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MAJOR SUBDIVISION  
FOR  
TOM AUBERT  
788 & 794 PORTLAND STREET  
ROCHESTER, N.H.  
TAX MAP 107, LOT 54  
TAX MAP 108, LOT 53-1  
CAROLE COURT

OWNER: TOM AUBERT  
PROPERTY ADDRESS: 788 & 794 PORTLAND STREET  
ROCHESTER, NH 03867  
MAILING ADDRESS: 5 GARY DRIVE  
ROCHESTER, NH 03867-5126

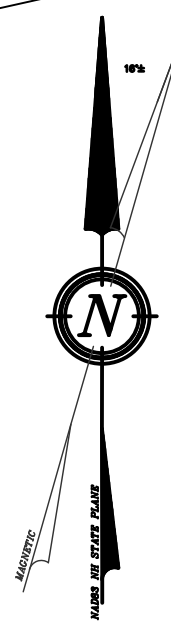
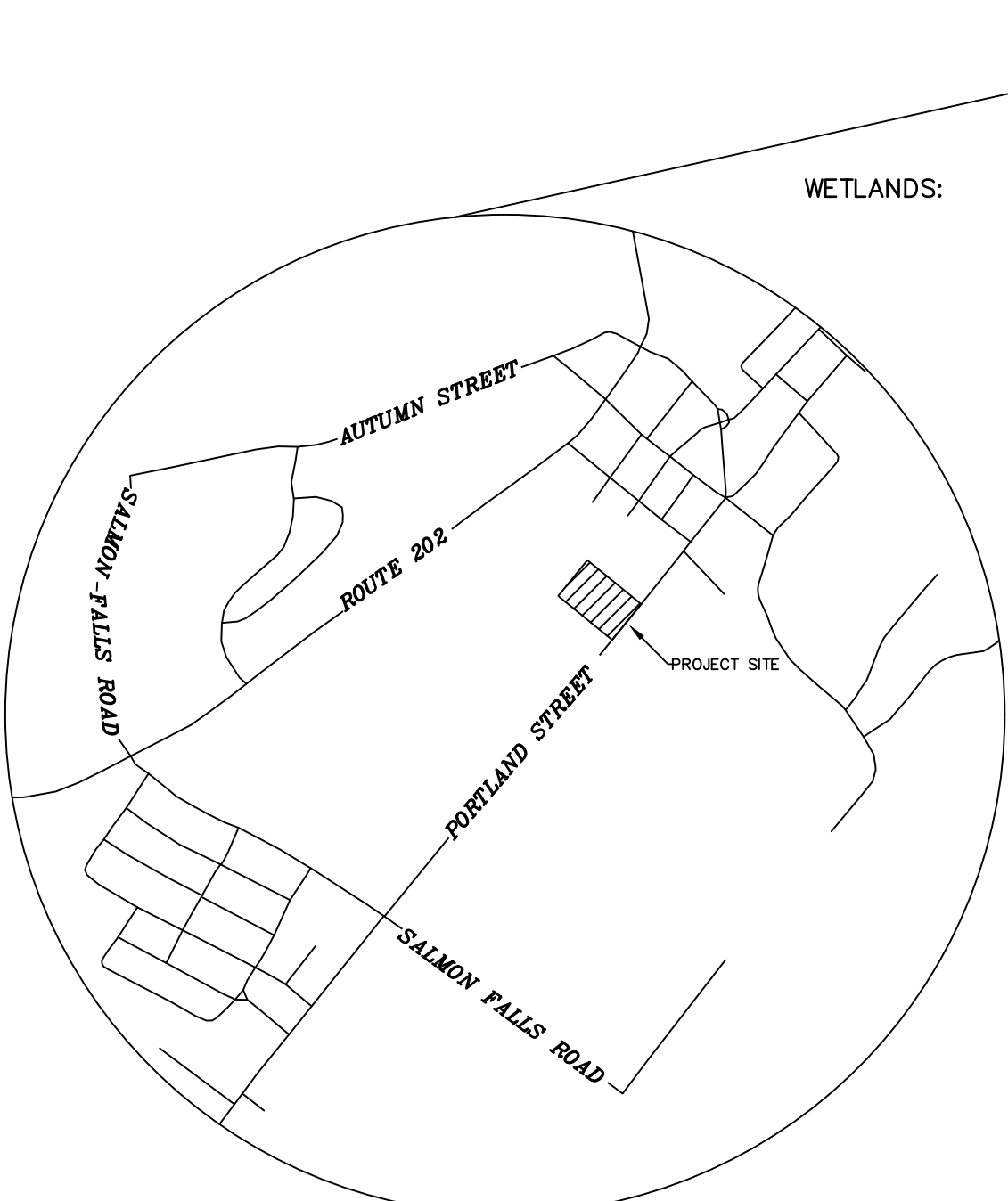
SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS  
CPESC, CESSWI, CPSWQ  
BERRY SURVEYING & ENGINEERING  
335 CROWN POINT ROAD  
BARRINGTON, NH 03825  
(603) 332-2863

SIGNATURE OF DEVELOPER

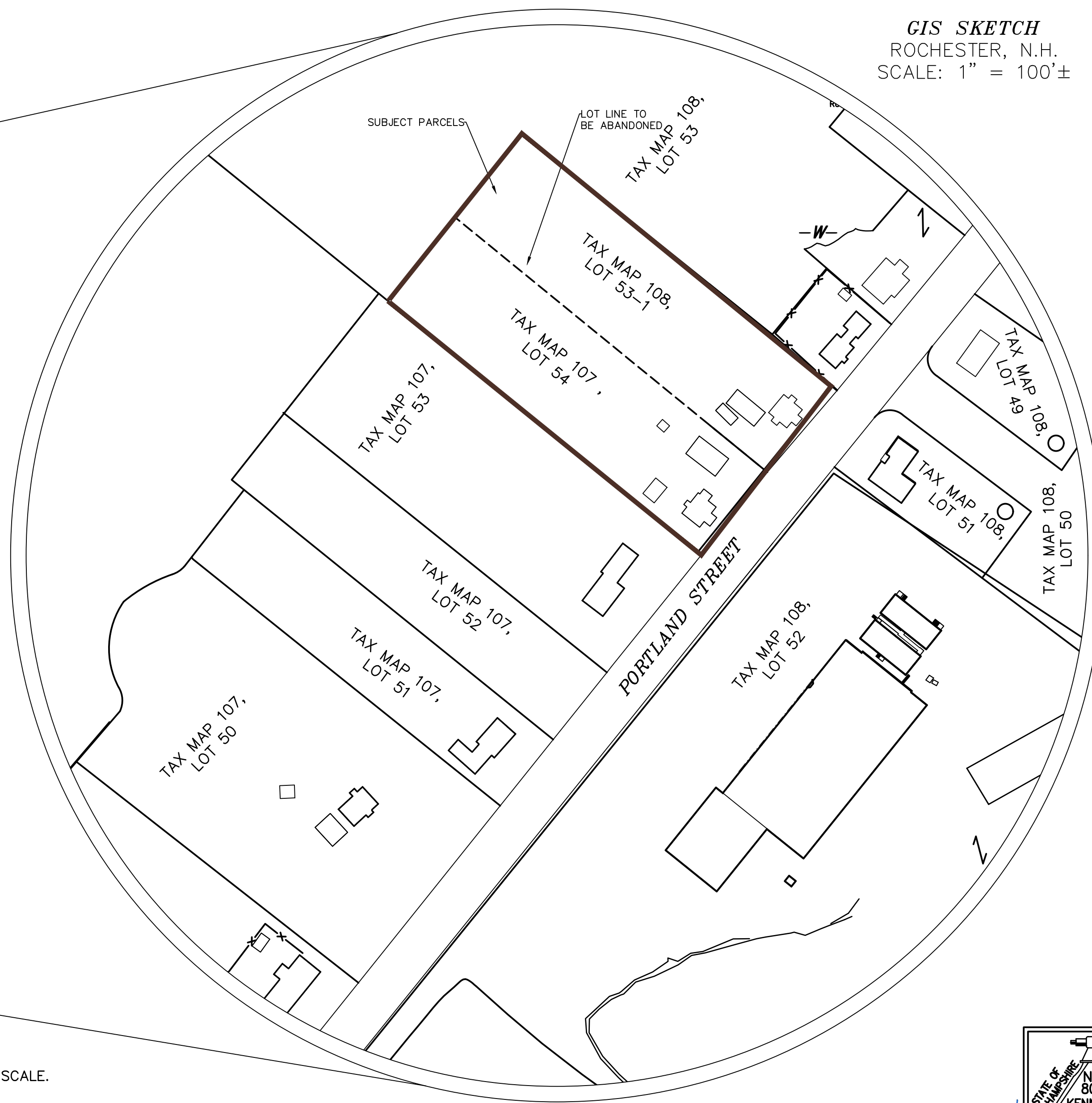
DEVELOPER:

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

WETLANDS: NRCS  
PETER SPEAR (CWS #103)  
95 SILVER LAKE ROAD  
TILTON, NH 03276



GIS SKETCH  
ROCHESTER, N.H.  
SCALE: 1" = 100'±



REQUIRED PERMITS:

- ~ US EPA CGP NOTICE OF INTENT
- ~ NHDES SEWER DISCHARGE PERMIT
- ~ SALMON FALLS RIVER IS OVER 2,500' AWAY W/NO L.A.C.

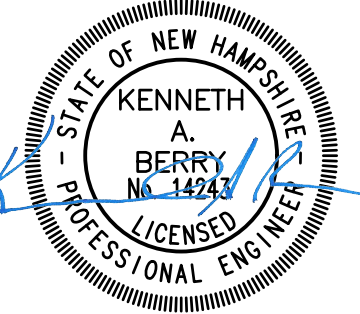
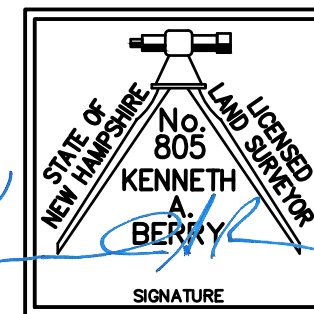
GENERAL PLAN SET NOTES:

- 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.

REVISION	DATE	DESCRIPTION
#7	3-31-17	PER NHDES WWES SEWER DISCHARGE PERMIT
#6	3-1-17	FINAL REVISIONS PER NOD & STAFF MEETING
#5	6-29-16	FINAL REVISIONS PER NOD
#4	4-13-16	REVISED PER PB, DFW
#3	3-14-16	REVISED PER PB, DFW & PLANNING

SUBDIVISION FOR  
TOM AUBERT  
788 AND 794 PORTLAND STREET  
ROCHESTER, NH  
TAX MAP 107, LOT 54 AND TAX MAP 108, LOT 53-1

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE : AS-NOTED  
DATE : JANUARY 1, 2016  
FILE NO. : DB 2015 - 040





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

— F41 — CONTOUR MINOR  
— F40 — CONTOUR MAJOR  
— F70.33 — SPOT GRADE  
— CULVERT W/ FLARED END SECTION (F.E.S.)

— E101 — DETAIL SHEET / DETAIL  
— E6 —

— TREE LINE  
— CENTER LINE

— UGE — UNDERGROUND UTILITY  
— TRANSFORMER / J.BOX

— U.D. — UNDER DRAIN

— W — WATER LINE

— S — SEWER LINE

— G — GAS LINE

— SF — SILT FENCE / EROSION MIX BERM

— SS — FILTREXX 12" SILT SOXX

— C — ORANGE CONSTRUCTION PERIMETER FENCE

GIS SKETCH  
ROCHESTER, N.H.  
SCALE: 1" = 100'±



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	2	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	1	WHITE	BLACK	BLACK	U-CHANNEL (1)	5.0	5.0

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NEIGHBORHOOD PLAN FOR TOM AUBERT 788 AND 794 PORTLAND STREET ROCHESTER, NH TAX MAP 107, LOT 54 AND TAX MAP 108, LOT 53-1
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BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE : AS-NOTED  
DATE : JANUARY 1, 2016  
FILE NO. : DB 2015 - 040

KENNETH A. BERRY  
No. 14246  
LICENSED PROFESSIONAL ENGINEER



PLAN REFERENCES:

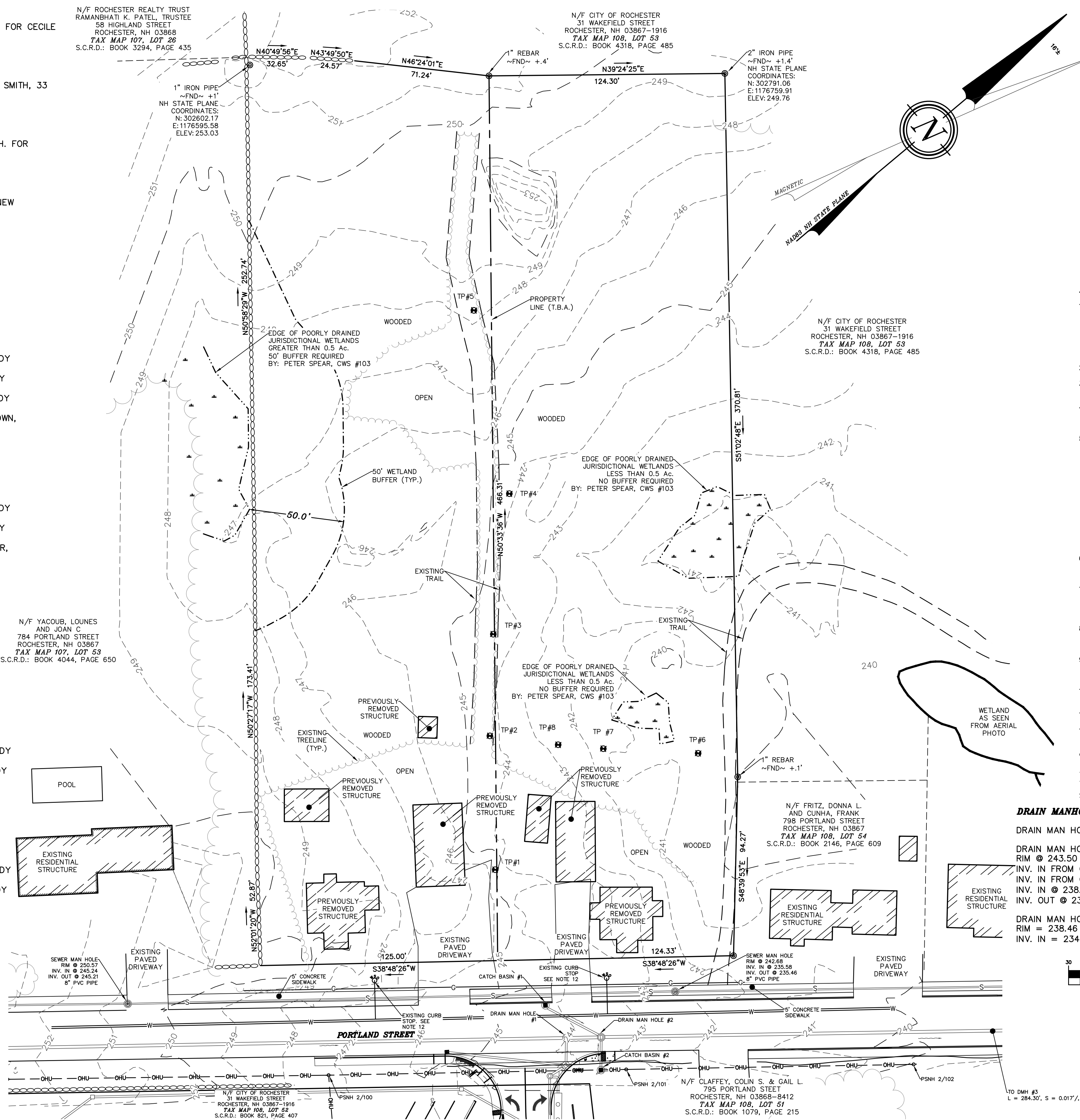
- 1.) "LOT LINE REVISION, ROUTE 202, ROCHESTER, N.H. FOR CECILE D. GERMON"  
BY: NORWAY PLAINS ASSOCIATES, INC.  
DATED: NOVEMBER 2002  
S.C.R.D. PLAN # 71-36
- 2.) "BOUNDARY RETRACEMENT GERALD AND LORRAINE SMITH, 33 PORTLAND ST., EAST ROCHESTER, N.H."  
BY: BERRY CONST. CO., INC.  
DATED: APRIL 16, 1984  
S.C.R.D. PLAN # 22-158
- 3.) "SUBDIVISION PLAN HIGHLAND ST., ROCHESTER, N.H. FOR MILTON ROAD REALTY TRUST"  
BY: NORWAY PLAINS ASSOCIATES, INC.  
DATED: JULY 2004  
S.C.R.D. PLAN # 78-88
- 4.) "ROCHESTER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE"  
BY: CHARLES H. WOOD  
DATED: FEBRUARY 8, 1959  
S.C.R.D. POCKET #1, FOLDER #10, PLAN #43

TEST PIT DATA:

- TP #1 (LEDGE PROBE)  
E.S.H.W.T. @ 32"  
64" TO PARALYTHIC LEDGE  
GROUND WATER @ 60"  
TERMINATED @ 64"  
FINE SANDY LOAM THROUGH OUT
- TP #2  
0-8" 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE  
8-24' 10YR 5/8 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE  
24-48" 10YR 5/4, YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE  
48-69" 10YR MIXED 5/4 & 5/6, YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE  
E.S.H.W.T. @ 48"  
PARALYTHIC LEDGE @ 69"  
HARD LEDGE @ 80"  
TERMINATED @ 80"  
NO GROUND WATER
- TP #3  
0-8" 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE  
8-24' 10YR 5/8 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE  
24-48" MIXED FILL, FINE SANDY LOAM, GRANULAR, FRIABLE  
48-85" GLEY2 5/5PB, BLUIISH GRAY, MASSIVE  
E.S.H.W.T. @ 35"  
NO REFUSAL  
TERMINATED @ 85"  
GROUND WATER @ 48"
- TP #4 (LEDGE PROBE)  
24" TO PARALYTHIC LEDGE  
30" TO HARD LEDGE  
TERMINATED @ 30"
- TP #5 (LEDGE PROBE)  
36" TO PARALYTHIC LEDGE  
64" TO HARD LEDGE  
GROUND WATER @ 64"  
TERMINATED @ 64"
- TP #6 & 7  
0-6" 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE  
6-12" 10YR 5/8 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE  
12-48" 10YR 6/2 LIGHT BROWNISH GRAY, FINE SANDY LOAM, BLOCKY, FIRM
- E.S.E.W.T. @ 12"  
NO REFUSAL  
TERMINATED @ 48"  
GROUND WATER AT 15"
- TP #8  
0-6" 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE  
6-18" 10YR 5/8 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE  
12-48" 10YR 6/2 LIGHT BROWNISH GRAY, FINE SANDY LOAM, BLOCKY, FIRM
- E.S.E.W.T. @ 18"  
NO REFUSAL  
TERMINATED @ 48"  
GROUND WATER AT 20"

CATCH BASIN DATA:

- CATCH BASIN #1  
RIM @ 244.15  
INV. OUT @ 240.62 (12" HDPE CULVERT)
- CATCH BASIN #2  
RIM @ 242.98  
INV. OUT 240.00 (12" HDPE CULVERT)



NOTES:

- 1.) OWNER: PROJECT ADDRESS: TOM AUBERT  
788 AND 794 PORTLAND ST.  
ROCHESTER, NH 03867
- MAILING ADDRESS: TOM AUBERT  
5 GARY DRIVE  
ROCHESTER, NH 03867
- 2.) TAX MAP 107, LOT 54 AND TAX MAP 108, LOT 53-1
- 3.) LOT 54 S.C.R.D. BOOK 4280, PAGE 938  
LOT 53-1 S.C.R.D. BOOK 4280, PAGE 941
- 4.) LOT AREA:  
LOT 54: 59,968 Sq. Ft., 1.38 Ac.  
LOT 53-1: 58,613 Sq. Ft., 1.35 Ac.
- 5.) ZONING: R1 (RESIDENTIAL 1)  
SETBACKS:  
FRONT - 10'  
SIDE - 10'  
REAR - 20'  
WETLAND: 50' (WETLANDS GREATER THE 0.5 Ac.)  
MIN. LOT SIZE:  
10,000 Sq. Ft.  
MIN. FRONTAGE:  
100'  
MAX. LOT COVERAGE:  
35%  
MAX. BUILDING HEIGHT:  
35'
- 6.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES AND CONDITIONS OF TAX MAP 107, LOT 54 AND TAX MAP 108, LOT 53-1, LOCATED IN ROCHESTER, N.H., AS OF THE DATE OF THIS PLAN.
- 7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, A PORTION OF THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330150, MAP 33017C02040, DATED: MAY 17, 2005.
- 8.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
- 9.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN MAY OF 2015, WITH AN ERROR OF CLOSURE OF 1 PART IN 23,000.
- 10.) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED MAY 2015.
- 11.) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.
- 12.) INSPECTION OF THE TWO EXISTING CURB STOPS BY THE CITY ENGINEER IS REQUIRED PRIOR TO RE-USE AS DIRECTED ON SHEET 8.

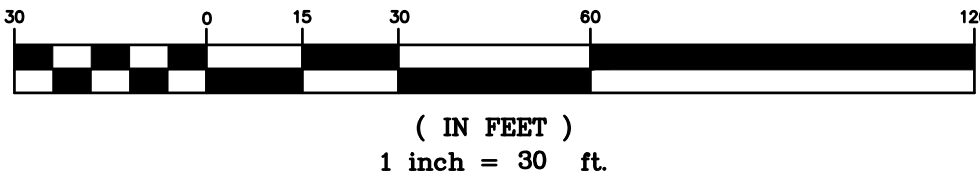
SOILS:

- AcB ~ ACTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES  
RgB ~ RIDGEBURY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
- SEE WEBSOIL USDA-NRCS

DRAIN MANHOLE DATA:

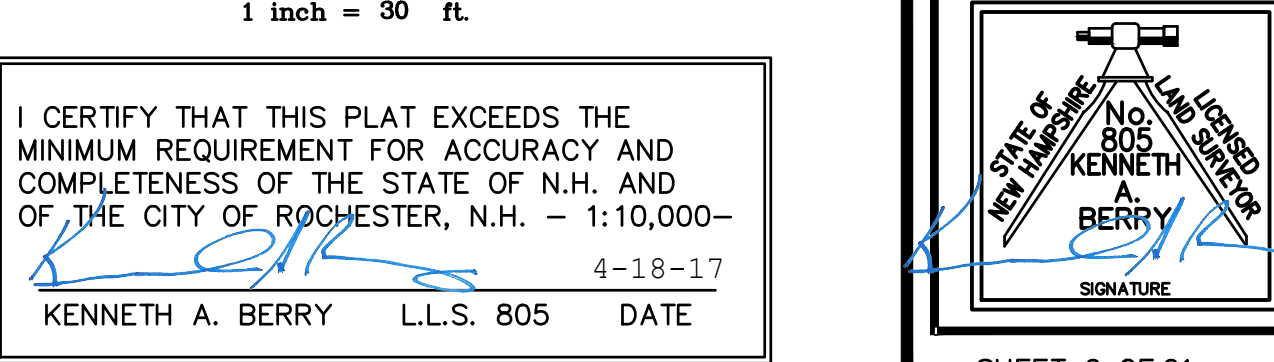
- DRAIN MAN HOLE #1  
RIM @ 243.50  
INV. IN FROM CB #1 @ 239.63 (12" HDPE CULVERT)  
INV. IN FROM CB #2 @ 239.90 (12" HDPE CULVERT)  
INV. IN @ 238.24 (18" HDPE CULVERT)  
INV. OUT @ 238.14 (18" HDPE CULVERT)
- DRAIN MAN HOLE #3  
RIM = 238.46  
INV. IN = 234.20 (ASSUMED)

GRAPHIC SCALE



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 L.L.S. 805 DATE 4-18-17



REVISION	DATE	DESCRIPTION
3-31-17	PER NHDES WWB SEWER DISCHARGE PERMIT	
3-1-17	FINAL REVISIONS PER NOD & STAFF MEETING	
6-29-16	FINAL REVISIONS PER NOD	
4-13-16	REVISED PER PB, DPW	
3-14-16	REVISED PER PB, DPW & PLANNING	

EXISTING CONDITIONS PLAN FOR  
TOM AUBERT  
788 AND 794 PORTLAND STREET  
ROCHESTER, NH  
TAX MAP 107, LOT 54 AND TAX MAP 108, LOT 53-1

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE : 1 IN. EQUALS 30 FT.  
DATE : JANUARY 1, 2016  
FILE NO. : DB 2015 - 040



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/F YACOB, LOUNES AND JOAN C.  
784 PORTLAND STREET  
ROCHESTER, NH 03867  
TAX MAP 107, LOT 53  
S.C.R.D.: BOOK 4044, PAGE 650

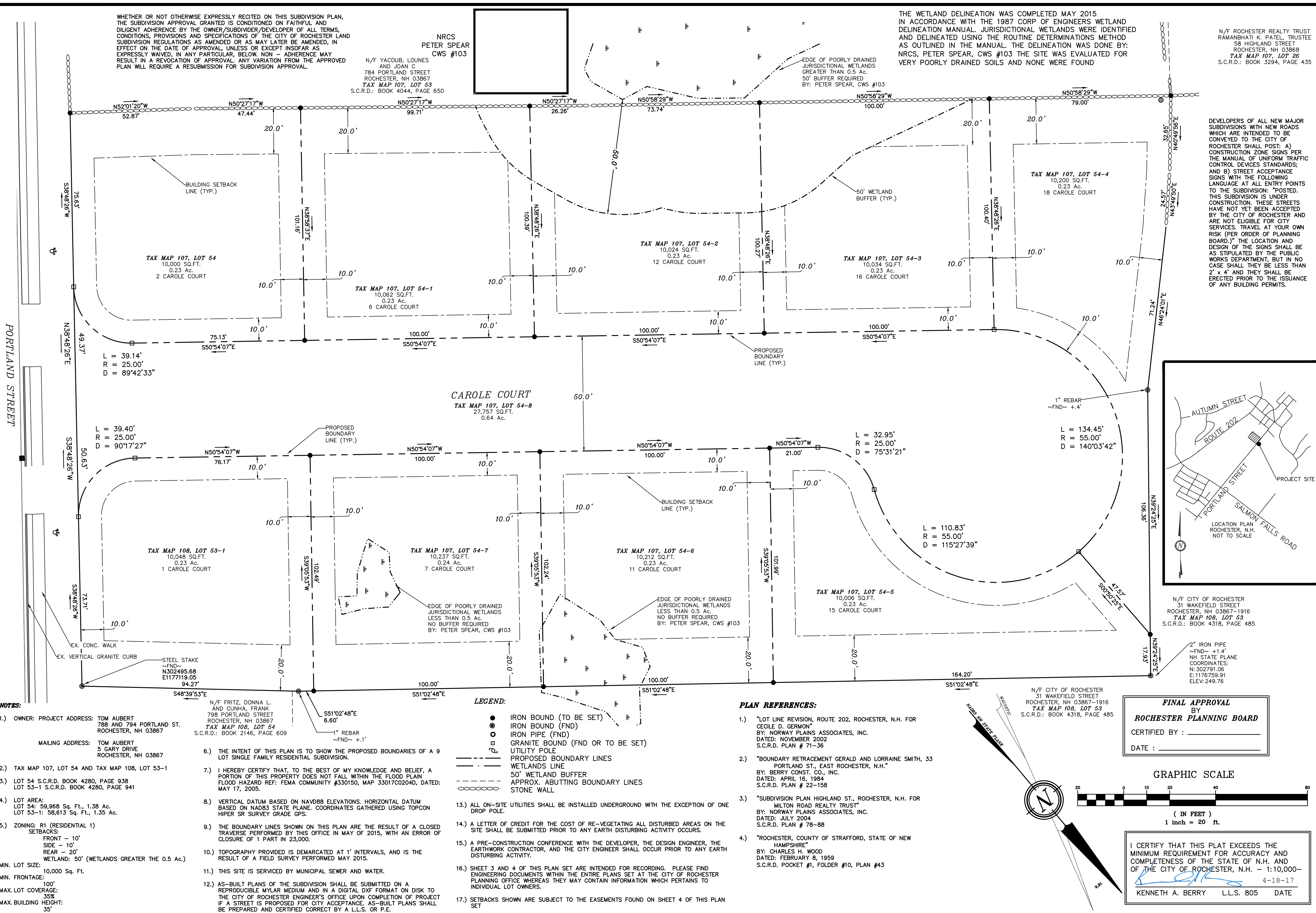
NRCS  
PETER SPEAR  
CWS #103

THE WETLAND DELINEATION WAS COMPLETED MAY 2015 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY: NRCS, PETER SPEAR, CWS #103 THE SITE WAS EVALUATED FOR VERY POORLY DRAINED SOILS AND NONE WERE FOUND

N/F ROCHESTER REALTY TRUST  
RAMANBHATI K. PATEL, TRUSTEE  
58 HIGHLAND STREET  
ROCHESTER, NH 03868  
TAX MAP 107, LOT 26  
S.C.R.D.: BOOK 3294, PAGE 435

DEVELOPERS OF ALL NEW MAJOR SUBDIVISIONS WITH NEW ROADS WHICH ARE INTENDED TO BE CONVEYED TO THE CITY OF ROCHESTER SHALL POST: A) CONSTRUCTION ZONE SIGNS PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES STANDARDS; AND B) STREET ACCEPTANCE SIGNS WITH THE FOLLOWING LANGUAGE AT ALL ENTRY POINTS TO THE SUBDIVISION: "POSTED. THIS SUBDIVISION IS UNDER CONSTRUCTION. THESE STREETS HAVE NOT YET BEEN ACCEPTED BY THE CITY OF ROCHESTER AND ARE NOT ELIGIBLE FOR CITY SERVICES. TRAVEL AT YOUR OWN RISK (PER ORDER OF PLANNING BOARD)." THE LOCATION AND DESIGN OF THE SIGNS SHALL BE AS STIPULATED BY THE PUBLIC WORKS DEPARTMENT, BUT IN NO CASE SHALL THEY BE LESS THAN 2' x 4' AND THEY SHALL BE ERECTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

#	REVISION	DATE	DESCRIPTION
3-31-17	PER NHDES WWBE SEWER DISCHARGE PERMIT		
3-1-17	FINAL REVISIONS PER NOD & STAFF MEETING		
6-29-16	FINAL REVISIONS PER NOD		
4-13-16	REVISED PER PB, DPW		
3-14-16	REVISED PER PB, DPW & PLANNING		



NOTES:

- OWNER: PROJECT ADDRESS: TOM AUBERT  
788 AND 794 PORTLAND ST.  
ROCHESTER, NH 03867  
MAILING ADDRESS: TOM AUBERT  
5 GARY DRIVE  
ROCHESTER, NH 03867
- TAX MAP 107, LOT 54 AND TAX MAP 108, LOT 53-1
- LOT 54 S.C.R.D. BOOK 4280, PAGE 938  
LOT 53-1 S.C.R.D. BOOK 4280, PAGE 941
- LOT AREA:  
LOT 54: 59,968 Sq. Ft., 1.38 Ac.  
LOT 53-1: 58,613 Sq. Ft., 1.35 Ac.
- ZONING: R1 (RESIDENTIAL 1)  
SETBACKS:  
FRONT - 10'  
SIDE - 10'  
REAR - 20'  
WETLAND: 50' (WETLANDS GREATER THE 0.5 ac.)  
MIN. LOT SIZE: 10,000 Sq. Ft.  
MIN. FRONTAGE: 100'  
MAX. LOT COVERAGE: 35%  
MAX. BUILDING HEIGHT: 35'

- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED BOUNDARIES OF A 9 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, A PORTION OF THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330150, MAP 33017C02040, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN MAY OF 2015, WITH AN ERROR OF CLOSURE OF 1 PART IN 23,000.
- TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED MAY 2015.
- THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.
- AS-BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF ROCHESTER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT IF A STREET IS PROPOSED FOR CITY ACCEPTANCE. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.

LEGEND:

- IRON BOUND (TO BE SET)
- IRON BOUND (FND)
- IRON PIPE (FND)
- GRANITE BOUND (FND OR TO BE SET)
- UTILITY POLE
- PROPOSED BOUNDARY LINES
- WETLANDS LINE
- 50' WETLAND BUFFER
- APPROX. ABUTTING BOUNDARY LINES
- STONE WALL

- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.
- 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.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR, AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- SHEET 3 AND 4 OF THIS PLAN SET ARE INTENDED FOR RECORDING. PLEASE FIND ENGINEERING DOCUMENTS WITHIN THE ENTIRE PLANS SET AT THE CITY OF ROCHESTER PLANNING OFFICE WHEREAS THEY MAY CONTAIN INFORMATION WHICH PERTAINS TO INDIVIDUAL LOT OWNERS.
- SETBACKS SHOWN ARE SUBJECT TO THE EASEMENTS FOUND ON SHEET 4 OF THIS PLAN SET

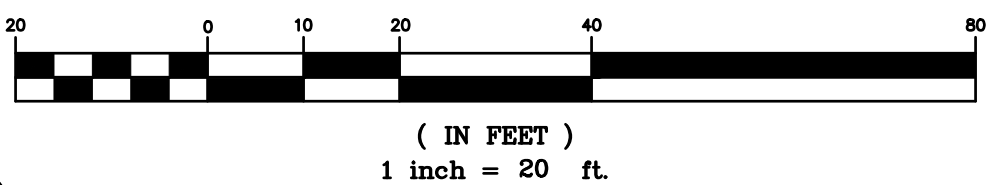
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DATED: NOVEMBER 2002  
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BY: BERRY CONST. CO., INC.  
DATED: APRIL 16, 1984  
S.C.R.D. PLAN # 22-158
- "SUBDIVISION PLAN HIGHLAND ST., ROCHESTER, N.H. FOR MILTON ROAD REALTY TRUST"  
BY: NORWAY PLAINS ASSOCIATES, INC.  
DATED: JULY 2004  
S.C.R.D. PLAN # 78-88
- "ROCHESTER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE"  
BY: CHARLES H. WOOD  
DATED: FEBRUARY 8, 1959  
S.C.R.D. POCKET #1, FOLDER #10, PLAN #43

FINAL APPROVAL  
BY  
ROCHESTER PLANNING BOARD

CERTIFIED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

GRAPHIC SCALE



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 L.L.S. 805 DATE 4-18-17

SUBDIVISION SHEET  
FOR  
TOM AUBERT  
788 AND 794 PORTLAND STREET  
ROCHESTER, NH  
TAX MAP 107, LOT 54 AND TAX MAP 108, LOT 53-1

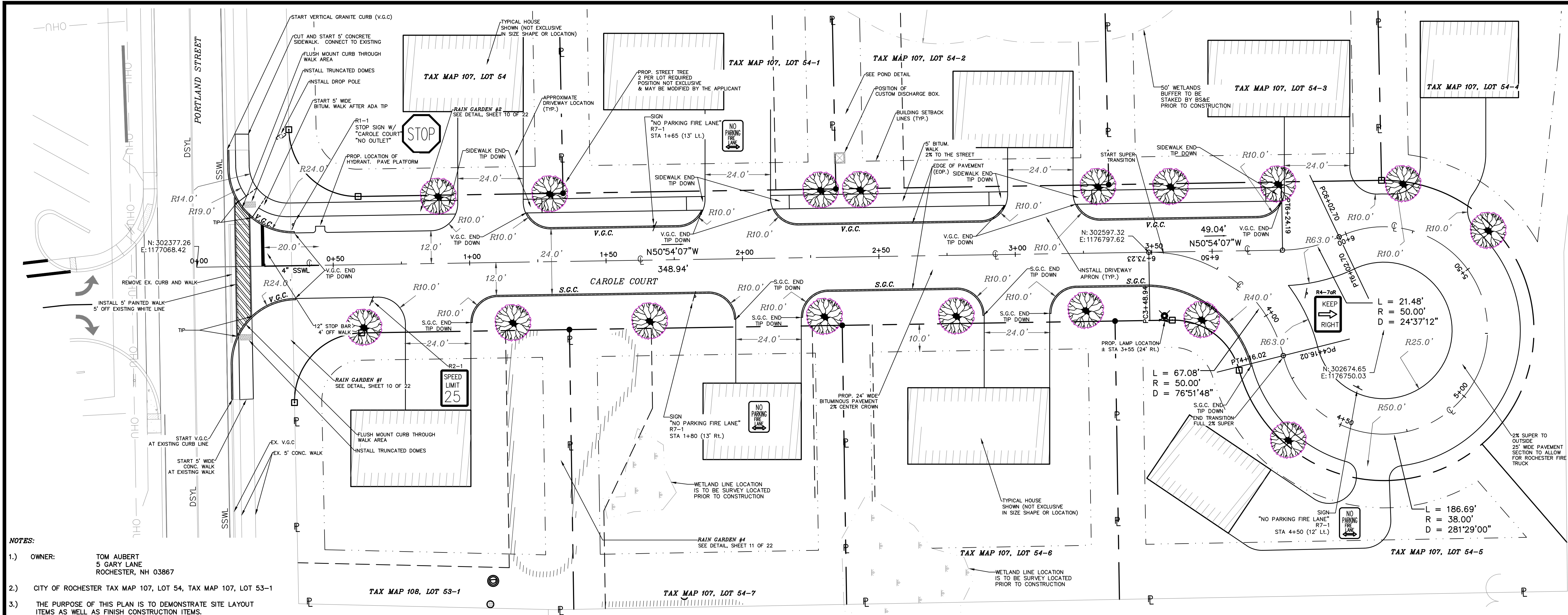
BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE: 1 IN. EQUALS 20 FT.  
DATE: JANUARY 1, 2016  
FILE NO.: DB 2015 - 040

SIGNATURE  
KENNETH A. BERRY  
L.L.S. 805  
DATE









NOTES:

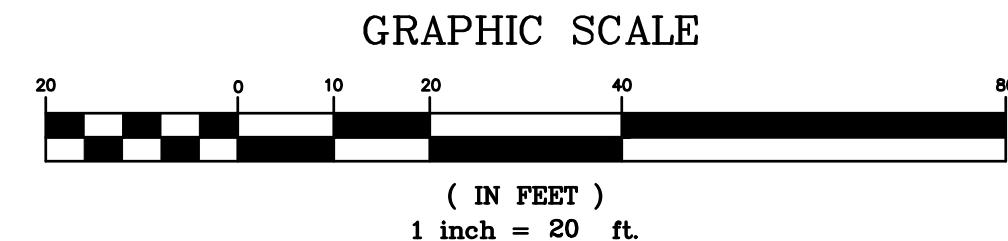
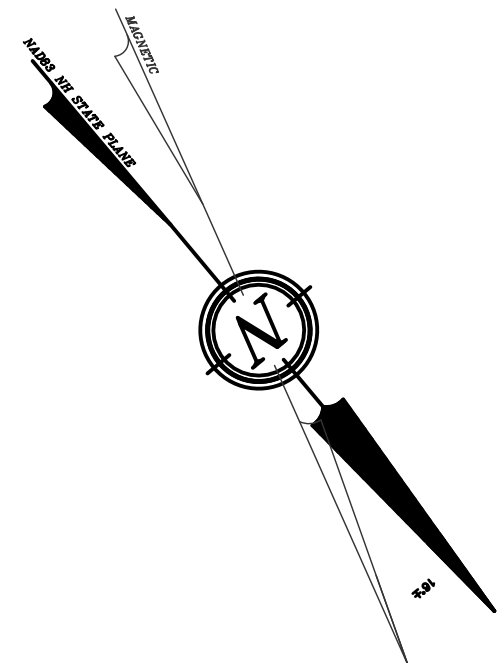
- OWNER: TOM AUBERT  
5 GARY LANE  
ROCHESTER, NH 03867
- CITY OF ROCHESTER TAX MAP 107, LOT 54, TAX MAP 107, LOT 53-1
- THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE SITE LAYOUT ITEMS AS WELL AS FINISH CONSTRUCTION ITEMS.

GENERAL PLAN SET NOTES:

- AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF ROCHESTER GIS OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- TOPOGRAPHIC SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN 2015.
- DATUM: PROJECT DATUM IS BASED ON GPS COORDINATES ESTABLISHED WITH A TOPCON HIPER SR RECEIVER IN JUNE 2015 AND REPRESENTED IN NEW HAMPSHIRE STATE PLANE COORDINATES NAD 1983 AND VERTICALLY BY NAVD 1988.
- FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ROCHESTER DPW.
- CONTRACTOR TO CONTACT ROCHESTER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS.
- ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF ROCHESTER STANDARDS.
- CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (603) 436-7708. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.
- CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH METROCAST.
- ALL NEW ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF PROPOSED DROP POLE.
- THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
- ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 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.
- IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER (NOT ALLOWED IN CITY R.O.W.), EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
- SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY AND SEDIMENT AND EROSION CONTROLS.

- ALL CATCH BASINS SHALL BE PRE-CAST H-20 LOADING AND SHALL BE EQUIPPED WITH DEEP SUMPS (4' MIN.) AND HOODS (SEE DETAILS). HOODS ARE TO BE "THE ELIMINATOR" BY 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.
- ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION. FILTREXX SOXX IS PREFERRED OVER THE USE OF SILT FENCE. FENCING IS TO BE USED ON SITE ONLY AS REQ. AND DIRECTED BY THE SWPPP INSPECTOR.
- SEE SEDIMENT & EROSION CONTROL PLAN FOR INLET PROTECTION DETAILS.
- ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED.
- ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
- NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II. THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). WEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER.
- UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS.
- ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.
- ALL BASINS AND DRAINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS.
- THE LIMITS OF CONSTRUCTION DISTURBANCE AND TREE CLEARING LIMITS ARE TO BE MARKED OUT AND APPROVED BY THE CITY PRIOR TO WORK.
- ALL TREATMENT SWALE TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS UNLESS OTHERWISE INSTRUCTED BY THE DESIGN ENGINEER DURING CONSTRUCTION.
- A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS, AS MAY BE APPLICABLE.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND ROCHESTER CITY STAFF SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- BUILDING ADDRESSES SHALL BE DETERMINED BY THE BUILDING OFFICIAL.
- THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:  
EPA SEWER EXTENSION PERMIT
- LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT. NONE
- THIS PLAN PROPOSES 90,000 SQ. FT. OF DISTURBANCE. PER ENV-WQ 1503.12 (B) AN ALTERATION OF TERRAIN PERMIT IS NOT REQUIRED. AREA OF DISTURBANCE INCLUDES HOME SITES.
- CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
- WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

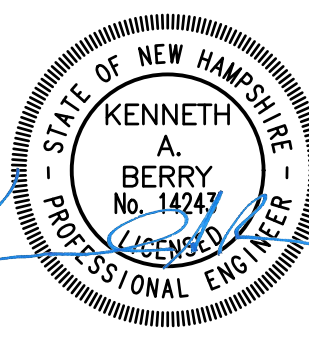
- PRIOR TO COMMENCEMENT OF TREE CLEARING, THE WETLAND BOUNDARY AND SETBACKS WILL BE MARKED. IRON BOUNDS ARE TO BE USED AT THE LIMITS OF THE WETLAND BOUNDARY WITH BLACK AND YELLOW FLAGGING. THE APPROVED PLANNING DEPARTMENT BUFFER SIGNS WILL BE HUNG ALONG THE WETLANDS SETBACK BOUNDARY EVERY 25'
- RESIDENTIAL CURB STOPS ARE TO BE PLACED IN CURB BOXES. IF LOCATED WITHIN PAVED AREAS THEY ARE TO BE PLACED IN GATE BOXES



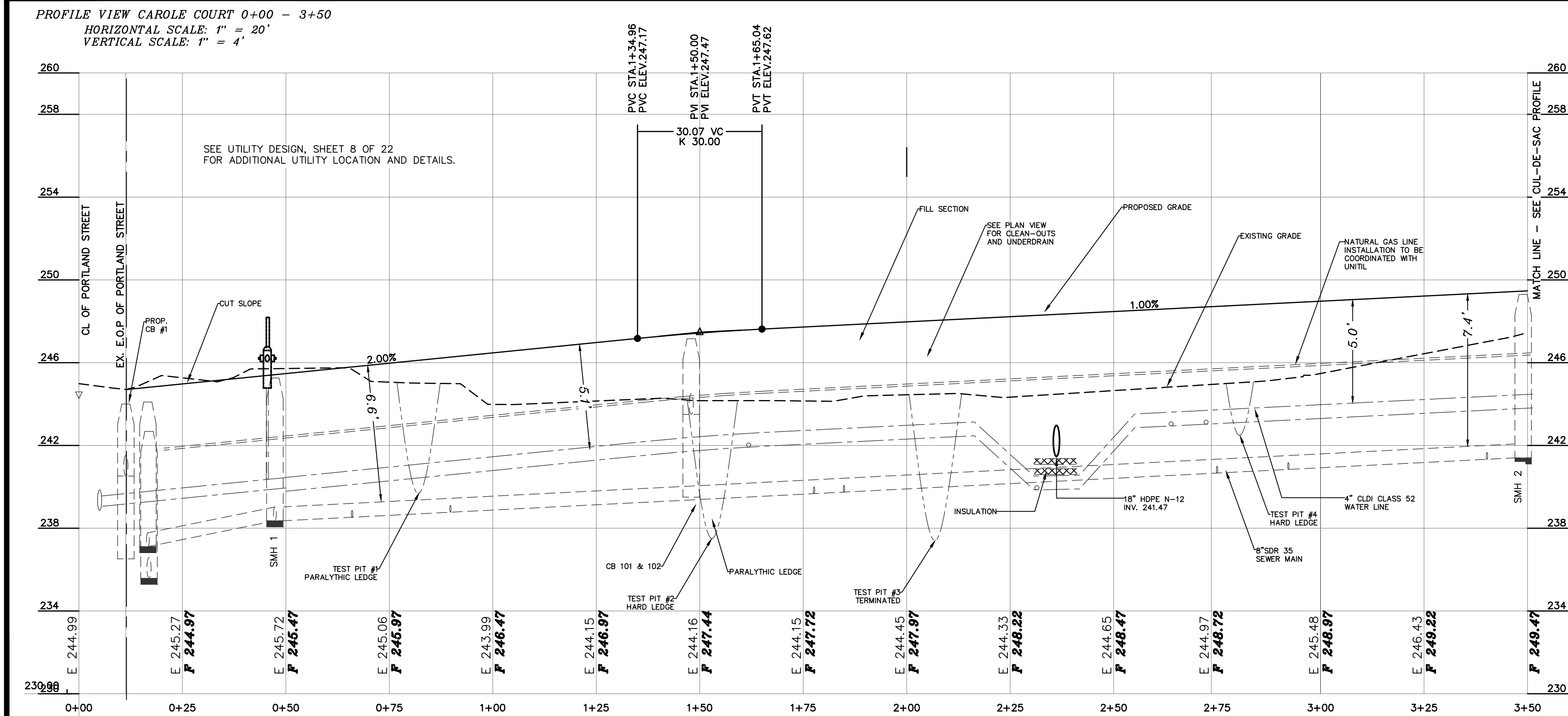
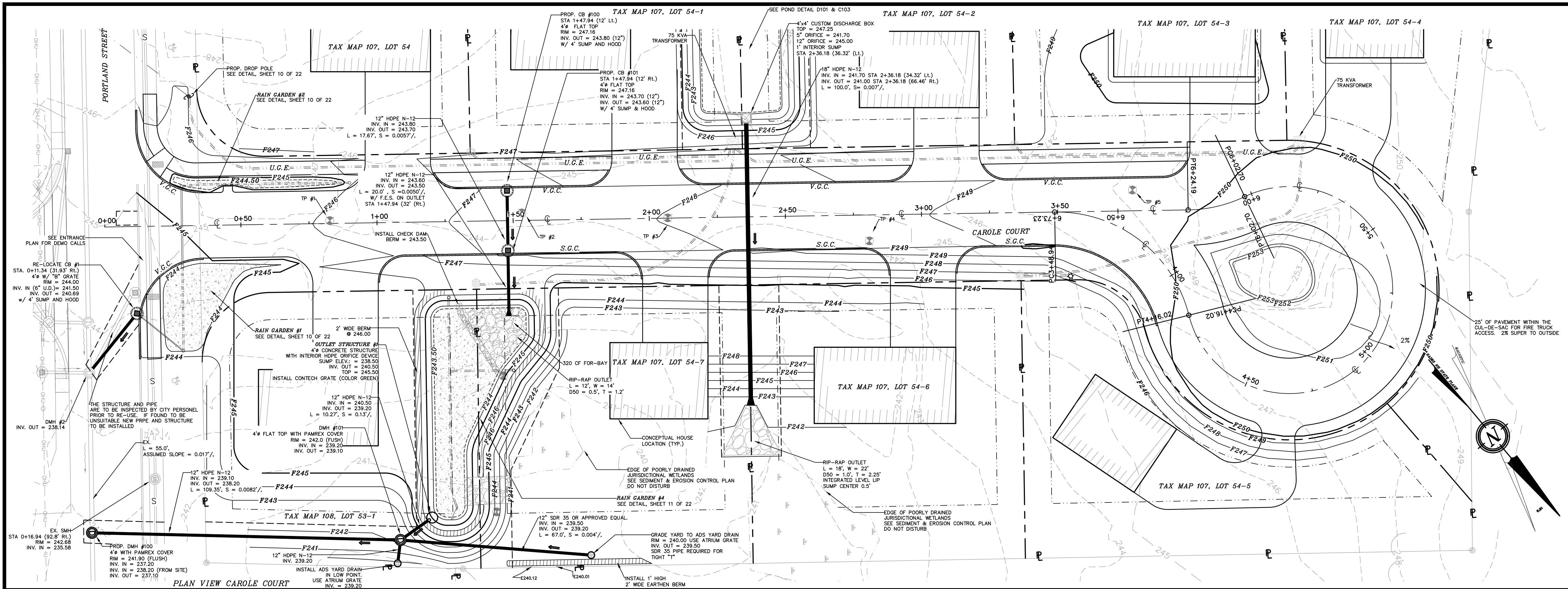
REVISION	DATE	DESCRIPTION
#7	3-31-17	PER NHDES WWB SEWER DISCHARGE PERMIT
#6	3-1-17	FINAL REVISIONS PER NOD & STAFF MEETING
#5	6-29-16	FINAL REVISIONS PER NOD
#4	4-13-16	REVISED PER PB, DPW
#3	3-14-16	REVISED PER PB, DPW & PLANNING

SUBDIVISION FOR  
TOM AUBERT  
788 AND 794 PORTLAND STREET  
ROCHESTER, NH  
TAX MAP 107, LOT 54 AND TAX MAP 108, LOT 53-1

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE : 1 IN. EQUALS 20 FT.  
DATE : JANUARY 1, 2016  
FILE NO. : DB 2015 - 040







NOTES:

- 1.) OWNER: TOM AUBERT  
5 GARY DRIVE  
ROCHESTER, NH 03867
- 2.) CITY OF ROCHESTER TAX MAP 107, LOT 54 & TAX MAP 108, LOT 53-1
- 3.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE GRADING AND DRAINAGE SYSTEMS FOR THE PROPOSED ROADWAY
- 4.) 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.
- 5.) 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.
- 6.) SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY AND SEDIMENT AND EROSION CONTROLS.
- 7.) 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.
- 8.) SEE SEDIMENT & EROSION CONTROL PLAN FOR INLET PROTECTION AND CONTROLS FOR THE ENTIRE SITE
- 9.) ALL DRAINAGE PIPE IS TO BE HDPE N-12 ASTM F2648. (GREEN PIPE) INDIVIDUAL PIPE SIZES ARE SPECIFIED
- 10.) 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.
- 11.) 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.
- 12.) UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS.
- 13.) ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED
- 14.) ALL BASINS AND DRAINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS
- 15.) ALL CATCH BASINS TO BE LINED WITH A POLYETHYLENE LINER
- 16.) 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"
- 17.) 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 WISH TO MODIFY THE GRADING PROVIDED, THERE MAY BE FURTHER ANALYSIS AND APPROVAL BY THE DPW UNDER THE CHAPTER 50 APPLICATION.
- 18.) 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.

GRAPHIC SCALE



REVISION	DATE	DESCRIPTION
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#5	6-29-16	FINAL REVISIONS PER NOD
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#3	3-14-16	REVISED PER PB, DPW & PLANNING

PLAN AND PROFILE  
FOR  
TOM AUBERT  
788 AND 794 PORTLAND STREET  
ROCHESTER, NH  
TAX MAP 107, LOT 54 AND TAX MAP 108, LOT 53-1

BERRY SURVEYING & ENGINEERING

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

SCALE : 1 IN. EQUALS 20 FT.

DATE : JANUARY 1, 2016

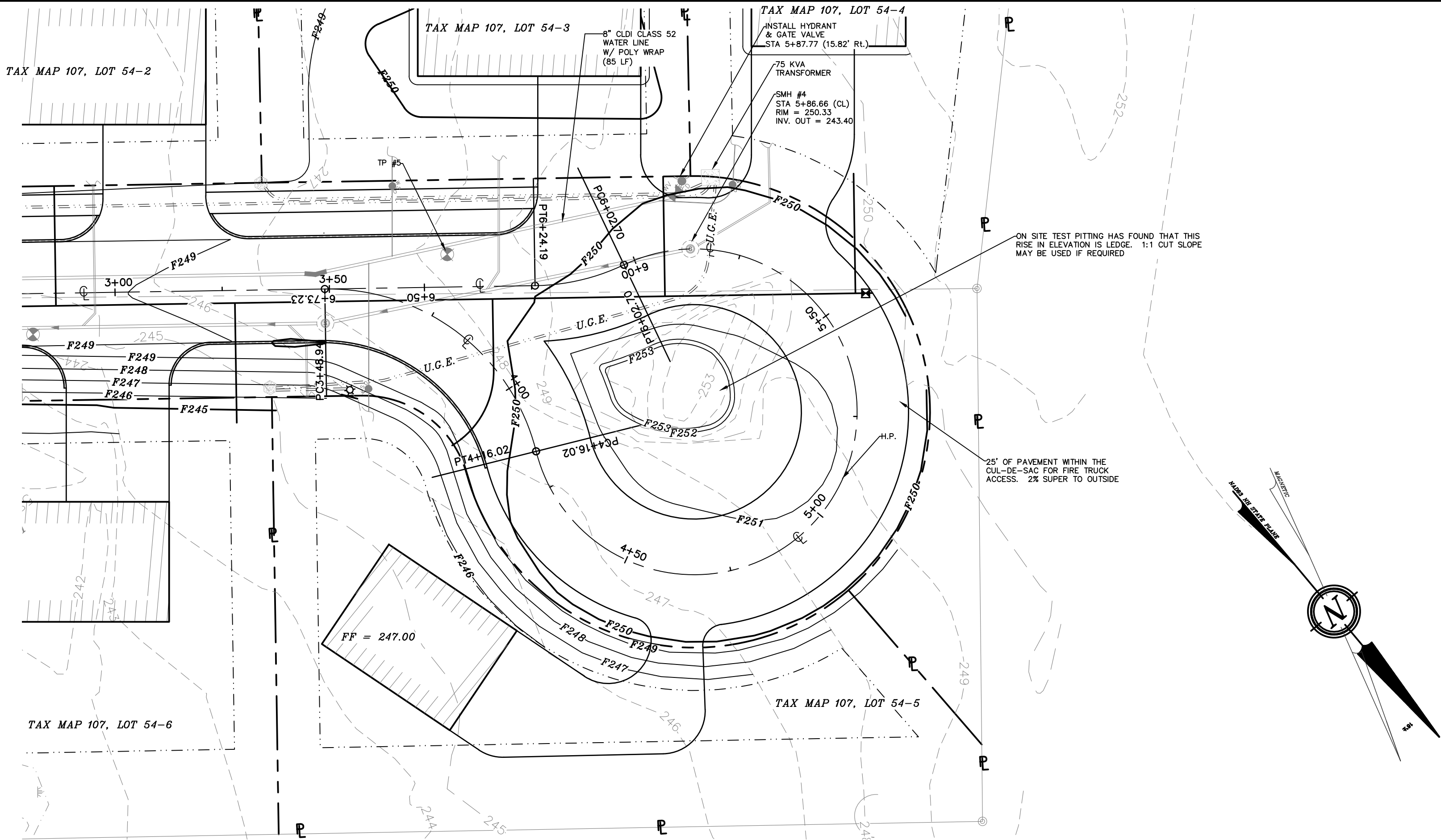
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KENNETH A. BERRY  
No. 14247  
PROFESSIONAL ENGINEER

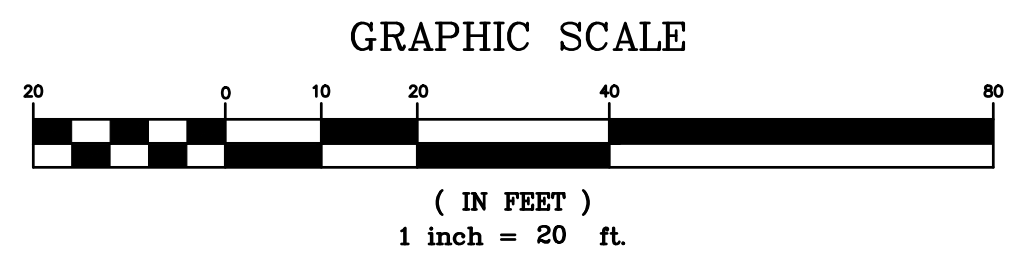
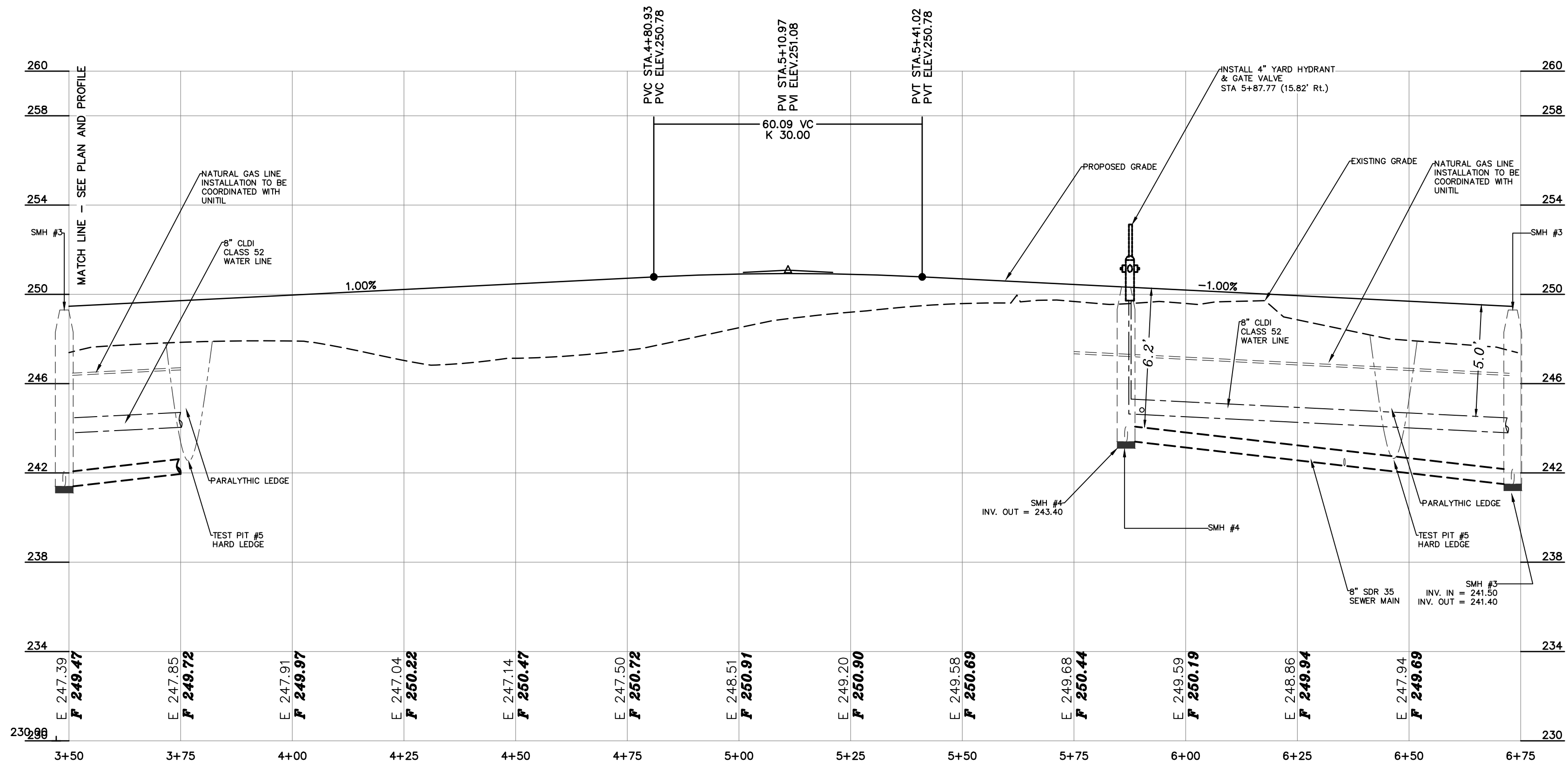
SHEET 6 OF 21



PLAN VIEW CAROLE COURT



PROFILE VIEW CAROLE COURT  
3+50-END  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 4'



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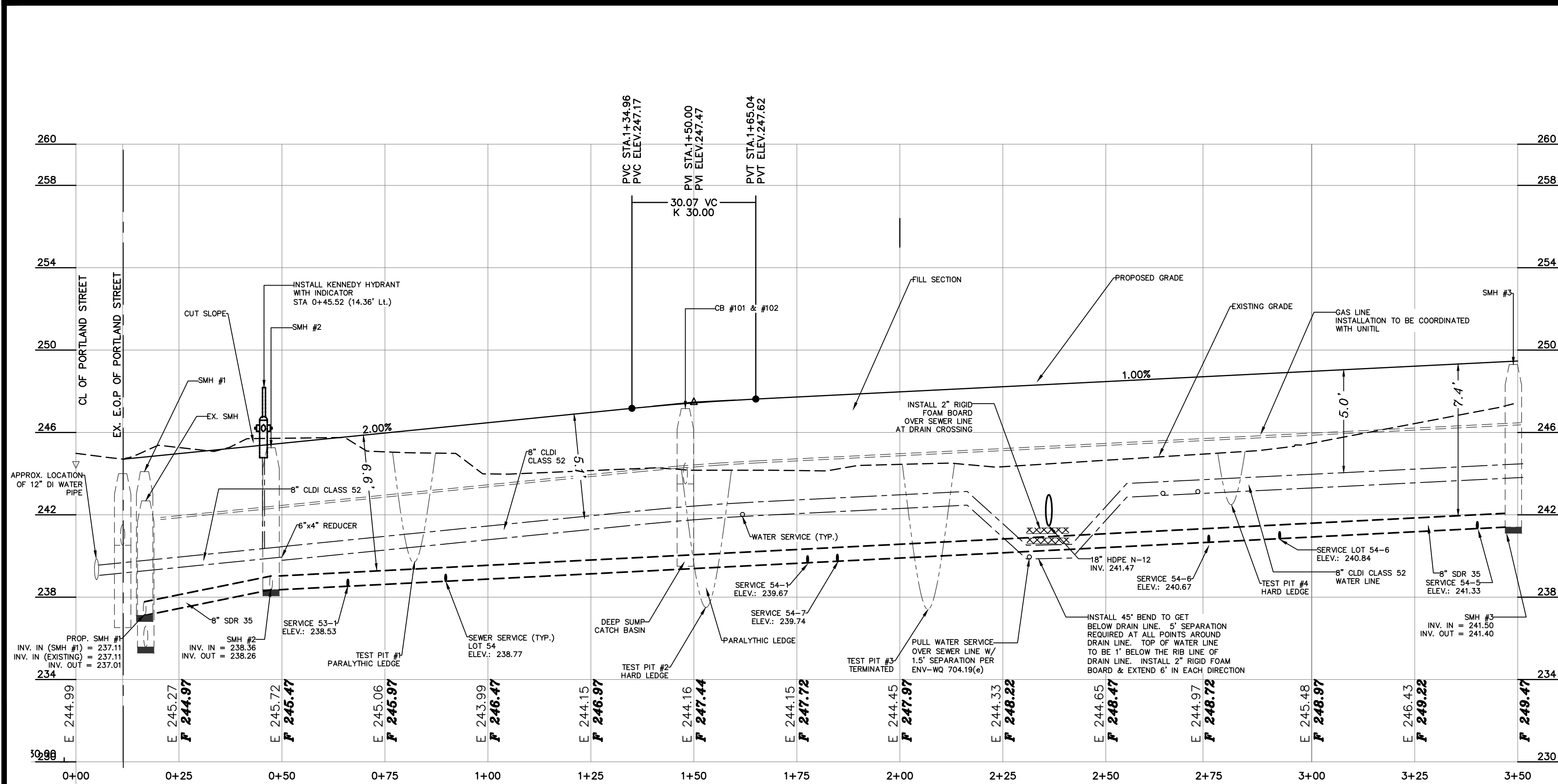
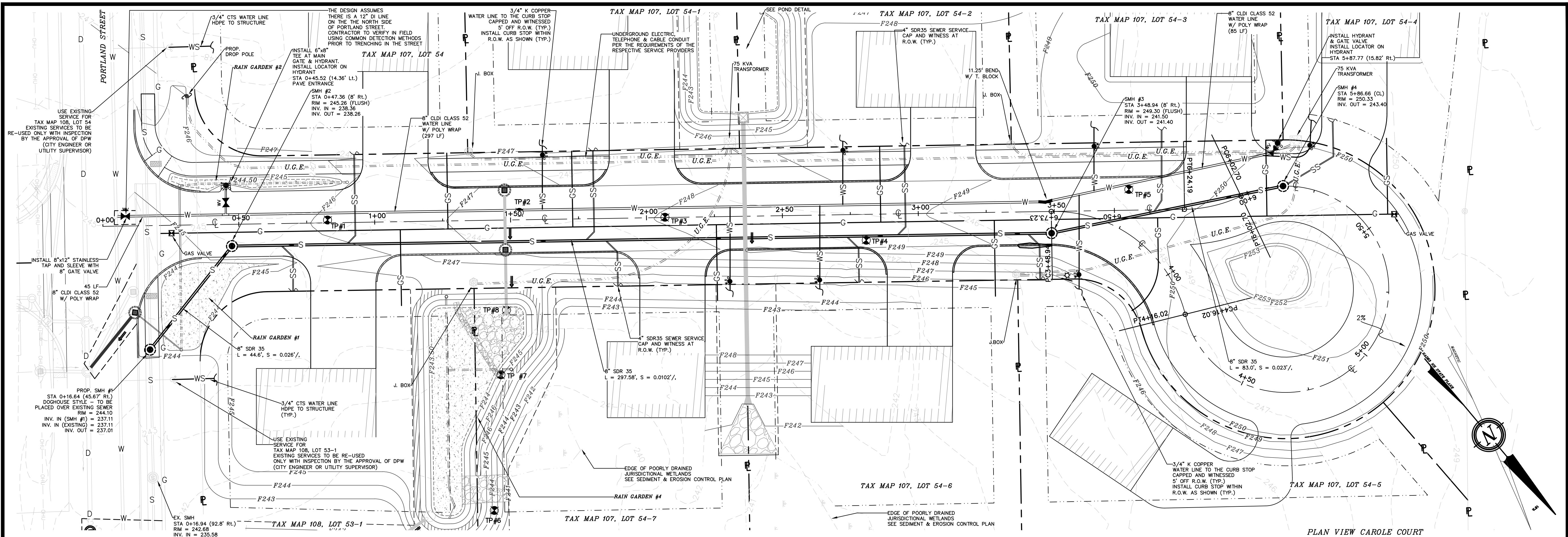
PLAN AND PROFILE OF CUL-DE-SAC FOR  
TOM AUBERT  
788 AND 794 PORTLAND STREET  
ROCHESTER, NH  
TAX MAP 107, LOT 54 AND TAX MAP 108, LOT 53-1

BERRY SURVEYING & ENGINEERING  
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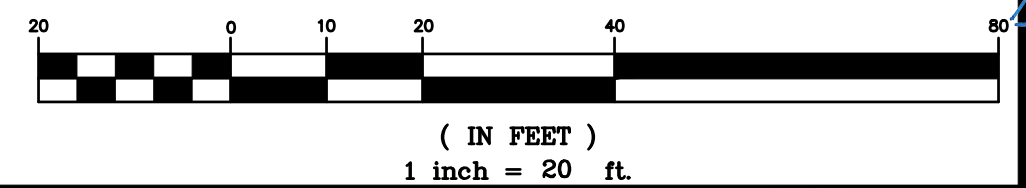
STATE OF NEW HAMPSHIRE  
KENNETH A. BERRY  
No. 1424  
PROFESSIONAL ENGINEER

SHEET 7 OF 21





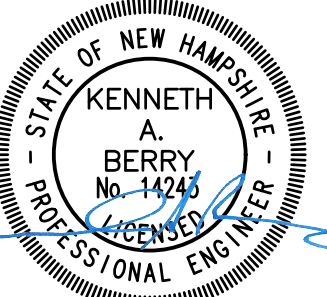
- NOTES:**
- 1.) OWNER: TOM AUBERT  
5 GARY DRIVE  
ROCHESTER, NH 03867
  - 2.) CITY OF ROCHESTER TAX MAP 107, LOT 54 & TAX MAP 108, LOT 53-1
  - 3.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE PUBLIC UTILITIES WITHIN THE SUBDIVISION. SEE EXISTING CONDITIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
  - 4.) 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.
  - 5.) 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.
  - 6.) 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.
  - 7.) 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.
  - 8.) 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.
  - 9.) FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ROCHESTER DPW.
  - 10.) 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.
  - 11.) ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF ROCHESTER STANDARDS.
  - 12.) 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.
  - 13.) ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & ROCHESTER DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05(c)-(e).
  - 14.) CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.
  - 15.) CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH METROCAST.
  - 16.) ALL SEWER MAN HOLE RIMS & COVERS ARE TO BE PAMREX.
  - 17.) 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.
  - 18.) 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 PLACED 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.



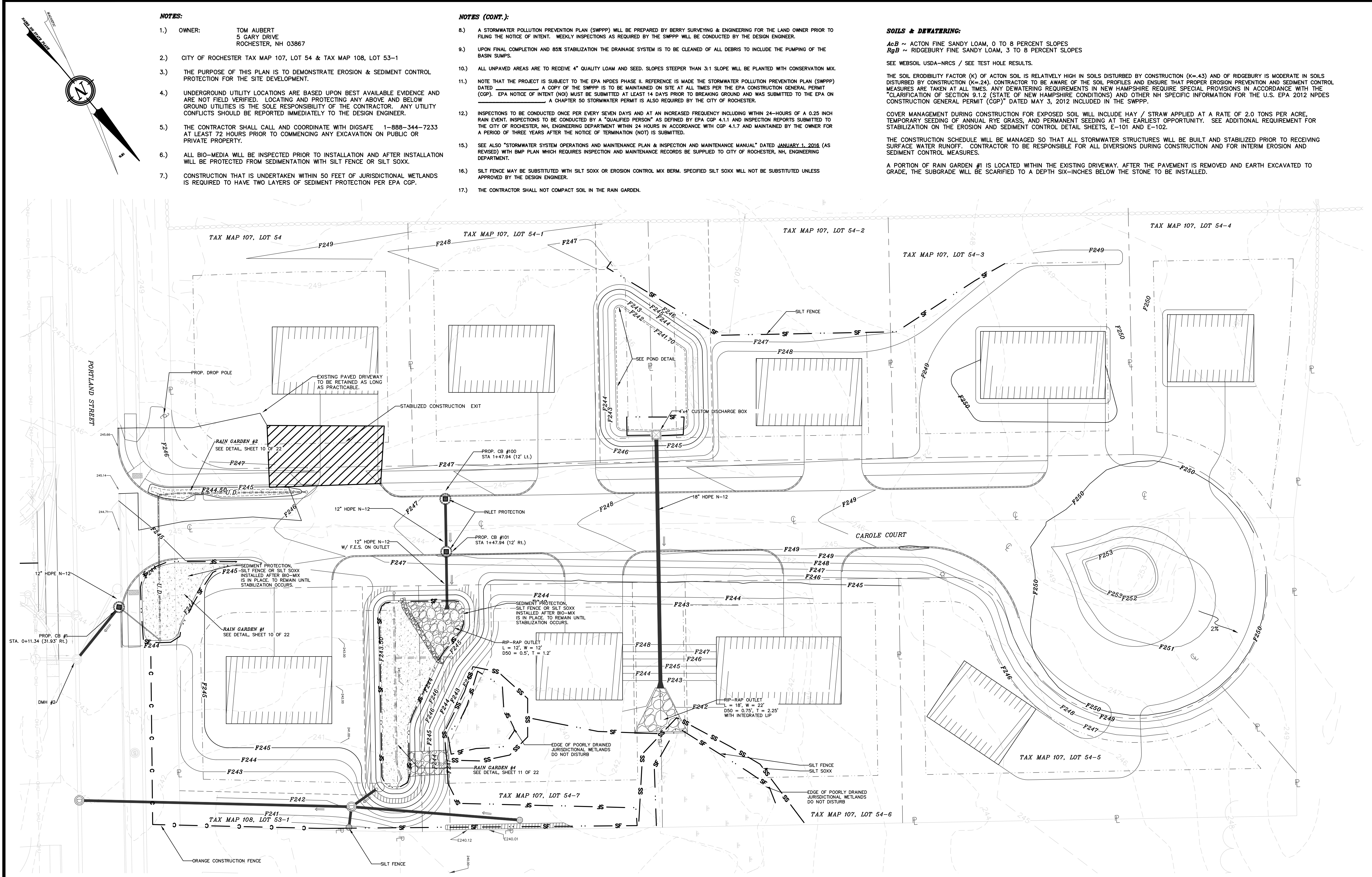
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UTILITY DESIGN  
FOR  
TOM AUBERT  
788 AND 794 PORTLAND STREET  
ROCHESTER, NH  
TAX MAP 107, LOT 54 AND TAX MAP 108, LOT 53-1

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  - 2.) CITY OF ROCHESTER TAX MAP 107, LOT 54 & TAX MAP 108, LOT 53-1
  - 3.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE EROSION & SEDIMENT CONTROL PROTECTION FOR THE SITE DEVELOPMENT.
  - 4.) 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.
  - 5.) 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.
  - 6.) ALL BIO-MEDIA WILL BE INSPECTED PRIOR TO INSTALLATION AND AFTER INSTALLATION WILL BE PROTECTED FROM SEDIMENTATION WITH SILT FENCE OR SILT SOXX.
  - 7.) CONSTRUCTION THAT IS UNDERTAKEN WITHIN 50 FEET OF JURISDICTIONAL WETLANDS IS REQUIRED TO HAVE TWO LAYERS OF SEDIMENT PROTECTION PER EPA CGP.

- NOTES (CONT.):**
- 8.) A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED BY BERRY SURVEYING & ENGINEERING FOR THE LAND OWNER PRIOR TO FILING THE NOTICE OF INTENT. WEEKLY INSPECTIONS AS REQUIRED BY THE SWPPP WILL BE CONDUCTED BY THE DESIGN ENGINEER.
  - 9.) UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS.
  - 10.) ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED. SLOPES STEEPER THAN 3:1 SLOPE WILL BE PLANTED WITH CONSERVATION MIX.
  - 11.) NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II. REFERENCE IS MADE TO THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) DATED [REDACTED]. A COPY OF THE SWPPP IS TO BE MAINTAINED ON SITE AT ALL TIMES PER THE EPA CONSTRUCTION GENERAL PERMIT (CGP). EPA NOTICE OF INTENT (NOI) MUST BE SUBMITTED AT LEAST 14 DAYS PRIOR TO BREAKING GROUND AND WAS SUBMITTED TO THE EPA ON [REDACTED]. A CHAPTER 50 STORMWATER PERMIT IS ALSO REQUIRED BY THE CITY OF ROCHESTER.
  - 12.) 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.
  - 15.) SEE ALSO "STORMWATER SYSTEM OPERATIONS AND MAINTENANCE PLAN & INSPECTION AND MAINTENANCE MANUAL" DATED JANUARY 1, 2016 (AS REVISED) WITH BMP PLAN WHICH REQUIRES INSPECTION AND MAINTENANCE RECORDS BE SUPPLIED TO CITY OF ROCHESTER, NH, ENGINEERING DEPARTMENT.
  - 16.) SILT FENCE MAY BE SUBSTITUTED WITH SILT SOXX OR EROSION CONTROL MIX BERM. SPECIFIED SILT SOXX WILL NOT BE SUBSTITUTED UNLESS APPROVED BY THE DESIGN ENGINEER.
  - 17.) THE CONTRACTOR SHALL NOT COMPACT SOIL IN THE RAIN GARDEN.

**SOILS & DEWATERING:**

*AcB* ~ ACTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES  
*RgB* ~ RIDGEBURY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES

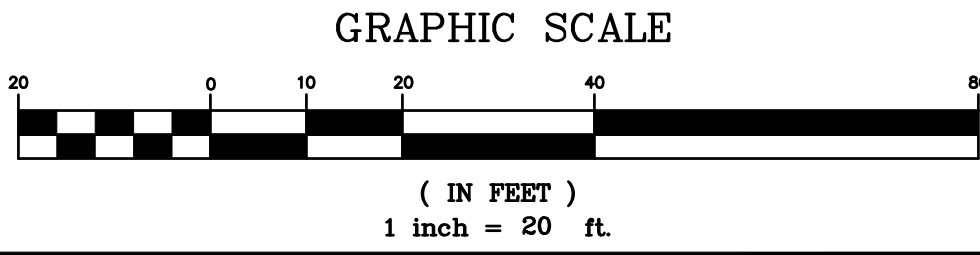
SEE WEBSOIL USDA-NRCS / SEE TEST HOLE RESULTS.

THE SOIL ERODIBILITY FACTOR (K) OF ACTON SOIL IS RELATIVELY HIGH IN SOILS DISTURBED BY CONSTRUCTION (K=43) AND OF RIDGEBURY IS MODERATE IN SOILS DISTURBED BY CONSTRUCTION (K=24). CONTRACTOR TO BE AWARE OF THE SOIL PROFILES AND ENSURE THAT PROPER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TAKEN AT ALL TIMES. ANY DEWATERING REQUIREMENTS IN NEW HAMPSHIRE REQUIRE SPECIAL PROVISIONS IN ACCORDANCE WITH THE "CLARIFICATION OF SECTION 9.1.2 (STATE OF NEW HAMPSHIRE CONDITIONS) AND OTHER NH SPECIFIC INFORMATION FOR THE U.S. EPA 2012 NPDES CONSTRUCTION GENERAL PERMIT (CGP)" DATED MAY 3, 2012 INCLUDED IN THE SWPPP.

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

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

A PORTION OF RAIN GARDEN #1 IS LOCATED WITHIN THE EXISTING DRIVEWAY. AFTER THE PAVEMENT IS REMOVED AND EARTH EXCAVATED TO GRADE, THE SUBGRADE WILL BE SCARIFIED TO A DEPTH SIX-INCHES BELOW THE STONE TO BE INSTALLED.



SEDIMENT & EROSION CONTROL PLAN  
FOR  
TOM AUBERT  
788 AND 794 PORTLAND STREET  
ROCHESTER, NH

TAX MAP 107, LOT 54 AND TAX MAP 108, LOT 53-1

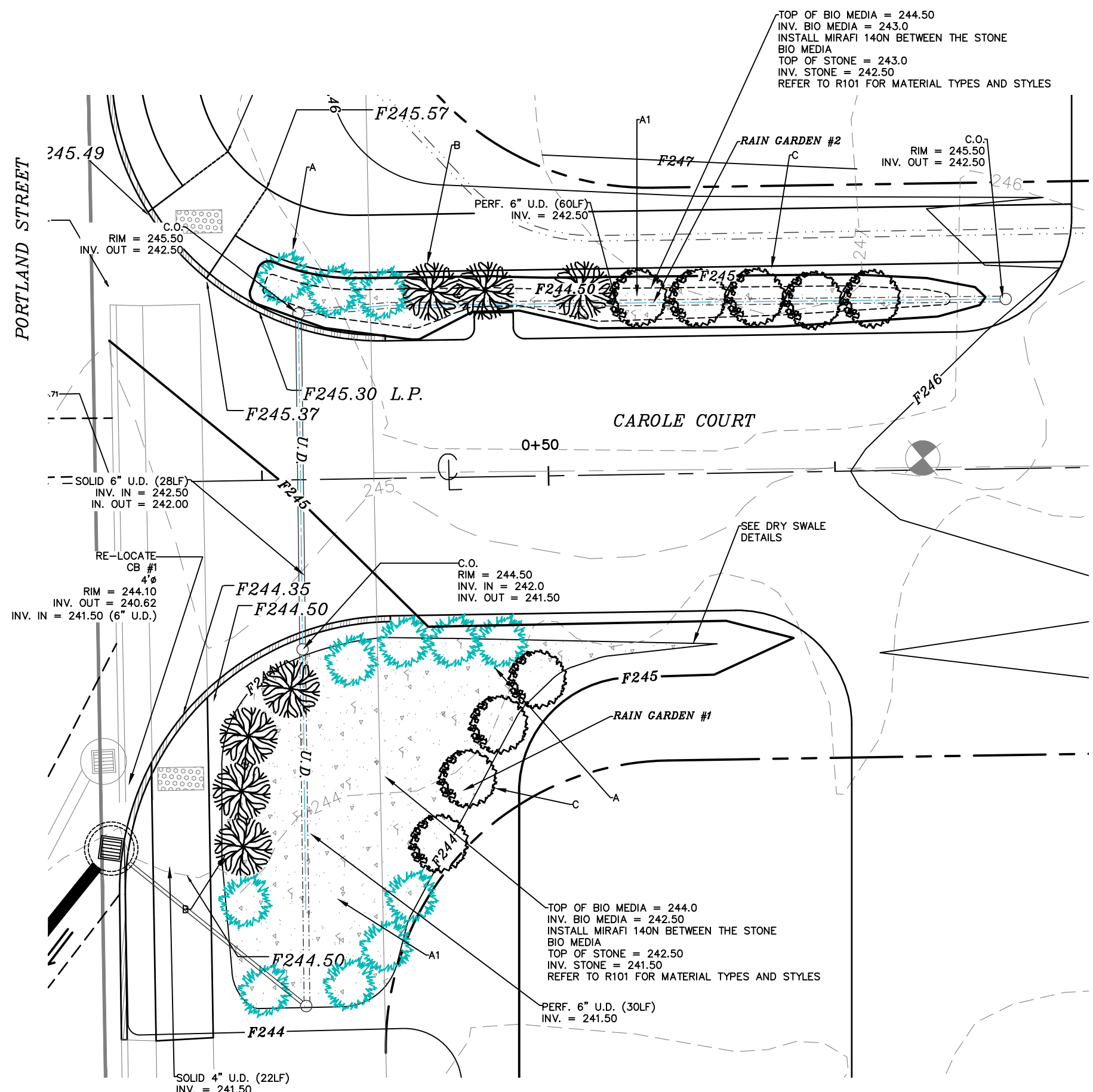
BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE : 1 IN. EQUALS 20 FT.  
DATE : JANUARY 1, 2016  
FILE NO. : DB 2015 - 040

STATE OF NEW HAMPSHIRE  
KENNETH A. BERRY  
No. 14248  
LICENSED PROFESSIONAL ENGINEER

REVISION	DATE	DESCRIPTION
#7	3-31-17	PER NHDES WWBE SEWER DISCHARGE PERMIT
#6	3-1-17	FINAL REVISIONS PER NOD & STAFF MEETING
#5	6-29-16	FINAL REVISIONS PER NOD
#4	4-13-16	REVISED PER PB, DPW
#3	3-14-16	REVISED PER PB, DPW & PLANNING

SHEET 9 OF 21





Sym	Qty	Botanical Name / Common Name	Root	Size
A	9	Cornus sericea 'Isanti' / Isanti Dogwood	Cont.	2-3' Ht.
B	4	Fotherfilla gardienii / Dwarf Fotherfilla	Cont.	5 Gal.
C	4	Ilex glabra 'Nordic' / Nordic Inkberry	Cont.	2'-2 1/2' Ht.

PERENNIALS & GROUND COVERS

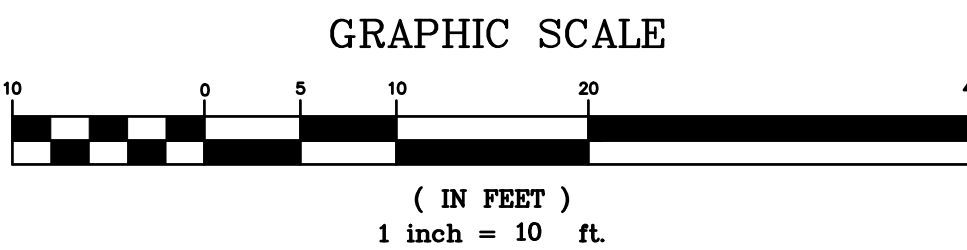
Sym	Qty	Botanical Name / Common Name	Root	Size	Remark
A1	50	Daylily Mix :			
		Hemerocallis 'Chicago Apache' / Daylily	Cont.	1 Gal.	18" OC
		Hemerocallis 'Big Time Happy' / Daylily	Cont.	1 Gal.	18" OC
		Hemerocallis 'Sileam Double Classic' / Daylily	Cont.	1 Gal.	18" OC

*TREES AND SHRUBS* RAIN GARDEN #2

A	3	Cornus sericea 'Isanti' / Isanti Dogwood	Cont.	2-3' Ht.
B	3	Fotherfilla gardenii / Dwarf Fotherfilla	Cont.	5 Gal.
C	5	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



REVISION	DATE	DESCRIPTION
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#3	3-14-16	REVISED PER PB, DPW & PLANNING

RAIN GARDEN #1 - #3  
FOR  
TOM AUBERT  
788 AND 794 PORTLAND STREET  
ROCHESTER, NH  
TAX MAP 107, LOT 54 AND TAX MAP 108, LOT 53-1

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

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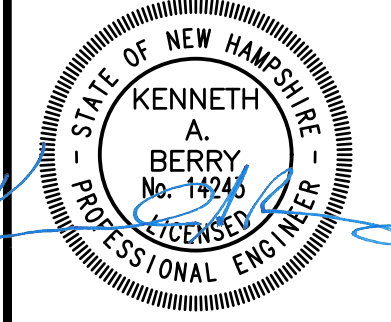
SCALE : 1 IN. EQUALS 10 FT.

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DATE : JANUARY 1, 2016

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FILE NO. : DB 2015 - 040





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

TREES AND SHRUBS				
Sym	Qty	Botanical Name / Common Name	Root	Size
A	14	Cornus sericea 'Isanti' / Isanti Dogwood	Cont.	2-3' Ht.
B	10	Fotherilla gardenii / Dwarf Fotherilla	Cont.	5 Gal.
C	10	Ilex glabra 'Nordic' / Nordic Inkberry	Cont.	2'-2 1/2' Ht.

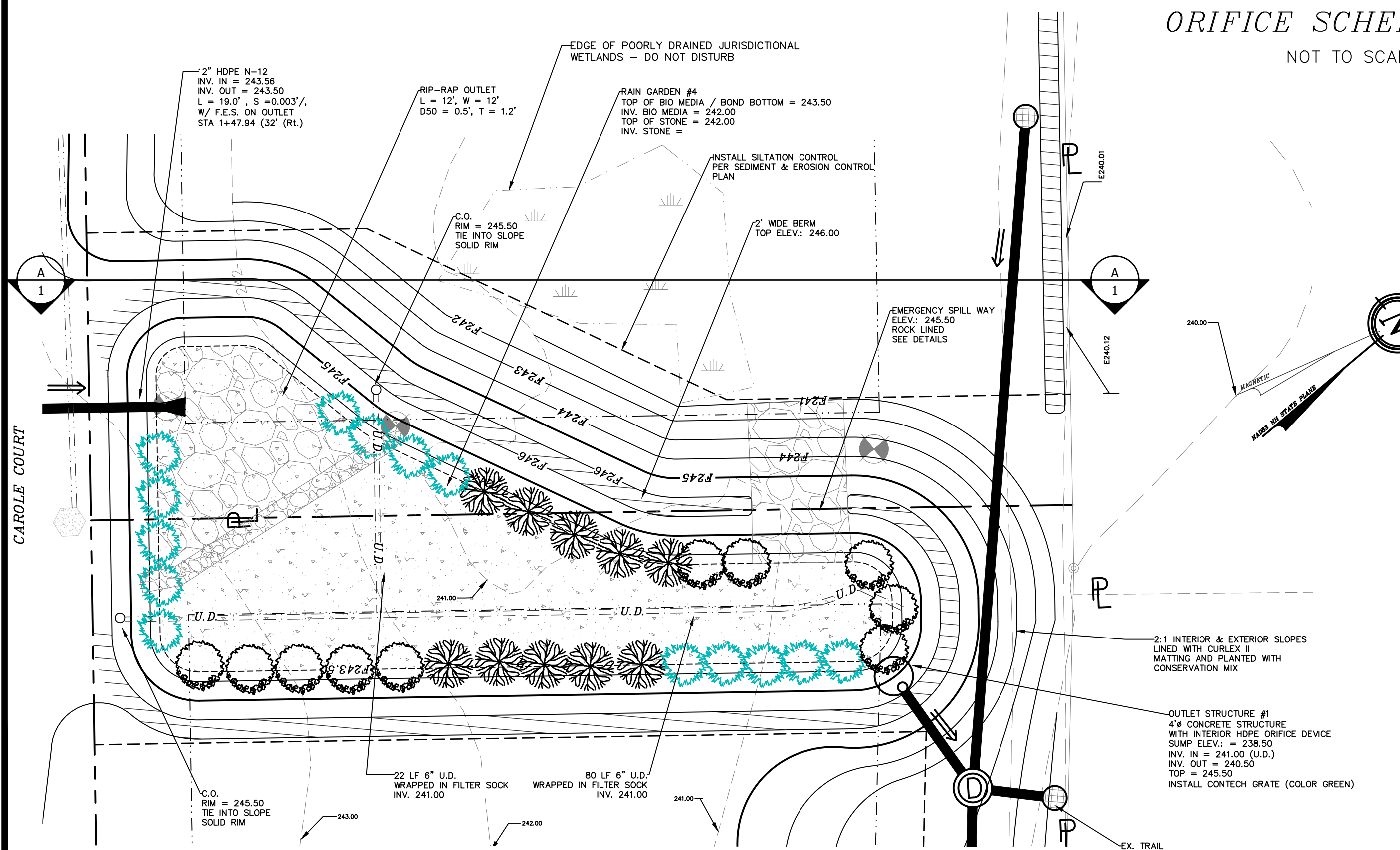
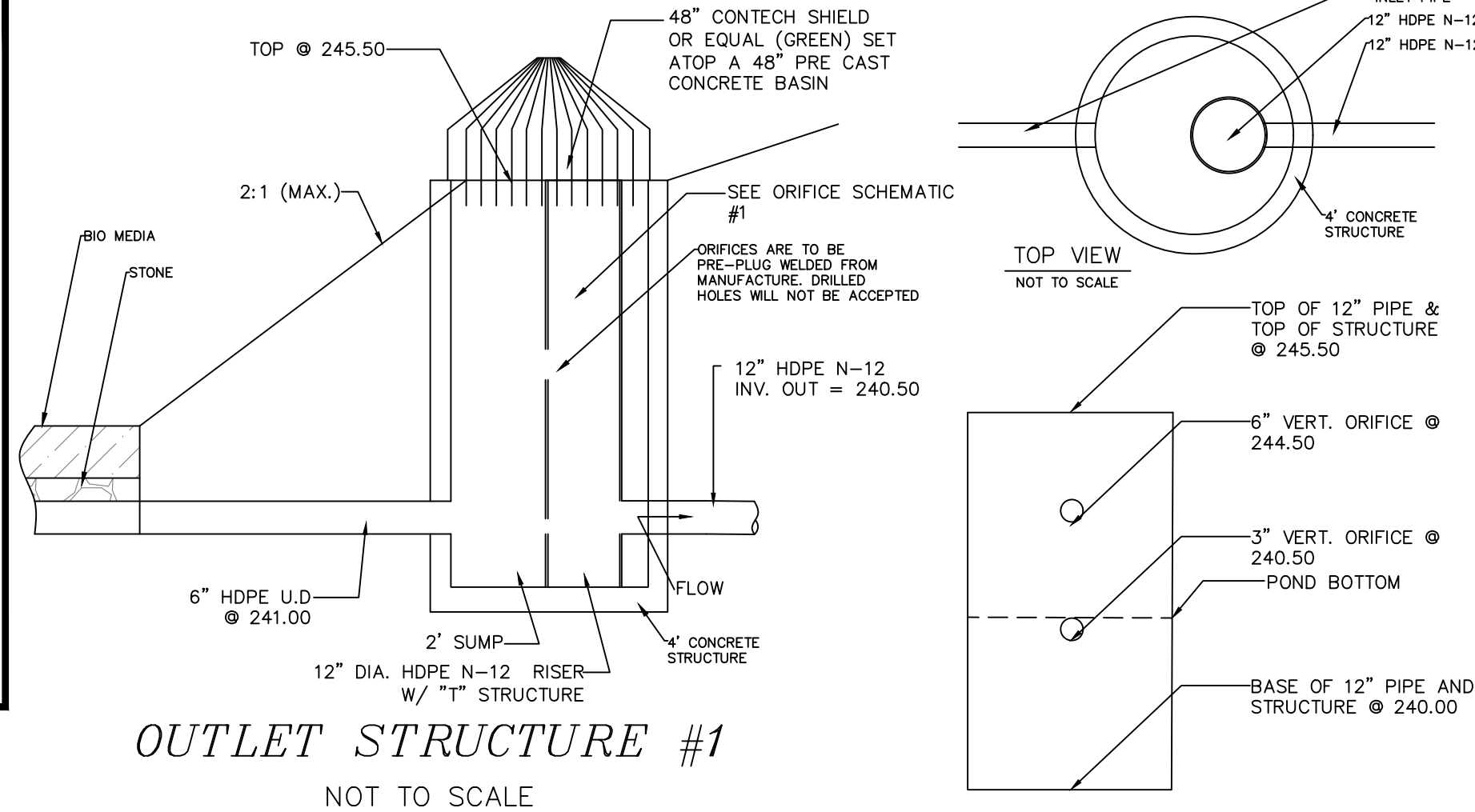
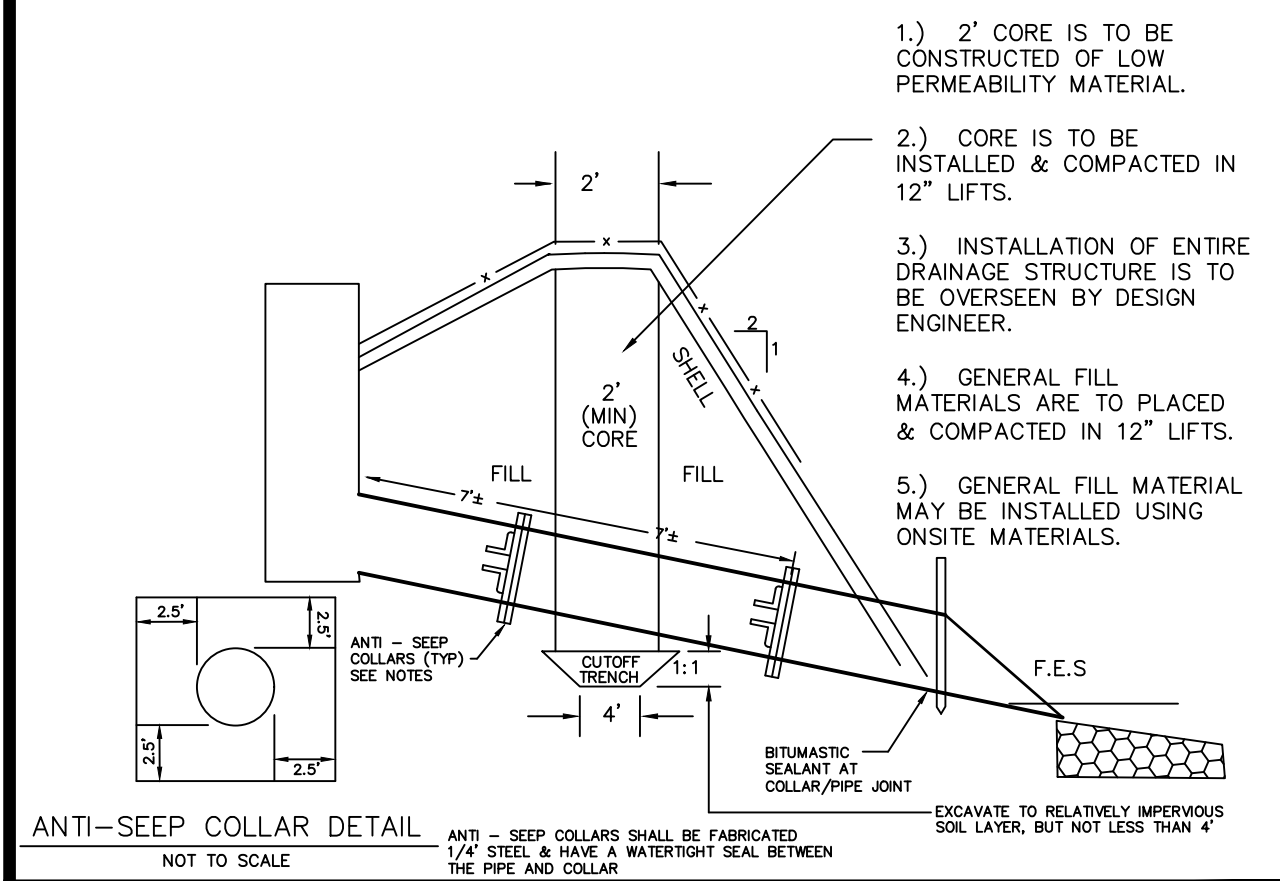
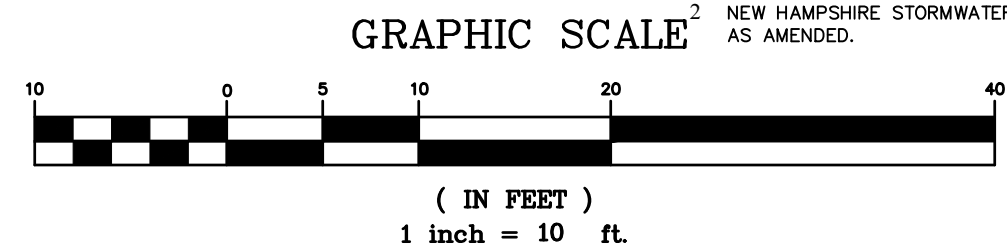
PERENNIALS & GROUND COVERS					
Sym	Qty	Botanical Name / Common Name	Root	Size	Remark
Daylily Mix :					
A1	138	Hemerocallis 'Chicago Apache' / Daylily	Cont.	1 Gal.	18" OC
		Hemerocallis 'Big Time Happy' / Daylily	Cont.	1 Gal.	18" OC
		Hemerocallis 'Silcom Double Classic' / Daylily	Cont.	1 Gal.	18" OC
B1	165	Juncus effusus / Common Rush	Plug	2-1/2"	18" OC
C1	156	Rudbeckia fulgida / Black-Eyed Susan	Cont.	2 Qt.	18" OC

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

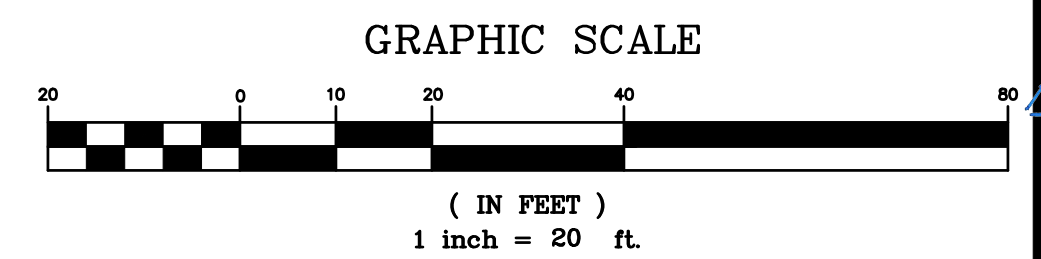
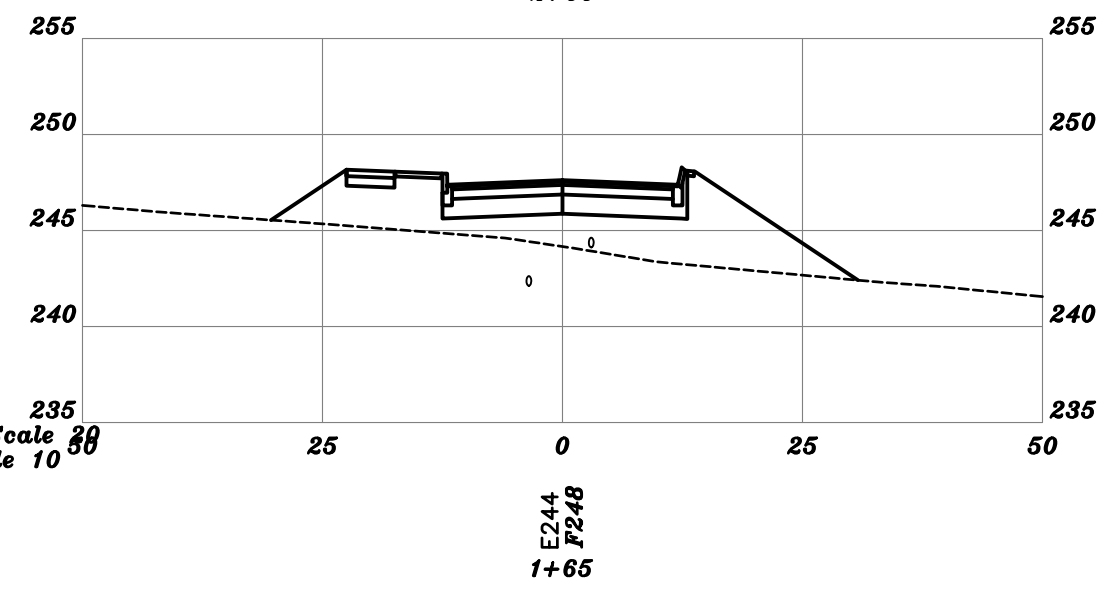
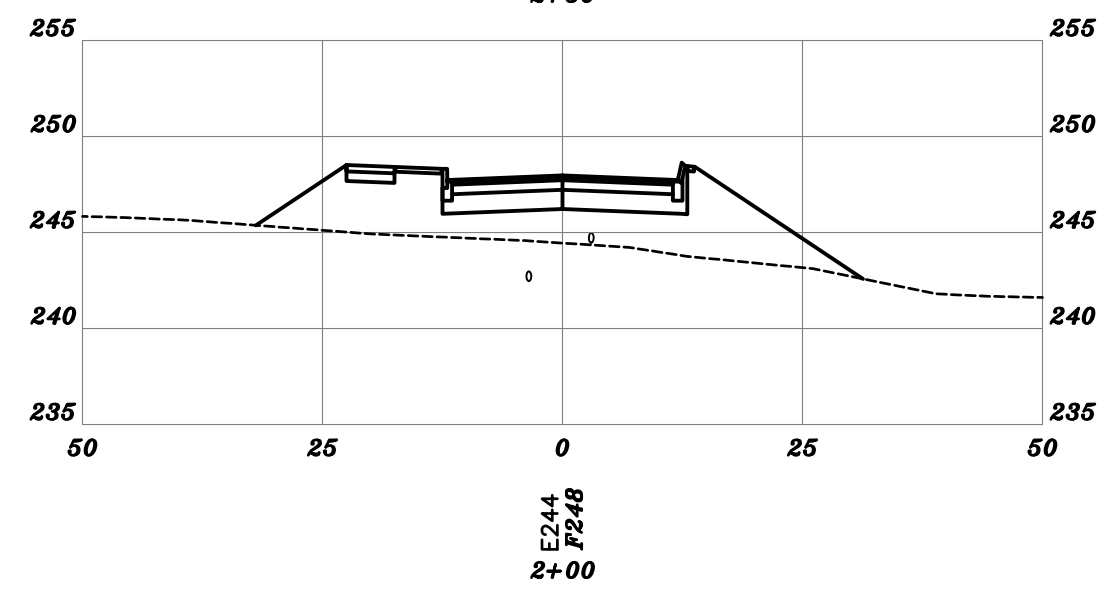
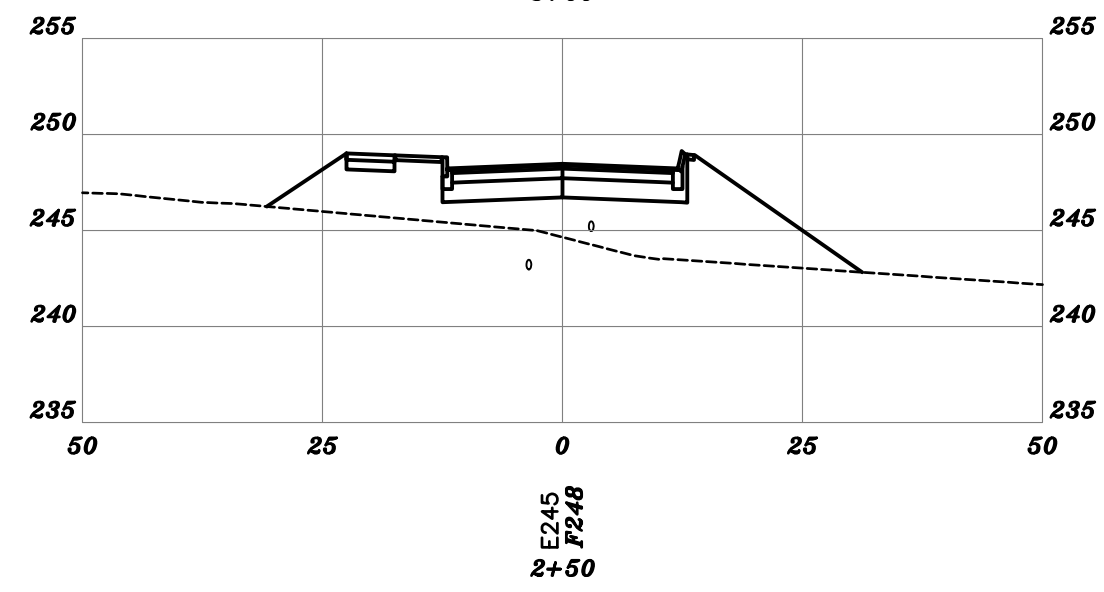
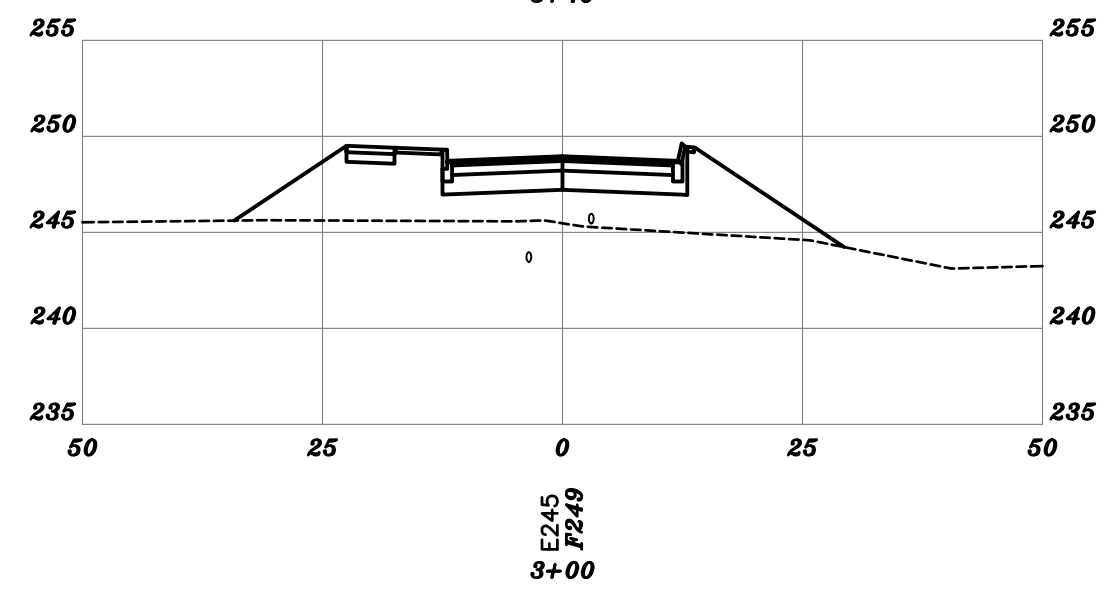
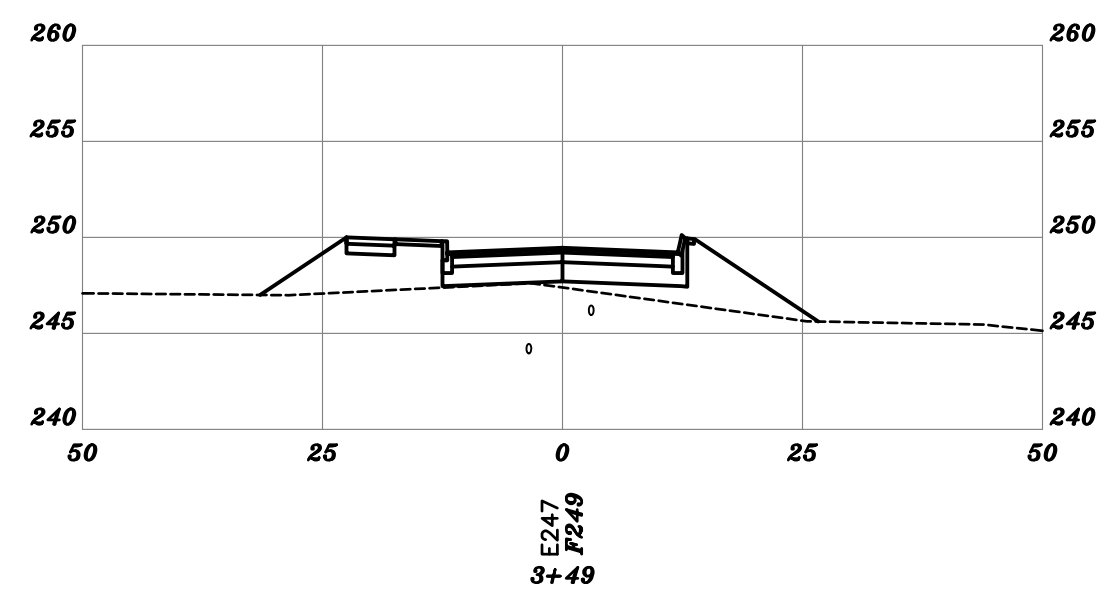
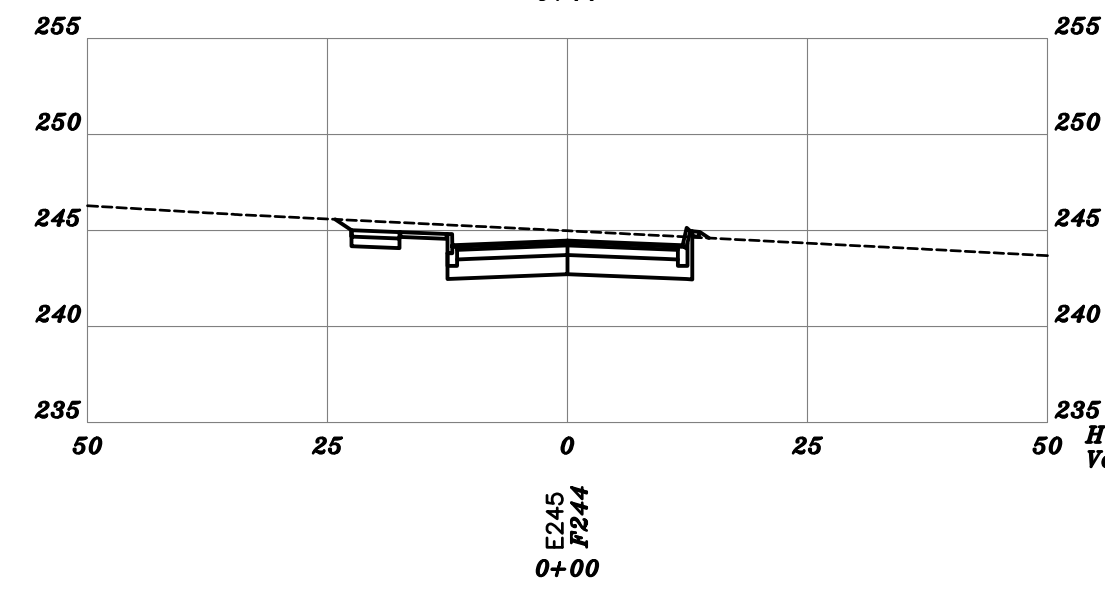
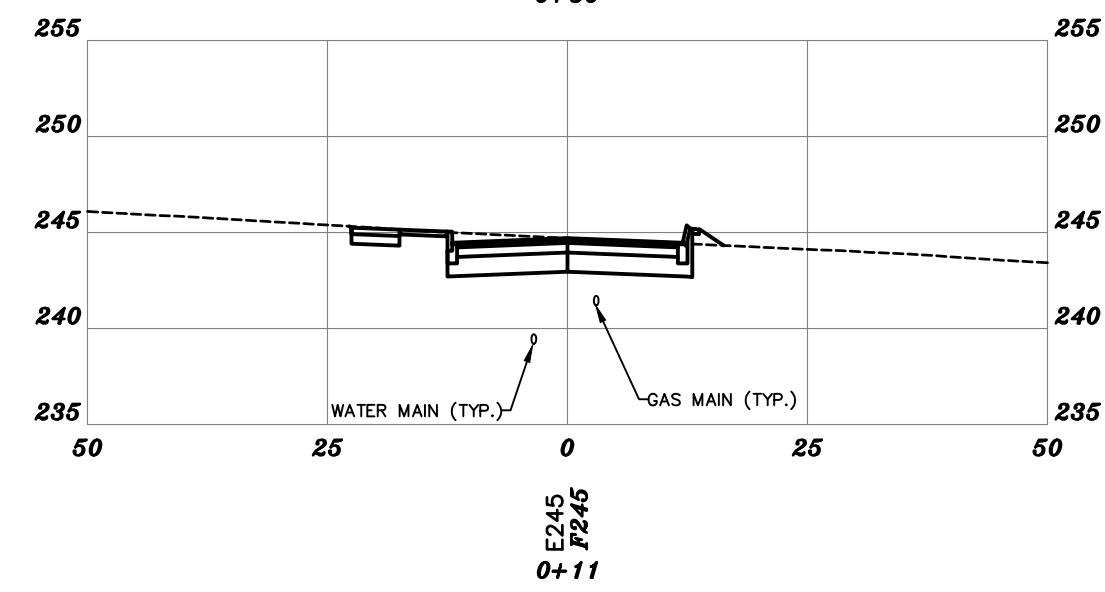
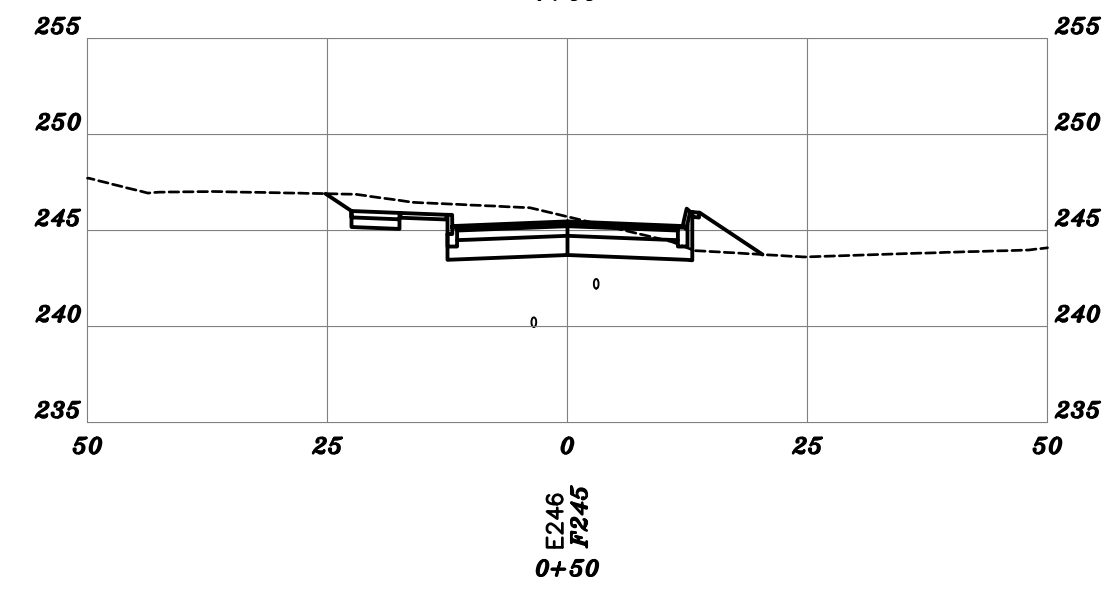
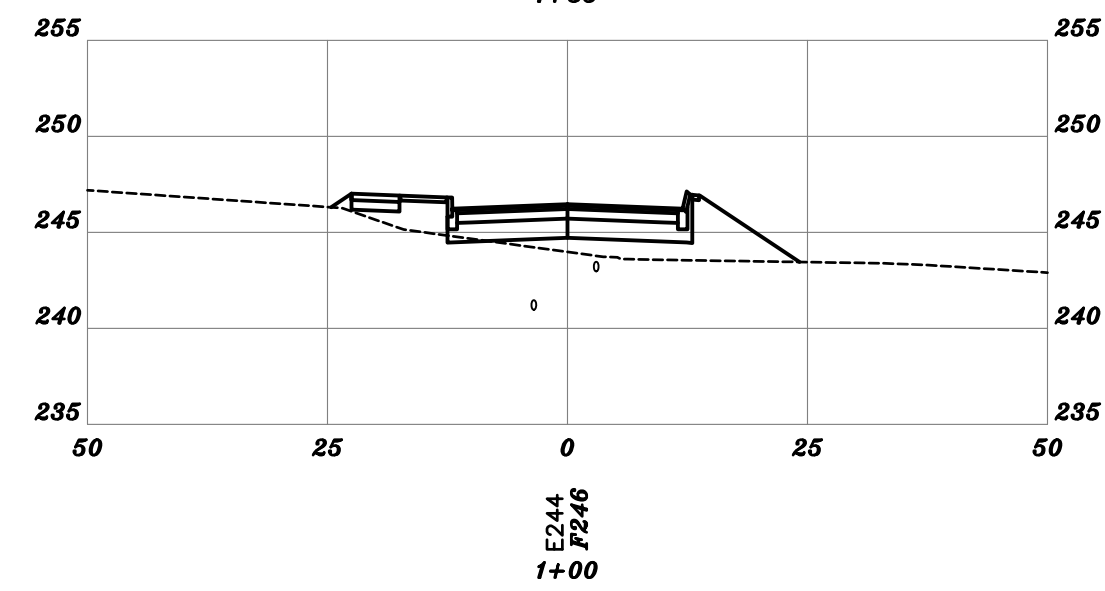
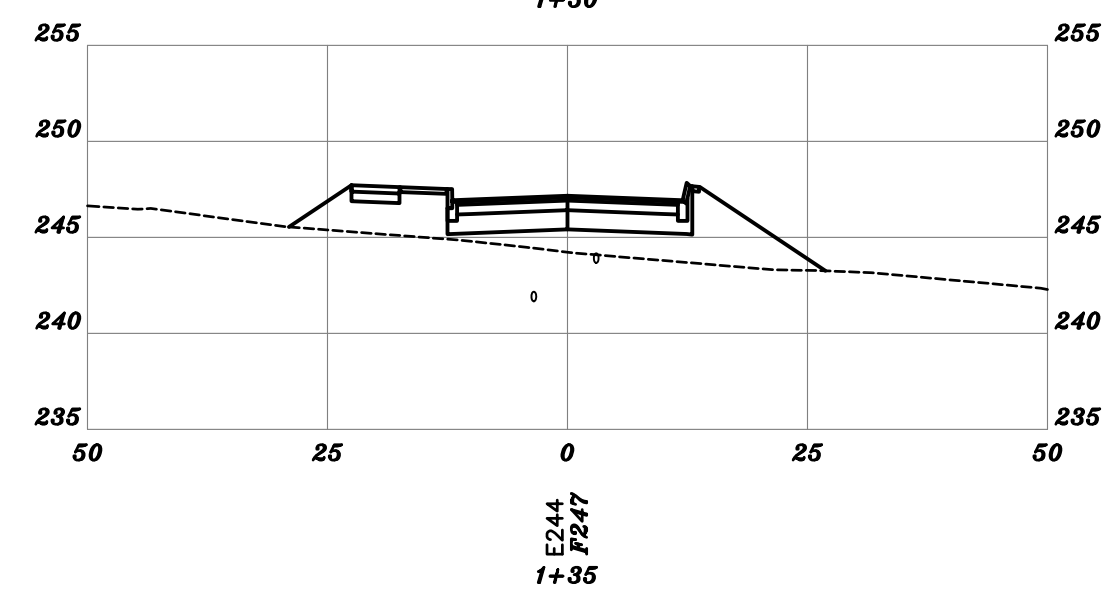
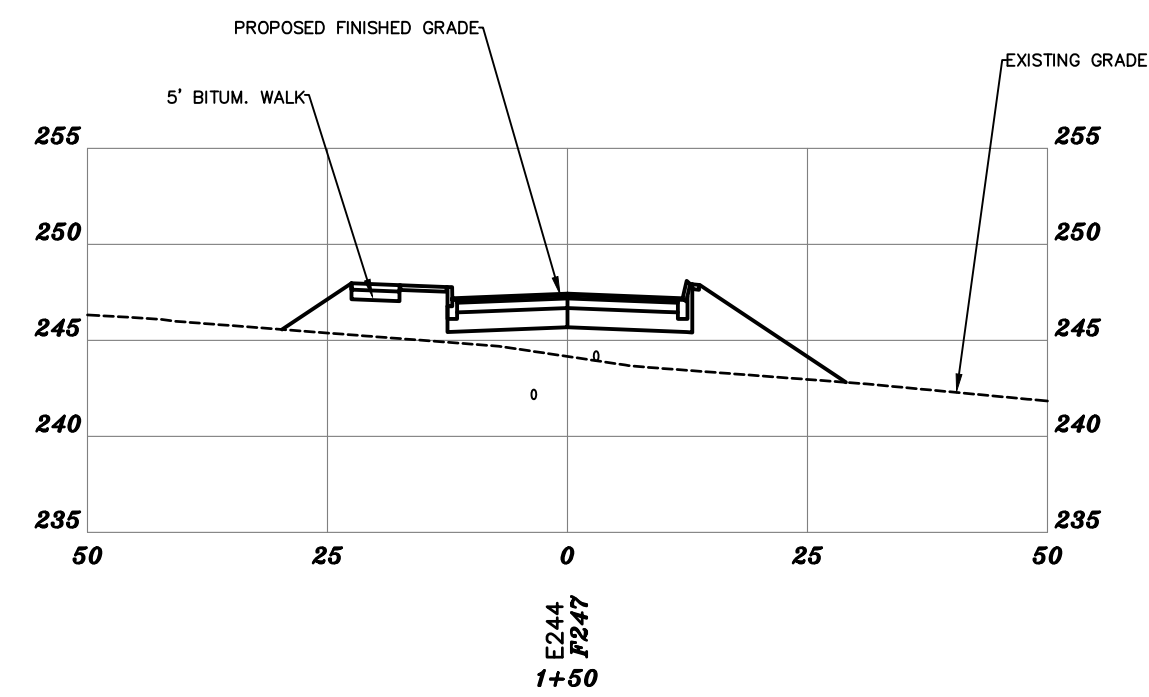
\* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT NHDOT STANDARD SPECIFICATIONS

- NOTES**
- WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL. SOIL FILTER MEDIA SHALL BE AS SHOWN ABOVE.
  - GENERAL CONSTRUCTION NOTES ON THIS PLAN ALSO APPLY TO RAIN GARDEN #2
- MAINTENANCE REQUIREMENTS**
- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.
  - PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
  - AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR 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.
  - VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

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



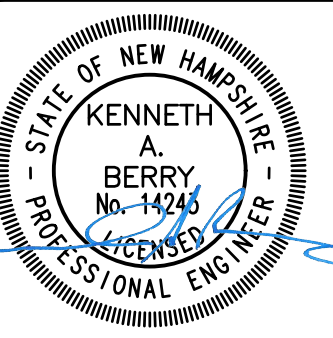




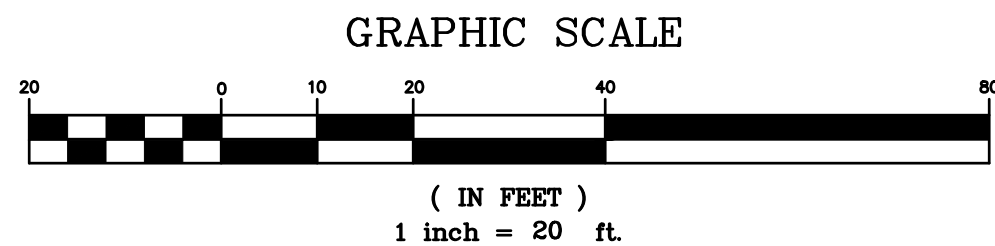
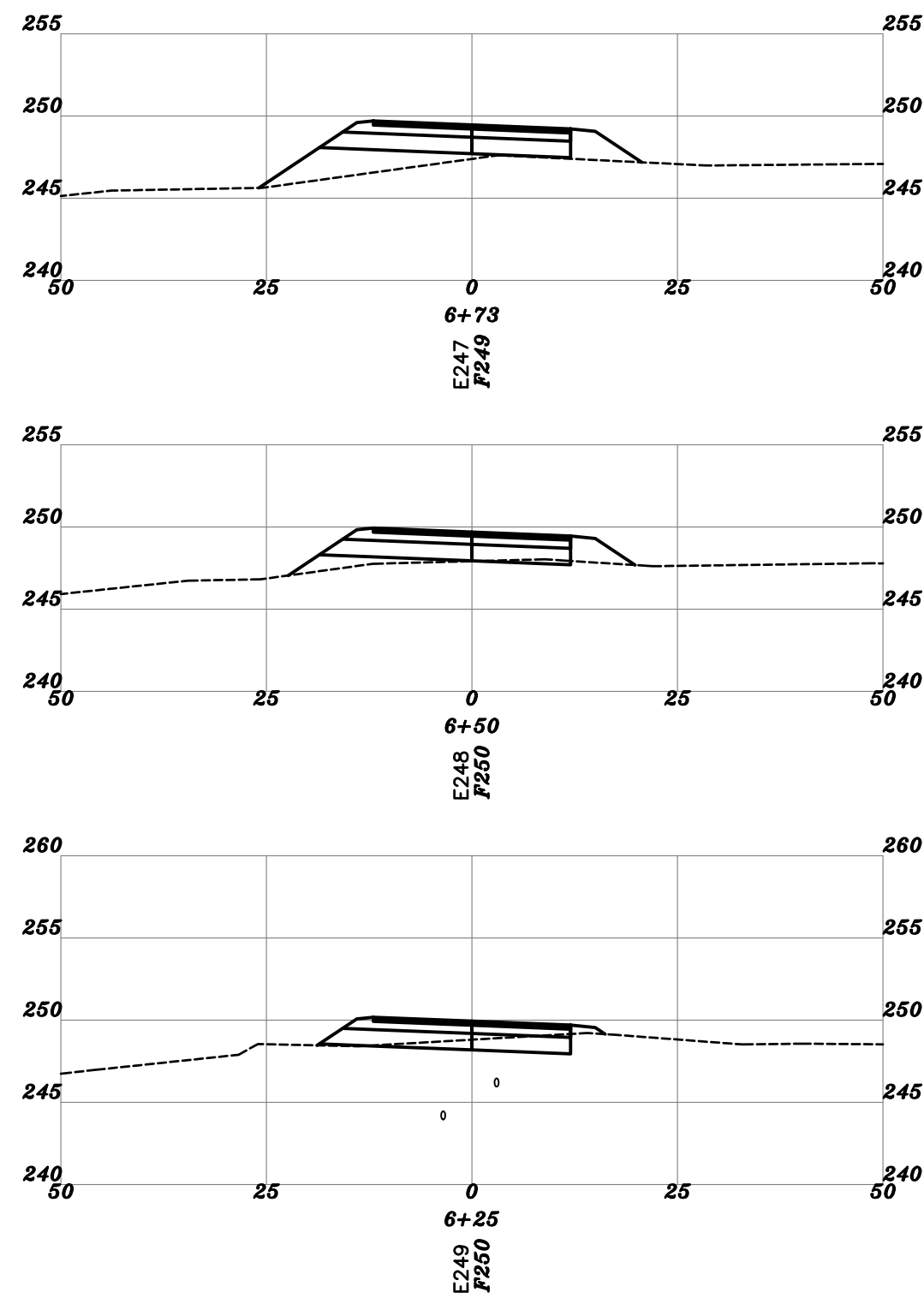
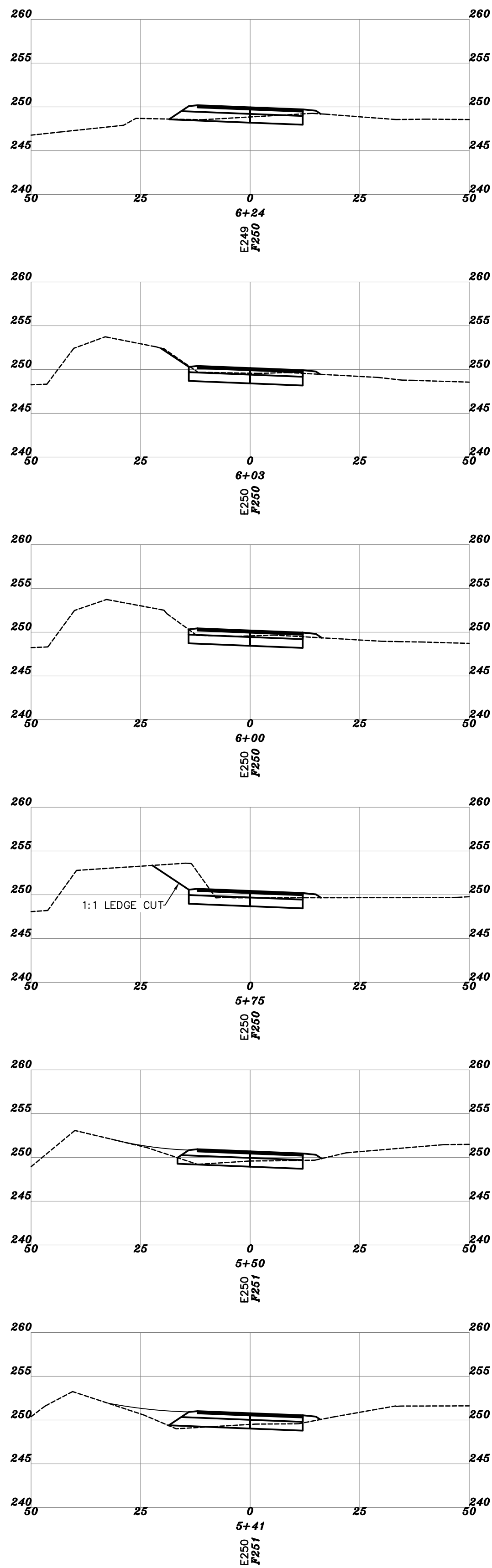
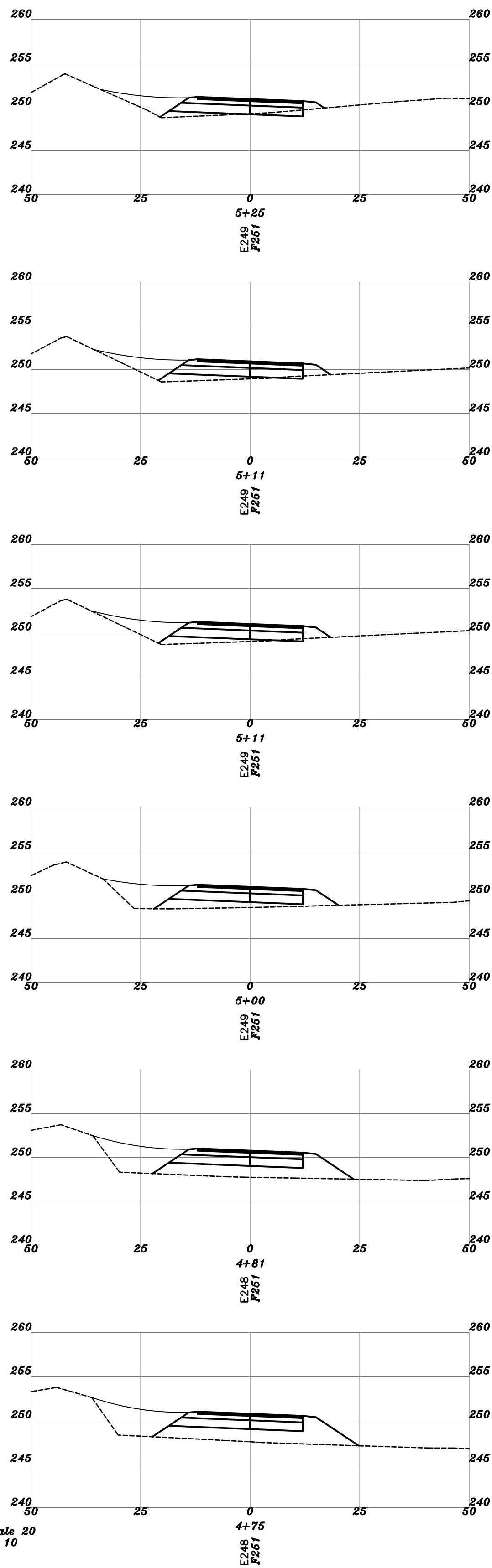
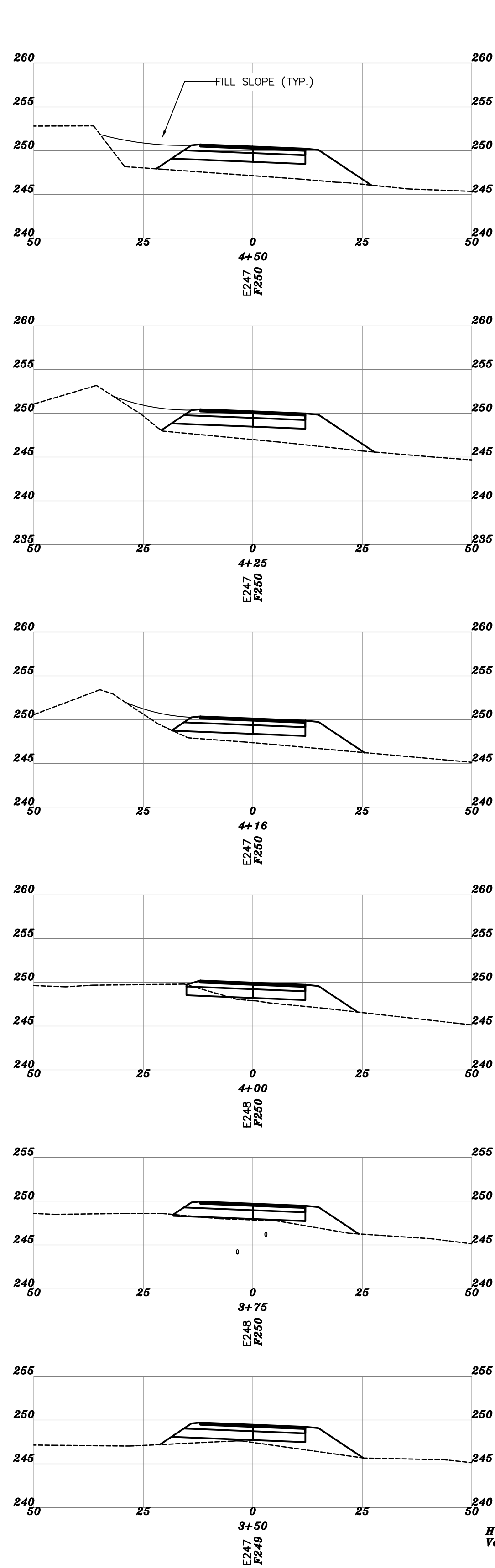
REVISION	DATE	DESCRIPTION
#7	3-31-17	PER NHDES WWWB SEWER DISCHARGE PERMIT
#6	3-1-17	FINAL REVISIONS PER NOD & STAFF MEETING
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#3	3-14-16	REVISED PER PB, DPW & PLANNING

CROSS SECTIONS 0+00--3+48.94  
FOR  
TOM AUBERT  
788 AND 794 PORTLAND STREET  
ROCHESTER, NH  
*TAX MAP 107, LOT 54 AND TAX MAP 108, LOT 53--1*

DEKATI SURVEYING & ENGINEERING  
 335 SECOND CROWN POINT ROAD  
 BARRINGTON, NH 03825 (603)332-2863  
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#3	3-14-16	REVISED PER PB, DPW & PLANNING

CROSS SECTIONS 3+50-6+73.22  
FOR  
TOM AUBERT  
788 AND 794 PORTLAND STREET  
ROCHESTER, NH  
TAX MAP 107, LOT 54 AND TAX MAP 108, LOT 53-1

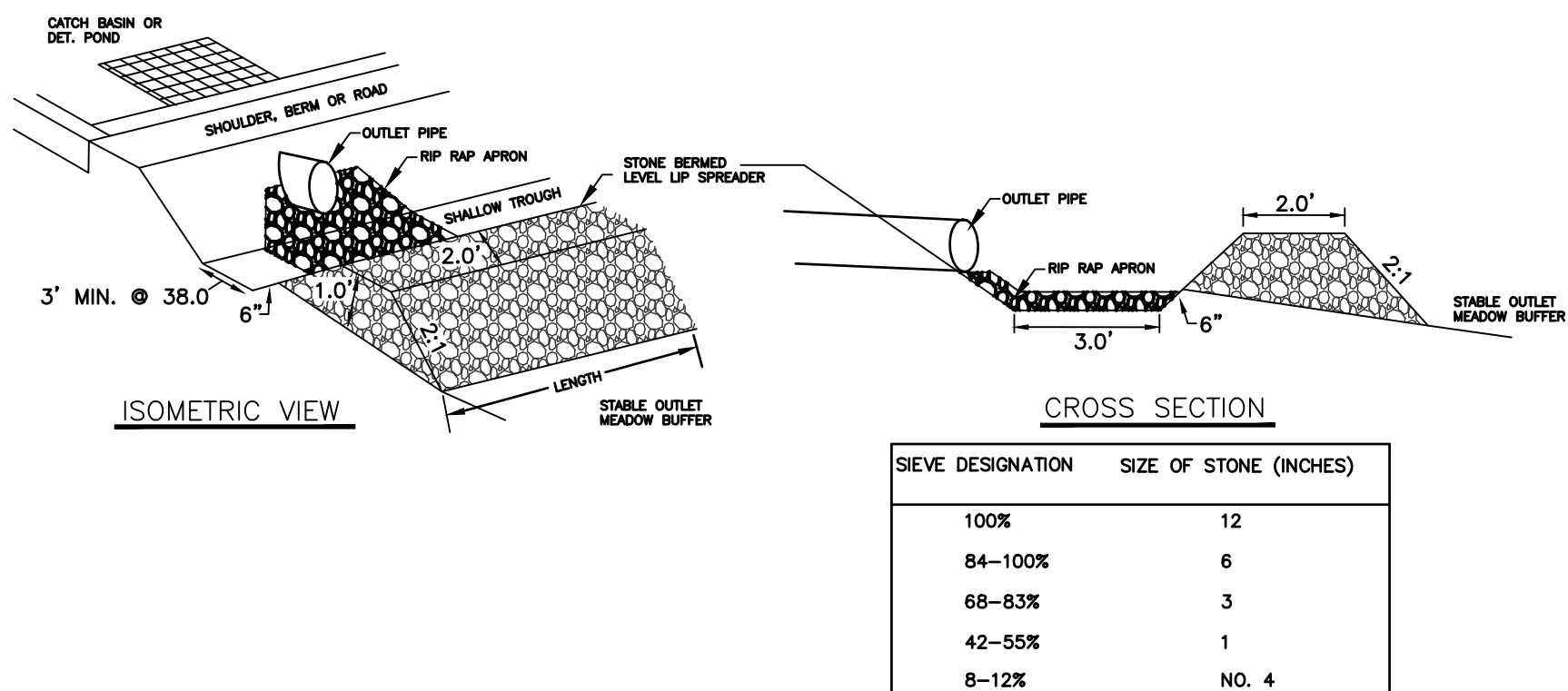
**BERRY SURVEYING & ENGINEERING**  
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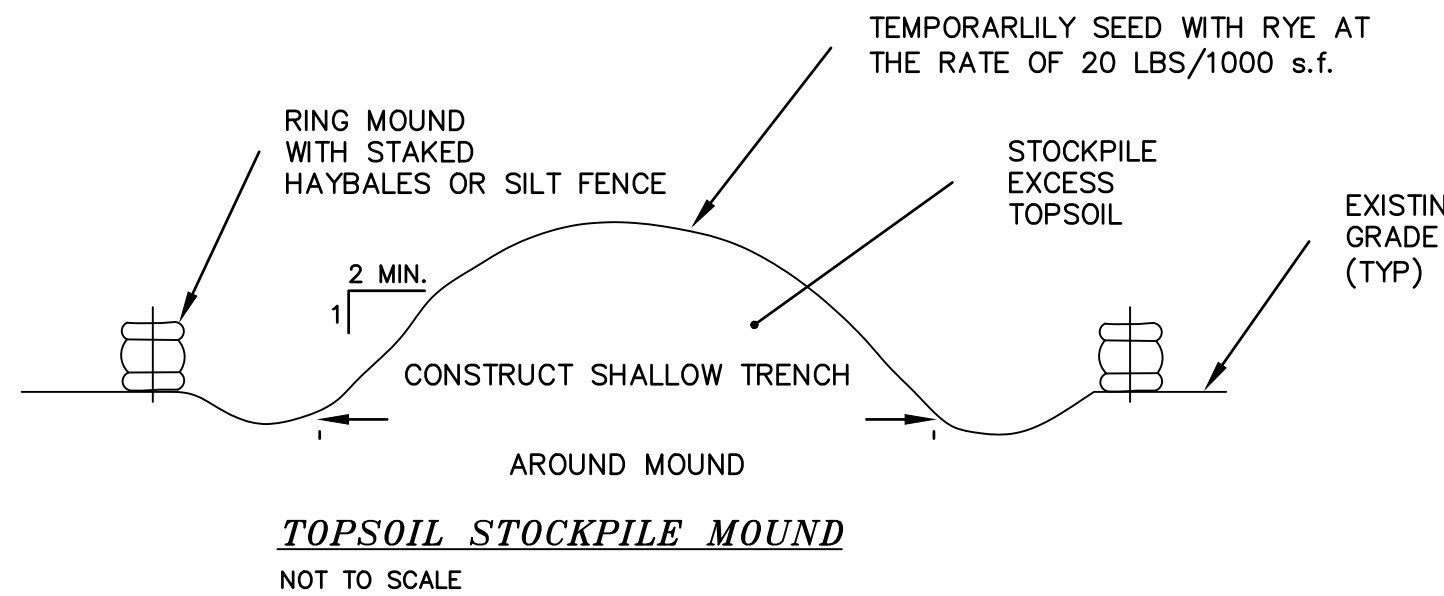


*E12*

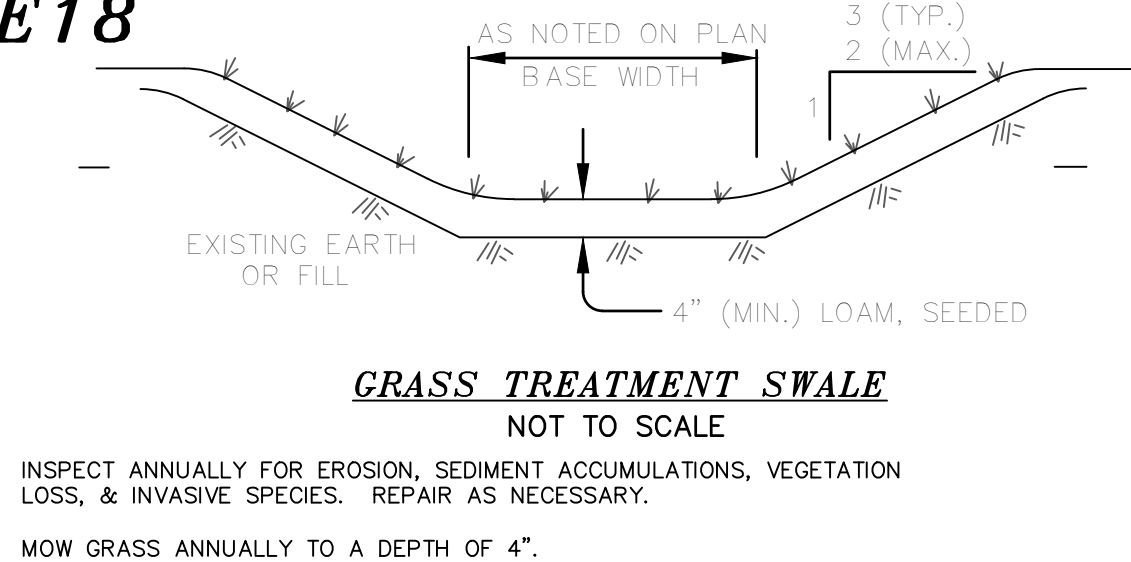


1. CONSTRUCT THE LEVEL SPREADER LIP ON A 0% GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
3. THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING EXCELSIOR ENFORCER MATTING BENEATH THE STONE. EACH STRIP SHALL OVERLAP BY AT 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.

*E15*



*E 18*



*E 19*

*E13*

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

PIPE OUTLET TO FLAT AREA

PIPE OUTLET TO WELL-DEFINED CHANNEL

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

## SEEDING GUIDE

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

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

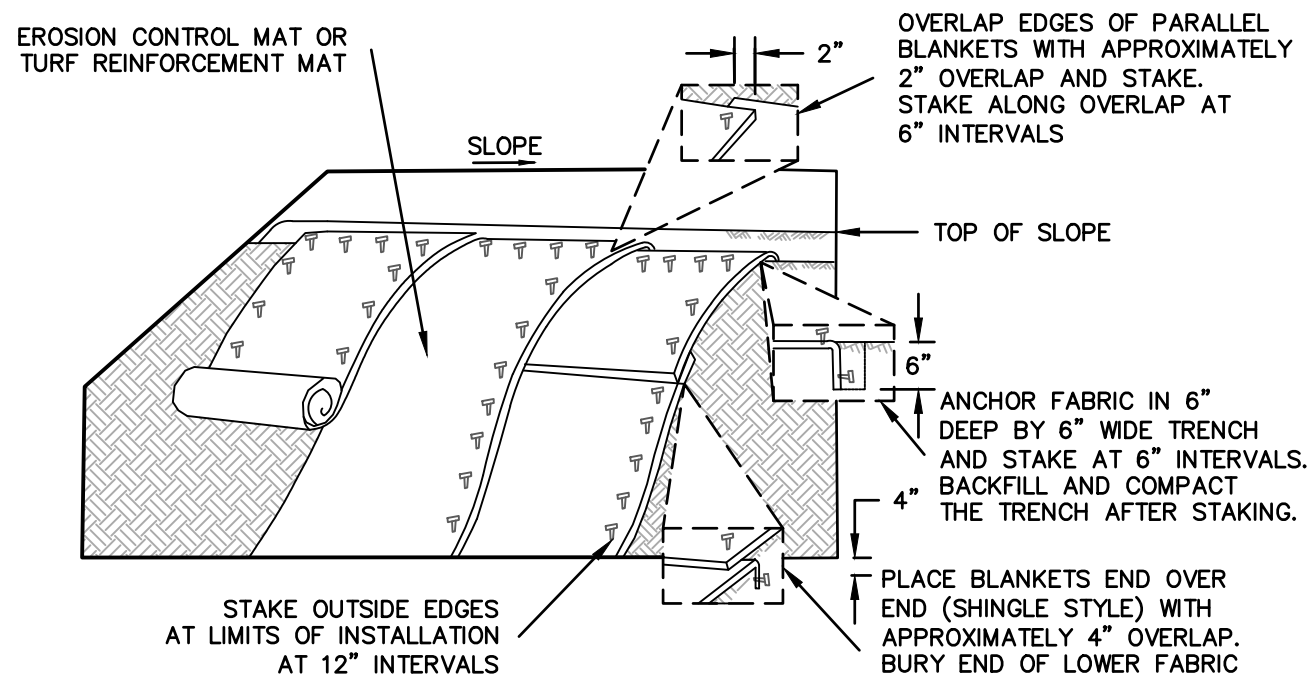
1/ REFER TO SEEDING MIXTURES AND RATINGS IN TABLE 7-36  
 2/ POORLY DRAINED SOLS ARE NOT DESIRABLE FOR USE IN PLAYING AREA AND ATHLETIC FIELDS.

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

## SEEDING SPECIFICATIONS

1. Grading and Shaping
  - a. Slopes shall not be steeper than 2:1; 3:1 slopes or flatter are preferred. Where mowing will be done, 3:1 slopes or flatter are recommended.
2. Seedbed Preparation
  - a. Surface and seepage water should be drained or diverted from the site to prevent drowning or winter killing of the plants.
  - b. Stones larger than 4 inches and trash should be removed because they interfere with seeding and future maintenance of the area. Where feasible, the soil should be tilled to a depth of about 4 inches to prepare a seedbed and mix fertilizer and lime into the soil. The seedbed should be left in reasonably firm and smooth condition. The last tillage operation should be performed across the slope wherever practical.
3. Establishing a Stand
  - a. Lime and fertilizer should be applied prior to or at the time of seeding and incorporated into the soil kinds and amounts of lime and fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:  
Agricultural limestone, 2 tons per acre or 100lbs. per 1,000 sq.ft.  
Nitrogen(N), 50lbs. per acre or 1.1lbs. per 1,000 sq.ft.  
Phosphate(P2O5), 100lbs. per acre or 2.2lbs. per 1,000 sq.ft.  
Potash(K2O), 100lbs. per acre or 2.2lbs. per 1,000 sq.ft.  
(Note: This is the equivalent of 500lbs. per acre of 10-20-20 fertilizer or 1,000lbs. per acre of 5-10-10.)
  - b. Seed should be spread uniformly by the method most appropriate for the site. Methods include broadcasting, drilling and hydroseding. 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.

*E20*



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

## INSTALLATION OF EROSION CONTROL FABRICS

NOT TO SCALE

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

d50 SIZE=	0.5	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

*E 14*

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 APPLIED TO THE BERM AREAS AND SWALES. STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEED 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.

*E17*

REVISION	DATE	DESCRIPTION
#7	3-31-17	PER NHDES WWB SEWER DISCHARGE PERMIT
#6	3-1-17	FINAL REVISIONS PER NOD & STAFF MEETING
#5	6-29-16	FINAL REVISIONS PER NOD
#4	4-13-16	REVISED PER PB, DPW
#3	3-14-16	REVISED PER PB, DPW & PLANNING

## SEDIMENT & EROSION CONTROL DETAILS

TOM AUBERT  
788 AND 794 PORTLAND STREET  
ROCHESTER, NH

**TAX MAP 107, LOT 54 AND TAX MAP 108, LOT 53-1**

## 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.

**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

## E22

*E-102*

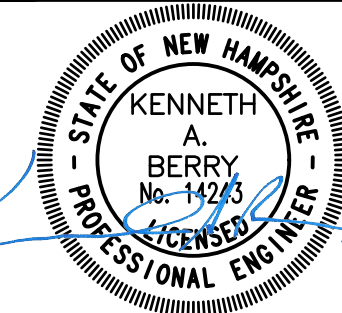
SHEET 15 OF 21

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

SCALE : AS MARKED

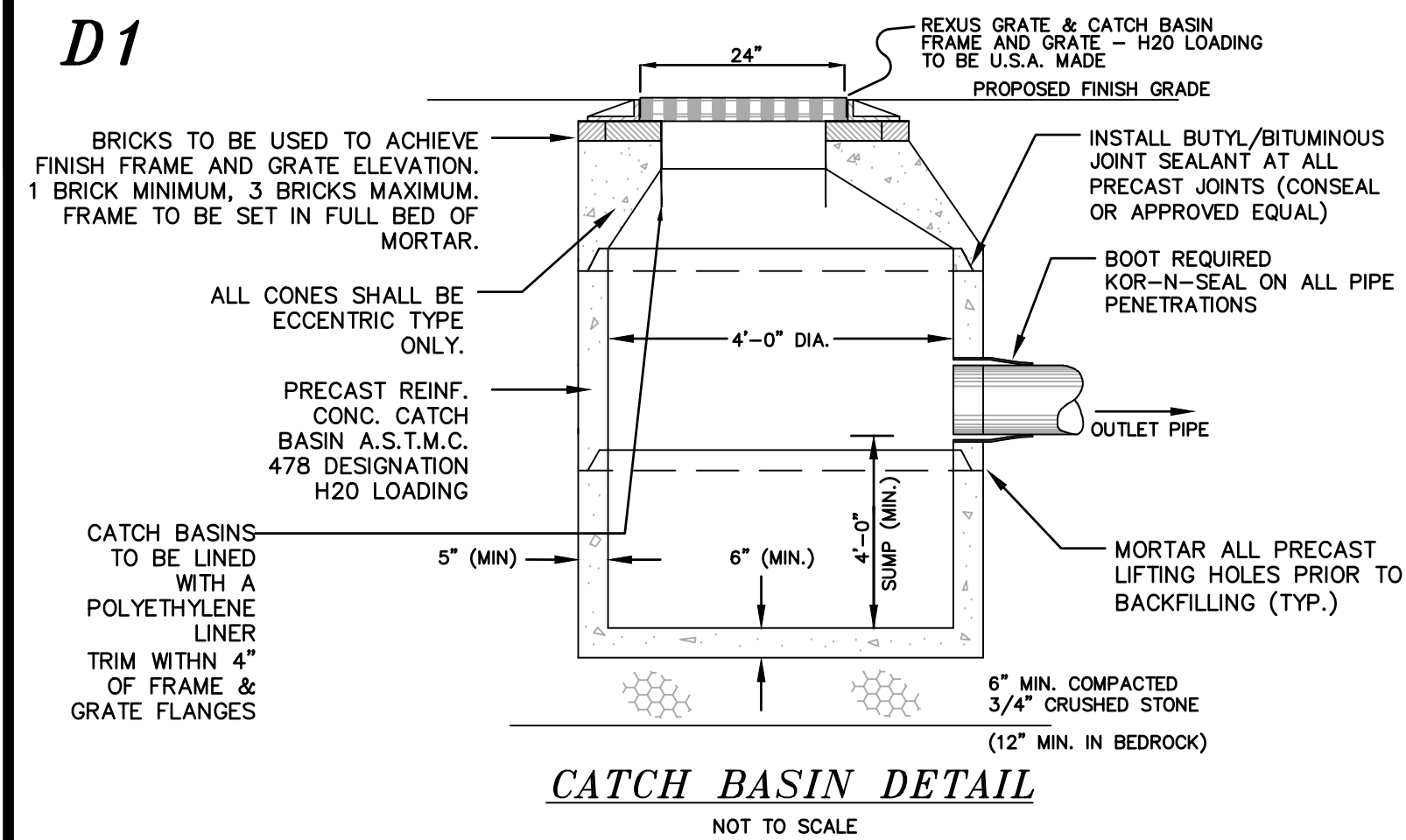
DATE : JANUARY 1, 2016

FILE NO. : DB 2015 - 040





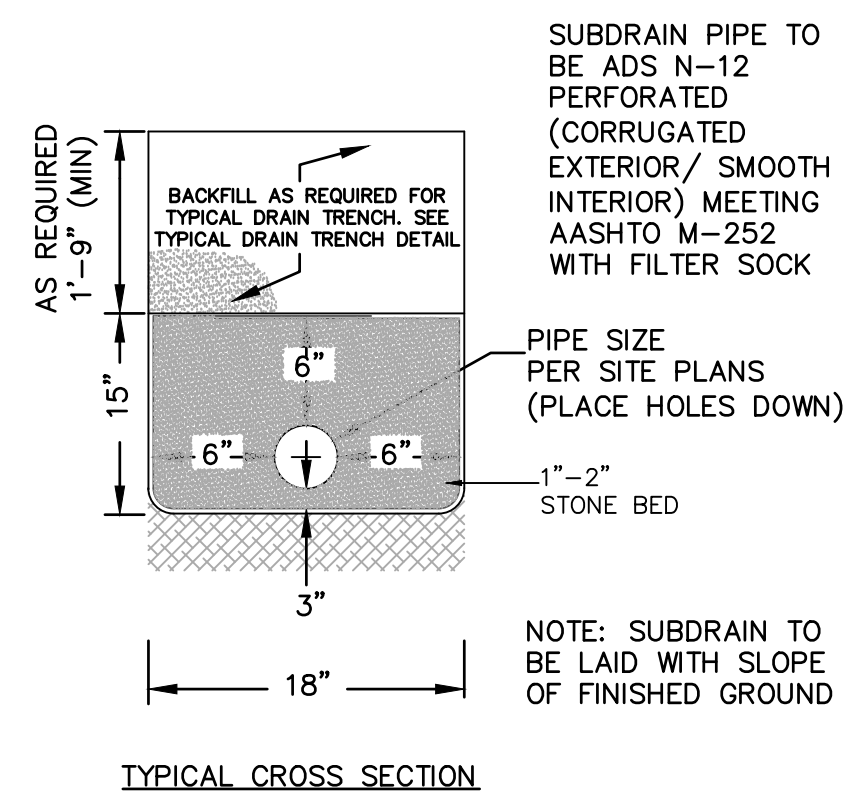
*D 1*



*D2*



*D3*

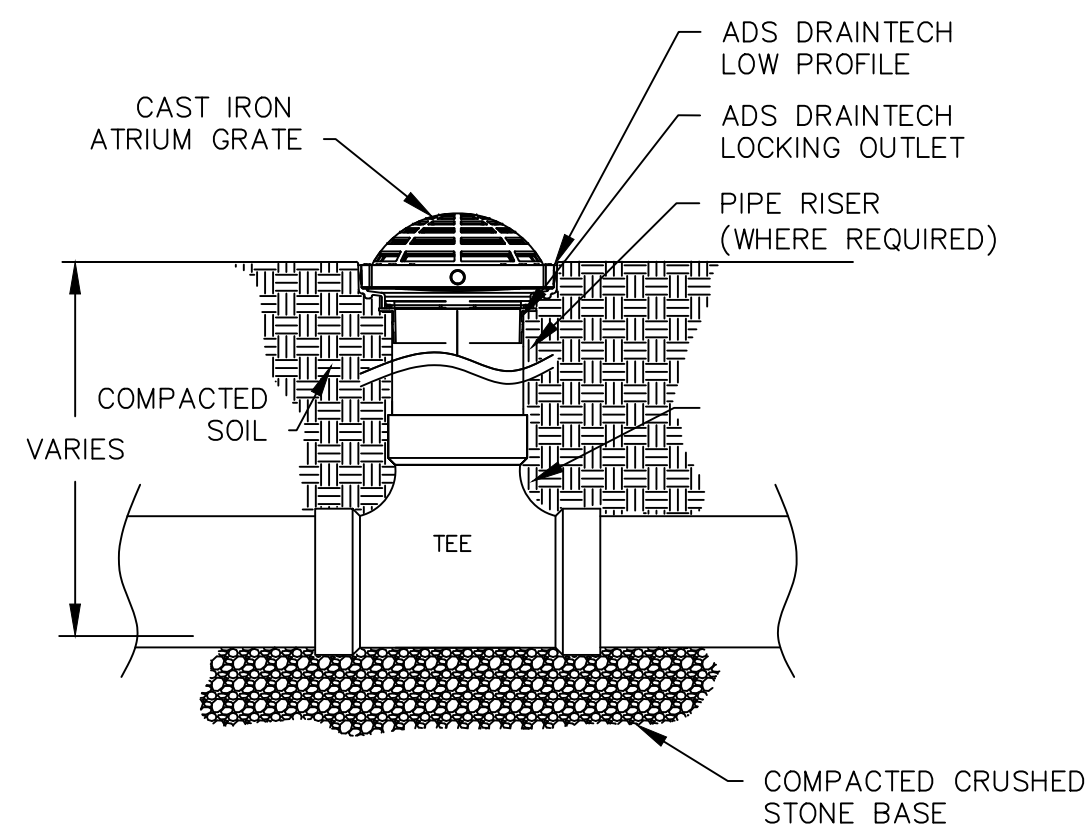


NOTES:

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

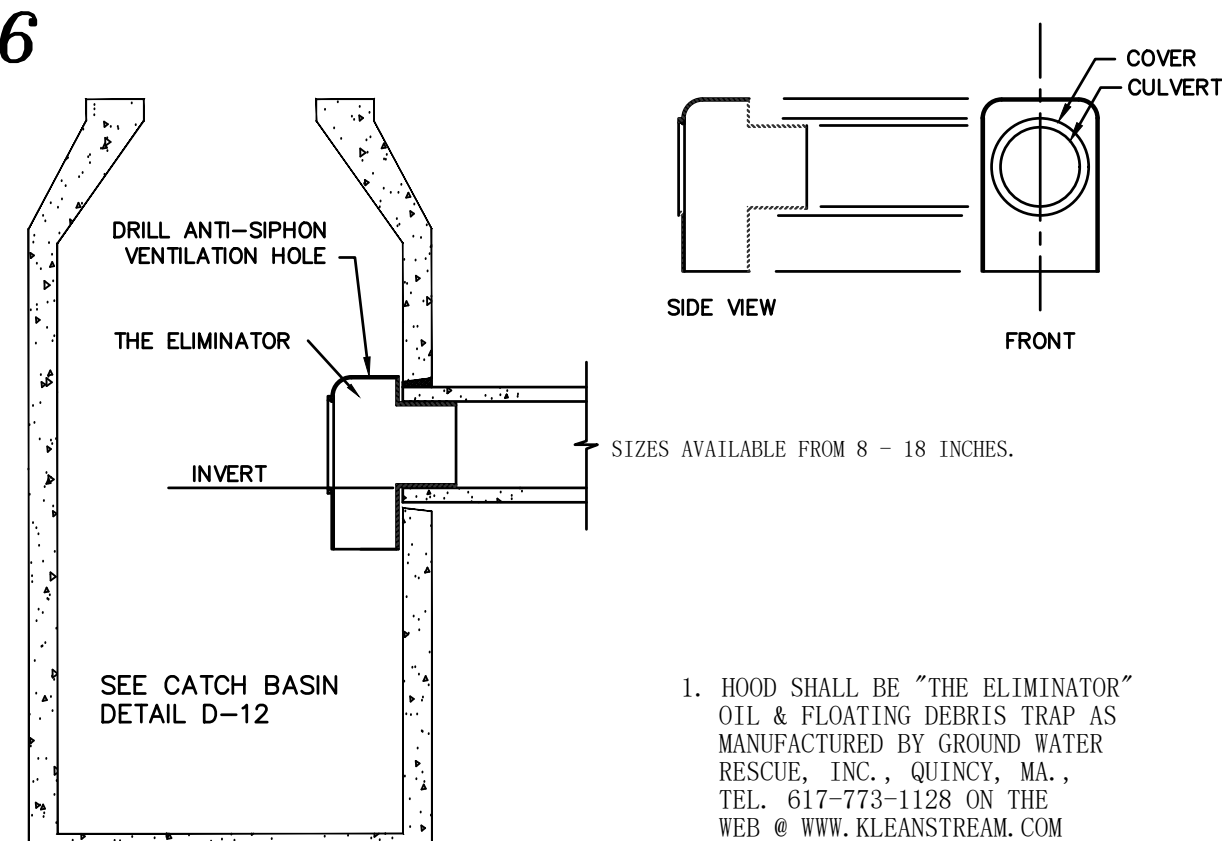
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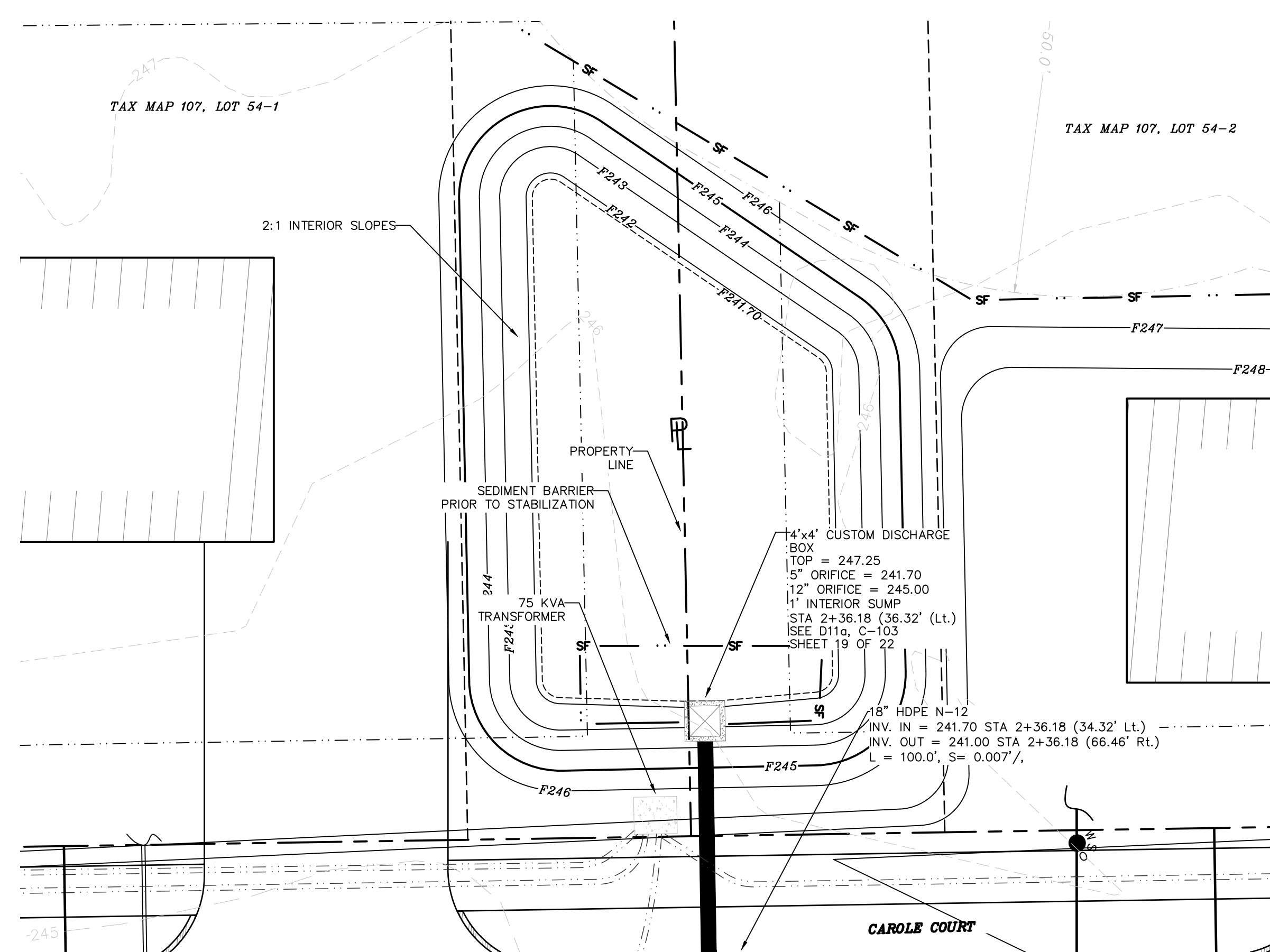
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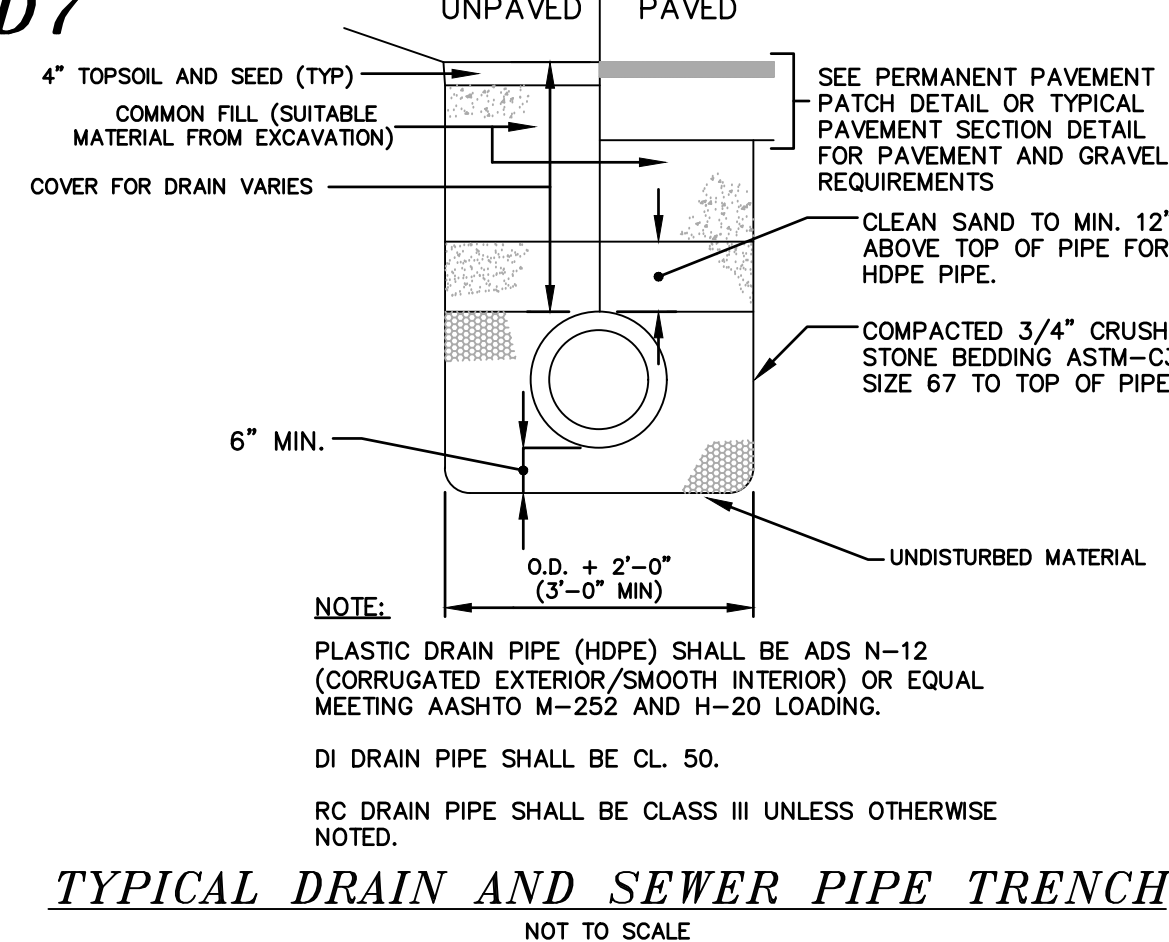
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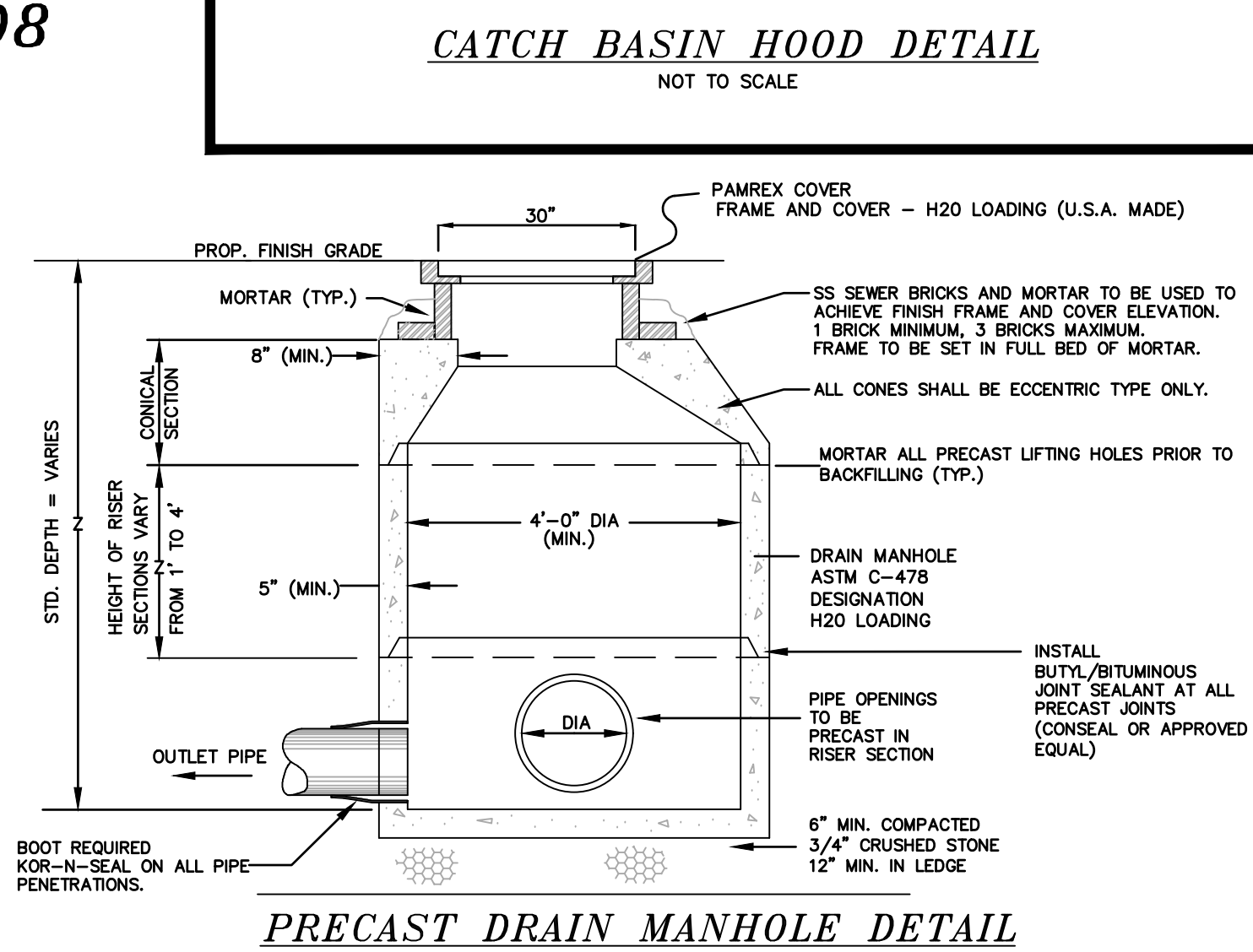
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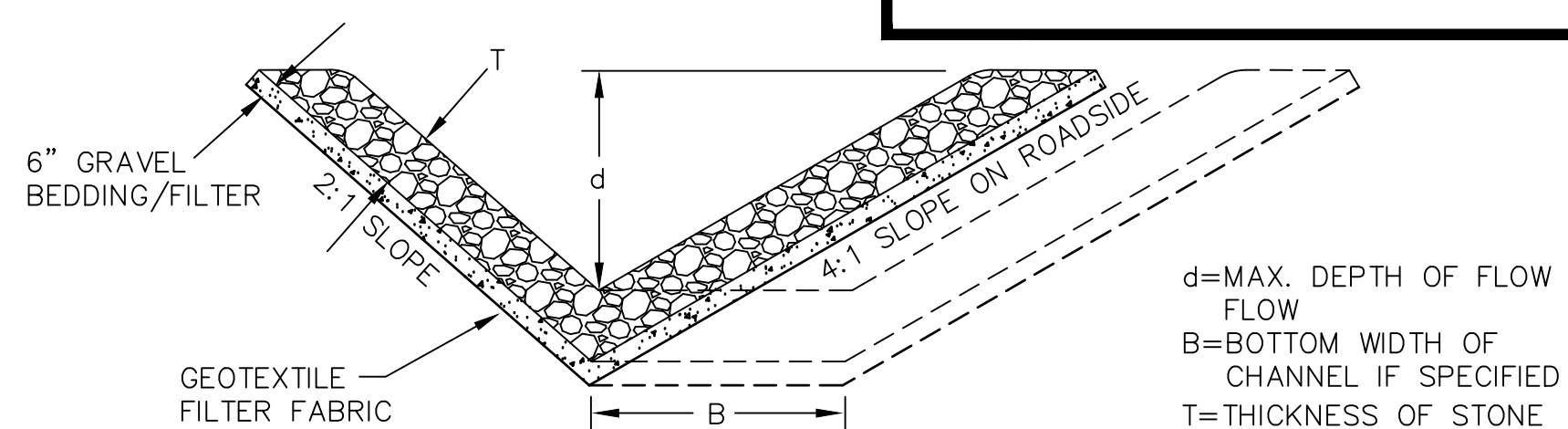
**D7**



*D8*



*D9*



TYPICAL SECTION FOR A RIPRAP LINED CHANNEL

*D-101*

REVISION	DATE	DESCRIPTION
#7	3-31-17	PER NHDES WWBE SEWER DISCHARGE PERMIT
#6	3-1-17	FINAL REVISIONS PER NOD & STAFF MEETING
#5	6-29-16	FINAL REVISIONS PER NOD
#4	4-13-16	REVISED PER PB, DPW
#3	3-14-16	REVISED PER PB, DPW & PLANNING

DRAINAGE CONSTRUCTION DETAILS  
FOR  
TOM AUBERT  
788 AND 794 PORTLAND STREET  
ROCHESTER, NH  
TAX MAP 107, LOT 54 AND TAX MAP 108,

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

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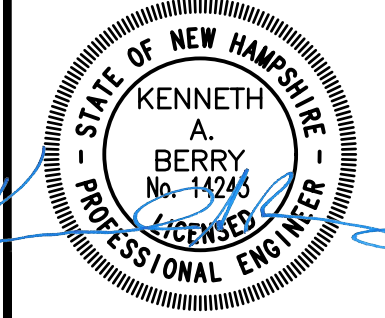
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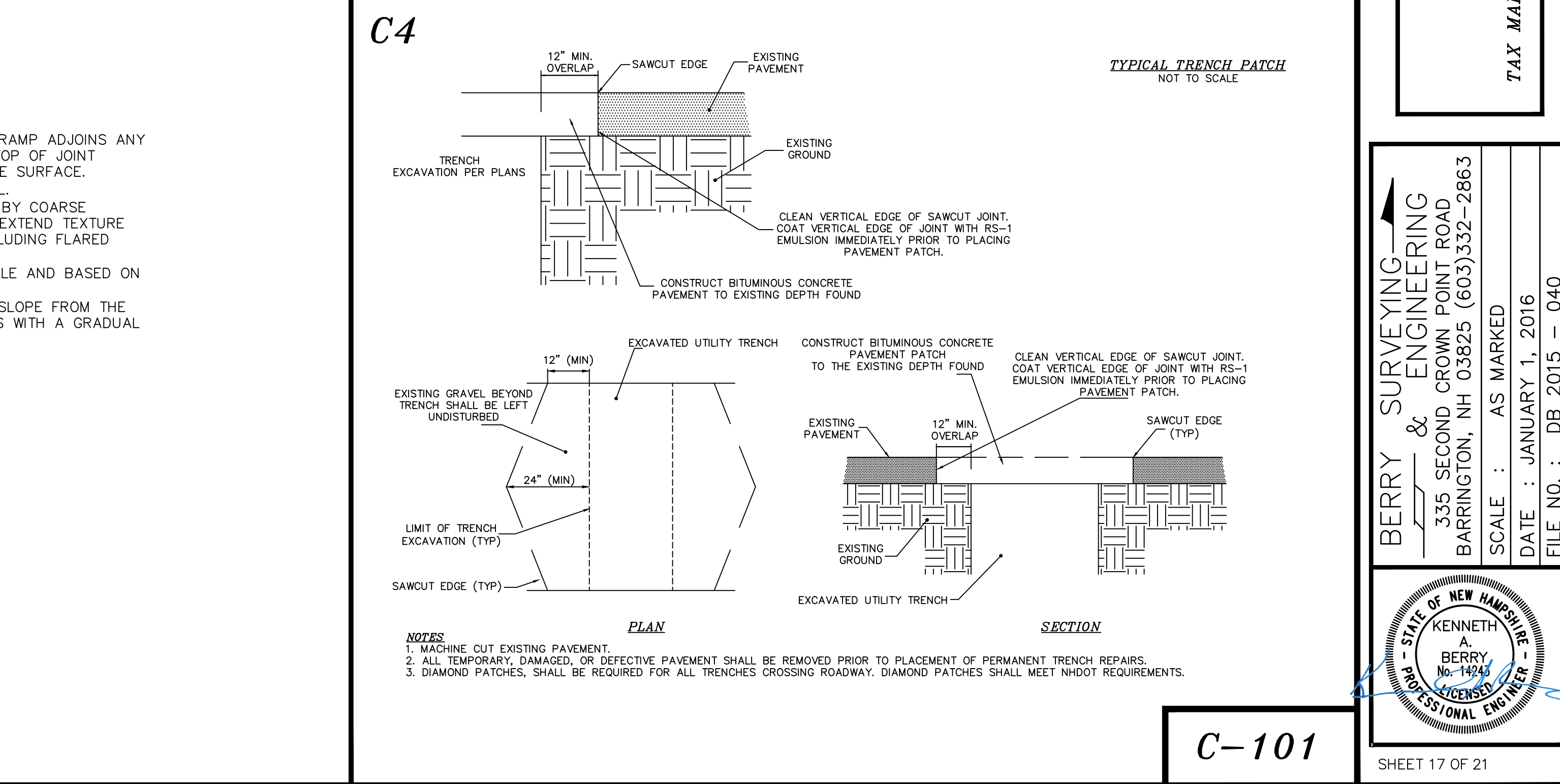
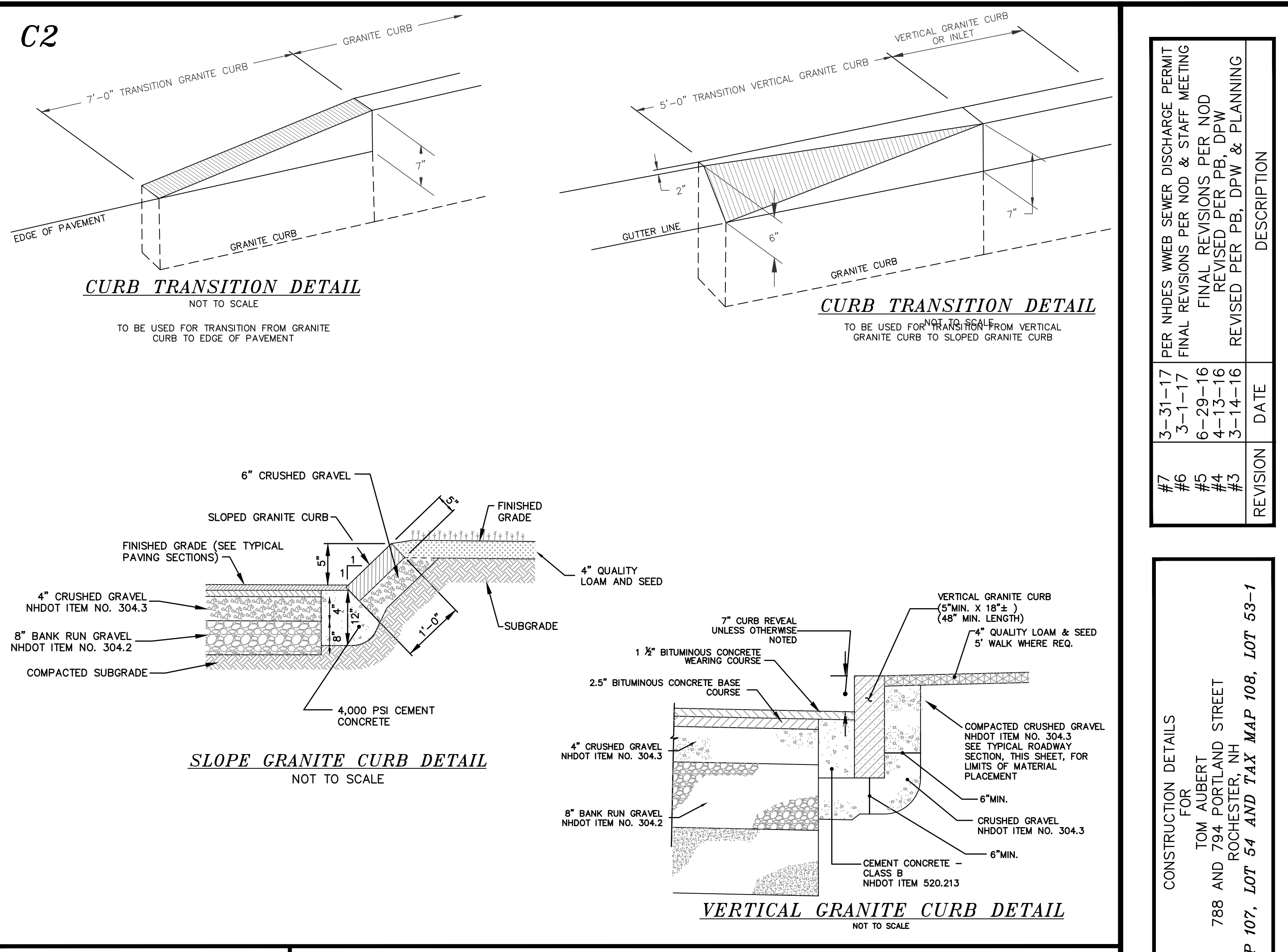
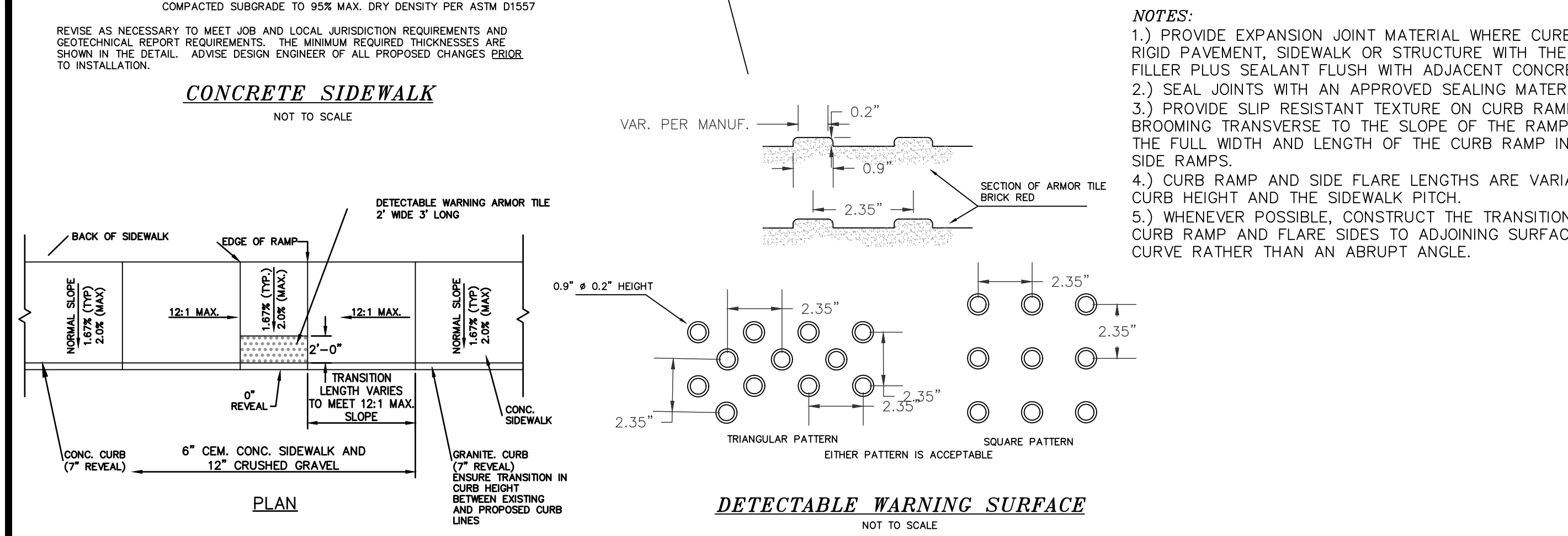
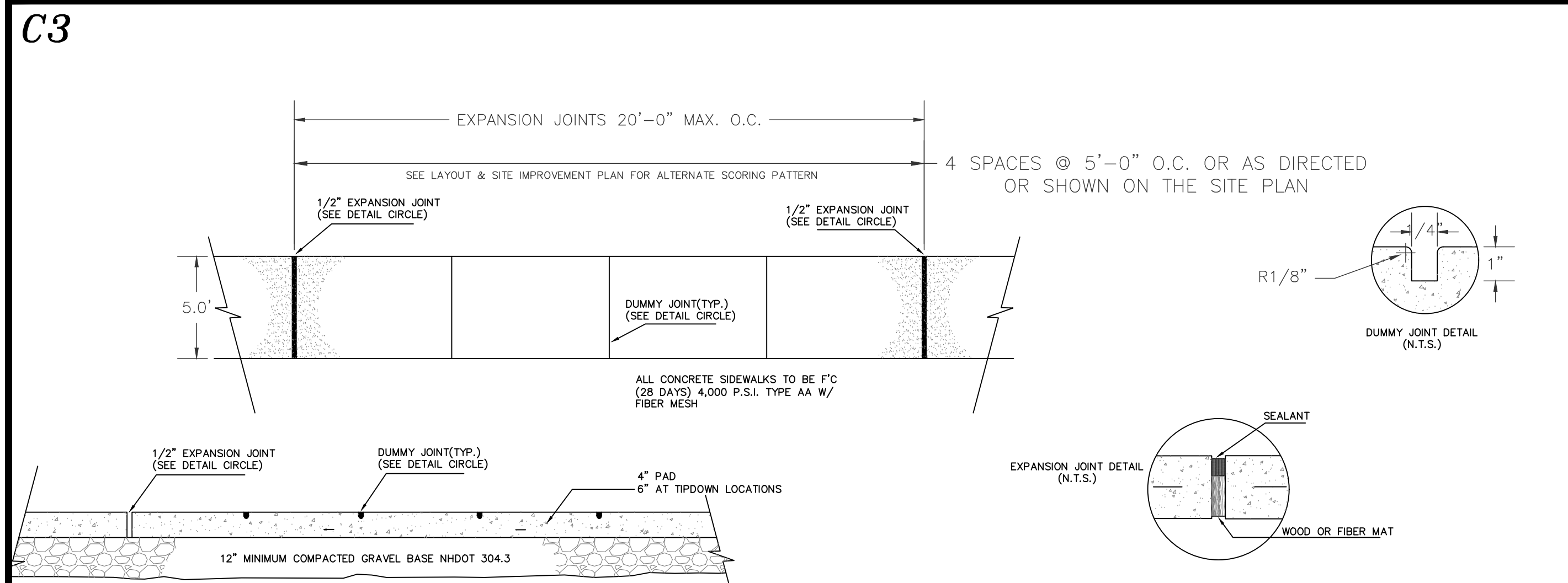
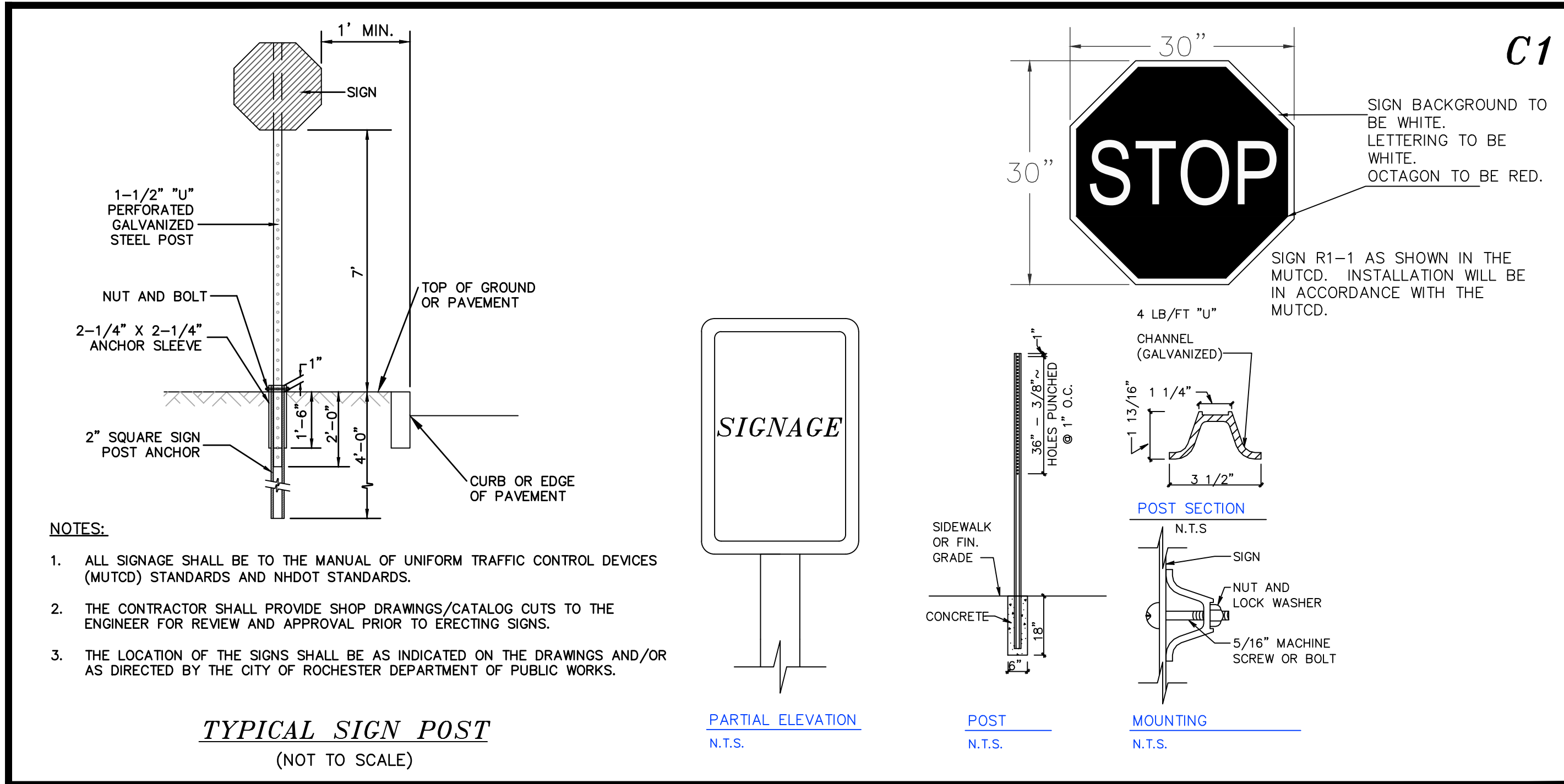
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FILE NO. : DB 2015 - 040







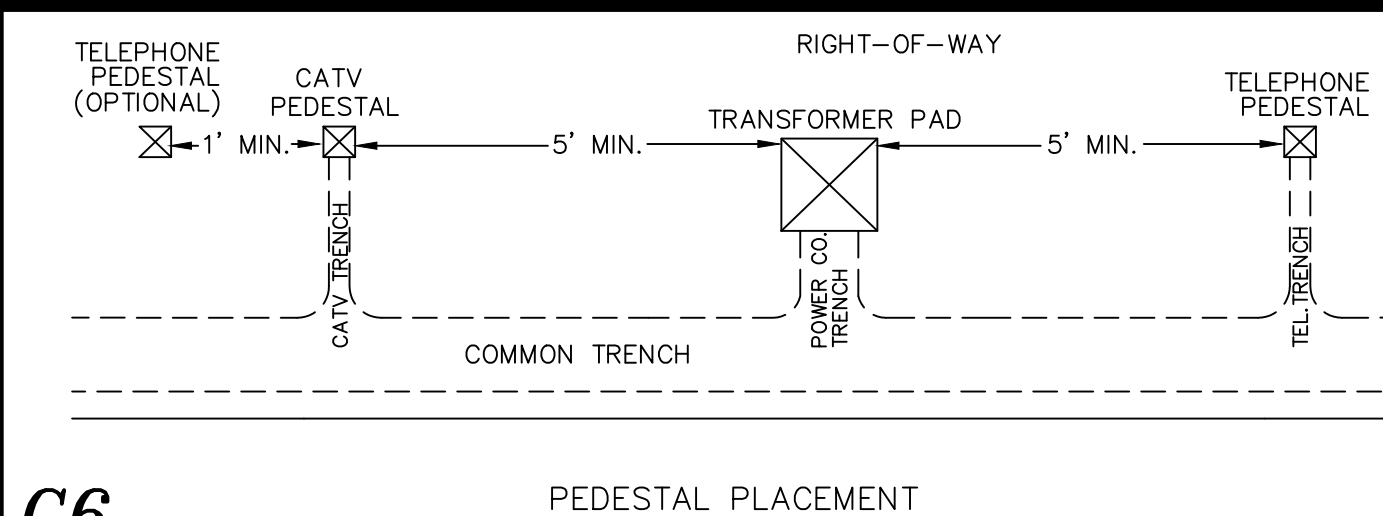
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#6	3-1-17	FINAL REVISIONS PER NOD & STAFF MEETING
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#3	3-14-16	REVISED PER PB, DPW & PLANNING

CONSTRUCTION DETAILS FOR  
TOM AUBERT  
788 AND 794 PORTLAND STREET  
ROCHESTER, NH  
TAX MAP 107, LOT 54 AND TAX MAP 108, LOT 59-1

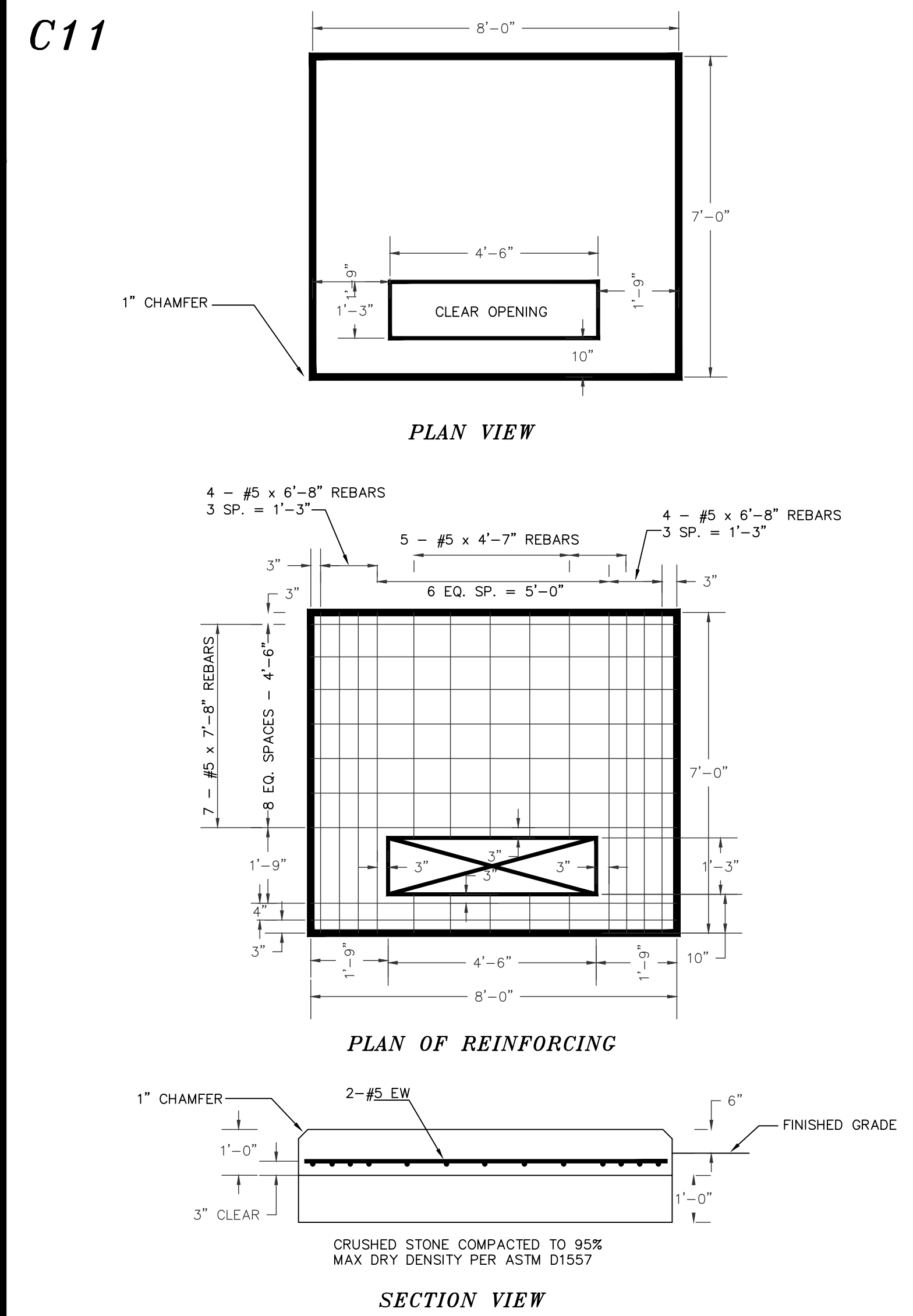
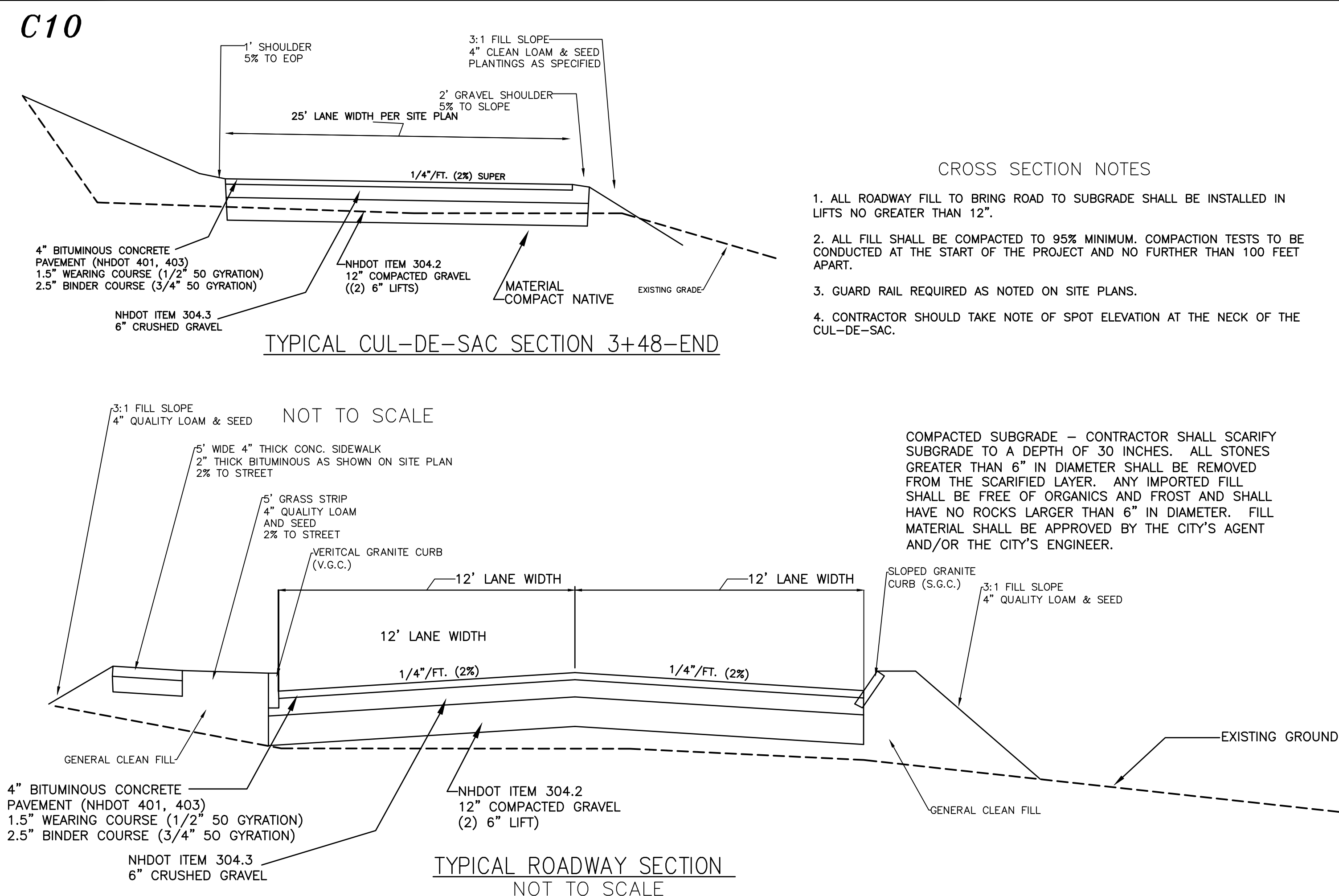
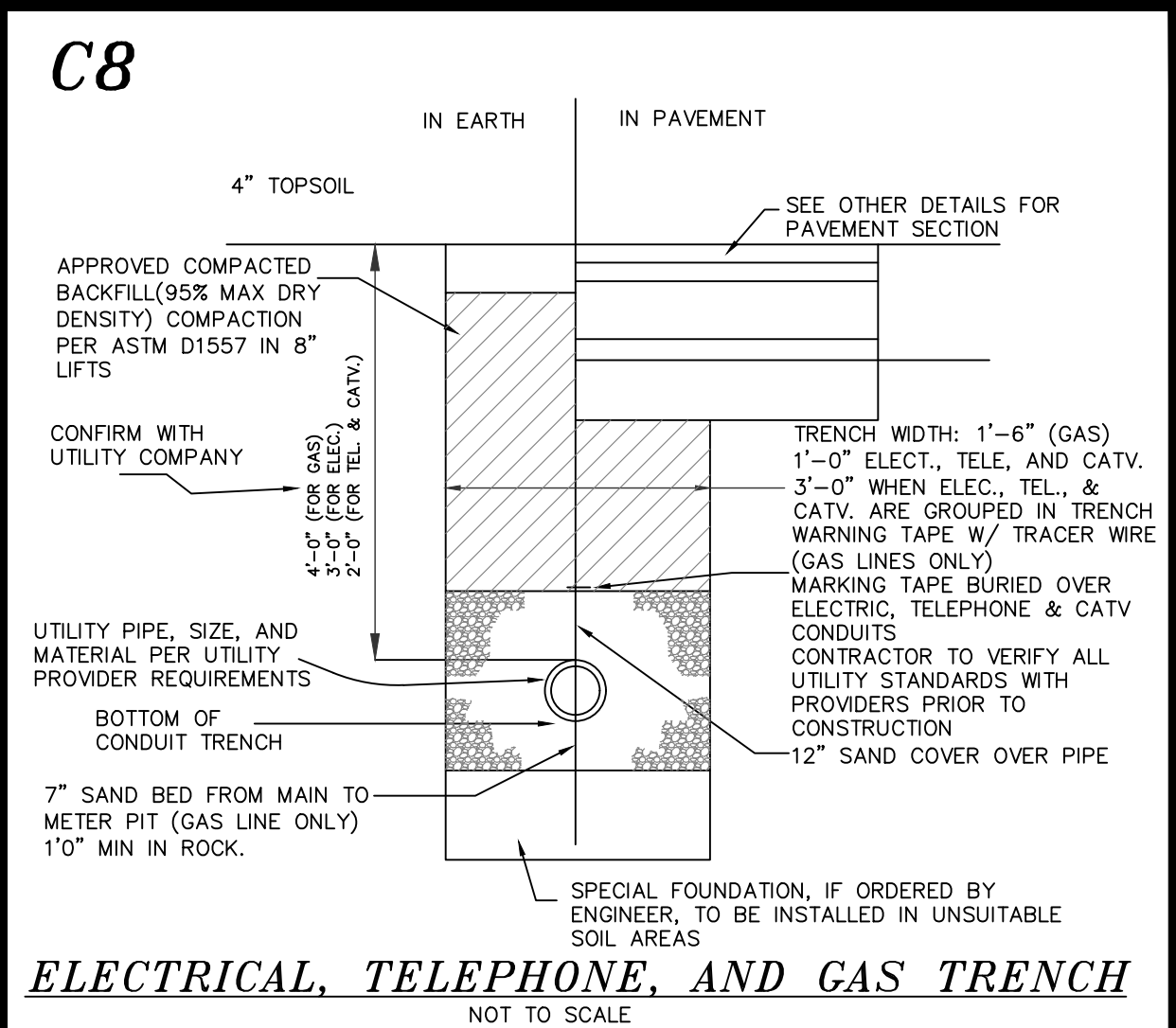
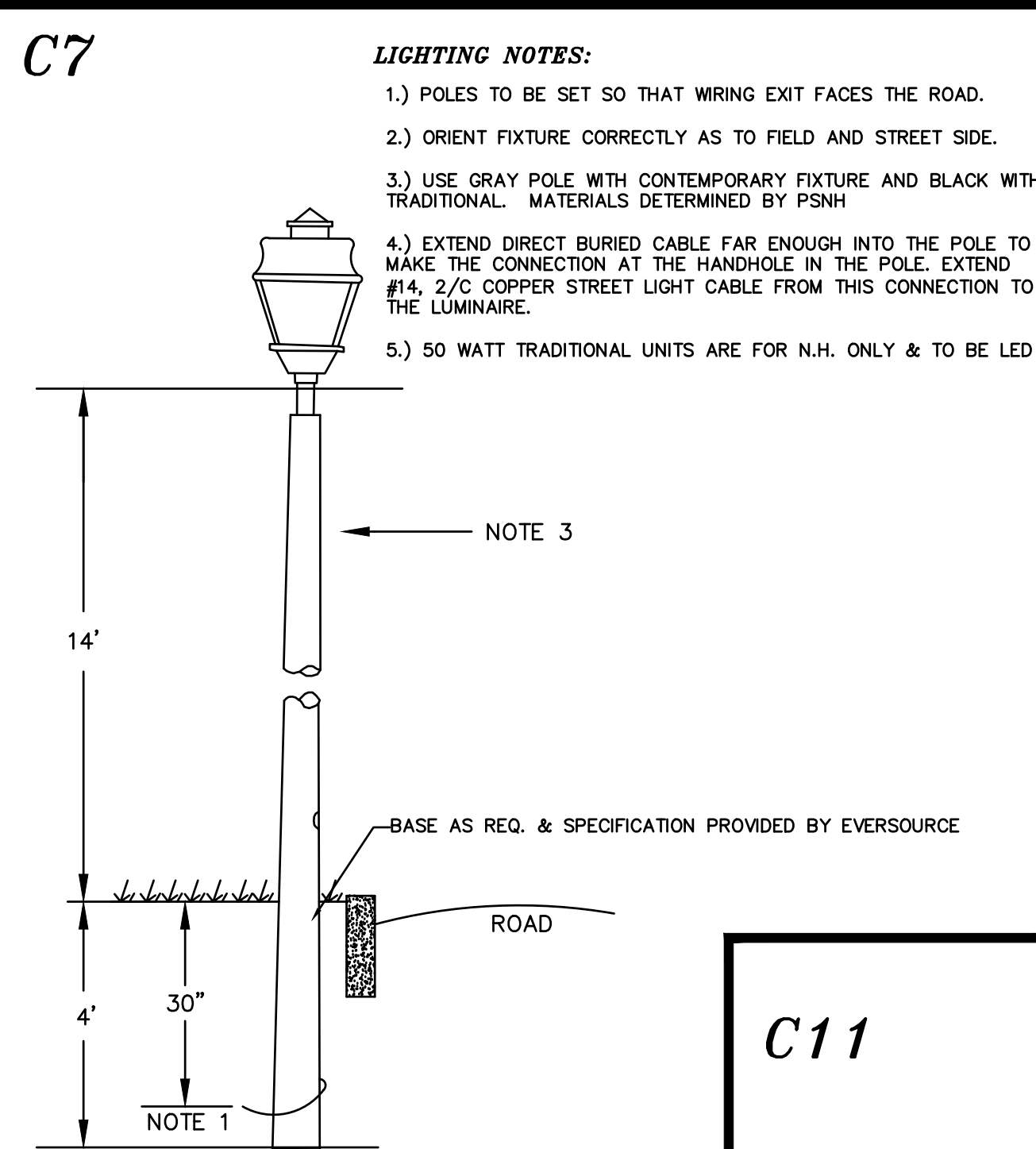
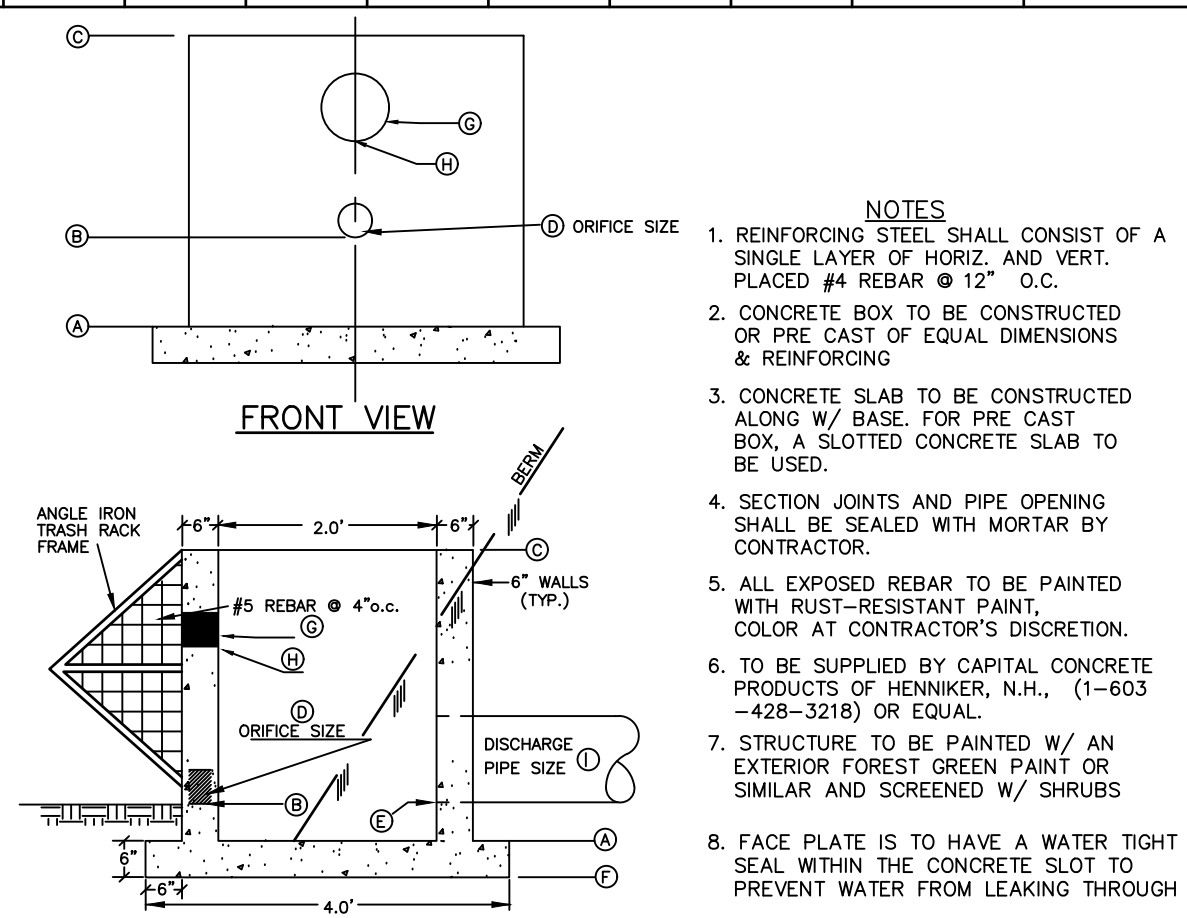
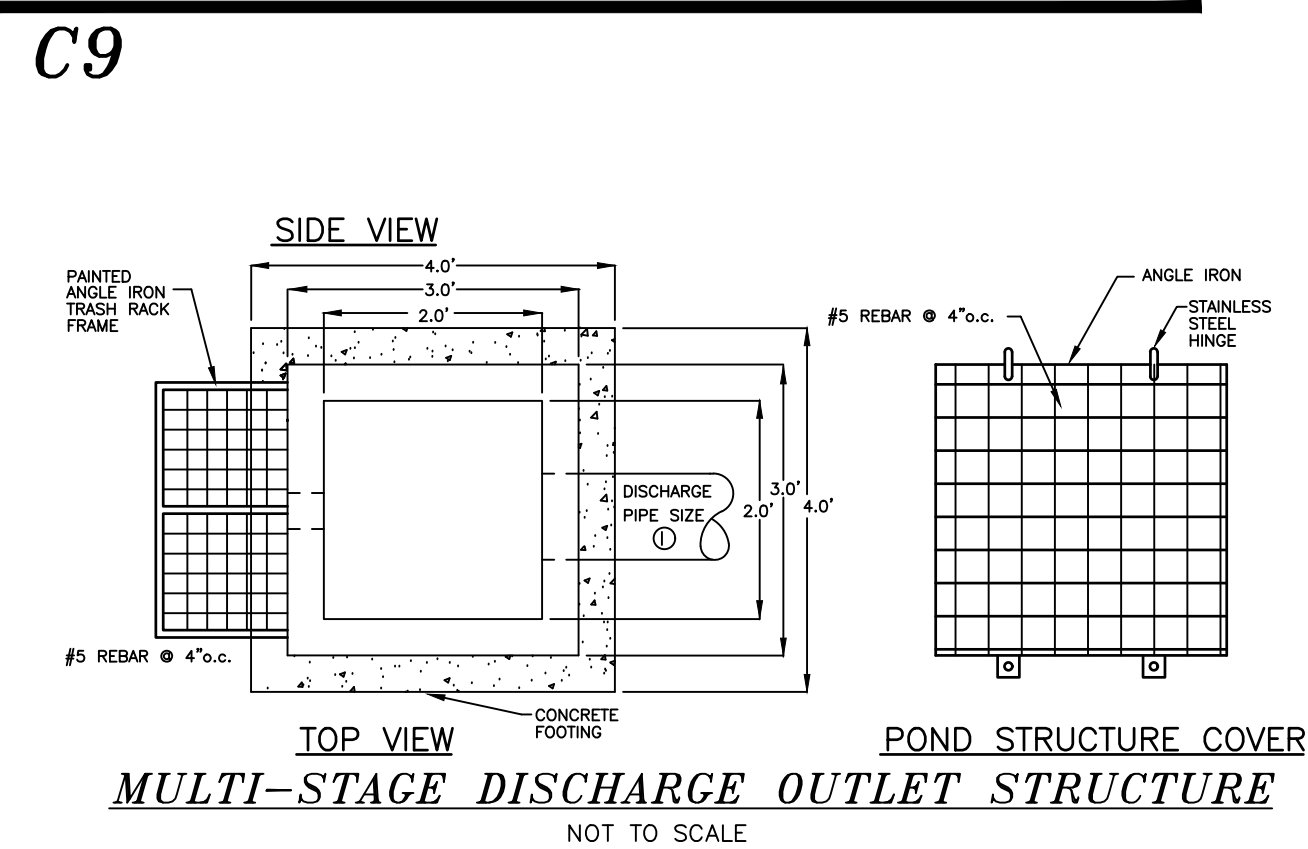
**BERRY SURVEYING & ENGINEERING**  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE : AS MARKED  
DATE : JANUARY 1, 2016  
FILE NO. : DB 1015 - 040

**STATE OF NEW HAMPSHIRE**  
KENNETH A. BERRY  
No. 1424  
LICENSED PROFESSIONAL ENGINEER





#	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	TOTAL HEIGHT
#1	240.7	241.70	247.25	5"	241.70	240.20	12"	245.0	18"Ø	6.55' BOX



NOTES:

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

TRANSFORMER PAD DETAIL  
NOT TO SCALE

#7	3-31-17	PER NHDES WWEB SEWER DISCHARGE PERMIT
#6	3-1-17	FINAL REVISIONS PER NOD & STAFF MEETING
#5	6-29-16	FINAL REVISIONS PER NOD
#4	4-13-16	REVISED PER PB, DPW
#3	3-14-16	REVISED PER PB, DPW & PLANNING
REVISION	DATE	DESCRIPTION

CONSTRUCTION DETAILS  
FOR  
TOM AUBERT  
788 AND 794 PORTLAND STREET  
ROCHESTER, NH  
*TAX MAP 107, LOT 54 AND TAX MAP 108, LOT 53-1*

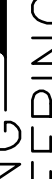
	<b>BERRY SURVEYING &amp; ENGINEERING</b> 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603) 332-2863	
	SCALE : AS MARKED	
	DATE : JANUARY 1, 2016	
	FILE NO. : DB 2015 - 040	



Diagram illustrating the components and dimensions for a tree planting pit:

- Tree Tie:** PLASTIC LOCK-TIE OR RUBBER HOSE TREE TIE. SET LOOSE TO ALLOW FOR DIAMETER GROWTH.
- Stake:**  $\emptyset$  X 8'-0" LENGTH LODGEPOLE PINE TREE STAKE
- Mulch:** MIN 2"-3" OF MULCH
- Soil Saucer:** 3"-4" SOIL SAUCER (DURING ESTABLISHMENT)
- Finish Grade:** FINISH GRADE
- Root Crown:** SET ROOT CROWN AT OR 1" ABOVE FINISH GRADE
- Rootball:** MIN 1/3 HEIGHT OF TREE (TYP)
- Backfill:** REMOVE BURLAP FROM TOP 2/3 OF ROOTBALL. REMOVE ALL WIRE & STRING. NATIVE BACKFILL SOIL AMENDED WITH 25% (1/3 CU YD) DECOMPOSED ORGANIC MULCH AMENDMENT FOR ENTIRE TREE PIT AREA (APPROXIMATELY ROOTBALL DEPTH).
- Subgrade:** UNDISTURBED SUBGRADE (PROVIDES FIRM BASE SO THAT ROOTBALL WILL NOT SINK)
- Pit Dimensions:**
  - 6'-0" MIN OR 2 TIMES ROOTBALL
  - 6'-0"  $\emptyset$  MULCH AREA CLEAR OF GRASS, WEEDS, ETC. TO REDUCE COMPETITION DURING ESTABLISHMENT
  - 1'-0" MIN TYP

**TYPICAL SLOPE GROUND COVER PLANTINGS** **L4**

Diagram illustrating the typical slope ground cover plantings, showing the layers and components:

- TYPICAL GROUND COVER PLANTED AT NURSERY LEVEL
- MIN. 2" MULCH
- FINISH GRADE
- SPACING VARIES SEE LANDSCAPE DRAWINGS
- MIN. 6" DEPTH
- 3"-4" PLANTING SOIL MIXED 50/50 WITH NATIVE SOIL OR NATIVE SOIL AMENDED WITH 2% MIN. DECOMPOSED ORGANIC MULCH AMENDMENT
- SCARIFIED SUBGRADE

**L8**

SHREDDED HARDWOOD BARK MULCH

12" MIN. PLANTING SOIL MIX

UNDISTURBED EARTH

NATIVE GRASSES

PERENNIAL FLOWER OR PLANT

**L2**

Diagram illustrating a tree support system (L2) showing a tree trunk wrapped in burlap, supported by a wooden stake and a rubber hose. The diagram includes labels for various components and dimensions:

- RUBBER HOSE AT BARK
- WIRE TIE
- EYE SCREW
- 50x50mm (2"x2") WOOD STAKE ON WINDWARD SIDE  
INSTALL TWO ADDITIONAL STAKES AT 120°
- SET TREE AT ORIGINAL GRADE
- MULCH: PINE BARK OR WOOD CHIPS 75mm (3") MIN.
- SOIL SAUCER: USE GOOD TOPSOIL 150mm (6") MIN.  
8" MINIMUM DISTANCE FROM TRUCK
- ROPES AT TOP OF BALL SHALL BE CUT. REMOVE  
TOP 1/3 OF BURLAP. NON-BIODEGRADABLE MATERIAL  
SHALL BE TOTALLY REMOVED
- PREPARED SUBSOIL TO FORM PEDESTAL TO PREVENT  
SETTLING
- 2X BALL DIA., MIN.

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

**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

NOTES:

1. STAKE TREES PER STD PLAN NO 100g
2. ONE STAKE PER TREE ON WINDWARD SIDE;  
SECOND STAKE ON LEeward SIDE
3. SLOPES SHALL BE 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. CHAINLOOP TREE TIE. LOOP EACH TIE AROUND  
TREE LOOSELY TO PROVIDE 1" SLACK FOR  
DIAMETER GROWTH.
5. SHAPE SOIL TO PROVIDE 3' DIAMETER OR  
EQUALLY DIAMETER, WHICHEVER IS GREATER,  
WATERING RING
6. REMOVE ALL WIRE AND STRING. REMOVE TOP  
2/3 OF BURLAP.

**L7**

8' LONG ROUND WOOD RAIL  
WITH DOWELLED ENDS  
TO BE INSTALLED PARALLEL  
WITH EACH OTHER AND THE  
GROUND SURFACE.

GROUND LEVEL

UNDISTURBED GROUND

HOLE #1 DRILLED  
4" DOWN FROM  
TOP OF POST.

HOLE #2 DRILLED  
2' 4" DOWN FROM  
TOP OF POST.

6' LONG 4"-6" ROUND WOOD POST  
W/DRILLED HOLES TO  
ACCEPT DOWEL ENDS  
OF RAILS.  
USE 6" POST ON ENDS  
OR CORNERS.

SLOPE GROUND AROUND POST TO DRAIN

The diagram illustrates two methods for installing a round wood rail. On the left, a rail is shown being placed on top of a post that is already in the ground. The rail has dowelled ends. The ground is labeled 'UNDISTURBED GROUND'. On the right, a post is shown being driven into the ground. The post has two holes drilled into it: one 4 inches down from the top and another 2 feet 4 inches down. The rail is shown being placed on top of the post. The ground around the post is labeled 'SLOPE GROUND AROUND POST TO DRAIN'. The post is labeled '6' LONG 4"-6" ROUND WOOD POST W/DRILLED HOLES TO ACCEPT DOWEL ENDS OF RAILS. USE 6" POST ON ENDS OR CORNERS.'

CROWN HEIGHT IN INCHES  
EQUALS MEDIAN  
WIDTH IN FEET  
TO 12" MAX.

10" (EX.)

10' (EX.)

Diagram illustrating the relationship between crown height and width. The crown height in inches equals the median width in feet, up to a maximum of 12 inches. The diagram shows a cross-section of a crown with a height of 10 inches (EX.) and a width of 10 feet (EX.).

Diagram illustrating the cross-section of a fiber bundle, showing a circular arrangement of fibers. The diagram is labeled with "TYP. STAGGERED ROWS" and "EDGE OF". A label "FIBER SPACING" points to the distance between adjacent fibers.

- 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 SPAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
- 12.) MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AND ADDITIONAL YEAR FROM TIME OF INSTALLATION.
- 13.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.
- 14.) THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWING SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.
- 15.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.
- 16.) ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.
- 17.) SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.
- 18.) ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.
- 19.) TREES ARE TO BE 2-2.5" CALIPER.
- 20.) ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)
- 21.) 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
- 22.) PLANT-PIT BACK-FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.
- 23.) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.
- 24.) THE REQUIRED STREET TREES MUST BE PLANTED BY OCTOBER 15 ON ANY LOT FOR WHICH A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED ON OR PRIOR TO AUGUST 31 OF THAT SAME YEAR. NO ADDITIONAL CERTIFICATES OF OCCUPANCY WILL BE ISSUED IF THIS REQUIREMENT IS NOT MET.
- 25.) STREET TREES TO BE CHOSEN FROM THE LIST OF APPROVED TREES WITHIN THE CITY OF ROCHESTER AND ARE TO HAVE A MINIMUM OF TWO SPECIES ALTERNATING DOWN THE STREET TO DISCOURAGE A MONO-CULTURE

REVISION	DATE	DESCRIPTION
#7	3-31-17	PER NHDES WWB SEWER DISCHARGE PERMIT
#6	3-1-17	FINAL REVISIONS PER NOD & STAFF MEETING
#5	6-29-16	FINAL REVISIONS PER NOD
#4	4-13-16	REVISED PER PB, DPW
#3	3-14-16	REVISED PER PB, DPW & PLANNING

## LANDSCAPING CONSTRUCTION DETAILS

TOM AUBERT

788 AND 784 POSTE AND STREET  
TOM AUBERT

ROCHESTER, NH  
TAX MAP 107, LOT 54 AND TAX MAP 108, LOT 53-1

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

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SCALE : AS MARKED

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DATE : JANUARY 1, 2016

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FILE NO. : DB 2015 - 040

