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* INDICATES PLAN ARE TO BE RECORDED

MAJOR SUBDIVISION FOR THOMAS R. & DIANNE C. AUBERT 828 PORTLAND STREET ROCHESTER, N.H. TAX MAP 108, LOT 53

NOTE:

BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECTS DOCUMENTATION. ALL USERS ARE BOUND TO THIS DOCUMENT AS PART OF THE APPROVAL OF THE PLANNING BOARD. COPIES OF THE YEARLY INSPECTIONS ARE TO BE DELIVERED TO THE CITY OF ROCHESTER COMMUNITY SERVICES DEPARTMENT.

OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

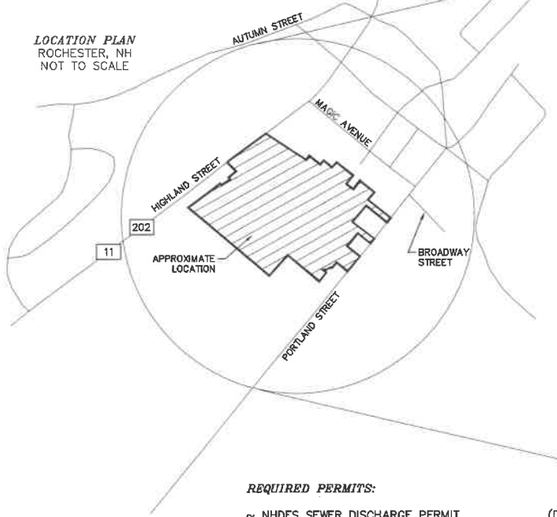
SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332–2863

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

WETLAND & SOIL SCIENTIST: JOHN P. HAYES, III CWS #18, CSS #87
7 LIMESTONE WAY
NORTH HAMPTON, NH 03862
(603)–205–4396

VICINITY SKETCH
ROCHESTER, NH
SCALE: 1" = 250'±

LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE



REQUIRED PERMITS:

~ NHDES SEWER DISCHARGE PERMIT	(D2020–0711)
~ NHDES ALTERATION OF TERRAIN PERMIT	(AoT–1849)
~ US EPA NOI & SWPPP	(NHR100123)
~ NATURAL HERITAGE BUREAU	NHB19–3952
~ NH DIVISION OF HISTORICAL RESOURCES	(APPROVED)
~ NHDOT DRIVEWAY PERMIT	(PENDING)

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN 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 SITE PLAN 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 SITE PLAN APPROVAL.

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.

FINAL APPROVAL BY ROCHESTER PLANNING BOARD
CERTIFIED BY : _____
DATE : 10/22/2020

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

STATE OF NEW HAMPSHIRE — KENNETH A. BERRY — PROFESSIONAL ENGINEER

REVISION	DATE	DESCRIPTION
#11	10–12–20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9–21–20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8–17–20	REVISED PER POSTMASTER COMMENT
#8	8–04–20	PHASING NOTE REVISED PER AoT REVIEW
#7	7–30–20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7–24–20	REVISED PER NHDES RPWI & PHASING
#5	7–14–20	REVISED PER AoT RPWI

COVER
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : AS SHOWN
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

BOD # 12230 thru 12233

Certified 10/22/2020
Seth Creighton Chief Planner

DIRECT ABUTTERS LIST:

(1) N/F ROCHESTER REALTY TRUST OF 22 LONG DRIVE, WESTBOROUGH, MASSACHUSSETTS
RAMANBHAI K. PATEL TRUSTEE
58 HIGHLAND STREET
ROCHESTER, NH 03868
TAX MAP 107, LOT 28
S.C.R.D. BOOK 3294, PAGE 435

(2) N/F GERMON, DAVID W.
PO BOX 6263
ROCHESTER, NH 03868-6263
TAX MAP 104, LOT 50
S.C.R.D. BOOK 3537, PAGE 774

(3) N/F GERMON, DAVID W.
PO BOX 6263
ROCHESTER, NH 03868-6263
TAX MAP 104, LOT 49
S.C.R.D. BOOK 1412, PAGE 842

(4) N/F SMITH, BOBBY L. & TAMMY
52 HIGHLAND STREET
ROCHESTER, NH 03868-6529
TAX MAP 104, LOT 48
S.C.R.D. BOOK 2461, PAGE 807

(5) N/F SMITH, RAYMOND L. JR. & DONNA M.
48 HIGHLAND STREET
ROCHESTER, NH 03868-6529
TAX MAP 104, LOT 46
S.C.R.D. BOOK 4005, PAGE 118

(6) N/F VETERANS OF FOREIGN WARS
GEORGE J. MAXFIELD POST 1772
13 NO CRANBERRY LANE
ROCHESTER, NH 03867-0955
TAX MAP 104, LOT 58
S.C.R.D. BOOK 1811, PAGE 781

(9) N/F MOORE, STEVEN
37 HIGHLAND STREET
ROCHESTER, NH 03868
TAX MAP 104, LOT 57
S.C.R.D. BOOK 3201, PAGE 87

(10) N/F SCHLOESSER, KEITH A. & MARIA A.
28 LONE STAR AVENUE
FARMINGTON, NH 03835
TAX MAP 104, LOT 56
S.C.R.D. BOOK 1481, PAGE 498

(11) N/F HUTTER, JASON R. & KATHERINE E.
35 HIGHLAND STREET
ROCHESTER, NH 03868-8554
TAX MAP 104, LOT 59
S.C.R.D. BOOK 3578, PAGE 801

(14) N/F WIGGIN, WAYNE R. JR. & CRYSTAL M.
34 HIGHLAND STREET
ROCHESTER, NH 03868-8529
TAX MAP 104, LOT 45
S.C.R.D. BOOK 2308, PAGE 655

(15) N/F YORK, MARTHA B.
17 HICKEY STREET
ROCHESTER, NH 03868-8421
TAX MAP 103, LOT 15
S.C.R.D. BOOK 1049, PAGE 340

(17) N/F SMITH, PAUL C. & LORI A.
16 HICKEY STREET
ROCHESTER, NH 03868-8422
TAX MAP 103, LOT 14
S.C.R.D. BOOK 1758, PAGE 748

(20) N/F LACY, JAMES F.
103 CHARLES STREET
ROCHESTER, NH 03867-3414
TAX MAP 103, LOT 11
S.C.R.D. BOOK 2550, PAGE 216

DIRECT ABUTTERS LIST CONT:

(21) N/F KEAN, GEORGE S. & BRENDA C.
20 PEARL STREET
ROCHESTER, NH 03868-8459
TAX MAP 103, LOT 10
S.C.R.D. BOOK 1818, PAGE 750

(22) N/F PIERCE REVOCABLE FAMILY TRUST
PIERCE, CLYDE E. & EDITH C. TRUSTEES
29 MAGIC AVENUE, ROCHESTER, NH 03868-8432
TAX MAP 103, LOT 9
S.C.R.D. BOOK 2443, PAGE 152

(23) N/F BOWLEY, ROGER & MICHELLE
33 MAGIC AVENUE
ROCHESTER, NH 03868-8432
TAX MAP 103, LOT 8
S.C.R.D. BOOK 3484, PAGE 108

(27) N/F PETERSON, DANIEL S. & HALLIDAY, SIRI
836 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 103, LOT 4
S.C.R.D. BOOK 3368, PAGE 598

(28) N/F MURJANI, ANIL
9 FARMINGTON ROAD
ROCHESTER, NH 03867
TAX MAP 103, LOT 3
S.C.R.D. BOOK 3269, PAGE 896

(31) N/F TANGUAY, DONALD A. & LESLIE L.
827 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 103, LOT 216-1
S.C.R.D. BOOK 3172, PAGE 773

(33) N/F ZABKAR, MATTHEW D.
821 PORTLAND STREET
ROCHESTER, NH 03868-8412
TAX MAP 108, LOT 46
S.C.R.D. BOOK 4628, PAGE 421

(34) N/F MAILHOT, FRED
824 PORTLAND STREET
ROCHESTER, NH 03868-8410
TAX MAP 103, LOT 1
S.C.R.D. BOOK 3843, PAGE 518

(35) N/F LECLAIR, ROBERT F. & CATHERINE
816 PORTLAND STREET
ROCHESTER, NH 03868-8410
TAX MAP 108, LOT 57
S.C.R.D. BOOK 4328, PAGE 486

(36) N/F GOODWIN, CARL J. JR. & MARGARET J.
817 PORTLAND STREET
ROCHESTER, NH 03868-8412
TAX MAP 108, LOT 47
S.C.R.D. BOOK 1881, PAGE 260

(37) N/F HINKLEY, JAMES D. & CLAIRE W.
807 PORTLAND STREET
ROCHESTER, NH 03868-8412
TAX MAP 108, LOT 48
S.C.R.D. BOOK 3931, PAGE 751

(42) N/F 7 CORSON STREET LLC
13 WILD TURKEY ROAD
DEERFIELD, NH 03037-1221
TAX MAP 108, LOT 56
S.C.R.D. BOOK 4405, PAGE 717

(43) N/F FRITZ, DONNA L. & CUNHA, FRANK
798 PORTLAND STREET
ROCHESTER, NH 03868-8410
TAX MAP 108, LOT 54
S.C.R.D. BOOK 2146, PAGE 609

(44) N/F GUESNE, MARIA & STAUFFACHER, PORTIA
1 CAROLE COURT
ROCHESTER, NH 03868-8842
TAX MAP 108, LOT 53-1
S.C.R.D. BOOK 4704, PAGE 295

(45) N/F GILLENTINE, BRYAN
7 CAROLE COURT
ROCHESTER, NH 03868-8842
TAX MAP 107, LOT 54-7
S.C.R.D. BOOK 4776, PAGE 542

(46) N/F CAROLE COURT LLC.
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 107, LOT 54-6
S.C.R.D. BOOK 4653, PAGE 433

(47) N/F CAROLE COURT LLC.
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 107, LOT 54-5
S.C.R.D. BOOK 4653, PAGE 433

(51) N/F FERULLO JAMES A. & KRISTAN
16 CAROLE COURT
ROCHESTER, NH 03868
TAX MAP 107, LOT 54-3
S.C.R.D. BOOK 4698, PAGE 423

(52) N/F CAROLE COURT LLC.
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 107, LOT 54-4
S.C.R.D. BOOK 4653, PAGE 433

(53) N/F JOAN C. YACOUB REVOCABLE TRUST, YACOUB, JOAN C. & LOUNES TRUSTEES
& LOUNES YACOUB REVOCABLE TRUST, YACOUB, JOAN C. & LOUNES TRUSTEES
12 GREENFIELD DRIVE
SOMERSWORTH, NH 03878
TAX MAP 107, LOT 53
S.C.R.D. BOOK 4403, PAGE 384

(55) N/F AUBERT, THOMAS R. & DIANNE C.
5 GARY DRIVE
ROCHESTER, NH 03867
TAX MAP 108, LOT 53-2

200' ABUTTERS LIST:

(6) N/F AINSWORTH, WILLIAM J. & ALICE L.
57 HIGHLAND STREET
ROCHESTER, NH 03868-8528
TAX MAP 104, LOT 54
S.C.R.D. BOOK 1616, PAGE 194

(7) N/F GODFREY, CANDICE & DANIEL
28 CROSS ROAD
ROCHESTER, NH 03868-8601
TAX MAP 104, LOT 55
S.C.R.D. BOOK 3006, PAGE 711

(12) N/F RESI LIMITED PARTNERSHIP
STEWART PROPERTY MANAGEMENT
PO BOX 10540
WEDFORD, NH 03110
TAX MAP 104, LOT 60
S.C.R.D. BOOK 2983, PAGE 84

(13) N/F CHASE, TONIA M.
39 HIGHLAND STREET
ROCHESTER, NH 03868-8529
TAX MAP 104, LOT 44
S.C.R.D. BOOK 4013, PAGE 944

(16) N/F BOYLE, TABITHA J.
15 HICKEY STREET
ROCHESTER, NH 03868-8421
TAX MAP 103, LOT 16
S.C.R.D. BOOK 2552, PAGE 583

(18) N/F PEACH, LAWRENCE & ALEXANDER, JULIE
19 MAGIC AVENUE
ROCHESTER, NH 03868-5635
TAX MAP 103, LOT 13
S.C.R.D. BOOK 1280, PAGE 894

(19) N/F LITCHFIELD, WILSON V. & VANASSE, TINA M.
21 MAGIC AVENUE
ROCHESTER, NH 03868-5835
TAX MAP 103, LOT 12
S.C.R.D. BOOK 1707, PAGE 683

(24) N/F CARON, JOHN A.
37 MAGIC AVENUE
ROCHESTER, NH 03868-8466
TAX MAP 103, LOT 7
S.C.R.D. BOOK 1702, PAGE 212

(25) N/F BERGERON, AARON
39 MAGIC AVENUE
ROCHESTER, NH 03868-8457
TAX MAP 103, LOT 6
S.C.R.D. BOOK 4470, PAGE 577

(26) N/F FREDERICK A. TURNER JR. REVOCABLE TRUST
TURNER, FREDERICK, A. JR. TRUSTEE
842 PORTLAND STREET
ROCHESTER, NH 03868-8410
TAX MAP 103, LOT 5
S.C.R.D. BOOK 3925, PAGE 637

(29) N/F NARSH, GERALD M. & BARBARA J.
837 PORTLAND STREET
ROCHESTER, NH 03868-8412
TAX MAP 103, LOT 214
S.C.R.D. BOOK 3164, PAGE 855

(30) N/F LEONE, MARK C. & LORRAINE M.
831 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 103, LOT 215
S.C.R.D. BOOK 3510, PAGE 906

(32) N/F BELL, BARBARA L.
825 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 45
S.C.R.D. BOOK 3216, PAGE 204

(38) N/F BELANGER, RONDA L.
801 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 49
S.C.R.D. BOOK 3379, PAGE 376

(39) N/F CLAFFEY, COLIN S. & GAIL L.
785 PORTLAND STREET
ROCHESTER, NH 03868-8412
TAX MAP 108, LOT 51
S.C.R.D. BOOK 1079, PAGE 215

(40) N/F DUNNELLS, ELIZABETH
25 CROW HILL ROAD
ROCHESTER, NH 03868-8456
TAX MAP 108, LOT 52
S.C.R.D. BOOK 1993, PAGE 43

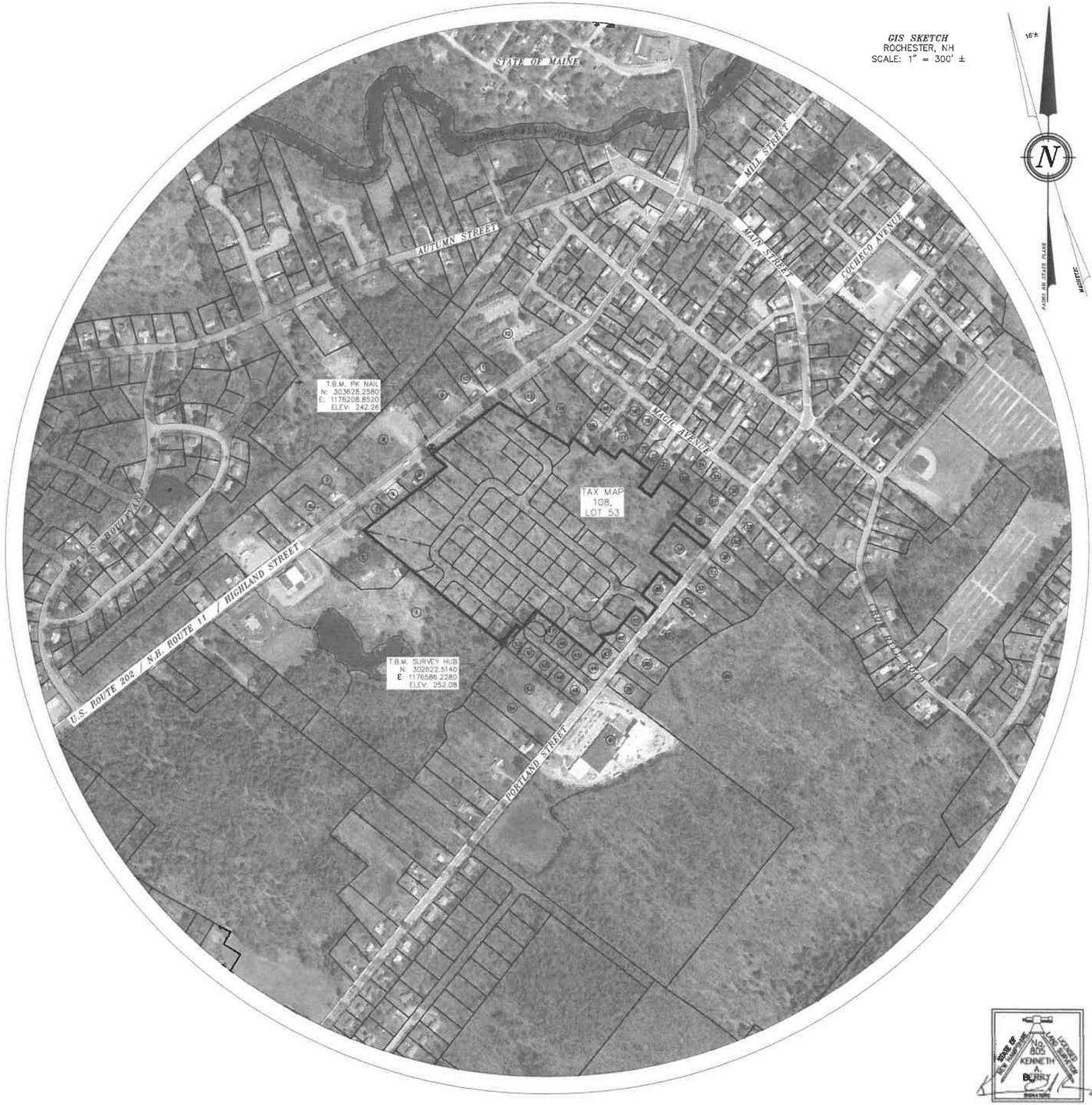
(41) N/F CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
TAX MAP 108, LOT 52
S.C.R.D. BOOK 821, PAGE 407

(48) N/F CAROLE COURT LLC.
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 107, LOT 54
S.C.R.D. BOOK 4653, PAGE 433

(49) N/F WORKMAN, JACOB
8 CAROLE COURT
ROCHESTER, NH 03868-8843
TAX MAP 107, LOT 54-1
S.C.R.D. BOOK 4708, PAGE 617

(50) N/F POORE, PATRICK T. & PENNEY, SUZANNE R.
12 CAROLE COURT
ROCHESTER, NH 03868
TAX MAP 107, LOT 54-2
S.C.R.D. BOOK 4726, PAGE 433

(54) N/F JEAN K. DOWNING REVOCABLE TRUST OF 1997
DOWNING, JEAN K. TRUSTEE
PO BOX 925
SOUTH BERWICK, ME 03908-0125
TAX MAP 107, LOT 52
S.C.R.D. BOOK 1959, PAGE 555



GIS SKETCH
ROCHESTER, NH
SCALE: 1" = 300' ±

16°± MAGNETIC

REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-28-20	REVISED PER POSTMASTER COMMENT
#9	8-17-20	REVISED PER PLANNING BOARD COMMENTS
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI

NEIGHBORHOOD PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : AS SHOWN
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

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

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7940
LICENSED PROFESSIONAL ENGINEER

ABBREVIATION LEGEND:

BITUM.	BITUMINOUS
E.O.P.	EDGE OF PAVEMENT
V.G.C.	VERTICAL GRANITE CURB
S.G.C.	SLOPED GRANITE CURB
E.S.H.W.T	ESTIMATED SEASONAL HIGH WATER TABLE
TYP.	TYPICAL
U.G.E.	UNDER GROUND ELECTRIC / UTILITY
U.D.	UNDER DRAIN
C.O.	CLEAN OUT
INV.	INVERT
ELEV.	ELEVATION
F.E.S.	FLARED END SECTION
HDPE	HIGH DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
C.L.D.I.	CONCRETE LINED DUCTILE IRON
RECB	ROLLED EROSION CONTROL BLANKET
F.G.	FINISHED GRADE
E.G.	EXISTING GRADE
E.T.W.	EDGE OF TRAVELED WAY
T.B.R.	TO BE REMOVED
PL	PROPERTY LINE
EL	EASEMENT LINE
R.O.W.	RIGHT OF WAY
CL	CENTER LINE
CF	CUBIC FEET
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.V.C.	POINT OF VERTICAL CURVATURE
P.V.I.	POINT OF VERTICAL INTERSECTION
P.V.T.	POINT OF VERTICAL TANGENCY
EX.	EXISTING
PROP.	PROPOSED
R&R	REMOVE AND REPLACE
STA.	STATION
'/,	FOOT / FOOT

[ ] 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 ~FND~
- IRON PIPE ~FND~
- DRILL HOLE ~FND~
- STEEL STAKE ~FND~
- UTILITY POLE / GUY WIRE
- TREE WITH WIRE
- SINGLE POST SIGN
- CURB STOP
- GATE VALVE
- GAS VALVE
- FIRE HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- DRAIN MANHOLE
- EXISTING SPOT ELEVATION (E248.60)
- BUILDING SETBACK LINE
- PERIMETER BOUNDARY
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING DRAIN LINE
- OVERHEAD UTILITIES
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- WETLAND LINE
- WETLAND BUFFER
- NRCS SOIL DELINEATION
- SOIL TYPE (GsB)
- TEST PIT
- HAND PROBE
- ROCK EXPOSURE

PROPOSED LEGEND:

- UTILITY POLE
- LIGHT TYPE "A" MOUNTED ON LIGHT POLE
- LIGHT TYPE "B" MOUNTED ON LIGHT POLE
- LIGHT TYPE "C" MOUNTED LIGHT POLE
- LIGHT TYPE "D" MOUNTED ON BUILDING
- LIGHT TYPE "E" MOUNTED ON BUILDING
- DRAIN MANHOLE W/STRUCTURE
- SEWER MANHOLE W/STRUCTURE
- CATCH BASIN W/STRUCTURE
- SIGNAGE
- CHECK DAM-MATERIAL AS SPECIFIED
- FLOW ARROW
- TEMPORARY BENCHMARK (T.B.M.)
- DETAIL SHEET / DETAIL (E101 / E6)
- MATCH POINT
- MATCH LINE
- CONTOUR MINOR, PROPOSED (P241)
- CONTOUR MAJOR, PROPOSED (P240)
- DRAIN CULVERT W/ FLARED END SECTION (F.E.S.)
- SHOULDER
- CENTER LINE
- BUILDING SETBACK LINE
- TRANSFORMER / UBOX
- UNDERGROUND UTILITY
- UNDER DRAIN
- SILT FENCE / EROSION MIX BERM
- FILTREXX 8" - 12" SILT SOXX AS SPECIFIED
- ORANGE CONSTRUCTION PERIMETER FENCE
- PHASE LINE
- RIP RAP
- STORMWATER BEST MANAGEMENT PRACTICE
- BERM
- GATE VALVE
- CURB STOP
- HYDRANT
- THRUST BLOCKS
- PROPOSED SPOT ELEVATION (P234.65)
- PROPOSED GAS LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	30"x30"	STOP	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	7	RED	WHITE	WHITE	SQUARE (7)
W1-1L	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	3	YELLOW	BLACK	BLACK	SQUARE (3)
W1-1R	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	4	YELLOW	BLACK	BLACK	SQUARE (4)
W3-1	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	YELLOW	BLACK W/RED SYMBOL	BLACK	SQUARE (2)
R2-1	12"x18"	SPEED LIMIT 25	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	5	WHITE	BLACK	BLACK	SQUARE (5)
R5-1	30"x30"	DO NOT ENTER	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	RED	WHITE	WHITE	SQUARE (1)
W14-2	30"x30"	NO OUTLET	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	YELLOW	BLACK	BLACK	SQUARE (1)

STANDARD SITE PLAN NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,528 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939
(QUIET TITLE) S.C.R.D. BOOK 4731, PAGE 1010

5.) AS BUILT PLANS OF SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN A PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ERSI FORMAT TO THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.

6.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT ONE REQUIRE DROP POLE.

7.) THE SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND MUNICIPAL SEWER.

8.) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDSSUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.

9.) THE LIMITS OF CONSTRUCTION ALONG THE 50' WETLAND BUFFER SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.

10.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

11.) A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL TO BE DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. COORDINATE WITH THE CITY OF ROCHESTER DEPARTMENT OF PLANNING & DEPARTMENT OF PUBLIC WORKS.

12.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR, AND THE TECHNICAL STAFF WORKS SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

13.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE ASSESSING DEPARTMENT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

14.) SEE PHASING PLAN FOR PROPOSED PHASES AND DISTURBANCE.

15.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED 2016. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF ROCHESTER POLICIES AND PRACTICES.

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

17.) CONTRACTOR TO CONTACT ROCHESTER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS AS MAY BE REQUIRED.

18.) 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.

19.) CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH CONSOLIDATED COMMUNICATIONS AT (888) 941-1084 OR ATLANTIC BROADBAND AT (800) 952-1001.

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

21.) THE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAY 8AM-6PM WITH NO SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR.

22.) FROM GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.

23.) THIS SITE DESIGN HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE ACCESSIBILITY REGULATIONS IN ACCORDANCE WITH NH RSA 11-A:5.

24.) 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.

25.) FOR MORE INFORMATION ABOUT THIS SITE PLAN PLEASE CONTACT THE CITY OF ROCHESTER PLANNING OFFICE AT 603-335-1338.

26.) 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.

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

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

30.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
NHDES SEWER DISCHARGE PERMIT: PENDING
NHDES ALTERATION OF TERRAIN PERMIT: PENDING
U.S EPA NOI & SWPPP: PENDING
NATURAL HERITAGE BUREAU: NHB18-3952
NH DIVISION OF HISTORICAL RESOURCES: APPROVED
NHDOT DRIVEWAY PERMIT: PENDING

31.) ALL LAMPS ARE TO BE SIGMA SERIES.

32.) STREET TREES ARE PROVIDED FOR WITHIN THIS PLAN SET. THREE SPECIES ARE SUGGESTED. IT SHOULD BE NOTED THAT A MIX OF THESE SPECIES IS REQUIRED. AN ALTERNATING PATTERN IS PREFERRED.

33.) ALL PROPOSED STREET TREES ARE TO BE AT LEAST 15' FROM ALL UTILITIES AND STORM DRAINS.

34.) BOULDERS TO BE INSTALLED ON THE 25' WETLAND BUFFER ON DEVELOPED LOTS.

STANDARD UTILITY NOTES:

1. 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.

2. 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.

3. 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.

4. 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.

STANDARD CONSTRUCTION NOTES:

1.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

2.) ONE ON SITE BENCHMARK IS PROVIDED. BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

3.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

4.) SEE UTILITY PLANS FOR DETAILS ON THE PROPOSED SEWER, WATER, AND UNDERGROUND ELECTRIC LINES SHOWN.

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

6.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

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

8.) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S 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.

9.) 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.

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

11.) 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. DISTURBANCE OUTSIDE AREAS SHOWN TO BE APPROVED BY DESIGN ENGINEER.

12.) 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)

13.) ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH [T] SHALL BE THERMOPLASTIC.

14.) 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.

15.) 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 OR AFTER A STORM EVENT OF GREAT THAN 0.25".

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

17.) ALL BASINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS AND REXUS GRATES.

18.) 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.

19.) 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.

20.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

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

22.) ALL DRAINAGE PIPE IS TO BE HDPE N-12, EXCEPT FOR WHERE EXISTING PIPE IS PROPOSED TO BE REUSED. INDIVIDUAL PIPE SIZES ARE SPECIFIED.RECYCLED PIPE IS APPROVED FOR PROJECT SITE. RECYCLED HDPE PIPE "GREEN PIPE" IS ACCEPTABLE FOR THIS PROJECT SITE.

23.) 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. HOODS ARE TO BE INSTALLED IMMEDIATELY AFTER BASIN CONSTRUCTION.

24.) SUMP PUMP CONNECTIONS TO THE STREET SEWER SYSTEM IS ILLEGAL.

25.) SEE INTERIM CONSTRUCTION DESIGN PLANS FOR DETAILS.

STANDARD UTILITY NOTES CONTINUED:

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

7. 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.

8. ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF ROCHESTER STANDARDS. ALL HIGHWAY CONSTRUCTION WILL MEET THE CITY OF ROCHESTER STANDARDS.

9. 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.

10. 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) AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121.

11. 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, IS STUBBED PRIOR TO BUILDING CONSTRUCTION.

12. CURB BOXES SHOULD BE PLACED IN THE LAWN AREA, OR IF PLACED IN PAVEMENT, A ROAD BOX IS REQUIRED.

13. SEE EXISTING CONDITIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.

14. MINIMUM SLOPE FOR ALL SEWER SERVICE CONNECTIONS IS TO BE NO LESS THAN 0.02'/.

15. CONTRACTOR TO TRANSFER TEMPORARY BENCHMARK TO A SUITABLE BENCHMARK TO CONTROL CONSTRUCTION. ANY ELEVATION DISCREPANCIES ARE TO BE REPORTED TO THE THE DESIGN ENGINEER IMMEDIATELY.

16. WATER CONNECTION, SEWER CONNECTION, EXCAVATION & DRIVEWAY CURB-CUT PERMITS ARE TO BE APPLIED FOR DURING THE DIANE LANE/PORTLAND STREET LOCATION CONSTRUCTION PHASE.

17. PRIOR TO ANY CERTIFICATE OF OCCUPANCY IS APPROVED BY DPW, A SEWER ASSESSMENT FEE OF $300/BEDROOM MUST BE PAID.

REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-20-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI

LEGEND & NOTES PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : AS SHOWN
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
PROFESSIONAL ENGINEER

ABUTTERS LIST:

(A) N/F GLESNE, MARIA & STAUFFACHER, PORTIA
1 CAROLE COURT
ROCHESTER, NH 03868-8842
TAX MAP 108, LOT 53-1
S.C.R.D. BOOK 4704, PAGE 295

(B) N/F GILLENTINE, BRYAN
7 CAROLE COURT
ROCHESTER, NH 03868-8842
TAX MAP 107, LOT 54-7
S.C.R.D. BOOK 4776, PAGE 542

(C) N/F CAROLE COURT LLC.
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 107, LOT 54-6
S.C.R.D. BOOK 4653, PAGE 433

(D) N/F CAROLE COURT LLC.
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 107, LOT 54-5
S.C.R.D. BOOK 4653, PAGE 433

(E) N/F CAROLE COURT LLC.
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 107, LOT 54-4
S.C.R.D. BOOK 4653, PAGE 433

(F) N/F ROCHESTER REALTY TRUST OF 22 LONG DRIVE, WESTBOROUGH, MASSACHUSSETS
RAMANBHAI K. PATEL TRUSTEE
58 HIGHLAND STREET
ROCHESTER, NH 03868
TAX MAP 107, LOT 26
S.C.R.D. BOOK 3294, PAGE 435

(G) N/F GERMON, DAVID W.
PO BOX 6263
ROCHESTER, NH 03868-6263
TAX MAP 104, LOT 50
S.C.R.D. BOOK 3537, PAGE 774

(H) N/F GERMON, DAVID W.
PO BOX 6263
ROCHESTER, NH 03868-6263
TAX MAP 104, LOT 49
S.C.R.D. BOOK 1412, PAGE 642

(I) N/F SMITH, BOBBY L. & TAMMY
52 HIGHLAND STREET
ROCHESTER, NH 03868-8529
TAX MAP 104, LOT 48
S.C.R.D. BOOK 2461, PAGE 607

(J) N/F SMITH, RAYMOND I. JR & DONNA M.
48 HIGHLAND STREET
ROCHESTER, NH 03868-8529
TAX MAP 104, LOT 46
S.C.R.D. BOOK 4005, PAGE 116

(K) N/F YORK, MARTHA B.
17 HICKEY STREET
ROCHESTER, NH 03868-8421
TAX MAP 103, LOT 15
S.C.R.D. BOOK 1049, PAGE 349

(L) N/F SMITH, PAUL C. & LORI A.
16 HICKEY STREET
ROCHESTER, NH 03868-8422
TAX MAP 103, LOT 14
S.C.R.D. BOOK 1758, PAGE 748

(M) N/F LACY, JAMES F.
103 CHARLES STREET
ROCHESTER, NH 03867-3414
TAX MAP 103, LOT 11
S.C.R.D. BOOK 2950, PAGE 216

(N) N/F KEAN, GEORGE S. & BRENDA C.
20 PEARL STREET
ROCHESTER, NH 03868-8459
TAX MAP 103, LOT 10
S.C.R.D. BOOK 1818, PAGE 750

(O) N/F PIERCE REVOCABLE FAMILY TRUST
PIERCE CLYDE E. & EDITH C. TRUSTEES
29 MAGIC AVENUE, ROCHESTER, NH 03868-8432
TAX MAP 103, LOT 9
S.C.R.D. BOOK 2463, PAGE 152

(P) N/F BOWLEY, ROGER & MICHELLE
33 MAGIC AVENUE
ROCHESTER, NH 03868-8432
TAX MAP 103, LOT 8
S.C.R.D. BOOK 3484, PAGE 106

(Q) N/F MURJANI, ANIL
9 FARMINGTON ROAD
ROCHESTER, NH 03867
TAX MAP 103, LOT 3
S.C.R.D. BOOK 3269, PAGE 896

(R) N/F MAILHOT, FRED
824 PORTLAND STREET
ROCHESTER, NH 03868-8410
TAX MAP 103, LOT 1
S.C.R.D. BOOK 3893, PAGE 518

(S) N/F LECLAIR, ROBERT F. & CATHERINE
816 PORTLAND STREET
ROCHESTER, NH 03868-8410
TAX MAP 108, LOT 57
S.C.R.D. BOOK 4328, PAGE 486

(T) N/F 7 CORSON STREET LLC
13 WILD TURKEY ROAD
DEERFIELD, NH 03037-1221
TAX MAP 108, LOT 55
S.C.R.D. BOOK 4405, PAGE 717

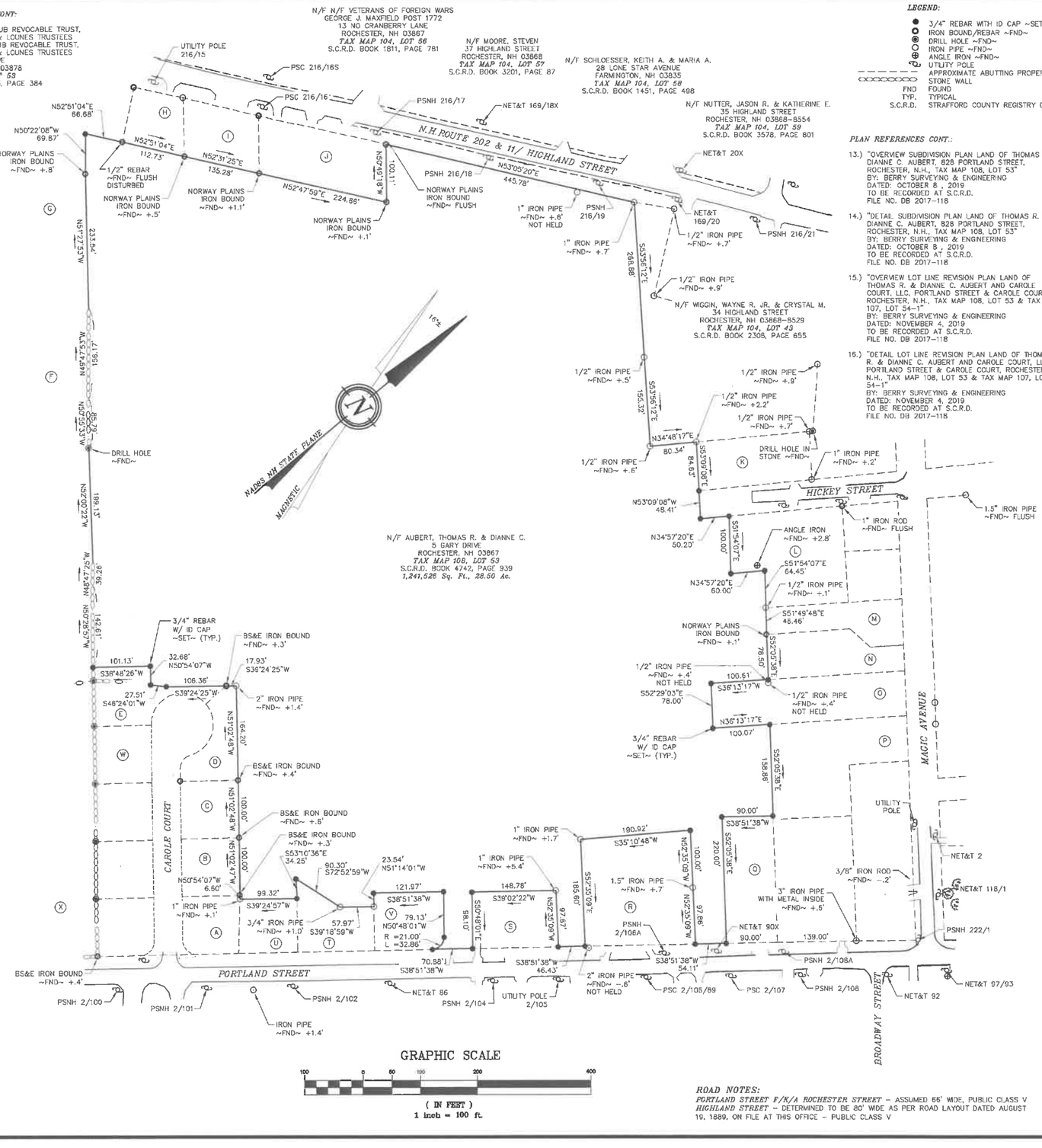
(U) N/F FRITZ, DONNA L. & CUNHA, FRANK
798 PORTLAND STREET
ROCHESTER, NH 03868-8410
TAX MAP 108, LOT 54
S.C.R.D. BOOK 2146, PAGE 609

(V) N/F THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
TAX MAP 108, LOT 53-2

(W) N/F FERULLO JAMES A. & KRISTAN
16 CAROLE COURT
ROCHESTER, NH 03868
TAX MAP 107, LOT 54-3
S.C.R.D. BOOK 4698, PAGE 423

ABUTTERS LIST CONT:

(X) N/F JOAN C. YACOUB REVOCABLE TRUST, YACOUB, JOAN C. & LOUNES TRUSTEES
& LOUNES YACOUB REVOCABLE TRUST, YACOUB, JOAN C. & LOUNES TRUSTEES
12 GREENFIELD DRIVE
SOMERSWORTH, NH 03878
TAX MAP 107, LOT 53
S.C.R.D. BOOK 4403, PAGE 384


N/F N/F VETERANS OF FOREIGN WARS
GEORGE J MAXFIELD POST 1772
13 NO CRANBERRY LANE
ROCHESTER, NH 03867
TAX MAP 104, LOT 56
S.C.R.D. BOOK 1811, PAGE 781
N/F MOORE, STEVEN
37 HIGHLAND STREET
ROCHESTER, NH 03868
TAX MAP 104, LOT 57
S.C.R.D. BOOK 3201, PAGE 87
N/F SCHLOESSER, KEITH A. & MARIA A.
28 LONE STAR AVENUE
FARMINGTON, NH 03835
TAX MAP 104, LOT 59
S.C.R.D. BOOK 1451, PAGE 498
N/F NUTTER, JASON R. & KATHERINE E.
35 HIGHLAND STREET
ROCHESTER, NH 03868-8554
TAX MAP 104, LOT 59
S.C.R.D. BOOK 3578, PAGE 801
UTILITY POLE 216/15
PSC 216/16S
PSC 216/16
PSNH 216/17
NET&T 169/18X
N.H. ROUTE 202 & 11/ HIGHLAND STREET
PSNH 216/18
NET&T 20X
PSNH 216/19
NET&T 169/20
PSNH 216/21
1" IRON PIPE ~FND~ +.6' NOT HELD
1/2" IRON PIPE ~FND~ +.7'
1" IRON PIPE ~FND~ +.7'
1/2" IRON PIPE ~FND~ +.9'
N/F WIGGIN, WAYNE R. JR. & CRYSTAL M.
34 HIGHLAND STREET
ROCHESTER, NH 03868-8529
TAX MAP 104, LOT 43
S.C.R.D. BOOK 2308, PAGE 655
1/2" IRON PIPE ~FND~ +.5'
1/2" IRON PIPE ~FND~ +.9'
1/2" IRON PIPE ~FND~ +2.2'
1/2" IRON PIPE ~FND~ +.7'
1/2" IRON PIPE ~FND~ +.6'
DRILL HOLE IN STONE ~FND~
1" IRON PIPE ~FND~ +.2'
HICKEY STREET
1.5" IRON PIPE ~FND~ FLUSH
1" IRON ROD ~FND~ FLUSH
ANGLE IRON ~FND~ +2.8'
1/2" IRON PIPE ~FND~ +.1'
NORWAY PLAINS IRON BOUND ~FND~ +.1'
1/2" IRON PIPE ~FND~ +.4' NOT HELD
1/2" IRON PIPE NOT HELD
3/4" REBAR W/ ID CAP ~SET~ (TYP.)
MAGIC AVENUE
UTILITY POLE
3/8" IRON ROD ~FND~ -.2'
3" IRON PIPE WITH METAL INSIDE ~FND~ +.6'
NET&T 2
NET&T 118/1
PSNH 222/1
PSNH 2/108A
NET&T 80X
NET&T 92
NET&T 97/93
PSC 2/105/89
PSC 2/107
PSNH 2/108
2" IRON PIPE ~FND~ -.6' NOT HELD
UTILITY POLE 2/105
PSNH 2/104
NET&T 86
PSNH 2/102
PSNH 2/101
PSNH 2/100
IRON PIPE ~FND~ +1.4'
BS&E IRON BOUND ~FND~ +.4'
PORTLAND STREET
CAROLE COURT
N/F AUBERT, THOMAS R. & DIANNE C.
5 GARY DRIVE
ROCHESTER, NH 03867
TAX MAP 108, LOT 53
S.C.R.D. BOOK 4742, PAGE 939
1,241,526 Sq. Ft., 28.50 Ac.
N52°51'04"E 86.68'
N50°22'06"W 69.87'
NORWAY PLAINS IRON BOUND ~FND~ +.8'
1/2" REBAR ~FND~ FLUSH DISTURBED
NORWAY PLAINS IRON BOUND ~FND~ +.5'
NORWAY PLAINS IRON BOUND ~FND~ +1.1'
NORWAY PLAINS IRON BOUND ~FND~ +.1'
N52°51'04"E 112.73'
N52°31'25"E 135.28'
N52°47'59"E 224.86'
N53°05'20"E 445.78'
S53°39'55"E 288.88'
S52°59'38"E 100.11'
N52°27'53"W 233.54'
N53°47'49"W 47.96'
N52°55'53"W 85.75'
N52°00'22"W 199.13'
N48°47'28"W 98.26'
N50°42'57"W 142.61'
DRILL HOLE ~FND~
N34°48'17"E 80.34'
S3°40'59"E 84.69'
N53°09'08"W 48.41'
N34°57'20"E 50.20'
S3°40'59"E 100.00'
N34°57'20"E 60.00'
S51°54'07"E 64.45'
S51°49'48"E 46.46'
S52°03'38"E 78.80'
S52°29'03"E 78.00'
N36°13'17"E 100.07'
S3°40'59"E 138.88'
S3°40'59"E 220.00'
N60°35'52"W 100.00'
S60°35'52"E 97.86'
N60°35'52"W 97.67'
S60°48'01"E 58.10'
N60°48'01"W 79.13'
R =21.00'
L =32.86'
S39°18'59"W 57.97'
S39°24'57"W 99.32'
S50°54'07"W 6.60'
N50°54'07"W 32.68'
S38°48'26"W 101.13'
S46°24'01"W 27.51'
S39°24'25"W 108.36'
N51°20'49"W 100.00'
S53°10'36"E 34.25'
S72°52'59"W 90.32'
N51°14'01"W 23.54'
S38°51'38"W 121.97'
S39°02'22"W 148.78'
S35°10'48"W 190.92'
S38°51'38"W 90.00'
S38°51'38"W 139.00'
S38°51'38"W 46.43'
S38°51'38"W 70.88'
N39°24'25"W 108.64'
N51°20'49"W 100.00'
N39°24'25"W 108.64'
S38°51'38"W 54.11'
N39°24'25"W 108.64'
S38°51'38"W 90.00'
N39°24'25"W 108.64'
S38°51'38"W 90.00'
N39°24'25"W 108.64'
S38°51'38"W 90.00

ABUTTERS LIST:

(A) N/F GLESNE, MARIA & STAUFFACHER, PORTIA
1 CAROLE COURT
ROCHESTER, NH 03868-8842
TAX MAP 108, LOT 53-1
S.C.R.D. BOOK 4704, PAGE 285

(B) N/F GILLENTINE, BRYAN
7 CAROLE COURT
ROCHESTER, NH 03868-8842
TAX MAP 107, LOT 54-7
S.C.R.D. BOOK 4776, PAGE 542

(C) N/F CAROLE COURT LLC.
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 107, LOT 54-6
S.C.R.D. BOOK 4653, PAGE 433

(D) N/F CAROLE COURT LLC.
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 107, LOT 54-5
S.C.R.D. BOOK 4653, PAGE 433

(E) N/F CAROLE COURT LLC.
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 107, LOT 54-4
S.C.R.D. BOOK 4653, PAGE 433

(F) N/F ROCHESTER REALTY TRUST OF 22 LONG DRIVE, WESTBOROUGH, MASSACHUSSETS
RAMANBHATI, K. PATEL TRUSTEE
58 HIGHLAND STREET
ROCHESTER, NH 03868
TAX MAP 107, LOT 28
S.C.R.D. BOOK 3294, PAGE 435

(G) N/F GERMON, DAVID W.
PO BOX 6263
ROCHESTER, NH 03868-6263
TAX MAP 104, LOT 50
S.C.R.D. BOOK 3537, PAGE 774

(H) N/F GERMON, DAVID W.
PO BOX 6263
ROCHESTER, NH 03868-6263
TAX MAP 104, LOT 49
S.C.R.D. BOOK 1412, PAGE 642

(I) N/F SMITH, BOBBY L. & TAMMY
52 HIGHLAND STREET
ROCHESTER, NH 03868-8529
TAX MAP 104, LOT 48
S.C.R.D. BOOK 2461, PAGE 607

(J) N/F SMITH, RAYMOND I. JR & DONNA M.
48 HIGHLAND STREET
ROCHESTER, NH 03868-8529
TAX MAP 104, LOT 46
S.C.R.D. BOOK 4005, PAGE 118

(K) N/F YORK, MARTHA B.
17 HICKEY STREET
ROCHESTER, NH 03868-8421
TAX MAP 103, LOT 15
S.C.R.D. BOOK 1049, PAGE 349

(L) N/F SMITH, PAUL C. & LORI A.
16 HICKEY STREET
ROCHESTER, NH 03868-8422
TAX MAP 103, LOT 14
S.C.R.D. BOOK 1758, PAGE 748

(M) N/F LACY, JAMES F.
103 CHARLES STREET
ROCHESTER, NH 03867-3414
TAX MAP 103, LOT 11
S.C.R.D. BOOK 2950, PAGE 216

(N) N/F KEAN, GEORGE S. & BRENDA C.
20 PEARL STREET
ROCHESTER, NH 03868-8459
TAX MAP 103, LOT 10
S.C.R.D. BOOK 1818, PAGE 750

(O) N/F PIERCE REVOCABLE FAMILY TRUST
PIERCE CLYDE E. & EDITH C. TRUSTEES
29 MAGIC AVENUE, ROCHESTER, NH 03868-8432
TAX MAP 103, LOT 9
S.C.R.D. BOOK 2483, PAGE 152

(P) N/F BOWLEY, ROGER & MICHELLE
33 MAGIC AVENUE
ROCHESTER, NH 03868-8432
TAX MAP 103, LOT 8
S.C.R.D. BOOK 3484, PAGE 106

(Q) N/F MURJANI, ANIL
9 FARMINGTON ROAD
ROCHESTER, NH 03867
TAX MAP 103, LOT 3
S.C.R.D. BOOK 3269, PAGE 896

(R) N/F MAILHOT, FRED
824 PORTLAND STREET
ROCHESTER, NH 03868-8410
TAX MAP 103, LOT 1
S.C.R.D. BOOK 3893, PAGE 518

(S) N/F LECLAIR, ROBERT F. & CATHERINE
816 PORTLAND STREET
ROCHESTER, NH 03868-8410
TAX MAP 108, LOT 57
S.C.R.D. BOOK 4328, PAGE 486

(T) N/F 7 CORSON STREET LLC
13 WILD TURKEY ROAD
DEERFIELD, NH 03037-1221
TAX MAP 108, LOT 55
S.C.R.D. BOOK 4405, PAGE 717

(U) N/F FRITZ, DONNA L. & CUNHA, FRANK
798 PORTLAND STREET
ROCHESTER, NH 03868-8410
TAX MAP 108, LOT 54
S.C.R.D. BOOK 2146, PAGE 609

(V) N/F THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
TAX MAP 108, LOT 53-2

(W) N/F FERULLO JAMES A. & KRISTAN
16 CAROLE COURT
ROCHESTER, NH 03868
TAX MAP 107, LOT 54-3
S.C.R.D. BOOK 4698, PAGE 423

ABUTTERS LIST CONT:

(X) N/F JOAN C. YACOUB REVOCABLE TRUST, YACOUB, JOAN C. & LOUNES TRUSTEES
& LOUNES YACOUB REVOCABLE TRUST, YACOUB, JOAN C. & LOUNES TRUSTEES
12 GREENFIELD DRIVE
SOMERSWORTH, NH 03878
TAX MAP 107, LOT 53
S.C.R.D. BOOK 4403, PAGE 384

N/F VETERANS OF FOREIGN WARS GEORGE J. MAXFIELD POST 1772
13 NO CRANBERRY LANE
ROCHESTER, NH 03867
TAX MAP 104, LOT 56
S.C.R.D. BOOK 1811, PAGE 781

N/F MOORE, STEVEN
37 HIGHLAND STREET
ROCHESTER, NH 03868
TAX MAP 104, LOT 57
S.C.R.D. BOOK 3201, PAGE 87

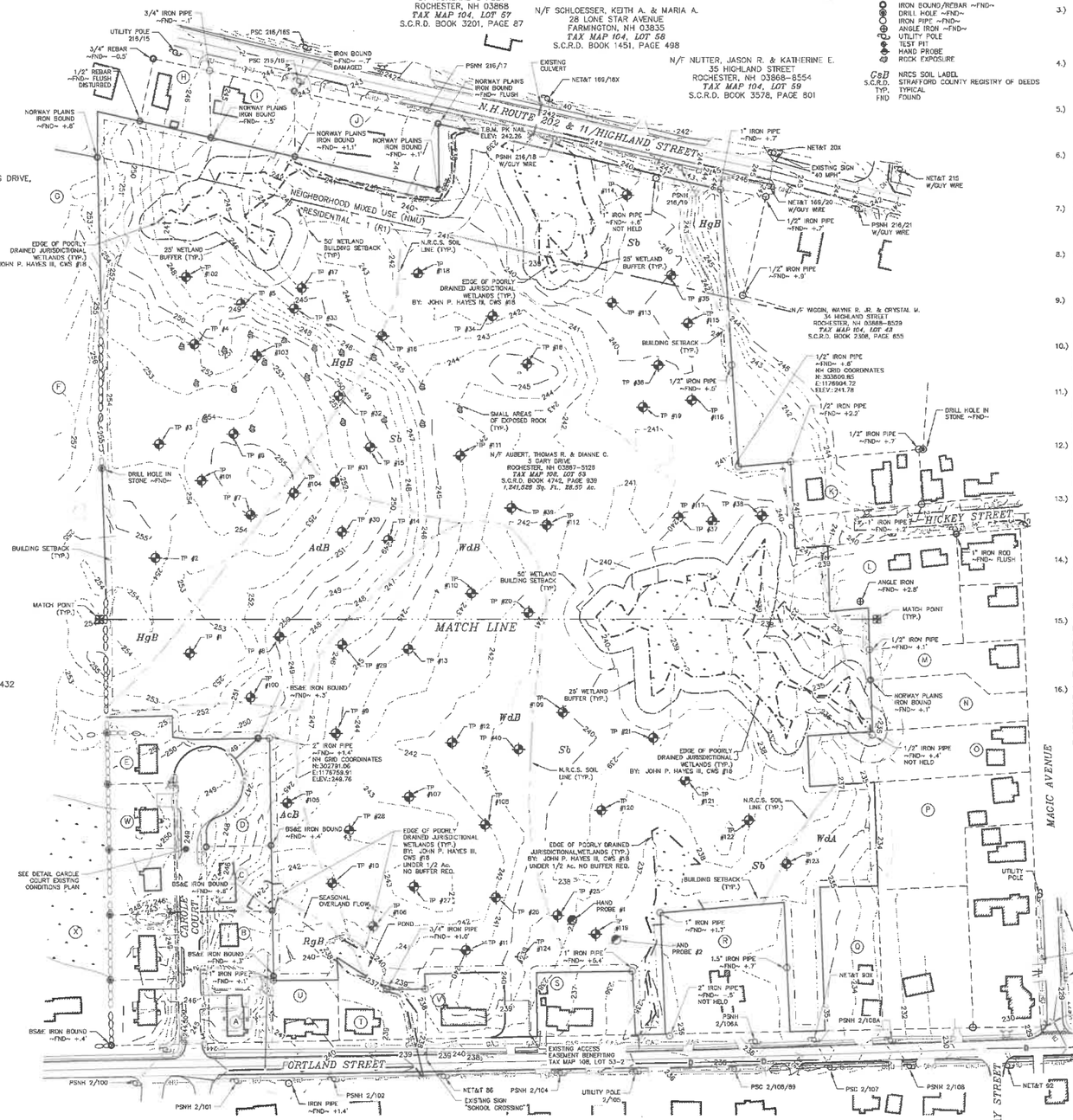
N/F SCHLOESSER, KEITH A. & MARIA A.
28 LONE STAR AVENUE
FARMINGTON, NH 03835
TAX MAP 104, LOT 58
S.C.R.D. BOOK 1451, PAGE 498

N/F NUTTER, JASON R. & KATHERINE E.
35 HIGHLAND STREET
ROCHESTER, NH 03868-8554
TAX MAP 104, LOT 59
S.C.R.D. BOOK 3578, PAGE 801

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



LEGEND:

- APPROXIMATE ABUTTING PROPERTY LINE
- STONE WALL
- NRCS SOIL DELINEATION LINE
- BUILDING SETBACK LINE
- WETLAND LINE
- 50' WETLAND BUILDING SETBACK
- 25' WETLAND BUFFER
- OVERHEAD UTILITIES LINE
- CONTOUR LINE, MINOR
- CONTOUR LINE, MAJOR
- EXISTING DRAIN LINE
- IRON BOUND/REBAR ~FND~
- DRILL HOLE ~FND~
- IRON PIPE ~FND~
- ANGLE IRON ~FND~
- UTILITY POLE
- TEST PIT
- HAND PROBE
- ROCK EXPOSURE

CsB S.C.R.D. — NRCS SOIL LABEL, STRAFFORD COUNTY REGISTRY OF DEEDS
TYP. — TYPICAL
FND — FOUND

PLAN REFERENCES:

1.) "LOT LINE REVISION, ROUTE 202, ROCHESTER, N.H., CECIL D. GERMON" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: NOVEMBER, 2002 S.C.R.D. PLAN #71-36

2.) "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

3.) "SUBDIVISION PLAN, 11 MAGIC AVENUE, TAX MAP 103, LOT 18, STRAFFORD COUNTY, ROCHESTER, NH. PREPARED FOR PATRICIA T. ROCHELEAU" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: JUNE, 2011 S.C.R.D. PLAN #103-75

4.) "BOUNDARY RETRACEMENT, GERALD AND LORRAINE SMITH, 33 PORTLAND ST., EAST ROCHESTER, N.H." BY: BERRY CONSTRUCTION CO., INC. DATED: 16 APRIL, 1984 ON FILE AT THIS OFFICE, FINE #DB 1984-14

5.) "LIMITED SUBDIVISION, ARTHUR S. AND RITA RAAB, ROCHESTER N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: OCTOBER, 1977 S.C.R.D. PLSN #17-144

6.) "LOT CONSOLIDATION PLAN, TAX MAP 104, LOTS 45 & 46, HIGHLAND ST.-ROUTE 202 & 11, EAST ROCHESTER, N.H., PREPARED FOR RAYMOND L. JR, & DONNA M. SMITH" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: FEBRUARY, 2012 S.C.R.D. PLAN #103-053

7.) "LOT LINE REVISION, HIGHLAND ST.-ROUTE 202, EAST ROCHESTER, N.H. FOR RAYMOND I. SMITH & BOBBY L. SMITH" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: OCTOBER, 2001 S.C.R.D. PLAN #64-75

8.) "LOT LINE REVISION, ROCHESTER, N.H. FOR DAVID W. GERMON & HARRY A. & CECILE GERMON" BY: NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED: FEBRUARY 20, 1988 S.C.R.D. PLAN #334-91

9.) "SUBDIVISION OF LAND, ROCHESTER, N.H., JAY EDWARDS DBA UNDERWOOD ENTERPRISES" BY: NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED: JANUARY, 1987 S.C.R.D. PLAN #31-109

10.) "ROCHESTER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE" (INCOMPLETE DRAWING NAME) BY: CHARLES H. WOOD DATED: FEBRUARY 8, 1959 S.C.R.D. PLAN #43, POCKET #1, FOLDER #10

11.) "SUBDIVISION SHEET LAND OF TOM AUBERT 788 & 794 PORTLAND STREET ROCHESTER N.H." BY: BERRY SURVEYING & ENGINEERING DATED JANUARY 1, 2016 S.C.R.D. PLAN #113-63 FILE NO. DB 2015-040

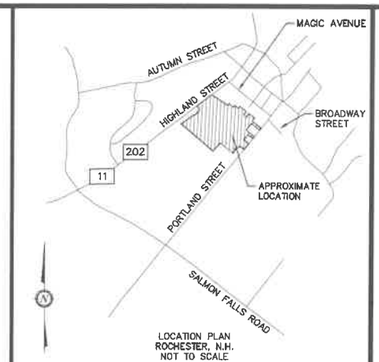
12.) "EASEMENT SHEET LAND OF TOM AUBERT 788 & 794 PORTLAND STREET ROCHESTER N.H." BY: BERRY SURVEYING & ENGINEERING DATED JANUARY 1, 2016 S.C.R.D. PLAN #113-64 FILE NO. DB 2015-040

13.) "OVERVIEW SUBDIVISION PLAN LAND OF THOMAS R. & DIANNE C. AUBERT, 828 PORTLAND STREET, ROCHESTER, N.H., TAX MAP 108, LOT 53" BY: BERRY SURVEYING & ENGINEERING DATED: OCTOBER 8 , 2019 TO BE RECORDED AT S.C.R.D. FILE NO. DB 2017-118

14.) "DETAIL SUBDIVISION PLAN LAND OF THOMAS R. & DIANNE C. AUBERT, 828 PORTLAND STREET, ROCHESTER, N.H., TAX MAP 108, LOT 53" BY: BERRY SURVEYING & ENGINEERING DATED: OCTOBER 8 , 2019 TO BE RECORDED AT S.C.R.D. FILE NO. DB 2017-118

15.) "OVERVIEW LOT LINE REVISION PLAN LAND OF THOMAS R. & DIANNE C. AUBERT AND CAROLE COURT, LLC, PORTLAND STREET & CAROLE COURT, ROCHESTER, N.H., TAX MAP 108, LOT 53 & TAX MAP 107, LOT 54-1" BY: BERRY SURVEYING & ENGINEERING DATED: NOVEMBER 4, 2019 TO BE RECORDED AT S.C.R.D. FILE NO. DB 2017-118

16.) "DETAIL LOT LINE REVISION PLAN LAND OF THOMAS R. & DIANNE C. AUBERT AND CAROLE COURT, LLC, PORTLAND STREET & CAROLE COURT, ROCHESTER, N.H., TAX MAP 108, LOT 53 & TAX MAP 107, LOT 54-1" BY: BERRY SURVEYING & ENGINEERING DATED: NOVEMBER 4, 2019 TO BE RECORDED AT S.C.R.D. FILE NO. DB 2017-118



LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE

NOTES:

1.) OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) S.C.R.D. BOOK 4742, PAGE 839 (QUIET TITLE) S.C.R.D. BOOK 4731, PAGE 1010

4.) LOT AREA: 1,241,526 Sq. Ft., 28.50 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 108, LOT 53, LOCATED IN ROCHESTER, N.H., AS OF NOVEMBER 2019.

7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330130, MAP 33017C0204D, 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 2019, WITH AN ERROR OF CLOSURE OF 1 PART IN 26,956.

10.) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED MAY 2019.

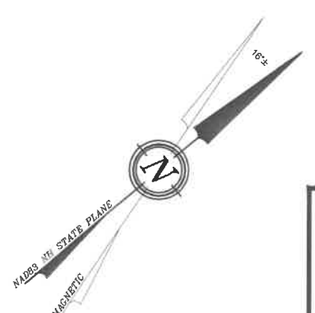
11.) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.

12.) SEE SHEET 3 FOR BOUNDARY PLAN FOR METES & BOUNDS & SHEET 12 FOR TEST PIT DATA.

SOILS:

AcB – ACTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
AdB – ACTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
HgB – HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
RgB – RIDGEBURY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
Sb – SAUGATUCK LOAMY SAND
WdA – WINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES
WdB – WINDSOR LOAMY SAND, 3 TO 8 PERCENT SLOPES

SEE WEBSOIL USDA-NRCS



WETLAND NOTES:

WETLANDS WERE DELINEATED BY JOHN P. HAYES NOVEMBER 2019

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012. U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

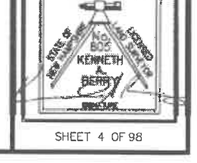
JOHN P. HAYES, III CWS #18.

REVISION	DATE	DESCRIPTION
#10	9-25-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#7	7-24-20	REVISED PER NHDES RFMI & PHASING
#6	7-14-20	REVISED PER AoT RFMI
#5	6-29-20	REVISED PER ROCHESTER TRC COMMENTS
#4A		

EXISTING CONDITIONS PLAN OVERVIEW
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 100 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144



JOHN P. HAYES, CWS #18.

WETLAND NOTES:

1. WETLANDS WERE DELINEATED BY JOHN P. HAYES NOVEMBER 2019 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012. U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

SOILS:

AnB – ACTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
AtB – ACTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
HpB – HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
RgB – RIDGEBURY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
Sb – SALSALTLOK LOAMY SAND
WdA – WINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES
WdB – WINDSOR LOAMY SAND, 3 TO 8 PERCENT SLOPES

SEE WEBSOIL USDA-NRCS

MAGNETIC NORTH

LEGEND:

- APPROXIMATE ABUTTING PROPERTY LINE
- STONE WALL
- NRCS SOIL DELINEATION LINE
- BUILDING SETBACK LINE
- WETLAND LINE
- WETLAND BUFFER
- OVERHEAD UTILITIES LINE
- CONTOUR LINE, MINOR
- CONTOUR LINE, MAJOR
- EXISTING DRAIN LINE
- WATERLINE
- IRON ROUND/REBAR <FND>
- DRILL HOLE <FND>
- IRON PIPE <FND>
- STEEL STAKE <FND>
- UTILITY POLE
- CURB STOP
- WATER SHUTOFF
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- NRCS SOIL LABEL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND

NOTES:

1.) OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) S.C.R.D. BOOK 4742, PAGE 939
(QUIET TITLE) S.C.R.D. BOOK 4731, PAGE 1010

4.) LOT AREA: 1,241,526 Sq. Ft., 28.50 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: 20%
MAX. BUILDING HEIGHT: 35'

6.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES AND CONDITIONS OF TAX MAP 108, LOT 53, LOCATED IN ROCHESTER, N.H., AS OF NOVEMBER 2019.

7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD PER: FEMA COMMUNITY #330101A, MAP 33017C0324D, 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 2019, WITH AN ERROR OF CLOSURE OF 1 PART IN 38,870.

10.) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED MAY 2019.

11.) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.

12.) SEE SHEET 3 BOUNDARY PLAN FOR METES & BOUNDS & SHEET 12 FOR TEST PIT DATA.

ABUTTERS:

SEE OVERVIEW EXISTING CONDITIONS PLAN

PLAN REFERENCES:

SEE OVERVIEW EXISTING CONDITIONS PLAN

MATCH LINE

K/F AUBERT, THOMAS R. & DIANNE C.
5 GARY DRIVE
ROCHESTER, NH 03867-3126
TAX MAP 108, LOT 53
S.C.R.D. BOOK 4742, PAGE 939
1,241,526 Sq. Ft., 28.50 Ac.

N/F HINKLEY, JAMES D. & CLAIRE W.
807 PORTLAND STREET
ROCHESTER, NH 03868-8412
TAX MAP 108, LOT 48
S.C.R.D. BOOK 3931, PAGE 761

N/F GOODWIN, CARL J. JR. & MARGARET J.
817 PORTLAND STREET
ROCHESTER, NH 03868-8412
TAX MAP 108, LOT 47
S.C.R.D. BOOK 1881, PAGE 260

N/F ZARKAR, MATTHEW B.
821 PORTLAND STREET
ROCHESTER, NH 03868-8412
TAX MAP 108, LOT 46
S.C.R.D. BOOK 4628, PAGE 421

N/F TANGUAY, DONALD A. & LESLIE L.
827 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 103, LOT 215-1
S.C.R.D. BOOK 3172, PAGE 773

REVISION	DATE	DESCRIPTION
#10	6-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	6-11-20	REVISED PER WATER/SEWER COMMENTEN
#8	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#7	7-24-20	REVISED PER NHDES RPW & PHASING
#6	7-14-20	REVISED PER AoT RFW
#5	6-29-20	REVISED PER ROCHESTER TRC COMMENTS

EXISTING CONDITIONS PLAN SOUTH
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

LICENSED LAND SURVEYOR
KENNETH A. BERRY
No. 975

N/F VETERANS OF FOREIGN WARS GEORGE J. MAXFIELD POST 1772
13 NO CRANBERRY LANE
ROCHESTER, NH 03867
TAX MAP 104, LOT 56
S.C.R.D. BOOK 1811, PAGE 781

N/F MOORE, STEVEN
37 HIGHLAND STREET
ROCHESTER, NH 03868
TAX MAP 104, LOT 57
S.C.R.D. BOOK 3201, PAGE 87

N/F SCHLOESSER, KEITH A. & MARIA A.
28 LONE STAR AVENUE
FARMINGTON, NH 03835
TAX MAP 104, LOT 58
S.C.R.D. BOOK 1451, PAGE 468

N/F NUTTER, JASON R. & KATHERINE E.
35 HIGHLAND STREET
ROCHESTER, NH 03868-8554
TAX MAP 104, LOT 59
S.C.R.D. BOOK 3578, PAGE 801

N/F AUBERT, THOMAS R. & DIANNE C.
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 108, LOT 53
S.C.R.D. BOOK 4742, PAGE 393
1,241,526 Sq. Ft., 28.50 Ac.

N/F WIGGIN, WAYNE R. JR. & CRYSTAL M.
34 HIGHLAND STREET
ROCHESTER, NH 03868-8529
TAX MAP 104, LOT 49
S.C.R.D. BOOK 2308, PAGE 655

ABUTTERS:

SEE OVERVIEW EXISTING CONDITIONS PLAN

PLAN REFERENCES:

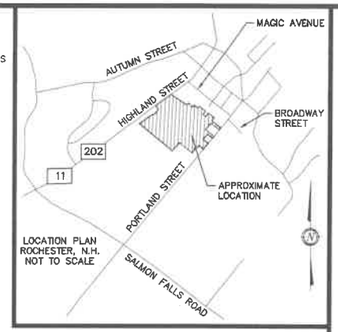
SEE OVERVIEW EXISTING CONDITIONS PLAN

SOILS:

AcB – ACTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
AdB – ACTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
HgB – HOLLIS–GLOUCESTER VERY ROCKY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
RgB – RIDGEBURY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
Sb – SAUGATUCK LOAMY SAND
WdA – WINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES
WdB – WINDSOR LOAMY SAND, 3 TO 8 PERCENT SLOPES

SEE WEBSOIL USDA–NRCS

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE

NOTES:

1.) OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) S.C.R.D. BOOK 4742, PAGE 939
(QUIET TITLE) S.C.R.D. BOOK 4731, PAGE 1010

4.) LOT AREA: 1,241,526 Sq. Ft., 28.50 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 108, LOT 53, LOCATED IN ROCHESTER, N.H., AS OF NOVEMBER 2019.

7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330150, MAP 33017C0204D, 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 2019, WITH AN ERROR OF CLOSURE OF 1 PART IN 26,956.

10.) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED MAY 2019.

11.) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.

12.) SEE SHEET 3 BOUNDARY PLAN FOR METES & BOUNDS & SHEET 12 FOR TEST PIT DATA.

JOHN P. HAYES, II CWS #18.

WETLAND NOTES:

1. WETLANDS WERE DELINEATED BY JOHN P. HAYES NOVEMBER 2019
2. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
3. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
4. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-25-20	REVISED PER PLANNING BOARD COMMENTS
#8	8-04-20	PHASING NOTE REVISED PER ACOE REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER ACOE RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

EXISTING CONDITIONS PLAN NORTH
LAND OF
THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

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

NOTES:

1.) OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 107, LOT 54 AND TAX MAP 108, LOT 53-1

3.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PREFORMED BY BERRY SURVEYING AND ENGINEERING IN 2015 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 23,000.

4.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.

5.) THE INTENT OF THIS PLAN IS TO SHOW THE AS-BUILT CONDITIONS OF CAROLE COURT AND THE DEVELOPED LOTS.

6.) 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.

LEGEND:

- IRON PIPE ~FND~
- IRON BOUND ~SET~
- DRILL HOLE ~FND OR SET~
- CULVERT W/ FLARED END SECTION (F.E.S.)
- DRAIN MANHOLE W/ STRUCTURE
- CATCH BASIN W/ STRUCTURE
- SUBDIVISION BOUNDARY LINE
- DRAIN LINE
- GAS LINE
- OVERHEAD UTILITIES
- UNDERGROUND UTILITIES
- TREELINE

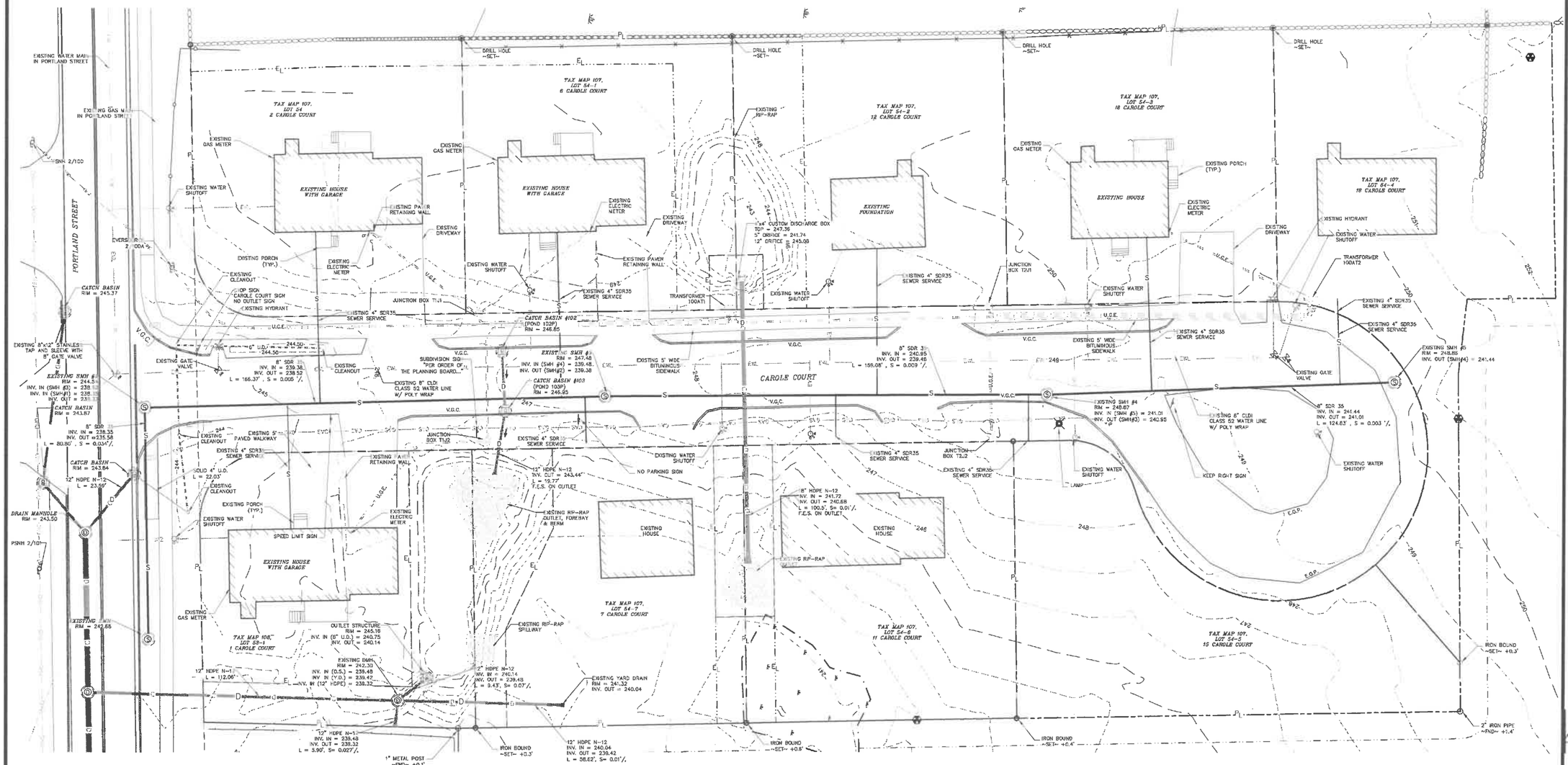
FND	FOUND
TYP	TYPICAL
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
PL	PROPERTY LINE
EL	EASEMENT LINE
R.O.W.	RIGHT OF WAY
E.O.P.	EDGE OF PAVEMENT
E.T.W.	EDGE OF TRAVELED WAY
V.G.C.	VERTICAL GRANITE CURB

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE



REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-07-20	REVISED PER POSTMASTER COMMENT
#8	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#7	7-24-20	REVISED PER NHDES RFMI & PHASING
#6	7-14-20	REVISED PER AoT RFMI
#5	6-29-20	REVISED PER ROCHESTER TRG COMMENTS
#4A		

DETAIL CAROLE COURT EXISTING CONDITIONS PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

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

SHEET 7 OF 98

SSSM SOILS LEGEND

SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
AcB	ACTON FINE SANDY LOAM	B
AcC	ACTON FINE SANDY LOAM	B
AdC	ACTON FINE SANDY LOAM (VERY STONY)	B
DeA	DEERFIELD LOAMY FINE SAND	B
DeB	DEERFIELD LOAMY FINE SAND	B
DeC	DEERFIELD LOAMY FINE SAND	B
GsA	GLOUCESTER SANDY LOAM (VERY STONY)	A
GsB	GLOUCESTER SANDY LOAM (VERY STONY)	A
GsC	GLOUCESTER SANDY LOAM (VERY STONY)	A
GsD	GLOUCESTER SANDY LOAM (VERY STONY)	A
HgB/Rk	HOLLIS-GLOUCESTER COMPLEX SANDY LOAM	C
HgC/Rk	HOLLIS-GLOUCESTER COMPLEX SANDY LOAM	C
HgD/Rk	HOLLIS-GLOUCESTER COMPLEX SANDY LOAM	C
HgE/Rk	HOLLIS-GLOUCESTER COMPLEX SANDY LOAM	C
RgA/P	RIDGEBURY SANDY LOAM	C
RgB	RIDGEBURY SANDY LOAM	C
SbA/P	SAUGATUCK SAND	D
SbB	SAUGATUCK SAND	C
SbC	SAUGATUCK SAND	C
SbD	SAUGATUCK SAND	C
WoA/VP	WHITMAN LOAM	D
WdA	WINDSOR LOAMY SAND	A
WdB	WINDSOR LOAMY SAND	A

SLOPE: A = 0-3% B = 3-8% C = 8-15% D = 15-25% E = 25-50% F = 50%+

DENOMINATOR: /Rk=ROCK /VPD=VERY POORLY DRAINED /PD=POORLY DRAINED /SWPD=SOMEWHAT POORLY DRAINED /MWD=MODERATELY WELL DRAINED

NRCS SOILS LEGEND

SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
AcB	ACTON FINE SANDY LOAM (0-8%)	A/D
AdB	ACTON VERY STONY FINE SANDY LOAM (0-8%)	A/D
HgB	HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAM	D
RgB	RIDGEBURY FINE SANDY LOAM	B/D
Sb	SAUGATUCK LOAMY SAND	B
WdA	WINDSOR LOAMY SAND	A
WdB	WINDSOR LOAMY SAND	A

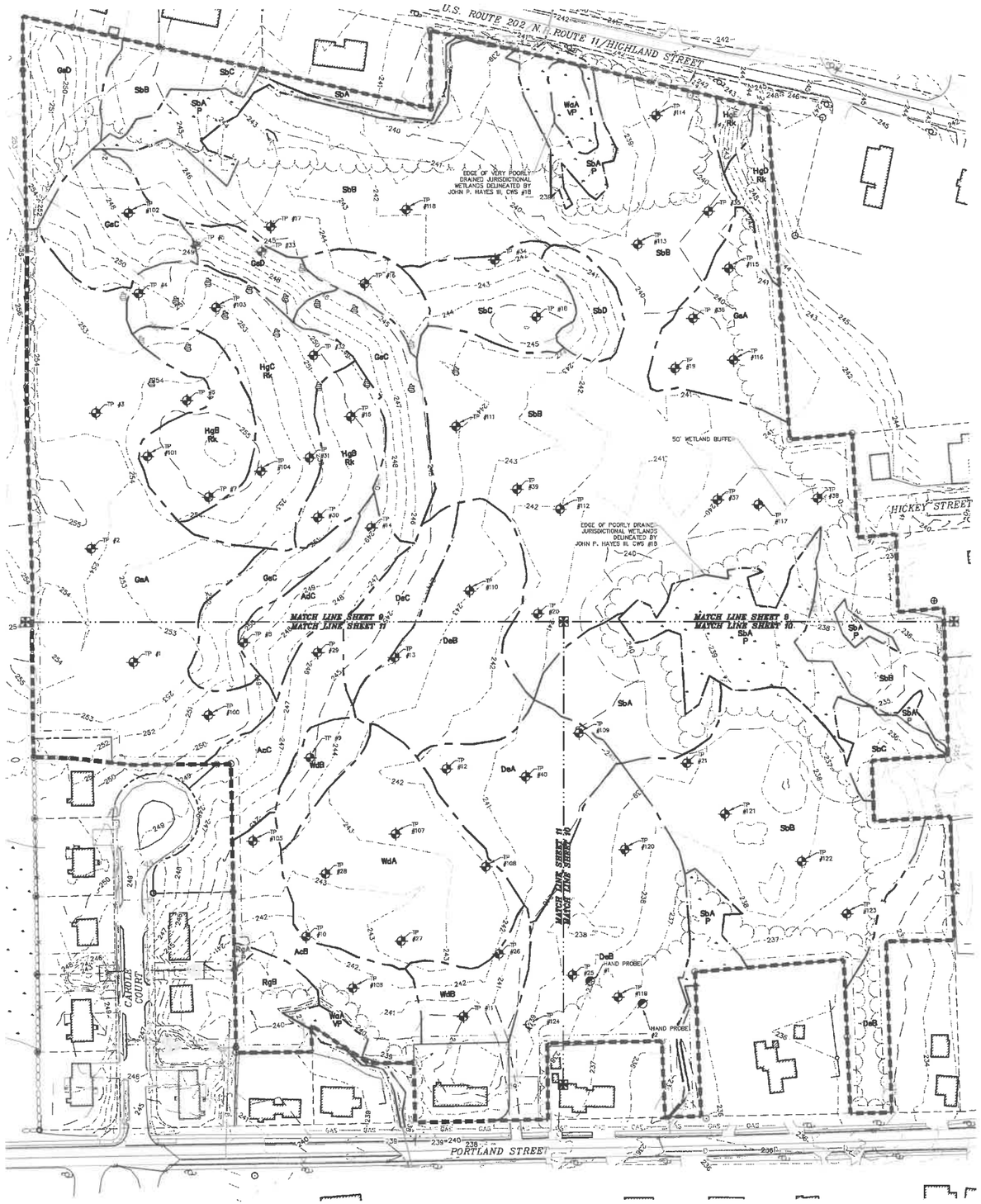
SLOPE: A = 0-3% B = 3-8% C = 8-15% D = 15-25% E = 25-50% F = 50%+

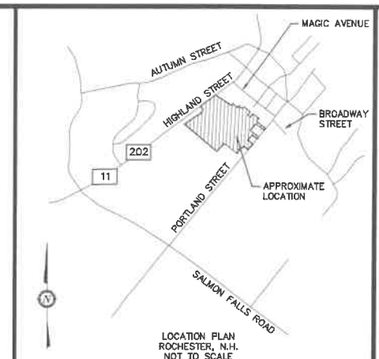
DENOMINATOR: /VPD = VERY POORLY DRAINED /PD = POORLY DRAINED /SWPD = SOMEWHAT POORLY DRAINED /MWD = MODERATELY WELL DRAINED

GRAPHIC SCALE

60 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.





LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE

NOTES:

1.) OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) S.C.R.D. BOOK 4742, PAGE 939
(QUIET TITLE) S.C.R.D. BOOK 4731, PAGE 1010

4.) AREA: 1,241,526 Sq. Ft., 28.50 Ac..

5.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING SOIL CONDITIONS OF TAX MAP 108, LOT 53, LOCATED IN ROCHESTER, N.H., AS OF NOVEMBER 2019.

LEGEND:

- IRON BOUND (FND)
- DRILL HOLE (FND)
- UTILITY POLE/GUY WIRE
- TEST HOLE
- BENCHMARK
- STONE WALL
- WETLAND LINE
- 50' WETLAND BUFFER
- OVERHEAD UTILITIES LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- SOIL LINE
- LIMIT OF SOIL SURVEY
- 448A SOIL SERIES
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND
- TBA TO BE ABANDONED
- MATCH POINT
- MATCH LINE

JURISDICTIONAL WETLANDS WERE DELINEATED BY JOHN P. HAYES, III CWS #18 IN NOVEMBER 2019 UTILIZING THE FOLLOWING STANDARDS:

1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3. APRIL 2004. NEIWPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-78/31.

JOHN P. HAYES, III CWS #18

JOHN P. HAYES, III CSS #87

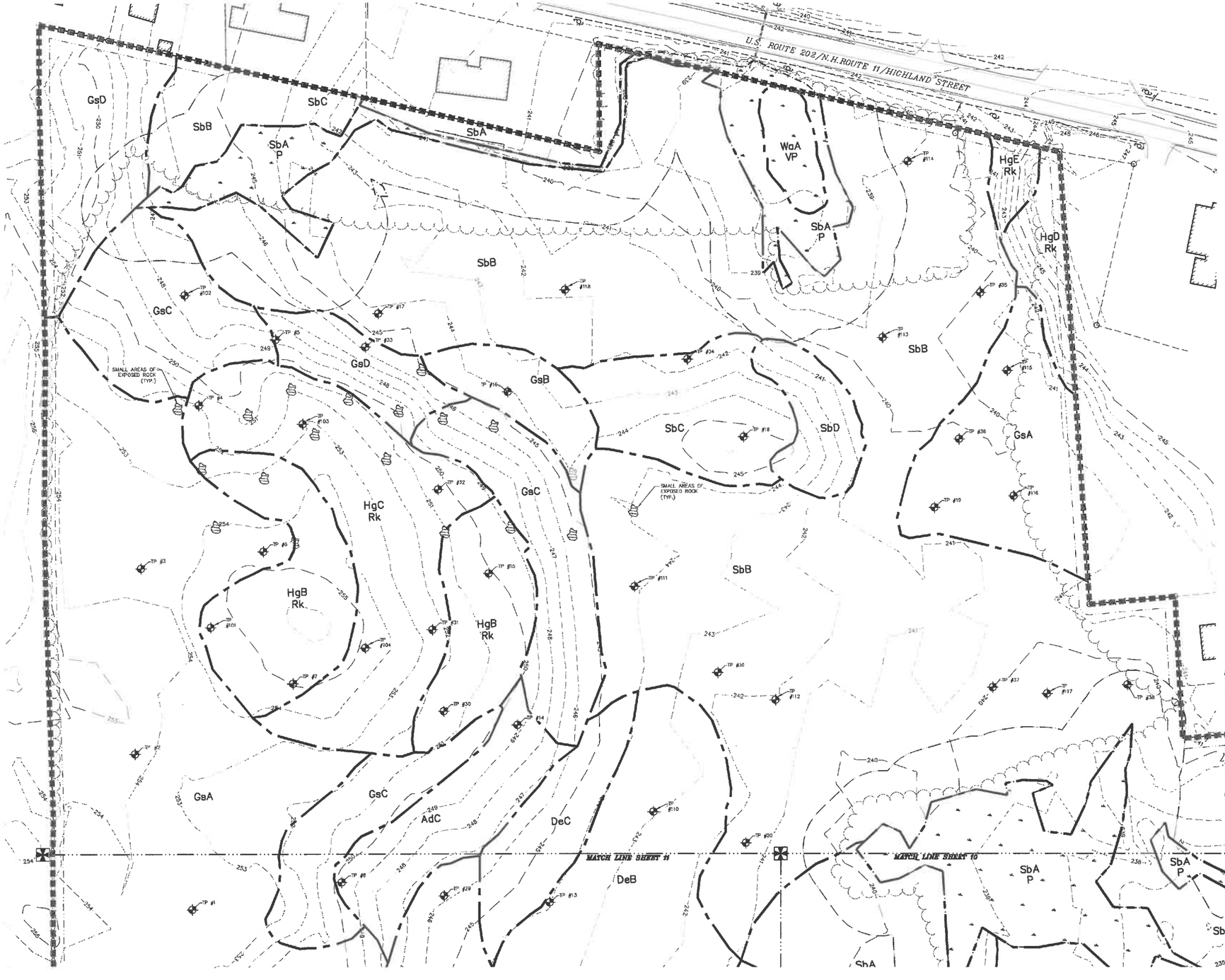
REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	9-17-20	REVISED PER MASTER PLAN COMMENTS
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

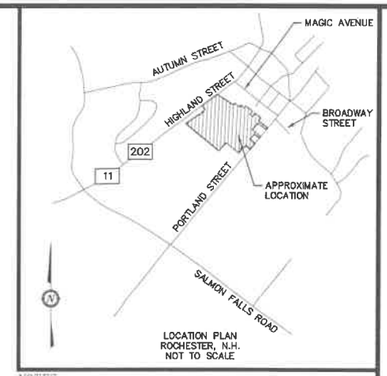
SITE SPECIFIC SOILS MAP
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 80 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

KENNETH A. BERRY LICENSED NEW HAMPSHIRE PROFESSIONAL ENGINEER





LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE

NOTES:

1.) OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) S.C.R.D. BOOK 4742, PAGE 939
(QUIET TITLE) S.C.R.D. BOOK 4731, PAGE 1010

4.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac..

5.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING SOIL CONDITIONS OF TAX MAP 108, LOT 53, LOCATED IN ROCHESTER, N.H., AS OF NOVEMBER 2019.

LEGEND:

- IRON BOUND (FND)
- DRILL HOLE (FND)
- UTILITY POLE/GUY WIRE
- TEST HOLE
- BENCHMARK
- STONE WALL
- WETLAND LINE
- 50' WETLAND BUFFER
- OVERHEAD UTILITIES LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- SOIL LINE
- LIMIT OF SOIL SURVEY
- 448A SOIL SERIES
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND
- TBA TO BE ABANDONED
- MATCH POINT
- MATCH LINE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

JOHN P. HAYES, III CWS #18

JOHN P. HAYES, III CSS #87

REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-25-20	REVISED PER PLANNING BOARD COMMENTS
#8	8-04-20	PHASING NOTE, REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
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#5	7-16-20	REVISED PER AOT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

SITE SPECIFIC SOILS MAP
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE
JOHN P. HAYES III
LICENSED LAND SURVEYOR

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
LICENSED PROFESSIONAL ENGINEER

SSSM SOILS LEGEND

SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
AcB	ACTON FINE SANDY LOAM	B
AcC	ACTON FINE SANDY LOAM	B
AdC	ACTON FINE SANDY LOAM (VERY STONY)	B
DeA	DEERFIELD LOAMY FINE SAND	B
DeB	DEERFIELD LOAMY FINE SAND	B
DeC	DEERFIELD LOAMY FINE SAND	B
GsA	GLOUCESTER SANDY LOAM (VERY STONY)	A
GsB	GLOUCESTER SANDY LOAM (VERY STONY)	A
GsC	GLOUCESTER SANDY LOAM (VERY STONY)	A
GsD	GLOUCESTER SANDY LOAM (VERY STONY)	A
HgB/Rk	HOLLIS-GLOUCESTER COMPLEX SANDY LOAM	C
HgC/Rk	HOLLIS-GLOUCESTER COMPLEX SANDY LOAM	C
HgD/Rk	HOLLIS-GLOUCESTER COMPLEX SANDY LOAM	C
HgE/Rk	HOLLIS-GLOUCESTER COMPLEX SANDY LOAM	C
RgA/P	RIDGEBURY SANDY LOAM	C
RgB	RIDGEBURY SANDY LOAM	C
SbA/P	SAUGATUCK SAND	D
SbB	SAUGATUCK SAND	C
SbC	SAUGATUCK SAND	C
SbD	SAUGATUCK SAND	C
WaA/VP	WHITMAN LOAM	D
WdA	WINDSOR LOAMY SAND	A
WdB	WINDSOR LOAMY SAND	A

SLOPE: A = 0-3% B = 3-8% C = 8-15% D = 15-25% E = 25-50% F = 50%+

DENOMINATOR: /Rk=ROCK /VPD=VERY POORLY DRAINED /PD=POORLY DRAINED /SWPD=SOMEWHAT POORLY DRAINED /MWD=MODERATELY WELL DRAINED

NRCS SOILS LEGEND

SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
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AdB	ACTON VERY STONY FINE SANDY LOAM (0-8%)	A/D
HgB	HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAM	D
RgB	RIDGEBURY FINE SANDY LOAM	B/D
Sb	SAUGATUCK LOAMY SAND	B
WdA	WINDSOR LOAMY SAND	A
WdB	WINDSOR LOAMY SAND	A

SLOPE: A = 0-3% B = 3-8% C = 8-15% D = 15-25% E = 25-50% F = 50%+

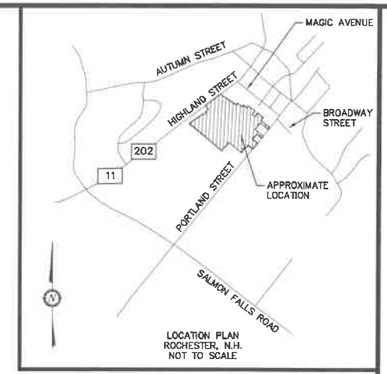
DENOMINATOR: /VPD = VERY POORLY DRAINED /PD = POORLY DRAINED /SWPD = SOMEWHAT POORLY DRAINED /MWD = MODERATELY WELL DRAINED

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.



LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE

NOTES:

1.) OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) S.C.R.D. BOOK 4742, PAGE 939
(QUIET TITLE) S.C.R.D. BOOK 4731, PAGE 1010

4.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.,

5.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING SOIL CONDITIONS OF TAX MAP 108, LOT 53, LOCATED IN ROCHESTER, N.H., AS OF NOVEMBER 2019.

LEGEND:

- IRON BOUND (FND)
- DRILL HOLE (FND)
- UTILITY POLE/GUY WIRE
- TEST HOLE
- BENCHMARK
- STONE WALL
- WETLAND LINE
- 50' WETLAND BUFFER
- OVERHEAD UTILITIES LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- SOIL LINE
- LIMIT OF SOIL SURVEY
- 448A SOIL SERIES
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND
- TBA TO BE ABANDONED
- MATCH POINT
- MATCH LINE

JOHN P. HAYES, III CWS #18

JOHN P. HAYES, III CSS #87

REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-27-20	PLANNING BOARD RESUBMISSION
#8	8-04-20	PLANNING BOARD FIRST REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

SITE SPECIFIC SOILS MAP
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE KENNETH A. BERRY LICENSED PROFESSIONAL ENGINEER

SSSM SOILS LEGEND

SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
AcB	ACTON FINE SANDY LOAM	B
AcC	ACTON FINE SANDY LOAM	B
AdC	ACTON FINE SANDY LOAM (VERY STONY)	B
DeA	DEERFIELD LOAMY FINE SAND	B
DeB	DEERFIELD LOAMY FINE SAND	B
DeC	DEERFIELD LOAMY FINE SAND	B
GsA	GLOUCESTER SANDY LOAM (VERY STONY)	A
GsB	GLOUCESTER SANDY LOAM (VERY STONY)	A
GsC	GLOUCESTER SANDY LOAM (VERY STONY)	A
GsD	GLOUCESTER SANDY LOAM (VERY STONY)	A
HgB/Rk	HOLLIS-GLOUCESTER COMPLEX SANDY LOAM	C
HgC/Rk	HOLLIS-GLOUCESTER COMPLEX SANDY LOAM	C
HgD/Rk	HOLLIS-GLOUCESTER COMPLEX SANDY LOAM	C
HgE/Rk	HOLLIS-GLOUCESTER COMPLEX SANDY LOAM	C
RgA/P	RIDGEBURY SANDY LOAM	C
RgB	RIDGEBURY SANDY LOAM	C
SbA/P	SAUGATUCK SAND	D
SbB	SAUGATUCK SAND	C
SbC	SAUGATUCK SAND	C
SbD	SAUGATUCK SAND	C
WaA/VP	WHITMAN LOAM	D
WdA	WINDSOR LOAMY SAND	A
WdB	WINDSOR LOAMY SAND	A

SLOPE: A = 0-3% B = 3-8% C = 8-15% D = 15-25% E = 25-50% F = 50%+

DENOMINATOR: /Rk=ROCK /VPD=VERY POORLY DRAINED /PD=POORLY DRAINED /SWPD=SOMEWHAT POORLY DRAINED /MWD=MODERATELY WELL DRAINED

NRCS SOILS LEGEND

SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
AcB	ACTON FINE SANDY LOAM (0-8%)	A/D
AdB	ACTON VERY STONY FINE SANDY LOAM (0-8%)	A/D
HgB	HOLLIS--GLOUCESTER VERY ROCKY FINE SANDY LOAM	D
RgB	RIDGEBURY FINE SANDY LOAM	B/D
Sb	SAUGATUCK LOAMY SAND	B
WdA	WINDSOR LOAMY SAND	A
WdB	WINDSOR LOAMY SAND	A

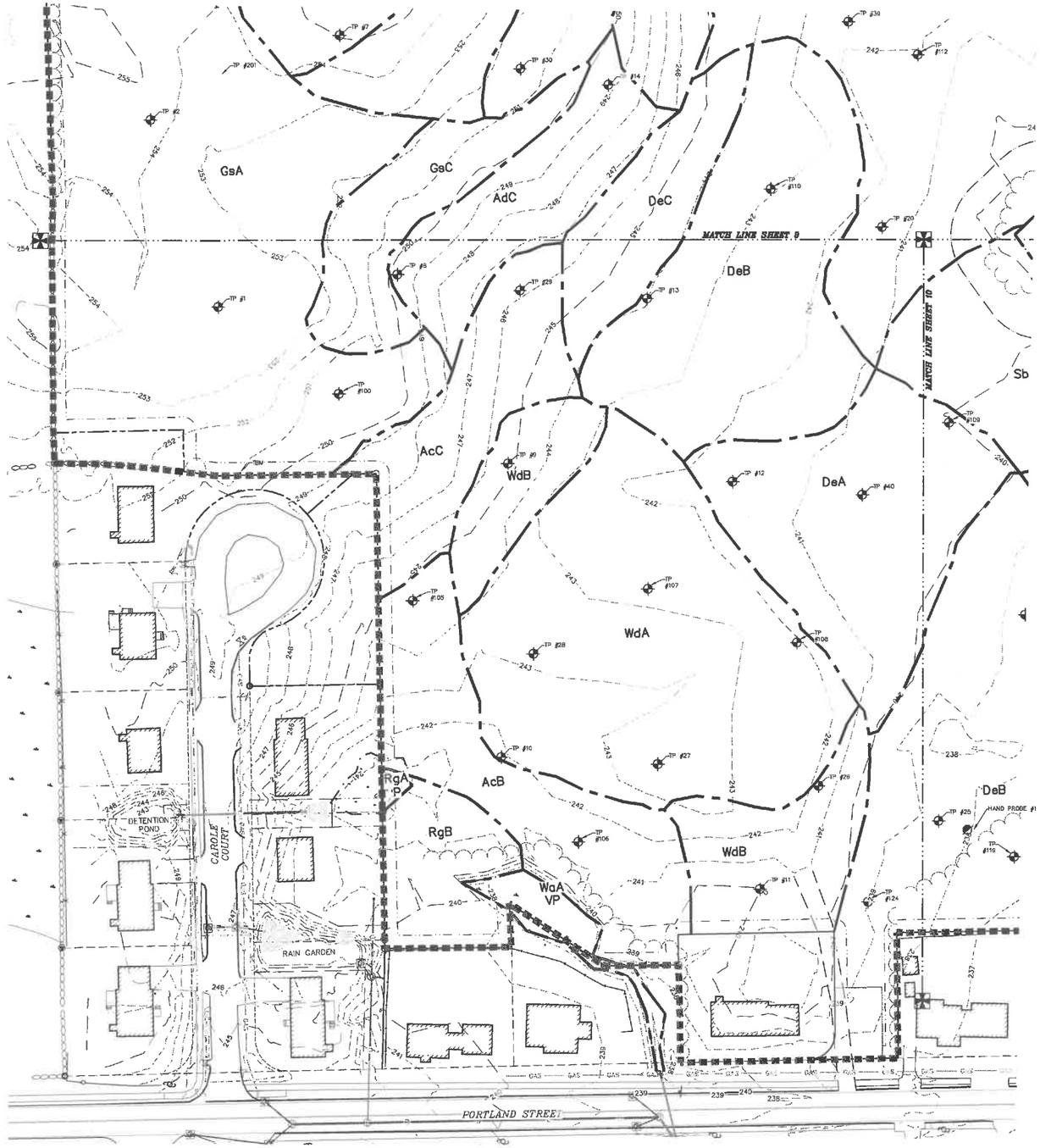
SLOPE: A = 0-3% B = 3-8% C = 8-15% D = 15-25% E = 25-50% F = 50%+

DENOMINATOR: /VPD = VERY POORLY DRAINED /PD = POORLY DRAINED /SWPD = SOMEWHAT POORLY DRAINED /MWD = MODERATELY WELL DRAINED

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 60 ft.



LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE

NOTES:

1.) OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) S.C.R.D. BOOK 4742, PAGE 939
(QUIET TITLE) S.C.R.D. BOOK 4731, PAGE 1010

4.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

5.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING SOIL CONDITIONS OF TAX MAP 108, LOT 53, LOCATED IN ROCHESTER, N.H., AS OF NOVEMBER 2019.

LEGEND:

- IRON BOUND (FND)
- DRILL HOLE (FND)
- UTILITY POLE/GUY WIRE
- TEST HOLE
- BENCHMARK
- STONE WALL
- WETLAND LINE
- 50' WETLAND BUFFER
- OVERHEAD UTILITIES LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- SOIL LINE
- LIMIT OF SOIL SURVEY
- 448A SOIL SERIES
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
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- FND FOUND
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JOHN P. HAYES, III CWS #18

JOHN P. HAYES, III CSS #87

REVISION	DATE	DESCRIPTION
#10	8-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-07-20	REVISED PER POSTMASTER COMMENT
#8	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#7	7-24-20	REVISED PER NHDES RFMI & PHASING
#6	7-14-20	REVISED PER AoT RFMI
#5	6-29-20	REVISED PER ROCHESTER TRG COMMENTS
#4A		

SITE SPECIFIC SOILS MAP
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
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TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE - KENNETH A. BERRY - LICENSED PROFESSIONAL ENGINEER

TEST PIT #1
0-6" 10YR 2/1 BLACK, FINE SANDY LOAM, GRANULAR, FRIABLE
6-11" 10YR 3/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
11-13" 10YR 2/1 BLACK, FINE SANDY LOAM, GRANULAR, FRIABLE
13-20" 2.5Y 4/4 OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE, COMMON DISTINCT 2% REDOX, 10YR 5/8
20-35" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE, COMMON DISTINCT 5% REDOX, 10YR 5/8
35-49" 2.5Y 4/4 OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE, COMMON DISTINCT 20% REDOX, 10YR 5/8
TERMINATED: 49"
E.S.H.W.T.: 13"
RESTRICTIVE LAYER: @ 49"
REFUSAL: LEDGE @ 49"
GROUND WATER OBSERVED: 49"

TEST PIT #2
0-7" 10YR 2/1 BLACK, FINE SANDY LOAM, GRANULAR, FRIABLE
7-14" 2.5Y 4/4 OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
14-21" 2.5Y 5/2 LIGHT BROWNISH GRAY, LOAMY SAND, GRANULAR, FRIABLE, COMMON DISTINCT 5% REDOX, 10YR 5/8
21-25" 10YR 4/3 BROWN, SAND, SINGLE GRAIN, LOOSE, COMMON DISTINCT 10% REDOX, 10YR 5/8
25-42" 10YR 4/6 DARK YELLOWISH BROWN, SAND, SINGLE GRAIN, LOOSE, COMMON DISTINCT 10% REDOX, 7.5YR 4/6
42-48" 5Y 5/2 REDDISH GRAY, VERY FINE SAND, WEAK SUB ANGULAR BLOCKY, FRM, COMMON DISTINCT 15% REDOX, 7.5YR 4/8, SANDY PAN
TERMINATED: 49"
E.S.H.W.T.: 14"
RESTRICTIVE LAYER: @ 49"
REFUSAL: LEDGE @ 49"
GROUND WATER OBSERVED: 26"

TEST PIT #3
0-8" 10YR 4/3 BROWN, SILTY LOAM, GRANULAR, FRIABLE
8-11" 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
11-17" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE, COMMON DISTINCT 10% REDOX, 10YR 5/6
17-31" 2.5Y 5/3 LIGHT OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE, COMMON DISTINCT 15% REDOX, 10YR 5/8
31-72" 2.5Y 6/3 LIGHT YELLOWISH BROWN, SAND, MASSIVE, LOOSE, COMMON DISTINCT 20% REDOX, 10YR 5/8
TERMINATED: 72"
E.S.H.W.T.: 11"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 50"

TEST PIT #4
0-8" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8-11" 10YR 4/8 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
TERMINATED: 11"
E.S.H.W.T.: N/A
RESTRICTIVE LAYER: @ 11"
REFUSAL: LEDGE @ 11"
GROUND WATER OBSERVED: 11"

TEST PIT #5
0-8" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8-15" 10YR 3/4 DARK YELLOWISH BROWN, SILTY LOAM, GRANULAR, FRIABLE
15-21" 2.5Y 5/8 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE, FAINT & FINE REDOX, 10YR 5/8
21-34" 2.5Y 5/6 LIGHT OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE, COMMON & DISTINCT 20% REDOX, 10YR 5/8
34-72" 2.5Y 5/2 GRAYISH BROWN, SAND, SINGLE GRAIN, LOOSE, COMMON DISTINCT 20% REDOX, 10YR 5/8
TERMINATED: 72"
E.S.H.W.T.: 21"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 35"

TEST PIT #6
0-5" 10YR 3/2 VERY DARK GRAYISH BROWN, SILTY LOAM, GRANULAR, FRIABLE
5-10" 10YR 5/8 YELLOWISH BROWN, SILTY LOAM, GRANULAR, FRIABLE
10-15" 2.5Y 4/3 OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE, FAINT & FINE REDOX, 10YR 5/8
15-29" 2.5Y 5/3 LIGHT OLIVE BROWN, LOAMY SAND, SINGLE GRAIN, LOOSE, COMMON & DISTINCT 10% REDOX, 7.5YR 5/6
29-53" 5Y 5/3 OLIVE, SAND, FINE SAND, WEAK SUB ANGULAR BLOCKY, FRM, COMMON DISTINCT 15% REDOX, 7.5YR 5/6
TERMINATED: 53"
E.S.H.W.T.: 15"
RESTRICTIVE LAYER: PAN @ 29"
REFUSAL: LEDGE @ 53"
GROUND WATER OBSERVED: 30"

TEST PIT #7
0-5" 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-15" 10YR 5/8 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
15-25" 2.5Y 5/8 LIGHT OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE
25-30" 2.5Y 5/4 LIGHT OLIVE BROWN, SAND, WEAK SUB ANGULAR BLOCKY, FRM, COMMON & DISTINCT 10% REDOX, 7.5YR 5/8
30-48" 2.5Y 5/4 LIGHT OLIVE BROWN, COARSE SAND, SINGLE GRAIN, LOOSE, COMMON DISTINCT 30% REDOX, 7.5YR 5/8
TERMINATED: 48"
E.S.H.W.T.: 25"
RESTRICTIVE LAYER: N/A
REFUSAL: LEDGE @ 48"
GROUND WATER OBSERVED: N/A

TEST PIT #8
0-3" 10YR 3/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
3-11" 10YR 4/3 BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
11-23" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
23-50" 2.5Y 5/2 GRAYISH BROWN, FINE SAND, WEAK SUB ANGULAR BLOCKY, FIRM, COMMON & DISTINCT 15% REDOX, 7.5YR 5/8
TERMINATED: 50"
E.S.H.W.T.: 23"
RESTRICTIVE LAYER: @ 23"
REFUSAL: LEDGE @ 50"
GROUND WATER OBSERVED: 23"

TEST PIT #9
0-7" 10YR 3/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7-14" 10YR 5/8 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
14-30" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
30-37" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE, COMMON & DISTINCT 10% REDOX, 7.5YR 5/6
37-47" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SAND, WEAK SUB ANGULAR BLOCKY, FRM, COMMON & DISTINCT 20% REDOX, 7.5YR 5/6
TERMINATED: 47"
E.S.H.W.T.: 30"
RESTRICTIVE LAYER: @ 37"
REFUSAL: LEDGE @ 47"
GROUND WATER OBSERVED: 30"

TEST PIT #10
0-11" 10YR 3/4 DARK YELLOWISH BROWN, SILTY LOAM, GRANULAR, FRIABLE
11-15" 10YR 5/8 YELLOWISH BROWN, LOAMY SAND GRANULAR, FRIABLE
16-35" 2.5Y 5/8 LIGHT OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE
35-45" 2.5Y 5/6 LIGHT OLIVE BROWN, COARSE SAND, SINGLE GRAIN, LOOSE
45-72" 2.5Y 5/4 LIGHT OLIVE BROWN, COARSE SAND, SINGLE GRAIN, LOOSE, COMMON & DISTINCT 10% REDOX, 10YR 5/8
TERMINATED: 72"
E.S.H.W.T.: 45"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 50"

TEST PIT #11
0-4" 10YR 3/4 DARK YELLOWISH BROWN, SILTY LOAM, GRANULAR, FRIABLE
4-9" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND GRANULAR, FRIABLE
9-15" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
15-23" 2.5Y 5/6 LIGHT OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE
23-47" 2.5Y 5/4 LIGHT OLIVE BROWN, COARSE SAND, SINGLE GRAIN, LOOSE
47-72" 2.5Y 5/3 LIGHT OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE, COMMON & DISTINCT 10% REDOX, 10YR 5/8
TERMINATED: 72"
E.S.H.W.T.: 47"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 45"

TEST PIT #12
0-4" 10YR 3/3 DARK BROWN, SILTY LOAM, GRANULAR, FRIABLE
4-10" 10YR 4/4 DARK YELLOWISH BROWN, LOAMY SAND GRANULAR, FRIABLE
10-17" 10YR 5/2 GRAYISH BROWN SAND, SINGLE GRAIN, LOOSE
17-23" 2.5Y 4/3 OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE
23-72" 2.5Y 5/4 LIGHT OLIVE BROWN, COARSE SAND, MASSIVE, LOOSE, COMMON & DISTINCT 10% REDOX, 10YR 5/8
TERMINATED: 72"
E.S.H.W.T.: 23"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 25"

TEST PIT #13
0-8" 10YR 4/3 BROWN, SILTY LOAM, GRANULAR, FRIABLE
8-15" 10YR 5/6 YELLOWISH BROWN LOAMY SAND, GRANULAR, FRIABLE
15-27" 2.5Y 5/6 LIGHT OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE, FAINT & FINE REDOX, 7.5YR 5/8
27-40" 2.5Y 5/4 LIGHT OLIVE BROWN, COARSE SAND, SINGLE GRAIN, LOOSE, COMMON & DISTINCT 15% REDOX, 7.5YR 5/8
40-61" 2.5Y 5/3 LIGHT OLIVE BROWN, FINE SAND, SINGLE GRAIN, LOOSE, COMMON DISTINCT 15% REDOX, 10YR 5/8
TERMINATED: 61"
E.S.H.W.T.: 27"
RESTRICTIVE LAYER: @ 61"
REFUSAL: LEDGE @ 61"
GROUND WATER OBSERVED: 40"

TEST PIT #14
0-4" 10YR 3/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
4-15" 10YR 5/6 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
15-28" 2.5Y 5/8 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
28-32" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY FINE SAND, WEAK SUB ANGULAR BLOCKY, FRM, COMMON & DISTINCT 10% REDOX, 7.5YR4/6
32-75" 2.5Y 5/2 GRAYISH BROWN, FINE SAND, SINGLE GRAIN, LOOSE, COMMON DISTINCT 10% REDOX, 7.5YR 4/6
TERMINATED: 75"
E.S.H.W.T.: 28"
RESTRICTIVE LAYER: @ 28"
REFUSAL: LEDGE @ 75"
GROUND WATER OBSERVED: N/A

TEST PIT #15
0-5" 10YR 3/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-10" 10YR 5/4 YELLOWISH BROWN, SILTY LOAM, GRANULAR, FRIABLE
10-13" 10YR 5/4 YELLOWISH BROWN, SILTY LOAM, GRANULAR, FRIABLE, COMMON & DISTINCT 5% REDOX, 10YR5/8
13-21" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE, COMMON & DISTINCT 5% REDOX, 10YR5/8
TERMINATED: 21"
E.S.H.W.T.: 10"
RESTRICTIVE LAYER: @ 21"
REFUSAL: LEDGE @ 21"
GROUND WATER OBSERVED: N/A

TEST PIT #16
0-4" 10YR 3/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
4-13" 10YR 4/6 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
13-23" 2.5Y 5/6 LIGHT OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE
23-42" 2.5Y 5/4 LIGHT OLIVE BROWN, COARSE SAND, SINGLE GRAIN, LOOSE, COMMON & DISTINCT 40% REDOX, 7.5YR 4/6
42-72" 2.5Y 5/3 LIGHT OLIVE BROWN, FINE SAND, SINGLE GRAIN, LOOSE, COMMON DISTINCT 5% REDOX, 7.5YR 4/6
TERMINATED: 72"
E.S.H.W.T.: 23"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 32"

TEST PIT #17
0-12" 10YR 2/1 BLACK, FINE SANDY LOAM, GRANULAR, FRIABLE
1-12" 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE, COMMON & DISTINCT 5% REDOX, 7.5YR 4/6
12-17" 2.5Y 5/3 LIGHT OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE, COMMON & DISTINCT 10% REDOX, 7.5YR 4/6
17-25" 10YR 4/4 DARK YELLOWISH BROWN, SAND, SINGLE GRAIN, LOOSE, COMMON & DISTINCT 20% REDOX, 7.5YR 4/6
25-54" 2.5Y 5/3 LIGHT OLIVE BROWN, COARSE SAND, MASSIVE, LOOSE, COMMON DISTINCT 20% REDOX, 7.5YR 4/6
TERMINATED: 54"
E.S.H.W.T.: 12"
RESTRICTIVE LAYER: @ 54"
REFUSAL: LEDGE @ 54"
GROUND WATER OBSERVED: 40"

TEST PIT #18
0-4" 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
4-9" 10YR 4/6 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
9-15" 2.5Y 5/8 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
15-34" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SAND, SINGLE GRAIN, LOOSE, COMMON & DISTINCT 5% REDOX, 10YR 5/8
34-80" 2.5Y 4/4 OLIVE BROWN, SAND, WEAK SUB ANGULAR BLOCKY, FRM, COMMON DISTINCT 5% REDOX, 10YR 5/8
TERMINATED: 80"
E.S.H.W.T.: 15"
RESTRICTIVE LAYER: @ 34"
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #19
0-3" 10YR 3/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
3-12" 10YR 5/8 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE, FAINT & FINE REDOX 10YR 5/8
12-28" 2.5Y 5/6 LIGHT OLIVE BROWN, SAND, SINGLE GRAIN. LOOSE, FAINT & FINE REDOX 10YR 5/8
28-73" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SAND, SINGLE GRAIN, MASSIVE, COMMON & DISTINCT 40% REDOX, 7.5YR 4/6 & 10YR 5/1
TERMINATED: 73"
E.S.H.W.T.: 28"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 35"

TEST PIT #20
0-4" 10YR 2/1 BLACK, FINE SANDY LOAM, GRANULAR, FRIABLE
4-7" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7-15" 10YR 5/4 LIGHT OLIVE BROWN, SAND, MASSIVE, LOOSE, COMMON & DISTINCT 25% REDOX, 7.5YR 3/4
30-72" 2.5Y 5/4 LIGHT OLIVE BROWN. FINE SAND. MASSIVE. LOOSE, COMMON & DISTINCT 25% REDOX, 7.5YR 5/8
TERMINATED: 72"
E.S.H.W.T.: 15"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 35"

TEST PIT #21
0-5" 2.5Y 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-15" 7.5YR 3/4 DARK BROWN, FINE SAND, SINGLE GRAIN, LOOSE
15-27" 10YR 4/6 DARK YELLOWISH BROWN, FINE SAND, SINGLE GRAIN, LOOSE, COMMON & DISTINCT 20% REDOX, 7.5YR 4/6
27-59" 2.5Y 5/6 LIGHT OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE, COMMON & DISTINCT 10% REDOX, 7.5YR 4/6
TERMINATED: 59"
E.S.H.W.T.: 15"
RESTRICTIVE LAYER: @ 59"
REFUSAL: LEDGE @ 59"
GROUND WATER OBSERVED: 20"

TEST PIT #25
0-12" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
12-18" 10YR 6/4 LIGHT YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
18-24" 2.5Y 5/4 OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
24-80" 2.5Y 5/3 LIGHT OLIVE BROWN, LOAMY SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 80"
E.S.H.W.T.: 24"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 40"

TEST PIT #26
0-8" 10YR 3/2 VERY DARK GRAYISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
8-28" 10YR 5/8 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
28-46" 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
46-60" 2.5Y 5/3 LIGHT OLIVE BROWN, SAND WITH REDOXIMORPHIC FEATURES PRESENT, GRANULAR, FRIABLE
TERMINATED: 80"
E.S.H.W.T.: 23"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 70"

TEST PIT #27
0-10" 10YR 3/3 VERY DARK GRAYISH BROWN, GRAVELLY SANDY LOAM (FILL), GRANULAR, FRIABLE
10-16" 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
16-28" 10YR 5/8 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
28-48" 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
48-80" 2.5Y 5/3 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE

TERMINATED: 80"
E.S.H.W.T.: 48"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 72"

TEST PIT #28
0-14" 10YR 3/2 VERY DARK GRAYISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
14-24" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
24-38" 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
38-60" 2.5Y 5/3 GRAYISH BROWN, SAND WITH REDOXIMORPHIC FEATURES PRESENT. GRANULAR, FRIABLE
TERMINATED: 60"
E.S.H.W.T.: 38"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 60"

TEST PIT #29
0-5" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-18" 10YR 5/8 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
18-28" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
28-70" 2.5Y 5/2 GRAYISH BROWN, LOAMY COARSE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 70"
E.S.H.W.T.: 28"
RESTRICTIVE LAYER: N/A
REFUSAL: 70"
GROUND WATER OBSERVED: N/A

TEST PIT #30
0-5" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-16" 7.5YR 5/8 STRONG BROWN, LOAMY SAND, GRANULAR, FRIABLE
16-38" 2.5Y 5/4 LIGHT OLIVE BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
TERMINATED: 38"
E.S.H.W.T.: N/A
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #31
0-5" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-16" 7.5YR 5/8 STRONG BROWN, LOAMY SAND, GRANULAR, FRIABLE
16-40" 2.5Y 5/4 LIGHT OLIVE BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
TERMINATED: 40"
E.S.H.W.T.: N/A
RESTRICTIVE LAYER: N/A
REFUSAL: 40"
GROUND WATER OBSERVED: N/A

TEST PIT #32
0-10" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
10-18" 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
18-22" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
22-60" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60"
E.S.H.W.T.: 22"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #33
0-5" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-18" 10YR 5/8 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
18-24" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
24-60" 2.5Y 5/2 GRAYISH BROWN, LOAMY COARSE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60"
E.S.H.W.T.: 24"
RESTRICTIVE LAYER: N/A
REFUSAL: 60"
GROUND WATER OBSERVED: 50"

TEST PIT #34
0-5" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-16" 10YR 5/8 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
16-28" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
28-96" 2.5Y 5/3 GRAYISH BROWN, LOAMY COARSE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 96"
E.S.H.W.T.: N/A
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 28"

TEST PIT #35
0-8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8-16" 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
16-20" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
20-60" 2.5Y 5/2 GRAYISH BROWN, LOAMY COARSE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60"
E.S.H.W.T.: 20"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 32"

TEST PIT #36
0-5" 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-10" 10YR 4/4 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
10-16" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
16-60" 2.5Y 5/2 GRAYISH BROWN, LOAMY COARSE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60"
E.S.H.W.T.: 15"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 42"

TEST PIT #37
0-5" 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-10" 10YR 4/4 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
10-15" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
15-40" 2.5Y 5/2 GRAYISH BROWN, LOAMY COARSE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 40"
E.S.H.W.T.: 15"
RESTRICTIVE LAYER: 15"
REFUSAL: LEDGE @ 40"
GROUND WATER OBSERVED: N/A

TEST PIT #38
0-5" 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-10" 10YR 4/4 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
10-15" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
15-60" 2.5Y 5/2 GRAYISH BROWN, LOAMY COARSE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60"
E.S.H.W.T.: 15"
RESTRICTIVE LAYER: 15"
REFUSAL: LEDGE @ 60"
GROUND WATER OBSERVED: 38"

TEST PIT #39
0-5" 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-14" 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
10-15" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
15-48" 2.5Y 5/2 GRAYISH BROWN, LOAMY COARSE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 48"
E.S.H.W.T.: 15"
RESTRICTIVE LAYER: 15
REFUSAL LEDGE @ 48"
GROUND WATER OBSERVED: 42"

TEST PIT #40
0-8" 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8-14" 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
14-20" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
20-60" 2.5Y 5/2 GRAYISH BROWN, LOAMY COARSE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60"
E.S.H.W.T.: 20"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 48"

TEST PIT #100
0-8" 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8-18" 10YR 4/4 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
18-30" 2.5Y 4/4 OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
TERMINATED: 30-45" (SLOPING)
E.S.H.W.T.: N/A
RESTRICTIVE LAYER: N/A
REFUSAL: LEDGE @ 30-45" (SLOPING)
GROUND WATER OBSERVED: N/A

TEST PIT #101
0-12" 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
12-17" 10YR 4/4 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
17-30" 2.5Y 4/4 OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
TERMINATED: 30"
E.S.H.W.T.: N/A
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #102
0-8" 10YR 2/1 BLACK, FINE SANDY LOAM, GRANULAR, FRIABLE
8-13" 7.5YR 7/2 PINKISH GRAY, LOAMY SAND, GRANULAR, FRIABLE
13-20" 5YR 5/2 DARK REDDISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
20-24" 2.5Y 4/3 OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
TERMINATED: 24"
E.S.H.W.T.: N/A
RESTRICTIVE LAYER: N/A
REFUSAL LEDGE @ 24"
GROUND WATER OBSERVED: N/A

TEST PIT #103
0-10" 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
10-18" 10YR 4/4 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
18-24" 2.5Y 4/4 OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
TERMINATED: 24"
E.S.H.W.T.: N/A
RESTRICTIVE LAYER: N/A
REFUSAL LEDGE @ 24"
GROUND WATER OBSERVED: N/A

TEST PIT #104
0-10" 10YR 1/2 VEYR DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
10-22" 10YR 5/6 YELLOWISH BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
22-30" 2.5Y 6/4 LIGHT YELLOWISH BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
30-80" 2.5Y 5/2 GRAYISH BROWN, GRAVELLY LOAMY SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE

TERMINATED: 80"
E.S.H.W.T.: 30"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

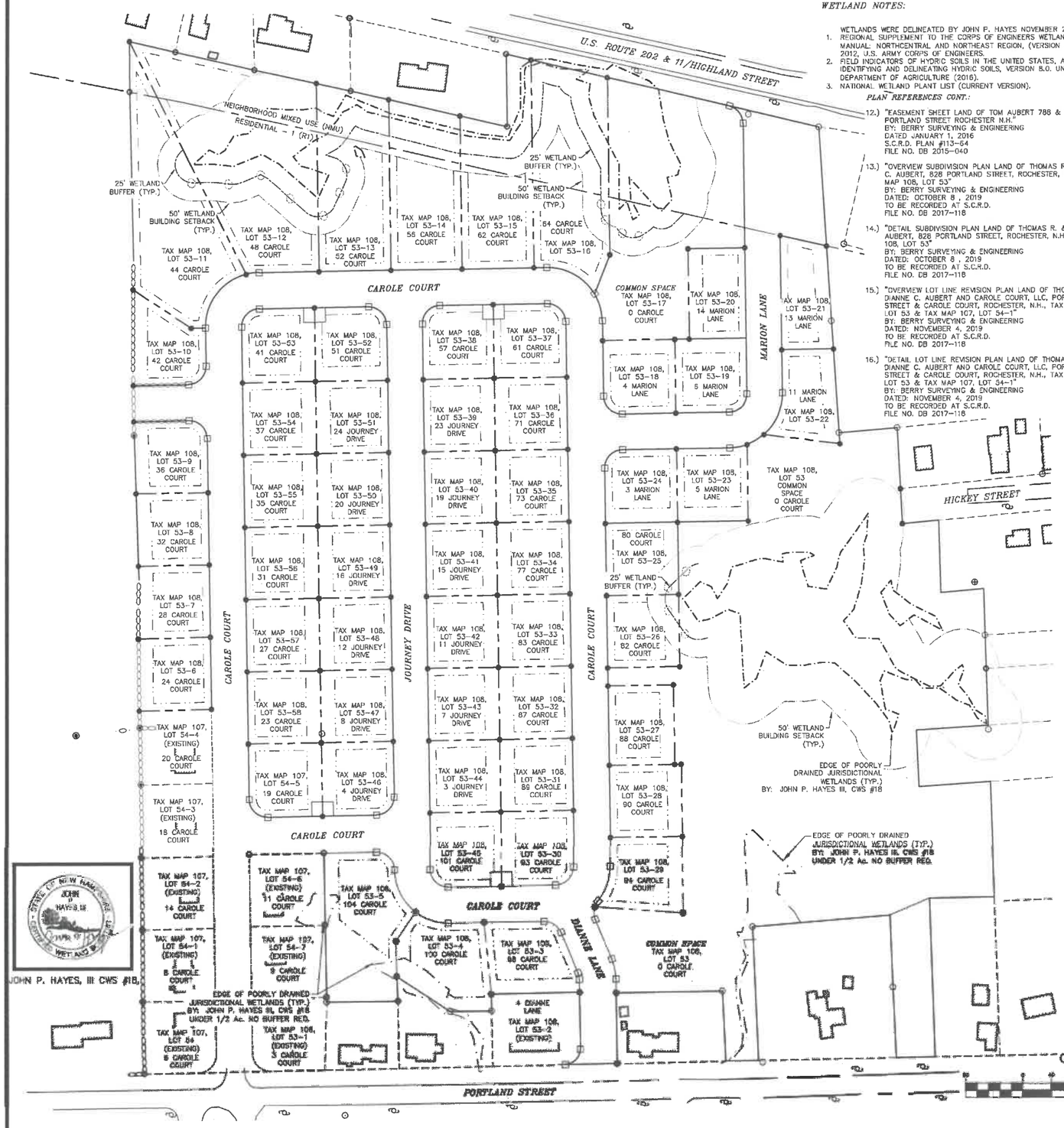
TEST PIT #105
0-12" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
12-18" 10YR 5/6 YELLOWISH BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
18-26" 2.5Y 6/4 LIGHT YELLOWISH BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
26-84" 2.5Y 5/2 GRAYISH BROWN, GRAVELLY LOAMY SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 84"
E.S.H.W.T.: 28"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #106
0-8" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8-13" 10YR 5/6 YELLOWISH BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
13-20" 2.5Y 6/4 LIGHT YELLOWISH BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
20-24" 2.5Y 5/2 GRAYISH BROWN, GRAVELLY LOAMY SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 24"
E.S.H.W.T.: 20"
RESTRICTIVE LAYER: N/A
REFUSAL: LEDGE @ 24"
GROUND WATER OBSERVED: 48"

TEST PIT #107
0-8" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8-20" 10YR 4/6 DARK YELLOWISH BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
20-28" 2.5Y 5/4 LIGHT OLIVE BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
28-84" 2.5Y 6/3 LIGHT YELLOWISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 84"
E.S.H.W.T.: 28"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 38"

TEST PIT #108
0-8" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8-14" 10YR 4/6 DARK YELLOWISH BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
14-20" 2.5Y 5/4 LIGHT OLIVE BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
20-83" 2.5Y 6/3 LIGHT YELLOWISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 83"
E.S.H.W.T.: 20"
RESTRICTIVE LAYER: N/A
REFUSAL LEDGE 2 83"
GROUND WATER OBSERVED: 28"

TEST PIT #109
0-8" 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6-10" 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
10-14" 2.5Y



WETLAND NOTES:

WETLANDS WERE DELINEATED BY JOHN P. HAYES NOVEMBER 2019

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

PLAN REFERENCES CONT.:

12.) "EASEMENT SHEET LAND OF TOM AUBERT 788 & 794 PORTLAND STREET ROCHESTER N.H." BY: BERRY SURVEYING & ENGINEERING DATED JANUARY 1, 2016 S.C.R.D. PLAN #113-64 FILE NO. DB 2015-040

13.) "OVERVIEW SUBDIVISION PLAN LAND OF THOMAS R. & DIANNE C. AUBERT, 828 PORTLAND STREET, ROCHESTER, N.H., TAX MAP 108, LOT 53" BY: BERRY SURVEYING & ENGINEERING DATED: OCTOBER 8 , 2019 TO BE RECORDED AT S.C.R.D. FILE NO. DB 2017-118

14.) "DETAIL SUBDIVISION PLAN LAND OF THOMAS R. & DIANNE C. AUBERT, 828 PORTLAND STREET, ROCHESTER, N.H., TAX MAP 108, LOT 53" BY: BERRY SURVEYING & ENGINEERING DATED: OCTOBER 8 , 2019 TO BE RECORDED AT S.C.R.D. FILE NO. DB 2017-118

15.) "OVERVIEW LOT LINE REVISION PLAN LAND OF THOMAS R. & DIANNE C. AUBERT AND CAROLE COURT, LLC, PORTLAND STREET & CAROLE COURT, ROCHESTER, N.H., TAX MAP 108, LOT 53 & TAX MAP 107, LOT 54-1" BY: BERRY SURVEYING & ENGINEERING DATED: NOVEMBER 4, 2019 TO BE RECORDED AT S.C.R.D. FILE NO. DB 2017-118

16.) "DETAIL LOT LINE REVISION PLAN LAND OF THOMAS R. & DIANNE C. AUBERT AND CAROLE COURT, LLC, PORTLAND STREET & CAROLE COURT, ROCHESTER, N.H., TAX MAP 108, LOT 53 & TAX MAP 107, LOT 54-1" BY: BERRY SURVEYING & ENGINEERING DATED: NOVEMBER 4, 2019 TO BE RECORDED AT S.C.R.D. FILE NO. DB 2017-118

PLAN REFERENCES:

1.) "LOT LINE REVISION, ROUTE 202, ROCHESTER, N.H., CECIL D. GERMON" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: NOVEMBER, 2002 S.C.R.D. PLAN #71-36

2.) "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

3.) "SUBDIVISION PLAN, 11 MAGIC AVENUE, TAX MAP 103, LOT 18, STRAFFORD COUNTY, ROCHESTER, NH, PREPARED FOR PATRICIA T. ROCHELEAU" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: JUNE, 2011 S.C.R.D. PLAN #103-75

4.) "BOUNDARY RETRACEMENT, GERALD AND LORRAINE SMITH, 33 PORTLAND ST., EAST ROCHESTER, N.H." BY: BERRY CONSTRUCTION CO., INC. DATED: 16 APRIL, 1984 ON FILE AT THIS OFFICE. FINE #OB 1984-14

5.) "LIMITED SUBDIVISION, ARTHUR S. AND RITA RAAB, ROCHESTER N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: OCTOBER, 1977 S.C.R.D. PLSN #17-144

6.) "LOT CONSOLIDATION PLAN, TAX MAP 104, LOTS 45 & 46, HIGHLAND ST.-ROUTE 202 & 11, EAST ROCHESTER, N.H., PREPARED FOR RAYMOND L., JR. & DONNA M. SMITH" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: FEBRUARY, 2012 S.C.R.D. PLAN #103-053

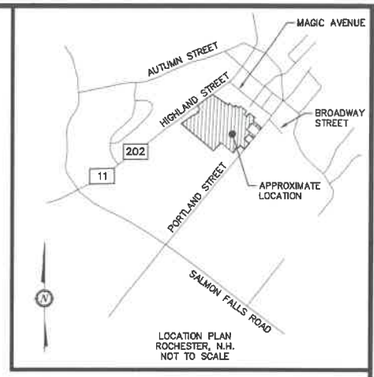
7.) "LOT LINE REVISION, HIGHLAND ST.-ROUTE 202, EAST ROCHESTER, N.H. FOR RAYMOND L SMITH & BOBBY L. SMITH" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: OCTOBER, 2001 S.C.R.D. PLAN #84-75

8.) "LOT LINE REVISION, ROCHESTER, N.H. FOR DAVID W. GERMON & HARRY A. & CECILE GERMON" BY: NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED: FEBRUARY 20, 1988 S.C.R.D. PLAN #33A-91

9.) "SUBDIVISION OF LAND, ROCHESTER, N.H., JAY EDWARDS DBA UNDERWOOD ENTERPRISES" BY: NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED: JANUARY, 1987 S.C.R.D. PLAN #31-109

10.) "ROCHESTER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE" (INCOMPLETE DRAWING NAME) BY: CHARLES H. WOOD DATED: FEBRUARY 8, 1959 S.C.R.D. PLAN #43, POCKET #1, FOLDER #10

11.) "SUBDIVISION SHEET LAND OF TOM AUBERT 788 & 794 PORTLAND STREET ROCHESTER N.H." BY: BERRY SURVEYING & ENGINEERING DATED JANUARY 1, 2016 S.C.R.D. PLAN #113-63 FILE NO. DB 2015-040



LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE

NOTES:

1.) OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) S.C.R.D. BOOK 4742, PAGE 939 (QUIET TITLE) S.C.R.D. BOOK 4731, PAGE 1010

4.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

5.) ZONING: R1 (RESIDENTIAL 1)
SETBACKS:
FRONT – 10'
SIDE – 10'
REAR – 20'
WETLAND – 50' (WETLANDS GREATER THE 0.5 Ac.)
WETLAND BUFFER – 25' (WETLANDS GREATER THE 0.5 Ac.)
MIN. LOT SIZE: 10,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 35%
MAX. BUILDING HEIGHT: 35'

NEIGHBORHOOD MIXED USE: NMU
SETBACKS:
FRONT BUILD TO – 0 to 20'
SIDE – 0'
REAR – 0'
WETLAND – 50' (WETLANDS GREATER THE 0.5 Ac.)
WETLAND BUFFER – 25' (WETLANDS GREATER THE 0.5 Ac.)

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330150, MAP 33017C0204D, DATED: MAY 17, 2005.

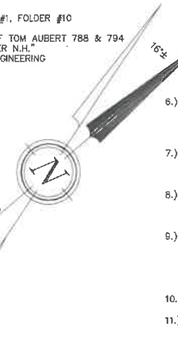
7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.

8.) 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 26,956.

9.) THE INTENT OF THIS PLAN SET IS TO SUBDIVIDE TAX MAP 108, LOT 53 INTO 56 INDIVIDUAL RESIDENTIAL LOTS & 2 COMMON SPACE LOTS. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.

10.) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.

11.) SEE DETAIL SUBDIVISION SHEETS FOR METES AND BOUNDS, ABUTTERS, & ADDITIONAL DATA.



12.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITES SURFACE ARE AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES, IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES AR REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTIONS AT NO EXPENSE TO THE CITY.

13.) EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CITY OF ROCHESTER STORMWATER REGULATIONS.

14.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.

15.) EACH LOT IS ONLY ALLOWED A MAXIMUM OF 35% IMPERVIOUS SURFACES. A PLOT PLAN WILL BE REQUIRED FOR EACH BUILDING PERMIT CERTIFYING THE PROPOSED COVERAGE

16.) EACH LOT WILL REQUIRE A FOUNDATION CERTIFICATION. IT IS ADVISED THAT EACH HOUSE BE STAKED OUT BY A LLS PRIOR TO CONSTRUCTION. IT IS ADVISED THAT THE HOUSES ARE STAKED OUT BY AN LLS PRIOR TO POURING CONCRETE.

17.) EACH LOT CONTAINS 3,000 Sq. Ft. OF BUILDABLE AREA.

18.) TEST PITTING ON SOME OF THE LOTS WITHIN THIS SUBDIVISION REVEALED SEASONAL HIGH WATER TABLES WITHIN 24" OF THE SURFACE. TEST HOLE DATA CAN BE FOUND AT THE CITY OF ROCHESTER PLANNING OFFICE AND LOCATIONS ON THE ENCLOSED PLAN SET. IT IS INCUMBENT ON THE FUTURE OWNERS / BUILDERS TO REVIEW THIS INFORMATION AND BUILD / DEVELOP USING KNOWN BEST MANAGEMENT PRACTICES FOR THESE CONDITIONS. (FILL / FOUNDATION DRAINAGE)

19.) THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE FILL TO BE PLACED AROUND THEM WITH TYPICAL FOUNDATION/ROOF/YARD DRAIN CONSTRUCTION. CONNECTION TO STREET DRAINAGE SYSTEM MAY BE NEEDED TO DRAIN CERTAIN FOUNDATIONS, NOTED WITHIN THE PLAN. HOUSE DESIGNS AND LAYOUTS SHOULD BE CONSIDERED ON A LOT BY LOT BASIS TO ENSURE CONSTRUCTION STYLE MEETS THE NEEDS OF THE LOT. COORDINATION WITH THE PROJECT DESIGN ENGINEER IS RECOMMENDED.

20.) SEE STREET TREES TO BE PLANTED ON THE ENCLOSED SITE PLAN.

21.) REMAINING COMMON SPACE IS PROPOSED TO BE OWNED BY THE CITY OF ROCHESTER UPON ACCEPTANCE OF THE ROADWAY INFRASTRUCTURE.

22.) BOULDERS TO BE INSTALLED ALONG 25' WETLAND BUFFER AS SHOWN ON THE SITE PLAN.

FINAL APPROVAL BY ROCHESTER PLANNING BOARD
CERTIFIED BY: [signature]
DATE: 10/28/2020

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–
[signature] 10-12-20
KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-23-20	REVISED PER PLANNING BOARD
#9	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#8	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#7	7-24-20	REVISED PER NHDES RFMI & PHASING
#6	7-14-20	REVISED PER AoT RFMI
#5		

OVERVIEW SUBDIVISION PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 80 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

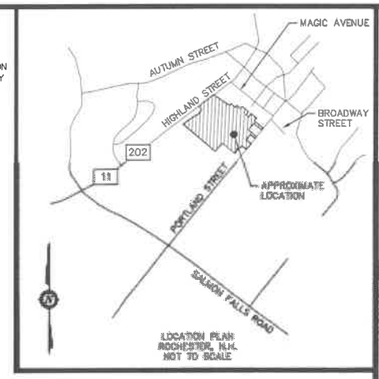
KENNETH A. BERRY No. 805 LICENSED LAND SURVEYOR STATE OF NEW HAMPSHIRE

WETLAND NOTES:

WETLANDS WERE DELINEATED BY JOHN P. HAYES NOVEMBER 2019

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

JOHN P. HAYES, III CWS #18.



LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE

NOTES:

1.) OWNER: THOMAS R. & DIANNE C. AUBERT
8 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) S.C.R.D. BOOK 4742, PAGE 939
(QUIET TITLE) S.C.R.D. BOOK 4731, PAGE 1010

4.) LOT AREA: 1,241,528 Sq. Ft., 28.50 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'

NEIGHBORHOOD MIXED USE: NMU
SETBACKS:
FRONT BUILD TO = 0 to 20'
SIDE = 0'
REAR = 0'
WETLAND = 50' (WETLANDS GREATER THE 0.5 Ac.)
WETLAND BUFFER = 25' (WETLANDS GREATER THE 0.5 Ac.)

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD BDY. FEMA COMMUNITY #330150, MAP 33017C0204D, DATED: MAY 17, 2005.

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

8.) 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 26,956.

9.) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED MAY 2019.

10.) WATER AND SEWER IS AVAILABLE IN PORTLAND STREET.

11.) THE INTENT OF THIS PLAN IS TO SHOW THE OVERVIEW SUBDIVISION WITH TOPOGRAPHY AND TEST HOLES.

SOILS:

AcB – ACTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
AdB – ACTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
HgB – HOLLIS–GLOUCESTER VERY ROCKY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
RgB – RIDGEBURY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
SbB – SAUGATUCK LOAMY SAND
WdA – WINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES
WdB – WINDSOR LOAMY SAND, 3 TO 8 PERCENT SLOPES

SEE WEBSOIL USDA–NRCS

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- GRANITE BOUND ~TBS~
- IRON BOUND ~FND~
- IRON PIPE ~FND~
- DRILL HOLE ~FND~
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- POORLY DRAINED WETLAND LINE
- STONE WALL
- 50' WETLAND BUILDING SETBACK
- 25' WETLAND BUFFER
- MATCH LINE
- ZONE LINE
- TBS TO BE SET
- FND FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-17-20	REVISED PER PLANNING BOARD COMMENTS
#9	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#8	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#7	7-24-20	REVISED PER NHDES NOW & PHASING
#6	7-14-20	REVISED PER AoT REVI

OVERVIEW TOPOGRAPHIC SUBDIVISION PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
8&8 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 80 FT.
DATE : APRIL 7, 2020
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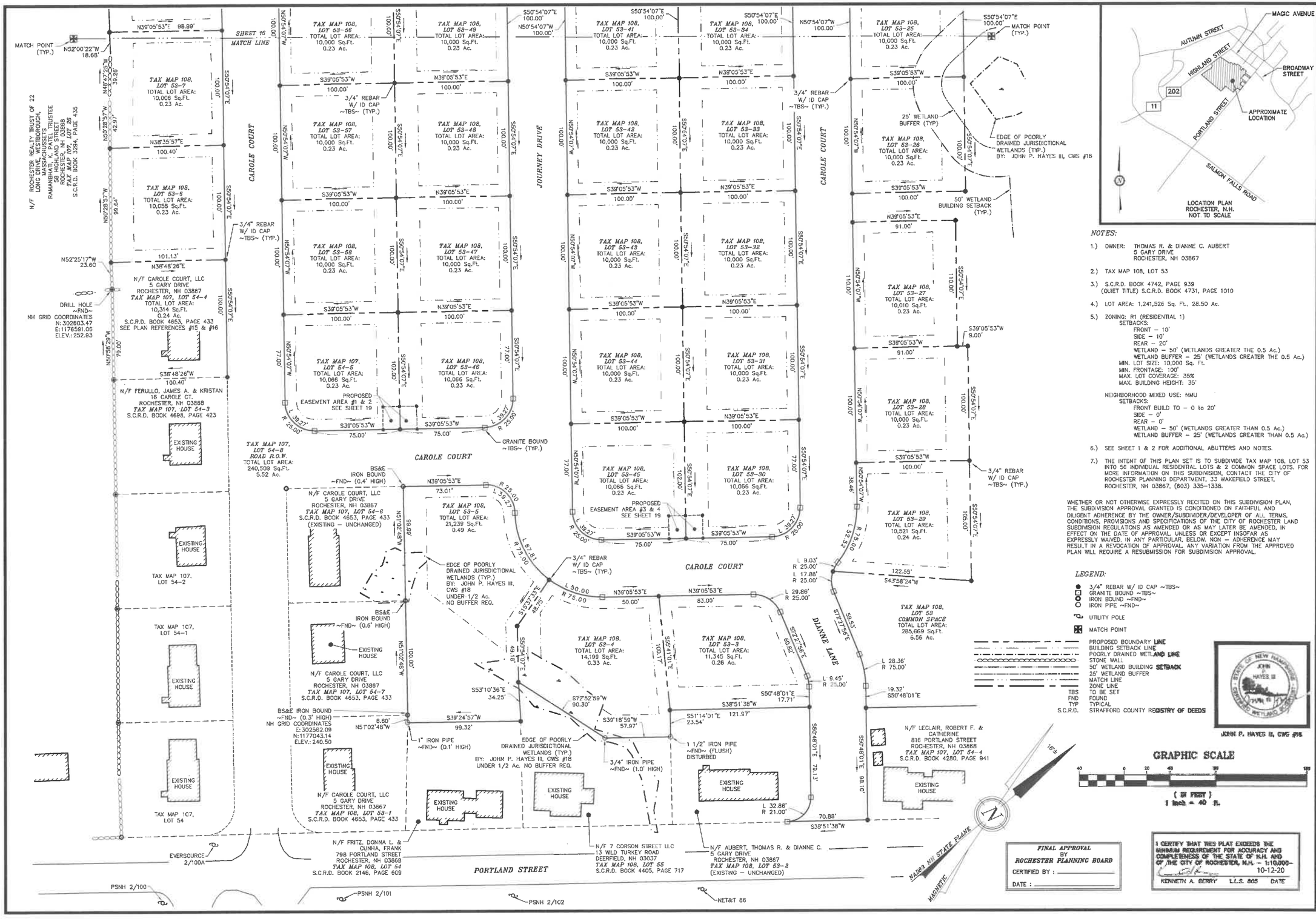

NOTES:

1.) OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) S.C.R.D. BOOK 4742, PAGE 939
(QUIET TITLE) S.C.R.D. BOOK 4731, PAGE 1010

4.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

5.) ZONING: R1 (RESIDENTIAL 1)
SETBACKS:
FRONT – 10'
SIDE – 10'
REAR – 20'
WETLAND – 50' (WETLANDS GREATER THE 0.5 Ac.)
WETLAND BUFFER – 25' (WETLANDS GREATER THE 0.5 Ac.)
MIN. LOT SIZE: 10,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 35%
MAX. BUILDING HEIGHT: 35'

NEIGHBORHOOD MIXED USE: NMU
SETBACKS:
FRONT BUILD TO – 0 to 20'
SIDE – 0'
REAR – 0'
WETLAND – 50' (WETLANDS GREATER THAN 0.5 Ac.)
WETLAND BUFFER – 25' (WETLANDS GREATER THAN 0.5 Ac.)

6.) SEE SHEET 1 & 2 FOR ADDITIONAL ABUTTERS AND NOTES.

7.) THE INTENT OF THIS PLAN SET IS TO SUBDIVIDE TAX MAP 108, LOT 53 INTO 56 INDIVIDUAL RESIDENTIAL LOTS & 2 COMMON SPACE LOTS. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335–1338.

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.

LEGEND:

- ● 3/4" REBAR W/ ID CAP ~TBS~
- □ GRANITE BOUND ~TBS~
- ○ IRON BOUND ~FND~
- ○ IRON PIPE ~FND~
- UTILITY POLE
- MATCH POINT
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- POORLY DRAINED WETLAND LINE
- STONE WALL
- 50' WETLAND BUILDING SETBACK
- 25' WETLAND BUFFER
- MATCH LINE
- ZONE LINE
- TBS TO BE SET
- FND FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-28-20	REVISED PER NHDES WETLANDS PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI

DETAIL SUBDIVISION PLAN SOUTH
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOTES:

1.) OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) S.C.R.D. BOOK 4742, PAGE 939 (QUIET TITLE) S.C.R.D. BOOK 4731, PAGE 1010

4.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

5.) SEE SHEET 15 FOR ADDITIONAL NOTES & LEGEND.

REVISION	DATE	DESCRIPTION
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#8	7-30-20	REVISED PER POSTMASTER COMMENT
#7	7-24-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI

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.

JOHN P. HAYES III, CWS #18

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–
10-12-20
KENNETH A. BERRY L.L.S. 808 DATE

DETAIL SUBDIVISION PLAN NORTH
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

NOTES:

1.) OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) S.C.R.D. BOOK 4742, PAGE 939
(QUIET TITLE) S.C.R.D. BOOK 4731, PAGE 1010

4.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

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MAX. LOT COVERAGE: 35%
MAX. BUILDING HEIGHT: 35'

NEIGHBORHOOD MIXED USE: NMU
SETBACKS:
FRONT BUILD TO – 0 to 20'
SIDE – 0'
REAR – 0'
WETLAND – 50' (WETLANDS GREATER THAN 0.5 Ac.)
WETLAND BUFFER – 25' (WETLANDS GREATER THAN 0.5 Ac.

6.) SEE SHEET 12 FOR TEST PIT DATA

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- GRANITE BOUND ~TBS~
- IRON BOUND ~FND~
- IRON PIPE ~FND~
- UTILITY POLE
- MATCH POINT
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- POORLY DRAINED WETLAND LINE
- STONE WALL
- 50' WETLAND BUILDING SETBACK
- 25' WETLAND BUFFER
- MATCH LINE
- ZONE LINE

TBS TO BE SET
FND FOUND
TYP TYPICAL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

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

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REVISION	DATE	DESCRIPTION
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#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-20-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#5	7-14-20	REVISED PER AoT RFMI

TOPOGRAPHIC SUBDIVISION PLAN SOUTH
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

STATE OF NEW HAMPSHIRE JOHN P HAYES III 970 CERTIFIED WETLAND SCIENTIST
JOHN P. HAYES III, CWS #18

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

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

NOTES:

1.) OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) S.C.R.D. BOOK 4742, PAGE 839
(QUIET TITLE) S.C.R.D. BOOK 4731, PAGE 1010

4.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

5.) SEE SHEET 15 FOR ADDITIONAL NOTES & LEGEND.

6.) SEE SHEET 12 FOR TEST PIT DATA

REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-04-20	PLANNING BOARD SET TECH. COMM. REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RPM & PHASING
#5	7-14-20	REVISED PER AoT RPM

TOPOGRAPHIC SUBDIVISION PLAN NORTH
LAND OF
THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

JOHN P. HAYES III, CWS #18

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

SCALE : 1 IN. EQUALS 40 FT.
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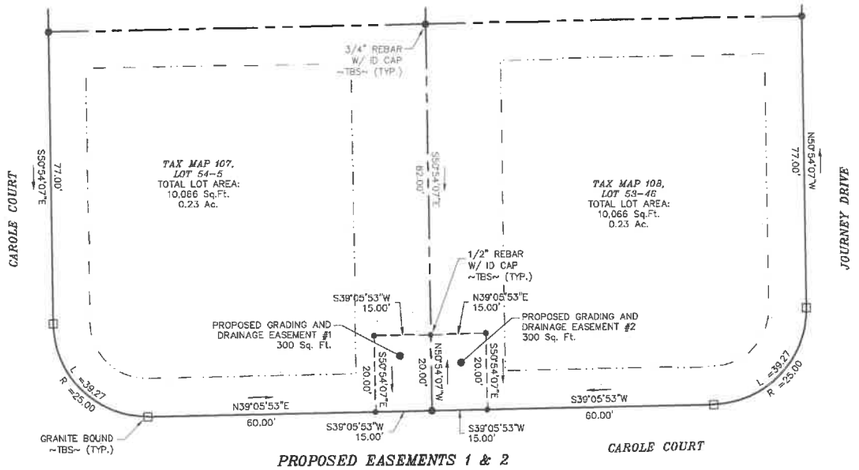


PROPOSED EASEMENTS 1 & 2

NOTES:

1.) OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 105, LOT 53

3.) S.C.R.D. BOOK 4742, PAGE 939

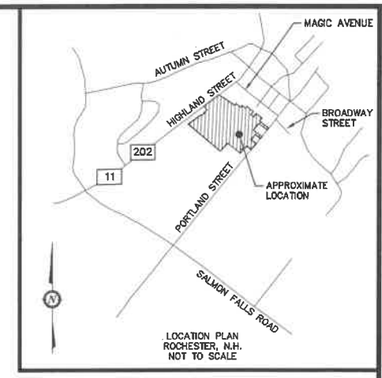
4.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

5.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED EASEMENT RELATING TO THE PROPOSED SUBDIVISION.

6.) SEE SHEET 1,2, & 15 FOR ALL OTHER STANDARD SUBDIVISION NOTES, ZONING NOTES AND PLAN REFERENCES.

LEGEND:

- ● 3/4" REBAR W/ID CAP (TBS)
- • 1/2" REBAR W/EASEMENT ID CAP (TBS)
- □ GRANITE BOUND (TBS)
- PROPOSED BOUNDARY LINE
- PROPOSED EASEMENT LINE
- TBS TO BE SET
- FND FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS



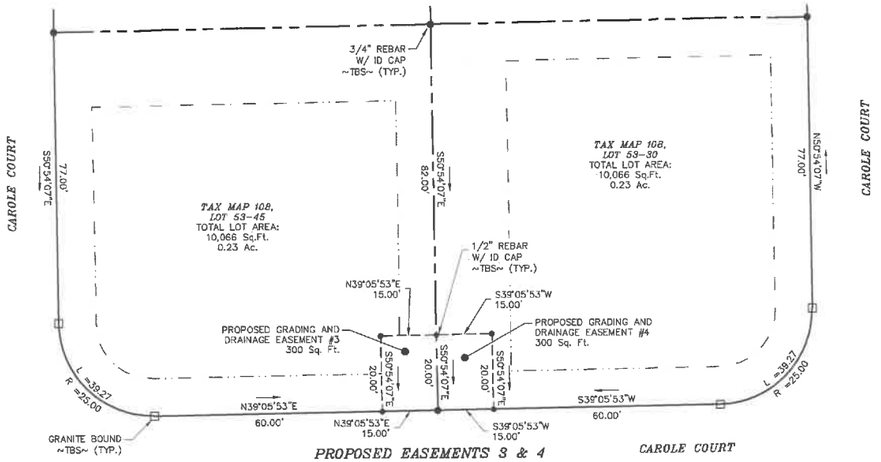
LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE

GRAPHIC SCALE

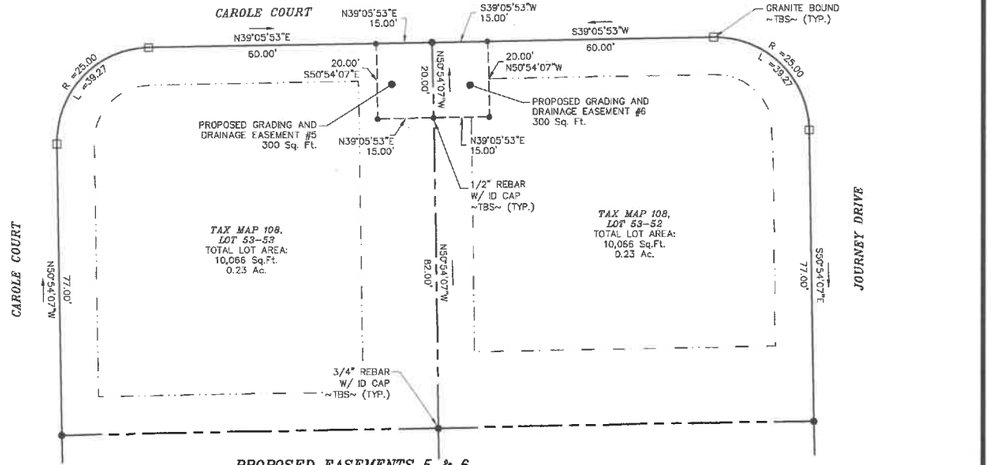
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

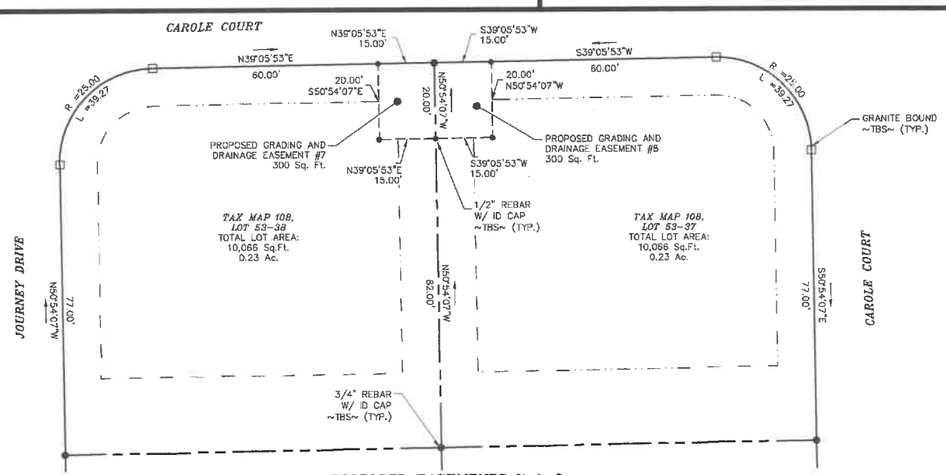
REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-23-20	REVISED PER PLANNING BOARD MEETING
#9	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#8	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#7	7-24-20	REVISED PER NHDES RFMI & PHASING
#6	7-14-20	REVISED PER AoT RFMI
#5		



PROPOSED EASEMENTS 3 & 4



PROPOSED EASEMENTS 5 & 6



PROPOSED EASEMENTS 7 & 8

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

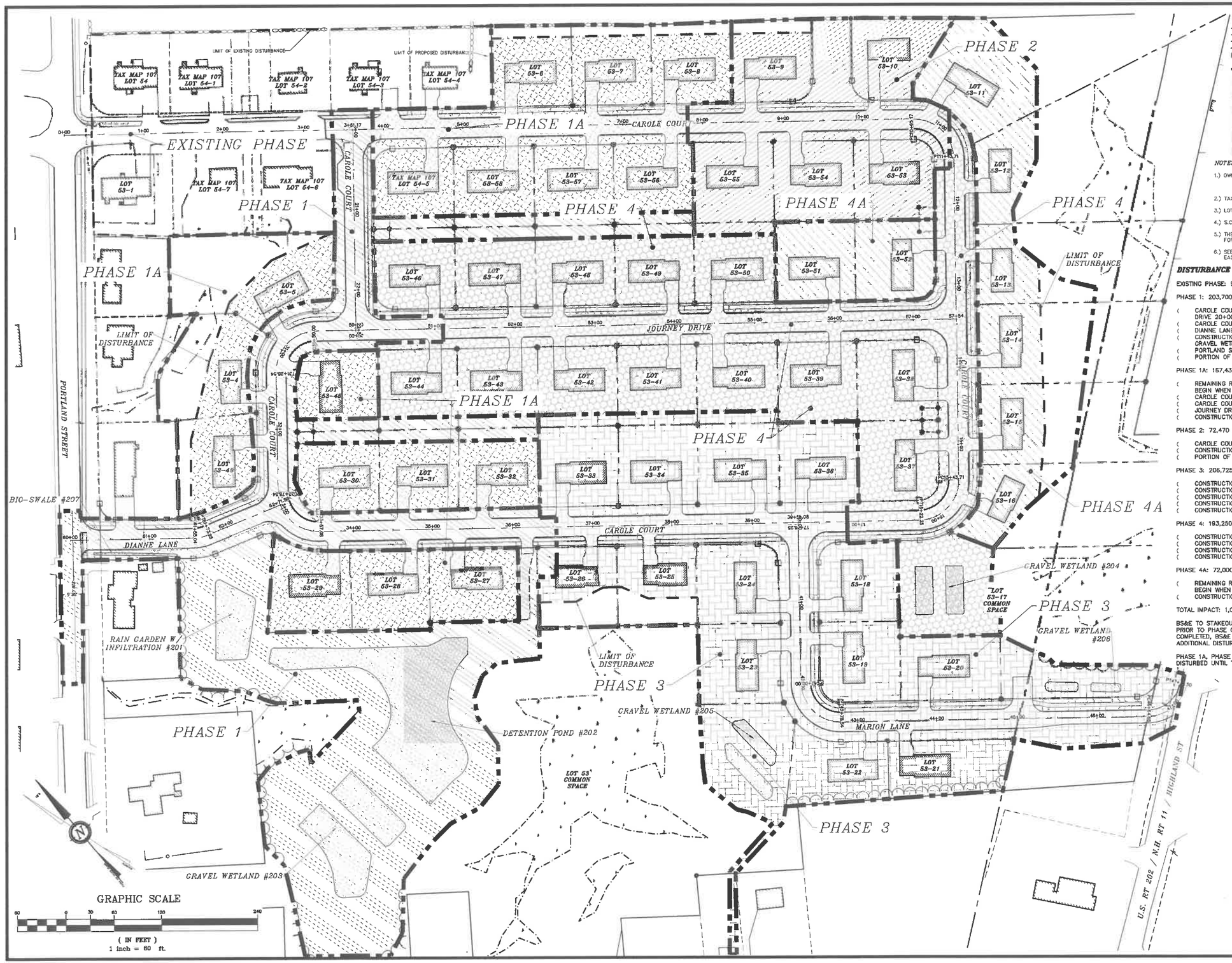
KENNETH A. BERRY L.L.S. 805 DATE 10-12-20

EASEMENT PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
626 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

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



LEGEND:

- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- BOUNDARY LINE
- WETLAND LINE
- PHASE LINE
- LIMIT OF DISTURBANCE
- PHASE 1
- PHASE 1A
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 4A

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03857

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROPOSED PHASES FOR THE SITE DEVELOPMENT

6.) SEE INTERIM DESIGN PLANS FOR THE TERMINATION OF EACH PHASE.

DISTURBANCE PER PHASES:

EXISTING PHASE: 94,955 SQ. FT. 2.18 Ac.

PHASE 1: 203,700 Sq. Ft., 4.68 Ac. TOTAL DISTURBANCE

- CAROLE COURT BETWEEN EX. CAROLE COURT & JOURNEY DRIVE 20+00 – 22+50
- CAROLE COURT PHASE 1–3 STA.: 30+00 TO 36+50
- DIANNE LANE
- CONSTRUCTION OF RAIN GARDEN 201, DETENTION POND 202, GRAVEL WETLAND 203 & BIO–SWALE 207.
- PORTLAND STREET UTILITY CONNECTIONS
- PORTION OF SWALES TO RESIDENTIAL INLET SUMPS

PHASE 1A: 157,430 Sq. Ft., 3.84 Ac. TOTAL DISTURBANCE

- REMAINING RESIDENTIAL CONSTRUCTION WITHIN PHASE 1 TO BEGIN WHEN ROAD AND PONDS ARE STABILIZED.
- CAROLE COURT 3+75 TO 7+95
- CAROLE COURT DRAINAGE & UTILITIES 7+95 TO 7+80
- JOURNEY DRIVE DRAINAGE & UTILITIES 50+00 TO 51+10
- CONSTRUCTION OF 17 RESIDENTIAL LOTS

PHASE 2: 72,470 Sq. Ft., 1.66 Ac. TOTAL DISTURBANCE

- CAROLE COURT 7+95 TO 11+15.
- CONSTRUCTION OF 5 RESIDENTIAL LOTS
- PORTION OF SWALE TO RESIDENTIAL INLET SUMPS

PHASE 3: 206,725 Sq. Ft., 4.75 Ac. TOTAL DISTURBANCE

- CONSTRUCTION OF CAROLE COURT 36+50 – END
- CONSTRUCTION OF MARION LANE
- CONSTRUCTION OF GRAVEL WETLAND 205 & 206
- CONSTRUCTION OF HICKEY STREET WATERLINE
- CONSTRUCTION OF 13 RESIDENTIAL LOTS

PHASE 4: 193,250 Sq. Ft., 4.44 Ac. TOTAL DISTURBANCE

- CONSTRUCTION OF THE REMAINDER OF CAROLE COURT
- CONSTRUCTION OF JOURNEY DRIVE 50+00 – END
- CONSTRUCTION OF GRAVEL WETLAND 204.
- CONSTRUCTION OF 13 RESIDENTIAL LOTS

PHASE 4A: 72,000 Sq. Ft., 1.65 Ac. TOTAL DISTURBANCE

- REMAINING RESIDENTIAL CONSTRUCTION WITHIN PHASE 4 TO BEGIN WHEN ROAD AND PONDS ARE STABILIZED.
- CONSTRUCTION OF 8 RESIDENTIAL LOTS

TOTAL IMPACT: 1,010,530 SQ. FT., 23.20 Ac.

BS&E TO STAKEOUT THE LIMIT OF DISTURBANCE PER PHASE PRIOR TO PHASE CONSTRUCTION. AS PHASE IS STABILIZED AND COMPLETED, BS&E TO STAKEOUT THE NEXT PHASE PRIOR TO ADDITIONAL DISTURBANCE.

PHASE 1A, PHASE 2, PHASE 3, AND PHASE 4 WILL NOT BE DISTURBED UNTIL THE PREVIOUS PHASES ARE STABILIZED.

REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES REMI & PHASING
#5	7-16-20	REVISED PER AoT REMI
#4A	6-29-20	REVISED PER ROCHESTER TRC COMMENTS

CONSTRUCTION PHASING PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 60 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

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

REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-18-20	REVISED PER ROCHESTER TRG COMMENTS
#8	8-04-20	PHASING NOTE REVISED PER AOT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AOT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

OVERVIEW SITE PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 60 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

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

SHEET 21 OF 98

NOTES:

1.) OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

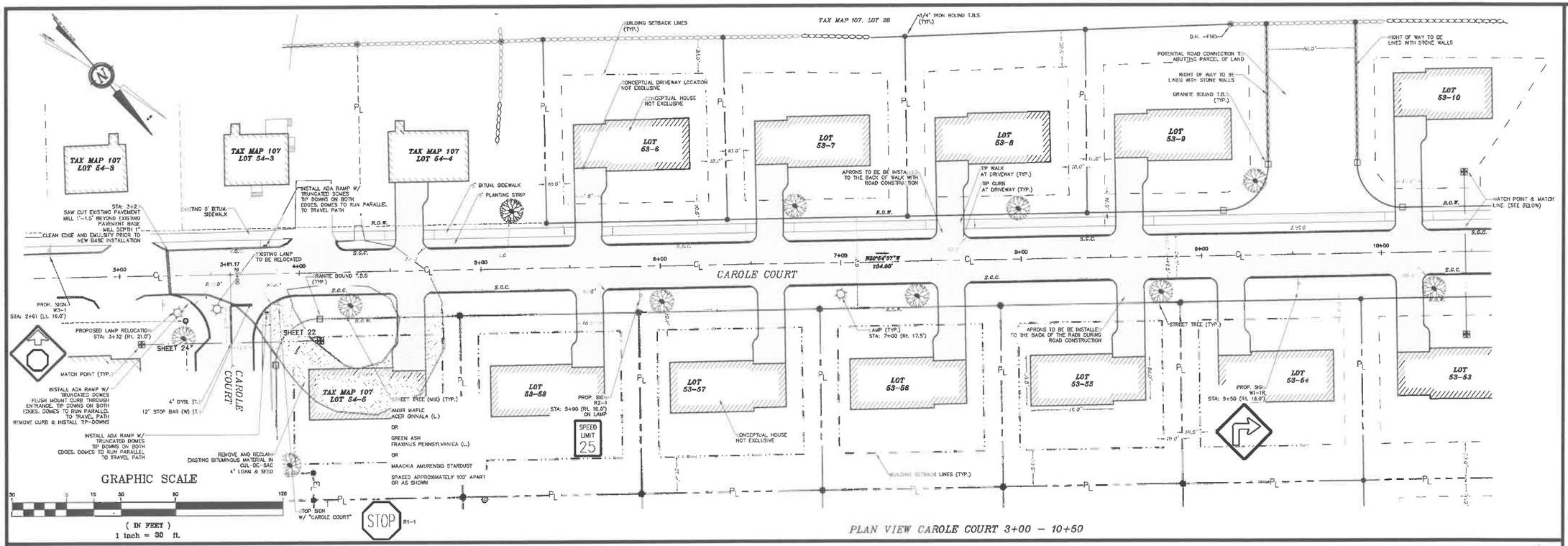
3.) S.C.R.O. BOOK 4742, PAGE 939
(QUIET TITLE) S.C.R.O. BOOK 4731, PAGE 1010

4.) LOT AREA: 1,241,528 Sq. Ft., 28.50 Ac.

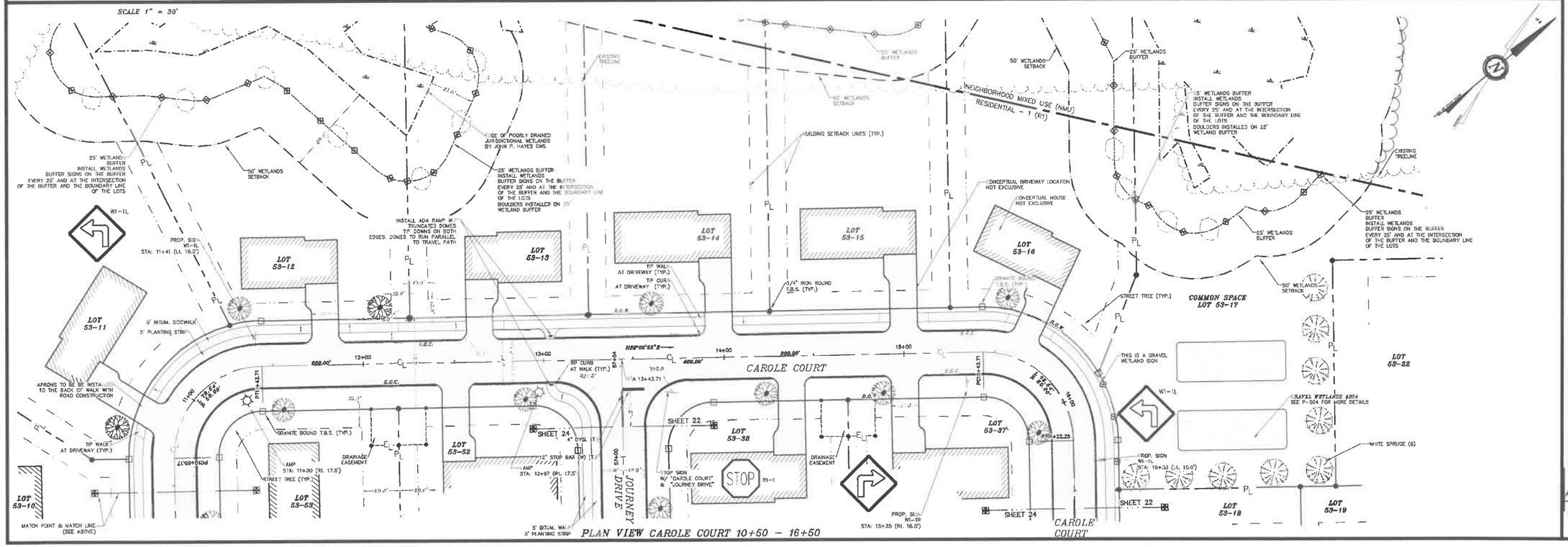
5.) ZONING: R1 (RESIDENTIAL 1)
SETBACKS:
FRONT – 10'
SIDE – 10'
REAR – 20'
WETLAND: 50' (WETLANDS GREATER THE 0.5 Ac.)
MIN. LOT SIZE: 10,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 35%
MAX. BUILDING HEIGHT: 35'

6.) THE INTENT OF THIS PLAN IS TO SHOW THE OVERALL SITE DESIGN FOR THE PROPOSED DEVELOPMENT.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.



PLAN VIEW CAROLE COURT 3+00 – 10+50



PLAN VIEW CAROLE COURT 10+50 – 16+50

REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-10-20	REVISED PER D.H.
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

PLAN VIEW CAROLE COURT 3+00 – 16+50
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14245
PROFESSIONAL ENGINEER

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PLAN VIEW CAROLE COURT BETWEEN EX. CAROLE COURT AND JOURNEY DRIVE 20+00 – END

SCALE 1" = 30'

PLAN VIEW CAROLE COURT PHASE 1–3 30+00 – END

SCALE 1" = 30' PLAN VIEW JOURNEY DRIVE 50+00 – END

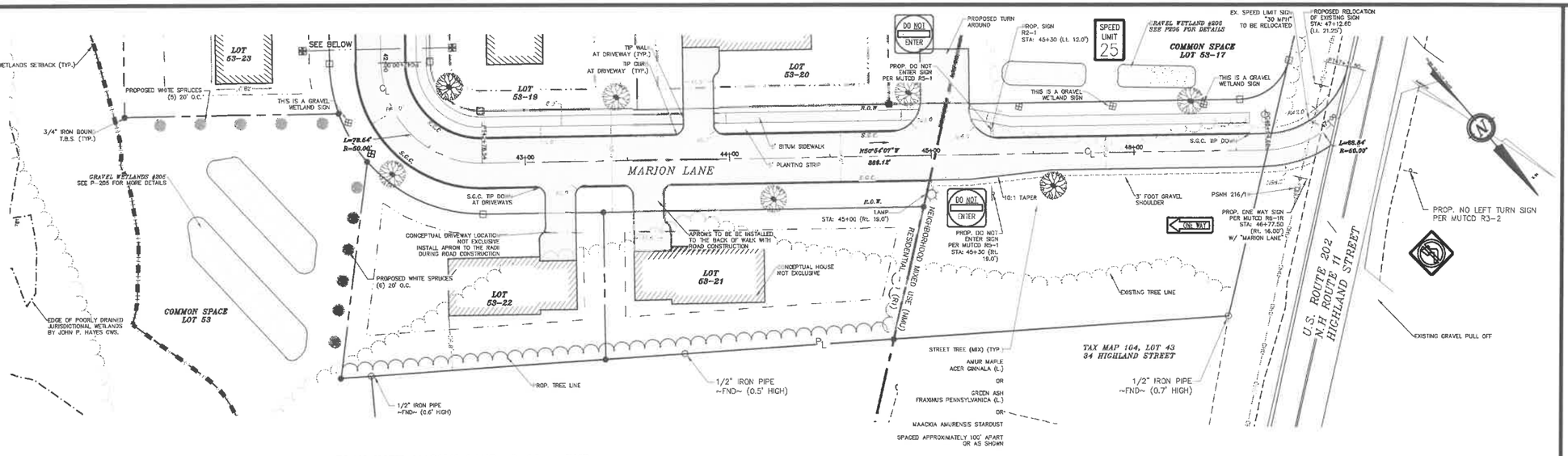
REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER PLANNING BOARD MEETING
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

PLAN VIEW JOURNEY DRIVE & CAROLE COURT PHASE 1–3
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

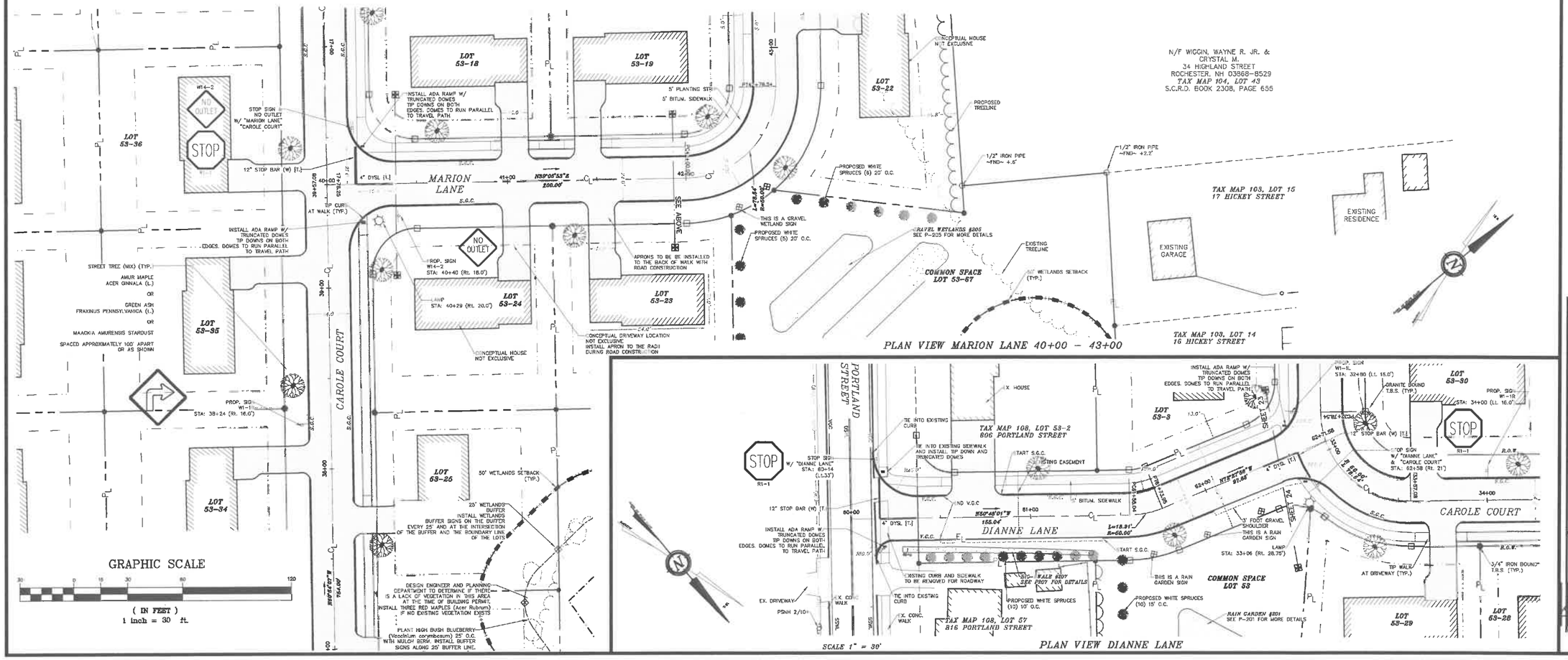
SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

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



SCALE 1" = 30'

PLAN VIEW MARION LANE 43+00 – END



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PLAN VIEW MARION LANE 40+00 – 43+00

SCALE 1" = 30'

PLAN VIEW DIANNE LANE

REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-07-20	REVISED PER POSTMASTER COMMENT
#8	8-04-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRC COMMENTS

PLAN VIEW MARION LANE & DIANNE LANE
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

STATE OF NEW HAMPSHIRE – KENNETH A. BERRY No. 14243 – LICENSED LAND SURVEYOR

REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-21-20	REVISED PER PLANNING BOARD COMMENTS
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	8-04-20	PHASING NOTE REVISED PER AOT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AOT RFMI

OVERVIEW GRADING PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 60 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

STATE OF NEW HAMPSHIRE — KENNETH A. BERRY No. 10243 — LICENSED PROFESSIONAL ENGINEER

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT & GARY DRIVE ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE A GRADING AND ENGINEERING OVERVIEW OF TAX MAP 108, LOT 53.

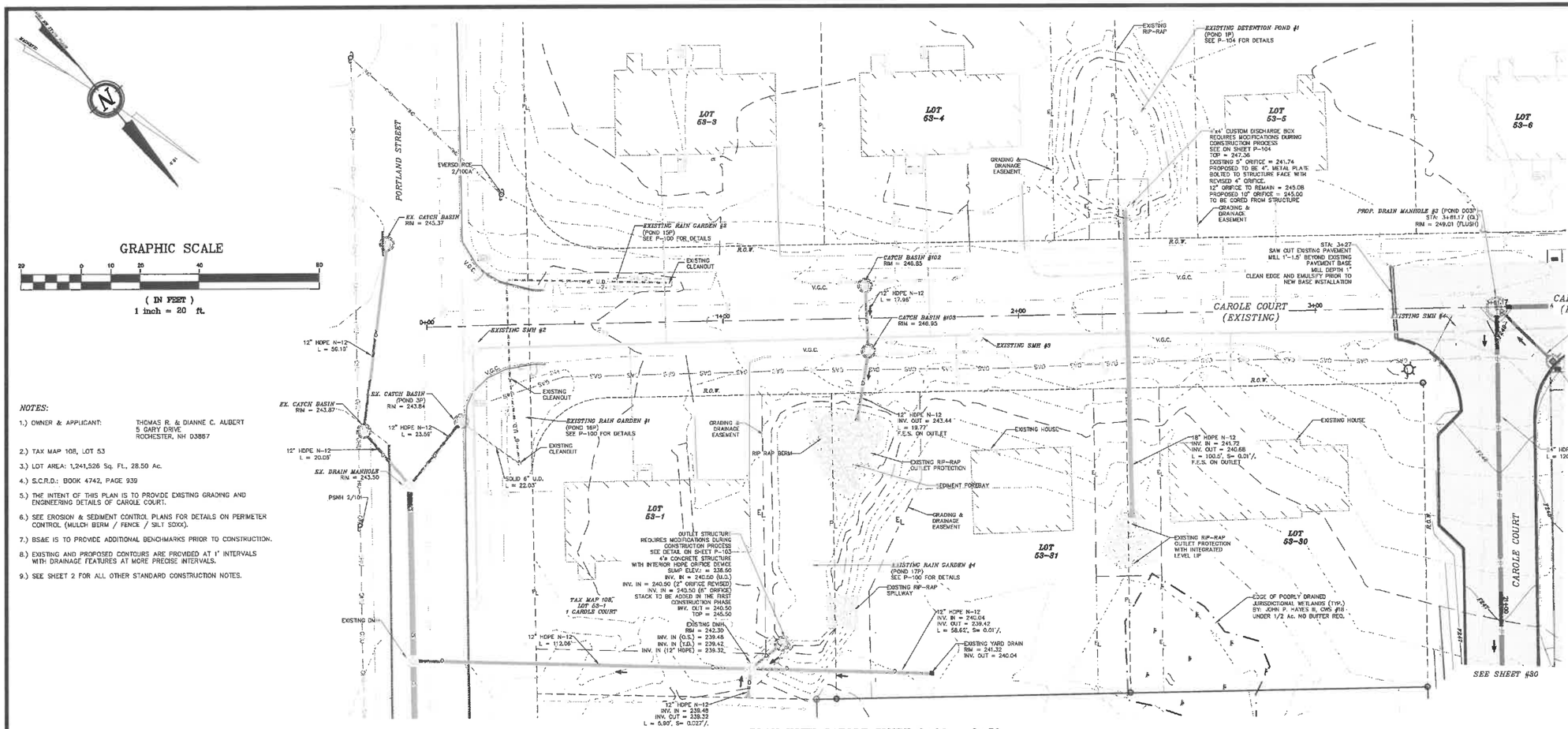
6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

LOT DEVELOPMENT DESIGN PRESUMPTION: THE FRONT OF EACH LOT, FROM THE RIDGE LINE OF THE HOUSE, WILL BE FILLED AND DRAIN TO THE ROAD AND INFRASTRUCTURE.



PLAN VIEW CAROLE COURT 0+00 – 3+50

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT, 5 GARY DRIVE, ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

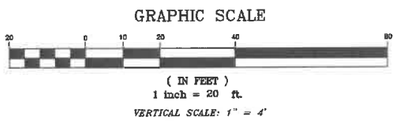
5.) THE INTENT OF THIS PLAN IS TO PROVIDE EXISTING GRADING AND ENGINEERING DETAILS OF CAROLE COURT.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

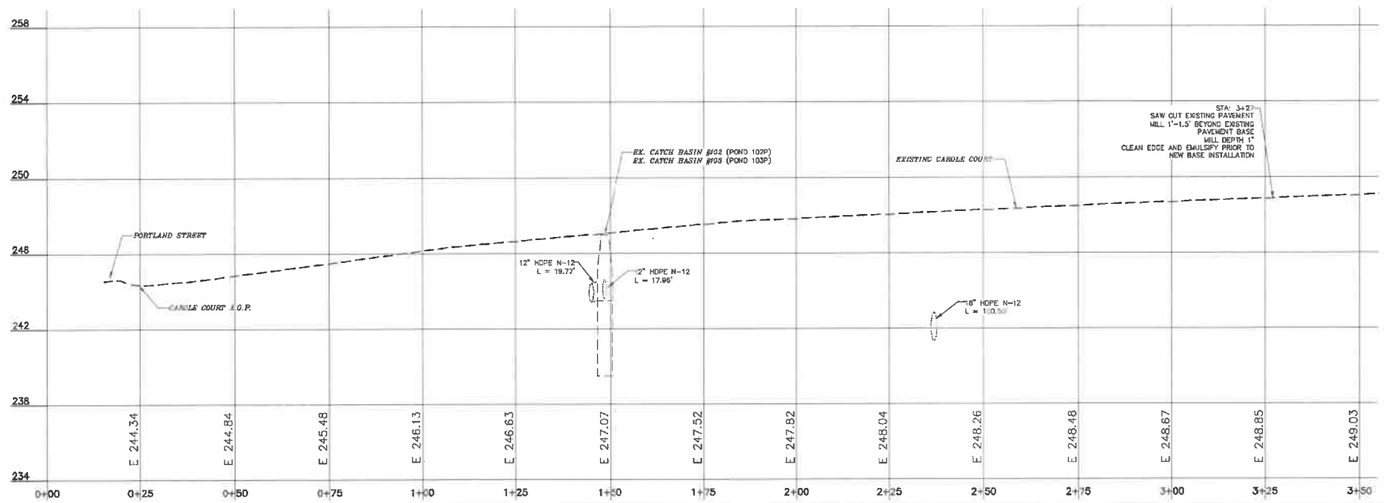
7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.



PROFILE VIEW CAROLE COURT 0+00 – 3+50



REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI

AS-BUILT PLAN & PROFILE CAROLE COURT 0+00 – 3+50
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

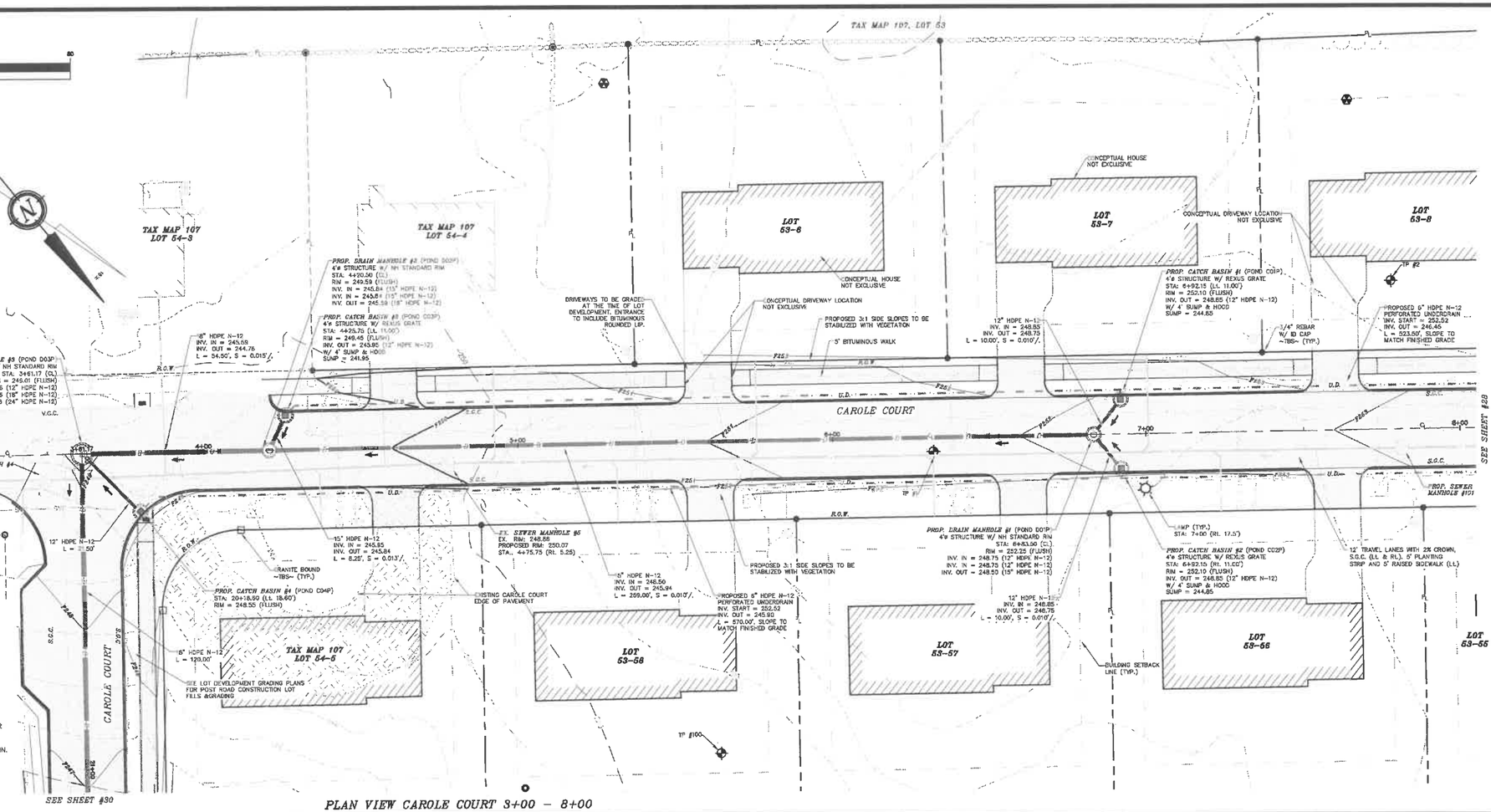
SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

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.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF CAROLE COURT AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 3 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

PLAN VIEW CAROLE COURT 3+00 – 8+00

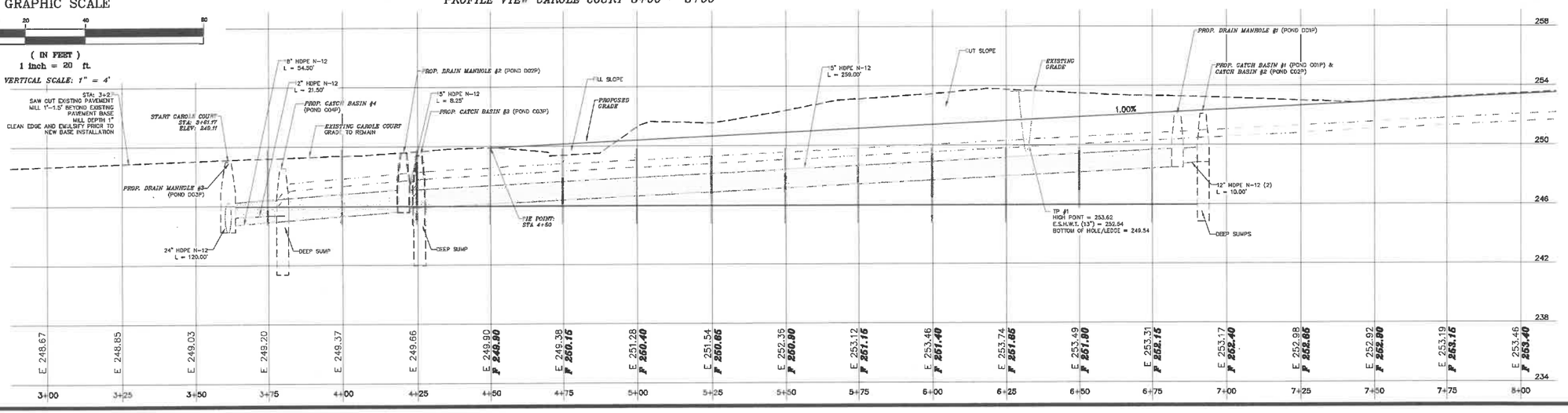
PROFILE VIEW CAROLE COURT 3+00 – 8+00

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'



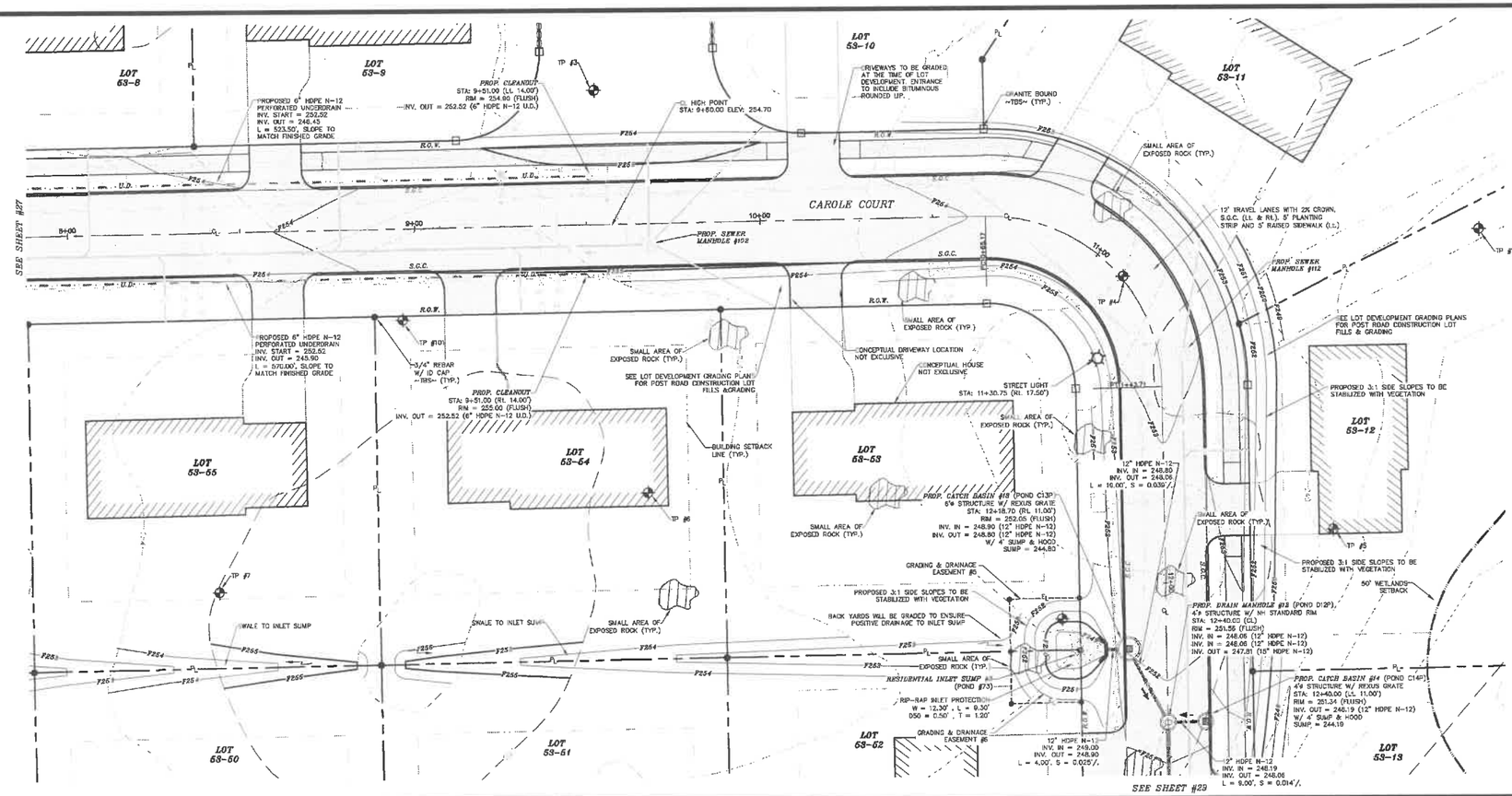
REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER AoT PERMIT & PHASING
#5	7-14-20	REVISED PER AoT RFMI

PLAN & PROFILE CAROLE COURT 3+00 – 8+00
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7841
PROFESSIONAL ENGINEER



PLAN VIEW CAROLE COURT 8+00 – 12+50

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF CAROLE COURT AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

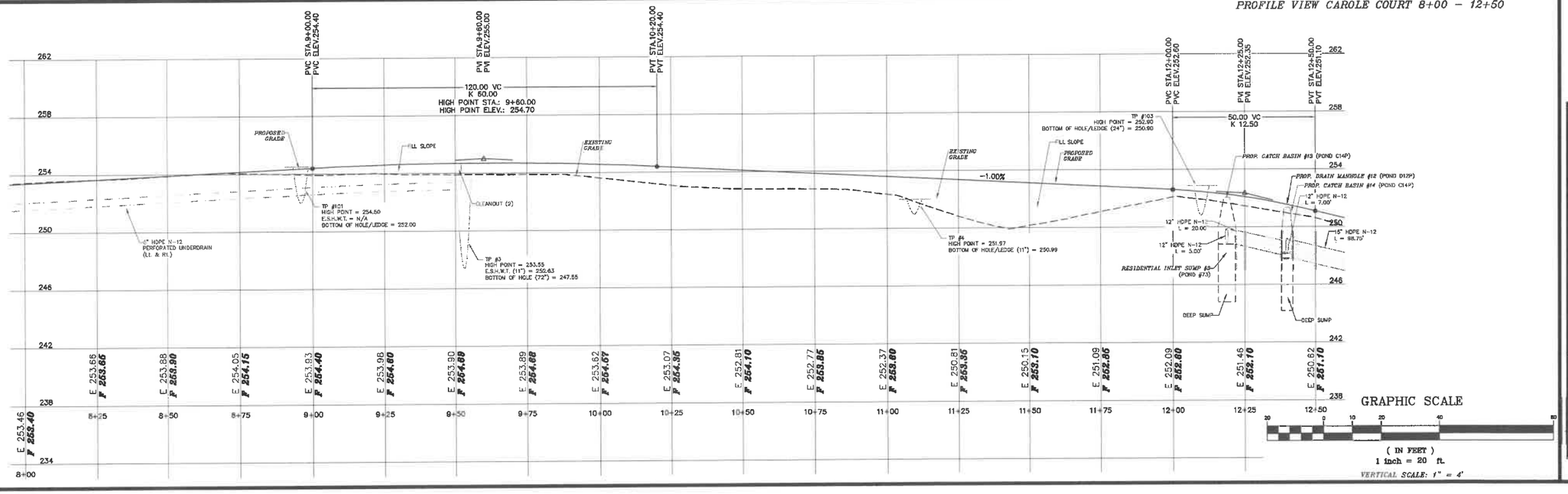
8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 3 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



PROFILE VIEW CAROLE COURT 8+00 – 12+50

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES & PE STAMP & PHASING
#5	7-14-20	REVISED PER AoT REVIEW

PLAN & PROFILE CAROLE COURT 8+00 – 12+50
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

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

PLAN VIEW CAROLE COURT 12+50 – END

PROFILE VIEW CAROLE COURT 12+50 – END

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF CAROLE COURT AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES SEWER PERMIT
#5	7-14-20	REVISED PER AoT REVI

PLAN & PROFILE CAROLE COURT 12+50 – 17+76.25
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

KENNETH A. DEPRY No. 14241 STATE OF NEW HAMPSHIRE PROFESSIONAL ENGINEER

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
3 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

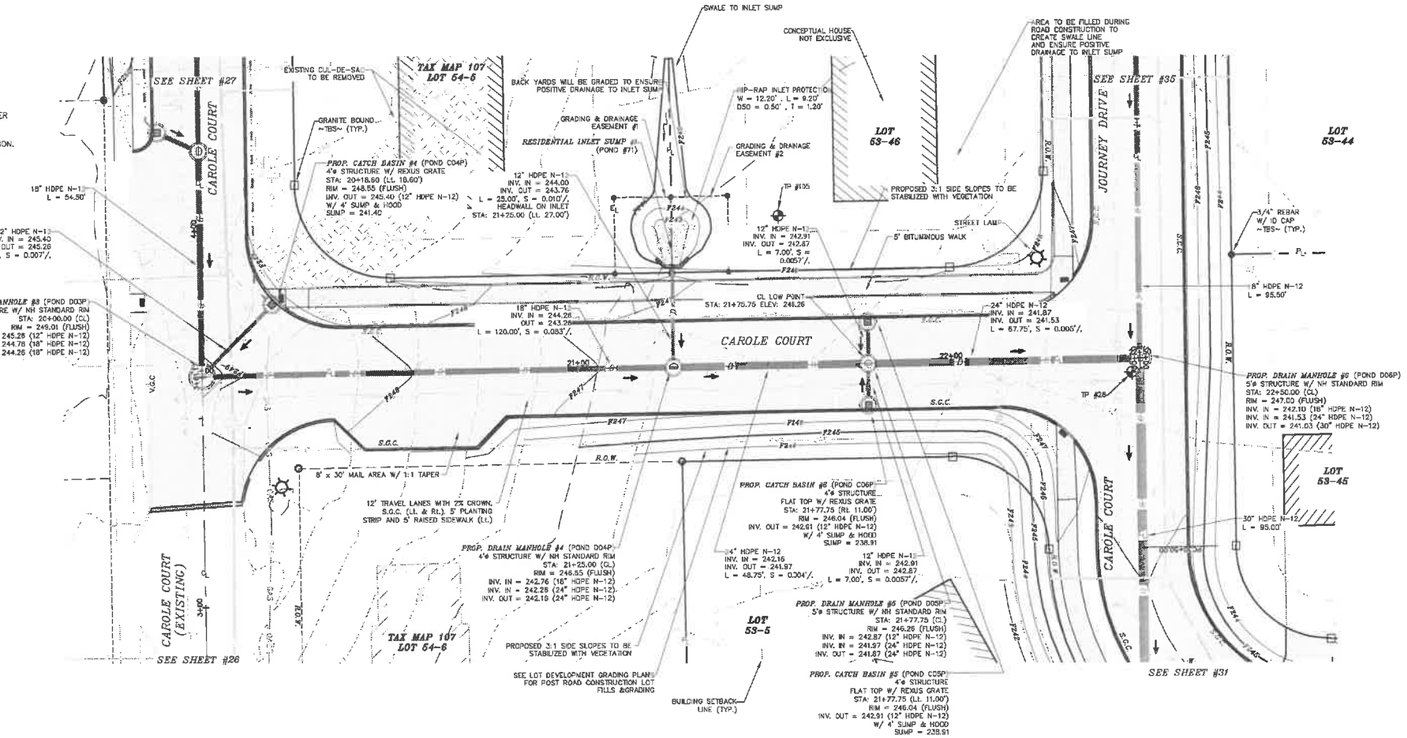
5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF CAROLE COURT AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

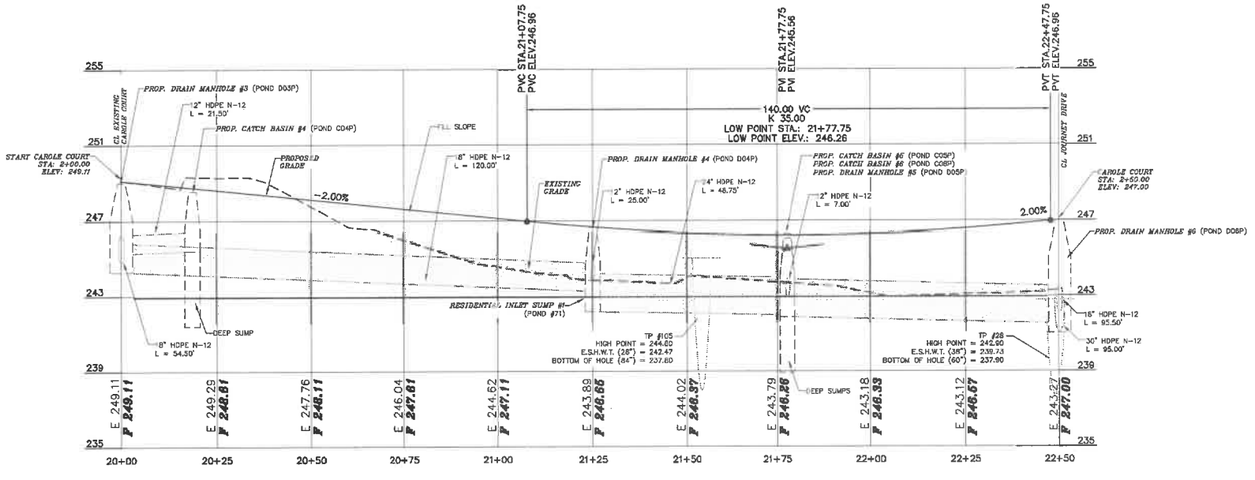


GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

PLAN VIEW CAROLE COURT BETWEEN EX. CAROLE COURT AND JOURNEY DRIVE 20+00 – END

PROFILE VIEW CAROLE COURT BETWEEN EX. CAROLE COURT AND JOURNEY DRIVE 20+00 – END



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

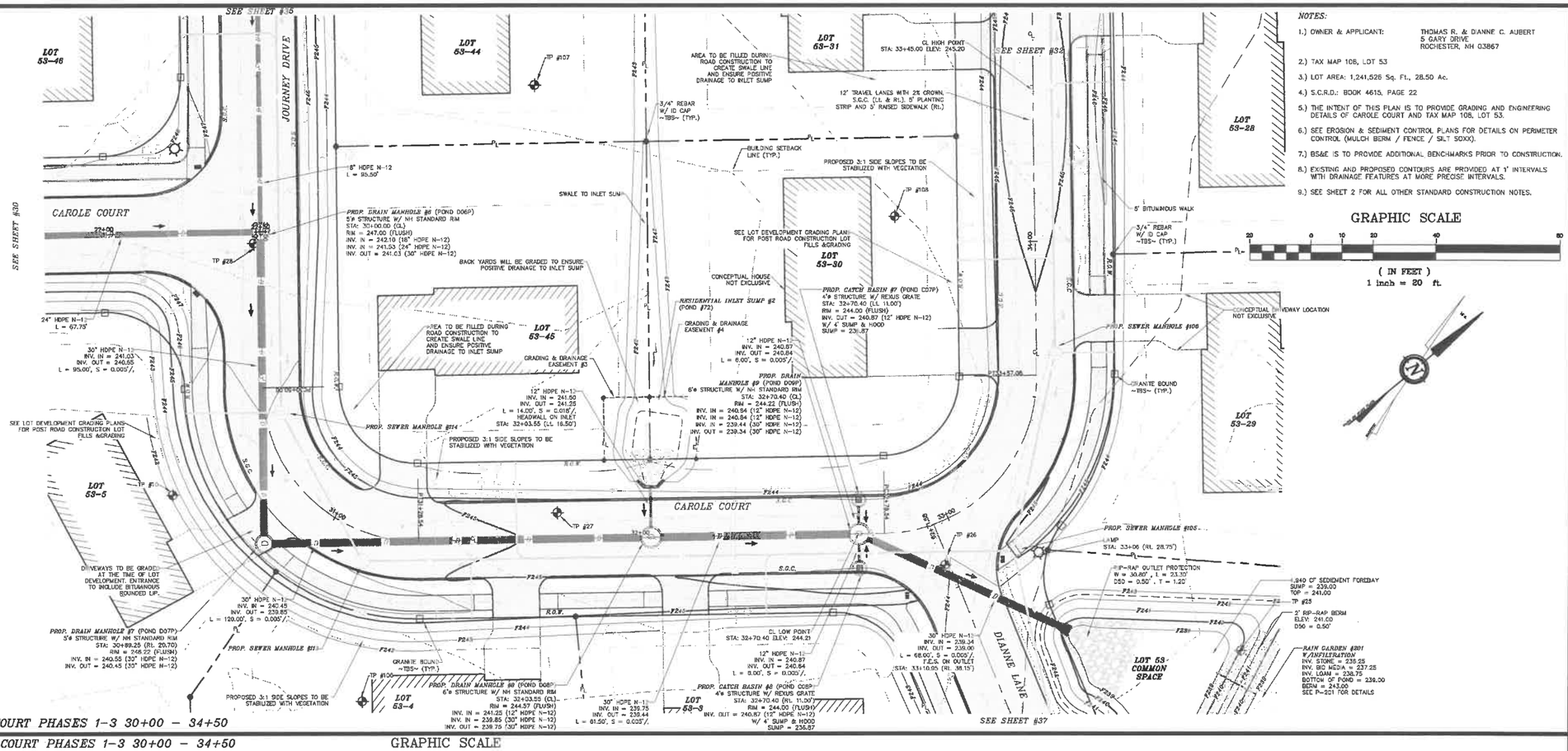
REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-25-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER BS&E RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI

PLAN & PROFILE CAROLE COURT BETWEEN EX. CAROLE COURT AND JOURNEY DRIVE 20+00 – END
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

STATE OF NEW HAMPSHIRE – KENNETH A. BERRY No. 7431 – PROFESSIONAL ENGINEER



PLAN VIEW CAROLE COURT PHASES 1-3 30+00 - 34+50

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT, 5 GARY DRIVE, ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4615, PAGE 22

5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF CAROLE COURT AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

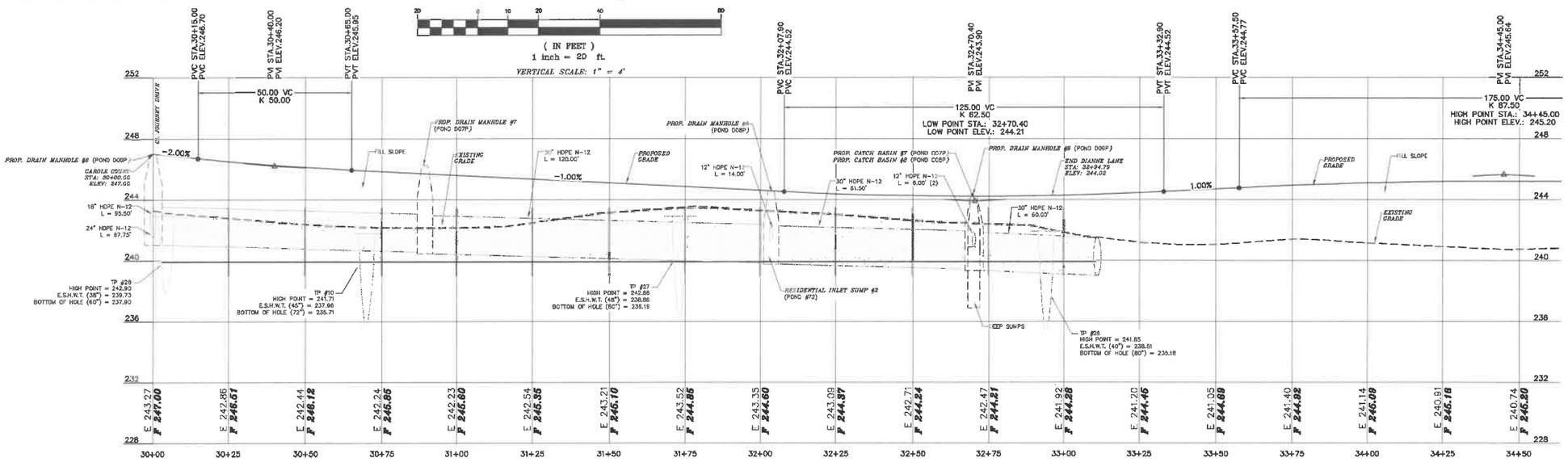
9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-25-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-20-20	REVISED PER NHDES WWPP
#5	7-14-20	REVISED PER AoT RFMI & PHASING

PLAN & PROFILE CAROLE COURT PHASE 1-3 30+00 - 34+50
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

PROFILE VIEW CAROLE COURT PHASES 1-3 30+00 - 34+50

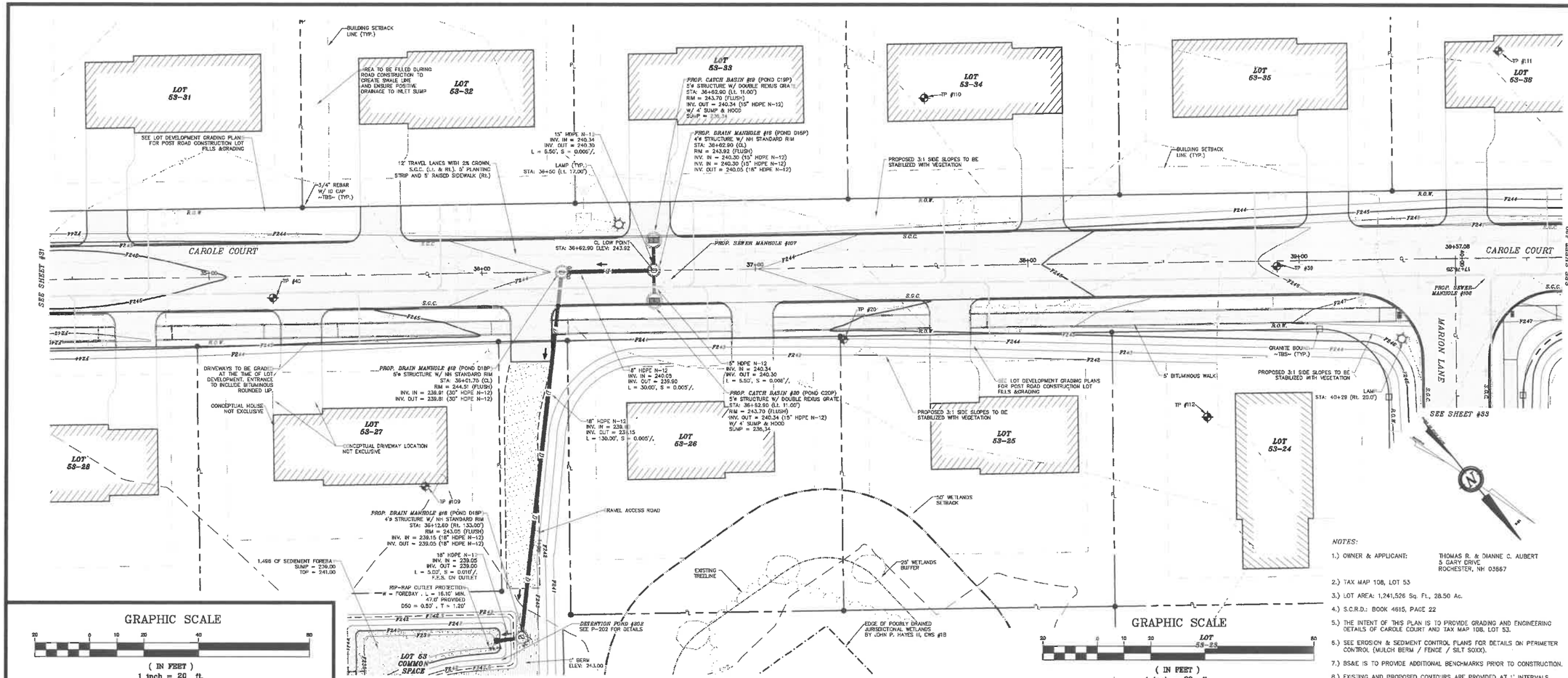
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'



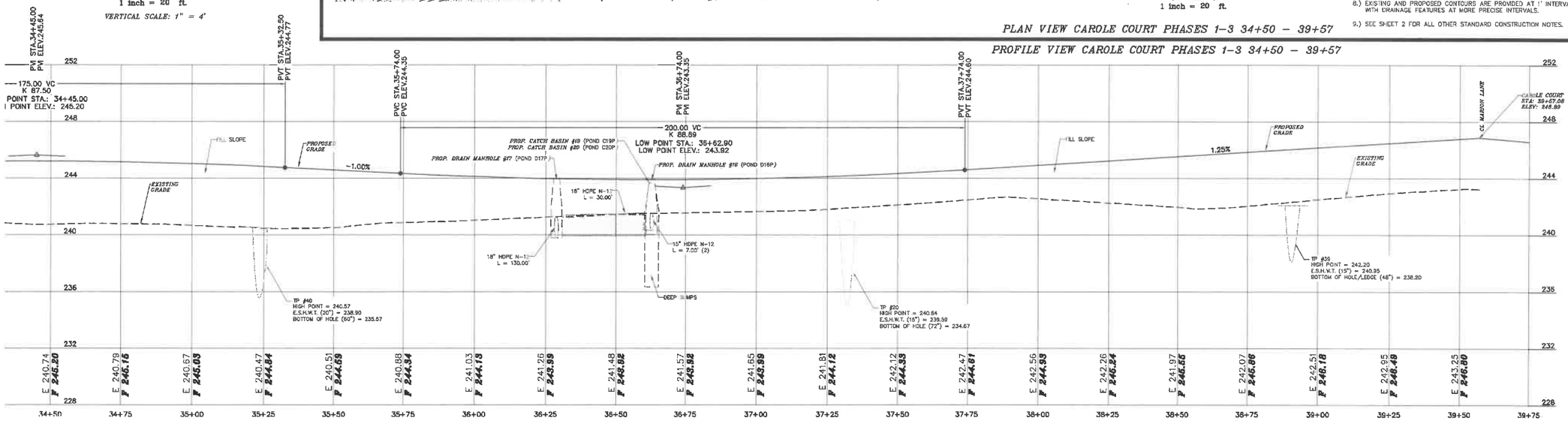
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

KENNETH A. BERRY No. 14143 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE



PLAN VIEW CAROLE COURT PHASES 1–3 34+50 – 39+57



GRAPHIC SCALE
(IN FEET) 1 inch = 20 ft.

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT, 5 GARY DRIVE, ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4615, PAGE 22

5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF CAROLE COURT AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

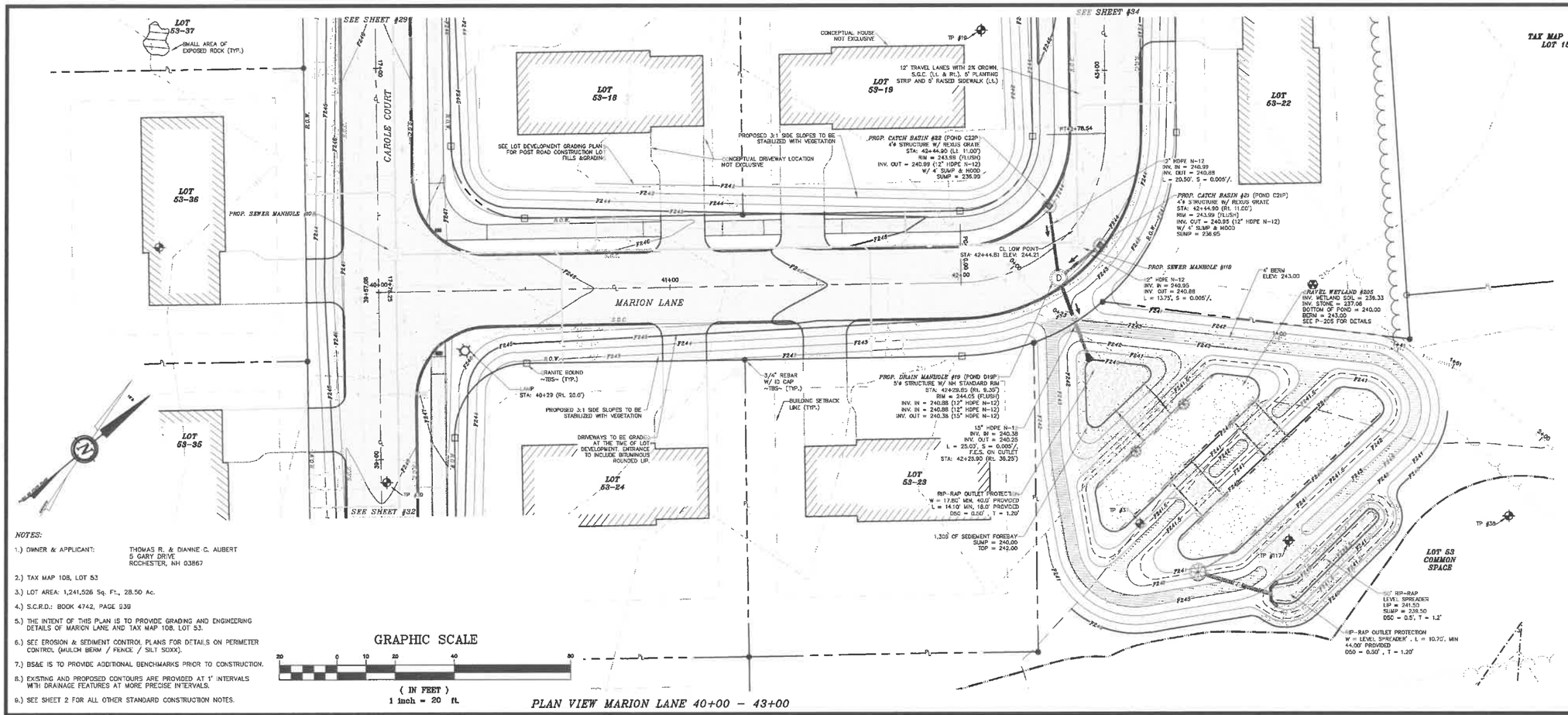
REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-25-20	REVISED PER PLANNING BOARD COMMENT
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI

PLAN & PROFILE CAROLE COURT PHASES 1–3 34+50 – 39+57
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

KENNETH A. BERRY LAND SURVEYOR PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE



NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF MARION LANE AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

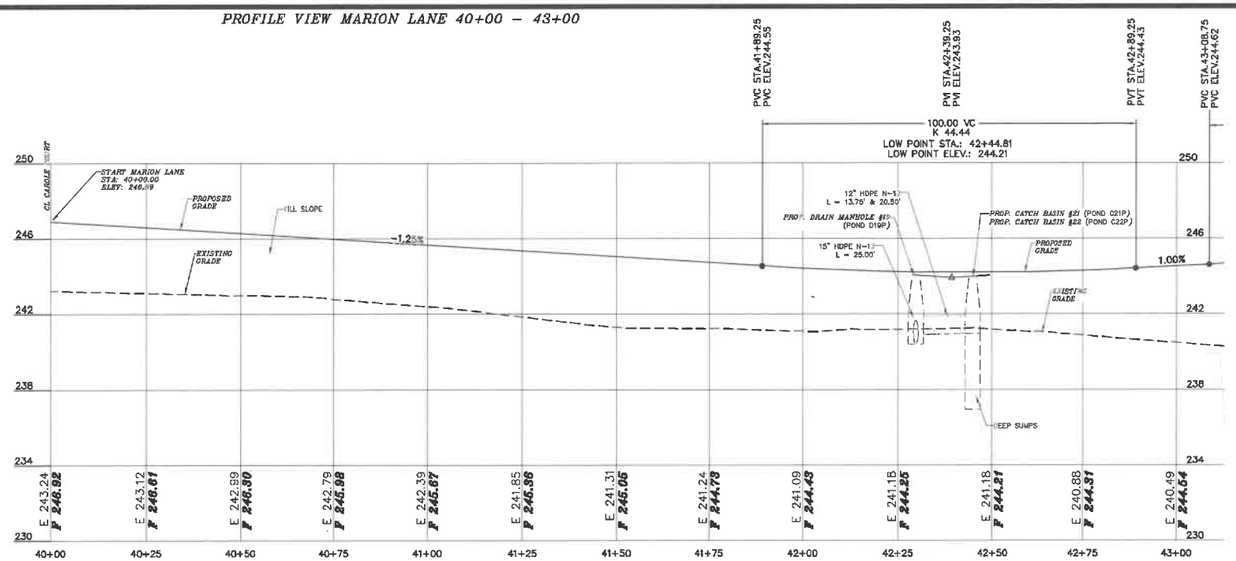
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAN VIEW MARION LANE 40+00 – 43+00

PROFILE VIEW MARION LANE 40+00 – 43+00



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-21-20	REVISED PER PLANNING BOARD COMMENTS
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	8-04-20	PHASING NOTE REVISED PER ACT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RPMI & PHASING
#5	7-14-20	REVISED PER ACT RPMI

PLAN & PROFILE MARION LANE 40+00 – END
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY No. 14241
LICENSED PROFESSIONAL ENGINEER

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

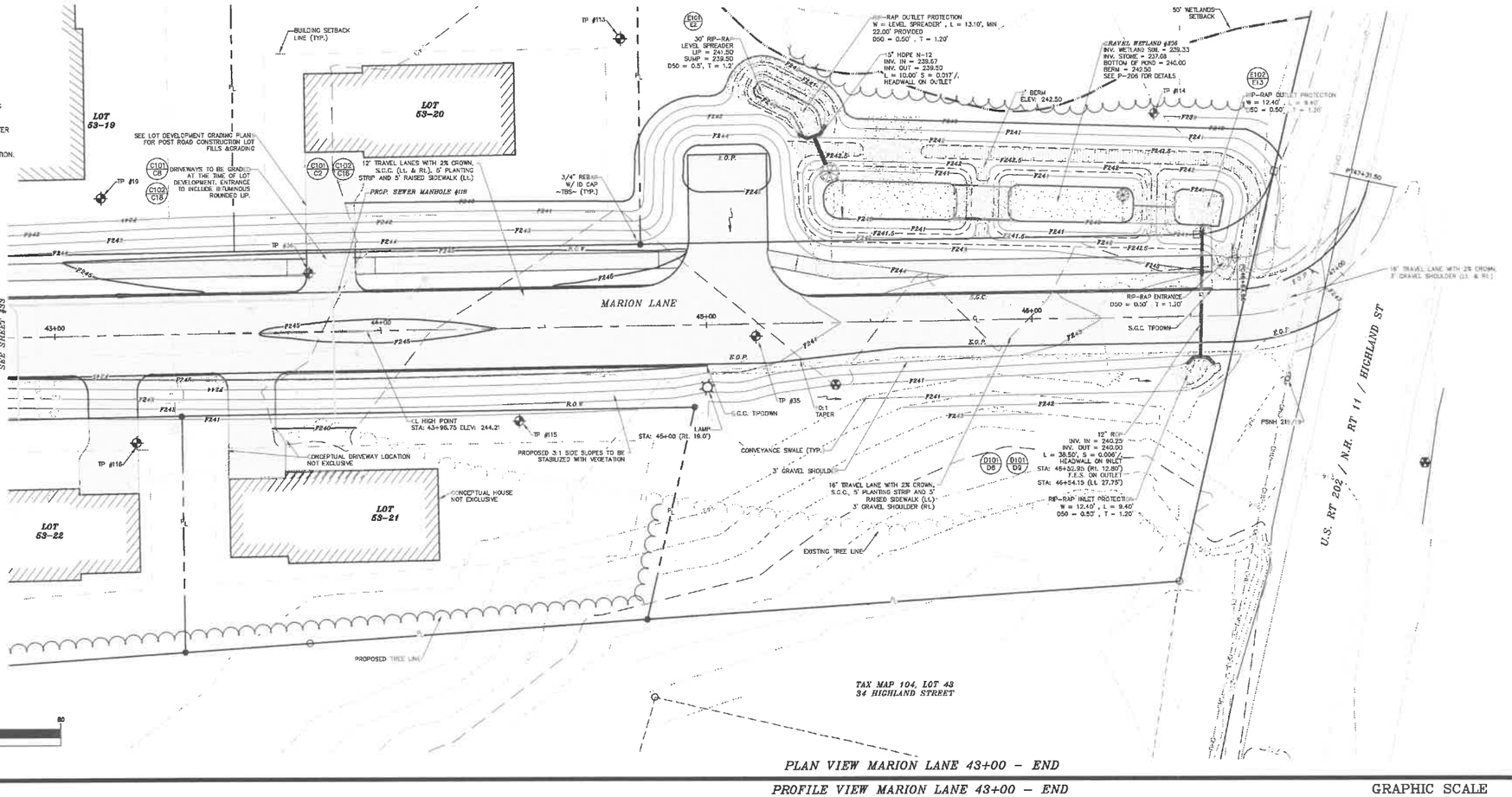
5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF MARION LANE AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL. (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.



GRAPHIC SCALE

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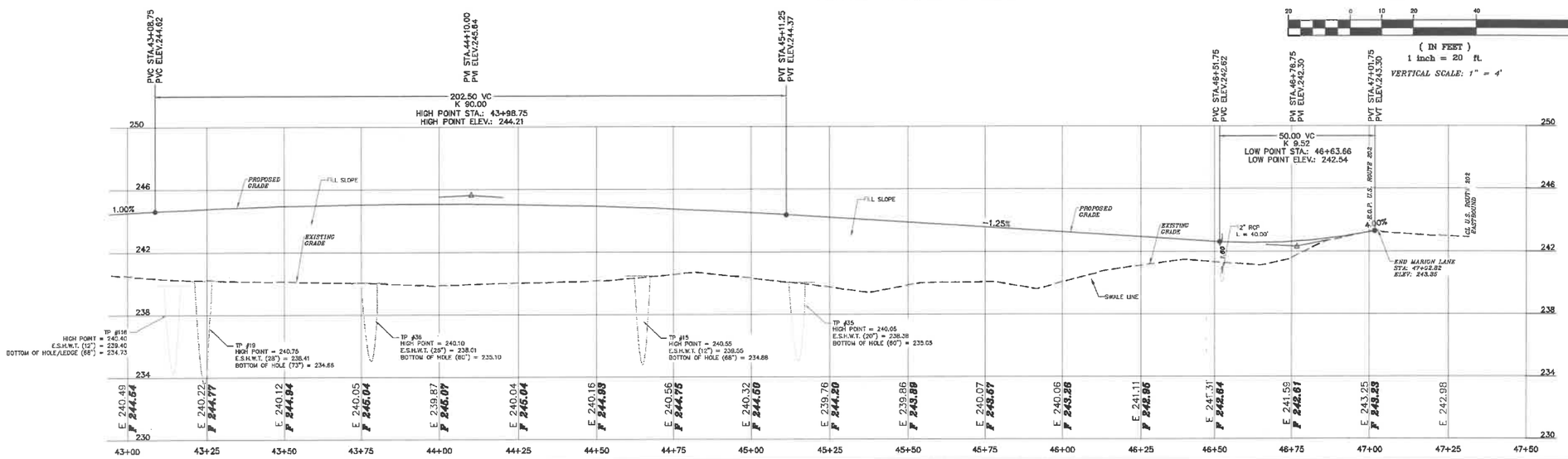
(IN FEET)
1 inch = 20 ft.

PLAN VIEW MARION LANE 43+00 – END



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

PROFILE VIEW MARION LANE 43+00 – END

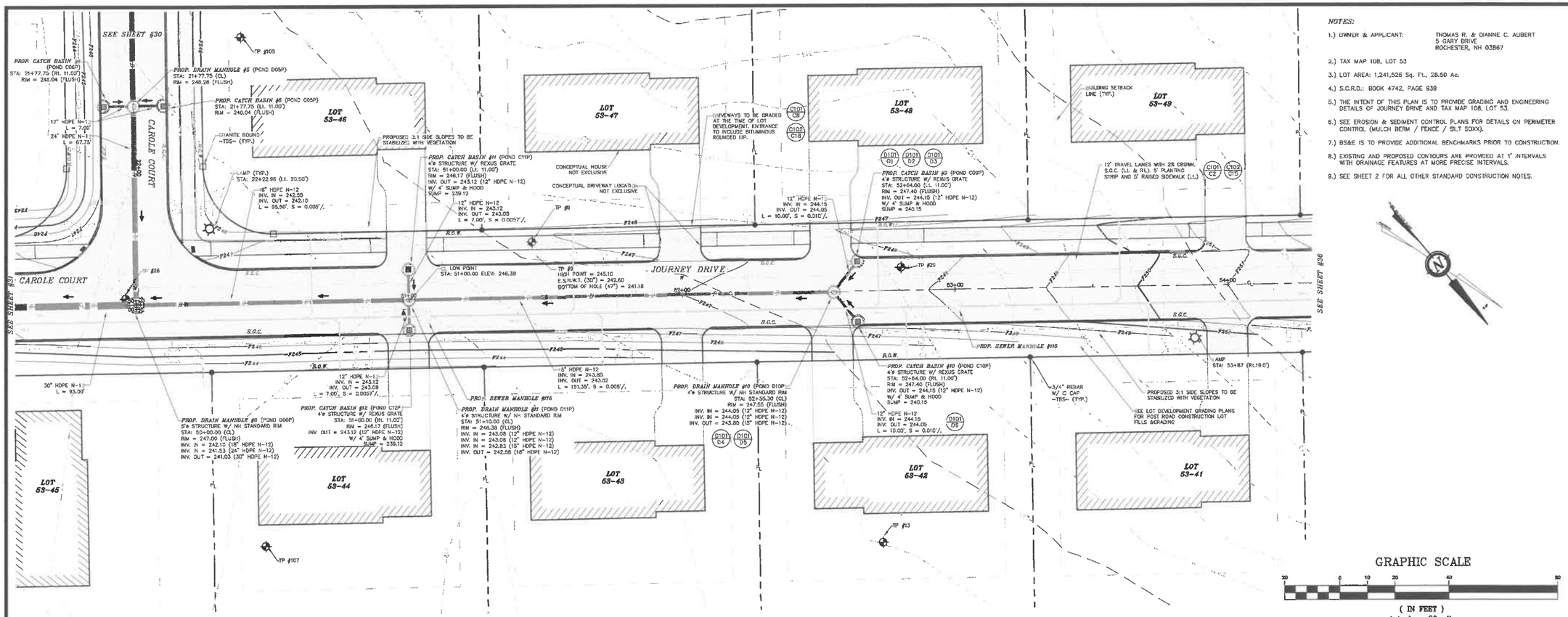
REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-22-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI

PLAN & PROFILE MARION LANE 43+00 – END
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
PROFESSIONAL ENGINEER



NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
S GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF JOURNEY DRIVE AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

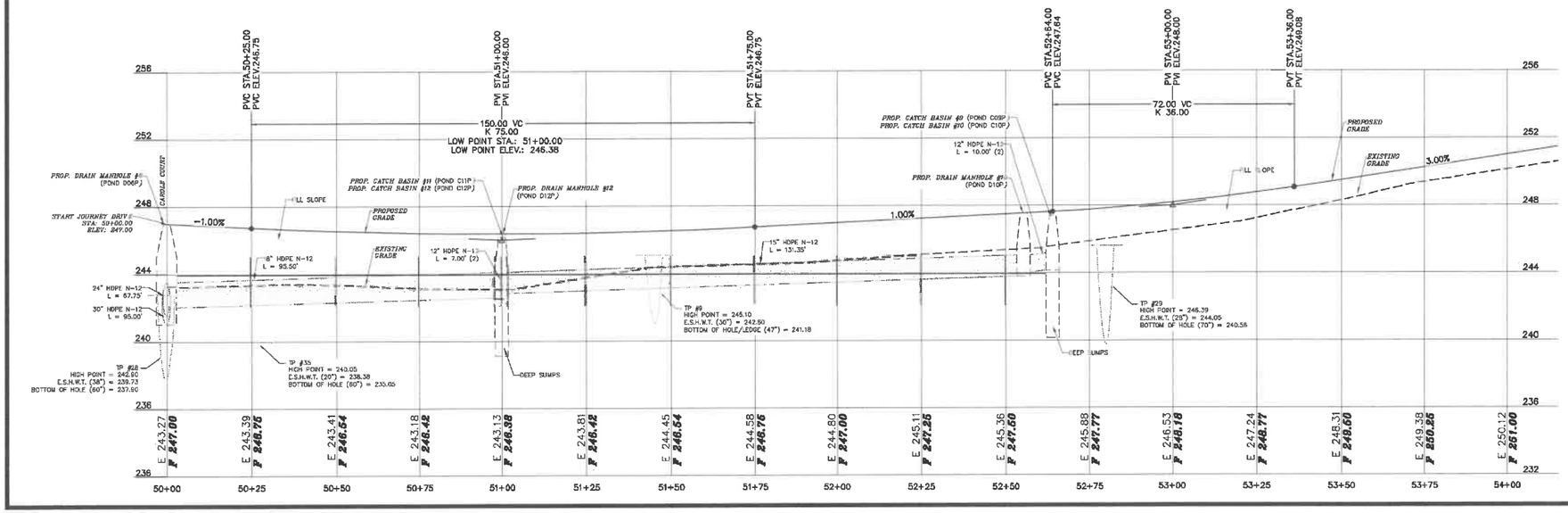
8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

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

PLAN VIEW JOURNEY DRIVE 50+00 – 54+00

PROFILE VIEW JOURNEY DRIVE 50+00 – 54+00



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

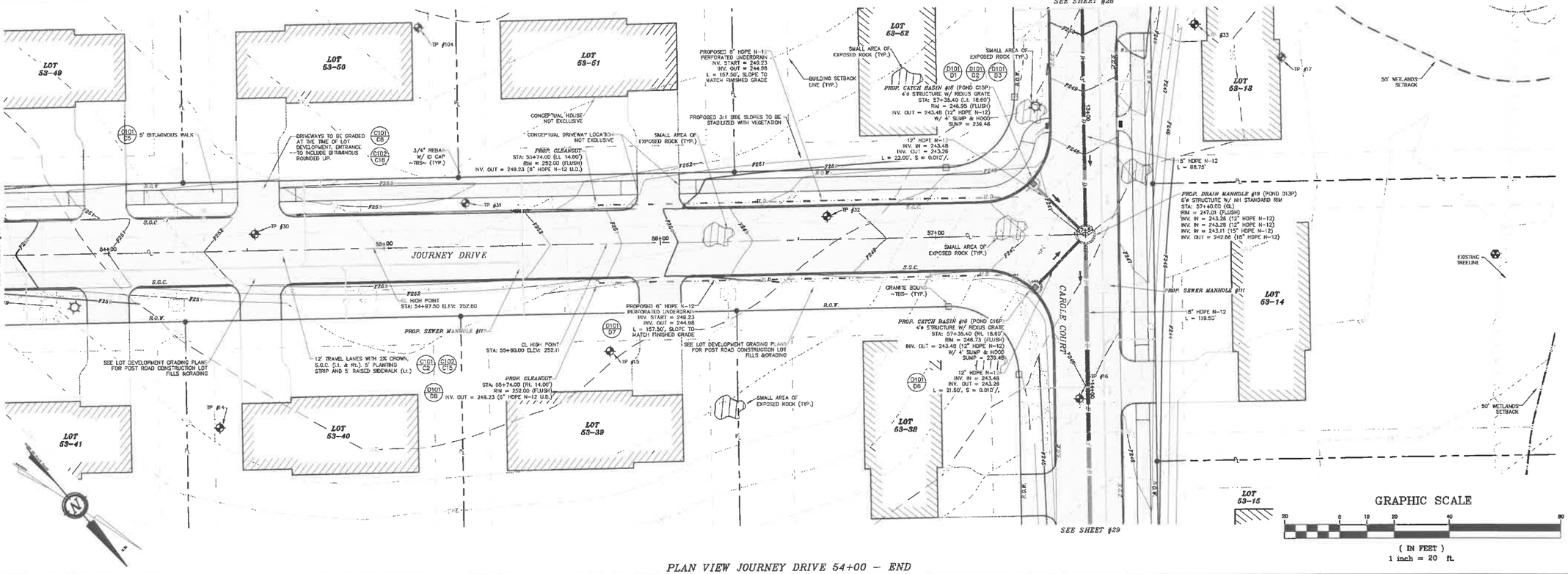
#	REVISION	DATE	DESCRIPTION
#11		10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10		9-21-20	REVISED PER PLANNING BOARD APPROVAL
#9		8-17-20	REVISED PER POSTMASTER COMMENT
#8		8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7		7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6		7-24-20	REVISED PER NHDES RFMI & PHASING
#5		7-14-20	REVISED PER AoT RFMI

PLAN & PROFILE JOURNEY DRIVE 50+00 – 54+00
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

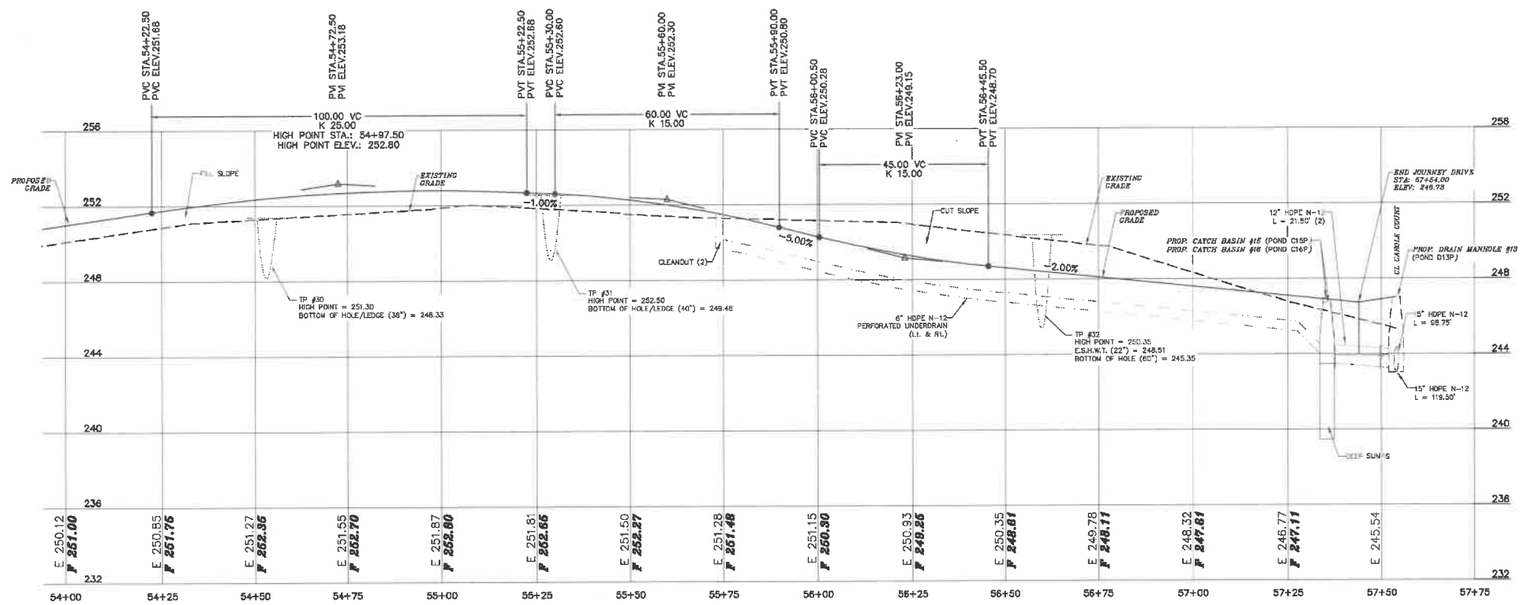
SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

STATE OF NEW HAMPSHIRE KENNETH A. BERRY No. 7434 LICENSED PROFESSIONAL ENGINEER



PLAN VIEW JOURNEY DRIVE 54+00 – END

PROFILE VIEW JOURNEY DRIVE 54+00 – END



NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF JOURNEY DRIVE AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET) 1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

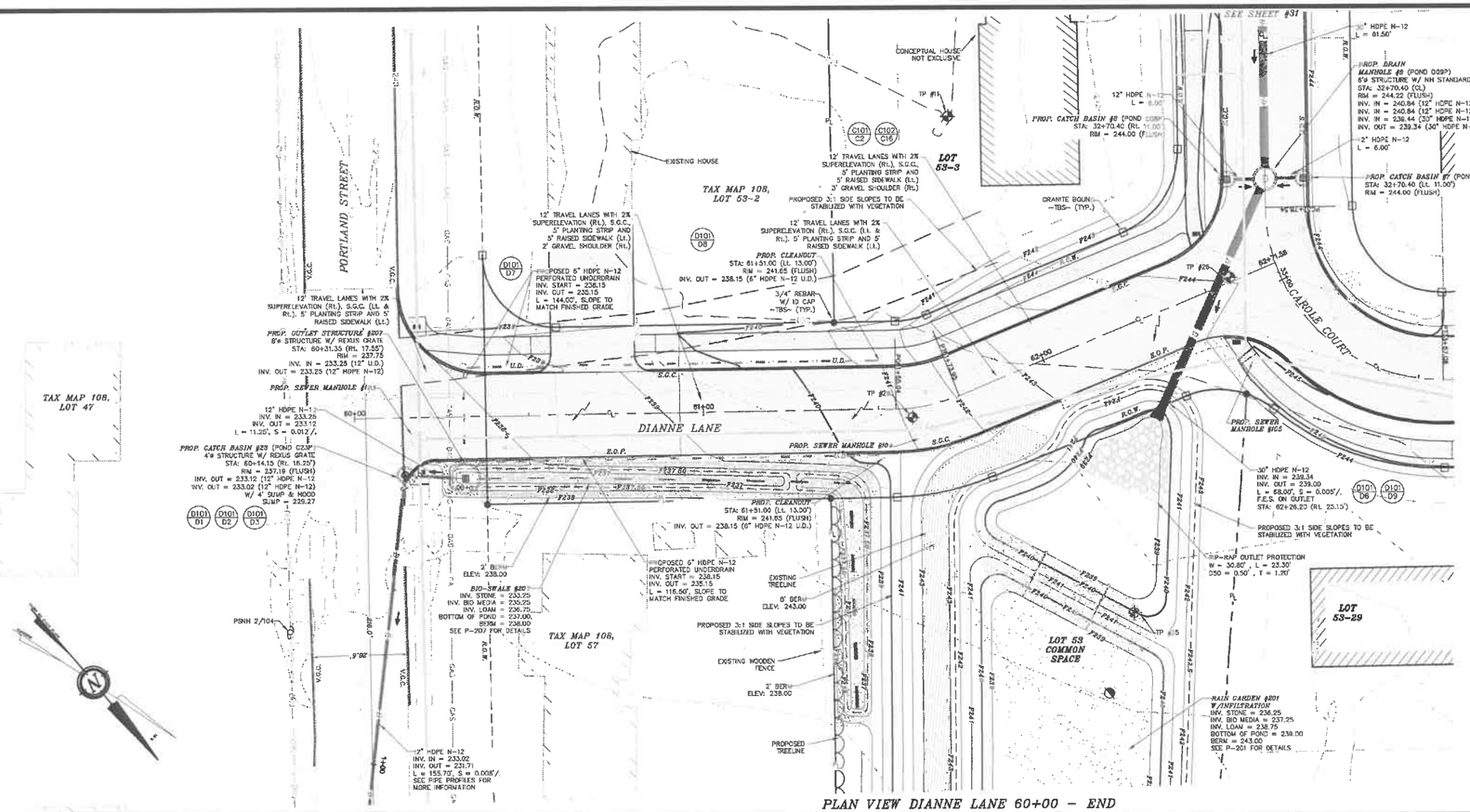
REVISION	DATE	DESCRIPTION
#1	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-21-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI

PLAN & PROFILE JOURNEY DRIVE 54+00 – END
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

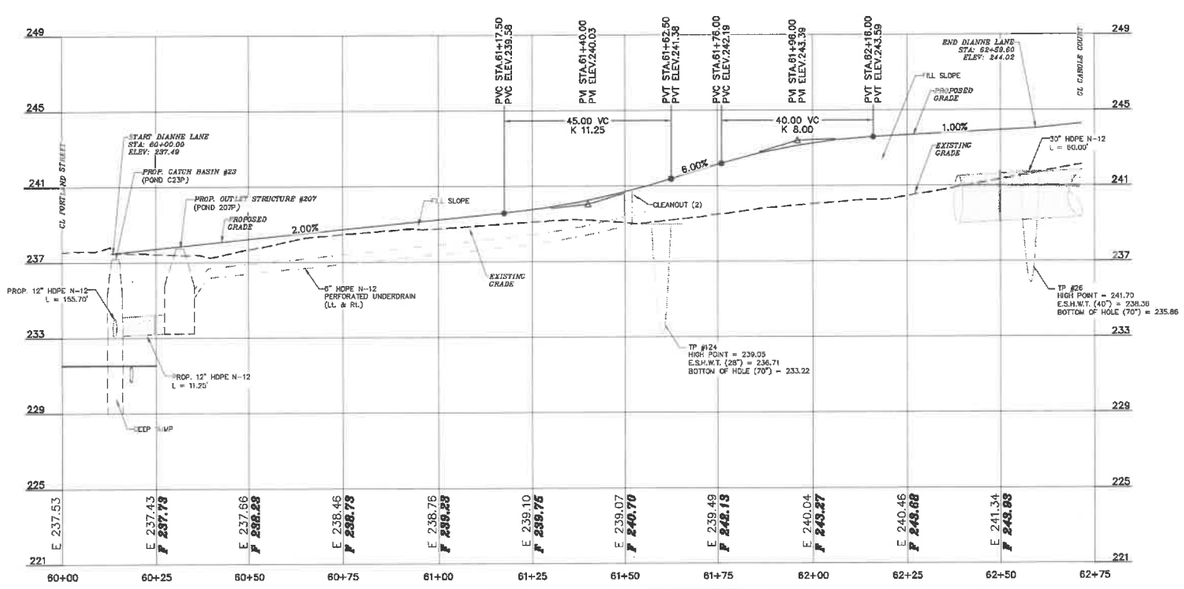
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

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



PLAN VIEW DIANNE LANE 60+00 – END



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT, 5 GARY DRIVE, ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF THE PORTLAND STREET SIDEWALK CONNECTION AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

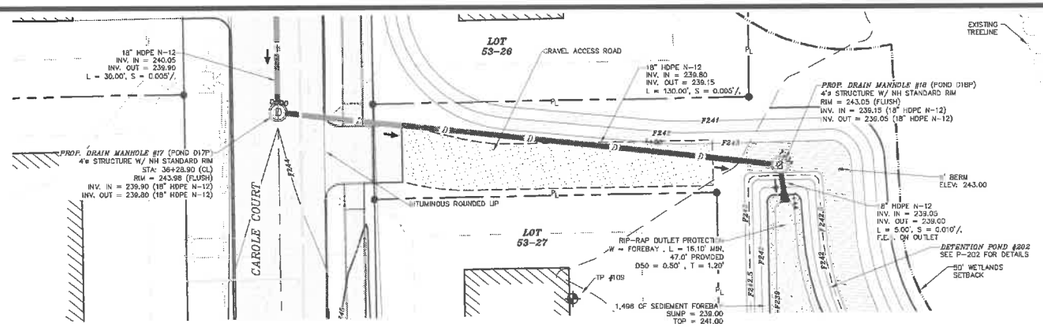
REVISION	DATE	DESCRIPTION
#1	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-22-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	8-04-20	PHASING NOTE REVISED PER AOT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AOT RFMI

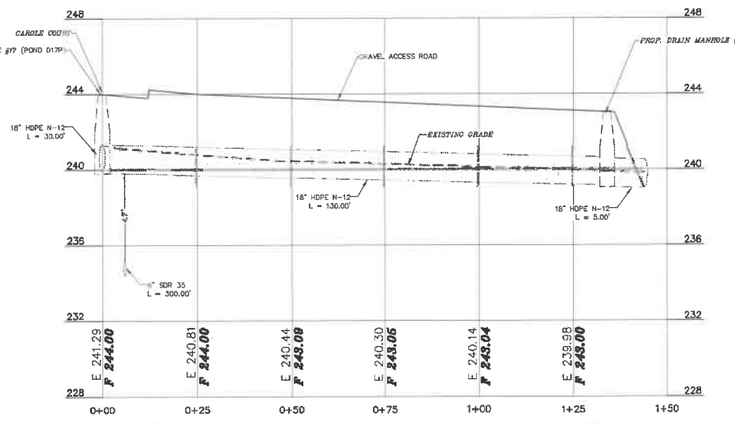
PLAN & PROFILE SIDEWALK CONNECTION 0+00 – END
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

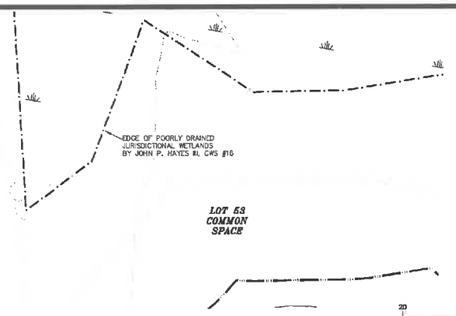
SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

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





PLAN & PROFILE VIEW DMH #17-18



NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. FL., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF DMH 17 - DMH 18 AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 3 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

GRAPHIC SCALE

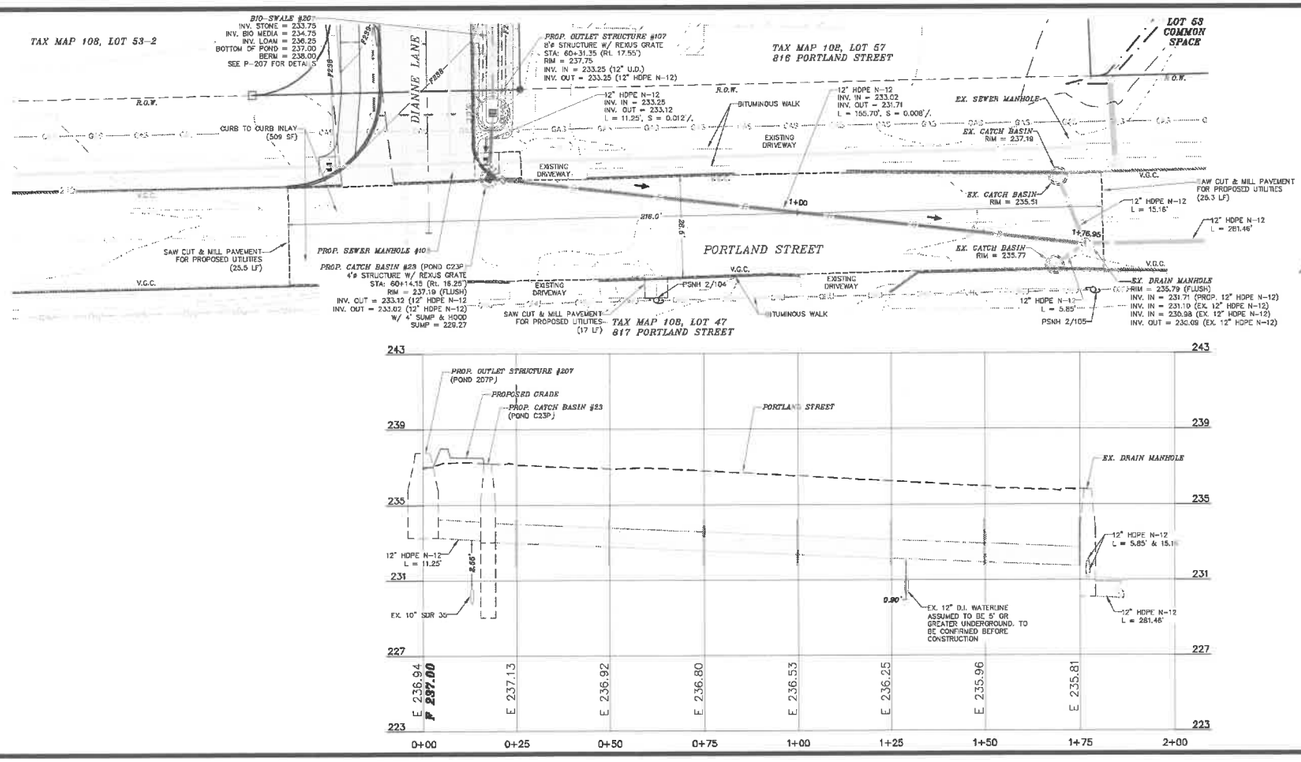
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER CONSERVATION COMM. AOT REVIEW
#8	8-04-20	PHASING NOTE REVISED PER AOT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES REMI & PHASING
#5	7-16-20	REVISED PER AoT REMI
#4A	6-29-20	REVISED PER ROCHESTER TRC COMMENTS

PIPE PROFILES
LAND OF
THOMAS R. & DIANNE C. AUBERT
928 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53



PLAN & PROFILE VIEW PORTLAND STREET DRAINAGE CONNECTION

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. FL., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF THE PORTLAND STREET DRAINAGE CONNECTION AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

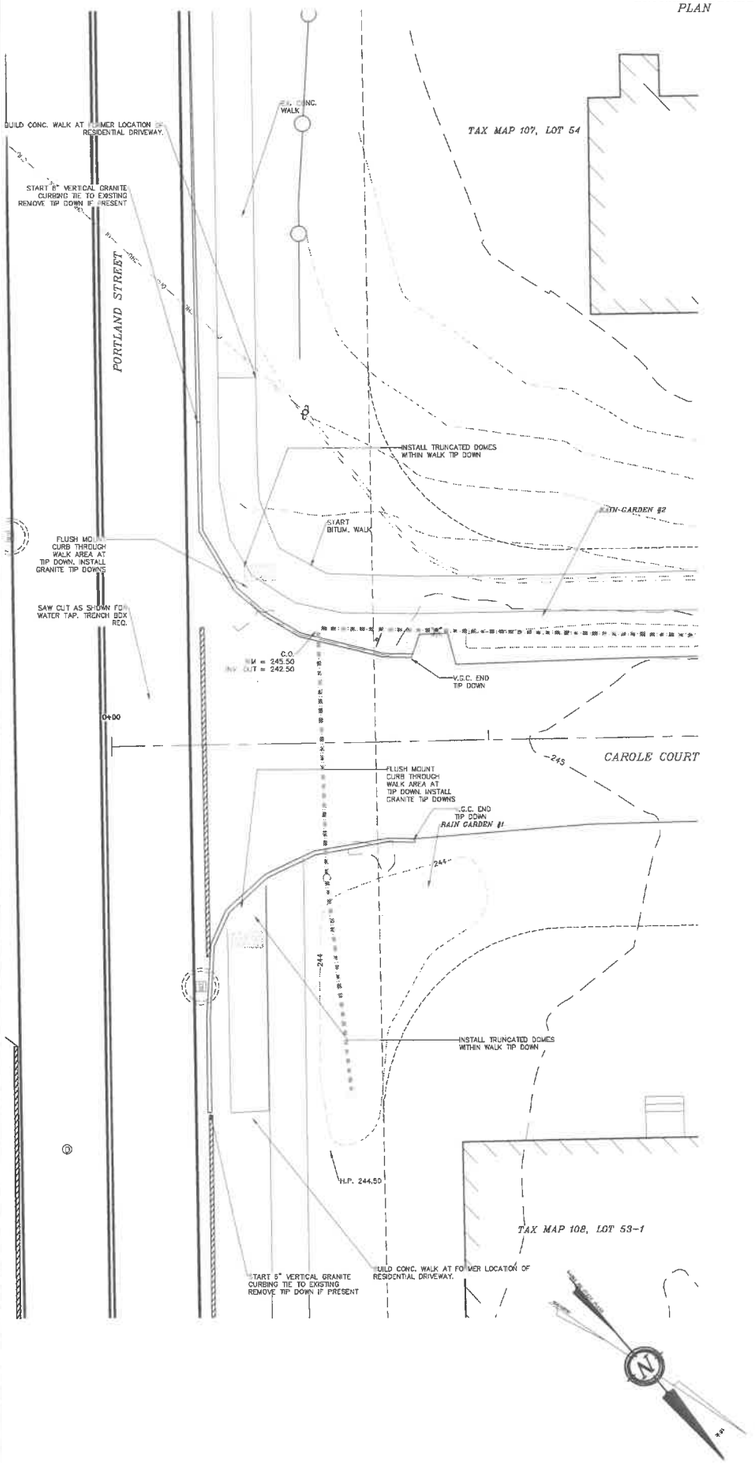
VERTICAL SCALE: 1" = 4'

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

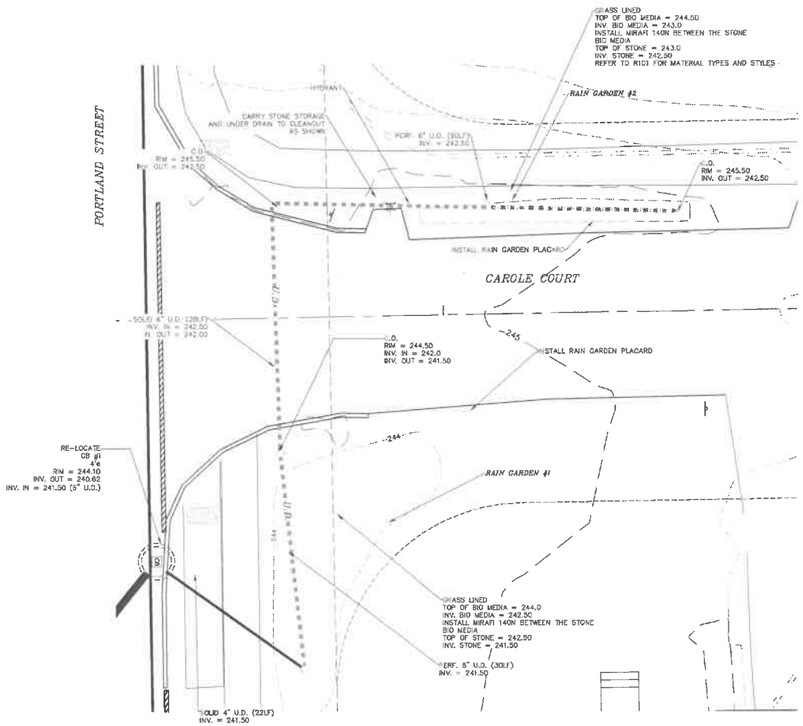
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14263
LICENSED PROFESSIONAL ENGINEER

ENTRANCE DETAIL PLAN



RAIN GARDEN MIX

THE GRASS THAT IS PLANTED WITHIN A RAIN GARDEN BIO-FILTRATION SYSTEM WITHIN THE BIO-MEDIA MUST CONSIST OF A COMBINATION OF WARM SEASON GRASS SEED AND COLD SEASON GRASS SEED IN ORDER FOR THE GRASS TO START GROWING FOR STABILIZATION AND CONTINUE GROWING IN THE SANDY WELL-DRAINED ENVIRONMENT. PLANTING SPECIFICATION WILL MEET THE REQUIREMENTS AS OUTLINED IN "VEGETATION NEW HAMPSHIRE SAND AND GRAVEL PITS" MIX 1 (WARM SEASON GRASSES) (15 LBS/AC) AND INCLUDE ANNUAL AND PERENNIAL RYE GRASS SEED (15 LBS/AC); THE NEW ENGLAND NATIVE WARM SEASON GRASS MIX (23 LBS/AC) BY NEW ENGLAND WETLAND PLANTS, INC.; RAIN GARDEN MIX 180 (15 LBS/AC & 15 LBS/AC OF RYE) / RAIN GARDEN GRASS MIX 180-1 (20 LBS/AC & 10 LBS/AC OF RYE) BY ERNST CONSERVATION SEEDS; OR APPROVED EQUAL.



TREES AND SHRUBS RAIN GARDEN #1

Sym.	Qty.	Botanical Name / Common Name	Root	Size
A	3	Cornus sericea 'Isanti' / Isanti Dogwood	Cont.	2-3' Ht.
B	4	Fothergilla gardenii / Dwarf Fothergilla	Cont.	5 Gal.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REVISION	DATE	DESCRIPTION

RAIN GARDEN #1 & #2 CONSTRUCTION REVISION
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 10 FT.
DATE : FEBRUARY 4, 2020
FILE NO. : DB 2015 - 040

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
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 703 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 0.25 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.

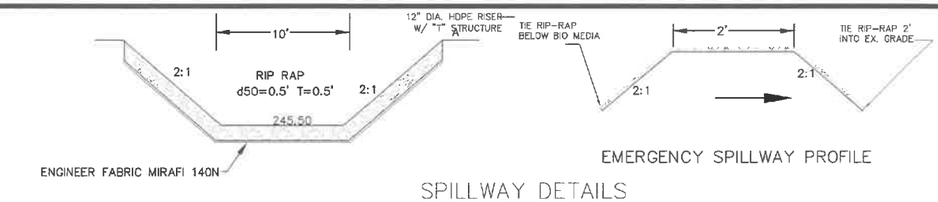
DESIGN REFERENCES

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

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

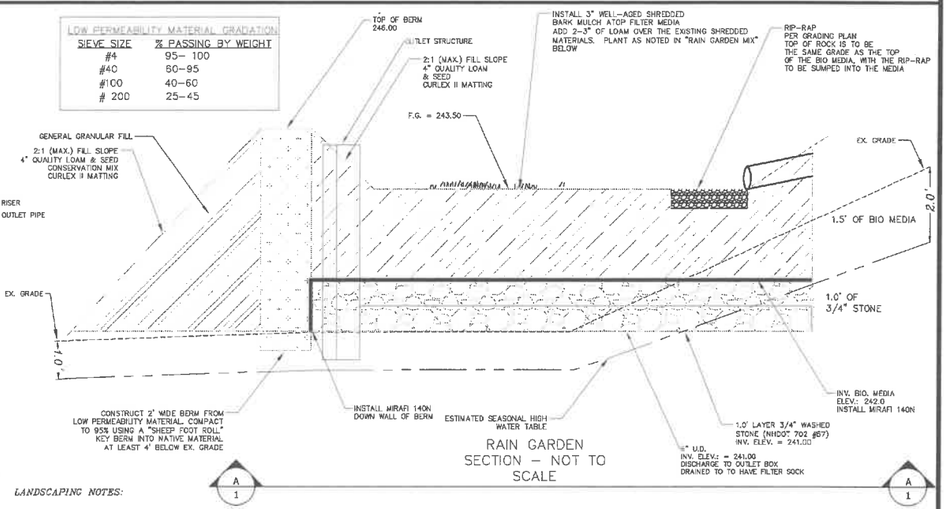


EMERGENCY SPILLWAY PROFILE

SPILLWAY DETAILS

NOT TO SCALE

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



RAIN GARDEN SECTION – NOT TO SCALE

LANDSCAPING NOTES:

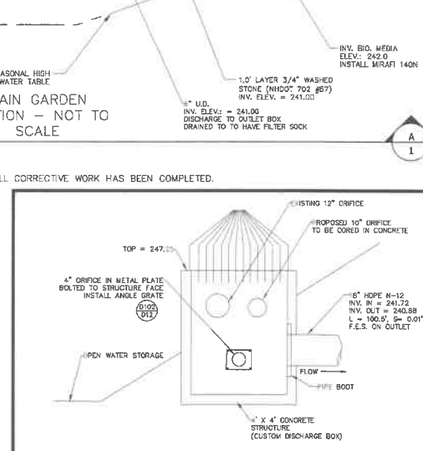
1. FINAL ACCEPTANCE BY THE ENGINEER WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
2. ALL RAINGARDEN SIDE SLOPES TO BE GRASS COMMON TO REGION.

RAIN GARDEN MIX

THE GRASS THAT IS PLANTED WITHIN A RAIN GARDEN BIO-FILTRATION SYSTEM WITHIN THE BIO-MEDIA MUST CONSIST OF A COMBINATION OF WARM SEASON GRASS SEED AND COLD SEASON GRASS SEED IN ORDER FOR THE GRASS TO START GROWING FOR STABILIZATION AND CONTINUE GROWING IN THE SANDY WELL-DRAINED ENVIRONMENT. PLANTING SPECIFICATION WILL MEET THE REQUIREMENTS AS OUTLINED IN 'VEGETATION NEW HAMPSHIRE SAND AND GRAVEL PITS' MIX 1 (WARM SEASON GRASSES) (15 LBS/AC) AND INCLUDE ANNUAL AND PERENNIAL RYE GRASS SEED (15 LBS/AC); THE NEW ENGLAND NATIVE WARM SEASON GRASS MIX (23 LBS/AC) BY NEW ENGLAND WETLAND PLANTS, INC.; RAIN GARDEN MIX 180 (15 LBS/AC & 15 LBS/AC OF RYE) / RAIN GARDEN GRASS MIX 180-1 (20 LBS/AC & 10 LBS/AC OF RYE) BY ERNST CONSERVATION SEEDS; OR APPROVED EQUAL.

TREES AND SHRUBS

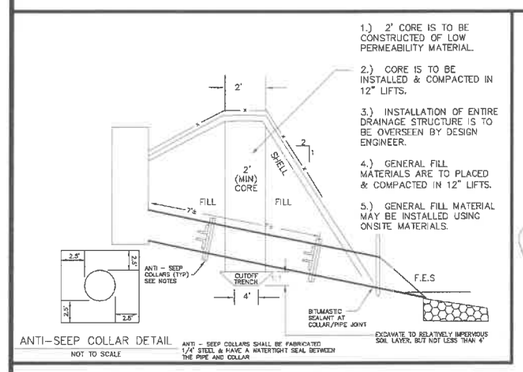
Sym	Qty	Botanical Name / Common Name	Root	Size
A	5	Cornus sericea 'isanti' / Isanti Dogwood	Cont.	2–3' Ht.
B	5	Fotherilla gardenii / Dwarf Fotherilla	Cont.	5 Gal.



OUTLET STRUCTURE #202B

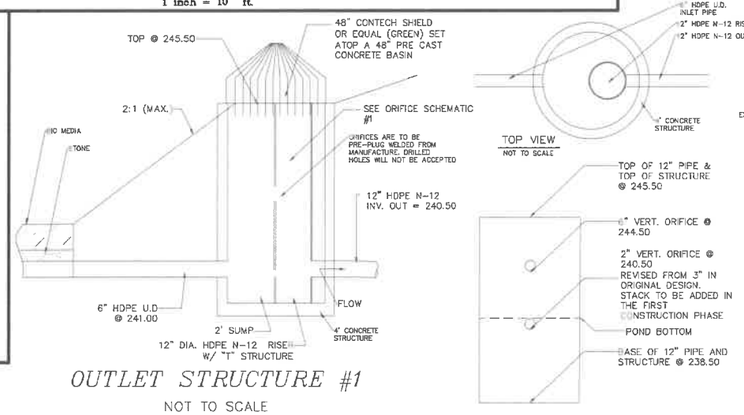
NOT TO SCALE

P-104



ANTI-SEEP COLLAR DETAIL

NOT TO SCALE



OUTLET STRUCTURE #1

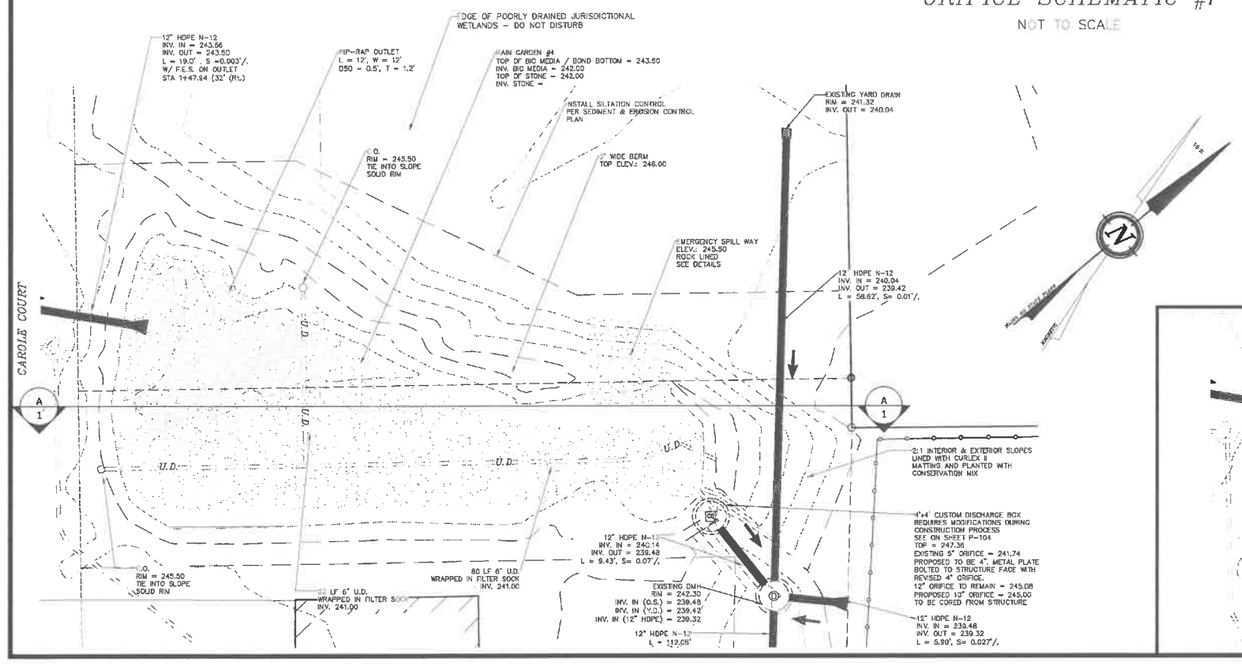
NOT TO SCALE

TOP VIEW

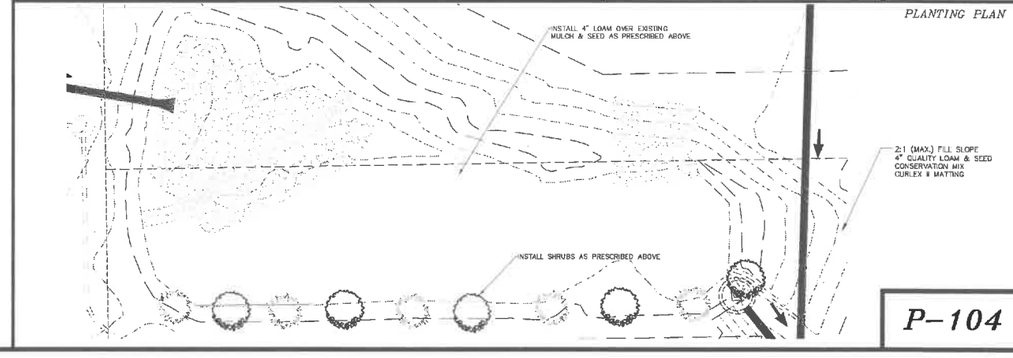
NOT TO SCALE

ORIFICE SCHEMATIC #1

NOT TO SCALE



PLANTING PLAN



P-104

REVISION	DATE	DESCRIPTION

DETENTION POND #1 & RAIN GARDEN #4 CONSTRUCTION REVISION
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 10 FT.
DATE : FEBRUARY 4, 2020
FILE NO. : DB 2015 – 040

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 10243
PROFESSIONAL ENGINEER

SHEET 40 OF 98

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 DAIRY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO AN PROVIDE AN OVERVIEW OF PROPOSED STORMWATER MANAGEMENT SYSTEMS, P201, P202 & P203..

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

10.) (P) = PRIMARY OUTLET
(S) = SECONDARY OUTLET
(T) = TERTIARY OUTLET

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

REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-11-20	REVISED PER PLANNING BOARD COMMENTS
#8	8-04-20	PHASING NOTE REVISED PER TRG REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

STORMWATER BMP #201, 202, & 203 OVERVIEW PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14245
PROFESSIONAL ENGINEER

P-200

BIORETENTION FILTER MEDIA MIXTURES

Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Bioretention 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

3/8" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 - 100
# 4	22 - 55
# 8	0 - 10

* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

1-1/2" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1-1/2"	90 - 100
1"	20 - 55
1/2"	0 -15
3/8"	0 -5

* EQUIVALENT TO STANDARD WASHED STONE - 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 BIORETENTION FILTER MEDIA SHALL BE AS SHOWN ABOVE. "BIO MEDIA" MEANS BIORETENTION FILTER MADIA.
3. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.
4. DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
5. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
6. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

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

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

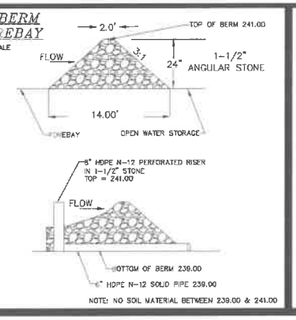
P1

RAIN GARDEN MIX

THE GRASS THAT IS PLANTED WITHIN A RAIN GARDEN BIO-FILTRATION SYSTEM WITHIN THE BIO-MEDIA MUST CONSIST OF A COMBINATION OF WARM SEASON GRASS SEED AND COLD SEASON GRASS SEED IN ORDER FOR THE GRASS TO START GROWING FOR STABILIZATION AND CONTINUE GROWING IN THE SANDY WELL-DRAINED ENVIRONMENT. PLANTING SPECIFICATION WILL MEET THE REQUIREMENTS AS OUTLINED IN "VEGETATION NEW HAMPSHIRE SAND AND GRAVEL PITS" MIX 1 (WARM SEASON GRASSES) (15 LBS/AC) AND INCLUDE ANNUAL AND PERENNIAL RYE GRASS SEED (15 LBS/AC); THE NEW ENGLAND NATIVE WARM SEASON GRASS MIX (23 LBS/AC) BY NEW ENGLAND WETLAND PLANTS, INC.; RAIN GARDEN MIX 180 (15 LBS/AC & 15 LBS/AC OF RYE) / RAIN GARDEN GRASS MIX 180-1 (20 LBS/AC & 10 LBS/AC OF RYE) BY ERNST CONSERVATION SEEDS; OR APPROVED EQUAL.

P2 STONE BERM FOR FOREDAY

NOT TO SCALE



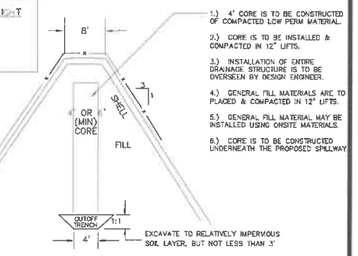
NOTE: NO SOIL MATERIAL BETWEEN 239.00 & 241.00

P3 BERM CONSTRUCTION

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.) 4" CORE IS TO BE CONSTRUCTED OF COMPACTED LOW PERM MATERIAL.

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

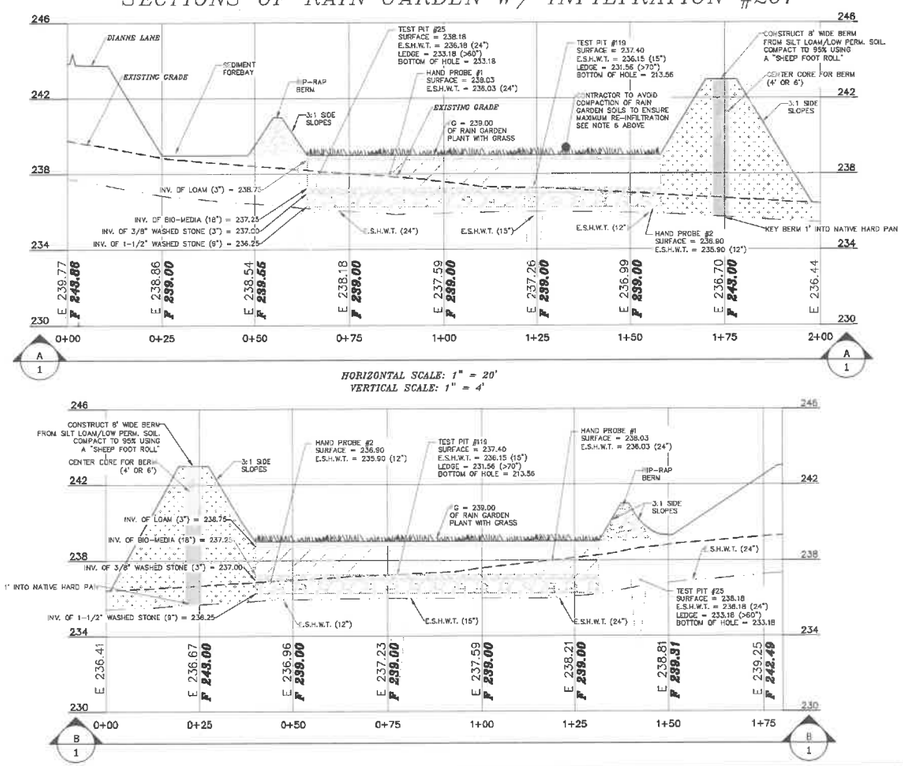
3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

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

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

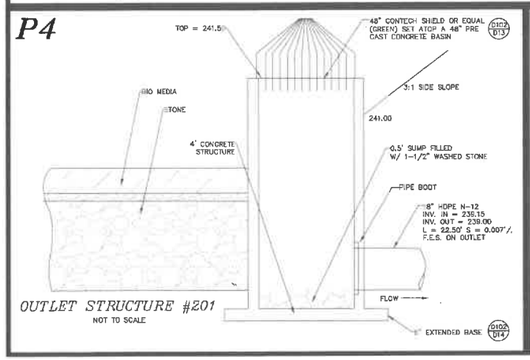
6.) CORE IS TO BE CONSTRUCTED UNDERNEATH THE PROPOSED SPILLWAY

SECTIONS OF RAIN GARDEN W/ INFILTRATION #201



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

P4

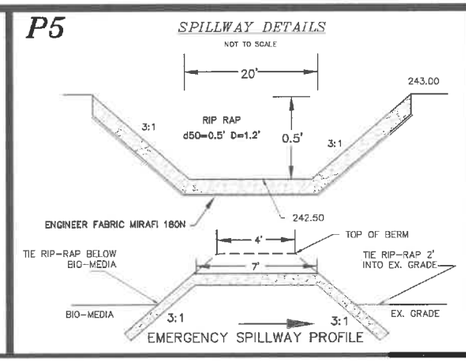


OUTLET STRUCTURE #201

NOT TO SCALE

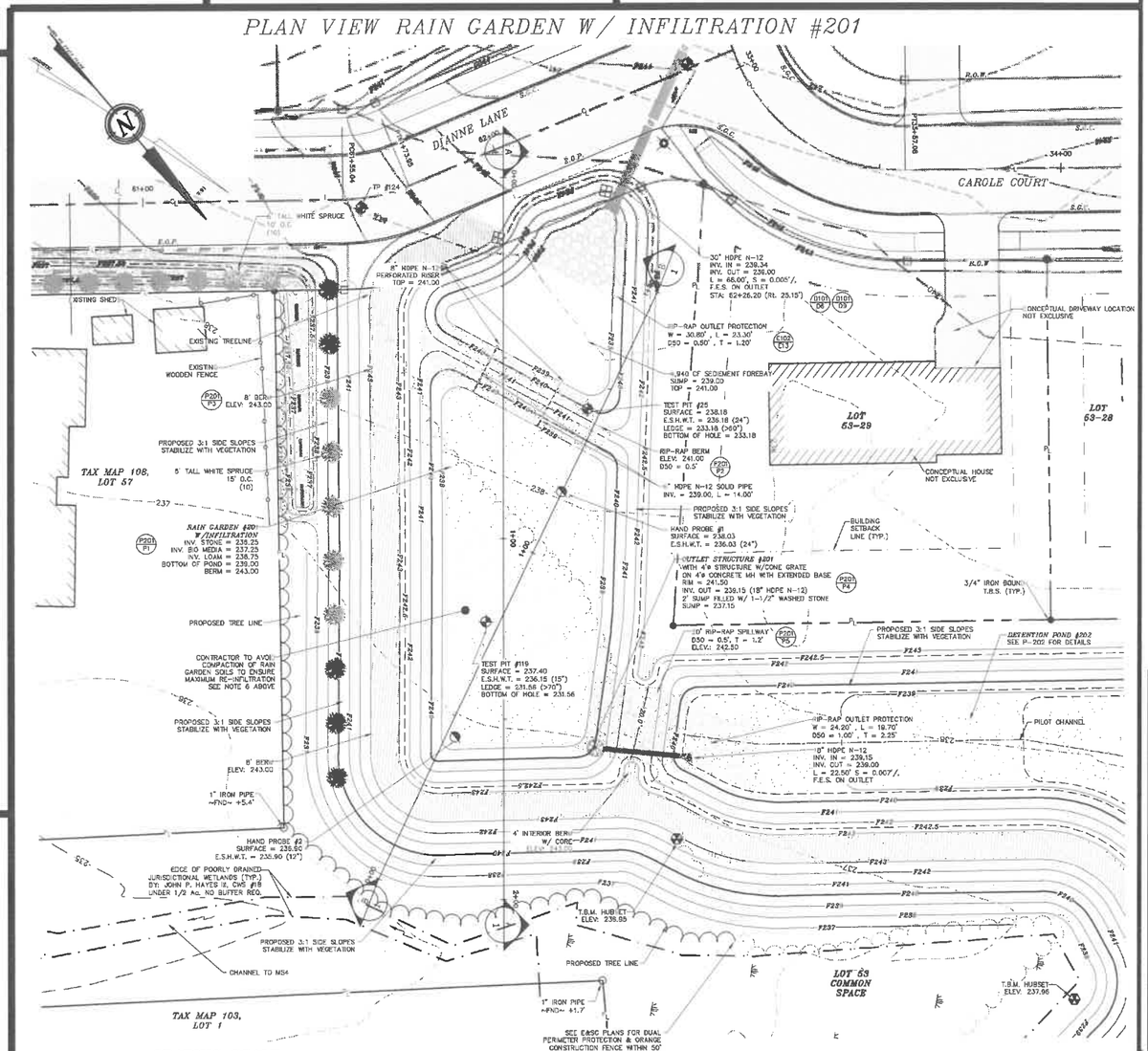
P5 SPILLWAY DETAILS

NOT TO SCALE



EMERGENCY SPILLWAY PROFILE

PLAN VIEW RAIN GARDEN W/ INFILTRATION #201



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

P-201

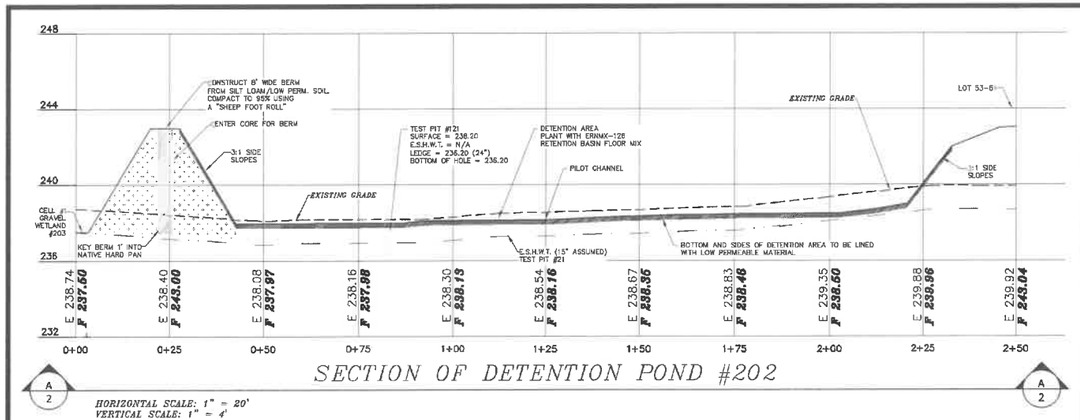
REVISION	DATE	DESCRIPTION
#10	9-25-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-04-20	REVISED PER TOWN COMMENTS
#8	7-30-20	PHASING NOTE REVISED PER PB REVIEW
#7	7-24-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-14-20	REVISED PER NHDES RFMI & PHASING
#5	6-29-20	REVISED PER Aot RFMI
#4A		REVISED PER ROCHESTER TRG COMMENTS

RAIN GARDEN W/ INFILTRATION #201
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

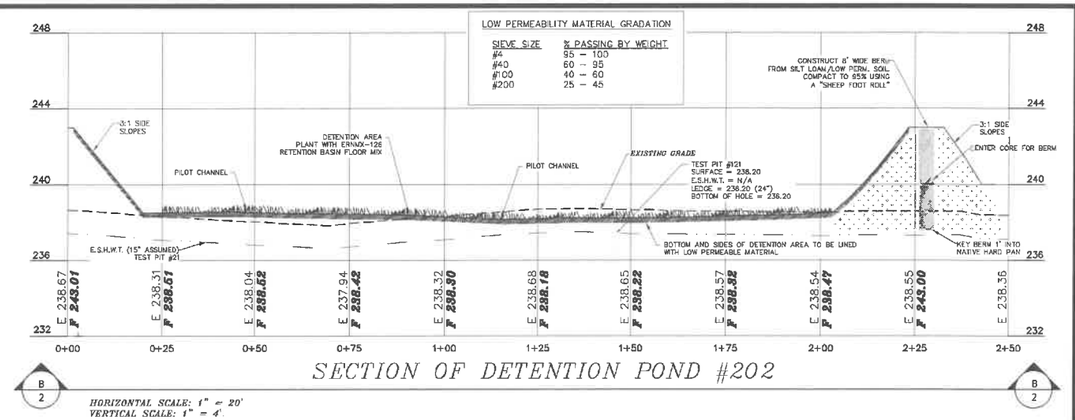
STATE OF NEW HAMPSHIRE KENNETH A. BERRY No. 14243 PROFESSIONAL ENGINEER



SECTION OF DETENTION POND #202

A 2

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

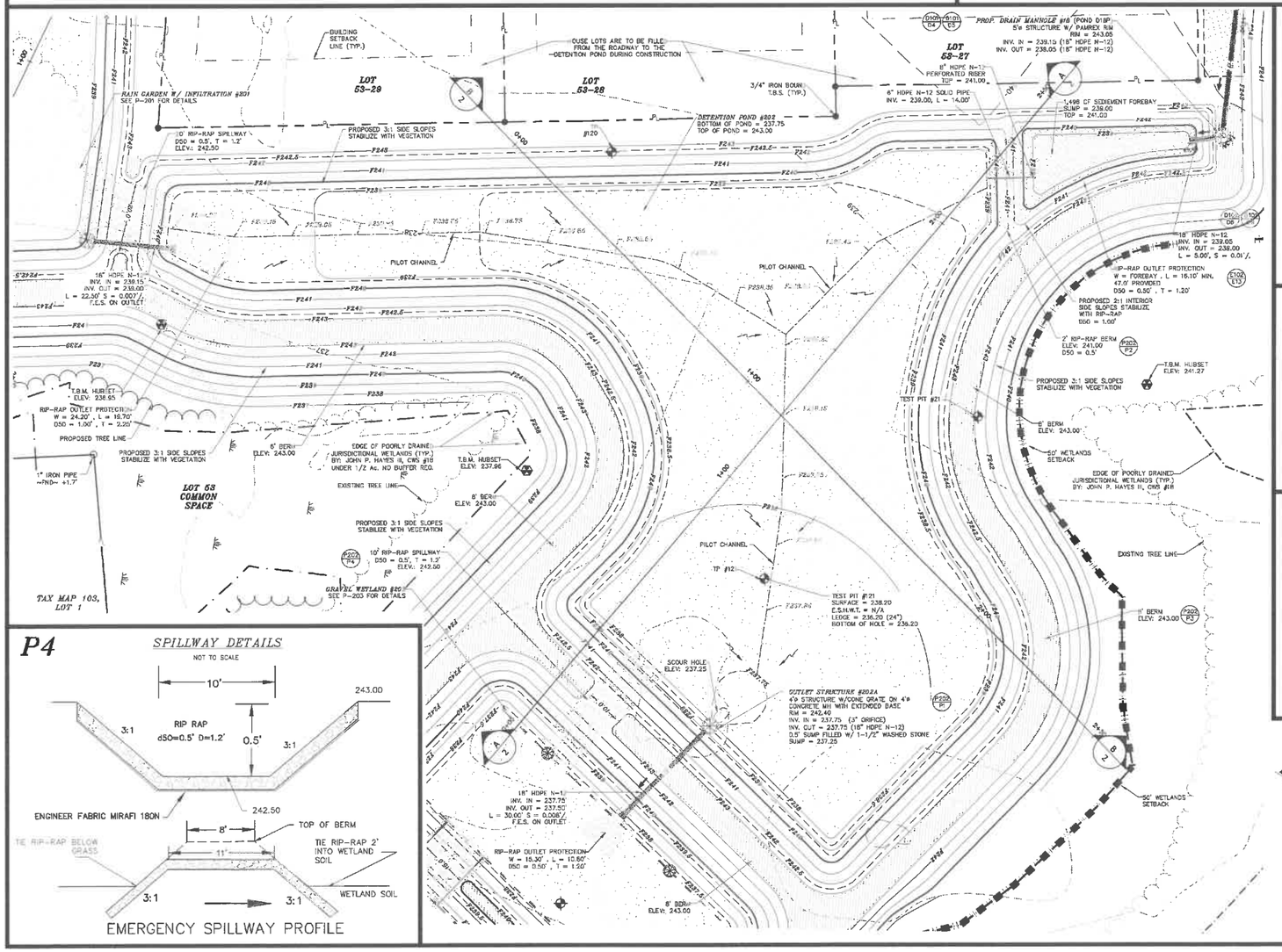


SECTION OF DETENTION POND #202

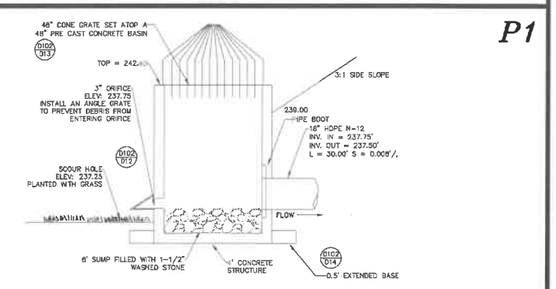
B 2

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

#	DATE	REVISION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER PLANNING BOARD REVIEW
#8	8-04-20	PHASING NOTE REVISED PER PLANNING BOARD REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS



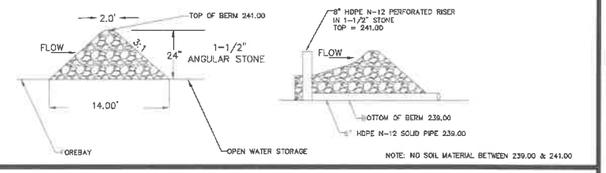
P1



OUTLET STRUCTURE #202A
NOT TO SCALE

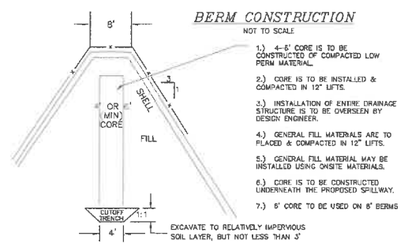
P2

STONE BERM FOR FOREBAY
NOT TO SCALE



P3

BERM CONSTRUCTION
NOT TO SCALE



LOW PERMEABILITY MATERIAL GRADATION

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

P4

SPILLWAY DETAILS
NOT TO SCALE

EMERGENCY SPILLWAY PROFILE

PLAN VIEW DETENTION POND #202

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

P-202

DETENTION POND #202
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 106, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

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

P1

ACTIVITY	FREQUENCY
CLOGGING AND SYSTEM PERFORMANCE	
INSPECT INLETS AND OUTLETS TO ENSURE GOOD CONDITION AND NO EVIDENCE OF DETERIORATION. CHECK TO SEE IF HIGH-FLOW BYPASS IS FUNCTIONING. REMEDY: REPAIR OR REPLACE ANY DAMAGED STRUCTURAL PARTS, INLETS AND OUTLETS. CLEAR OR REMOVE DEBRIS OR RESTRICTIONS.	ANNUALLY, MORE FREQUENTLY IN THE FIRST YEAR OF OPERATION
CHECK FOR INTERNAL EROSION, EVIDENCE OF SHORT-CIRCUITING, AND ANIMAL BURROWS. REMEDY: SOIL EROSION FROM SHORT-CIRCUITING OR ANIMAL BOROUGHS SHOULD BE REPAIRED WHEN THEY OCCUR.	
CHECK THAT THE SYSTEM IS FULLY DRAINING WITHIN A 24-48 HOUR PERIOD AFTER RAIN EVENTS. REMEDY: REPAIR OR RESTORE HYDRAULIC INLET OR OUTLET CONFIGURATION.	

ACTIVITY	FREQUENCY
VEGETATION	
CHECK FOR ROBUST VEGETATION COVERAGE THROUGHOUT THE SYSTEM AND DEAD OR DYING PLANTS REMEDY: VEGETATION SHOULD COVER > 75% OF THE SYSTEM AND SHOULD BE RESEEDED AND CARED FOR AS NEEDED	ANNUALLY, OR AS NEEDED
CUT AND REMOVE VEGETATION FROM GRAVEL WETLAND SYSTEM AND FOREBAY IN ORDER TO MAINTAIN NITROGEN REMOVAL PERFORMANCE. REMEDY: THE VEGETATION SHOULD BE CUT AND REMOVED FROM THE SYSTEM TO PREVENT NITROGEN FROM CYCLING BACK INTO THE SYSTEM	ONCE EVERY 3 YEARS

MAINTENANCE REQUIREMENTS

DESIGN REFERENCES:

1 UNH STORMWATER CENTER

1-1/2" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1-1/2"	90 – 100
1"	20 – 55
1/2"	0 – 15
3/8"	0 – 5

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

3/8" WASHED CRUSHED STONE*

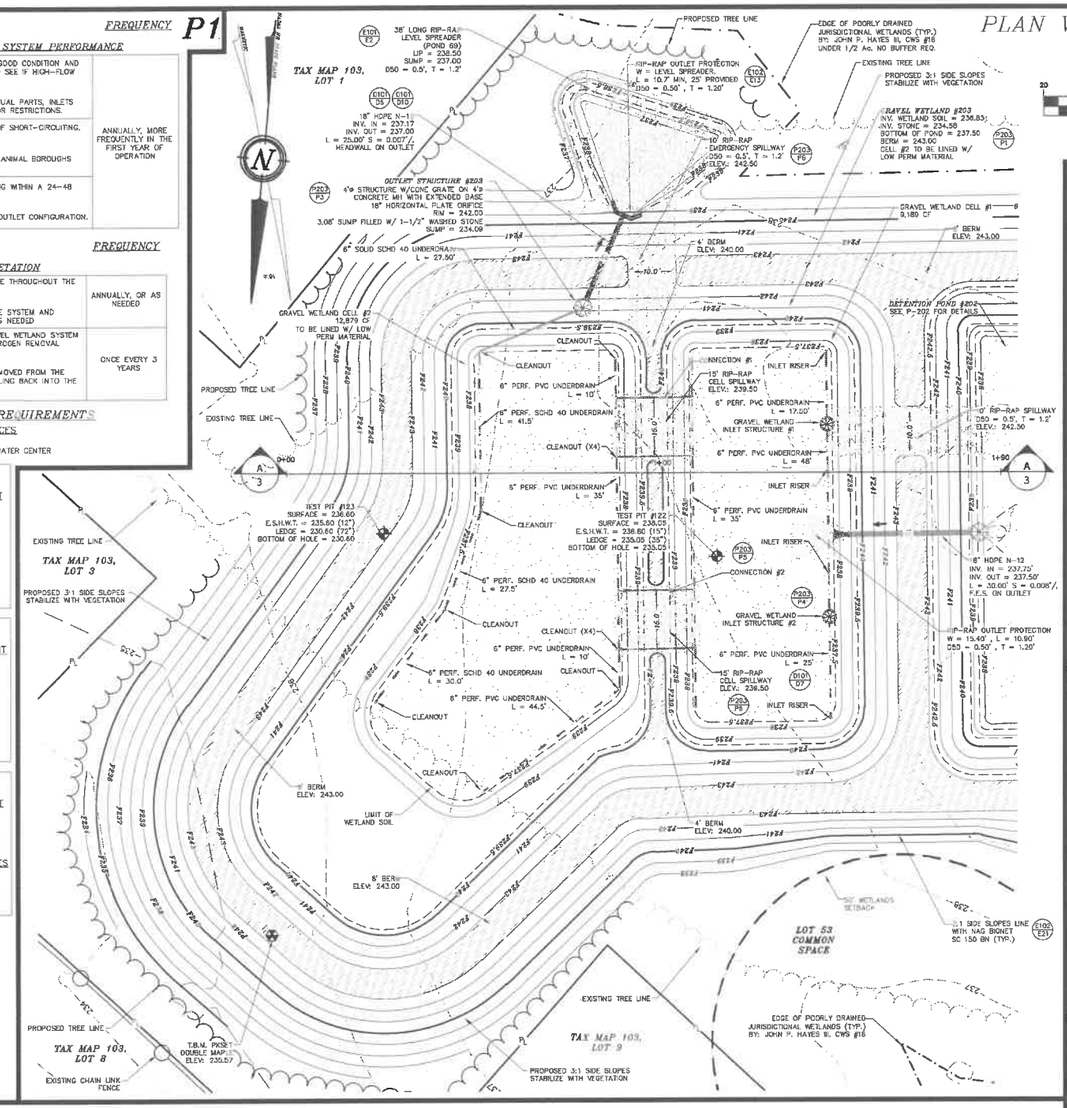
SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 – 100
# 4	22 – 55
# 8	0 – 10

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

WETLAND SOIL

SIEVE SIZE	% PASSING BY WEIGHT
0.5	100
#10	90 – 75
#100	40 – 50
#200	25 –50

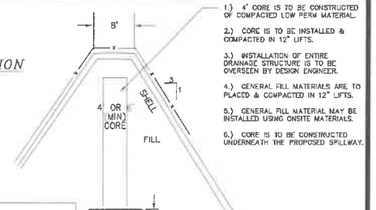
SIEVE SIZE	% PASSING TOLERANCES
0.5	±10.0
#10	±5.0
#100	±5.0
#200	±5.0



P2

BERM CONSTRUCTION

NOT TO SCALE



1.) 4' CORE IS TO BE CONSTRUCTED OF COMPACTED LOW PERM 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.

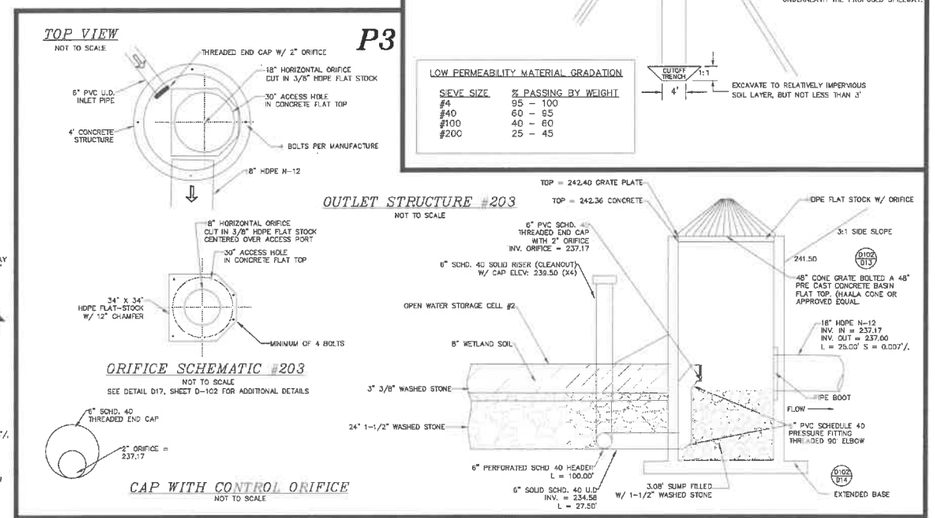
6.) CORE IS TO BE CONSTRUCTED UNDEREATH THE PROPOSED SPILLWAY.

LOW PERMEABILITY MATERIAL GRADATION

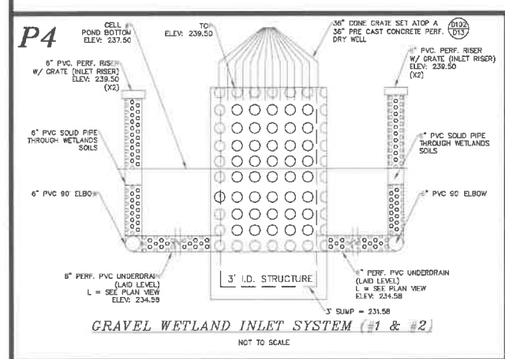
SIEVE SIZE	% PASSING BY WEIGHT
#4	95 – 100
#40	60 – 95
#100	40 – 60
#200	25 – 45

EXCAVATE TO RELATIVELY IMPERVIOUS SOIL LAYER, BUT NOT LESS THAN 3'

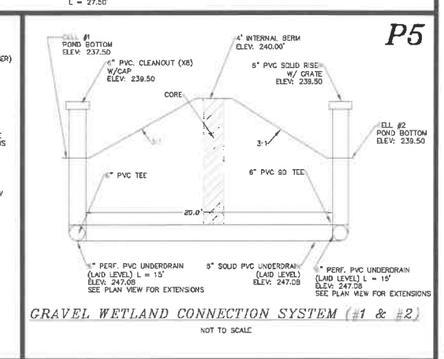
P3



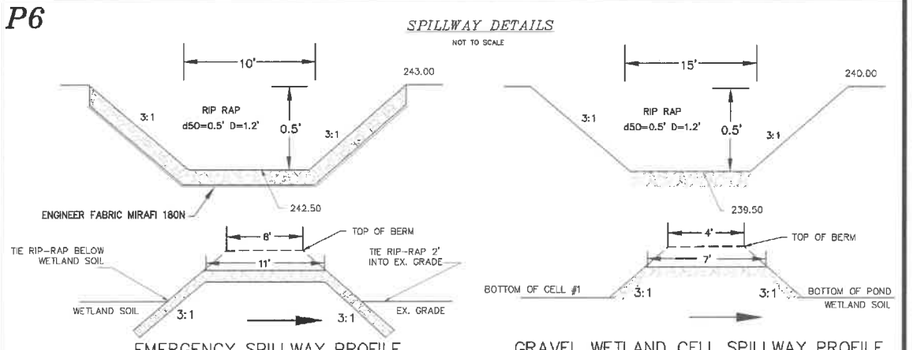
P4



P5



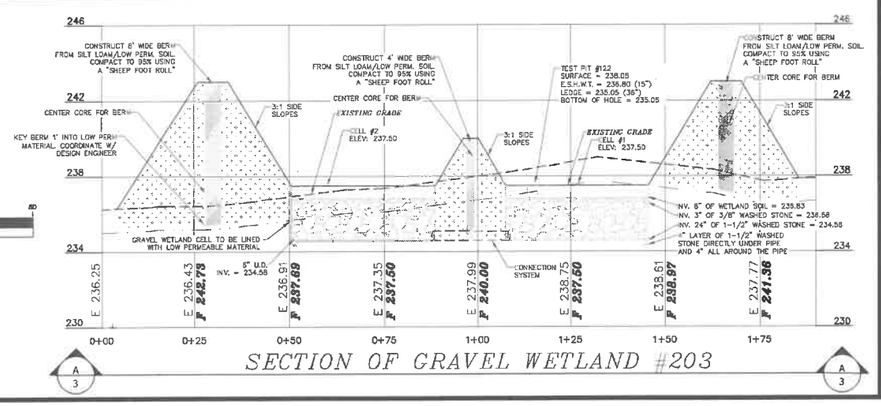
P6



LOW PERMEABILITY MATERIAL GRADATION

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

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'



SECTION OF GRAVEL WETLAND #203

REVISION	DATE	DESCRIPTION
#10	9-25-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-18-20	REVISED PER PLANNING BOARD REVIEW
#8	8-04-20	PHASING NOTE REVISED PER COMMENTS
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

GRAVEL WETLAND #203
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

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

P-203

P1

ACTIVITY	FREQUENCY
CLOGGING AND SYSTEM PERFORMANCE	
INSPECT INLETS AND OUTLETS TO ENSURE GOOD CONDITION AND NO EVIDENCE OF DETERIORATION. CHECK TO SEE IF HIGH-FLOW BYPASS IS FUNCTIONING. REMEDY: REPAIR OR REPLACE ANY DAMAGED STRUCTUAL PARTS, INLETS AND OUTLETS. CLEAR OR REMOVE DEBRIS OR RESTRICTIONS.	ANNUALLY, MORE FREQUENTLY IN THE FIRST YEAR OF OPERATION
CHECK FOR INTERNAL EROSION, EVIDENCE OF SHORT-CIRCUITING, AND ANIMAL BURROWS. REMEDY: SOIL EROSION FROM SHORT-CIRCUITING OR ANIMAL BOROUGHS SHOULD BE REPAIRED WHEN THEY OCCUR.	
CHECK THAT THE SYSTEM IS FULLY DRAINING WITHIN A 24-48 HOUR PERIOD AFTER RAIN EVENTS. REMEDY: REPAIR OR RESTORE HYDRAULIC INLET OR OUTLET CONFIGURATION.	

ACTIVITY	FREQUENCY
VEGETATION	
CHECK FOR ROBUST VEGETATION COVERAGE THROUGHOUT THE SYSTEM AND DEAD OR DYING PLANTS REMEDY: VEGETATION SHOULD COVER > 75% OF THE SYSTEM AND SHOULD BE RESEEDED AND CARED FOR AS NEEDED	ANNUALLY, OR AS NEEDED
CUT AND REMOVE VEGETATION FROM GRAVEL WETLAND SYSTEM AND FOREBAY IN ORDER TO MAINTAIN NITROGEN REMOVAL PERFORMANCE REMEDY: THE VEGETATION SHOULD BE CUT AND REMOVED FROM THE SYSTEM TO PREVENT NITROGEN FROM CYCLING BACK INTO THE SYSTEM	ONCE EVERY 3 YEARS

MAINTENANCE REQUIREMENTS

DESIGN REFERENCES

1 UNH STORMWATER CENTER

1-1/2" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1-1/2"	90 – 100
1"	20 – 55
1/2"	0 –15
3/8"	0 – 5

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

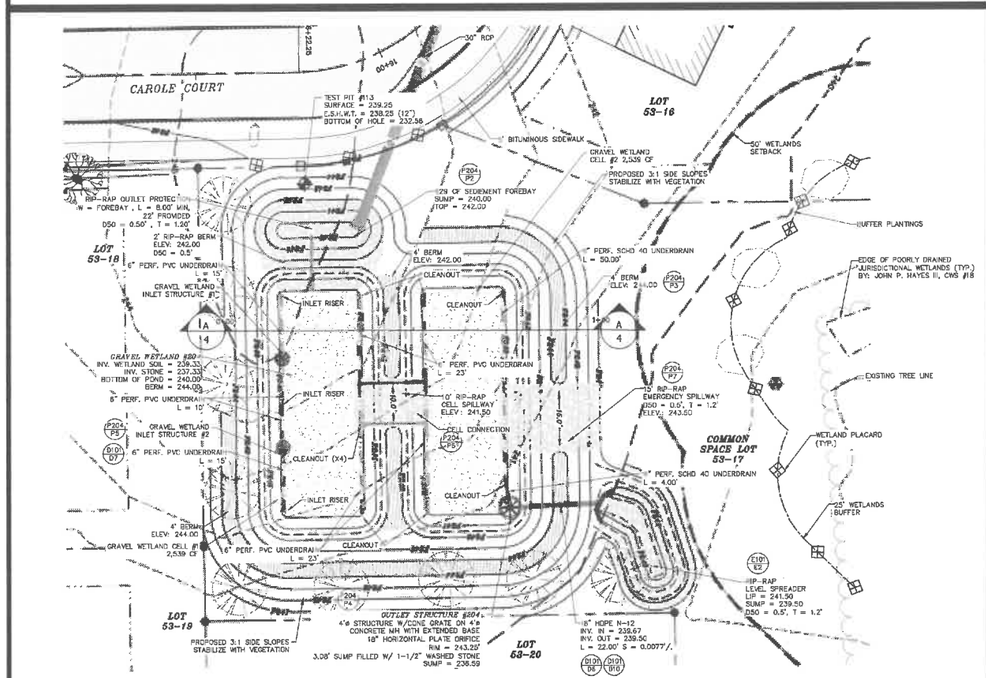
3/8" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 – 100
# 4	22 – 55
# 8	0 – 10

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

WETLAND SOIL

SIEVE SIZE	% PASSING BY WEIGHT
0.5	100
#10	90 – 75
#100	40 – 50
#200	25 –50
SIEVE SIZE	% PASSING TOLERANCES
0.5	±10.0
#10	±5.0
#100	±5.0
#200	±5.0

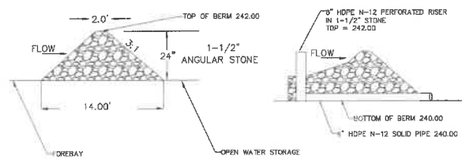


PLAN VIEW GRAVEL WETLAND #204

P2

STONE BERM FOR FOREBAY

NOT TO SCALE

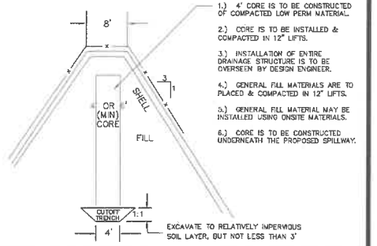


P3

BERM CONSTRUCTION

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.) 4' CORE IS TO BE CONSTRUCTED OF COMPACTED LOW PERM 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.

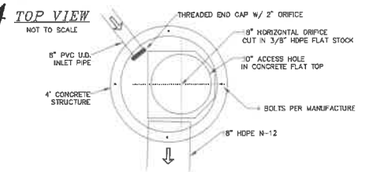
5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

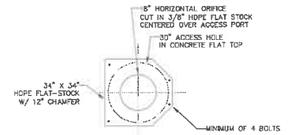
6.) CORE IS TO BE CONSTRUCTED UNDERNEATH THE PROPOSED SPILLWAY.

P4

TOP VIEW

NOT TO SCALE

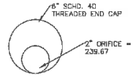




ORIFICE SCHEMATIC #203

NOT TO SCALE

SEE DETAIL D17, SHEET D-102 FOR ADDITIONAL DETAILS

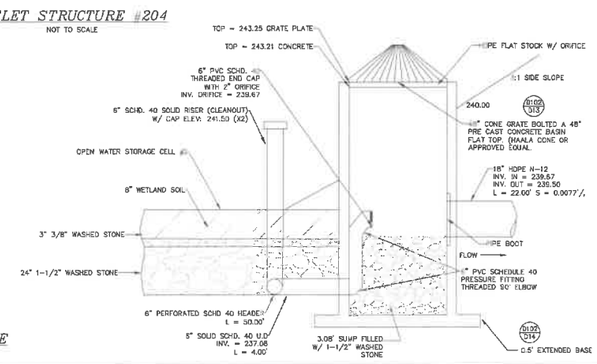


CAP WITH CONTROL ORIFICE

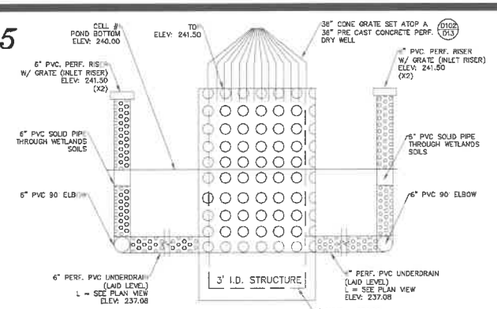
NOT TO SCALE

OUTLET STRUCTURE #204

NOT TO SCALE



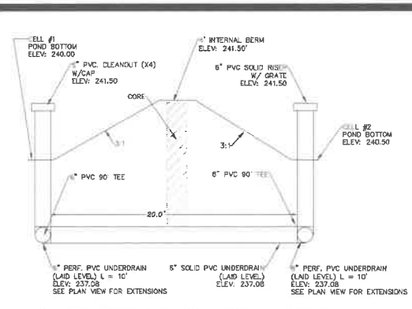
P5



GRAVEL WETLAND INLET SYSTEM (#1 & #2)

NOT TO SCALE

P6



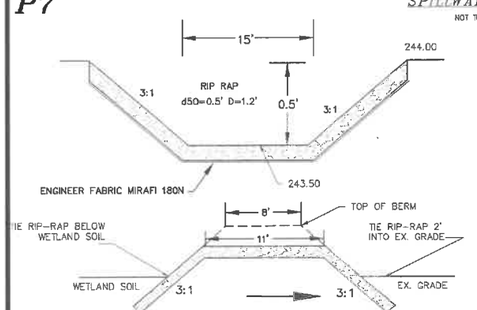
GRAVEL WETLAND CONNECTION SYSTEM

NOT TO SCALE

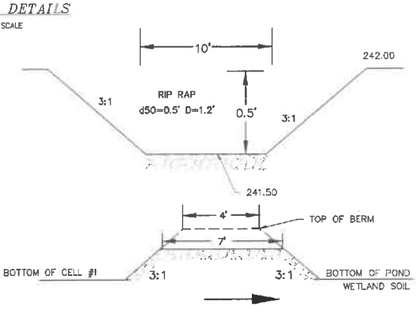
P7

SPILLWAY DETAILS

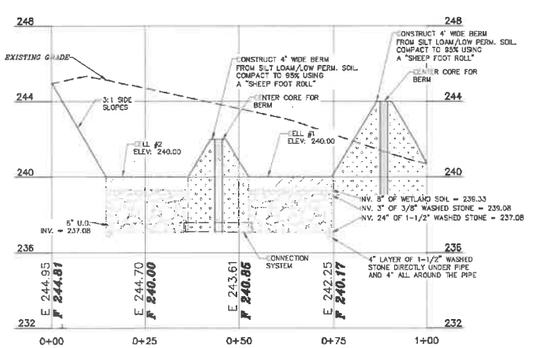
NOT TO SCALE



EMERGENCY SPILLWAY PROFILE



GRAVEL WETLAND CELL SPILLWAY PROFILE



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

SECTION OF GRAVEL WETLAND #204

REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTPONED PLANNING BOARD MEET
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

GRAVEL WETLAND #204
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

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

P-204

P1

ACTIVITY	FREQUENCY
CLOGGING AND SYSTEM PERFORMANCE	
INSPECT INLETS AND OUTLETS TO ENSURE GOOD CONDITION AND NO EVIDENCE OF DETERIORATION. CHECK TO SEE IF HIGH-FLOW BYPASS IS FUNCTIONING. REMEDY: REPAIR OR REPLACE ANY DAMAGED STRUCTURAL PARTS, INLETS AND OUTLETS. CLEAR OR REMOVE DEBRIS OR RESTRICTIONS.	ANNUALLY, MORE FREQUENTLY IN THE FIRST YEAR OF OPERATION
CHECK FOR INTERNAL EROSION, EVIDENCE OF SHORT-CIRCUITING, AND ANIMAL BURROWS. REMEDY: SOIL EROSION FROM SHORT-CIRCUITING OR ANIMAL BOROUGHS SHOULD BE REPAIRED WHEN THEY OCCUR.	
CHECK THAT THE SYSTEM IS FULLY DRAINING WITHIN A 24-48 HOUR PERIOD AFTER RAIN EVENTS. REMEDY: REPAIR OR RESTORE HYDRAULIC INLET OR OUTLET CONFIGURATION.	

ACTIVITY	FREQUENCY
VEGETATION	
CHECK FOR ROBUST VEGETATION COVERAGE THROUGHOUT THE SYSTEM AND DEAD OR DYING PLANTS REMEDY: VEGETATION SHOULD COVER > 75% OF THE SYSTEM AND SHOULD BE RESEEDED AND CARED FOR AS NEEDED	ANNUALLY, OR AS NEEDED
CUT AND REMOVE VEGETATION FROM GRAVEL WETLAND SYSTEM AND FOREBAY IN ORDER TO MAINTAIN NITROGEN REMOVAL PERFORMANCE REMEDY: THE VEGETATION SHOULD BE CUT AND REMOVED FROM THE SYSTEM TO PREVENT NITROGEN FROM CYCLING BACK INTO THE SYSTEM	ONCE EVERY 3 YEARS

MAINTENANCE REQUIREMENTS

DESIGN REFERENCES

1 UNH STORMWATER CENTER

1-1/2" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1-1/2"	90 – 100
1"	20 – 55
1/2"	0 –15
3/8"	0 –5

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

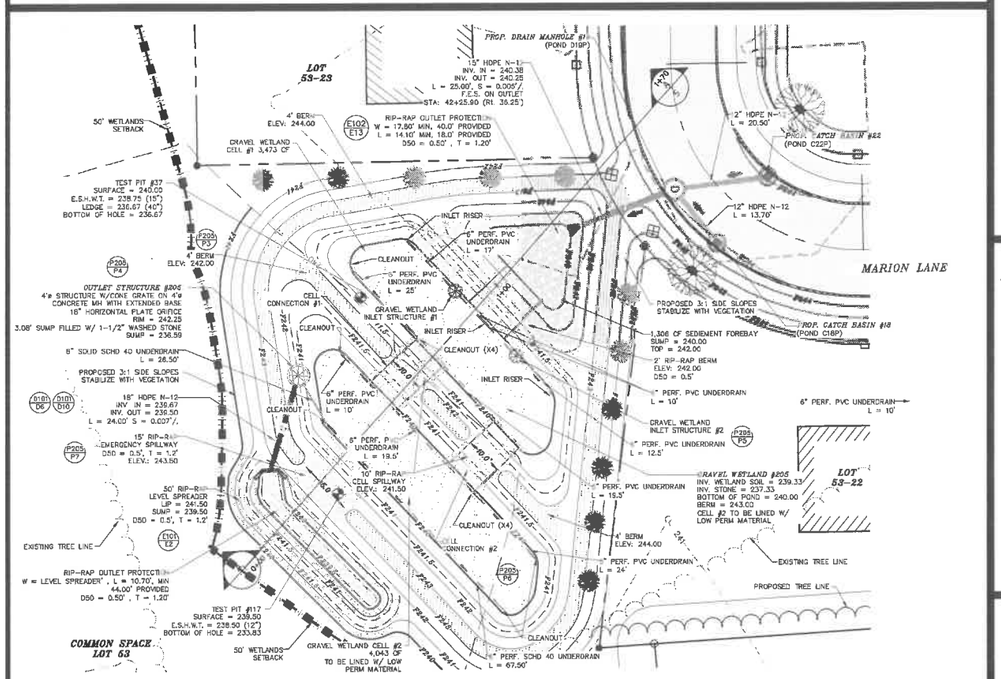
3/8" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 – 100
# 4	22 – 55
# 8	0 – 10

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

WETLAND SOIL

SIEVE SIZE	% PASSING BY WEIGHT
0.5	100
#10	90 – 75
#100	40 – 50
#200	25 –50
SIEVE SIZE	**% PASSING TOLERANCES**
0.5	±10.0
#10	±5.0
#100	±5.0
#200	±5.0

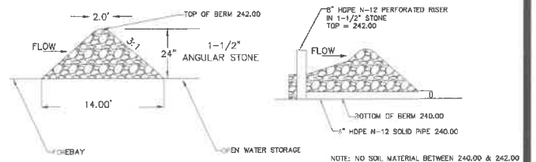


PLAN VIEW GRAVEL WETLAND #205

P2

STONE BERM FOR FOREBAY

NOT TO SCALE



NOTE: NO SOIL MATERIAL BETWEEN 240.00 & 242.00

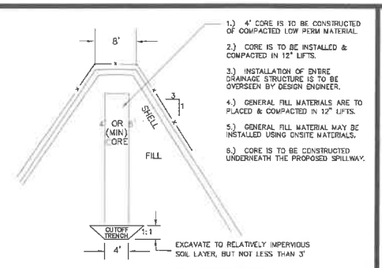
P3

BERM CONSTRUCTION

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.) 4" CORE IS TO BE CONSTRUCTED OF COMPACTED LOW PERM 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.

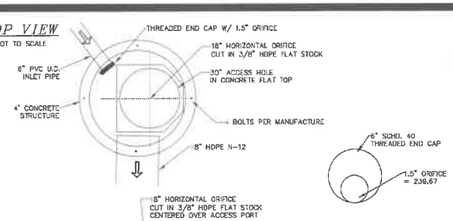
5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

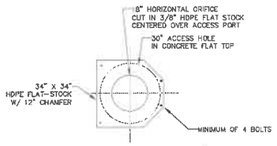
6.) CORE IS TO BE CONSTRUCTED UNDERNEATH THE PROPOSED SPILLWAY.

P4

TOP VIEW

NOT TO SCALE





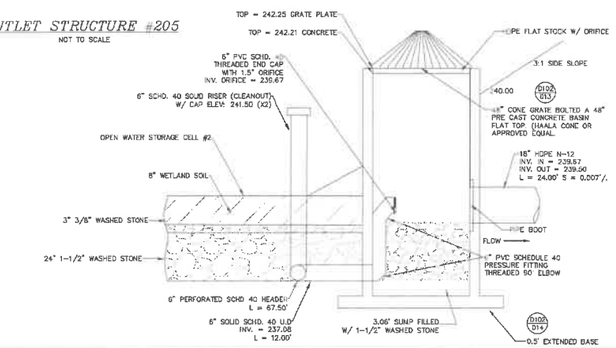
ORIFICE SCHEMATIC #205

NOT TO SCALE

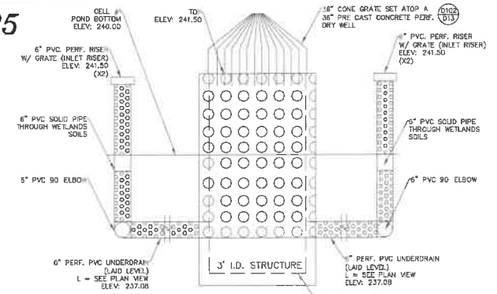
SEE DETAIL D17, SHEET D-102 FOR ADDITIONAL DETAILS

OUTLET STRUCTURE #205

NOT TO SCALE



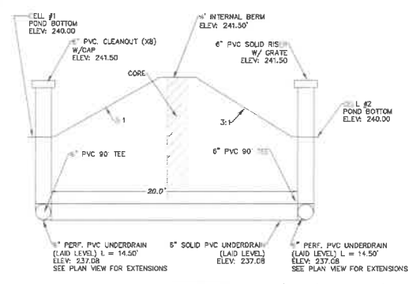
P5



GRAVEL WETLAND INLET SYSTEM (#1 & #2)

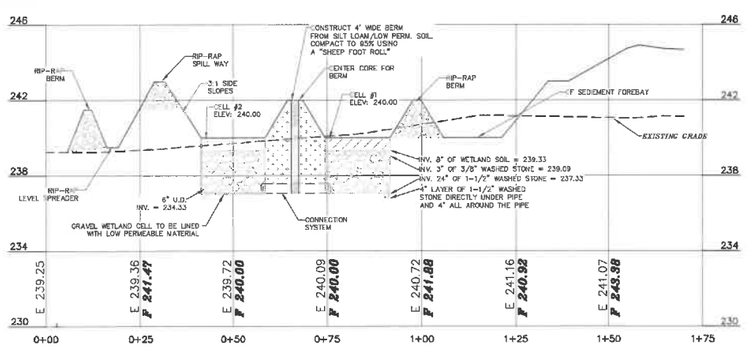
NOT TO SCALE

P6



GRAVEL WETLAND CONNECTION SYSTEM (#1 & #2)

NOT TO SCALE



LOW PERMEABILITY MATERIAL GRADATION

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

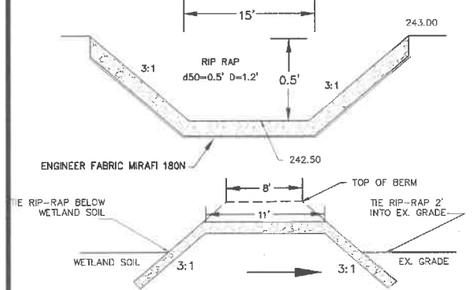
SECTION OF GRAVEL WETLAND #205

A 5 — A 5

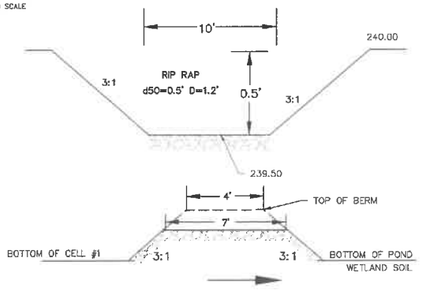
P7

SPILLWAY DETAILS

NOT TO SCALE



EMERGENCY SPILLWAY PROFILE



GRAVEL WETLAND CELL SPILLWAY PROFILE

#	REVISION	DATE	DESCRIPTION
#10		9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9		8-17-20	REVISED PER PLANNING BOARD SITE WALK
#8		8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7		7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6		7-24-20	REVISED PER NHDES RFWI & PHASING
#5		7-14-20	REVISED PER AoT RFWI
#4A		6-29-20	REVISED PER ROCHESTER TRG COMMENTS

GRAVEL WETLAND #205
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

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

P-205

P1

ACTIVITY	FREQUENCY
CLOGGING AND SYSTEM PERFORMANCE	
INSPECT INLETS AND OUTLETS TO ENSURE GOOD CONDITION AND NO EVIDENCE OF DETERIORATION. CHECK TO SEE IF HIGH-FLOW BYPASS IS FUNCTIONING. REMEDY: REPAIR OR REPLACE ANY DAMAGED STRUCTUAL PARTS. INLETS AND OUTLETS. CLEAR OR REMOVE DEBRIS OR RESTRICTIONS.	ANNUALLY, MORE FREQUENTLY IN THE FIRST YEAR OF OPERATION
CHECK FOR INTERNAL EROSION, EVIDENCE OF SHORT-CIRCUITING, AND ANIMAL BURROWS. REMEDY: SOIL EROSION FROM SHORT-CIRCUITING OR ANIMAL BOROUGHS SHOULD BE REPAIRED WHEN THEY OCCUR.	
CHECK THAT THE SYSTEM IS FULLY DRAINING WITHIN A 24-48 HOUR PERIOD AFTER RAIN EVENTS. REMEDY: REPAIR OR RESTORE HYDRAULIC INLET OR OUTLET CONFIGURATION.	

ACTIVITY	FREQUENCY
VEGETATION	
CHECK FOR ROBUST VEGETATION COVERAGE THROUGHOUT THE SYSTEM AND DEAD OR DYING PLANTS REMEDY: VEGETATION SHOULD COVER > 75% OF THE SYSTEM AND SHOULD BE RESEEDED AND CARED FOR AS NEEDED	ANNUALLY, OR AS NEEDED
CUT AND REMOVE VEGETATION FROM GRAVEL WETLAND SYSTEM AND FOREBAY IN ORDER TO MAINTAIN NITROGEN REMOVAL PERFORMANCE REMEDY: THE VEGETATION SHOULD BE CUT AND REMOVED FROM THE SYSTEM TO PREVENT NITROGEN FROM CYCLING BACK INTO THE SYSTEM	ONCE EVERY 3 YEARS

MAINTENANCE REQUIREMENTS

DESIGN REFERENCES

1 UNH STORMWATER CENTER

1-1/2" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1-1/2"	90 – 100
1"	20 – 55
1/2"	0 –15
3/8"	0 –5

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

3/8" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 – 100
# 4	22 – 55
# 8	0 – 10

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

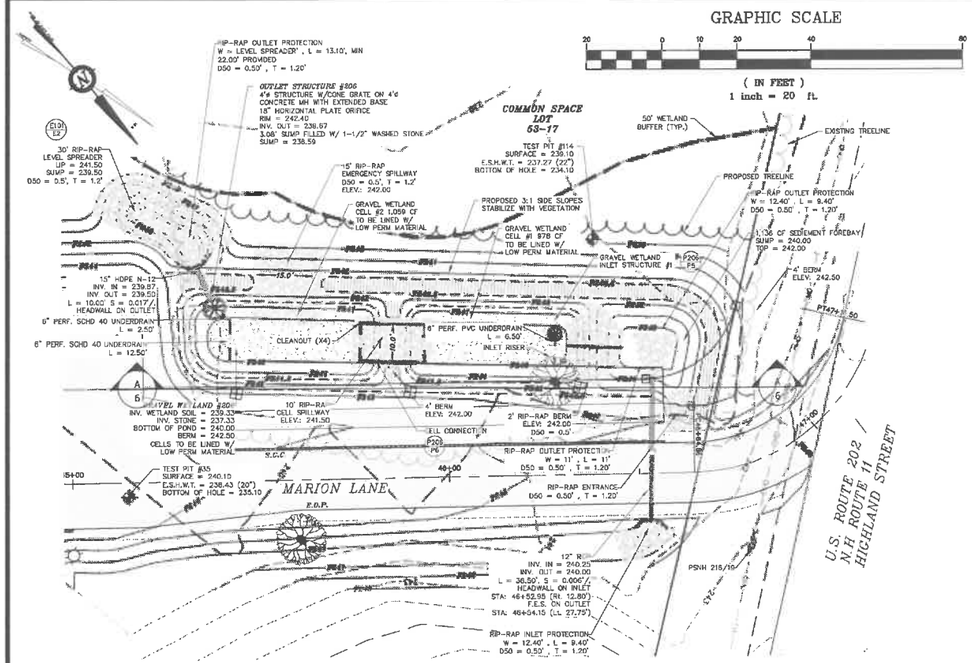
WETLAND SOIL

SIEVE SIZE	% PASSING BY WEIGHT
0.5	100
#10	90 – 75
#100	40 – 50
#200	25 –50
SIEVE SIZE	**% PASSING TOLERANCES**
0.5	±10.0
#10	±5.0
#100	±5.0
#200	±5.0

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

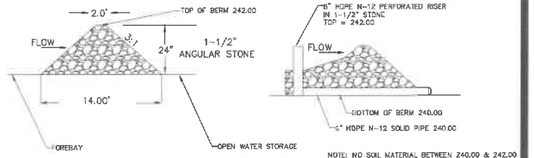


PLAN VIEW GRAVEL WETLAND #206

P2

STONE BERM FOR FOREBAY

NOT TO SCALE



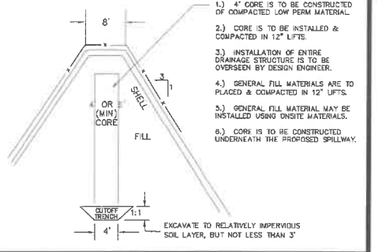
NOTE: NO SOIL MATERIAL BETWEEN 240.00 & 242.00

P3

BERM CONSTRUCTION

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.) 4' CORE IS TO BE CONSTRUCTED OF COMPACTED LOW PERM 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.

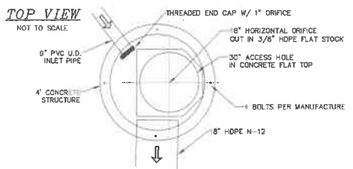
5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

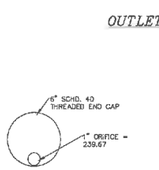
6.) CORE IS TO BE CONSTRUCTED UNDERNEATH THE PROPOSED SPILLWAY.

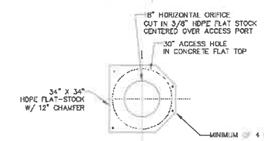
P4

TOP VIEW

NOT TO SCALE







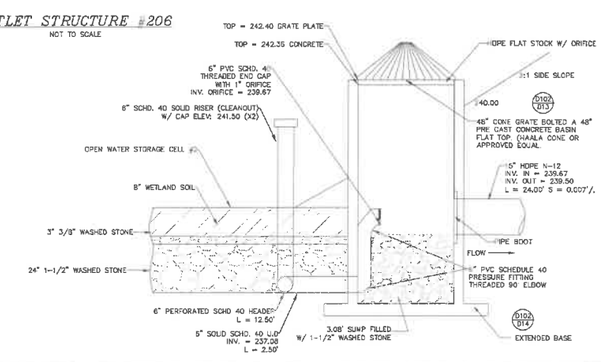
ORIFICE SCHEMATIC #206

NOT TO SCALE

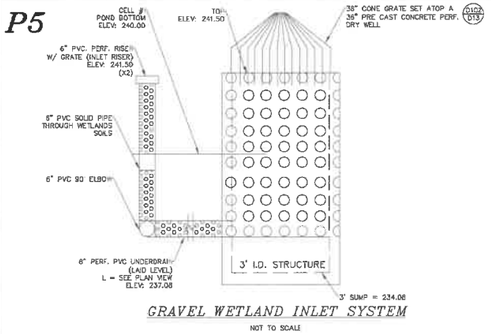
SEE DETAIL D17, SHEET D-102 FOR ADDITIONAL DETAILS

OUTLET STRUCTURE #206

NOT TO SCALE



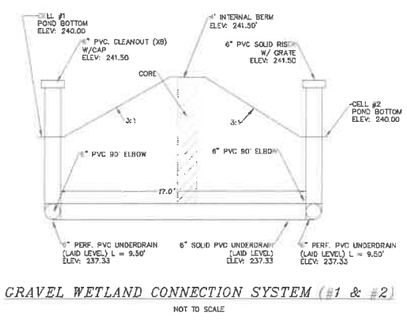
P5



GRAVEL WETLAND INLET SYSTEM

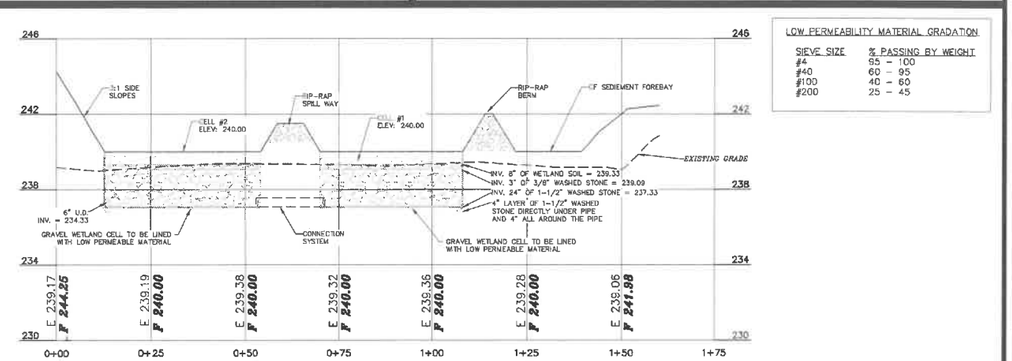
NOT TO SCALE

P6



GRAVEL WETLAND CONNECTION SYSTEM (#1 & #2)

NOT TO SCALE



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

GRAPHIC SCALE

20 0 10 20 40 80

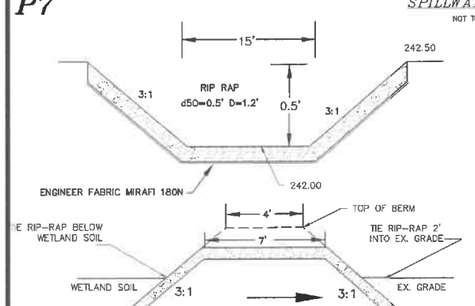
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

SECTION OF GRAVEL WETLAND #206

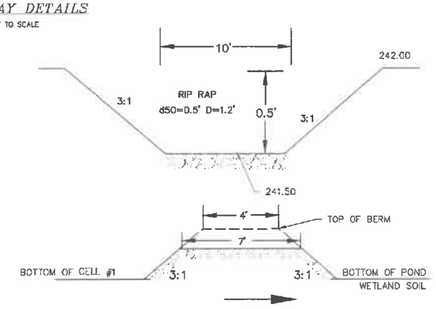
P7

SPILLWAY DETAILS

NOT TO SCALE



EMERGENCY SPILLWAY PROFILE



GRAVEL WETLAND CELL SPILLWAY PROFILE

REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-07-20	PLANNING BOARD COMMENTS
#8	8-04-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#7	7-30-20	REVISED PER NHDES REMI & PHASING
#6	7-24-20	REVISED PER NHDES REMI
#5	7-14-20	REVISED PER AoT REMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

GRAVEL WETLAND #206
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

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

P–206

BIORETENTION FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Bioretention Filter Medic 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

3/8" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 – 100
# 4	22 – 55
# 8	0 – 10

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

3/4" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
1/2"	15 – 55
# 10	0 –5

* EQUIVALENT TO STANDARD WASHED STONE – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

RAIN GARDEN MIX

THE GRASS THAT IS PLANTED WITHIN A RAIN GARDEN BIO-FILTRATION SYSTEM WITHIN THE BIO-MEDIA MUST CONSIST OF A COMBINATION OF WARM SEASON GRASS SEED AND COLD SEASON GRASS SEED IN ORDER FOR THE GRASS TO START GROWING FOR STABILIZATION AND CONTINUE GROWING IN THE SANDY WELL-DRAINED ENVIRONMENT. PLANTING SPECIFICATION WILL MEET THE REQUIREMENTS AS OUTLINED IN "VEGETATION NEW HAMPSHIRE SAND AND GRAVEL PITS" MIX 1 (WARM SEASON GRASSES) (15 LBS/AC) AND INCLUDE ANNUAL AND PERENNIAL RYE GRASS SEED (15 LBS/AC); THE NEW ENGLAND NATIVE WARM SEASON GRASS MIX (2.3 LBS/AC) BY NEW ENGLAND WETLAND PLANTS, INC.; RAIN GARDEN MIX 180 (15 LBS/AC & 15 LBS/AC OF RYE) / RAIN GARDEN GRASS MIX 180-1 (20 LBS/AC & 10 LBS/AC OF RYE) BY ERNST CONSERVATION SEEDS; OR APPROVED EQUAL.

P1

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 BIORETENTION FILTER MEDIA SHALL BE AS SHOWN ABOVE. "BIO MEDIA" MEANS BIORETENTION FILTER MEDIA.
3. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.
4. DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
5. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
6. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE FILTRATION COMPONENTS OF THE SYSTEM.

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.

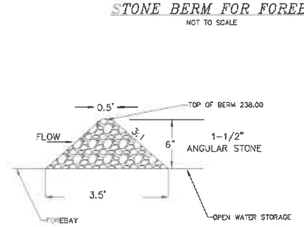
4 VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

DESIGN REFERENCES

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

P2

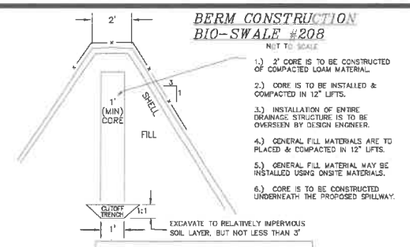
STONE BERM FOR FOREBAY
NOT TO SCALE



NOTE: NO SOIL MATERIAL BETWEEN 237.50 & 238.00

P3

BERM CONSTRUCTION
BIO-SWALE #208
NOT TO SCALE



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.

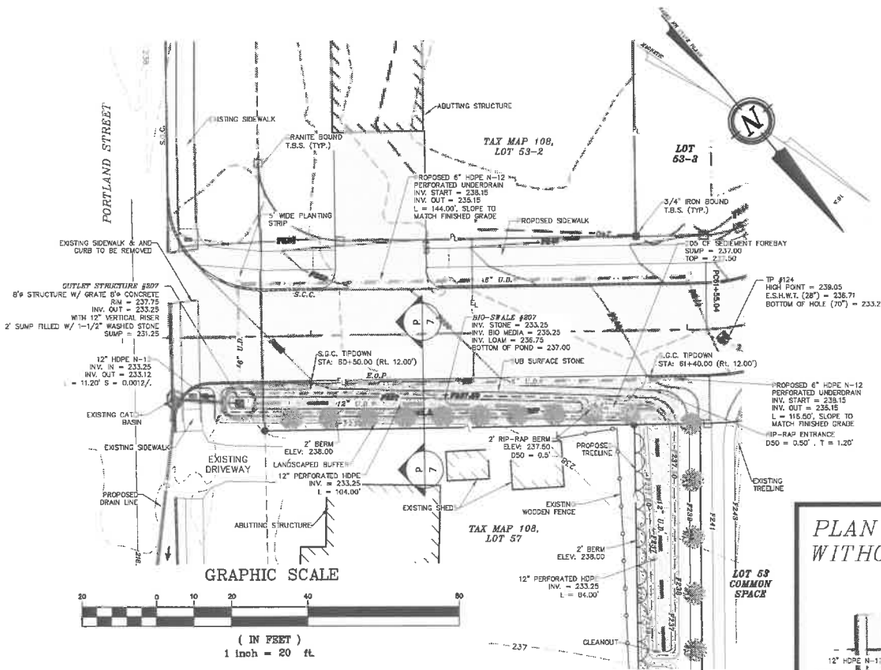
5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

6.) CORE IS TO BE CONSTRUCTED UNDERNEATH THE PROPOSED SPILLWAY.

LOW PERMEABILITY MATERIAL GRADATION

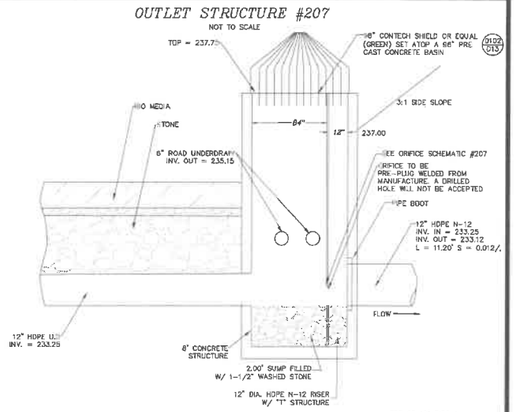
SIEVE SIZE	% PASSING BY WEIGHT
#4	95 – 100
#40	60 – 95
#100	40 – 60
#200	25 – 45

PLAN VIEW BIO-SWALE #207

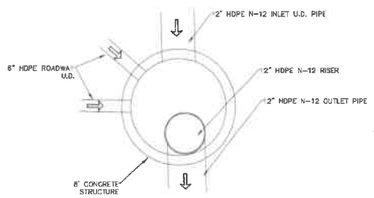


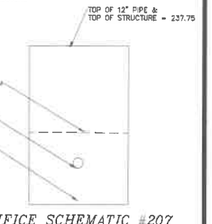
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

OUTLET STRUCTURE #207



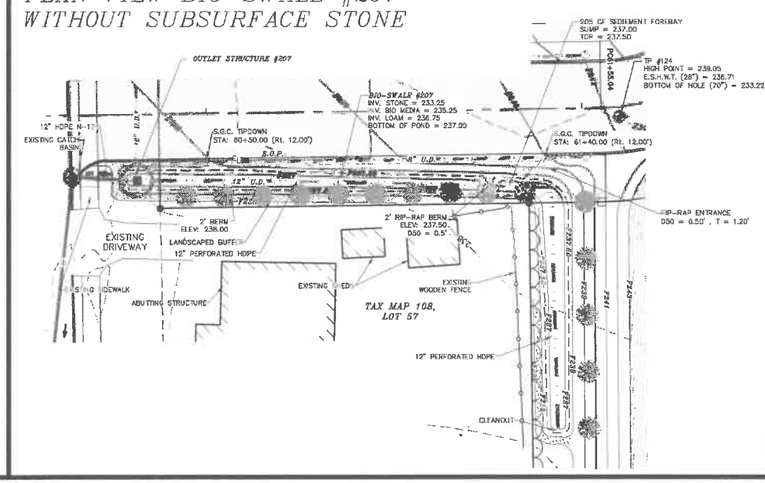
TOP VIEW
NOT TO SCALE

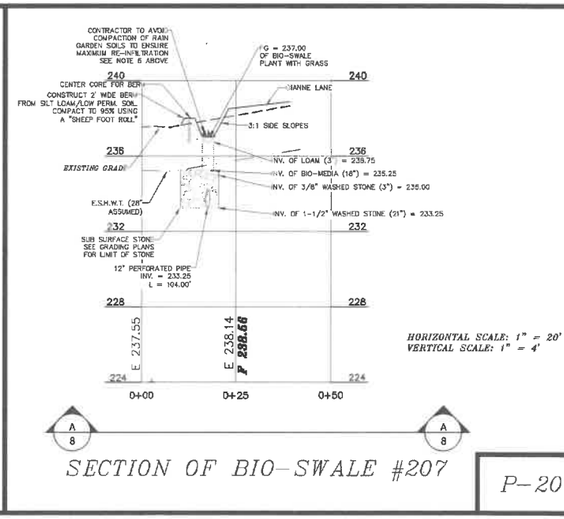




ORIFICE SCHEMATIC #207
NOT TO SCALE

PLAN VIEW BIO-SWALE #207 WITHOUT SUBSURFACE STONE





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

SECTION OF BIO-SWALE #207

P-207

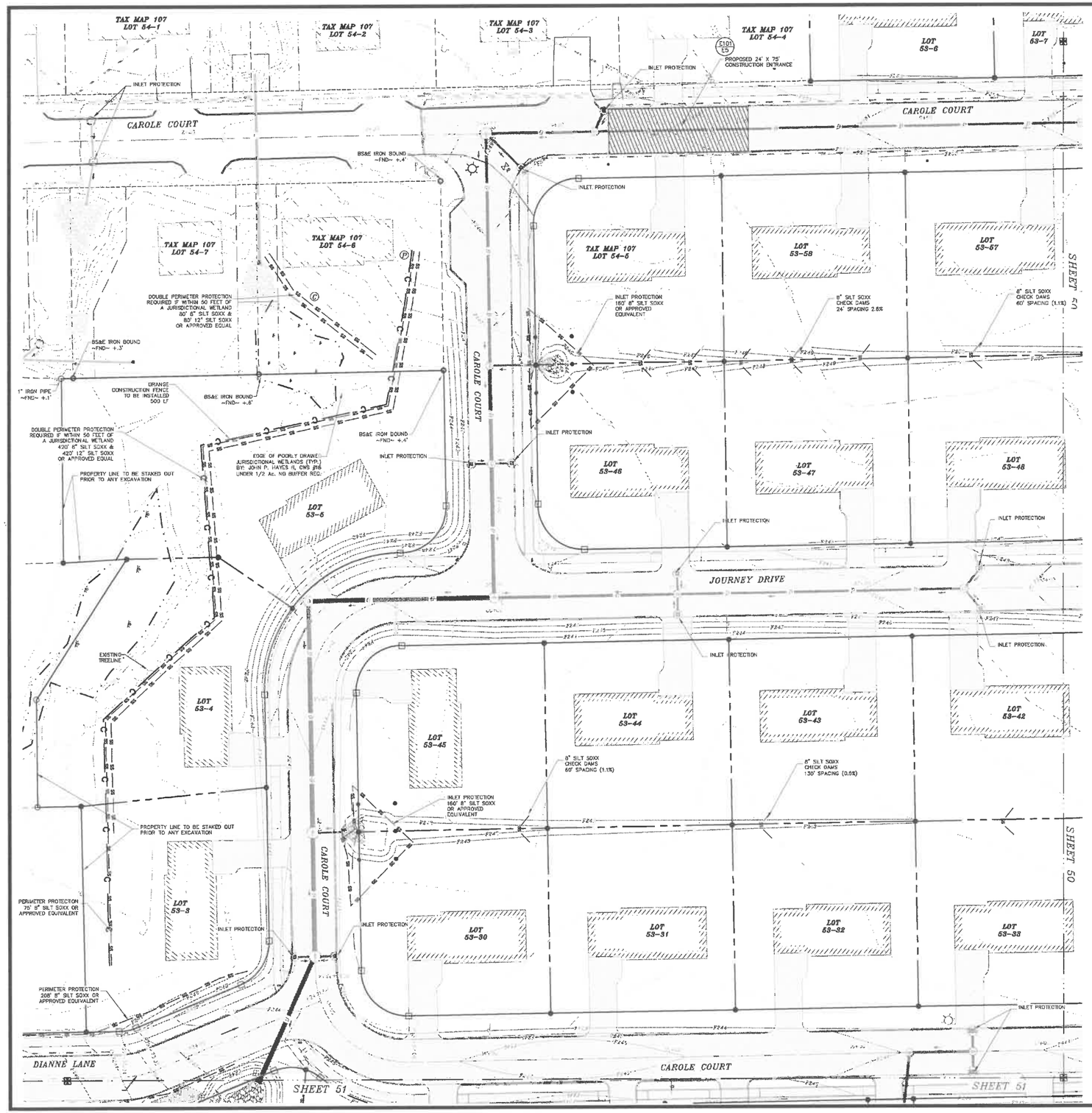
REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-04-20	REVISED PER PEER REVIEW
#8	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#7	7-24-20	REVISED PER NHDES RFMI & PHASING
#6	7-14-20	REVISED PER AoT RFMI
#5	6-29-20	REVISED PER ROCHESTER TRG COMMENTS
#4A		

BIO-SWALE #207
LAND OF
THOMAS R. & DIANNE C. AUBERT
928 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 106, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY No. 14263
PROFESSIONAL ENGINEER



NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. FL., 28.50 Ac.

4.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

5.) 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.

6.) 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.

7.) EROSION AND SEDIMENT CONTROL 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, DEPARTMENT OF PUBLIC WORKS WITHIN 24 HOURS IN ACCORDANCE WITH CGP 4.1.7 AND MAINTAINED BY THE OWNER FOR A PERIOD OF THREE YEARS AFTER THE PROJECT IS COMPLETED.

8.) PERIMETER CONTROL OPTIONS INCLUDE SILT SOXX, SILT FENCE, AND EROSION CONTROL MIX BERM. THERE ARE AREAS WITHIN THE PROPOSAL WHERE SPECIFIC PROTECTIONS ARE RECOMMENDED AND ANY SUBSTITUTION WILL REQUIRE APPROVAL. THE LOCATIONS DEMONSTRATED ON THE PLAN ARE MINIMUM LOCATIONS AND ADDITIONAL LOCATIONS MAY BE REQUIRED THROUGH THE CONSTRUCTION PROCESS. (SEE E-101 AND E-102 FOR DETAILS)

9.) PER EPA CGP Z.1.2.2 (INSTALL PERIMETER CONTROL), "YOU MUST INSTALL SEDIMENT CONTROLS ALONG THOSE PERIMETER AREAS OF YOUR SITE THAT WILL RECEIVE STORMWATER FROM EARTH DISTURBING ACTIVITIES." AS A RESULT OF SWPPP INSPECTIONS, THE CONTRACTOR MAY HAVE TO EXPAND PERIMETER CONTROLS TO MEET THIS REQUIREMENT. THE E&SC PLAN IS INITIAL GUIDANCE AS TO THE ANTICIPATED REQUIREMENTS AND IT THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT STORMWATER VIOLATION DO NOT OCCUR.

10.) CONTRACTOR IS RESPONSIBLE FOR SWEEPING THE ROAD, SIDEWALKS AND ANYTHING DISTURBED, TO ENSURE THAT NO SEDIMENT IS BEING TRACKED ONTO PORTLAND STREET AND HIGHLAND STREET.

11.) CONTRACTOR IS RESPONSIBLE FOR CLEANING AND MAINTAINING THE INLET PROTECTION ONCE INSTALLED.

12.) FUGITIVE DUST IS TO BE CONTROLLED THROUGHOUT THE CONSTRUCTION PROCESS IN ACCORDANCE WITH ENV-A 1000.

13.) CONTRACTOR IT TO MEET THE REQUIREMENTS SPECIFIED IN RSA 430:51-57 AND AGR 3800, RELATING TO INVASIVE SPECIES.

14.) CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WATER QUALITY FROM ANY RUN OFF DURING THE CONSTRUCTION PROCESS, IN ACCORDANCE WITH ENV-WQ 1507, IN ORDER TO PREVENT VIOLATIONS OF THE STORM WATER QUALITY STANDARDS.

15.) CATCH BASIN HOODS WILL BE INSTALLED AS SOON AS THE BASIN IS PUT ON LINE. RIM IS TO BE RAISED WITH FINAL GRADE SO THAT STORMWATER RUNOFF CAN DRAIN PROPERLY THROUGHOUT CONSTRUCTION.

16.) MULCH BERM MAY BE USED AS A SUBSTITUTE FOR SILT SOXX AS PERIMETER CONTROL.

LEGEND:

- STORM WATER SYSTEM PROTECTION
- PROTECTION PERIMETER CONTROL
- RESIDENTIAL/ROADWAY CONSTRUCTION
- IRON PIPE (FND)
- IRON BOUND (FND)
- REBAR (FND)
- UTILITY POLE
- GUY WIRE
- WELL
- BENCHMARK
- CONIFEROUS TREE
- DECIDUOUS TREE
- SILT FENCE
- PERIMETER CONTROL (FILTREXX SILT SOXX OR APPROVED EQUAL)
- TREE LINE
- CONSTRUCTION FENCE

SOILS & DEWATERING:

ACTON FINE SANDY LOAM	K=0.43
DEERFIELD LOAMY FINE SAND	K=0.17
GLOUCESTER SANDY LOAM (VERY STONY)	K=0.17
HOLLIS-GLOUCESTER COMPLEX SANDY LOAM	K=0.43
RIDGEBURY SANDY LOAM	K=0.24
SAUGATUCK SAND	
WHITMAN LOAM	K=0.24
WINDSOR LOAMY SAND	K=0.17

SEE SITE SPECIFIC SOILS MAP (SSSM)
SEE WEBSOIL USDA-NRCS
ERODIBILITY FACTOR - K, CPESC MANUAL, ENVIROCERT INTERNATIONAL INC. & ROCKINGHAM COUNTTY SOIL SURVEY, ROCKWEB SOIL ATTRIBUTES.

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

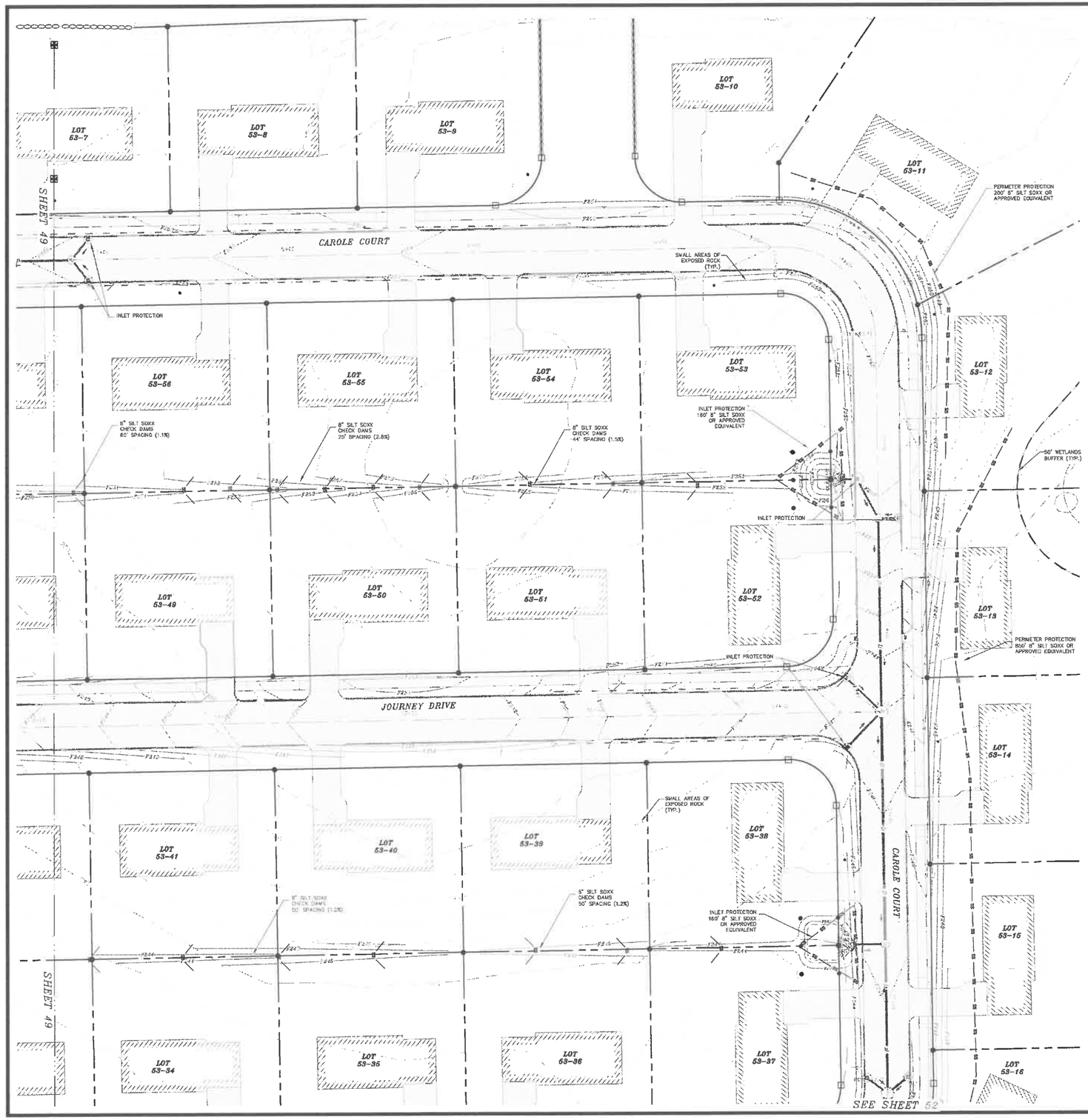
REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-04-20	PLANNING BOARD FINAL REVIEW
#8	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#7	7-24-20	REVISED PER NHDES RFMI & PHASING
#6	7-14-20	REVISED PER AoT RFMI
#5	6-29-20	REVISED PER ROCHESTER TRG COMMENTS
#4A		

EROSION AND SEDIMENT CONTROL PLAN SOUTH
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

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



NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) SEE SHEET 47 FOR ALL OTHER STANDARD EROSION AND SEDIMENT CONTROL NOTES.

LEGEND:

- (R) STORM WATER SYSTEM PROTECTION
- (P) PROTECTION PERIMETER CONTROL
- (C) RESIDENTIAL/ROADWAY CONSTRUCTION
- IRON PIPE (FND)
- IRON BOUND (FND)
- REBAR (FND)
- UTILITY POLE
- GUY WIRE
- (W) WELL
- BENCHMARK
- CONIFEROUS TREE
- DECIDUOUS TREE
- SF — SILT FENCE
- PERIMETER CONTROL (FILTREXX SILT SOXX OR APPROVED EQUAL)
- TREE LINE
- C — C — CONSTRUCTION FENCE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

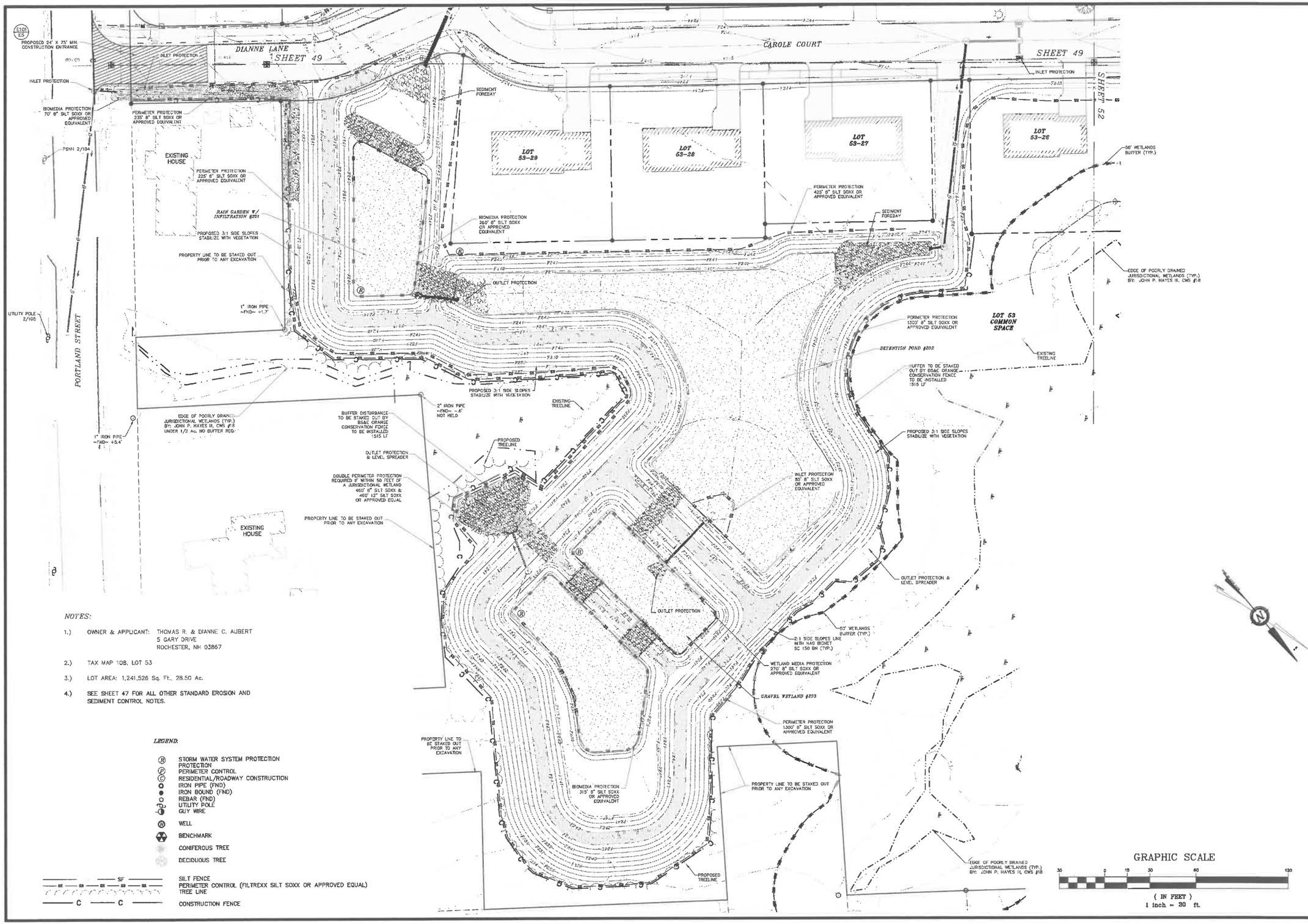
REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-13-20	REVISED PER PLANNING BOARD COMMENTS
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

EROSION AND SEDIMENT CONTROL PLAN EAST
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

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



NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) SEE SHEET 47 FOR ALL OTHER STANDARD EROSION AND SEDIMENT CONTROL NOTES.

LEGEND:

- (R) STORM WATER SYSTEM PROTECTION
- (P) PERIMETER CONTROL
- (C) RESIDENTIAL/ROADWAY CONSTRUCTION
- IRON PIPE (FND)
- IRON BOUND (FND)
- REBAR (FND)
- UTILITY POLE
- GUY WIRE
- (W) WELL
- BENCHMARK
- CONIFEROUS TREE
- DECIDUOUS TREE
- SF — SILT FENCE
- PERIMETER CONTROL (FILTREXX SILT SOXX OR APPROVED EQUAL)
- TREE LINE
- C — C — CONSTRUCTION FENCE

REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-07-20	REVISED PER PB/TMASTER COMMENT
#8	7-31-20	REVISED PER NHDES SEWER DISCHARGE REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

EROSION AND SEDIMENT CONTROL PLAN WEST

LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

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

SEE SHEET 48

SHEET 49

CAROLE COURT

MARION LANE

N.H. ROUTE 202 & 11/HIGHLAND STREET

LOT 53-25

LOT 53-24

LOT 53-18

LOT 53-23

LOT 53-19

LOT 53-20

LOT 53-22

LOT 53-21

LOT 53-17 COMMON SPACE

COMMON SPACE LOT 53

RESIDENTIAL - MIXED USE NEIGHBORHOOD (RMU)

50' WETLANDS BUFFER (TYP.)

PERIMETER PROTECTION 1300' 8" SILT SOXX OR APPROVED EQUIVALENT

EXISTING TREELINE

25' WETLANDS BUFFER INSTALL WETLANDS BUFFER SIGNS ON THE BUFFER EVERY 25' AND AT THE INTERSECTION OF THE BUFFER AND THE BOUNDARY LINE OF THE LOTS

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: JOHN P. HAYES III, CWS #18

PERIMETER PROTECTION 1105' 8" SILT SOXX OR APPROVED EQUIVALENT

SEDIMENT FOREBAY

PROPOSED 3:1 SIDE SLOPES STABILIZE WITH VEGETATION

GRAVEL WETLAND #206

WETLAND MEDIA PROTECTION 180' 8" SILT SOXX OR APPROVED EQUIVALENT

OUTLET PROTECTION & LEVEL SPREADER

PERIMETER PROTECTION 1300' 8" SILT SOXX OR APPROVED EQUIVALENT

PROPOSED TREELINE

1/2" IRON PIPE ~FND~ +2.2'

WETLAND MEDIA PROTECTION 160' 8" SILT SOXX OR APPROVED EQUIVALENT

PERIMETER PROTECTION 245' 8" SILT SOXX OR APPROVED EQUIVALENT

INLET PROTECTION

WETLAND MEDIA PROTECTION 185' 8" SILT SOXX OR APPROVED EQUIVALENT

PERIMETER PROTECTION 115' 8" SILT SOXX OR APPROVED EQUIVALENT

PROPOSED 3:1 SIDE SLOPES STABILIZE WITH VEGETATION

1/2" IRON PIPE ~FND~ +.8'

1/2" IRON PIPE ~FND~ +.5'

1/2" IRON PIPE ~FND~ +.9'

50' WETLANDS BUFFER (TYP.)

25' WETLANDS BUFFER INSTALL WETLANDS BUFFER SIGNS ON THE BUFFER EVERY 25' AND AT THE INTERSECTION OF THE BUFFER AND THE BOUNDARY LINE OF THE LOTS

WETLAND MEDIA PROTECTION 160' 8" SILT SOXX OR APPROVED EQUIVALENT

PERIMETER PROTECTION 125' 8" SILT SOXX OR APPROVED EQUIVALENT

WETLAND MEDIA PROTECTION 82' 8" SILT SOXX OR APPROVED EQUIVALENT

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: JOHN P. HAYES III, CWS #18

WETLAND MEDIA PROTECTION 98' 8" SILT SOXX OR APPROVED EQUIVALENT

PERIMETER PROTECTION 145' 8" SILT SOXX OR APPROVED EQUIVALENT

PROPOSED TREELINE

GRAVEL WETLAND #208

SEDIMENT FOREBAY

PROPOSED 16' X 75' MIN. CONSTRUCTION ENTRANCE

PROPOSED RIP-RAP CHECK DAMS EVERY 80'

EXISTING TREELINE

1/2" IRON PIPE ~FND~ +.7'

PINNH 316/18

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac

4.) **SEE SHEET 47 FOR ALL OTHER STANDARD EROSION AND SEDIMENT CONTROL NOTES.**

LEGEND:

- STORM WATER SYSTEM PROTECTION
- PROTECTION
- PERIMETER CONTROL
- RESIDENTIAL/ROADWAY CONSTRUCTION
- IRON PIPE (FND)
- IRON BOUND (FND)
- REBAR (FND)
- UTILITY POLE
- GUY WIRE
- WELL
- BENCHMARK
- CONIFEROUS TREE
- DECIDUOUS TREE
- SF — SILT FENCE
- PERIMETER CONTROL (FILTREXX SILT SOXX OR APPROVED EQUAL)
- TREE LINE
- C — C — CONSTRUCTION FENCE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-04-20	REVISED PER PLANNING BOARD REVIEW
#8	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#7	7-24-20	REVISED PER NHDES RFMI & PHASING
#6	7-14-20	REVISED PER AoT RFMI
#5	6-29-20	REVISED PER ROCHESTER TRG COMMENTS
#4A		

EROSION AND SEDIMENT CONTROL PLAN NORTH

LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

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

REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-21-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENTS
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RMI & PHASING
#5	7-14-20	REVISED PER AoT RMI

OVERVIEW UTILITY PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE AN OVERVIEW OF UTILITY AND ENGINEERING DETAILS OF THE PROPOSED SUBDIVISION AT TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

10.) SEE EXISTING CONDITIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUS BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS. TEMPORARY BENCH MARKS SHOWN ON DESIGN PLANS ARE THE RESULT OF A BALANCED TRIG. LEVEL LOOP.

11.) MINIMUM SLOPE FOR ALL SEWER SERVICE CONNECTIONS IS TO BE NO LESS THAN 0.02'/'.

12.) 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) FOR SDR 35 GRAVITY SEWER PIPE, CONFORM WITH ENV-WQ 704.08 FOR SDR 21 / 11 / 9 FORCE MAIN PRESSURE PIPE, AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121. THE FORCE MAIN SHALL BE TESTED IN ACCORDANCE WITH ENV-WQ 704.09.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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

SCALE : 1 IN. EQUALS 60 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE - KENNETH A. BERRY 7910 LICENSED PROFESSIONAL ENGINEER

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY AND ENGINEERING DETAILS OF CAROLE COURT AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&C IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

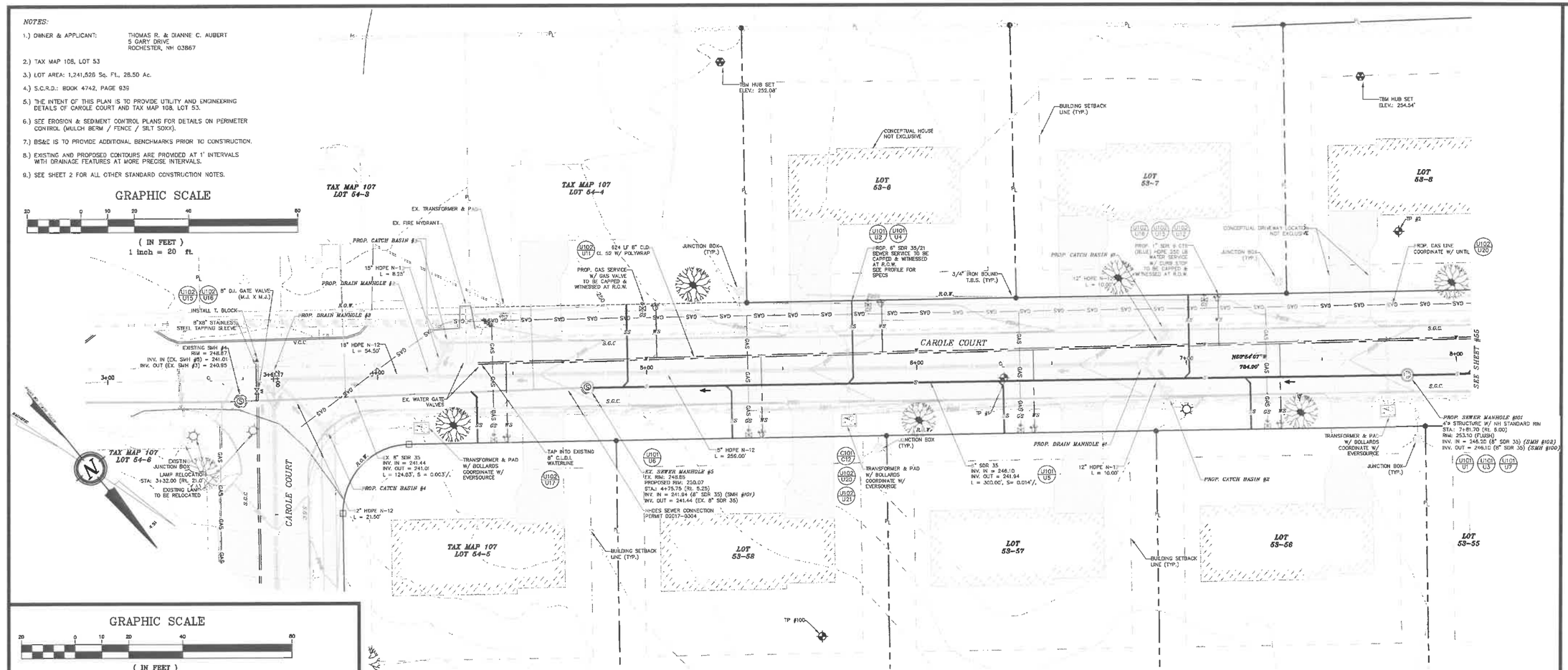
8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.



GRAPHIC SCALE

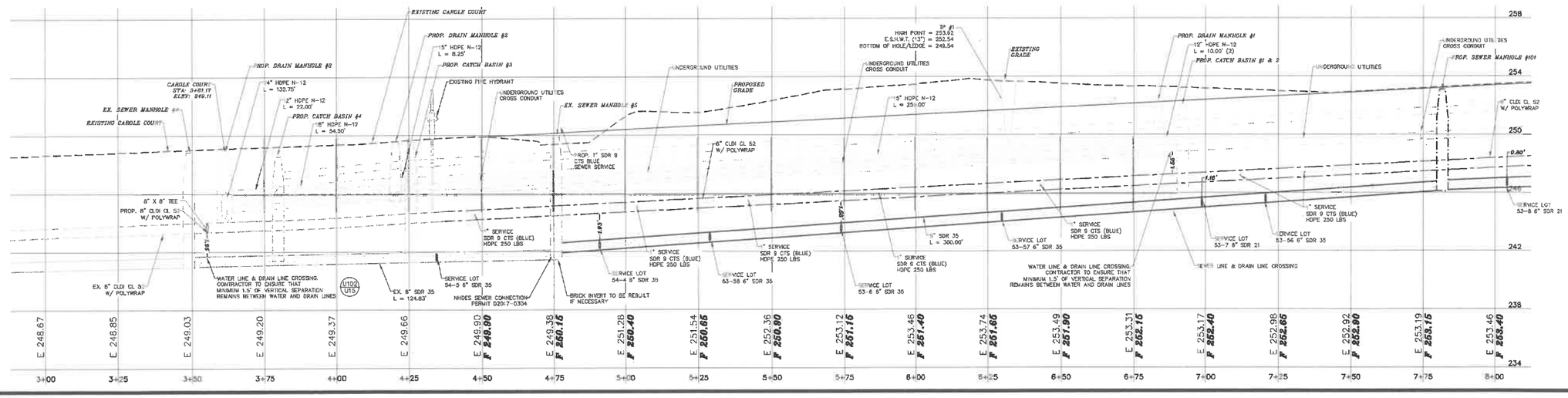
20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

UTILITY PLAN VIEW CAROLE COURT 3+50 – 8+50

UTILITY PROFILE VIEW CAROLE COURT 3+50 – 8+50



REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-04-20	REVISED PER ROCHESTER TRG COMMENTS
#8	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#7	7-24-20	REVISED PER NHDES RFMI & PHASING
#6	7-14-20	REVISED PER AoT RFMI
#5	6-29-20	REVISED PER ROCHESTER TRG COMMENTS
#4A		PLANNING BOARD SUBMITTAL REVIEW

UTILITY PLAN & PROFILE CAROLE COURT 3+00 – 8+00
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

STATE OF NEW HAMPSHIRE – KENNETH A. BERRY No. 14243 – LICENSED LAND SURVEYOR

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

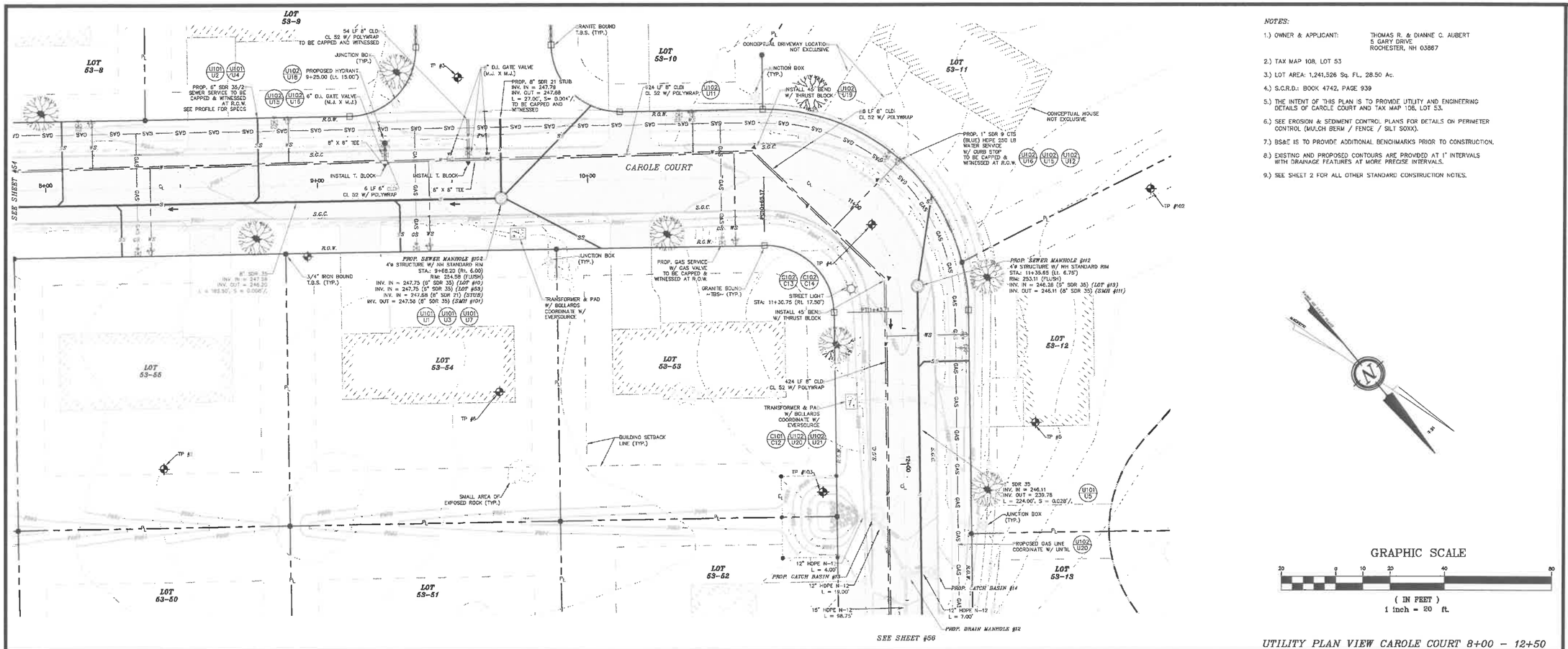
5.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY AND ENGINEERING DETAILS OF CAROLE COURT AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

UTILITY PLAN VIEW CAROLE COURT 8+00 – 12+50

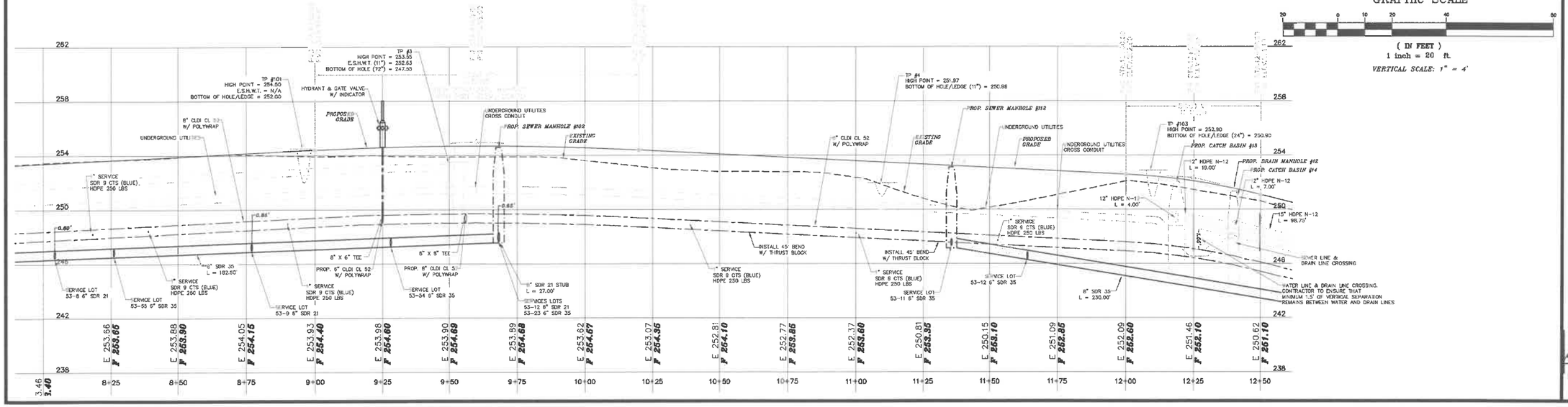
UTILITY PROFILE VIEW CAROLE COURT 8+00 – 12+50

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'



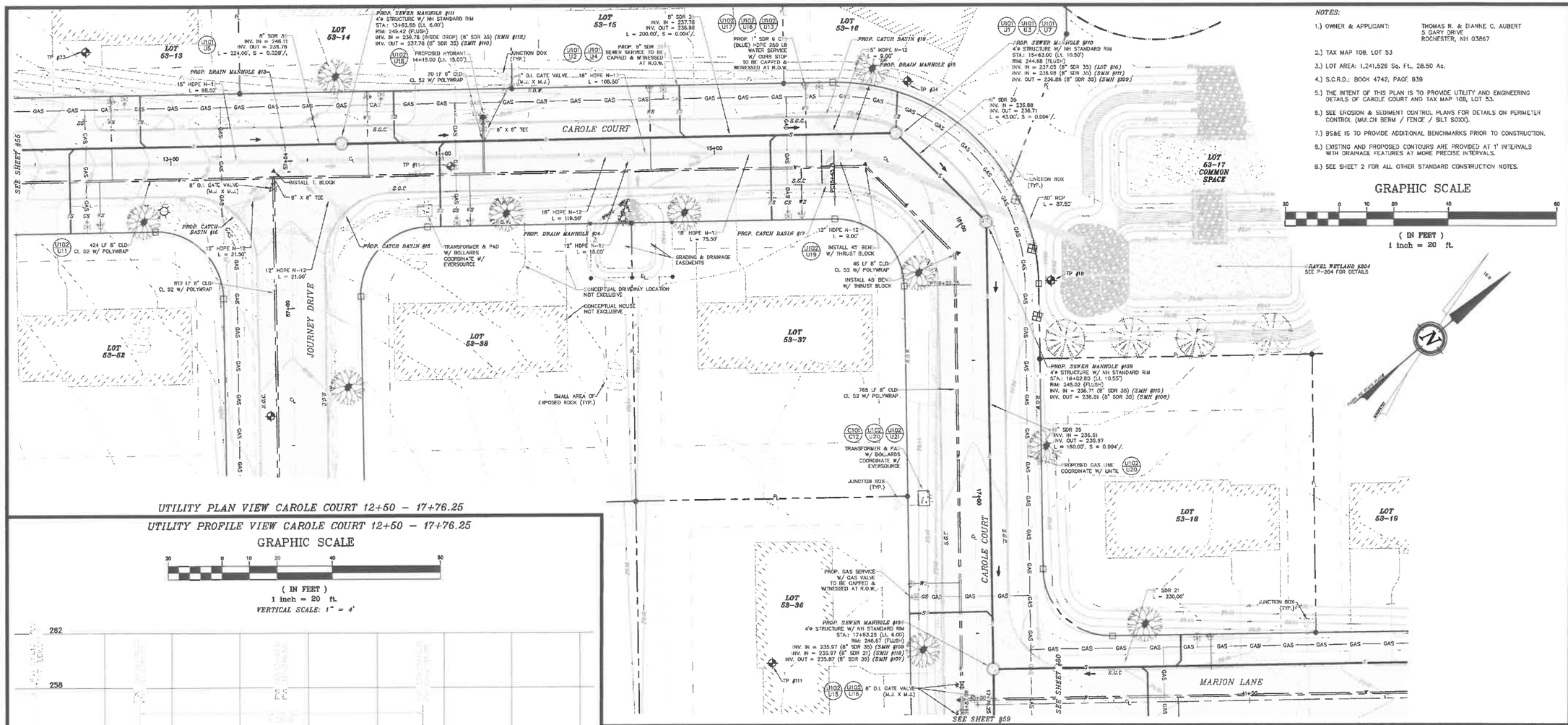
REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-04-20	REVISED PER POSTMASTER COMMENT
#8	7-30-20	PLANNING BOARD RESUBMITTAL
#7	7-24-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-14-20	REVISED PER NHDES RFMI & PHASING
#5	6-29-20	REVISED PER AoT RFMI
#4A		REVISED PER ROCHESTER TRG COMMENTS

UTILITY PLAN & PROFILE CAROLE COURT 8+00 – 12+50
LAND OF
THOMAS R. & DIANNE C. AUBERT
528 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED LAND SURVEYOR



UTILITY PLAN VIEW CAROLE COURT 12+50 – 17+76.25

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT, 5 GARY DRIVE, ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY AND ENGINEERING DETAILS OF CAROLE COURT AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

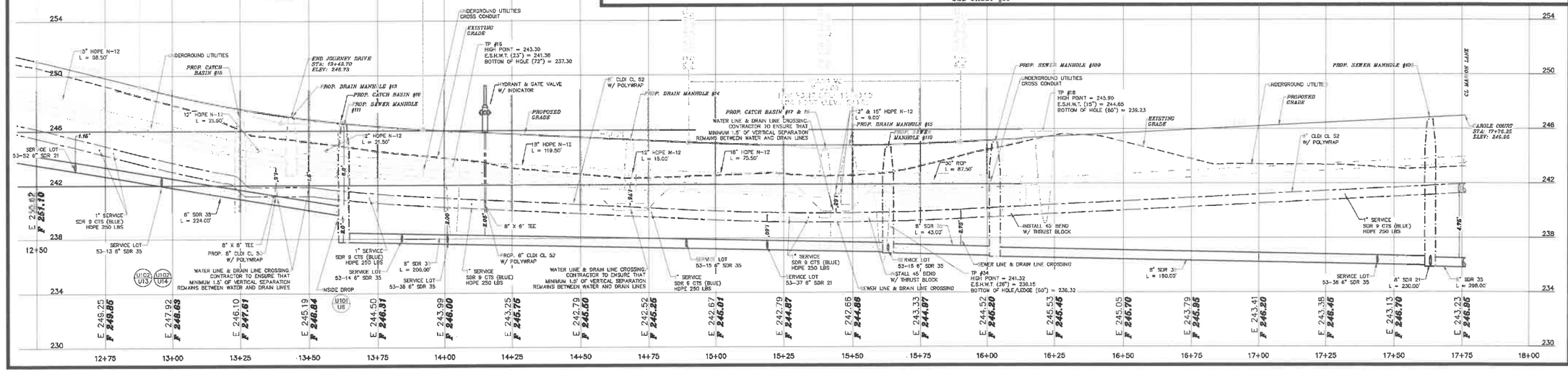
8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

UTILITY PROFILE VIEW CAROLE COURT 12+50 – 17+76.25

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'



REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-16-20	REVISED PER AoT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

UTILITY PLAN & PROFILE CAROLE COURT 12+50 – 17+76.25
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED LAND SURVEYOR

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 CARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 938

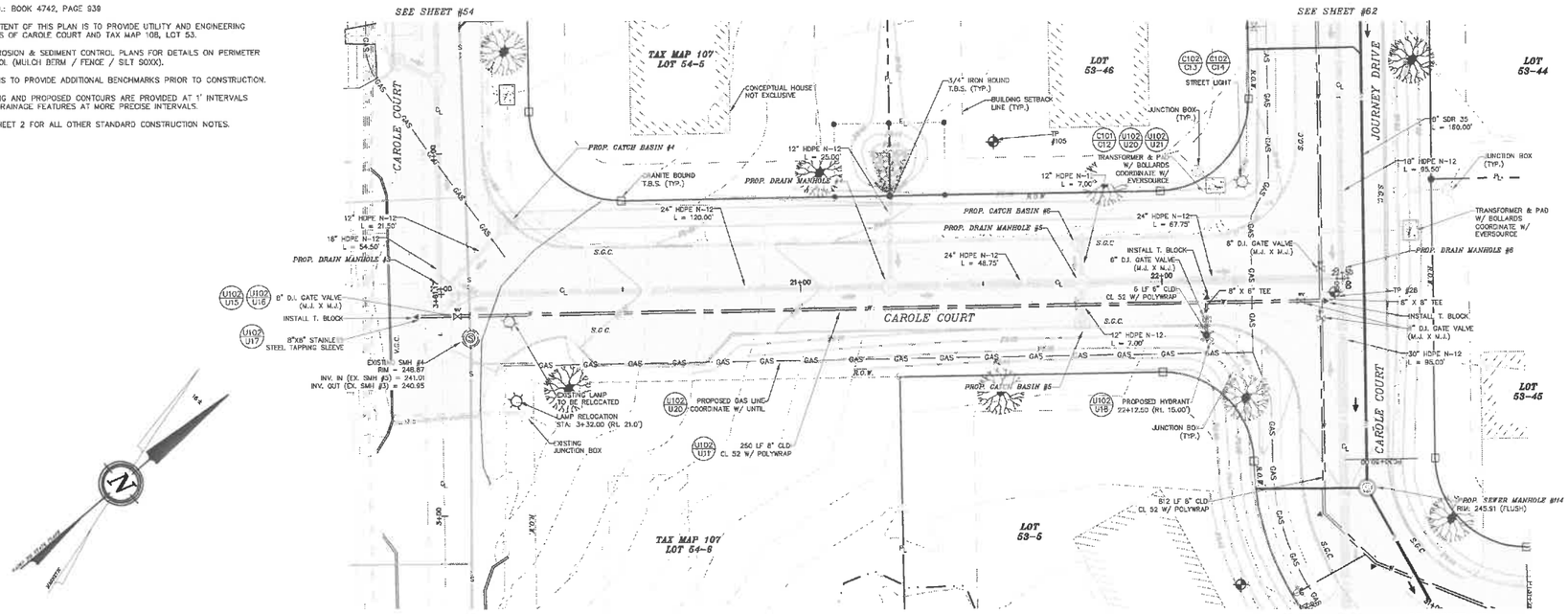
5.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY AND ENGINEERING DETAILS OF CAROLE COURT AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.



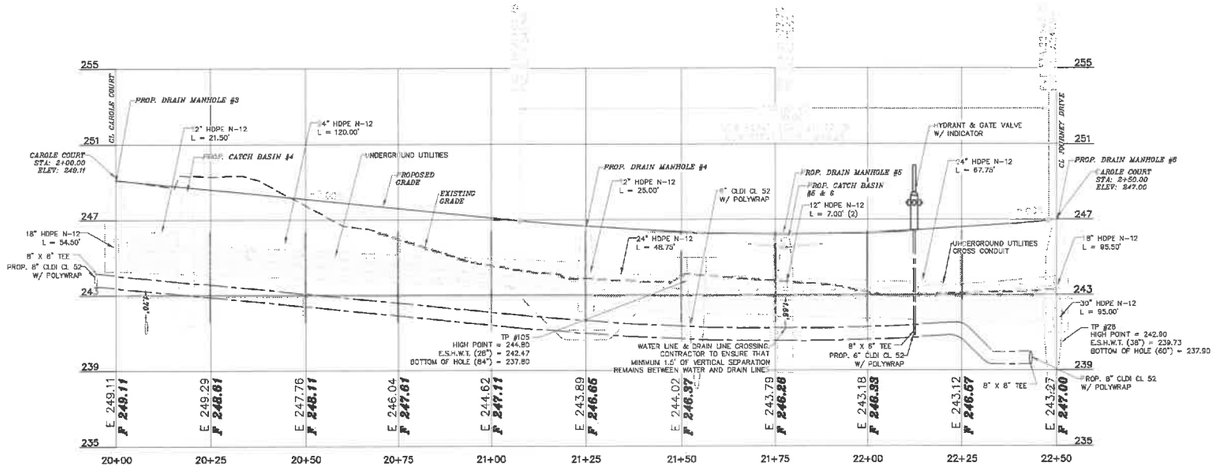
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

UTILITY PLAN VIEW CAROLE COURT BETWEEN EX. CAROLE COURT AND JOURNEY DRIVE 20+00 – END

UTILITY PROFILE VIEW CAROLE COURT BETWEEN EX. CAROLE COURT AND JOURNEY DRIVE 20+00 – END



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

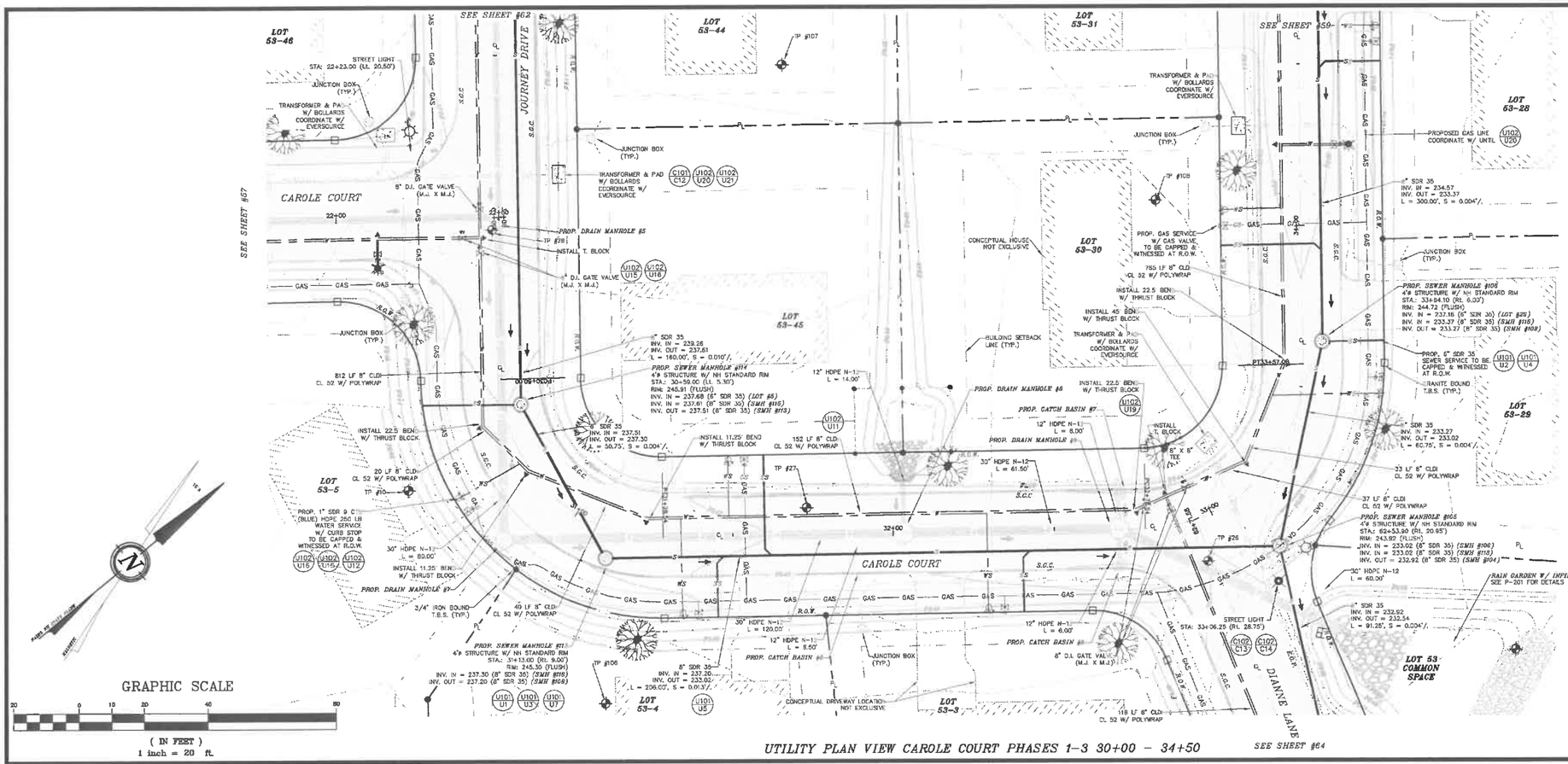
REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	PLANNING BOARD RESUBMITTAL REVIEW
#8	8-04-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#7	7-30-20	REVISED PER NHDES RFMI & PHASING
#6	7-24-20	REVISED PER NHDES RFMI
#5	7-14-20	REVISED PER AoT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

UTILITY PLAN & PROFILE CAROLE COURT BETWEEN
EX. CAROLE COURT AND JOURNEY DRIVE 20+00 – END
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

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



UTILITY PLAN VIEW CAROLE COURT PHASES 1–3 30+00 – 34+50

SEE SHEET #64

GRAPHIC SCALE

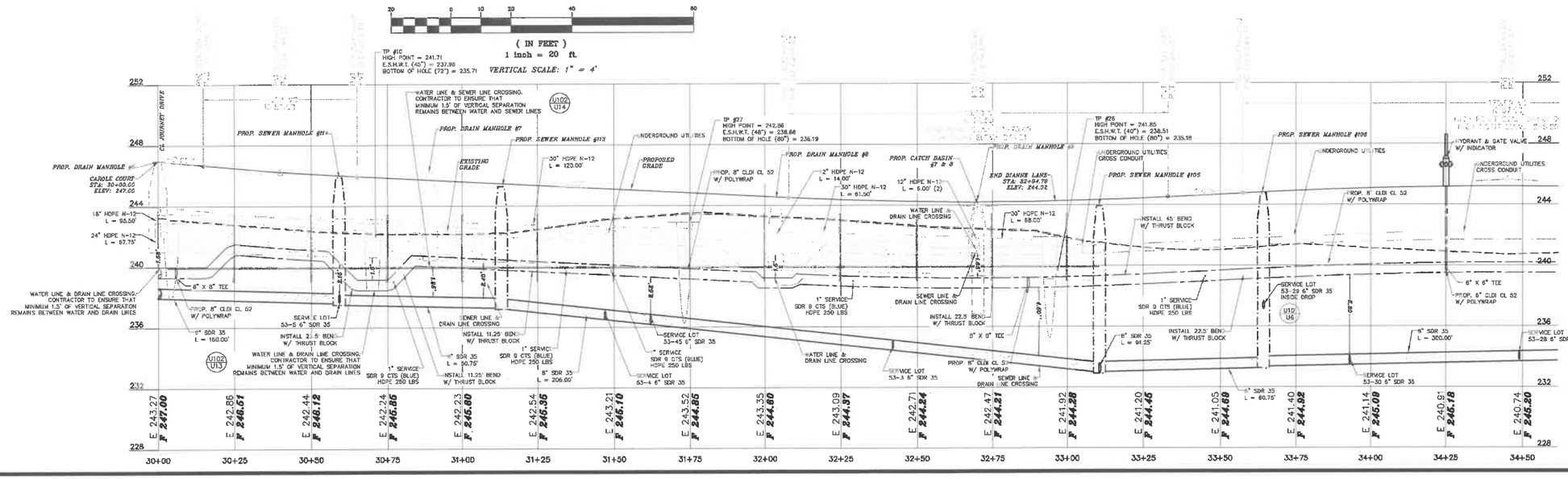
20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

UTILITY PROFILE VIEW CAROLE COURT PHASES 1–3 30+00 – 34+50



NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY AND ENGINEERING DETAILS OF CAROLE COURT AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

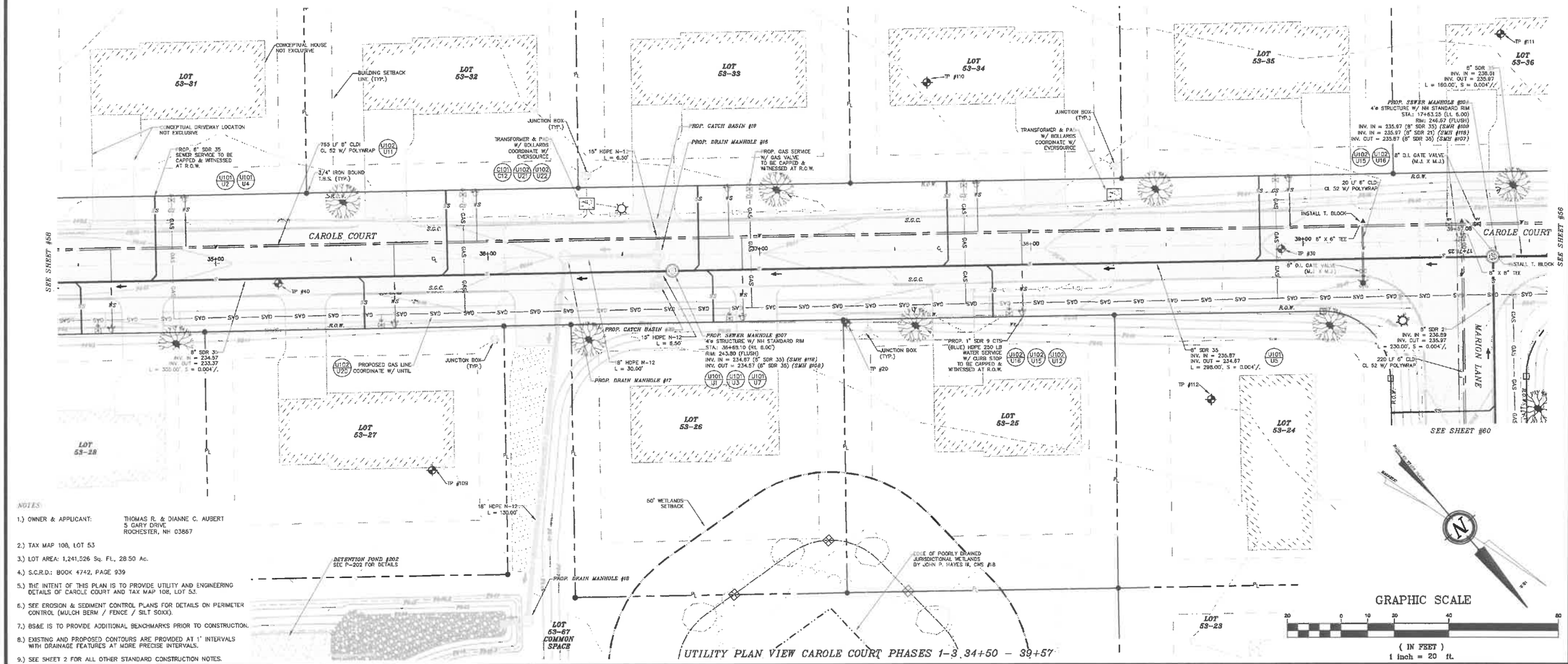
REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-15-20	REVISED PER AoT REVIEW
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

PLAN & PROFILE CAROLE COURT PHASES 1–3 30+00–34+50
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

STATE OF NEW HAMPSHIRE – KENNETH A. BERRY No. 10243 – LICENSED PROFESSIONAL ENGINEER



NOTES

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY AND ENGINEERING DETAILS OF CAROLE COURT AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

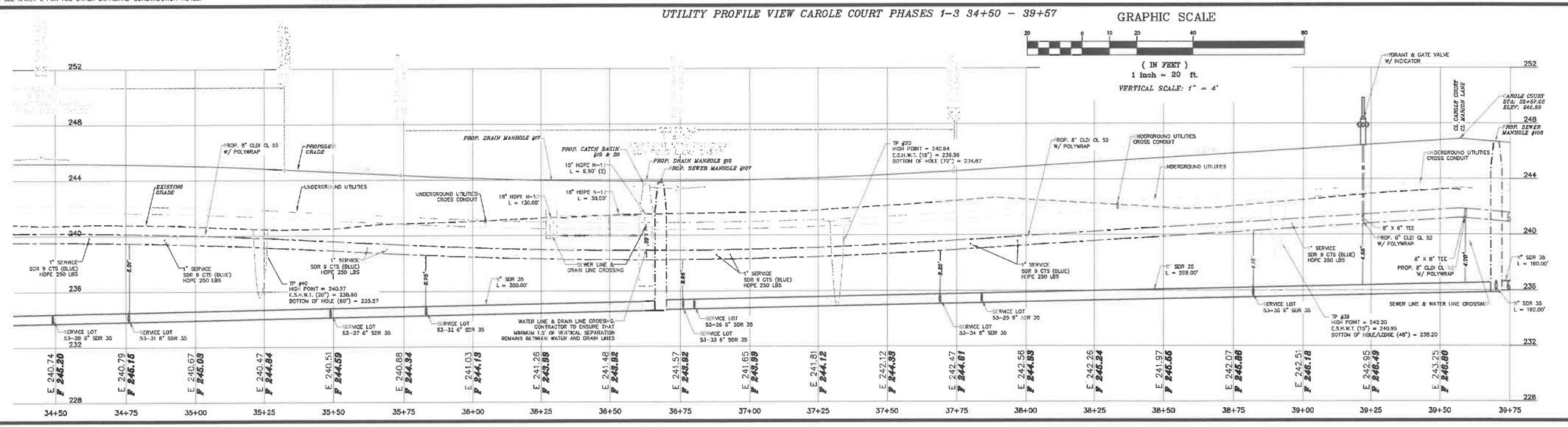
7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

UTILITY PLAN VIEW CAROLE COURT PHASES 1-3 34+50 – 39+57

UTILITY PROFILE VIEW CAROLE COURT PHASES 1-3 34+50 – 39+57



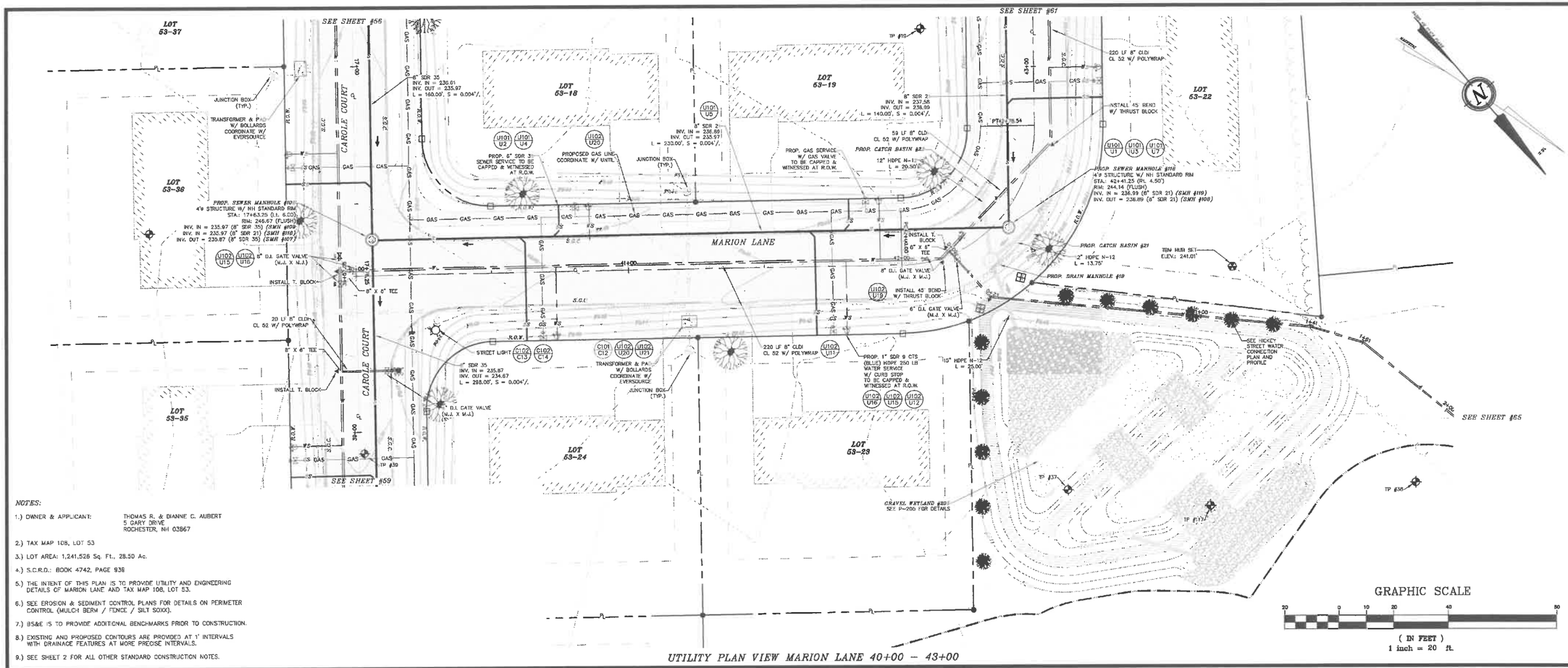
REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER PLANNING BOARD MEETING
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#4A	7-15-20	REVISED PER ROCHESTER TRG COMMENTS

PLAN & PROFILE CAROLE COURT PHASES 1-3 34+50-39+57
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

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



NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 936

5.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY AND ENGINEERING DETAILS OF MARION LANE AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

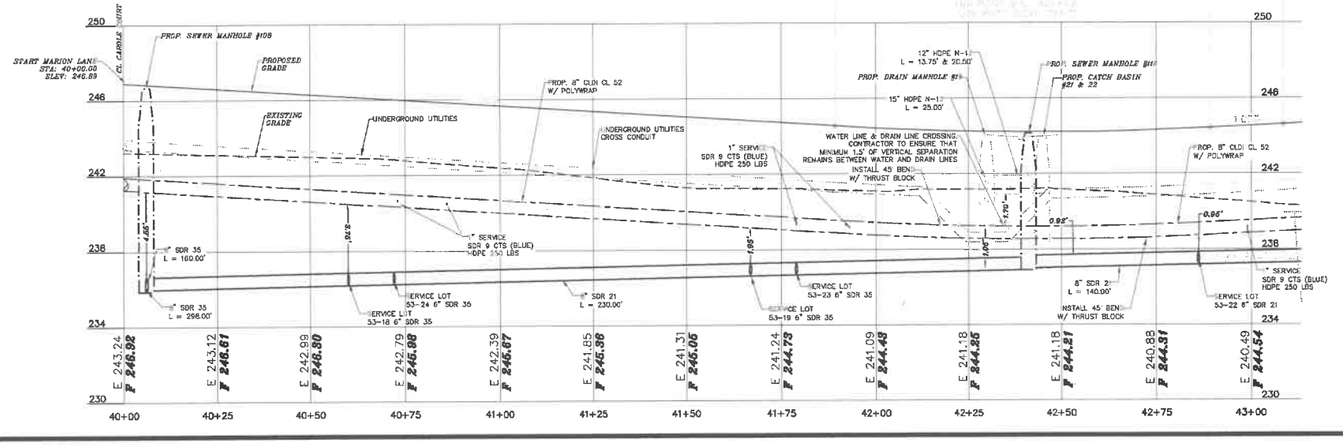
7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

UTILITY PLAN VIEW MARION LANE 40+00 – 43+00

UTILITY PROFILE VIEW MARION LANE 40+00 – 43+00



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

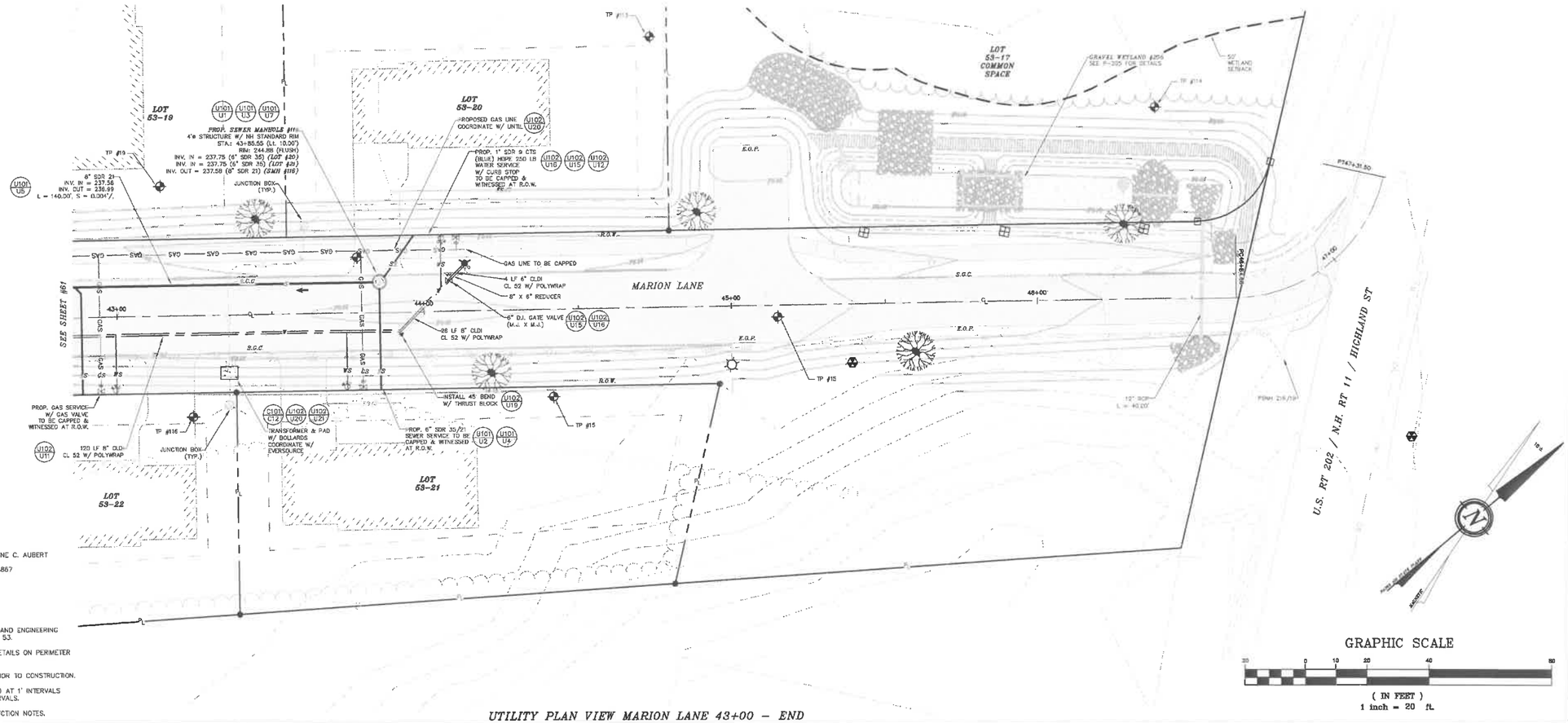
REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFWI & PHASING
#5	7-01-20	REVISED PER AoT REVIEW
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

UTILITY PLAN & PROFILE MARION LANE 40+00 – 43+00
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

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



NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
9 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY AND ENGINEERING DETAILS OF MARION LANE AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

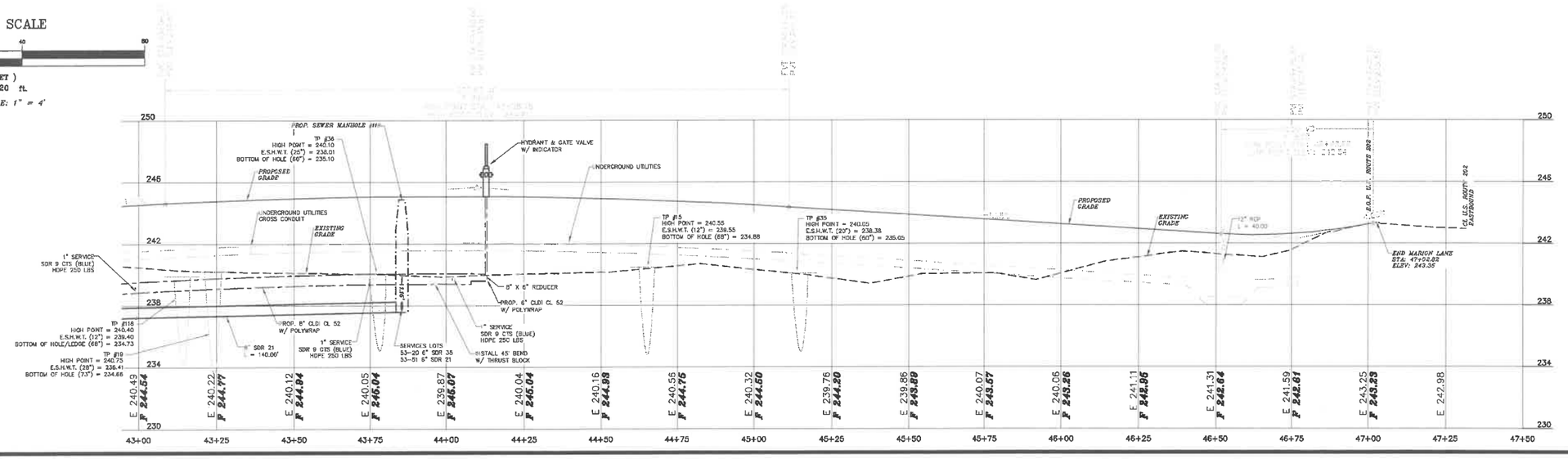
8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

UTILITY PLAN VIEW MARION LANE 43+00 – END

UTILITY PROFILE VIEW MARION LANE 43+00 – END

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'



REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	9-17-20	REVISED PER PLANNING BOARD COMMENTS
#8	8-04-20	PHASING NOTE REVISED PER AOT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AOT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

UTILITY PLAN & PROFILE MARION LANE 43+00 – END
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 10243
PROFESSIONAL ENGINEER

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY AND ENGINEERING DETAILS OF JOURNEY DRIVE AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

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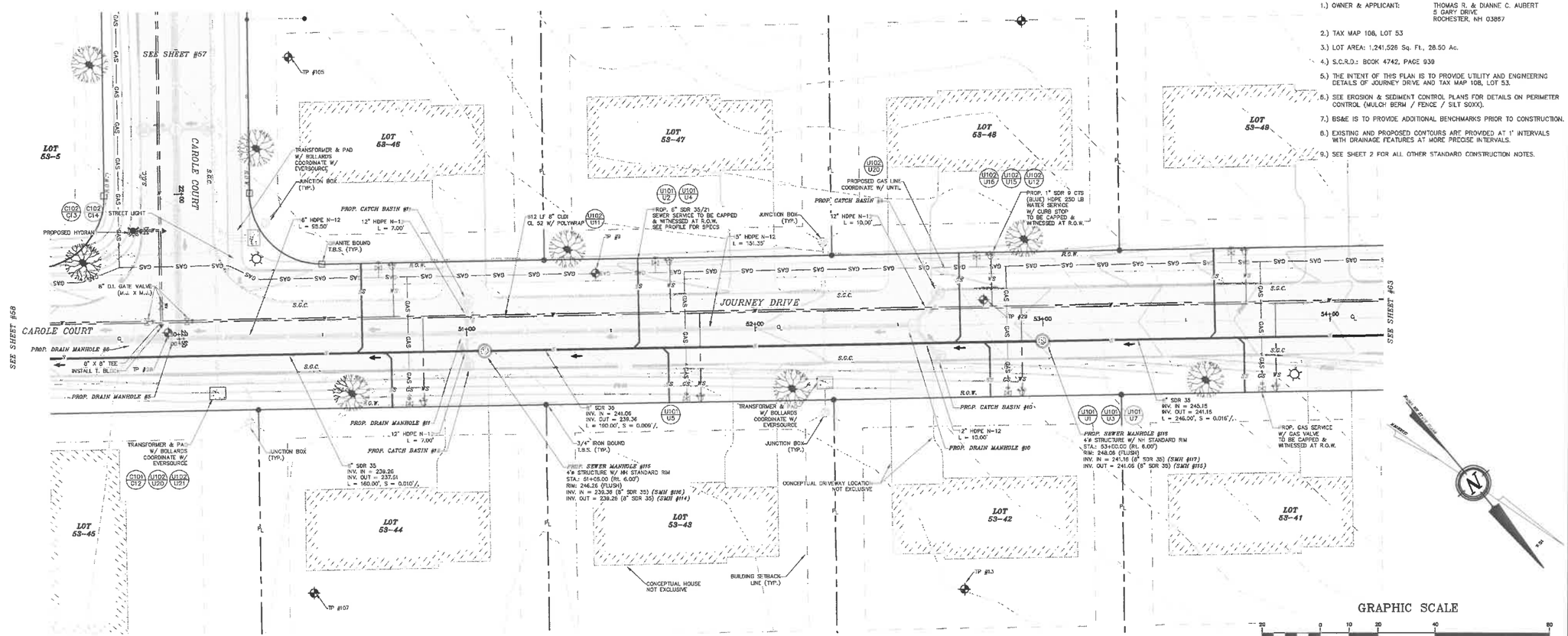
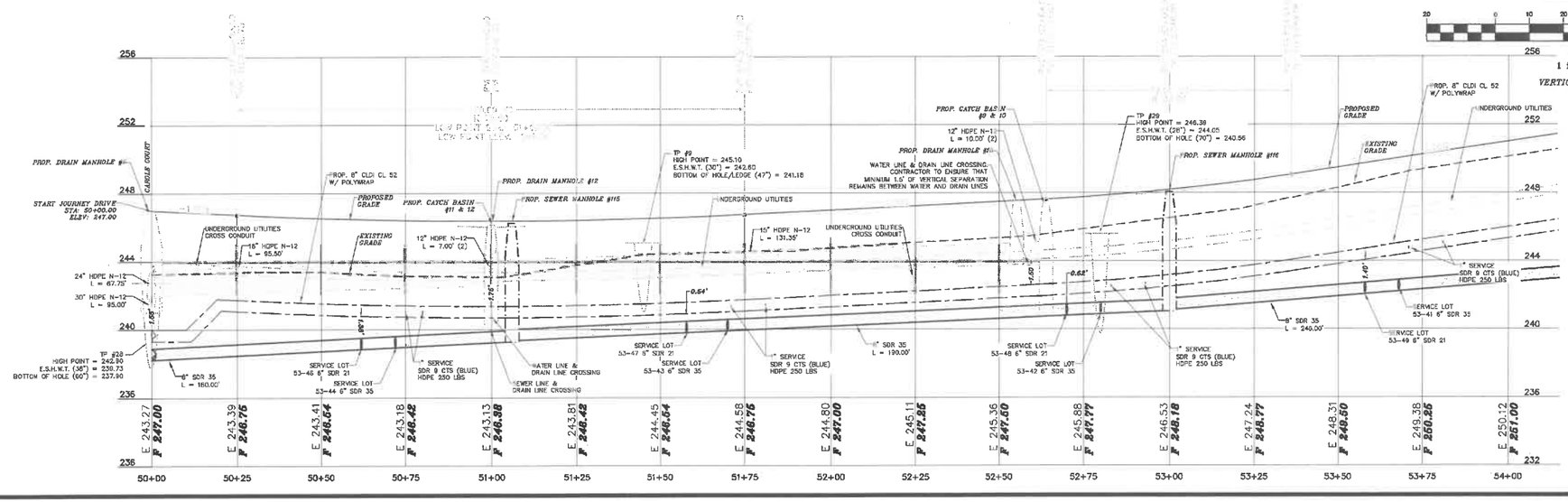


UTILITY PLAN VIEW JOURNEY DRIVE 50+00 – 54+00

UTILITY PROFILE VIEW JOURNEY DRIVE 50+00 – 54+00



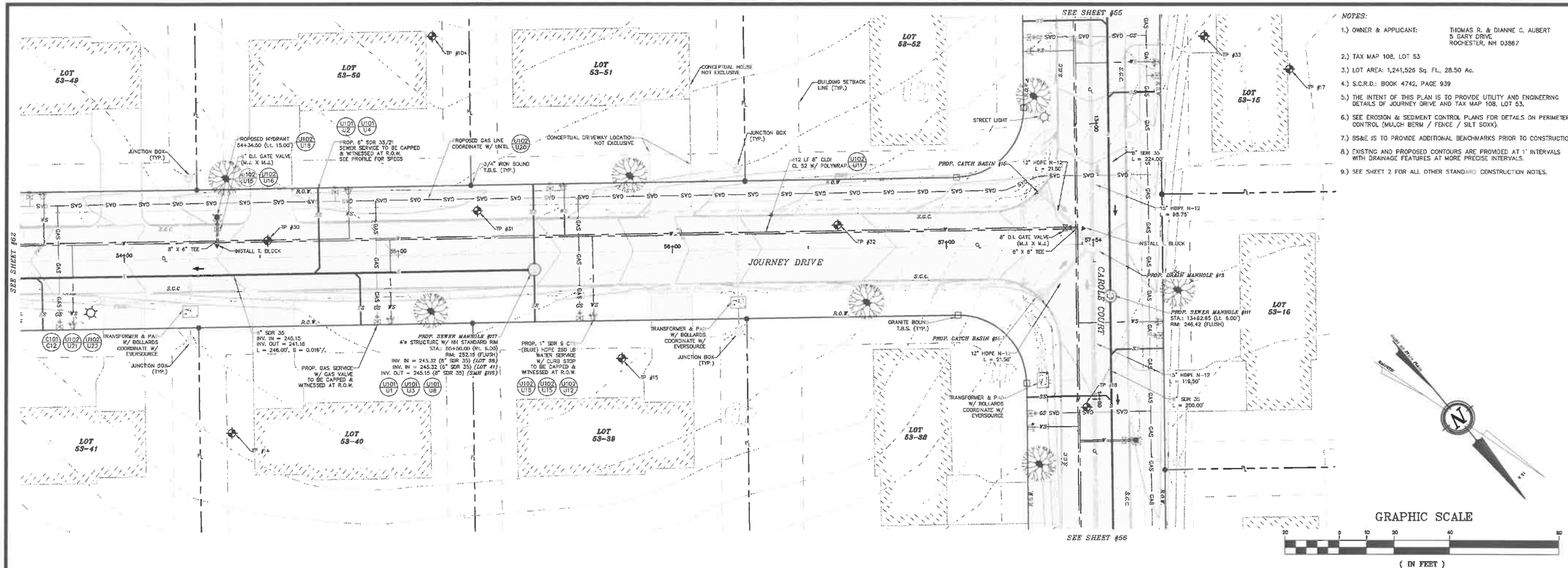
REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER PLANNING BOARD COMMENTS
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

UTILITY PLAN & PROFILE JOURNEY DRIVE 50+00 – 54+00
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

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



UTILITY PLAN VIEW JOURNEY DRIVE 54+00 – END

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY AND ENGINEERING DETAILS OF JOURNEY DRIVE AND TAX MAP 108, LOT 53.

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7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

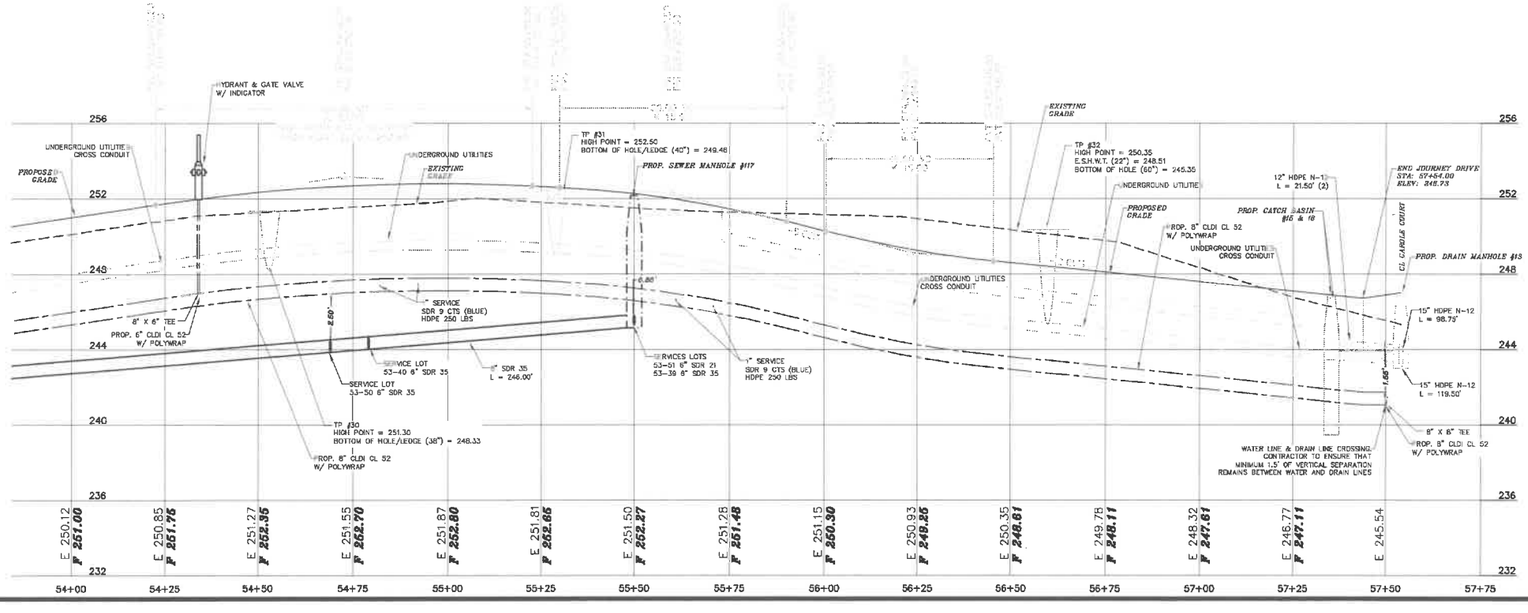
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER PLANNING BOARD COMMENTS
#8	8-04-20	PHASING NOTE, REVISED PER AoT REMEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

UTILITY PLAN & PROFILE JOURNEY DRIVE 54+00 – END
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

UTILITY PROFILE VIEW JOURNEY DRIVE 54+00 – END



GRAPHIC SCALE

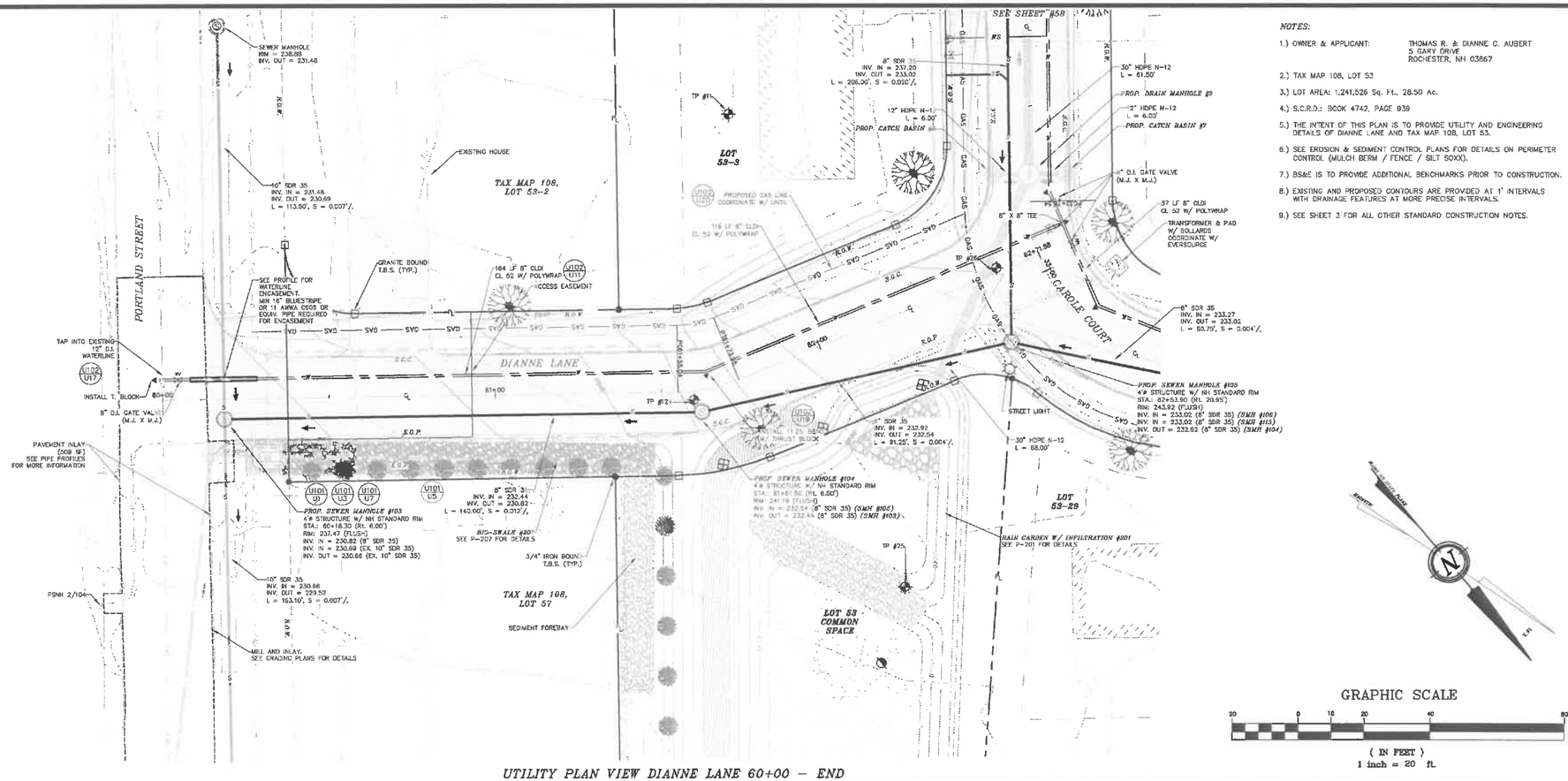
(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

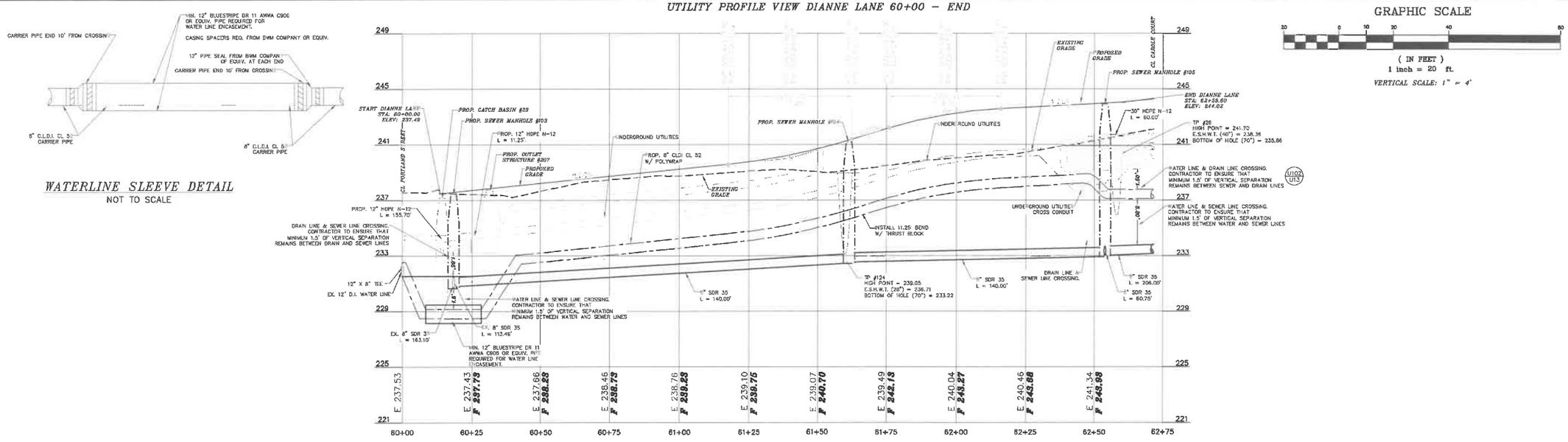
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 10243
LAND SURVEYOR



UTILITY PLAN VIEW DIANNE LANE 60+00 – END



WATERLINE SLEEVE DETAIL
NOT TO SCALE

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY AND ENGINEERING DETAILS OF DIANNE LANE AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

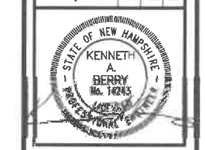
9.) SEE SHEET 3 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

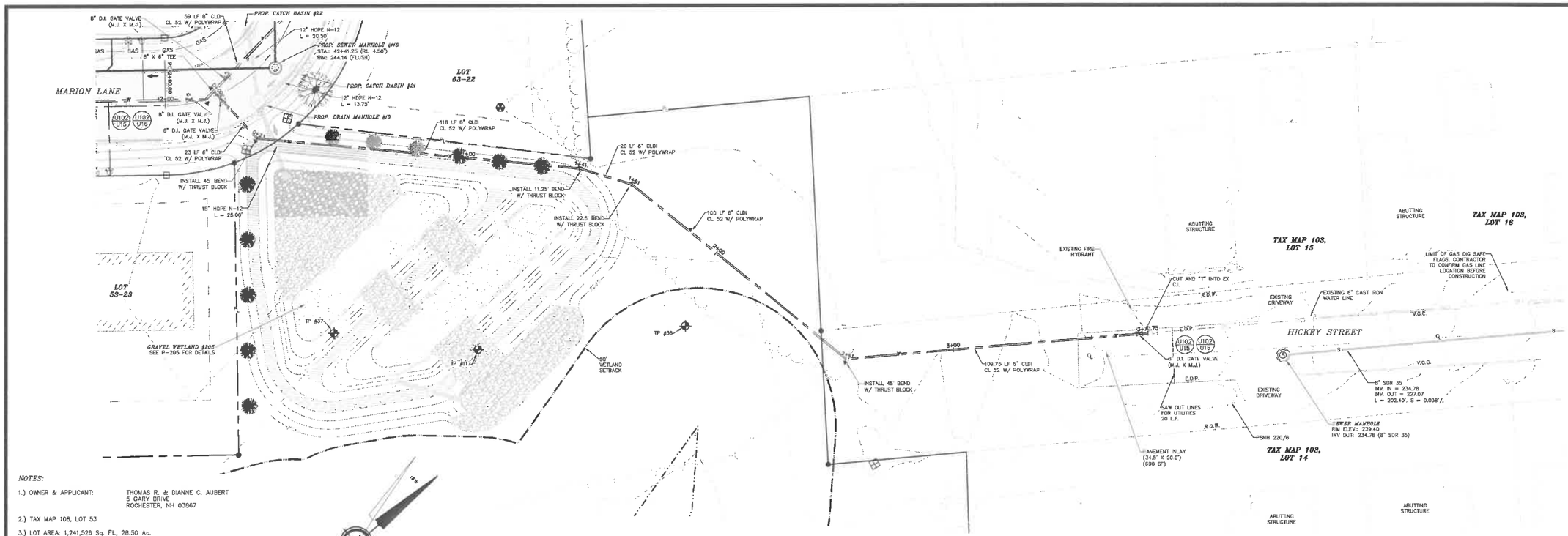
REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-20-20	REVISED PER PLANNING BOARD COMMENTS
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-16-20	REVISED PER AoT RFMI
#4	6-29-20	REVISED PER ROCHESTER TRC COMMENTS

UTILITY PLAN & PROFILE DIANNE LANE 60+00 – END
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144





NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY AND ENGINEERING DETAILS OF THE HICKEY STREET WATER CONNECTION AND TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

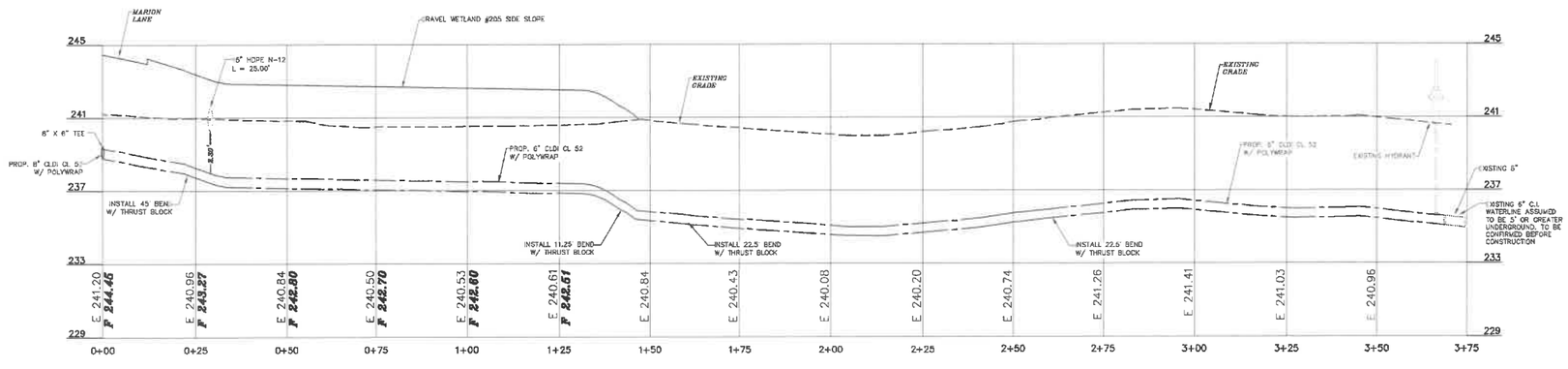
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

UTILITY PLAN VIEW HICKEY STREET WATER CONNECTION

UTILITY PROFILE VIEW HICKEY STREET WATER CONNECTION



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
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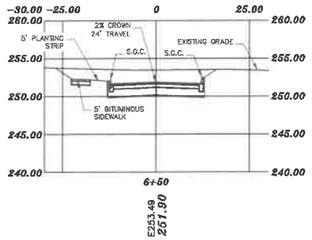
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

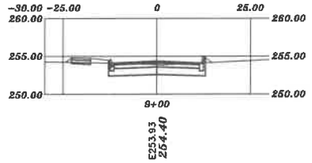
UTILITY PLAN & PROFILE HICKEY STREET WATER CONNECTION
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

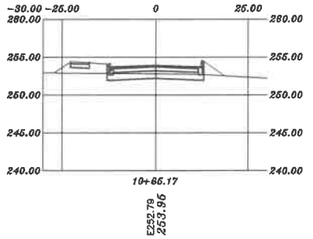
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

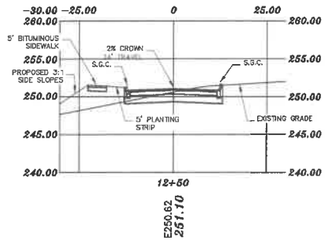
SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

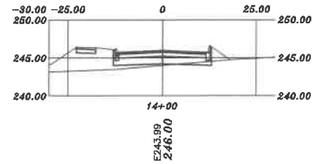
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
PROFESSIONAL ENGINEER

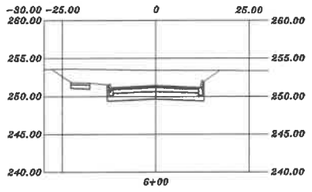


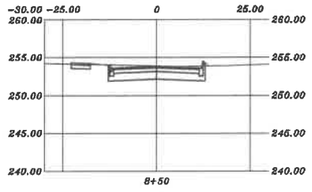


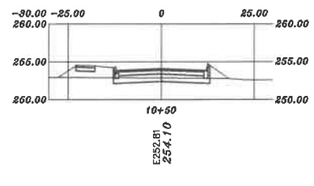


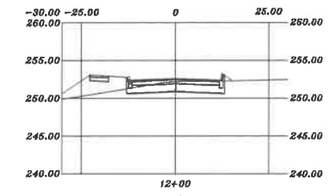


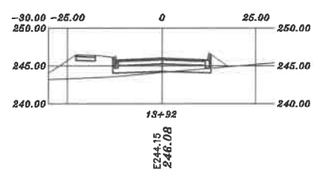


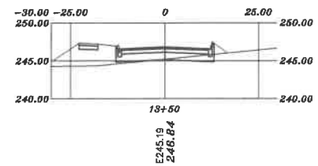


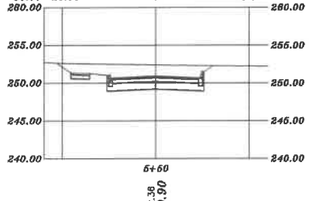


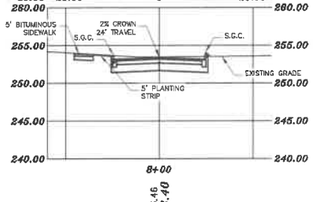


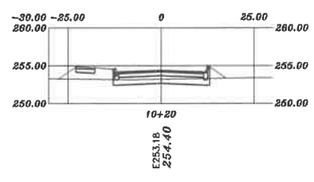


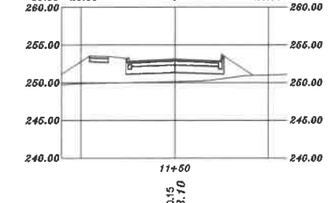


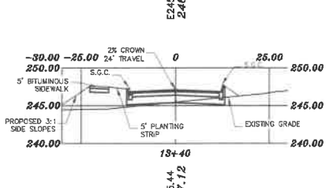


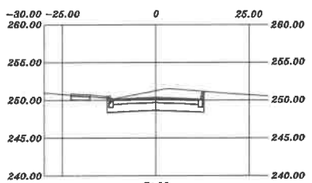


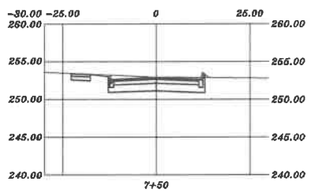


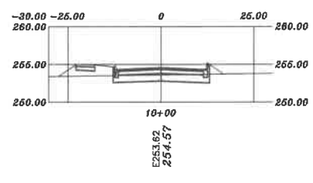


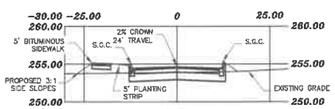


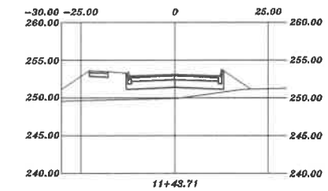


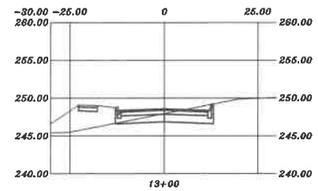


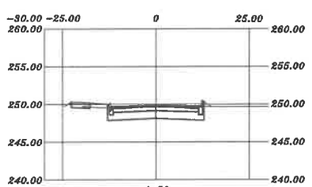


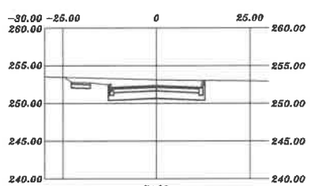


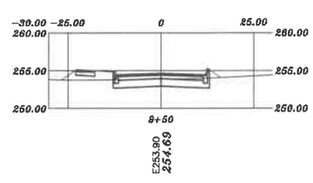


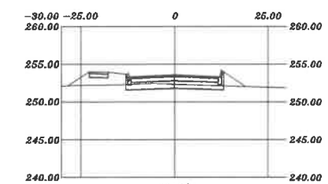


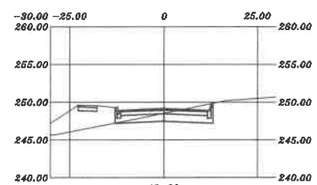












GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
Vertical Scale 10

REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENTS
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

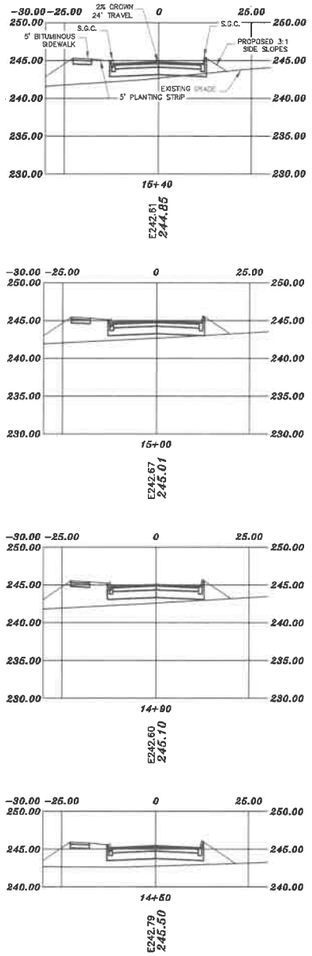
CROSS SECTIONS CAROLE COURT EXT 4+50 – 14+00

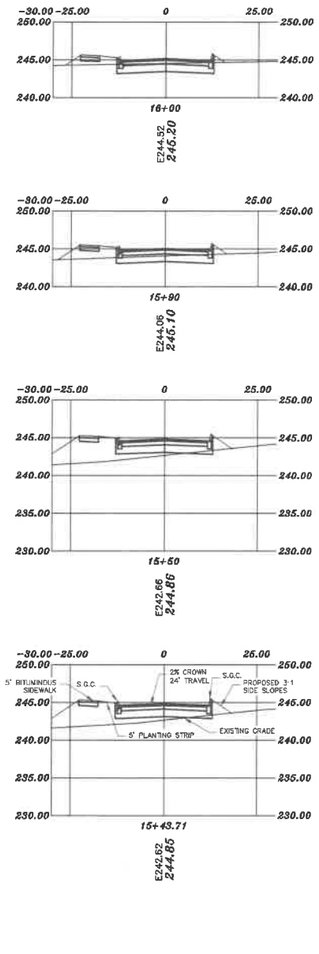
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

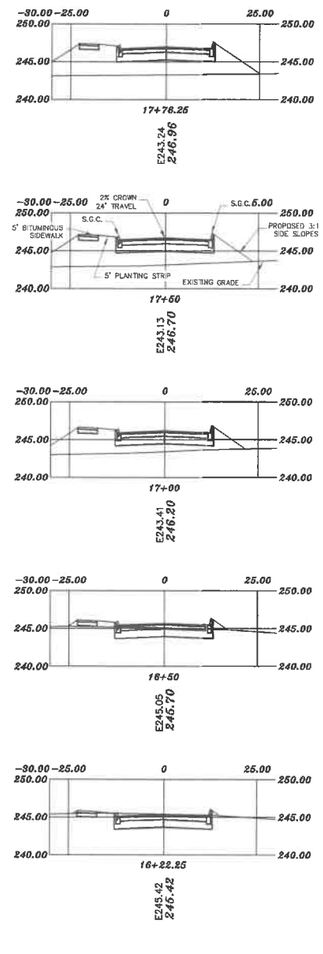
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

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







GRAPHIC SCALE

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#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

CROSS SECTIONS CAROLE COURT EXT 14+50 – 17+76.25

LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 106, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
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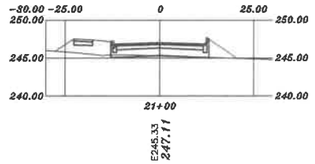
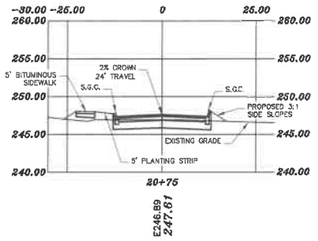
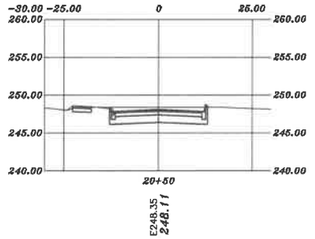
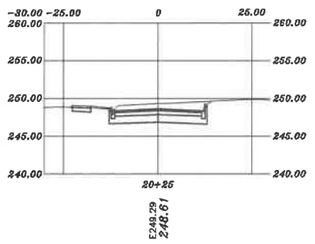
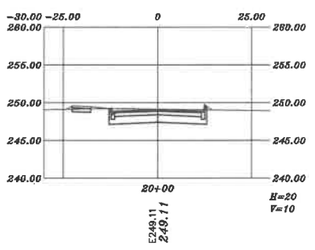
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
PROFESSIONAL ENGINEER

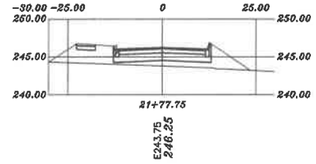


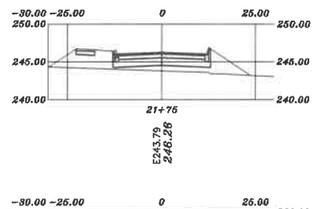


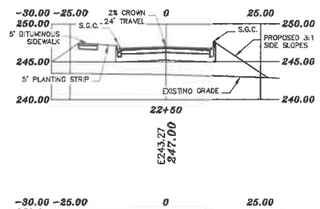


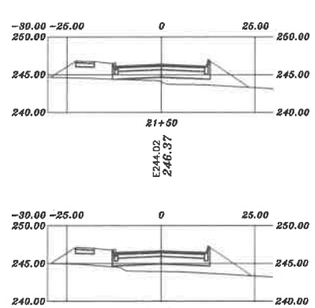


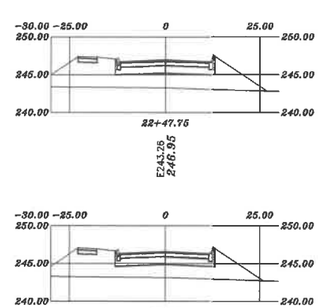


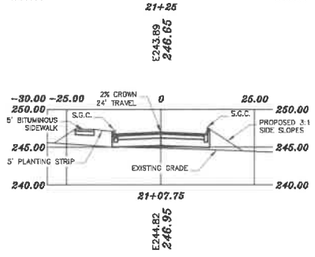


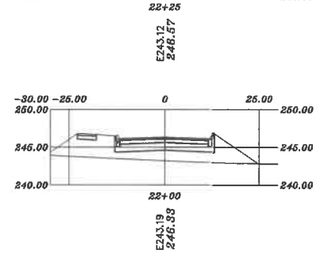












GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.
Vertical Scale 10

CROSS SECTIONS CAROLE COURT BETWEEN EX. CAROLE DRIVE 20+00 – END

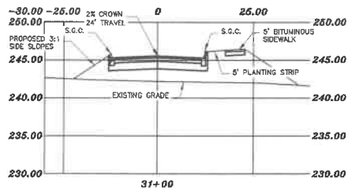
COURT AND JOURNEY DRIVE
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

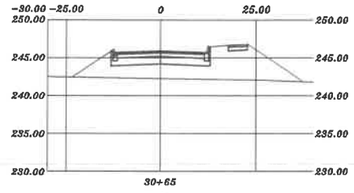
REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-31-20	REVISED PER PLANNING BOARD COMMENTS
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

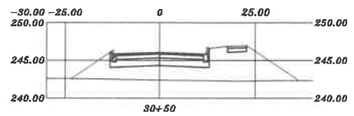
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

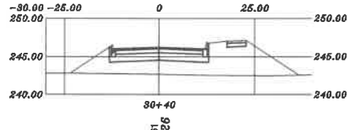
SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

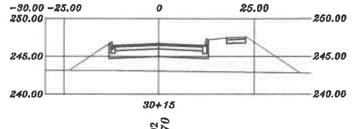
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
PROFESSIONAL ENGINEER

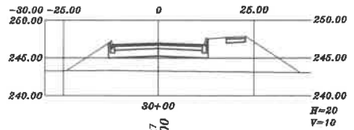


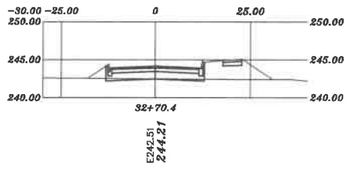


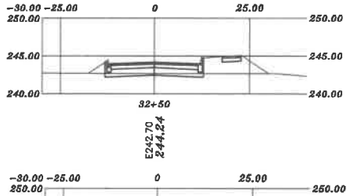


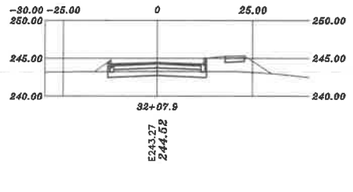


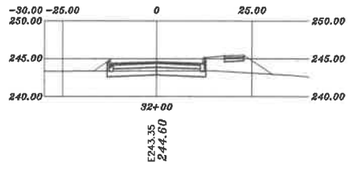


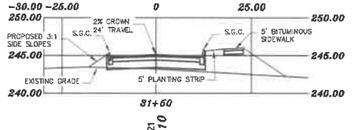


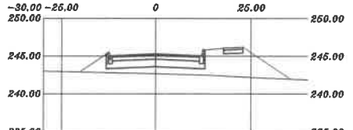


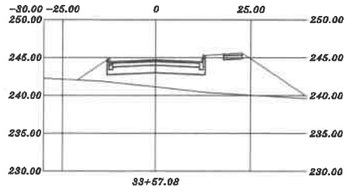


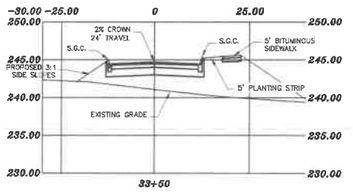


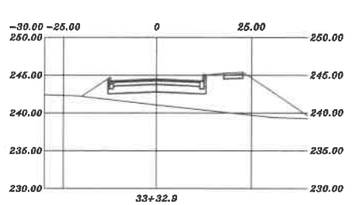


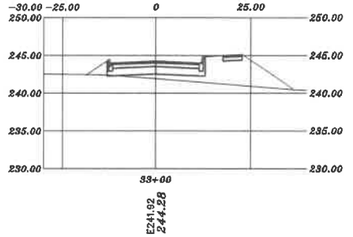


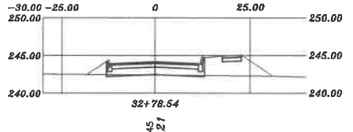


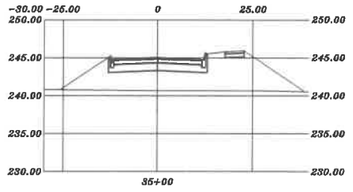


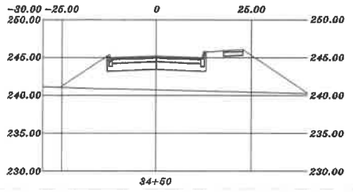


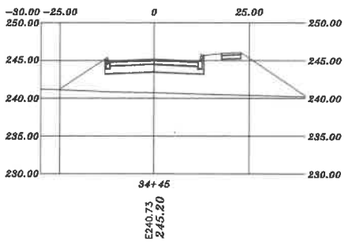


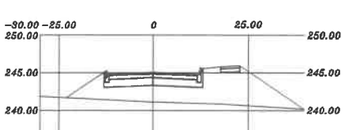


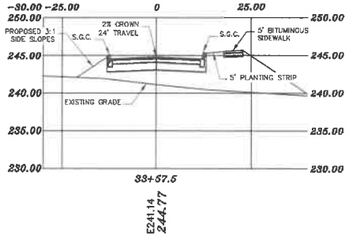


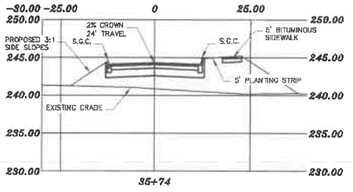


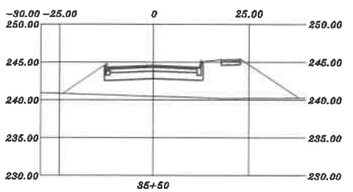


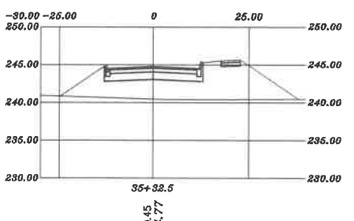












GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
Vertical Scale 10

REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-04-20	REVISED PER POSTMASTER COMMENT
#8	7-30-20	REVISED PER NHDES NOTICE OF DECISION
#7	7-24-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-14-20	REVISED PER NHDES RFMI & PHASING
#5	6-29-20	REVISED PER AoT RFMI
#4A		REVISED PER ROCHESTER TRG COMMENTS

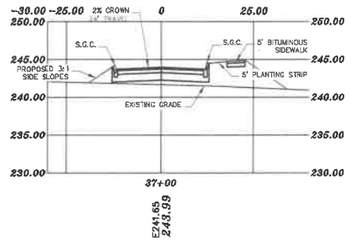
CROSS SECTIONS CAROLE COURT PHASE 1-3 30+00 – 34+50

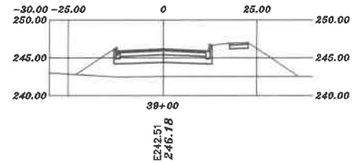
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

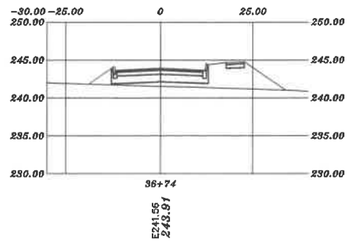
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

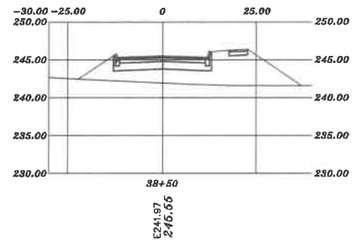
SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

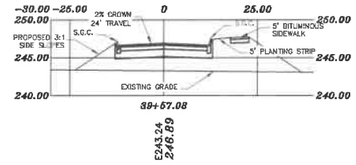
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED LAND SURVEYOR

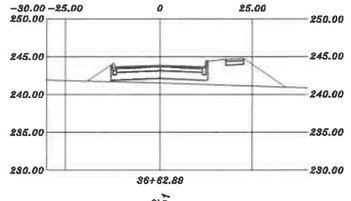


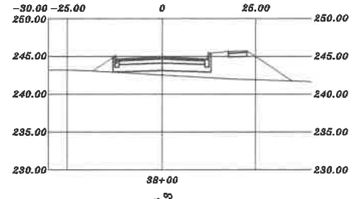


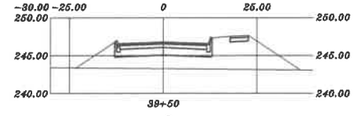


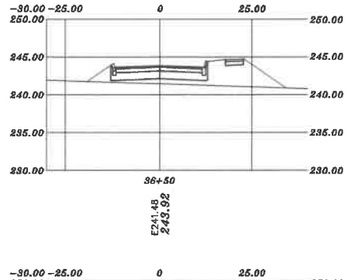


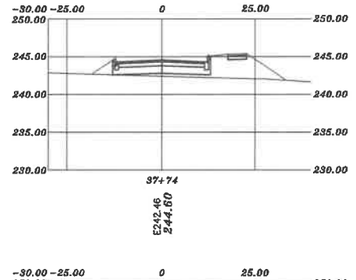


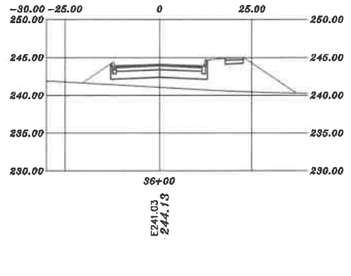


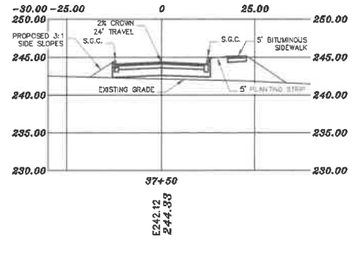












GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
Vertical Scale 10

REVISION	DATE	DESCRIPTION
#10	9-03-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER PLANNING BOARD COMMENTS
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI
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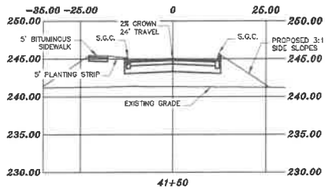
CROSS SECTIONS CAROLE COURT PHASES 1-3 34+50 – 39+57

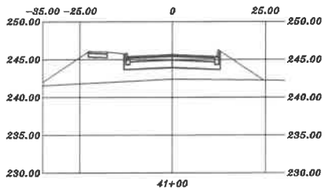
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

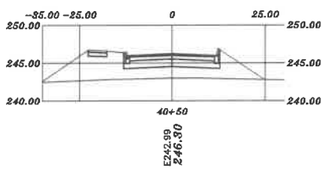
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

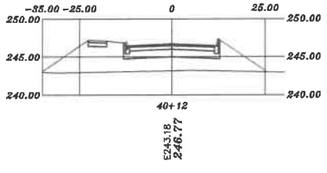
SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

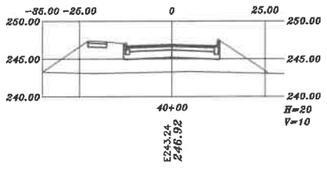
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED LAND SURVEYOR

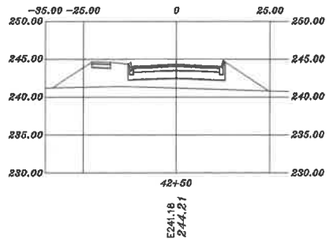


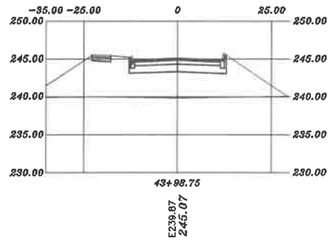


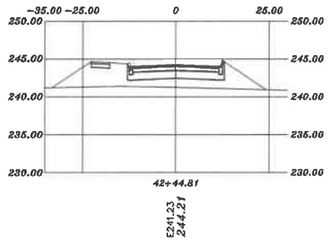


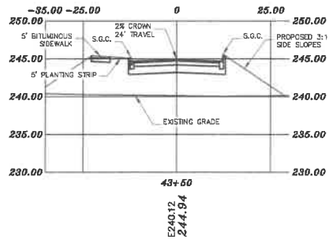


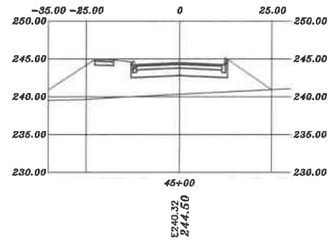


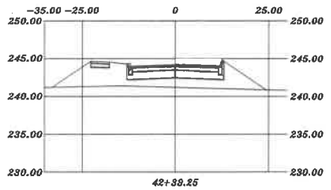


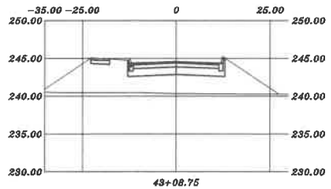


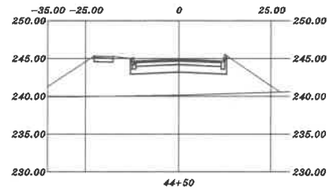


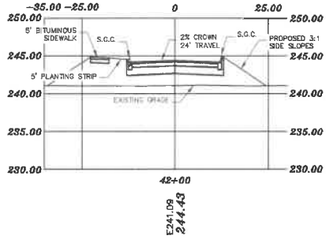


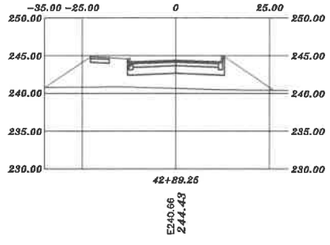


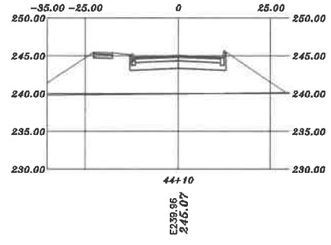


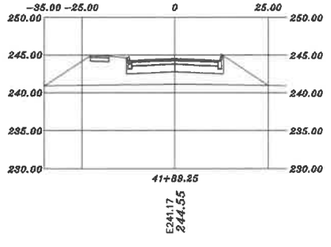


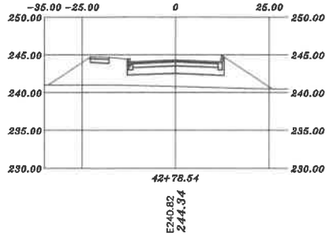


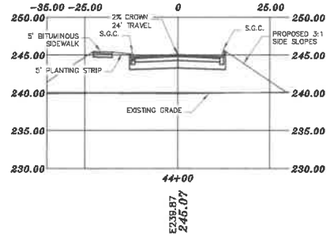












GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
Vertical Scale 10

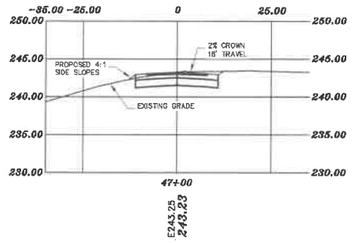
REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-04-20	PLANNING BOARD RESUBMITTAL
#8	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#7	7-24-20	REVISED PER NHDES RFMI & PHASING
#6	7-14-20	REVISED PER AoT RFMI
#5	6-29-20	REVISED PER ROCHESTER TRG COMMENTS
#4A		

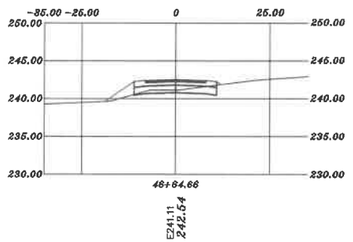
CROSS SECTIONS MARION LANE 40+00 – 45+00.01
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 58

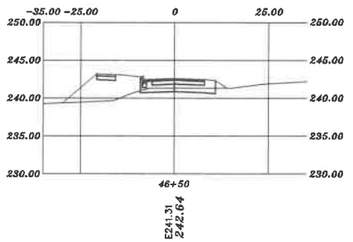
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

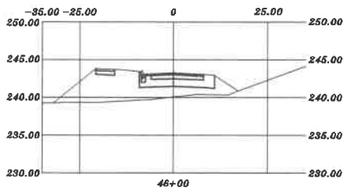
SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

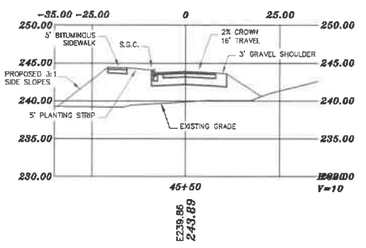
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
PROFESSIONAL ENGINEER











GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
Vertical Scale 10

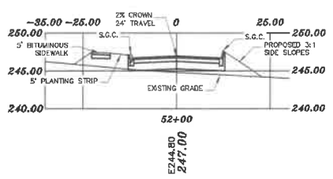
REVISION	DATE	DESCRIPTION
#10	9-22-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	9-17-20	REVISED PER PLANNING BOARD COMMENTS
#8	8-04-20	PHASING NOTE REVISED PER TRG REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

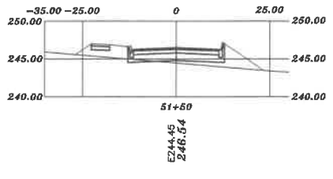
CROSS SECTIONS MARION LANE 45+50 - 47+00
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

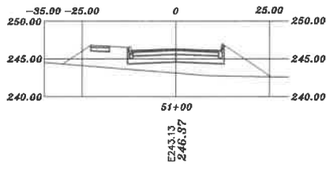
BERRY & SURVEYING ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

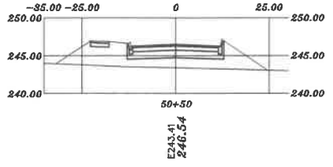
SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

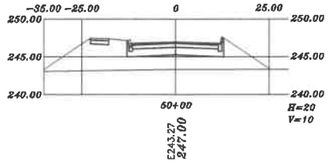
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
PROFESSIONAL ENGINEER

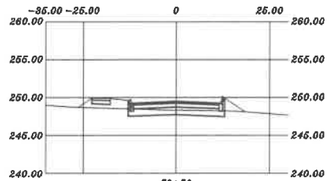


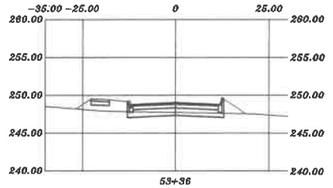


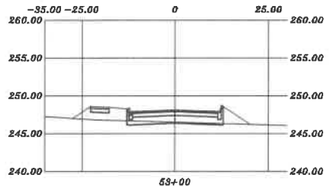


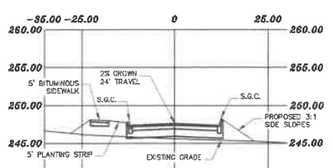


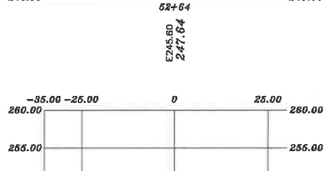


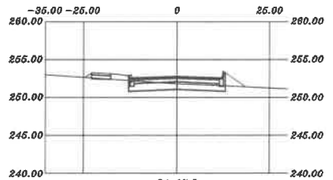


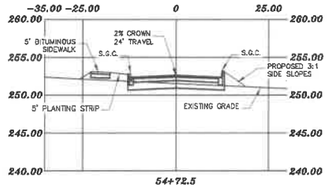


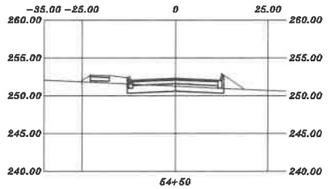


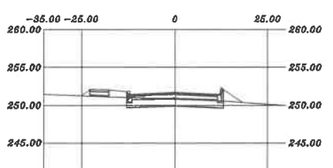


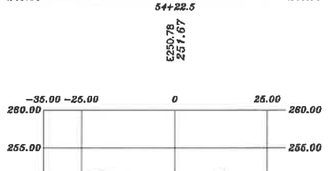


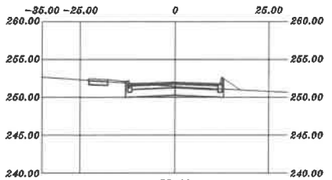


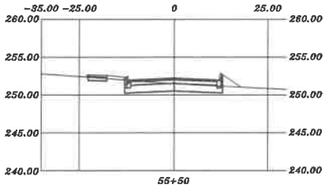


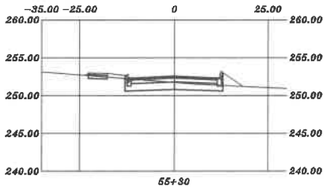


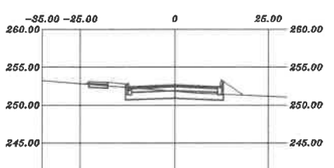


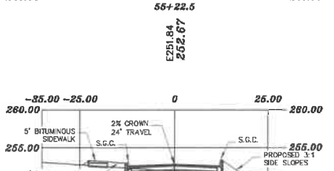


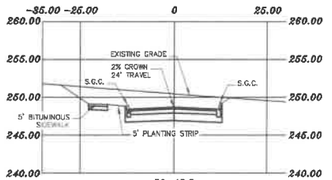


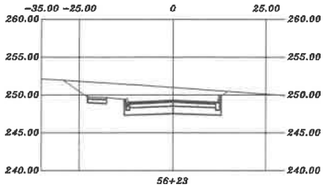


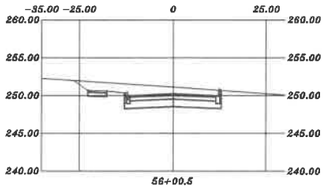


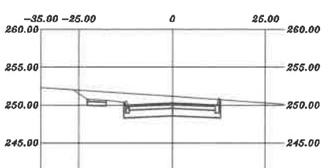


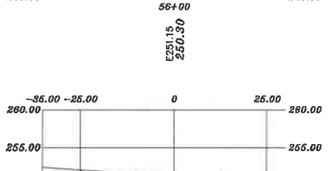


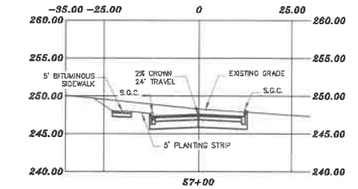


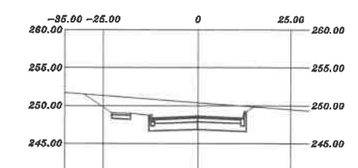












GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.
Vertical Scale 10

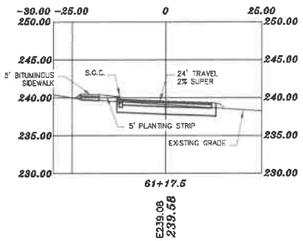
REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-27-20	REVISED PER PLANNING & WATER/SEWER COMMENTS
#8	8-04-20	REVISED PER 2ND TAC REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

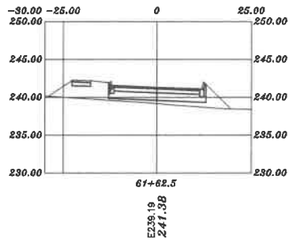
CROSS SECTIONS JOURNEY DRIVE 50+00 – 57+44
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

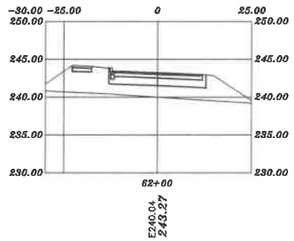
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

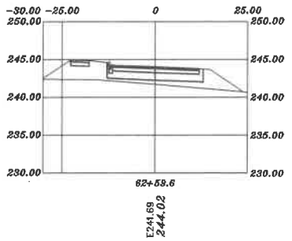
SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

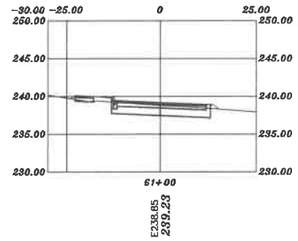
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED LAND SURVEYOR

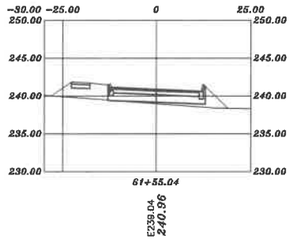


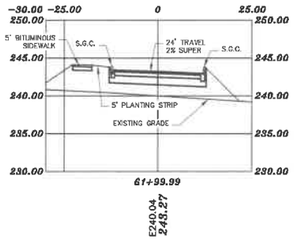


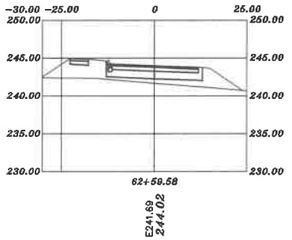


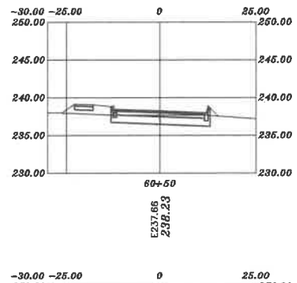


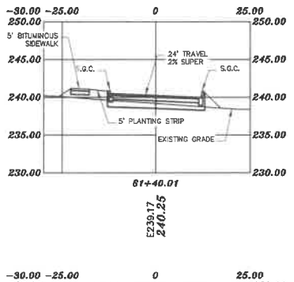


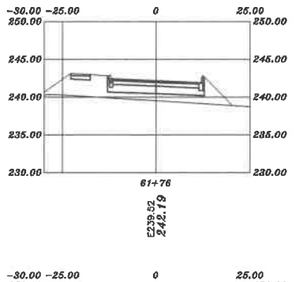


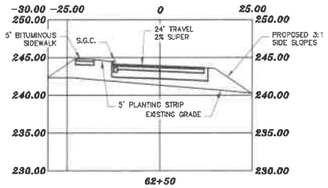


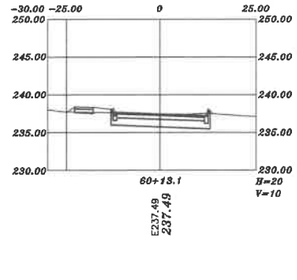


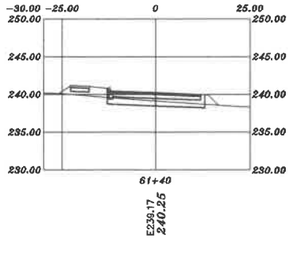


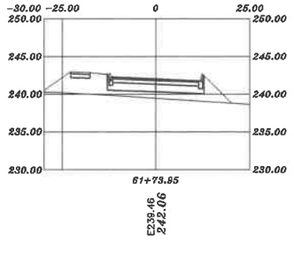


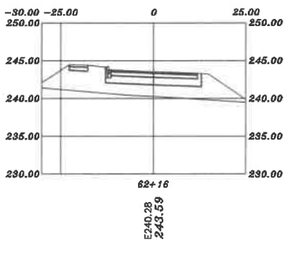












GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
Vertical Scale 10

REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
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#7	7-24-20	REVISED PER NHDES RPM & PHASING
#6	7-14-20	REVISED PER AoT RFMI
#5	6-29-20	REVISED PER ROCHESTER TRG COMMENTS
#4A		

CROSS SECTIONS DIANNE LANE 60+13.1 – 62+59.6
LAND OF
THOMAS R. & DIANNE C. AUBERT
328 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED LAND SURVEYOR

NOTES:

1.) OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

1A.) APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D. BOOK 4742, PAGE 938

5.) THIS IS A RESIDENTIAL SUBDIVISION.

6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED ROADWAY KNOWN AS DIANNE LANE.

7.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE. EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 2' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

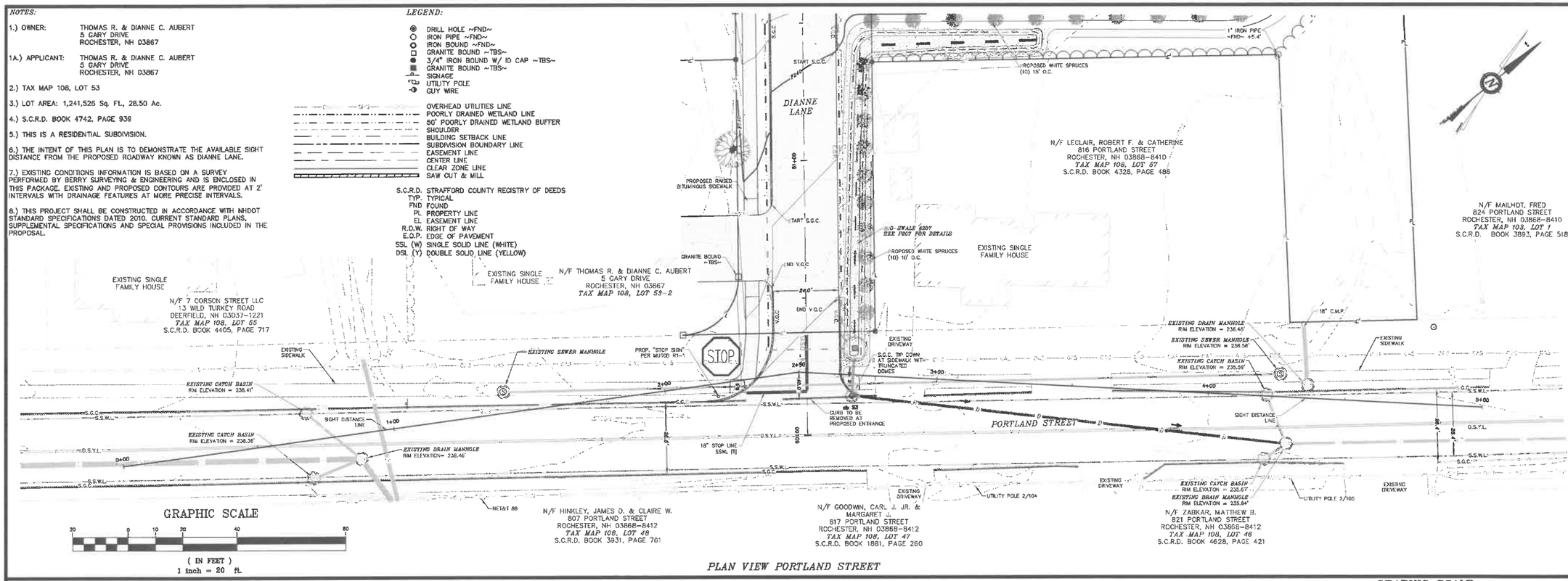
8.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2010. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

LEGEND:

- DRILL HOLE ~FND~
- IRON PIPE ~FND~
- IRON BOUND ~FND~
- GRANITE BOUND ~TBS~
- 3/4" IRON BOUND W/ ID CAP ~TBS~
- GRANITE BOUND ~TBS~
- SIGNAGE
- UTILITY POLE
- GUY WIRE

- OVERHEAD UTILITIES LINE
- POORLY DRAINED WETLAND LINE
- 50' POORLY DRAINED WETLAND BUFFER
- SHOULDER
- BUILDING SETBACK LINE
- SUBDIVISION BOUNDARY LINE
- EASEMENT LINE
- CENTER LINE
- CLEAR ZONE LINE
- SAW CUT & MILL

S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
TYP. TYPICAL
FND FOUND
PL PROPERTY LINE
EL EASEMENT LINE
R.O.W. RIGHT OF WAY
E.O.P. EDGE OF PAVEMENT
SSL (W) SINGLE SOLID LINE (WHITE)
DSL (Y) DOUBLE SOLID LINE (YELLOW)



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAN VIEW PORTLAND STREET

NOTES CONT.:

9.) 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

10.) 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.

NOTES CONT.:

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

12.) 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.

13.) 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).

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

NOTES CONT.:

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

16.) 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.

17.) ALL PAVEMENT MARKINGS TO BE PAINTED TO NHDOT STANDARD NO. PM-9.

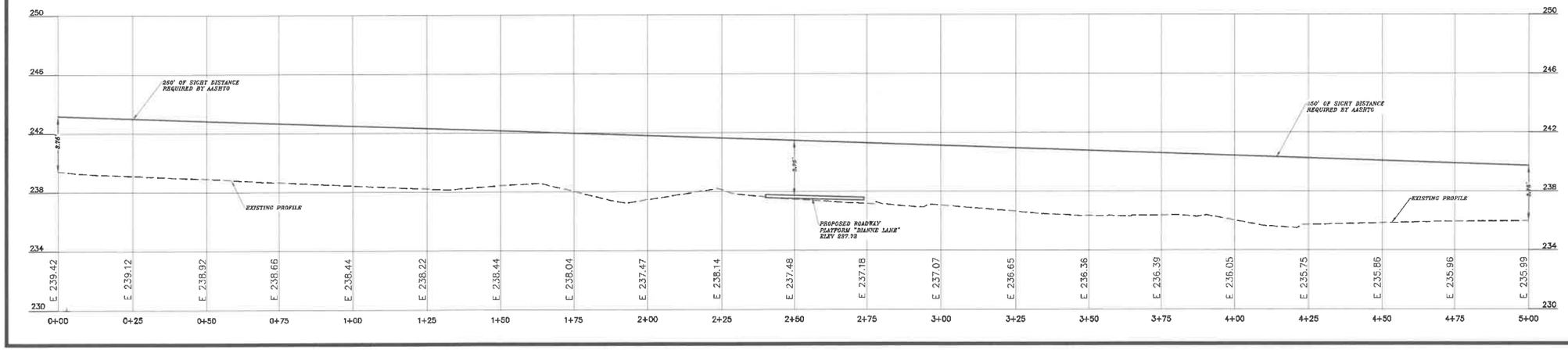
18.) THE SPEED LIMIT ON PORTLAND 25 MPH.

PROFILE VIEW SIGHT LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'



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#5	7-14-20	REVISED PER AoT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

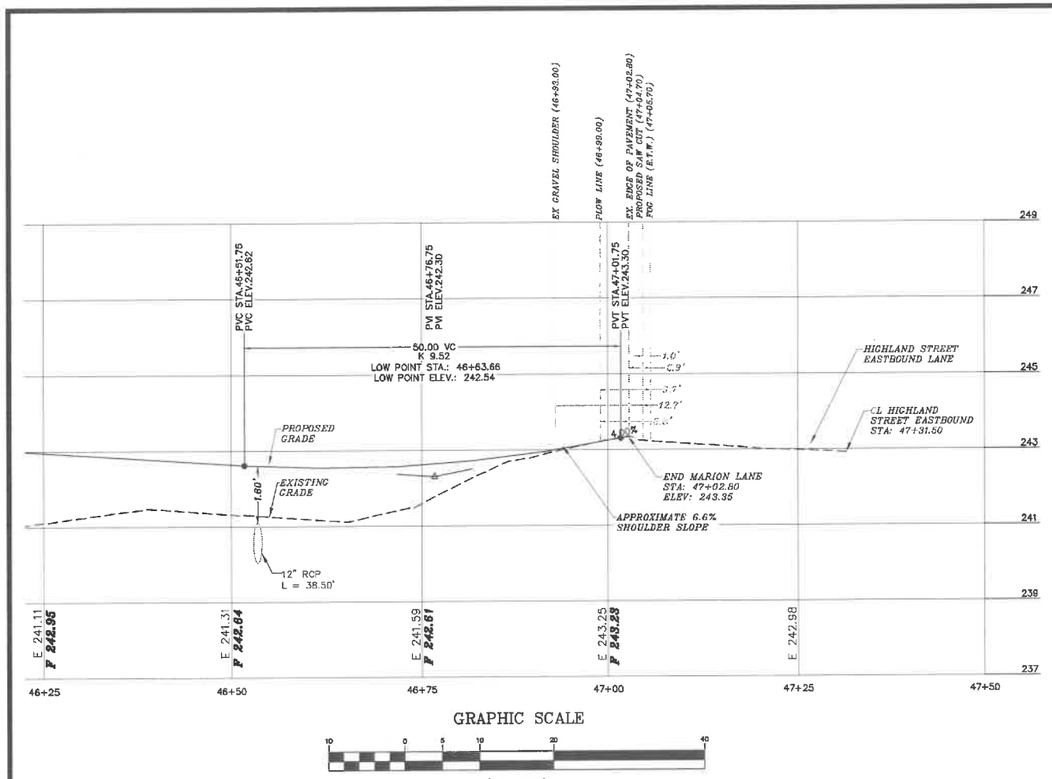
ROADWAY ACCESS PLAN PORTLAND STREET
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

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

RDWY-1



GRAPHIC SCALE

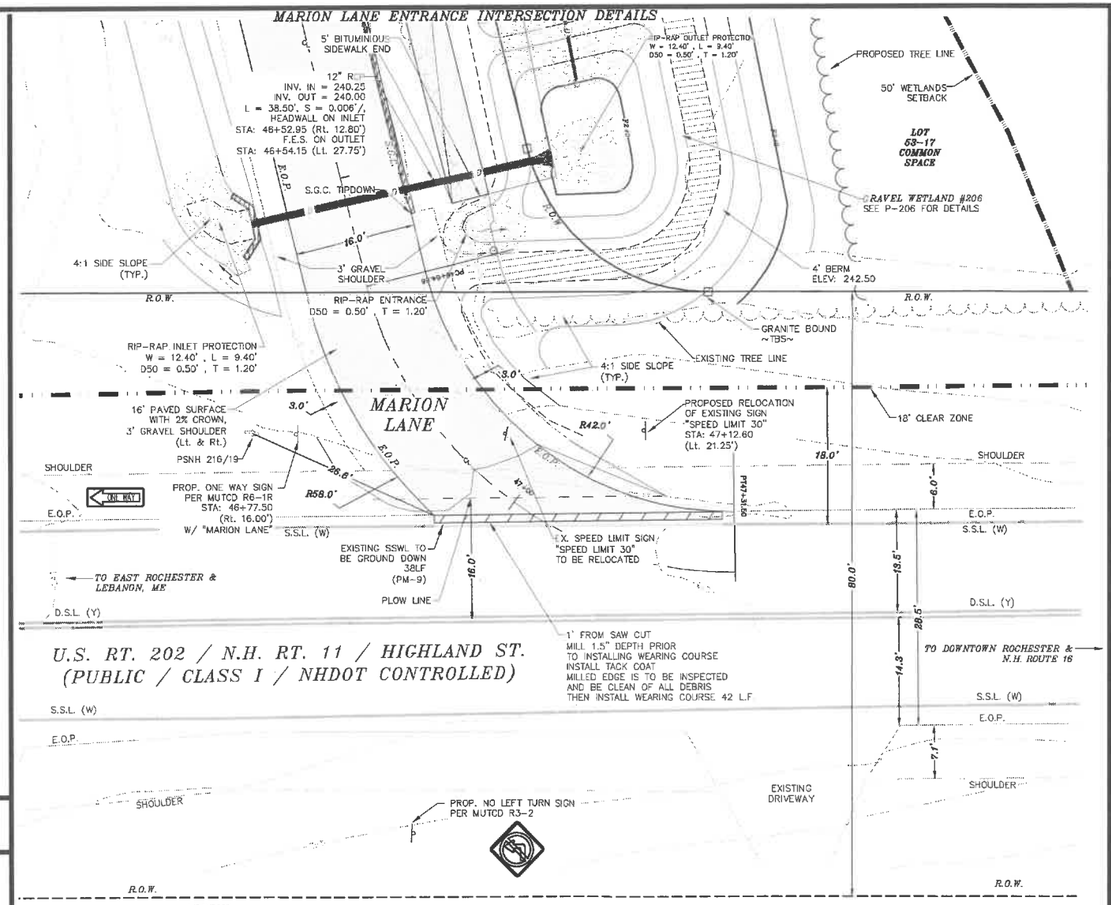
10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.
VERTICAL SCALE: 1" = 2'

PROFILE VIEW MARION LANE

DETAIL–1

MARION LANE ENTRANCE INTERSECTION DETAILS



DETAIL–2

LEGEND:

- DRILL HOLE ~FND~
- IRON PIPE ~FND~
- IRON BOUND ~FND~
- GRANITE BOUND ~TBS~
- 3/4" IRON BOUND W/ ID CAP ~TBS~
- SIGNAGE
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITIES LINE
- POORLY DRAINED WETLAND LINE
- 50' WETLAND SETBACK
- SHOULDER
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- CENTER LINE
- PLOW LINE
- CLEAR ZONE LINE
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S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
TYP. TYPICAL
FND FOUND
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EL EASEMENT LINE
R.O.W. RIGHT OF WAY
E.O.P. EDGE OF PAVEMENT
SSL (W) SINGLE SOLID LINE (WHITE)
DSL (Y) DOUBLE SOLID LINE (YELLOW)

ROAD NOTES:

HIGHLAND STREET – DETERMINED TO BE 80' WIDE AS PER ROAD LAYOUT DATED AUGUST 19, 1899, ON FILE AT THIS OFFICE – PUBLIC CLASS V

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

CLEAR ZONE CALCULATION:

DESIGN SPEED: 85TH PERCENTILE MEASURED 41 MPH

EASTBOUND DESIGN ADT (2019): 5,330 (ACCURATE COUNTS)

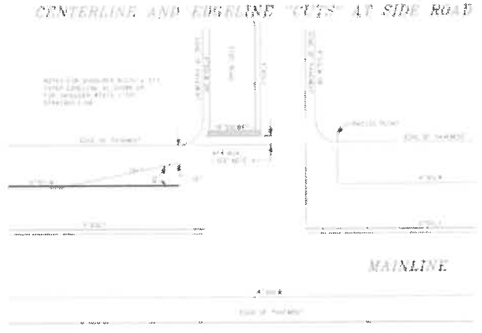
FROM AASHTO ROADSIDE DESIGN GUIDE (2011) TABLE 3.1 PAGE 3-3

40 MPH OR LESS: 14–16 FEET (1V:5H TO 1V:4H)
45 MPH – 50 MPH: 20–26 FEET (1V:5H TO 1V:4H)

–18 FEET HAS BEEN SELECTED

DETAIL–4

CENTERLINE AND EDGELINE "CUTS" AT SIDE ROAD



PM–9 GENERAL NOTES

1.) EDGELINE DETAILS ARE SHOWN FOR MAINLINE ROADWAYS WITHOUT TURN LANE. THE PRESENCE OF TURN LANES MAY REQUIRE DIFFERENT EDGELINE TREATMENTS.

2.) EDGELINES ON THE SIDE ROADS, WHEN CALLED FOR, SHALL FOLLOW THE ABOVE MAINLINE TYPICALS. EDGELINES SHALL NOT BE CONTINUOUS AROUND THE MAINLINE/SIDE ROAD RADIUS. EDGELINES SHALL END AT STOP BARS.

3.) CENTERLINE AND EDGELINE SHALL BE CONTINUOUS PAST RESIDENTIAL DRIVEWAYS. CENTERLINE AND EDGELINE SHALL BREAK FOR COMMERCIAL DRIVES W/TRAFFIC CONTROLS, MINOR SIDE ROADS, OR PRIVATE INTERSECTIONS.

4.) LOCATION OF THE STOP LINE MAY VARY DUE TO INTERSECTION SIGHT DISTANCE AND VEHICLE TURNING RADIUS AND MAY NOT ALWAYS COINCIDE WITH THE LOCATION OF THE STOP SIGN.

5.) IF THERE IS NO EDGELINE, END STOP BAR 12" FROM EDGE OF PAVEMENT.

6.) STOP BARS, WORDS, LANE LINES, SYMBOLS AND ARROWS SHALL BE THERMOPLASTIC (T).

DETAIL–3

NOTES:

1.) OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

1A.) APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

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18.) THE CONTRACTOR SHALL CONTACT THE NHDOT BUREAU OF TRAFFIC AT (603) 271-2291 ONE WEEK PRIOR TO PAVEMENT MARKINGS.

NOTES CONT.:

19.) ALL PAVEMENT MARKINGS TO BE PAINTED TO NHDOT STANDARD NO. PM-9.

20.) THE SPEED LIMIT ON U.S. ROUTE 202 IS 30 MPH EASTBOUND AND 40 MPH WESTBOUND.

21.) HANSCOM STREET IS A PROPOSED ONE WAY, RIGHT TURN ONLY ENTRANCE INTO THE SUBDIVISION.

NHDOT–1

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MARION LANE ENTRANCE DETAIL (NHDOT)
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
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SCALE : 1 IN. EQUALS 10 FT.
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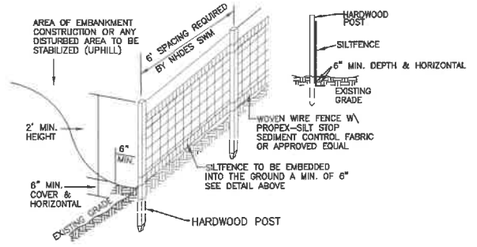
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
PROFESSIONAL ENGINEER

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 MAXIMUM 8' APART, AND DRIVEN A MINIMUM OF 18" INTO THE GROUND.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF. SEE MAINTENANCE NOTE BELOW. REMOVAL OF SEDIMENT REQUIRED AT A DEPTH OF 6-INCHES.
4. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
5. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER.
6. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED.
7. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, SILT FENCE, PAGE 90.

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.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH SIX-INCHES IN DEPTH.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

SILT FENCE DETAIL
NOT TO SCALE

E2

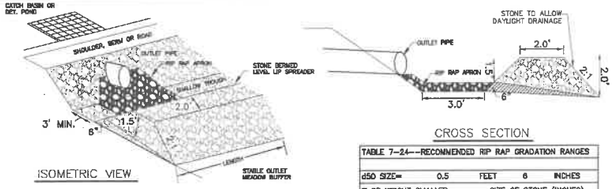
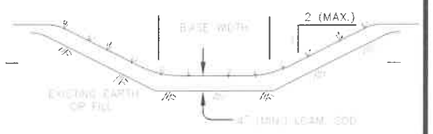


TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES			
d50 SIZE=	0.5 FEET	6 INCHES	
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO	
100%	9	12	
85%	8	11	
50%	6	9	
15%	2	3	

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.
6. REFERENCE IS MADE TO NHDES SWM VOL. 2, 4-6, STONE BERM LEVEL SPREADERS, PAGE 162

STONE BERM LEVEL SPREADER
NOT TO SCALE

E3



GRASS CONVEYANCE 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".

INSTALL STABILIZATION MATTING DURING CONSTRUCATION

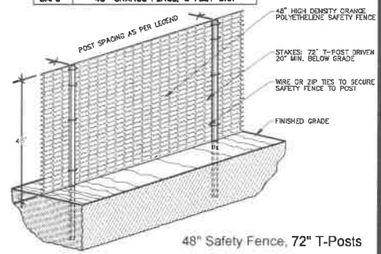
TO BE CONSTRUCTED IAW NH SWM #2 CHAPTER 4, #5 TREATMENT SWALES, PAGE 123.

E4

CONSTRUCTION SAFETY FENCE
NOT TO SCALE

LEGEND

SAF12	48" ORANGE FENCE, 12 FEET O.C.
SAF11	48" ORANGE FENCE, 11 FEET O.C.
SAF10	48" ORANGE FENCE, 10 FEET O.C.
SAF9	48" ORANGE FENCE, 9 FEET O.C.
SAF8	48" ORANGE FENCE, 8 FEET O.C.
SAF7	48" ORANGE FENCE, 7 FEET O.C.
SAF6	48" ORANGE FENCE, 6 FEET O.C.



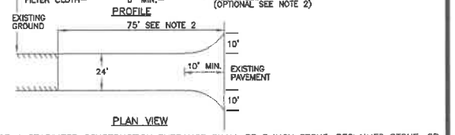
48" Safety Fence, 72" T-Posts

1. ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
3. WHEN PRACTICABLE, INSTALL HIGH VISIBILITY 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
4. SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
5. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.

REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-07-20	REVISED PER PB MASTER COMMENT LETTER & PLANNING BOARD REVIEW
#8	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#7	7-24-20	REVISED PER NHDES RFMI & PHASING
#6	7-14-20	REVISED PER AoT RFMI
#5	6-29-20	REVISED PER ROCHESTER TRG COMMENTS
#4A		

E5

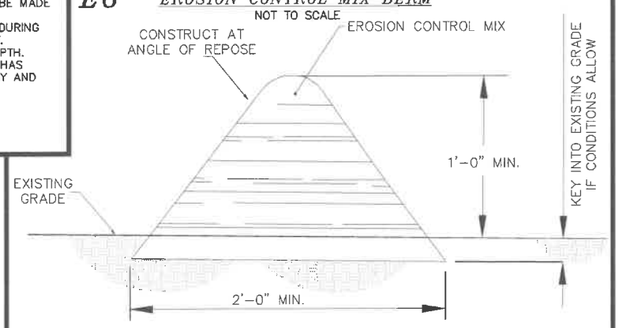
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
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
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.
8. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CONSTRUCTION EXIT, PAGE 124.

E6

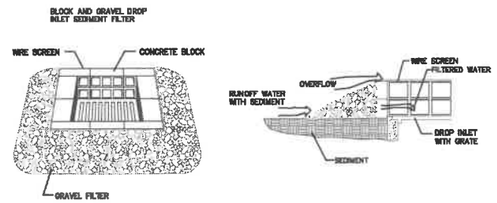
EROSION CONTROL MIX BERM
NOT TO SCALE



EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

1. 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.
2. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5%.
4. 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.
5. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
6. THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
7. 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.
8. THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
9. THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.
10. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, EROSION CONTROL MIX BERMS, PAGE 106.

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

TO BE USED IN ALL AREAS WHERE THERE WILL BE NO TRAFFIC.

TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET PROTECTION, PAGE 118.

E8

TEMPORARY EROSION CONTROL MEASURES

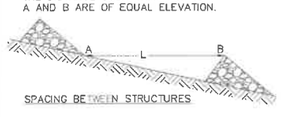
1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS. DISTURBED AREAS 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 45 DAYS. AT ANY ONE TIME, NO MORE THAN 5 ACRES, (217,800 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 AND SEDIMENT 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 0.25" OR GREATER RAIN EVENT.
8. DITCHES, SWALES, AND BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
9. DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
10. ROADWAYS, DRIVEWAYS AND CUT AND FILL SLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINAL GRADE.
11. STABILIZATION MEANS:
    - 11.1. A MINIMUM OF 85% OF VEGETATIVE COVER HAS BEEN ESTABLISHED.
    - 11.2. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED, OR
    - 11.3. EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
12. THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
13. THE NHDES STORMWATER MANUAL, IN THREE VOLUMES, DATED DECEMBER 2008, IS A PART OF THIS PLAN SET AND THE MORE RESTRICTIVE WILL GOVERN. (NH SWM)

EROSION & SEDIMENT CONTROL DETAILS
LAND OF
THOMAS R. & DIANNE C. ALBERT
828 PORTSMITH STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

E9

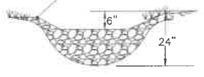
STONE CHECK DAM
NOT TO SCALE

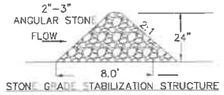
THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION.



SPACING BETWEEN STRUCTURES

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

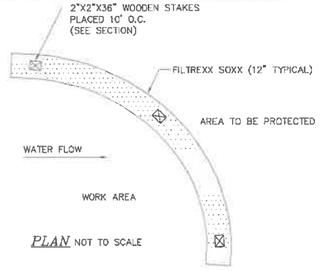




STONE GRADE STABILIZATION STRUCTURE

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.
8.) TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CHECK DAMS, PAGE 114.

E10

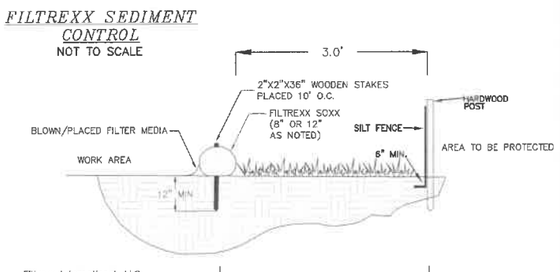


PLAN NOT TO SCALE

NOTES

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIRMENTS.
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 REQUIRMENTS OF THE SPECIFIC APPLICATION.
6. FILTREXX SOXX IS A REGISTERED TRADEMARK OF FILTREXXIN TERNATIONAL, LLC.
7. SILT FENCE IS NOT A SUBSTITUTION FOR SILT SOXX AND ANY EQUAL SUBSTITUTION TO BE APPROVED.
8. TO BE CONSTRUCTED IAW FILTREXX, SECTION 1:EROSION & SEDIMENT CONTROL (PAGE 32.1) - CONSTRUCTION ACTIVITIES, SWPPP CUT SHEET: FILTREXX SEDIMENT CONTROL

FILTREXX SEDIMENT CONTROL
NOT TO SCALE

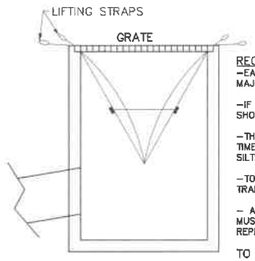


Filtrexx International, LLC
35481 Grafton Eastern Rd | Grafton, Oh 44044
440-926-2607 | fax: 440-926-4021
WWW.FILTREXX.COM
OR APPROVED EQUAL

NOTE: FOR AREAS REQUIRING DOUBLE PERIMETER CONTROL WITHIN 50' OF JURISDICTIONAL WETLANDS AND NOT FOR ALL SILT SOXX APPLICATIONS. THIS DUPLICATION MAY BE SPECIFIED AS 12" SILT SOXX OR ORANGE CONSTRUCTION FENCE AS NOTED.

SECTION NOT TO SCALE

E11



RECOMMENDED MAINTENANCE SCHEDULE

-EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT, AND MUST BE MAINTAINED.

-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.

-TO BE USED IN ALL AREAS WHERE THERE WILL BE TRAFFIC.

- ARE SUBJECT TO DAMAGE BY SNOW PLOWS, AND MUST BE INSPECTED AFTER ANY SNOW EVENT AND REPLACED AS REQUIRED.

TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET PROTECTION, PAGE 118.

SILTSACK DETAIL
NOT TO SCALE

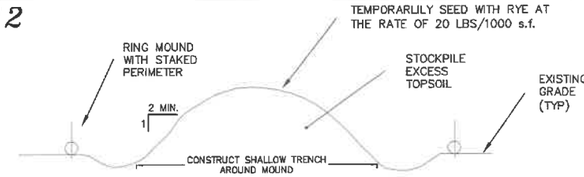
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS NOTED
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 10435
PROFESSIONAL ENGINEER

E-101

E12

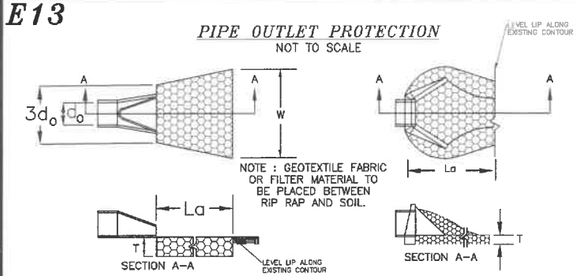


TOPSOIL STOCKPILE MOUND
NOT TO SCALE

TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, SOIL STOCKPILE PRACTICES, PAGE 46.

E13

PIPE OUTLET PROTECTION
NOT TO SCALE



PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL

PIPE OUTLET TO WELL-DEFINED CHANNEL

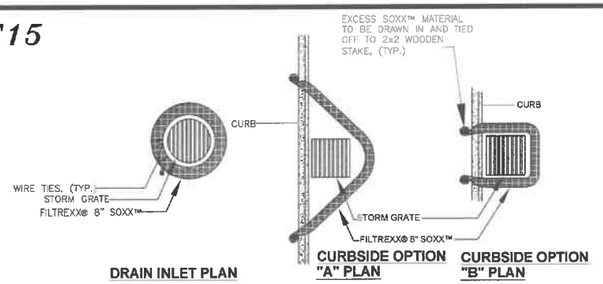
PIPE OUTLET PROTECTION CONSTRUCTION SPECIFICATIONS

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. SPECIFIED GRADATION.
2. THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO NHDOT SECTION 583.
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.
5. TO BE CONSTRUCTED IAW NH SWM #2 4-6 CONVEYANCE PRACTICES, 6. OUTLET PROTECTION, PAGE 172.

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

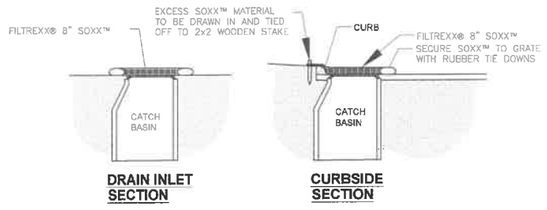
E15



DRAIN INLET PLAN

CURBSIDE OPTION "A" PLAN

CURBSIDE OPTION "B" PLAN



DRAIN INLET SECTION

CURBSIDE SECTION

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.

FILTREXX INLET PROTECTION
NOT TO SCALE

E16

NOTE: THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

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
	D	FAIR	GOOD	GOOD	GOOD
	E	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	E	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	GOOD	GOOD	POOR
	E	GOOD	EXCELLENT	EXCELLENT	FAIR
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-754-24 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.

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 OR	15	0.35
FLAT PEA	30	0.70
TOTAL	40 OR 55	0.85 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 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

RECOMMENDED *

CONSERVATION MIX	POUNDS PER ACRE	POUNDS PER 1,000 S.F.
TALL FESCUE (35%)	15	0.35
CREEPING RED FESCUE (25%)	15	0.35
ANNUAL RYEGRASS (12%)	5	0.12
PERENNIAL RYEGRASS (10%)	5	0.12
KENTUCKY BLUEGRASS (10%)	15	0.35
WHITE CLOVER (3%)	7	0.16

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 SEED BED 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.
6. TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.
7. SEE RAIN GARDEN AND INFILTRATION DETAIL SHEETS FOR SPECIFIC PLANTING INSTRUCTIONS AND SEEDING.

E17

CONSTRUCTION SEQUENCE:

1.) CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED, RELOCATE ANY PROJECT T.B.M.

2.) CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS SPECIFIED. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.

3.) EROSION, SEDIMENT AND DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.TEMPORARY DIVERSIONS MAY BE REQUIRED. POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES MUST BE INITIATED AND STABILIZED EARLY IN THE PROGESS. RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMPs ARE STABILIZED.

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. SEE BEST MANAGEMENT PRACTICES FOR BLASTING ON SHEET C-102.

7.) START BUILDING CONSTRUCTION.

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

9.) 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 45 DAYS BEFORE BEING STABILIZED. DAILY, OR AS REQUIRED. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. LIMIT THE LENGTH OF EXPOSURE OF UNSTABILIZED SOIL TO 45 DAYS OR LESS.

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

11.) INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORM WATER INSPECTOR (CESSWI), OR A CERTIFIED PROFESSIONAL IN STORM WATER QUALITY (CPSWQ). INSPECTION REPORTS SHALL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT. EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSPECTED WEEKLY AND AFTER 0.5" OF RAINFALL.

12.) COMPLETE PERMANENT SEEDING AND LANDSCAPING.

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

14.) SMOOTH AND REVEGETATE ALL DISTURBED AREAS.

15.) FINISH PAVING ALL ROADWAYS.

16.) LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

E18 *DEFINITION OF STABLE:*

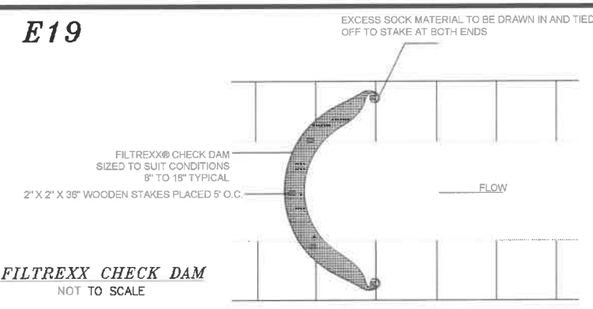
PER ENV-WQ 1500 ALTERATION OF TERRAIN

1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
2. A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED..
3. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
4. OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

ADDITION STABILIZATION NOTES:

5. HAY MULCH OR OTHER APPROVED METHODS SHALL BE USED TO CONTROL EROSION OF NEWLY GRADED AREAS. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS AFTER THEIR CONSTRUCTION.
6. DISTURBED SOIL AREAS SHALL BE EITHER TEMPORARILY OR PERMANENTLY STABILIZED. IN AREAS WHERE FINAL GRADING HAS NOT OCCURRED, TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN (7) CALENDAR DAYS FOR EXPOSED SOIL AREAS THAT ARE WITHIN ONE HUNDRED (100) FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE (3) CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.

E19

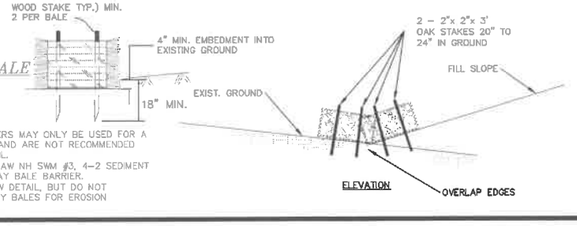


FILTREXX CHECK DAM
NOT TO SCALE

NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 1 ACRE OR LESS.
3. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED ½ THE HEIGHT OF THE CHECK DAM.
4. CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
5. CONTRACTOR IS REQUIRED TO BE A FILTREXX CERTIFIED™ INSTALLER.

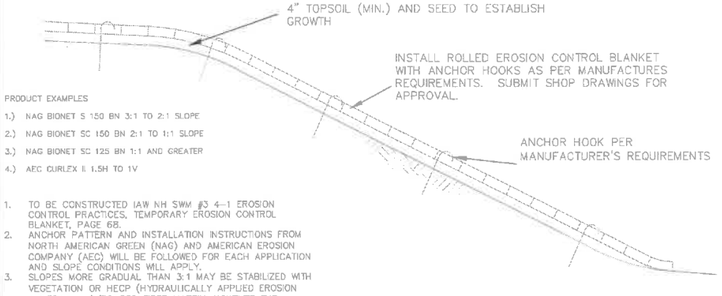
E20

STAKED HAYBALE DETAIL
NOT TO SCALE



1.) HAY BALES BARRIERS MAY ONLY BE USED FOR A MAXIMUM OF 60 DAYS AND ARE NOT RECOMMENDED FOR PERIMETER CONTROL.
2.) TO BE INSTALLED IAW NH SWM #3, 4-2 SEDIMENT CONTROL, STRAW OR HAY BALE BARRIER.
3.) REQUIRED TO SHOW DETAIL, BUT DO NOT RECCOMEND USE OF HAY BALES FOR EROSION CONTROL.

E21



PRODUCT EXAMPLES

1.) NAG BIONET S 150 BN 3:1 TO 2:1 SLOPE
2.) NAG BIONET SC 150 BN 2:1 TO 1:1 SLOPE
3.) NAG BIONET SC 125 BN 1:1 AND GREATER
4.) AEC CURLEX II 1.5H TO 1V

1. TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, TEMPORARY EROSION CONTROL BLANKET, PAGE 68.
2. ANCHOR PATTERN AND INSTALLATION INSTRUCTIONS FROM NORTH AMERICAN GREEN (NAG) AND AMERICAN EROSION COMPANY (AEC) WILL BE FOLLOWED FOR EACH APPLICATION AND SLOPE CONDITIONS WILL APPLY.
3. SLOPES MORE GRADUAL THAN 3:1 MAY BE STABILIZED WITH VEGETATION OR HECP (HYDRAULICALLY APPLIED EROSION CONTROL MIX)/BONDED FIBER MATRIX. HOWEVER THE ENGINEER RESERVES THE RIGHT TO REQUEST INCREASED RECB TO BE INSTALLED ON ANY SLOPE.

ROLLED EROSION CONTROL BLANKET (RECB) SLOPE STABILIZATION DETAIL
NOT TO SCALE

E22

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 OCTOBER 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 OCT. 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 OCTOBER 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.

REVISION	DATE	DESCRIPTION
#10	9-25-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-27-20	REVISED PER PLANNING BOARD COMMENTS
#8	8-04-20	PHASING NOTE ADDED PER PEER REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES REMI & PHASING
#5	7-14-20	REVISED PER AoT REMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

EROSION & SEDIMENT CONTROL DETAILS
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

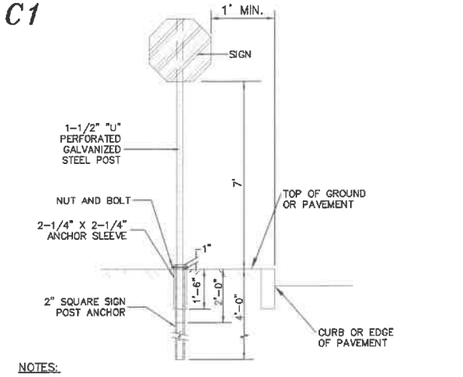
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS NOTED
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

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

E-102

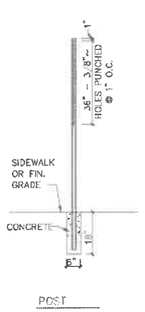
C1



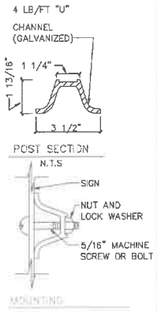
SIGN BACKGROUND TO BE WHITE. LETTERING TO BE WHITE. OCTAGON TO BE RED.

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

PARTIAL ELEVATION
N.T.S.



POST
N.T.S.



POST SECTION
N.T.S.

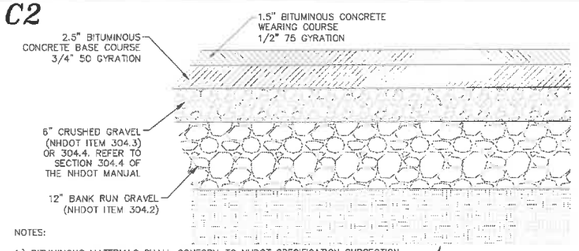
MOUNTING
N.T.S.

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

C2



NOTES:

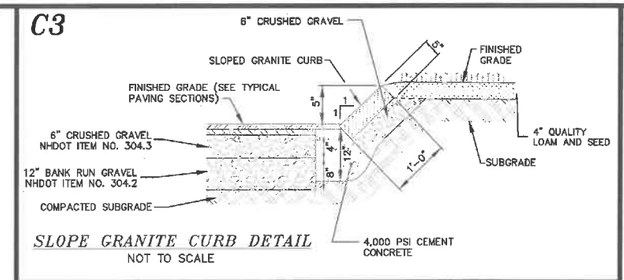
1.) BITUMINOUS MATERIALS SHALL CONFORM TO NHDOT SPECIFICATION SUBSECTION 401.3.6.

2.) PAVEMENT BASE COURSE AGGEGATE SHALL CONFORM TO NHDOT SPECIFICATION SECTION 304, ITEM 304.3 AND COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.

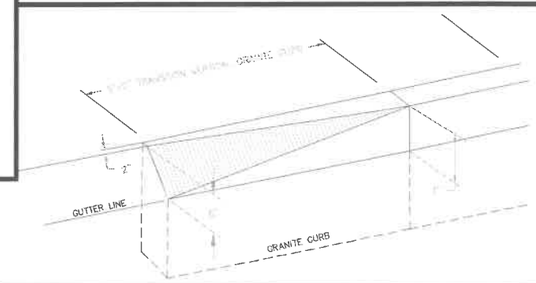
3.) PAVEMENT SUBBASE COURSE AGGREGATE AND AGGREGATE FOR SUBGRADE REPAIR AREAS SHALL BE SUITABLE FOR USE AS STRUCTURAL FILL AND BE PROOFROLLED AND COMPABED TO 95% OF MODFIED PROCTOR MAXIMUM DRY DENSITY. FOR NEW CONSTRUCTION AREAS ONLY. IN EXISTING PAVEMENT AREAS THE CONTRACTOR IS TO ENSURE THE BASE MATERIAL IS SUITABLE TO THE OWNER FOR RE-PAVING

BITUMINOUS CONCRETE PAVEMENT SECTION
NOT TO SCALE

C3



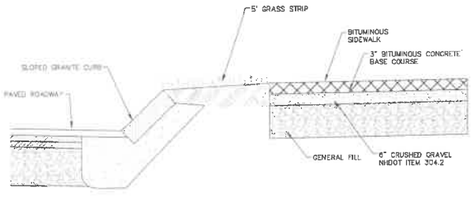
SLOPE GRANITE CURB DETAIL
NOT TO SCALE



C4

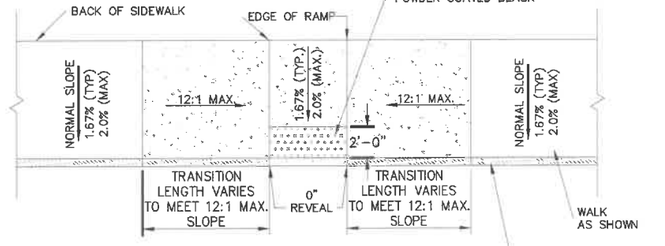
CURB TRANSITION DETAIL
NOT TO SCALE
TO BE USED FOR TRANSITION FROM VERTICAL GRANITE CURB TO SLOPED GRANITE CURB

C5

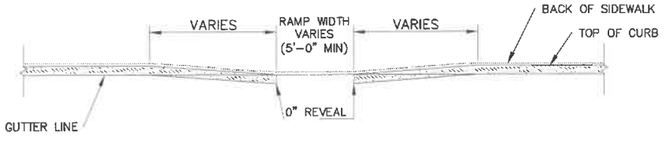


BITUMINOUS SIDEWALK RAISED
NOT TO SCALE

C6



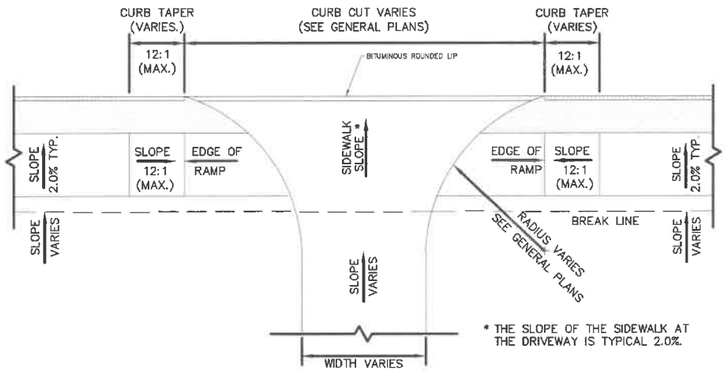
PLAN
(NOT TO SCALE)



ELEVATION
NOT TO SCALE

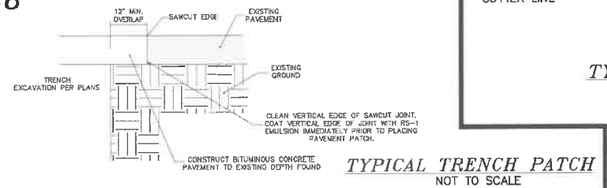
TYPICAL DETAIL FOR WHEELCHAIR RAMP
NOT TO SCALE

C7

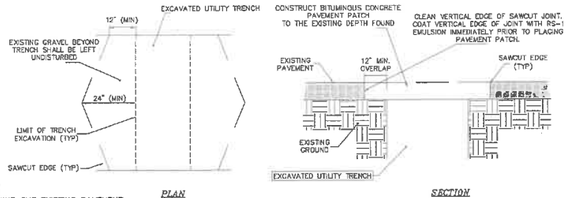


PLAN VIEW (DRIVEWAY, SIDEWALK WITH GRASS PANEL)
NOT TO SCALE

C8

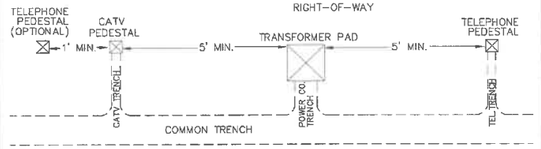


TYPICAL TRENCH PATCH
NOT TO SCALE



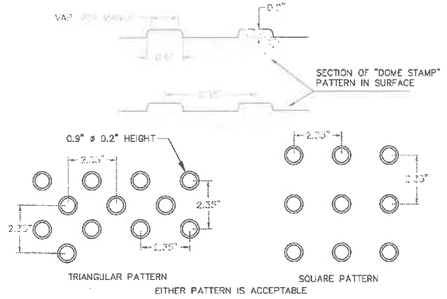
NOTES:
1. MACHINE CUT EXISTING PAVEMENT.
2. ALL TEMPORARY, DAMAGED, OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
3. DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET NHDOT REQUIREMENTS.

C9



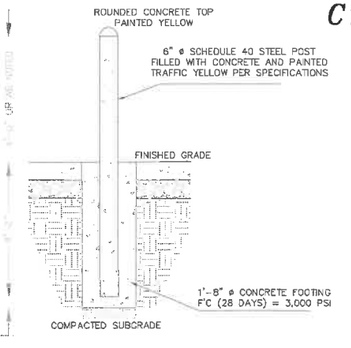
PEDESTAL PLACEMENT
NOT TO SCALE

C10



DETECTABLE WARNING SURFACE
NOT TO SCALE

C11



BOLLARD DETAIL
NOT TO SCALE
DETAIL ONLY REQUIRED IF EVERSOURCE REQUIRES BOLLARDS AROUND TRANSFORMERS

REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER PLANNING BOARD COMMENTS
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#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

CONSTRUCTION DETAILS
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

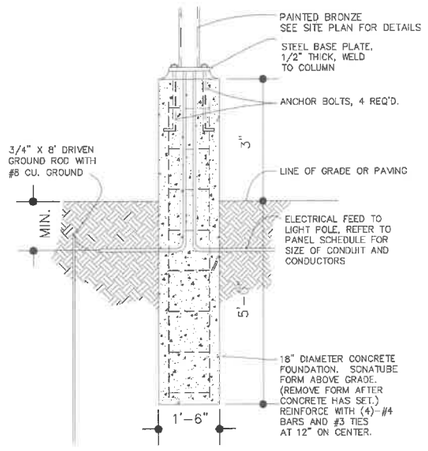
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS NOTED
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
PROFESSIONAL ENGINEER

C-101

C12

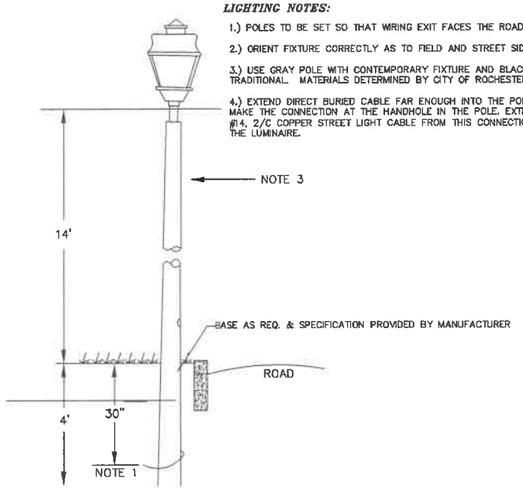


POLE FOUNDATION

LIGHT BASE DETAIL

NOT TO SCALE

C13



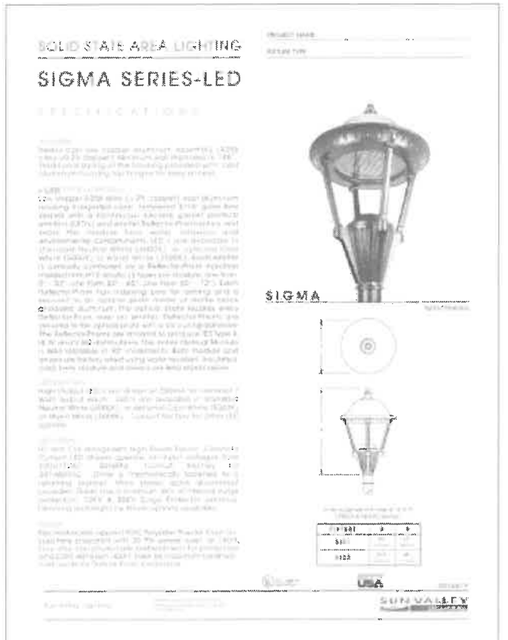
LIGHTING NOTES:

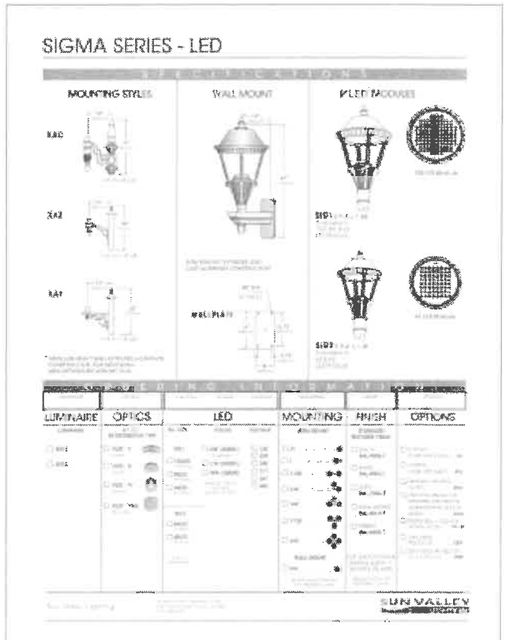
1.) POLES TO BE SET SO THAT WIRING EXIT FACES THE ROAD.

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

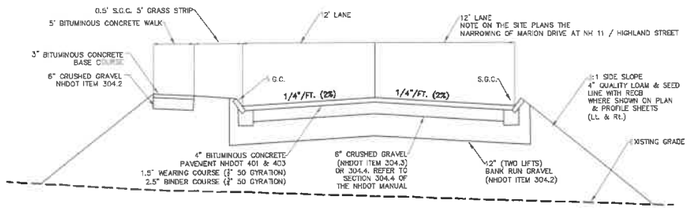
3.) USE GRAY POLE WITH CONTEMPORARY FIXTURE AND BLACK WITH TRADITIONAL. MATERIALS DETERMINED BY CITY OF ROCHESTER DPW

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.





C14



TYPICAL ROADWAY SECTION CAROLE COURT, JOURNEY DRIVE, MARION LANE, & DIANNE LANE

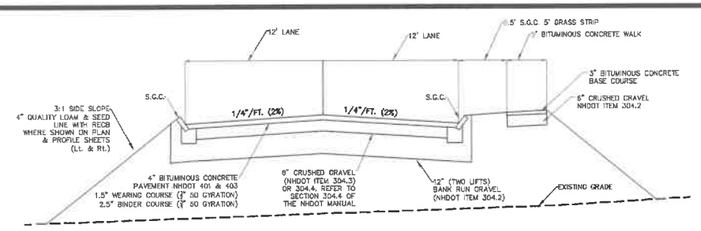
NOT TO SCALE

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 UNTIL 95% MAXIMUM DRY DENSITY IS ACHIEVED IN ACCORDANCE WITH AASHTO T99. COMPACTION TESTS TO BE CONDUCTED AT THE START OF THE PROJECT AND NO FURTHER THAN 100 FEET APART.
3. TEST PITTING WAS DONE WITHIN THE ROADWAY ALIGNMENT BY JOHN P. HAYES III, CSS, CWS, AND NO UNSUITABLE MATERIALS WERE ENCOUNTERED IN THOSE TEST PITS. LEDGE REMOVAL (HAMMERING OR SHALLOW DEPTH BLASTING WILL BE REQUIRED) MATERIALS CAN BE CRUSHED AND USED ON SITE.
4. ALL UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE ROAD BED. THE ROAD BED IS DEFINED AS THE LIMITS OF THE ROADWAY INCLUDING THE ARE ONE (1) FOOT BEYOND THE SHOULDERS, DITCHES, OR TOE OF FILL SLOPE.

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 CITIES AGENT AND/OR THE CITIES ENGINEER.

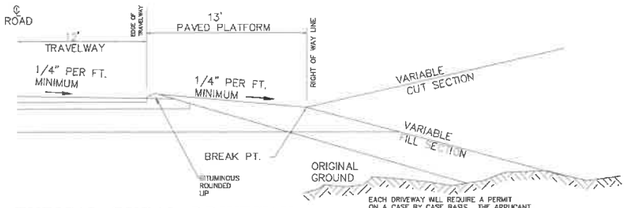
C15



TYPICAL ROADWAY SECTION CAROLE COURT PHASE 1-3
30+00 – END

NOT TO SCALE

C16

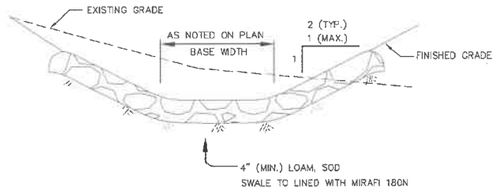


TYPICAL RURAL DRIVEWAY CROSS SECTION

NOT TO SCALE

EACH DRIVEWAY WILL REQUIRE A PERMIT ON A CASE BY CASE BASIS. THE APPLICANT AT THAT TIME IS TO WORK WITH DPW TO DETERMINE THE MOST APPROPRIATE PLATFORM AND DRIVEWAY SLOPE / GRADING. THE APPLICANT SHOULD SUBMIT A DETAILED DRAWING FOR REVIEW AS PART OF THE DRIVEWAY PERMIT APPLICATION PROCESS.

C17



NOTES:

1.) INSTALL CHECK TEMPORARY SILT SOXX CHECK DAM UNTIL SWALES ARE STABILIZED

2.) SEE GRADING PLAN FOR DEGRADATION AND THICKNESS

RIP-RAP LINED SWALE

NOT TO SCALE

C18

BEST MANAGEMENT PRACTICES FOR BLASTING

ENV-WQ 1510.03 LOADING PRACTICES. THE FOLLOWING BLAST HOLE LOADING PRACTICES SHALL BE IMPLEMENTED:
(A) THE DRILLER SHALL MAINTAIN DRILLING LOGS TO DOCUMENT:
  (1) THE DEPTHS AND LENGTHS OF VOIDS, CAVITIES, AND FAULT ZONES OR OTHER WEAK ZONES ENCOUNTERED; AND
  (2) GROUNDWATER CONDITIONS;
(B) THE DRILLER SHALL COMMUNICATE THE CONTENTS OF THE DRILLING LOGS DIRECTLY TO THE BLASTER;
(C) EXPLOSIVE PRODUCTS SHALL BE MANAGED ON SITE SUCH THAT THEY ARE:
  (1) USED IN THE BOREHOLE;
  (2) RETURNED TO THE DELIVERY VEHICLE; OR
  (3) PLACED IN SECURE CONTAINERS FOR OFF-SITE DISPOSAL;
(D) SPILLAGE AROUND THE BOREHOLE SHALL BE:
  (1) PLACED IN THE BOREHOLE; OR
  (2) CLEANED UP AND RETURNED TO AN APPROPRIATE VEHICLE FOR HANDLING OR PLACEMENT IN SECURED CONTAINERS FOR OFF-SITE DISPOSAL;
(E) LOADED EXPLOSIVES SHALL BE DETONATED AS SOON AS POSSIBLE AND NOT LEFT IN THE BLAST HOLES OVERNIGHT, UNLESS WEATHER OR OTHER SAFETY CONCERNS REASONABLY DICTATE THAT DETONATION SHOULD BE POSTPONED;
(F) LOADING EQUIPMENT SHALL BE CLEANED IN AN AREA WHERE WASTEWATER CAN BE PROPERLY CONTAINED AND HANDLED IN A MANNER THAT PREVENTS RELEASE OF CONTAMINANTS TO THE ENVIRONMENT; AND
(G) EXPLOSIVES SHALL BE LOADED IN ACCORDANCE WITH INDUSTRY STANDARD PRACTICES FOR PRIMING, STEMMING, DECKING AND COLUMN RISE TO MAINTAIN GOOD CONTINUITY IN THE COLUMN LOAD TO PROVIDE COMPLETE DETONATION.

PRE-BLAST SURVEY WILL INCLUDE ALL ABUTTING PROPERTIES AND FOLLOW ALL STATE AND LOCAL REQUIREMENTS.

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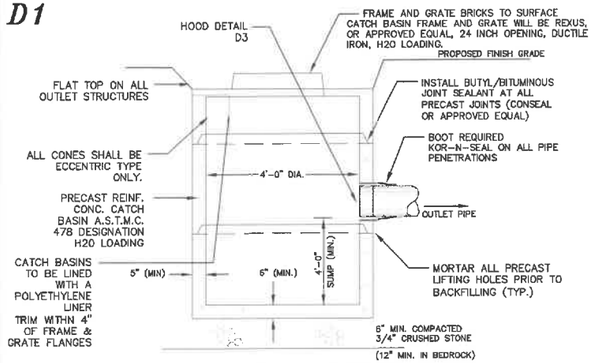
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS NOTED
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

STATE OF NEW HAMPSHIRE – KENNETH A. BERRY No. 7424 – PROFESSIONAL ENGINEER

C-102

D1



CATCH BASIN DETAIL

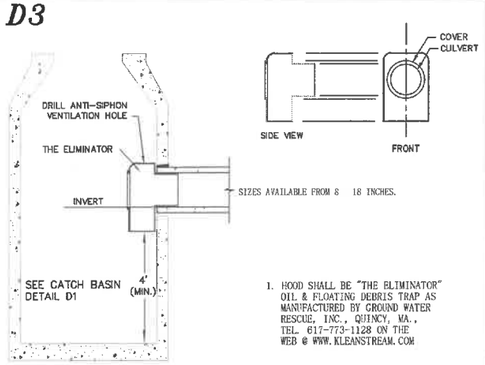
NOT TO SCALE

D2

CATCH BASIN GRATE

NOT TO SCALE

D3

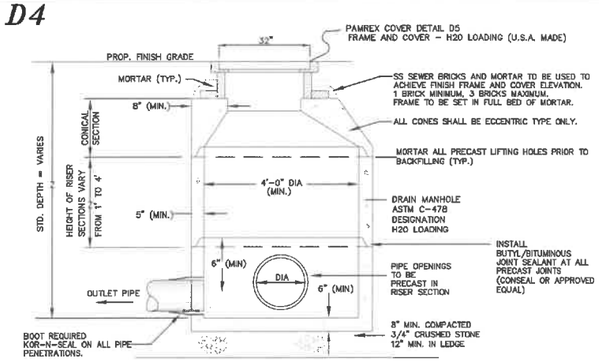


1. HOOD SHALL BE "THE ELIMINATOR" OIL & FLOATING DEBRIS TRAP AS MANUFACTURED BY GROUND WATER RESCUE, INC., QUINCY, MA., TEL. 617-773-1128 ON THE WEB @ WWW.KLEANSTREAM.COM

CATCH BASIN HOOD DETAIL

NOT TO SCALE

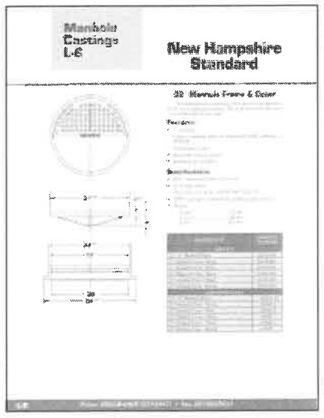
D4



PRECAST DRAIN MANHOLE DETAIL

NOT TO SCALE

D5

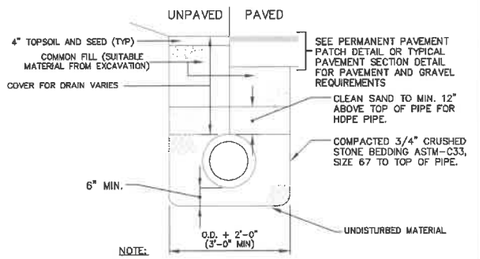


DRAIN MANHOLE FRAME AND GRATE WILL BE NEW HAMPSHIRE STANDARD, OR APPROVED EQUAL, 32 INCH OPENING, CAST IRON, H20 LOADING.

DRAIN MANHOLE COVER DETAIL

NOT TO SCALE

D6



NOTE:

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

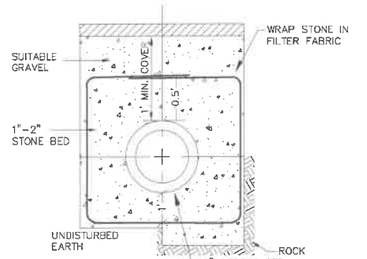
DI DRAIN PIPE SHALL BE CL. 50.

RC DRAIN PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.

TYPICAL DRAIN PIPE TRENCH

NOT TO SCALE

D7



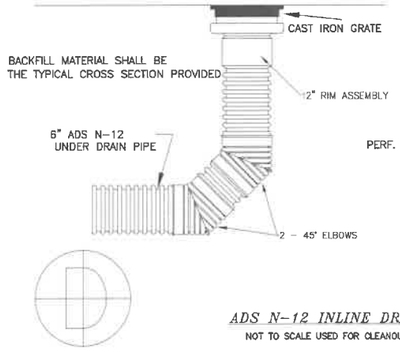
NOTE:

1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.

UNDERDRAIN TRENCH DETAIL

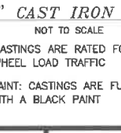
NOT TO SCALE

D8A



ADS N-12 INLINE DRAIN

NOT TO SCALE USED FOR CLEANOUTS



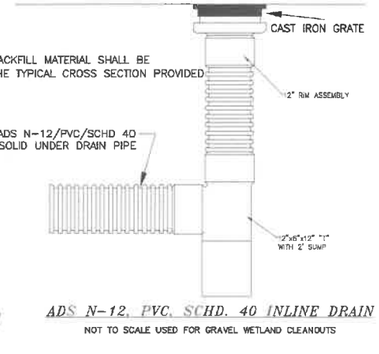
12" CAST IRON GRATE

NOT TO SCALE

CASTINGS ARE RATED FOR H20 WHEEL LOAD TRAFFIC

PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT

D8B



ADS N-12, PVC, SCHD. 40 INLINE DRAIN

NOT TO SCALE USED FOR GRAVEL WETLAND CLEANOUTS

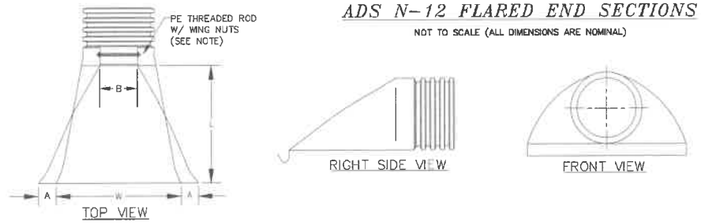
D9

PART No.	PIPE SIZE	A	B(MAX)	H	L	W
1510-NP	15" 375 mm	6.5" 165 mm	10" 254 mm	6.5" 165 mm	25" 635 mm	29" 735 mm
1810-NP	18" 450 mm	7.5" 190 mm	15" 380 mm	6.5" 165 mm	32" 812 mm	35" 890 mm
2410-NP	24" 600 mm	7.5" 190 mm	18" 450 mm	6.5" 165 mm	38" 900 mm	45" 1140 mm
3010-NP	30" 750 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm
3610-NP	36" 900 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm

NOTE: PE THREADED ROD W/ WING NUTS PROVIDED FOR END SECTIONS 15"-24". 30" & 36" END SECTIONS TO BE WELDED PER MANUFACTURER'S RECOMMENDATIONS.

ADS N-12 FLARED END SECTIONS

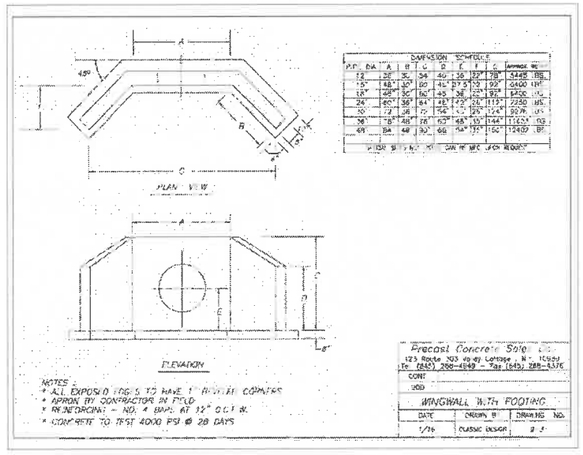
NOT TO SCALE (ALL DIMENSIONS ARE NOMINAL)



D10

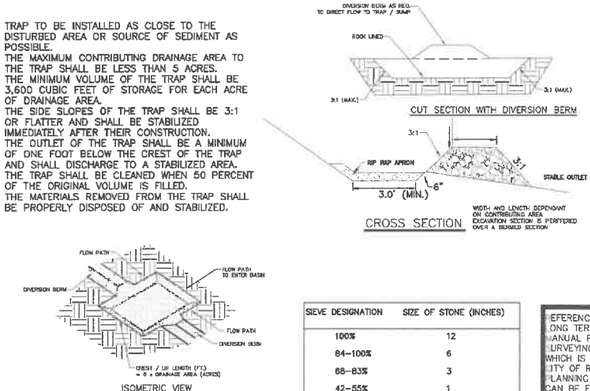
HEADWALL (CONCRETE)

NOT TO SCALE



D11

1. TRAP TO BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.
3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
4. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA.
6. THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.
7. THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.



STONE LINED SEDIMENT TRAP

NOT TO SCALE

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

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D-101

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DRAINAGE CONSTRUCTION DETAILS
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
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TAX MAP 108, LOT 53

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

SCALE : AS NOTED
DATE : APRIL 7, 2020
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STATE OF NEW HAMPSHIRE — KENNETH A. BERRY No. 7043 — CIVIL

D12

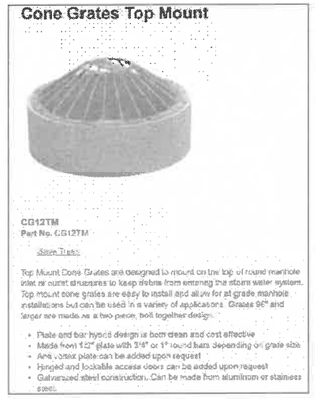
ANGLE GRATE
NOT TO SCALE

NOTE:
MUST BE HAALA INDUSTRIES INC.
OR EQUAL.

D13

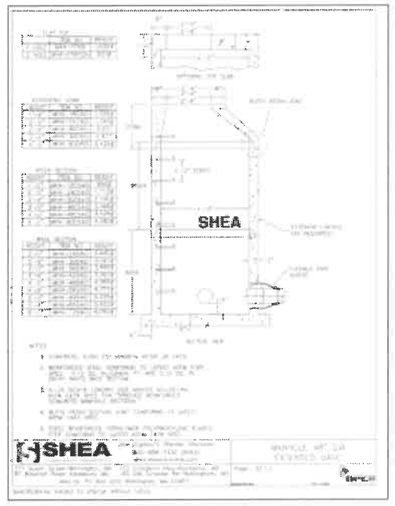
CONE GRATE
NOT TO SCALE

NOTE:
MUST BE HAALA INDUSTRIES INC.
OR EQUAL.

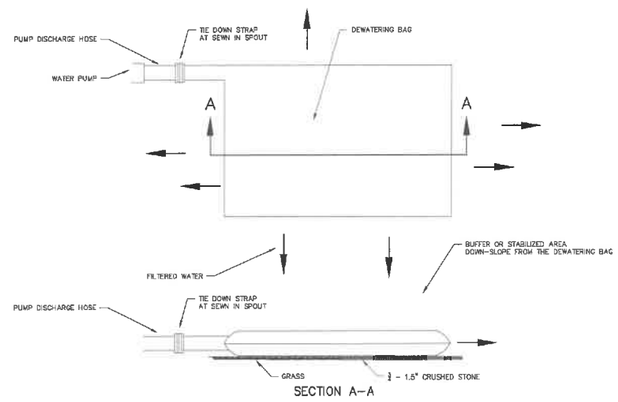


D14

48" MANHOLE ROUND EXTENDED BASE
NOT TO SCALE



D15

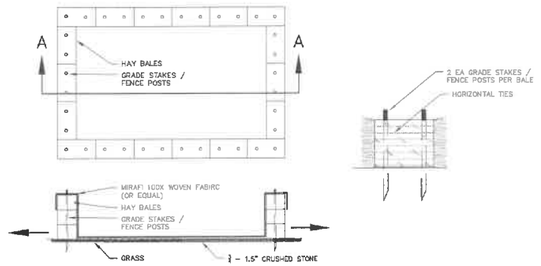


SECTION A–A

1. TO BE CONSTRUCTED IAW NH SWM #3 4–2 SEDIMENT CONTROL PRACTICES, CONSTRUCTION DEWATERING, PAGE 144.
2. TO BE INSTALLED UPSLOPE OF BUFFER OR STABILIZED AREA.

DEWATERING (DANDY) BAG
NOT TO SCALE

D16



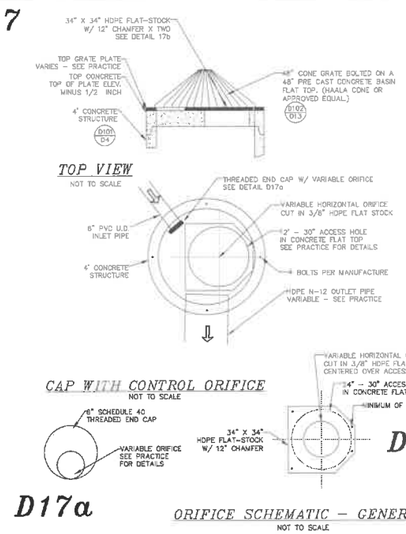
SECTION A–A

1. TO BE CONSTRUCTED IAW NH SWM #3 4–2 SEDIMENT CONTROL PRACTICES, CONSTRUCTION DEWATERING, PAGE 144.
2. STRUCTURE MAY BE MADE WITH LAYERS OF FILTREXX SILT SOXX, OR EQUAL, IN A PYRAMID FORMATION.
3. TO BE INSTALLED UPSLOPE OF BUFFER OR STABILIZED AREA.

TEMPORARY SEDIMENT BASIN (DWATERING)
NOT TO SCALE

1. TO BE CONSTRUCTED IAW NH SWM #3 4–2 SEDIMENT CONTROL PRACTICES, CONSTRUCTION DEWATERING, PAGE 144.
2. STRUCTURE MAY BE MADE WITH LAYERS OF FILTREXX SILT SOXX, OR EQUAL, IN A PYRAMID FORMATION.

D17



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STATE OF NEW HAMPSHIRE – KENNETH A. BERRY – No. 10041 – PROFESSIONAL ENGINEER – LICENSED

D–102

U1

NOTES ON MANHOLE AND SEWER 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 (c)(3) ADOPTED OCTOBER 15, 2014

2) BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE. (IAW ENV.-WQ 704.12 (d))

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 704.08 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. BASE SECTION SHALL BE MONOLITHIC TO A POINT AT LEAST 6" ABOVE THE CROWN OF THE INCOMING PIPE PER ENV-WQ 704.12(e). CASTINGS SHALL CONFROM WITH ASTM A48/48M PER ENV-WQ 704.13 (a)(8). UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. (IAW ENV.-WQ 704.13 (a) (9)), MORTAR SHALL CONFORM WITH REQUIREMENTS OF IAW ENV.-WQ 704.13 (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) (4-8)) SEWER MAN HOLE COVERS ARE TO PAMREX.

8) SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 8 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.

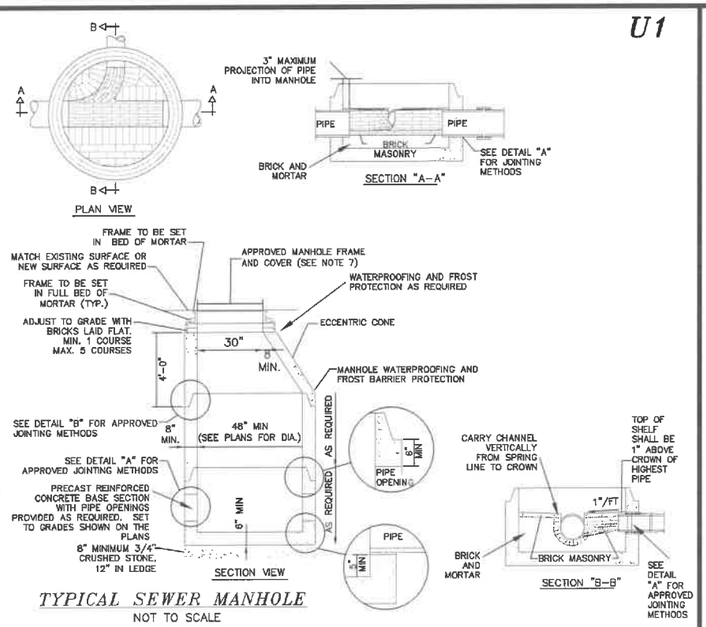
9) HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE DOVER DPW, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON A DOUBLE ROW OF AN OVERLAPPING TYPE ELASTOMERIC OR MASTIC-LIKE GASKET. APPROVED ELASTOMERIC SEALANTS ARE: RAM-NEK, KENT SEAL NO. 2, EZ, OR EQUAL.

10) ALL FRAMES AND GRATES ARE TO BE U.S.A. MADE. MANHOLE STEPS ARE REQUIRED IN THIS MUNICIPALITY AND MUST CONFORM TO THE REQUIREMENTS OF ENV-WQ 704.14.

11) ANY WORK INVOLVING THE CUTTING INTO A.C. PIPE SHALL MEET THE REQUIREMENTS OF ENV-A 1900.

12) THE CONTRACTOR IS TO REVIEW THE CITY OF ROCHESTER STANDARDS OF INFRASTRUCTURE DESIGN DATED JULY 2018 FOR FURTHER DEFINED. SEE CHAPTER II-7.

13) MANHOLE STEPS ARE PROHIBITED IN THE CITY OF ROCHESTER.



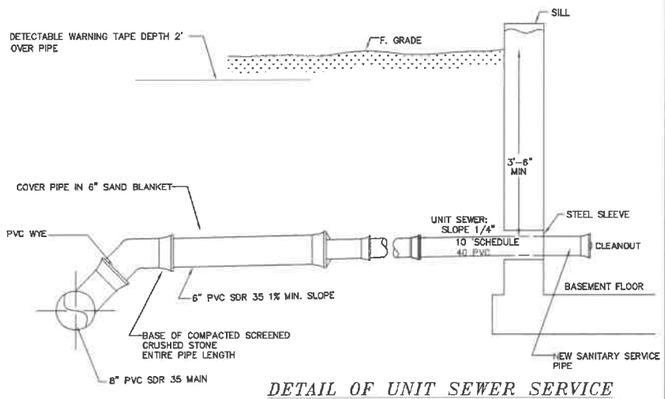
TYPICAL SEWER MANHOLE
NOT TO SCALE

U2

1.) SEE DETAILS FOR SERVICE CONNECTION REQUIREMENTS

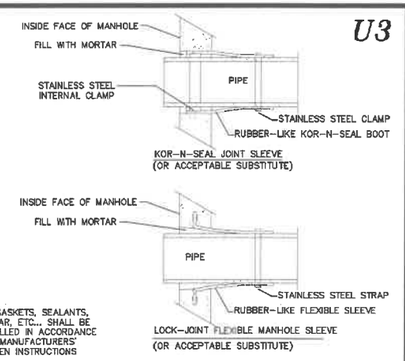
2.) SERVICE CONNECTION SHALL BE INSTALLED BELOW WATER MAIN WHERE POSSIBLE.

3.) CLEANOUTS SHALL BE INSTALLED INSIDE EACH BUILDING EXIT POINT

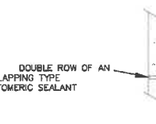


DETAIL OF UNIT SEWER SERVICE
NOT TO SCALE

U3



DETAIL "A" – PIPE TO MANHOLE JOINTS
NOT TO SCALE



NOTE:
ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

ELASTOMERIC SEALANT

DETAIL "B" HORIZONTAL JOINTS
NOT TO SCALE

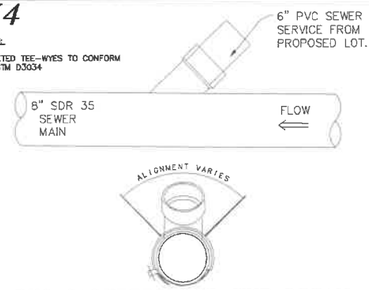
REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-18-20	REVISED PER PLANNING BOARD REVIEW
#8	8-04-20	PHASING NOTE REVISED PER NHDES PERMIT
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-16-20	REVISED PER AoT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

UTILITY CONSTRUCTION DETAILS
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

U4

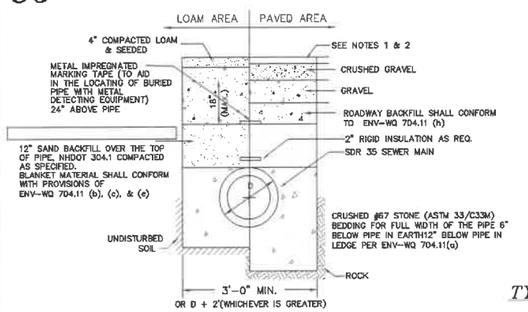
NOTES:

GASKETED TEE-WYES TO CONFORM TO ASTM D3034



PVC GASKETED TEE-WYE DETAIL
NOT TO SCALE

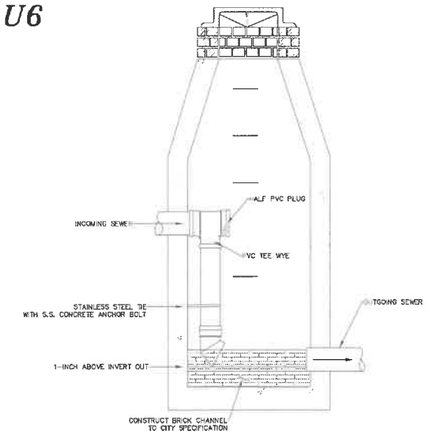
U5



NOTE:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPEC'S.
3. ANTI-SEEP COLLARS OR CLAY CHECK DAMS ON STEEP RUNS IN WET CONDITIONS.
4. ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & MUNICIPAL DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05 (c)-(e) AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121. SDR-21 PVC FORCE MAIN PIPE MATERIAL IS REQUIRED IN LOCATIONS AS SHOWN. SDR-21 PVC FORCEMAIN PIPE WILL CONFORM TO ENV-WQ 704.08.
5. SEE DETAIL U11 BELOW FOR INSULATION DETAILS.
6. SEE CITY OF ROCHESTER STANDARDS OF INFRASTRUCTURE DESIGN CHAPTER II-8

TYPICAL SEWER PIPE TRENCH
NOT TO SCALE

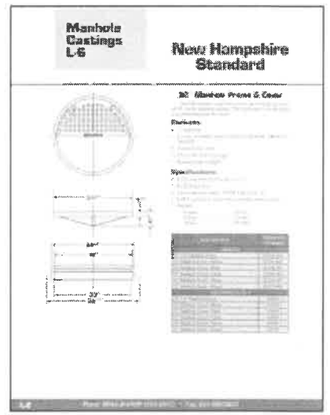
U6



SEWER DROP INLET
NOT TO SCALE

1.) THE CONTRACTOR IS TO REVIEW THE CITY OF ROCHESTER STANDARDS OF INFRASTRUCTURE DESIGN DATED JULY 2018 FOR FURTHER DEFINED. SEE CHAPTER II-7.

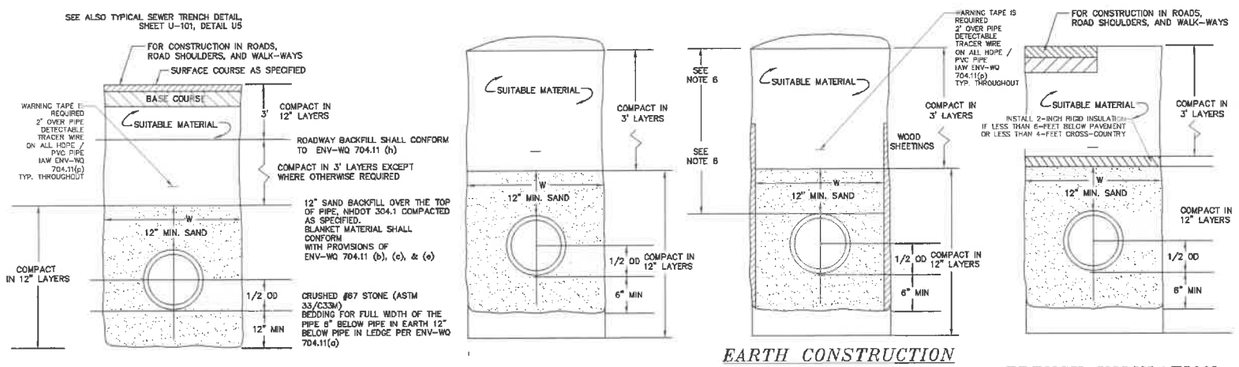
U7



SEWER MANHOLE FRAME AND GRATE WILL BE NEW HAMPSHIRE STANDARD, OR APPROVED EQUAL, 32 INCH OPENING, CAST IRON, H20 LOADING.

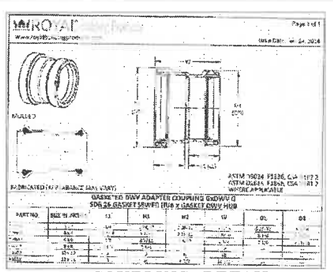
SEWER MANHOLE COVER DETAIL
NOT TO SCALE

U8



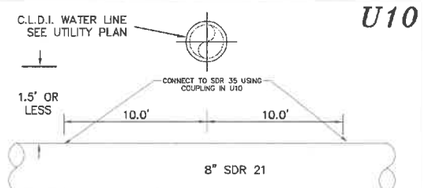
NOT TO SCALE

U9



COUPLING DETAIL
NOT TO SCALE

U10



FORCEMAIN CONSTRUCTION SEWER PIPE WHERE CROSSING UNDER WATER LINE
NOT TO SCALE

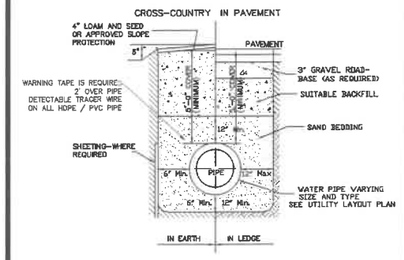
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS NOTED
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14041
PROFESSIONAL ENGINEER

U-101

U11

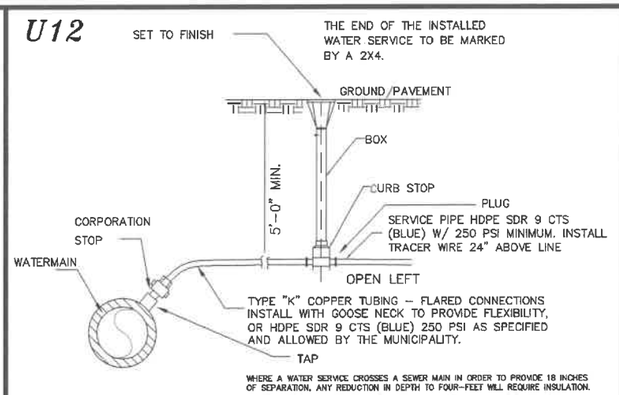


1.) PER THE CITY OF ROCHESTER STANDARDS OF INFRASTRUCTURE DESIGN I-5 ALL UTILITIES WITHIN THE PROPOSED MUNICIPAL RIGHT OF WAY WILL BE INSPECTED BY THE CITY OF ROCHESTER ENGINEERING DEPARTMENT.

TYPICAL TRENCH DETAIL FOR WATER SYSTEM

NOT TO SCALE

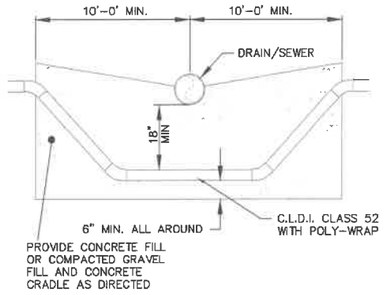
U12



TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE

U13



1.) SEE CHAPTER I-14 OF THE CITY OF ROCHESTER STANDARDS OF INFRASTRUCTURE

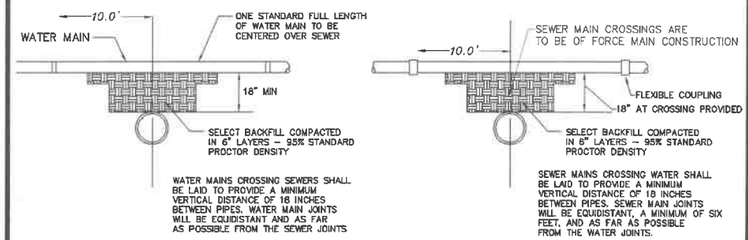
WATER MAIN INSTALLATION - BELOW DRAIN & SEWER

NOT TO SCALE

U14

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, ENV-WQ 700 ADOPTED OCTOBER 14, 2014.
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 SEPARATE TRENCH AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
3. VERTICAL SEPARATION REQUIREMENTS APPLY TO WATER AND SEWER MAINS AND SERVICE LINES. WHERE SEWER CROSSES WATER MAIN AND WATER SERVICE CROSSES SEWER MAIN, 18 INCH VERTICAL CLEARANCE SHALL BE PROVIDED WITH WATER OVER SEWER.



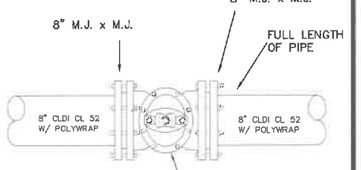
WATER MAIN ABOVE SEWER — WATER MAIN BELOW SEWER

TYPICAL WATER/SEWER SEPERATION DETAILS

NOT TO SCALE

REVISION	DATE	DESCRIPTION
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	7-30-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-24-20	REVISED PER NHDES WATER SUPPLY PERMIT
#6	7-14-20	REVISED PER NHDES RFMI & PHASING
#5	6-29-20	REVISED PER AoT RFMI
#4A		REVISED PER ROCHESTER TRG COMMENTS

U15

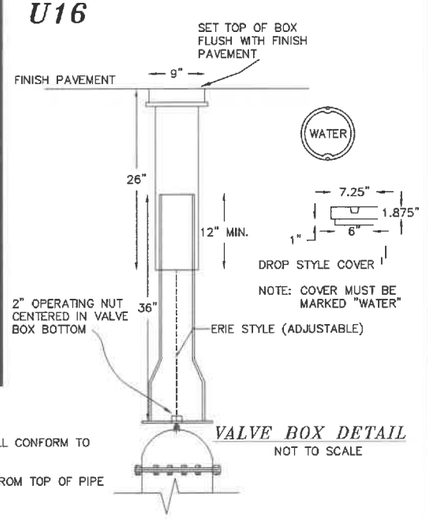


SHUTOFF VALVE DETAIL

NOT TO SCALE

1.) ALL VALVES ARE TO OPEN RIGHT
2.) SEE CITY OF ROCHESTER STANDARDS OF INFRASTRUCTURE DESIGN FOR POTABLE WATER DETAILS

U16



VALVE BOX DETAIL

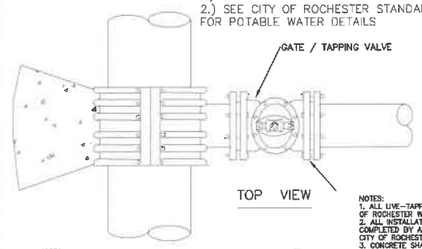
NOT TO SCALE

NOTES:

1.) ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO LOCAL WATER WORKS TECHNICAL SPECIFICATIONS.
2.) ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3.) ALL VALVES ARE TO OPEN RIGHT
4.) SEE CITY OF ROCHESTER STANDARDS OF INFRASTRUCTURE DESIGN FOR POTABLE WATER DETAILS

U17

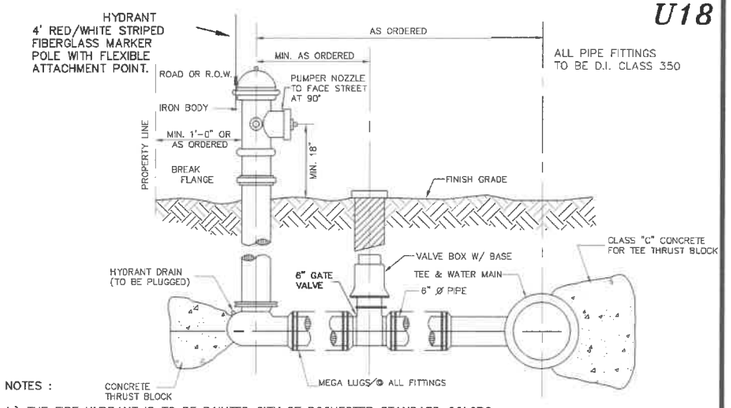
1.) ALL VALVES ARE TO OPEN RIGHT
2.) SEE CITY OF ROCHESTER STANDARDS OF INFRASTRUCTURE DESIGN FOR POTABLE WATER DETAILS



DETAIL FOR STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

NOT TO SCALE

U18



NOTES :

1.) THE FIRE HYDRANT IS TO BE PAINTED CITY OF ROCHESTER STANDARD COLORS AND BE EQUIPPED WITH A HYDRANT LOCATOR. SEE CITY OF ROCHESTER INFRASTRUCTURE STANDARDS I-13
2.) THE FIRE HYDRANT SHALL BE THE "KENNEDY" TYPE OR APPROVED EQUAL.
3.) HYDRANTS AND GATE VALVES OPEN RIGHT. ALL FITTINGS TO BE D.I. CLASS 350
4.) HYDRANTS TO BE K81D WITH DRAIN-RING PLUGGED.

HYDRANT INSTALLATION DETAIL

NOT TO SCALE

UTILITY CONSTRUCTION DETAILS
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

U19

TYPICAL THRUST BLOCKS

NOT TO SCALE

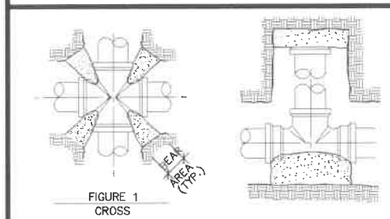


FIGURE 1
CROSS
(ONLY REQ'D IF ANY LEG IS LESS THAN 60 FT. LONG)

FIGURE 2
TEE, PLUG OR CAP

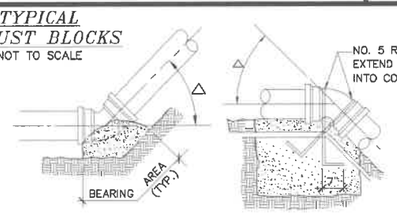


FIGURE 3
HORIZONTAL OR UPWARD VERTICAL BEND

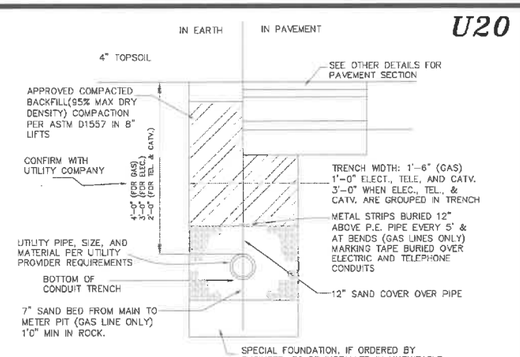
FIGURE 4
DOWNWARD VERTICAL BEND

PIPE I.D.	BEARING AREA, SQUARE FEET FIGURE 1	FIGURE 2	FIGURE 3, △ 90°	45°	22-1/2°	11-1/4°	VOLUME OF CONC. CU.YD FIGURE 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			

GENERAL NOTES:

1. ALL FITTINGS & EXPOSED REBAR TO BE RAPPED 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.
7. MECHANICAL JOINTS AT ALL FITTINGS E: BENDS.
8. TEES, CROSSES, AND VALVES SHALL BE THRUST RESTRAINT. (MEGA-LUG OR APPROVED EQUAL.
9. SEE CITY OF ROCHESTER CHAPTER I-17

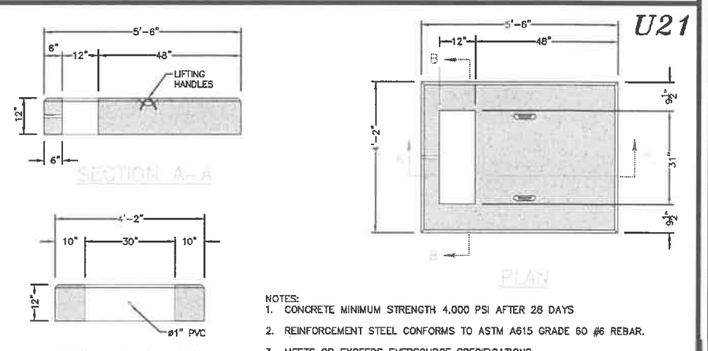
U20



ELECTRICAL, TELEPHONE, AND GAS TRENCH

NOT TO SCALE

U21



NOTES:
1. CONCRETE MINIMUM STRENGTH 4,000 PSI AFTER 28 DAYS
2. REINFORCEMENT STEEL CONFORMS TO ASTM A615 GRADE 60 #6 REBAR.
3. MEETS OR EXCEEDS EVERSOURCE SPECIFICATIONS.
4. MUST BE A SHEA CONCRETE PRODUCT OR EQUAL.

TRANSFORMER AND PAD DETAIL

NOT TO SCALE

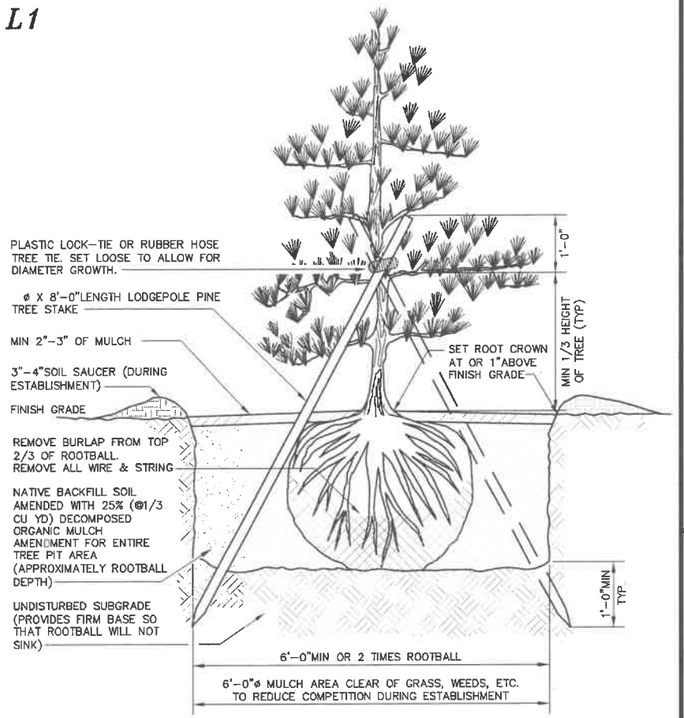
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS NOTED
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7454
LICENSED PROFESSIONAL ENGINEER

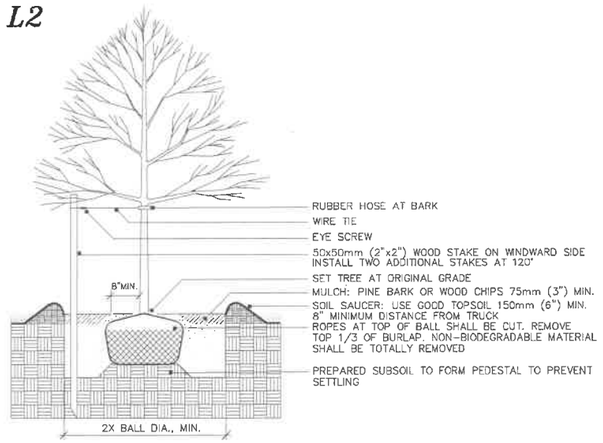
U-102

L1



CONIFEROUS TREE PLANTING

L2



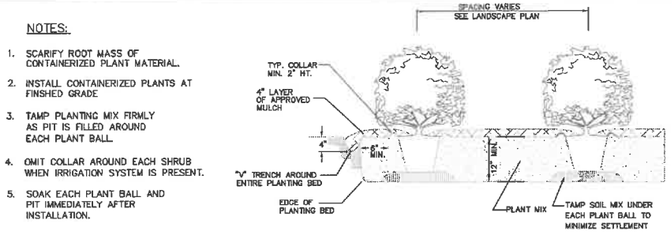
DECIDUOUS TREE PLANTING

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

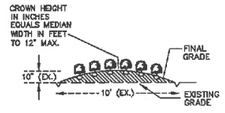
L3

NOTES:

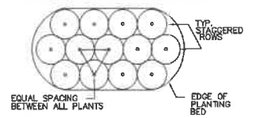
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED DETAIL



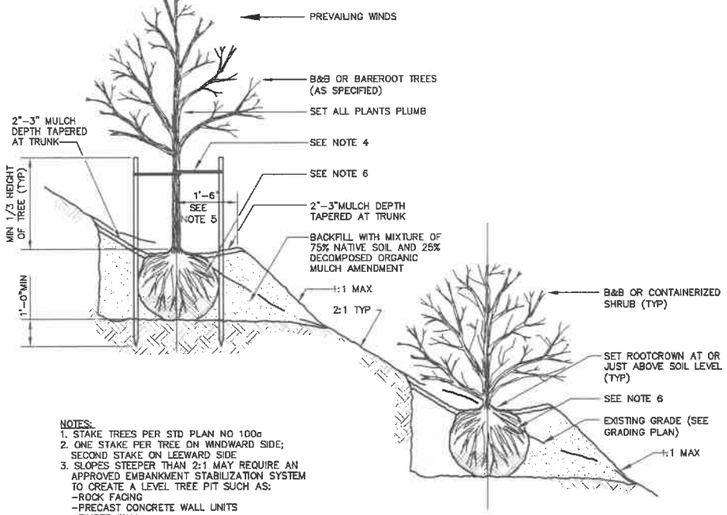
TYPICAL BED CROWNING



TYPICAL PLANTING BED PLAN

SHRUB & HEDGE PLANTING

L5

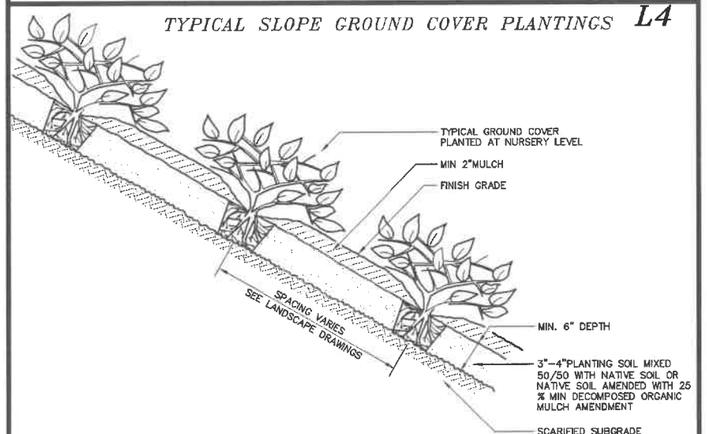


NOTES:
1. STAKE TREES PER STD PLAN NO 100a
2. ONE STAKE PER TREE ON WINDWARD SIDE; SECOND STAKE ON LEEWARD SIDE
3. SLOPES STEEPER THAN 2:1 MAY REQUIRE AN APPROVED EMBANKMENT STABILIZATION SYSTEM TO CREATE A LEVEL TREE PIT SUCH AS:
   - -ROCK FACING
   - -PRECAST CONCRETE WALL UNITS
   - -TIMBER WALL
   - -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.

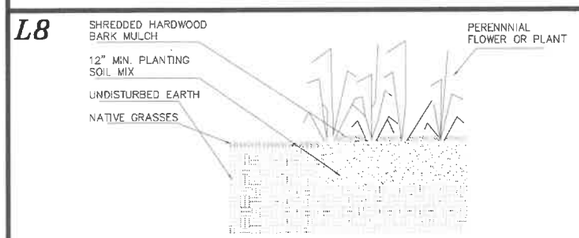
TREE PLANTING ON SLOPES

L4

TYPICAL SLOPE GROUND COVER PLANTINGS

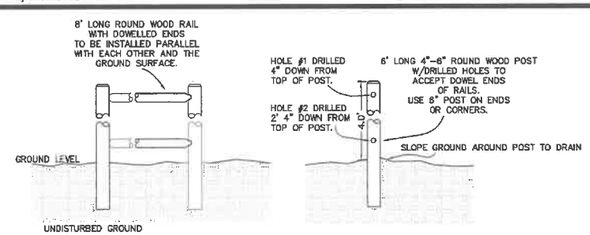


L8



PERENNIAL PLANTING DETAIL

L7



TYPICAL POST & RAIL FENCE DETAIL

N.T.S.

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.

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 6" OFF THE ROOT BALL.

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.

REVISION	DATE	DESCRIPTION
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#8	8-11-20	REVISED PER PLANNING BOARD COMMENT
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

LANDSCAPING CONSTRUCTION DETAILS
LAND OF C. AUBERT
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

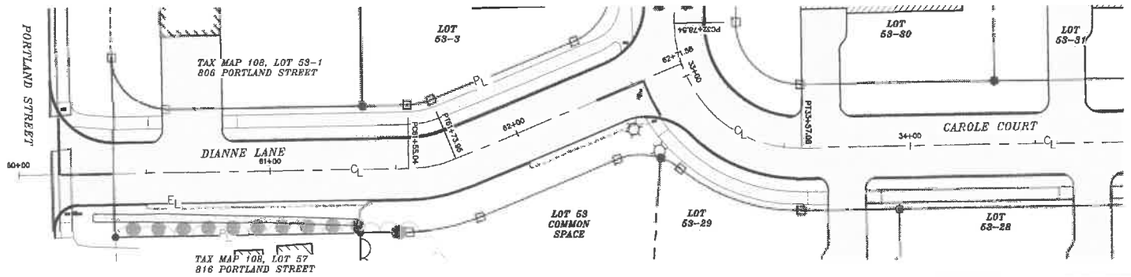
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS NOTED
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

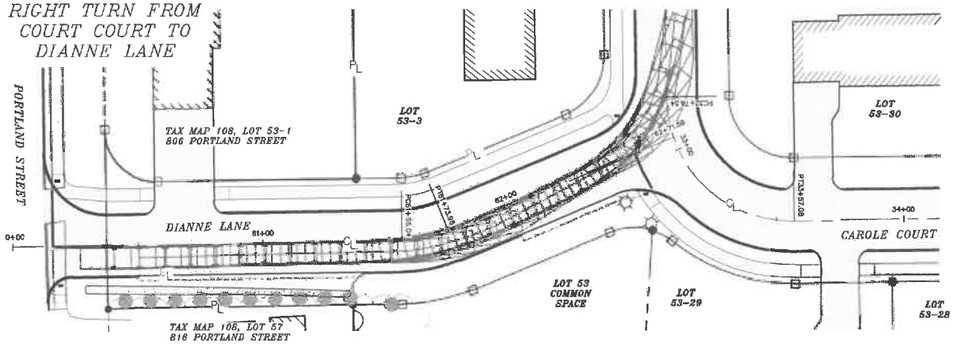
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14043
LICENSED LAND SURVEYOR

L-101

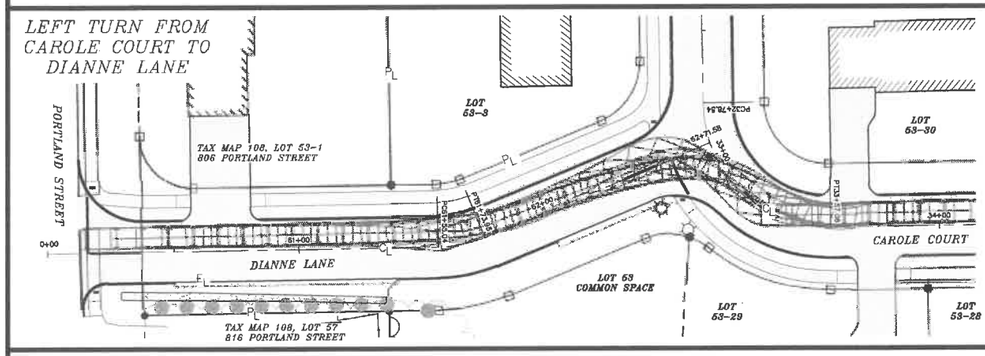
RIGHT TURN FROM DIANNE LANE TO CAROLE COURT



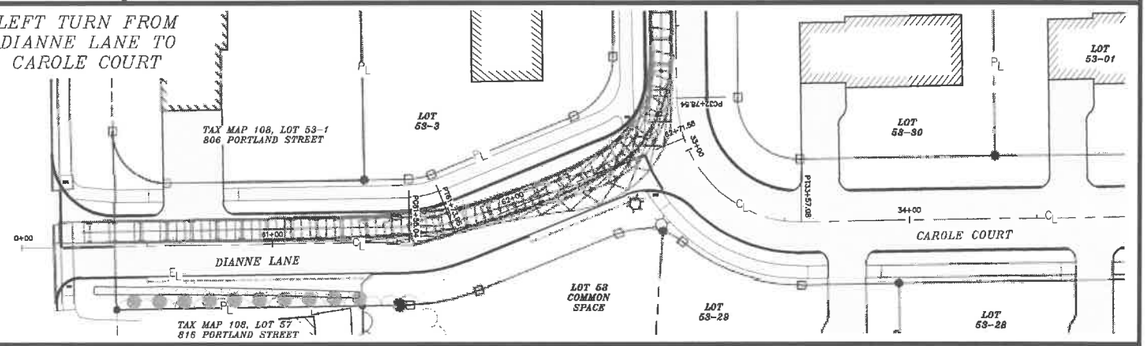
RIGHT TURN FROM COURT COURT TO DIANNE LANE



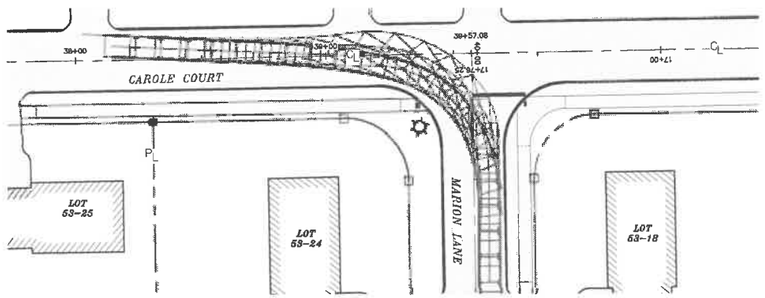
LEFT TURN FROM CAROLE COURT TO DIANNE LANE



LEFT TURN FROM DIANNE LANE TO CAROLE COURT



LEFT TURN FROM MARION LANE TO CAROLE COURT



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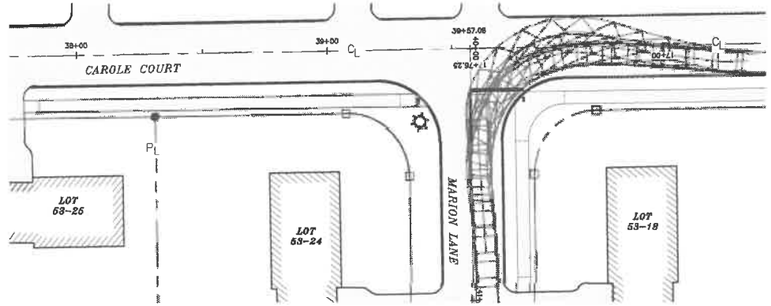
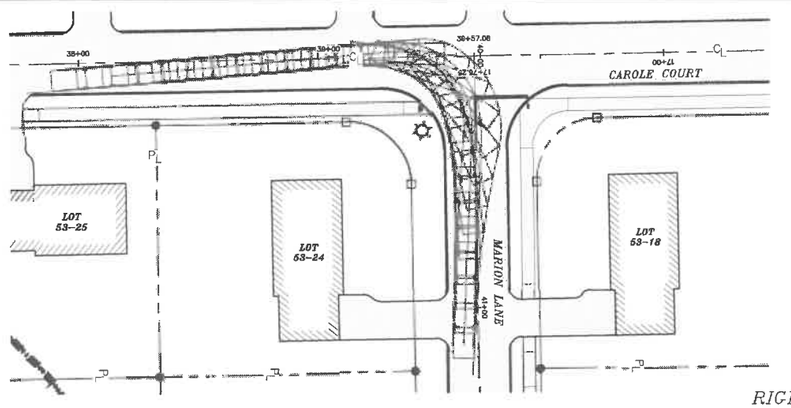
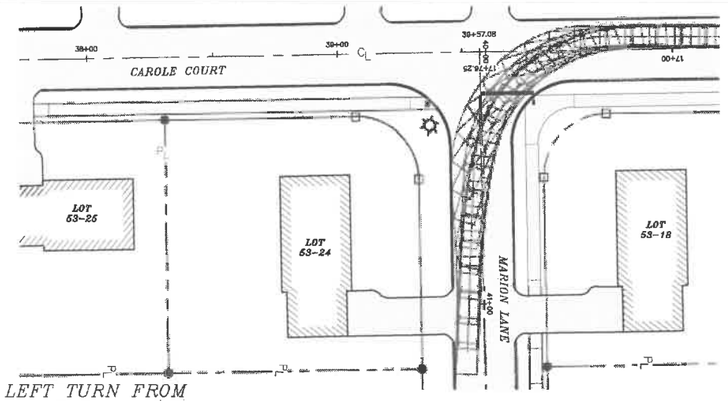


RIGHT TURN FROM CAROLE COURT TO MARION LANE



LEFT TURN FROM CAROLE COURT TO MARION LANE



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

T-101

REVISION	DATE	DESCRIPTION
#10	9-25-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER PLANNING BOARD COMMENTS
#8	8-04-20	PHASING NOTE REVISED PER APPLICANT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES REMI & PHASING
#5	7-14-20	REVISED PER AoT REMI
#4A	6-29-20	REVISED PER ROCHESTER TRG COMMENTS

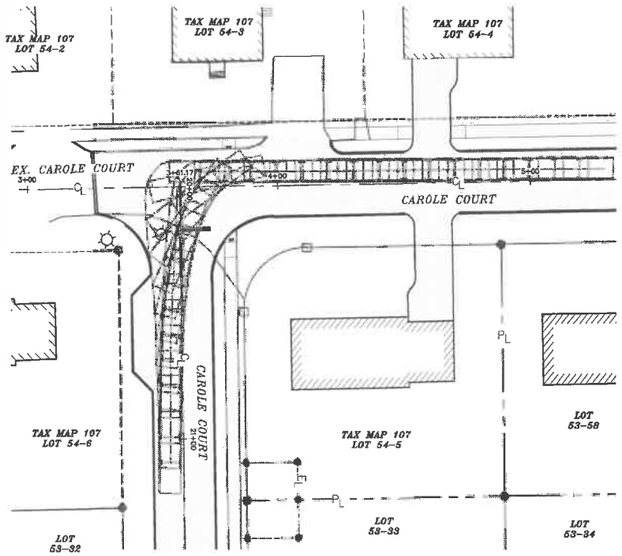
TRUCK TURNING TEMPLATE
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

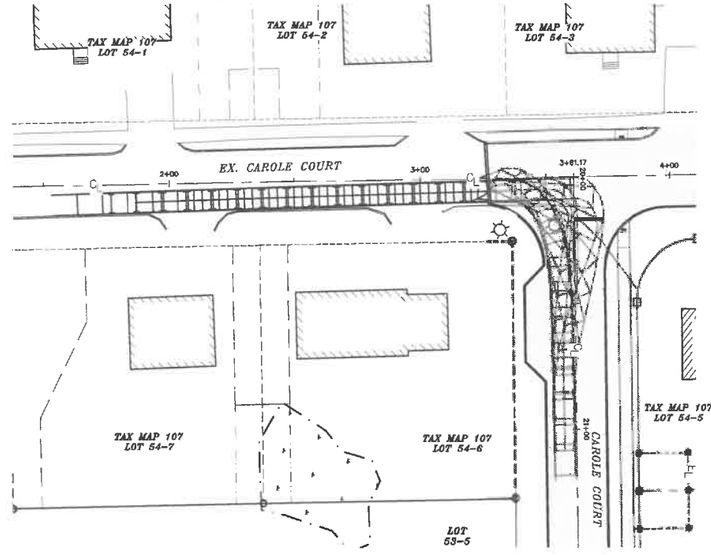
SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

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

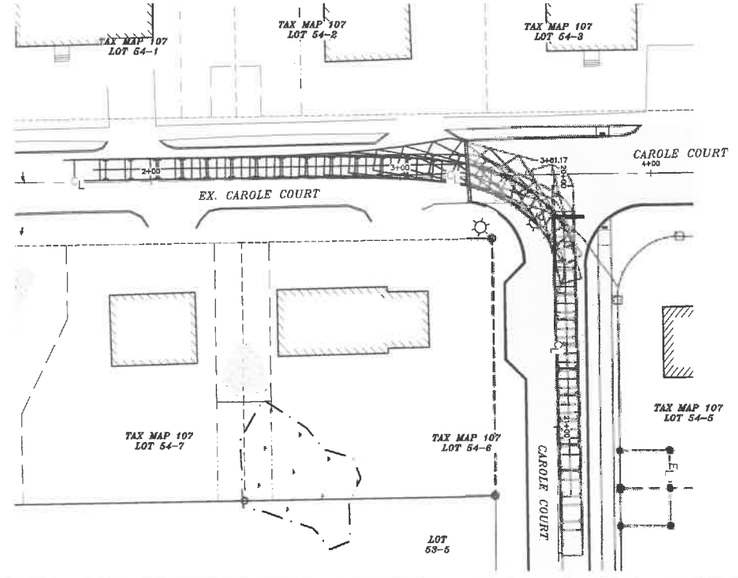
LEFT TURN FROM
CAROLE COURT TO
CAROLE COURT

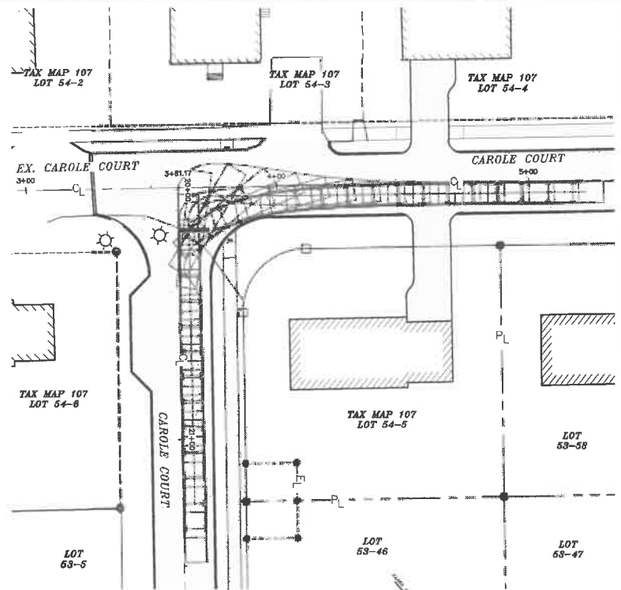


RIGHT TURN FROM
CAROLE COURT TO
CAROLE COURT



LEFT TURN FROM
CAROLE COURT TO
CAROLE COURT



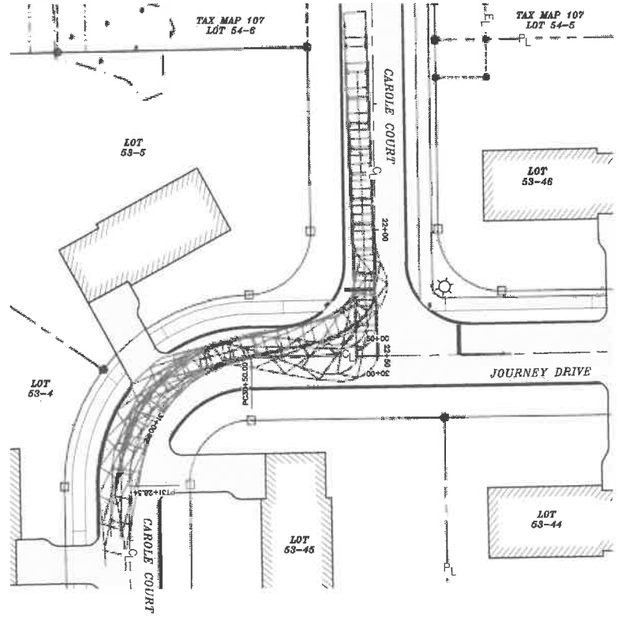


RIGHT TURN FROM
CAROLE COURT TO
CAROLE COURT

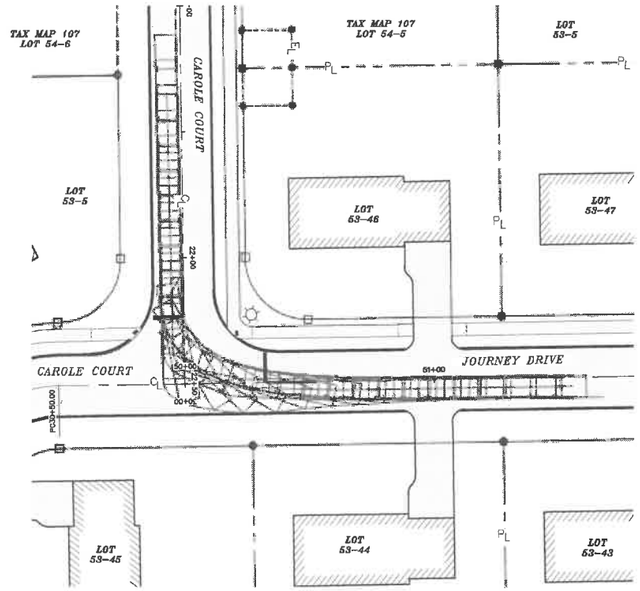
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



RIGHT TURN FROM
CAROLE COURT TO
CAROLE COURT



LEFT TURN FROM
CAROLE COURT TO
JOURNEY DRIVE

REVISION	DATE	DESCRIPTION
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#9	8-07-20	REVISED PER POSTMASTER COMMENT
#8	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
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#4A		

TRUCK TURNING TEMPLATE
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 106, LOT 53

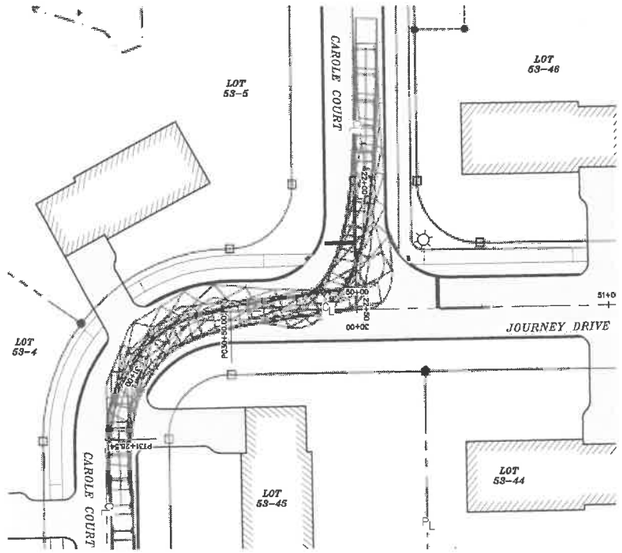
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

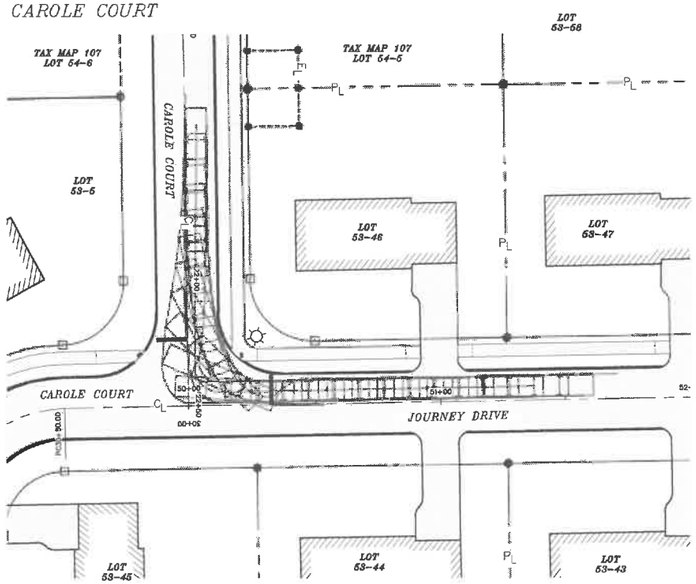
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
PROFESSIONAL ENGINEER

T-102

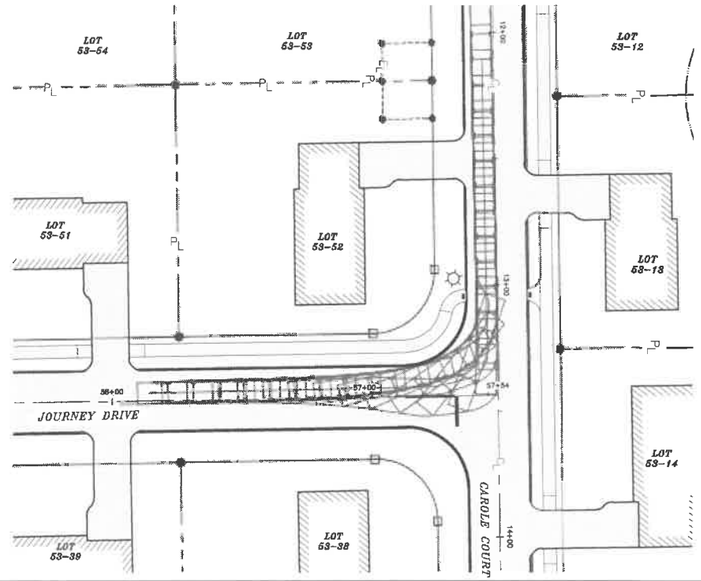
LEFT TURN FROM CAROLE COURT TO CAROLE COURT

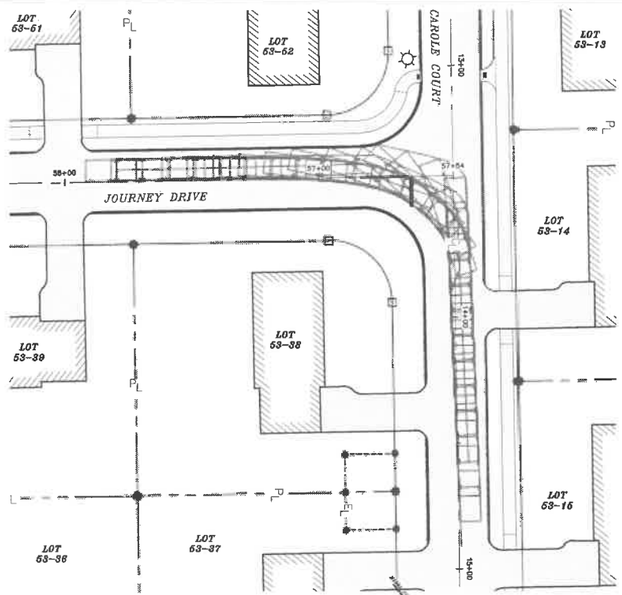


RIGHT TURN FROM CAROLE COURT TO CAROLE COURT

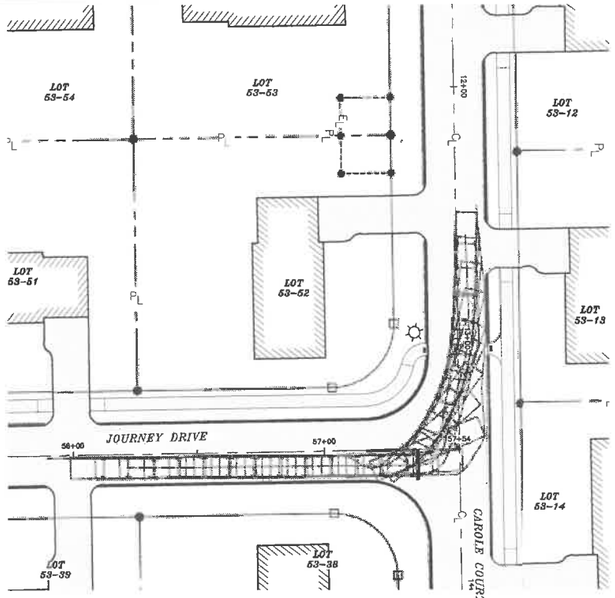


RIGHT TURN FROM CAROLE COURT TO JOURNEY DRIVE

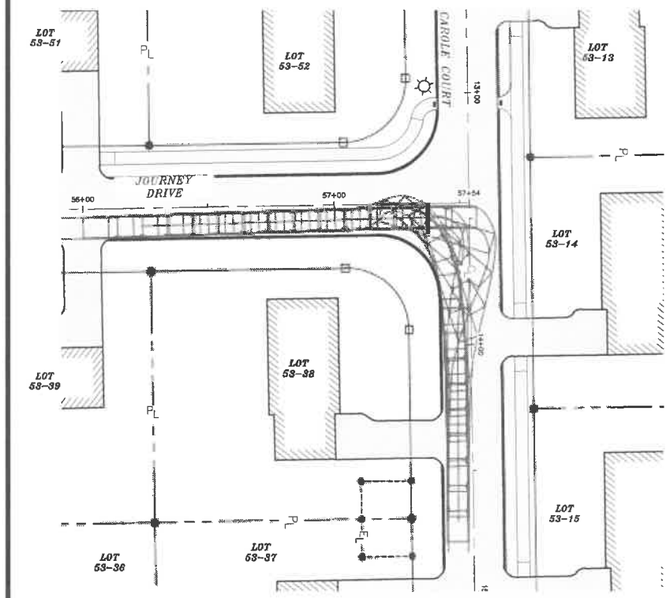




LEFT TURN FROM CAROLE COURT TO JOURNEY DRIVE



LEFT TURN FROM JOURNEY DRIVE TO CAROLE COURT



LEFT TURN FROM CAROLE COURT TO JOURNEY DRIVE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REVISION	DATE	DESCRIPTION
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TRUCK TURNING TEMPLATE
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

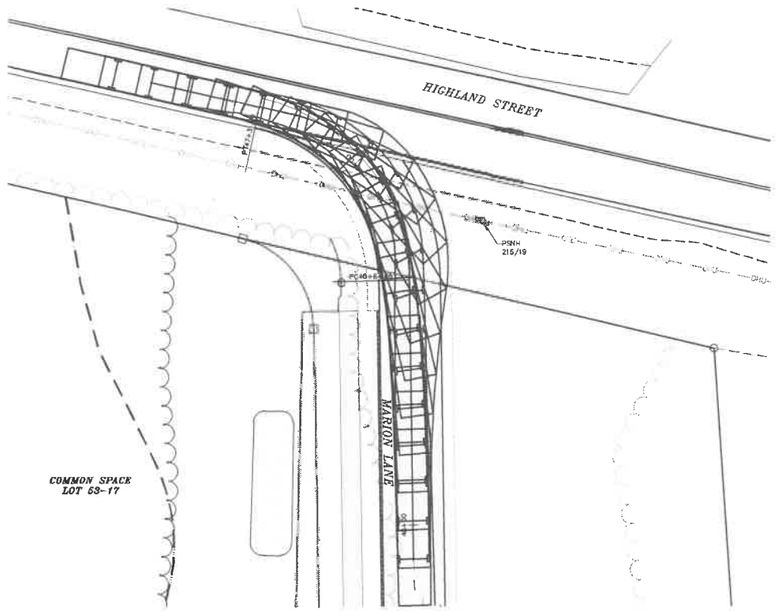
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

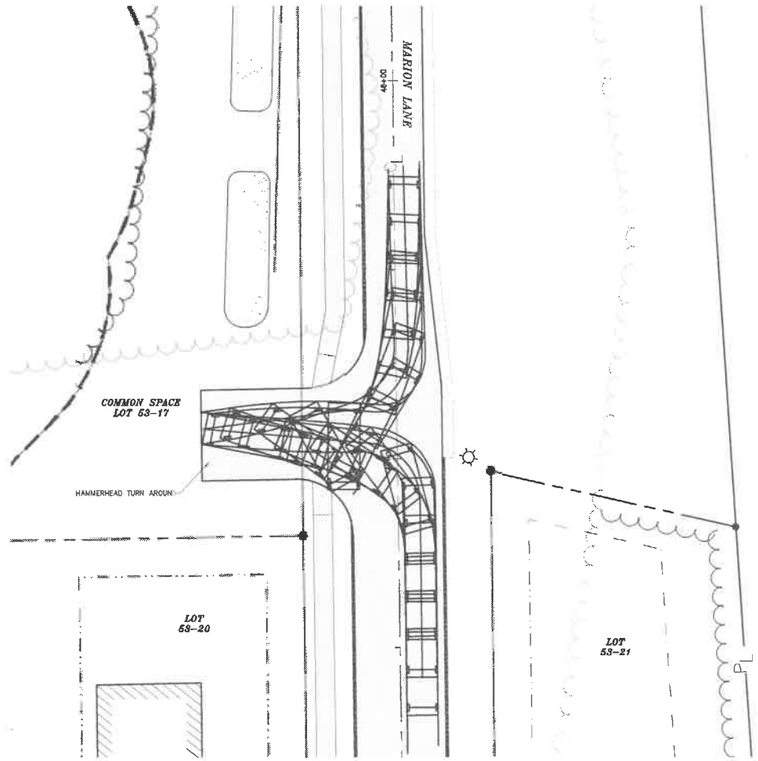
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
PROFESSIONAL ENGINEER

T-103

FIRE TRUCK RIGHT TURN FROM HIGHLAND STREET TO MARION LANE



PLOW TRUCK HAMMERHEAD TURNAROUND



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
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TRUCK TURNING TEMPLATE
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

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

T-104

REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-23-20	REVISED PER PLANNING BOARD COMMENTS
#9	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#8	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#7	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI

INTERIM CONSTRUCTION PHASE 1 SITE PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE AN INTERIM PHASE 1 SITE PLAN FOR TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

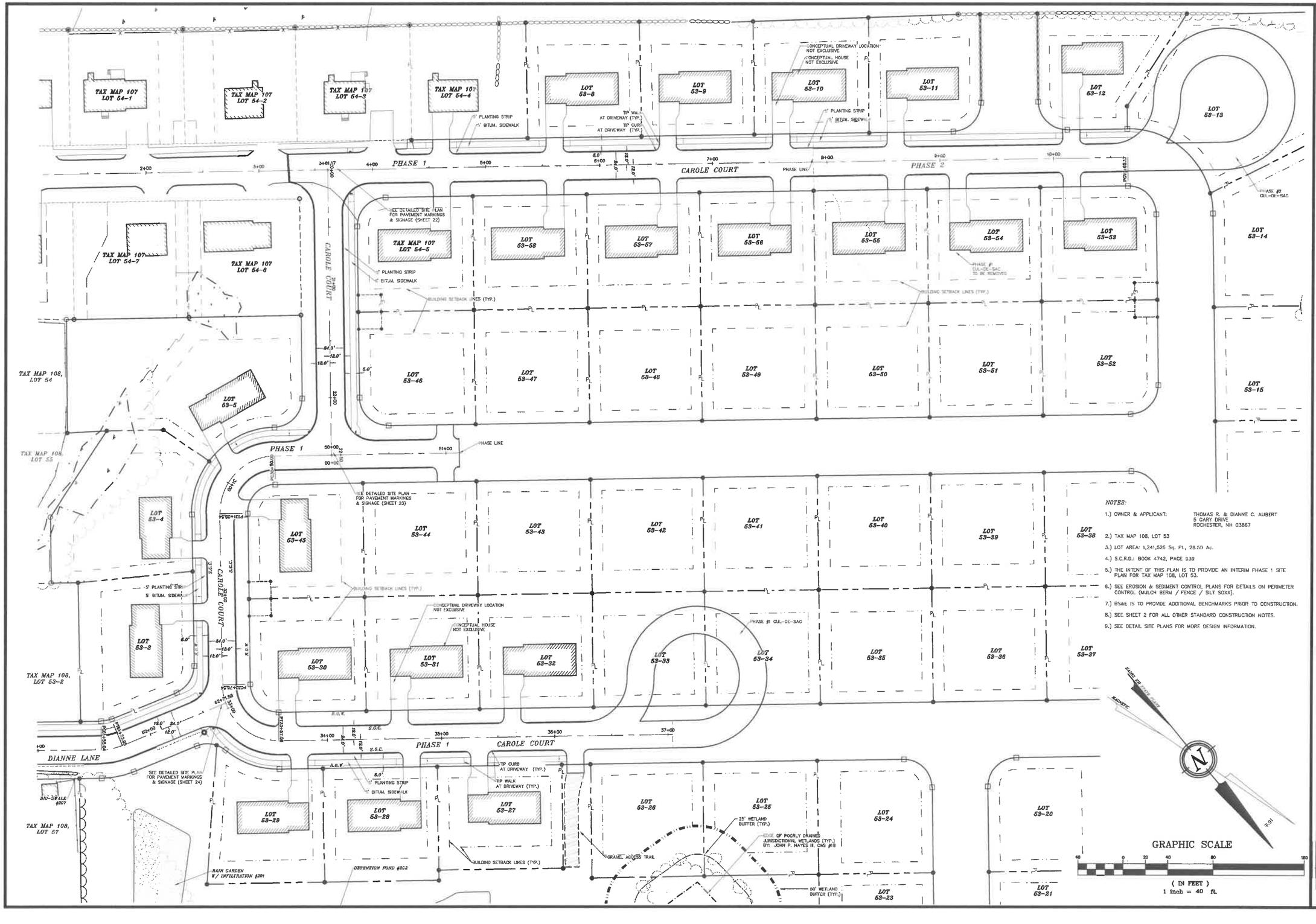
8.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

9.) SEE DETAIL SITE PLANS FOR MORE DESIGN INFORMATION.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14043
PROFESSIONAL ENGINEER



NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 539

5.) THE INTENT OF THIS PLAN IS TO PROVIDE AN INTERIM PHASE 1 SITE PLAN FOR TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

9.) SEE DETAIL SITE PLANS FOR MORE DESIGN INFORMATION.

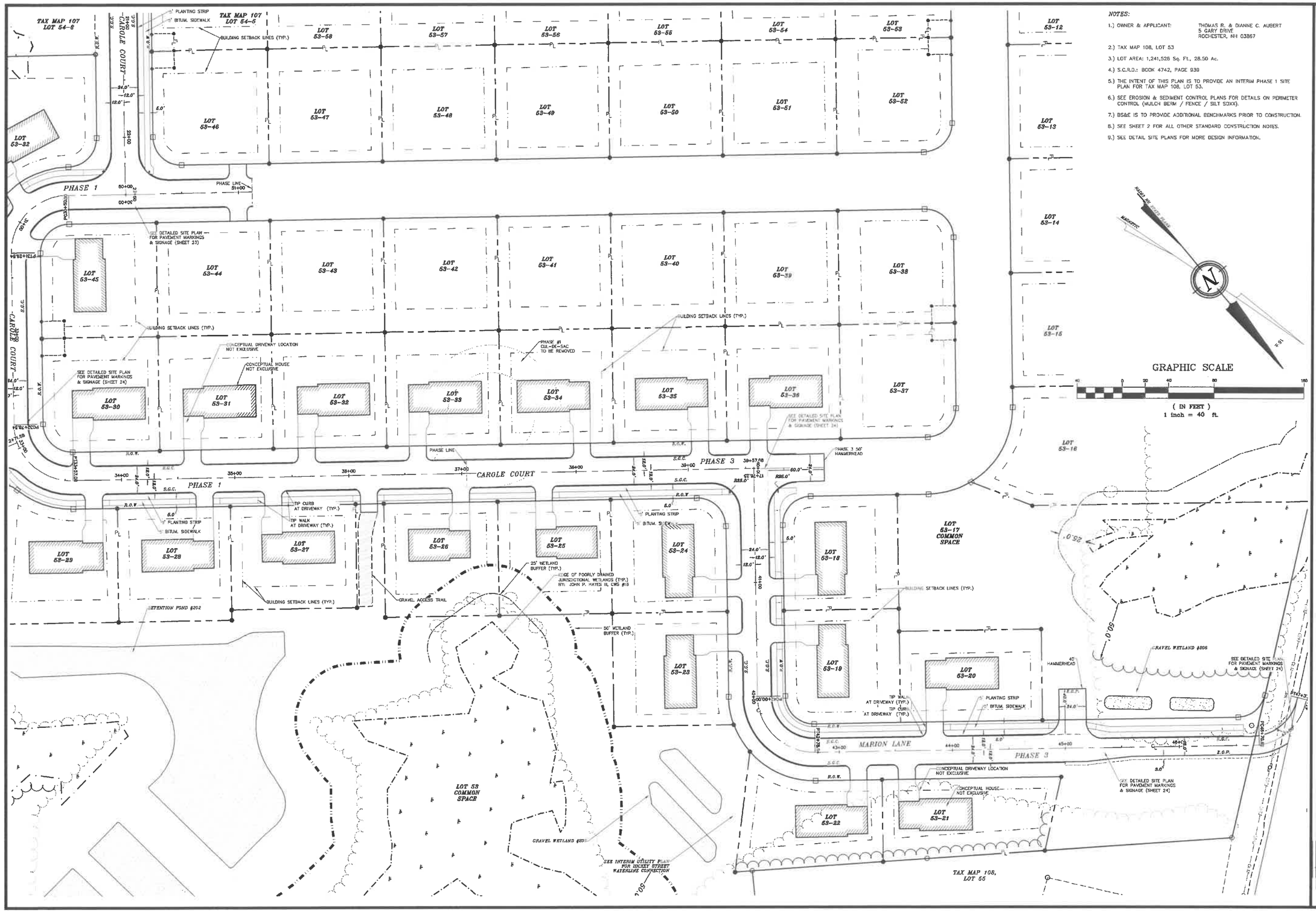
REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-25-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RPMI & PHASING
#5	7-14-20	REVISED PER AoT RPMI

INTERIM CONSTRUCTION PHASE 2 SITE PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 10141
PROFESSIONAL ENGINEER



NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE AN INTERIM PHASE 1 SITE PLAN FOR TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

9.) SEE DETAIL SITE PLANS FOR MORE DESIGN INFORMATION.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-25-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REWISED PER POSTMASTER COMMENT
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RMI & PHASING
#5	7-14-20	REVISED PER AoT RMI

INTERIM CONSTRUCTION PHASE 3 SITE PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 10343
LICENSED PROFESSIONAL ENGINEER

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 BARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE AN INTERIM PHASE 1 GRADING & DRAINAGE PLAN FOR TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

10.) SEE DETAIL GRADING & DRAINAGE PLANS FOR MORE DESIGN INFORMATION.

11.) SEE EXISTING CONDITIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUS BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS. TEMPORARY BENCH MARKS SHOWN ON DESIGN PLANS ARE THE RESULT OF A BALANCED TRIG. LEVEL LOOP.

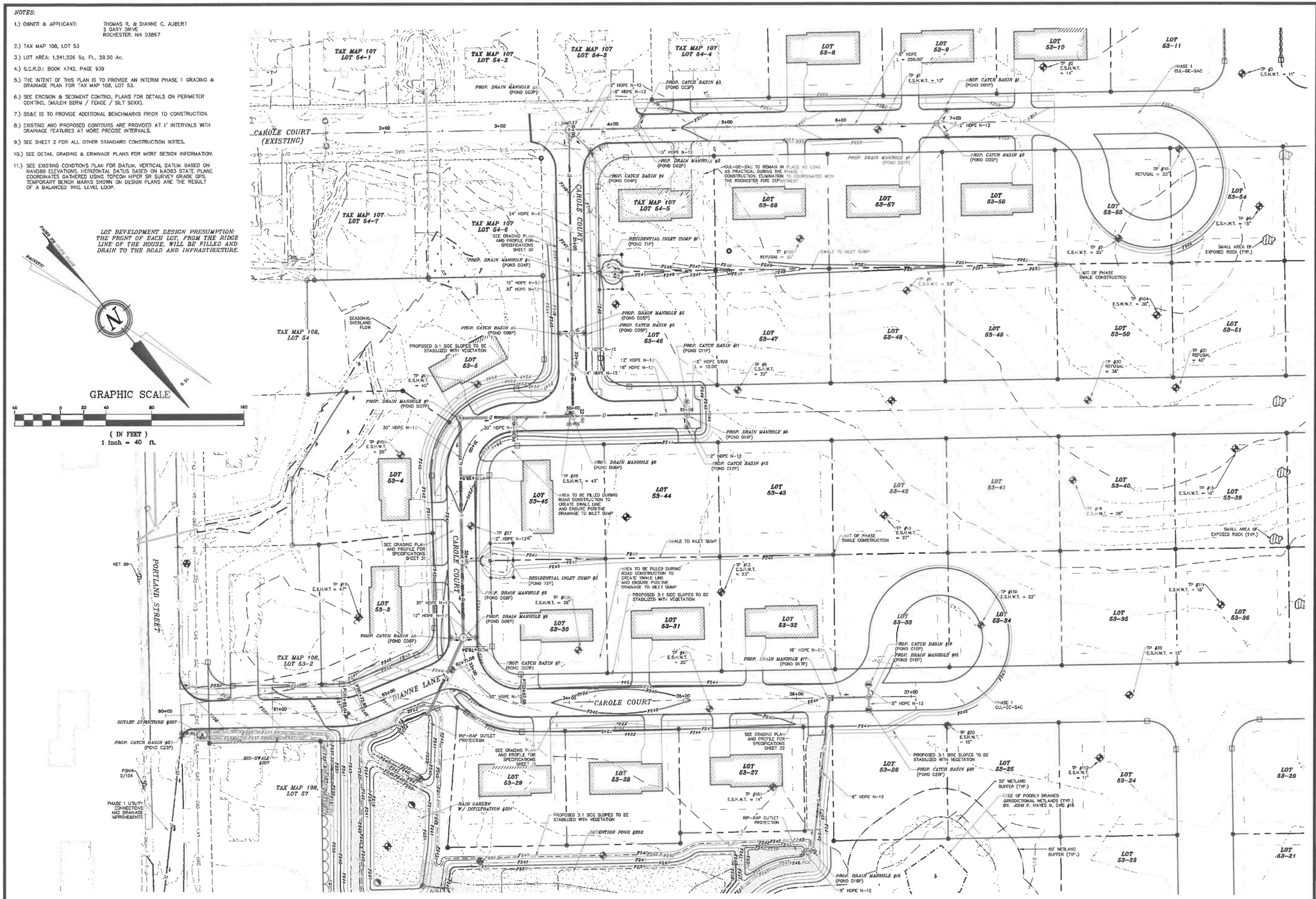
LOT DEVELOPMENT DESIGN PRESUMPTION: THE FRONT OF EACH LOT, FROM THE RIDGE LINE OF THE HOUSE, WILL BE FILLED AND DRAIN TO THE ROAD AND INFRASTRUCTURE.

MAGNETIC

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENTS
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RPMI & PHASING
#5	7-14-20	REVISED PER AoT RPMI

INTERIM CONSTRUCTION PHASE 1 GRADING & DRAINAGE PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

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

REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-17-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES AFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI

INTERIM CONSTRUCTION PHASE 2 GRADING & DRAINAGE PLAN

LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14345
LICENSED PROFESSIONAL ENGINEER

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,525 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 839

5.) THE INTENT OF THIS PLAN IS TO PROVIDE AN INTERIM PHASE 2 GRADING & DRAINAGE PLAN FOR TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

10.) SEE DETAIL GRADING & DRAINAGE PLANS FOR MORE DESIGN INFORMATION

11.) SEE EXISTING CONDITIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUS BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS. TEMPORARY BENCH MARKS SHOWN ON DESIGN PLANS ARE THE RESULT OF A BALANCED TRG. LEVEL LOOP.

LOT DEVELOPMENT DESIGN PRESUMPTION: THE FRONT OF EACH LOT, FROM THE RIDGE LINE OF THE HOUSE, WILL BE FILLED AND DRAIN TO THE ROAD AND INFRASTRUCTURE.

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE AN INTERIM PHASE 1 GRADING & DRAINAGE PLAN FOR TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

10.) SEE DETAIL GRADING & DRAINAGE PLANS FOR MORE DESIGN INFORMATION

11.) SEE EXISTING CONDITIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUS BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS. TEMPORARY BENCH MARKS SHOWN ON DESIGN PLANS ARE THE RESULT OF A BALANCED TRIG. LEVEL LOOP.

LOT DEVELOPMENT DESIGN PRESUMPTION: THE FRONT OF EACH LOT, FROM THE RIDGE LINE OF THE HOUSE, WILL BE FILLED AND DRAIN TO THE ROAD AND INFRASTRUCTURE.

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
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#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI

INTERIM CONSTRUCTION PHASE 3 GRADING & DRAINAGE PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 10245
PROFESSIONAL ENGINEER

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE AN INTERIM PHASE 1 UTILITY PLAN FOR TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

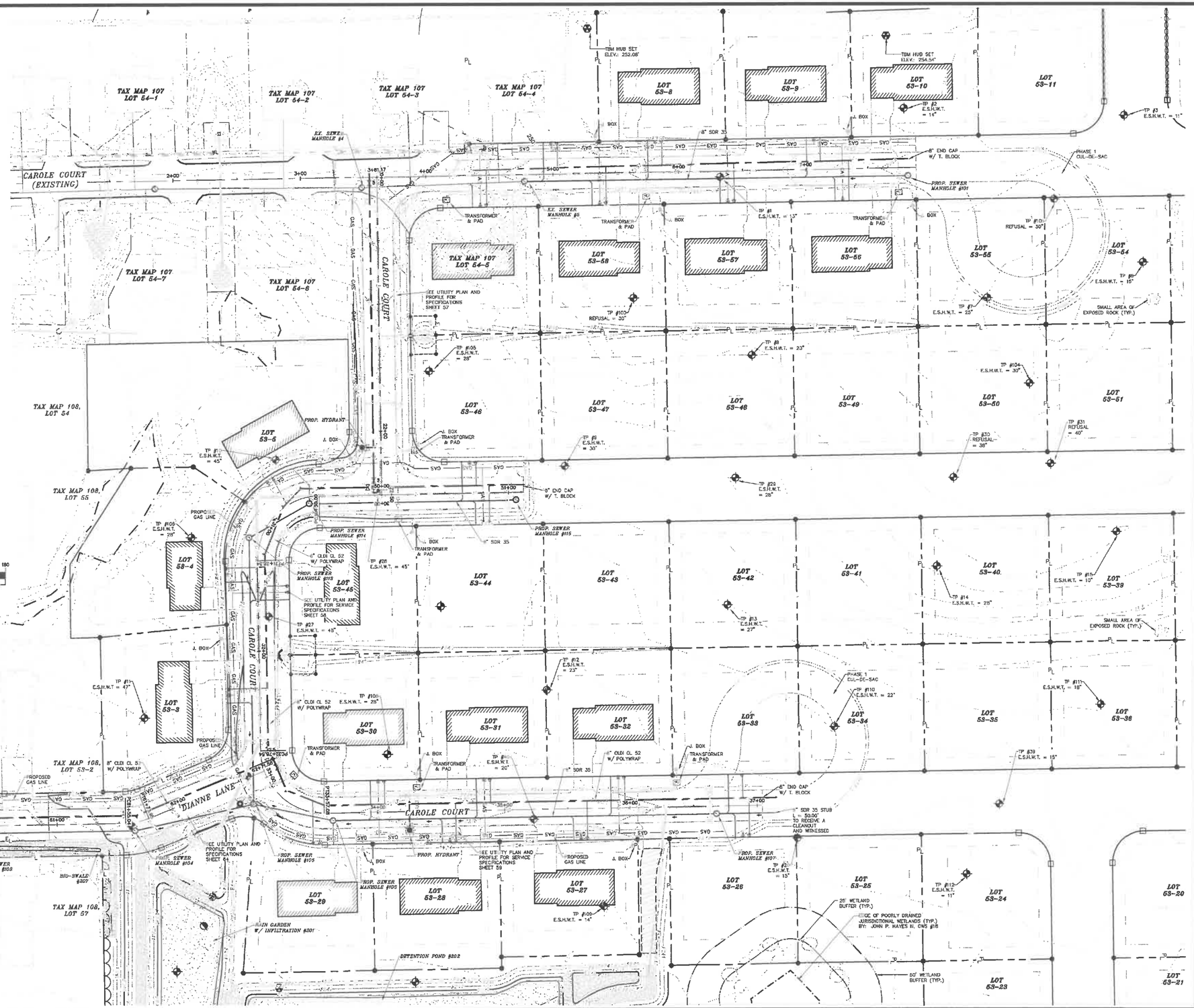
9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

10.) SEE DETAIL GRADING & DRAINAGE PLANS FOR MORE DESIGN INFORMATION

11.) SEE EXISTING CONDITIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUS BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS. TEMPORARY BENCH MARKS SHOWN ON DESIGN PLANS ARE THE RESULT OF A BALANCED TRIG. LEVEL LOOP.

12.) MINIMUM SLOPE FOR ALL SEWER SERVICE CONNECTIONS IS TO BE NO LESS THAN 0.02'/'.

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) FOR SDR 35 GRAVITY SEWER PIPE, CONFORM WITH ENV-WQ 704.08 FOR SDR 21 / 11 / 9 FORCE MAIN PRESSURE PIPE, AND CONFORM WITH ASTM D3034, PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121. THE FORCE MAIN SHALL BE TESTED IN ACCORDANCE WITH ENV-WQ 704.09.



GRAPHIC SCALE

40 0 20 40 80 180

(IN FEET)
1 inch = 40 ft.

REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-23-20	REVISED PER PLANNING BOARD APPROVAL
#9	8-17-20	REVISED PER POSTMASTER COMMENT
#8	8-04-20	PHASING NOTE REVISED PER AoT REVIEW
#7	7-30-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#6	7-24-20	REVISED PER NHDES RFMI & PHASING
#5	7-14-20	REVISED PER AoT RFMI

INTERIM CONSTRUCTION PHASE 1 UTILITY PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
PROFESSIONAL ENGINEER

REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#10	9-23-20	REVISED PER FINAL CONDITIONS OF APPROVAL
#9	8-17-20	PHASING NOTE REVISED PER AoT REVIEW
#8	8-04-20	REVISED PER NHDES SEWER DISCHARGE PERMIT
#7	7-30-20	REVISED PER NHDES RFMI & PHASING
#6	7-24-20	REVISED PER AoT RFMI
#5	7-14-20	

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 939

5.) THE INTENT OF THIS PLAN IS TO PROVIDE AN INTERIM PHASE 2 UTILITY PLAN FOR TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

10.) SEE DETAIL GRADING & DRAINAGE PLANS FOR MORE DESIGN INFORMATION

11.) SEE EXISTING CONDITIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUS BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS. TEMPORARY BENCH MARKS SHOWN ON DESIGN PLANS ARE THE RESULT OF A BALANCED TRIG. LEVEL LOOP.

12.) MINIMUM SLOPE FOR ALL SEWER SERVICE CONNECTIONS IS TO BE NO LESS THAN 0.02'/'.

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) FOR SDR 35 GRAVITY SEWER PIPE, CONFORM WITH ENV-WQ 704.08 FOR SDR 21 / 11 / 9 FORCE MAIN PRESSURE PIPE, AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121. THE FORCE MAIN SHALL BE TESTED IN ACCORDANCE WITH ENV-WQ 704.09.

INTERIM CONSTRUCTION PHASE 2 UTILITY PLAN

LAND OF
THOMAS R. & DIANNE C. AUBERT
628 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
PROFESSIONAL ENGINEER

NOTES:

1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

2.) TAX MAP 108, LOT 53

3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.

4.) S.C.R.D.: BOOK 4742, PAGE 339

5.) THE INTENT OF THIS PLAN IS TO PROVIDE AN INTERIM PHASE 3 UTILITY PLAN FOR TAX MAP 108, LOT 53.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

10.) SEE DETAIL GRADING & DRAINAGE PLANS FOR MORE DESIGN INFORMATION

11.) SEE EXISTING CONDITIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUS BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS. TEMPORARY BENCH MARKS SHOWN ON DESIGN PLANS ARE THE RESULT OF A BALANCED TRIG. LEVEL LOOP.

12.) MINIMUM SLOPE FOR ALL SEWER SERVICE CONNECTIONS IS TO BE NO LESS THAN 0.02'/'.

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) FOR SDR 35 GRAVITY SEWER PIPE, CONFORM WITH ENV-WQ 704.06 FOR SDR 21 / 11 / 9 FORCE MAIN PRESSURE PIPE, AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121. THE FORCE MAIN SHALL BE TESTED IN ACCORDANCE WITH ENV-WQ 704.09.

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

REVISION	DATE	DESCRIPTION
#11	10-12-20	REVISED PER FINAL CONDITIONS OF APPROVAL
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#6	7-24-20	REVISED PER NHDES RFMI & PHASING
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INTERIM CONSTRUCTION PHASE 3 UTILITY PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 – 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY No. 10041
PROFESSIONAL ENGINEER