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.

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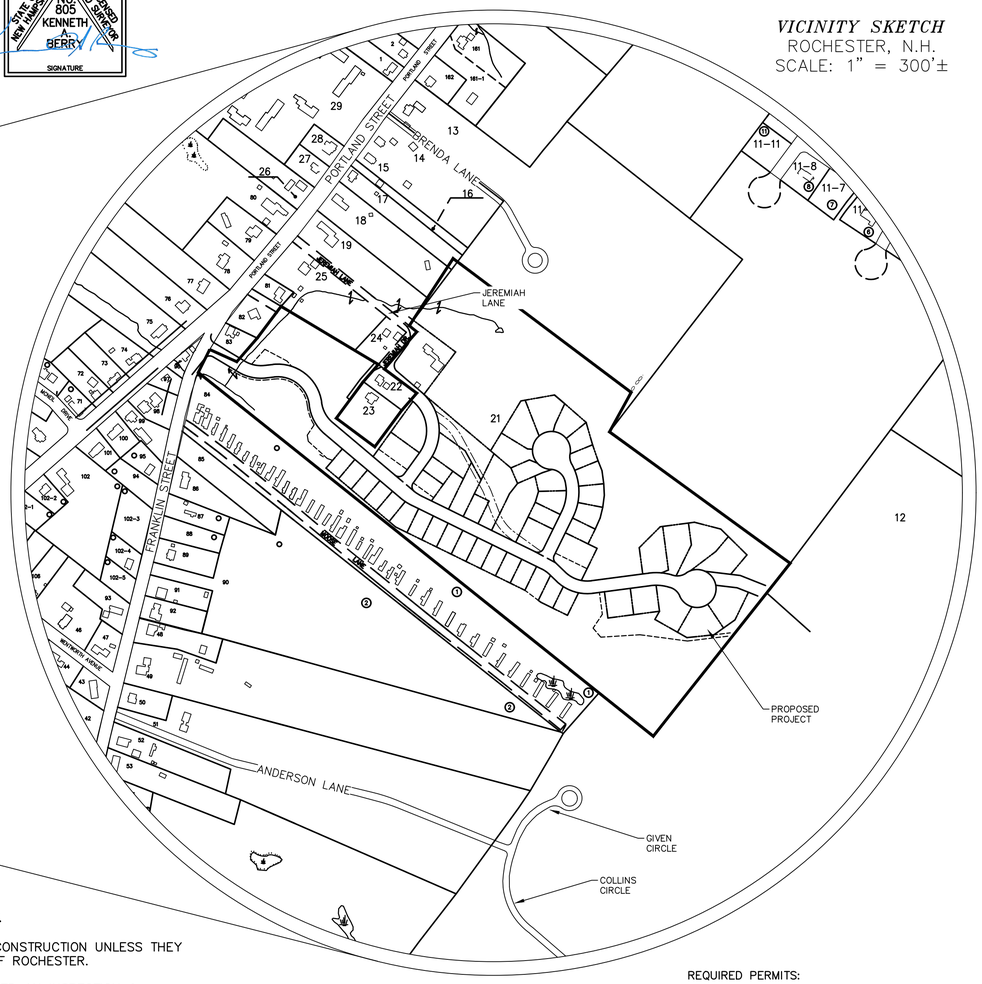
SHEET 80–82 – C101–C103 CONSTRUCTION DETAILS
SHEET 83 – L101 LANDSCAPING DETAILS
SHEET 84–85 – U101–U102 UTILITY DETAILS

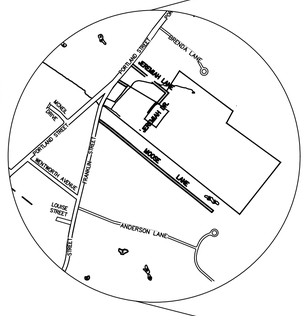
STATE OF NEW HAMPSHIRE – KENNETH A. BERRY No. 14243 – LICENSED PROFESSIONAL ENGINEER

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

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



LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE



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

REVISION	DATE	DESCRIPTION

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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

PROPOSED LEGEND:

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

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

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY	UNIT AREA	AREA (Sq.Ft.)
R1-1	30"x30"	STOP	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	RED	WHITE	WHITE	U-CHANNEL (1)	6.25	6.25
R7-1	30"x30"	NO PARKING ANY TIME	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	5	WHITE	BLACK	BLACK	U-CHANNEL (1)	6.25	6.25
R2-1	24"x30"	SPEED LIMIT 25	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	4	WHITE	BLACK	BLACK	U-CHANNEL (1)	6.25	6.25
W11A-2	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	YELLOW	BLACK	BLACK	U-CHANNEL (1)	6.25	6.25

REVISION	DATE	DESCRIPTION

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 : JULY 5, 2016
FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE
No 805
KENNETH A BERRY
LICENSED 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 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 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 FOGARTY, CLAIRE
76 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84–38

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

N/F TREMBLAY, AUSTIN
64 MOOSE LANE
ROCHESTER, NH 03867–2465
TAX MAP 111, LOT 84–32
S.C.R.D.: BOOK 4262, PAGE 200

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 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 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 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 TUTTLE, ADAM E.
56 MOOSE LANE
ROCHESTER, NH 03867–2465
TAX MAP 111, LOT 84–28
S.C.R.D.: BOOK 3984, PAGE 115

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

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 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 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 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 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 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 HUPPE, LEO
& EVELYN
589 PORTLAND STREET
ROCHESTER, NH 03867–2429
TAX MAP 223, LOT 25

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 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 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 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 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 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 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 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 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 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 HILTON, GORDON R.
MOOSE LANE
ROCHESTER, NH 03867–2416
TAX MAP 111, LOT 84–15
S.C.R.D.: BOOK 4233, PAGE 505

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

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

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 PINEO, SHARON
20 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84–10
S.C.R.D.: BOOK 2233, PAGE 321

N/F RICE, SARA
22 MOOSE LANE
ROCHESTER, NH 03867–2416
TAX MAP 111, LOT 84–12
S.C.R.D.: BOOK 4166, PAGE 105

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

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
FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'

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 603–332–2863

SCALE : 1 IN. EQUALS FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

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 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

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

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 VERY POORLY DRAINED SOILS AREA – 19,425 Sq. Ft.

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

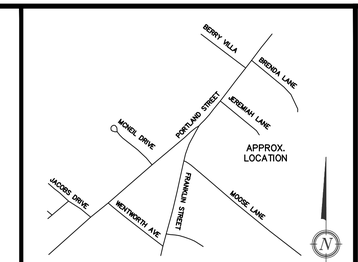
5.) ZONING: RESIDENTIAL–AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER
FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'

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

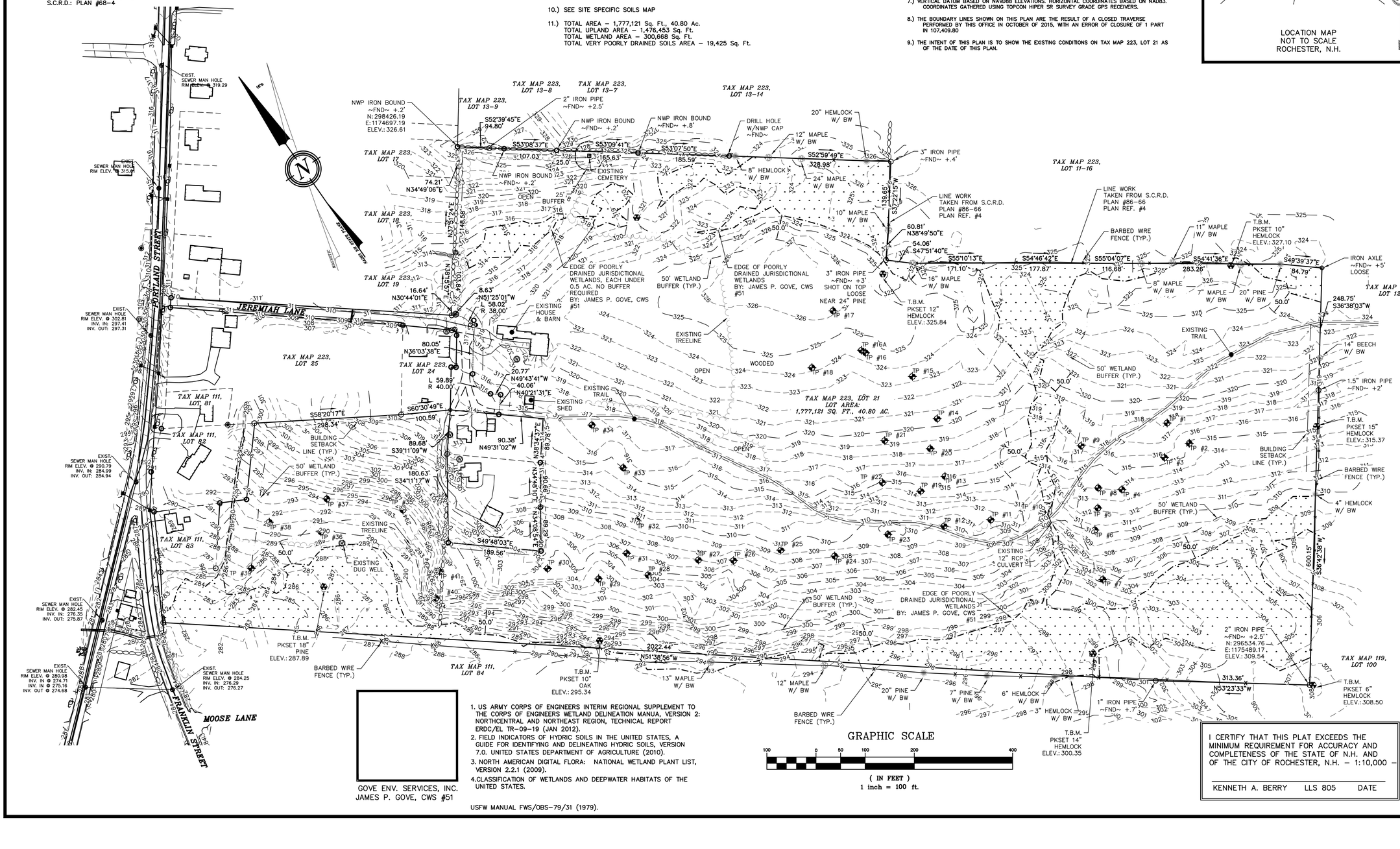
7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

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 107,409.80

9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 223, LOT 21 AS OF THE DATE OF THIS PLAN.



LOCATION MAP
NOT TO SCALE
ROCHESTER, N.H.



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: NORTHCENTRAL 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.

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

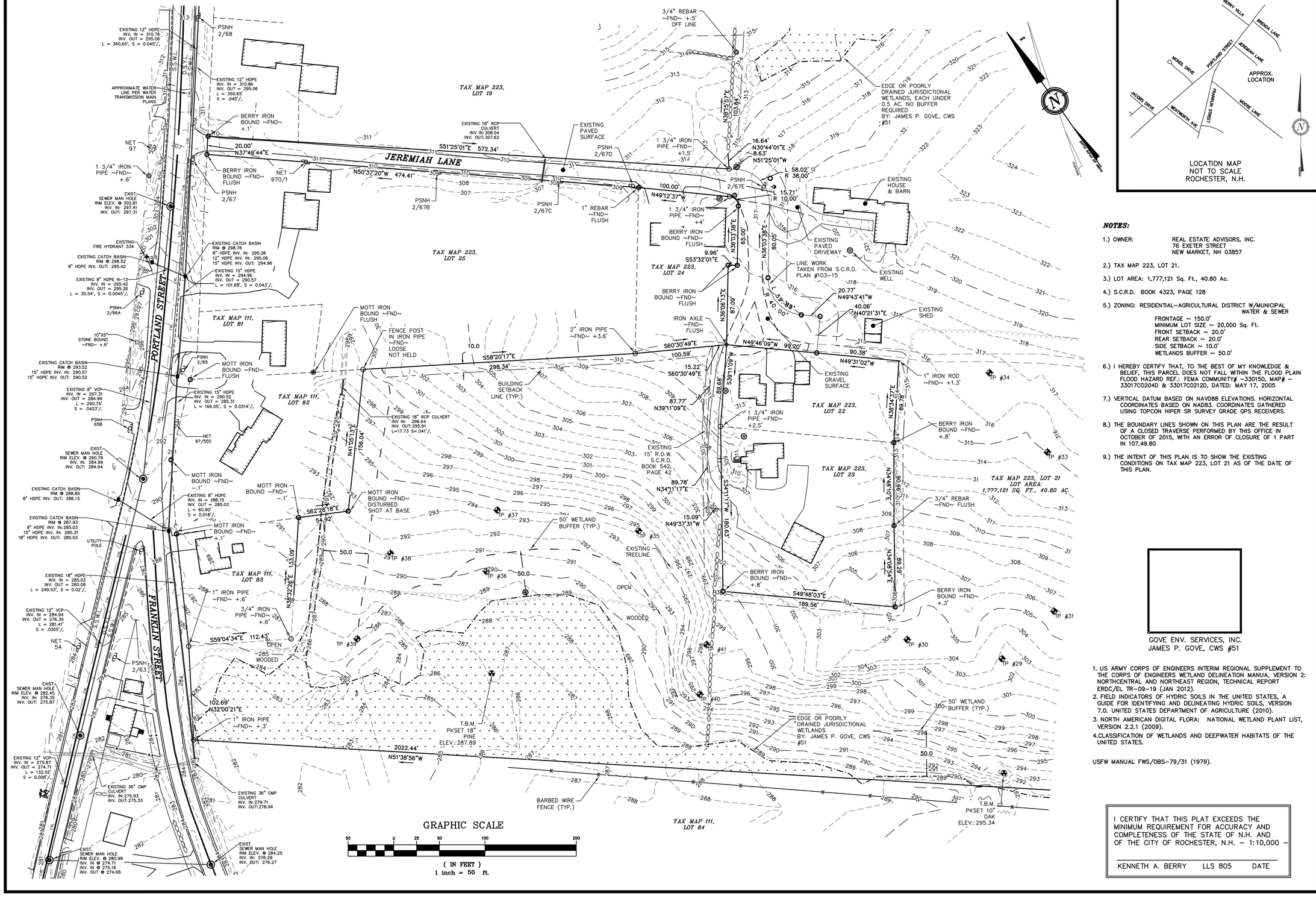
REVISION	DATE	DESCRIPTION

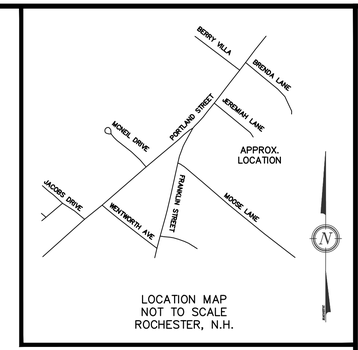
EXISTING CONDITIONS (100 SCALE)
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223 LOT 21

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

SCALE : 1 IN. EQUALS 100 FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 – 114

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





LOCATION MAP
NOT TO SCALE
ROCHESTER, N.H.

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
FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'

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 OF THE DATE OF THIS PLAN.

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: NORTHCENTRAL 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.

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

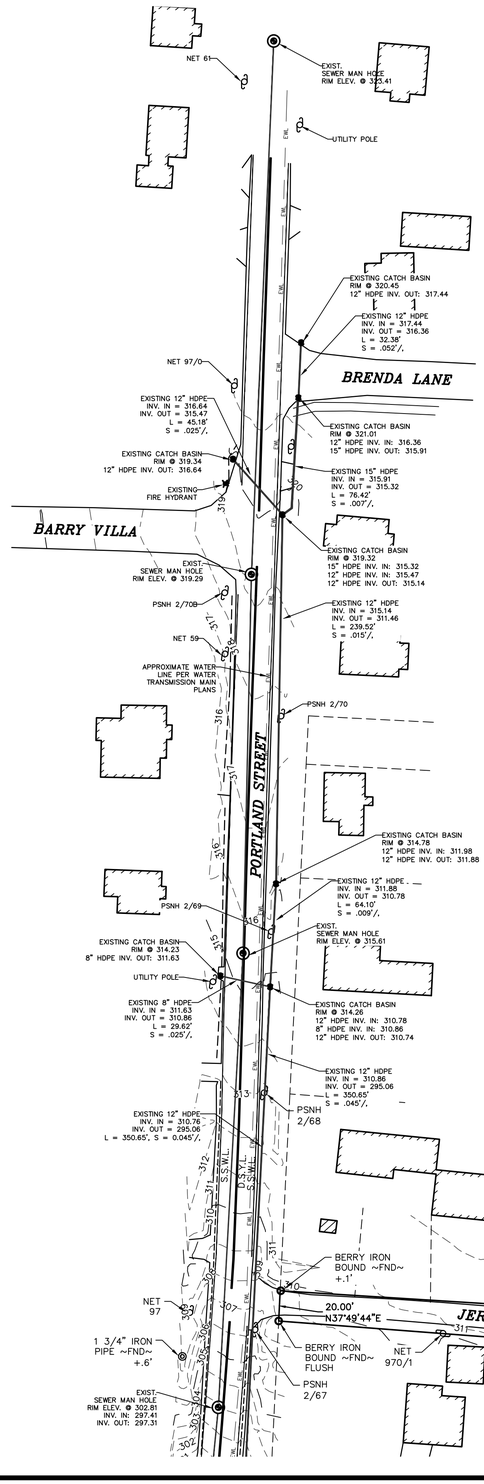
REVISION	DATE	DESCRIPTION

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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

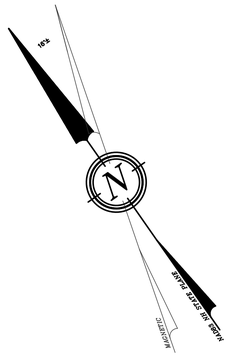
STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 805 KENNETH A BERRY SIGNATURE

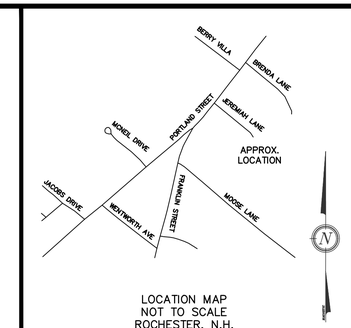


GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.





LOCATION MAP
NOT TO SCALE
ROCHESTER, N.H.

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
FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'

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

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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 OF THE DATE OF THIS PLAN.

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: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR–09–19 (JAN 2012).
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4. CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES.

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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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

LEGEND:

SOIL LINE

NOTES:

1.) OWNER: REAL ESTATE ADVISORS INC
24 JEREMIAH LANE
ROCHESTER, NH 03867-1303

2.) TAX MAP 223, LOT 21

3.) LOT AREA: SQ. FT, 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.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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

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 : JULY 5, 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

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

NOTES:

1.) OWNER: REAL ESTATE ADVISORS INC
24 JEREMIAH LANE
ROCHESTER, NH 03867–1303

2.) TAX MAP 223, LOT 21

3.) LOT AREA: SQ. FT, 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.

LEGEND:

SOIL LINE

446B SOIL SERIES

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

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

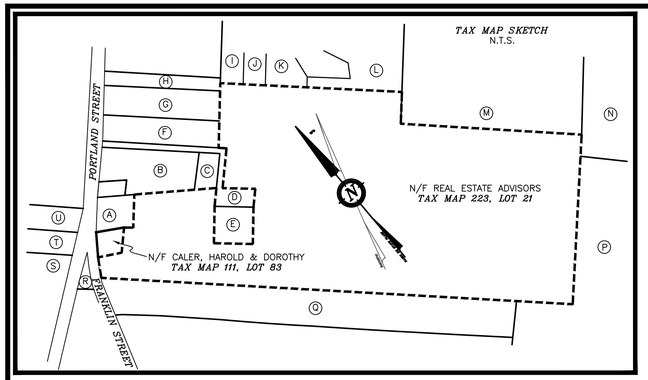
REVISION	DATE	DESCRIPTION

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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

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



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

(B) N/F HUPPE, LEO & EVELYN
589 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 223, LOT 25

(C) 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

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

(E) 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

(F) N/F DILLOW, TROY
PO BOX 1464
ROCHESTER, NH 03867
TAX MAP 223, LOT 19
S.C.R.D. BOOK 3891, PAGE 308

(G) N/F ERICKSON, LOIS
123 SPARHAWK STREET
PORTSMOUTH, NH 03801
TAX MAP 223, LOT 18

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

(I) 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

(J) 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

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

(L) 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

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

(P) 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

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

(R) N/F GALEUCIA, PETER
567 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 96
S.C.R.D. BOOK 4310, PAGE 467

(S) N/F LEGER, JOHN & MARGARET
570 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 75
S.C.R.D. BOOK 1289, PAGE 520

(T) N/F WARREN, SYLVIA
576 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 76

(U) 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

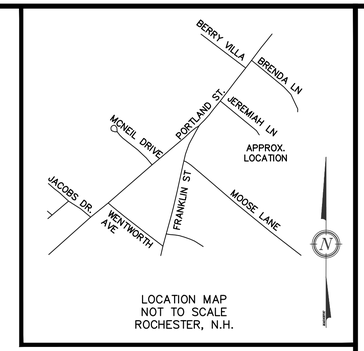
3.) LOT AREA: 1,782,812 Sq.Ft., 40.93 Ac.

4.) S.C.R.D. BOOK 4323, PAGE 128

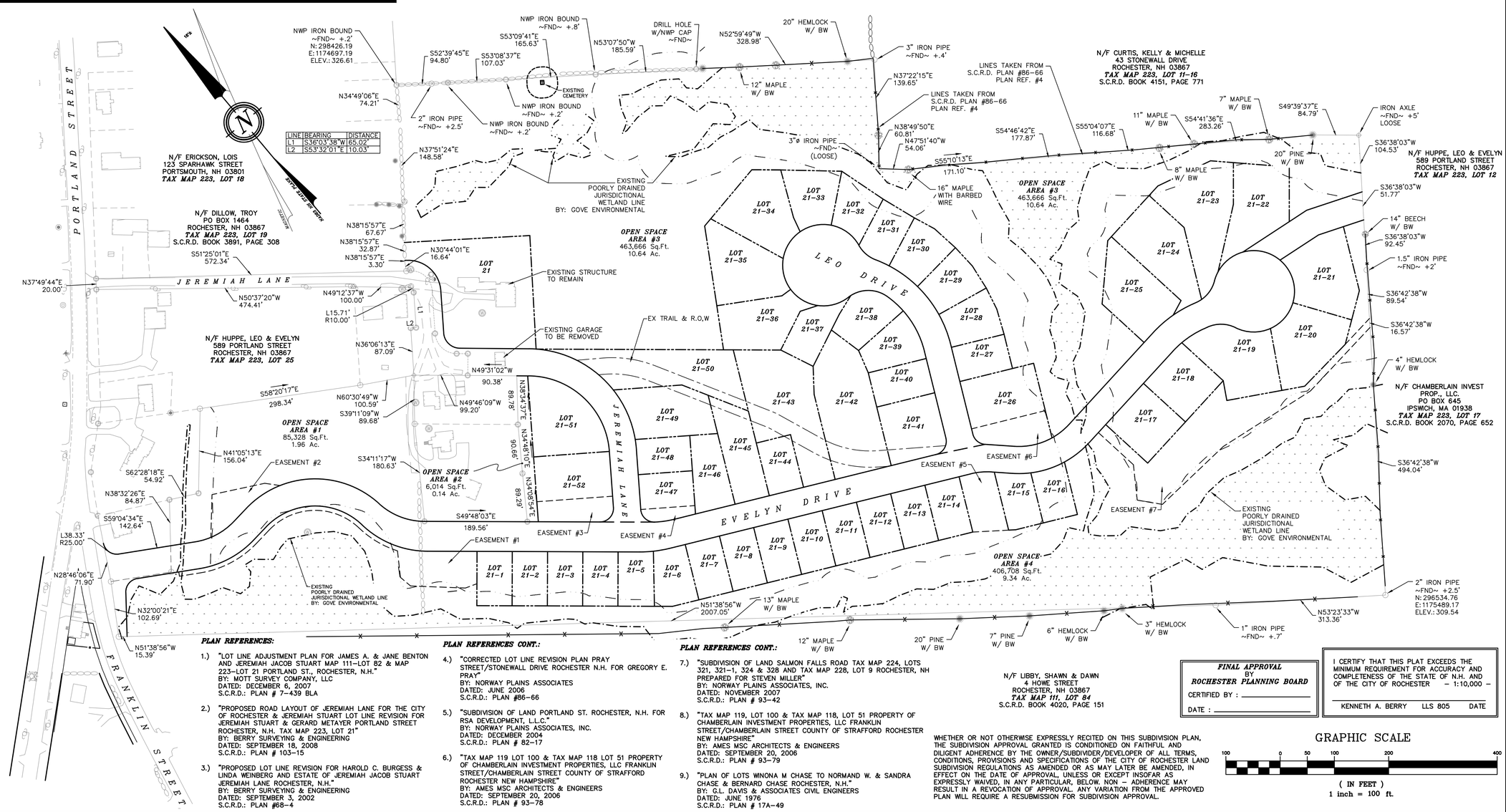
5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER
OPEN SPACE SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'

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.



LOCATION MAP
NOT TO SCALE
ROCHESTER, N.H.



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 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

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

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
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

REVISION	DATE	DESCRIPTION

SUBDIVISION 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 : JULY 5, 2016
FILE NO. : DB 2015 - 114

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

SHEET 8 OF 85

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
OPEN SPACE 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'

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.

N

16'±

MARSH NH STATE PLANE

MAGNETIC

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 HUPPE, LEO & EVELYN
589 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 223, LOT 25

S49°31'02"E 127.64'
L12.94' R200.00'
L78.12' R200.00'
EXISTING BUILDING TO BE REMOVED
S49°43'41"E 20.77'
S40°21'31"W 40.06'
J E R E M I A H L A N E
N49°31'02"W 2.14'
N49°31'02"W 20.07'
GRANITE BOUND ~TO BE SET~ (TYP.)
N49°46'09"W 99.20'
S60°30'49"E 100.59'
"BS&E" IRON BOUND ~FND~ (FLUSH)
3/4" REBAR W/ID CAP ~TO BE SET~ (TYP.)
S39°11'09"W 89.68'
EXISTING HOUSE
EXISTING GARAGE
N/F ELWELL, BETTY
32 JEREMIAH LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 22
S.C.R.D. BOOK 2006, PAGE 713
N38°34'37"E 89.78'
EXISTING WELL
"BS&E" IRON BOUND ~FND~ (0.8' HIGH)
N35°50'32"E 89.68'
EXISTING WELL
EXISTING HOUSE
OPEN SPACE AREA #2 6,014 Sq.Ft. 0.14 Ac.
PROPOSED BOUNDARY LINE (TYP.)
N34°48'10"E 90.66'
EXISTING 15' R.O.W. S.C.R.D. BOOK 542, PAGE 42
EXISTING DRIVEWAY
REBAR ~FND~ (FLUSH)
S34°11'17"W 180.63'
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
EXISTING GARAGE
N35°50'32"E 82.77'
PROPOSED EASEMENT LINE(TYP.)
N34°48'10"E 89.28'
N35°50'32"E 37.02'

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

EXISTING HOUSE
N/F BENTON, JAMES & JANE
579 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 82
S.C.R.D. BOOK 2042, PAGE 195
N41°05'13"E 156.04'
50' WETLANDS BUFFER LINE(TYP.)

R175.00' L195.45'
AREA OF EVELYN DRIVE 134,044 Sq.Ft. 3.08 Ac.
"MOTT SURVEY" IRON BOUND ~FND~ (0.1' HIGH)
S62°28'18"E 54.92'
IRON BOUND ~FND~ (FLUSH)
"MOTT SURVEY" IRON BOUND ~FND~ (0.1' HIGH)
GRADING & DRAINAGE EASEMENT #2 5,201 Sq.Ft. 0.12 Ac.
R175.00' L75.57'
N83°37'35"E 33.93'
50.0'
L196.65' R125.00'
L184.06' R117.00'
PROPOSED EASEMENT LINE (TYP.)
GRANITE BOUND ~TO BE SET~ (TYP.)
L91.98' R125.00'
"BS&E" IRON BOUND ~FND~ (0.8' HIGH)
"BS&E" IRON BOUND ~FND~ (0.8' HIGH)
S49°48'03"E 189.56'
S49°48'03"E 20.06'
3/4" REBAR W/ID CAP ~TO BE SET~ (TYP.)
EXISTING HOUSE
N/F CALER, HAROLD & DOROTHY
151 FRANKLIN STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 83
S.C.R.D. BOOK 840, PAGE 43
N38°32'26"E 84.87'
GRANITE BOUND ~TO BE SET~ (TYP.)
L51.44' R125.00'
L29.93' R125.00'
N83°37'35"E 33.93'
EXISTING WELL TO BE ABANDONED
8.0'
NON–CONCENTRIC CURVES
L133.06' R175.00'
L83.14' R183.00'
E V E L Y N D R I V E
L38.33' R25.00'
S59°04'34"E 96.54'
S59°04'34"E 46.10'
L113.92' R175.00'
L119.13' R183.00'
38.80' S59°04'34"E
77.49' S59°04'34"E
S49°48'03"E 91.49'
S49°48'03"E 65.00'
S49°48'03"E 65.00'
55.0'
20.0'
10.0'
10.0'
20.0'
PROPOSED BOUNDARY LINE (TYP.)
S33°36'39"W 49.25'
GRADING & DRAINAGE EASEMENT #1 13,030 Sq.Ft. 0.30 Ac.
59.58' S40°11'57"W
BUILDING SETBACK LINE (TYP.)
TAX MAP 223 LOT 21–1 6,500 Sq.Ft. 0.15 Ac. (SINGLE–FAMILY)
S40°11'57"W 100.00'
TAX MAP 223 LOT 21–2 6,500 Sq.Ft. 0.15 Ac. (SINGLE–FAMILY)
S40°11'57"W 100.00'
S09°54'09"E 24.42'
S70°33'40"E 22.65'
S47°48'08"E 101.12'
40.42' S40°11'57"W
50.0'
S49°48'03"E 65.00'
S49°48'03"E 65.00'
50' WETLANDS BUFFER LINE(TYP.)
3/4" REBAR W/ID CAP ~TO BE SET~ (TYP.)
S30°55'26"W 8.00'
38.80' S59°04'34"E
L36.03' R25.00'
N28°46'06"E 71.90'
N32°00'54"E 70.69'
N38°21'04"E 81.37'
EXISTING POORLY DRAINED JURISDICTIONAL WETLAND LINE BY: GOVE ENVIRONMENTAL
EXISTING POORLY DRAINED JURISDICTIONAL WETLAND LINE BY: GOVE ENVIRONMENTAL
OPEN SPACE AREA #4 406,708 Sq.Ft. 9.34 Ac.
15.39' N51°38'56"W
EXISTING 18" HDPE CULVERT
EXISTING 36" CMP CULVERT
F R A N K L I N S T R E E T

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

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

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
OPEN SPACE 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'

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.

OPEN SPACE AREA #3
463,666 Sq.Ft.
10.64 Ac.

TAX MAP 223 LOT 21–36
12,916 Sq.Ft.
0.30 Ac.
(DUPLEX)

TAX MAP 223 LOT 21–37
7,292 Sq.Ft.
0.17 Ac.
(SINGLE–FAMILY)

TAX MAP 223 LOT 21–50
21,653 Sq.Ft.
0.50 Ac.
(DUPLEX)
BUILDABLE AREA:
14,652 Sq.Ft.

AREA OF JEREMIAH LANE
29,092 Sq.Ft.
0.67 Ac.

TAX MAP 223 LOT 21–43
25,988 Sq.Ft.
0.60 Ac.
(DUPLEX)
BUILDABLE AREA:
21,136 Sq.Ft.

TAX MAP 223 LOT 21–42
24,886 Sq.Ft.
0.57 Ac.
(DUPLEX)
BUILDABLE AREA:
21,431 Sq.Ft.

TAX MAP 223 LOT 21–49
14,231 Sq.Ft.
0.33 Ac.
(DUPLEX)
BUILDABLE AREA:
13,137 Sq.Ft.

TAX MAP 223 LOT 21–51
16,173 Sq.Ft.
0.37 Ac.
(SINGLE–FAMILY)

OPEN SPACE AREA #2
6,014 Sq.Ft.
0.14 Ac.

TAX MAP 223 LOT 21–48
6,505 Sq.Ft.
0.15 Ac.
(SINGLE–FAMILY)

TAX MAP 223 LOT 21–45
11,949 Sq.Ft.
0.27 Ac.
(SINGLE–FAMILY)
BUILDABLE AREA:
10,755 Sq.Ft.

TAX MAP 223 LOT 21–44
6,500 Sq.Ft.
0.15 Ac.
(SINGLE–FAMILY)
BUILDABLE AREA:
6,429 Sq.Ft.

TAX MAP 223 LOT 21–52
17,358 Sq.Ft.
0.40 Ac.
(SINGLE–FAMILY)
BUILDABLE AREA:
11,588 Sq.Ft.

TAX MAP 223 LOT 21–46
8,769 Sq.Ft.
0.20 Ac.
(SINGLE–FAMILY)

TAX MAP 223 LOT 21–47
8,543 Sq.Ft.
0.20 Ac.
(SINGLE–FAMILY)
BUILDABLE AREA:
6,439 Sq.Ft.

GRADING & DRAINAGE EASEMENT #3
5,770 Sq.Ft.
0.13 Ac.

GRADING & DRAINAGE EASEMENT #4
2,104 Sq.Ft.
0.05 Ac.

AREA OF EVELYN DRIVE
134,044 Sq.Ft.
3.08 Ac.

OPEN SPACE AREA #4
406,708 Sq.Ft.
9.34 Ac.

TAX MAP 223 LOT 21–2
6,500 Sq.Ft.
0.15 Ac.
(SINGLE–FAMILY)

TAX MAP 223 LOT 21–3
6,500 Sq.Ft.
0.15 Ac.
(SINGLE–FAMILY)

TAX MAP 223 LOT 21–4
6,500 Sq.Ft.
0.15 Ac.
(SINGLE–FAMILY)

TAX MAP 223 LOT 21–5
6,630 Sq.Ft.
0.15 Ac.
(SINGLE–FAMILY)

TAX MAP 223 LOT 21–6
7,474 Sq.Ft.
0.17 Ac.
(SINGLE–FAMILY)

TAX MAP 223 LOT 21–7
6,825 Sq.Ft.
0.16 Ac.
(SINGLE–FAMILY)

TAX MAP 223 LOT 21–8
6,825 Sq.Ft.
0.16 Ac.
(SINGLE–FAMILY)

TAX MAP 223 LOT 21–9
6,825 Sq.Ft.
0.16 Ac.
(SINGLE–FAMILY)

TAX MAP 223 LOT 21–10
6,825 Sq.Ft.
0.16 Ac.
(SINGLE–FAMILY)

TAX MAP 223 LOT 21–11
6,825 Sq.Ft.
0.16 Ac.
(SINGLE–FAMILY)

TAX MAP 223 LOT 21–12
6,825 Sq.Ft.
0.16 Ac.
(SINGLE–FAMILY)

TAX MAP 223 LOT 21–13
6,825 Sq.Ft.
0.16 Ac.
(SINGLE–FAMILY)

JEREMIAH LANE

EVELYN DRIVE

N/F ELWELL BETTY
32 JEREMIAH LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 22
S.C.R.D. BOOK 2206, PAGE 713

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

N/F LIBBY, SHAWN & DAWN
TAX MAP 111, LOT 841

EXISTING BOUNDARY LINE

EXISTING POORLY DRAINED JURISDICTIONAL WETLAND LINE
BY: GOVE ENVIRONMENTAL

EXISTING 30' WIDE TRAIL EASEMENT LINE (TYP.)

PROPOSED BOUNDARY LINE (TYP.)

PROPOSED EASEMENT LINE (TYP.)

BUILDING SETBACK LINE (TYP.)

GRANITE BOUND ~TO BE SET~ (TYP.)

3/4" REBAR W/ID CAP ~TO BE SET~ (TYP.)

"BS&E" IRON BOUND ~FND~ (0.8' HIGH)

REBAR ~FND~ (FLUSH)

FOR CLOSURE ONLY

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

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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
OPEN SPACE 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'

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.

PORTLAND STREET

"BS&E" IRON BOUND ~FND~ (0.1' HIGH)

EXISTING HOUSE

EXISTING DRIVEWAY

N37°49'44"E 20.00'

PSNH 2/67

"BS&E" IRON BOUND ~FND~ (FLUSH)

S51°25'01"E 572.34'

JEREMIAH LANE

S50°37'20"E 474.41'

NET&T 970/1

EXISTING GARAGE

EXISTING HOUSE

EXISTING DRIVEWAY

PSNH 2/67B

AREA OF EXISTING CITY OWNED STREET 23,936 Sq.Ft. 0.55 Ac.

EXISTING BOUNDARY LINE

PSNH 2/67C

PSNH 2/67D

REBAR ~FND~ (TYP.)

N49°12'37"W 100.00'

EXISTING WELL

EXISTING DRIVEWAY

EXISTING GARAGE

EXISTING HOUSE

"BS&E" IRON BOUND ~FND~ (FLUSH)

S53°32'01"E 10.03'

"BS&E" IRON BOUND ~FND~ (FLUSH)

N36°07'38"E 65.02'

"BS&E" IRON BOUND ~FND~ (FLUSH)

N36°07'13"E 81.09'

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

EXISTING BOUNDARY LINE

EXISTING SHED

AXLE ~FND~ (FLUSH)

S60°30'49"E 100.59'

S58°20'17"E 298.34'

55.00'

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

EXISTING HOUSE

EXISTING DRIVEWAY

EXISTING DRIVEWAY

EXISTING HOUSE

N41°05'13"E 156.04'

EXISTING POORLY DRAINED JURISDICTIONAL WETLAND LINE
BY: GOVE ENVIRONMENTAL

IRON BOUND ~FND~ (FLUSH)

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

N/F ERICKSON, LOIS
123 SPARHAWK STREET
PORTSMOUTH, NH 03801
TAX MAP 223, LOT 18

REBAR ~FND~ (TYP.) (NOT HELD)

EXISTING BOUNDARY LINE

N38°15'57"E 67.67'

EXISTING POORLY DRAINED JURISDICTIONAL WETLAND LINE
BY: GOVE ENVIRONMENTAL

OPEN SPACE AREA #3
463,666 Sq.Ft.
10.64 Ac.

N/F DILLOW, TROY
PO BOX 1464
ROCHESTER, NH 03867
TAX MAP 223, LOT 19
S.C.R.D. BOOK 3891, PAGE 308

S53°09'41"E 231.71'

20.0'

3/4" REBAR W/ID CAP ~TO BE SET~ (TYP.)

N38°15'57"E 32.87'

S49°12'37"E 7.27'

GRANITE BOUND ~TO BE SET~ (TYP.)

N38°15'57"E 3.30'

IRON PIPE ~FND~ (TYP.) (1.5' HIGH)

N30°44'01"E 16.64'

EXISTING BOUNDARY LINE

EXISTING WELL

L 89.30' R 60.00'

TAX MAP 223 LOT 21
37,140 Sq.Ft.
0.85 Ac.
(SINGLE FAMILY)

S51°25'01"E 8.63'

IRON PIPE ~FND~ (TYP.) (0.4' HIGH)

L58.02' R38.00'

20.0'

EXISTING HOUSE

EXISTING BARN

EXISTING DRIVEWAY

L15.71' R10.00'

PROPOSED RIGHT OF WAY

S36°03'38"W 78.29'

S36°03'38"W 80.05'

EXISTING WELL

BUILDING SETBACK LINE(TYP.)

GRANITE BOUND ~TO BE SET~ (TYP.)

EXISTING RIGHT OF WAY

L44.81' R30.00'

20.0'

20.0'

S49°31'02"E 127.64'

L12.94' R200.00'

L59.89' R40.00'

IRON BOUND ~FND~ (FLUSH)

S49°43'41"E 20.77'

"BS&E" IRON BOUND ~FND~ (0.6' HIGH)

EXISTING GARAGE TO BE REMOVED

S40°21'31"W 40.06'

EXISTING BOUNDARY LINE

EXISTING BOUNDARY LINE

N49°31'02"W 2.14'

N49°31'02"W 20.07'

N49°46'09"W 99.20'

"BS&E" IRON BOUND ~FND~ (FLUSH)

3/4" REBAR W/ID CAP ~TO BE SET~ (TYP.)

S39°11'09"W 89.68'

EXISTING HOUSE

EXISTING DRIVEWAY

EXISTING GARAGE

EXISTING WELL

EXISTING BOUNDARY LINE

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

N36°43'37"E 89.78'

EXISTING BOUNDARY LINE

TAX MAP 223 LOT 21–52

S36°50'19"W 209.56'

N35°50'32"E 149.68'

IRON PIPE ~FND~ (TYP.) (2.5' HIGH)

EXISTING WELL

EXISTING HOUSE

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

EXISTING BOUNDARY LINE

EXISTING BOUNDARY LINE

OPEN SPACE AREA #2
6,014 Sq.Ft.
0.14 Ac.

S34°11'17"W 180.63'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

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
OPEN SPACE 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'

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.

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

3"ø IRON PIPE ~FND~ (LOOSE)

16" MAPLE WITH BARBED WIRE

50' WETLANDS BUFFER LINE (TYP.)

EXISTING POORLY DRAINED JURISDICTIONAL WETLAND LINE BY: GOVE ENVIRONMENTAL

3/4" REBAR W/ID CAP ~TO BE SET~ (TYP.)

TAX MAP 223 LOT 21-33 9,092 Sq.Ft. 0.21 Ac. (DUPLEX)

TAX MAP 223 LOT 21-34 15,365 Sq.Ft. 0.35 Ac. (DUPLEX)

TAX MAP 223 LOT 21-35 15,669 Sq.Ft. 0.36 Ac. (DUPLEX)

TAX MAP 223 LOT 21-36 12,916 Sq.Ft. 0.30 Ac. (DUPLEX)

TAX MAP 223 LOT 21-37 7,292 Sq.Ft. 0.17 Ac. (SINGLE–FAMILY)

TAX MAP 223 LOT 21-38 8,375 Sq.Ft. 0.19 Ac. (SINGLE–FAMILY)

TAX MAP 223 LOT 21-39 8,020 Sq.Ft. 0.18 Ac. (SINGLE–FAMILY)

TAX MAP 223 LOT 21-40 7,150 Sq.Ft. 0.16 Ac. (SINGLE–FAMILY)

TAX MAP 223 LOT 21-41 12,083 Sq.Ft. 0.28 Ac. (SINGLE–FAMILY) BUILDABLE AREA: 9,964 Sq.Ft.

TAX MAP 223 LOT 21-42 24,886 Sq.Ft. 0.57 Ac. (DUPLEX) BUILDABLE AREA: 21,431 Sq.Ft.

TAX MAP 223 LOT 21-43 25,988 Sq.Ft. 0.60 Ac. (DUPLEX) BUILDABLE AREA: 21,136 Sq.Ft.

TAX MAP 223 LOT 21-32 7,000 Sq.Ft. 0.16 Ac. (SINGLE–FAMILY)

TAX MAP 223 LOT 21-31 6,812 Sq.Ft. 0.16 Ac. (SINGLE–FAMILY)

TAX MAP 223 LOT 21-30 7,993 Sq.Ft. 0.18 Ac. (SINGLE–FAMILY)

TAX MAP 223 LOT 21-29 7,935 Sq.Ft. 0.18 Ac. (SINGLE–FAMILY)

TAX MAP 223 LOT 21-28 7,824 Sq.Ft. 0.18 Ac. (SINGLE–FAMILY)

TAX MAP 223 LOT 21-27 6,500 Sq.Ft. 0.15 Ac. (SINGLE–FAMILY)

TAX MAP 223 LOT 21-26 19,088 Sq.Ft. 0.44 Ac. (SINGLE–FAMILY) BUILDABLE AREA: 12,582 Sq.Ft.

AREA OF LEO DRIVE 38,401 Sq.Ft. 0.88 Ac.

AREA OF EVELYN DRIVE 134,044 Sq.Ft. 3.08 Ac.

OPEN SPACE AREA #3 463,666 Sq.Ft. 10.64 Ac.

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

EXISTING 30' WIDE TRAIL EASEMENT LINE (TYP.)

BUILDING SETBACK LINE (TYP.)

GRANITE BOUND ~TO BE SET~ (TYP.)

FOR CLOSURE ONLY

LEO DRIVE

EVELYN DRIVE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 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 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.

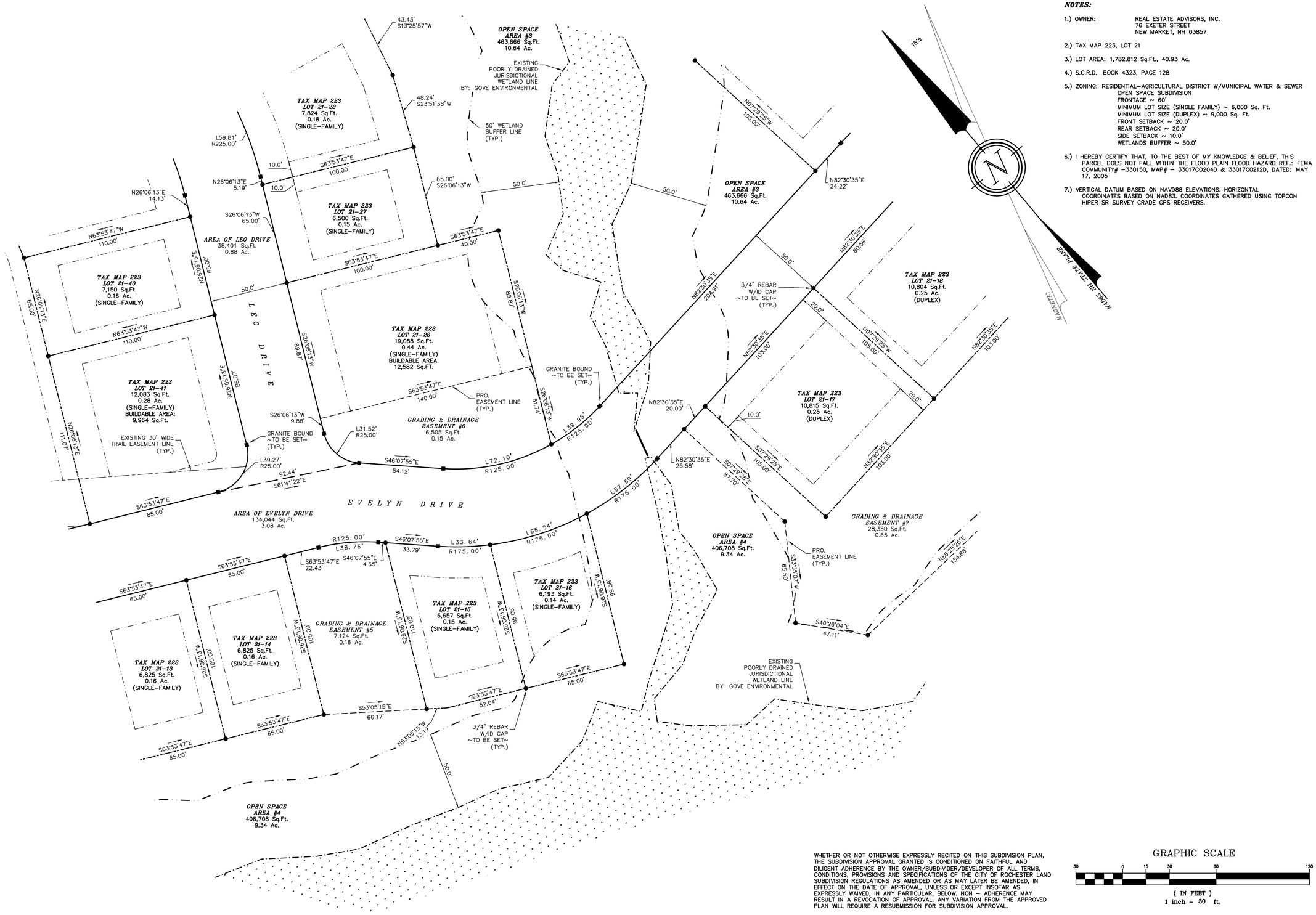
REVISION	DATE	DESCRIPTION

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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

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



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
OPEN SPACE 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'

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.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

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

11" MAPLE W/ BW
8" MAPLE W/ BW
S54°41'36"E 283.26'
7" MAPLE W/ BW
20" PINE W/ BW
S49°39'37"E 84.79'
IRON AXLE ~FND~ +5' LOOSE
S36°38'03"W 104.53'

N45°28'12"W 42.21'
N45°28'12"W 103.32'
S75°30'01"E 107.73'
N82°30'35"E 23.74'
EXISTING POORLY DRAINED JURISDICTIONAL WETLAND LINE BY: GOVE ENVIRONMENTAL
50' WETLAND BUFFER LINE (TYP.)
50' WETLANDS BUFFER LINE(TYP.)
50.0'
N40°00'00"E 76.80'
S40°00'00"W 100.59'
S68°22'19"E 107.70'
S36°38'03"W 52.17'
S83°13'06"E 38.24'
S68°22'19"E 39.53'
S68°22'19"E 48.26'
20.0'
S83°13'06"E 102.78'
10.0'
S83°13'06"E 84.93'
S36°38'03"W 92.05'
14" BEECH W/ BW
IRON PIPE ~FND~ (2.0' HIGH)
S36°42'38"W 89.54'
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
S36°42'38"W 16.57'
S36°42'38"W 494.04'

TAX MAP 223 LOT 21-23
20,109 Sq.Ft.
0.46 Ac.
(DUPLEX)

TAX MAP 223 LOT 21-22
15,495 Sq.Ft.
0.36 Ac.
(DUPLEX)

OPEN SPACE AREA #4
406,708 Sq.Ft.
9.34 Ac.

TAX MAP 223 LOT 21-21
15,851 Sq.Ft.
0.36 Ac.
(DUPLEX)

TAX MAP 223 LOT 21-20
15,113 Sq.Ft.
0.35 Ac.
(DUPLEX)

TAX MAP 223 LOT 21-19
16,303 Sq.Ft.
0.37 Ac.
(DUPLEX)

TAX MAP 223 LOT 21-18
10,804 Sq.Ft.
0.25 Ac.
(DUPLEX)

TAX MAP 223 LOT 21-17
10,815 Sq.Ft.
0.25 Ac.
(DUPLEX)

TAX MAP 223 LOT 21-24
16,480 Sq.Ft.
0.38 Ac.
(DUPLEX)

TAX MAP 223 LOT 21-25
14,977 Sq.Ft.
0.34 Ac.
(DUPLEX)

TAX MAP 223 LOT 21-26
19,088 Sq.Ft.
0.44 Ac.
(SINGLE-FAMILY)
BUILDABLE AREA:
12,582 Sq.FT.

OPEN SPACE AREA #3
463,666 Sq.Ft.
10.64 Ac.

AREA OF EVELYN DRIVE
134,044 Sq.Ft.
3.08 Ac.

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

GRADING & DRAINAGE EASEMENT #6
28,350 Sq.Ft.
0.65 Ac.

N82°30'35"E 9.88'
3/4" REBAR W/ID CAP ~TO BE SET~ (TYP.)
N82°30'35"E 103.00'
N07°29'25"W 81.34'
N22°49'44"E 128.12'
N07°29'25"W 136.48'
S07°29'25"E 174.19'
N45°03'48"E 117.30'
20.0'
50' WETLANDS BUFFER LINE(TYP.)
10.0'
L17.69' R75.00'
R75.00' L60.00'
R75.00' L73.29'
L86.70' R75.00'
L42.31' R60.00'
L11.08' R60.00'
S74°20'28"E 7.55'
N69°11'46"E 30.39'
L41.38' R225.00'
N07°29'25"W 105.00'
R225.00' L49.53'
S74°20'28"E 7.55'
R60.00' L53.38'
GRANITE BOUND ~TO BE SET~ (TYP.)
L66.40' R75.00'
L65.00' R75.00'
3/4" REBAR W/ID CAP ~TO BE SET~ (TYP.)
N33°44'38"W 112.81'
S54°46'47"W 35.60'
S54°46'47"W 46.78'
N83°10'14"E 65.46'
N83°10'14"E 160.38'
S84°04'14"W 107.26'
S05°55'42"W 116.05'
L48.20' R175.00'
R175.00' L22.50'
N07°29'25"W 103.56'
N82°30'35"E 80.56'
N82°30'35"E 204.91'
S05°55'42"W 117.13'
N60°24'18"W 42.90'
N60°24'18"W 103.00'
N82°30'35"E 103.00'
N07°29'25"W 105.00'
N82°30'35"E 103.00'
N82°30'35"E 20.00'
N82°30'35"E 25.58'
S07°29'25"E 87.70'
S07°29'25"E 105.00'
N82°30'35"E 103.00'
3/4" REBAR W/ID CAP ~TO BE SET~ (TYP.)
S82°28'41"E 190.31'
S63°53'47"E 40.00'
S26°06'13"W 88.61'
S26°06'13"W 51.74'
L39.85' R125.00'
L72.10' R125.00'
PRO. EASEMENT LINE (TYP.)
PRO. EASEMENT LINE (TYP.)
50.0'
50.0'
50.0'
N82°30'35"E 24.22'
EVELYN DRIVE

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
OPEN SPACE 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'

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

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GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

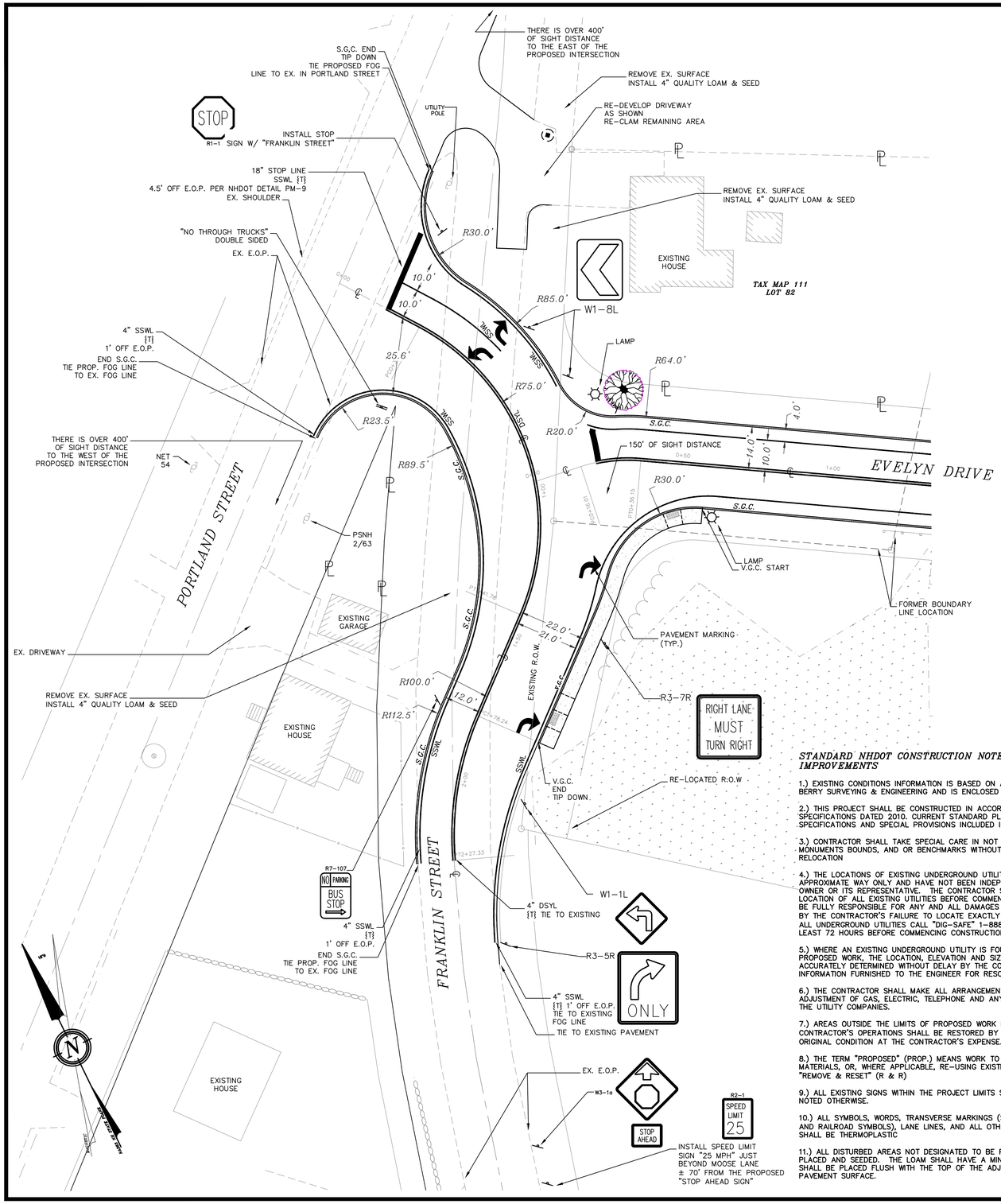
REVISION	DATE	DESCRIPTION

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 : JULY 5, 2016
FILE NO. : DB 2015 - 114

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



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTES:

1.) OWNER: REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, NH 03867-1303

2.) CITY OF ROCHESTER TAX MAP 233, LOT 21

3.) 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:

1.) 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.

2.) EXTERIOR LIGHTING SHALL BE THE TYPICAL EVERSCOURSE LAMPS PROVIDED IN THE DETAILS OF THIS PLAN SET.

3.) TOPOGRAPHIC SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN 2015.

4.) 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.

5.) FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ROCHESTER DPW.

6.) 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.

7.) ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF ROCHESTER STANDARDS.

8.) CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (603) 436-7708. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.

9.) CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.

10.) CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH METROCAST.

11.) ALL NEW ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF PROPOSED DROP POLE.

12.) THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.

13.) BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.

14.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.

15.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

16.) PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES, TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL MEETING THE ENGINEERS SPECIFIC RECOMMENDED CRITERIA.

17.) 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.

18.) 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.

19.) SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY AND SEDIMENT AND EROSION CONTROLS.

20.) 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 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.

21.) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION. FILTREXX SOXX IS PREFEreRRED OVER THE USE OF SILT FENCE. FENCING IS TO BE USED ON SITE ONLY AS REQ. AND DIRECTED BY THE SWPPP INSPECTOR.

22.) SEE SEDIMENT & EROSION CONTROL PLAN FOR INLET PROTECTION DETAILS

23.) ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED. RECYCLED PIPE IS APPROVED FOR PROJECT SITE.

24.) 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.

25.) 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.

26.) UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS.

27.) ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED

28.) ALL BASINS AND DRAINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS

29.) THE LIMITS OF CONSTRUCTION DISTURBANCE AND TREE CLEARING LIMITS ARE TO BE MARKED OUT AND APPROVED BY THE CITY PRIOR TO WORK.

30.) ALL TREATMENT SWALE TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS UNLESS OTHERWISE INSTRUCTED BY THE DESIGN ENGINEER DURING CONSTRUCTION.

31.) 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.

32.) 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.

33.) BUILDING ADDRESSES SHALL BE DETERMINED BY THE BUILDING OFFICIAL.

34.) 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

35.) LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT. NONE

36.) THIS SUBDIVISION PLAN PROPOSES XXXXX SQ. FT. OF DISTURBANCE. PER ENV-WQ 1503.12 (B) AN ALTERATION OF TERRAIN PERMIT IS IS REQUIRED.

37.) CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)

38.) 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.

STANDARD NHDOT CONSTRUCTION NOTES FOR INTERSECTION IMPROVEMENTS

1.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.

2.) 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.

3.) CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION

4.) 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

5.) 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.

6.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.

7.) 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.

8.) 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)

9.) ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.

10.) ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH {T} SHALL BE THERMOPLASTIC

11.) ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. 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 223, LOT 21

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 - 114

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

EXISTING E.O.P.

LAMP

18" STOP LINE SSWL {T}

EXISTING HOUSE

STOP R1-1

R30.0'

R85.0'

R64.0'

R75.0'

R20.0'

STOP SIGN W/ "EVELYN DRIVE"

STREET TREE TYP.

4' WIDE WALK WAY EVEN WITH PAVEMENT BETWEEN WHITE LINE AND E.O.P.

4" SSWL {T}

4" DSYL {T}

R.O.W.

TAX MAP 111 LOT 82

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS

50' WETLANDS BUFFER

W3-1 STOP AHEAD

SLOPED GRANITE CURB TIP DOWN STA: 2+32.00 TO START 1' GRAVEL SHOULDER

RAIN GARDEN #7 SEE R107 FOR PLANTING SPECIFICATIONS

OPEN SPACE

R2-1 SPEED LIMIT 25

WHITE SPRUCE TREE 6' TALL WHEN PLANTED SPACED 20' APART 8' OFF THE EDGE OF SHOULDER

0.75' CRUSHED GRAVEL SHOULDER

NO PARKING WALKING LINE

4" SSWL {T}

E.O.P.

4" DSYL {T}

EVELYN DRIVE

S.G.C.

14.0'

10.0'

4.0'

GRADING & DRAINAGE EASEMENT

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS

END WOOD FRAME GUARD RAIL STA: 2+71.00 (Rt. 16.5')

RAIN GARDEN #8

STREET TREE (TYP.) SPACED APPROX. 150' APART

FRANKLIN STREET

22.0'

21.0'

LAMP

INSTALL ADA RAMP W/ TRUNCATED DOMES FLUSH MOUNT CURB THROUGH ENTRANCE. TIP DOWNS ON BOTH EDGES

START WOOD FRAME GUARD RAIL STA: 1+18.00 (Rt. 16.5')

VERTICAL GRANITE CURB V.G.C. (TYP.)

5' WIDE CONC. SIDEWALK.

RE-LOCATED R.O.W.

4" SSWL {T} 1'OFF E.O.P

INSTALL ADA RAMP W/ TRUNCATED DOMES FLUSH MOUNT CURB THROUGH ENTRANCE. TIP DOWNS ON BOTH EDGES

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

REVISION	DATE	DESCRIPTION

EVELYN DRIVE ROAD DESIGN SITE PLAN 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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

NO PARKING WALKING LANE

NO PARKING WALKING LANE SIGN

0.75' CRUSHED GRAVEL SHOULDER

OPEN SPACE

SLOPED GRANITE CURB TIP DOWN STA: 6+30.00 TO START 1' GRAVEL SHOULDER

E.O.P.

EXISTING GARAGE

EXISTING HOUSE

PRIOR TO CONSTRUCTION BS&E IS TO STAKE OUT BOUNDARY LINE

WHITE SPRUCE 6' WHEN PLANTED 12' O.C.

TAX MAP 223, LOT 23

4" SSWL {T}

4" DSYL {T}

W11A-2

SIDEWALK SIGN

12" WIDE WHITE STOP BAR 12' FROM WHITE LINE OF TRAVELED WAY

4" SSWL {T} 20' LONG

GRADING & DRAINAGE EASEMENT (TYP.)

STOP

R1-1

STOP SIGN W/ "JEREMIAH LANE"

JEREMIAH LANE

LAMP

STREET TREE (TYP.)

LOT 21-52

LOT 21-47

R.O.W.

S.G.C.

R24.0'

20.0'

5.0'

START

END

4' PAINTED WALK (W)

EVELYN DRIVE

R5.0'

START WOOD FRAME GUARD RAIL STA: 5+64.22 (Rt. 16.5')

OPEN SPACE

GRADING & DRAINAGE EASEMENT (TYP.)

STREET TREE TYP. APPROX. SPACED 150' APART

50' WETLANDS BUFFER ROCHESTER BUFFER SIGNS TO BE INSTALLED EVERY 25'

RAIN GARDEN #6 SEE R106 FOR PLANTING SPECIFICATIONS

4' WIDE WALK WAY EVEN WITH PAVEMENT BETWEEN 4" WHITE LINE AND E.O.P.

SIGN EXPOSING WALKERS TO RULES A REGULATIONS OF THE TRAIL ON BEHALF OF ASSOCIATION

24" HDPE N-12
INV. IN = 301.25
INV. OUT = 301.00
L = 47.50', S = 0.0053'
F.E.S. ON OUTLET

R2-1

SPEED LIMIT 25

SMALL OPENING AREA FOR 6' WIDE WALKING TRAIL AROUND PROPERTY EDGE

SLOPED GRANITE TIP-DOWN TO MEET DRIVEWAY TYP.

PROPOSED DRIVEWAY TYP.

BUILDING SETBACK LINES (TYP.)

50' WETLANDS BUFFER TO BE STAKED BY BS&E PRIOR TO CONSTRUCTION (TYP.)

LOT 21-1

LOT 21-2

LOT 21-3

LOT 21-4

LOT 21-5

4.0'

10.0'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

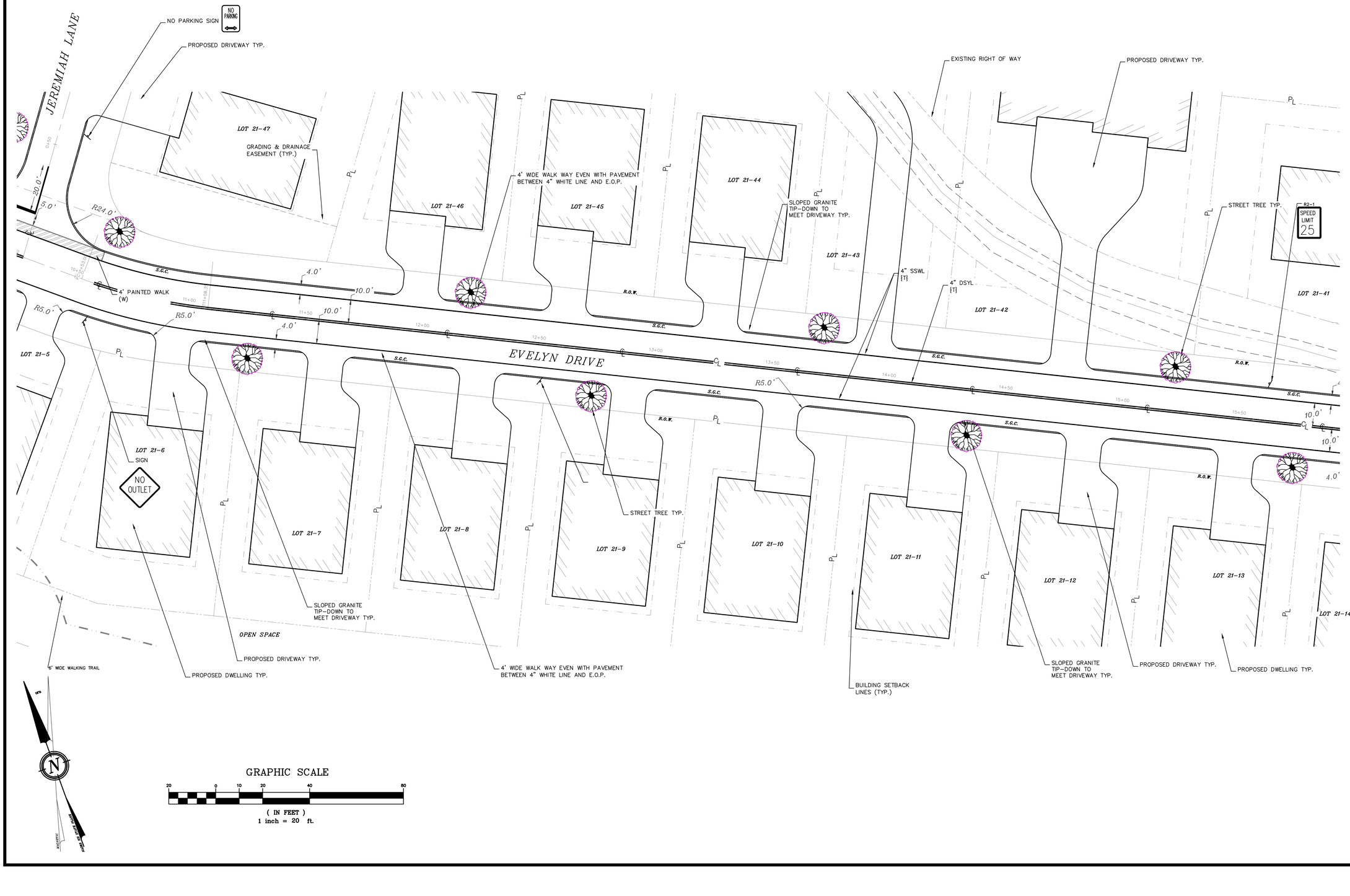
REVISION	DATE	DESCRIPTION

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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

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



REVISION	DATE	DESCRIPTION

EVELYN DRIVE ROAD DESIGN SITE PLAN 10+50 – 15+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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

12" WIDE WHITE STOP BAR
12' FROM WHITE LINE OF
TRAVELED WAY

4' PAINTED WALK "W"

STOP
R1-1
STOP SIGN
W/ "LEO DRIVE"

R2-1
SPEED
LIMIT
25

4" SSWL {T}
20' LONG

LEO DRIVE

GRADING &
DRAINAGE
EASEMENT (TYP.)

50' WETLANDS
BUFFER
ROCHESTER BUFFER
SIGNS TO BE INSTALLED
EVERY 25'

EDGE OF POORLY DRAINED JURISDICTIONAL
WETLANDS BY: JAMES P. GOVE CWS

OPEN SPACE

LOT 21-25

50' WETLANDS
BUFFER

LOT 21-41

LAMP

R24.0'

4.0'

10.0'

20.0'

5.0'

S.C.C.

P
L

C
L

R23.5'

LOT 21-26

RAIN GARDEN #4
SEE R104
FOR PLANTING
SPECIFICATIONS

4" DSYL
{T}

4" SSWL
{T}

50'
WETLANDS BUFFER

START WOOD FRAME
GUARD RAIL
STA: 18+86 (Lt. 16.5')

START WOOD FRAME
GUARD RAIL
STA: 19+52 (Lt. 16.5')

STREET TREE
(TYP.)

4" SSWL
{T}

4" DSYL
{T}

R5.0'

R.O.W.

EVELYN DRIVE

STREET TREE TYP.

LOT 21-14

SLOPED GRANITE
TIP-DOWN TO
MEET DRIVEWAY TYP.

PROPOSED DRIVEWAY TYP.

LOT 21-15

LOT 21-16

START WOOD FRAME
GUARD RAIL
STA:18+42 (Rt. 16.5')

END WOOD FRAME
GUARD RAIL
STA: 19+26 (Rt.16.5')

LOT 21-17

LOT 21-18

OPEN SPACE

OPEN SPACE

OPEN SPACE

OPEN SPACE

GRADING & DRAINAGE
EASEMENT

EDGE OF POORLY DRAINED JURISDICTIONAL
WETLANDS BY: JAMES P. GOVE CWS

50' WETLANDS
BUFFER
ROCHESTER BUFFER
SIGNS TO BE INSTALLED
EVERY 25'

SLOPED GRANITE
TIP-DOWN TO
MEET DRIVEWAY TYP.

STREET TREE TYP.

PROPOSED DWELLING TYP.

SEE R102 FOR
PLANTING SPECIFICATIONS

RAIN GARDEN #3
SEE R103 FOR PLANTING
SPECIFICATIONS

PROPOSED DWELLING TYP.

BUILDING SETBACK LINES
(TYP.)

50' WETLANDS BUFFER
TO BE STAKED OUT BY
BS&E PRIOR TO CONSTRUCTION

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

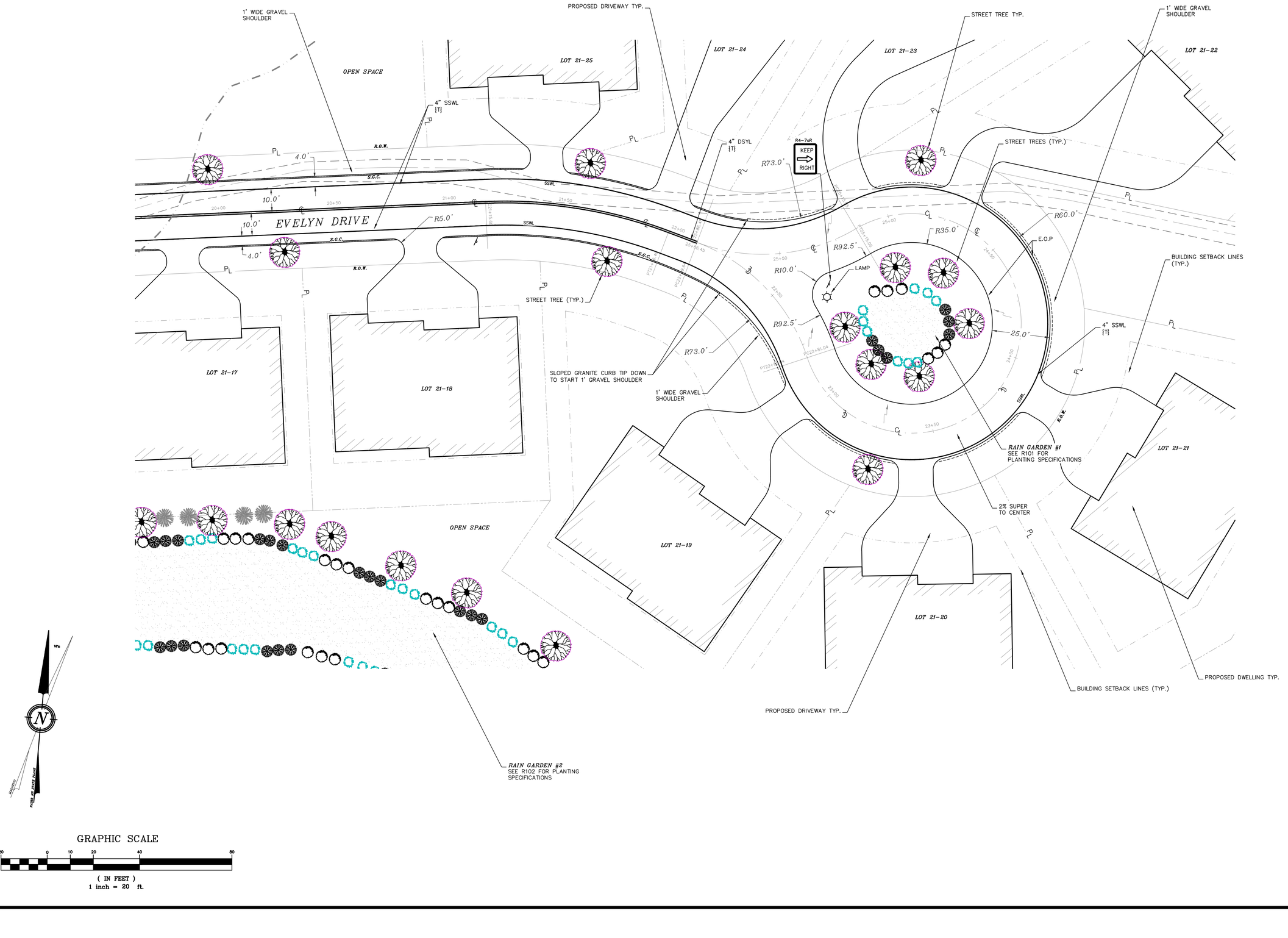
REVISION	DATE	DESCRIPTION

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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

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



REVISION	DATE	DESCRIPTION

EVELYN DRIVE ROAD DESIGN SITE PLAN 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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

MAGNETIC
NAD83 NH STATE PLANE

EVELYN DRIVE
LEO DRIVE
R.O.W.
S.C.C.
LOT 21-41
LOT 21-40
LOT 21-39
LOT 21-38
LOT 21-26
LOT 21-27
LOT 21-28
LOT 21-29
LOT 21-30
STREET TREE (TYP.)
SIGN
NO OUTLET
GRADING & DRAINAGE EASEMENT (TYP.)
RAIN GARDEN #4
SEE R104 FOR PLANTING SPECIFICATIONS
PROPOSED DRIVEWAY LOCATION (TYP.)
SLOPED GRANITE TIP-DOWN TO MEET DRIVEWAY TYP.
PROPOSED HOUSE LOCATION (TYP.)
BUILDING SETBACK LINES (TYP.)
R5.0'
R23.5'
R24.0'
R92.5'
R10.0'
24.0'
20.0'
10.0'
4.0'
5.0'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REVISION	DATE	DESCRIPTION

LEO DRIVE ROAD DESIGN SITE PLAN 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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

MAGNETIC

NADB3 NH STATE PLANE

BUILDING SETBACK LINES (TYP.)

LOT 21-37

LOT 21-36

LOT 21-35

LOT 21-40

LOT 21-39

LOT 21-38

LOT 21-34

LOT 21-33

LOT 21-32

LOT 21-31

LOT 21-30

LOT 21-29

LOT 21-28

STREET TREE (TYP.)

R4-7aR KEEP RIGHT

S.G.C. END TIP DOWN

E.O.P.

RAIN GARDEN #5
SEE R105 FOR
PLANTING SPECIFICATIONS

R60.0'

R35.0'

R92.5'

R10.0'

R5.0'

24.0'

25.0'

LAMP

2% SUPER TO CENTER

LEO DRIVE

R.O.W.

S.G.C.

SLOPED GRANITE TIP-DOWN TO MEET DRIVEWAY TYP.

BUILDING SETBACK LINES (TYP.)

PROPOSED STRUCTURE (TYP.)

PROPOSED DRIVEWAY TYP.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISION	DATE	DESCRIPTION

LEO DRIVE ROAD DESIGN SITE PLAN 3+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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

MAGNETIC
NADB83 NH STATE PLANE

W11A-2

STREET TREE (TYP.)

EVELYN DRIVE

R50.0'

R24.0'

20.0'

50.0'

R24.0'

20.0'

R5.0'

LOT 21-52

LOT 21-51

BUILDING SETBACK LINES (TYP.)

TAX MAP 223, LOT 22

BERRY IRON BOUND ~FND~ +.8'

TAX MAP 223, LOT 23

1" IRON ROD ~FND~ +1.3'

E.O.P.

20.0'

JEREMIAH LANE

EX. SHED TO BE RE-LOCATED PER OWNER

R185.0'

R165.0'

20.0'

END S.G.C. TIP DOWN

R.O.W.

S.G.C.

STREET TREE (TYP.)

S.G.C.

R.O.W.

LOT 21-47

LOT 21-48

LOT 21-49

LOT 21-50

OPEN SPACE

PROPOSED STRUCTURE (TYP.)

PROPOSED DRIVEWAY (TYP.)

BUILDING SETBACK LINES (TYP.)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

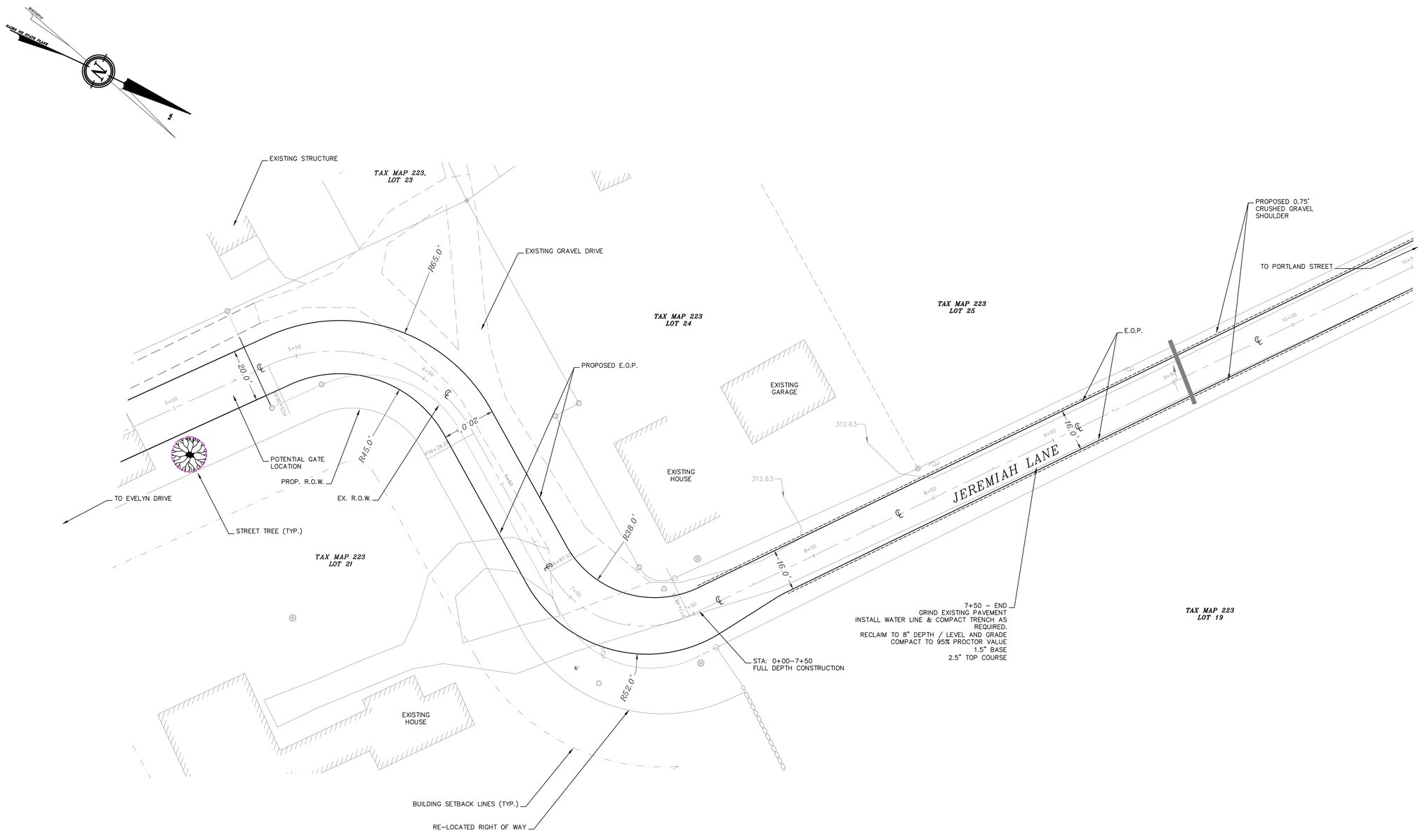
REVISION	DATE	DESCRIPTION

JEREMIAH LANE ROAD DESIGN SITE PLAN 0+00 – 5+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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

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



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

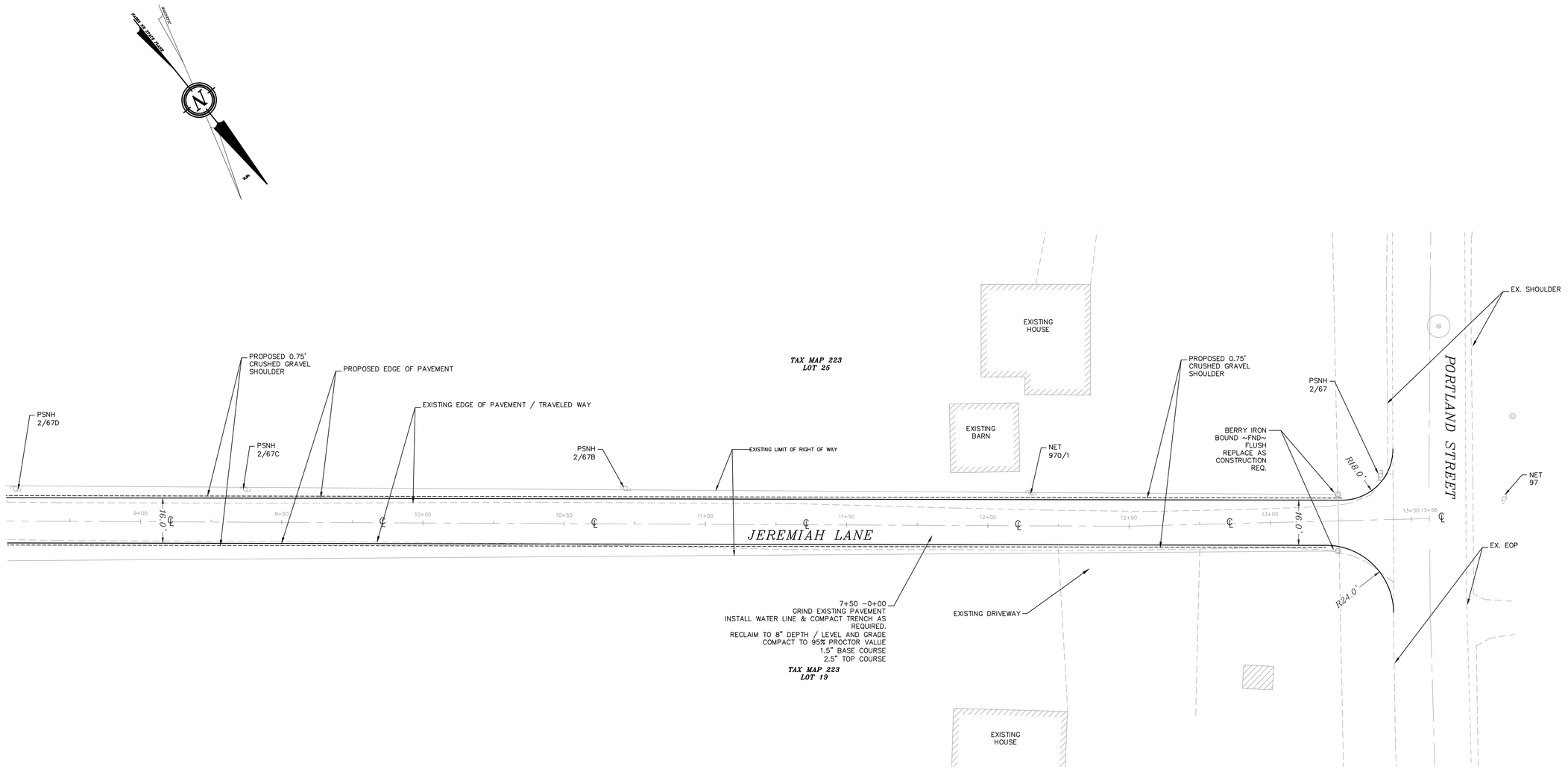
REVISION	DATE	DESCRIPTION

JEREMIAH LANE ROAD DESIGN SITE PLAN 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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

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



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

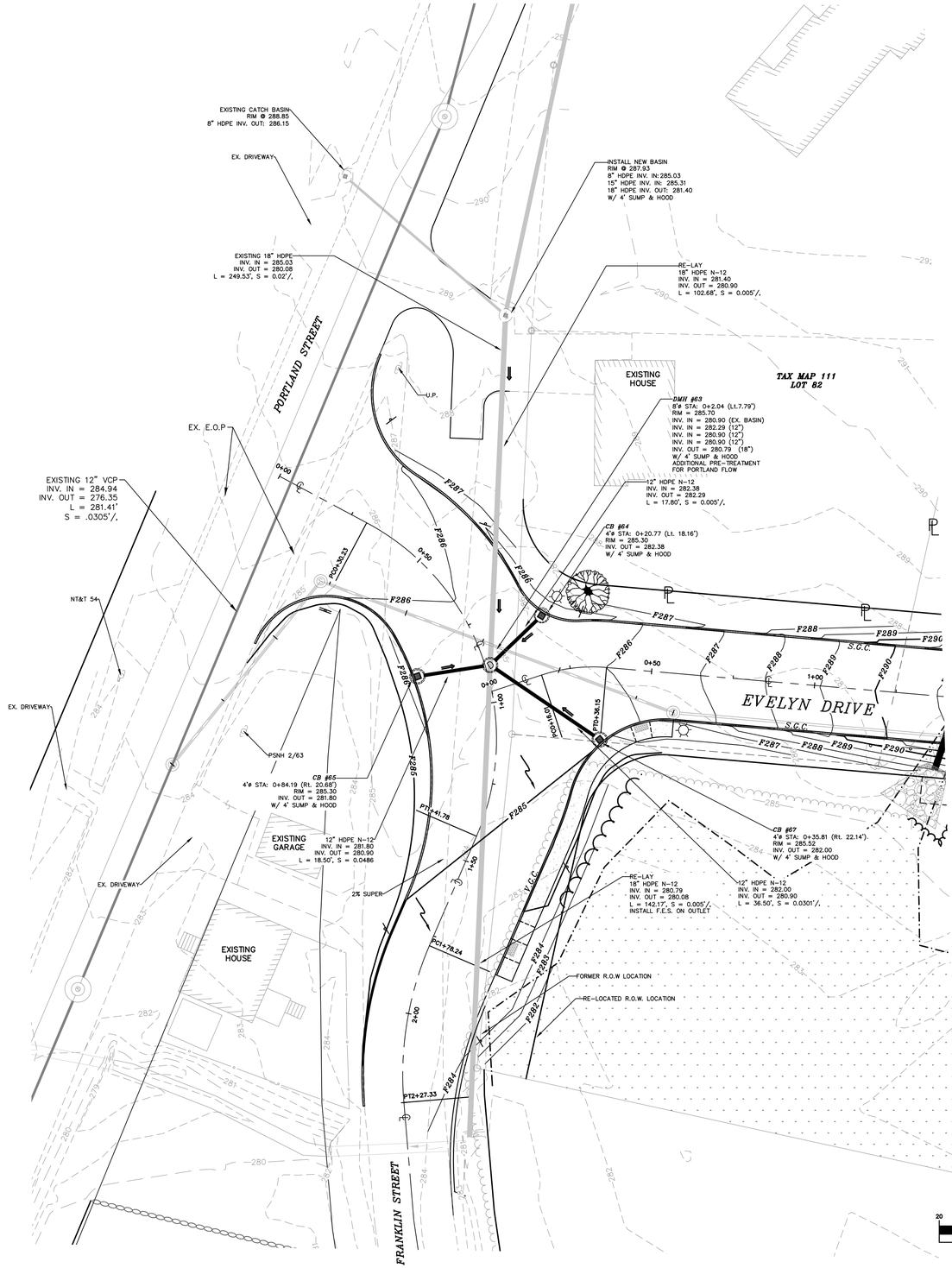
REVISION	DATE	DESCRIPTION

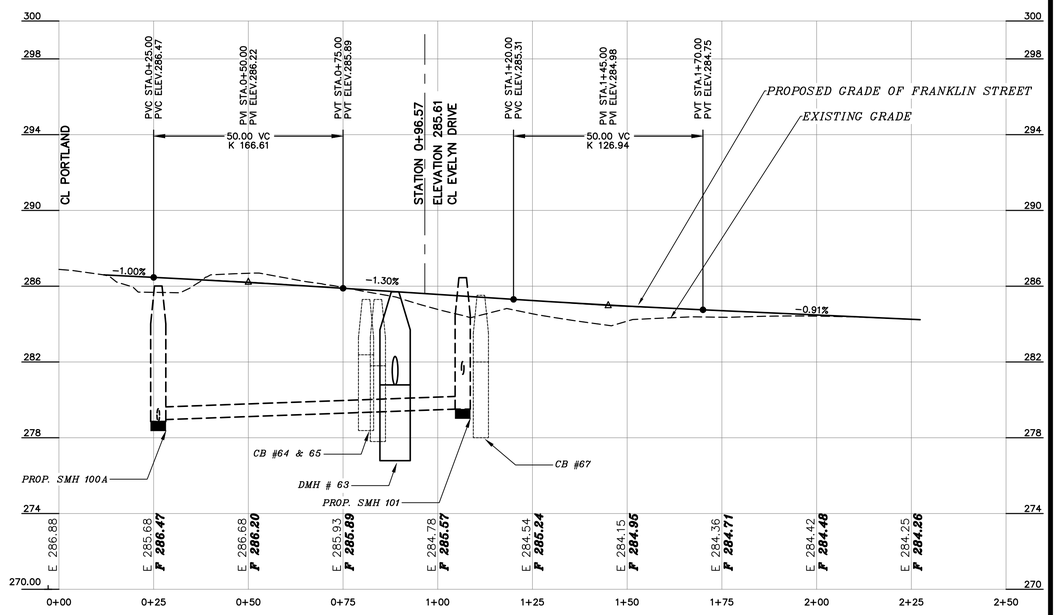
JEREMIAH LANE ROAD DESIGN SITE PLAN 10+25 – END
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223 LOT 21

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 – 114

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





GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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 F2648. (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 POLUTION PREVENTION PLAN (SWPPP). WEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER.

10.) UPON FINAL COMPLETION AND 85% STABALIZATION 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

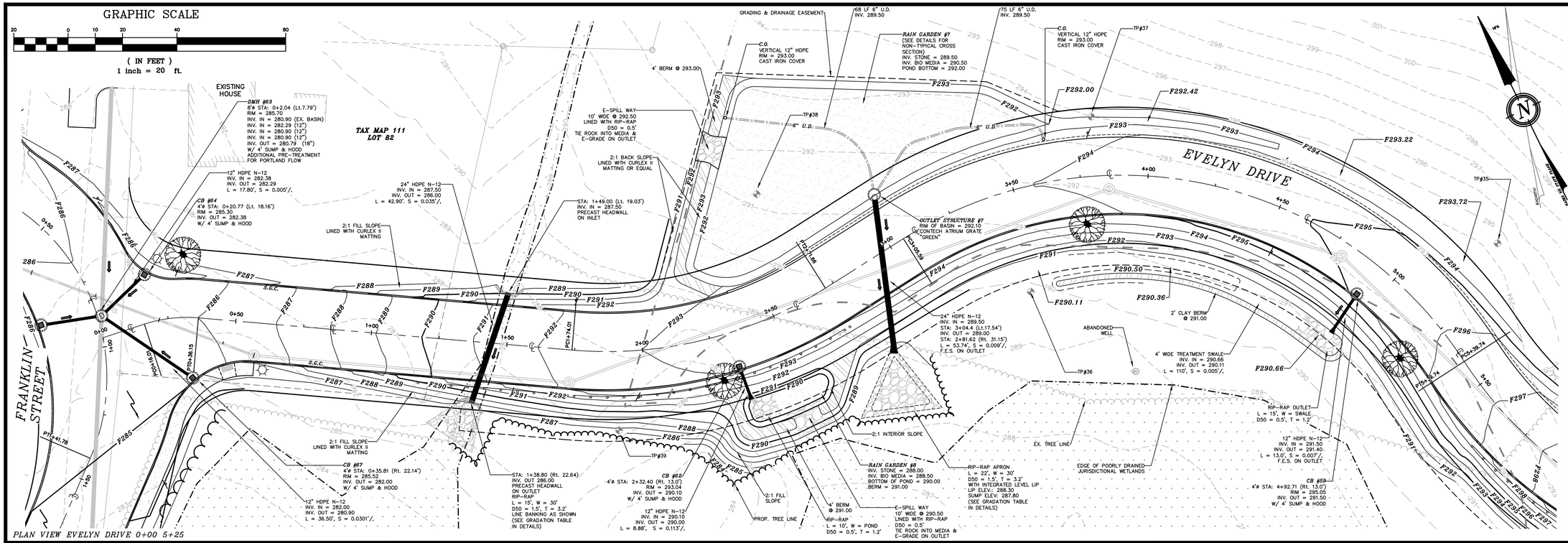
SCALE : 1 IN. EQUALS 20 FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 - 114

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

GRAPHIC SCALE

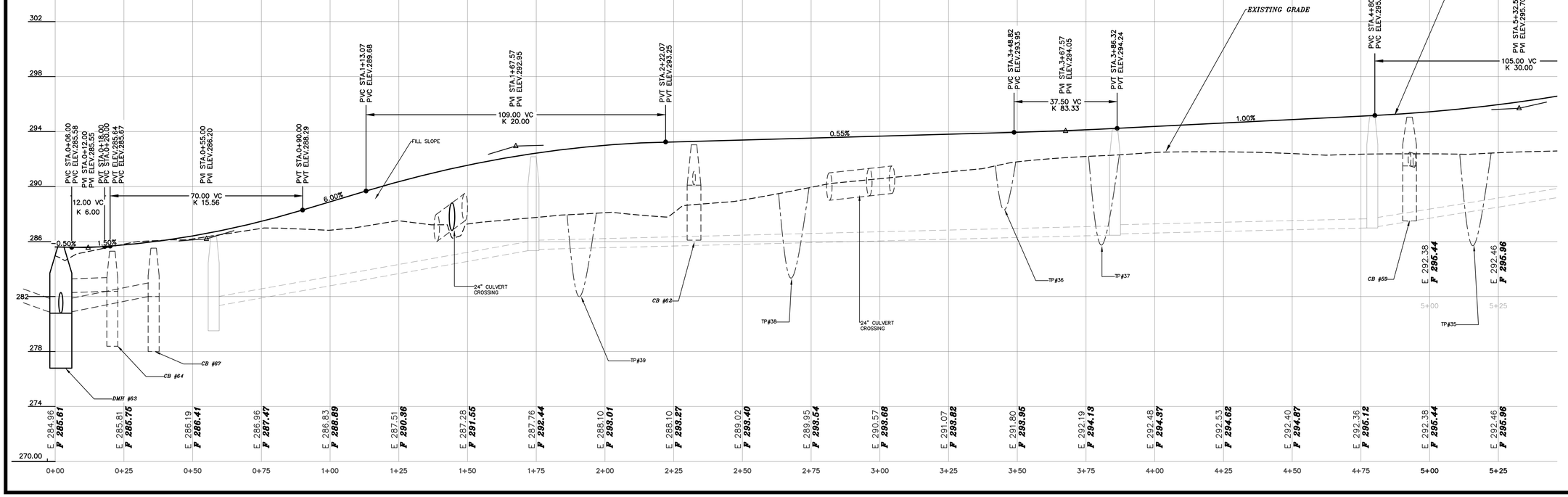
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



PLAN VIEW EVELYN DRIVE 0+00 5+25

PROFILE VIEW EVELYN DRIVE
0+00 – 5+25
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'



REVISION	DATE	DESCRIPTION

GRADING & DRAINAGE PLAN AND PROFILE OF 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 : JULY 5, 2016
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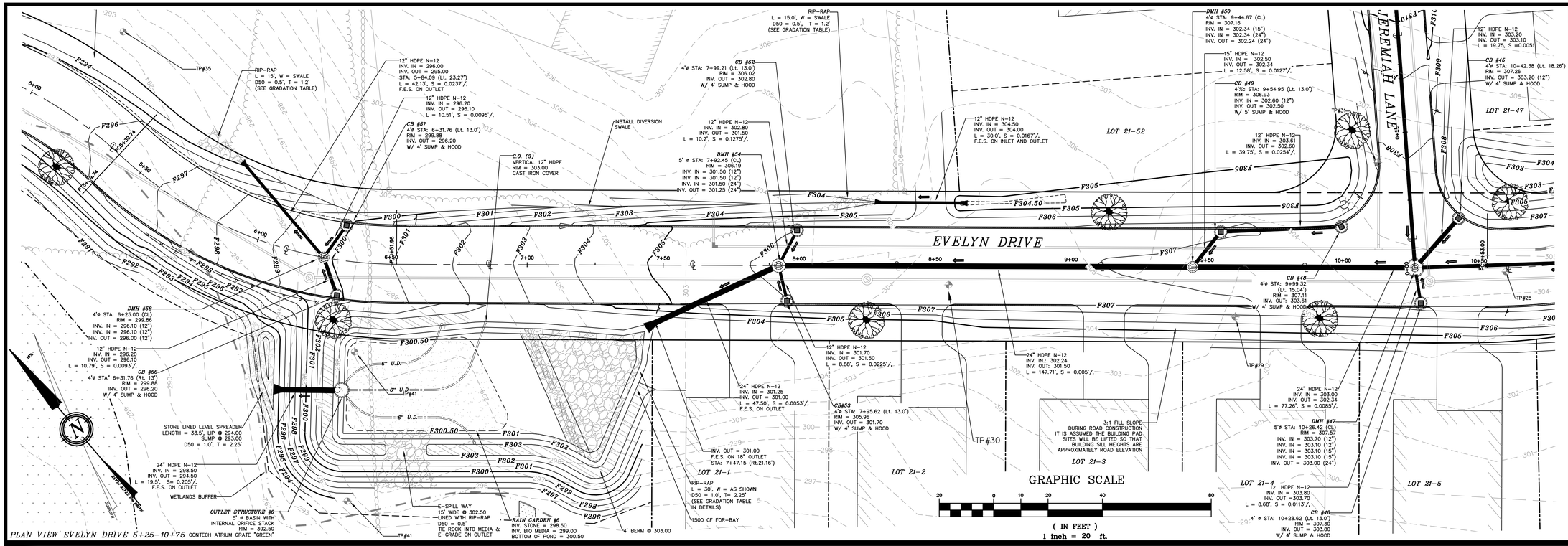
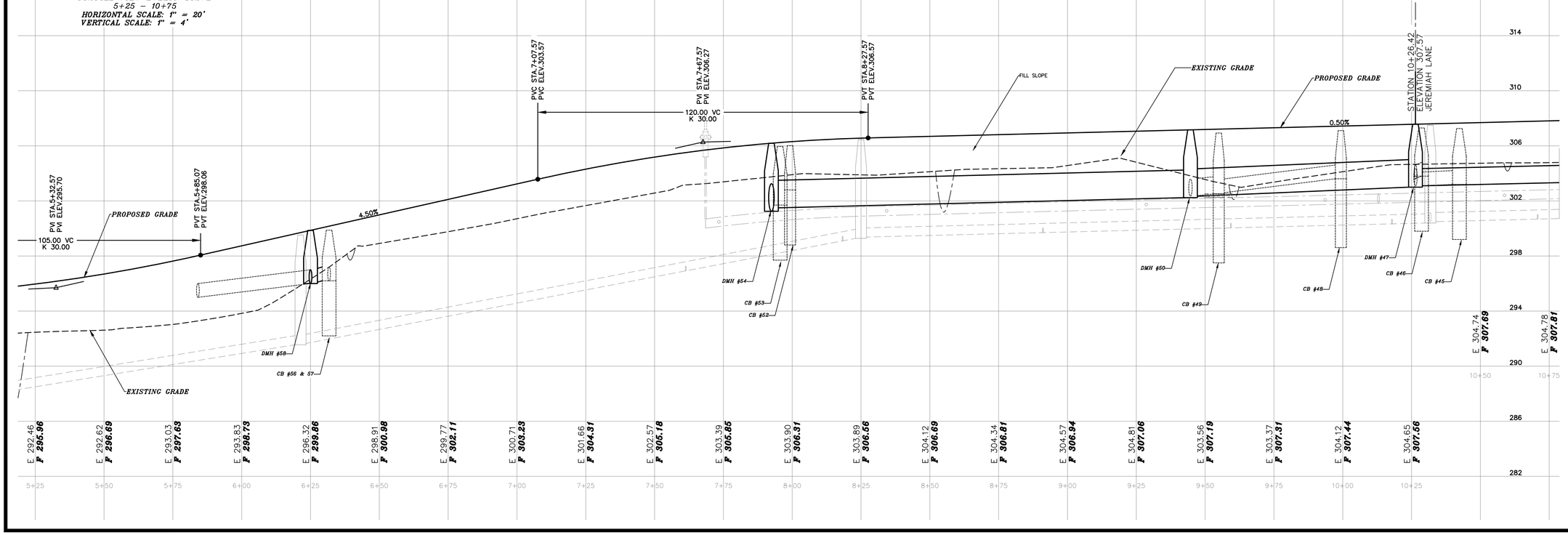
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER





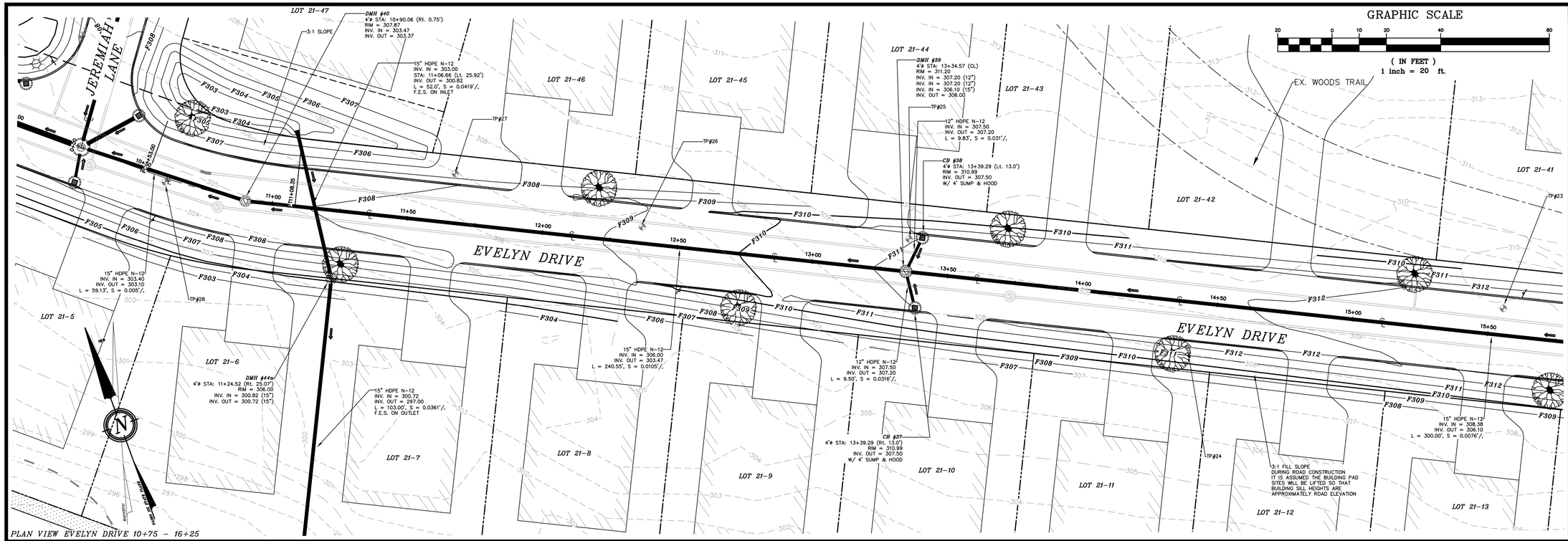
REVISION	DATE	DESCRIPTION

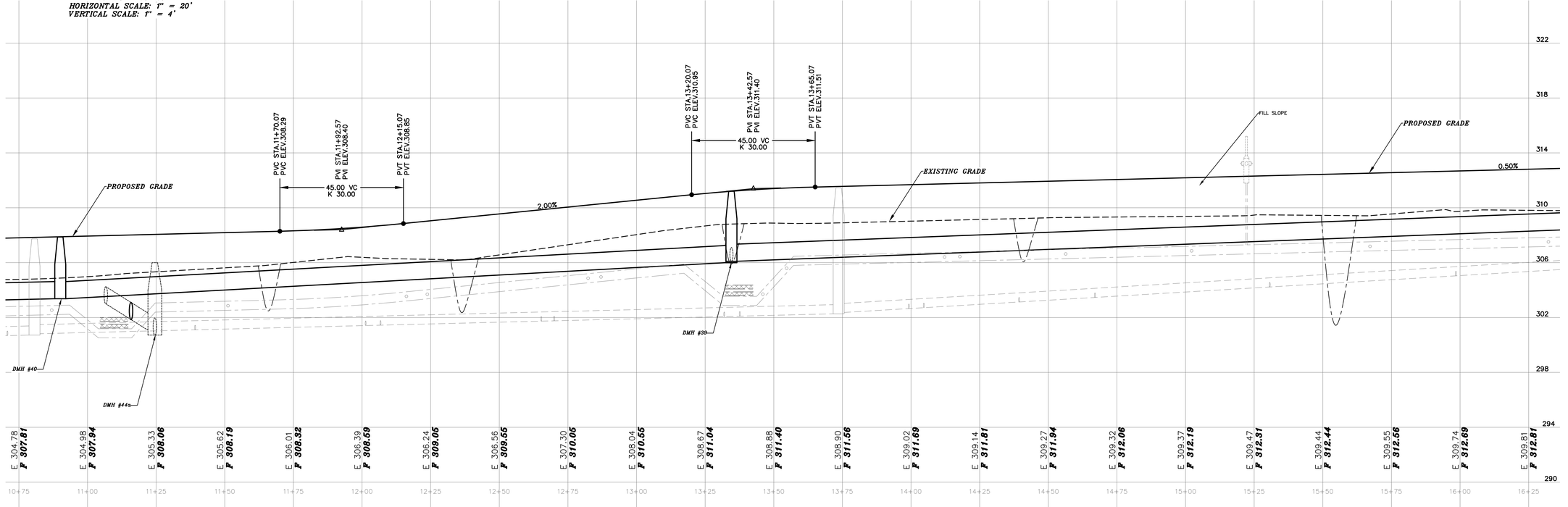
GRADING & DRAINAGE PLAN AND PROFILE OF EVELYN DRIVE 5+25 – 10+75
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223 LOT 21

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JULY 5, 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 10+75 – 16+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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

PLAN VIEW EVELYN DRIVE 16+25 – 21+50

PROFILE VIEW EVELYN DRIVE
16+25 – 21+50
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'

REVISION	DATE	DESCRIPTION

GRADING & DRAINAGE PLAN AND PROFILE OF EVELYN DRIVE 16+25 – 21+50

STUART ACRES

FOR

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

TAX MAP 223 LOT 21

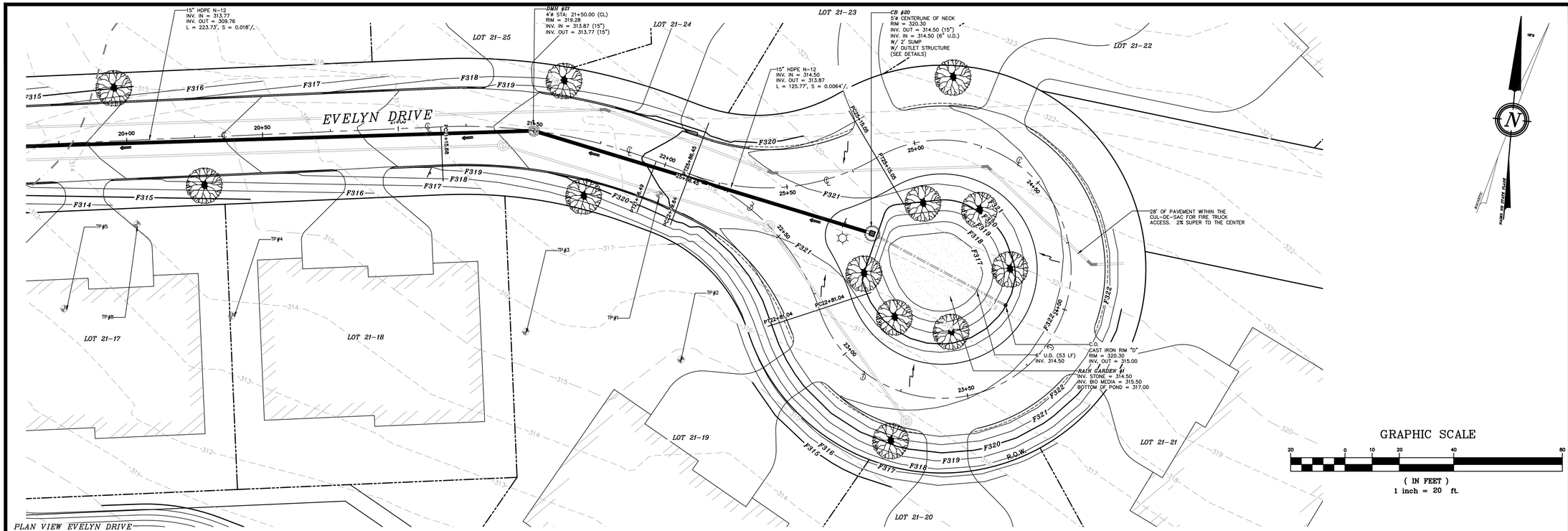
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 20 FT.

DATE : JULY 5, 2016

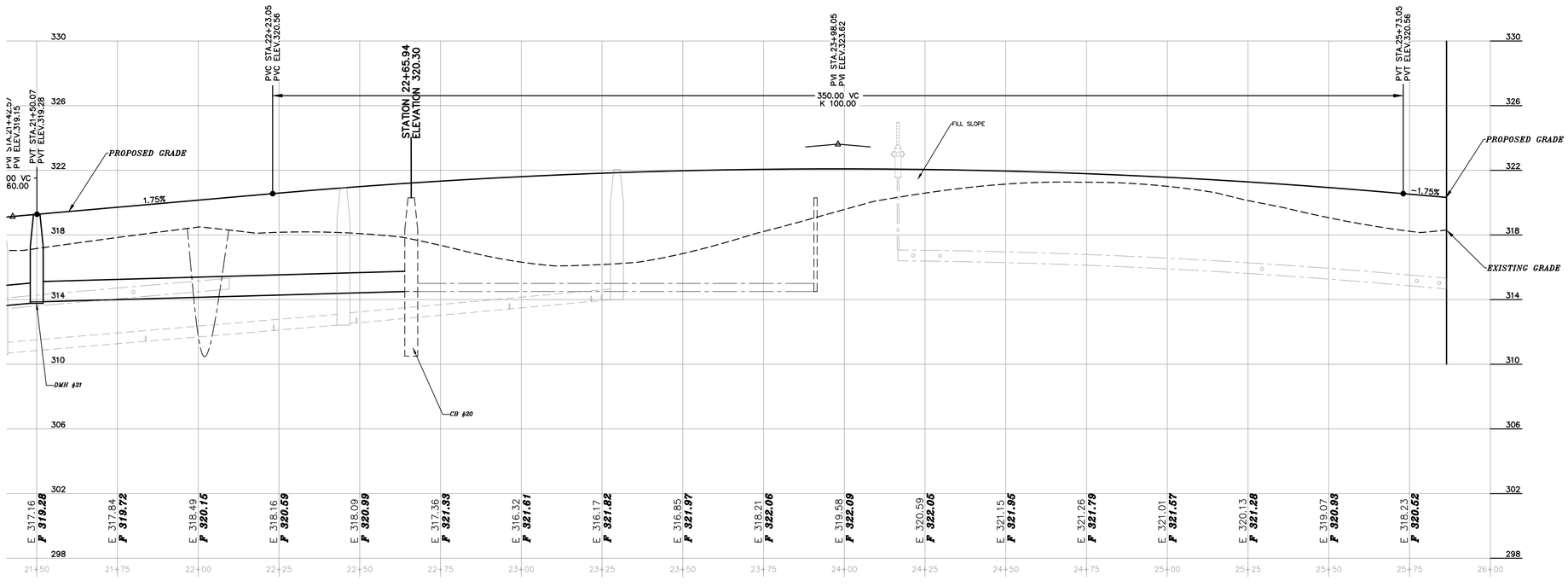
FILE NO. : DB 2015 – 114

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



PLAN VIEW EVELYN DRIVE
21+50 – END

PROFILE VIEW EVELYN DRIVE
21+50 – END
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'



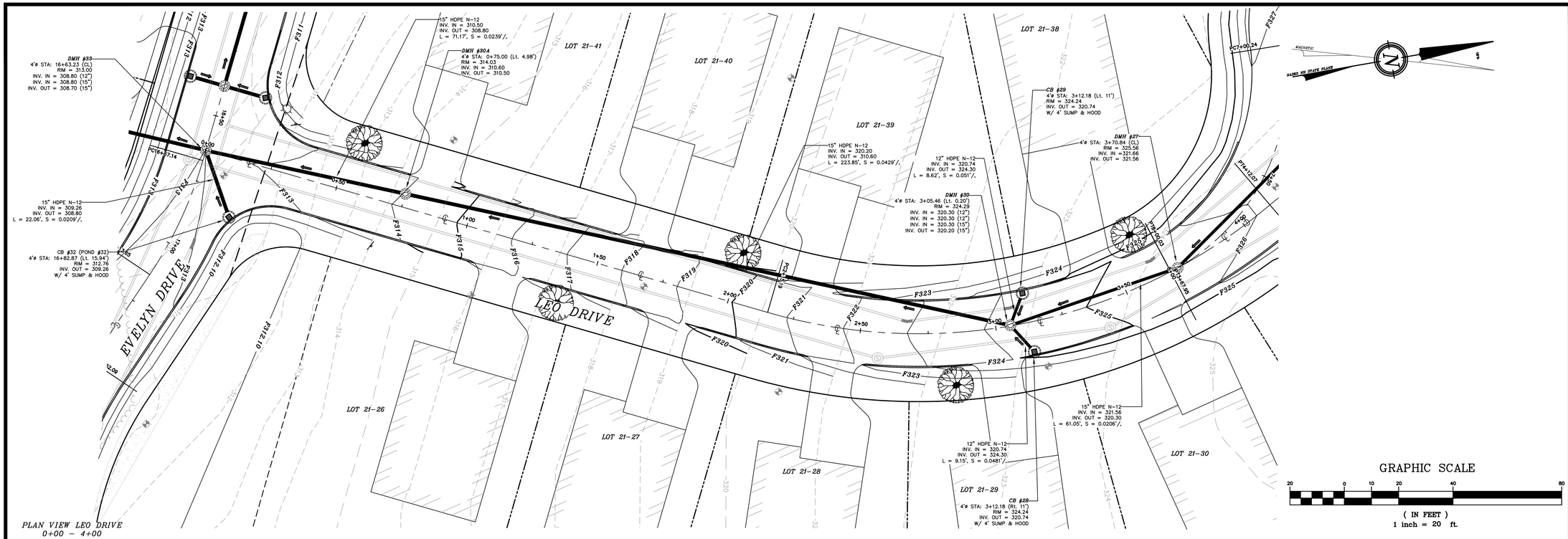
REVISION	DATE	DESCRIPTION

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

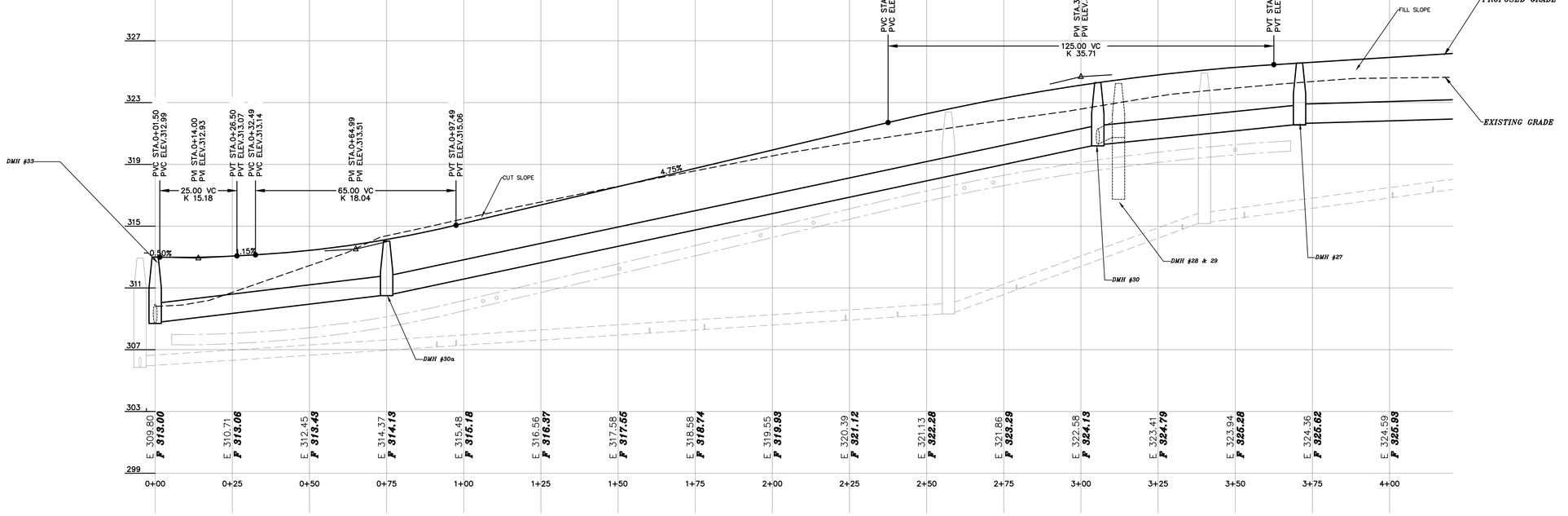
SCALE : 1 IN. EQUALS 20 FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 – 114

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



PLAN VIEW LEO DRIVE
0+00 – 4+00

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



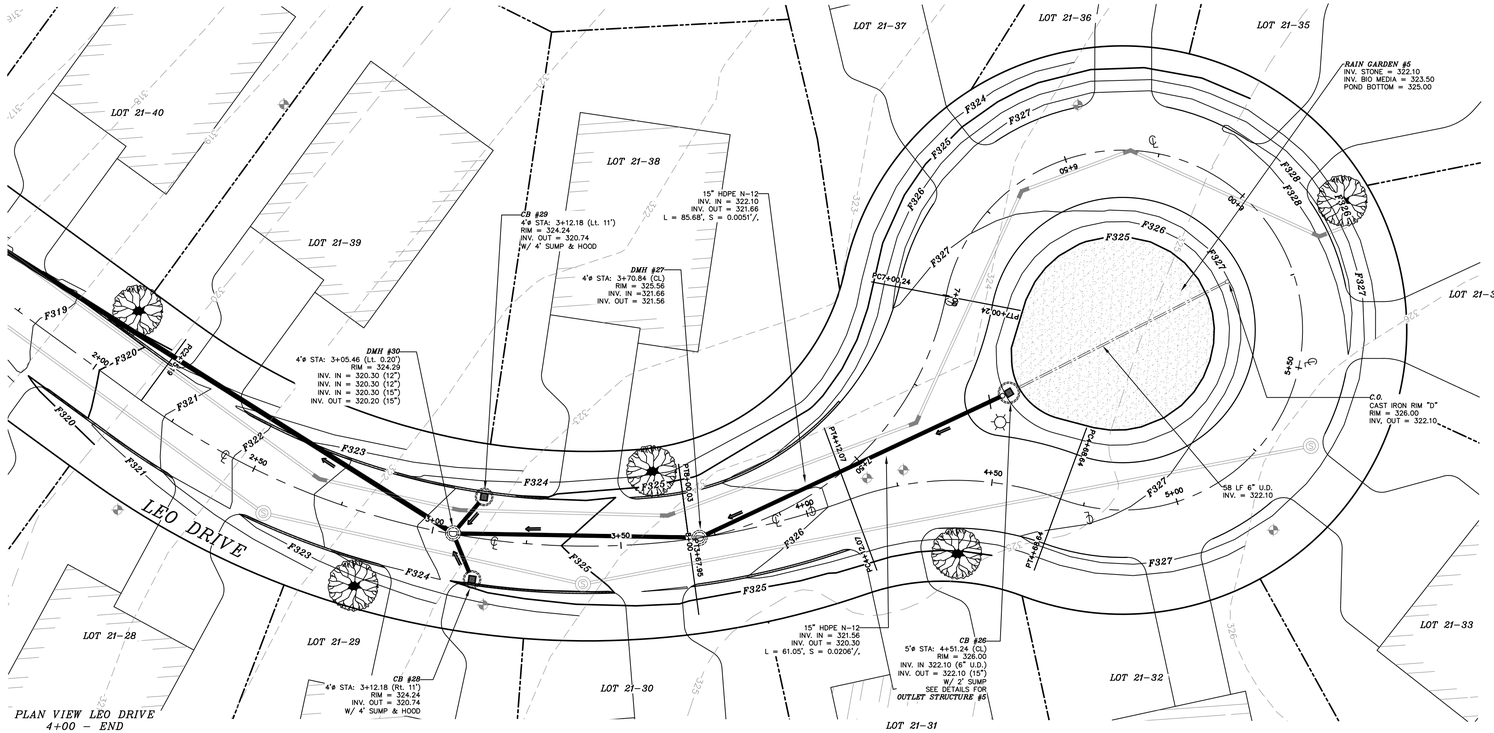
REVISION	DATE	DESCRIPTION

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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

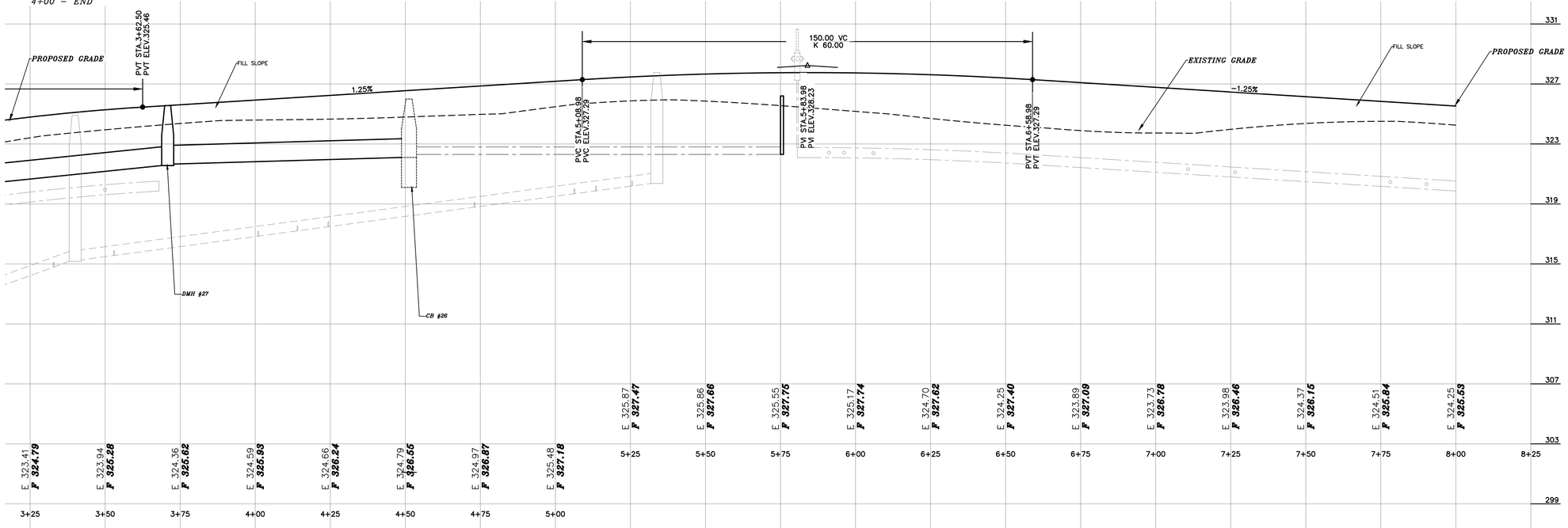
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



PLAN VIEW LEO DRIVE
4+00 – END

PROFILE VIEW LEO DRIVE
4+00 – END

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'



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 : JULY 5, 2016
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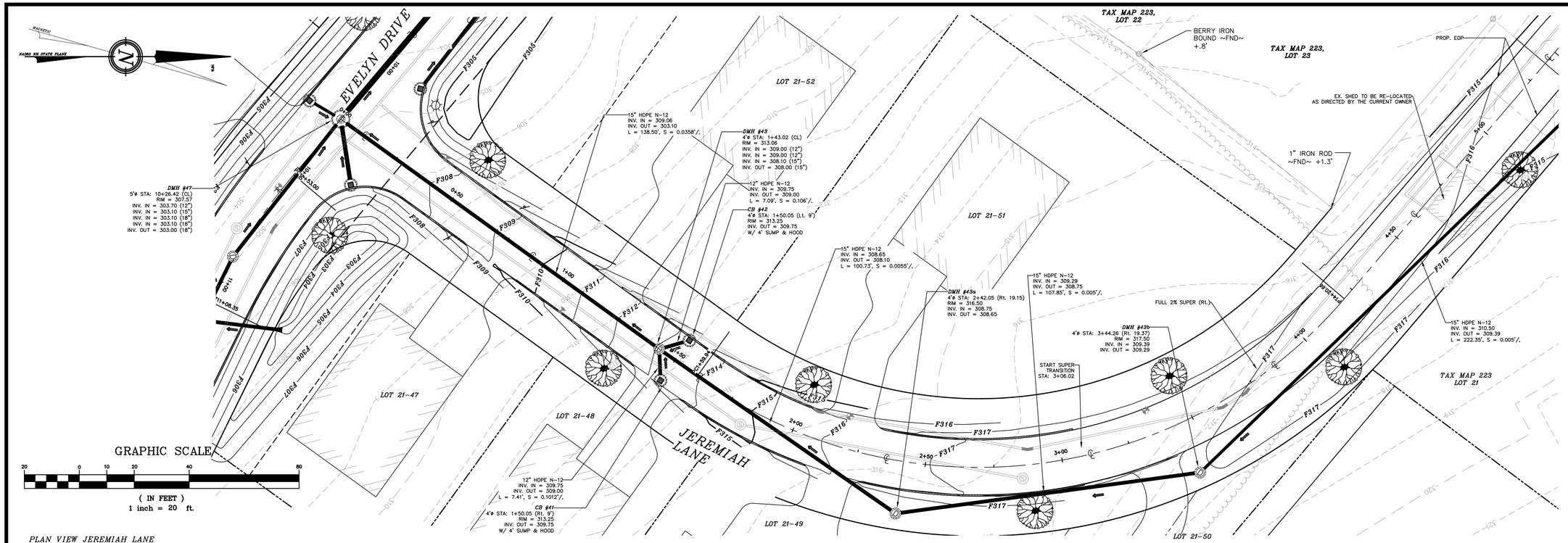
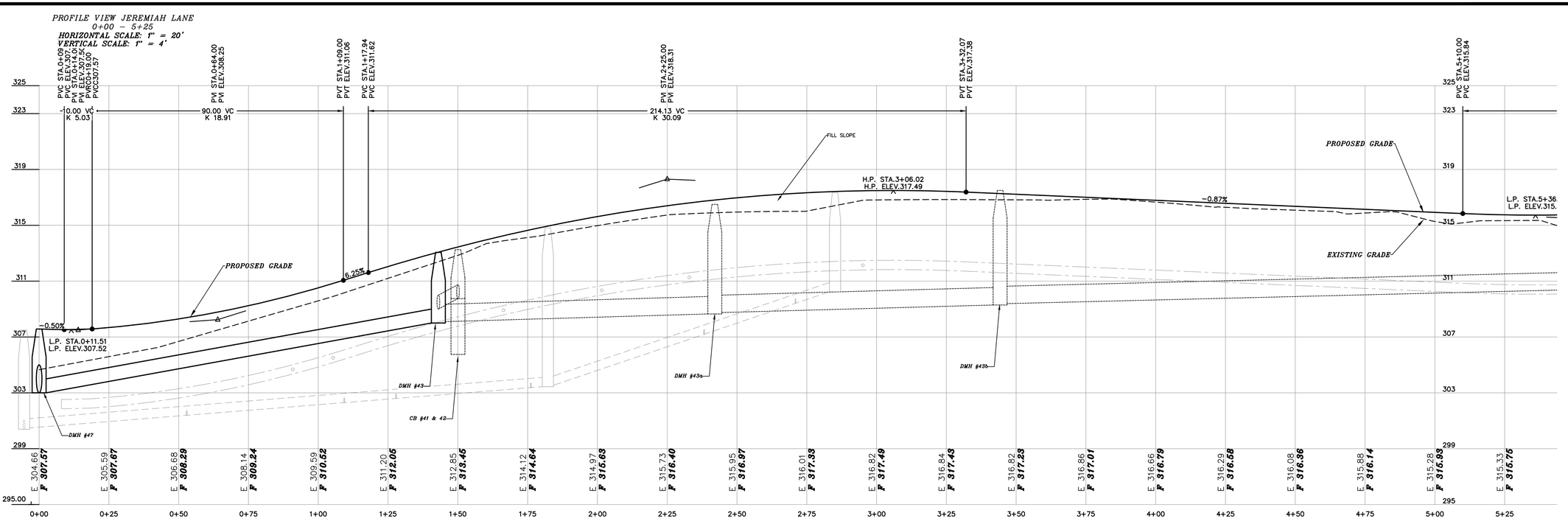
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



PLAN VIEW JEREMIAH LANE



PROFILE VIEW JEREMIAH LANE 0+00 – 5+25

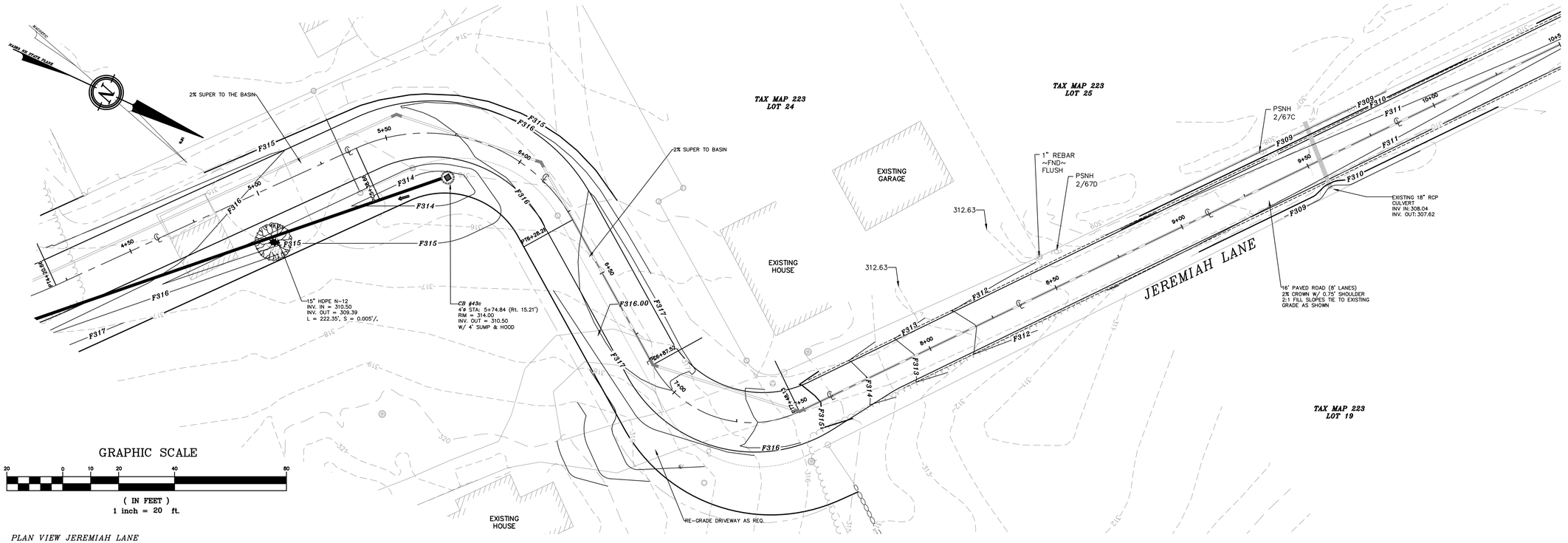
REVISION	DATE	DESCRIPTION

GRADING & DRAINAGE PLAN AND PROFILE OF JEREMIAH LANE 0+00 – 5+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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

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



PLAN VIEW JEREMIAH LANE

PROFILE VIEW JEREMIAH LANE
5+00 – 10+25
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'

REVISION	DATE	DESCRIPTION

GRADING & DRAINAGE PLAN AND PROFILE OF 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

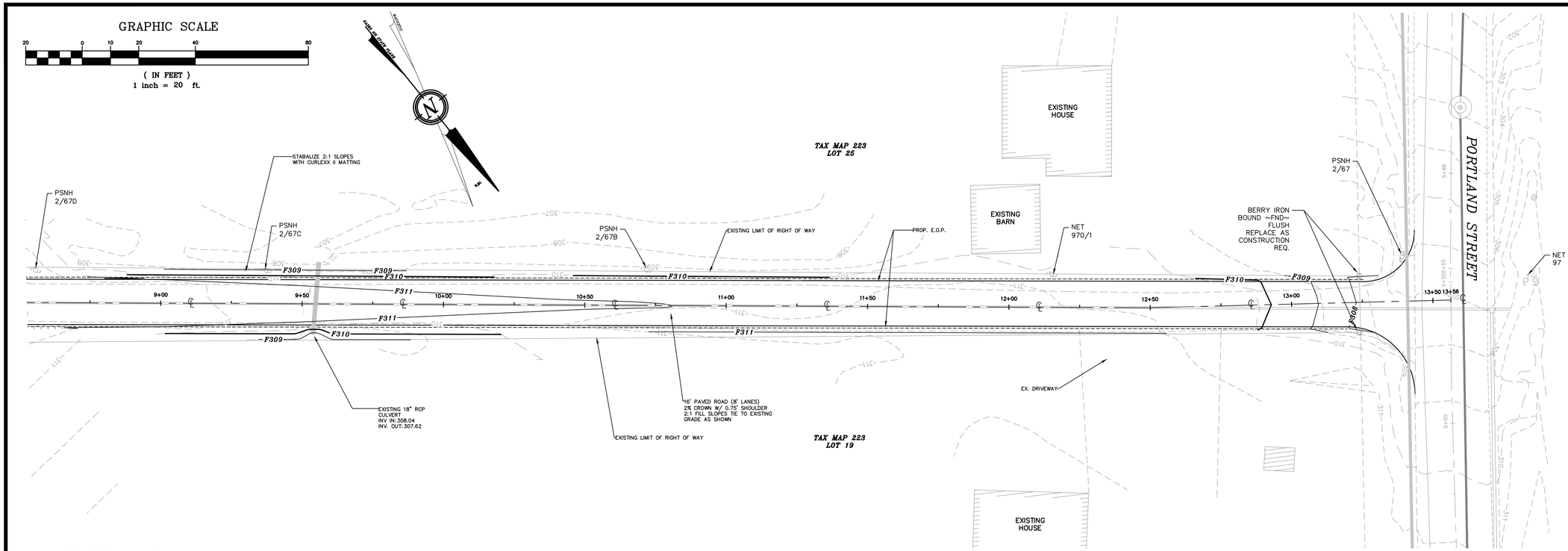
SCALE : 1 IN. EQUALS 20 FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

GRAPHIC SCALE

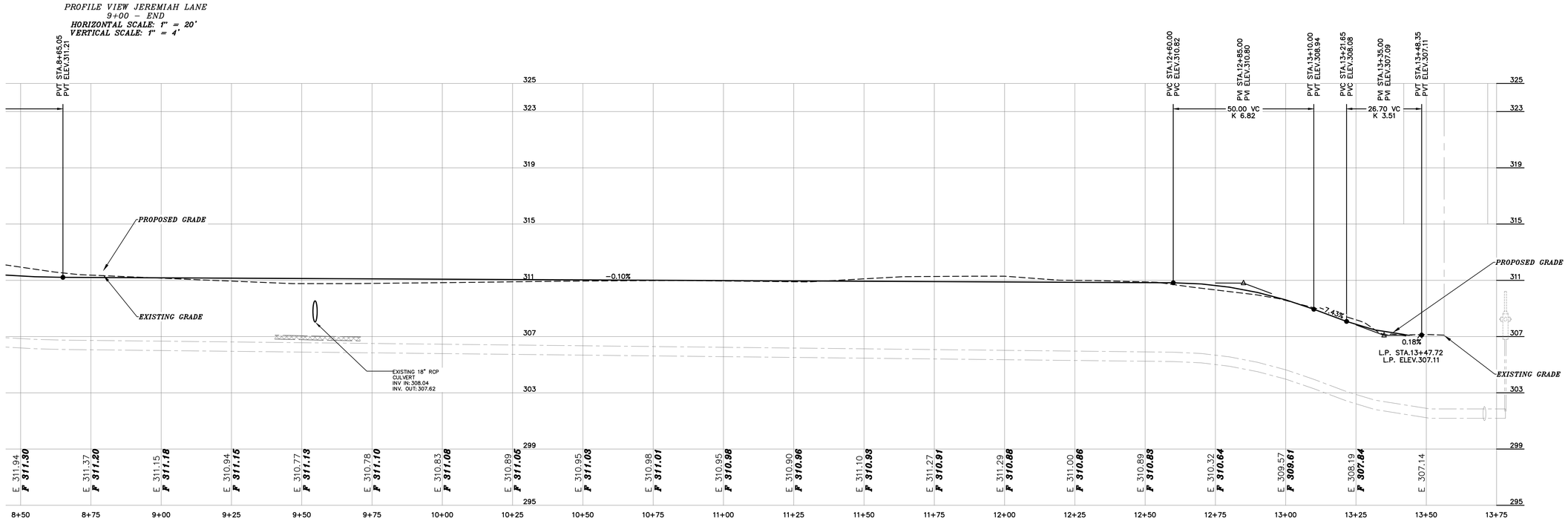
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



PLAN VIEW JEREMIAH LANE

PROFILE VIEW JEREMIAH LANE
9+00 – END
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'



REVISION	DATE	DESCRIPTION

GRADING & DRAINAGE PLAN AND PROFILE OF JEREMIAH LANE 9+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
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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 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

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. GENERAL CONSTRUCTION NOTES ON THIS PLAN ALSO APPLY TO RAIN GARDEN #2

MAINTENANCE REQUIREMENTS

1 SYSTEMS SHOULD BE INSPECTED AT LEAST TWCE 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 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.

TREES AND SHRUBS

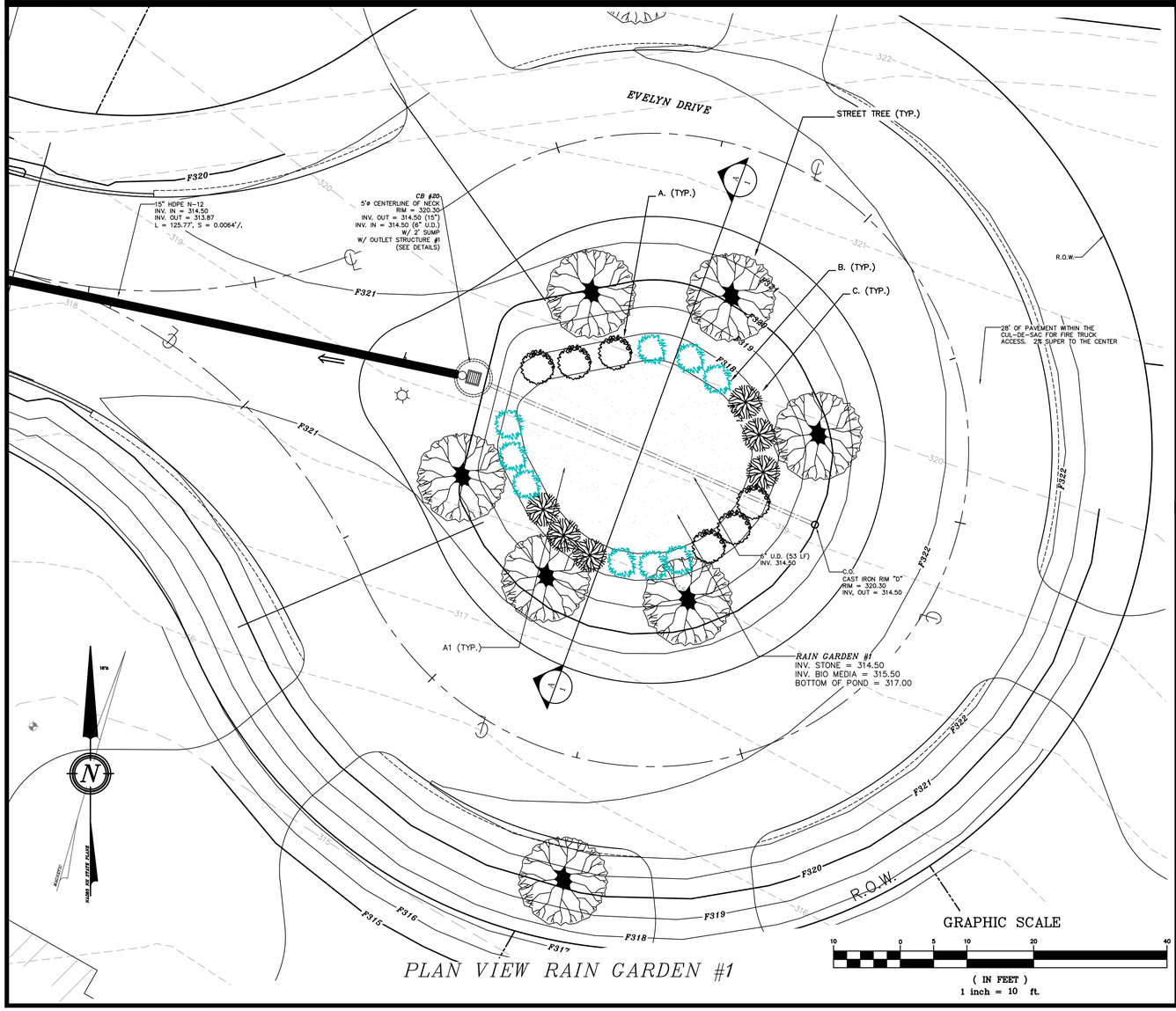
Sym	Qty	Botanical Name / Common Name	Root	Size
A	6	Cornus sericea dogwood / Dogwood	Cont.	2-3' Ht.
B	6	vaccinium corymbosum / Highbush blueberry	Cont.	5 Gal.
C	9	Ilex glabra 'Nordic' / Nordic Inkberry	Cont.	2'-2 1/2' Ht.

PERENNIALS & GROUND COVERS

Sym	Qty	Botanical Name / Common Name	Root	Size	Remark
A1	50	Daylily Mix :			
		Hemerocallis 'Chicago Apache' / Daylilly	Cont.	1 Gal.	18" OC
		Hemerocallis 'Big Time Happy' / Daylilly	Cont.	1 Gal.	18" OC
		Hemerocallis 'Siloam Double Classic' / Daylilly	Cont.	1 Gal.	18" OC

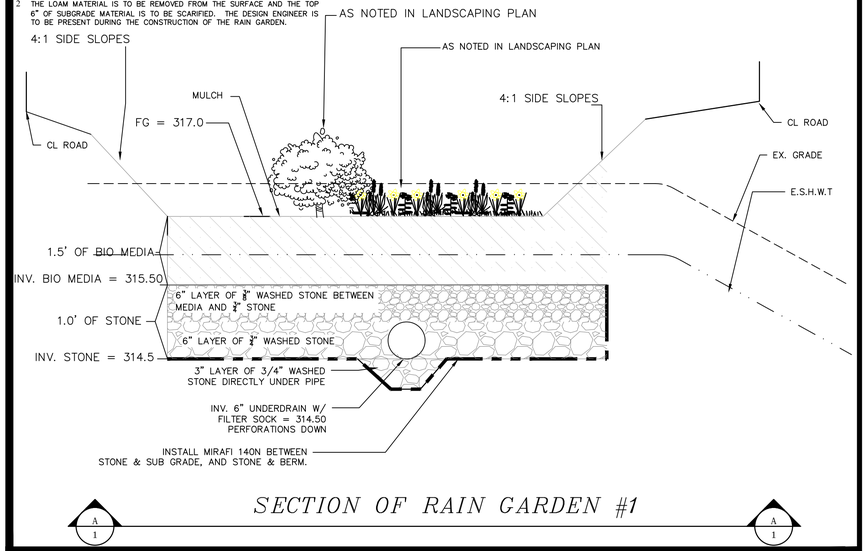
LOW PERMEABILITY MATERIAL GRADATION

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

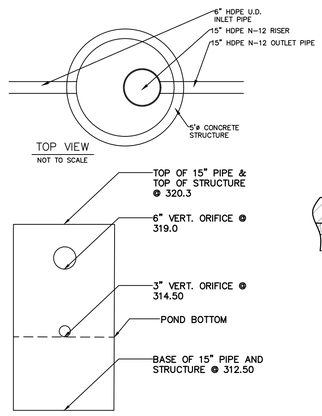


PLAN VIEW RAIN GARDEN #1

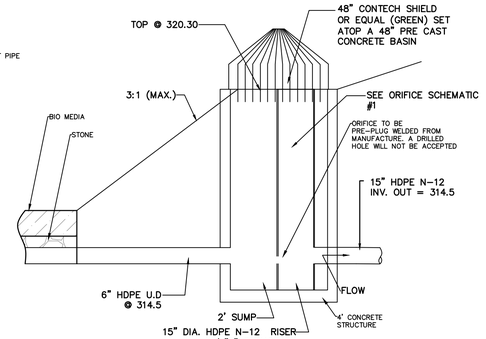
1 SUBGRADE MATERIAL IS NOT TO IMPACTED BY VEHICULAR TRAFFIC.
2 THE LOAM MATERIAL IS TO BE REMOVED FROM THE SURFACE AND THE TOP 6" OF SUBGRADE MATERIAL IS TO BE SCARIFIED. THE DESIGN ENGINEER IS TO BE PRESENT DURING THE CONSTRUCTION OF THE RAIN GARDEN.



SECTION OF RAIN GARDEN #1



ORIFICE SCHEMATIC #1
NOT TO SCALE



OUTLET STRUCTURE #1
NOT TO SCALE

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 : JULY 5, 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 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

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. GENERAL CONSTRUCTION NOTES ON THIS PLAN ALSO APPLY TO RAIN GARDEN #2

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 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

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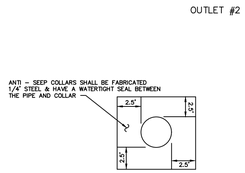
2 NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

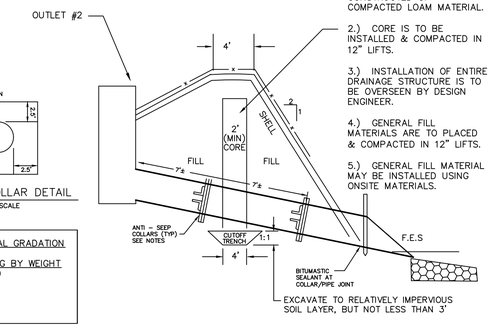


ANTI–SEEP COLLAR DETAIL

NOT TO SCALE

LOW PERMEABILITY MATERIAL GRADATION

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



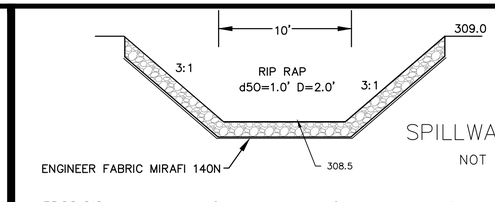
1.) 2' CORE IS TO BE CONSTRUCTED OF COMPACTED LOAM MATERIAL.

2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

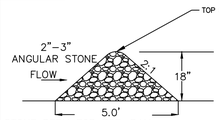
5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.



SPILLWAY DETAILS

NOT TO SCALE

EMERGENCY SPILLWAY PROFILE



STONE BERM FOR FOR–BAY

SHRUBS

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

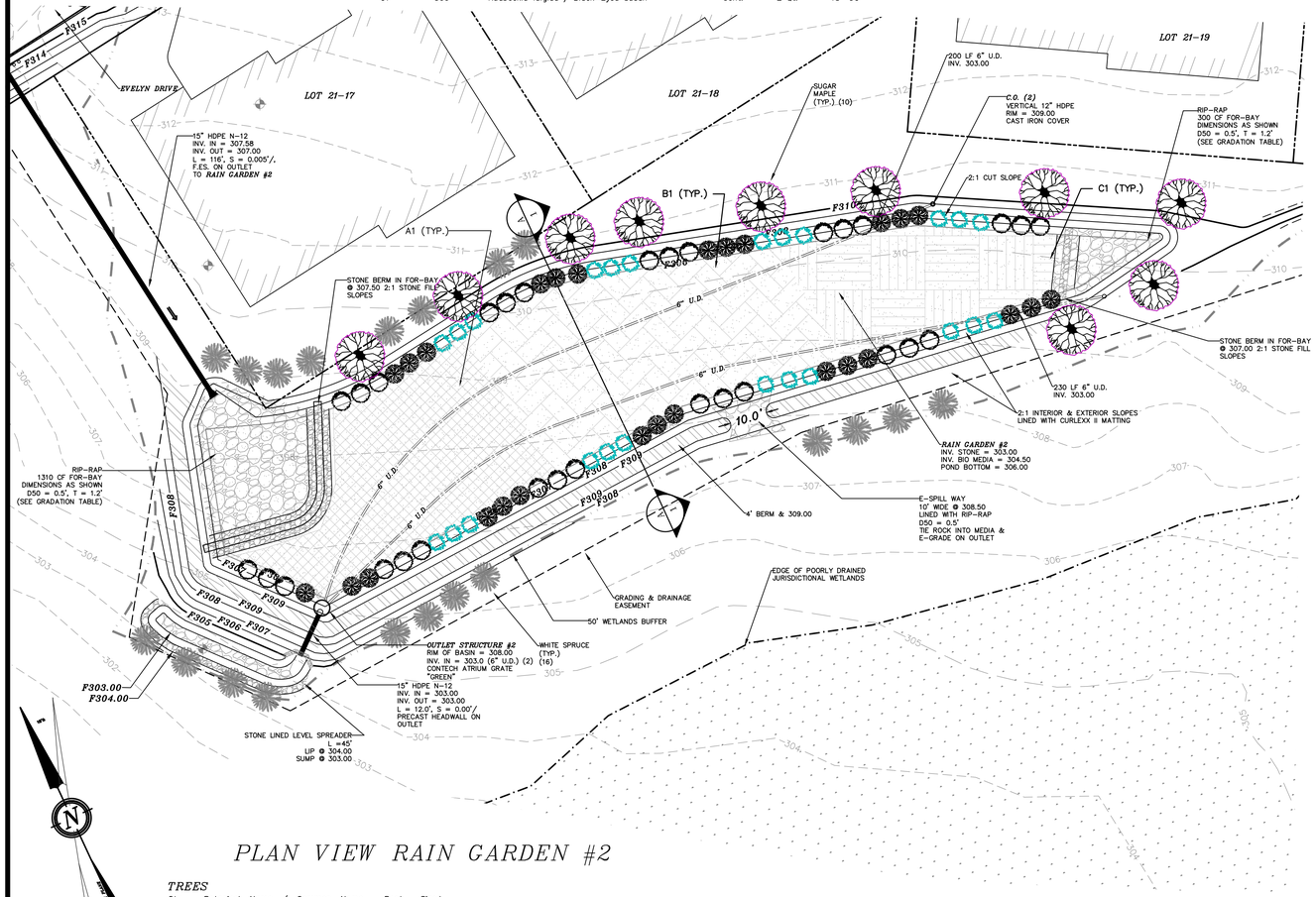
PERENNIALS & GROUND COVERS

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

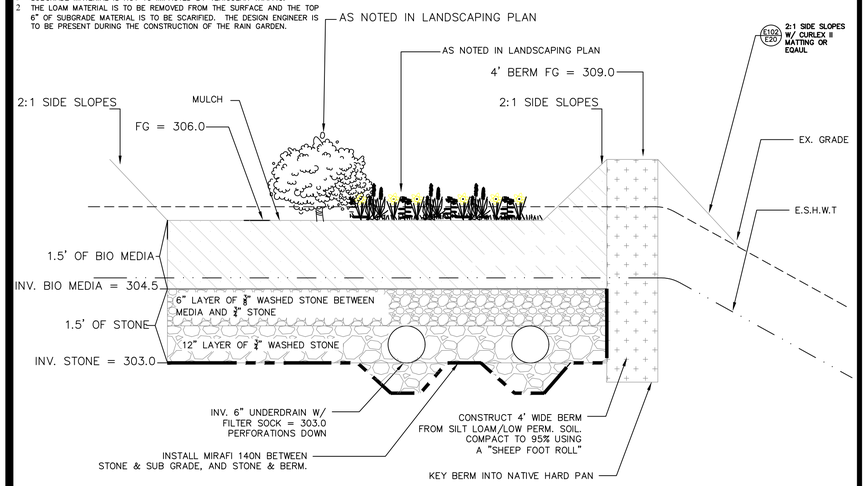


PLAN VIEW RAIN GARDEN #2

TREES

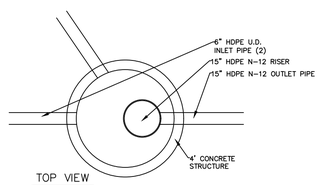
Qty	Botanical Name / Common Name	Root	Sized
10	acer saccharum / Sugar Maple	Cont.	2"–2.5" Caliper, balled and burlapped
20	PICEA glauca / White SPRUCE	Cont.	6' WHEN PLANTED

1 SUBGRADE MATERIAL IS NOT TO 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.



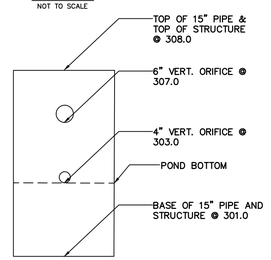
SECTION OF RAIN GARDEN #2

A 1 A 1



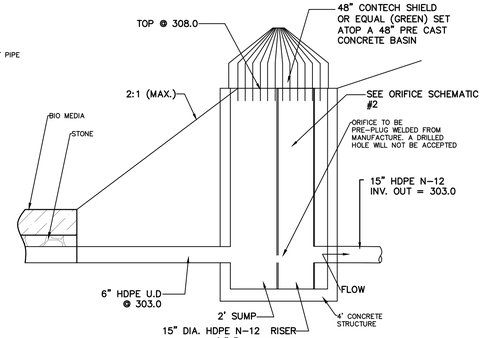
TOP VIEW

NOT TO SCALE



ORIFICE SCHEMATIC #2

NOT TO SCALE



OUTLET STRUCTURE #2

NOT TO SCALE

R102

REVISION	DATE	DESCRIPTION

RAIN GARDEN #2 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 20 FT.
DATE : JULY 5, 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 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

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. GENERAL CONSTRUCTION NOTES ON THIS PLAN ALSO APPLY TO RAIN GARDEN #2

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.

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DESIGN REFERENCES

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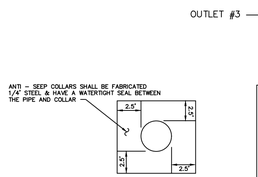
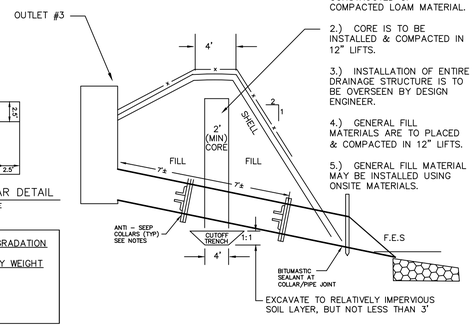
2 NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.



ANTI–SEEP COLLAR DETAIL
NOT TO SCALE

LOW PERMEABILITY MATERIAL GRADATION

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



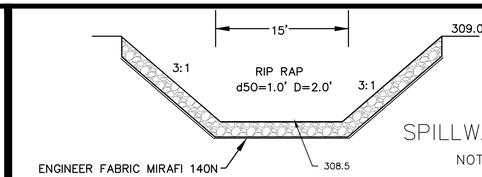
1.) 2' CORE IS TO BE CONSTRUCTED OF COMPACTED LOAM MATERIAL.

2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

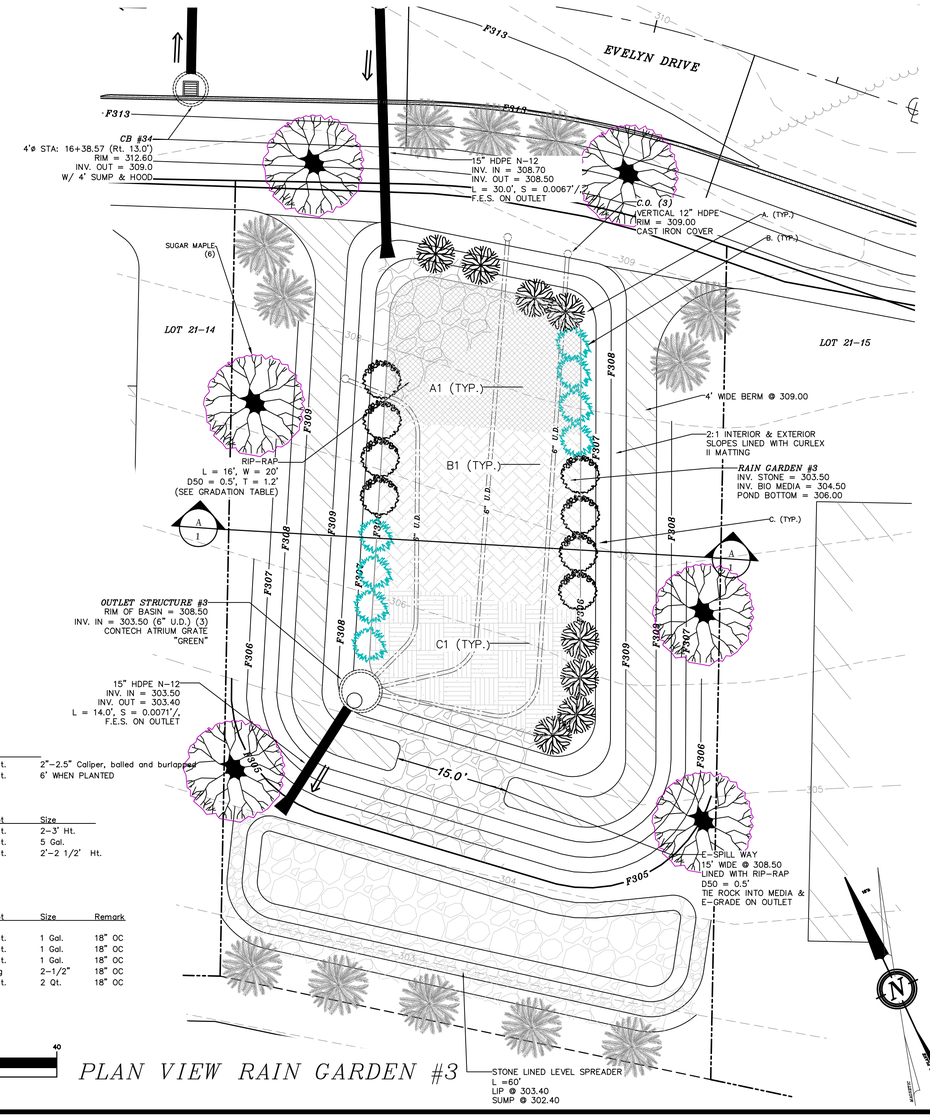
4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.



SPILLWAY DETAILS
NOT TO SCALE

EMERGENCY SPILLWAY PROFILE



TREES

Qty	Botanical Name / Common Name	Root	Sized
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.

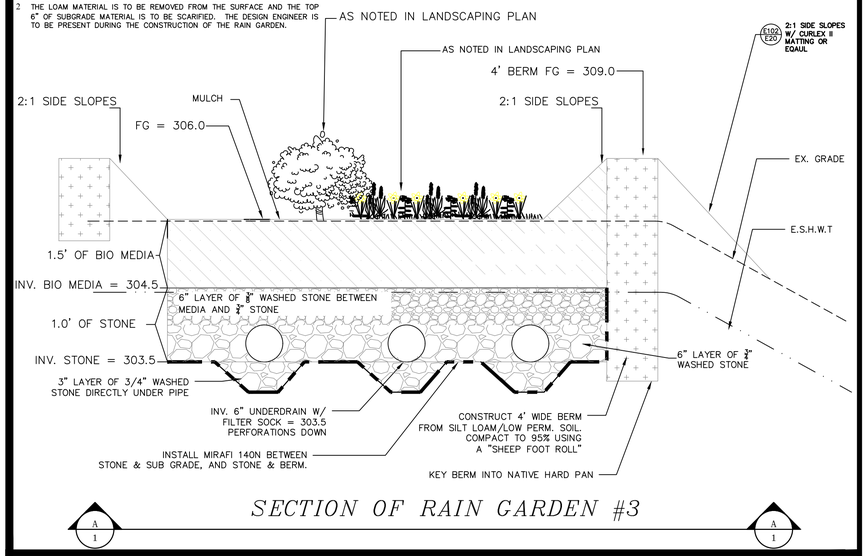
PERENNIALS & GROUND COVERS

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

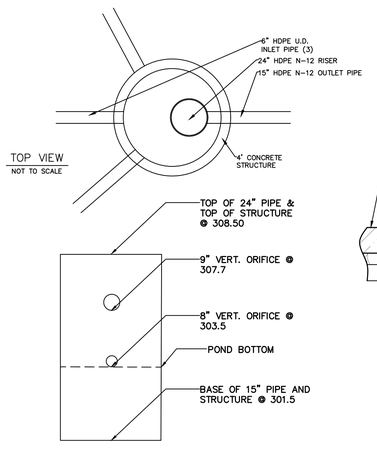
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

PLAN VIEW RAIN GARDEN #3

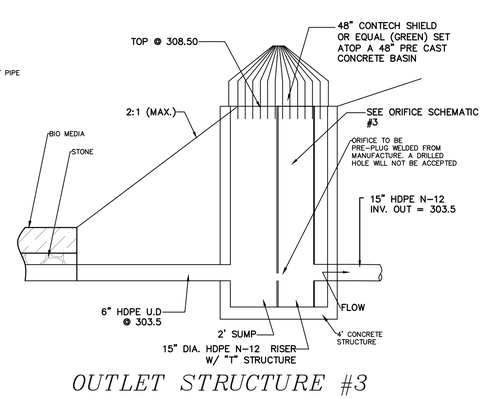
1 SUBGRADE MATERIAL IS NOT TO IMPACTED BY VEHICULAR TRAFFIC.
2 THE LOAM MATERIAL IS TO BE REMOVED FROM THE SURFACE AND THE TOP 6" OF SUBGRADE MATERIAL IS TO BE SCARIFIED. THE DESIGN ENGINEER IS TO BE PRESENT DURING THE CONSTRUCTION OF THE RAIN GARDEN.



SECTION OF RAIN GARDEN #3



ORIFICE SCHEMATIC #3
NOT TO SCALE



OUTLET STRUCTURE #3
NOT TO SCALE

R103

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 : JULY 5, 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 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

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. GENERAL CONSTRUCTION NOTES ON THIS PLAN ALSO APPLY TO RAIN GARDEN #2

MAINTENANCE REQUIREMENTS

1 SYSTEMS SHOULD BE INSPECTED AT LEAST TWCE 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

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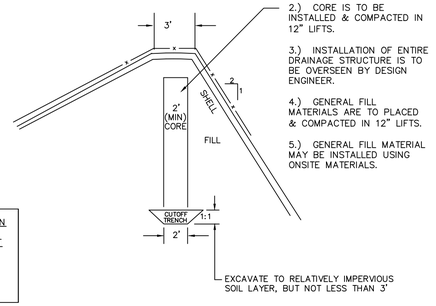


1.) 2' CORE IS TO BE CONSTRUCTED OF COMPACTED LOAM MATERIAL.

2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

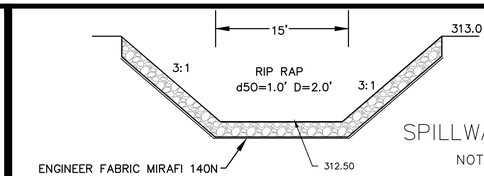
3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

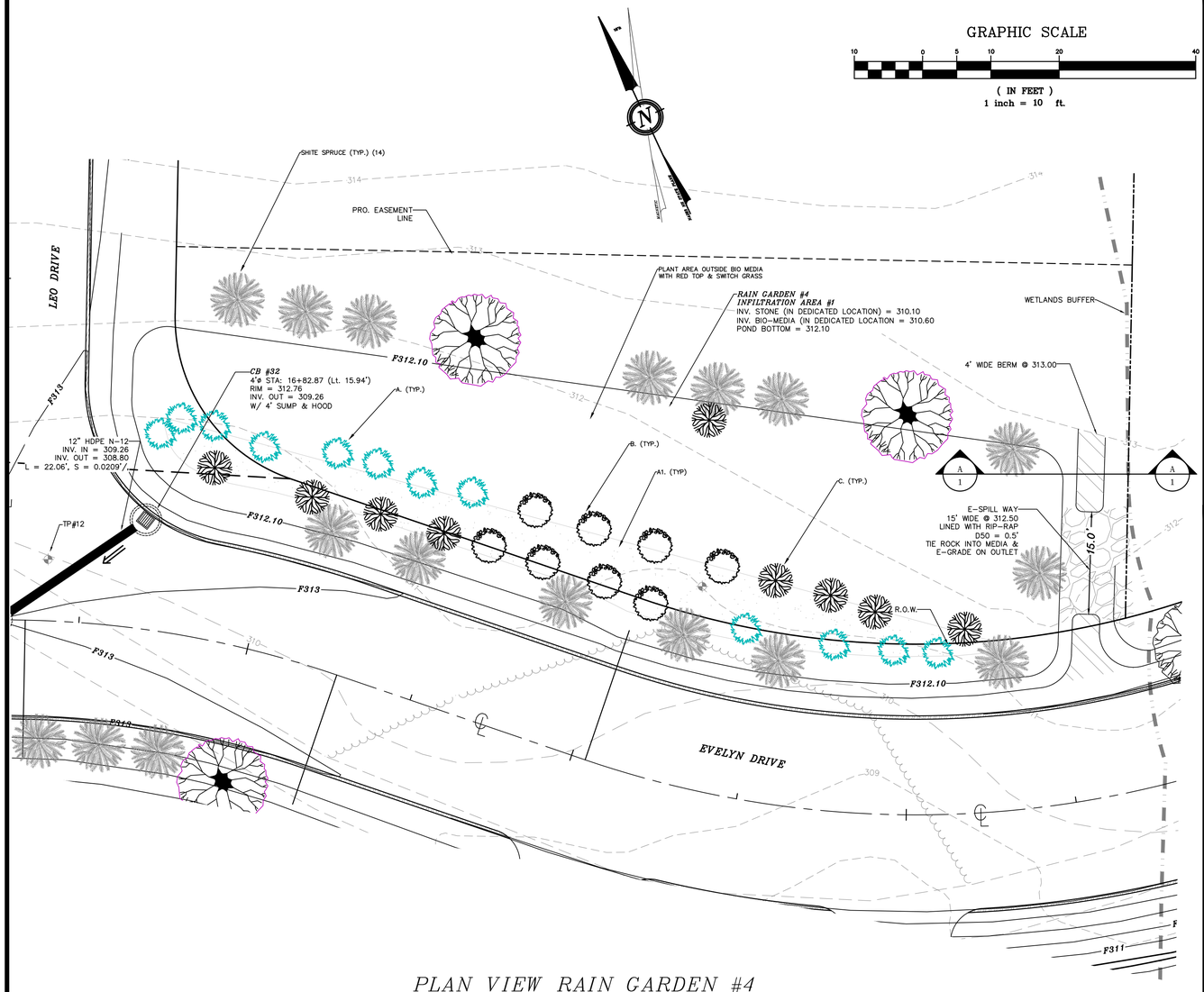
LOW PERMEABILITY MATERIAL GRADATION

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

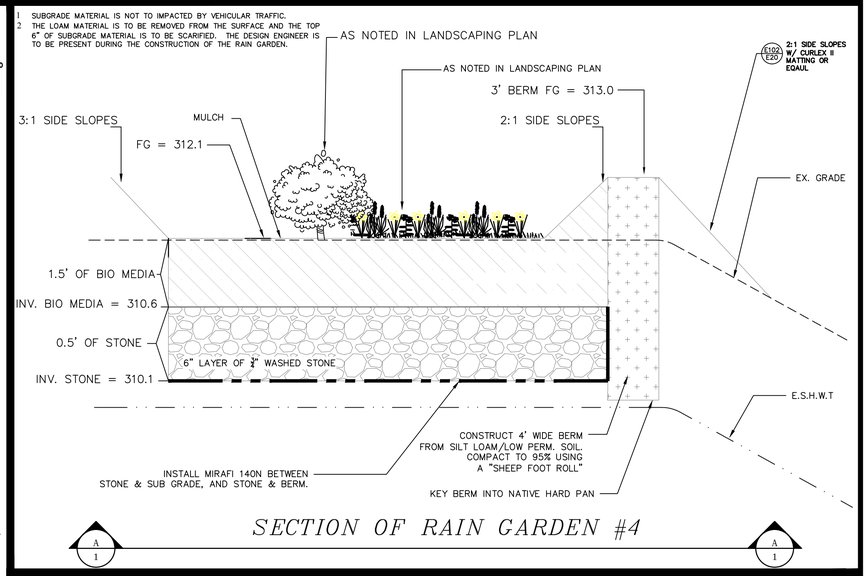


SPILLWAY DETAILS
NOT TO SCALE

EMERGENCY SPILLWAY PROFILE



PLAN VIEW RAIN GARDEN #4



2:1 SIDE SLOPES W/ CURLEX II MATTING OR EQUAL

SECTION OF RAIN GARDEN #4

TREES

Qty	Botanical Name / Common Name	Root	Sized
2	acer saccharum / Sugar Maple	Cont.	2"-2.5" Caliper, balled and burlapped
14	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

R104

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 : JULY 5, 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 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

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. GENERAL CONSTRUCTION NOTES ON THIS PLAN ALSO APPLY TO RAIN GARDEN #2

MAINTENANCE REQUIREMENTS

1 SYSTEMS SHOULD BE INSPECTED AT LEAST TWCE 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 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

TREES

Qty	Botanical Name / Common Name	Root	Sized
8	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.

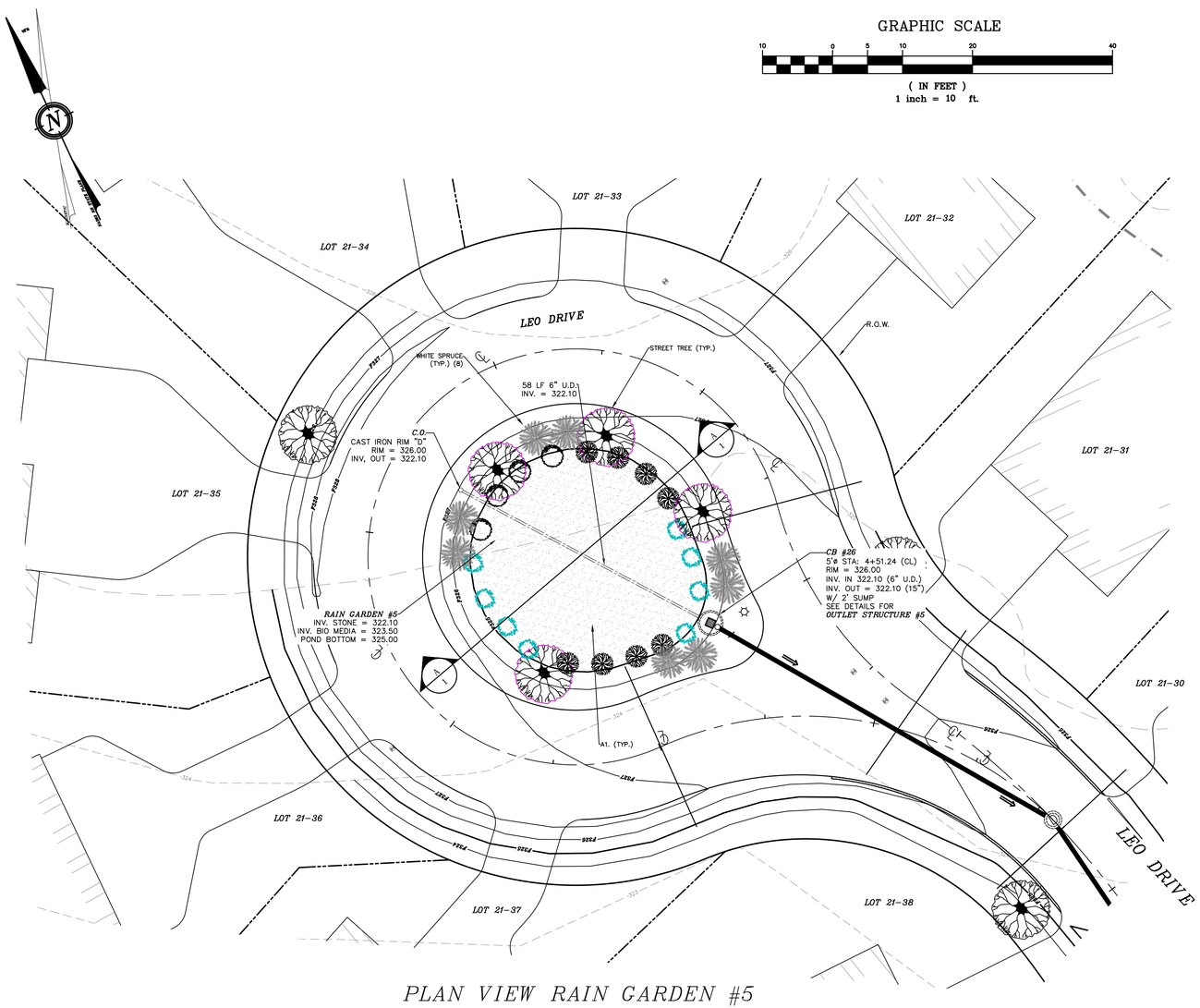
PERENNIALS & GROUND COVERS

Sym	Qty	Botanical Name / Common Name	Root	Size	Remark
A1	50	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

GRAPHIC SCALE

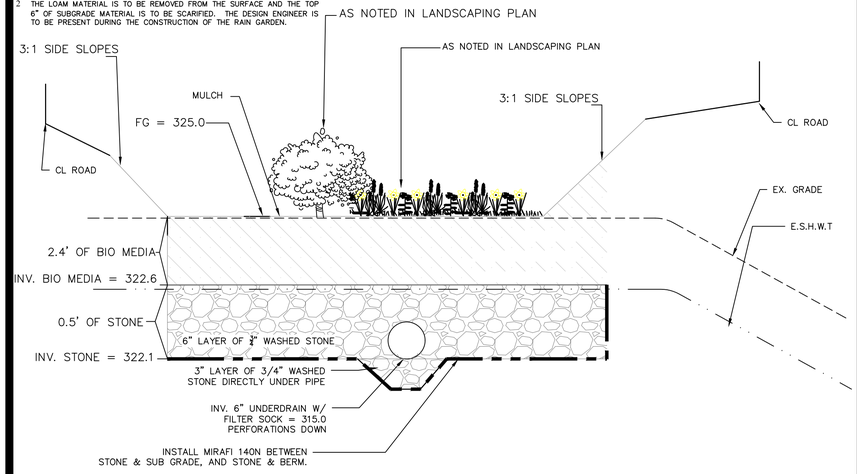
10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

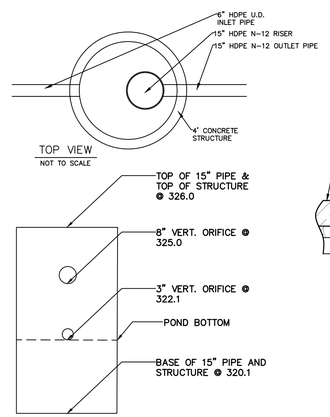


PLAN VIEW RAIN GARDEN #5

1 SUBGRADE MATERIAL IS NOT TO 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.

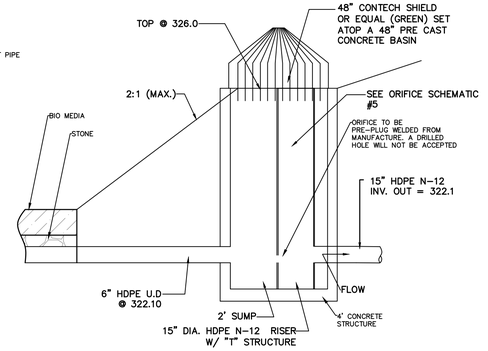


SECTION OF RAIN GARDEN #5



ORIFICE SCHEMATIC #5

NOT TO SCALE



OUTLET STRUCTURE #5

NOT TO SCALE

R105

REVISION	DATE	DESCRIPTION

RAIN GARDEN #5 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 : JULY 5, 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 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

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. GENERAL CONSTRUCTION NOTES ON THIS PLAN ALSO APPLY TO RAIN GARDEN #2

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.

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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

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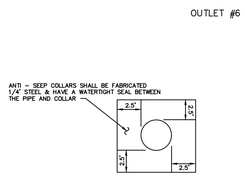
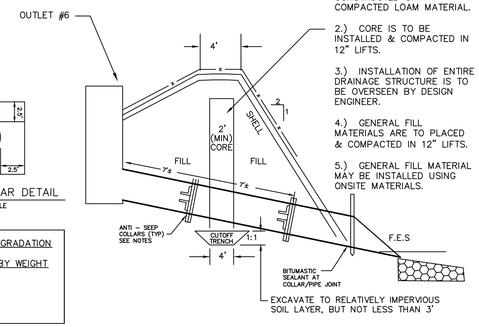
2 NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.



ANTI-SEEP COLLAR DETAIL

NOT TO SCALE

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



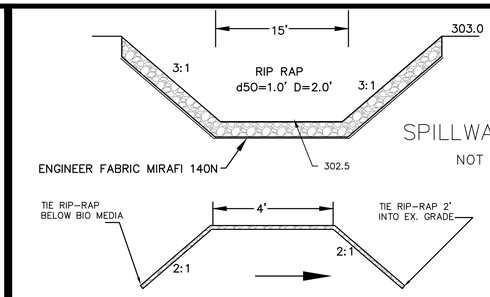
1.) 2' CORE IS TO BE CONSTRUCTED OF COMPACTED LOAM MATERIAL.

2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.



SPILLWAY DETAILS

NOT TO SCALE

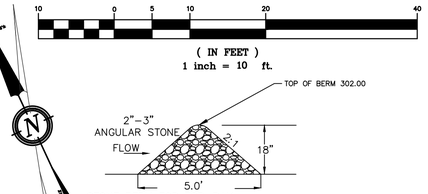
EMERGENCY SPILLWAY PROFILE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.



TREES

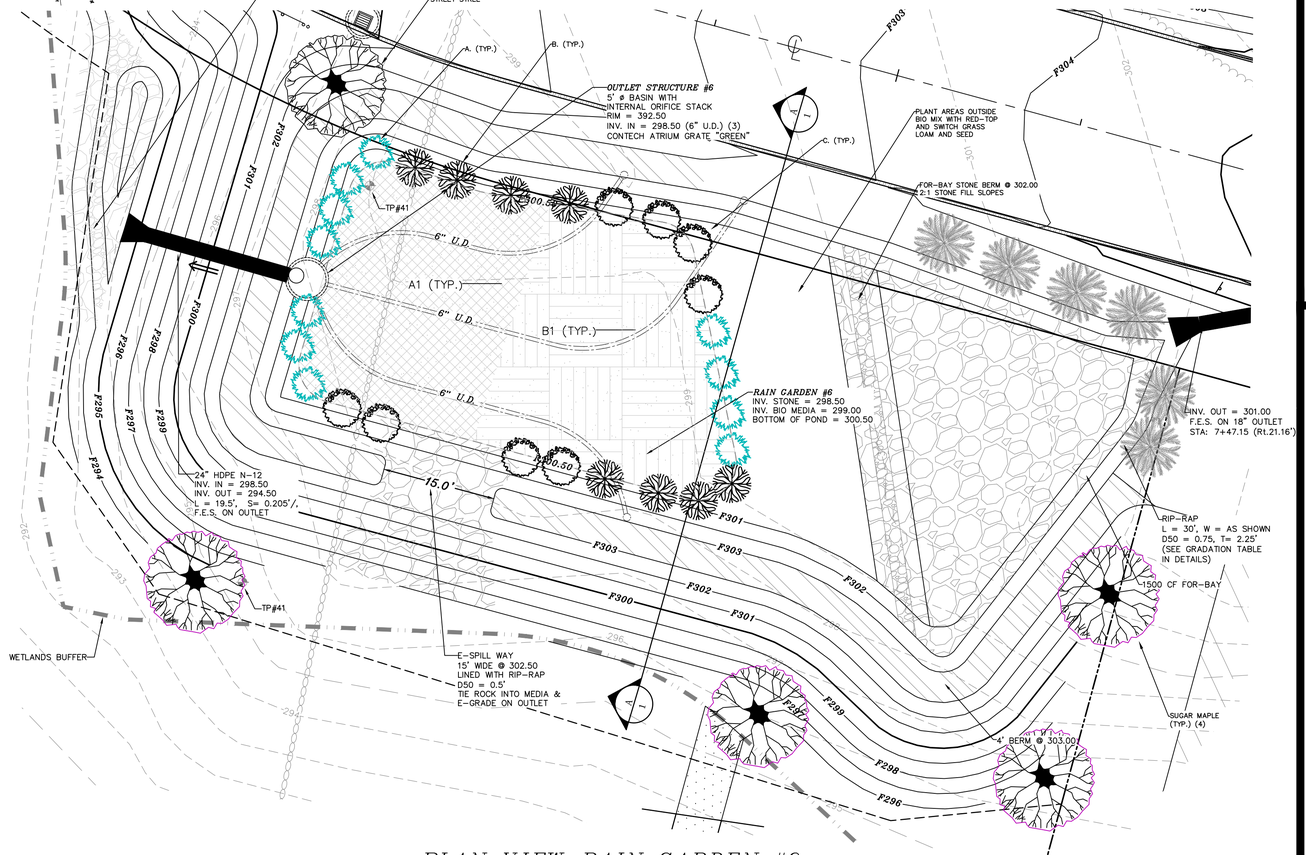
Qty	Botanical Name / Common Name	Root	Sized
4	acer saccharum / Sugar Maple	Cont.	2"-2.5" Caliper, balled and burlapped
6	PICEA glauca / White SPRUCE	Cont.	6' WHEN PLANTED

SHRUBS

Sym	Qty	Botanical Name / Common Name	Root	Size
A	11	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.

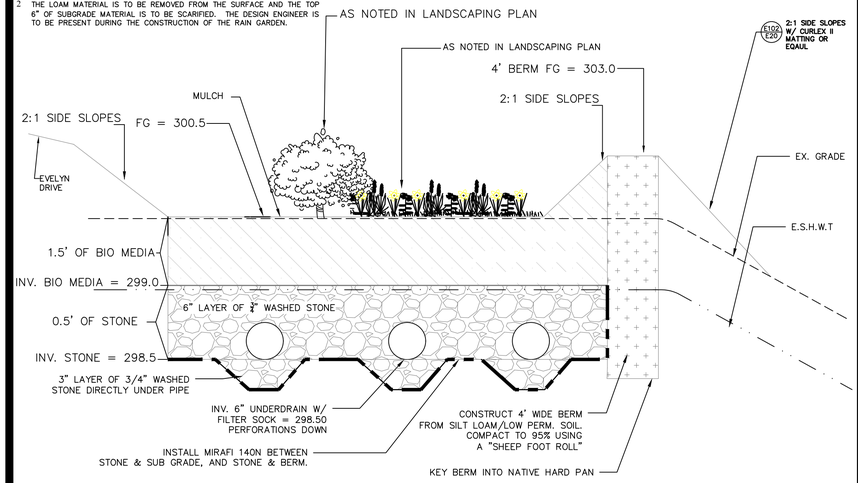
PERENNIALS & GROUND COVERS

Sym	Qty	Botanical Name / Common Name	Root	Size	Remark
A1	100	Daylily Mix :			
		Hemerocallis 'Chicago Apache' / Daylilly	Cont.	1 Gal.	18" OC
		Hemerocallis 'Big Time Happy' / Daylilly	Cont.	1 Gal.	18" OC
		Hemerocallis 'Siloam Double Classic' / Daylilly	Cont.	1 Gal.	18" OC
B1	100	Juncus effuses / Common Rush	Plug	2-1/2"	18" OC

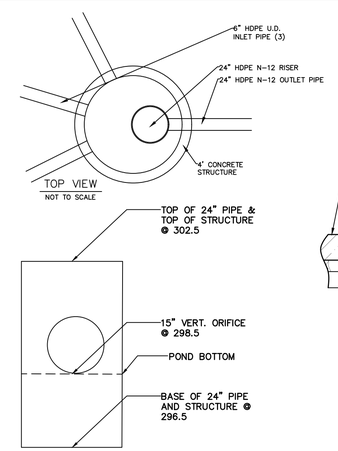


PLAN VIEW RAIN GARDEN #6

1 SUBGRADE MATERIAL IS NOT TO 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.

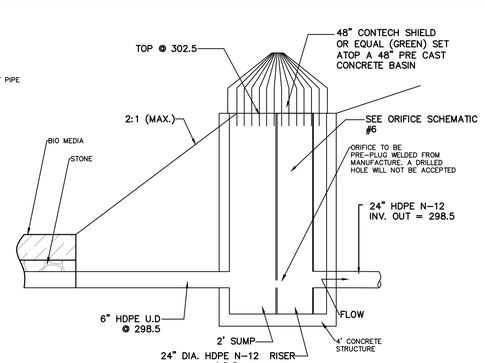


SECTION OF RAIN GARDEN #6



ORIFICE SCHEMATIC #6

NOT TO SCALE



OUTLET STRUCTURE #6

NOT TO SCALE

R106

REVISION	DATE	DESCRIPTION

RAIN GARDEN #6 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 : JULY 5, 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 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

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. GENERAL CONSTRUCTION NOTES ON THIS PLAN ALSO APPLY TO RAIN GARDEN #2

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.

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DESIGN REFERENCES

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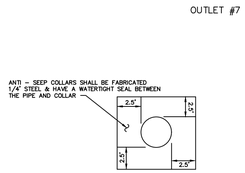
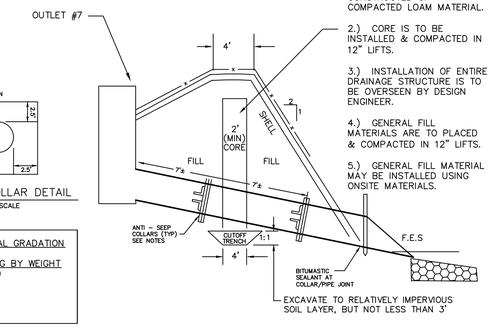


ANTI–SEEP COLLAR DETAIL

NOT TO SCALE

LOW PERMEABILITY MATERIAL GRADATION

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



1.) 2' CORE IS TO BE CONSTRUCTED OF COMPACTED LOAM MATERIAL.

2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

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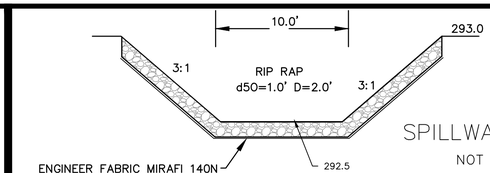
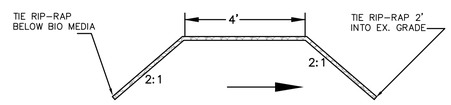


SPILLWAY DETAILS

NOT TO SCALE



EMERGENCY SPILLWAY PROFILE

TREES

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

SHRUBS

Sym	Qty	Botanical Name / Common Name	Root	Size
A	21	Cornus sericea dogwood / Dogwood	Cont.	2–3' Ht.
B	21	vaccinium corymbosum / Highbush blueberry	Cont.	5 Gal.
C	21	Ilex glabra 'Nordic' / Nordic Inkberry	Cont.	2'–2 1/2' Ht.

PERENNIALS & GROUND COVERS

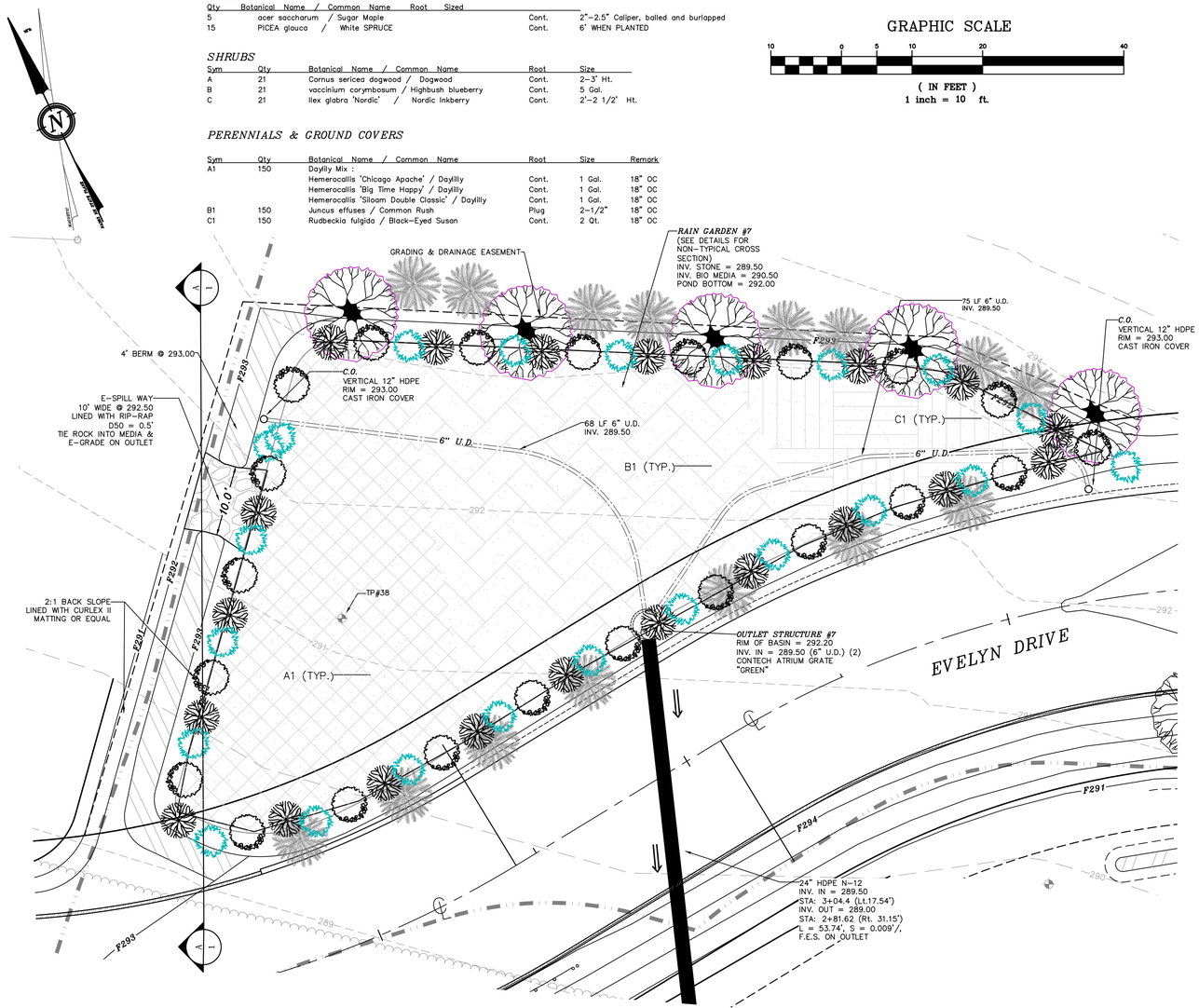
Sym	Qty	Botanical Name / Common Name	Root	Size	Remark
A1	150	Daylily Mix :			
		Hemerocallis 'Chicago Apache' / Daylilly	Cont.	1 Gal.	18" OC
		Hemerocallis 'Big Time Happy' / Daylilly	Cont.	1 Gal.	18" OC
		Hemerocallis 'Siloam Double Classic' / Daylilly	Cont.	1 Gal.	18" OC
B1	150	Juncus effuses / Common Rush	Plug	2–1/2"	18" OC
C1	150	Rudbeckia fulgida / Black-Eyed Susan	Cont.	2 Qt.	18" OC

GRAPHIC SCALE

10 0 5 10 20 40

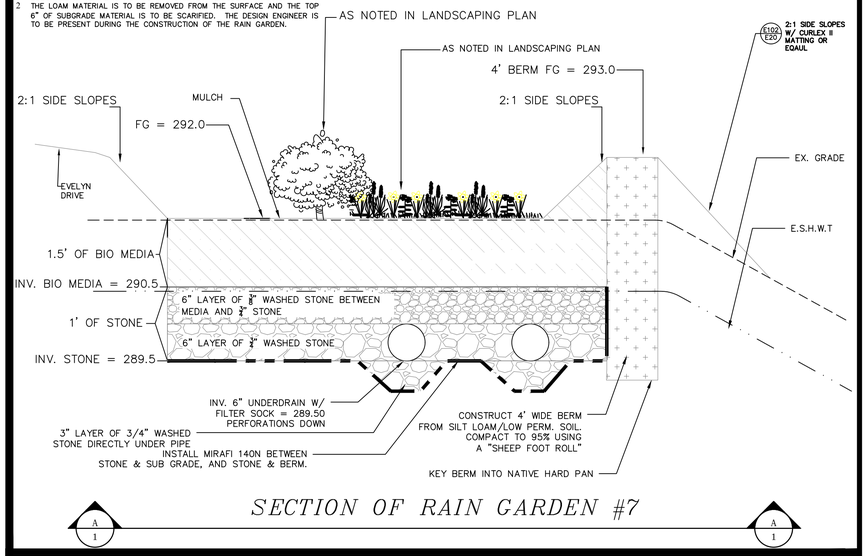
(IN FEET)

1 inch = 10 ft.

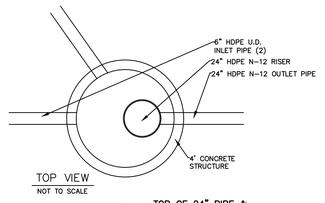


PLAN VIEW RAIN GARDEN #7

1 SUBGRADE MATERIAL IS NOT TO 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.

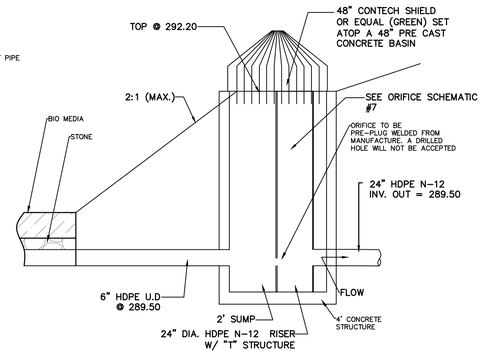


SECTION OF RAIN GARDEN #7



ORIFICE SCHEMATIC #7

NOT TO SCALE



OUTLET STRUCTURE #7

NOT TO SCALE

R107

REVISION	DATE	DESCRIPTION

RAIN GARDEN #7 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 : JULY 5, 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 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

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. GENERAL CONSTRUCTION NOTES ON THIS PLAN ALSO APPLY TO RAIN GARDEN #2

MAINTENANCE REQUIREMENTS

1 SYSTEMS SHOULD BE INSPECTED AT LEAST TWCE 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.

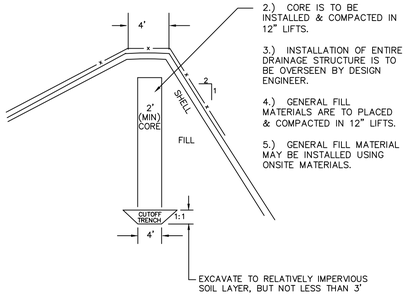
2 PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.

3 AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR 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.



1.) 2' CORE IS TO BE CONSTRUCTED OF COMPACTED LOAM MATERIAL.

2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

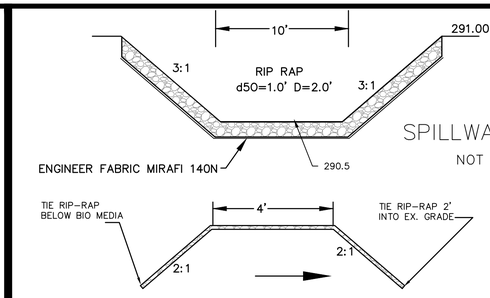
3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

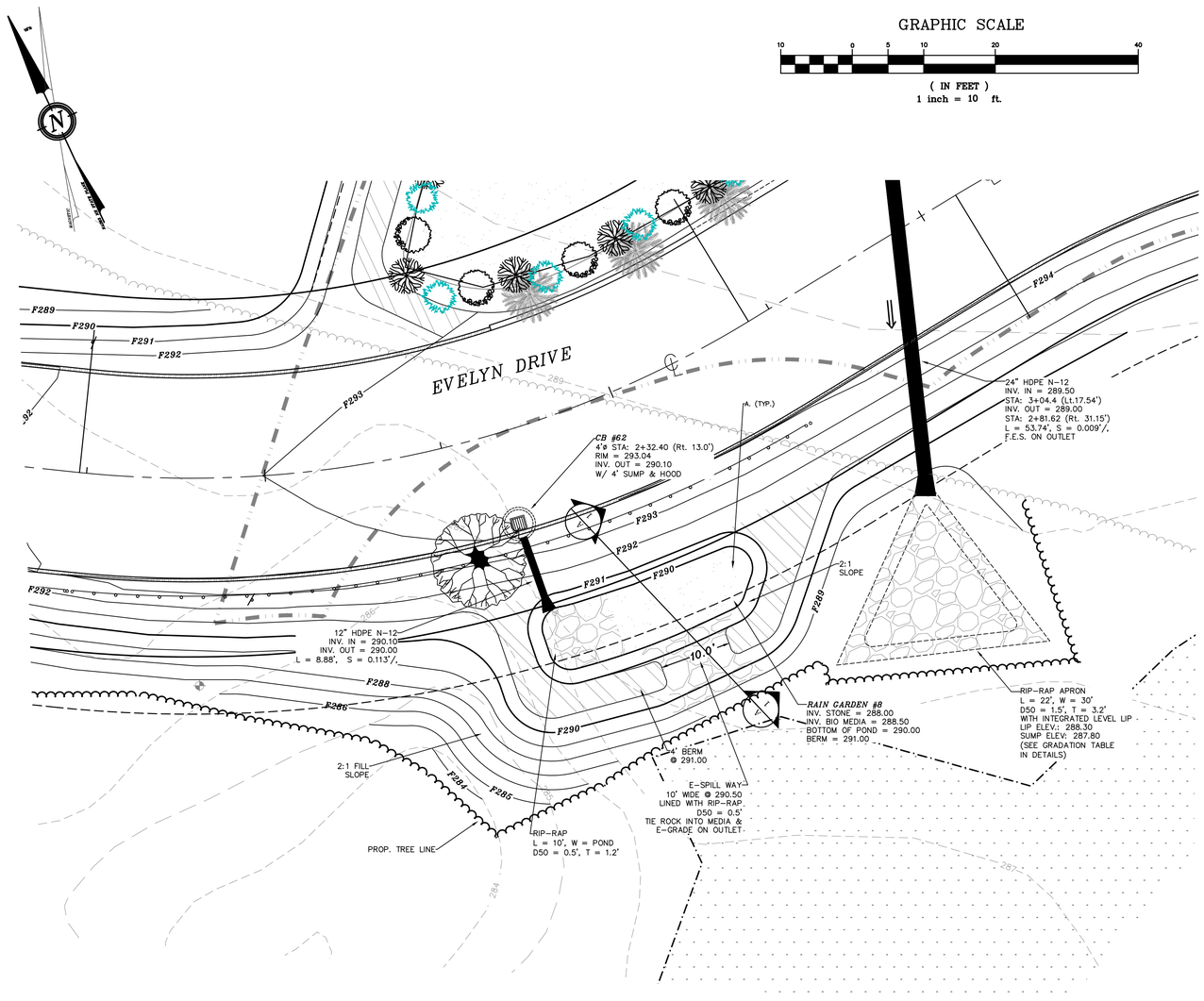
LOW PERMEABILITY MATERIAL GRADATION

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



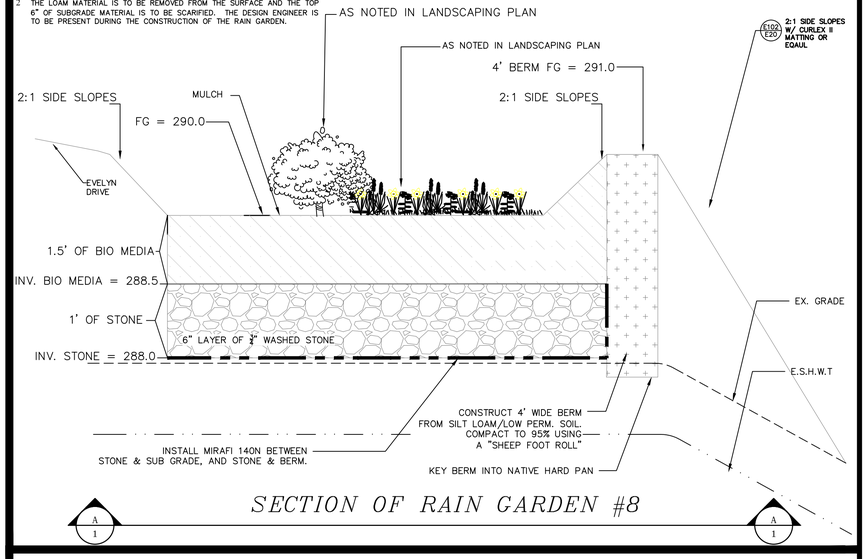
SPILLWAY DETAILS
NOT TO SCALE

EMERGENCY SPILLWAY PROFILE



PLAN VIEW RAIN GARDEN #8

1 SUBGRADE MATERIAL IS NOT TO 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.



SECTION OF RAIN GARDEN #8

PERENNIALS & GROUND COVERS

Sym	Qty	Botanical Name / Common Name	Root	Size	Remark
A1	50	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

R108

REVISION	DATE	DESCRIPTION

RAIN GARDEN #8 DETAILS
STUART ACHORN
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

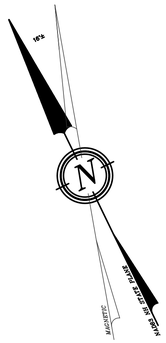
SCALE : 1 IN. EQUALS 10 FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



BARRY VILLA

EXISTING SEWER MAN HOLE RIM = 319.29

PORTLAND STREET

EXISTING SEWER MAN HOLE RIM = 315.61

START INSTALLATION OF 12" CLDI CL52 WATER LINE (HIGH PRESSURE)

JEREMIAH END

JEREMIAH LANE

INSTALL 8" CLDI CL 52 WATER LINE

JEREMIAH 8+50

JEREMIAH 5+25

EXISTING SEWER MAN HOLE RIM = 302.81 INV. IN = 297.41 INV. OUT = 297.31

EXISTING SEWER MAN HOLE RIM = 290.79 INV. IN = 284.99 INV. OUT = 284.94

EVELYN 0+00

EVELYN 5+25

INTERSECTION

INSTALL 8" SDR 35 SEWER LINE

LEO DRIVE

LEO DRIVE END

LEO DRIVE 3+75

EVELYN 10+50

EVELYN 15+75

EVELYN 20+75

LEO DRIVE 0+00

EVELYN END

JEREMIAH 0+00

END WATER LINE CONSTRUCTION

EXISTING SEWER MAN HOLE RIM = 284.25 INV. IN = 276.29 INV. OUT = 276.27

EXISTING SEWER MAN HOLE RIM = 282.45 INV. IN = 276.35 INV. OUT = 275.87

EXISTING SEWER MAN HOLE RIM = 280.98 INV. IN = 274.71 INV. IN = 275.16 INV. OUT = 274.68

FRANKLIN STREET

EVELYN DRIVE

NOTES:

1.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE OVERVIEW PUBLIC UTILITIES WITHIN THE SUBDIVISION

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.) PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES, TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL MEETING THE ENGINEERS SPECIFIC RECOMMENDED CRITERIA.

5.) 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.

6.) 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.

7.) FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ROCHESTER DPW.

8.) 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.

9.) ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF ROCHESTER STANDARDS.

10.) CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (800) 662-7764. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.

11.) ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & ROCHESTER DPW SEWER DIVISION STANDARDS.

12.) CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.

13.) CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH METROCAST.

14.) ALL SEWER MAN HOLE RIMS & COVERS ARE TO BE PAMREX.

15.) ALL WATER SERVICES ARE TO BE WITNESSED WITH A 2"X4" PAINTED BLUE. ALL SEWER SERVICES ARE TO BE WITNESSED WITH A 2"X4" PAINTED YELLOW.

16.) IT IS THE DESIGN INTENT TO NOT HAVE ANY WATER SHUT OFF VALVES WITHIN PAVED AREAS. ALL CURB STOPS ARE TO BE LOCATED IN CURB BOXES. IF DURING CONSTRUCTION IT BECOMES REQUIRED TO PLACE THE STOP IN A PAVED AREA IT IS TO BE PLACE WITHIN A GATE BOX AT NO ADDITIONAL EXPENSE TO THE OWNER. THIS IS TO BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER PRIOR TO INSTALLATION.

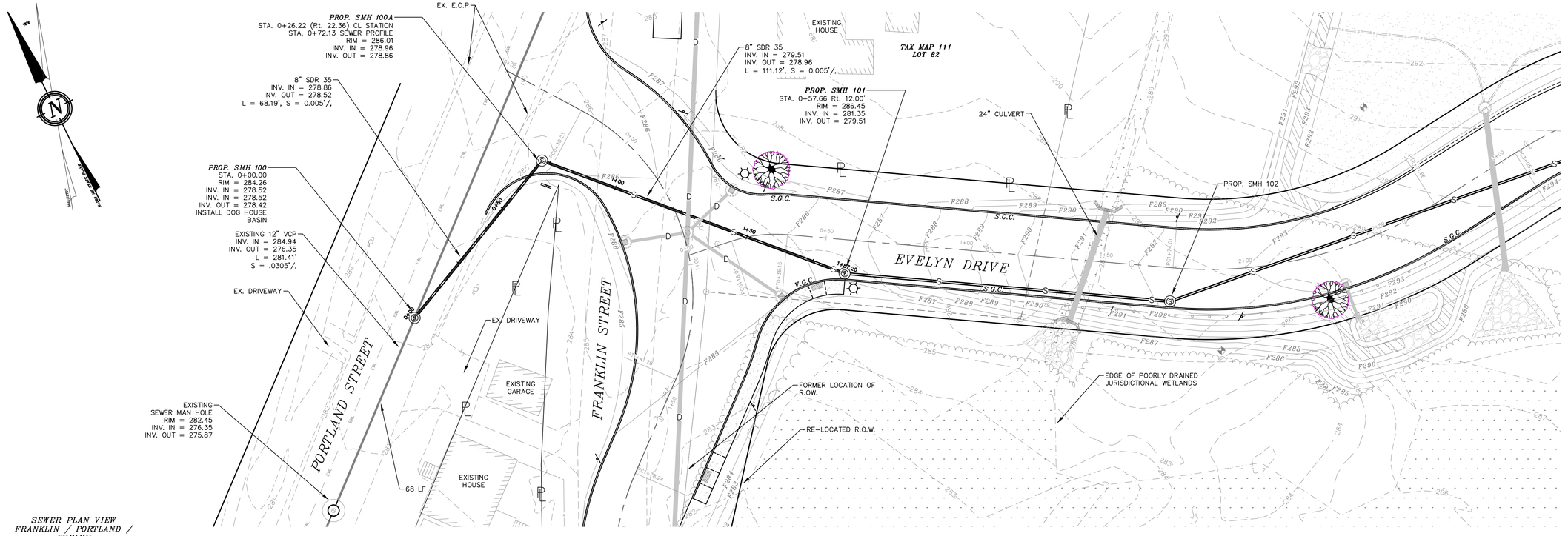
REVISION	DATE	DESCRIPTION

UTILITY OVERVIEW SHEET
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

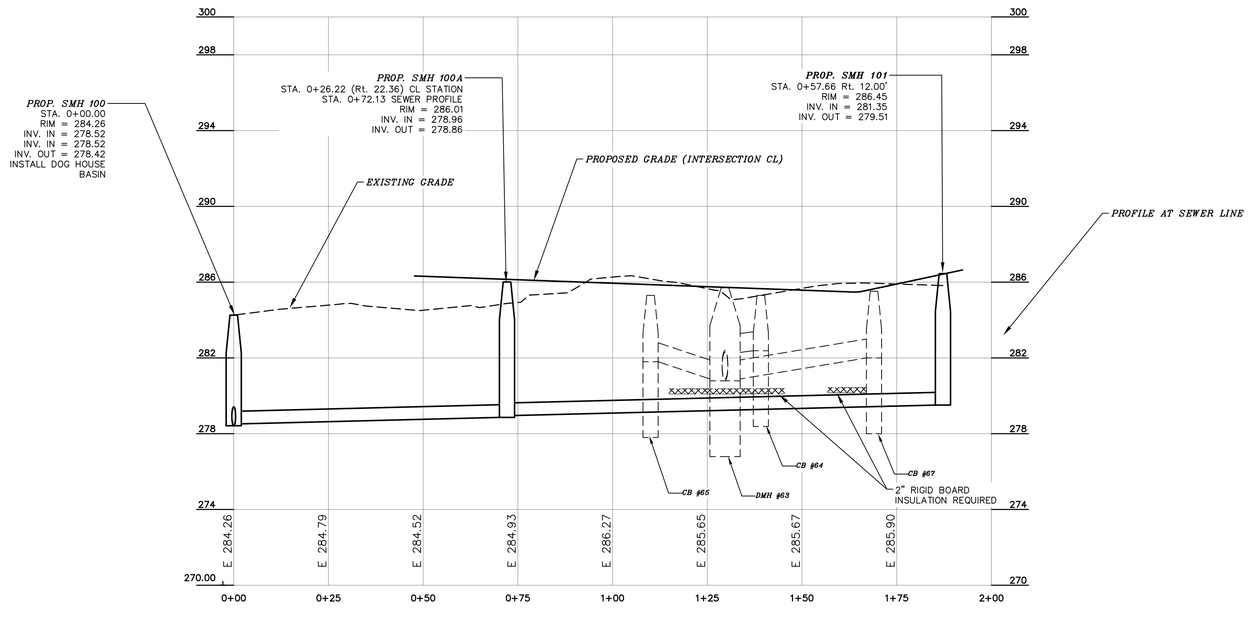
SCALE : 1 IN. EQUALS 100 FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 - 114

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



SEWER PLAN VIEW
FRANKLIN / PORTLAND / EVELYN

SEWER PROFILE VIEW
FRANKLIN / PORTLAND / EVELYN
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

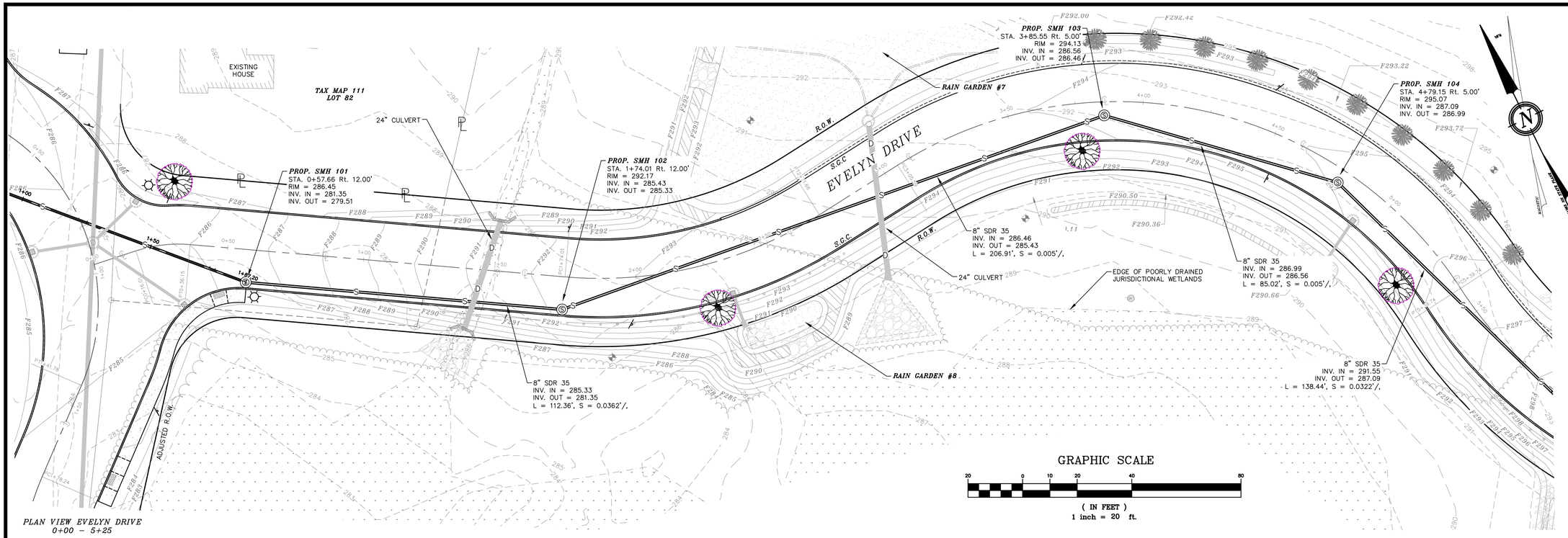
REVISION	DATE	DESCRIPTION

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

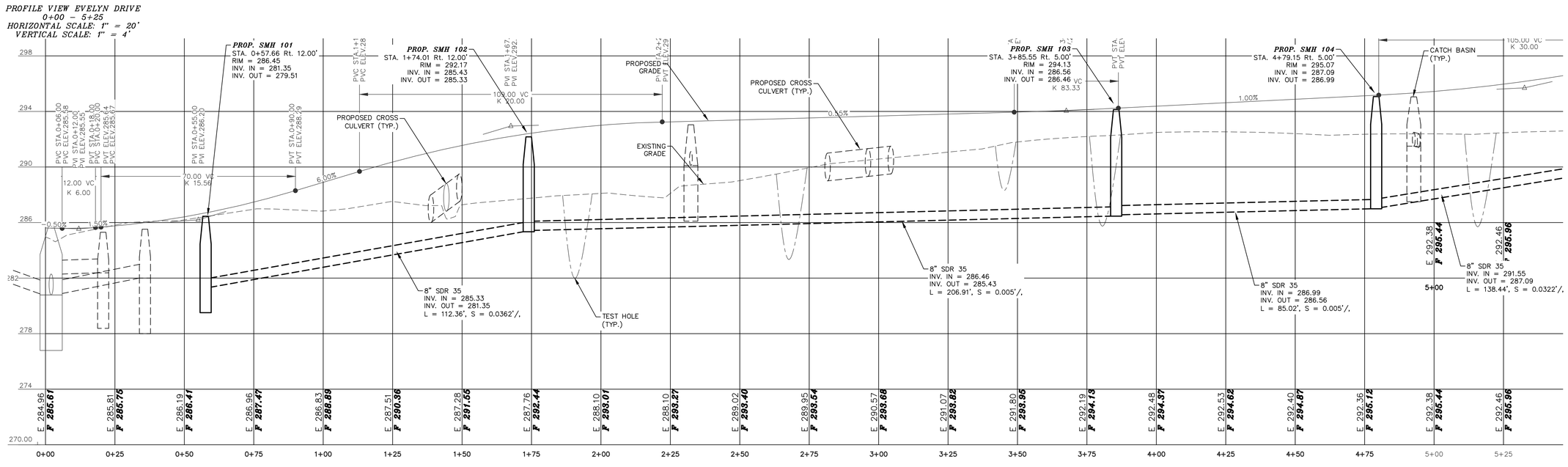
BERRY & SURVEYING ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 – 114

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



PLAN VIEW EVELYN DRIVE
0+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.
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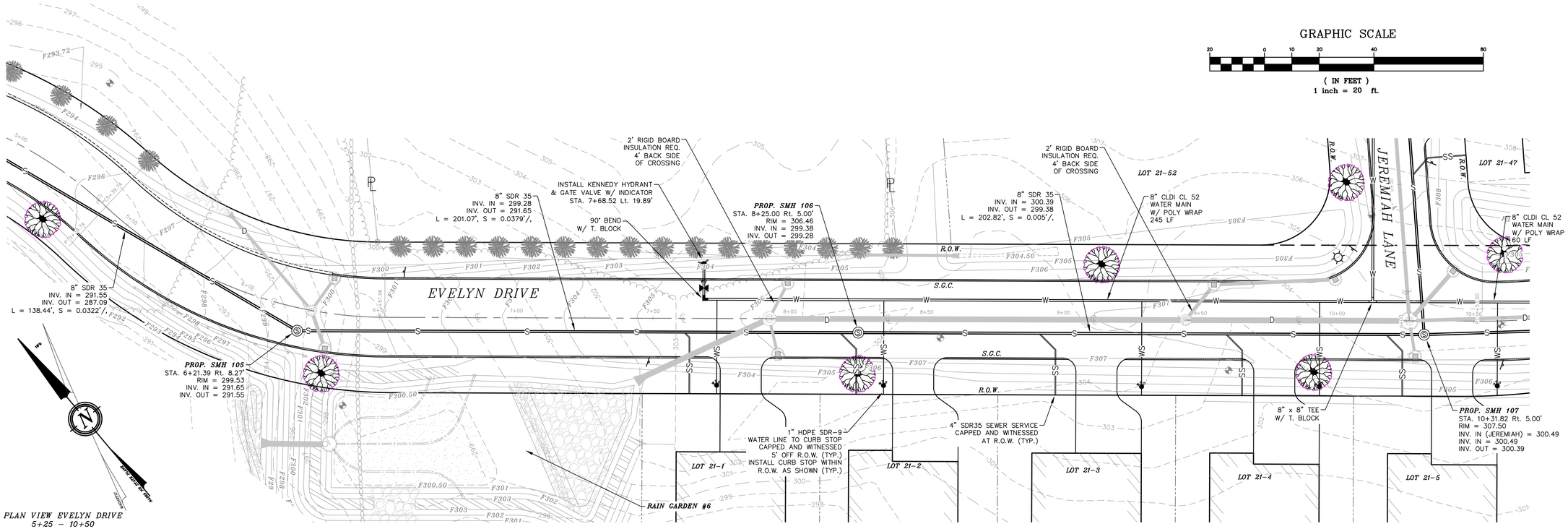
FILE NO. : DB 2015 – 114

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

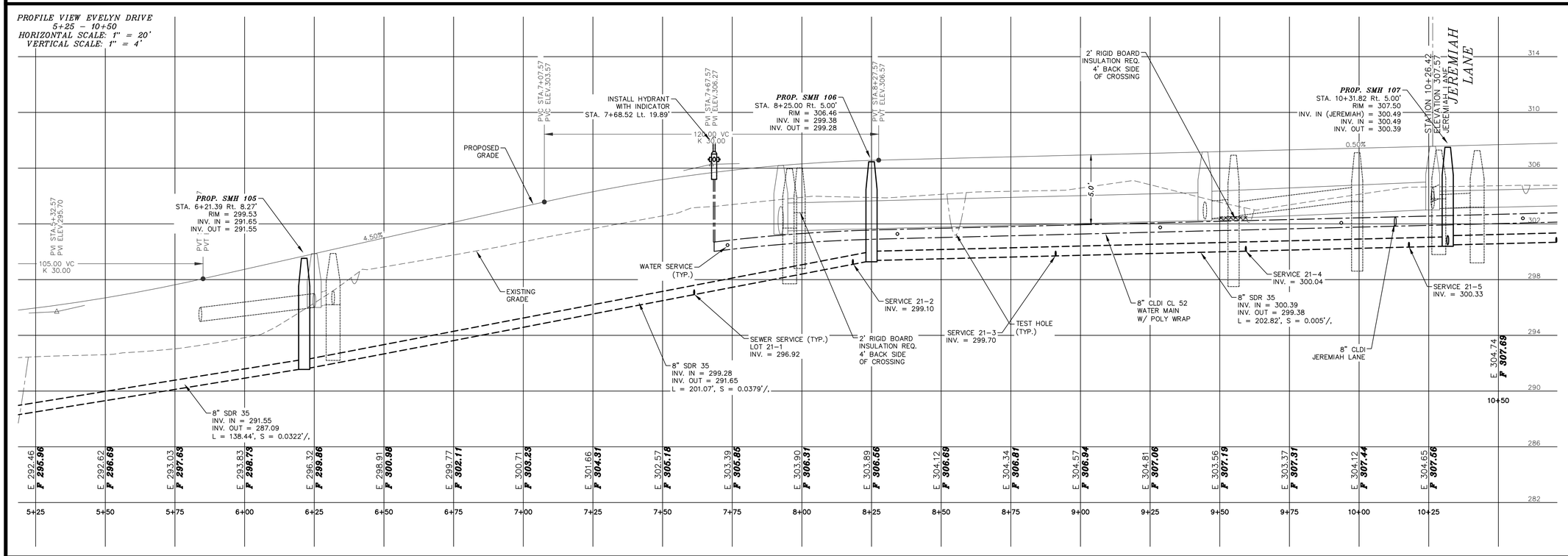
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



PLAN VIEW EVELYN DRIVE
5+25 – 10+50



PROFILE VIEW EVELYN DRIVE
5+25 – 10+50
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'

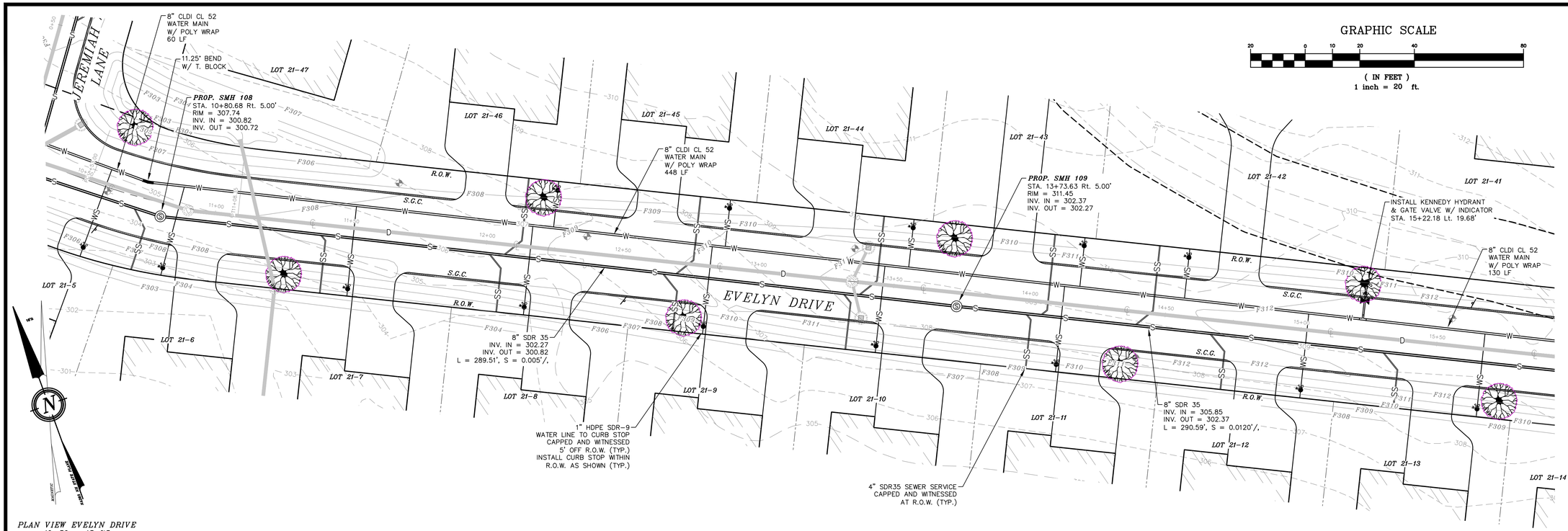
REVISION	DATE	DESCRIPTION

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

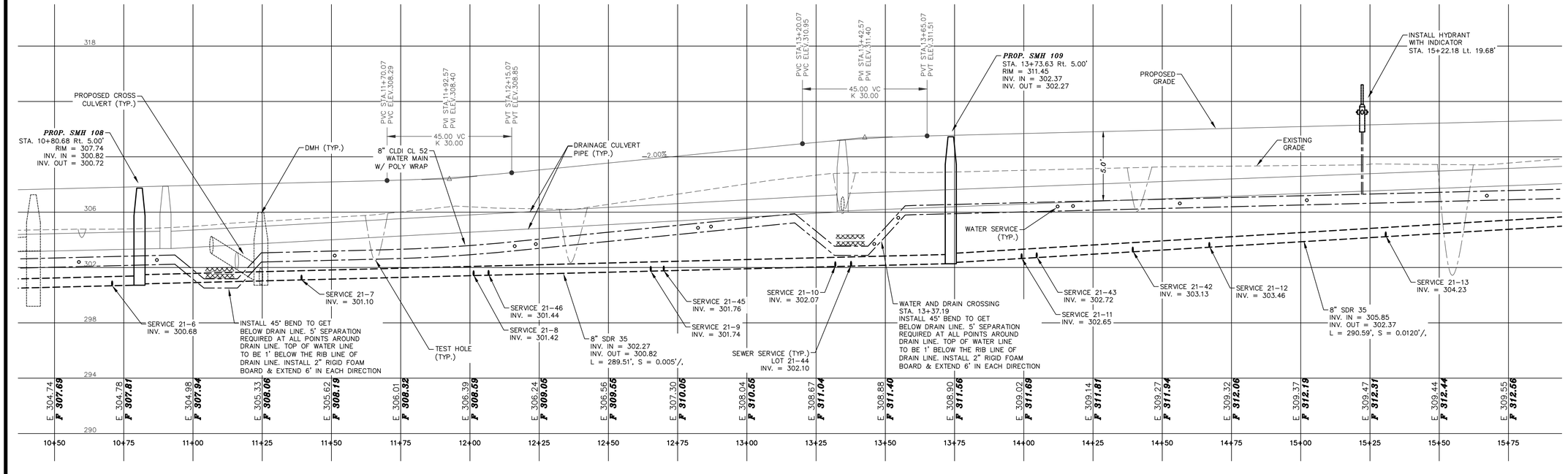
SCALE : 1 IN. EQUALS 20 FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 – 114

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



PLAN VIEW EVELYN DRIVE
10+50 – 15+75

PROFILE VIEW EVELYN DRIVE
10+50 – 15+75
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'



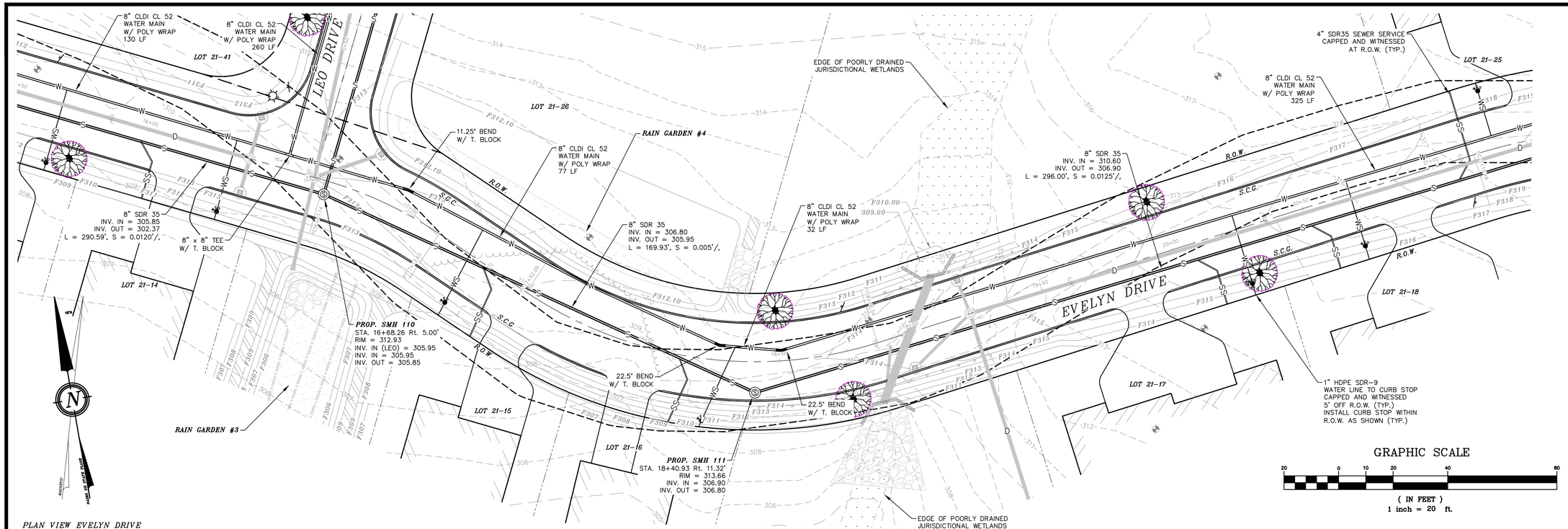
REVISION	DATE	DESCRIPTION

UTILITY DESIGN EVELYN DRIVE 10+50 – 15+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

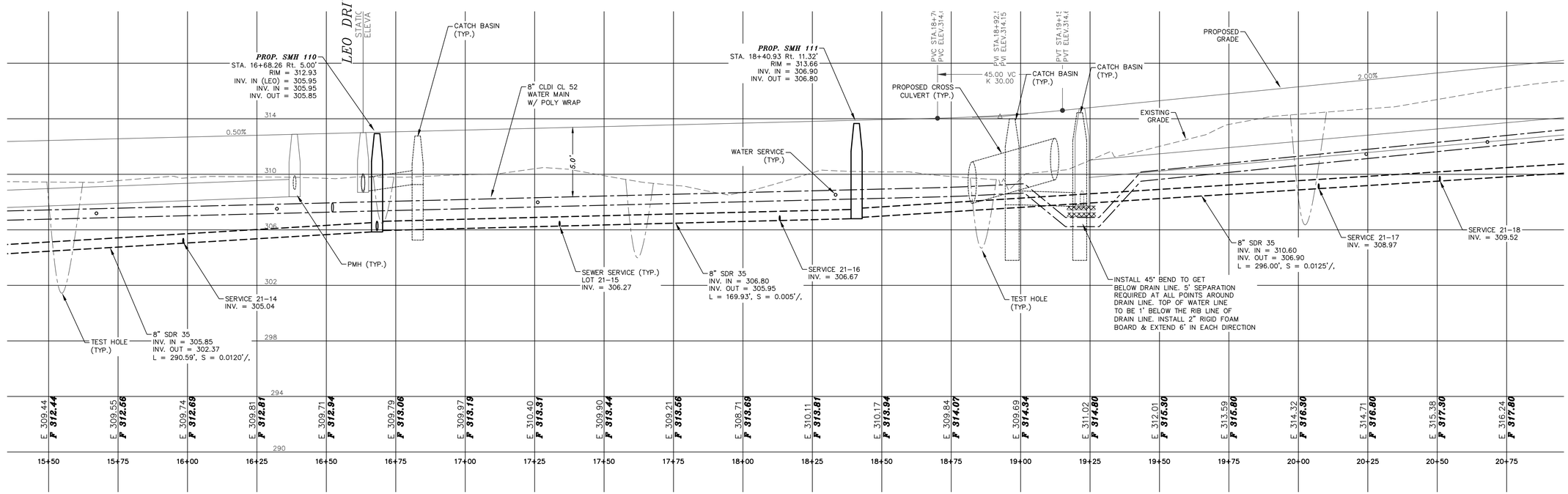
SCALE : 1 IN. EQUALS 20 FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 – 114

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



PLAN VIEW EVELYN DRIVE
15+50 – 20+75

PROFILE VIEW EVELYN DRIVE
15+50 – 20+75
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'



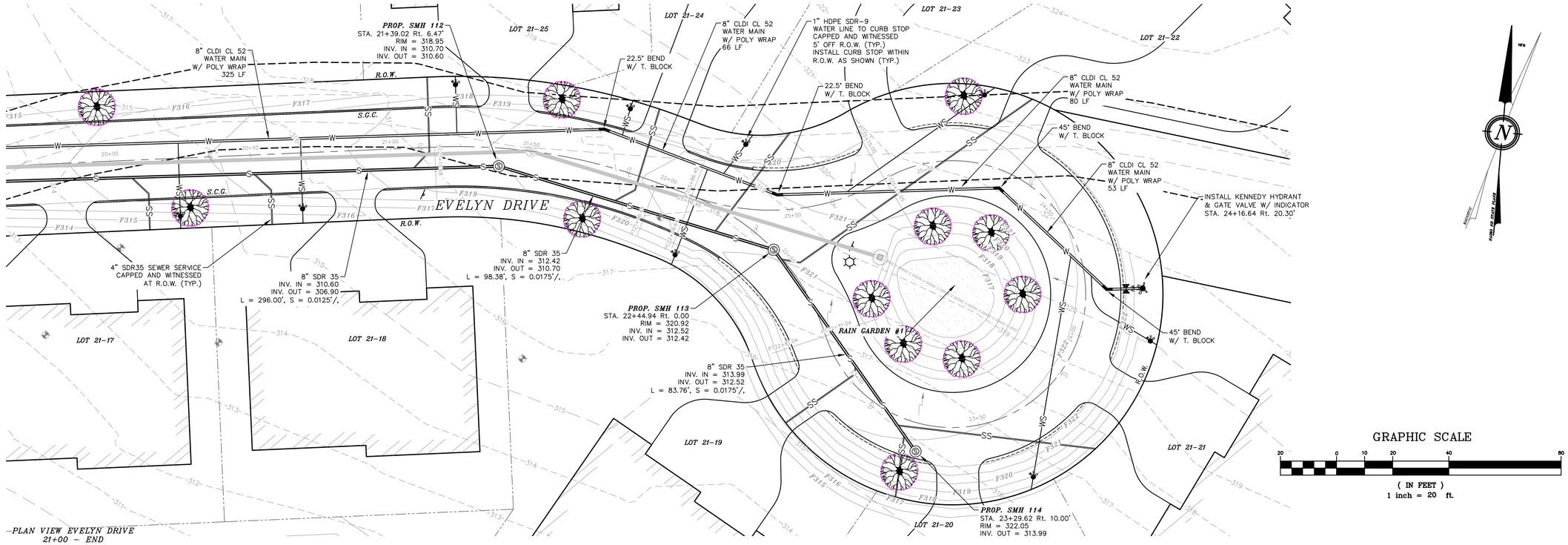
REVISION	DATE	DESCRIPTION

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

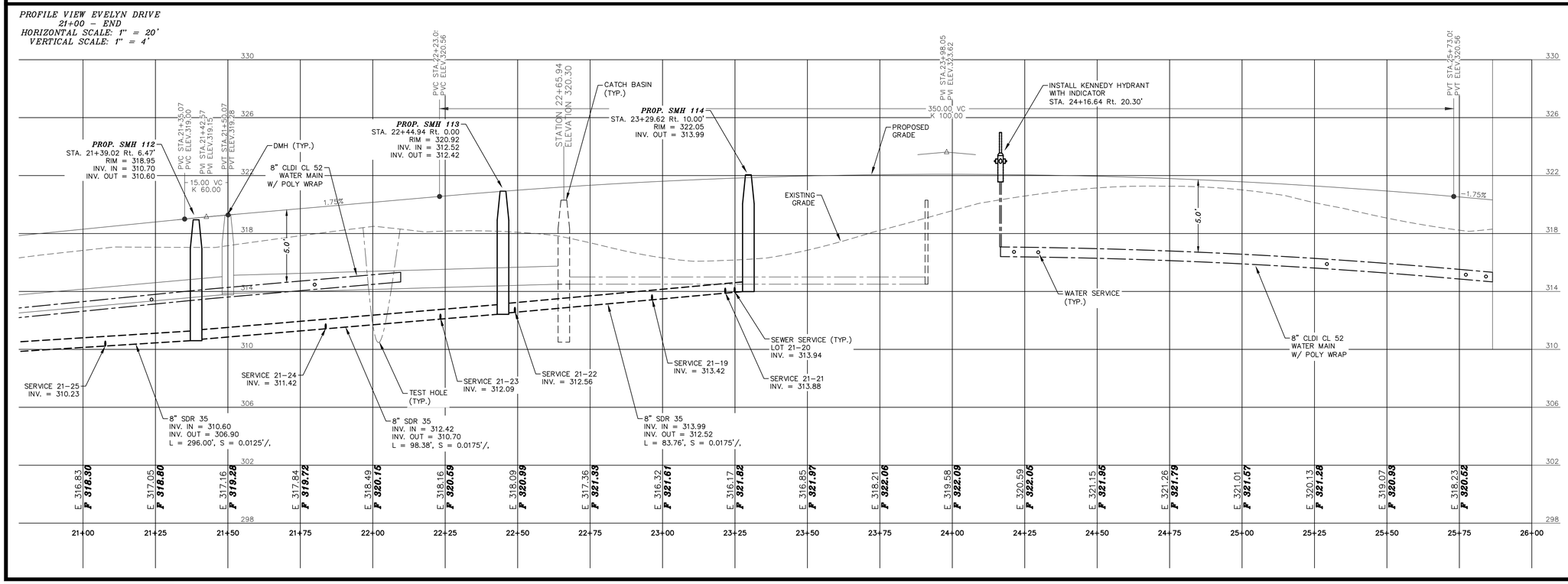
BERRY & SURVEYING ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 – 114

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



PLAN VIEW EVELYN DRIVE
21+00 – END



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
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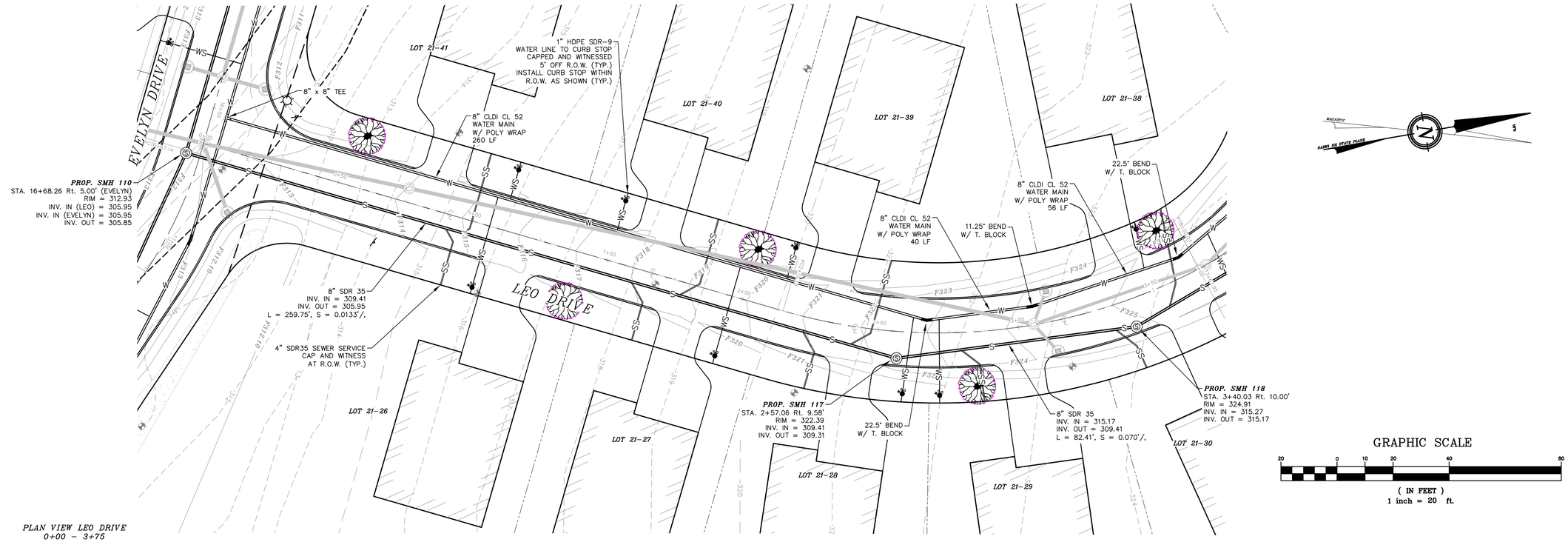
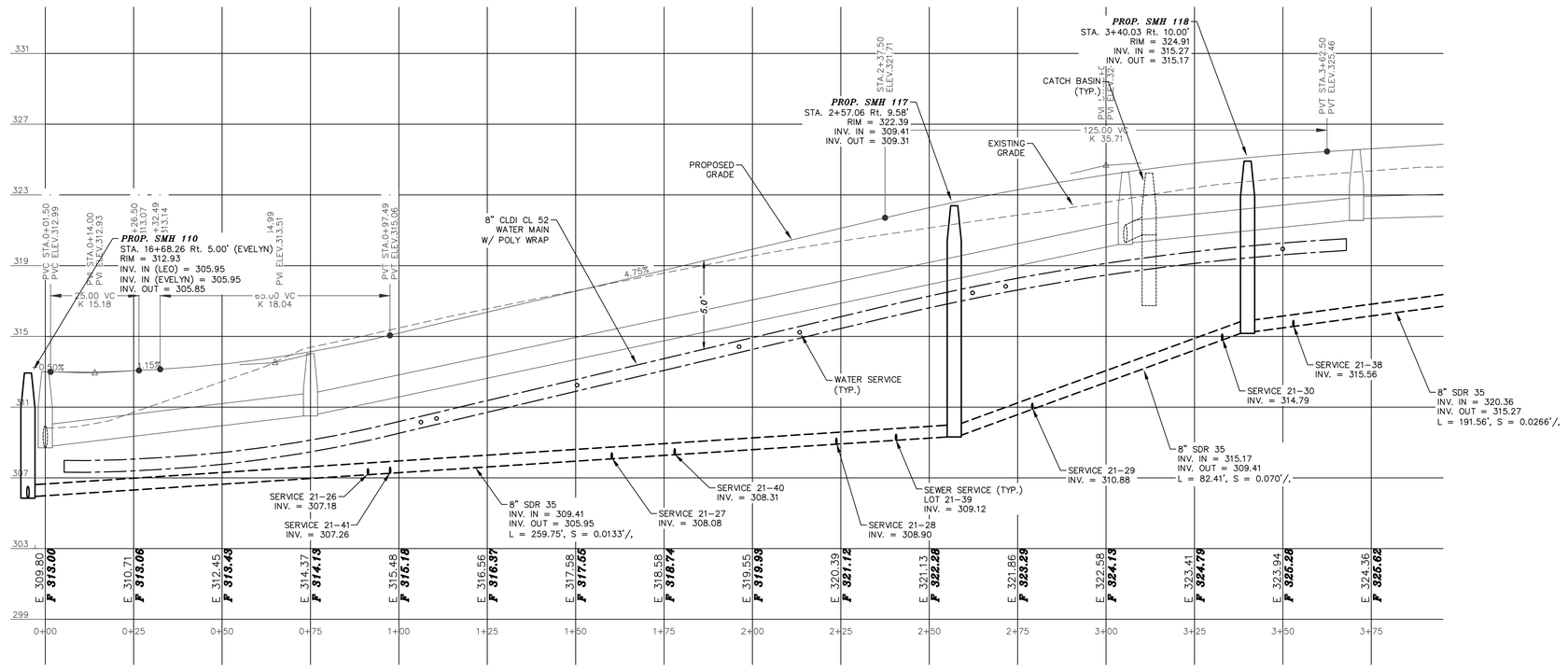
No. 14243
LICENSED PROFESSIONAL ENGINEER



PLAN VIEW LEO DRIVE
0+00 – 3+75



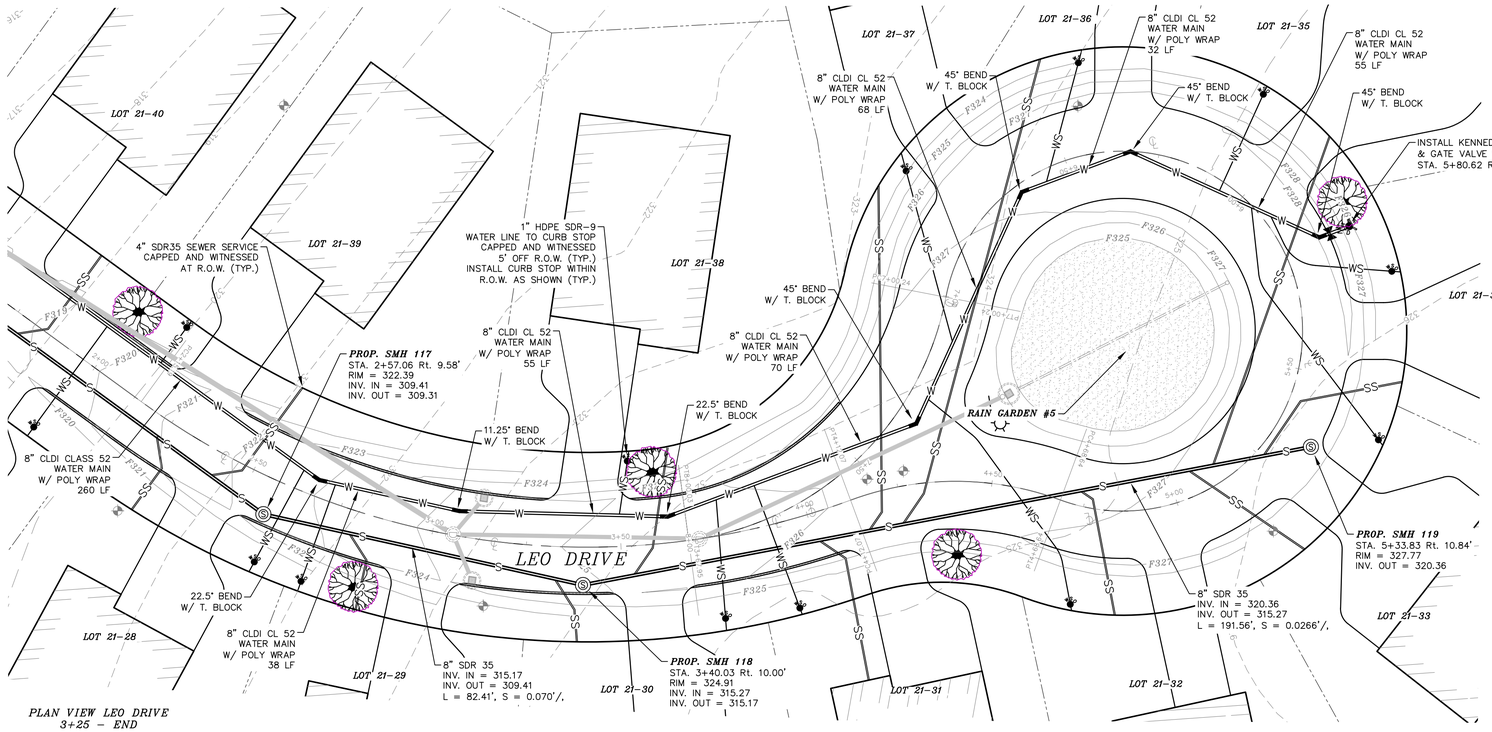
REVISION	DATE	DESCRIPTION

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

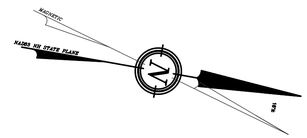
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 – 114

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



PLAN VIEW LEO DRIVE
3+25 – END

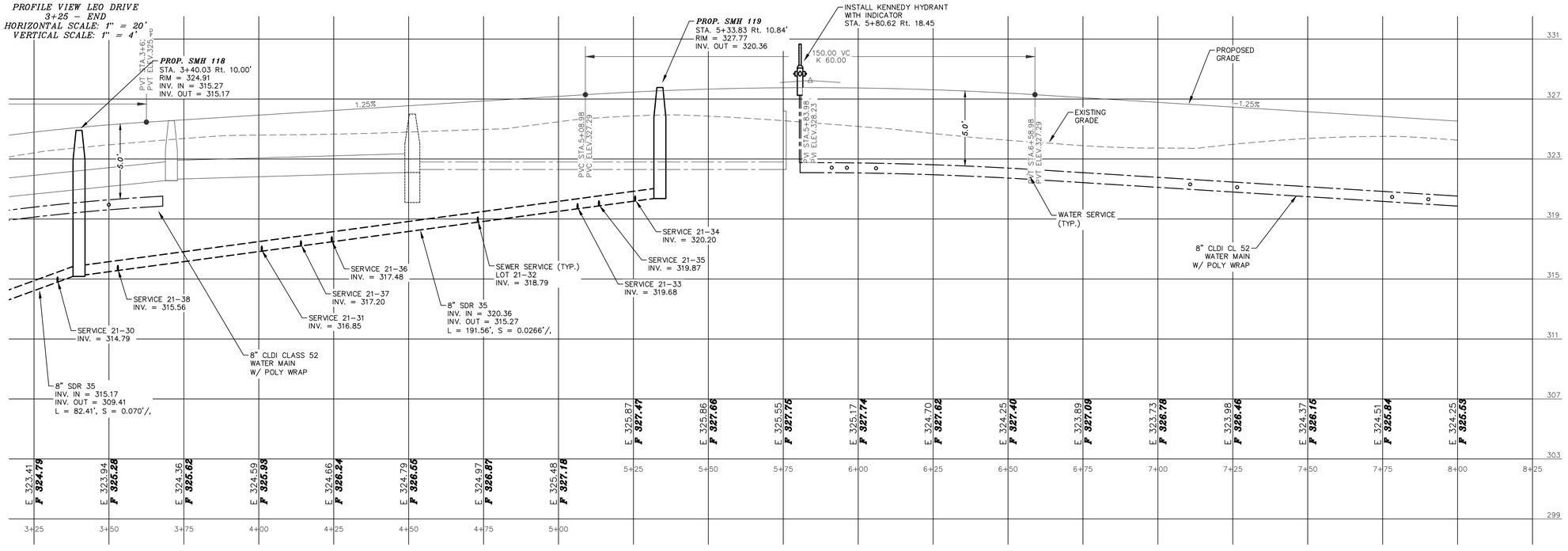


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PROFILE VIEW LEO DRIVE
3+25 – END
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'



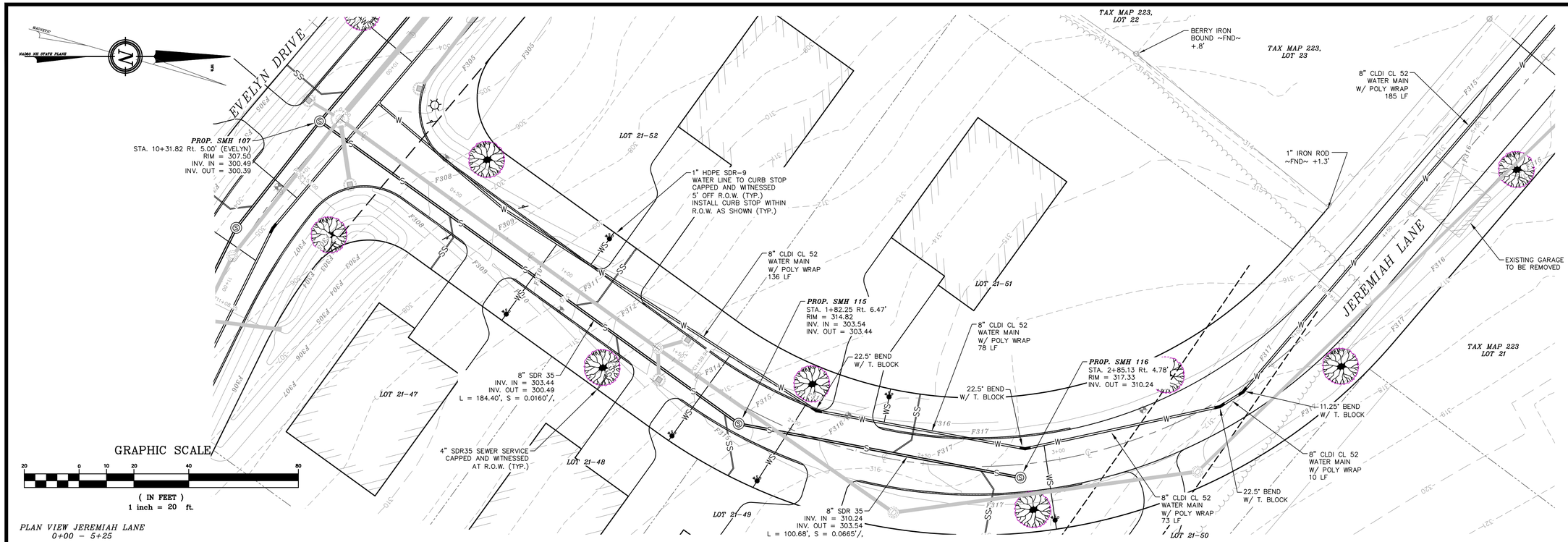
REVISION	DATE	DESCRIPTION

UTILITY DESIGN LEO DRIVE 3+25 – END
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223 LOT 21

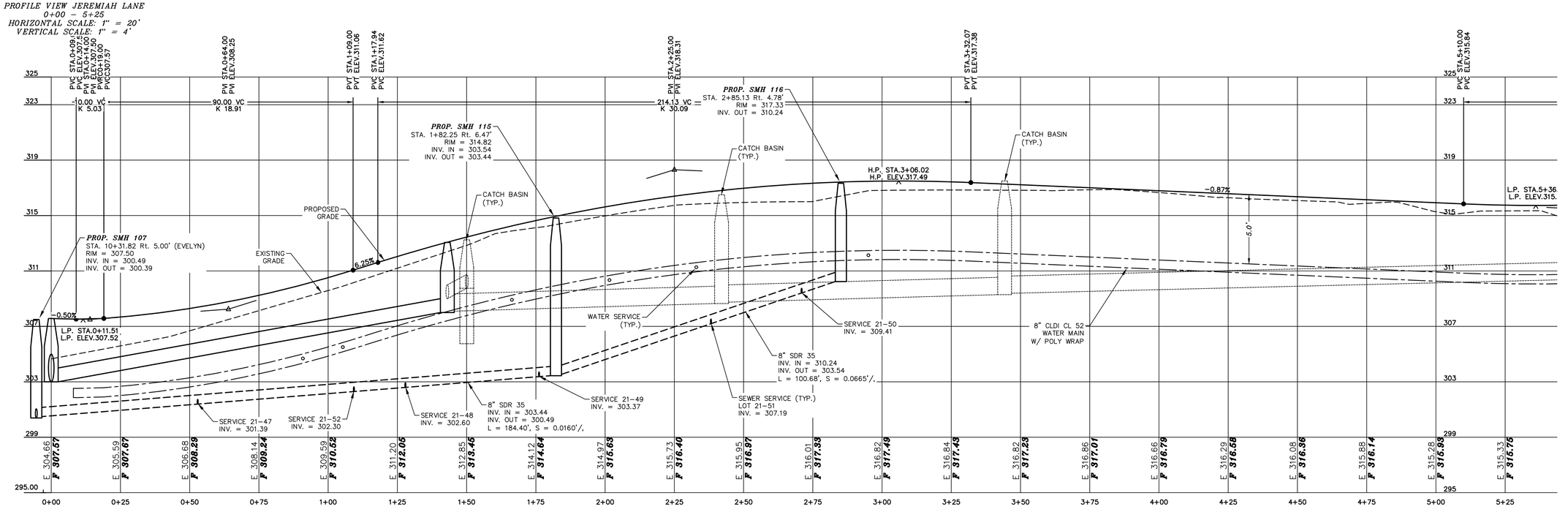
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 – 114

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



PLAN VIEW JEREMIAH LANE
0+00 – 5+25



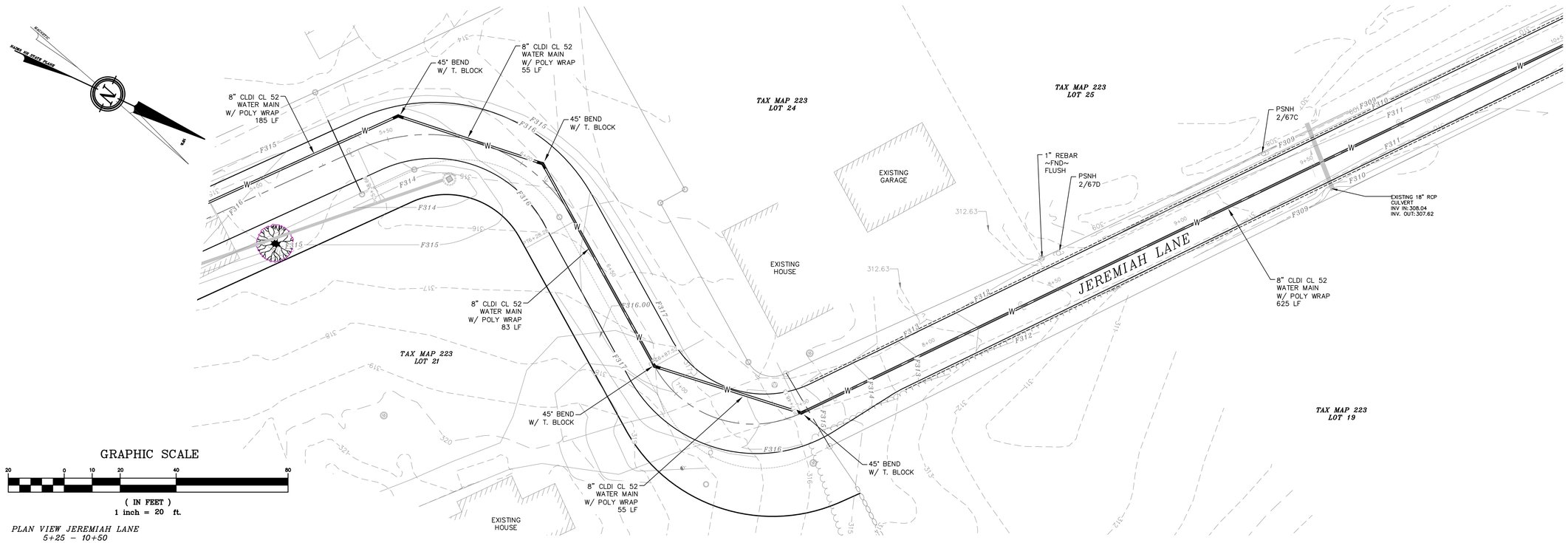
REVISION	DATE	DESCRIPTION

UTILITY DESIGN JEREMIAH LANE 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

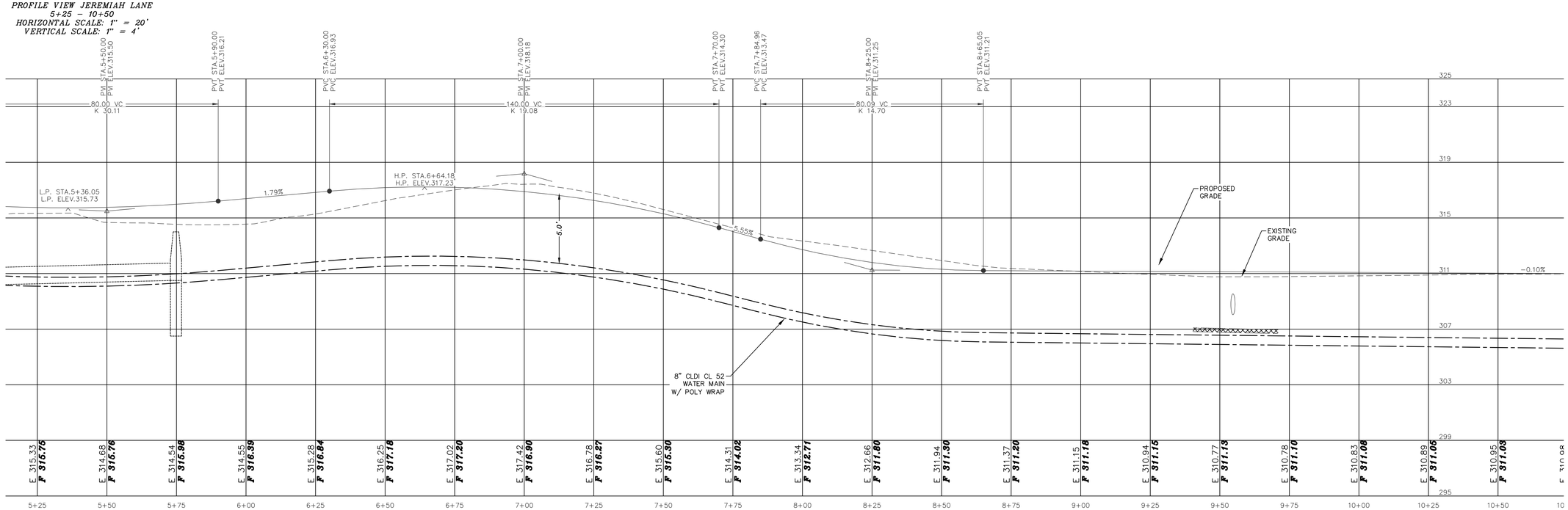
SCALE : 1 IN. EQUALS 20 FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 – 114

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



PLAN VIEW JEREMIAH LANE
5+25 – 10+50

PROFILE VIEW JEREMIAH LANE
5+25 – 10+50
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'



REVISION	DATE	DESCRIPTION

UTILITY DESIGN JEREMIAH LANE 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

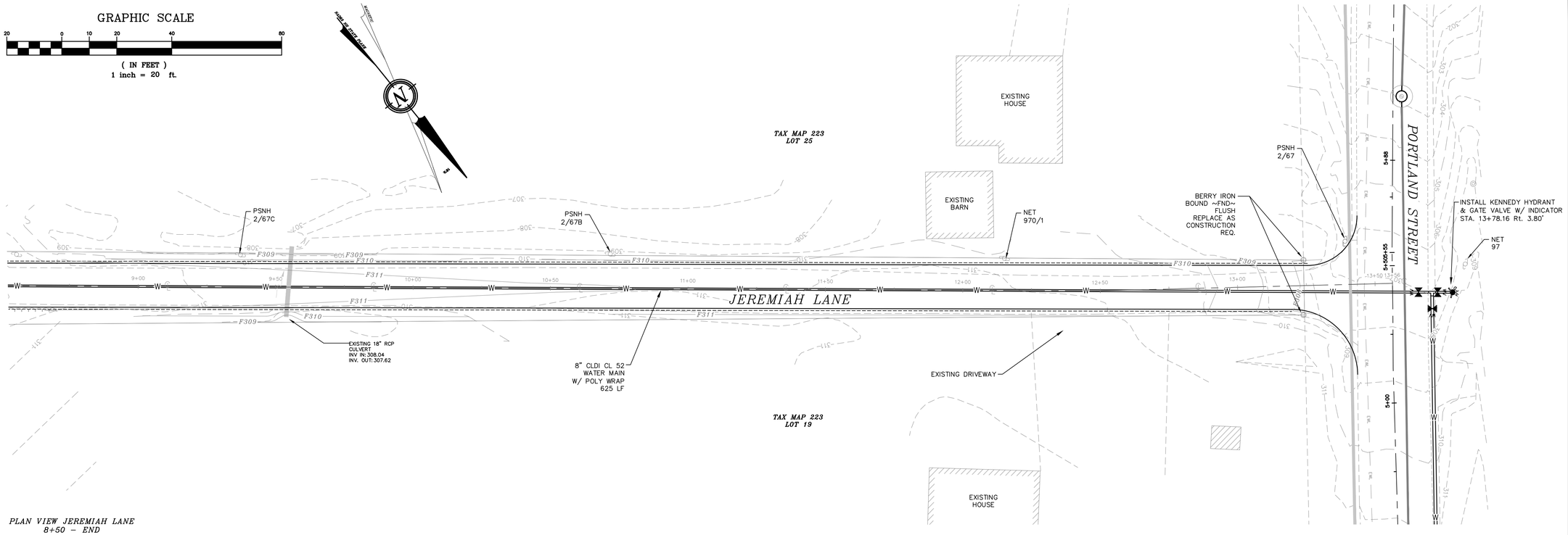
SCALE : 1 IN. EQUALS 20 FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

GRAPHIC SCALE

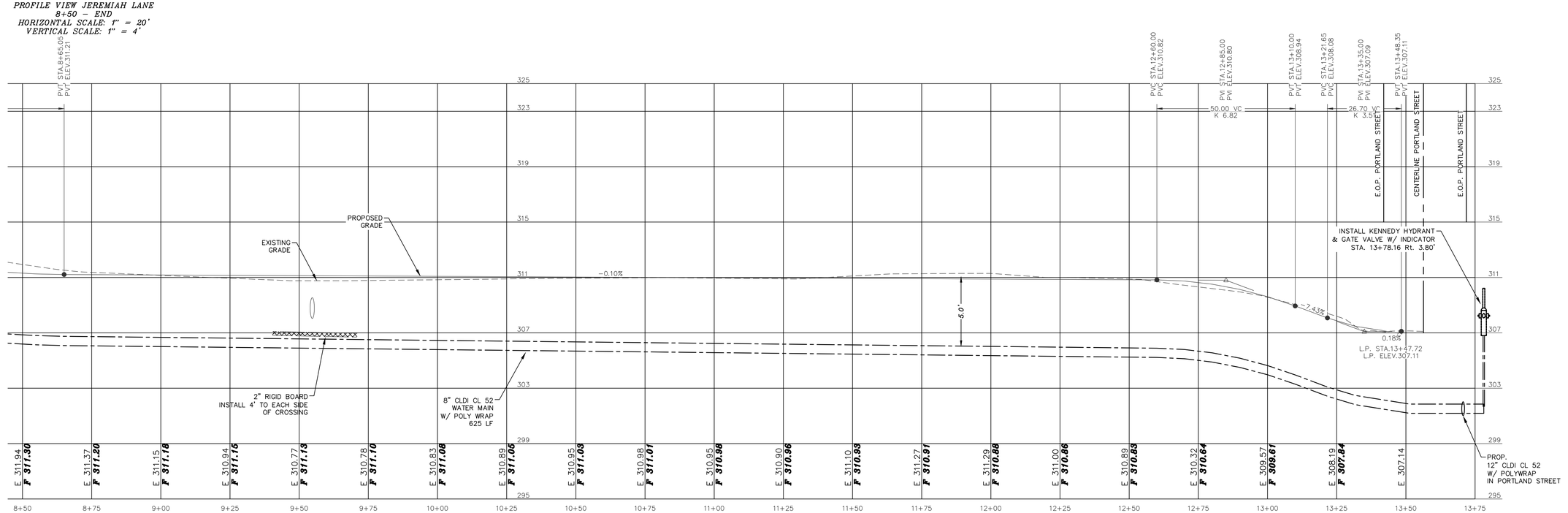
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



PLAN VIEW JEREMIAH LANE
8+50 – END

PROFILE VIEW JEREMIAH LANE
8+50 – END
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'



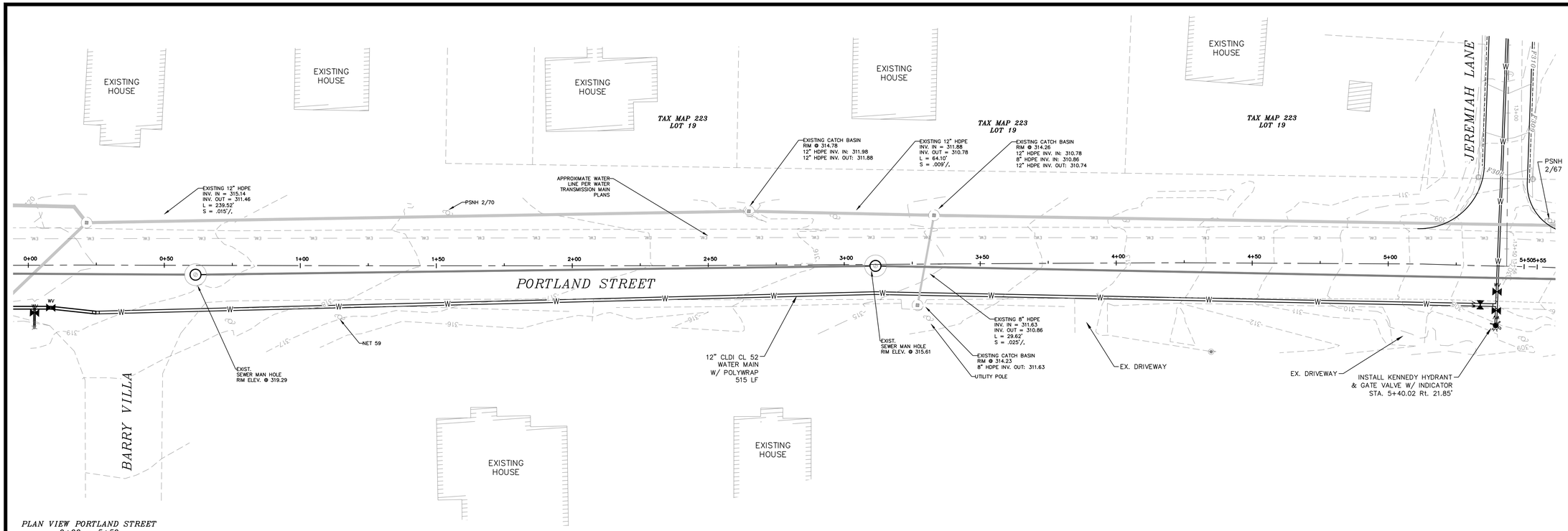
REVISION	DATE	DESCRIPTION

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

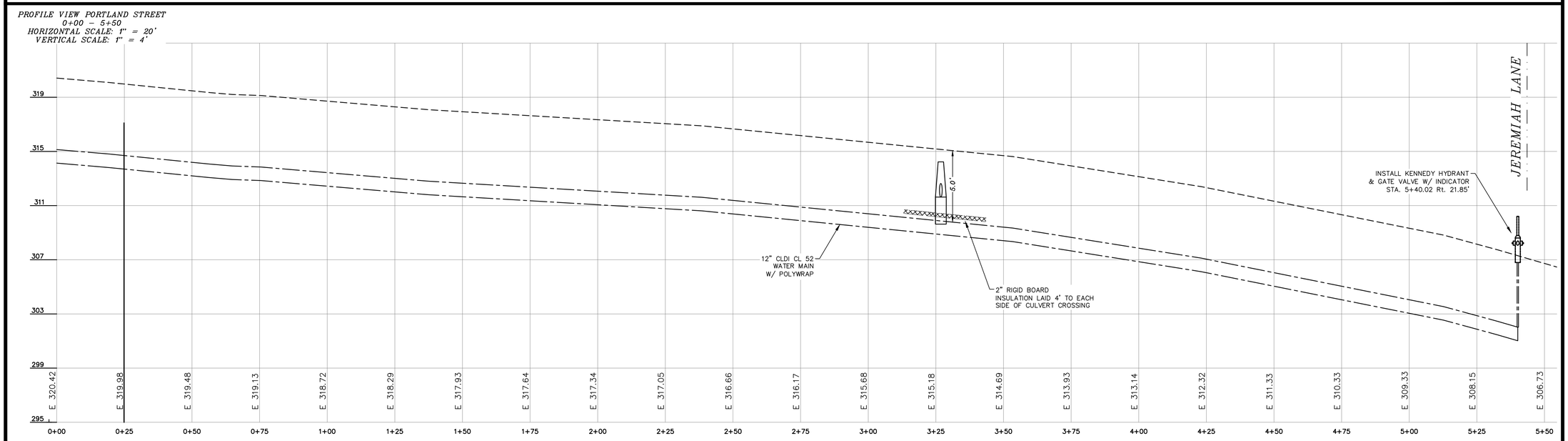
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 – 114

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



PLAN VIEW PORTLAND STREET
0+00 – 5+50



PROFILE VIEW PORTLAND STREET
0+00 – 5+50
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'

REVISION	DATE	DESCRIPTION

PROPOSED WATER MAIN ON PORTLAND STREET
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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

SOILS & DEWATERING:

CsB	GLOUCESTER	VERY STONY FINE SANDY LOAM	K= .17
LeB	LEICESTER	VERY STONY FINE SANDY LOAM	K= .43
SuB	SUTTON	VERY STONY FINE SANDY LOAM	K= .43
WgB	WOODBRIDGE	FINE SANDY LOAM	K= .43
RsB	RIDGEBURY	VERY STONY FINE SANDY LOAM	K= .24
CfB	CUARLTON	FINE SANDY LOAM	K= .43
446	SCITUATE	COARSE LOAMY	K= .24
446	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 EARLIES 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.

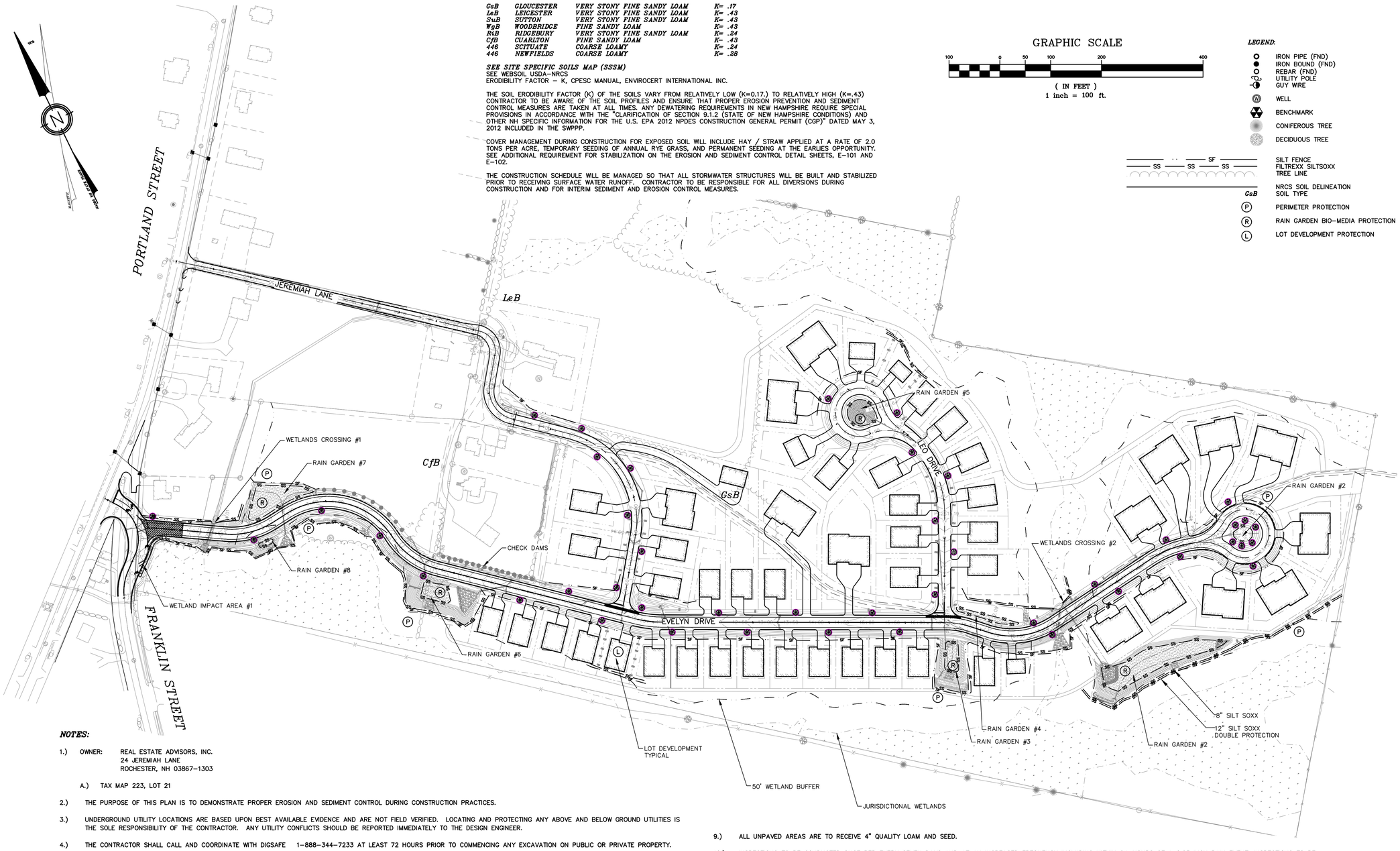
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND:

- IRON PIPE (FND)
- IRON BOUND (FND)
- REBAR (FND)
- UTILITY POLE
- GUY WIRE
- WELL
- BENCHMARK
- CONIFEROUS TREE
- DECIDUOUS TREE
- SF — SILT FENCE
- SS — FILTREXX SILTSOXX
- TREE LINE
- NRCS SOIL DELINEATION
- CsB — SOIL TYPE
- (P) PERIMETER PROTECTION
- (R) RAIN GARDEN BIO–MEDIA PROTECTION
- (L) LOT DEVELOPMENT PROTECTION



NOTES:

1.) OWNER: REAL ESTATE ADVISORS, INC.
24 JEREMIAH LANE
ROCHESTER, NH 03867–1303

A.) TAX MAP 223, LOT 21

2.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE PROPER EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION PRACTICES.

3.) 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.

4.) 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.

5.) SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY AND SEDIMENT AND EROSION CONTROLS.

6.) ALL DRAINAGE PIPE IS TO BE HDPE N–12. INDIVIDUAL PIPE SIZES ARE SPECIFIED ON GRADING AND DETAIL PLAN SHEETS.

7.) 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.

8.) 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 PREFORMED ON ALL DRAINAGE PRACTICES.

9.) ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.

10.) 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.

11.) 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.

12.) THE CONTRACTOR SHALL NOT COMPACT SOIL IN THE RAIN GARDEN AREAS.

13.) PER EPA CGP 2.1.2.2 (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.

REVISION	DATE	DESCRIPTION

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 : JULY 5, 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 SILTSOXX
- TREE LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

REVISION	DATE	DESCRIPTION

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 : JULY 5, 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
- (W) WELL
- BENCHMARK
- CONIFEROUS TREE
- DECIDUOUS TREE
- SF — SILT FENCE
- SS — FILTREXX SILTSOXX
- TREE LINE
- NRCS SOIL DELINEATION
- CsB — SOIL TYPE
- (P) PERIMETER PROTECTION
- (R) RAIN GARDEN BIO-MEDIA PROTECTION
- (L) LOT DEVELOPMENT PROTECTION

PROPOSED SILT SOX

PROPOSED SILT FENCE

JURISDICTIONAL WETLANDS

50' WETLAND BUFFER

PROPOSED RAIN GARDEN #7 SEE DETAILS

CHECK DAMS SPACING: 150'

CHECK DAMS SPACING: 150'

FRANKLIN STREET PROPOSED NEW INTERSECTION

EVELYN DRIVE PROPOSED TO BE PUBLIC

EVELYN DRIVE PROPOSED TO BE PUBLIC

PROPOSED RAIN GARDEN #8 SEE DETAILS

PROPOSED SILT FENCE

PROPOSED SILT SOX

28' x 75' CONSTRUCTION ENTRANCE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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 : JULY 5, 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
- SF — SILT FENCE
- SS — FILTREXX SILTSOXX
- TREE LINE
- GsB — NRCS SOIL DELINEATION / SOIL TYPE
- (P) PERIMETER PROTECTION
- (R) RAIN GARDEN BIO-MEDIA PROTECTION
- (L) LOT DEVELOPMENT PROTECTION

CHECK DAMS SPACING: 150'

RIP RAP OUTLET PROTECTION D50: T:

INLET PROTECTION

CHECK DAMS SPACING: 33'

RIP RAP OUTLET PROTECTION D50: T:

CHECK DAMS SPACING: SINGLE

INLET PROTECTION

INLET PROTECTION

INLET PROTECTION

JEREMIAH LAN PROPOSED TO BE PUBLIC

PROPOSED RIP-RAP SEDIMENT FORE-BAY

PROPOSED RIP-RAP CHECK DAM / BERM

EVELYN DRIVE PROPOSED TO BE PUBLIC

PROP. RAIN GARDEN *(SEE DETAILS)*

INLET PROTECTION

PROPOSED RAIN GARDEN #6 SEE DETAILS

PROPOSED SILT FENCE

INLET PROTECTION

CONTRACTOR TO INSALL SILT SOXX AROUND THE TOE OF SLOPE TO KEEP SILT OUT OF BIO-MEDIA DURING CONSTRUCTION

PROPOSED SILT SOX

CHECK DAM SPACING BASED ON SLOPE

TYPICAL LOT DEVELOPMENT SEDIMENT PROTECTION

GRAPHIC SCALE

20 0 10 20 40 80

(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 : JULY 5, 2016
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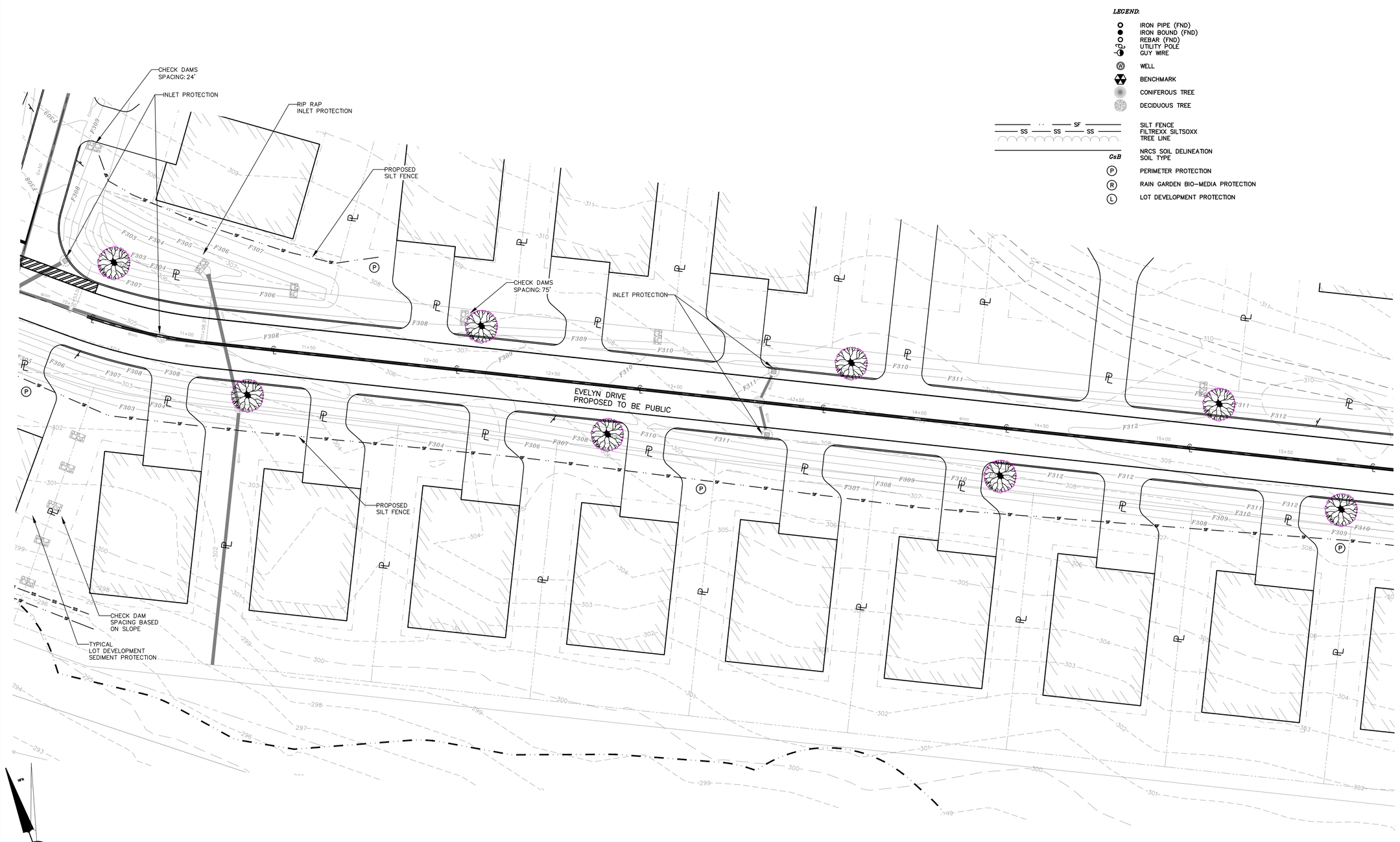
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

REVISION	DATE	DESCRIPTION

EROSION & SEDIMENT CONTROL PLAN EVELYN DRIVE 10+50 – 15+75
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223 LOT 21

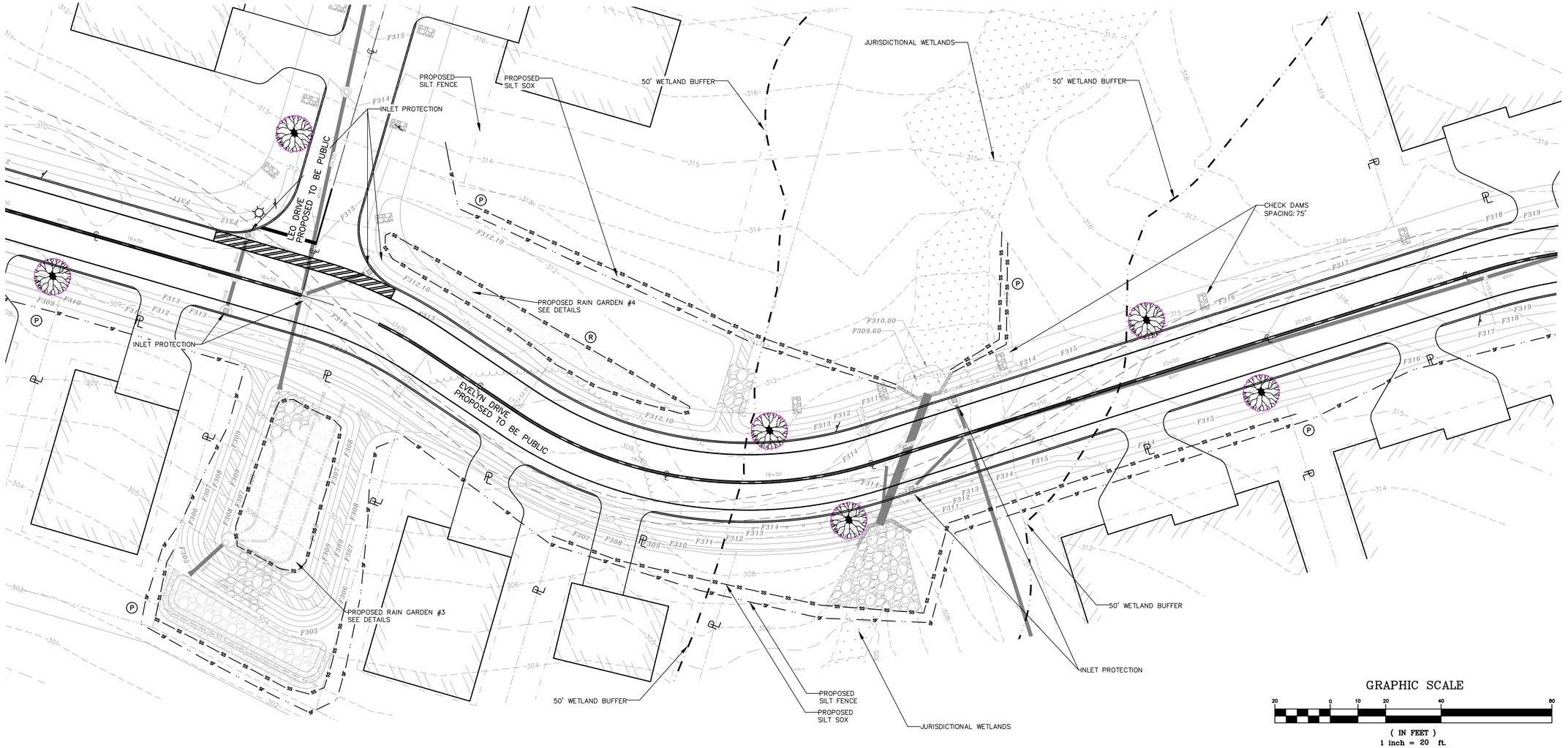
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : JULY 5, 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 SILTSOXX
- TREE LINE
- NRCS SOIL DELINEATION
- SOIL TYPE
- PERIMETER PROTECTION
- RAIN GARDEN BIO-MEDIA PROTECTION
- LOT DEVELOPMENT PROTECTION



GRAPHIC SCALE

20 0 10 20 40 80

(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 : JULY 5, 2016
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STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

MAGNETIC NORTH 10°W

INLET PROTECTION

JURISDICTIONAL WETLANDS

50' WETLAND BUFFER

CHECK DAMS
SPACING: 75'

EVELYN DRIVE
PROPOSED TO BE PUBLIC

PROPOSED
SILT SOX

PROPOSED
SILT FENCE

INLET PROTECTION

PROPOSED
SILT SOX

PROPOSED RAIN GARDEN #1
SEE DETAILS

50' WETLAND BUFFER

PROPOSED RIP RAP
FORE-BAY

PROPOSED RAIN GARDEN #2
SEE DETAILS

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

8" SILT SOXX

12" SILT SOXX
DOUBLE PROTECTION

WETLAND BUFFER
TO BE STAKED BY
BS&E PRIOR TO SILT SOXX
INSTALLATION

CHECK DAMS
SPACING: 75'

REVISION	DATE	DESCRIPTION

EROSION & SEDIMENT CONTROL PLAN EVELYN DRIVE 20+75 – 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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

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 : JULY 5, 2016
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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
- (W) WELL
- BENCHMARK
- CONIFEROUS TREE
- DECIDUOUS TREE
- SF — SILT FENCE
- SS — FILTREXX SILTSOXX
- TREE LINE
- NRCS SOIL DELINEATION
- GsB — SOIL TYPE
- (P) PERIMETER PROTECTION
- (R) RAIN GARDEN BIO-MEDIA PROTECTION
- (L) LOT DEVELOPMENT PROTECTION

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

PROPOSED SILT SOXX

PROPOSED SILT FENCE

CHECK DAMS SPACING: 31'

INLET PROTECTION

PROPOSED RAIN GARDEN #5 SEE DETAILS

INLET PROTECTION

LEO DRIVE PROPOSED TO BE PUBLIC

TYPICAL LOT DEVELOPMENT PROTECTION

CHECK DAMS SPACING: BASED ON SLOPE

50' WETLAND BUFFER

EDGE OF JURISDICTIONAL WETLANDS

MAGNETIC

NAD83 NH STATE PLANE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

REVISION	DATE	DESCRIPTION

EROSION & SEDIMENT CONTROL PLAN LEO DRIVE 2+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 : JULY 5, 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 SILTSOXX
- TREE LINE

50' WETLAND BUFFER

SILT FENCE

EVELYN DRIVE
PROPOSED TO BE PUBLIC

INLET PROTECTION

INLET PROTECTION

INLET PROTECTION

CHECK DAMS
SPACING: 24'

JEREMIAH LANE
PROPOSED TO BE PUBLIC

INLET PROTECTION

CHECK DAMS
SPACING: 24'

INLET PROTECTION

INLET PROTECTION

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MAGNETIC
NADB3 NH STATE PLANE

REVISION	DATE	DESCRIPTION

EROSION & SEDIMENT CONTROL PLAN JEREMIAH LANE 0+00 – 5+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 : JULY 5, 2016
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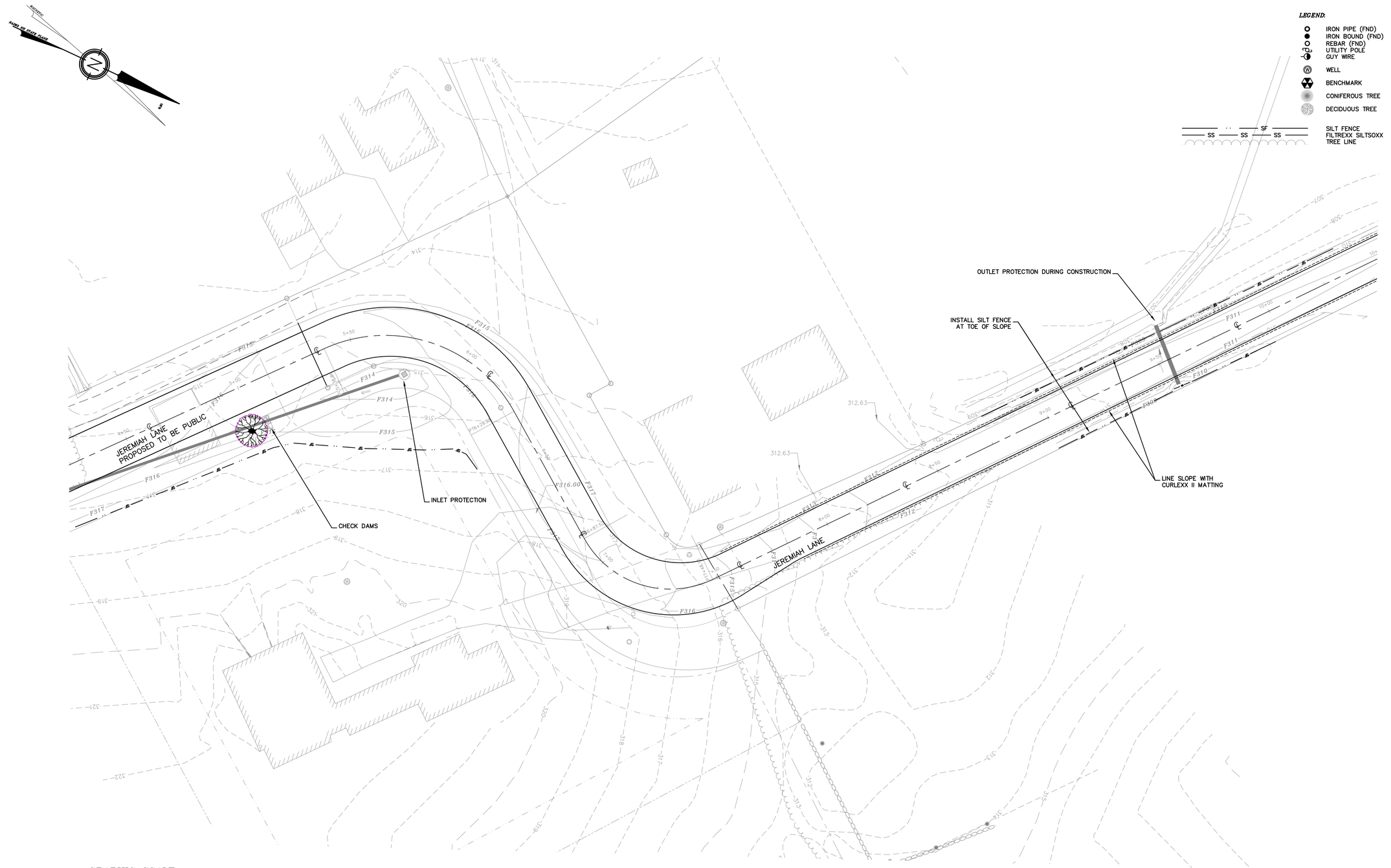
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MAGNETIC
14.5° W
N
S

LEGEND:

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

SF
SS SS SS

TAX MAP 223
LOT 25

EXISTING
HOUSE

EXISTING
BARN

INSTALL FILTREXX
SOXX BACKED UP WITH ¾"
STONE EVERY 25' DURING
CONSTRUCTION

PORTLAND STREET

JEREMIAH LANE

INSTALL SILT FENCE

TAX MAP 223
LOT 19

EXISTING
HOUSE

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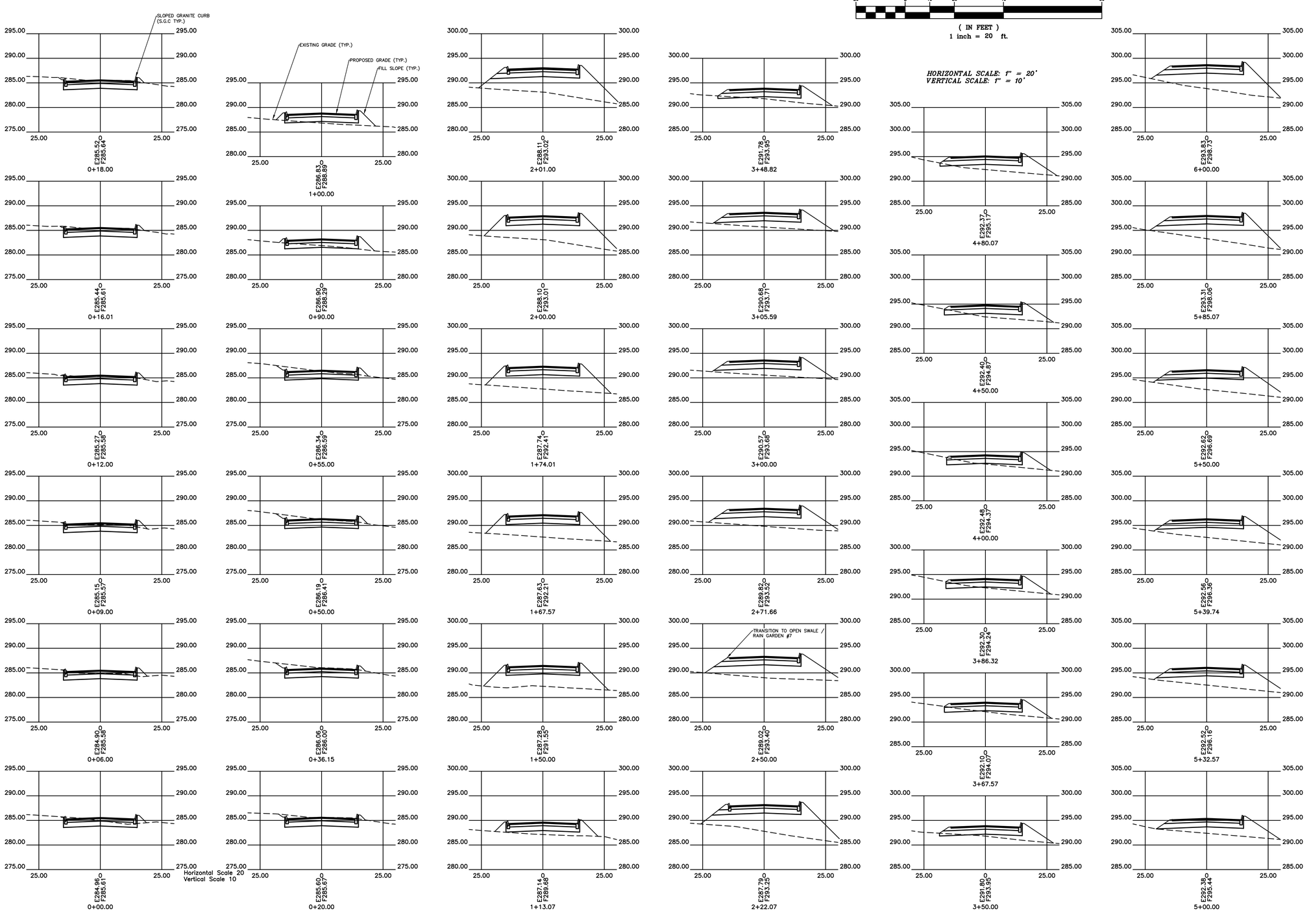
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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



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 : JULY 5, 2016
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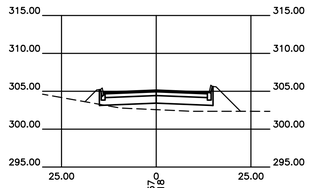
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY No. 14243
LICENSED PROFESSIONAL ENGINEER

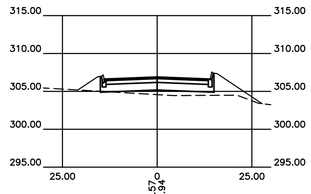
GRAPHIC SCALE

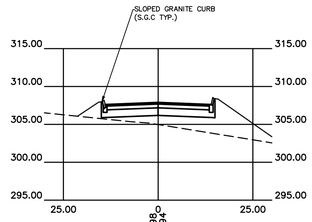
20 0 10 20 40 80

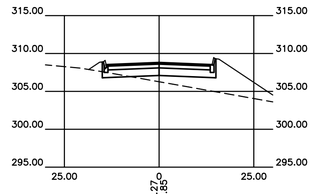
(IN FEET)
1 inch = 20 ft.

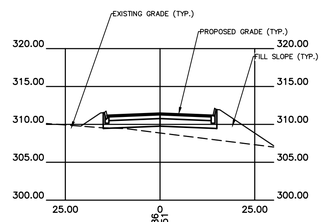
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'

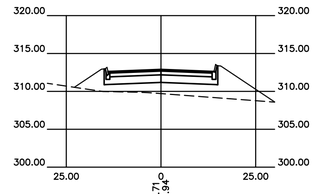


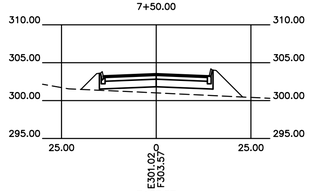


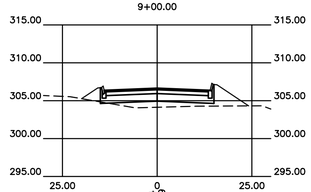


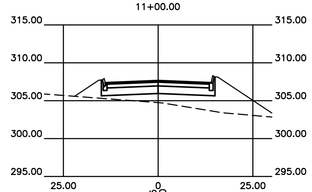


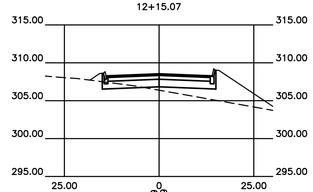


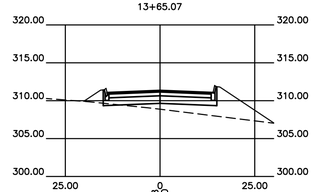


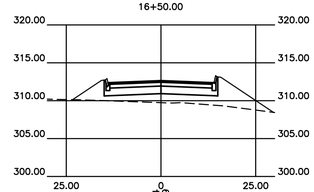


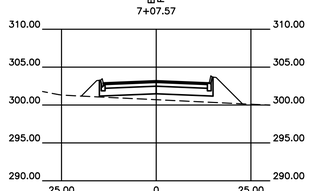


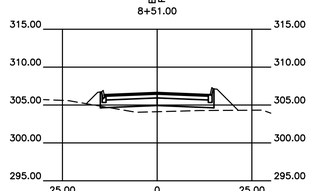


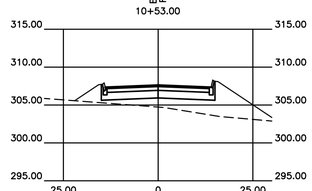


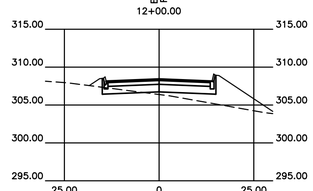


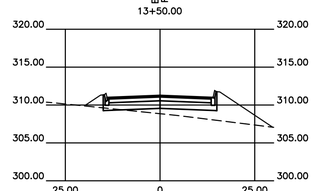


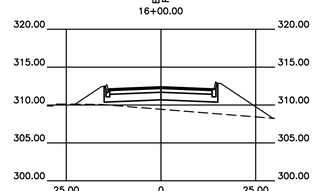


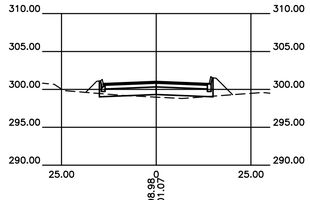


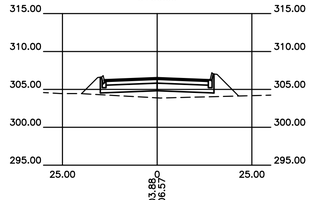


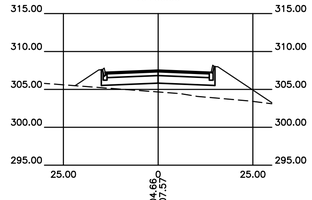


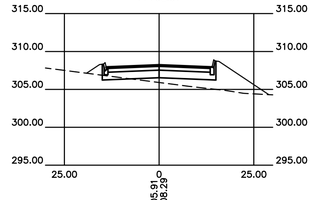


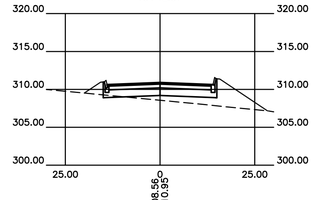


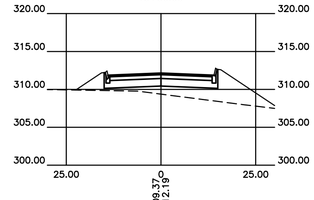


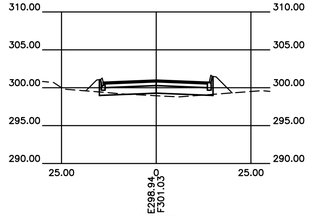


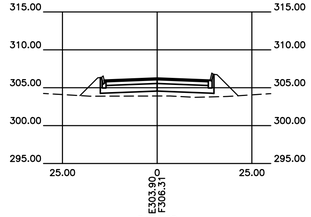


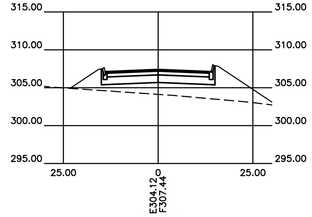


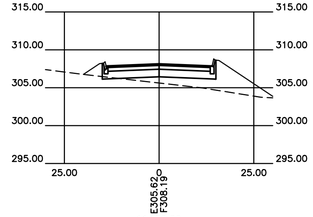


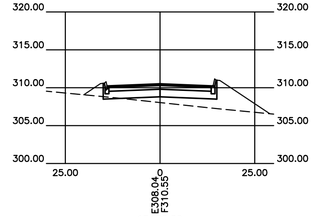


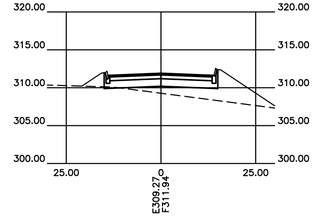


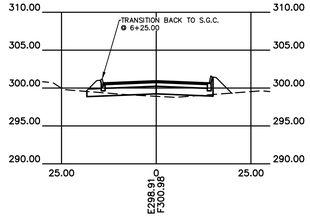


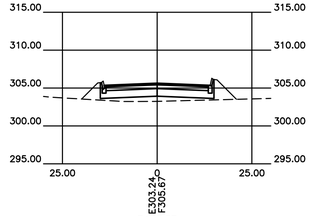


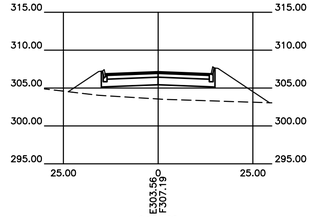


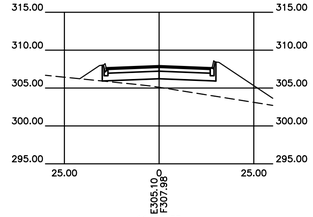


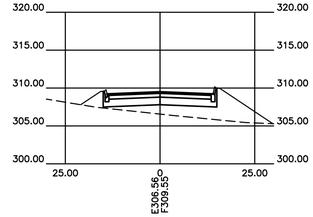


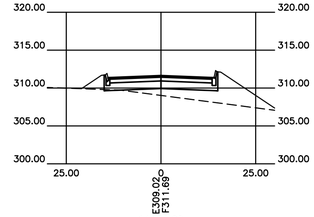












REVISION	DATE	DESCRIPTION

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

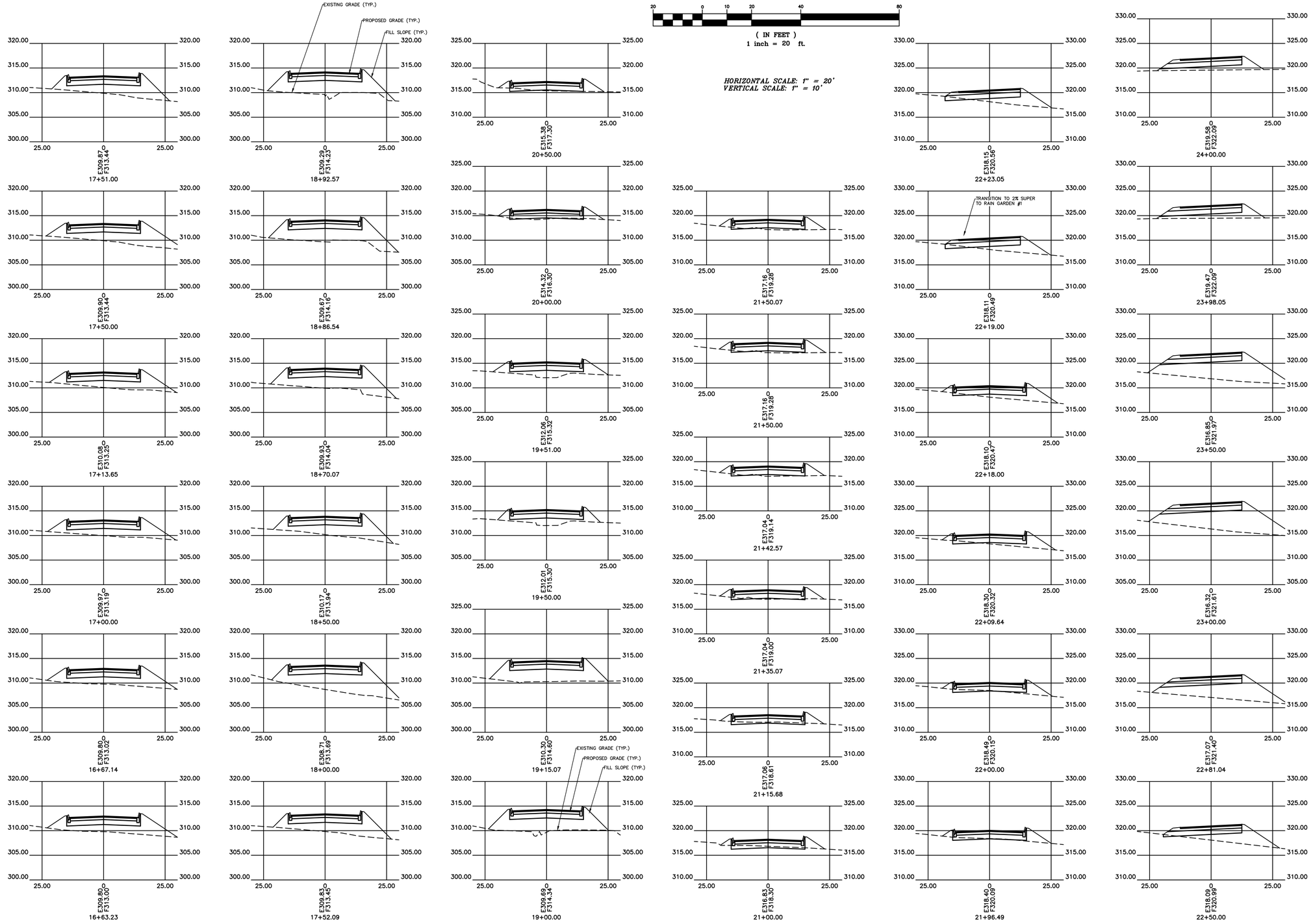
SCALE : 1 IN. EQUALS FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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



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

REVISION	DATE	DESCRIPTION

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

SCALE : 1 IN. EQUALS FT.
DATE : JULY 5, 2016
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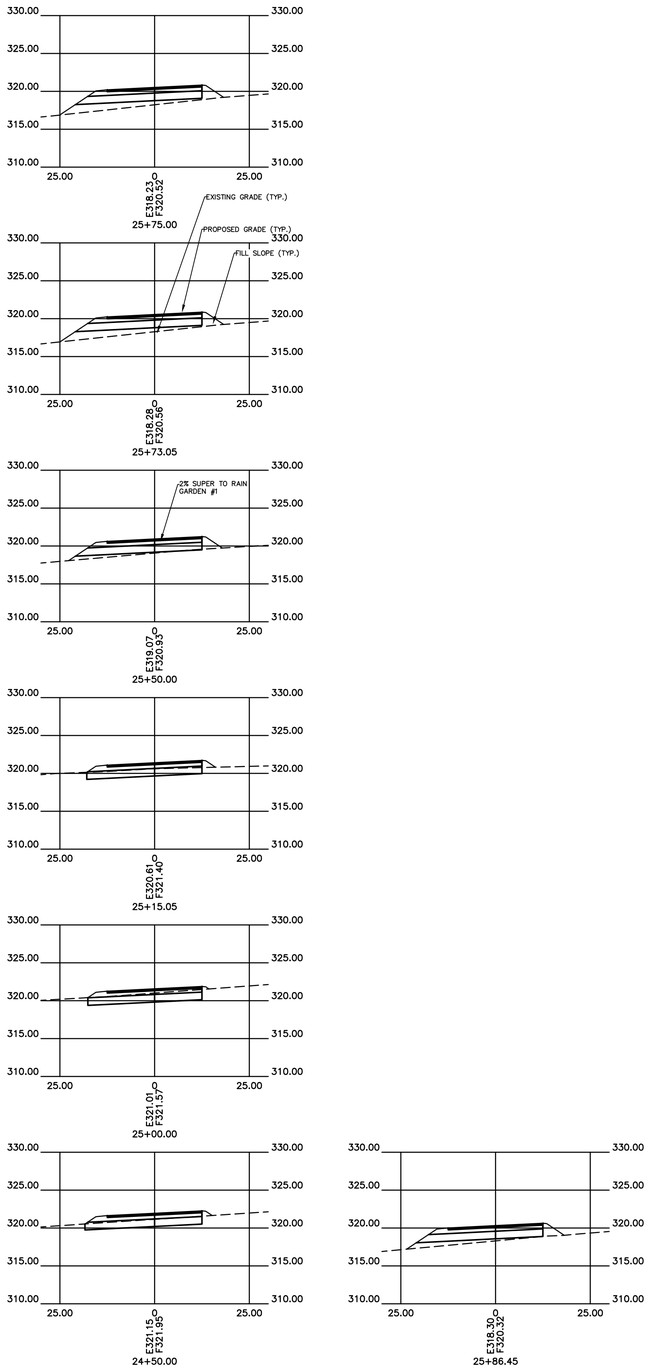
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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 : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

HORIZONTAL SCALE: 1" = 20'
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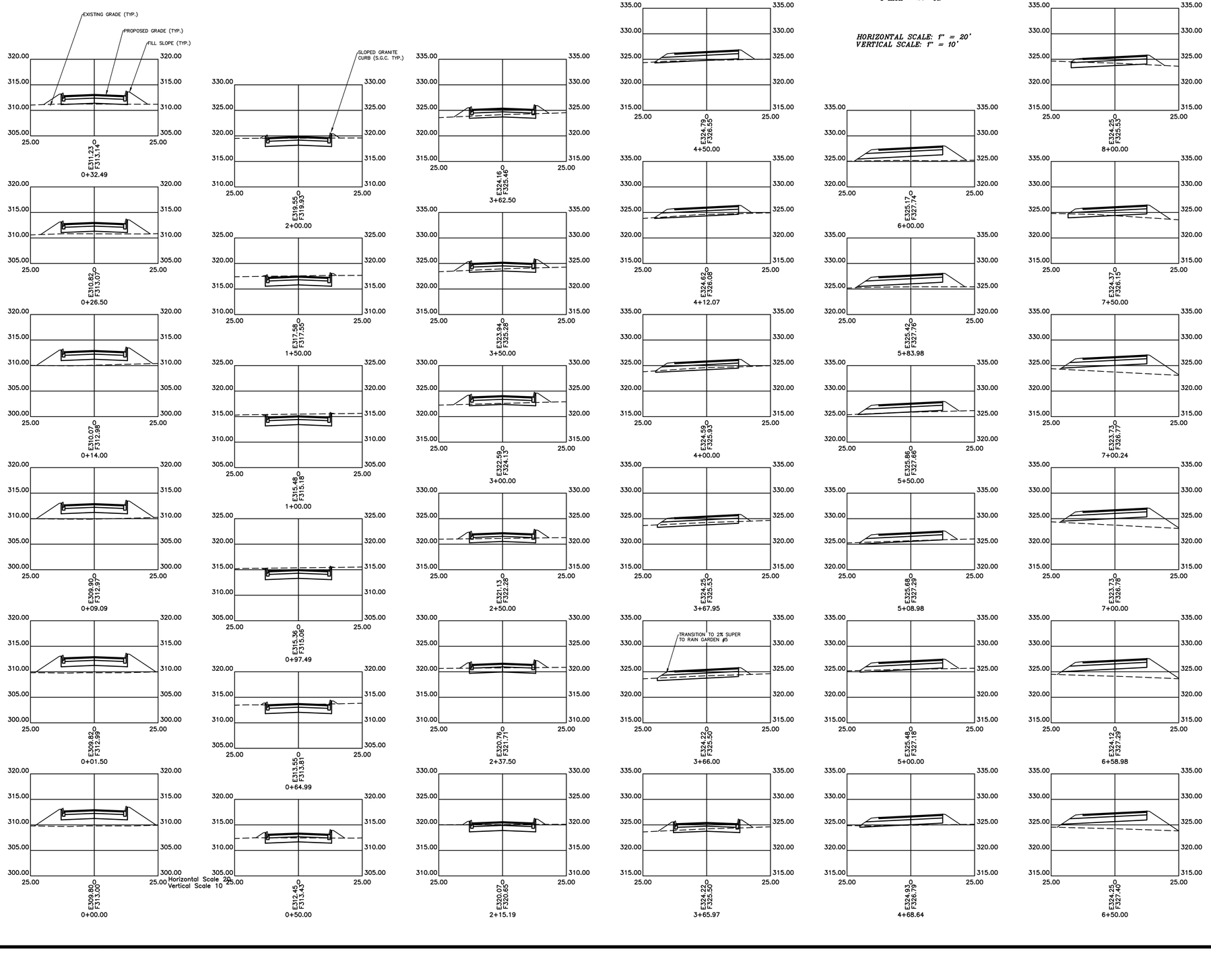

Horizontal Scale 20
Vertical Scale 10

REVISION	DATE	DESCRIPTION

SECTIONS 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. EQUALS FT.
DATE : JULY 5, 2016
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STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

GRAPHIC SCALE

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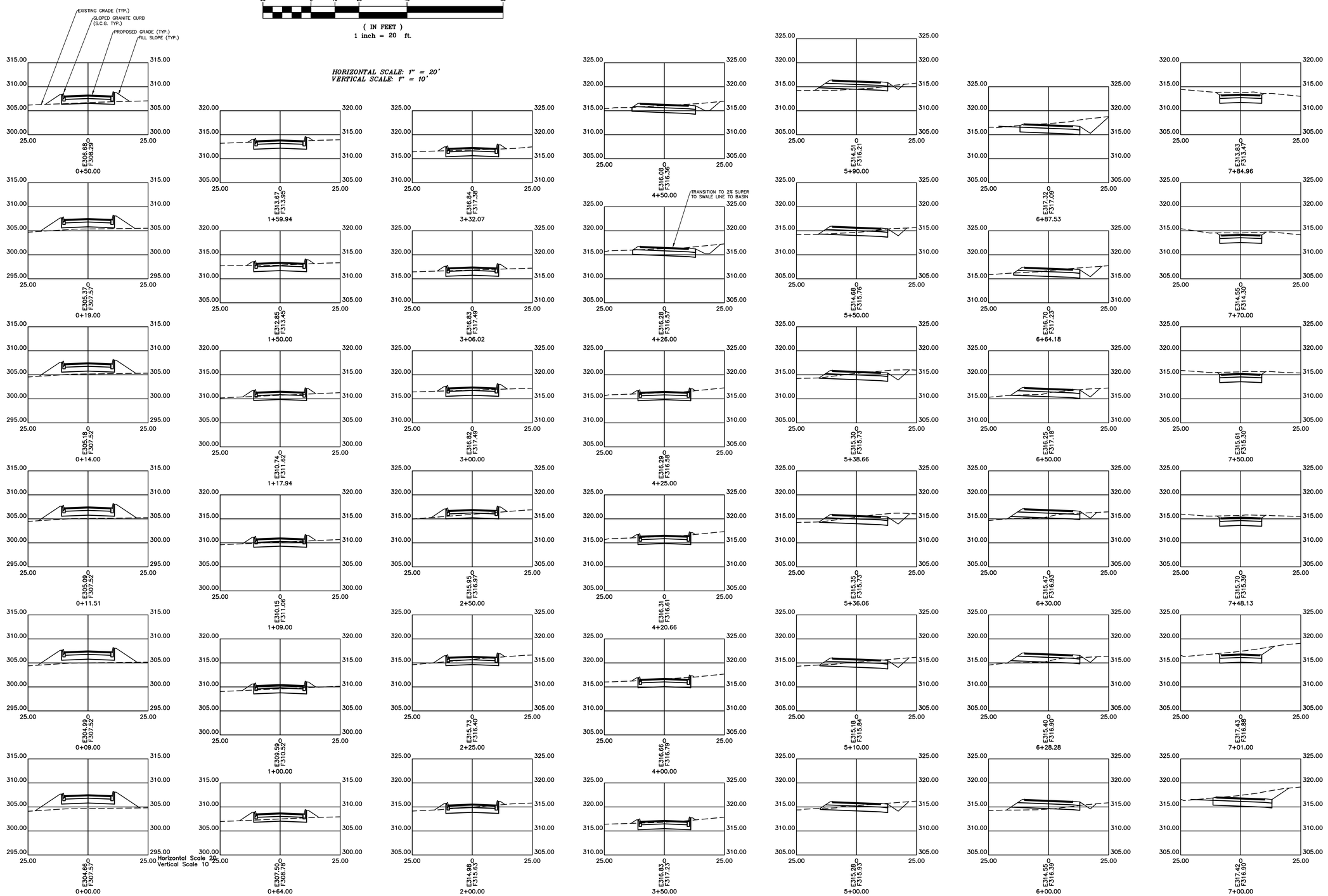

REVISION	DATE	DESCRIPTION

SECTIONS OF JEREMIAH LANE 0+00 – 7+85
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 : JULY 5, 2016
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STATE OF NEW HAMPSHIRE
KENNETH A. BERRY No. 14243 LICENSED PROFESSIONAL ENGINEER

GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

HORIZONTAL SCALE: 1" = 20'
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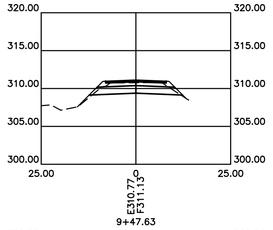

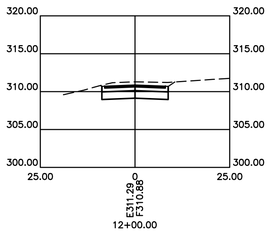

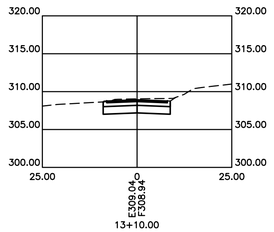

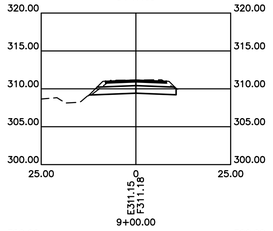

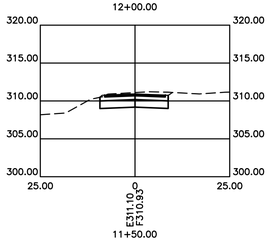

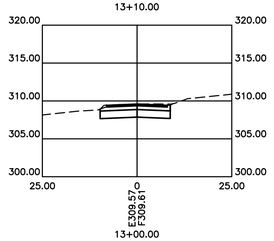

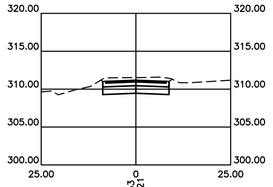

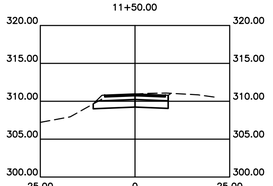

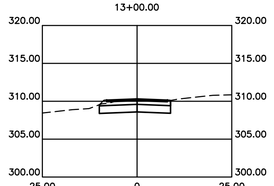

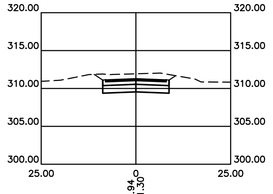

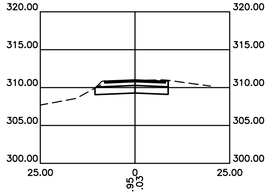

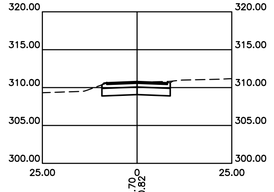

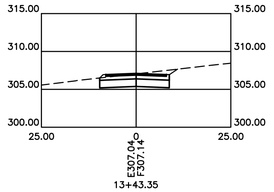

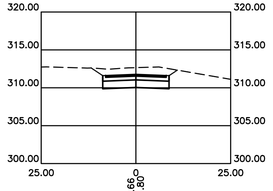

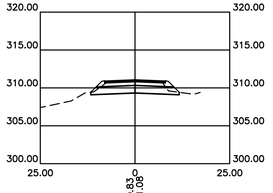

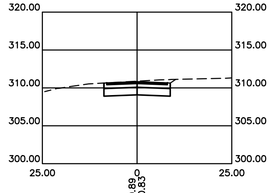

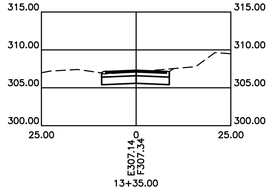

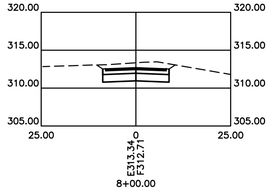

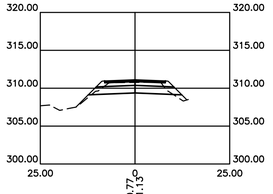

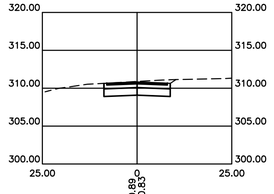

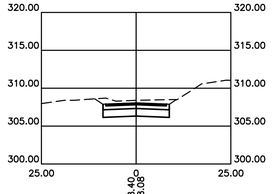

REVISION	DATE	DESCRIPTION

SECTIONS OF JEREMIAH LANE 7+85 – 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 : JULY 5, 2016
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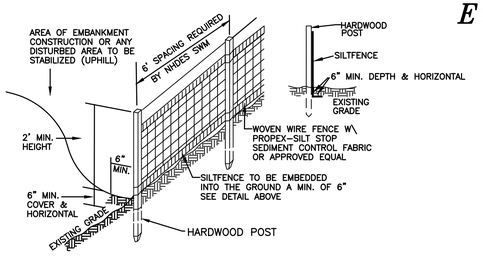
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

E1



SILT FENCE CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A
2. MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER,
3. THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY–PASSING MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT
4. REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE
5. FOR SEDIMENT STORAGE SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND
6. THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE–VEGETATED

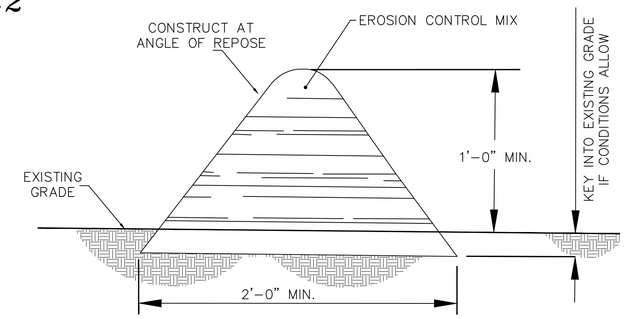
SILT FENCE MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME
2. INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT.
3. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE
4. FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

SILT FENCE DETAIL
N.T.S.

E2

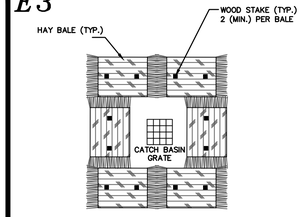
EROSION CONTROL MIX BERM



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, STUMP GRINDINGS, COMPOSED 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 THE 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.

E3



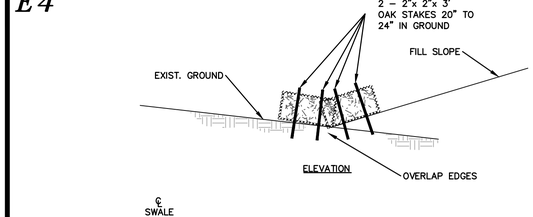
NOTE:
BALES TO REMAIN UNTIL SUBBASE PREPARATION IS COMPLETE AND PAVING IS TO BEGIN OR UNTIL ALL UPSTREAM AREAS ARE STABILIZED WITH VEGETATION.

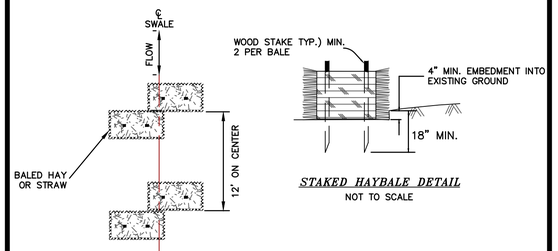
CONSTRUCTION SPECIFICATIONS
FOR STRAW OR HAY BALE BARRIERS

1. STRUCTURES SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
3. WHEN 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.
4. HAY OR STRAW BALES SHALL BE ANCHORED INTO THE SOIL USING 2" X 2" STAKES DRIVEN THROUGH THE BALES AND AT LEAST 18 INCHES INTO THE SOIL.
5. SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATE VEGETATIVE BMP.
6. STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.

SEDIMENT CONTROL AT CATCH BASINS
NOT TO SCALE

E4



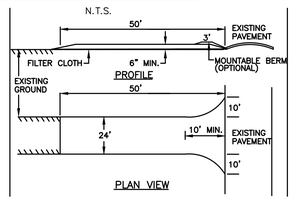


STAKED HAYBALE DETAIL
NOT TO SCALE

HAY BALE CHECK DAM DETAIL
(NOT TO SCALE)

E5

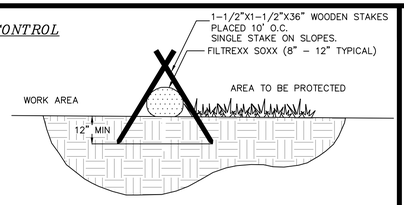
STABILIZED CONSTRUCTION ENTRANCE



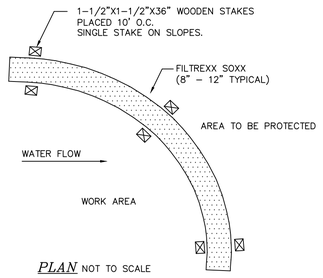
1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE 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 WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER 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 CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
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 USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT–OF–WAY MUST BE REMOVED PROMPTLY.

E6

FILTREXX SEDIMENT CONTROL
NOT TO SCALE



SECTION NOT TO SCALE

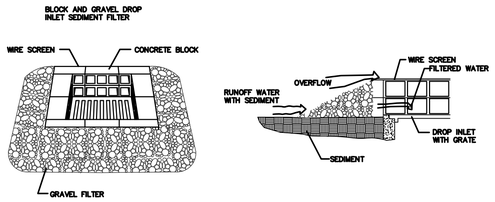


PLAN NOT TO SCALE

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. SILTSOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
5. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
6. FILTREXX SOXX IS A REGISTERED TRADEMARK OF FILTREXX INTERNATIONAL, LLC.

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

E7



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

E8

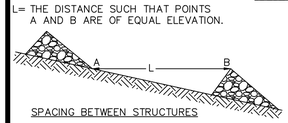
TEMPORARY EROSION CONTROL MEASURES

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 DIRECTING 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.

E9

STONE CHECK DAM

L= THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION.



SPACING BETWEEN STRUCTURES

1.) CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH

2.) THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE DAM SHOULD BE LESS THEN ONE ACRE.

3.) THE MAXIMUM HEIGHT OF THE DAM SHOULD BE TWO FEET.

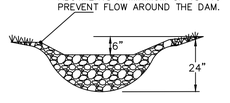
4.) THE CENTER OF THE DAM SHOULD BE AT LEAST SIX INCHES LOWER THAN THE OUTER EDGES.

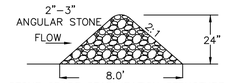
5.) THE MAXIMUM SPACING IS AS SHOWN ON THE PROJECT SITE PLANS.

6.) CHECK DAMS WILL NOT BE USED IN A FLOWING STREAM.

7.) TEMPORARY CHECK DAMS WILL BE REMOVED ONCE THE SWALE OR DITCH IS DETERMINED STABLE.

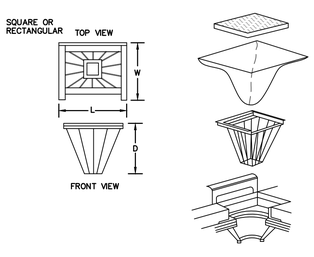
NOTE: KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIMUM OF 18" TO PREVENT FLOW AROUND THE DAM.





STONE GRADE STABILIZATION STRUCTURE

E10



INLET FILTER BASKET
NOT TO SCALE

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 SHEET 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).

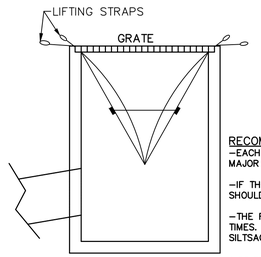
MULLEN BURST STRENGTH: MINIMUM 60 psi (ASTM D774).

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

E–101

REVISION	DATE	DESCRIPTION

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

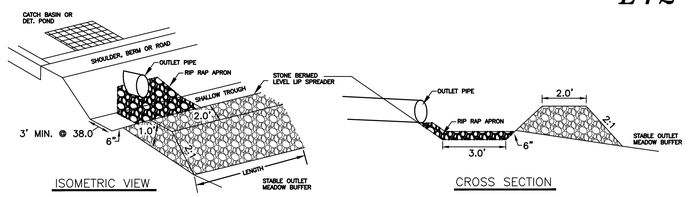
BERRY & SURVEYING ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603–332–2863

SCALE : 1 IN. EQUALS FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

E12

STONE BERM LEVEL SPREADER



ISOMETRIC VIEW

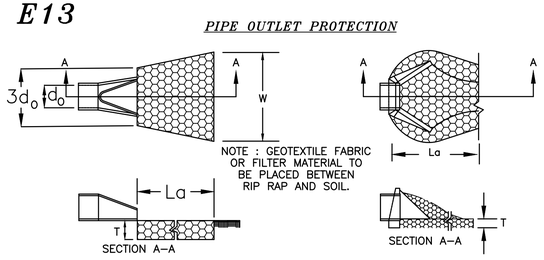
CROSS SECTION

SIEVE DESIGNATION	SIZE OF STONE (INCHES)
100%	12
84–100%	6
68–83%	3
42–55%	1
8–12%	NO. 4

1. CONSTRUCT THE LEVEL SPREADER LIP ON A 0% GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
3. THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING EXCELSIOR ENFORCER MATTING BENEATH THE STONE. EACH STRIP SHALL OVERLAP BY AT LEAST SIX INCHES.
4. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RE–CONCENTRATE IMMEDIATELY BELOW THE SPREADER.
5. MAINTENANCE: THE LEVEL SPREADER SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE LIP HAS BEEN DAMAGED AND THE DESIGN CONDITIONS HAVE NOT CHANGED. ANY DETRIMENTAL SEDIMENT ACCUMULATION SHOULD BE REMOVED. IF STONE REMOVAL HAS TAKEN PLACE ON THE LIP, THEN THE DAMAGE SHOULD BE REPAIRED.

E13

PIPE OUTLET PROTECTION



PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL

PIPE OUTLET TO WELL–DEFINED CHANNEL

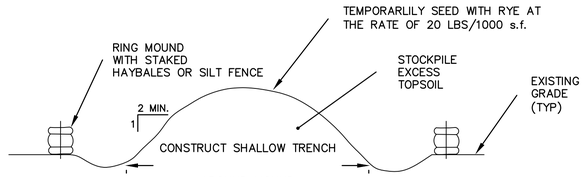
PIPE OUTLET PROTECTION CONSTRUCTION SPECIFICATIONS

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.

E14

TABLE 7–24––RECOMMENDED RIP RAP GRADATION RANGES				
d50 SIZE=	0.5	FEET	6	INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE		SIZE OF STONE (INCHES) FROM		TO
100%		9		12
85%		8		11
50%		6		9
15%		2		3

E15



TOPSOIL STOCKPILE MOUND

NOT TO SCALE

E16

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/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	FAIR	GOOD	EXCELLENT
	E	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	FAIR	GOOD	GOOD	EXCELLENT
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	F	FAIR	EXCELLENT	EXCELLENT	2/
	G	FAIR	EXCELLENT	EXCELLENT	2/

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

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

RECOMMENDED *

SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREEPING RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR		
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	24	0.55
CREEPING RED FESCUE	24	0.55
BIRDS FOOT TREFOIL	REMOVED	REMOVED
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREEPING RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 12	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	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.
   d. When seeded areas are mulched, plantings may be made from early spring to early October. When seeded areas are not mulched, plantings should be made from early spring to May 20 or from August 10 to September 1.

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.

E17

WINTER STABILIZATION NOTES

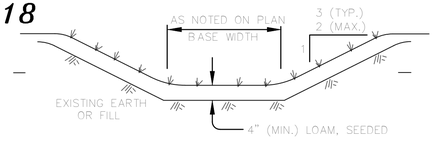
1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH, SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3–4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "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 OVER 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 SEEDED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES 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.

E18



GRASS TREATMENT SWALE

NOT TO SCALE

INSPECT ANNUALLY FOR EROSION, SEDIMENT ACCUMULATIONS, VEGETATION LOSS, & INVASIVE SPECIES. REPAIR AS NECESSARY.

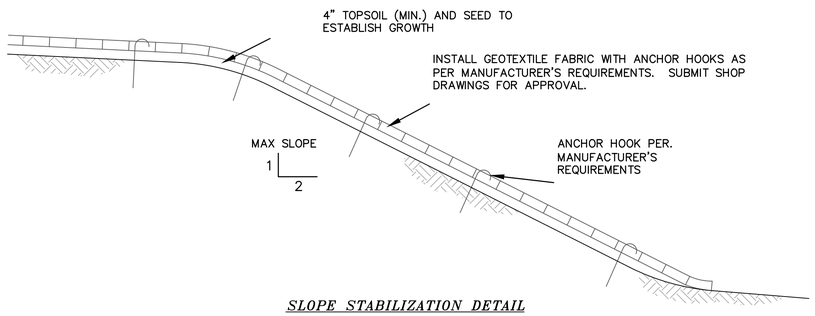
MOW GRASS ANNUALLY TO A DEPTH OF 4".

E21

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.

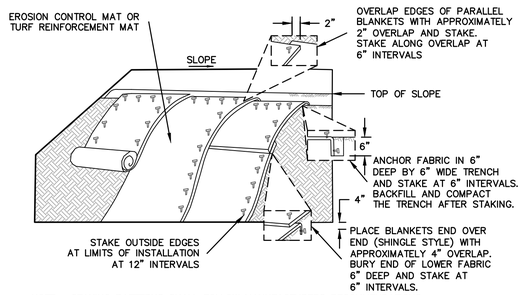
E19



SLOPE STABILIZATION DETAIL

NOT TO SCALE

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

CONSTRUCTION SEQUENCE:

1.) CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED

2.) CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS REQUIRED.

3.) EROSION, SEDIMENT AND DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO ANY EARTH MOVING OPERATION & OR DIRECTING RUNOFF TO THEM.

4.) CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY

5.) CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED

6.) CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING

7.) INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.

8.) BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED. NO AREA IS ALLOWED TO BE DISTURBED FOR A LENGTH OF TIME THAT EXCEEDS 60 DAYS BEFORE BEING STABILIZED. DAILY, OR AS REQUIRED.

9.) CONSTRUCT TEMPORARY BERMS, DRAINS DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.

10.) INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION

11.) COMPLETE PERMANENT SEEDING AND LANDSCAPING.

12.) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE.

13.) SMOOTH AND REVEGETATE ALL DISTURBED AREAS.

14.) FINISH PAVING ALL ROADWAYS

E–102

REVISION	DATE	DESCRIPTION

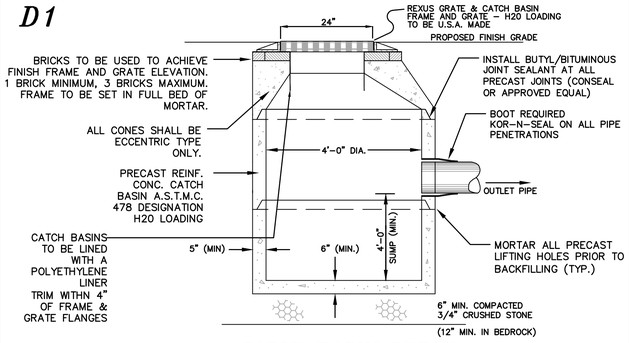
SEDIMENT & EROSION CONTROL DETAILS
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223 LOT 21

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

SCALE : 1 IN. EQUALS FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

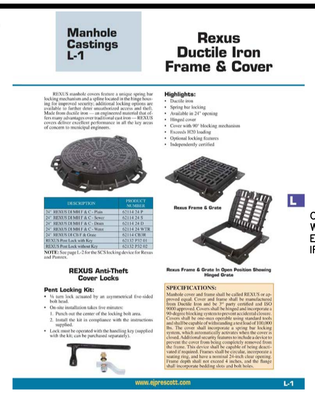
D1



CATCH BASIN DETAIL

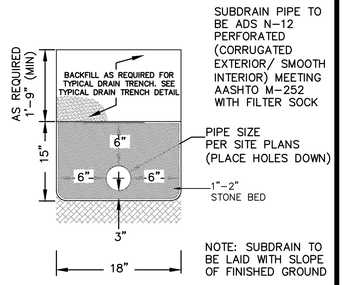
NOT TO SCALE

D2



CATCH BASIN FRAME AND GRATE WILL BE REXUS, OR APPROVED EQUAL, 24 INCH OPENING, DUCTILE IRON, H20 LOADING.

D3



TYPICAL CROSS SECTION

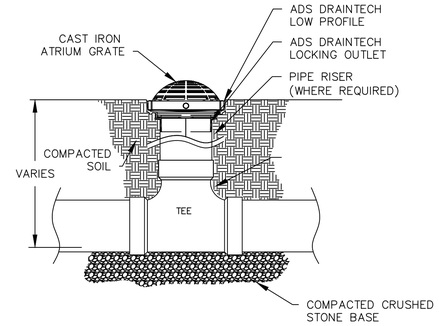
NOTES:

1. CROWN OF 6" SUBDRAIN PIPES TO MATCH CROWN OF DRAIN PIPES IN CATCH BASINS
2. SUBDRAIN TO BE INSTALLED AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY THE ENGINEER.
3. SHORING AND STABILIZING OF TRENCH SIDEWALLS DURING EXCAVATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ANY TRENCH EXCAVATION BEYOND THE LIMITS OF PAY EXCAVATION INDICATED.

SUBDRAIN DETAIL TYPICAL

NOT TO SCALE

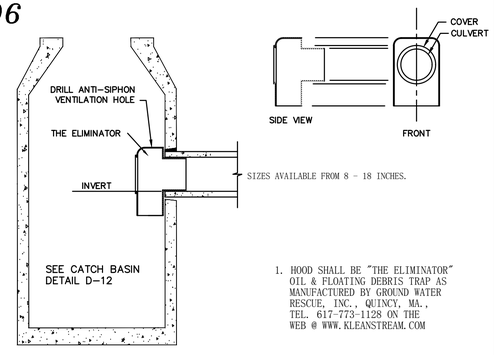
D4



D5

DRAIN MAN HOLE FRAME AND GRATE WILL BE PAMREX, OR APPROVED EQUAL, 24 INCH OPENING, DUCTILE IRON, H20 LOADING.

D6

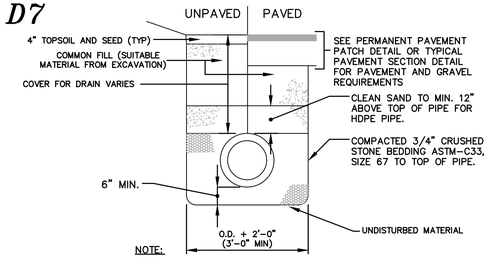


1. HOOD SHALL BE "THE ELIMINATOR" OIL & FLOATING DEBRIS TRAP AS MANUFACTURED BY GROUND WATER RESCUE, INC., QUINCY, MA., TEL. 617-773-1128 ON THE WEB @ WWW.KLEANSTREAM.COM

CATCH BASIN HOOD DETAIL

NOT TO SCALE

D7



NOTE:

PLASTIC DRAIN PIPE (HDPE) SHALL BE ADS N-12 (CORRUGATED EXTERIOR/SMOOTH INTERIOR) OR EQUAL MEETING AASHTO M-252 AND H-20 LOADING.

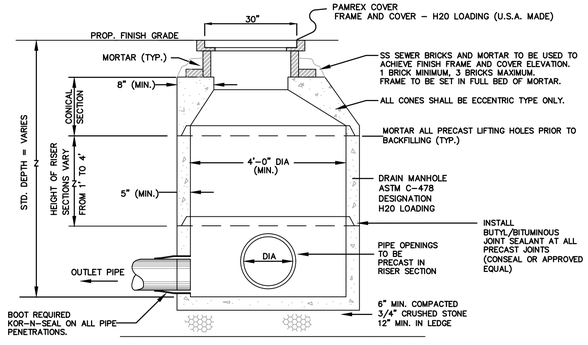
DI DRAIN PIPE SHALL BE CL. 50.

RC DRAIN PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.

TYPICAL DRAIN AND SEWER PIPE TRENCH

NOT TO SCALE

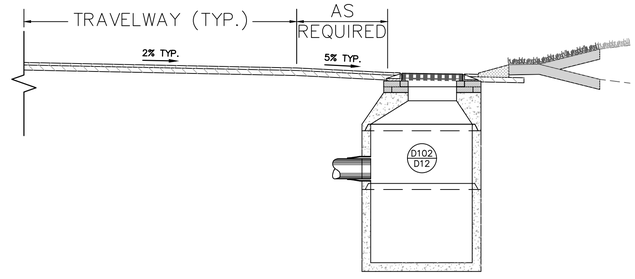
D8



PRECAST DRAIN MANHOLE DETAIL

NOT TO SCALE

D9

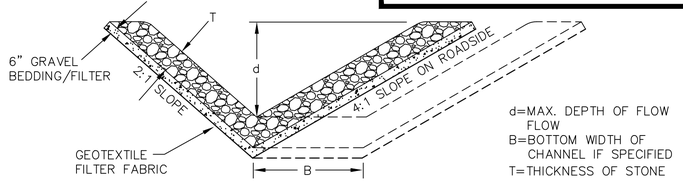


ELEVATION

DETAIL FOR DRAINAGE STRUCTURES NOT LOCATED AT EDGE OF TRAVEL WAY

NOT TO SCALE

D10



TYPICAL SECTION FOR A RIPRAP LINED CHANNEL

REVISION	DATE	DESCRIPTION

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

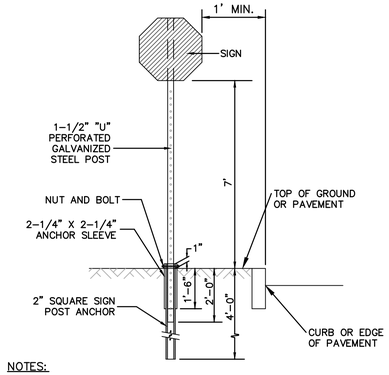
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

D-101

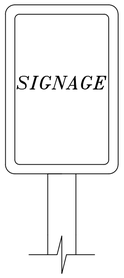
C1



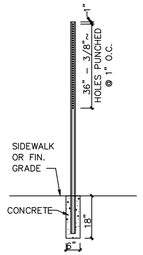
NOTES:

1. ALL SIGNAGE SHALL BE TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND NHDOT STANDARDS.
2. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS/CATALOG CUTS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ERECTING SIGNS.
3. THE LOCATION OF THE SIGNS SHALL BE AS INDICATED ON THE DRAWINGS AND/OR AS DIRECTED BY THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS.

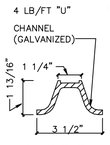
TYPICAL SIGN POST
(NOT TO SCALE)



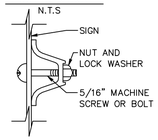
PARTIAL ELEVATION
N.T.S.



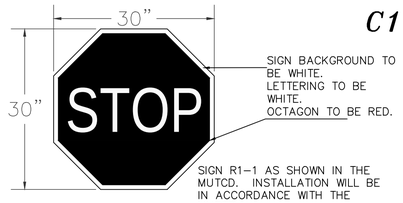
POST
N.T.S.



POST SECTION
N.T.S



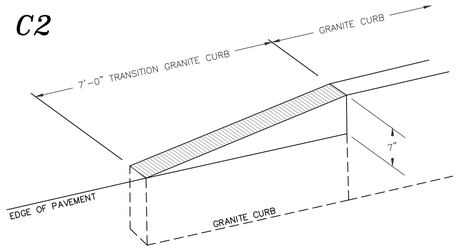
MOUNTING
N.T.S.



SIGN BACKGROUND TO BE WHITE.
LETTERING TO BE WHITE.
OCTAGON TO BE RED.

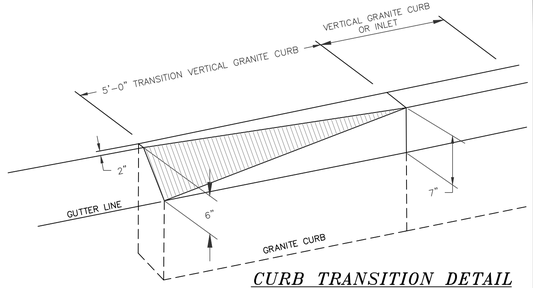
SIGN R1-1 AS SHOWN IN THE MUTCD. INSTALLATION WILL BE IN ACCORDANCE WITH THE MUTCD.

C2



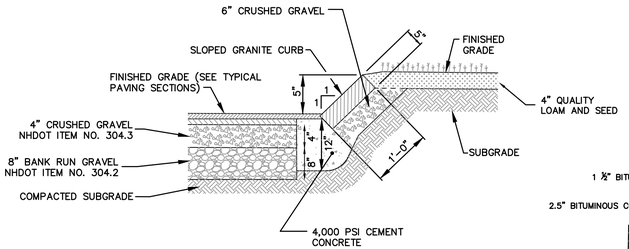
CURB TRANSITION DETAIL
NOT TO SCALE

TO BE USED FOR TRANSITION FROM GRANITE CURB TO EDGE OF PAVEMENT

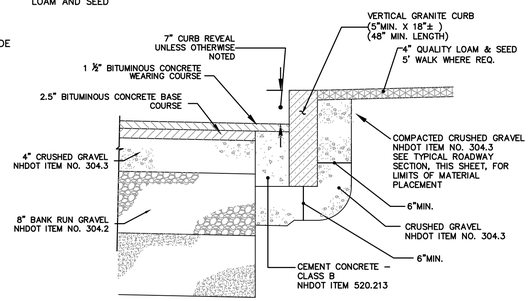


CURB TRANSITION DETAIL
NOT TO SCALE

TO BE USED FOR TRANSITION FROM VERTICAL GRANITE CURB TO SLOPED GRANITE CURB

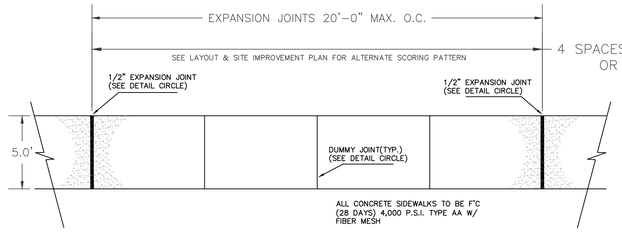


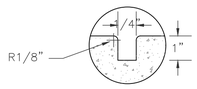
SLOPE GRANITE CURB DETAIL
NOT TO SCALE



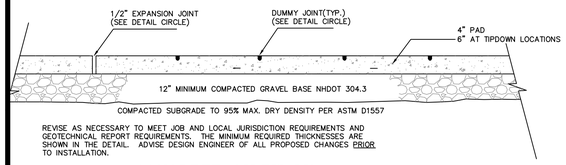
VERTICAL GRANITE CURB DETAIL
NOT TO SCALE

C3



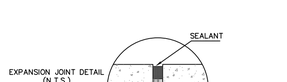


DUMMY JOINT DETAIL
(N.T.S.)



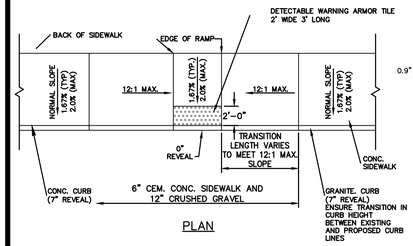
REVISE AS NECESSARY TO MEET JOB AND LOCAL JURISDICTION REQUIREMENTS AND GEOTECHNICAL REPORT REQUIREMENTS. THE MINIMUM REQUIRED THICKNESSES ARE SHOWN IN THE DETAIL. ADVISE DESIGN ENGINEER OF ALL PROPOSED CHANGES PRIOR TO INSTALLATION.

CONCRETE SIDEWALK
NOT TO SCALE

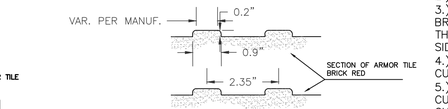


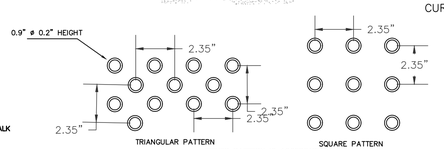
NOTES:

1.) PROVIDE EXPANSION JOINT MATERIAL WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER PLUS SEALANT FLUSH WITH ADJACENT CONCRETE SURFACE.
2.) SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
3.) PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING FLARED SIDE RAMPS.
4.) CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK PITCH.
5.) WHENEVER POSSIBLE, CONSTRUCT THE TRANSITION SLOPE FROM THE CURB RAMP AND FLARE SIDES TO ADJOINING SURFACES WITH A GRADUAL CURVE RATHER THAN AN ABRUPT ANGLE.



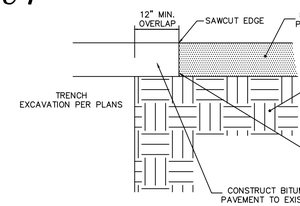
PLAN



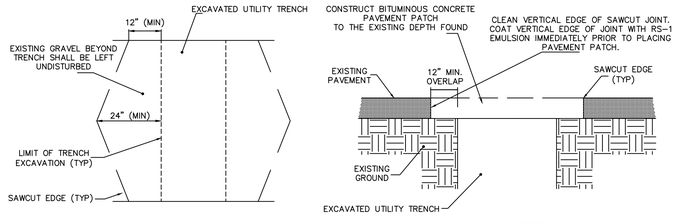


DETECTABLE WARNING SURFACE
NOT TO SCALE

C4



TYPICAL TRENCH PATCH
NOT TO SCALE



PLAN *SECTION*

NOTES
1. MACHINE CUT EXISTING PAVEMENT.
2. ALL TEMPORARY, DAMAGED, OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
3. DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET NHDOT REQUIREMENTS.

C-101

REVISION	DATE	DESCRIPTION

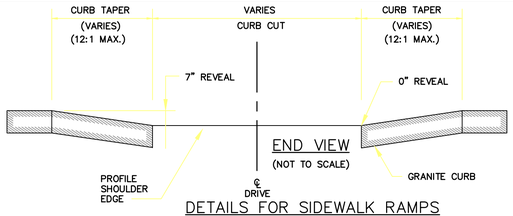
CONSTRUCTION DETAILS
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223 LOT 21

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

SCALE : AS NOTED
DATE : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

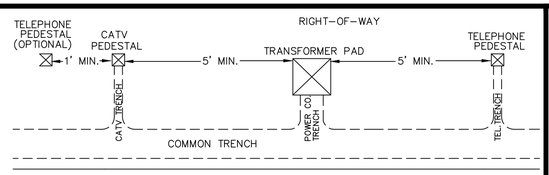
C5



DETAILS FOR SIDEWALK RAMPS

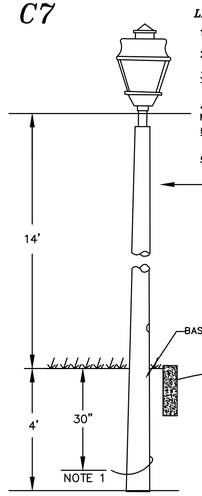
(NOT TO SCALE)

C6



PEDESTAL PLACEMENT

C7



LIGHTING NOTES:

1.) POLES TO BE SET SO THAT WIRING EXIT FACES THE ROAD.

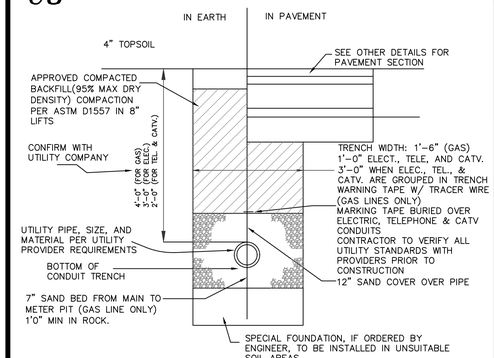
2.) ORIENT FIXTURE CORRECTLY AS TO FIELD AND STREET SIDE.

3.) USE GRAY POLE WITH CONTEMPORARY FIXTURE AND BLACK WITH TRADITIONAL. MATERIALS DETERMINED BY PSNH

4.) EXTEND DIRECT BURIED CABLE FAR ENOUGH INTO THE POLE TO MAKE THE CONNECTION AT THE HANDHOLE IN THE POLE. EXTEND #14, 2/C COPPER STREET LIGHT CABLE FROM THIS CONNECTION TO THE LUMINAIRE.

5.) 50 WATT TRADITIONAL UNITS ARE FOR N.H. ONLY & TO BE LED

C8

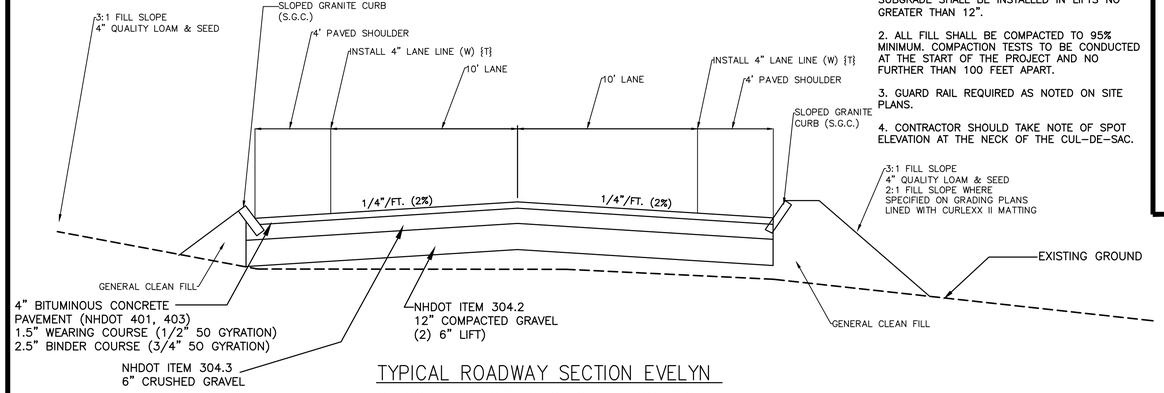


ELECTRICAL, TELEPHONE, AND GAS TRENCH

NOT TO SCALE

C9

NOT TO SCALE



TYPICAL ROADWAY SECTION EVELYN

0+00 – 2+25 & 6+25 – 22+50

CROSS SECTION NOTES

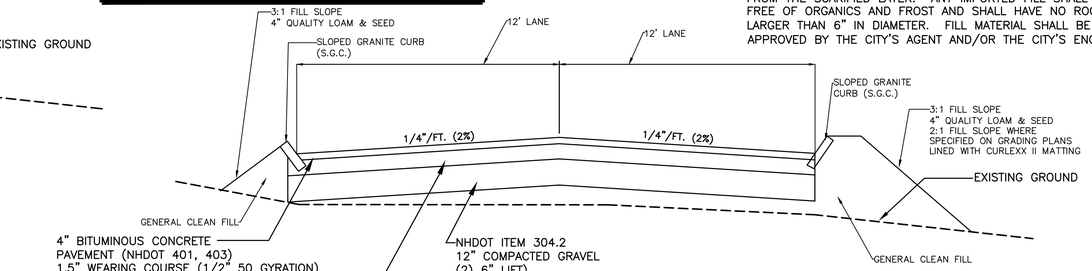
1. ALL ROADWAY FILL TO BRING ROAD TO SUBGRADE SHALL BE INSTALLED IN LIFTS NO GREATER THAN 12".

2. ALL FILL SHALL BE COMPACTED TO 95% MINIMUM. COMPACTION TESTS TO BE CONDUCTED AT THE START OF THE PROJECT AND NO FURTHER THAN 100 FEET APART.

3. GUARD RAIL REQUIRED AS NOTED ON SITE PLANS.

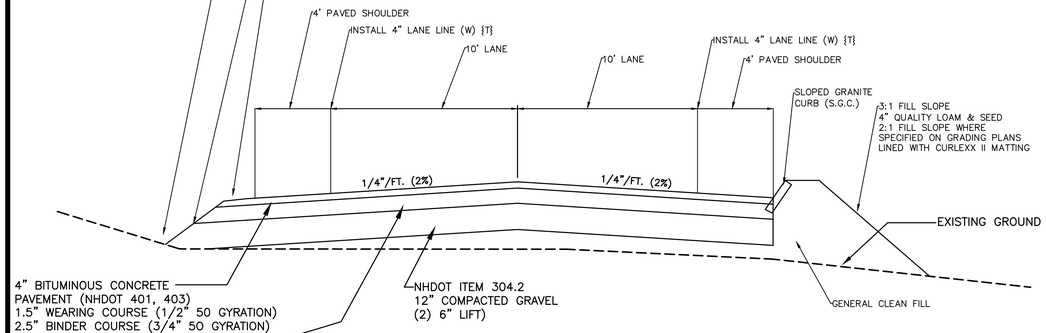
4. CONTRACTOR SHOULD TAKE NOTE OF SPOT ELEVATION AT THE NECK OF THE CUL–DE–SAC.

COMPACTED SUBGRADE – CONTRACTOR SHALL SCARIFY SUBGRADE TO A DEPTH OF 30 INCHES BELOW F–GRADE. ALL STONES GREATER THAN 6" IN DIAMETER SHALL BE REMOVED FROM THE SCARIFIED LAYER. ANY IMPORTED FILL SHALL BE FREE OF ORGANICS AND FROST AND SHALL HAVE NO ROCKS LARGER THAN 6" IN DIAMETER. FILL MATERIAL SHALL BE APPROVED BY THE CITY'S AGENT AND/OR THE CITY'S ENGINEER.



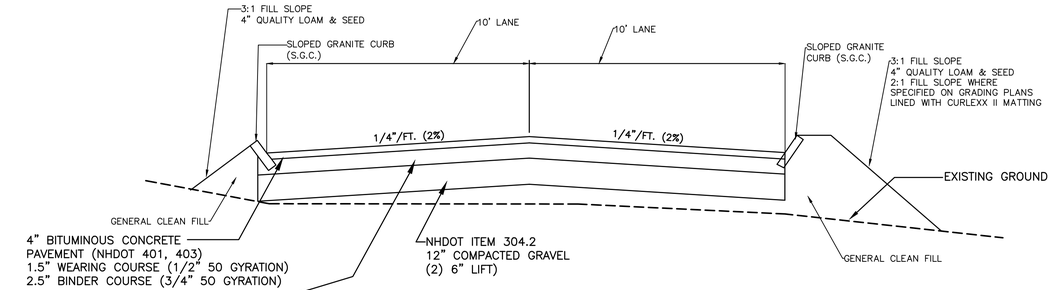
TYPICAL ROADWAY SECTION LEO DRIVE

0+00 – 4+00



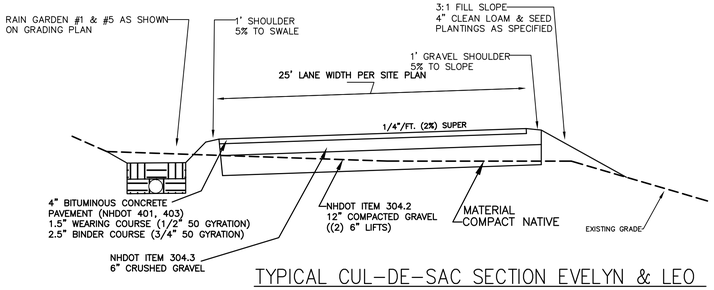
TYPICAL ROADWAY SECTION EVELYN

2+25 – 6+25

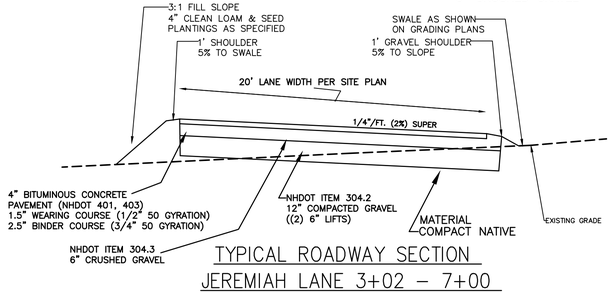


TYPICAL ROADWAY SECTION JEREMIAH LANE

0+00 – 3+02

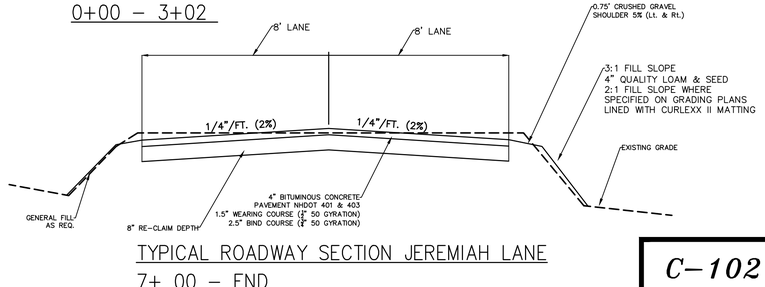


TYPICAL CUL–DE–SAC SECTION EVELYN & LEO



TYPICAL ROADWAY SECTION

JEREMIAH LANE 3+02 – 7+00



TYPICAL ROADWAY SECTION JEREMIAH LANE

7+ 00 – END

C–102

REVISION	DATE	DESCRIPTION

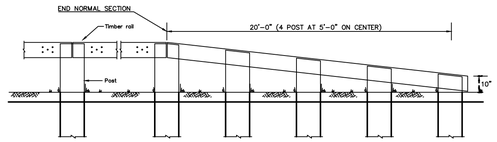
CONSTRUCTION DETAILS
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223 LOT 21

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

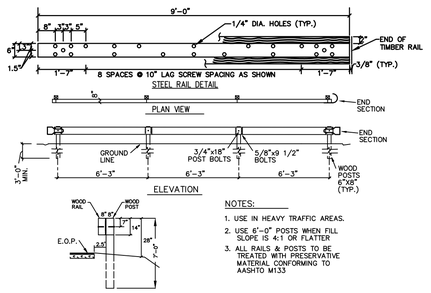
SCALE : 1 IN. EQUALS FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 – 114

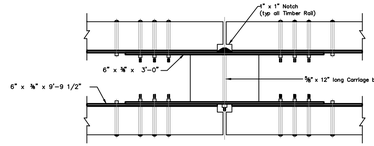
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

C10



STEEL BACKED WOOD GUARD RAIL
TERMINAL UNIT DETAIL



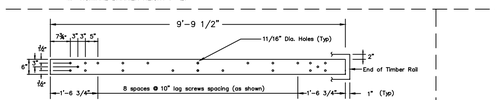


POST/RAIL CONNECTION DETAIL

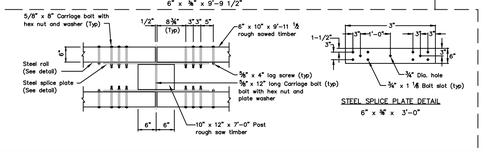
NOTES:
1. POST TYPE : 10" x 12" WOOD
2. BEAM TYPE : 6" x 10" WOOD WITH STEEL PLATE BACKING
3. POST SPACING : 5'-0" O.C.
4. NOMINAL BARRIER HEIGHT : 27"

GUARD RAIL (STEEL BACKED WOODEN RAIL)

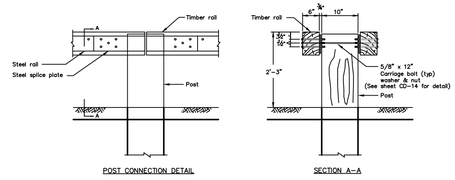
NOT TO SCALE



STEEL RAIL DETAIL
6" x 9/16" x 9'-9 1/2"

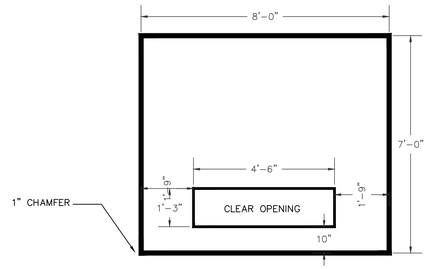


STEEL SPLICE PLATE DETAIL
6" x 9/16" x 3'-0"

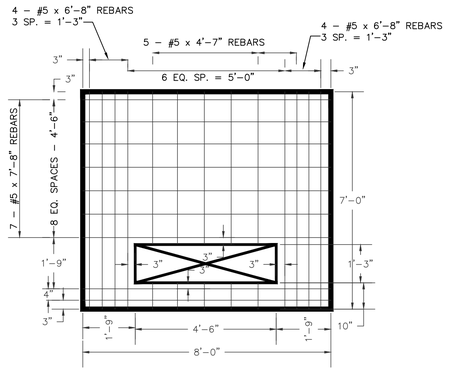


NOTES:
1. POST TYPE : 10" x 12" WOOD
2. BEAM TYPE : 6" x 10" WOOD WITH STEEL PLATE BACKING
3. POST SPACING : 10'-0" O.C.
4. NOMINAL BARRIER HEIGHT : 27"
5. STEEL PLATE BACKING AND SPLICE PLATE – A36 GALVANIZED STEEL
6. ALL BOLTS & WASHERS TO BE GALVANIZED

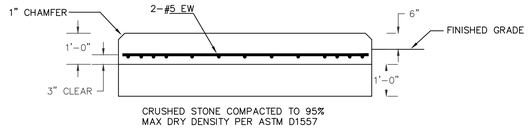
C11



PLAN VIEW



PLAN OF REINFORCING



CRUSHED STONE COMPACTED TO 95%
MAX DRY DENSITY PER ASTM D1557

SECTION VIEW

NOTES:
1.) CONFIRM SIZE WITH ELECTRIC COMPANY BEFORE CONSTRUCTION.
2.) USE LOCAL ELECTRIC COMPANY DETAILS AS REQUIRED.

TRANSFORMER PAD DETAIL

NOT TO SCALE

REVISION	DATE	DESCRIPTION

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

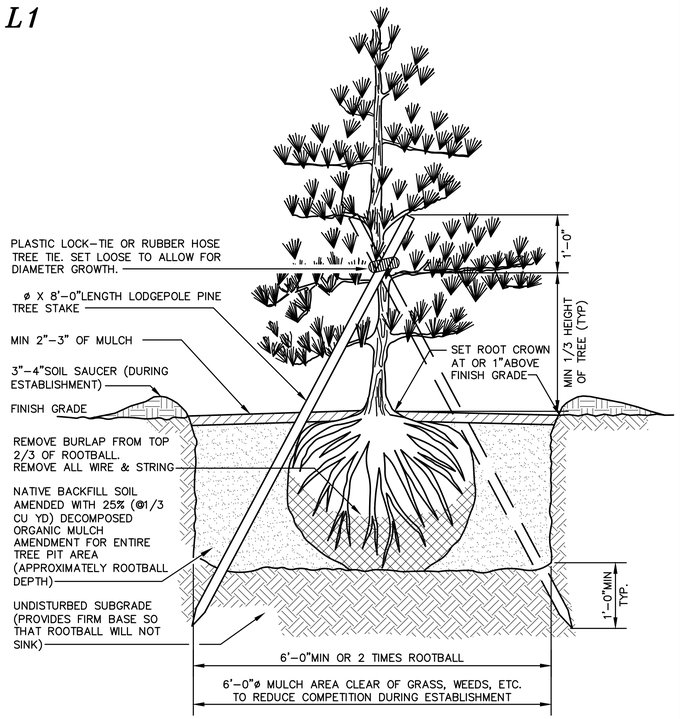
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

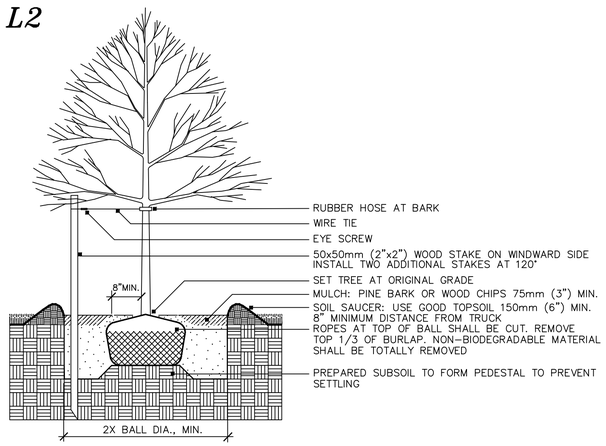
C-103

L1



CONIFERIOUS TREE PLANTING

L2



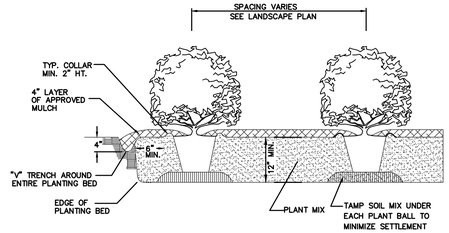
DECIDUOUS TREE PLANTING

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

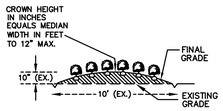
L3

NOTES:

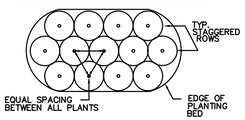
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINSHED GRADE
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED DETAIL



TYPICAL BED CROWNING

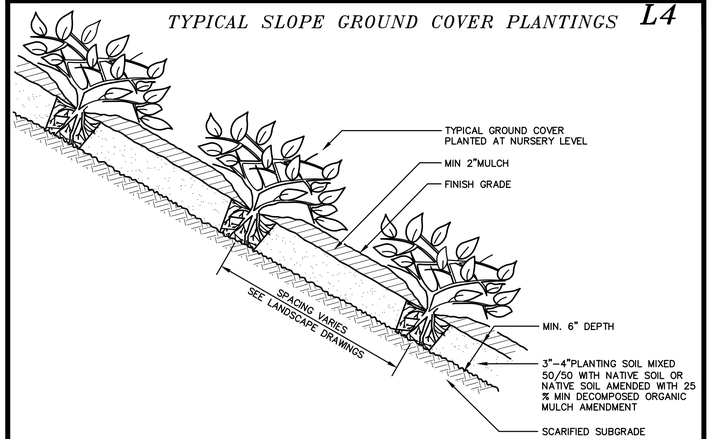


TYPICAL PLANTING BED PLAN

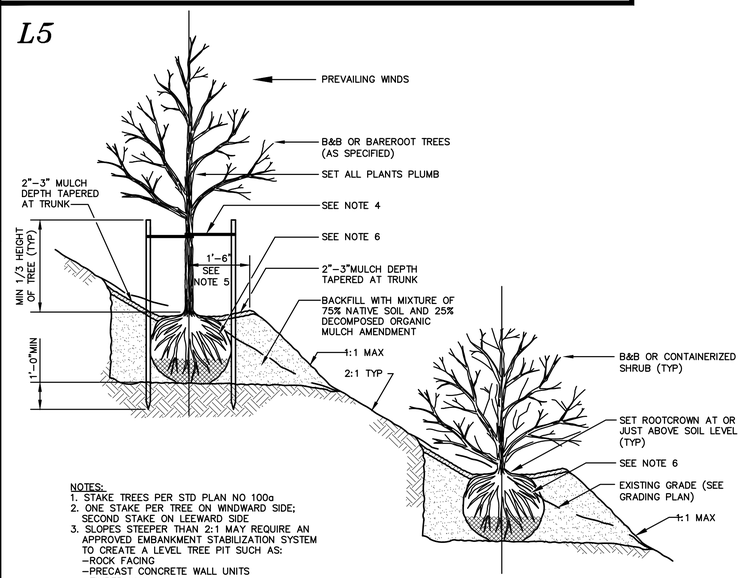
SHRUB & HEDGE PLANTING

L4

TYPICAL SLOPE GROUND COVER PLANTINGS



L5



NOTES:
1. STAKE TREES PER STD PLAN NO 100a
2. ONE STAKE PER TREE ON WINDWARD SIDE; SECOND STAKE ON LEEWARD SIDE
3. SLOPES STEEPER THAN 2:1 MAY REQUIRE AN APPROVED EMBANKMENT STABILIZATION SYSTEM TO CREATE A LEVEL TREE PIT SUCH AS:
   –ROCK FACING
   –PRECAST CONCRETE WALL UNITS
   –TIMBER WALL
   –MANUFACTURED SLOPE RETENTION UNITS
4. CHAINLOCK TREE TIE. LOOP EACH TIE AROUND TREE LOOSELY TO PROVIDE 1" SLACK FOR DIAMETER GROWTH.
5. SHAPE SOIL TO PROVIDE 3' DIAMETER OR ROOTBALL DIAMETER, WHICHEVER IS GREATER, WATERING RING.
6. REMOVE ALL WIRE AND STRING. REMOVE TOP 2/3 OF BURLAP.

TREE PLANTING ON SLOPES

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.

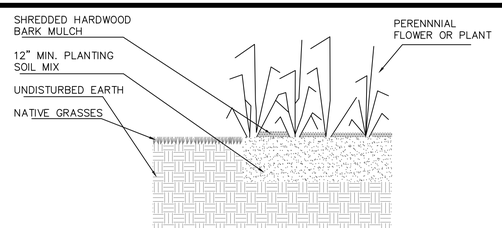
22.) PLANT–PIT BACK–FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON–SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.

23.) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER 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.

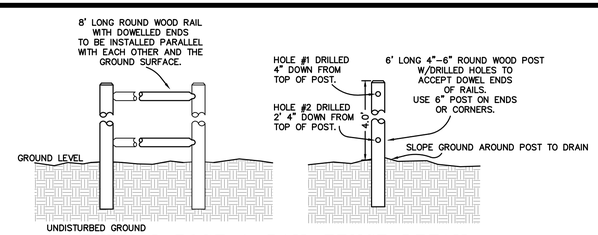
25.) STREET TREES TO BE CHOSEN FROM THE LIST OF APPROVED TREES WITHIN THE CITY OF ROCHESTER AND ARE TO HAVE A MINIMUM OF TWO SPECIES ALTERNATING DOWN THE STREET TO DISCOURAGE A MONO–CULTURE

L8



PERENNIAL PLANTING DETAIL

L7



TYPICAL POST & RAIL FENCE DETAIL

N.T.S.

REVISION	DATE	DESCRIPTION

LANDSCAPING 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 FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 – 114

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

L–101

U1

1.) SEE DETAILS FOR SERVICE CONNECTION REQUIREMENTS

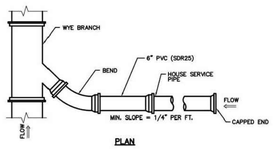
2.) SERVICE CONNECTION SHALL BE INSTALLED BELOW WATER MAIN WHERE POSSIBLE.

3.) CLEANOUTS SHALL BE INSTALLED AT EACH SERVICE CONNECTION.

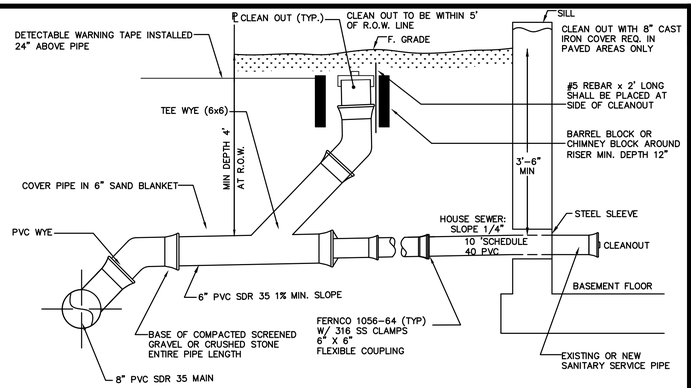
4.) REBAR SHALL BE PLACED AT SIDE OF CLEANOUT.

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.

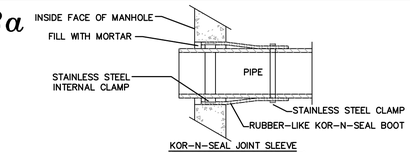


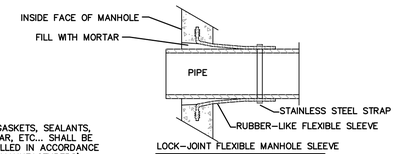
PLAN



DETAIL OF HOUSE SEWER SERVICE

U3a

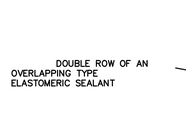




ALL GASKETS, SEALANTS, MORTAR, ETC... SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS

DETAIL "A" – PIPE TO MANHOLE JOINTS

(NOT TO SCALE)



IN THE CASE OF PROPOSED SMH 1A THE CONTRACTOR IS TO FERNCO THE EXISTING V.C. PIPE TO THE PROPOSED SDR 35 STUBS WITHIN THE BASIN.

DETAIL "B" HORIZONTAL JOINTS

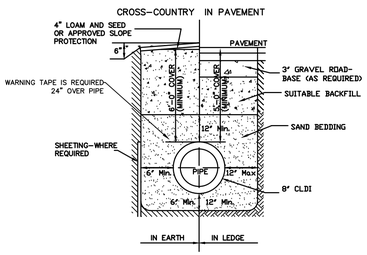
(NOT TO SCALE)

NOTES ON MANHOLE CONSTRUCTION

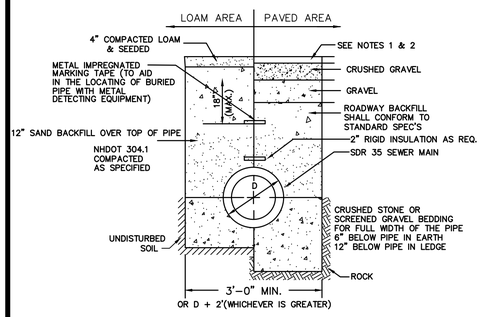
1) IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH 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(I))
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 PIPES. CARE SHALL BE TAKEN TO ENSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION 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 30-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) (4-6)) SEWER MAN HOLE COVERS ARE TO PAMREX.
8) SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 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 WATERTIGHTNESS 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 SLOPE IS UNKNOWN. DURING LOW FLOW CONDITIONS, CUT AND TEMPORARILY CAP THE EXISTING 8" VC LINE, OR INSTALL TEMPORARY BY-PASS LINE (OF EQUAL SIZE). AFTER INSTALLATION OF NEW BASIN, FERNCO THE NEW SDR 35 PIPES TO THE EXISTING VC LINES. THIS INSTALLATION IS TO BE COORDINATED WITH THE CITY OF ROCHESTER SEWER DEPARTMENT.

U4

TYPICAL TRENCH DETAIL FOR WATER SYSTEM



U2

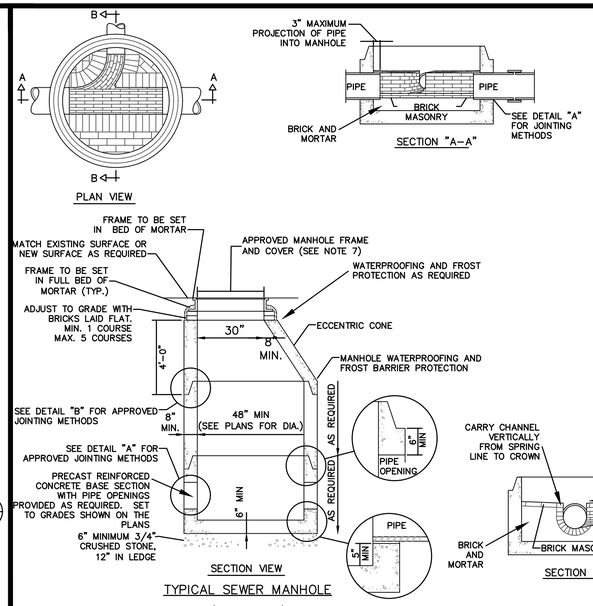


NOTE:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPEC'S.

F TYPICAL SEWER TRENCH DETAIL F

NOT TO SCALE

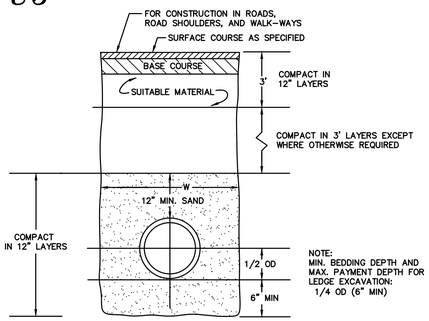
U3



TYPICAL SEWER MANHOLE

(NOT TO SCALE)

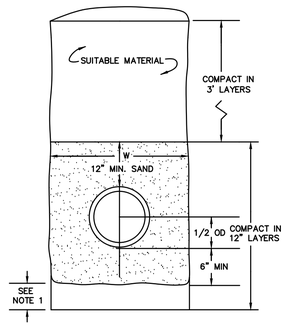
U5



NOTE:
MIN. BEDDING DEPTH AND MAX. PAYMENT DEPTH FOR LEDGE EXCAVATION:
1/4 OD (6" MIN)

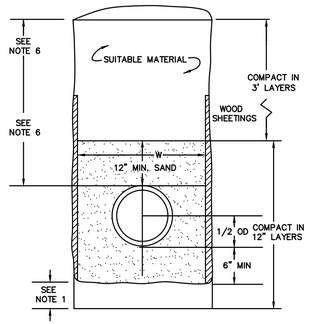
A LEDGE CONSTRUCTION A

NOT TO SCALE



B EARTH CONSTRUCTION B

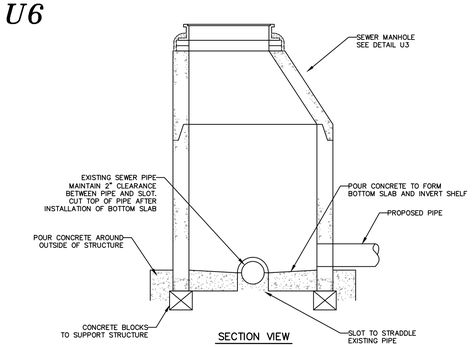
NOT TO SCALE



C EARTH CONSTRUCTION WITH SHEETING C

NOT TO SCALE

U6



TYPICAL DOGHOUSE STYLE SEWER MANHOLE

(NOT TO SCALE)

REVISION	DATE	DESCRIPTION

UTILITY 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 FT.
DATE : JULY 5, 2016
FILE NO. : DB 2015 - 114

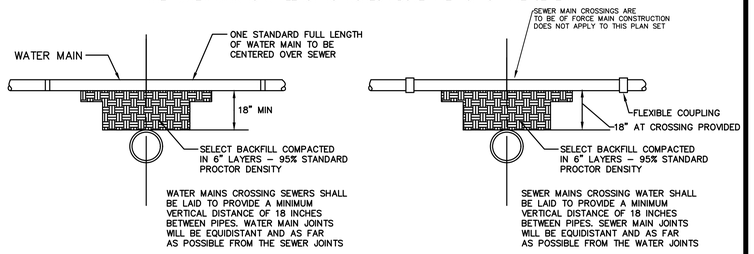
STATE OF NEW HAMPSHIRE - KENNETH A. BERRY No. 14243 LICENSED PROFESSIONAL ENGINEER

U-101

U6A

SEPERATION NOTES:

1. WATER MAIN SHALL BE IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR WATER WORKS" SO-CALLED TEN STATE STANDARDS AND NEW HAMPSHIRE WATER SUPPLY AND POLLUTION CONTROL DESIGN STANDARDS.
2. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWERS. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IF THIS DISTANCE CANNOT BE OBTAINED, THEN THE PIPES SHALL BE INSTALLED IN A SEPERATE TRENCH AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

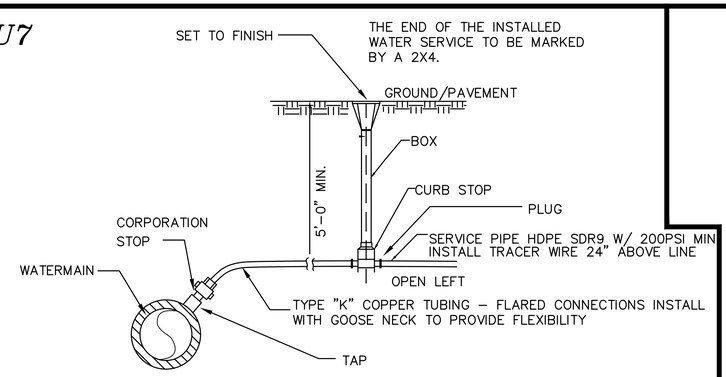


WATER MAIN ABOVE SEWER WATER MAIN BELOW SEWER

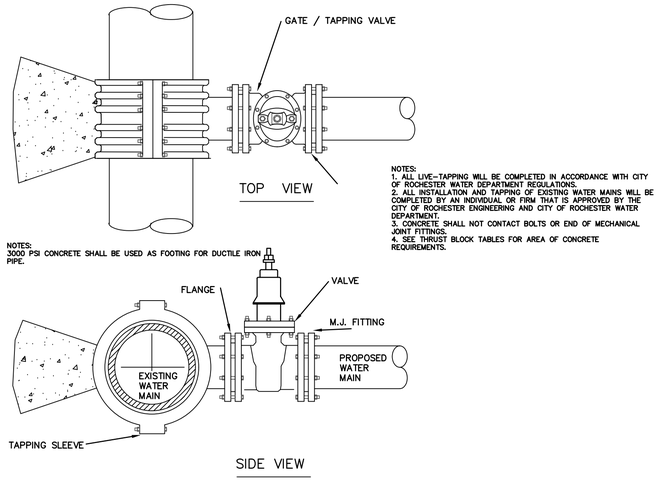
TYPICAL WATER/SEWER SEPERATION DETAILS

NOT TO SCALE

U7



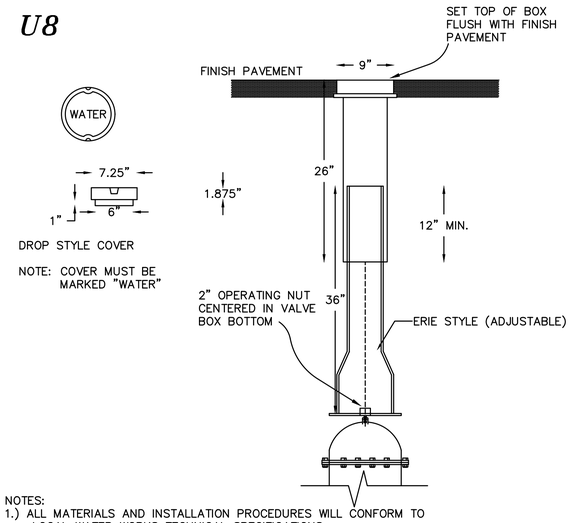
TYPICAL WATER SERVICE CONNECTION



DETAIL FOR STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

NOT TO SCALE

U8

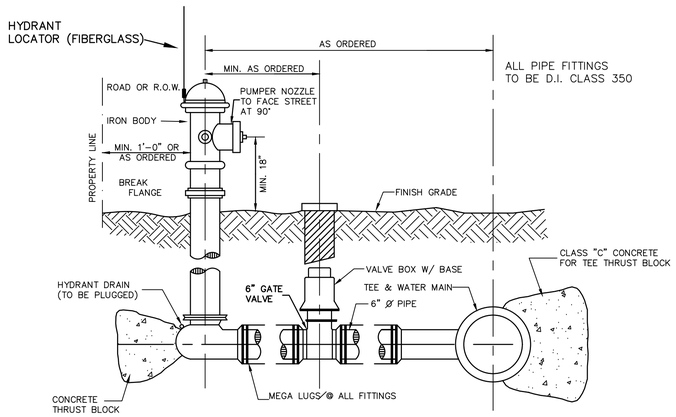


NOTES:
1.) ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO LOCAL WATER WORKS TECHNICAL SPECIFICATIONS.

2.) ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 6' FROM TOP OF PIPE TO FINISH GRADE.

VALVE BOX DETAIL (N.T.S.)

U9



NOTES :

1.) THE FIRE HYDRANT IS TO BE PAINTED CITY OF ROCHESTER STANDARD COLORS AND BE EQUIPPED WITH A HYDRANT LOCATOR.
2.) THE FIRE HYDRANT SHALL BE THE "KENNEDY" TYPE OR APPROVED EQUAL.
3.) K81A HYDRANTS AND GATE VALVES OPEN RIGHT

HYDRANT INSTALLATION DETAIL

U10

TYPICAL THRUST BLOCKS

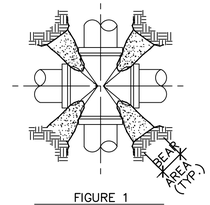


FIGURE 1
CROSS
(ONLY REQ'D IF ANY LEG IS LESS THAN 60 FT. LONG)

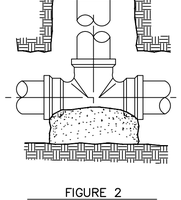


FIGURE 2
TEE, PLUG OR CAP

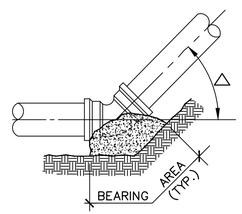


FIGURE 3
HORIZONTAL OR UPWARD VERTICAL BEND

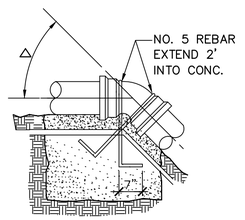


FIGURE 4
DOWNWARD VERTICAL BEND

GENERAL NOTES:

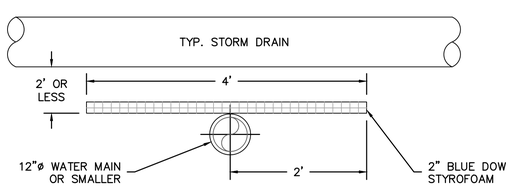
1. ALL FITTINGS & EXPOSED REBAR TO BE WRAPPED W/ TWO LAYERS OF 6 MIL. POLYETHYLENE WHERE COVERED WITH CONCRETE.
2. ALL CONCRETE SHALL BE CLASS C 3000 P.S.I. MINIMUM 28 DAYS COMPRESSIVE STRENGTH.
3. PLACE CONCRETE AGAINST UNDISTURBED EARTH.
4. TABLE DENOTES MINIMUM BEARING AREA OR VOLUME OF THRUST BLOCK. SPECIAL DESIGN FOR EACH INSTALLATION IS REQUIRED IF ALLOWABLE SOIL BEARING CAPACITY IS LESS THAN 3000 P.S.F.
5. VERTICAL SURFACES NOT BEARING AGAINST UNDISTURBED EARTH SHALL BE FORMED.
6. KEEP CONCRETE AWAY FROM FLANGE BOLTS AND FITTINGS.

PIPE I.D.	BEARING AREA, SQUARE FEET						VOLUME OF CONC. CU.YD		
	FIGURE 1	FIGURE 2	FIGURE 3, △				FIGURE 4, △		
			90°	45°	22-1/2°	11-1/4°	45°	22-1/2°	11-1/4°
4"	2	2	2	1	1	1	1.0	.5	.5
6"	2	3	3	2	1	1	1.5	1.0	.5
8"	2	5	6	3	2	1	2.0	1.0	.5
10"	3	7	10	5	3	1	4.0	2.0	1.0
12"	3	10	14	8	4	2			
14"	4	14	20	10	5	3			
16"	4	20	24	12	7	4			
18"	5	24	30	16	10	5			
20"	5	28	40	20	12	6			

NOTE:

MECHANICAL JOINTS AT ALL FITTINGS IE: BENDS, TEES, CROSSES, AND VALVES SHALL BE THRUST RESTRAINT. (MEGA-LUG OR APPROVED EQUAL).

U11



INSULATE WATER PIPE WHERE CROSSING UNDER CULVERT

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