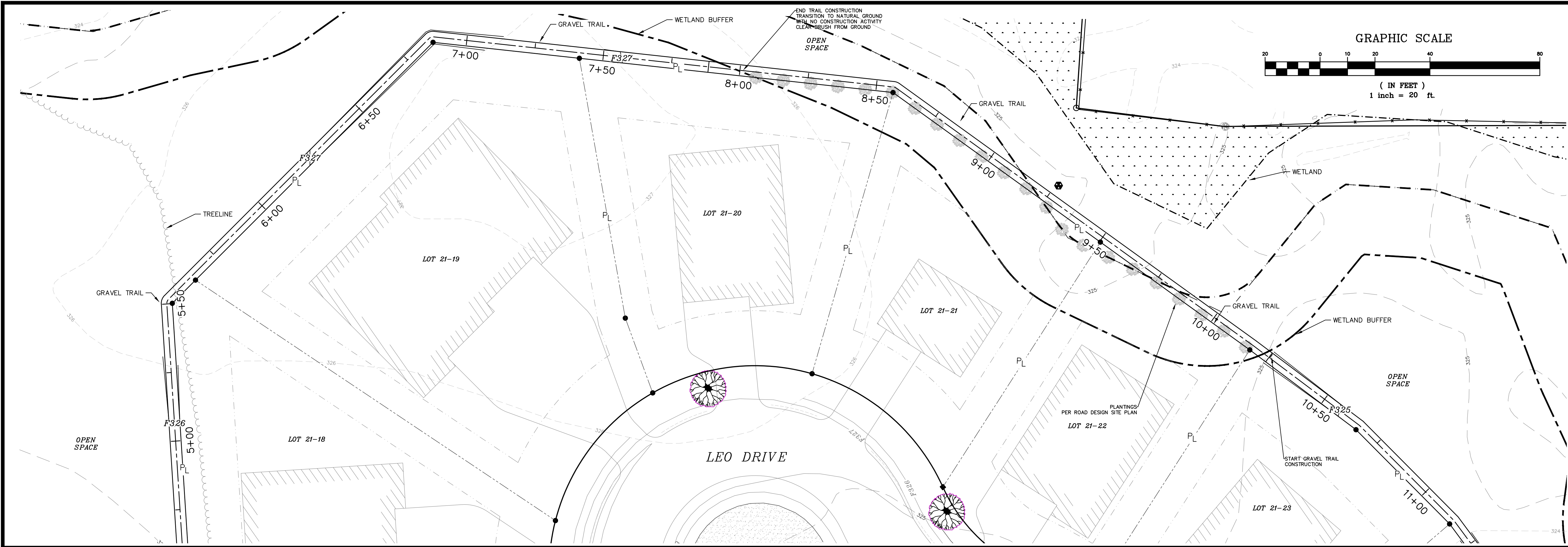
DESCRIPTION

SIGHT DISTANCE PLAN LEO TO EVELYN
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

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

SHEET 89 OF 105



REVISION		DATE	DESCRIPTION

TRAIL DESIGN 4+75 - 11+00
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD

BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 20 FT.

DATE : SEPTEMBER 20, 2016

FILE NO. : DB 2015 - 114

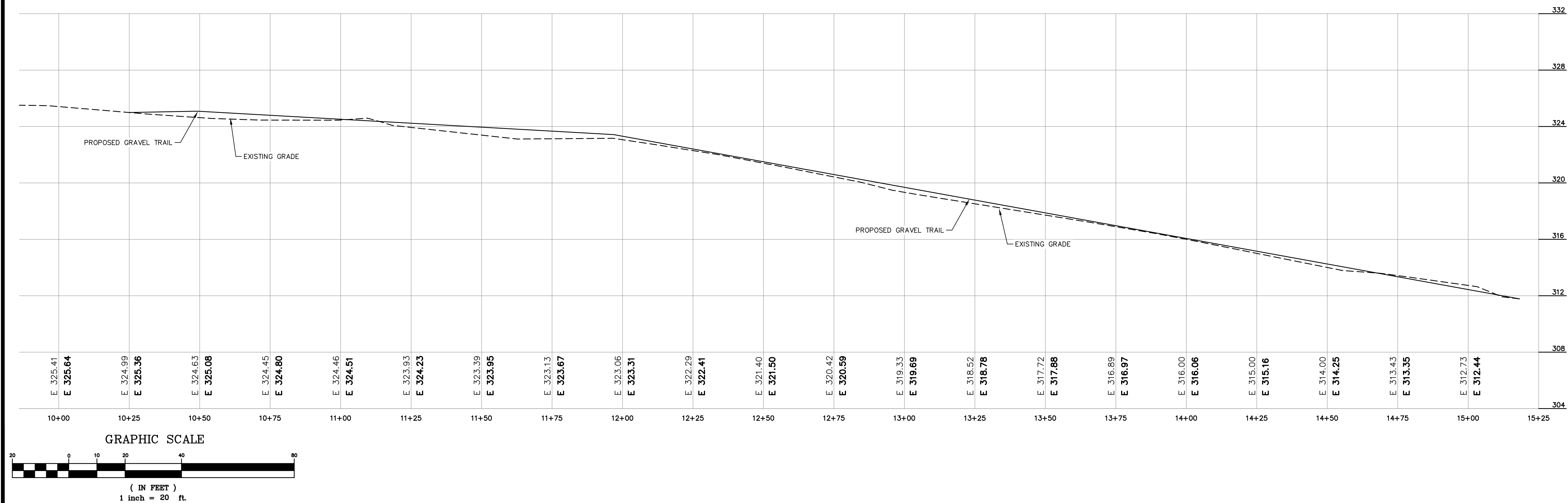
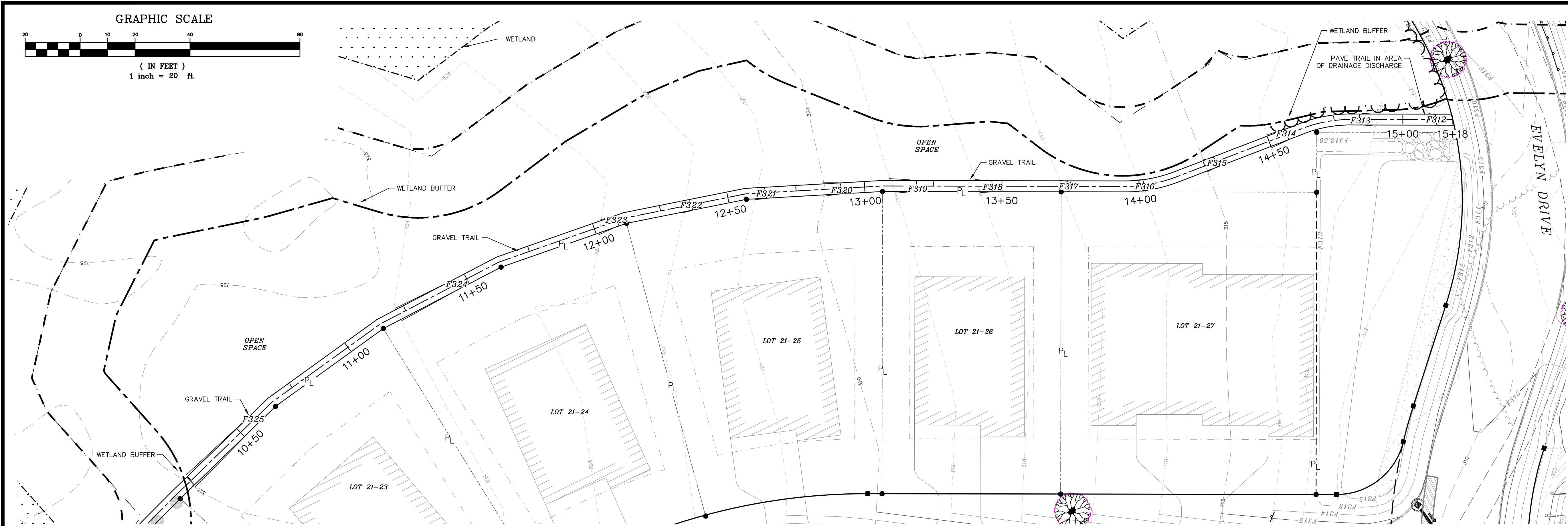
STATE OF NEW HAMPSHIRE

KENNETH A. BERRY

No. 14243

PROFESSIONAL ENGINEER

SHEET 91 OF 105



REVISION	DATE	DESCRIPTION

TRAIL DESIGN 11+00 - END
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD

BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 20 FT.

DATE : SEPTEMBER 20, 2016

FILE NO. : DB 2015 - 114

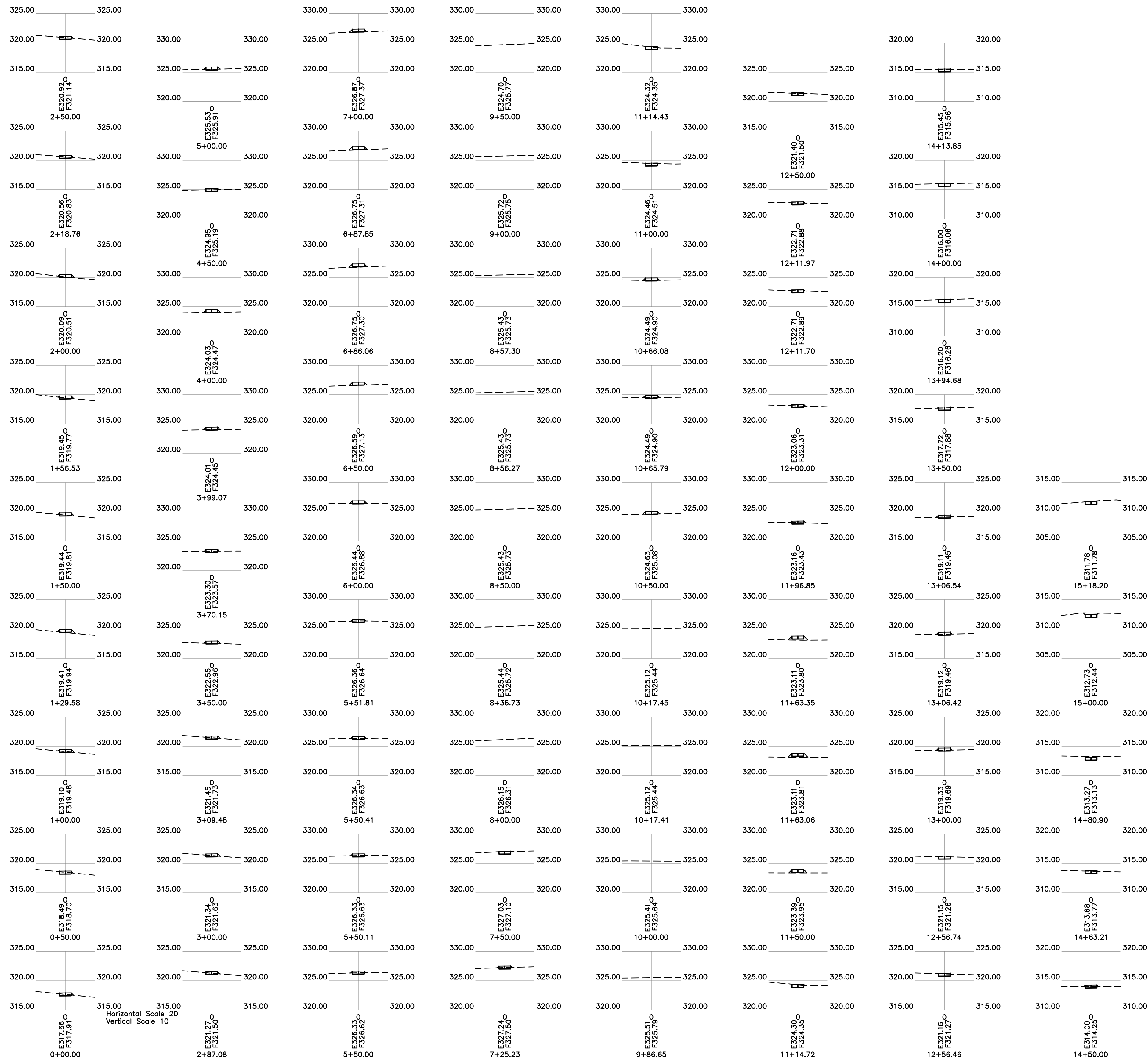
KENNETH A. BERRY

No. 14243

LICENSED PROFESSIONAL ENGINEER -

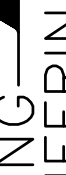
STATE OF NEW HAMPSHIRE

SHEET 92 OF 105



REVISION	DATE	DESCRIPTION

TRAIL DESIGN 0+00 — 4+50
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21



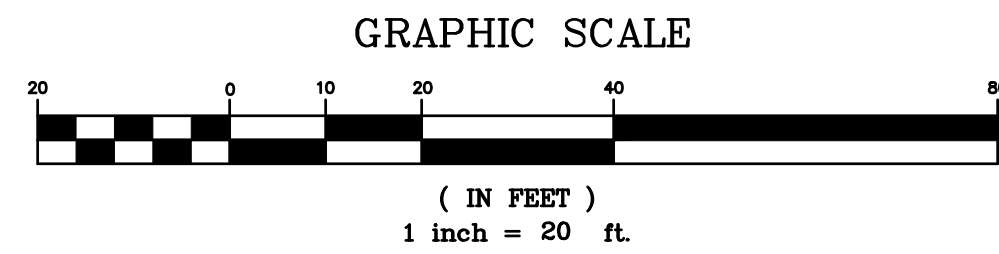
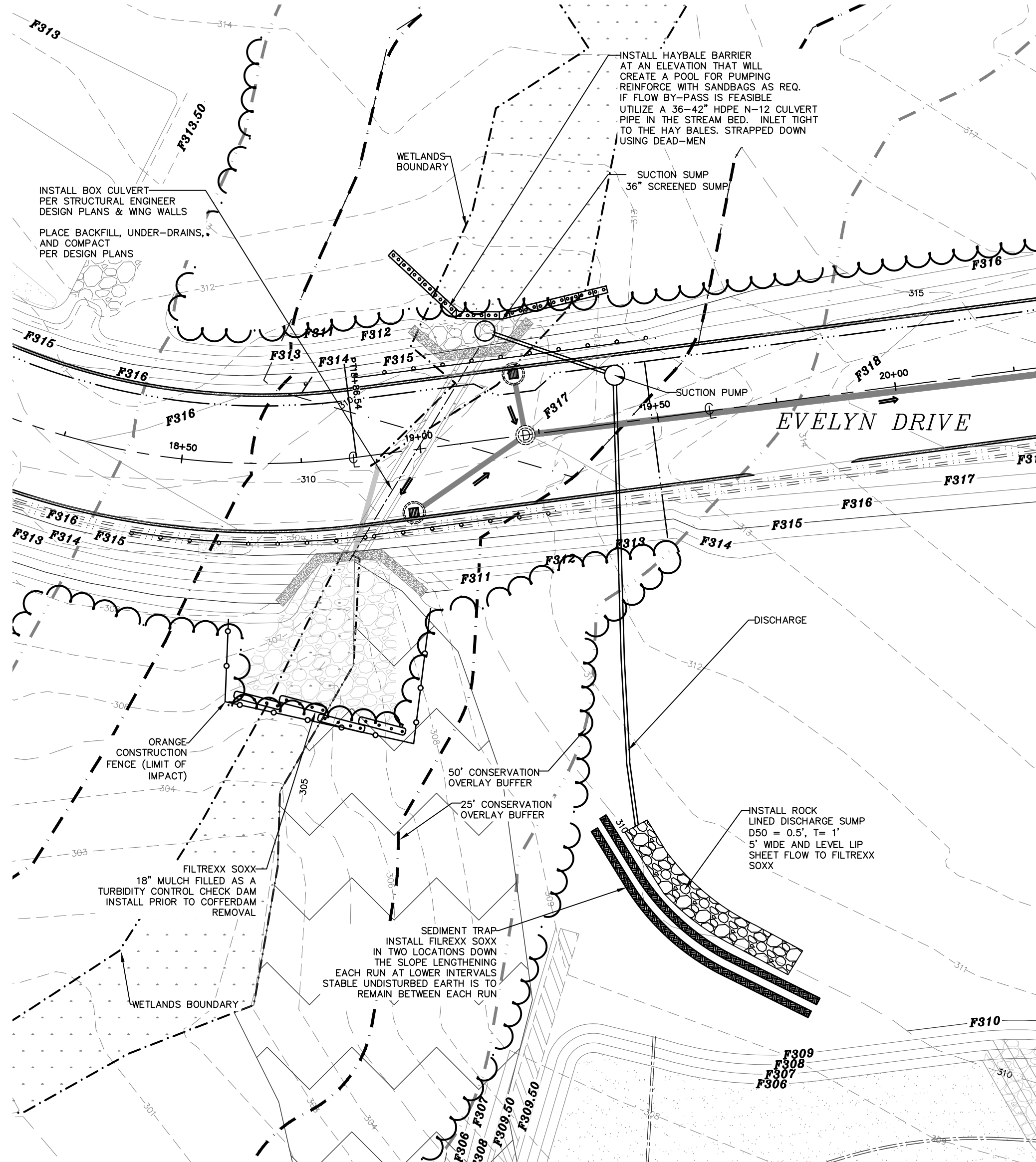
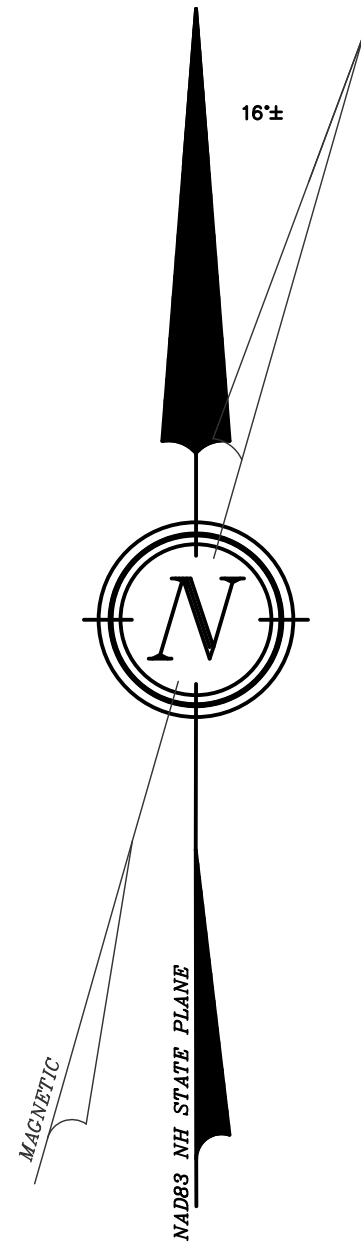
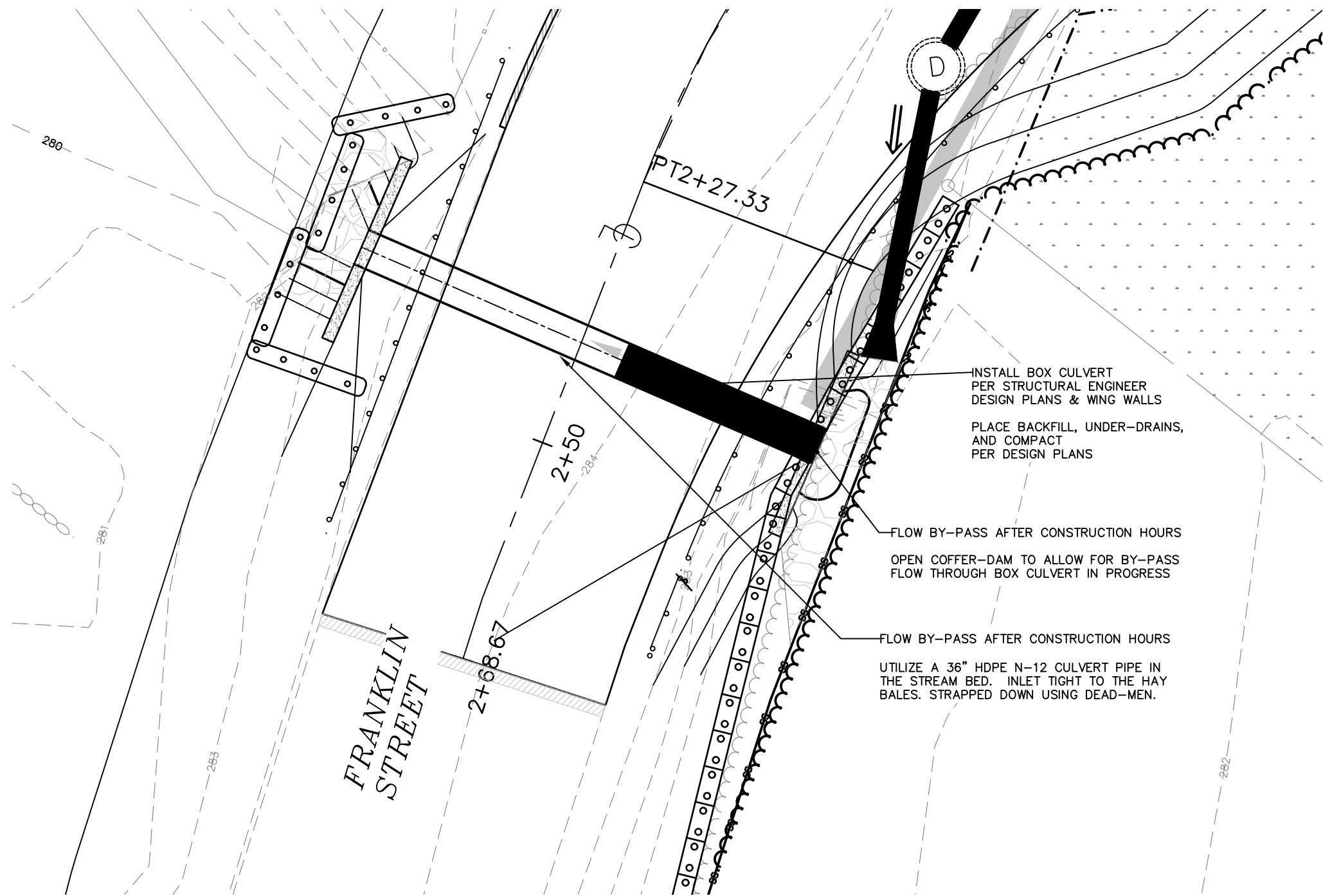
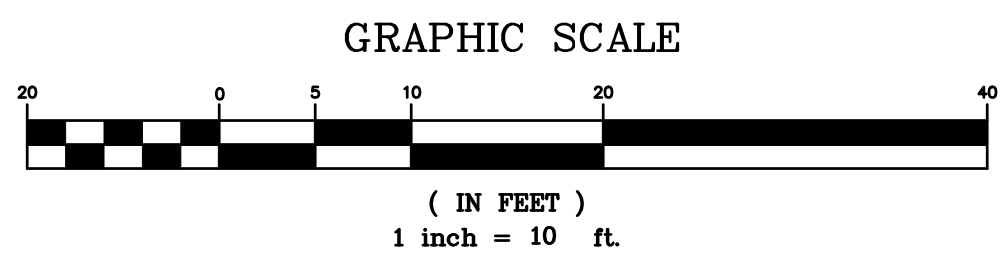
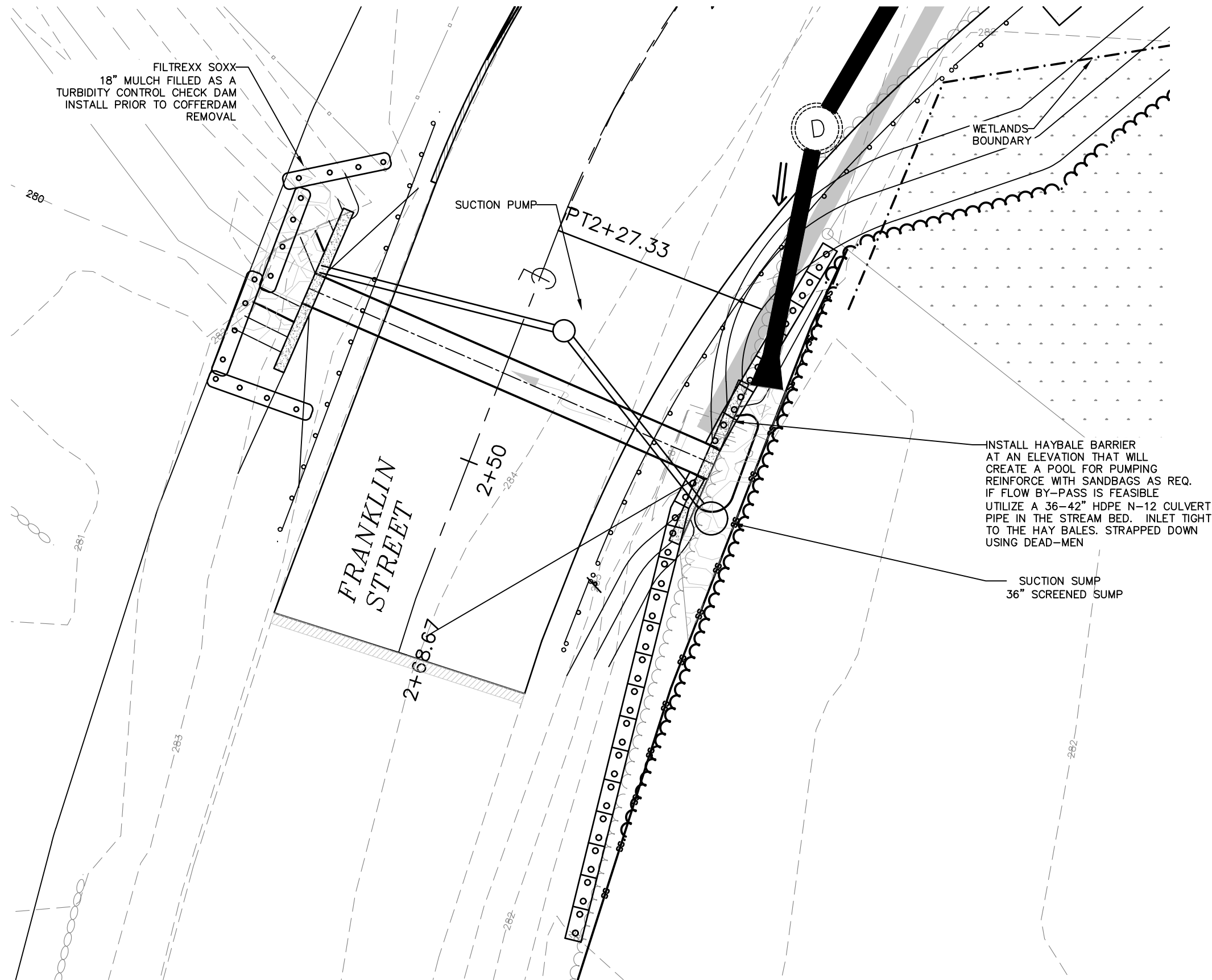
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

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

SCALE : 1 IN. EQUALS FT.

DATE : SEPTEMBER 20, 2016

FILE NO. : DB 2015 - 114

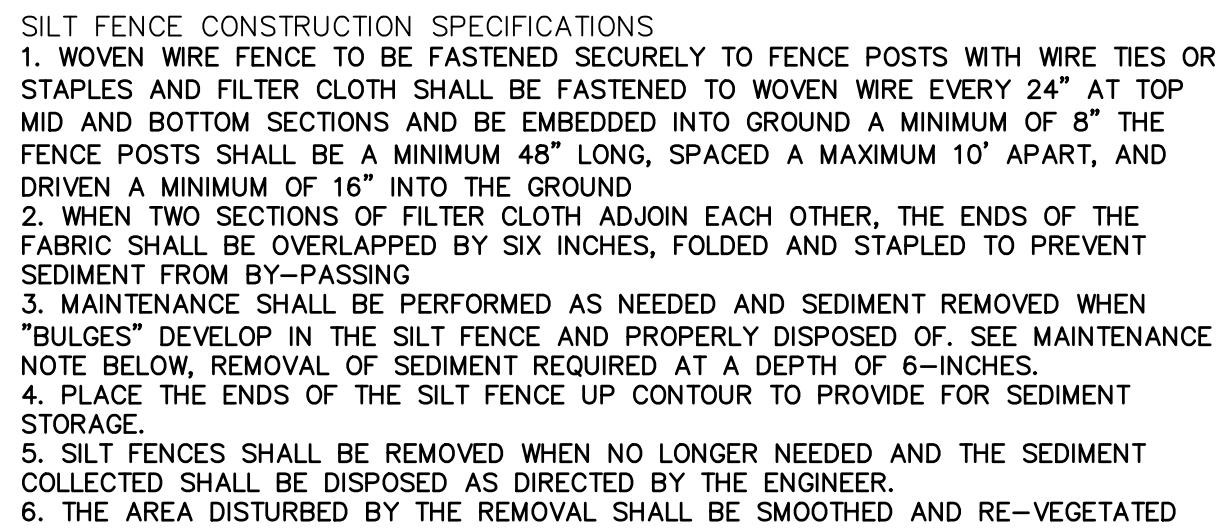


REVISION	DATE	DESCRIPTION

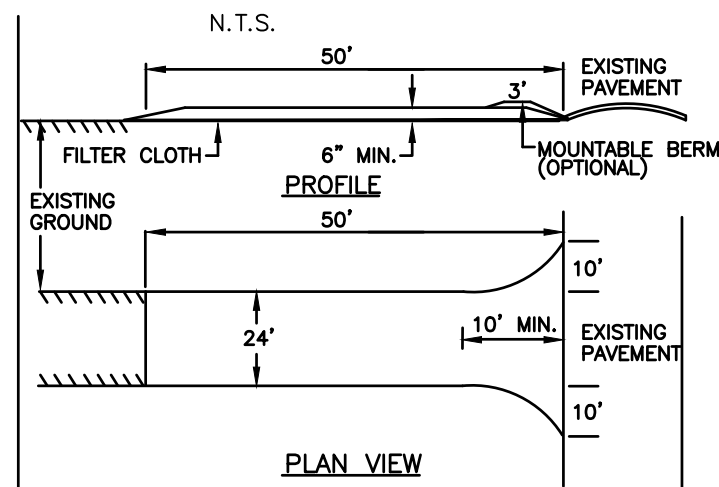
DE-WATERING DESIGN STUART ACRES FOR REAL ESTATE ADVISORS INC. 24 JEREMIAH LANE ROCHESTER, N.H. TAX MAP 223, LOT 21
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BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS AS NOTED FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

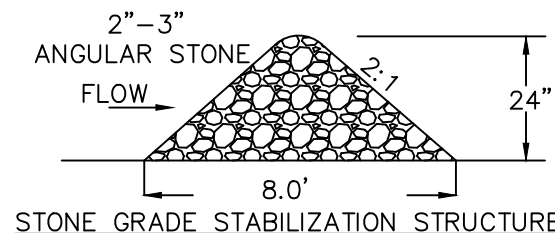
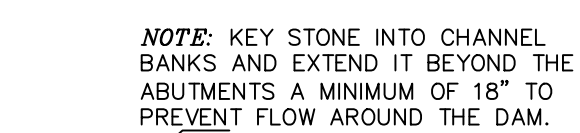
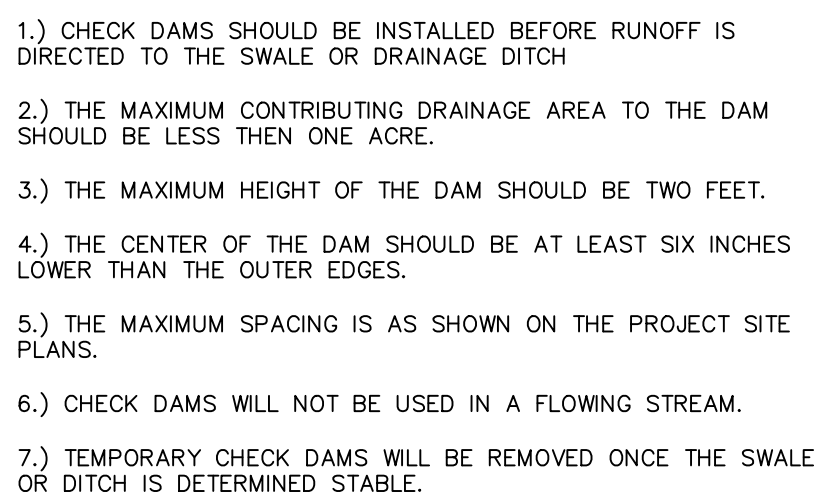
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



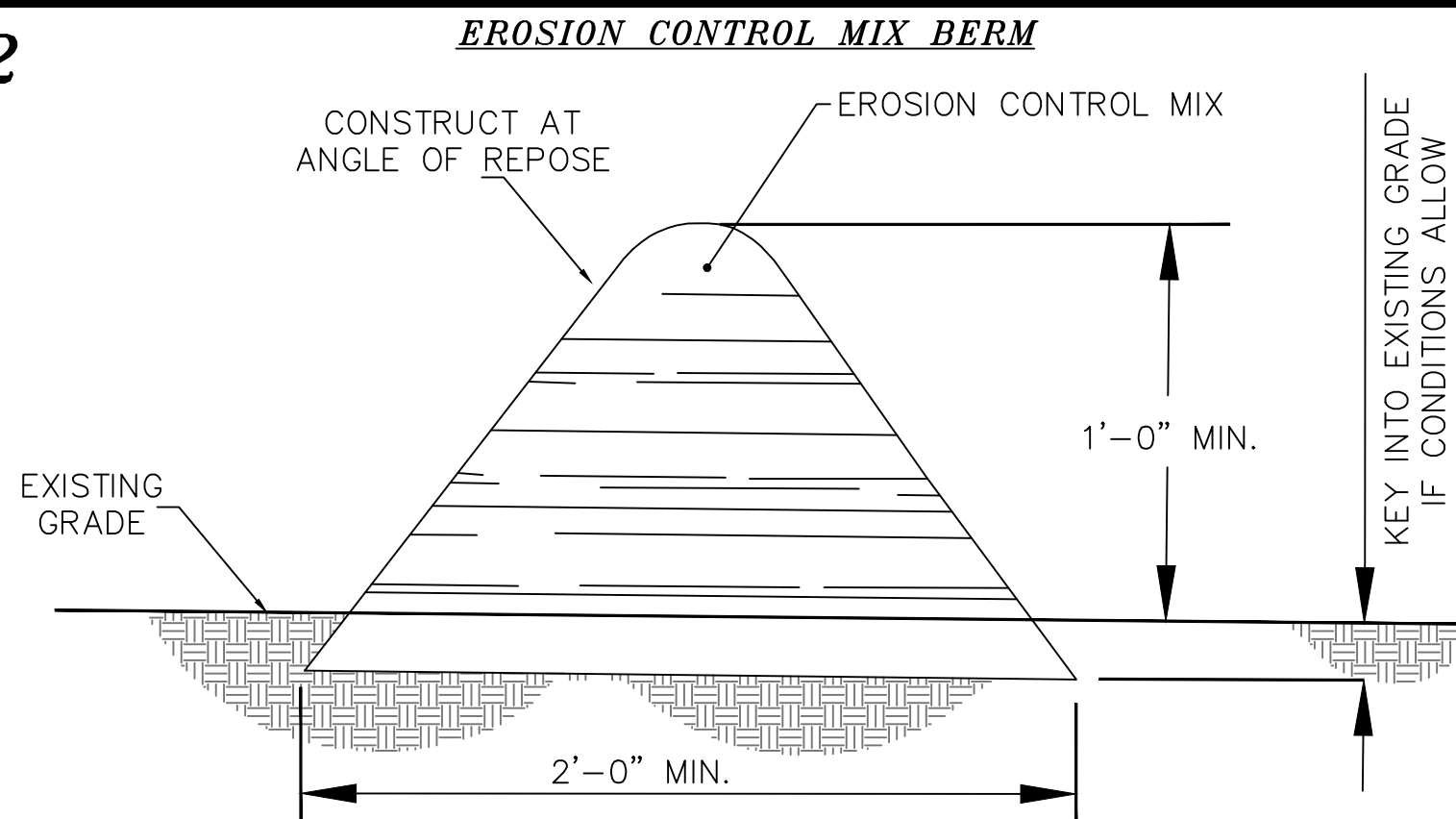
E5 STABILIZED CONSTRUCTION ENTRANCE



1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE OR CORRESS OUTSIDE OF THE ENTRANCE, WHICHEVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT IS 2 FEET OR MORE WIDE MAY BE SUBSTITUTED.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES THAT CAUSE TRACKING OF SEDIMENT. SEDIMENT THAT IS NOT WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED PROMPTLY.



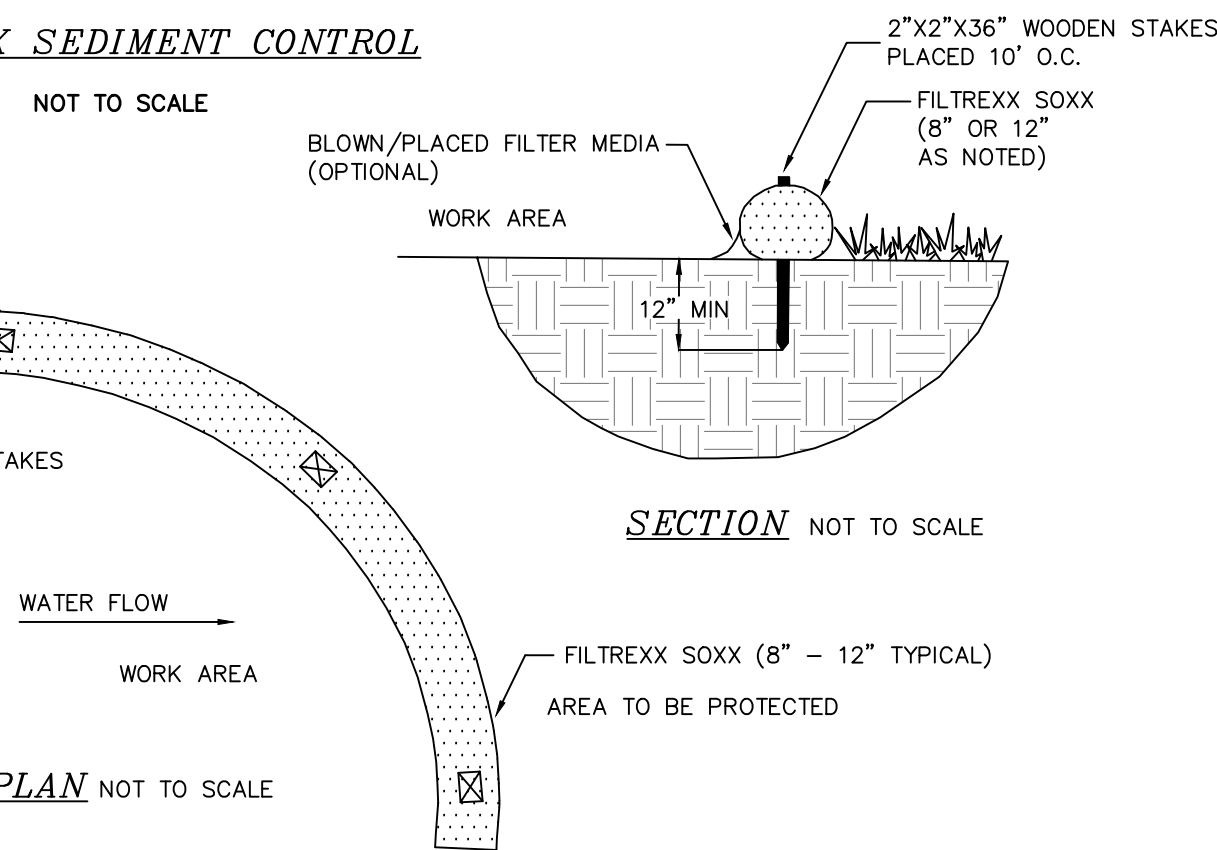
E 1



EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

- (A) BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
- (B) THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE.
- (C) THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5%.
- (D) SUBJECT TO (E), BELOW, THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100% DRY WEIGHT BASIS, AND BE FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK CHIPS, GROUND BARK AND BARK OR EQUIVALENT MANUFACTURED PRODUCTS.
- (E) WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
- (F) THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
- (G) THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING A 1/2-0.75-INCH SCREEN.
- (H) THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
- (I) THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.

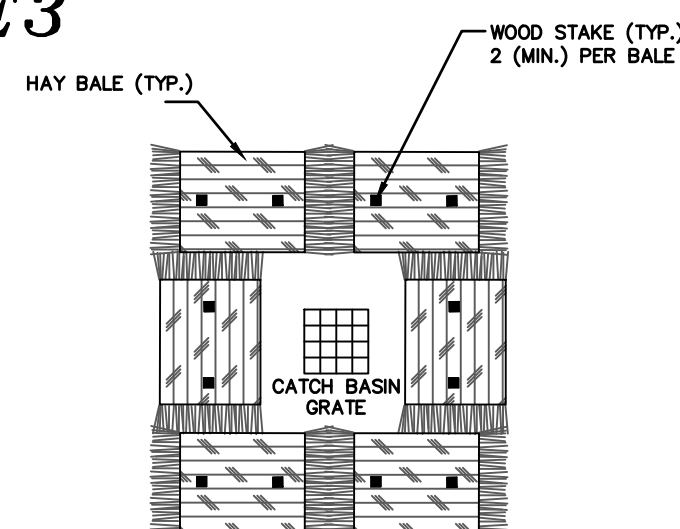
FILTREXX SEDIMENT CONTROL



- NOTES**
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
 3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
 4. SILT/ROCK SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
 5. SILT/ROCK COMPOST/SOIL/ROCK/SEED FILT MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
 6. FILTREXX SOXX IS A REGISTERED TRADEMARK OF FILTREXX INTERNATIONAL.
 7. SILT FENCE IS NOT A SUBSTITUTION FOR SILT SOXX AND ANY EQUAL SUBSTITUTION TO BE APPROVED.

Filtrexx International, LLC
35481 Grafton Eastern Rd | Grafton, Oh 44044
440-926-2607 | fax: 440-926-4021
WWW.FILTREXX.COM
OR APPROVED EQUAL

E3



NOTE:

BALES TO REMAIN UNTIL SUBBASE PREPARATION IS COMPLETE AND PAVING IS TO BEGIN OR UNTIL ALL UPSTREAM AREAS ARE STABILIZED WITH VEGETATION.

CONSTRUCTION SPECIFICATIONS

FOR STRAW OR HAY BALE BARRIERS

BARRIERS SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE AT THE APPROPRIATE SPACING.

CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT THERE IS NO AIR OR WATER POLLUTION WILL BE MINIMIZED.

IF HAY BALES ARE USED, THE BALES SHALL BE EMBEDDED AT LEAST 4 INCHES INTO THE SOIL. WHEN TIMBER STRUCTURES ARE USED, THE TIMBER SHALL EXTEND AT LEAST 18 INCHES INTO THE SOIL.

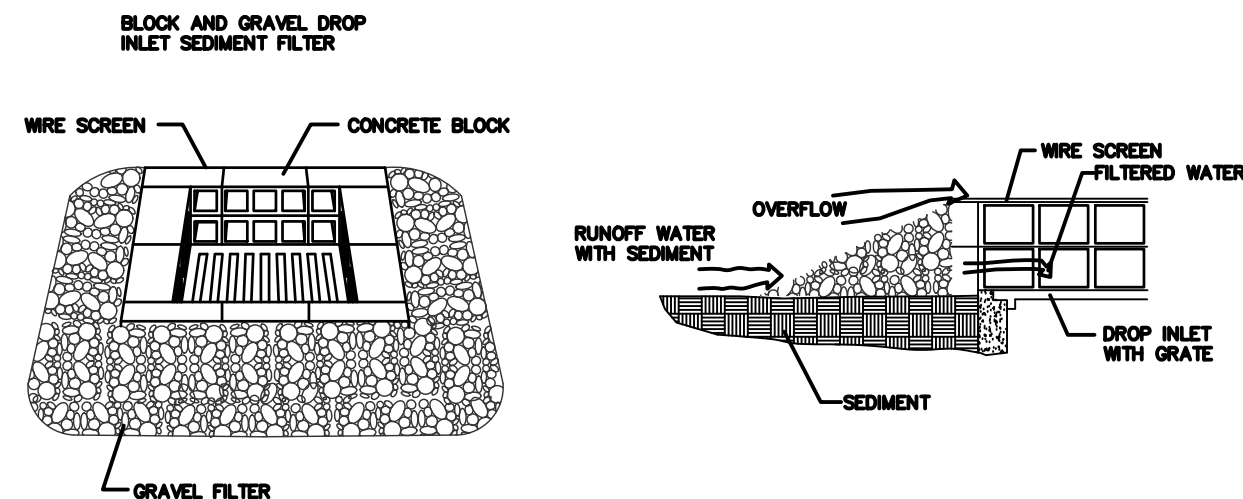
STRAW BALE BARRIERS SHALL BE ANCHORED INTO THE SOIL USING 2" X 2" STAKES THROUGH THE BALES AND AT LEAST 18 INCHES INTO THE SOIL.

FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS APPROPRIATE VEGETATIVE BMP.

BARRIERS SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.

SEDIMENT CONTROL AT CATCH BASINS

NOT TO SCALE



MAINTENANCE

ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURE OR VEGETATIVE MEANS. THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.

BLOCK & GRAVEL DROP
INLET SEDIMENT FILTER
NOT TO SCALE

E7

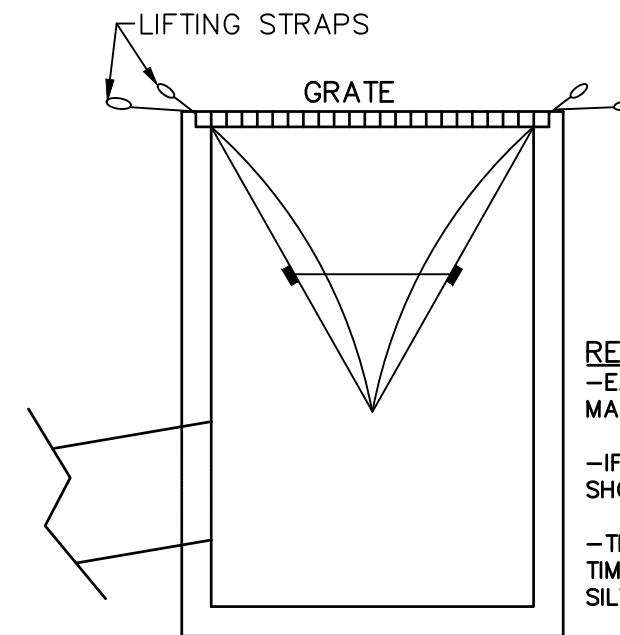
FILTER BASKET NOTES:

- 1.) INLET BASKETS SHALL BE USED ON ALL CATCH BASINS WITHIN THE PROJECT LIMITS DURING CONSTRUCTION. INLET FILTER BASKETS SHALL BE "METAL-ERA" OR APPROVED EQUAL.
- 2.) FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHAPE OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT AND EXTEND AT LEAST 6 INCHES PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR.
- 3.) THE FILTER FABRIC SHALL BE A GEO-TEXTILE FABRIC: POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:

GRAB STRENGTH: 45 lb. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D1682).

MULLEN BURST STRENGTH: MINIMUM 60 psi (ASTM D774).
- 4.) THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND MINIMUM PERMEABILITY OF 120 gpm/sq. ft.
- 5.) THE INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM ENTERING THE DRAINAGE PIPING SYSTEM AND/OR CAUSING SURFACE FLOODING.
- 6.) INLET BASKETS SHALL BE MAINTAINED IN PLACE UNTIL ALL PAVING IS COMPLETED AND ALL UNPAVED AREAS HAVE BEEN STABILIZED WITH VEGETATION.

E11

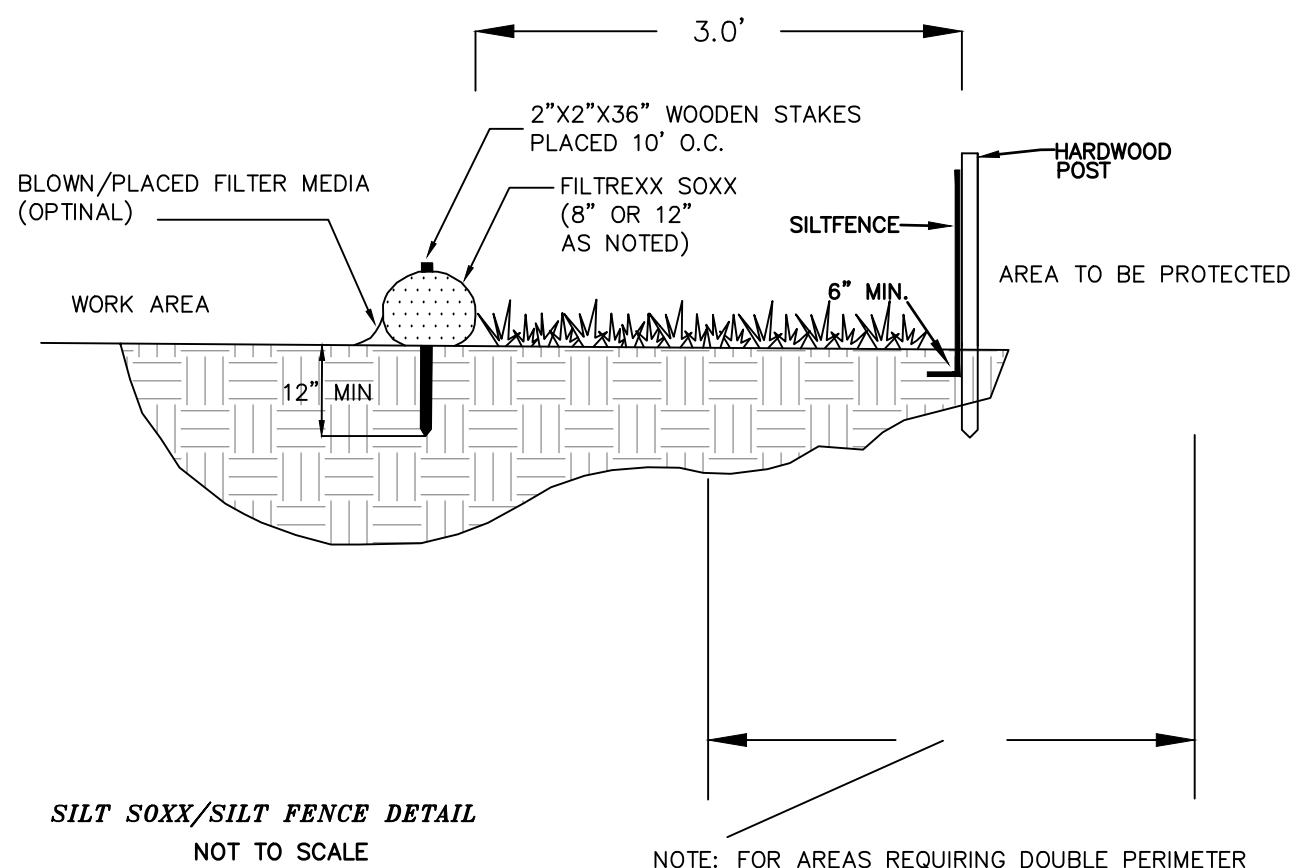


RECOMMENDED MAINTENANCE SCHEDULE
 -EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT
 -IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACK SHOULD BE INSPECTED EVERY 2-3 WEEKS
 -THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

SILTSACK DETAIL
NOT TO SCALE

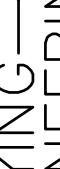
F8 TEMPORARY EROSION CONTROL MEASURES

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. (SEE SEED SPECIFICATIONS THIS SHEET)
4. ALL DISTURBED AREAS WILL BE RESTABILIZED WITHIN 60 DAYS. AT ANY ONE TIME, NO MORE THAN 2 ACRES, (87,120 Sq. Ft.) WILL BE DISTURBED.
5. SILT FENCES AND PERIMETER BARRIERS SHALL BE INSPECTED PERIODICALLY AND AFTER EVERY RAIN DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
6. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
7. PER THE EPA CGP REQUIREMENTS THERE WILL BE REPORTS OF THE EROSION CONTROL INSPECTIONS IAW SWPPP PREPARED BY BS&E. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.5" OR GREATER RAIN EVENT.
8. DITCHES, SWALES, AND BASINS SHALL BE STABILIZED PRIOR TO DRAINAGE RUNOFF TO THEM.
9. THE NHDES STORMWATER MANUAL, IN THREE VOLUMES, DATED DECEMBER 2008, IS A PART OF THIS PLAN SET AND THE MORE RESTRICTIVE WILL GOVERN.



REVISION	DATE	DESCRIPTION

SEDIMENT & EROSION CONTROL DETAILS
FOR
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223. LOT 21



BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD

BARRINGTON, NH 03825 603-332-2863

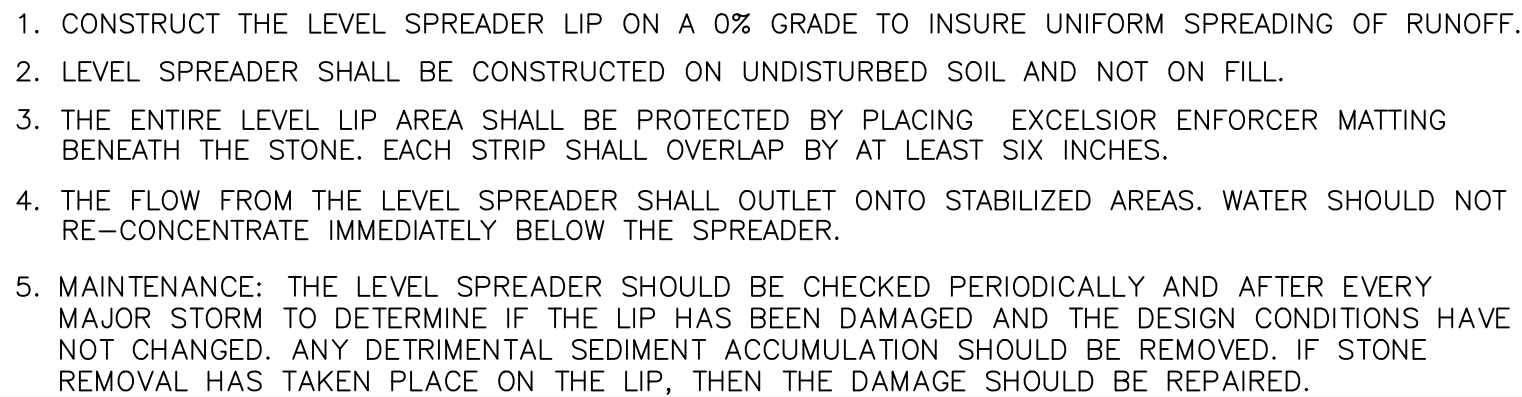
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DATE : SEPTEMBER 20, 2016

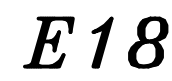
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E12



E15



E 19



E13

NOTE : GEOTEXTILE FABRIC OR FILTER MATERIAL TO BE PLACED BETWEEN RIP RAP AND SOIL.

PIPE OUTLET TO FLAT AREA

PIPE OUTLET TO WELL-DEFINED CHANNEL

NOTE: Temporary seed mix for stabilization of turf shall be winter rye or oats at a rate of 2.5 lbs. per 1000 s.f. and shall be placed prior to OCT. 15, if permanent seeding not yet complete.

SEEDING GUIDE

USE	SEEDING MIXTURE 1/	DROUGHT	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FIELDS, BORROW AND DISPOSAL AREAS	A B C D E	FAIR POOR POOR POOR FAIR	GOOD GOOD GOOD GOOD EXCELLENT	GOOD GOOD EXCELLENT GOOD EXCELLENT	FAIR POOR POOR GOOD EXCELLENT
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A B C D	GOOD GOOD GOOD FAIR	GOOD EXCELLENT EXCELLENT EXCELLENT	GOOD EXCELLENT EXCELLENT EXCELLENT	FAIR POOR POOR POOR
LIGHTLY USED PARKING LOTS, OOD AREAS, UNPAVED LANES, AND LOW INTENSITY USE RECREATION SITES.	A B C D	GOOD GOOD GOOD GOOD	GOOD EXCELLENT EXCELLENT EXCELLENT	GOOD FAIR EXCELLENT EXCELLENT	FAIR POOR POOR EXCELLENT
PLAY AREAS AND ATHLETIC FIELDS. TOPSOIL IS ESSENTIAL FOR GOOD TURF	F G	FAIR FAIR	EXCELLENT EXCELLENT	EXCELLENT EXCELLENT	2/2/

GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATINGS IN TABLE 7-36
 2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE IN PLAYING AREA AND ATHLETIC FIELDS.

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.
A. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
RED TOP	20	0.45
FLAT PEA	42	0.95
TOTAL	80	1.35
B. TALL FESCUE	15	0.35
CREEPING RED FESCUE	10	0.25
CROWN VETCH	10	0.25
OR FLAT PEA	40	0.95
TOTAL	40 OR 55	0.75 OR 1.35
C. TALL FESCUE	24	0.55
CREEPING RED FESCUE	24	0.55
BIRDS FOOT TROFOL	48	1.10
	REMOVED	REMOVED
	48	1.10
D. TALL FESCUE	30	0.65
FLAT PEA	30	0.65
FLAT PEA	50	1.20
E. CREEPING RED FESCUE 1/2	50	1.15
TROFOL BLUEGRASS 1/2	50	1.15
TOTAL	100	2.30
F. TALL FESCUE	1	3.60

SEEDING SPECIFICATIONS

1. Grading and Shaping
 - a. Slopes shall not be steeper than 2:1; 3:1 slopes or flatter are preferred. Where mowing will be done, 3:1 slopes or flatter are recommended.
2. Seedbed Preparation
 - a. Surface and seepage water should be drained or diverted from the site to prevent drowning or winter killing of the plants.
 - b. Stones larger than 4 inches and trash should be removed because they interfere with seeding and future maintenance of the area. Where feasible, the soil should be tilled to a depth of about 4 inches to prepare a seedbed and mix fertilizer and lime into the soil. The seedbed should be left in reasonably firm and smooth condition. The last tillage operation should be performed across the slope wherever practical.
3. Establishing a Stand
 - a. Lime and fertilizer should be applied prior to or at the time of seeding and incorporated into the soil kinds and amounts of lime and fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:
Agricultural limestone, 2 tons per acre or 100lbs. per 1,000 sq.ft.
Nitrogen(N), 50lbs. per acre or 1.1lbs. per 1,000 sq.ft.
Phosphate(P2O5), 100lbs. per acre or 2.2lbs. per 1,000 sq.ft.
Potash(K2O), 100lbs. per acre or 2.2lbs. per 1,000 sq.ft.
(Note: This is the equivalent of 500lbs. per acre of 10-20-20 fertilizer or 1,000lbs. per acre of 5-10-10.)
 - b. Seed should be spread uniformly by the method most appropriate for the site. Methods include broadcasting, drilling and hydroseeding. Where broadcasting is used, cover seed with .25 inch of soil or less, by cultipacking or raking.
 - c. Refer to Table(G-E1 this sheet) for appropriate seed mixtures and Table(H-E1 this sheet) for rates of seeding. All legumes (crownvetch, birdsfoot trefoil, and flatpea) must be inoculated with their specific inoculant.
4. Mulch
 - a. Hay, straw, or other mulch, when needed, should be applied immediately after seeding.
 - b. Mulch will be held in place using appropriate techniques from the Best Management Practice for mulching. Hay or straw mulch shall be placed at a rate of 90lbs per 1000 s.f.
5. Maintenance to Establish a Stand
 - a. Planted area should be protected from damage by fire, grazing, traffic, and dense weed growth.
 - b. Fertilization needs should be determined by onsite inspections. Supplemental fertilizer is usually the key to fully complete the establishment of the stand because most perennial stake 2 to 3 years to become established.
 - c. In waterways, channels, or swales where uniform flow conditions are anticipated, occasional mowing may be necessary to control growth of woody vegetation.

1. THE SUB GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

d50 SIZE=	0.3	FEET	3.6	INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE		SIZE OF STONE FROM		(INCHES) TO
100%		5		7
85%		5		6
50%		4		5
15%		1		2

E14

1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH, SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3-4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR AFTER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.

2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS, OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.
3. PRIOR TO NOV. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15-25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.
4. AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILLS SHALL BE MULCHED AT A RATE OF 3-4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

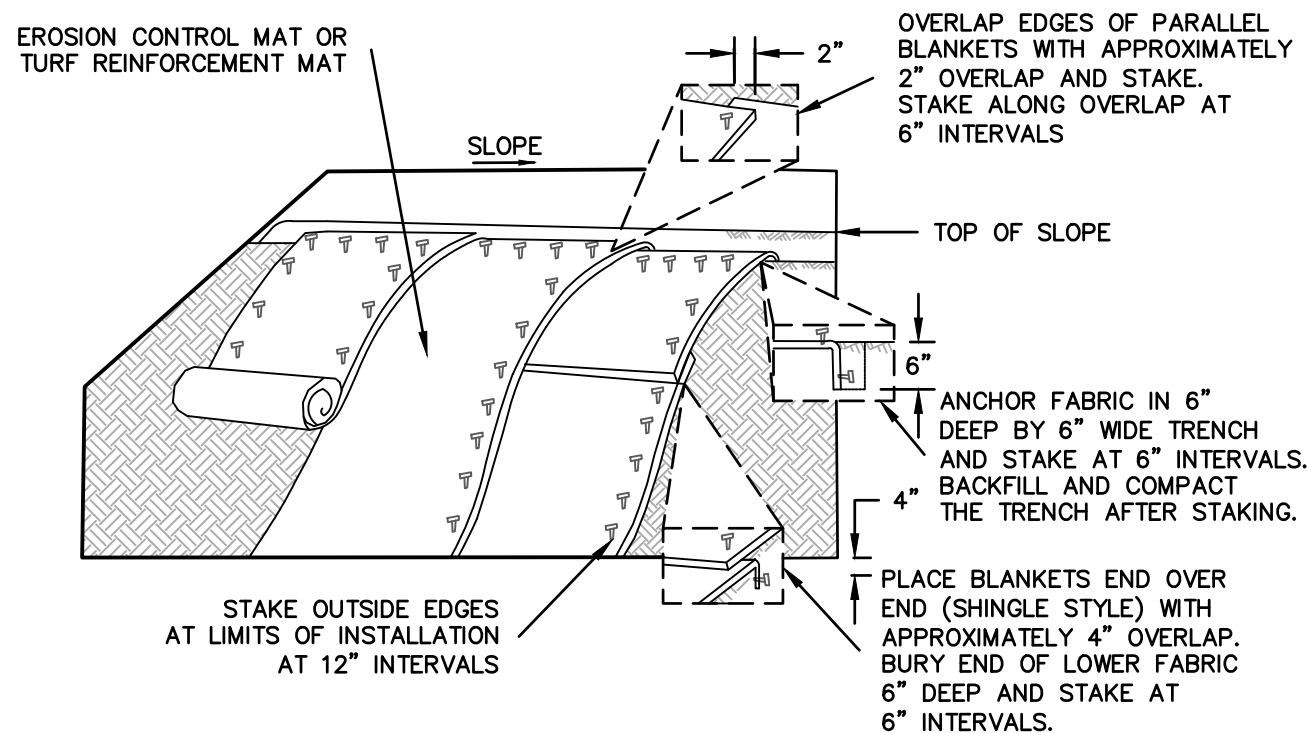
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DEFINITION OF STABLE:

1. WHEN A BASE COURSE GRAVEL HAS BEEN INSTALLED IN AN AREA TO BE PAVED
2. WHEN A MINIMUM OF 85% STABILIZATION OCCURS
3. WHEN A MINIMUM OF 3" OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
4. WHEN PROPER EROSION CONTROL BLANKETS, SUCH AS CURLEX II, C350 OR OTHER DOT APPROVED MATTING, HAS BEEN INSTALLED PROPERLY.

E21

E20



NOTE : STAKING PATTERNS SHALL FOLLOW MANUFACTURERS RECOMMENDATIONS.
MINIMUM SPACING 3' - 0" O.C. ACROSS FABRIC.

INSTALLATION OF EROSION CONTROL FABRICS

NOT TO SCALE

E22

E-102

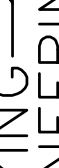
SEDIMENT & EROSION CONTROL DETAILS


STUART ACRES

FOR

REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.

TAX MAP 223, LOT 21





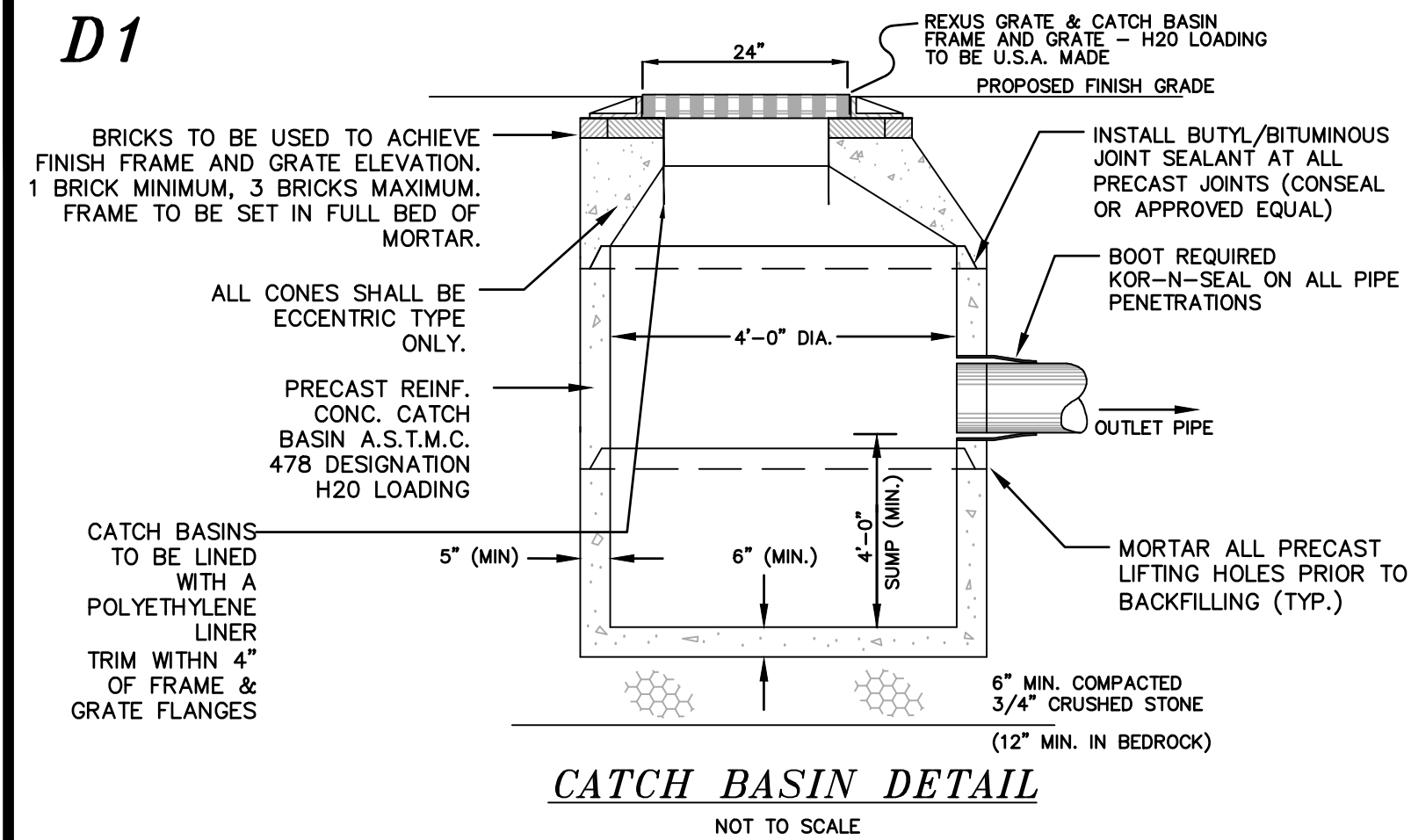
BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

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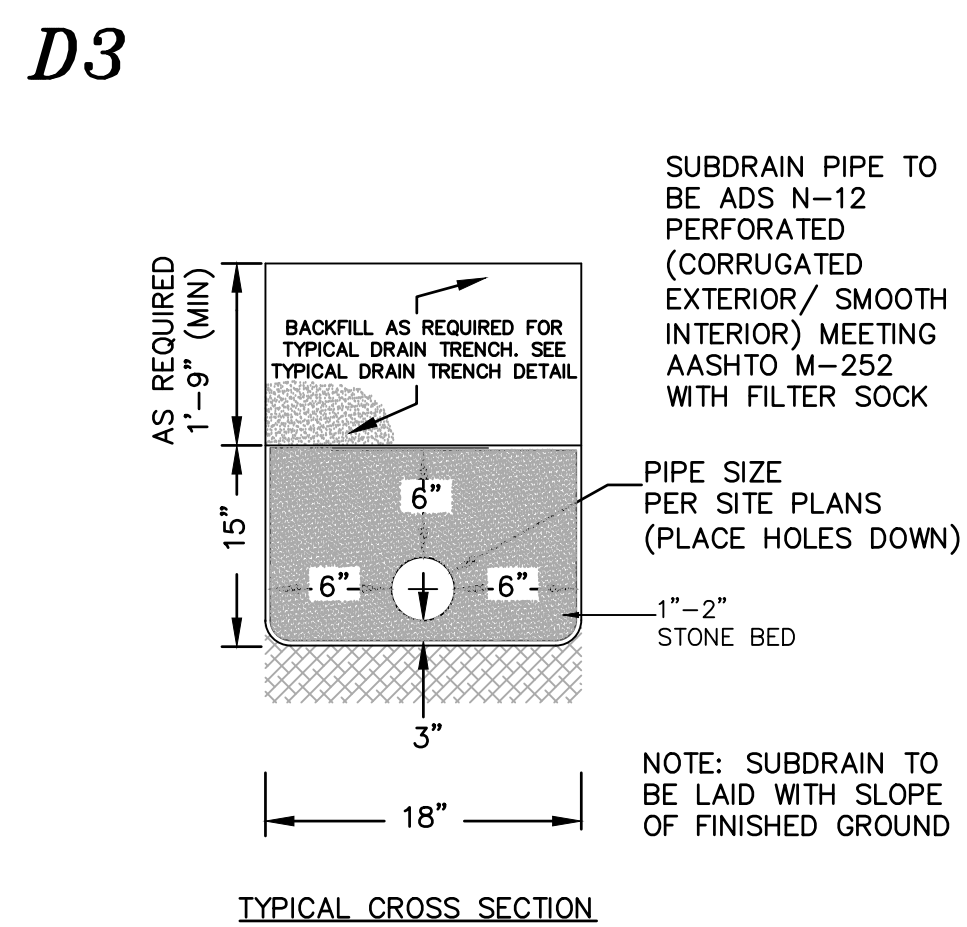
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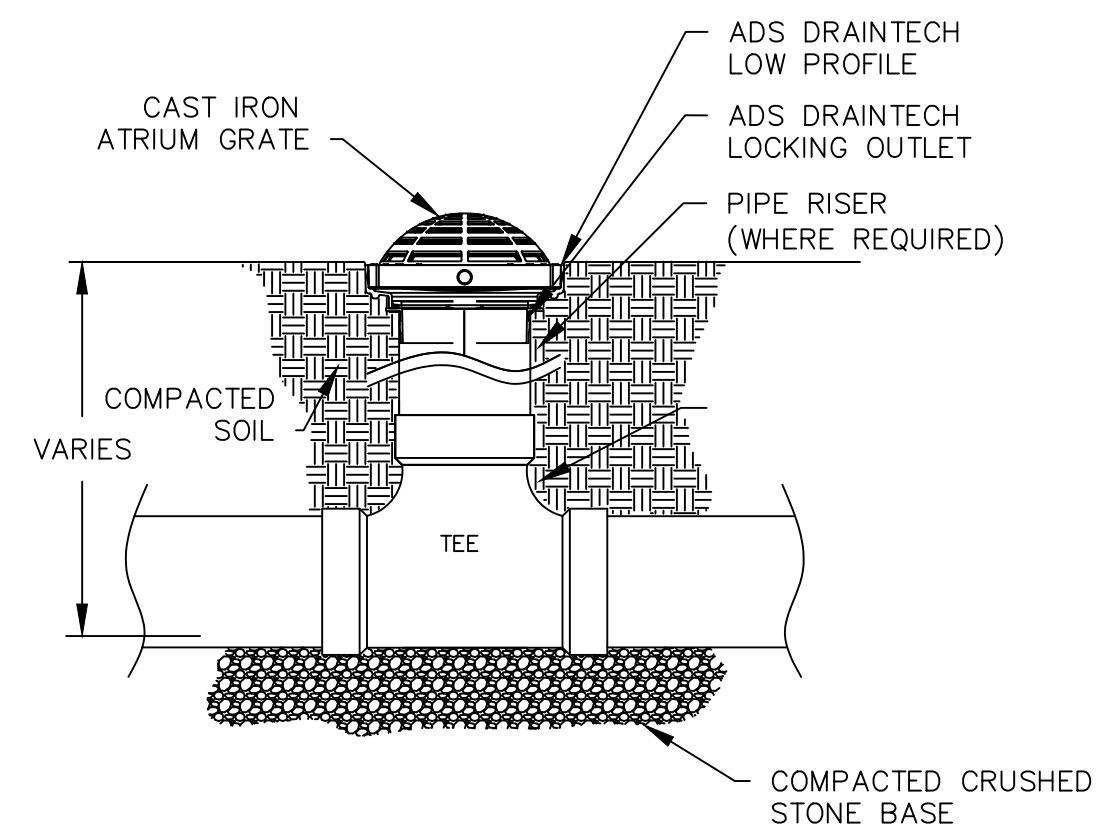
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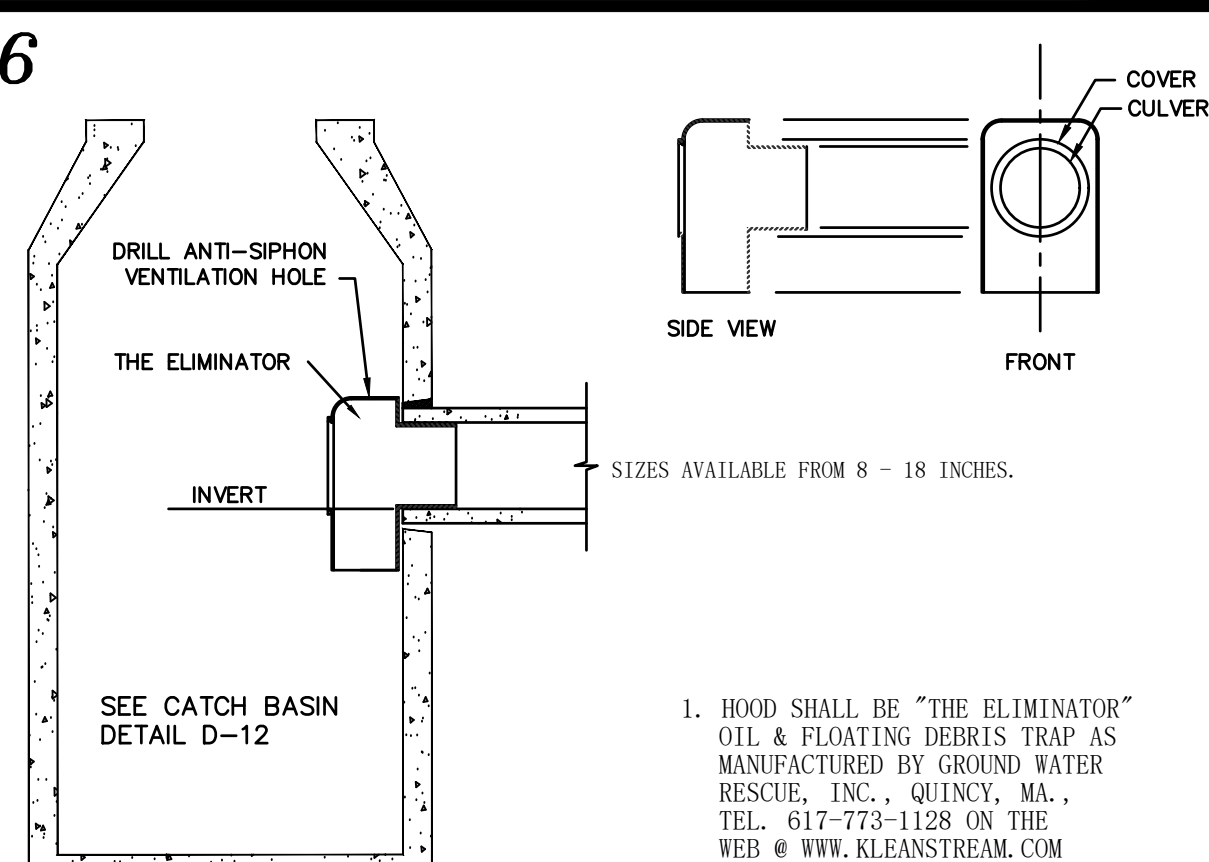
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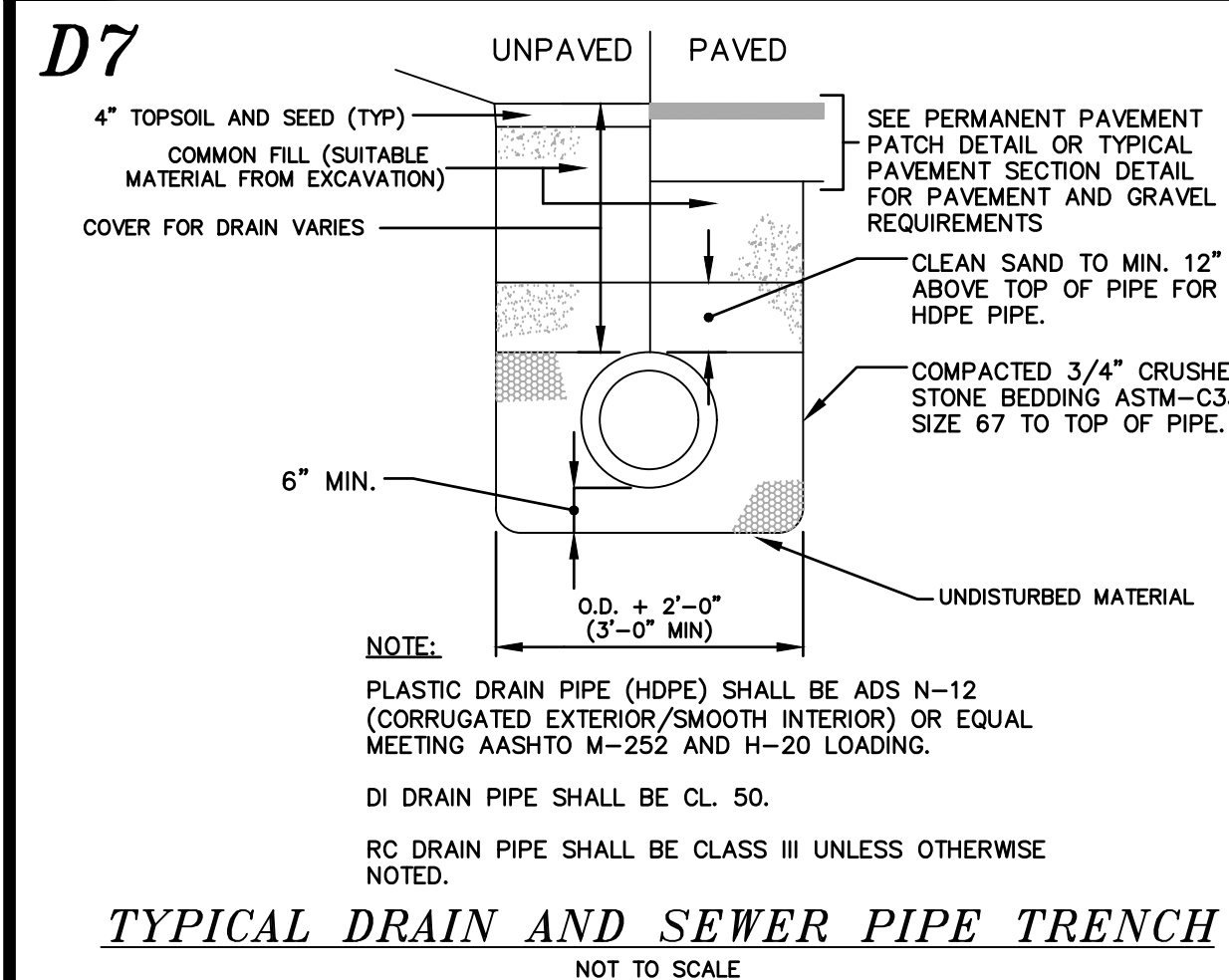
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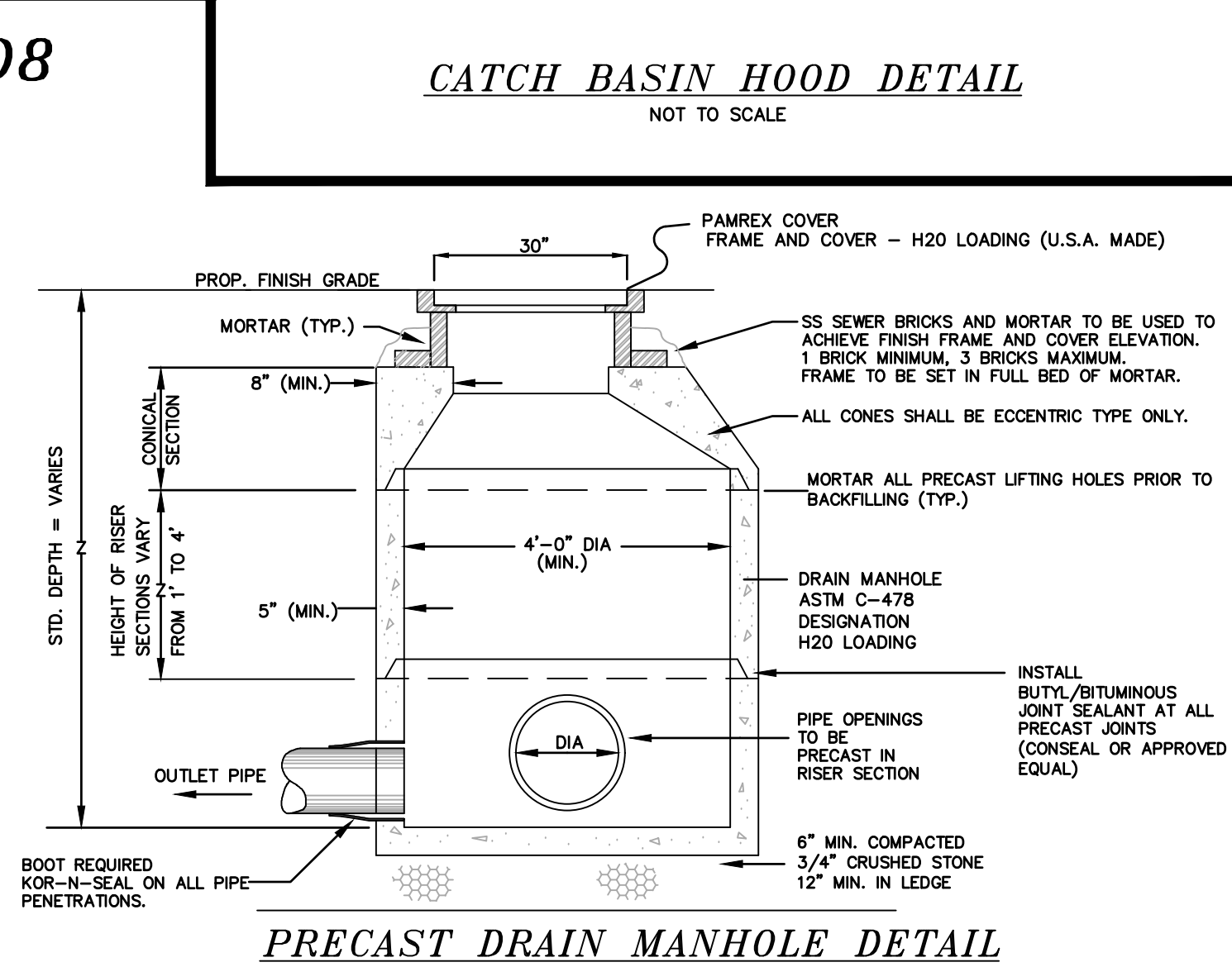
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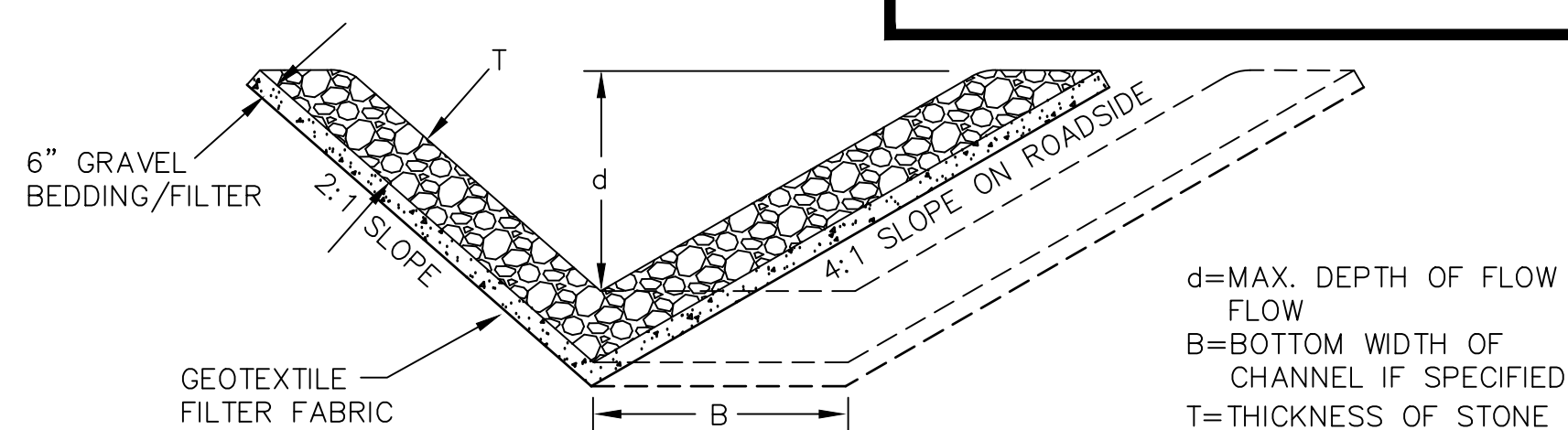
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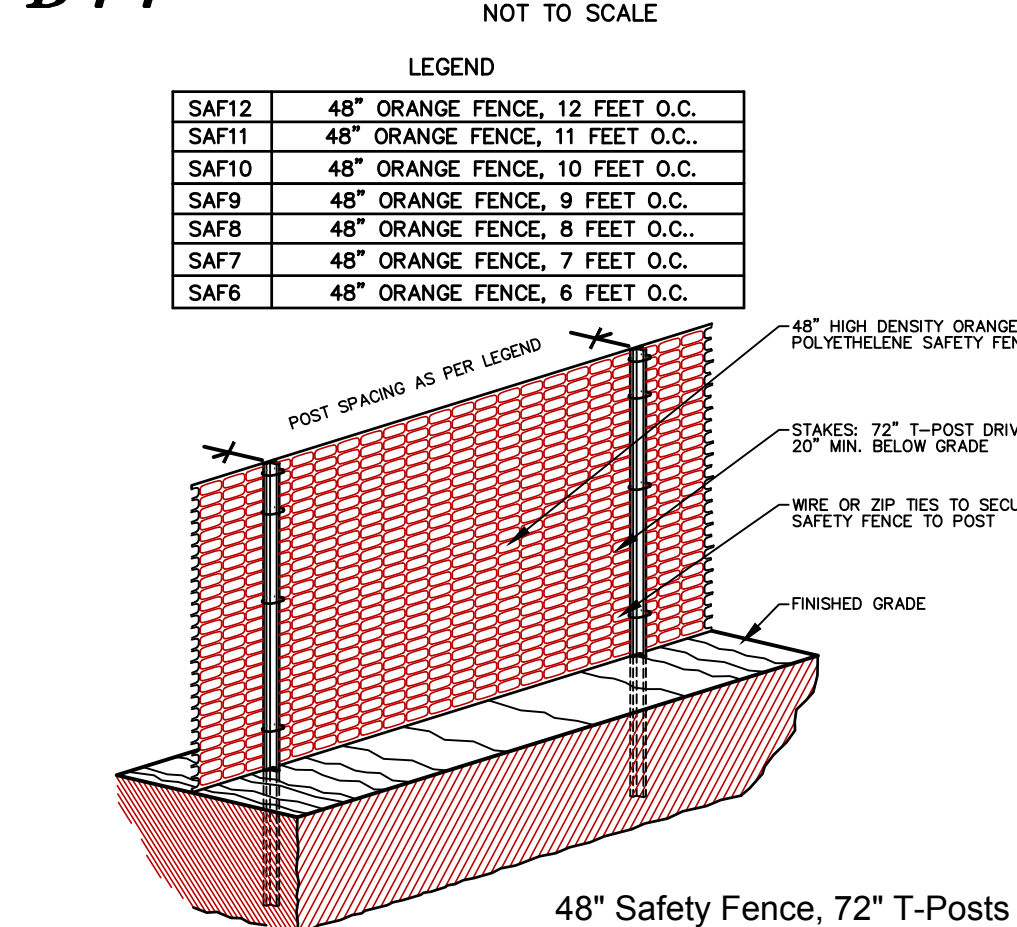
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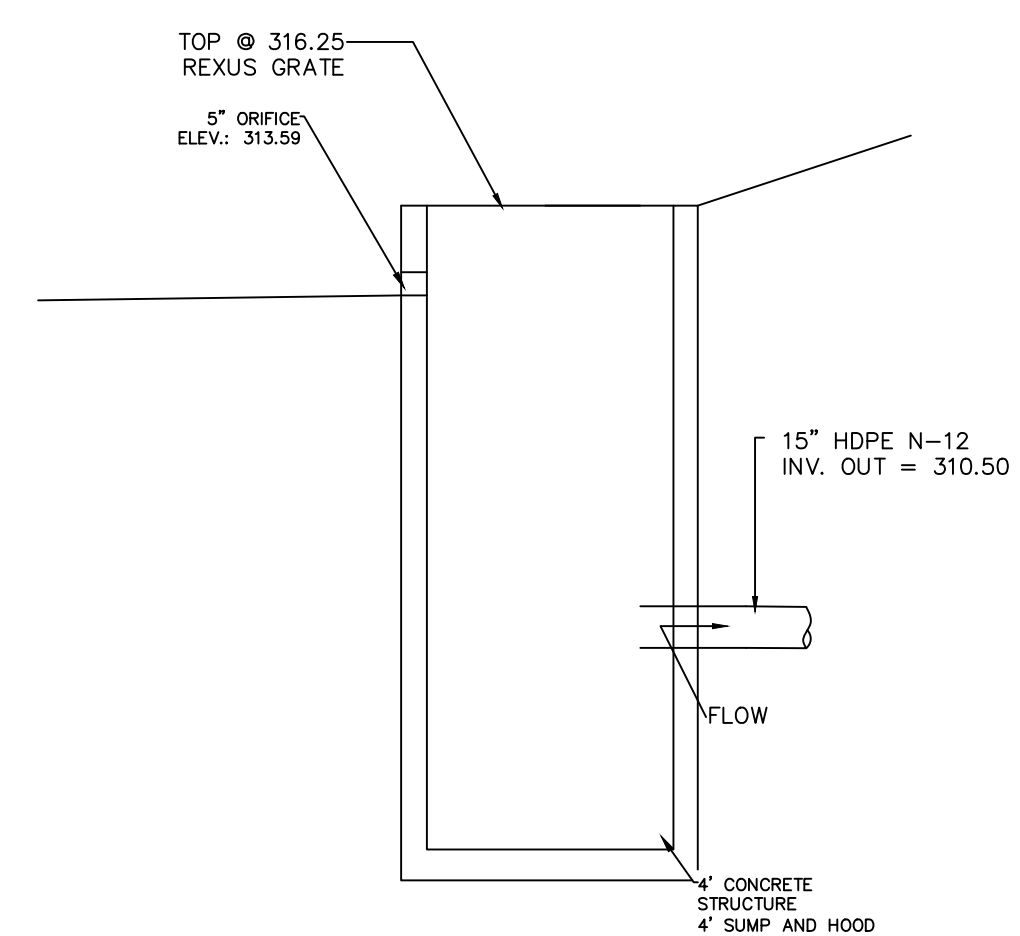
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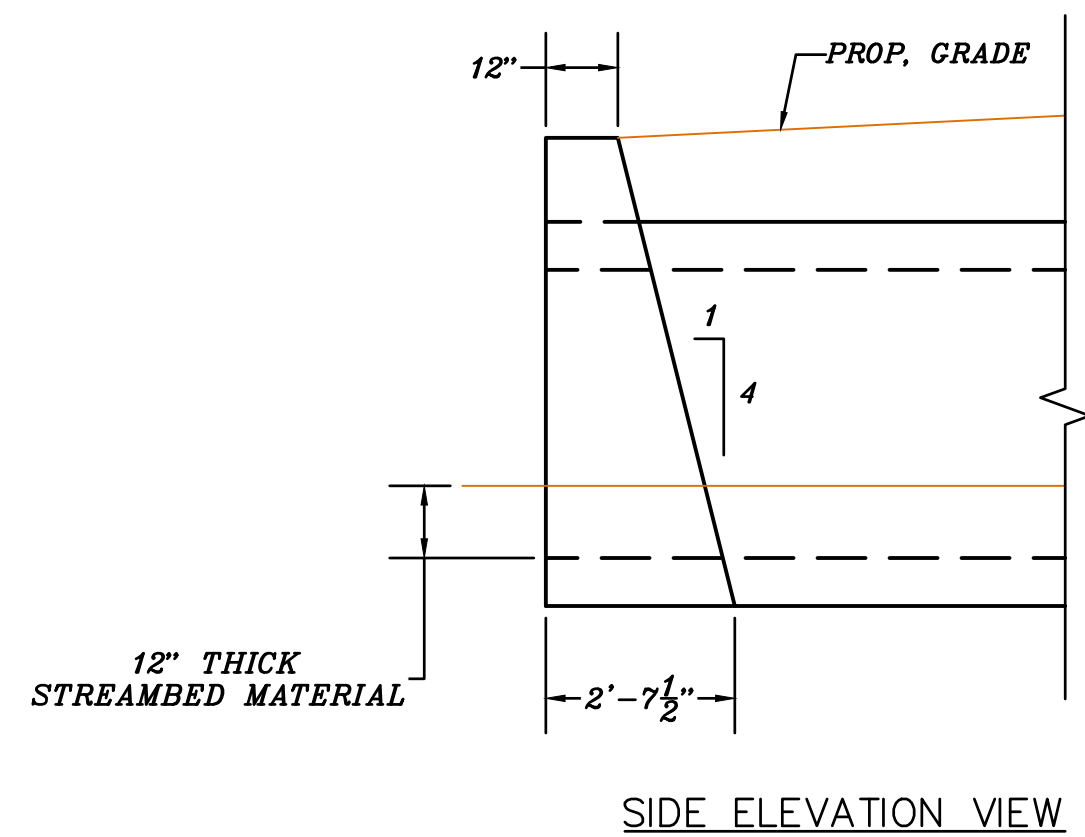
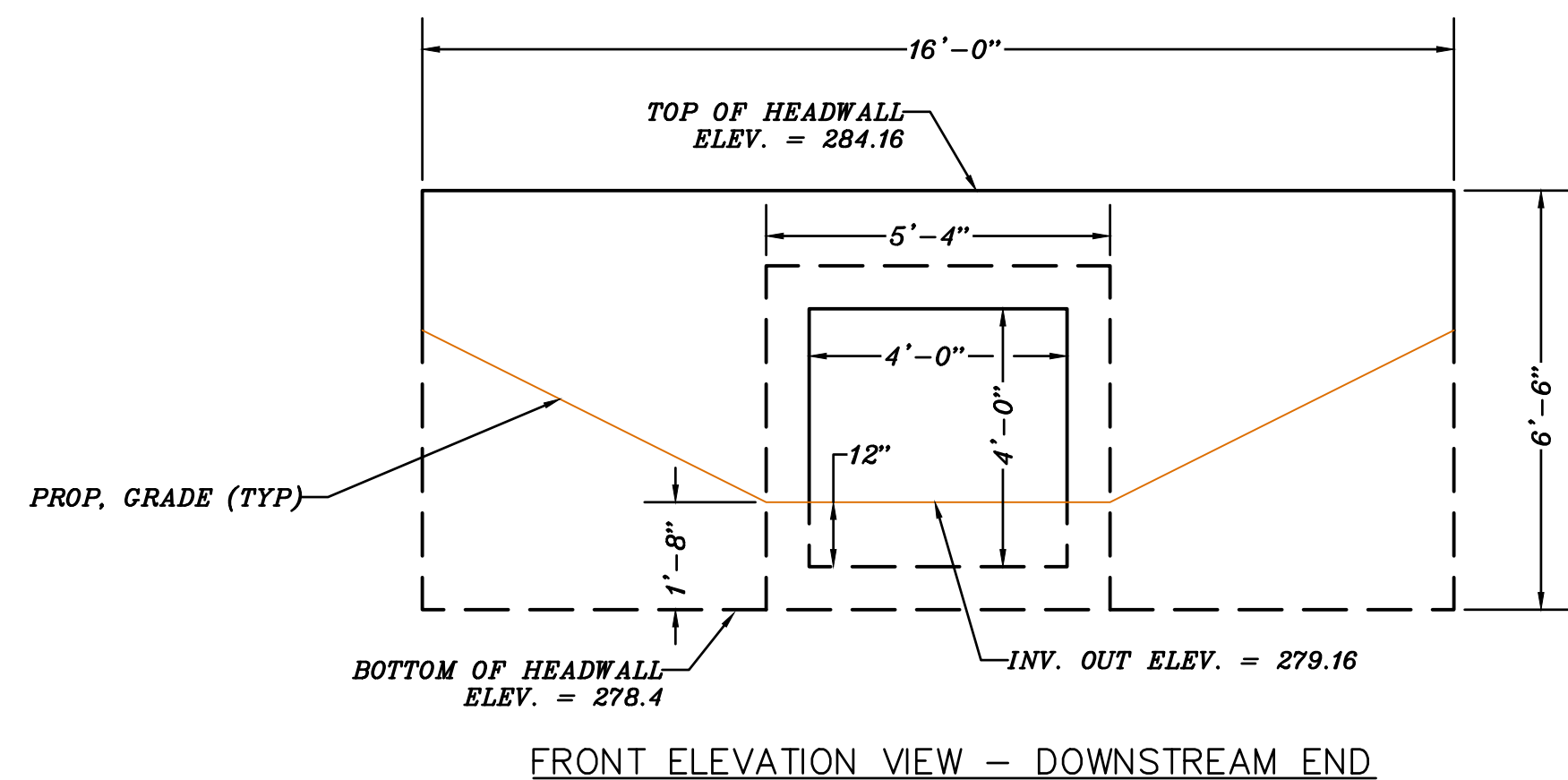
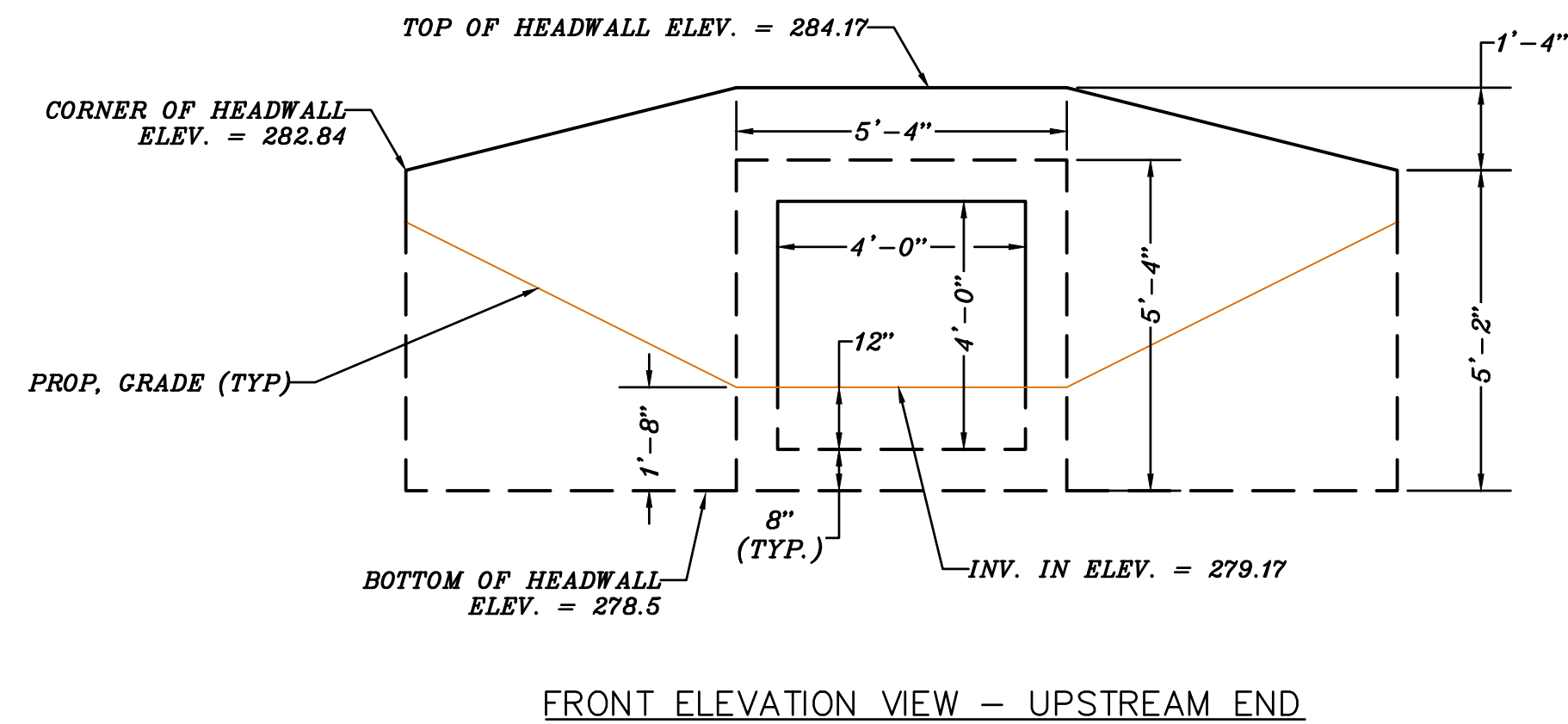
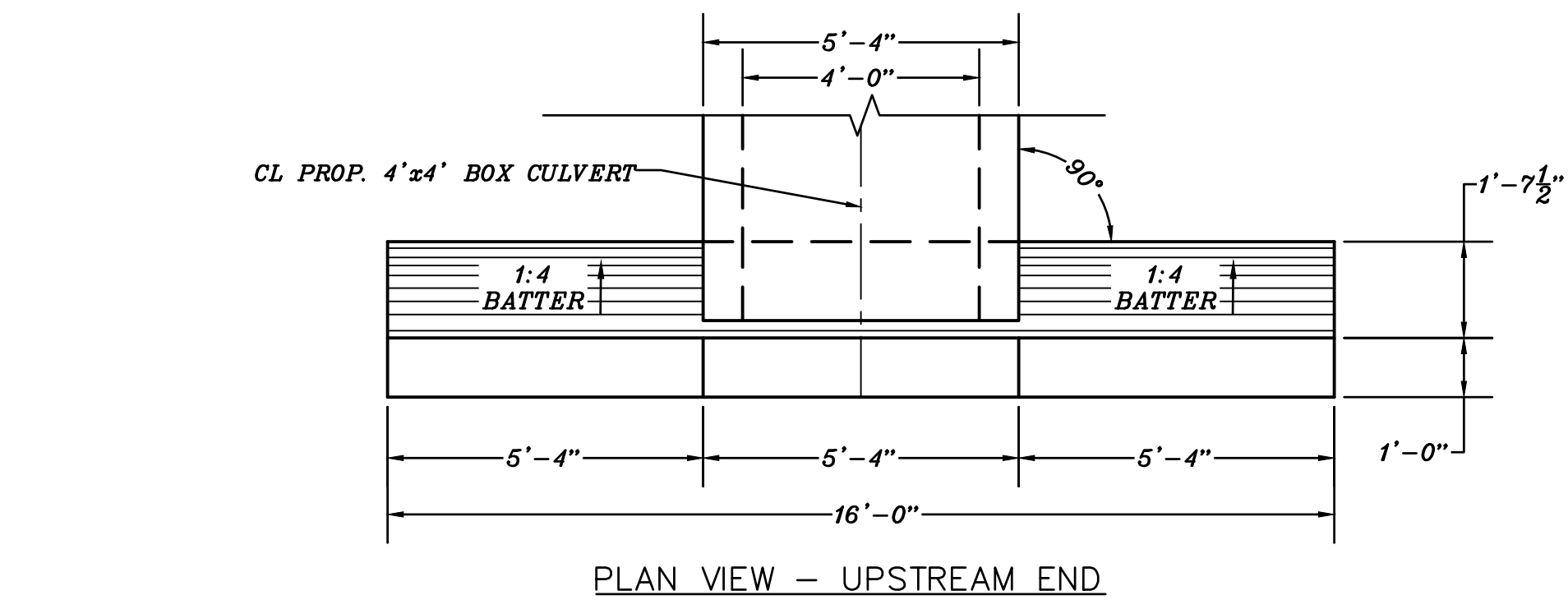


D11 CONSTRUCTION SAFETY FENCE

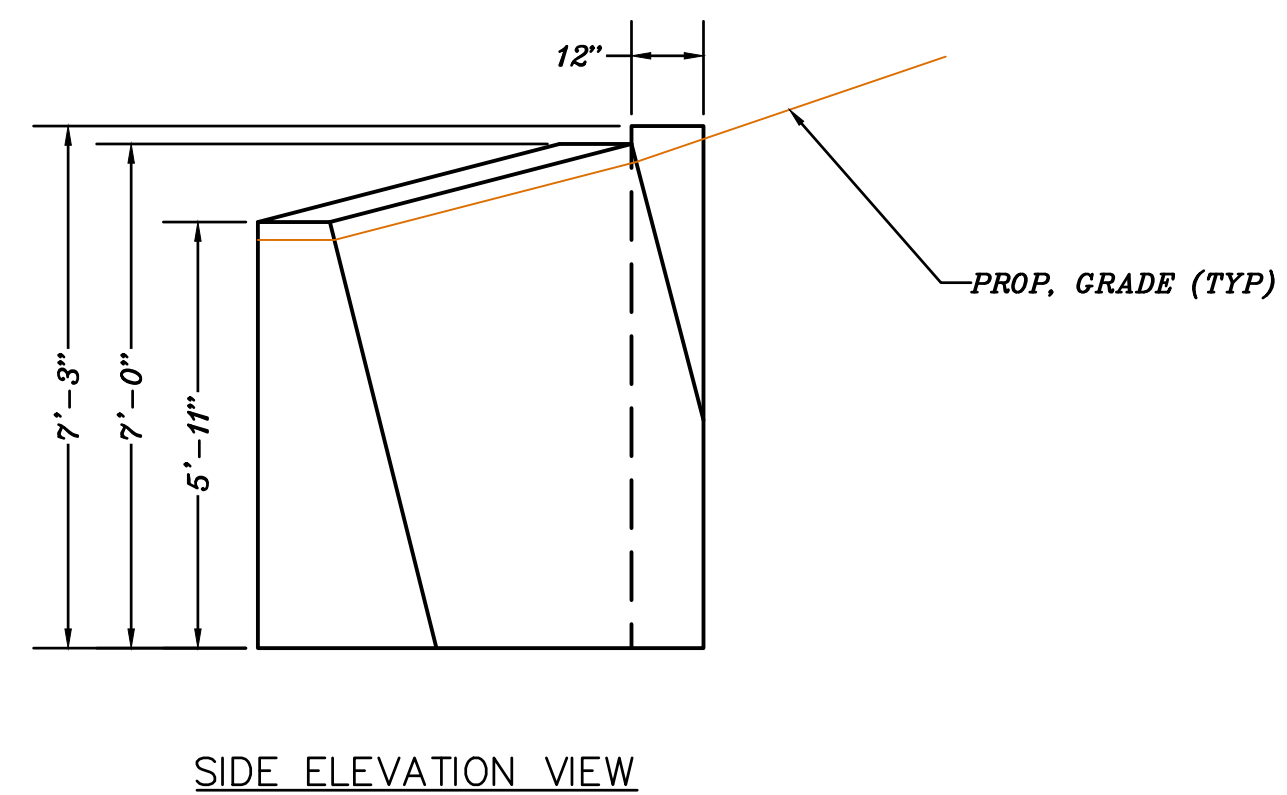
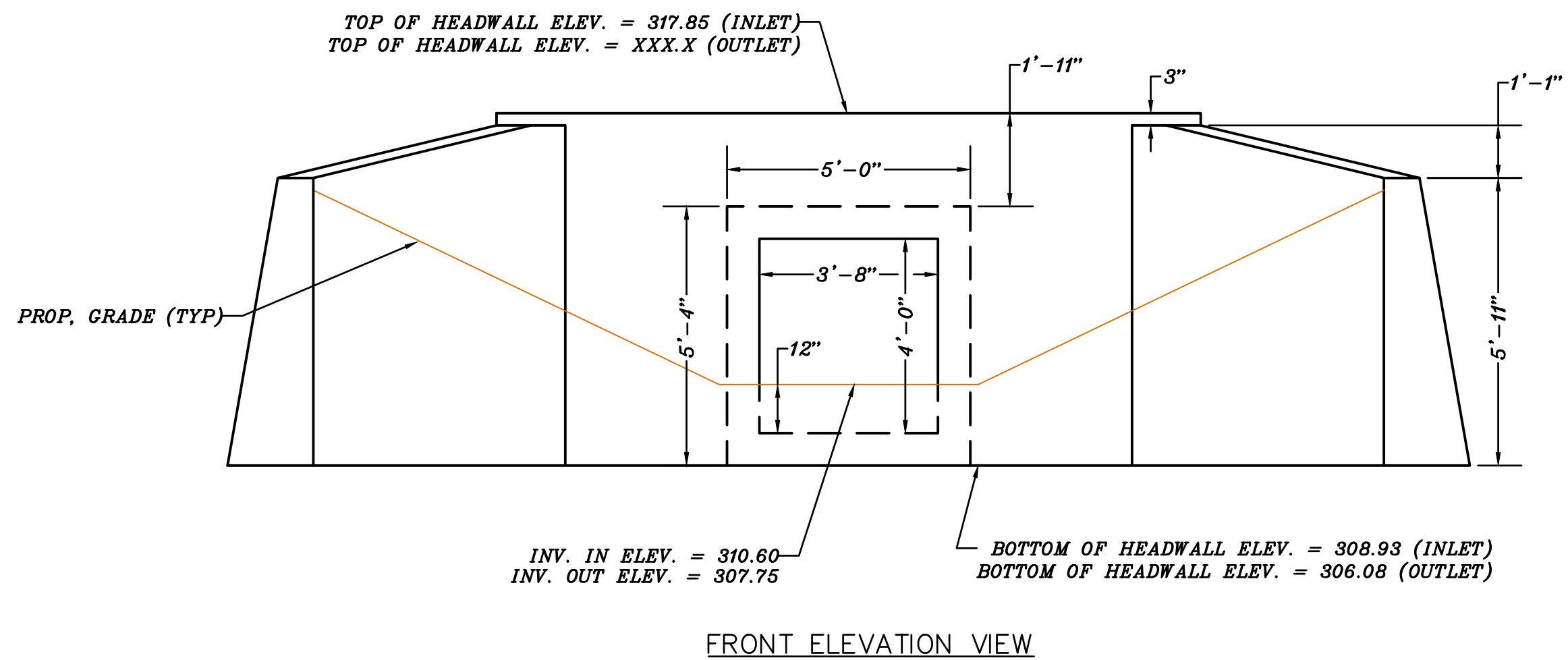
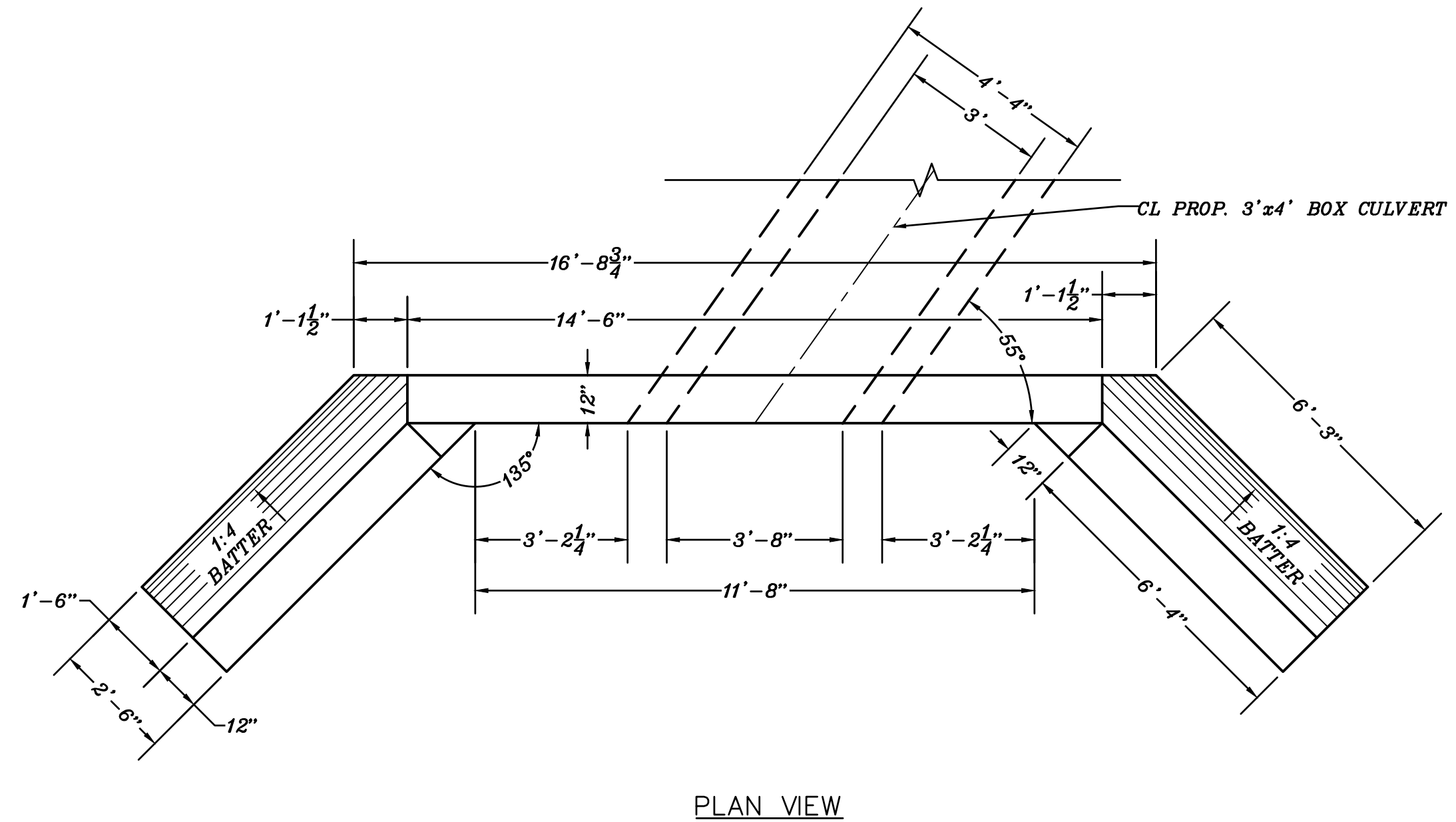


D12





HEADWALL DETAILS
FRANKLIN STREET BOX CULVERT
SCALE: 1/4" = 1'-0"



HEADWALL DETAILS
EVELYN DRIVE BOX CULVERT
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- HEADWALL DESIGNS FOR THESE BOX CULVERTS HAVE BEEN ADAPTED FROM NHDOT STANDARD PLANS FOR CONCRETE HEADWALLS FOR CONCRETE PIPE. REFER TO NHDOT STANDARD PLANS AND NHDOT STANDARD SPECIFICATIONS FOR ADDITIONAL DESIGN INFORMATION, INCLUDING REINFORCING STEEL REQUIREMENTS:

FRANKLIN STREET CULVERT:
STANDARD PLANS HW-1, PLATE 1. HEADWALL DESIGN FOR SINGLE 48" DIA. PIPE.

EVELYN DRIVE CULVERT:
STANDARD PLANS HW-2, PLATE 4. HEADWALL DESIGN FOR TWIN 48" DIA. PIPES WITH 4:1 SLOPE.

REVISION	DATE	DESCRIPTION

CAST IN PLACE HEADWALL DETAILS FRANKLIN BOX CULVERT & EVELYN BOX CULVERT

STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING

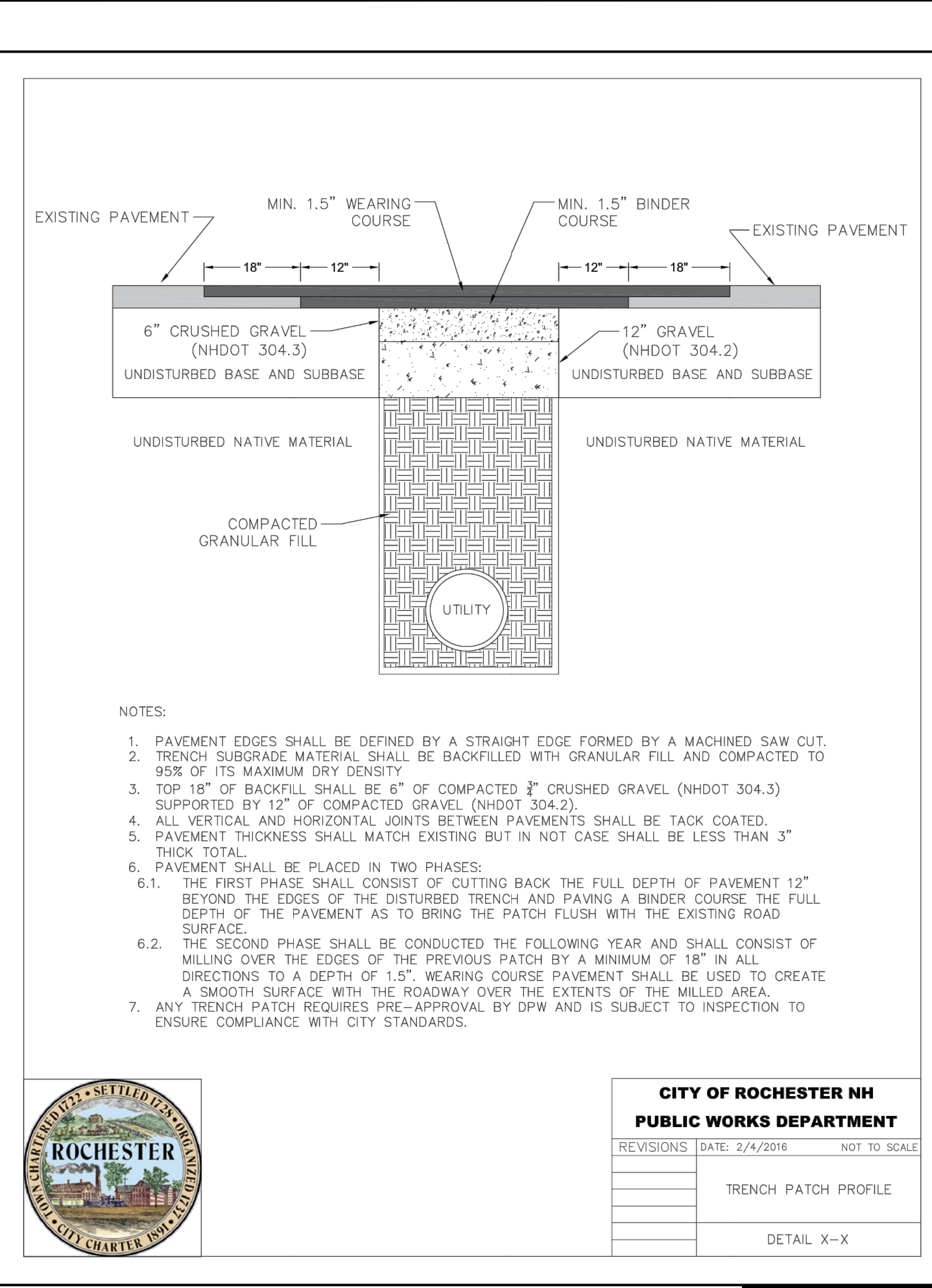
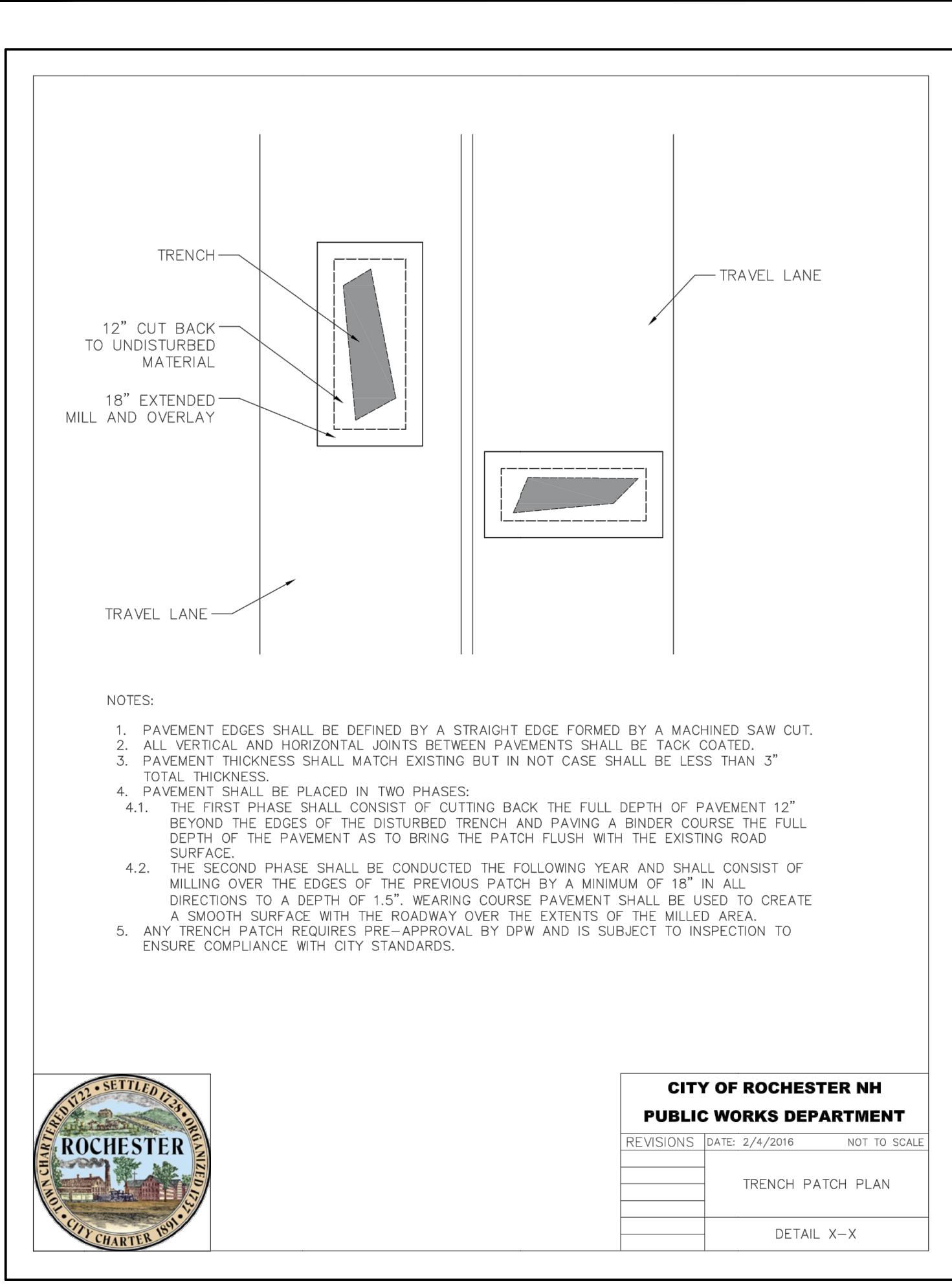
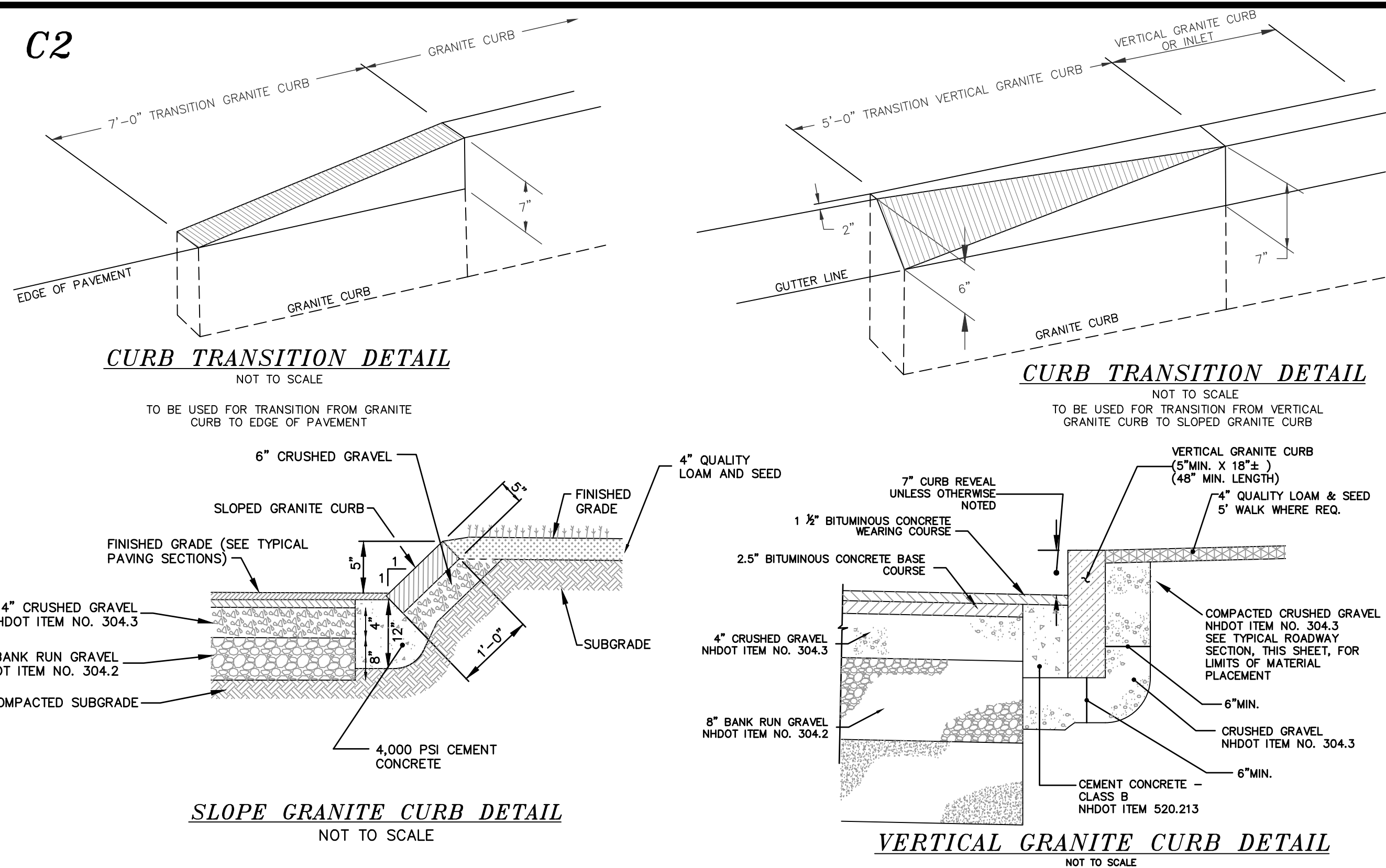
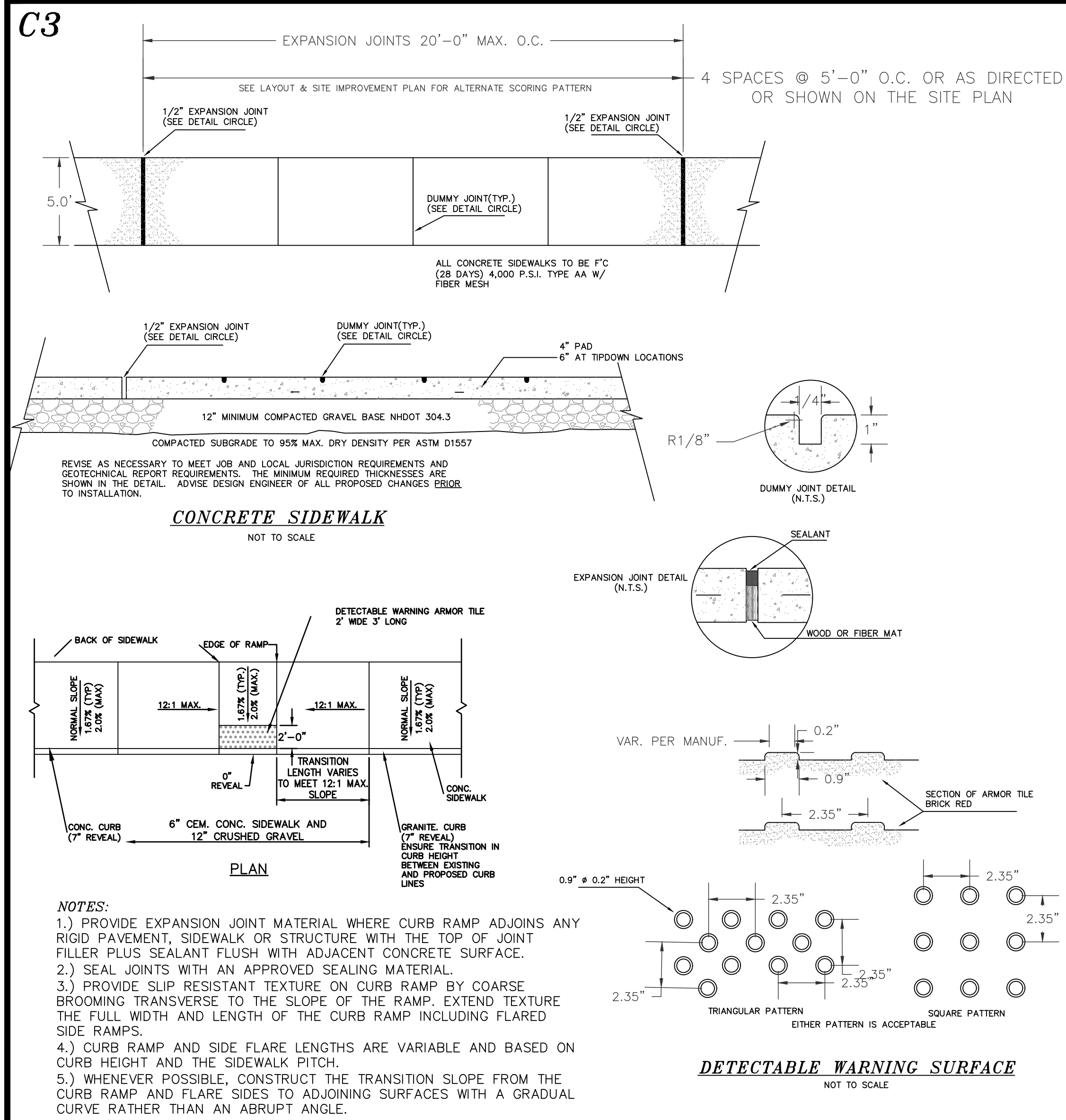
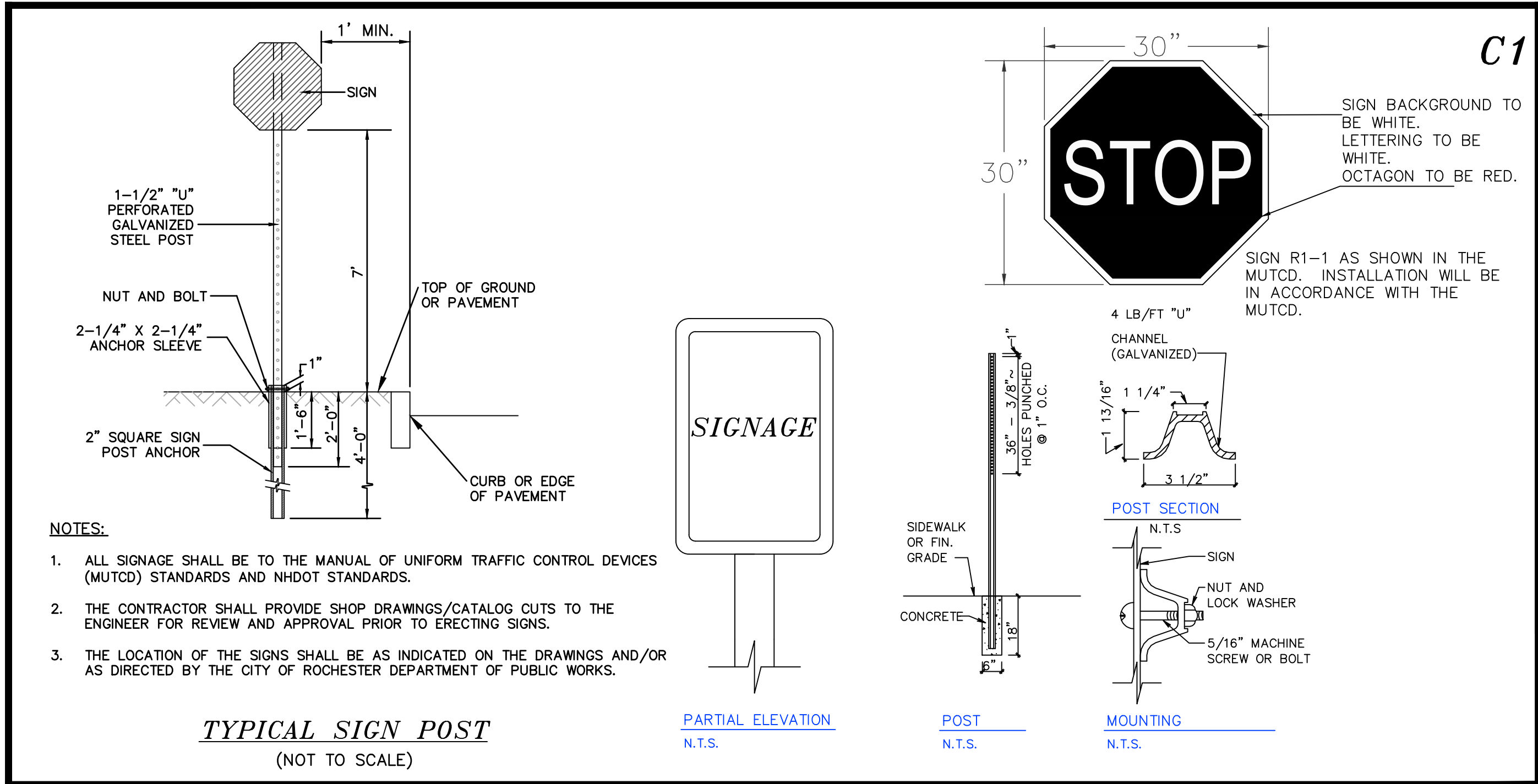
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS AS NOTED FT.

DATE : SEPTEMBER 20, 2016

FILE NO. : DB 2015 - 114

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

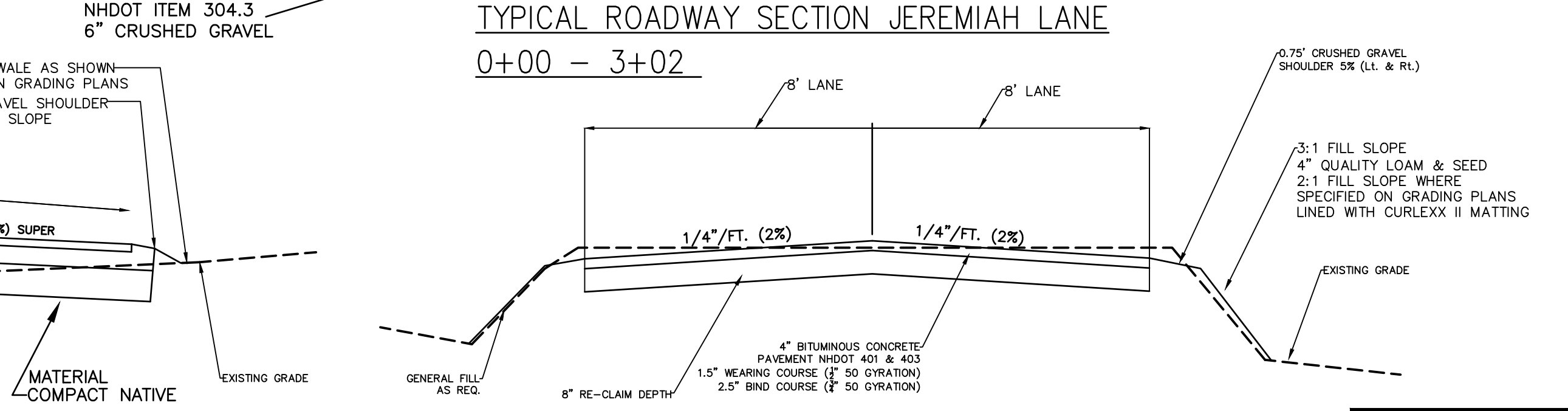
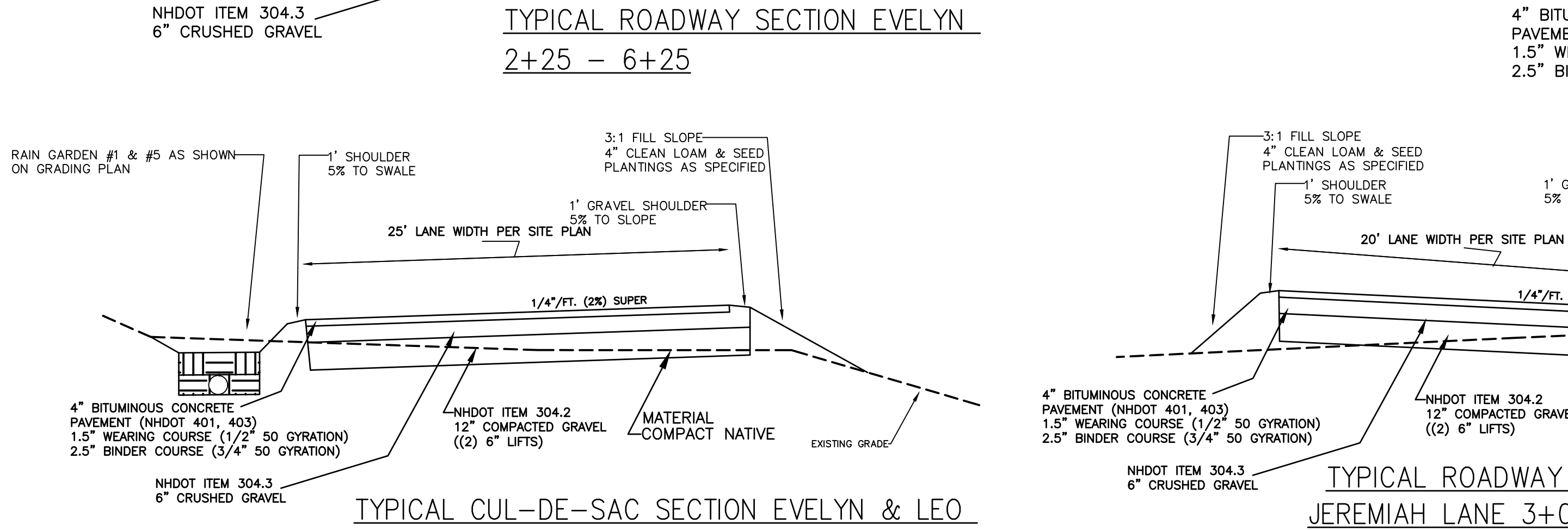
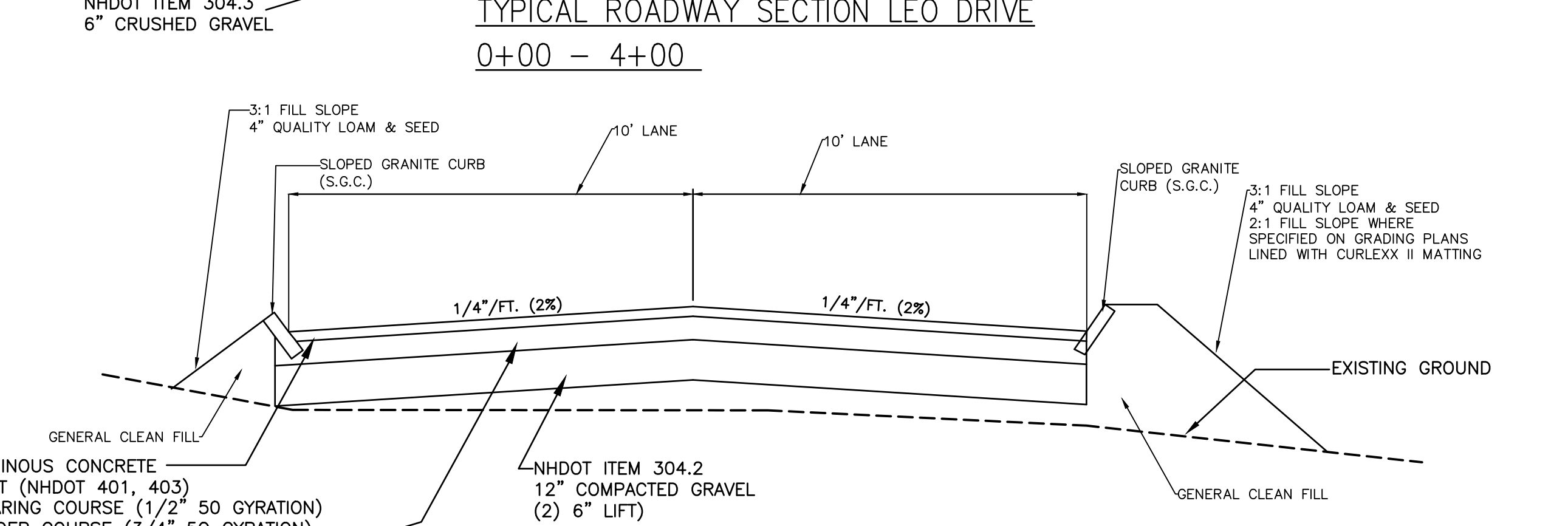
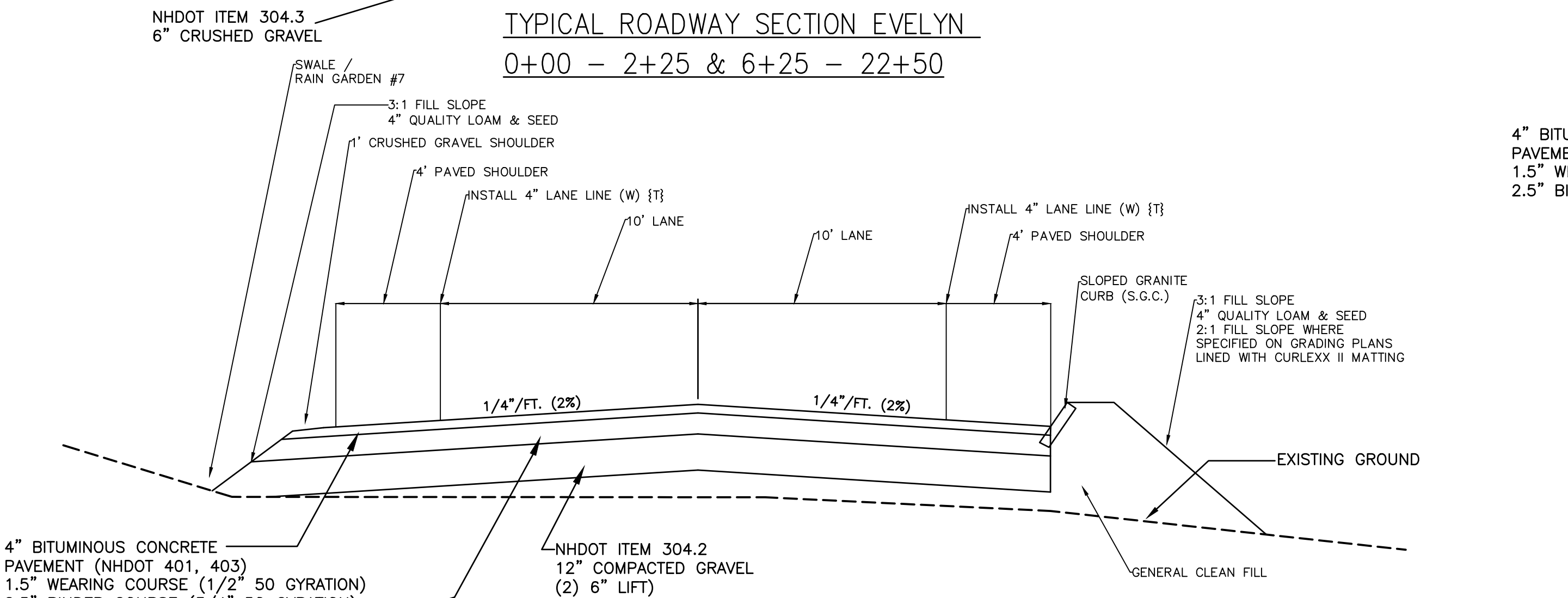
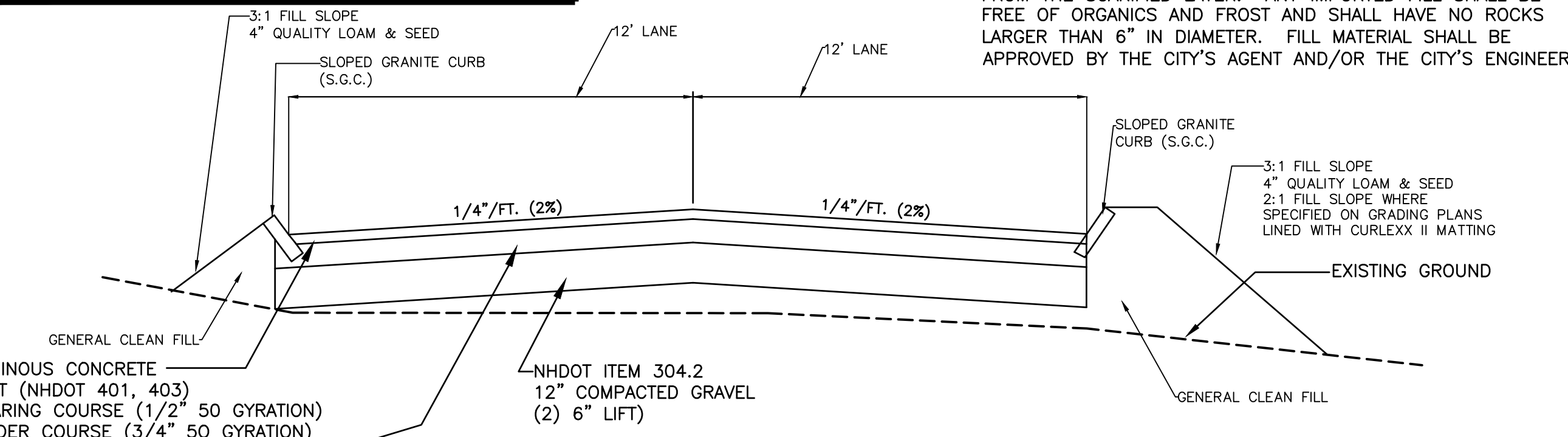
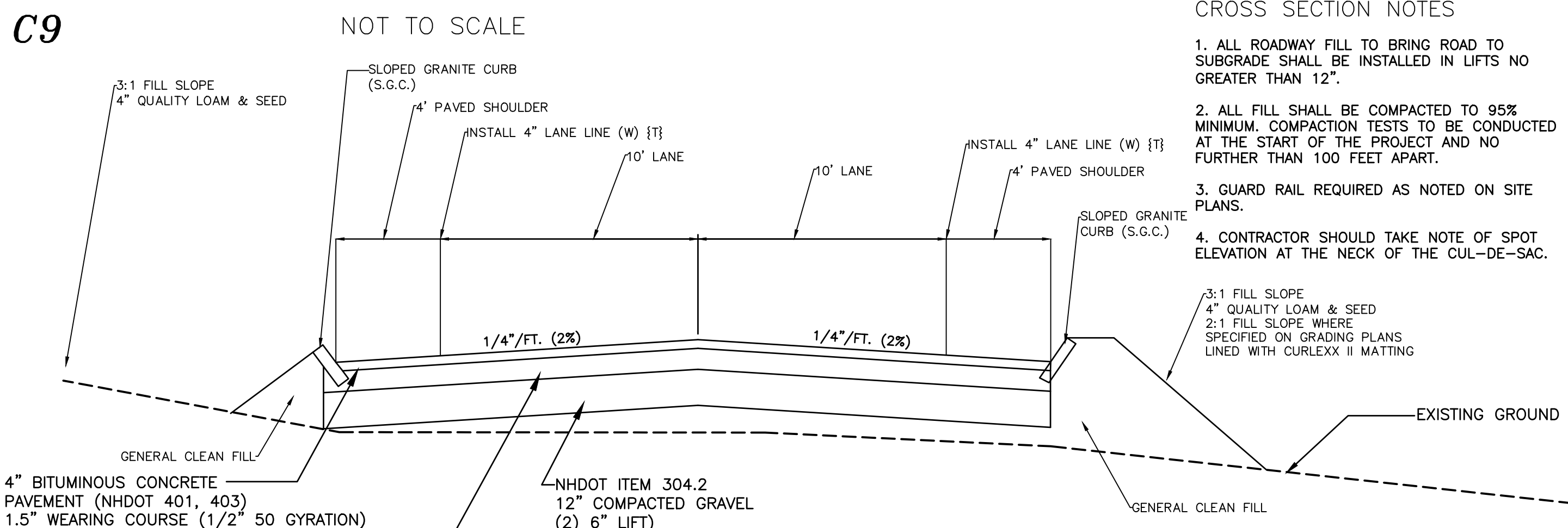
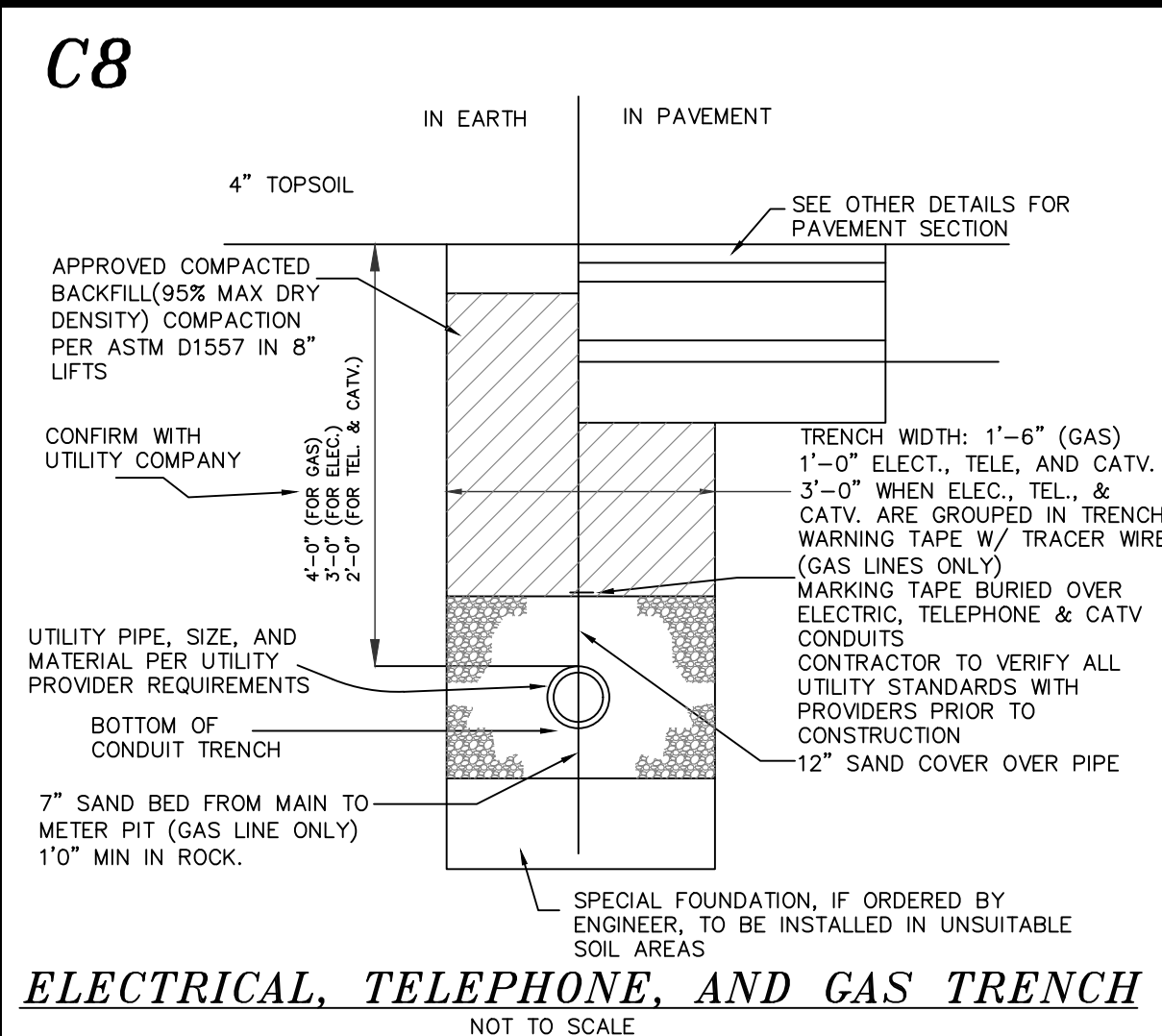
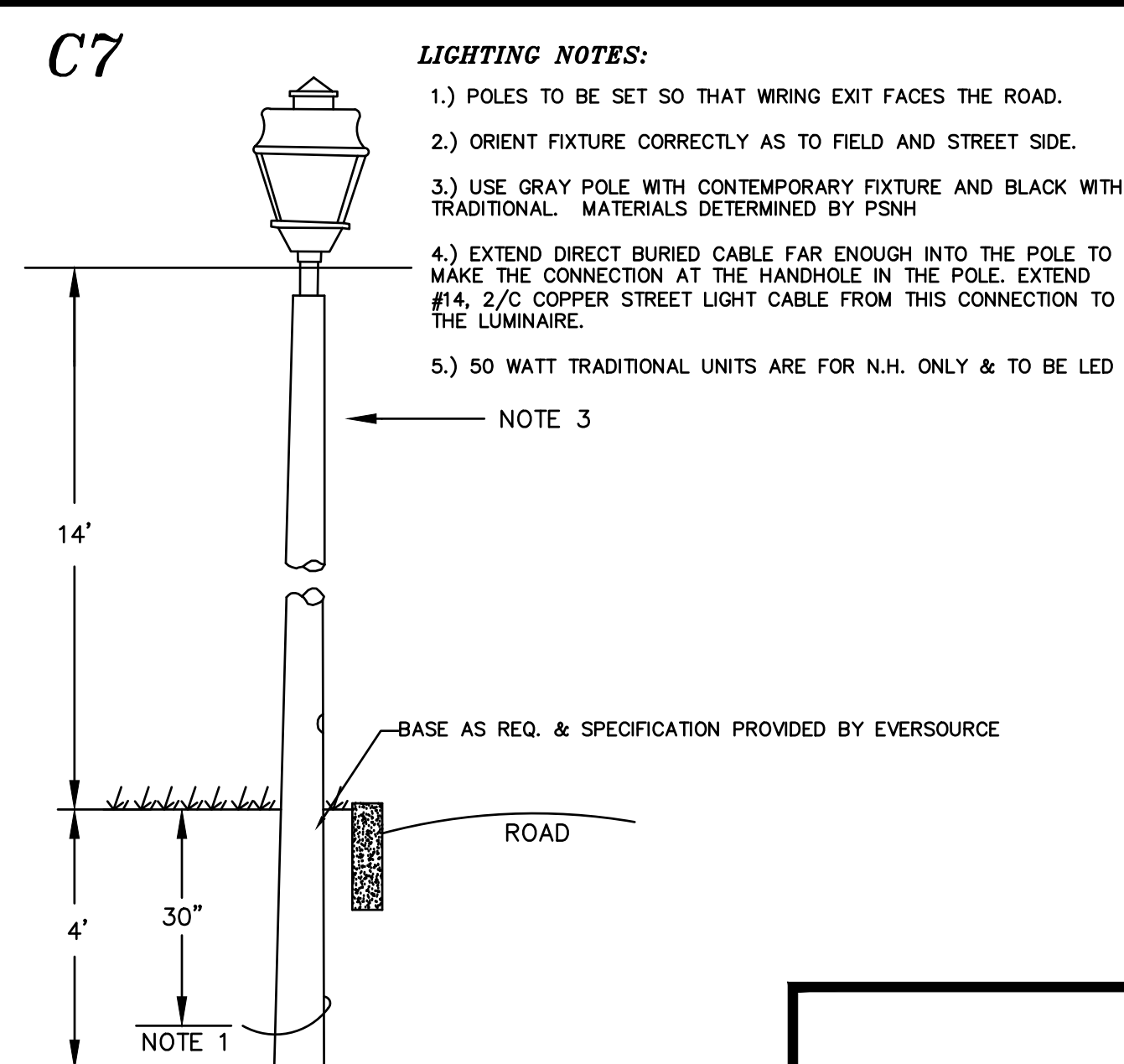
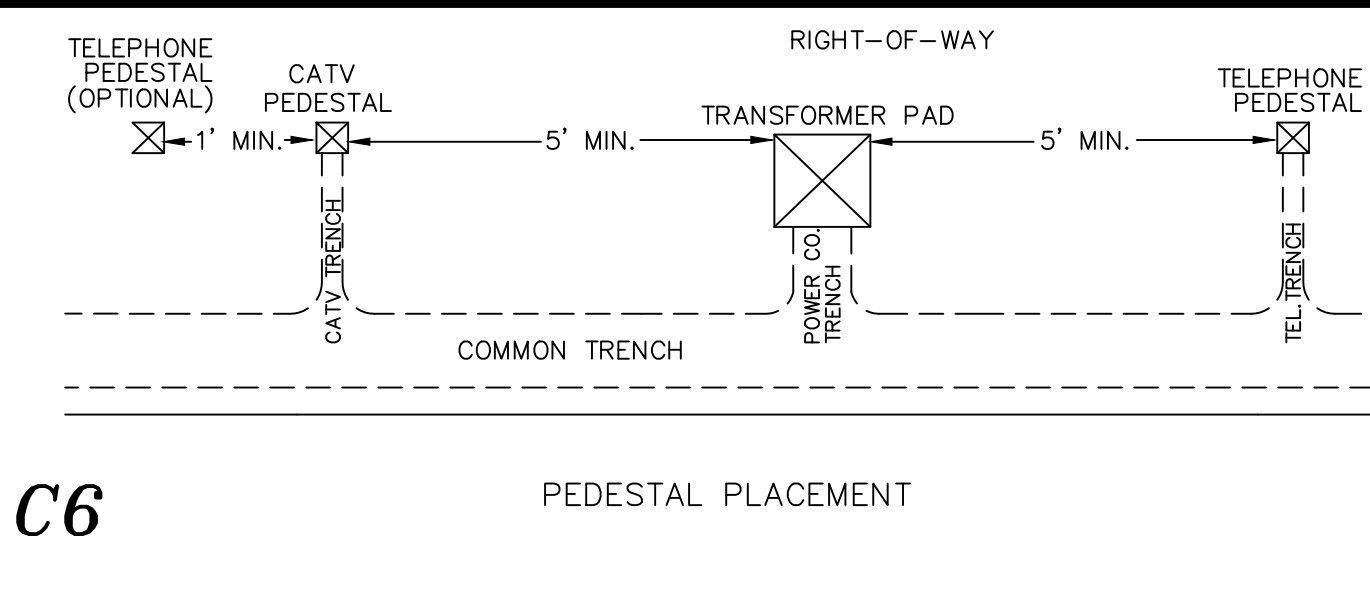


REVISION	DATE	DESCRIPTION

CONSTRUCTION DETAILS	STUART ACRES FOR REAL ESTATE ADVISORS INC. 24 JEREMIAH LANE ROCHESTER, N.H. TAX MAP 223, LOT 21
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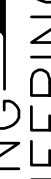
BERRY SURVEYING & ENGINEERING	335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 40 FT.	DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114	AS NOTED

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



REVISION	DATE	DESCRIPTION

CONSTRUCTION DETAILS
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21



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

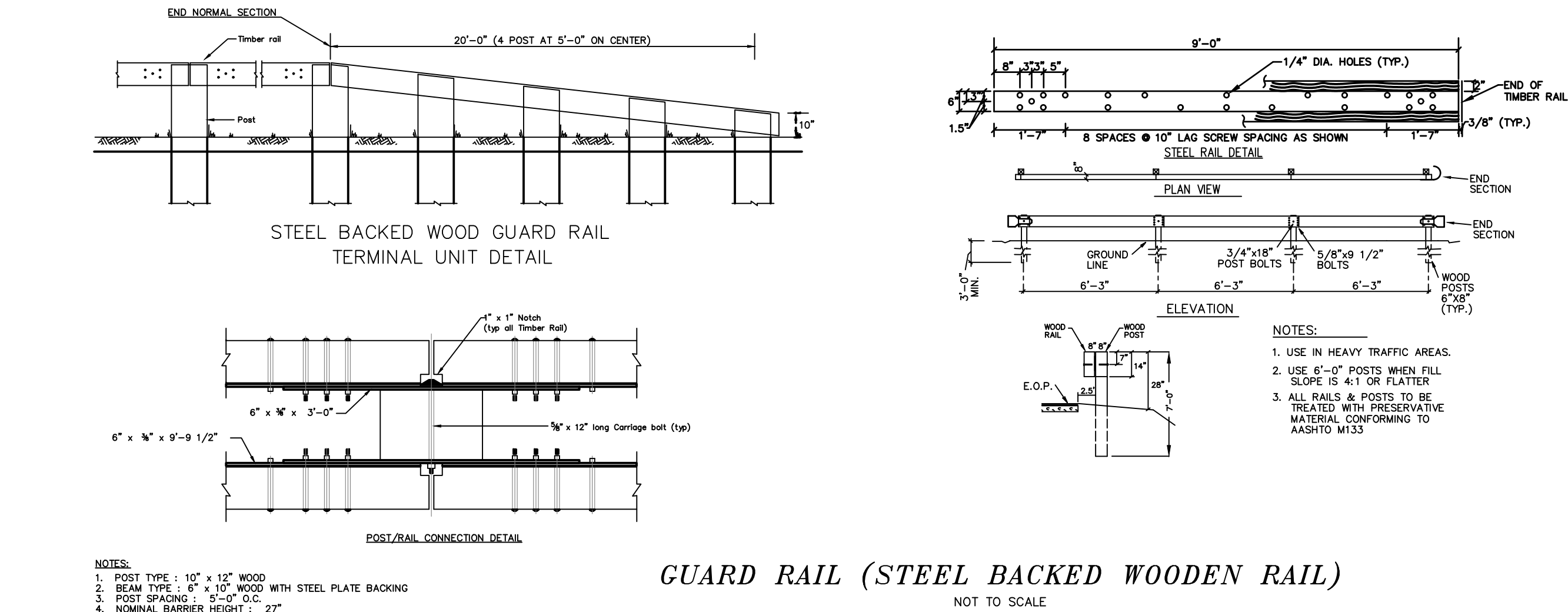
BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

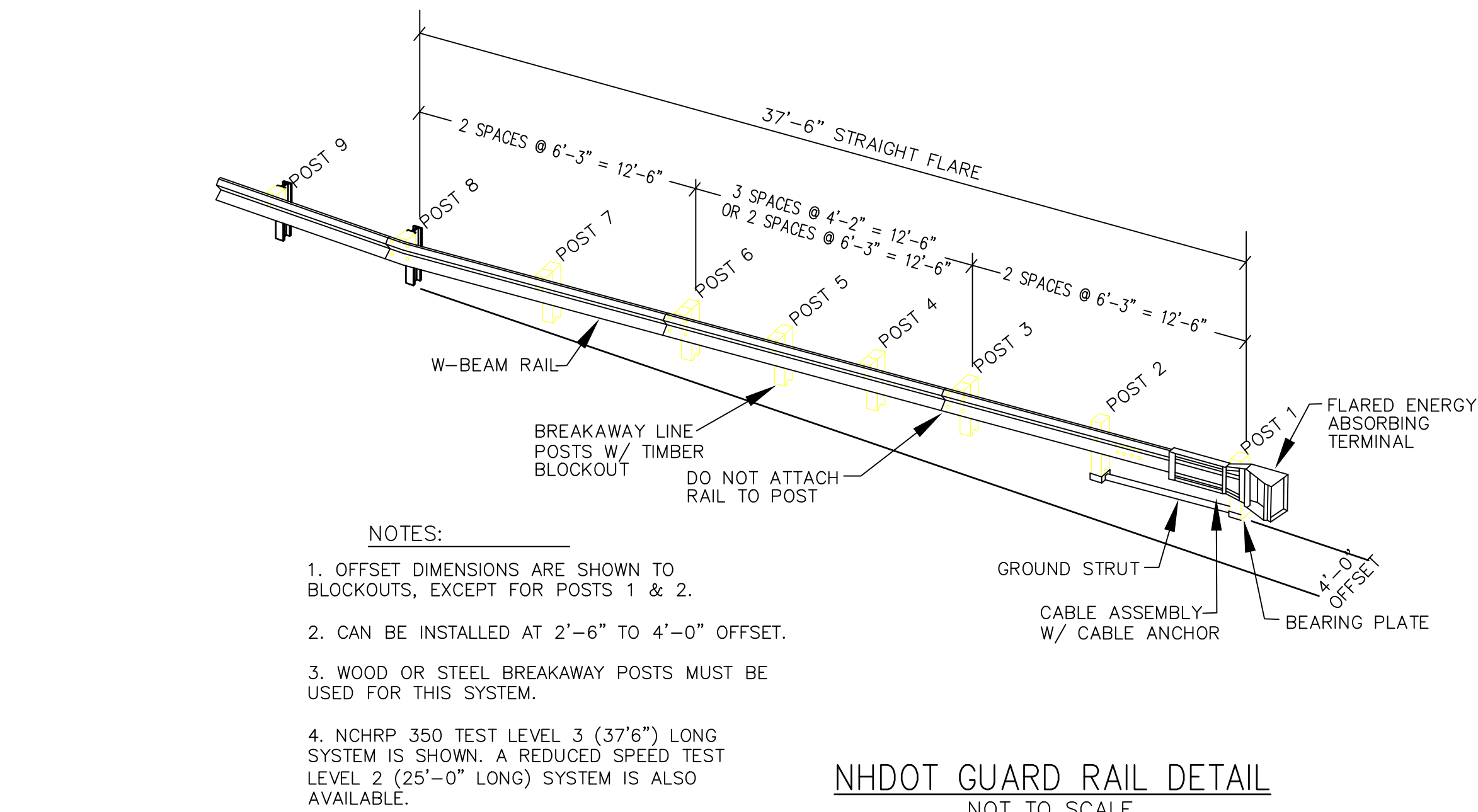
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DATE : SEPTEMBER 20, 2016

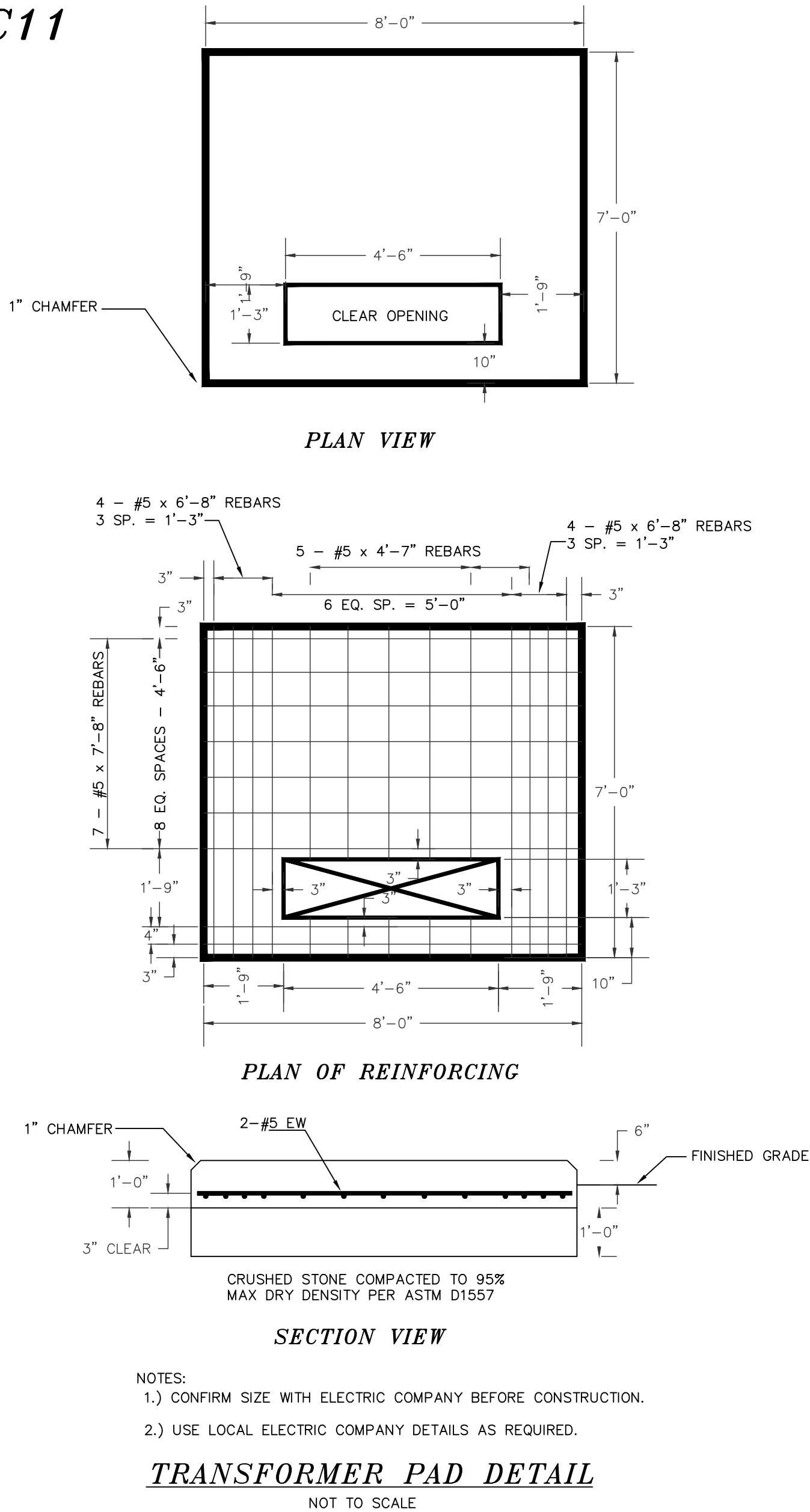
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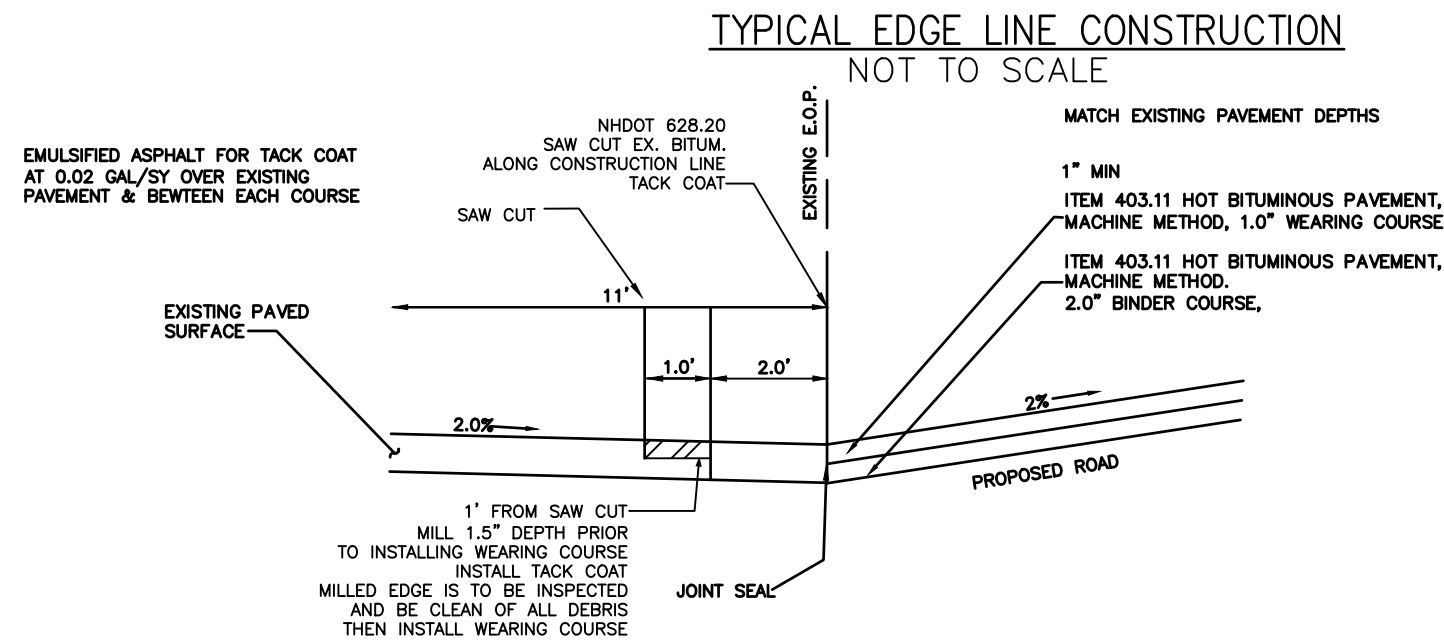
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C11



C13

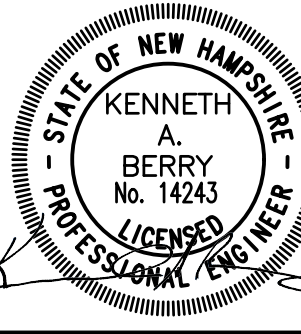


C-103

REVISION	DATE	DESCRIPTION

CONSTRUCTION DETAILS
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114



[illegible]

* SEE NOTE NO. 5

1. WORDS AND SYMBOLS SHALL BE CENTERED LATERALLY WITHIN THE LANE. THE LONGITUDINAL DIMENSION SHALL BE PARALLEL TO THE LANE.
2. LONGITUDINAL SPACING BETWEEN SUCCESSIVE WORDS AND/OR SYMBOLS IN TURN LANES SHOULD BE AT LEAST 4 TIMES AND NO GREATER THAN 10 TIMES THE HEIGHT OF THE LARGEST CHARACTER.
3. THE STOP LINE MAY NOT BE PRESENT.
4. SEE WORDS AND SYMBOLS, PM-104, FOR WORDS AND SYMBOL DETAILS.
5. STRAIGHT THROUGH ARROWS AS REQUIRED, SEE THE PAVEMENT MARKING PLANS FOR THE APPROPRIATE LAYOUT.
6. TO COMPLETE ARROW AND "ONLY" LAYOUT FOR LANE LENGTHS NOT SHOWN: (LENGTH OF LANE LINE - 40") / NUMBER OF INCREMENTS.
7. WORDS, LANE LINES AND SYMBOLS SHALL BE THERMOPLASTIC (T).

TYPICAL:
CENTERLINE OR ISLAND

TYPICAL:
LANE LINE, EDGELINE
OR CURB LINE.

PAVEMENT MARKING STANDARD

WORD AND SYMBOL LAYOUT

STANDARD NO. PM-8	
REVISION DATE	
07-13-2001	
02-26-2010	
* DGN FILE NAME	
PM-8	

STANDARD PLANS

New Hampshire
DOT
Department of Transportation

STANDARD
NO. PM-8

NOTE: FOR SHOULDER WIDTH \geq 5ft
TAPER EDGELINE AS SHOWN OR
FOR SHOULDER WIDTH $<$ 5ft
STRAIGHT LINE

EDGE OF PAVEMENT

4" DSSLW OR

4" SSLW

18" SSLW

4ft MIN.
(SEE NOTE 4)

30°

EDGE OF PAVEMENT

4" DSSLW

4" SSLW OR

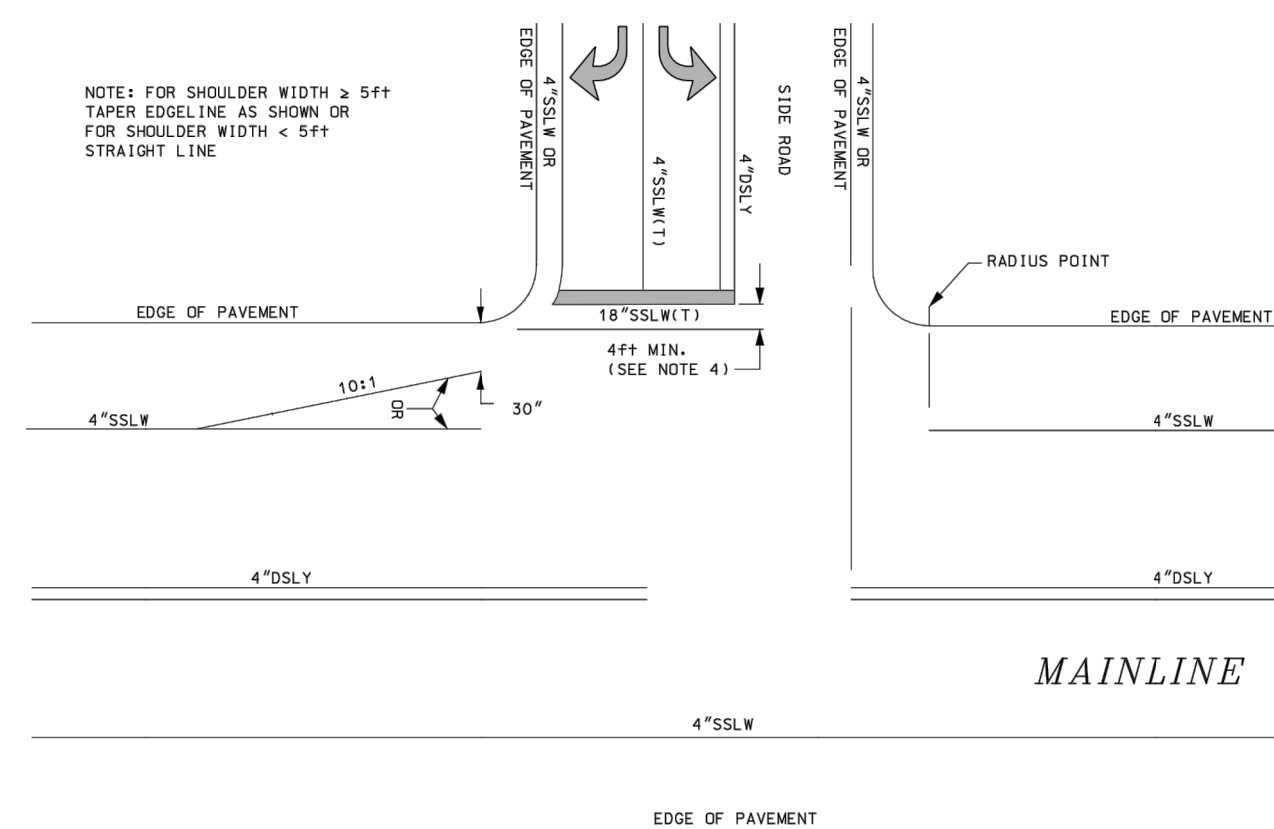
4" DSSLW

RADIUS POINT

EDGE OF PAVEMENT

4" SSLW

CENTERLINE AND EDGELINE "CUTS" AT SIDE ROAD W/ TURN LANES



1. EDGE LINE DETAILS SHOW ARE FOR MAINLINE ROADWAYS WITHOUT TURN Lanes. THE PRESENCE OF TURN LANES MAY REQUIRE DIFFERENT EDGE SHAPES.
2. EDGE LINES ON SIDE ROADS, WHEN CALLED FOR, SHALL FOLLOW THE ADJACENT MAINLINE ROADWAY'S. EDGE LINES SHALL NOT BE CONTINUOUS AROUND THE MAINLINE/ SIDE ROAD RADIIUS. EDGE LINES SHALL STOP AT STOP BAR.
3. CENTERLINE AND EDGE LINE SHALL BE CONTINUOUS POST RESIDENTIAL DRIVEWAYS.
4. CENTERLINE AND EDGE LINE SHALL BREAK FOR COMMERCIAL DRIVES W/TRAFFIC CONTROLS. MINOR SIDE ROADS OR PRIVATE ROAD INTERSECTIONS.
5. LOCATION OF THE STOP LINE MAY VARY DUE TO INTERSECTION SIGHT DISTANCE AND VEHICLE TURNING RADIIUS; AND MAY NOT ALWAYS COINCIDE WITH THE LOCATION OF THE STOP SIGN.
6. IF THERE IS NO EDGE LINE, END STOP BAR 12" FROM EDGE OF PAVEMENT.
7. STOP BARS, WORDS, LANE LINES, SYMBOLS AND ARROWS SHALL BE THERMOPLASTIC (T1).

PAVEMENT MARKING STANDARD

PAVEMENT MARKINGS AT MINOR INTERSECTIONS

STANDARD NO. PM-9	
REVISION DATE	
07-13-2001	
02-26-2010	
* DGN FILE NAME	
PM-9	

STANDARD PLANS

New Hampshire
DOT
Department of Transportation

STANDARD
NO. PM-9

REVISION	DATE	DESCRIPTION

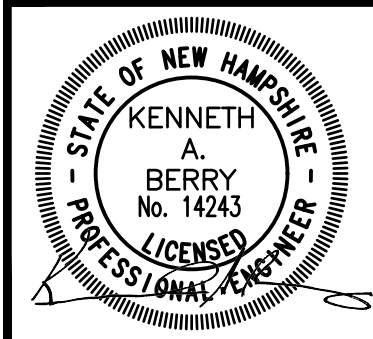
NHDOT PAVEMENT MARKING DETAILS
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

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

SCALE : 1 IN. EQUALS ⁴⁵/_{NOTED} FT.

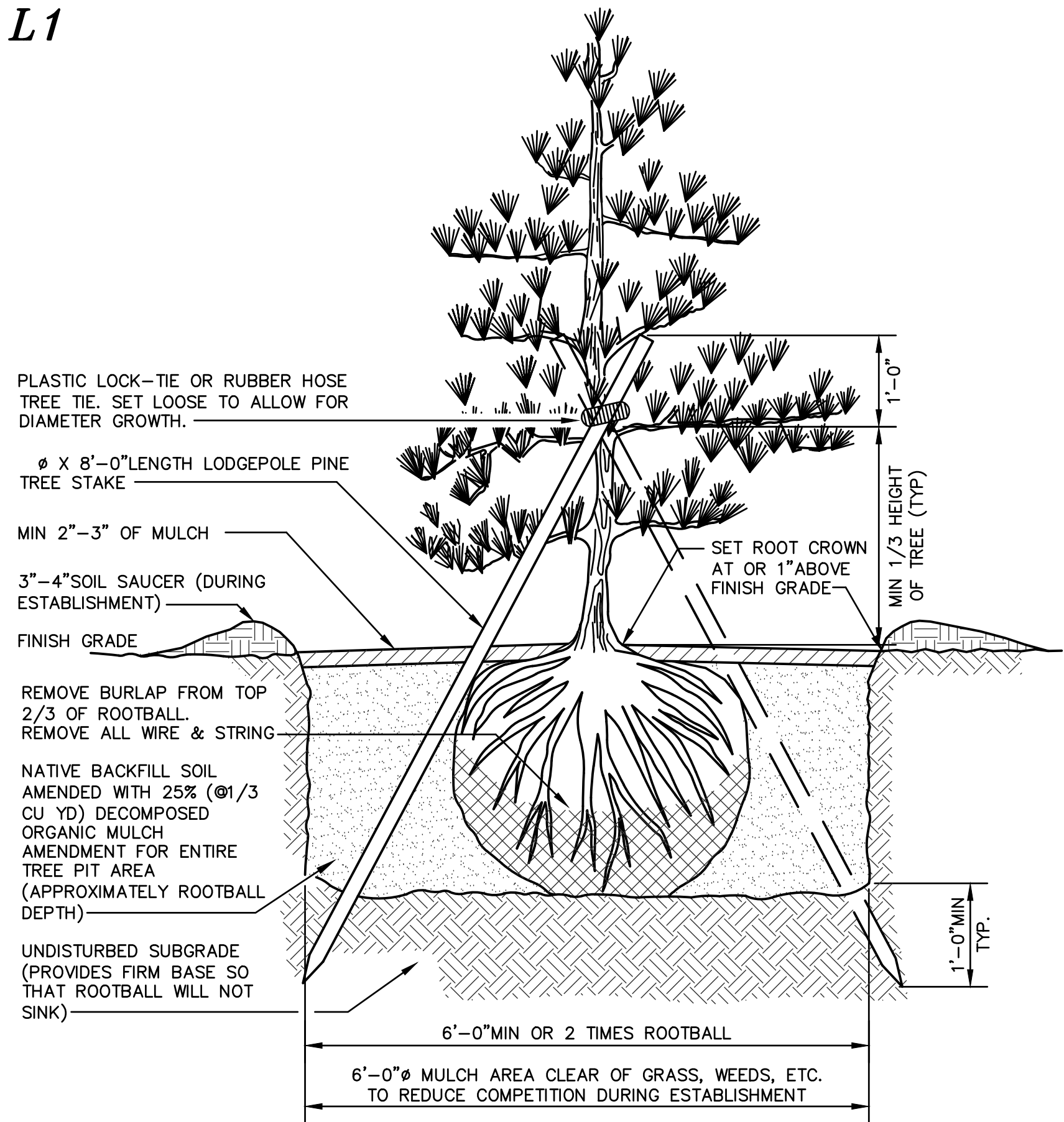
DATE : SEPTEMBER 20, 2016

SHEET NO. : DB 2015 - 114



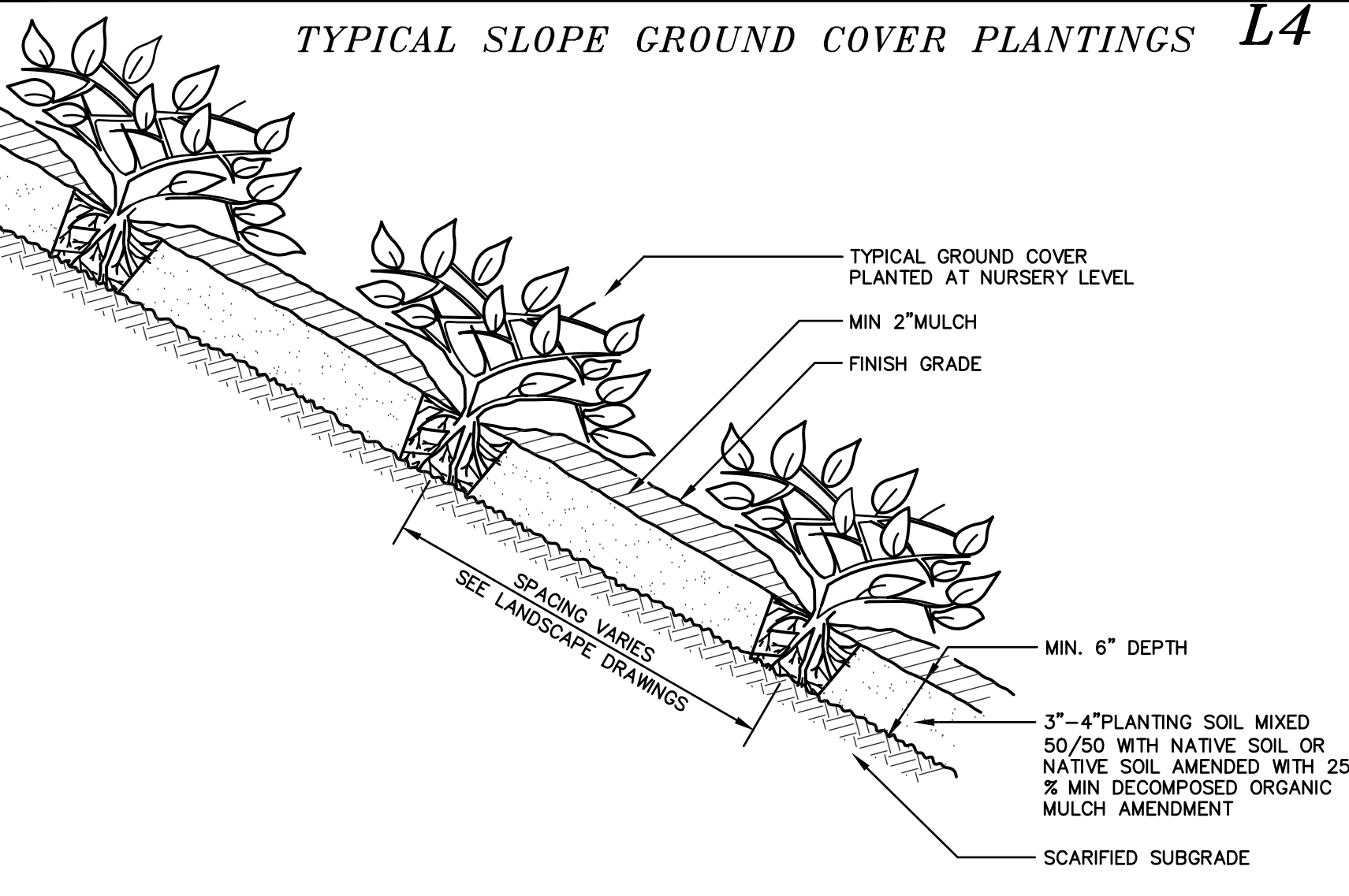
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L1

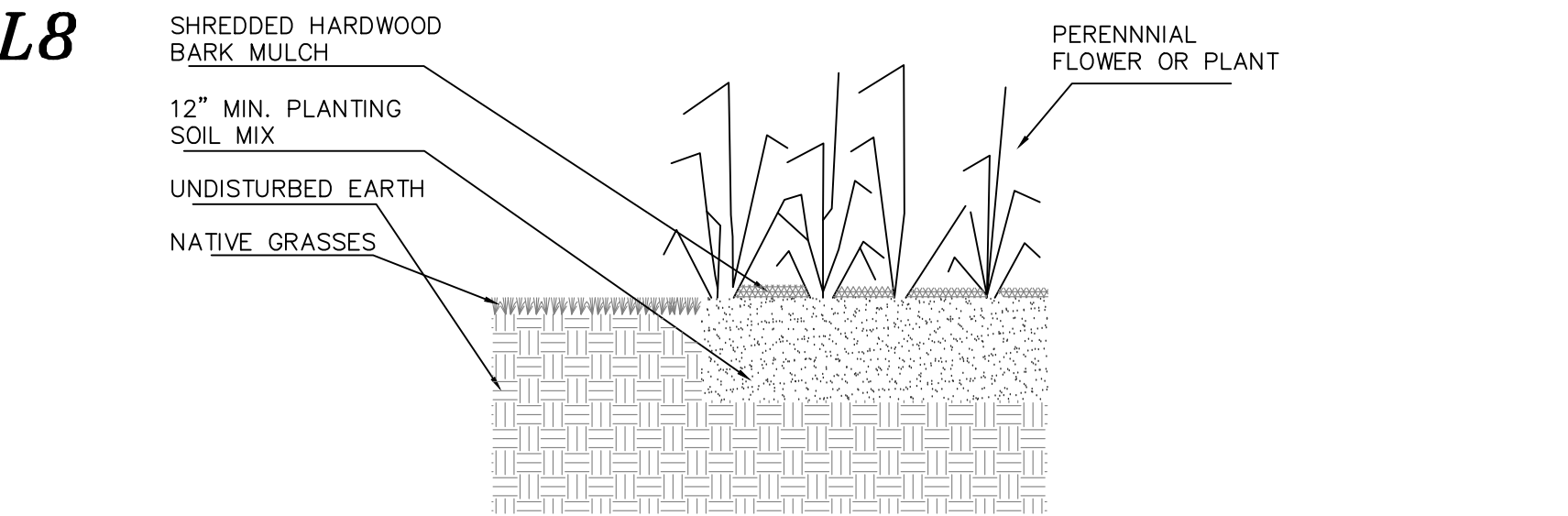


CONIFEROUS TREE PLANTING

TYPICAL SLOPE GROUND COVER PLANTINGS L4

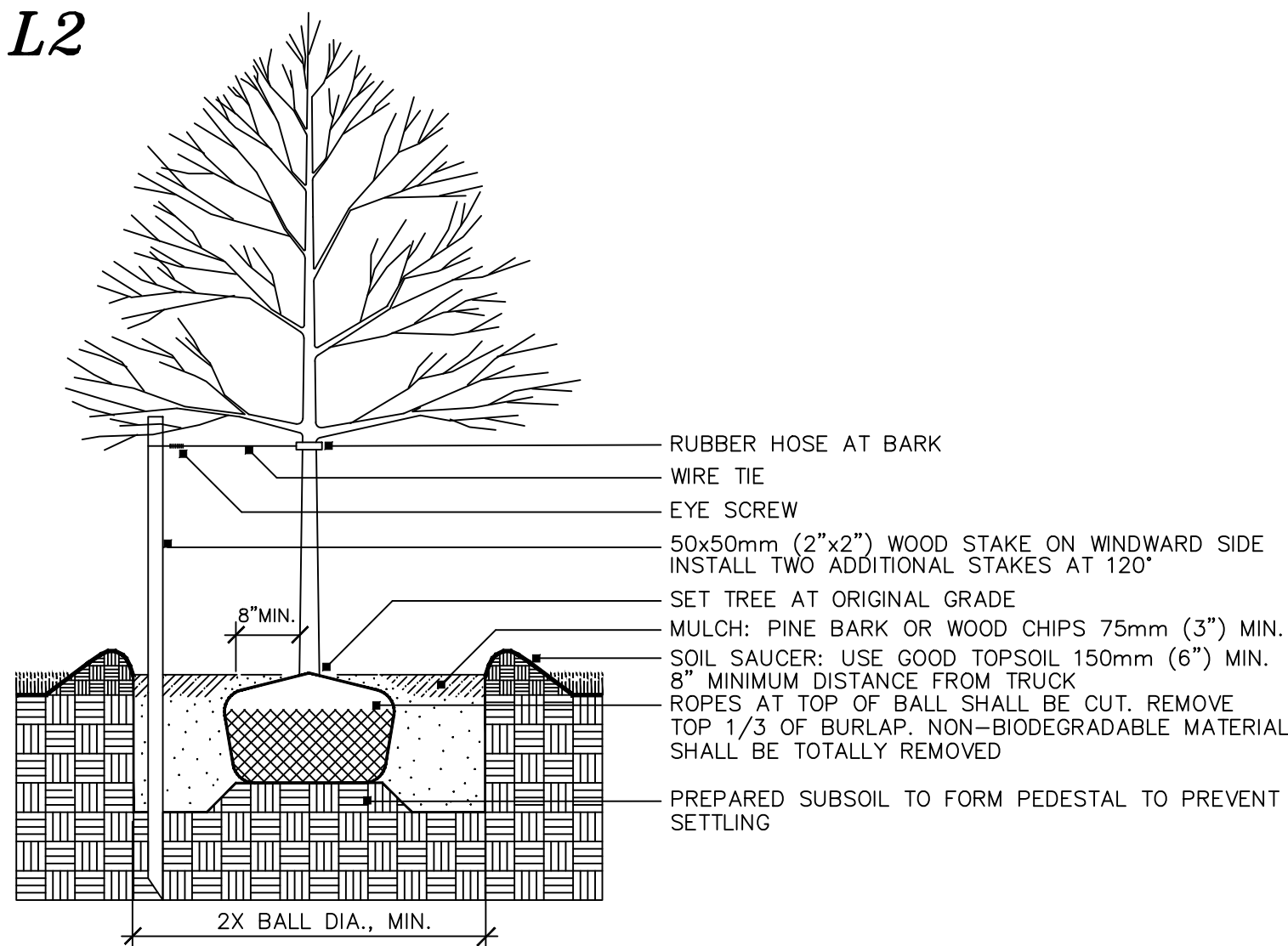


L8



PERENNIAL PLANTING DETAIL

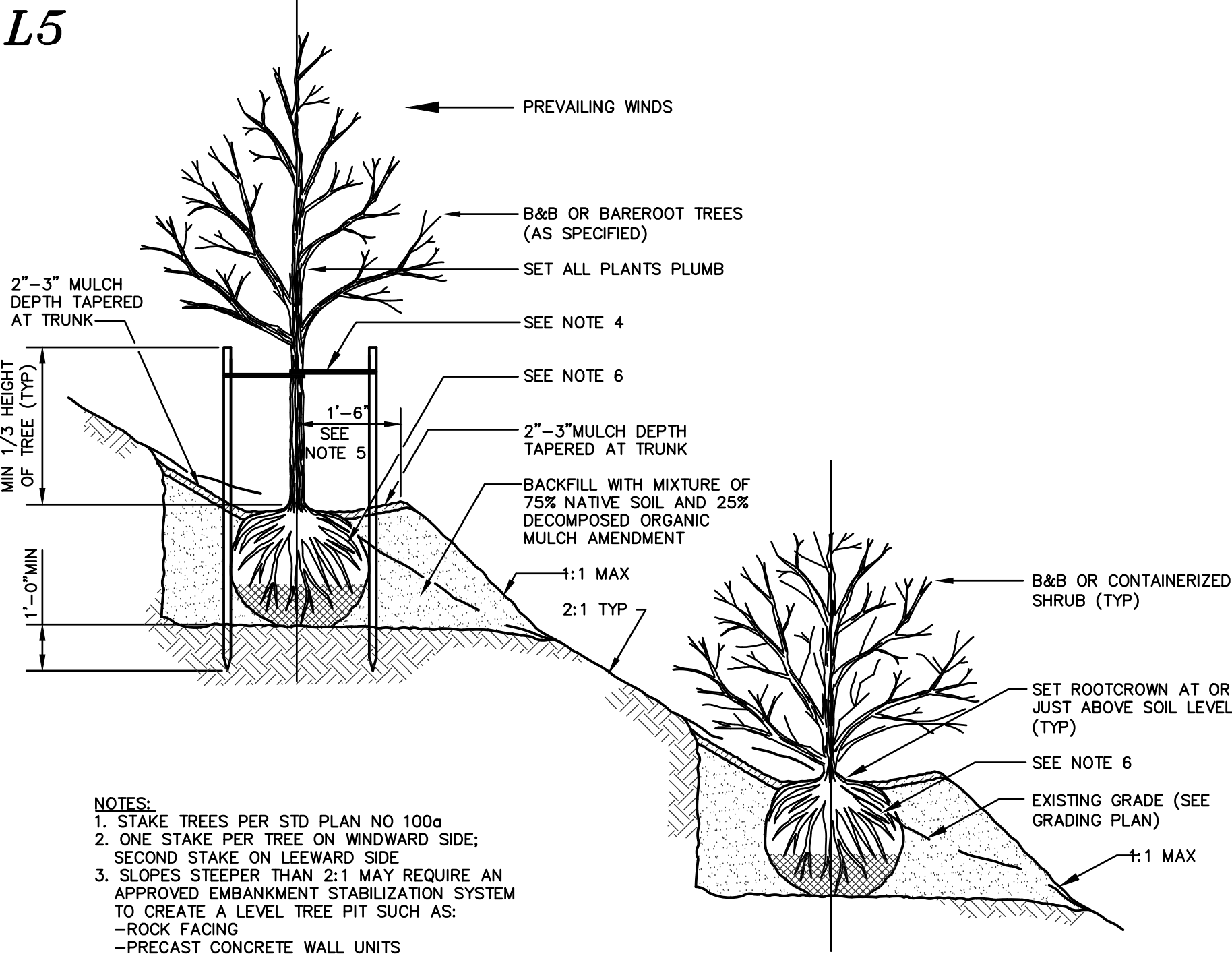
L2



DECIDUOUS TREE PLANTING

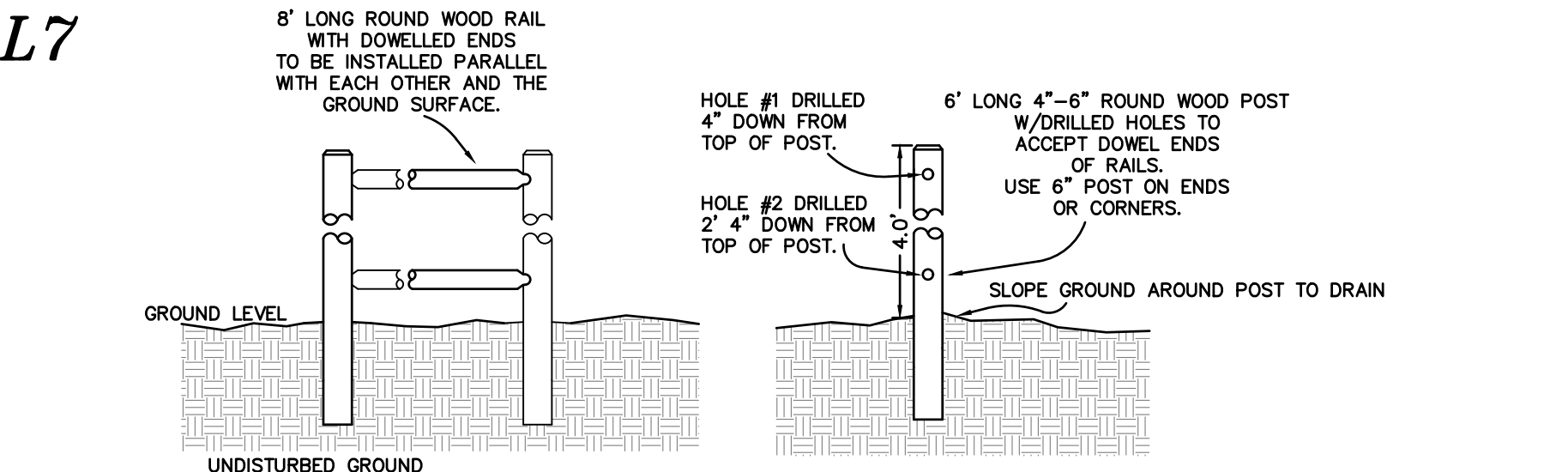
NOTE: STAKING TO BE USED IN PARKING ISLANDS AND OTHER CONFINED AREAS AS NECESSARY TO AVOID CONFLICTS WITH PEDESTRIANS

L5



TREE PLANTING ON SLOPES

L7

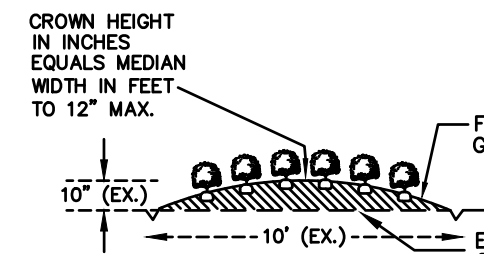


TYPICAL POST & RAIL FENCE DETAIL N.T.S.

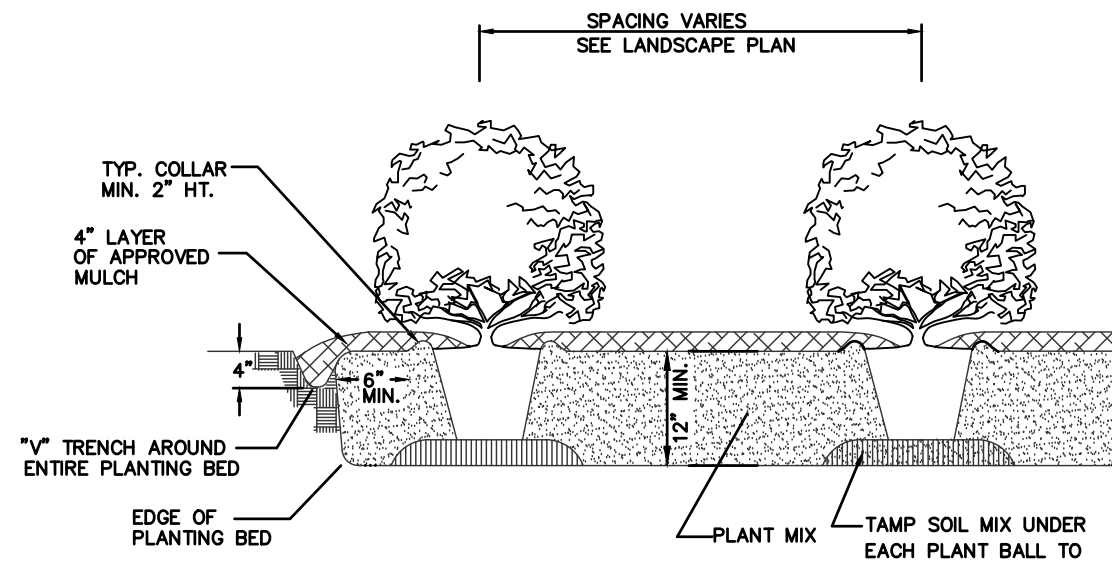
L3

NOTES:

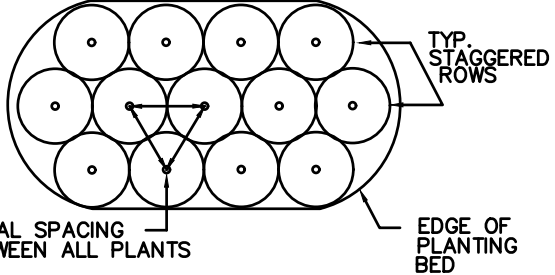
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL BED CROWNING



TYPICAL PLANTING BED DETAIL



TYPICAL PLANTING BED PLAN

SHRUB & HEDGE PLANTING

L6

NOTES:

- 1.) 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.
- 2.) CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING. SEE NOTE B ON OVERALL SITE PLAN.
- 3.) PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
- 4.) ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN
- 5.) ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.
- 6.) 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.
- 7.) ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- 8.) 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.
- 9.) NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.
- 10.) ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH
- 11.) 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.
- 12.) 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.
- 13.) 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 MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.
- 14.) THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE 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.
- 15.) 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.
- 16.) ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.
- 17.) 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.
- 18.) ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.
- 19.) TREES ARE TO BE 2-2.5" CALIPER.
- 20.) ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)
- 21.) 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.
- 22.) 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.
- 23.) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.
- 24.) THE REQUIRED STREET TREES MUST BE PLANTED BY OCTOBER 15 ON ANY LOT FOR WHICH A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED ON OR PRIOR TO AUGUST 31 OF THAT SAME YEAR. NO ADDITIONAL CERTIFICATES OF OCCUPANCY WILL BE ISSUED IF THIS REQUIREMENT IS NOT MET.
- 25.) STREET TREES TO BE CHOSEN FROM THE LIST OF APPROVED TREES WITHIN THE CITY OF ROCHESTER AND ARE TO HAVE A MINIMUM OF TWO SPECIES ALTERNATING DOWN THE STREET TO DISCOURAGE A MONO-CULTURE

L-101

REVISION	DATE	DESCRIPTION

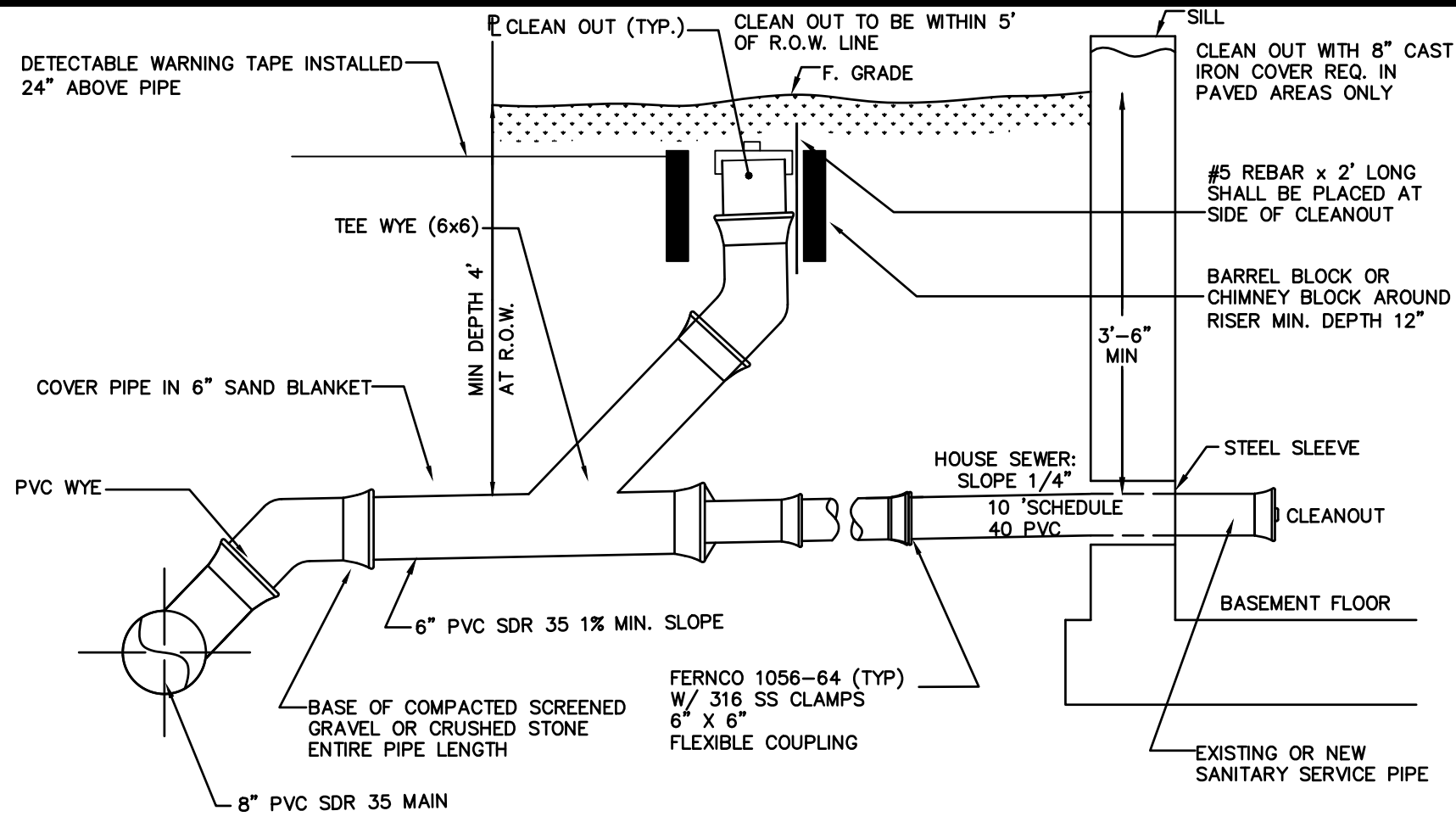
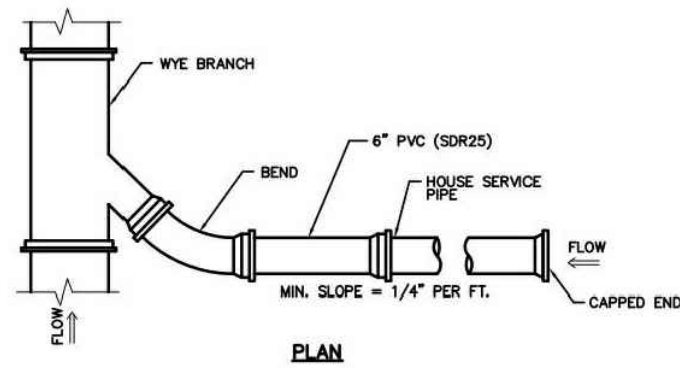
LANDSCAPING CONSTRUCTION DETAILS
FOR
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 10 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

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

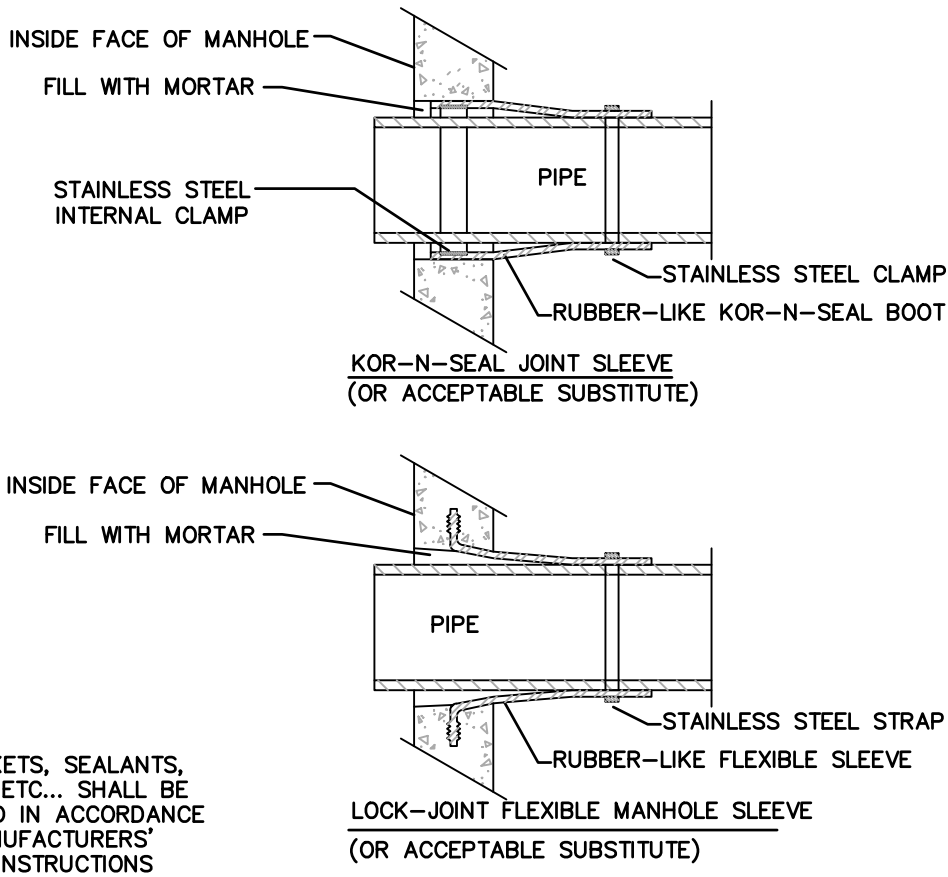
U1

- 1.) SEE DETAILS FOR SERVICE CONNECTION REQUIREMENTS
- 2.) SERVICE CONNECTION SHALL BE INSTALLED BELOW WATER MAIN WHERE POSSIBLE.
- 3.) CLEANOUTS SHALL BE INSTALLED AT EACH SERVICE CONNECTION.
- 4.) REBAR SHALL BE PLACED AT SIDE OF CLEANOUT.
- 5.) CLEANOUT SHALL BE USED TO PLUG AND TEST ALL NEW LATERALS WITH MINIMAL INTERRUPTION TO OPERATION OF HOMEOWNER SANITARY SYSTEM
- 6.) CLEANOUT RISER PIPE AND FITTINGS SHALL BE INSTALLED AT THE TIME OF RESIDENTIAL CONNECTION, AND IS NOT PART OF ROAD CONSTRUCTION.



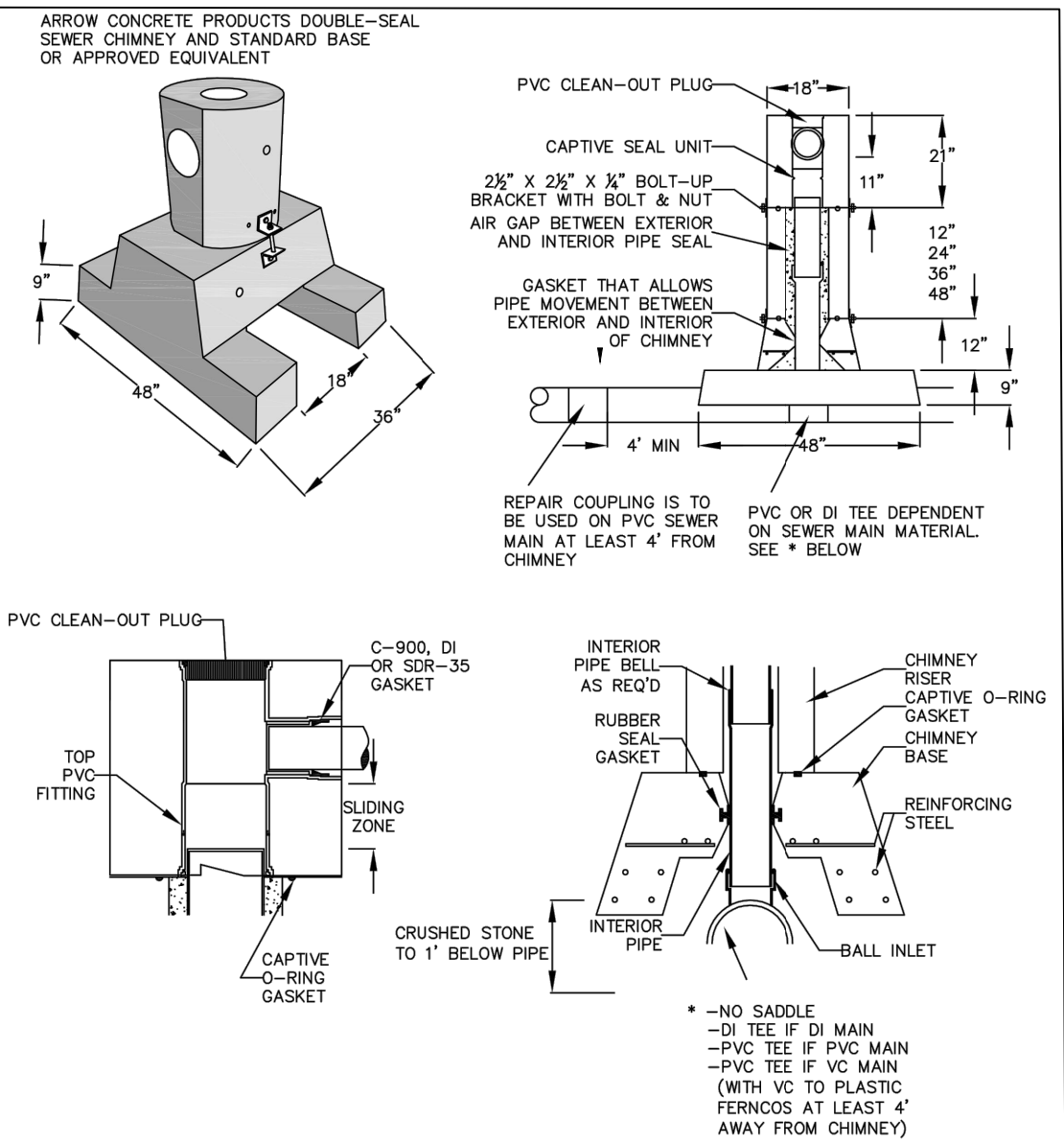
DETAIL OF HOUSE SEWER SERVICE

U2



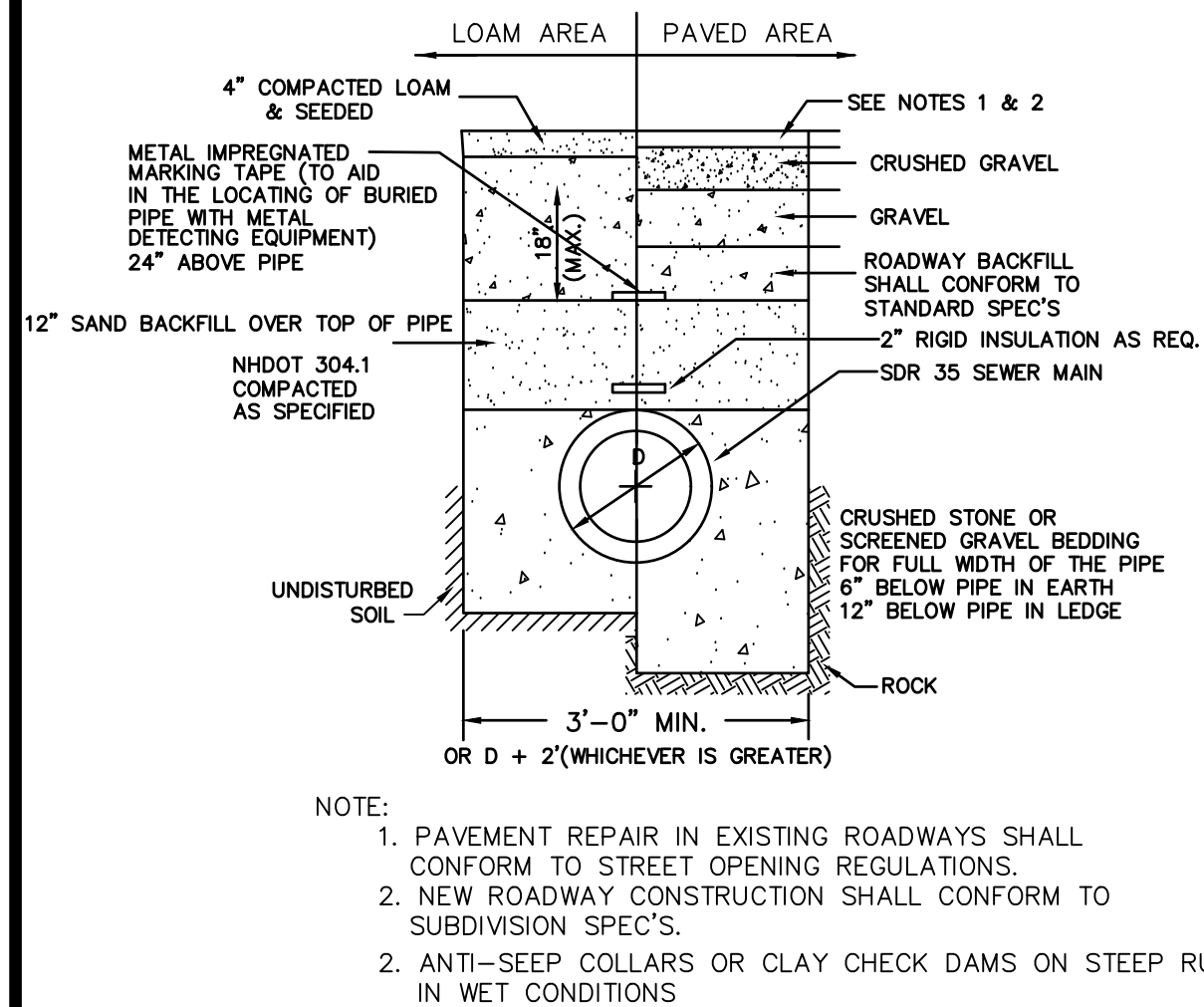
DETAIL "A" - PIPE TO MANHOLE JOINTS
(NOT TO SCALE)

U3

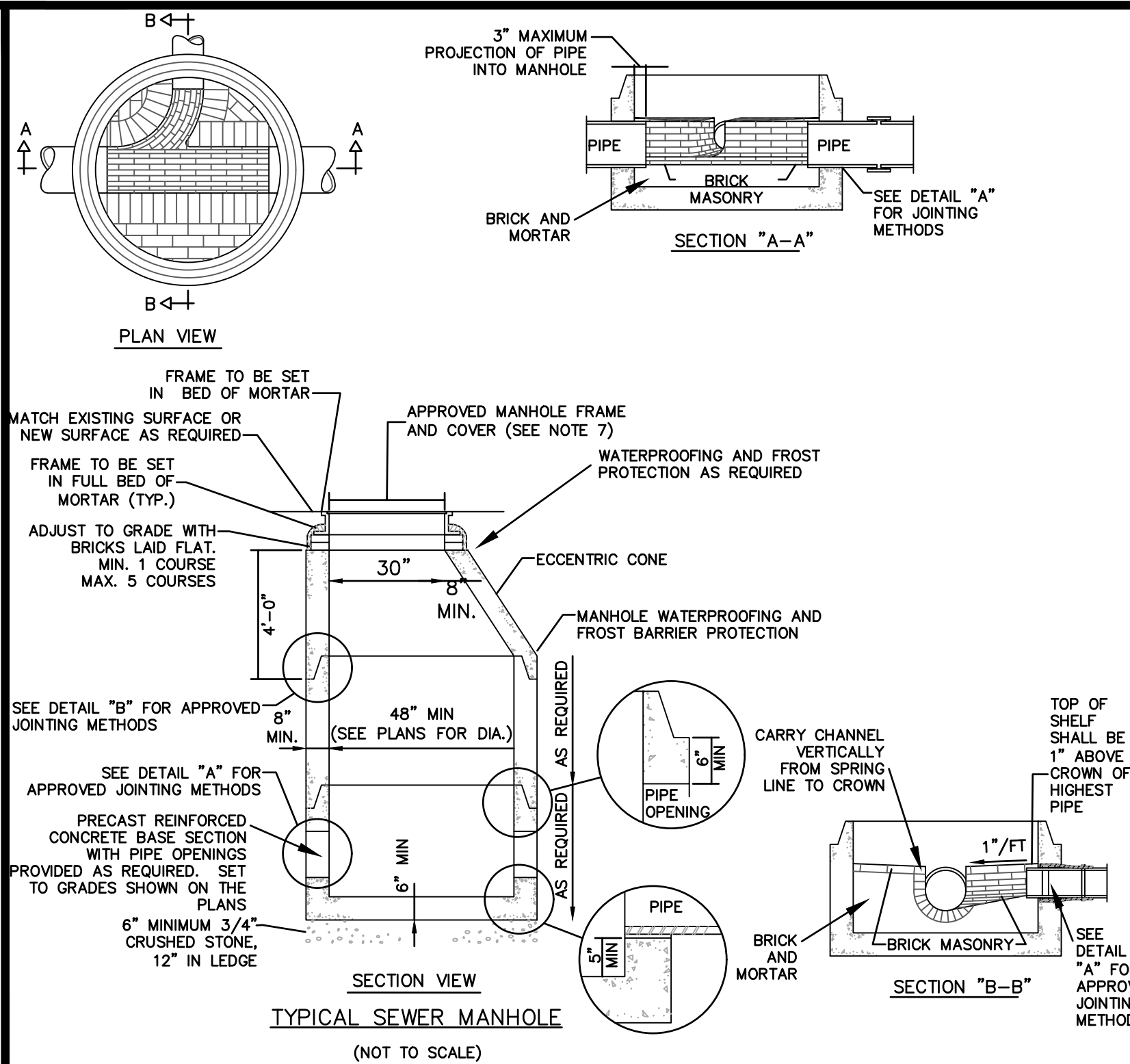


SANITARY SEWER CHIMNEY DETAIL
N.T.S.

U4

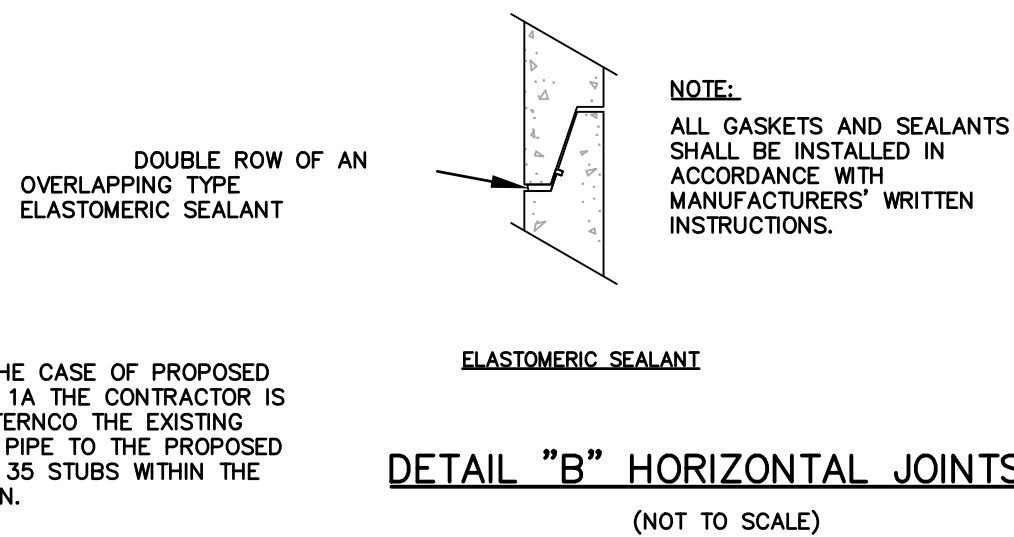


TYPICAL SEWER TRENCH DETAIL
NOT TO SCALE



TYPICAL SEWER MANHOLE
(NOT TO SCALE)

U5

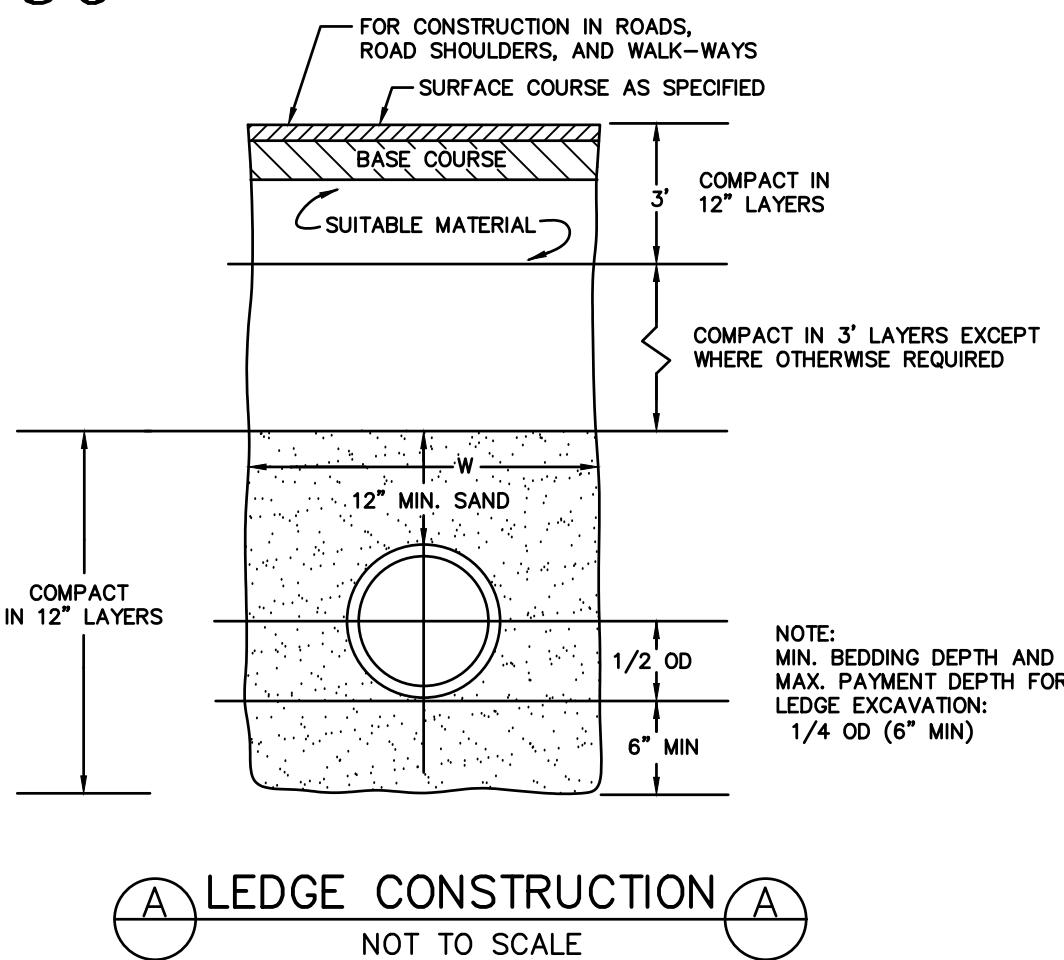


DETAIL "B" HORIZONTAL JOINTS
(NOT TO SCALE)

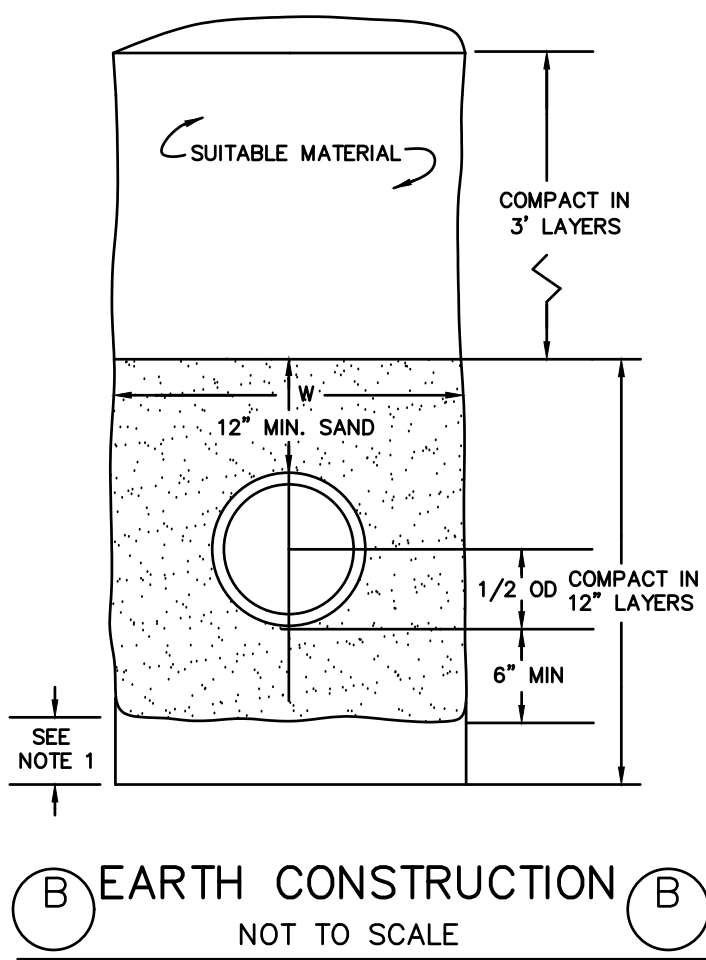
NOTES ON MANHOLE CONSTRUCTION

- 1) IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT AND ADEQUATE JOINTING. THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND HS-20-44 LOADING, INCLUDING THE COVER. ALL SMH CONSTRUCTION AND MATERIALS WILL BE IAW ENV-WQ 704.13 ADOPTED OCTOBER 15, 2014.
- 2) BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE. (IAW ENV-WQ 704.13)
- 3) SEWER MANHOLE DIAMETER SHALL BE AS INDICATED ON THE PLANS.
- 4) PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.
- 5) GRAVITY SEWER PIPE TESTING WILL BE IN ACCORDANCE WITH ENV-WQ 704.06 AND MAN HOLE TESTING IAW ENV-WQ 704.17 DATED OCTOBER 15, 2014.
- 6) INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. INVERT BRICKS SHALL BE LAID ON EDGE AND THE BASE SECTION SHALL BE FULL. AT CHANGES IN DIRECTIONS, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER INVERT. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. (IAW ENV-WQ 704.13 (a), (9), (c)).
- 7) FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 36-INCH CLEAR OPENING. 3-INCH (MINIMUM HEIGHT) LETTERS WITH THE WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH MANHOLE COVER. (IAW ENV-WQ 704.13 (a) (4)-(8)) SEWER MAN HOLE COVERS ARE TO PAMREX.
- 8) SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 8 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.
- 9) HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE ROCHESTER DPW, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATER TIGHTNESS UPON A DOUBLE ROW OF AN OVERLAPPING TYPE ELASTOMERIC OR MASTIC-LIKE GASKET. APPROVED ELASTOMERIC SEALANTS ARE: RAM-NEK, KENT SEAL NO. 2, EZ, OR EQUAL.
- 10) IN CROSS COUNTRY AREAS OUTSIDE OF THE PAVED ROADWAY SURFACE, THE MANHOLE FRAME ELEVATION SHALL BE A MINIMUM OF 6" ABOVE FINISHED GRADE. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE MANHOLE.
- 11) ALL FRAMES AND GRATES ARE TO BE U.S.A. MADE
- 12) THE CONTRACTOR TO WORK WITH CITY OF ROCHESTER REVIEW ENGINEER AND SEWER DEPARTMENT ON THE MEANS AND METHODS USED TO INSTALL ALL SEWER STRUCTURES. SPECIFIC ATTENTION IS TO BE PAID TO THE INSTALLATION OF SMH 1A, WHEREAS THE EXISTING PIPE NEW SDR 35 PIPES TO THE EXISTING VC LINES. THIS INSTALLATION IS TO BE COORDINATED WITH THE CITY OF ROCHESTER SEWER DEPARTMENT.

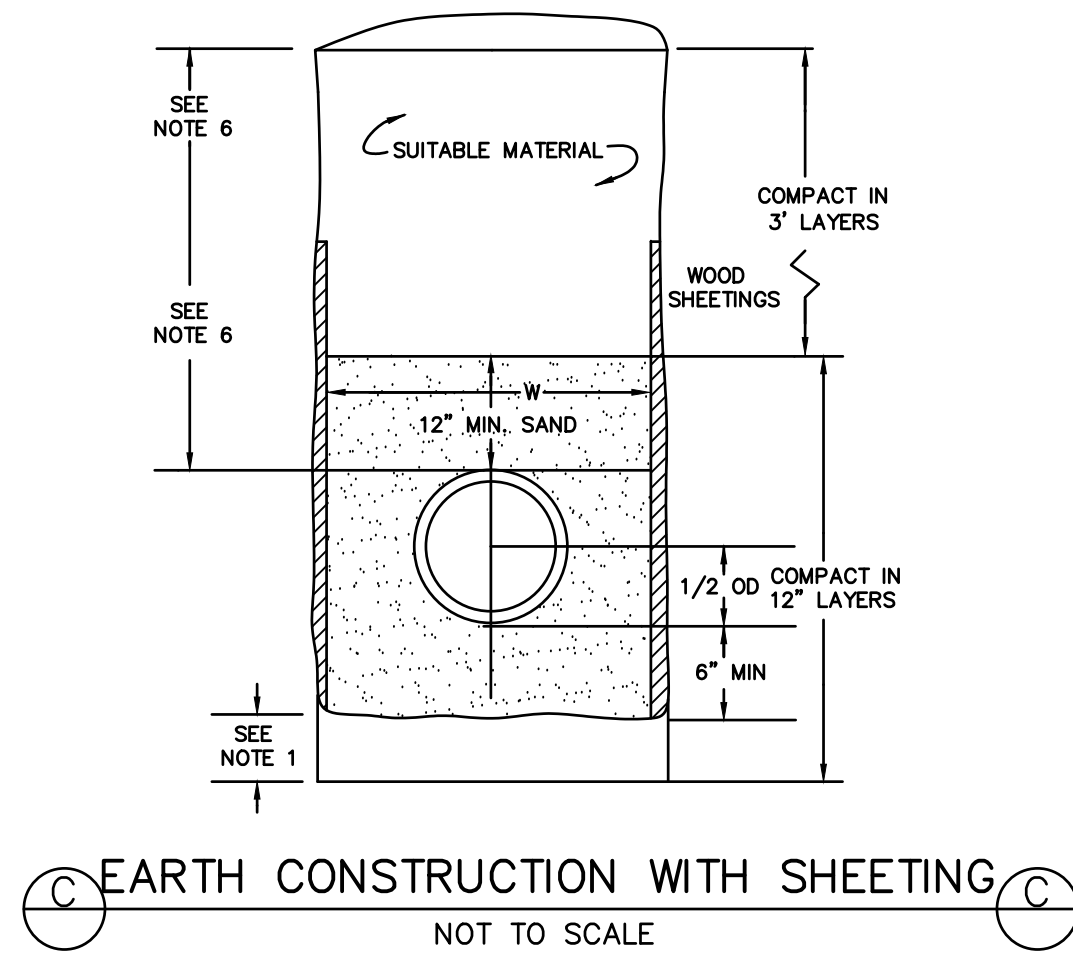
U6



LEDGE CONSTRUCTION
NOT TO SCALE

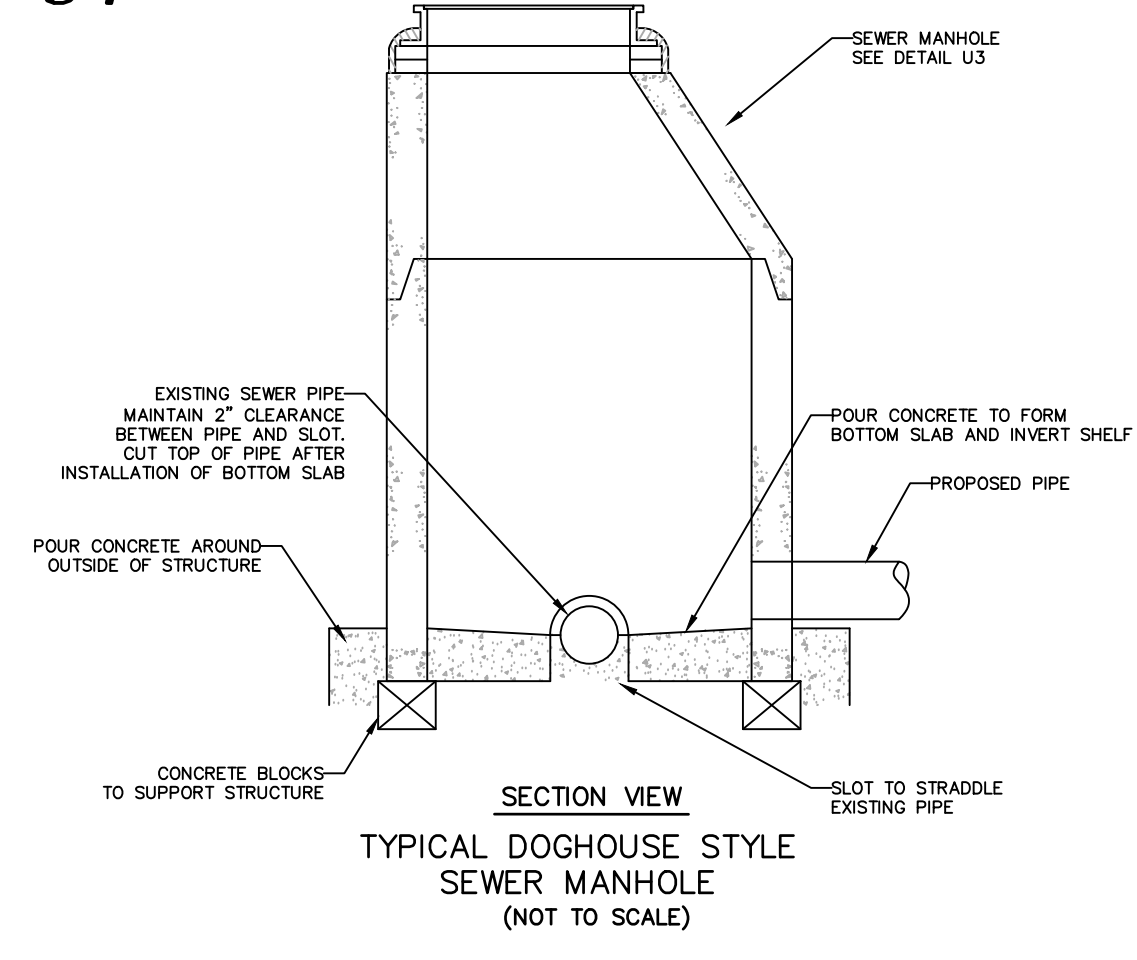


EARTH CONSTRUCTION
NOT TO SCALE



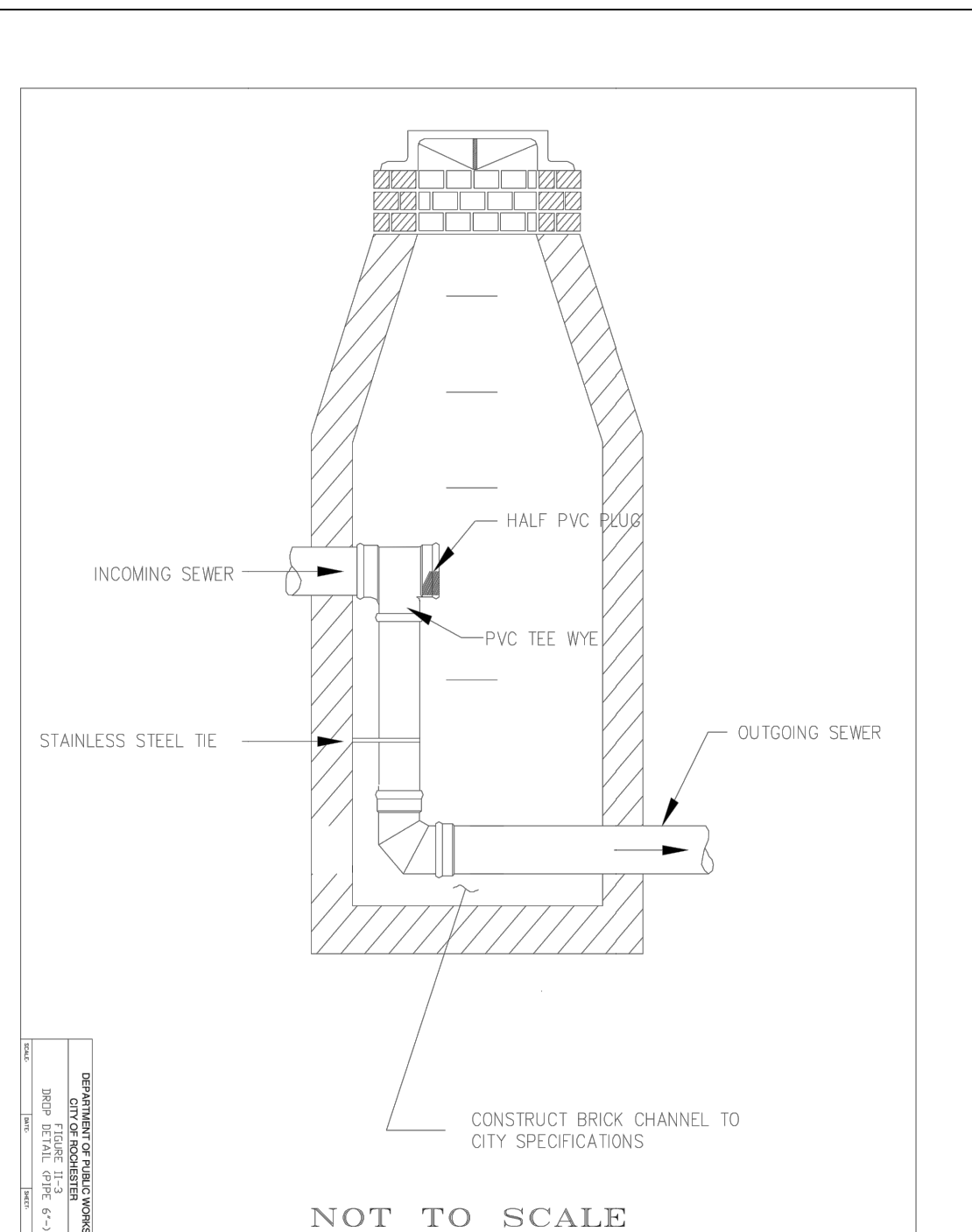
EARTH CONSTRUCTION WITH SHEETING
NOT TO SCALE

U7



TYPICAL DOGHOUSE STYLE
SEWER MANHOLE
(NOT TO SCALE)

U8



NOT TO SCALE

U-101

REVISION	DATE	DESCRIPTION

UTILITY DETAILS
FOR
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 10 FT.
DATE : SEPTEMBER 20, 2016
FILE NO. : DB 2015 - 114

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

SHEET 104 OF 105

Drawings By:
Alexx Monastiero



Project: Stuart Acres Subdivision
Project provided for: Real Estate Advisors
Project Location: Rochester, NH
Date: 9/16/2016

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Scale



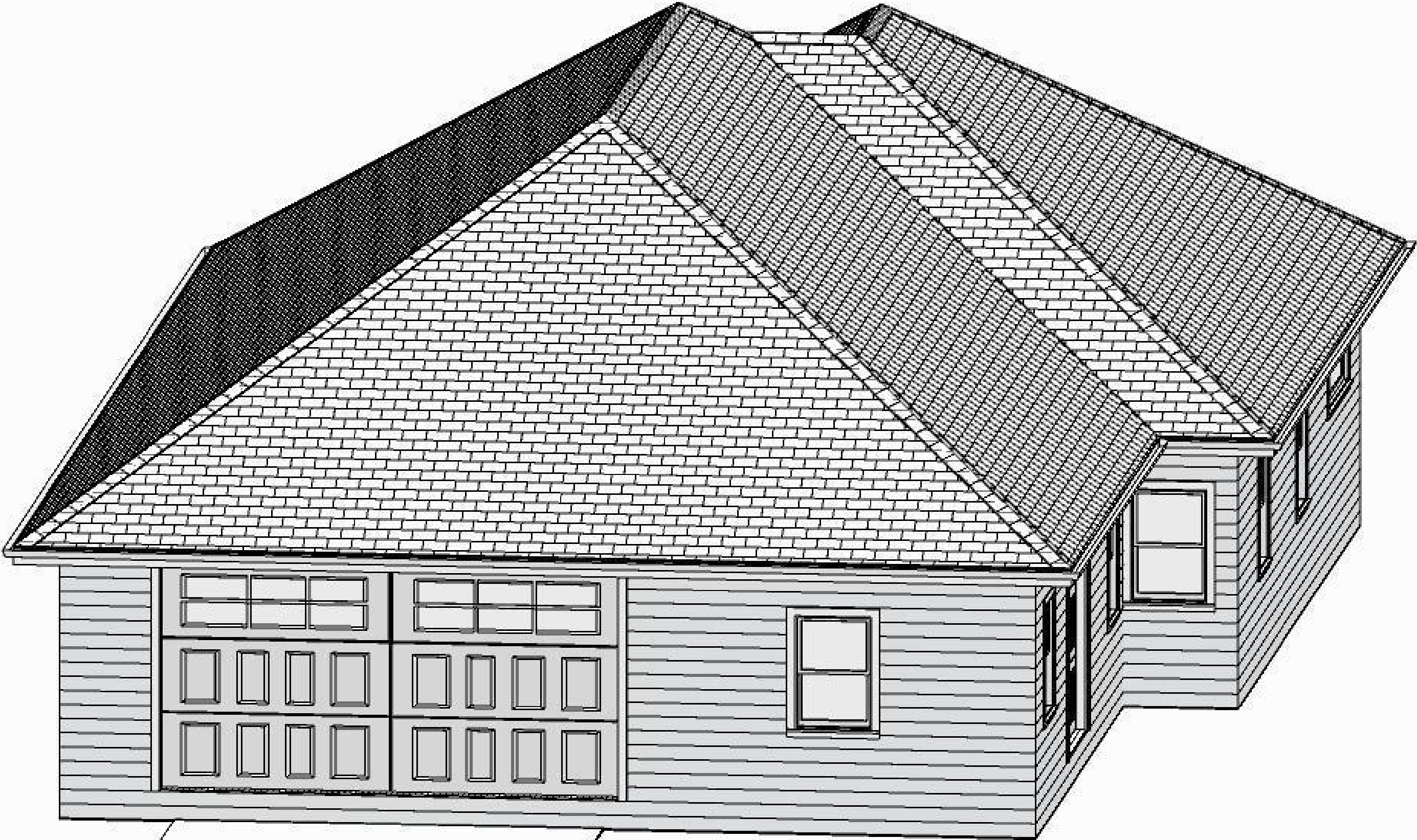
Drawings By:
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Project: Stuart Acres Subdivision
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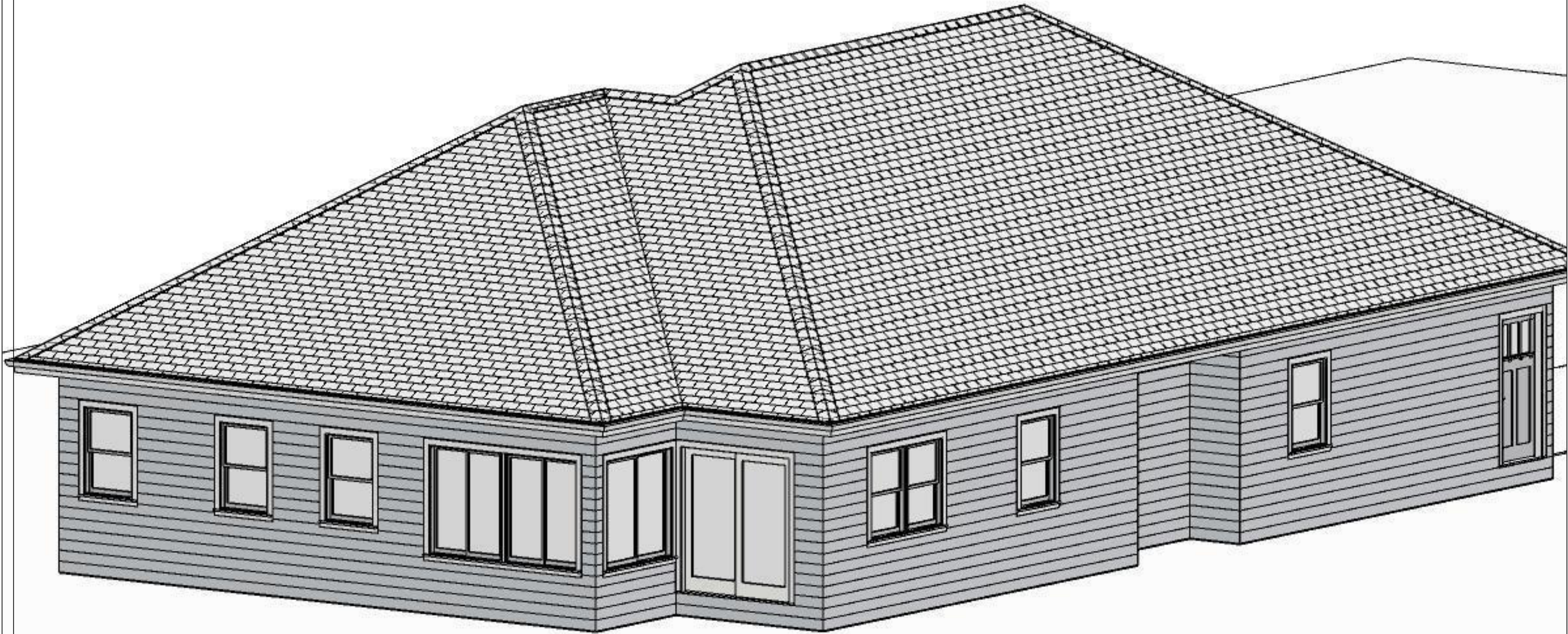
Drawings By:
Alexx Monastiero



Project: Stuart Acres Subdivision
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Drawings By:
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Project: Stuart Acres Subdivision
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REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Scale

