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* INDICATES PLAN ARE TO BE RECORDED

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

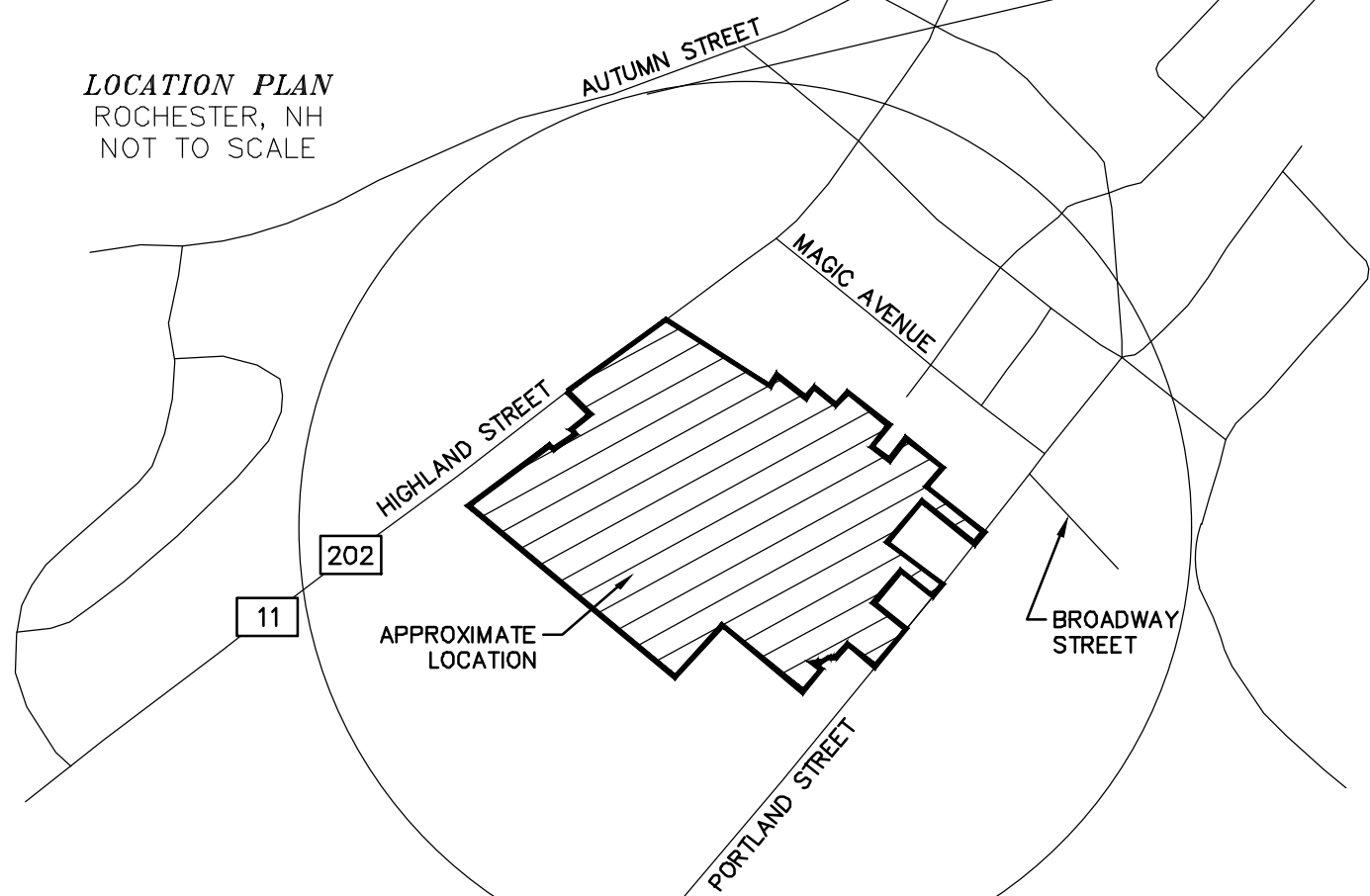
SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

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

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

LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE



REQUIRED PERMITS:

- ~ NHDES SEWER DISCHARGE PERMIT
- ~ NHDES ALTERATION OF TERRAIN PERMIT
- ~ US EPA NOI & SWPPP
- ~ NATURAL HERITAGE BUREAU
- ~ NH DIVISION OF HISTORICAL RESOURCES
- ~ NHDOT DRIVEWAY PERMIT

(PENDING)
(PENDING)
2 WEEKS PRIOR TO CONSTRUCTION
NHB19-3952
(APPROVED)
(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.

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

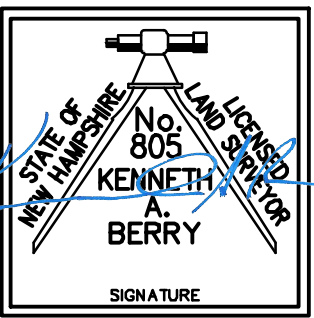
NOTE:

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.

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



FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE :



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. 14243
LICENSED PROFESSIONAL ENGINEER

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

REVISION	DATE	DESCRIPTION
#4	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-16-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
#1	4-15-20	REVISED PER STATE AOT APPLICATION

DIRECT ABUTTERS LIST:

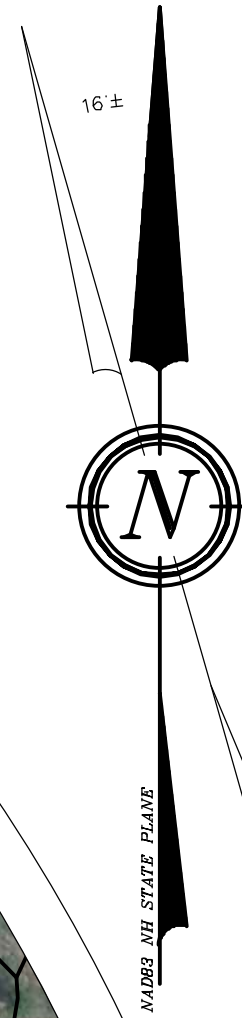
- 1 N/F ROCHESTER REALTY TRUST OF 22 LONG DRIVE,
WESTBOROUGH, MASSACHUSETTS
RAMANBHATI, K. PATEL, TRUSTEE
58 HIGHLAND STREET
ROCHESTER, NH 03668
TAX MAP 107, LOT 26
S.C.R.D. BOOK 3294, PAGE 435
- 2 N/F GERMON, DAVID W.
PO BOX 6263
ROCHESTER, NH 03668-6263
TAX MAP 104, LOT 50
S.C.R.D. BOOK 3537, PAGE 774
- 3 N/F GERMON, DAVID W.
PO BOX 6263
ROCHESTER, NH 03668-6263
TAX MAP 104, LOT 49
S.C.R.D. BOOK 1412, PAGE 642
- 4 N/F SMITH, BOBBY L. & TAMMY
52 HIGHLAND STREET
ROCHESTER, NH 03668-8529
TAX MAP 104, LOT 46
S.C.R.D. BOOK 2461, PAGE 607
- 5 N/F SMITH, RAYMOND I. JR. & DONNA M.
48 HIGHLAND STREET
ROCHESTER, NH 03668-8529
TAX MAP 104, LOT 46
S.C.R.D. BOOK 4005, PAGE 116
- 6 N/F VETERANS OF FOREIGN WARS
GEORGE J. MAXFIELD POST 1772
13 NO CRANBERRY LANE
ROCHESTER, NH 03667-0955
TAX MAP 104, LOT 56
S.C.R.D. BOOK 3201, PAGE 781
- 7 N/F MOORE, STEVEN
37 HIGHLAND STREET
ROCHESTER, NH 03668
TAX MAP 104, LOT 57
S.C.R.D. BOOK 3201, PAGE 87
- 8 N/F SCHLOSSER, KEITH A. & MARIA A.
26 LONE STAR AVENUE
FARMINGTON, NH 03835
TAX MAP 104, LOT 66
S.C.R.D. BOOK 1451, PAGE 498
- 9 N/F NUTTER, JASON R. & KATHERINE E.
35 HIGHLAND STREET
ROCHESTER, NH 03668-8529
TAX MAP 104, LOT 59
S.C.R.D. BOOK 3378, PAGE 801
- 10 N/F WIGON, WAYNE R. JR. & CRYSTAL M.
34 HIGHLAND STREET
ROCHESTER, NH 03668-8529
TAX MAP 104, LOT 49
S.C.R.D. BOOK 2308, PAGE 655
- 11 N/F YORK, MARTHA B.
17 HICKEY STREET
ROCHESTER, NH 03668-8421
TAX MAP 103, LOT 15
S.C.R.D. BOOK 1049, PAGE 349
- 12 N/F SMITH, PAUL C. & LORI A.
16 HICKEY STREET
ROCHESTER, NH 03668-8422
TAX MAP 103, LOT 14
S.C.R.D. BOOK 1758, PAGE 748
- 13 N/F LACY, JAMES F.
103 CHARLES STREET
ROCHESTER, NH 03667-3414
TAX MAP 103, LOT 11
S.C.R.D. BOOK 2950, PAGE 216

DIRECT ABUTTERS LIST CONT:

- 14 N/F KEAN, GEORGE S. & BRENDA C.
20 PEARL STREET
ROCHESTER, NH 03668-8459
TAX MAP 103, LOT 10
S.C.R.D. BOOK 1818, PAGE 194
- 15 N/F PIERCE REVOCABLE FAMILY TRUST
PIERCE, CLYDE E. & EDITH C. TRUSTEES
29 MAGIC AVENUE, ROCHESTER, NH 03668-8432
TAX MAP 103, LOT 9
S.C.R.D. BOOK 2463, PAGE 152
- 16 N/F BOWLEY, ROGER & MICHELLE
33 MAGIC AVENUE
ROCHESTER, NH 03668-8432
TAX MAP 103, LOT 8
S.C.R.D. BOOK 3484, PAGE 106
- 17 N/F PETERSON, DANIEL S. & HALLIDAY, SIRI
838 PORTLAND STREET
ROCHESTER, NH 03668
TAX MAP 103, LOT 3
S.C.R.D. BOOK 3368, PAGE 698
- 18 N/F MURIANI, ANIL
9 FARMINGTON ROAD
ROCHESTER, NH 03867
TAX MAP 103, LOT 3
S.C.R.D. BOOK 3269, PAGE 896
- 19 N/F TANGUAY, DONALD A. & LESLIE L.
827 PORTLAND STREET
ROCHESTER, NH 03667
TAX MAP 103, LOT 215-1
S.C.R.D. BOOK 3172, PAGE 173
- 20 N/F ZAKRAK, MATTHEW B.
821 PORTLAND STREET
ROCHESTER, NH 03668-8412
TAX MAP 108, LOT 45
S.C.R.D. BOOK 4628, PAGE 421
- 21 N/F MAILHOT, FRED
824 PORTLAND STREET
ROCHESTER, NH 03668-8410
TAX MAP 103, LOT 1
S.C.R.D. BOOK 3593, PAGE 518
- 22 N/F LECLAIR, ROBERT F. & CATHERINE
816 PORTLAND STREET
ROCHESTER, NH 03668-8410
TAX MAP 108, LOT 57
S.C.R.D. BOOK 4328, PAGE 486
- 23 N/F GOODWIN, CARL J. JR. & MARGARET J.
817 PORTLAND STREET
ROCHESTER, NH 03668-8412
TAX MAP 108, LOT 47
S.C.R.D. BOOK 1881, PAGE 260
- 24 N/F HINKLEY, JAMES D. & CLAIRE W.
807 PORTLAND STREET
ROCHESTER, NH 03668-8412
TAX MAP 108, LOT 48
S.C.R.D. BOOK 3931, PAGE 761
- 25 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
- 26 N/F FRITZ, DONNA L. & CLINHA, FRANK
798 PORTLAND STREET
ROCHESTER, NH 03668-8410
TAX MAP 108, LOT 54
S.C.R.D. BOOK 2146, PAGE 609
- 27 N/F GLESNE, MARIA & STAUFFACHER, PORTIA
1 CAROLE COURT
ROCHESTER, NH 03668-8842
TAX MAP 108, LOT 63-1
S.C.R.D. BOOK 4704, PAGE 295
- 28 N/F CAROLE COURT LLC
5 GARY DRIVE
ROCHESTER, NH 03667-5126
TAX MAP 107, LOT 54-2
S.C.R.D. BOOK 4653, PAGE 433
- 29 N/F CAROLE COURT LLC
5 GARY DRIVE
ROCHESTER, NH 03667-5126
TAX MAP 107, LOT 54-6
S.C.R.D. BOOK 4653, PAGE 433
- 30 N/F CAROLE COURT LLC
5 GARY DRIVE
ROCHESTER, NH 03667-5126
TAX MAP 107, LOT 54-5
S.C.R.D. BOOK 4653, PAGE 433
- 31 N/F FERULLO JAMES A. & KRISTAN
16 CAROLE COURT
ROCHESTER, NH 03668
TAX MAP 107, LOT 54-3
S.C.R.D. BOOK 4698, PAGE 423
- 32 N/F CAROLE COURT LLC
5 GARY DRIVE
ROCHESTER, NH 03667-5126
TAX MAP 107, LOT 54-4
S.C.R.D. BOOK 4653, PAGE 433
- 33 N/F JOAN C. YACOB REVOCABLE TRUST,
YACOB, JOAN C. & LOUNES TRUSTEES
& LOUNES YACOB REVOCABLE TRUST,
YACOB, JOAN C. & LOUNES TRUSTEES
12 GREENTFIELD DRIVE
SOMERSWORTH, NH 03878
TAX MAP 107, LOT 53
S.C.R.D. BOOK 4403, PAGE 384
- 34 N/F AUBERT, THOMAS R. & DIANNE C.
5 GARY DRIVE
ROCHESTER, NH 03667
TAX MAP 108, LOT 53-2

200' ABUTTERS LIST:

- 1 N/F AINSWORTH, WILLIAM J. & ALICE L.
57 HIGHLAND STREET
ROCHESTER, NH 03668-8528
TAX MAP 104, LOT 54
S.C.R.D. BOOK 1616, PAGE 194
- 2 N/F GOREFF, CANDICE & DANIEL
28 CROSS ROAD
ROCHESTER, NH 03668-8601
TAX MAP 104, LOT 55
S.C.R.D. BOOK 2006, PAGE 711
- 3 N/F RESL LIMITED PARTNERSHIP
STEWART PROPERTY MANAGEMENT
PO BOX 10540
BEDFORD, NH 03110
TAX MAP 104, LOT 60
S.C.R.D. BOOK 2983, PAGE 84
- 4 N/F CHASE, TONIA M.
36 HIGHLAND STREET
ROCHESTER, NH 03668-8529
TAX MAP 104, LOT 44
S.C.R.D. BOOK 4013, PAGE 944
- 5 N/F BOYLE, TAPITHA J.
15 HICKEY STREET
ROCHESTER, NH 03668-8421
TAX MAP 103, LOT 16
S.C.R.D. BOOK 2352, PAGE 593
- 6 N/F PEACH, LAWRENCE & ALEXANDER, JULIE
19 MAGIC AVENUE
ROCHESTER, NH 03668-5835
TAX MAP 103, LOT 13
S.C.R.D. BOOK 1280, PAGE 694
- 7 N/F LITCHFIELD, WILSON V. & VANASSE, TINA M.
21 MAGIC AVENUE
ROCHESTER, NH 03668-5835
TAX MAP 103, LOT 12
S.C.R.D. BOOK 1707, PAGE 683
- 8 N/F CARON, JOHN A.
37 MAGIC AVENUE
ROCHESTER, NH 03668-8466
TAX MAP 103, LOT 9
S.C.R.D. BOOK 1762, PAGE 212
- 9 N/F BERGERON, AARON
39 MAGIC AVENUE
ROCHESTER, NH 03668-8467
TAX MAP 103, LOT 2
S.C.R.D. BOOK 4470, PAGE 577
- 10 N/F FREDERICK A. TURNER JR. REVOCABLE TRUST
TURNER, FREDERICK A. JR. TRUSTEE
842 PORTLAND STREET
ROCHESTER, NH 03668-8410
TAX MAP 103, LOT 5
S.C.R.D. BOOK 3926, PAGE 637
- 11 N/F MARSH, GERALD H. & BARBARA J.
837 PORTLAND STREET
ROCHESTER, NH 03668-8412
TAX MAP 103, LOT 214
S.C.R.D. BOOK 3194, PAGE 855
- 12 N/F LEONE, MARK C. & LORRAINE M.
831 PORTLAND STREET
ROCHESTER, NH 03667
TAX MAP 103, LOT 315
S.C.R.D. BOOK 3510, PAGE 906
- 13 N/F BELL, BARBARA L.
825 PORTLAND STREET
ROCHESTER, NH 03668
TAX MAP 108, LOT 45
S.C.R.D. BOOK 3216, PAGE 204
- 14 N/F BELANGER, RONDA L.
801 PORTLAND STREET
ROCHESTER, NH 03668
TAX MAP 108, LOT 49
S.C.R.D. BOOK 3379, PAGE 376
- 15 N/F CLAFFEY, COLIN S. & GAIL L.
795 PORTLAND STREET
ROCHESTER, NH 03668-8412
TAX MAP 108, LOT 51
S.C.R.D. BOOK 1079, PAGE 215
- 16 N/F DUNNELL, ELIZABETH
25 CROW HILL ROAD
ROCHESTER, NH 03668-8456
TAX MAP 108, LOT 50
S.C.R.D. BOOK 1996, PAGE 43
- 17 N/F CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03667
TAX MAP 108, LOT 52
S.C.R.D. BOOK 821, PAGE 407
- 18 N/F CAROLE COURT LLC
5 GARY DRIVE
ROCHESTER, NH 03667-5126
TAX MAP 107, LOT 54
S.C.R.D. BOOK 4653, PAGE 433
- 19 N/F WORKMAN, JACOB
8 CAROLE COURT
ROCHESTER, NH 03668-8843
TAX MAP 107, LOT 54-1
S.C.R.D. BOOK 4708, PAGE 617
- 20 N/F POORE, PATRICK T. & PENNEY, SUZANNE R.
12 CAROLE COURT
ROCHESTER, NH 03668
TAX MAP 107, LOT 54-2
S.C.R.D. BOOK 4726, PAGE 433
- 21 N/F JEAN K. DOWNING REVOCABLE TRUST OF 1997
DOWNING, JEAN K. TRUSTEE
PO BOX 125
SOUTH BERWICK, ME 03908-0125
TAX MAP 107, LOT 52
S.C.R.D. BOOK 1959, PAGE 555



REVISION	DATE	DESCRIPTION
44	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
43	6-16-20	REVISED PER ROCHESTER TRG COMMENTS
42	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
41	4-15-20	REVISED PER STATE AOT APPLICATION

NEIGHBORHOOD PLAN LAND OF THOMAS R. & DIANNE C. AUBERT 828 PORTLAND STREET ROCHESTER, NH 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. 14243
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
	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
	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
	MATCH POINT
	MATCH LINE
	CONTOUR MINOR, PROPOSED
	CONTOUR MAJOR, PROPOSED
	DRAIN CULVERT W/ FLARED END SECTION (F.E.S.)
	SHOULDER
	CENTER LINE
	BUILDING SETBACK LINE
	TRANSFORMER / J.BOX
	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
	PROPOSED GAS LINE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE

STANDARD SITE PLAN NOTES:

- OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
- TAX MAP 108, LOT 53
- LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
- S.C.R.D.: BOOK 4615, PAGE 22
(QUIET TITLE) S.C.R.D. BOOK 4731, PAGE 1010
- 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.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT ONE REQUIRE DROP POLE
- THE SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND MUNICIPAL SEWER.
- ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- THE LIMITS OF CONSTRUCTION ALONG THE 50' WETLAND BUFFER SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
- 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.
- 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.
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE ASSESSING DEPARTMENT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- SEE PHASING PLAN FOR PROPOSED PHASES AND DISTURBANCE.
- 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.
- CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233).
- 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.
- CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (603) 436-7708. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH CONSOLIDATED COMMUNICATIONS AT (888) 941-1064 OR ATLANTIC BROADBAND AT (800) 952-1001.
- ALL UNPAVED DISTURBED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.
- 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.
- FOR GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.
- THIS SITE DESIGN HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE ACCESSIBILITY REGULATIONS IN ACCORDANCE WITH NH RSA 11-A:5.
- 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.
- FOR MORE INFORMATION ABOUT THIS SITE PLAN PLEASE CONTACT THE CITY OF ROCHESTER PLANNING OFFICE AT 603-335-1338.
- 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.
- BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.
- THE LIMITS OF CONSTRUCTION DISTURBANCE AND TREE CLEARING LIMITS ARE TO BE MARKED OUT AND APPROVED BY THE CITY PRIOR TO WORK.
- THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
NHDES SEWER DISCHARGE PERMIT: PENDING
NHDES ALTERATION OF TERRAIN PERMIT: PENDING
US EPA NOI & SWPPP: PENDING
NATURAL HERITAGE BUREAU: NH819-3952
NH DIVISION OF HISTORICAL RESOURCES: APPROVED
NHOT DRIVEWAY PERMIT: PENDING
- ALL LAMPS ARE TO BE SIGMA SERIES.
- 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.
- ALL PROPOSED STREET TREES ARE TO BE AT LEAST 15' FROM ALL UTILITIES AND STORM DRAINS.
- BOULDERS TO BE INSTALLED ON THE 25' WETLAND BUFFER ON DEVELOPED LOTS.

STANDARD UTILITY NOTES:

- UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATIONS ARE BASED ON ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES, TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL MEETING THE ENGINEERS SPECIFIC RECOMMENDED CRITERIA.
- IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER (NOT ALLOWED IN CITY R.O.W.), EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.

STANDARD CONSTRUCTION NOTES:

- SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
- ONE ON SITE BENCHMARK IS PROVIDED. BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
- EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
- SEE UTILITY PLANS FOR DETAILS ON THE PROPOSED SEWER, WATER, AND UNDERGROUND ELECTRIC LINES SHOWN.
- EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.
- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
- CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS, BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALLED "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION.
- WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. DISTURBANCE OUTSIDE AREAS SHOWN TO BE APPROVED BY DESIGN ENGINEER.
- THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R)
- ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH {} SHALL BE THERMOPLASTIC.
- ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
- NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II, THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). WEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER OR AFTER A STORM EVENT OF GREAT THAN 0.25".
- UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS.
- ALL BASINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS AND REXUS GRATES.
- 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.
- 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.
- 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.
- SEE DETAILS CONCERNING SITE LAYOUT, UTILITY, AND SEDIMENT AND EROSION CONTROLS.
- 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.
- ALL CATCH BASINS SHALL BE PRE-CAST H-20 LOADING AND SHALL BE EQUIPPED WITH DEEP SUMPS (4" MIN.) AND HOODS (SEE DETAILS) HOODS ARE TO BE THE ELIMINATOR BY KLEINSTREAM. RIMS ARE TO BE 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.
- SUMP PUMP CONNECTIONS TO THE STREET SEWER SYSTEM IS ILLEGAL.
- SEE INTERIM CONSTRUCTION DESIGN PLANS FOR TERMINATION OF HAMMERHEADS IN EACH PHASE.

STANDARD UTILITY NOTES CONTINUED:

- FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ROCHESTER DPW.
- CONTRACTOR TO CONTACT ROCHESTER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS.
- ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF ROCHESTER STANDARDS. ALL HIGHWAY CONSTRUCTION WILL MEET THE CITY OF ROCHESTER STANDARDS.
- 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.
- 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.
- 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.
- CURB BOXES SHOULD BE PLACED IN THE LAWN AREA, OR IF PLACED IN PAVEMENT, A ROAD BOX IS REQUIRED.
- 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.
- MINIMUM SLOPE FOR ALL SEWER SERVICE CONNECTIONS IS TO BE NO LESS THAN 0.02'/%.
- 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.
- WATER CONNECTION, SEWER CONNECTION, EXCAVATION & DRIVEWAY CURB-OUT PERMITS ARE TO BE APPLIED FOR DURING THE DIANE LANE/PORTLAND STREET LOCATION CONSTRUCTION PHASE.
- PRIOR TO ANY CERTIFICATE OF OCCUPANCY IS APPROVED BY DPW, A SEWER ASSESSMENT FEE OF \$300/BEDROOM MUST BE PAID.

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	30"x30"		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"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	5	WHITE	BLACK	BLACK	SQUARE (5)
R5-1	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	RED	WHITE	WHITE	SQUARE (1)
W14-2	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	YELLOW	BLACK	BLACK	SQUARE (1)

REVISED PER ROCHESTER TRG COMMENTS
6-25-20
6-26-20
REVISED PER ROCHESTER TRG COMMENTS
6-01-20
REVISED PER STATE AOT APPLICATION
4-15-20

REVISION

DATE

#1
#2
#3
#4

LEGEND & NOTES PLAN

LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH

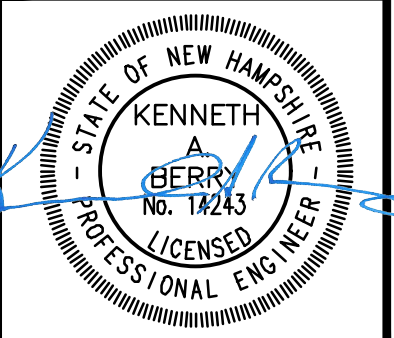
TAX MAP 108, LOT 53

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

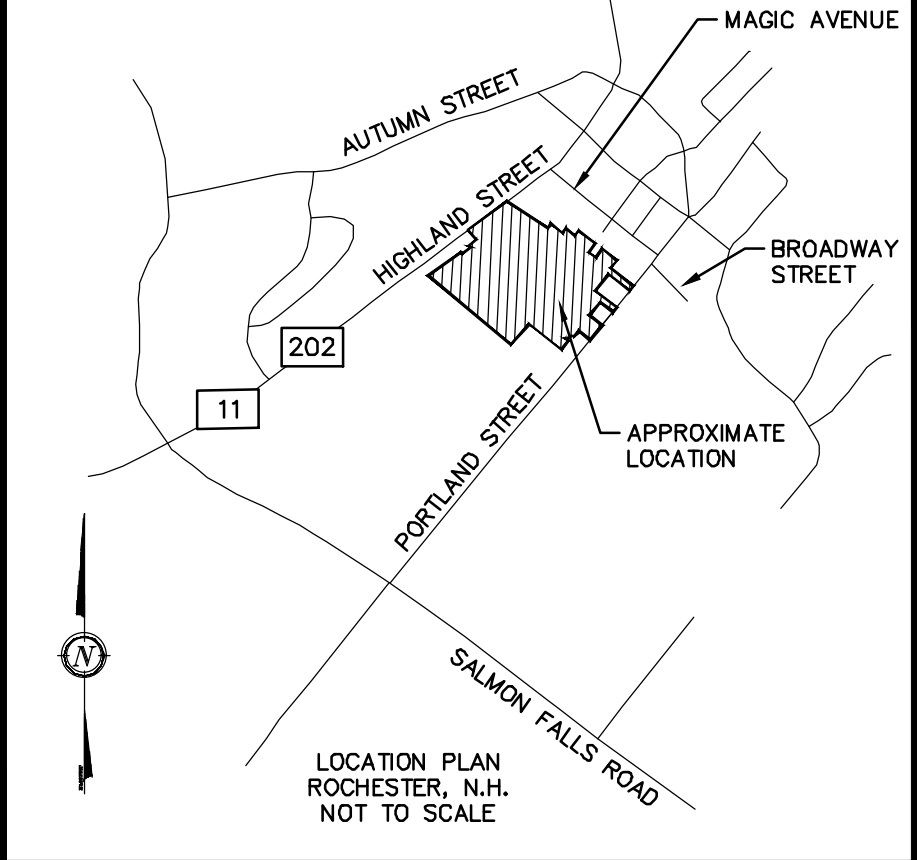
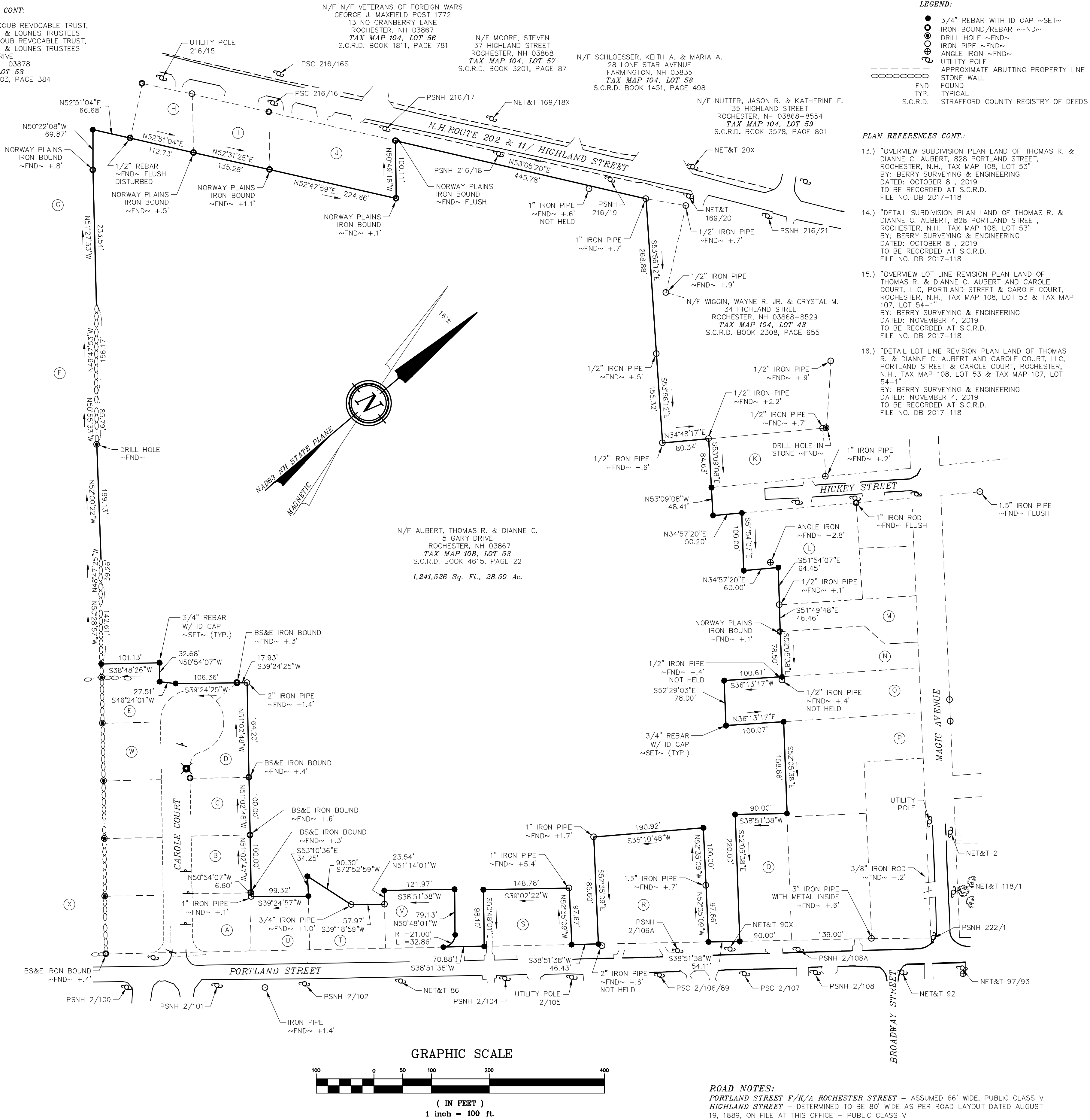


ABUTTERS LIST:

- (A) N/F GLENE, 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 CAROLE COURT LLC.
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 107, LOT 54-7
S.C.R.D. BOOK 4653, PAGE 433
- (C) N/F CAROLE COURT LLC.
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 107, LOT 54-7
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 54-7
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 54-7
S.C.R.D. BOOK 4653, PAGE 433
- (F) N/F ROCHESTER REALTY TRUST OF 22 LONG DRIVE,
WESTBOROUGH, MASSACHUSETTS
RAMANBHATI, 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 3494, 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 WLD 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 54-9
S.C.R.D. BOOK 4658, PAGE 423

ABUTTERS LIST CONT:

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



NOTES:

- 1.) OWNER: 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
(QUIET TITLE) S.C.R.D. BOOK 4731, PAGE 1010
- 5.) THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES OF TAX MAP 108, LOT 53 IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT AND ORIGINAL LEGAL DESCRIPTIONS, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- 6.) NH STANDARD PROPERTY SURVEY WITH A CLOSURE OF 1:26,956.

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, FILE #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. PLAN #17-144
- 6.) "LOT CONSOLIDATION PLAN, TAX MAP 104, LOTS 45 & 46, HIGHLAND ST.-ROUTE 202 & 11, EAST ROCHESTER, N.H., PREPARED FOR RAYMOND I. 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 #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
- 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

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

REVISED PER ROCHESTER TRG COMMENTS	DATE	REVISION
6-25-20	4/4	#1
6-26-20	4/4	#2
6-01-20	4/4	#3
4-15-20	4/4	#4

BOUNDARY PLAN	DESCRIPTION
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

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

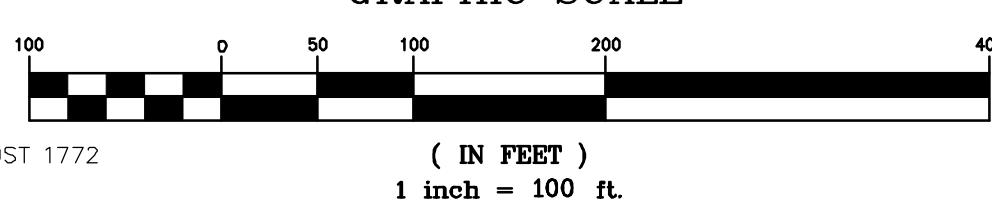
ABUTTERS LIST:

- (A) N/F GLENE, 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 CAROLE COURT LLC.
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 107, LOT 54-7
S.C.R.D. BOOK 4653, PAGE 433
- (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, MASSACHUSETTS
RAMANBHATI, 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 16
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 10
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 9
S.C.R.D. BOOK 1818, PAGE 750
- (O) N/F PIERCE REVOCABLE FAMILY TRUST
PIERCE CLYDE F. & 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. YACOB REVOCABLE TRUST,
YACOB, JOAN C. & LOUNES TRUSTEES
& LOUNES YACOB REVOCABLE TRUST,
YACOB, 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 SCHLOSSER, 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

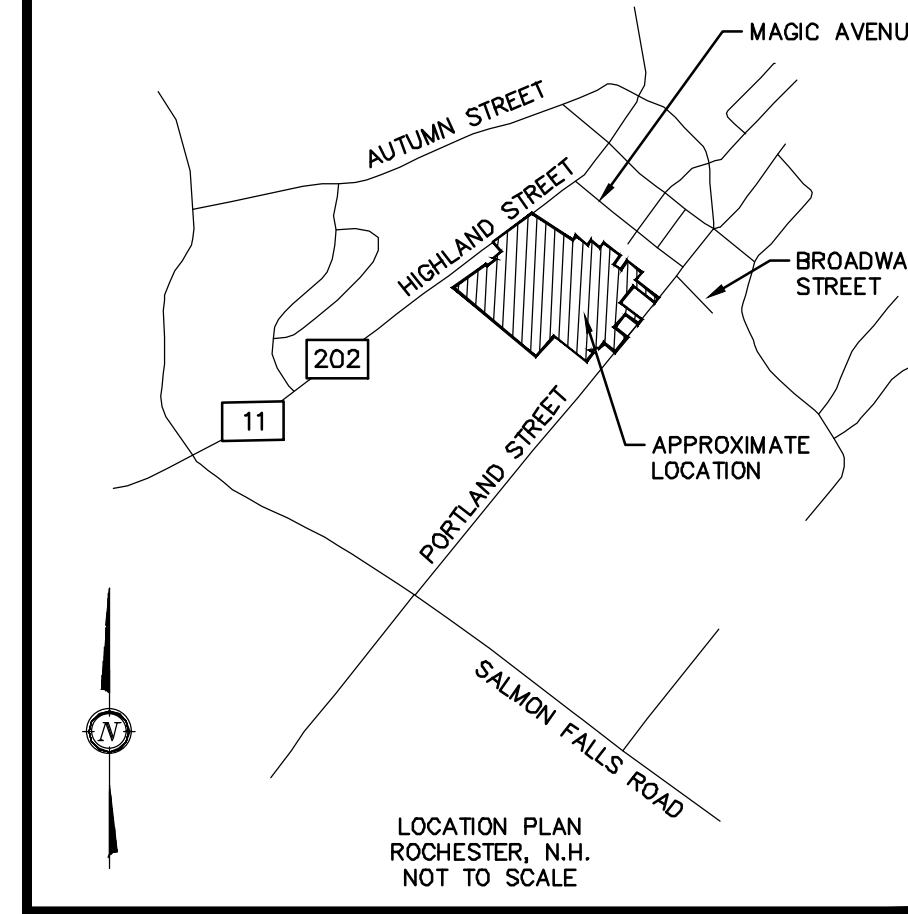


LEGEND:

- APPROXIMATE ABUTTING PROPERTY LINE
STONE WALL
N.R.C.S. 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
TYPICAL
FND
G.S.D.
N.R.C.S. SOIL LABEL
STRAFFORD COUNTY REGISTRY OF DEEDS
TYPICAL
FND

PLAN REFERENCES:

- "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
- "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
- "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
- "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, FILE #DB 1984-14
- "LIMITED SUBDIVISION, ARTHUR S. AND RITA RAAB, ROCHESTER N.H."
BY: FREDERICK E. DREW ASSOCIATES
DATED: OCTOBER, 1977
S.C.R.D. PLAN #17-144
- "LOT CONSOLIDATION PLAN, TAX MAP 104, LOTS 45 & 46, HIGHLAND ST.-ROUTE 202 & 11, EAST ROCHESTER, N.H., PREPARED FOR RAYMOND I. JR. & DONNA M. SMITH"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: FEBRUARY, 2012
S.C.R.D. PLAN #103-053
- "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
- "LOT LINE REVISION, ROCHESTER, N.H. FOR DAVID W. GERMON & HARRY A. & CELIE GERMON"
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC.
DATED: FEBRUARY 20, 1988
S.C.R.D. PLAN #33A-91
- "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
- "ROCHESTER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE" (INCOMPLETE DRAFTING NAME)
BY: CHARLES H. WOOD
DATED: FEBRUARY 8, 1959
S.C.R.D. PLAN #43, POCKET #1, FOLDER #10
- "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
- "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
- "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
- "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
- "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
- "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



NOTES:

- OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
- TAX MAP 108, LOT 53
- S.C.R.D. BOOK 4615, PAGE 22
(QUIET TITLE) S.C.R.D. BOOK 4731, PAGE 1010
- LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
- ZONING: R1 (RESIDENTIAL 1)
SETBACKS:
FRONT - 10'
SIDE - 10'
REAR - 20'
WETLAND: 50' (WETLANDS GREATER THE 0.5 Ac.)
MIN. LOT SIZE: 10,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 35%
MAX. BUILDING HEIGHT: 35'
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES AND CONDITIONS OF TAX MAP 108, LOT 53, LOCATED IN ROCHESTER, N.H., AS OF NOVEMBER 2019.
- 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 33017002040, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN MAY OF 2019, WITH AN ERROR OF CLOSURE OF 1 PART IN 26,956.
- TOPOGRAPHY PROVIDED IS DEMARGATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED MAY 2019.
- THIS SITE IS SERVICED BY MUNIOPAL SEWER AND WATER.
- 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 - HOLIS-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.
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHERN AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- 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).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

REVISED PER ROCHESTER TRG COMMENTS		DESCRIPTION	
6-25-20	#1	REVISED PER ROCHESTER TRG COMMENTS	
6-26-20	#2	REVISED PER ROCHESTER TRG COMMENTS	
6-01-20	#3	REVISED PER STATE AOT APPLICATION	
4-15-20	#4		
REVISION	DATE		

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
































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



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).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION),

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

- | | |
|---|------------------------------------|
|  | 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 BOUND/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 |
|  | STAFFORD COUNTY REGISTRY OF DEEDS |
|  | TYPICAL |
|  | FOUND |

- 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 4615, PAGE 22
(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 REZ: FEMA COMMUNITY
#303510, MAP 3301CQ2040, 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.

SEE OVERVIEW EXISTING CONDITIONS PLAN


SEE OVERVIEW EXISTING CONDITIONS PLAN

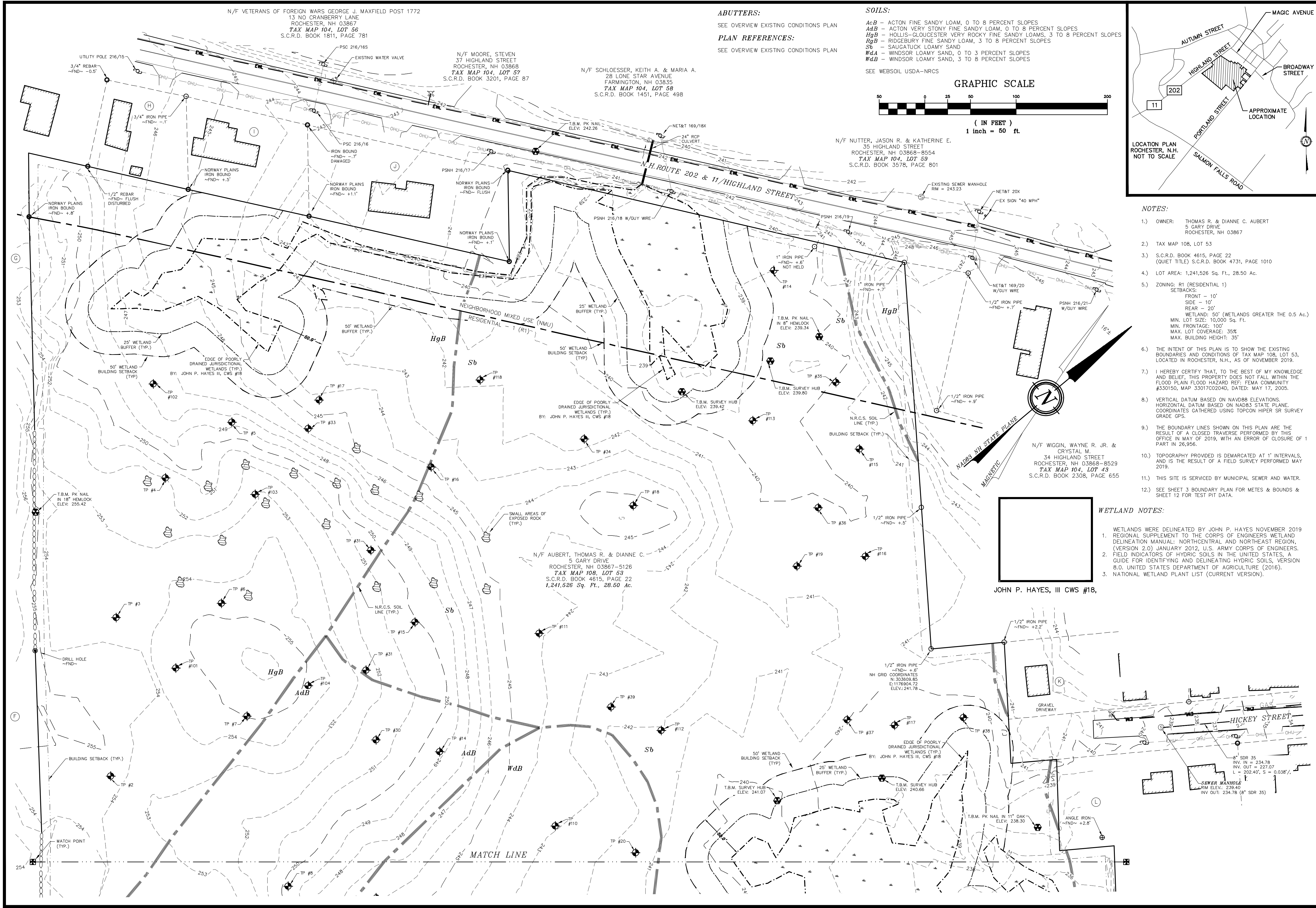
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863

SCALE : 1 IN. EQUALS 50 FT.

DATE : APRIL 7, 2020

FILE NO. : DB 2019 - 144


KENNETH A. BERRY
No. 805
LICENSED PROFESSIONAL ENGINEER
STATE OF NEW HAMPSHIRE
SIGNATURE



REVISED PER ROCHESTER TRG COMMENTS	DATE	REVISION	DESCRIPTION
6-25-20		#4	
6-26-20		#5	
6-01-20		#3	
4-15-20		#1	

EXISTING CONDITIONS PLAN NORTH LAND OF THOMAS R. & DIANNE C. AUBERT 828 PORTLAND STREET ROCHESTER, NH 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

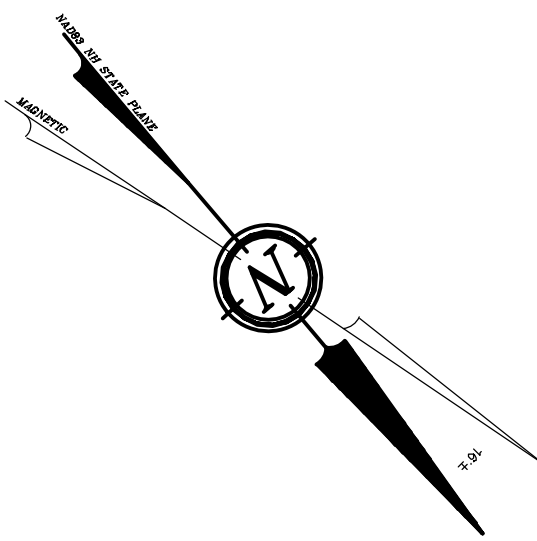
STATE OF NEW HAMPSHIRE
JOHN P. HAYES, III
CWS #18
BERRY
SIGNATURE

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

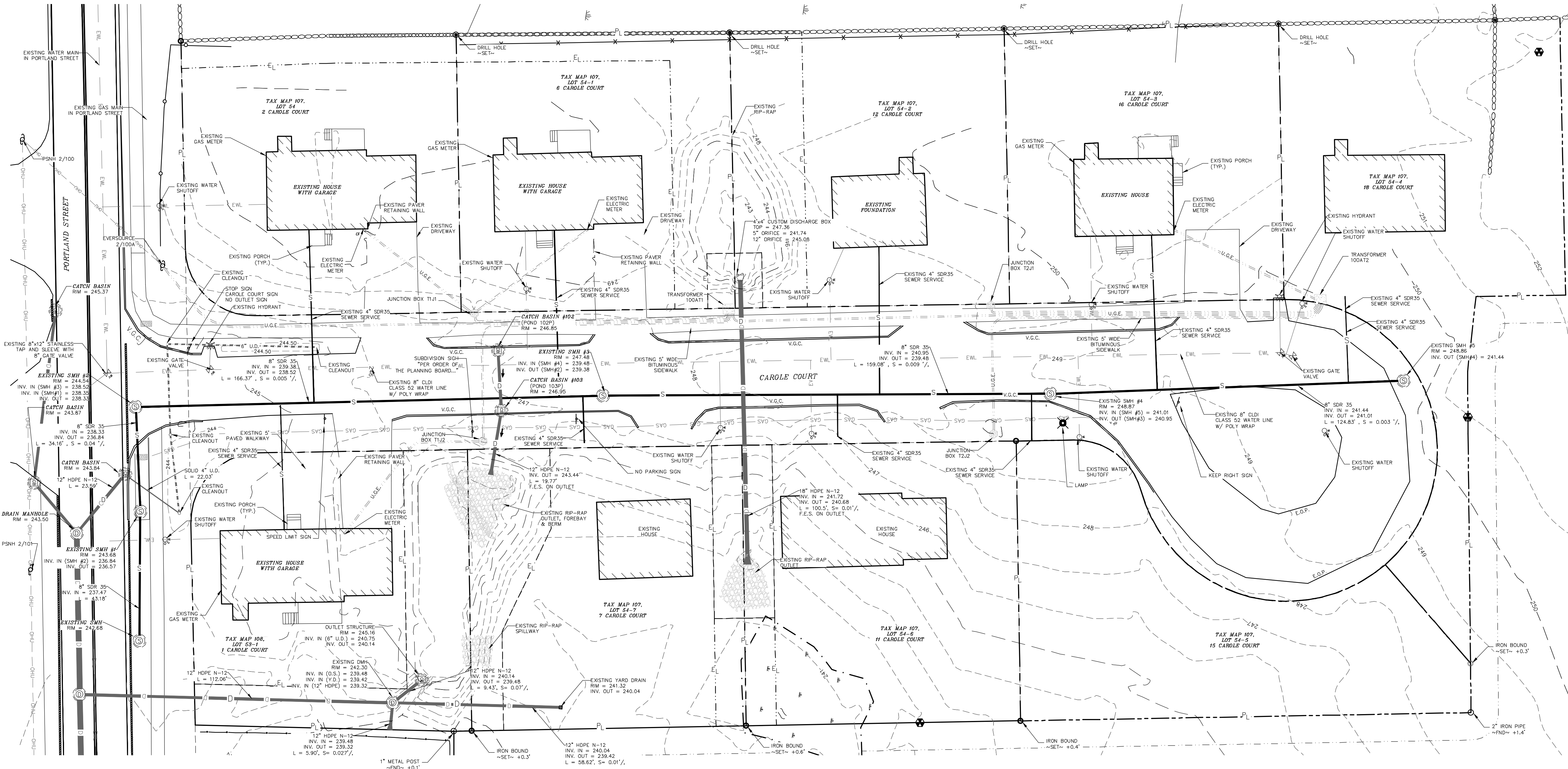
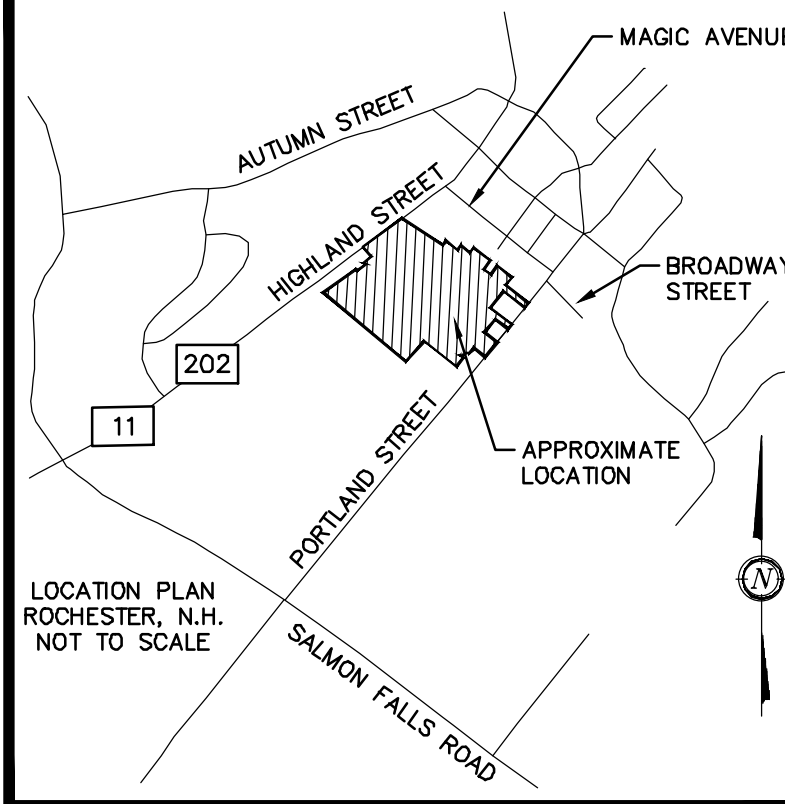


GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.



REVISION	DATE	DESCRIPTION
4	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
3	8-16-20	REVISED PER ROCHESTER TRG COMMENTS
2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
1	4-15-20	REVISED PER STATE AOT APPLICATION

DETAIL CAROLE COURT EXISTING CONDITIONS PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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

SIGNATURE

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

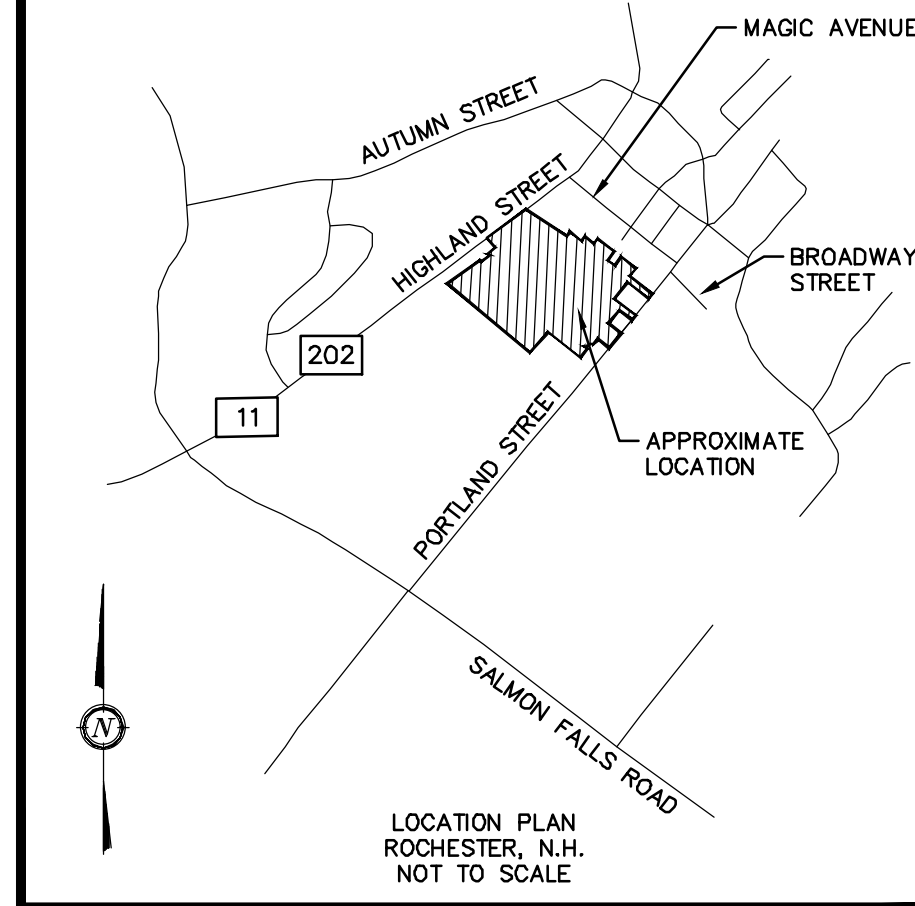
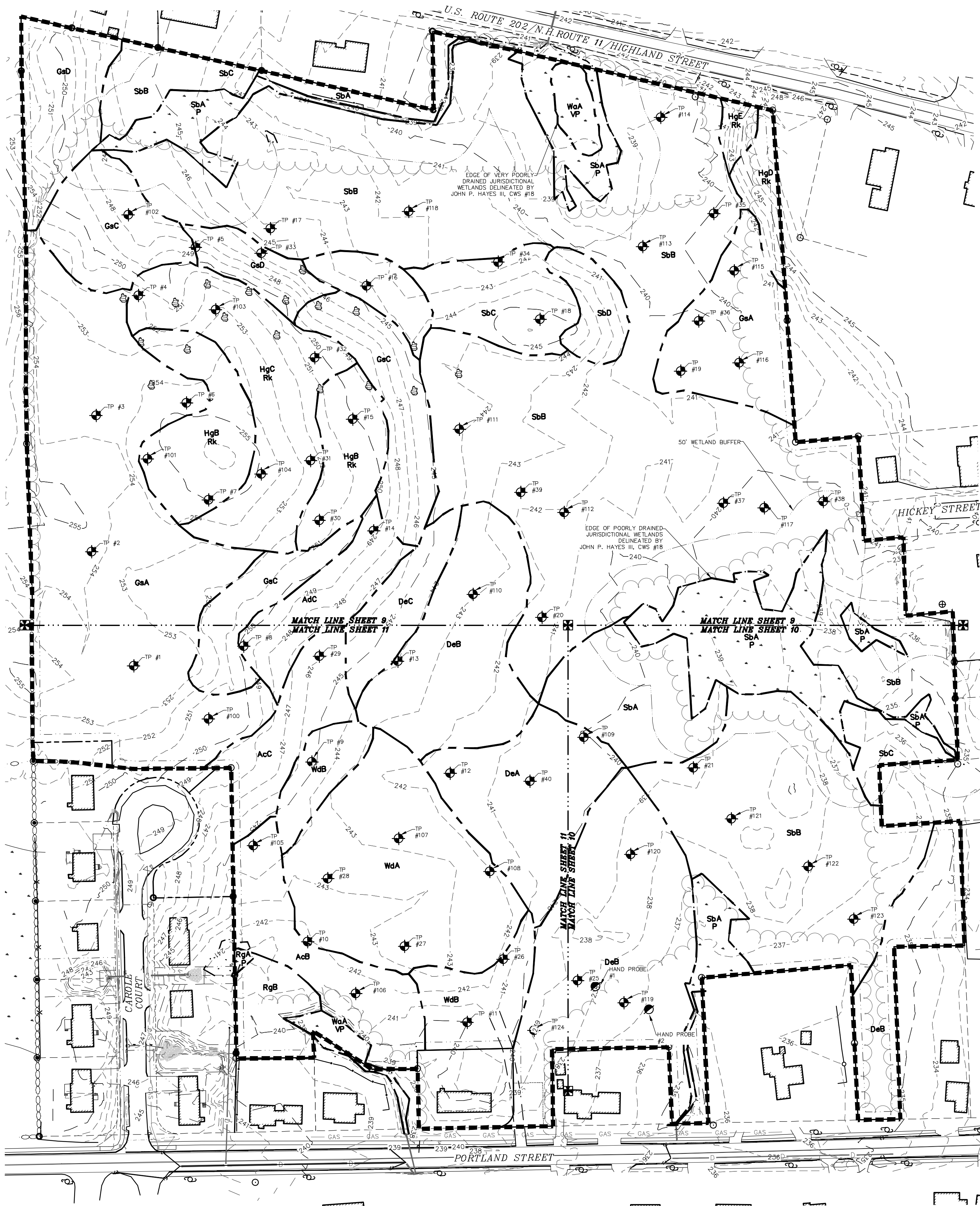
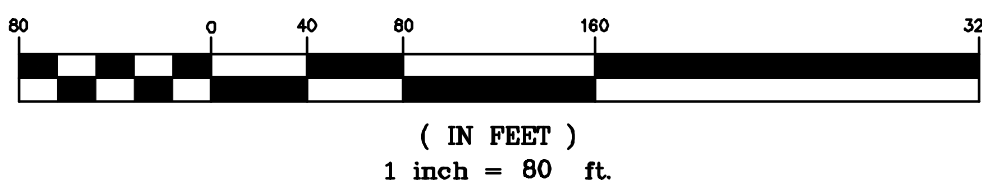
SLOPE: A = 0-3% B = 3-8% C = 8-15% D = 15-25% E = 25-50% F = 50%+
DENOMINATOR: /Rk=ROCK /VPD=VERY POORLY DRAINED /PD=POORLY DRAINED
/SWPD=SOMEWHAT POORLY DRAINED /MWD=MODERATELY WELL DRAINED

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



NOTES:

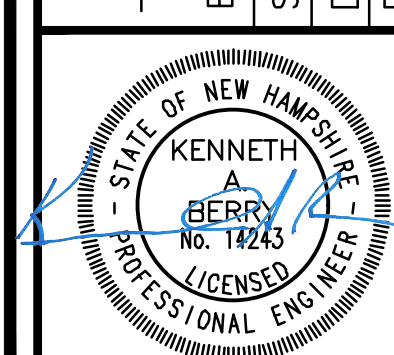
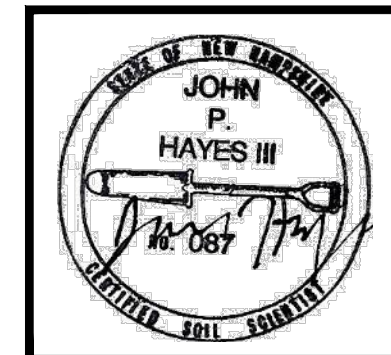
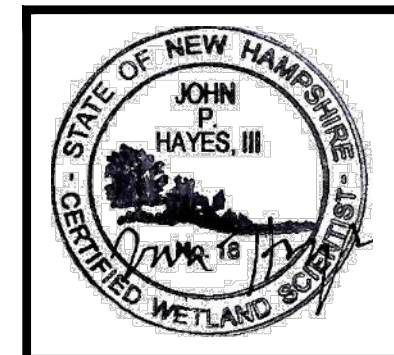
- OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
- TAX MAP 108, LOT 53
- S.C.R.D. BOOK 4615, PAGE 22
(QUIET TITLE) S.C.R.D. BOOK 4731, PAGE 1010
- AREA: 1,241,526 Sq. Ft., 28.50 Ac..
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING SOIL CONDITIONS OF TAX MAP 108, LOT 53, LOCATED 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 S.C.R.D. TYP. FND
- FOUND TO BE ABANDONED
- TBA
- MATCH POINT
- MATCH LINE

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

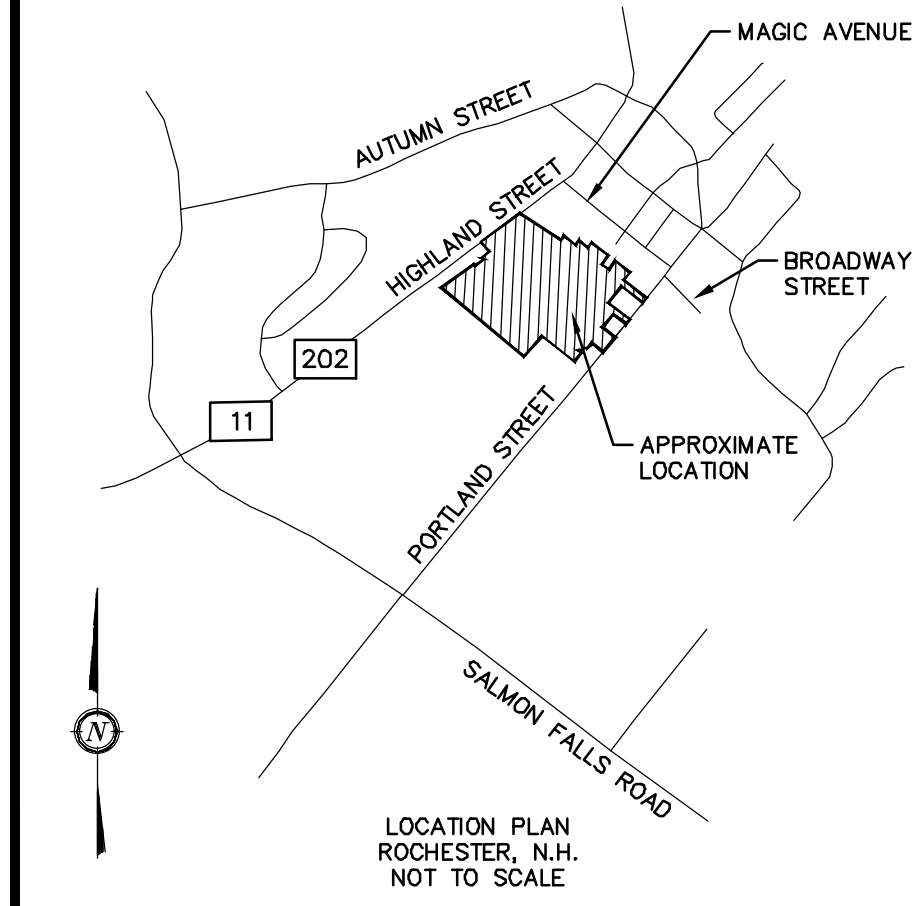
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3. APRIL 2004. NEWPPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
- 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.
- STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. WELYN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
- CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 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.
- 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-79/31.



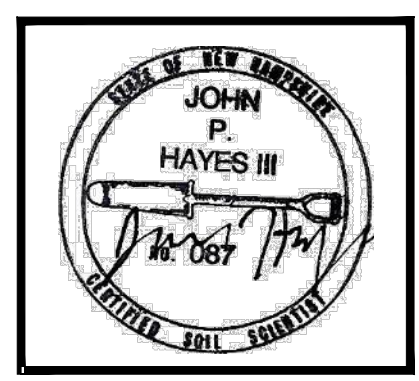
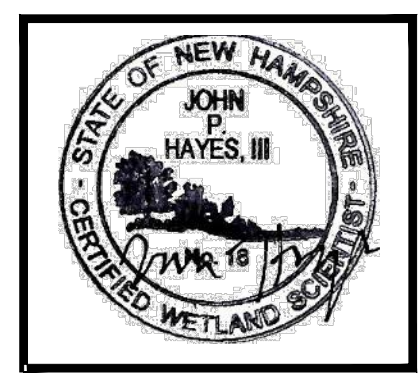
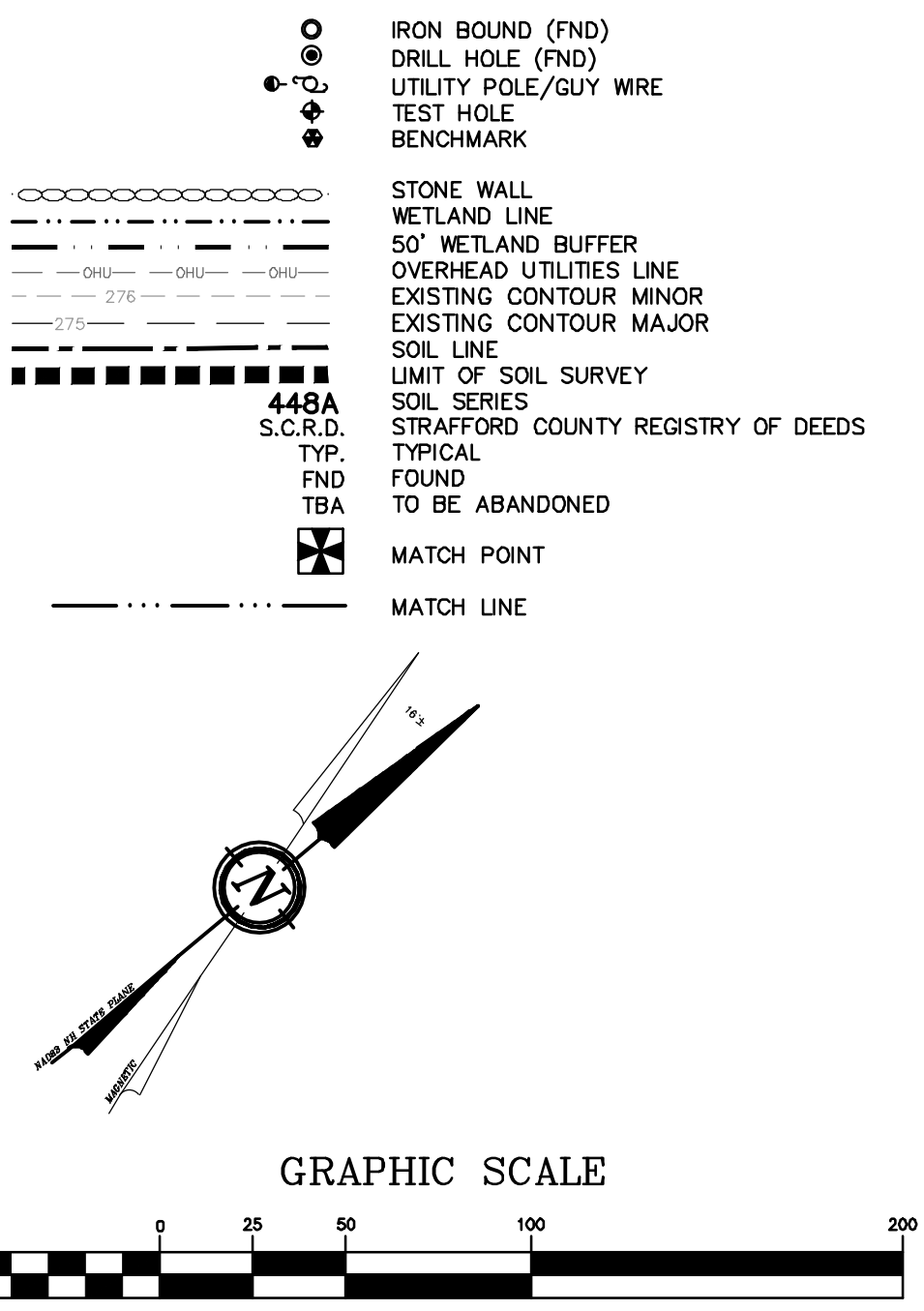
SITE SPECIFIC SOILS MAP
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

REVISION	DATE	DESCRIPTION
6-25-20		REVISED PER ROCHESTER TRG COMMENTS
6-26-20		REVISED PER ROCHESTER TRG COMMENTS
6-01-20		REVISED PER ROCHESTER TRG COMMENTS & NHDES
4-15-20		REVISED PER STATE AOT APPLICATION
#4		
#3		
#2		
#1		



- 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 4615, PAGE 22.
(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 2018.



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4-15-20		REVISED PER STATE AOT APPLICATION

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
No. 1243
REGISTERED 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
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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

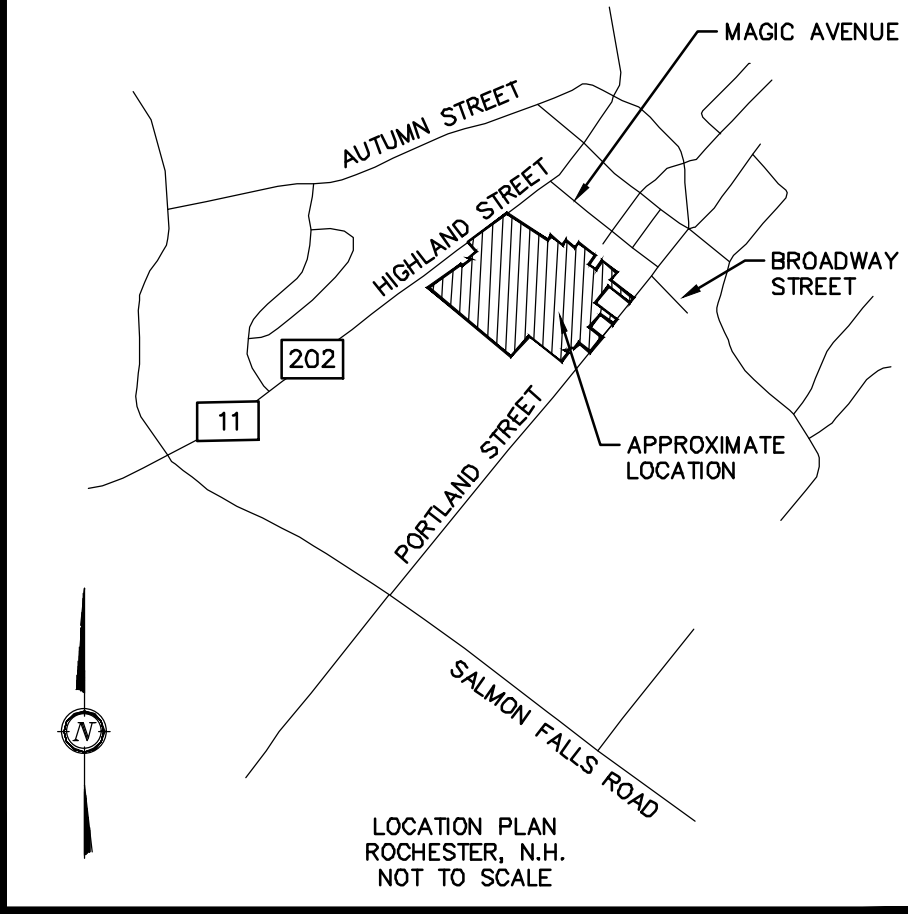
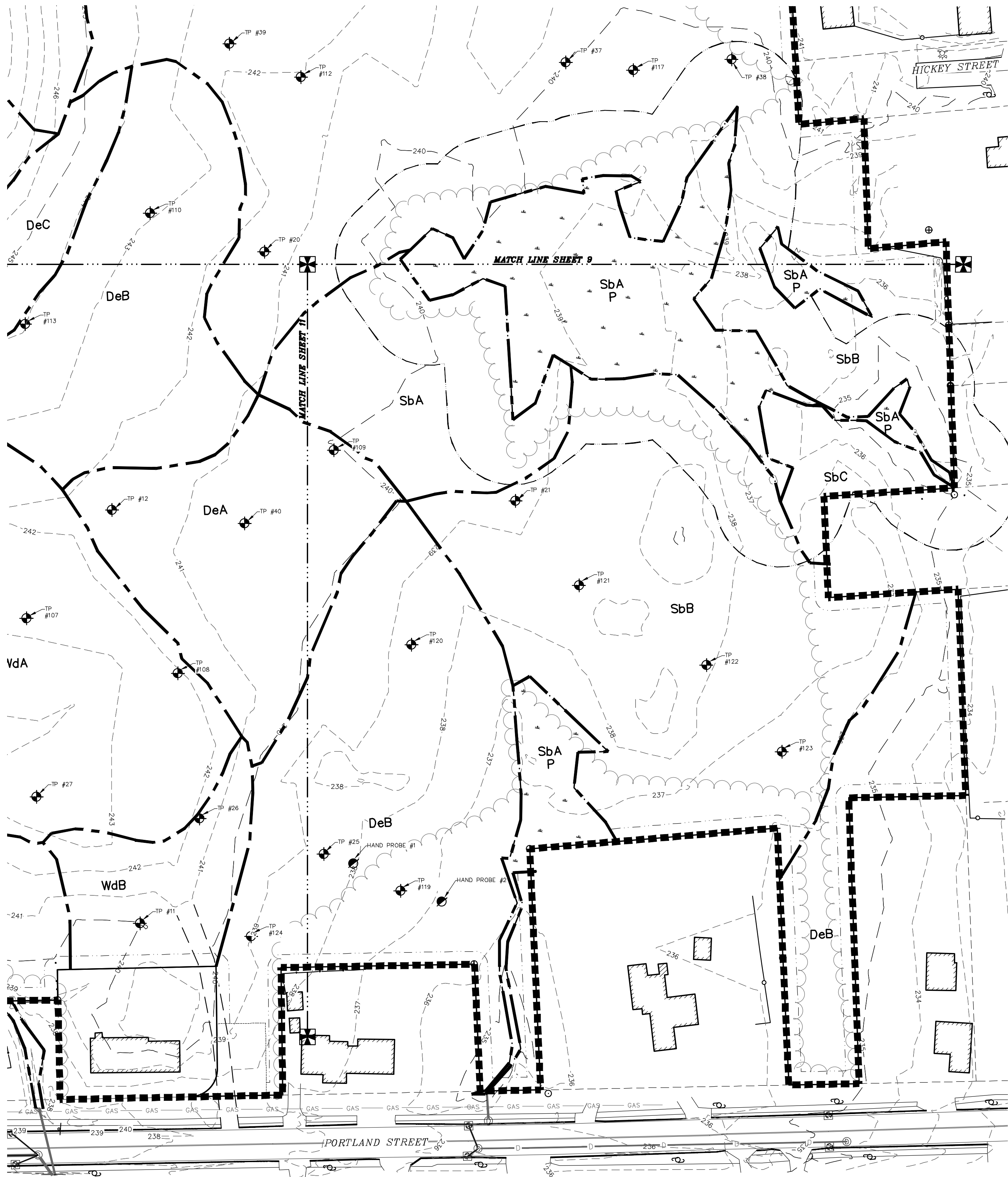
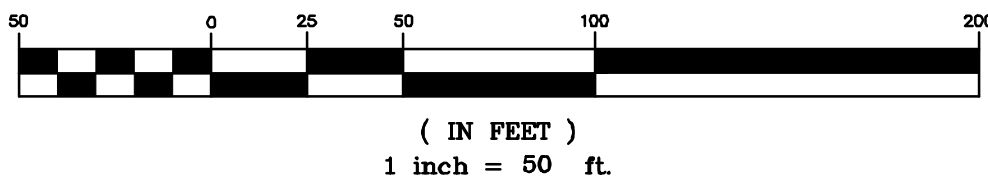
NRCS SOILS LEGEND

SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
AcB	ACTON FINE SANDY LOAM (0-8%)	A/D
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Sb	SAUGATUCK LOAMY SAND	B
WdA	WINDSOR LOAMY SAND	A
WdB	WINDSOR LOAMY SAND	A

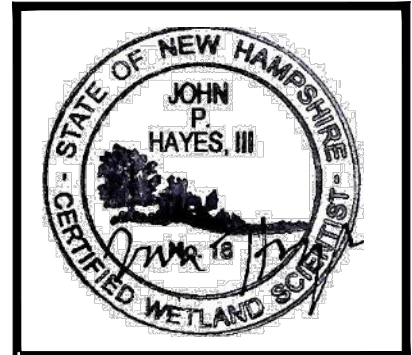
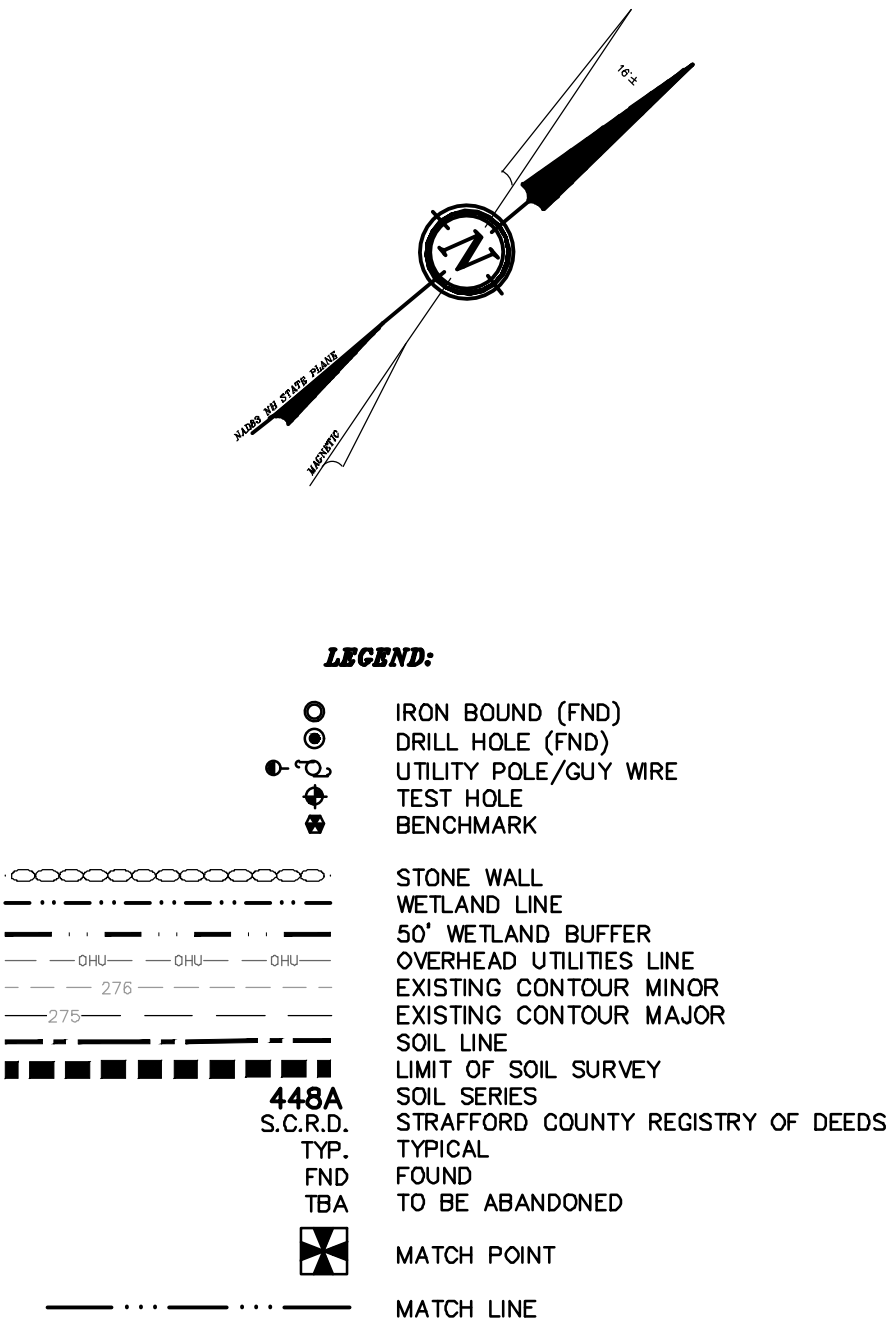
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DENOMINATOR: /VPD = VERY POORLY DRAINED /PD = POORLY DRAINED /SWPD = SOMEWHAT POORLY DRAINED /MWD = MODERATELY WELL DRAINED

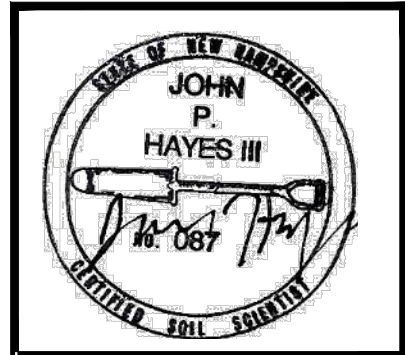
GRAPHIC SCALE



- NOTES:
- OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
 - TAX MAP 108, LOT 53
 - S.C.R.D. BOOK 4615, PAGE 22
(QUIET TITLE) S.C.R.D. BOOK 4731, PAGE 1010
 - LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
 - 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.



JOHN P. HAYES, III CWS #18



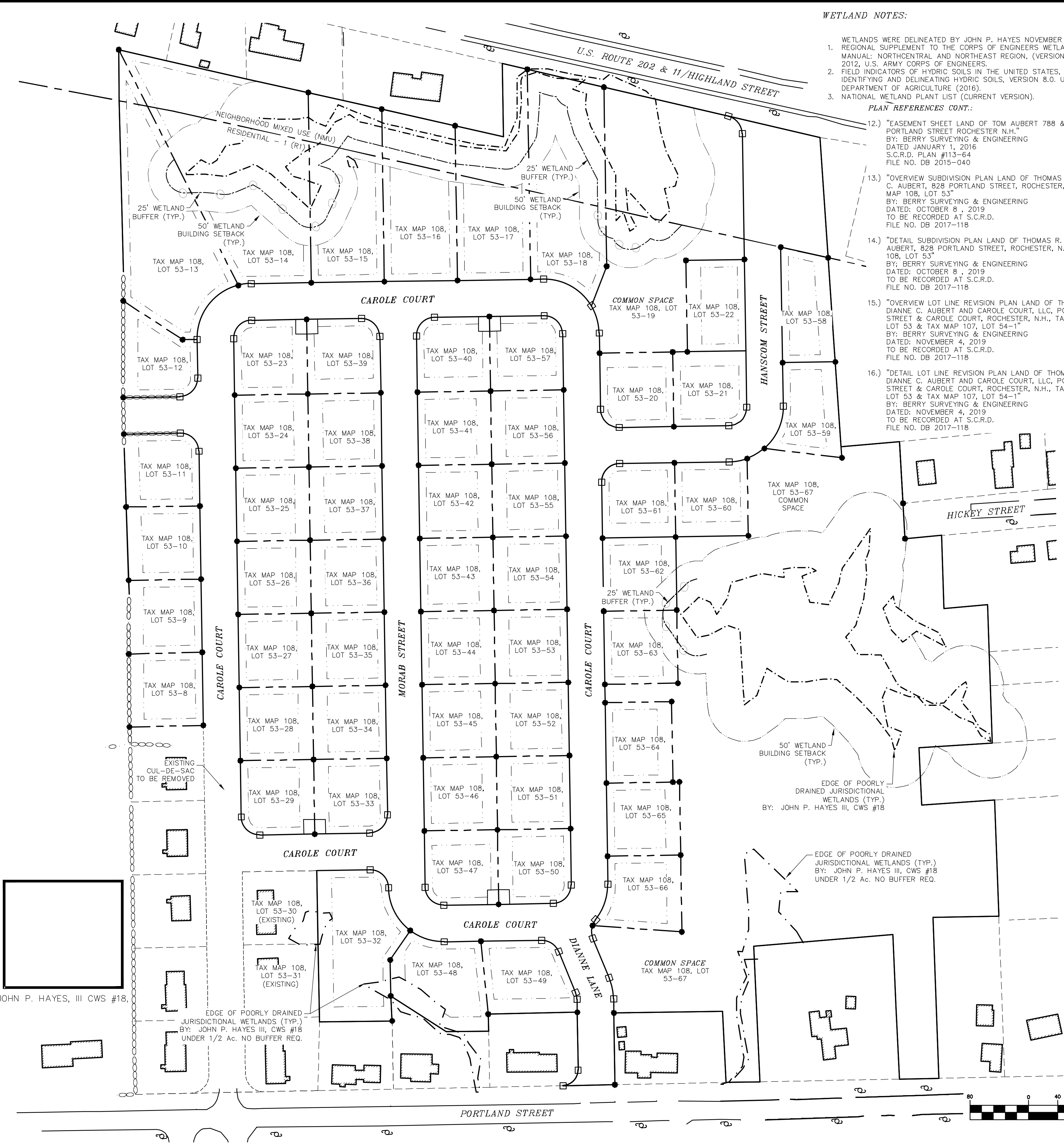
JOHN P. HAYES, III CSS #87

REVISION	DATE	DESCRIPTION
6-25-20		REVISED PER ROCHESTER TRG COMMENTS
6-16-20		REVISED PER ROCHESTER TRG COMMENTS
6-01-20		REVISED PER ROCHESTER TRG COMMENTS & NHDES
4-15-20		REVISED PER STATE AOT APPLICATION

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
No. 14243
LICENSED PROFESSIONAL ENGINEER



JOHN P. HAYES, III CWS #18.

WETLAND NOTES:

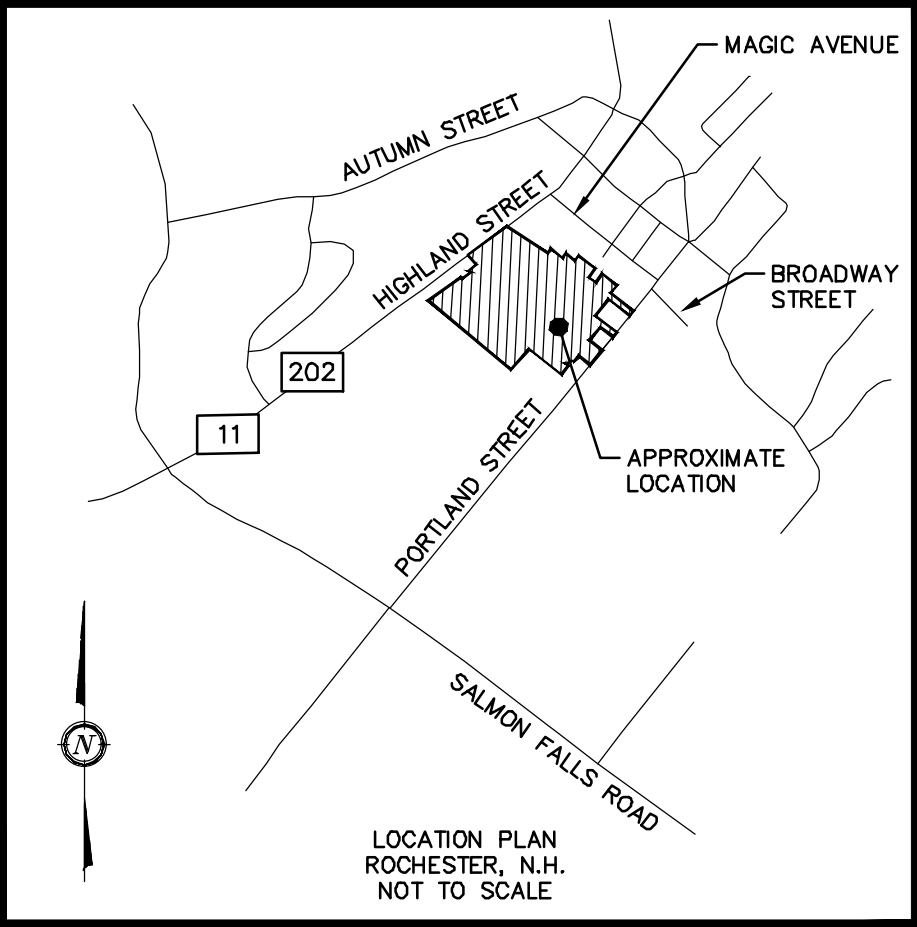
- 1. WETLANDS WERE DELINEATED BY JOHN P. HAYES NOVEMBER 2019. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- 2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR 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: 18 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. PLAN #103-053
- 6.) "LOT CONSOLIDATION PLAN, TAX MAP 104, LOTS 45 & 46, HIGHLAND ST.-ROUTE 202 & 11, EAST ROCHESTER, N.H., PREPARED FOR RAYMOND I., 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 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 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

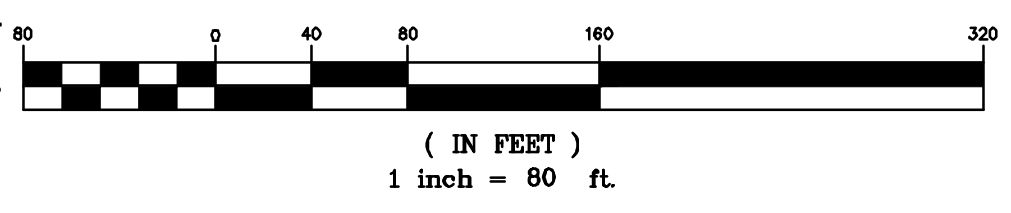


NOTES:

- 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 4615, PAGE 22 (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'
- 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 330170204D, DATED: MAY 17, 2005.
- 7.) VERTICAL DATUM BASED ON NAVD83 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 ARE 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.

GRAPHIC SCALE



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

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

REVISION	DATE	DESCRIPTION
#1	6-25-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-26-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-01-20	REVISED PER ROCHESTER TRG COMMENTS
#4	4-15-20	REVISED PER STATE AOT APPLICATION

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

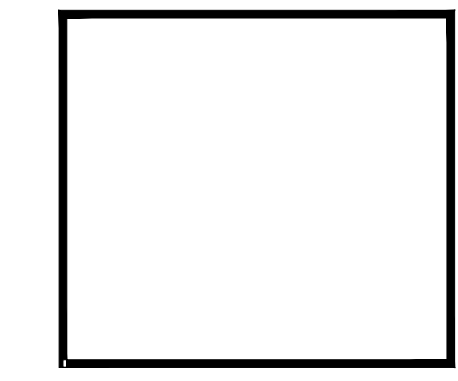
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE : 1 IN. EQUALS 80 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

NEW HAMPSHIRE
NOTARIAL PUBLIC
KENNETH A. BERRY
SIGNATURE

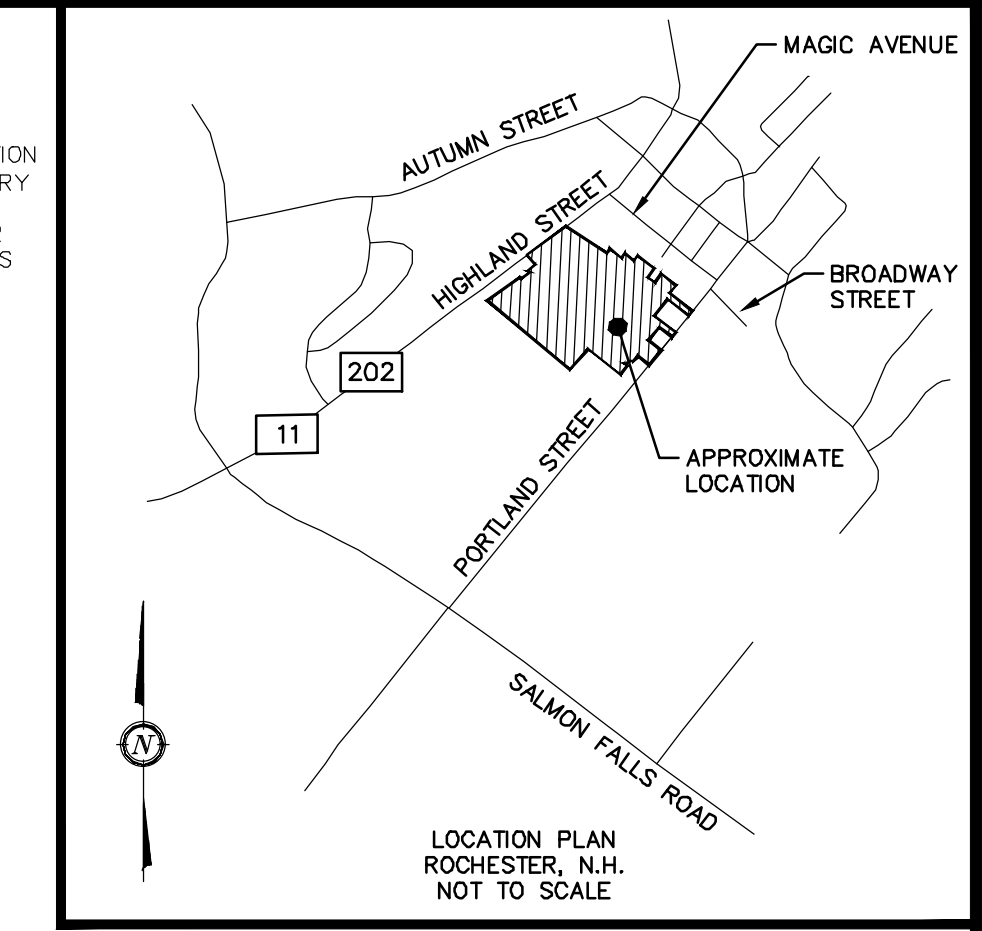


WETLAND NOTES:

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,



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 4615, PAGE 22
(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'
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 OPS.
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.

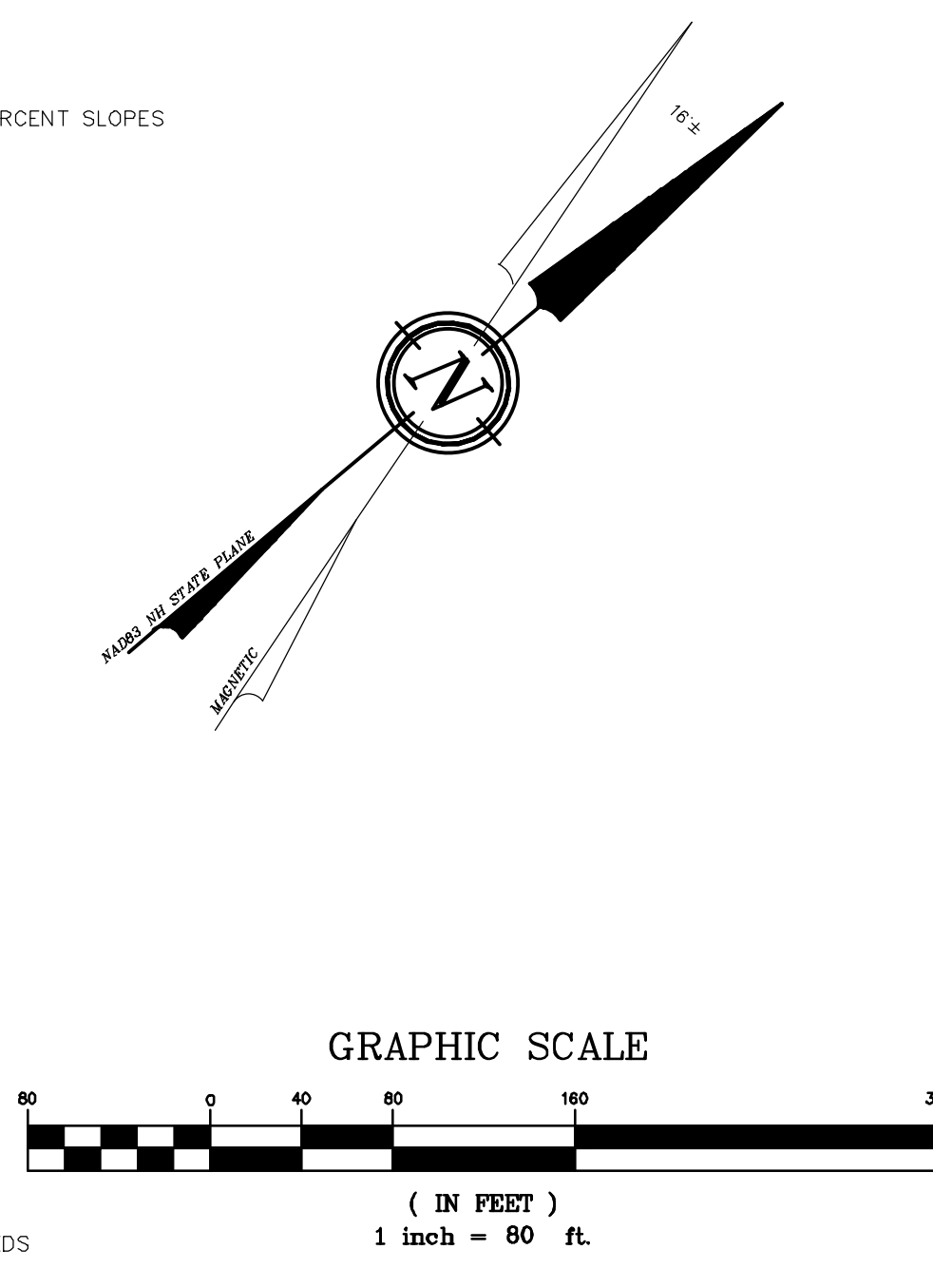
SOILS:

- 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
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

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
- WATCH LINE
- TO BE SET
- FOUND
- TYPICAL
- STRAFFORD COUNTY REGISTRY OF DEEDS



OVERVIEW TOPOGRAPHIC SUBDIVISION PLAN

LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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

REVISED PER ROCHESTER TRG COMMENTS
REVISED PER ROCHESTER TRG COMMENTS
REVISED PER ROCHESTER TRG COMMENTS & NHDES
REVISED PER STATE AOT APPLICATION

8-25-20
6-16-20
6-01-20
4-15-20

DATE

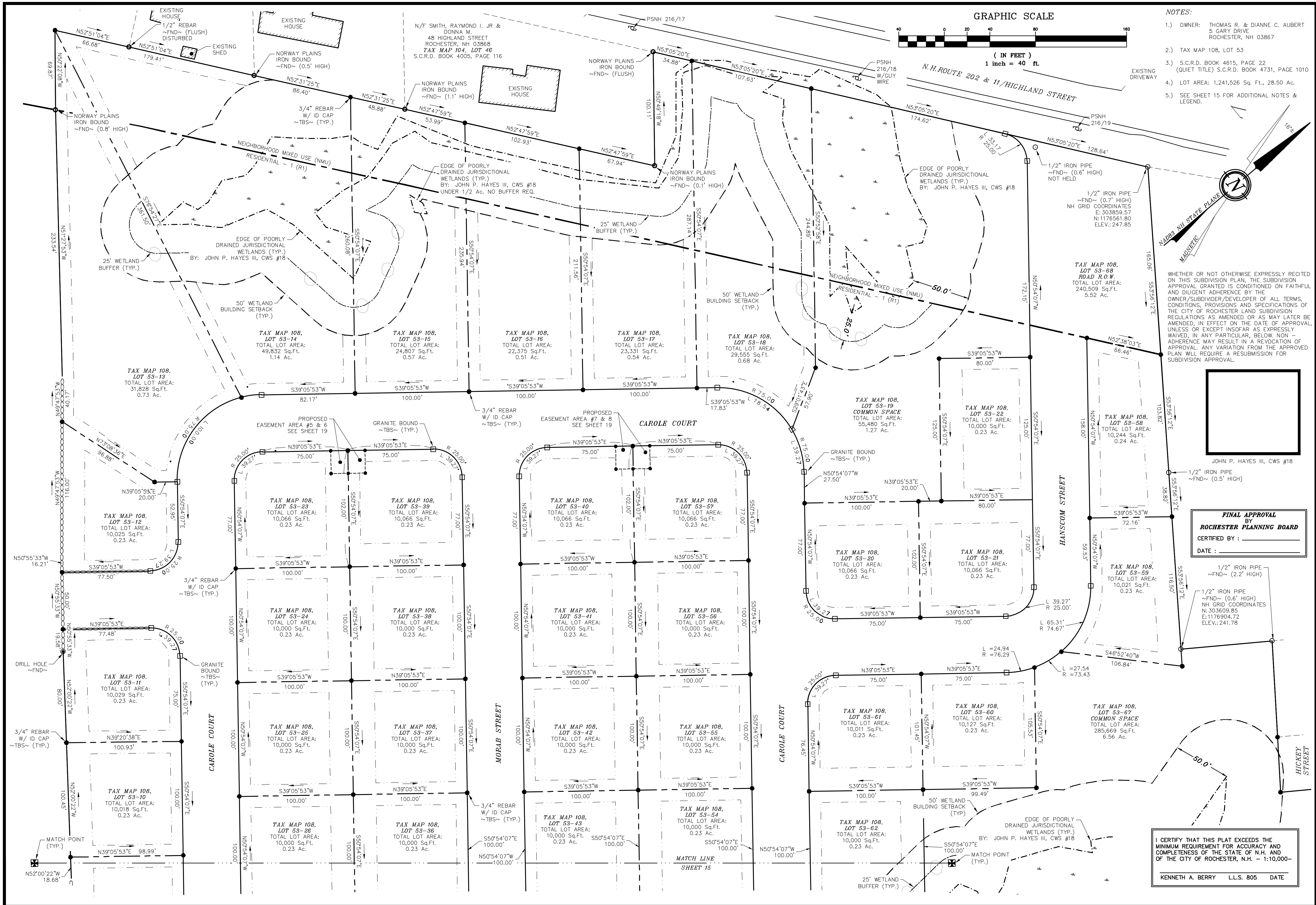
REVISION

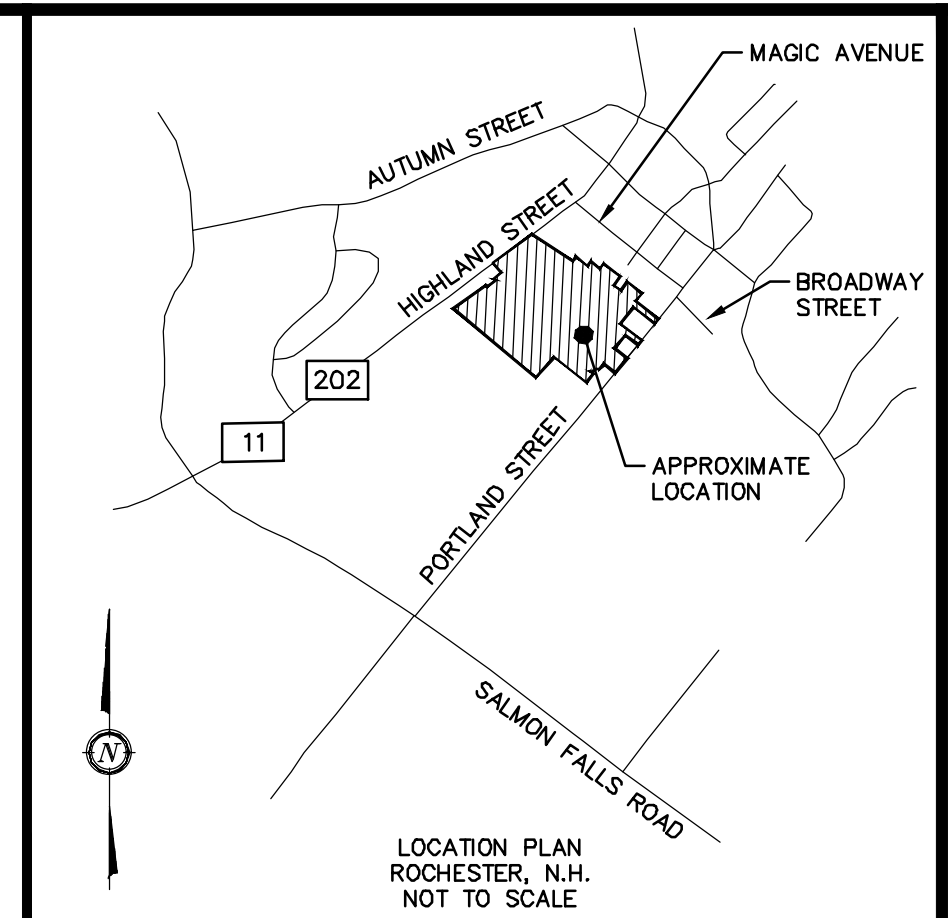
DESCRIPTION

STATE OF NEW HAMPSHIRE
NOTARY PUBLIC
KENNETH A. BERRY

SIGNATURE

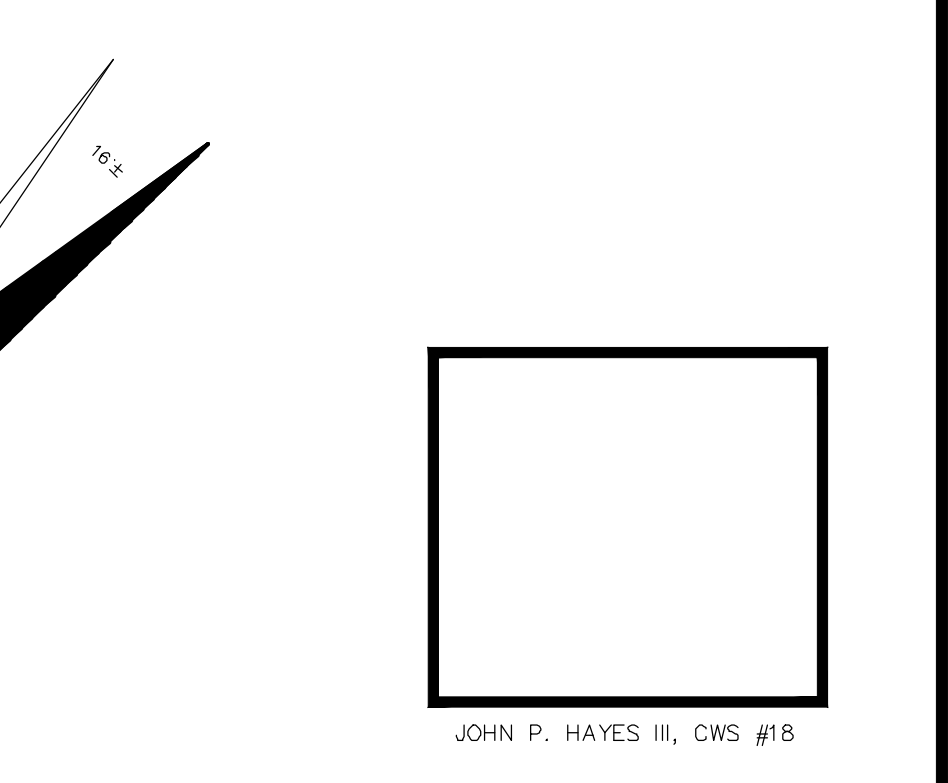
SHEET 14 OF 98





- NOTES:**
- 1.) OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
 - 2.) TAX MAP 108, LOT 53
 - 3.) S.C.R.D. BOOK 4615, PAGE 22
(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.) SEE SHEET 12 FOR TEST PIT DATA

- LEGEND:**
- 3/4" REBAR W/ ID CAP ~TBS~
 - GRANITE BOUND ~TBS~
 - IRON BOUND ~FND~
 - IRON PIPE ~FND~
 - DRILL HOLE ~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
 - TO BE SET
 - TBS
 - FND
 - TYP
 - S.C.R.D.



FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE :

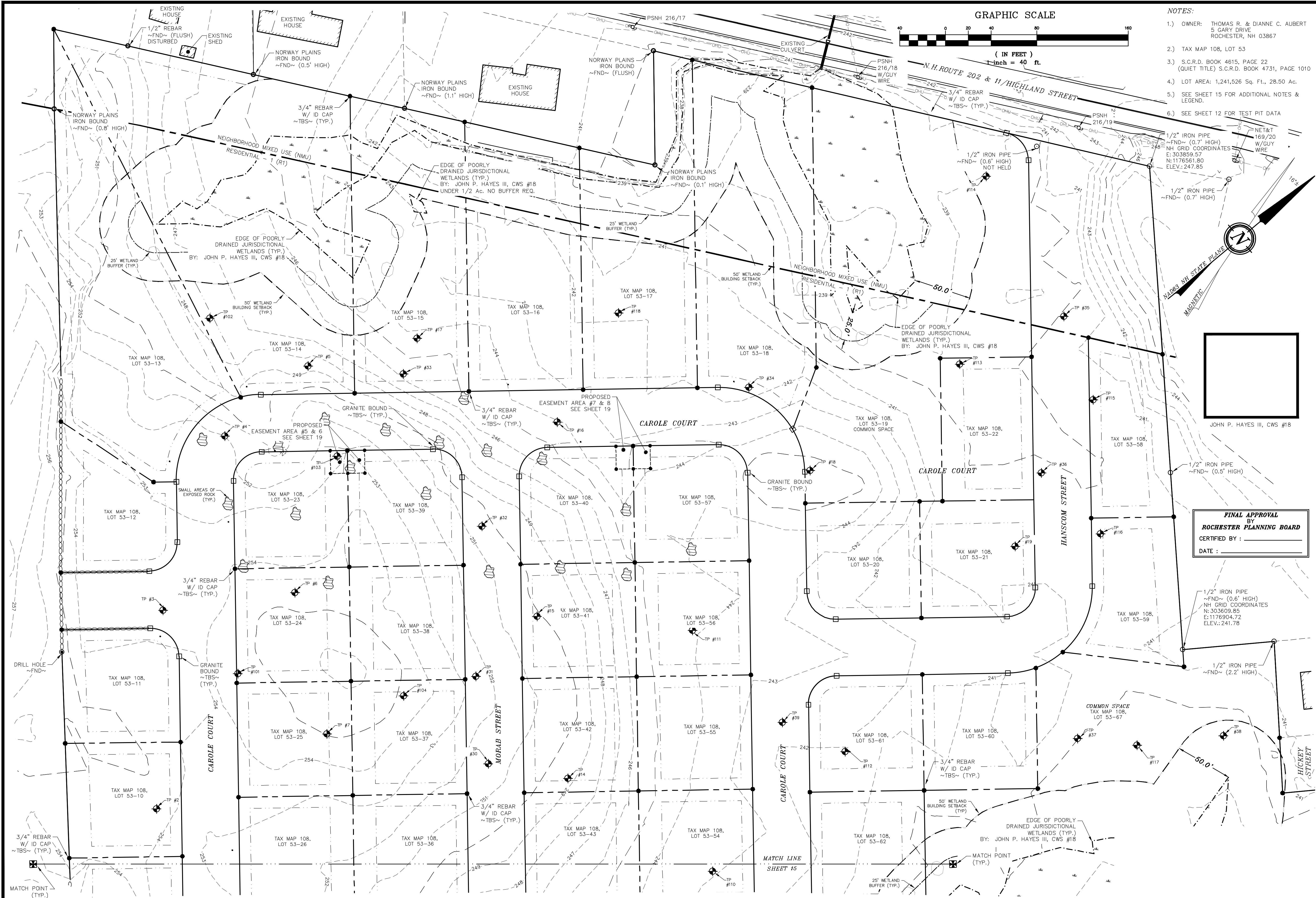
REVISION	DATE	DESCRIPTION
6-25-20		REVISED PER ROCHESTER TRG COMMENTS
6-26-20		REVISED PER ROCHESTER TRG COMMENTS
6-01-20		REVISED PER ROCHESTER TRG COMMENTS & NHDES
4-15-20		REVISED PER STATE AOT APPLICATION

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

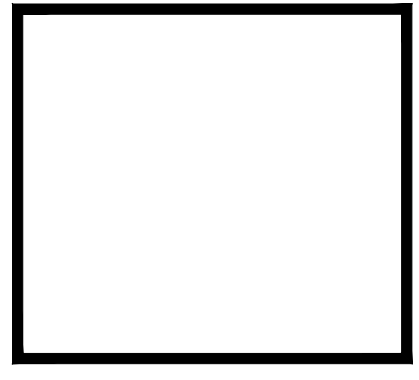
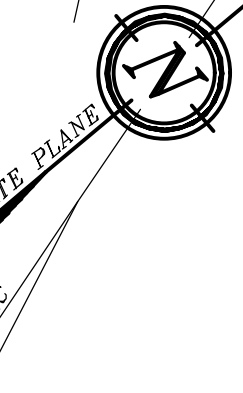
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

SIGNATURE
KENNETH A. BERRY

SHEET 17 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.D. BOOK 4615, PAGE 22
(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



FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE :

1/2" IRON PIPE
~FND~ (0.6' HIGH)
NH GRID COORDINATES
N: 303609.85
E: 1176904.72
ELEV.: 241.78

1/2" IRON PIPE
~FND~ (2.2' HIGH)

COMMON SPACE
TAX MAP 108,
LOT 53-67

1/2" IRON PIPE
~FND~ (0.7' HIGH)
NH GRID COORDINATES
E: 303859.57
N: 1176561.80
ELEV.: 247.85

1/2" IRON PIPE
~FND~ (0.7' HIGH)

1/2" IRON PIPE
~FND~ (0.7' HIGH)

1/2" IRON PIPE
~FND~ (0.7' HIGH)

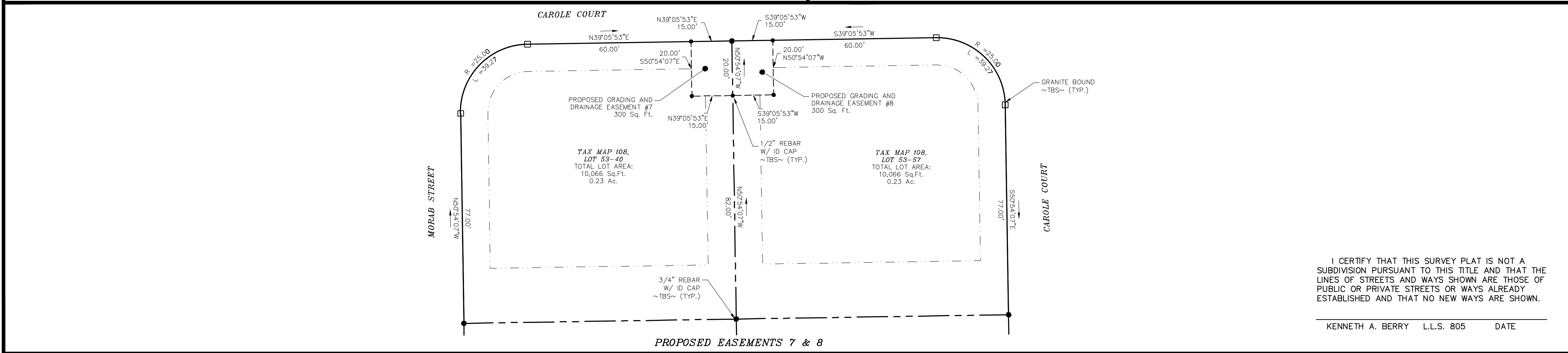
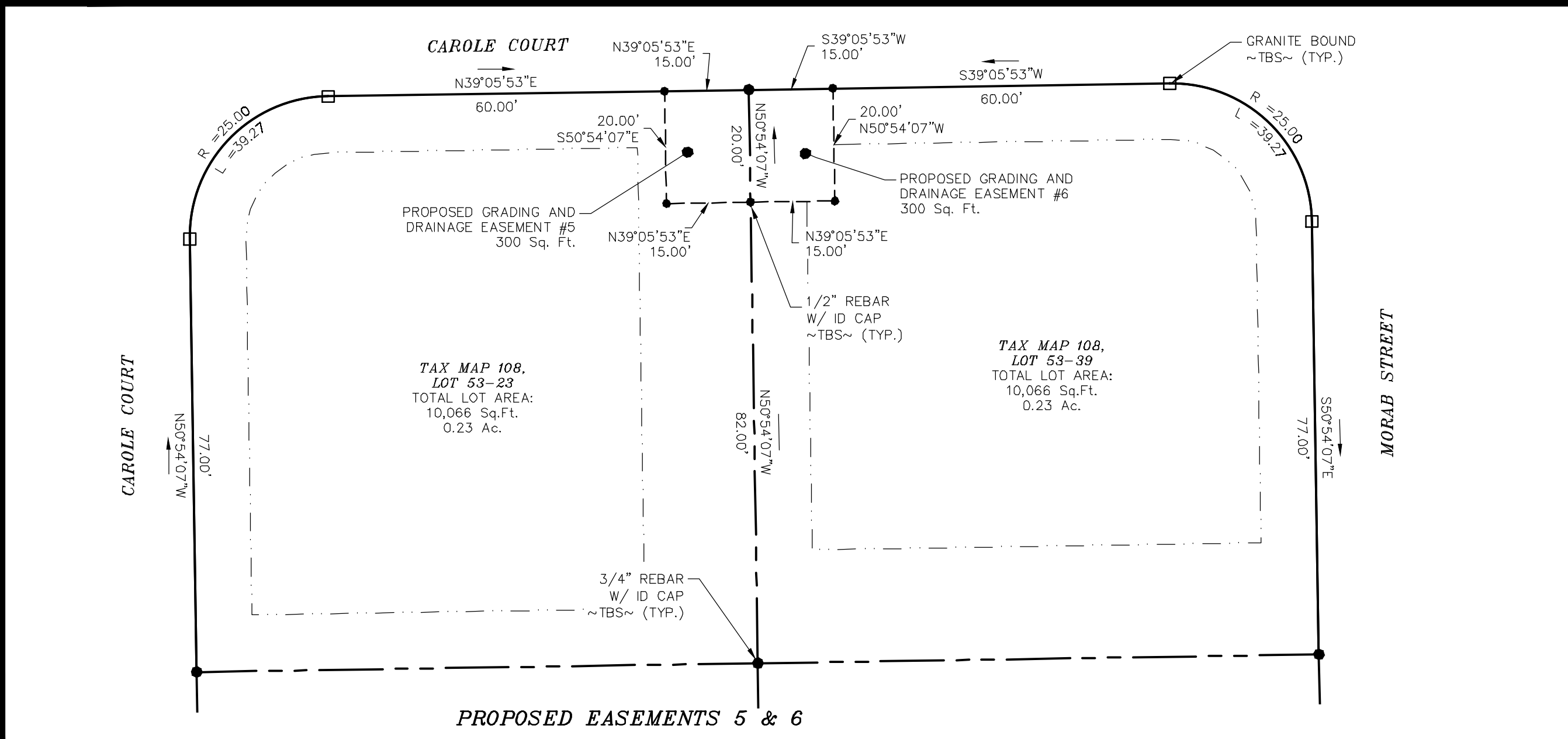
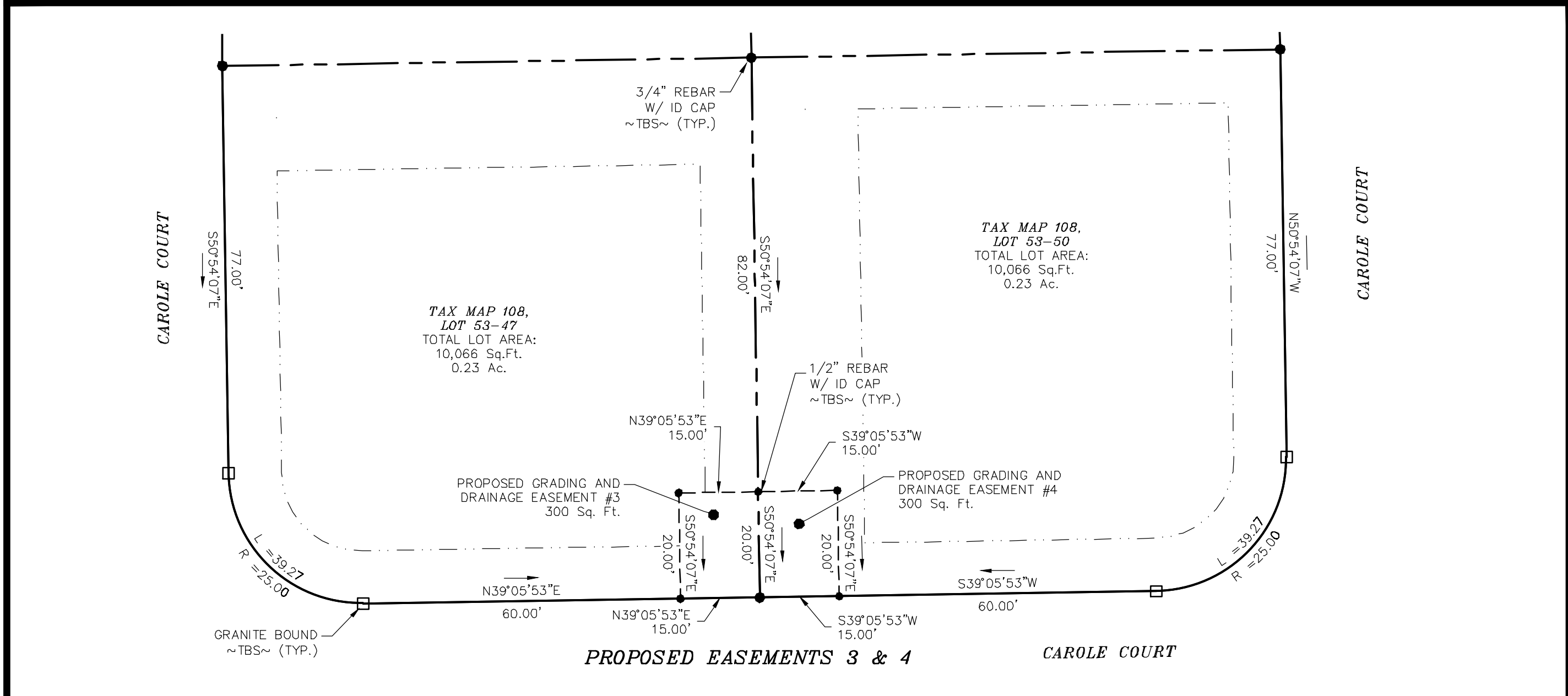
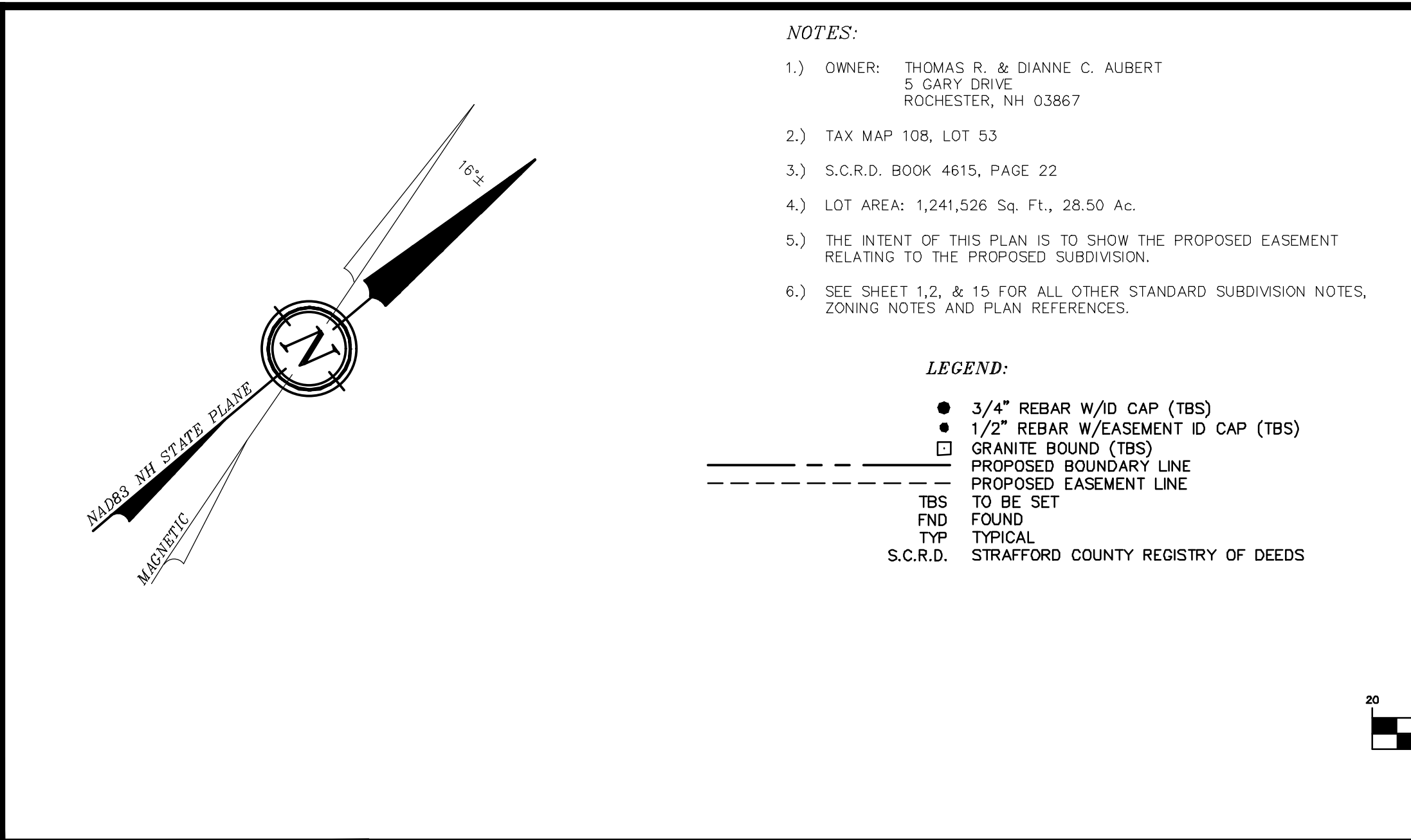
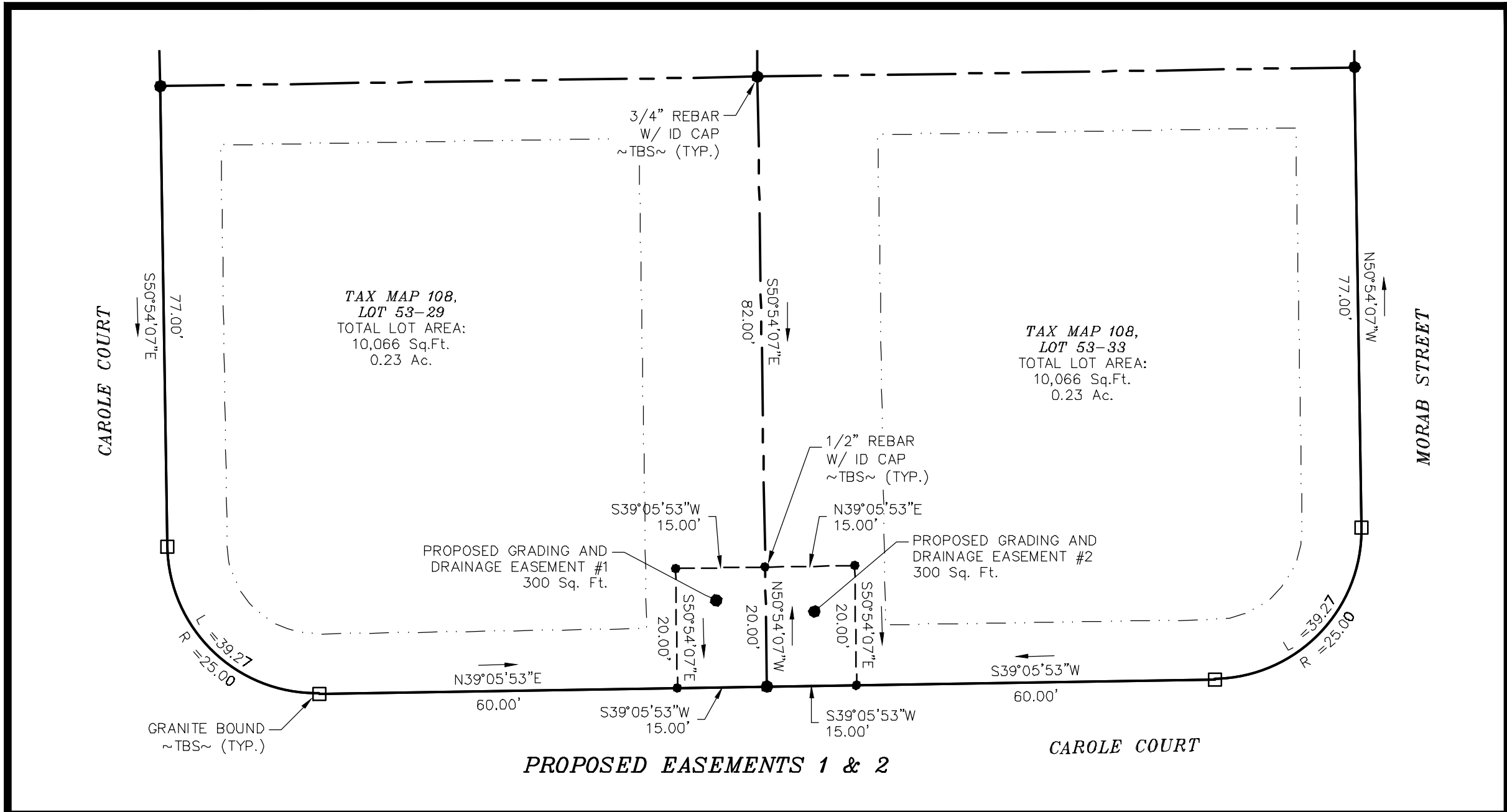
1/2" IRON PIPE
~FND~ (0.7' HIGH)

REVISION	DATE	DESCRIPTION
#4	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	8-16-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
#1	4-15-20	REVISED PER STATE AOT APPLICATION

TOPOGRAPHIC SUBDIVISION PLAN NORTH
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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

SHEET 18 OF 98



REVISION	DATE	DESCRIPTION
#4	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	8-26-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
#1	4-15-20	REVISED PER STATE AOT APPLICATION

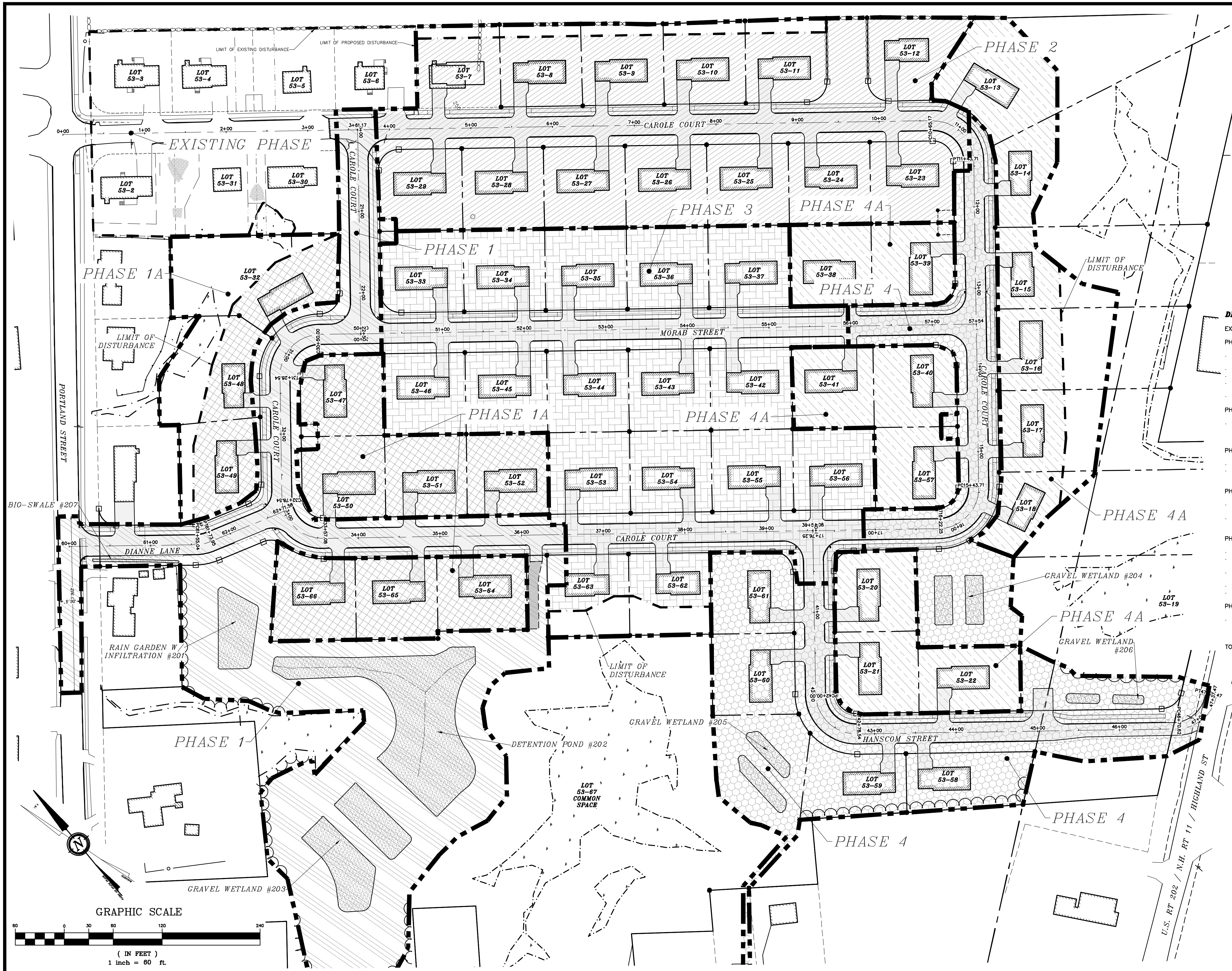
EASEMENT PLAN LAND OF THOMAS R. & DIANNE C. AUBERT 828 PORTLAND STREET ROCHESTER, NH TAX MAP 108, LOT 53

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

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

SHEET 19 OF 98



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 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 PROPOSED PHASES FOR THE SITE DEVELOPMENT

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

DISTURBANCE PER PHASES:

EXISTING PHASE: 84,466 SQ. FT. 1.94 AC.

PHASE 1: 180,599 Sq. Ft., 4.15 Ac. TOTAL DISTURBANCE

CAROLE COURT BETWEEN EX. CAROLE COURT & MORAB STREET STA: 20+00 - 22+50
CAROLE COURT PHASE 1-3 STA.: 30+00 TO 36+25
DIANNE LANE
CONSTRUCTION OF RAIN GARDEN #201, DETENTION POND #202, GRAVEL WETLAND #203 & BIO-SWALE #207.
CONSTRUCTION OF 2 RESIDENTIAL LOTS

PHASE 1A: 93,481 Sq. Ft., 2.15 Ac. TOTAL DISTURBANCE

REMAINING RESIDENTIAL CONSTRUCTION WITHIN PHASE 1 TO BE COMPLETED WHEN ROAD AND PONDS ARE STABILIZED.

PHASE 2: 165,319 Sq. Ft., 3.80 Ac. TOTAL DISTURBANCE

CAROLE COURT 3+75 TO 11+15.
CONSTRUCTION OF ALL RELATING HOMES AND UTILITIES FOR THE ROAD SEGMENT.

PHASE 3: 200,823 Sq. Ft., 4.61 Ac. TOTAL DISTURBANCE

CONSTRUCTION OF MORAB STREET STA.: 50+00 TO 56+00
CONSTRUCTION OF THE REMAINDER OF CAROLE COURT PHASE 1-3.

PHASE 4: 152,803 Sq. Ft., 3.51 Ac. TOTAL DISTURBANCE

CONSTRUCTION OF HANSCOM STREET
CONSTRUCTION OF THE REMAINDER OF CAROLE COURT
CONSTRUCTION OF GRAVEL WETLAND #204, #205 AND #206.
CONSTRUCTION OF 6 RESIDENTIAL LOTS
CONSTRUCTION OF HICKEY STREET WATER LINE

PHASE 4A: 182,648 Sq. Ft., 4.19 Ac. TOTAL DISTURBANCE

REMAINING RESIDENTIAL CONSTRUCTION WITHIN PHASE 2 TO BE COMPLETED WHEN ROAD AND PONDS ARE STABILIZED.

TOTAL IMPACT: 1,060,139 SQ. FT., 24.34 AC.

REVISION	DATE	DESCRIPTION
6-25-20		REVISED PER ROCHESTER TRG COMMENTS
6-26-20		REVISED PER ROCHESTER TRG COMMENTS
6-01-20		REVISED PER ROCHESTER TRG COMMENTS & NHDES
4-15-20		REVISED PER STATE AOT APPLICATION
#4		
#3		
#2		
#1		

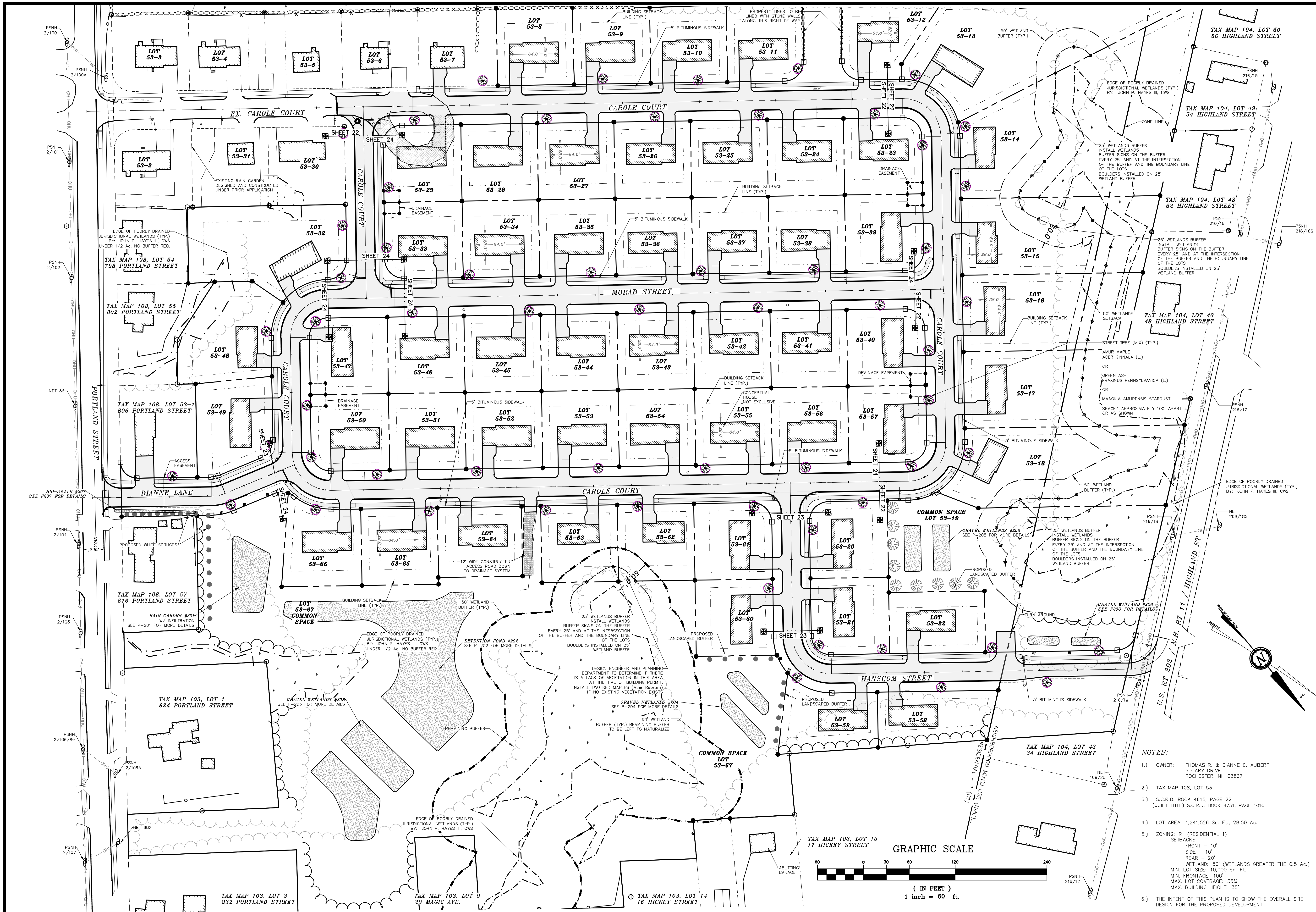
CONSTRUCTION PHASING PLAN

LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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

SHEET 20 OF 98



- NOTES:
- OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
 - TAX MAP 108, LOT 53
 - S.C.R.D. BOOK 4615, PAGE 22
(QUIET TITLE) S.C.R.D. BOOK 4731, PAGE 1010
 - LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
 - ZONING: R1 (RESIDENTIAL 1)
SETBACKS:
FRONT - 10'
SIDE - 10'
REAR - 20'
WETLAND: 50' (WETLANDS GREATER THE 0.5 AC.)
MIN. LOT SIZE: 10,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 35%
MAX. BUILDING HEIGHT: 35'
 - THE INTENT OF THIS PLAN IS TO SHOW THE OVERALL SITE DESIGN FOR THE PROPOSED DEVELOPMENT.

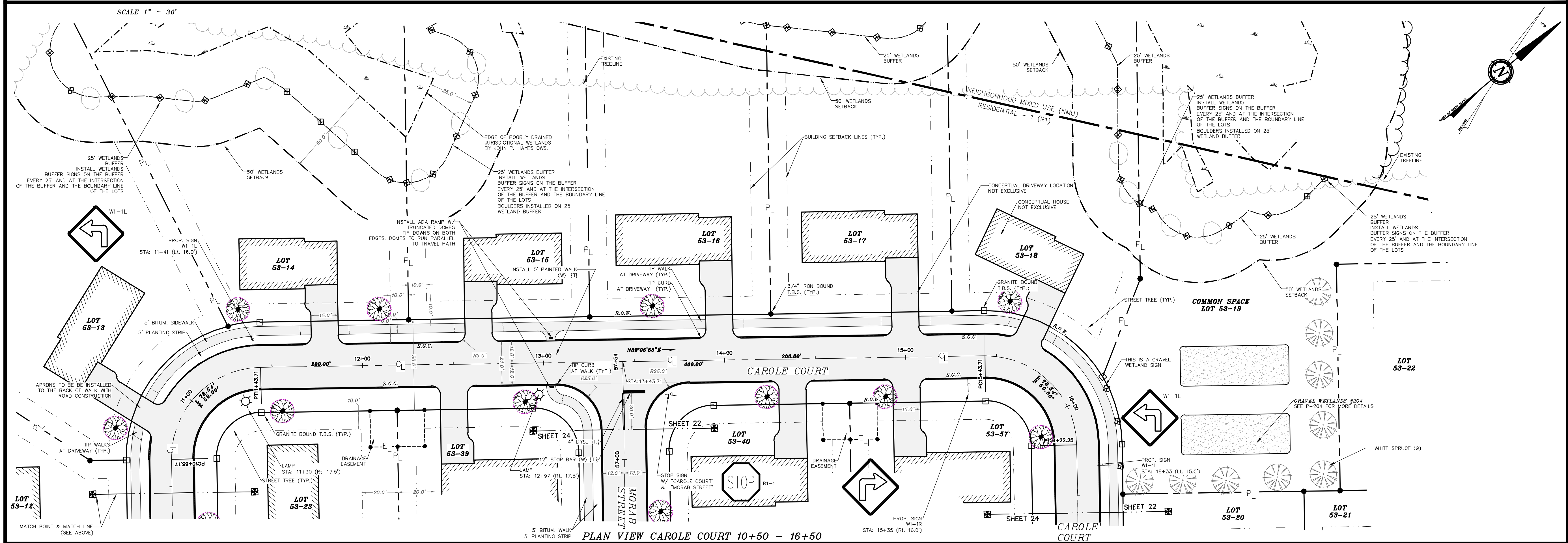
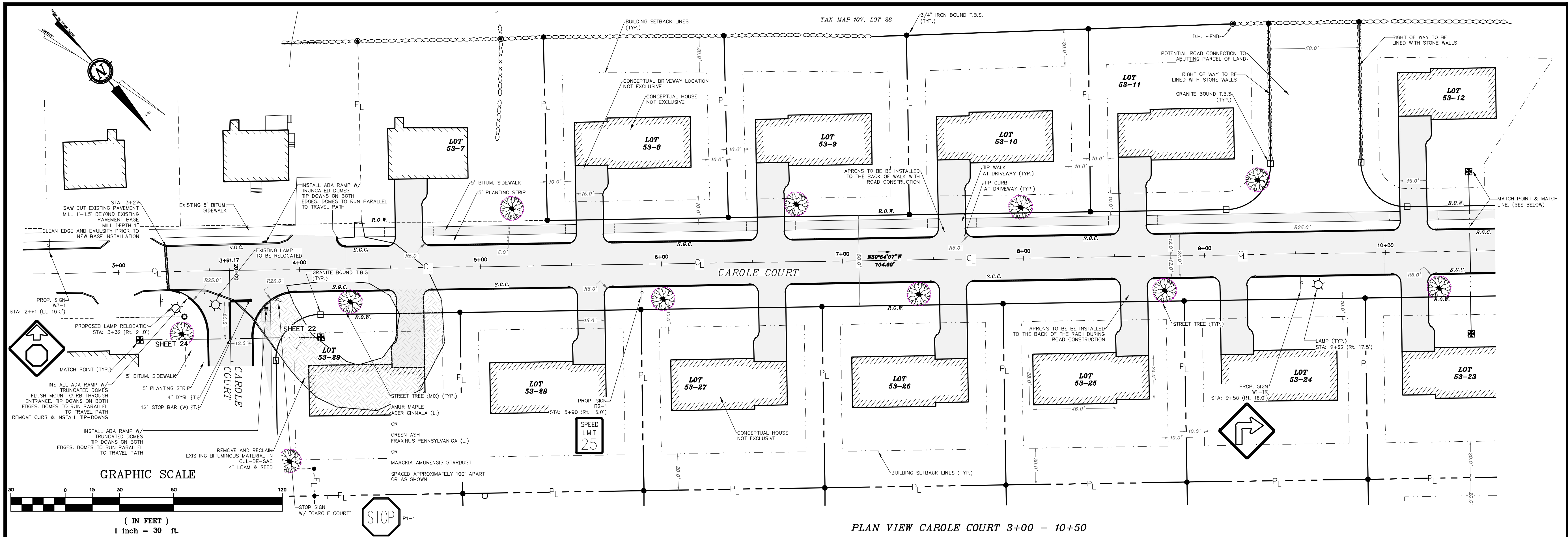
REVISION	DATE	DESCRIPTION
#1	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#2	8-26-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-01-20	REVISED PER ROCHESTER TRG COMMENTS
#4	4-15-20	REVISED PER STATE AOT APPLICATION

OVERVIEW SITE PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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

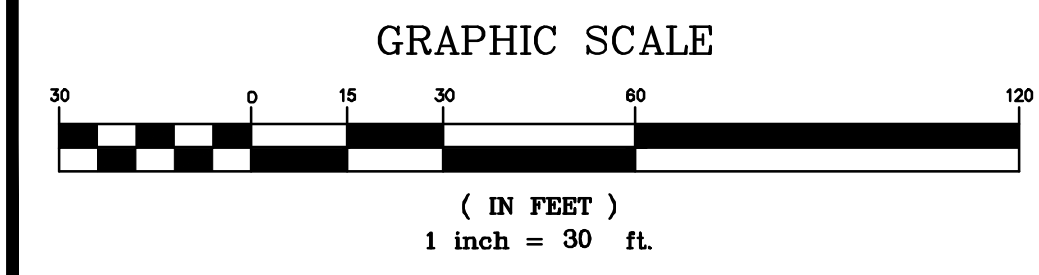
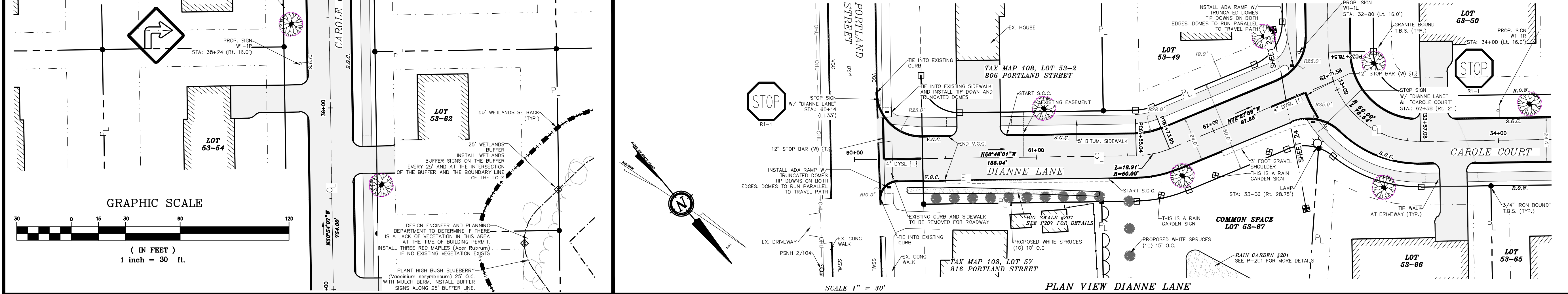
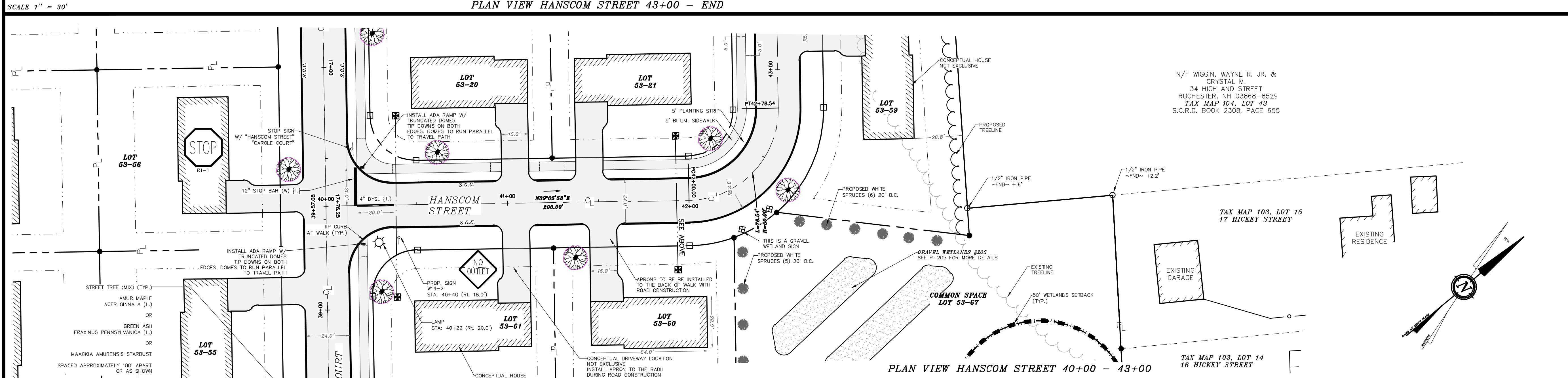
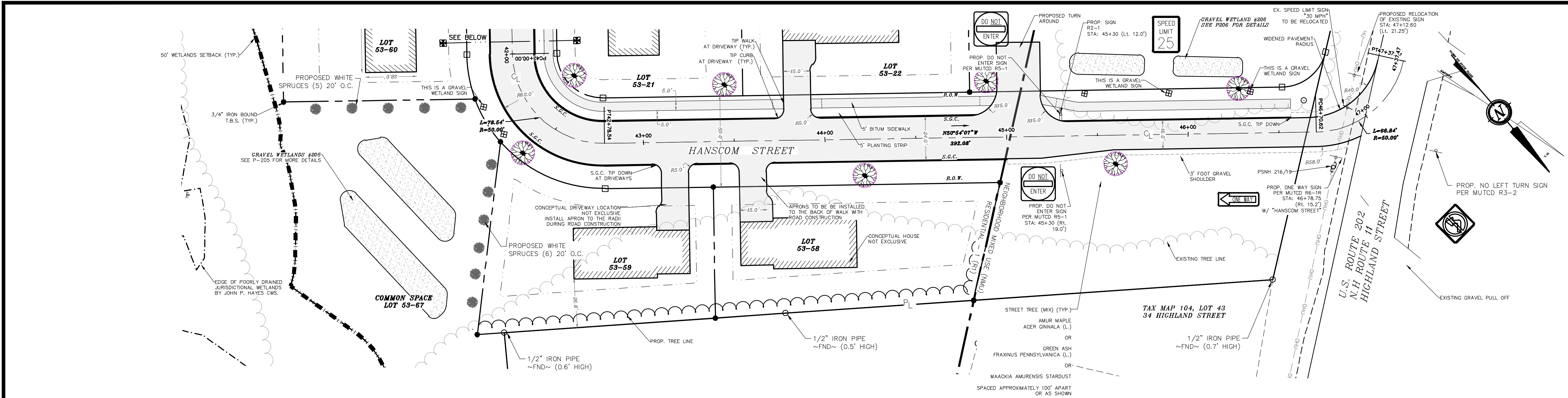


REVISION	DATE	DESCRIPTION
6-25-20		REVISED PER ROCHESTER TRG COMMENTS
6-26-20		REVISED PER ROCHESTER TRG COMMENTS
6-01-20		REVISED PER ROCHESTER TRG COMMENTS
4-15-20		REVISED PER STATE AOT APPLICATION

PLAN VIEW CAROLE COURT 3+00 - 16+50
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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

KENNETH BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



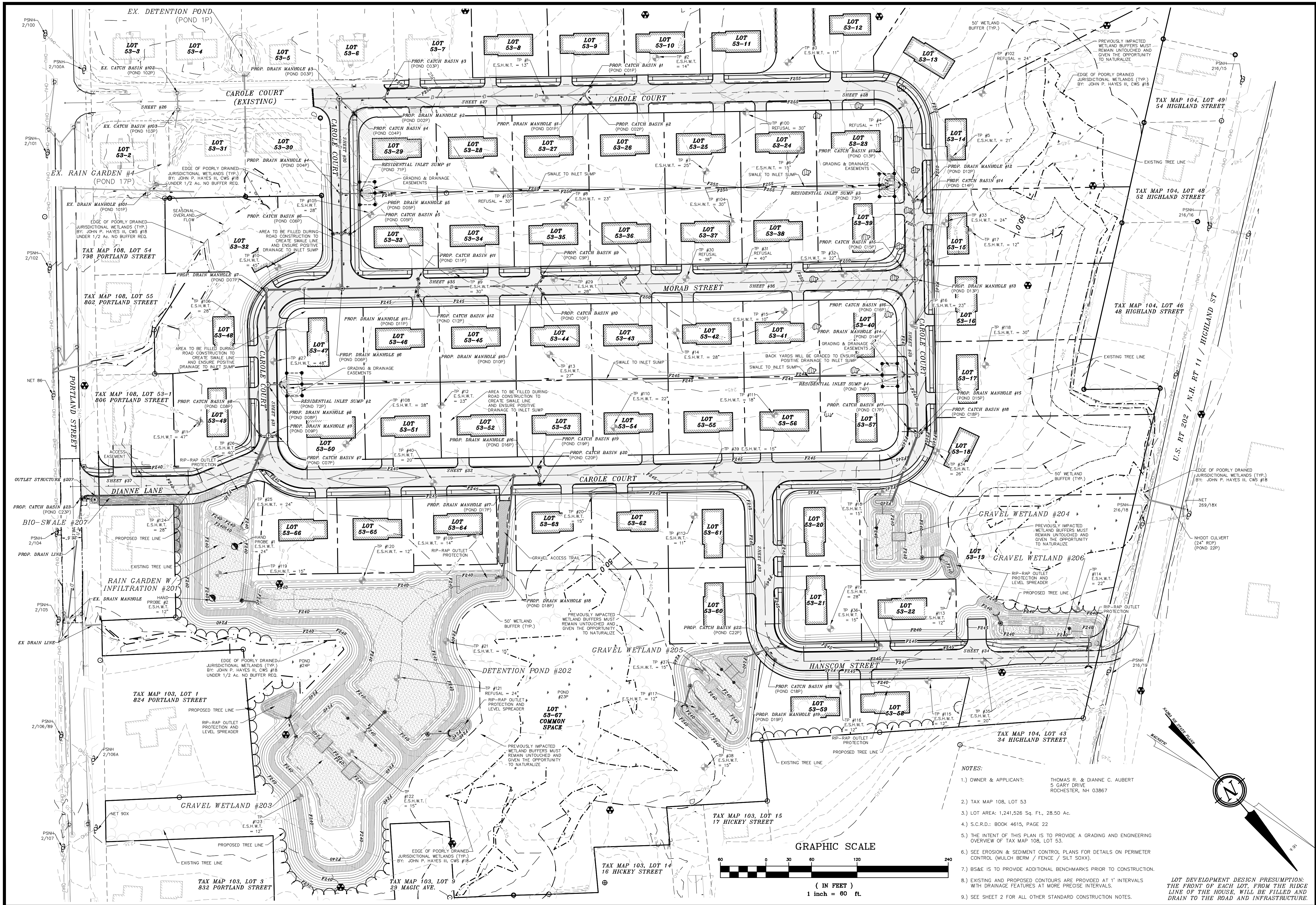
REVISION	DATE	DESCRIPTION
#1	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#2	8-26-20	REVISED PER ROCHESTER TRG COMMENTS
#3	8-31-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
#4	4-15-20	REVISED PER STATE AOT APPLICATION

PLAN VIEW HANSCOM STREET & DIANNE LANE
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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

SHEET 24 OF 98



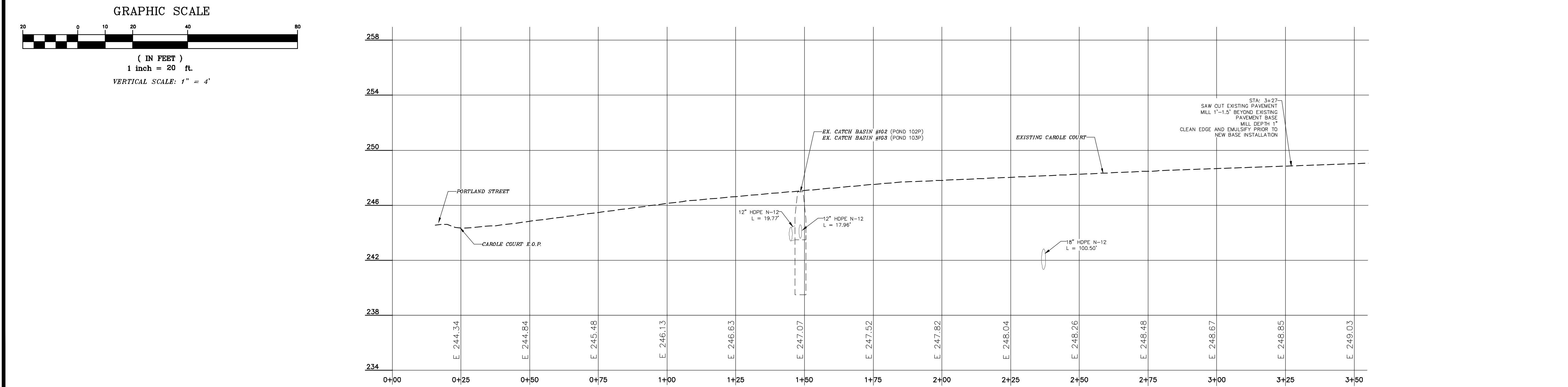
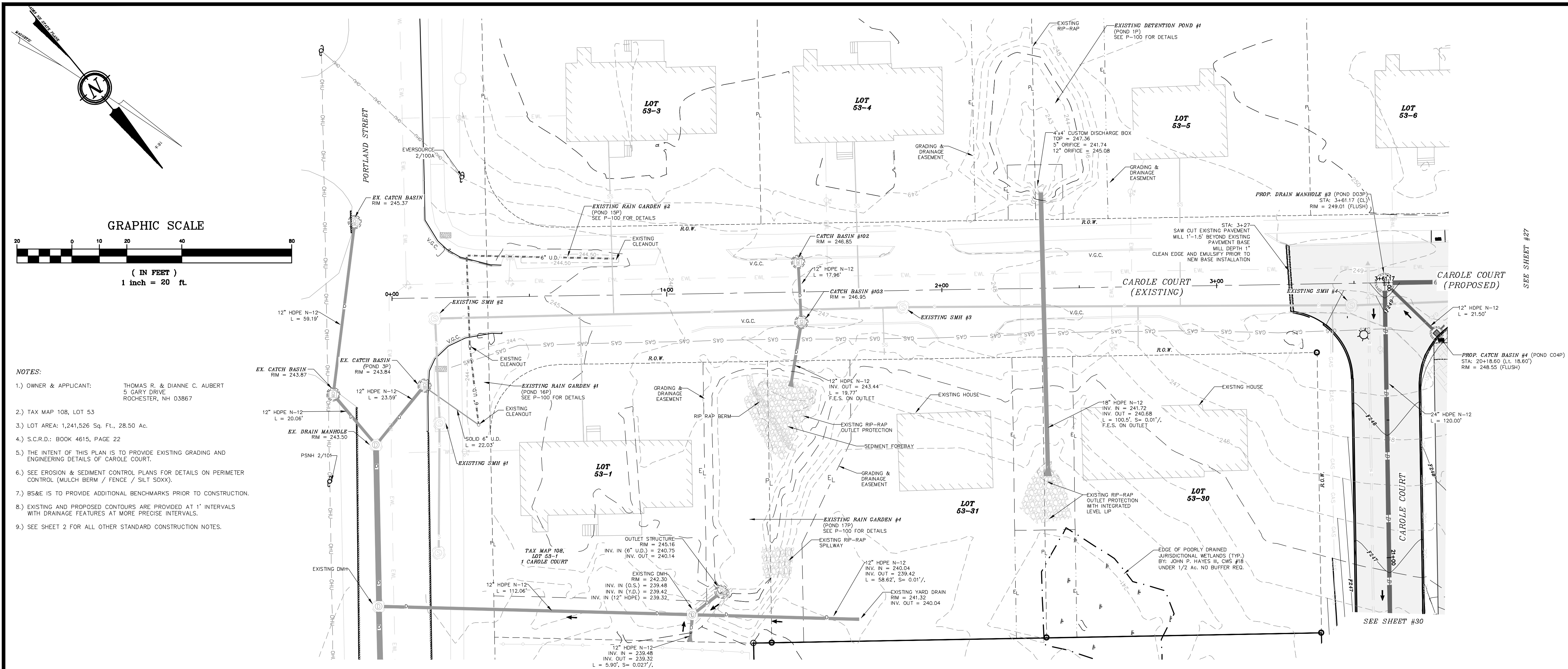
REVISION	DATE	DESCRIPTION
#1	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#2	8-26-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-01-20	REVISED PER ROCHESTER TRG COMMENTS
#4	4-15-20	REVISED PER STATE AOT APPLICATION

OVERVIEW GRADING PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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 25 OF 98



REVISION	DATE	DESCRIPTION
#4	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	8-26-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
#1	4-15-20	REVISED PER STATE AOT APPLICATION

AS-BUILT PLAN & PROFILE CAROLE COURT 0+00 - 3+50

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

BERRY SURVEYING & ENGINEERING

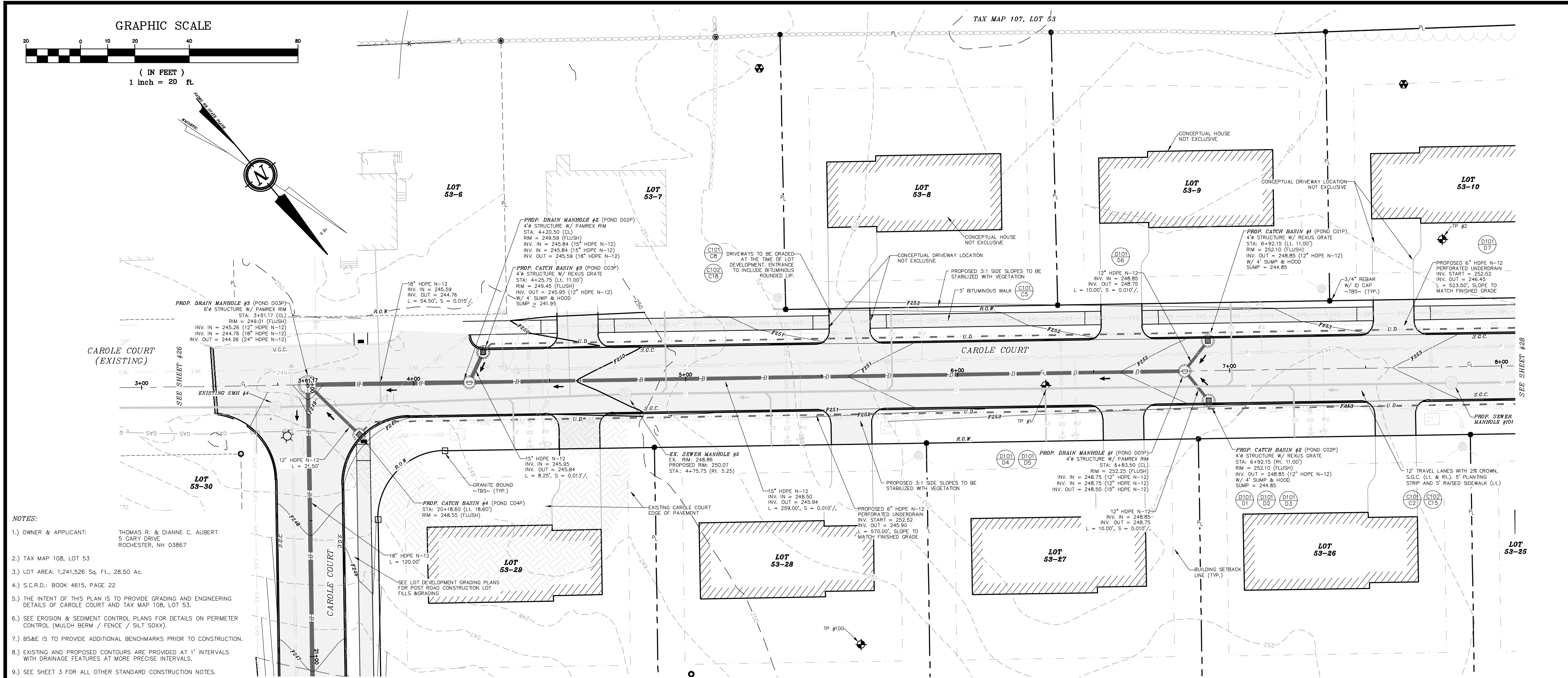
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

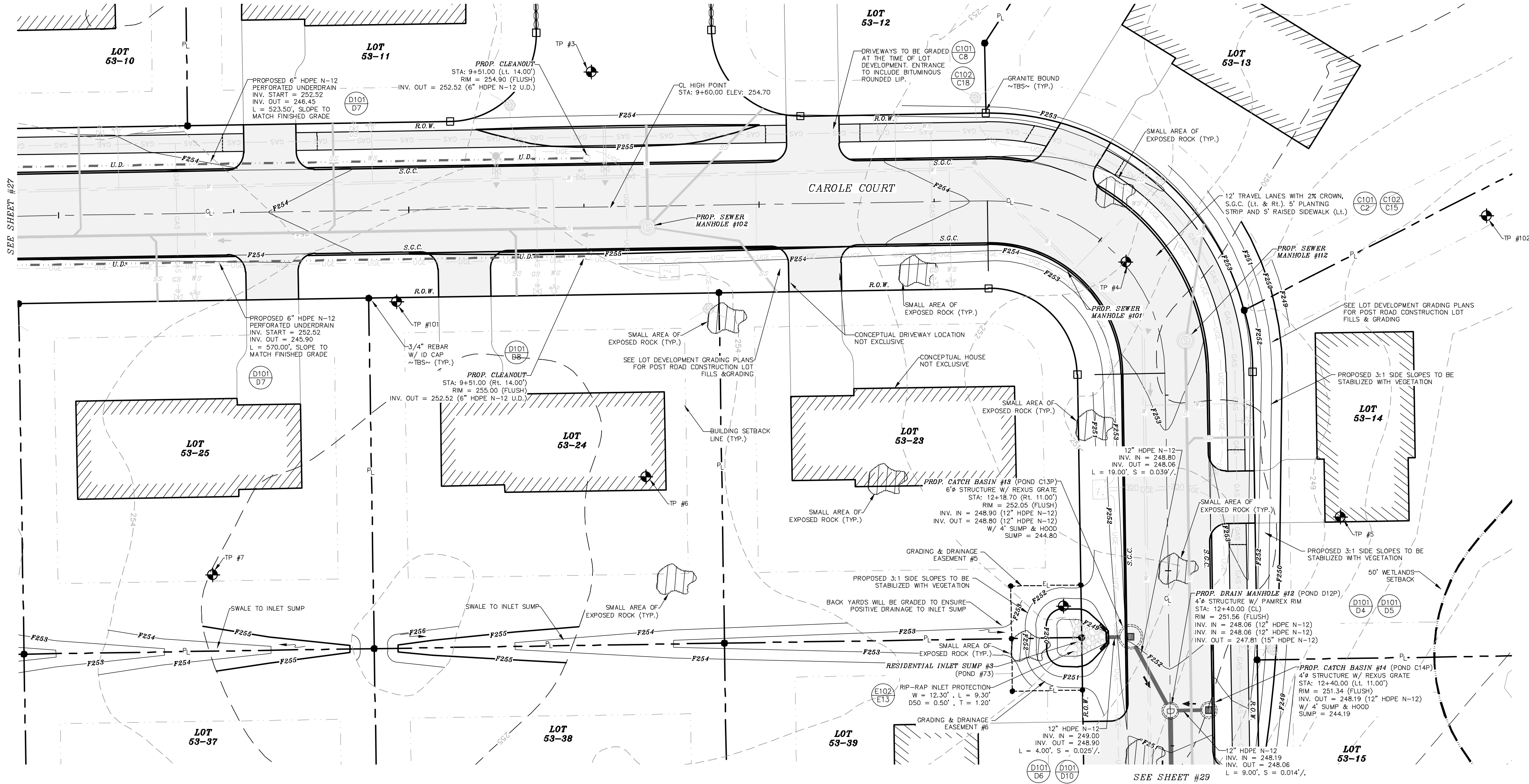
SCALE : 1 IN. EQUALS 20 FT.

DATE : APRIL 7, 2020

FILE NO. : DB 2019 - 144

KENNETH A. BERRY
No. 14243
PROFESSIONAL ENGINEER

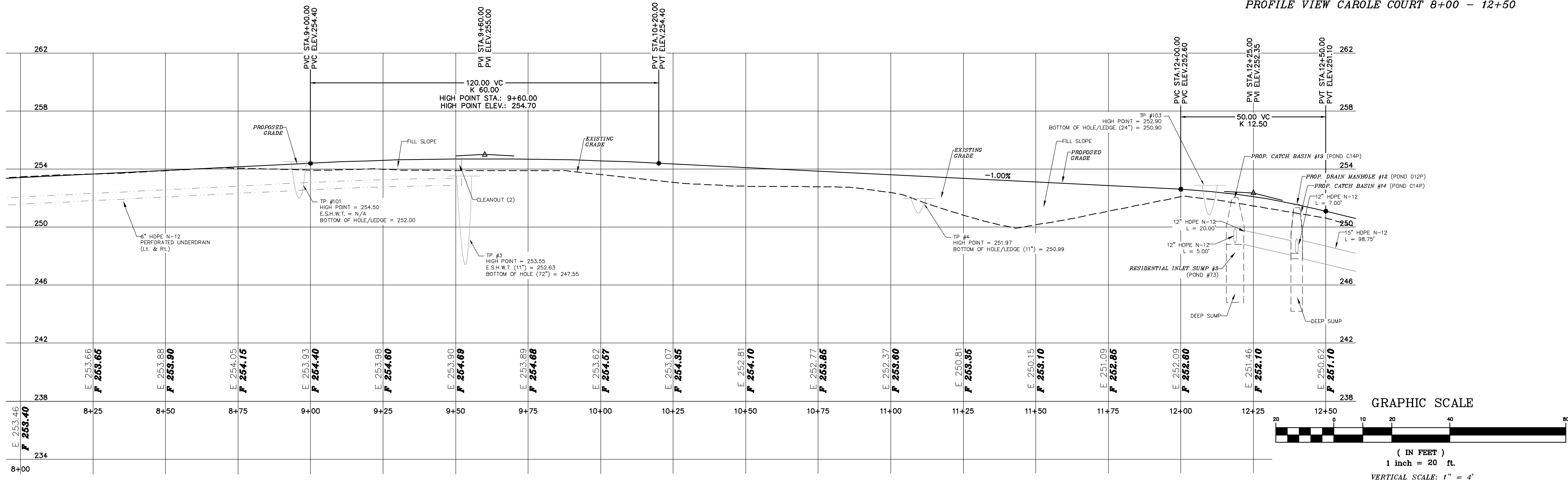




NOTES:
1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
S. GARY DRIVE
ROCHESTER, NH 03867
2.) TAX MAP 108, LOT 53
3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
4.) S.C.R.D.: BOOK 4615, PAGE 22
5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING
DETAILS OF CAROLE COURT AND TAX MAP 108, LOT 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 3 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

GRAPHIC SCALE
1 inch = 20 ft.

PLAN VIEW CAROLE COURT 8+00 - 12+50
PROFILE VIEW CAROLE COURT 8+00 - 12+50



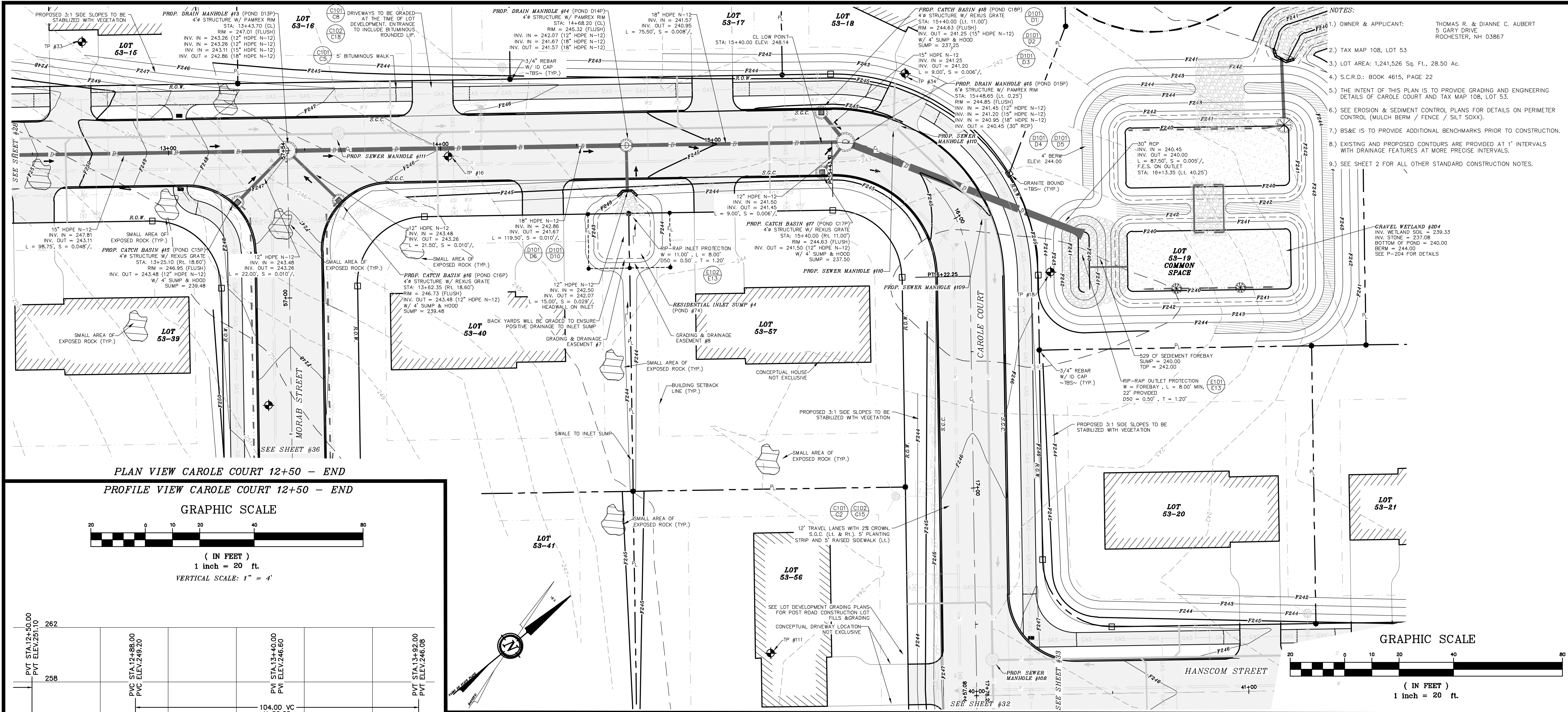
GRAPHIC SCALE
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

REVISION	DATE	DESCRIPTION
#4	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-16-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
#1	4-15-20	REVISED PER STATE AOT APPLICATION

PLAN & PROFILE CAROLE COURT 8+00 - 12+50
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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

SHEET 28 OF 98

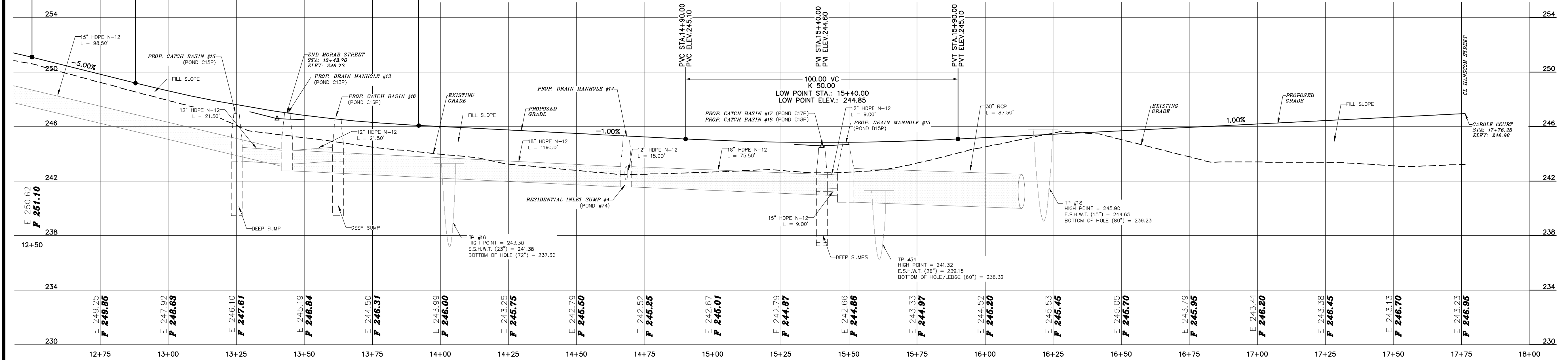


- NOTES:
1. OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
 2. TAX MAP 108, LOT 53
 3. LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
 4. S.C.R.D.: BOOK 4615, PAGE 22
 5. THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF CAROLE COURT AND TAX MAP 108, LOT 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
#4	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-16-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
#1	4-15-20	REVISED PER STATE DOT APPLICATION

PLAN & PROFILE CAROLE COURT 12+50 - 17+76.25

LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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.

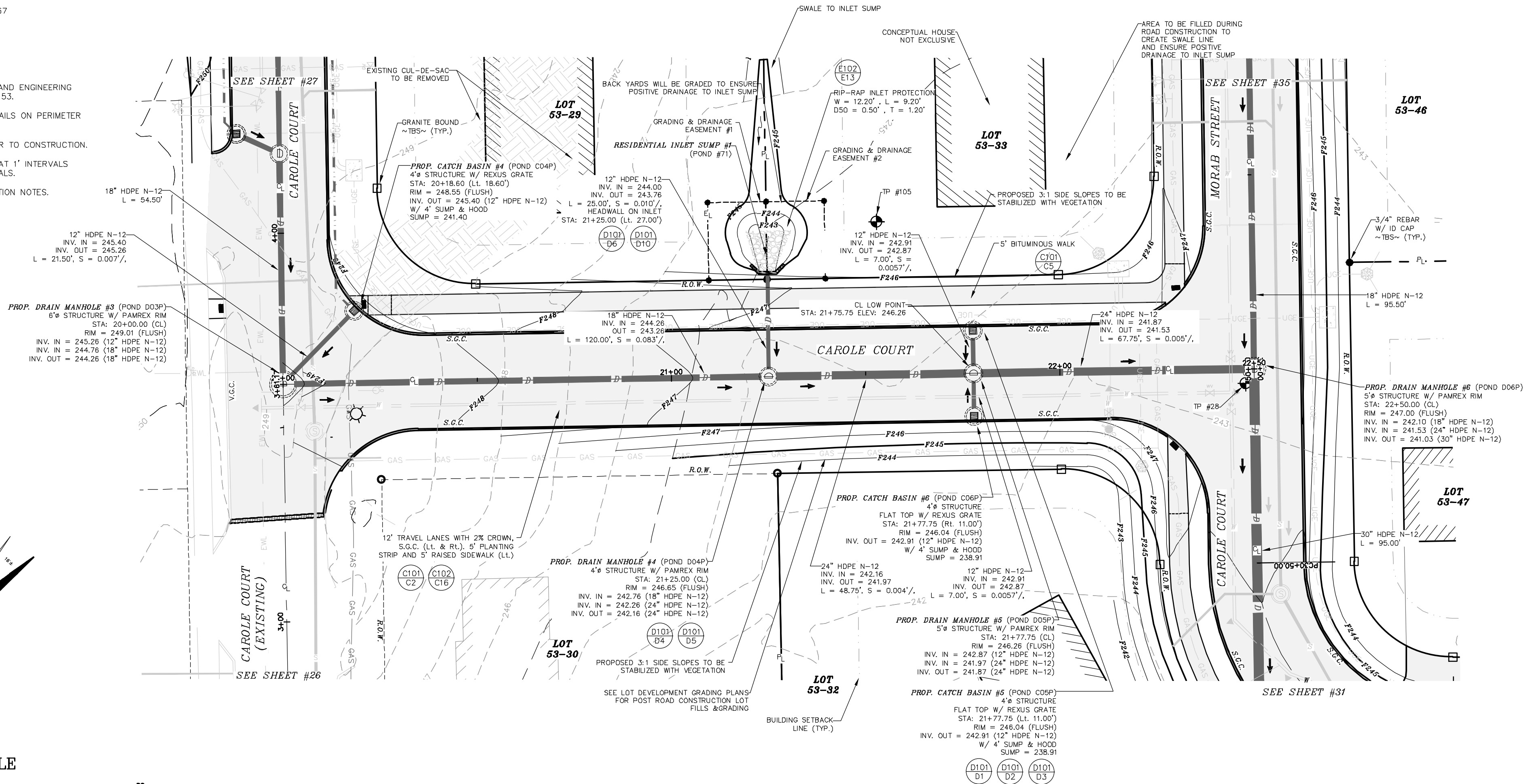
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FILE NO. : DB 2019 - 144

SHEET 29 OF 98

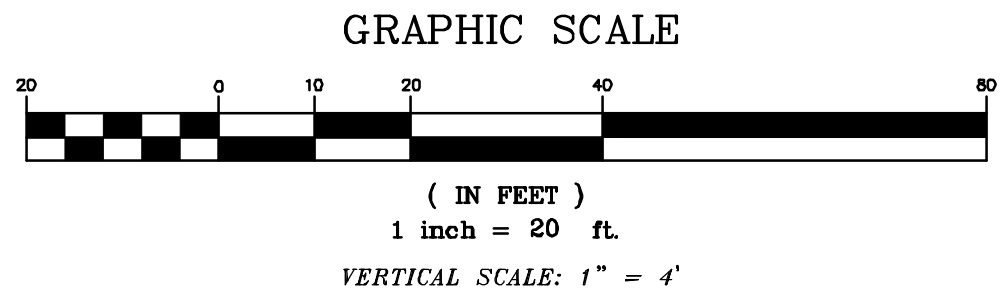
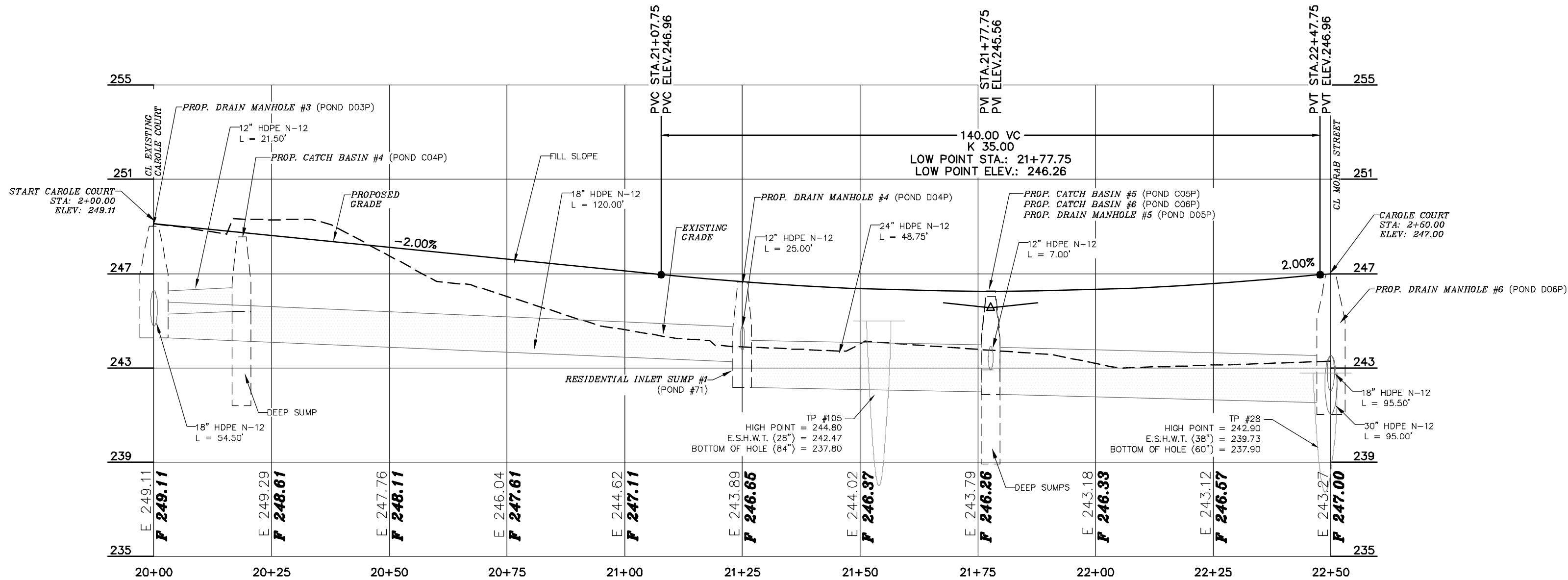
NOTES:

- 1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03667
- 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.



PLAN VIEW CAROLE COURT BETWEEN EX. CAROLE COURT AND MORAB STREET 20+00 - END

PROFILE VIEW CAROLE COURT BETWEEN EX. CAROLE COURT AND MORAB STREET 20+00 - END



PLAN & PROFILE CAROLE COURT BETWEEN EX. CAROLE

COURT AND MORAB STREET 20+00 - END

LAND OF

THOMAS R. & DIANNE C. AUBERT

828 PORTLAND STREET

ROCHESTER, NH

TAX MAP 108, LOT 53

BERRY SURVEYING & ENGINEERING

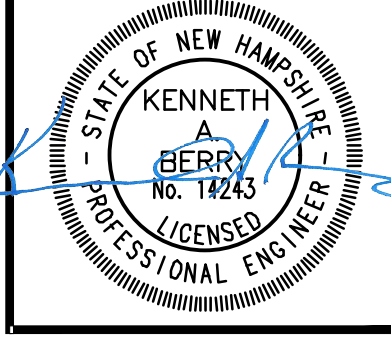
335 SECOND CROWN POINT ROAD

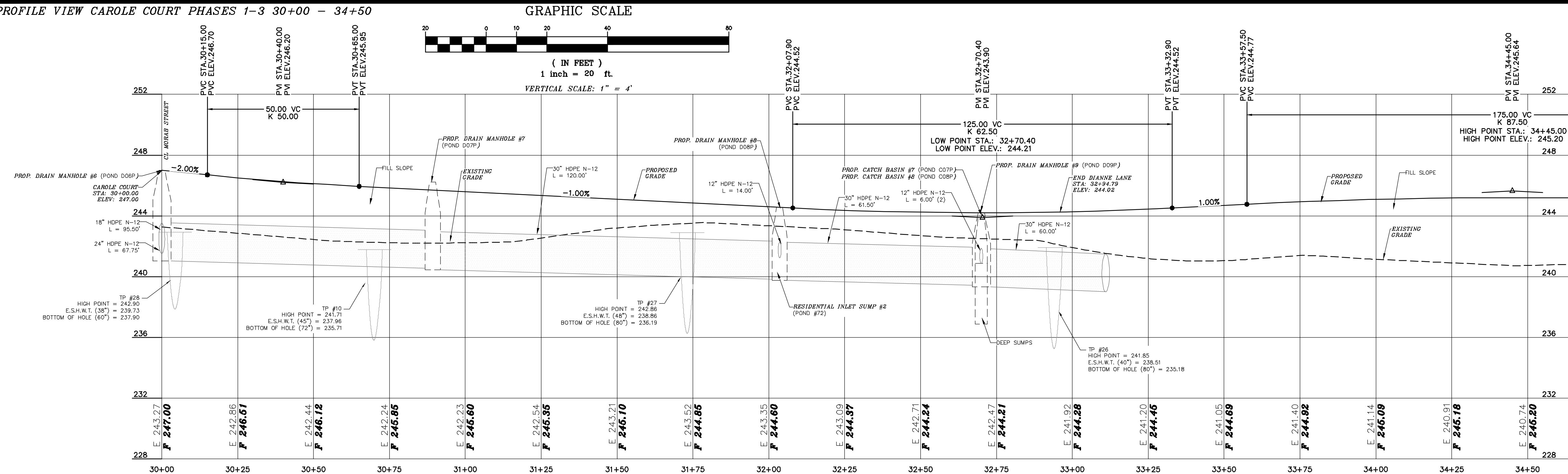
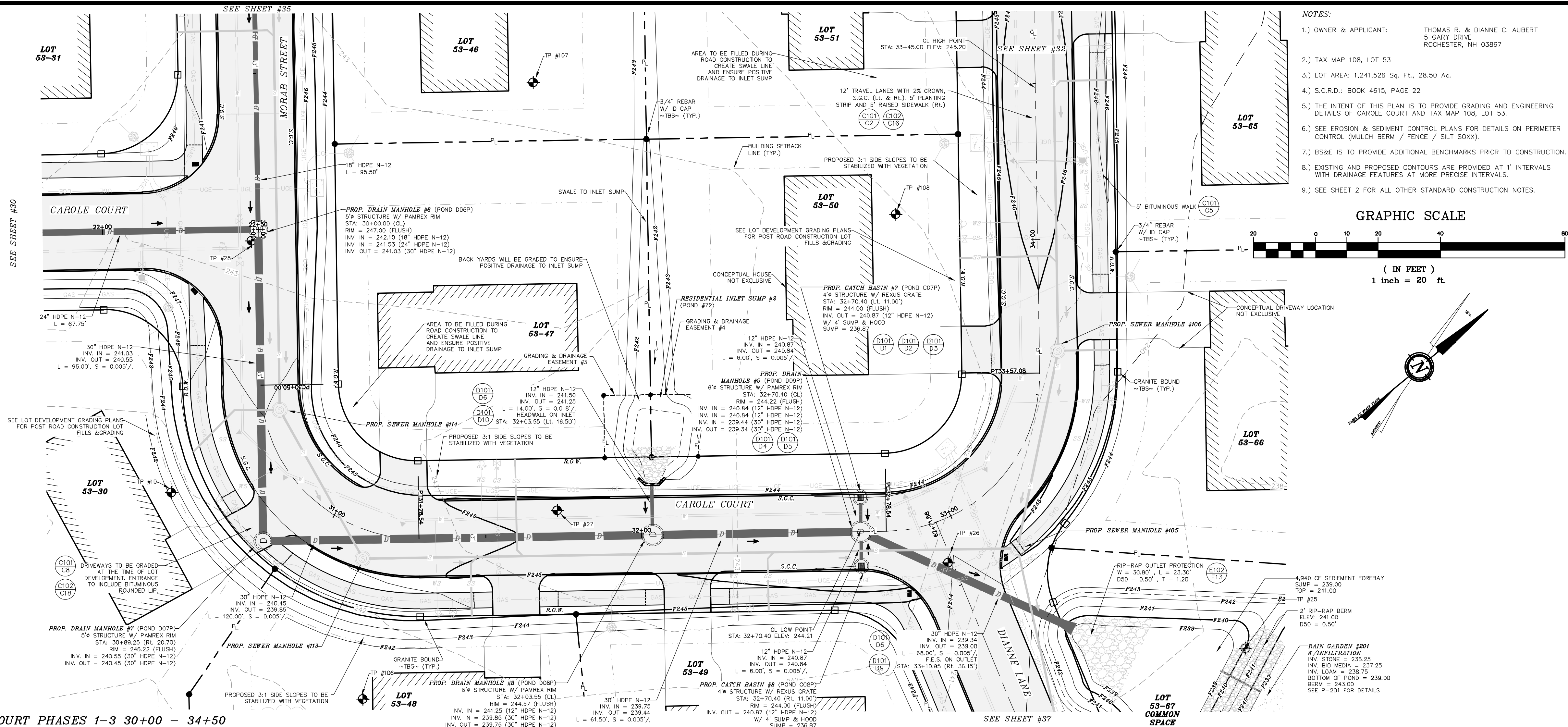
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.

DATE : APRIL 7, 2020

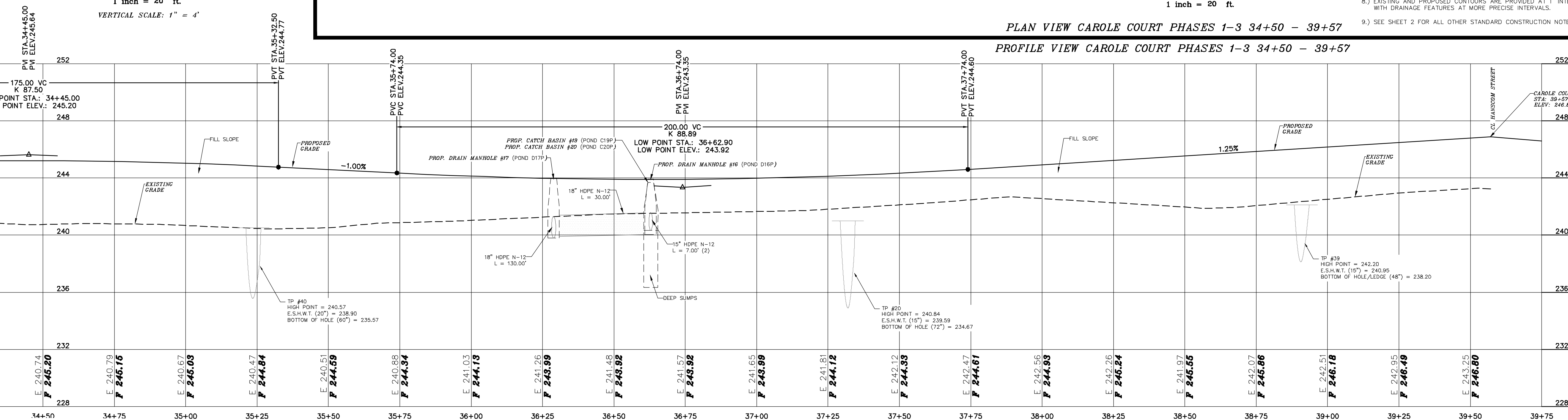
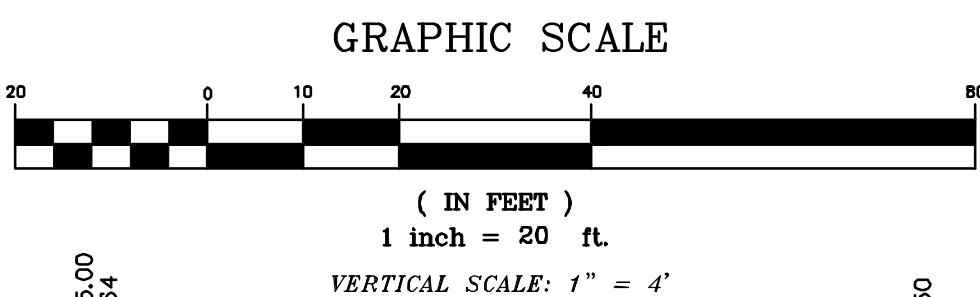
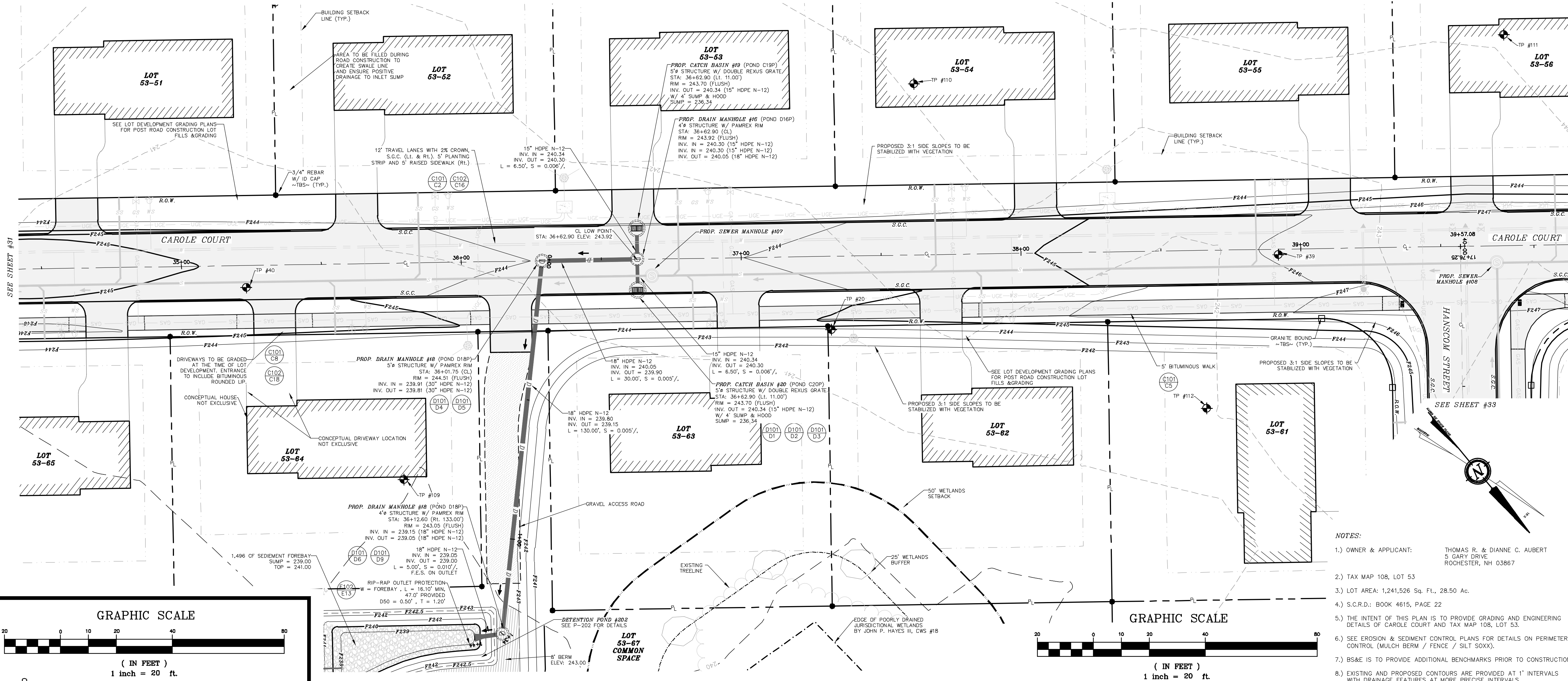
FILE NO. : DB 2019 - 144





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
REGISTERED PROFESSIONAL ENGINEER
NO. 14243



- 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 CAROLLE 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.

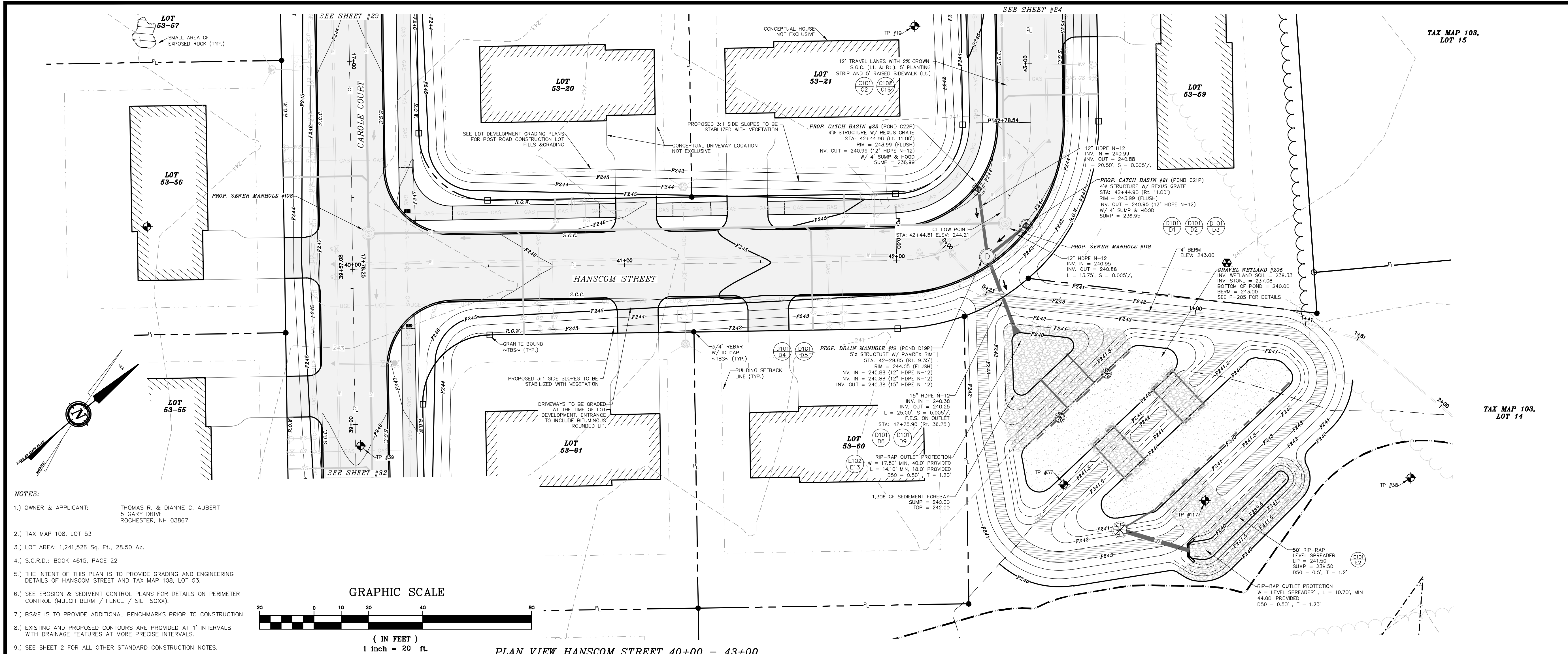
REVISION	DATE	DESCRIPTION
#4	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-16-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
#1	4-15-20	REVISED PER STATE AOT APPLICATION

PLAN & PROFILE CAROLLE COURT PHASES 1-3 34+50 - 39+57
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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
REGISTERED PROFESSIONAL ENGINEER
NO. 14243

SHEET 32 OF 98

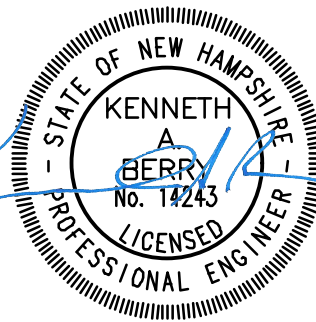


- NOTES:
- 1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03667
 - 2.) TAX MAP 108, LOT 53
 - 3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
 - 4.) S.C.R.D.: BOOK 4615, PAGE 22
 - 5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF HANSCOM STREET AND 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
#4	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	8-16-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
#1	4-15-20	REVISED PER STATE AOT APPLICATION

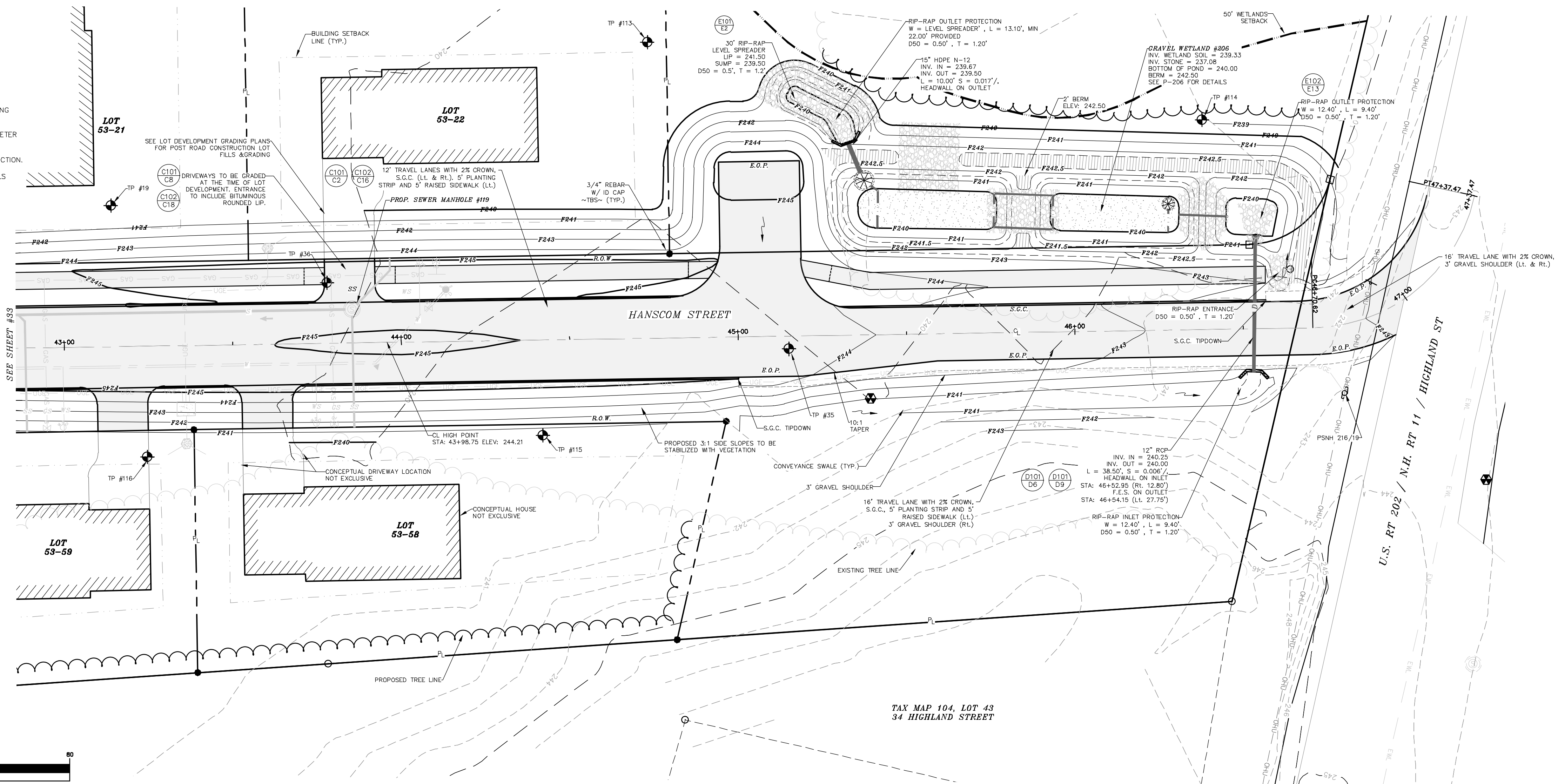
PLAN & PROFILE HANSCOM STREET 40+00 - END
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
TAX MAP 108, LOT 53

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

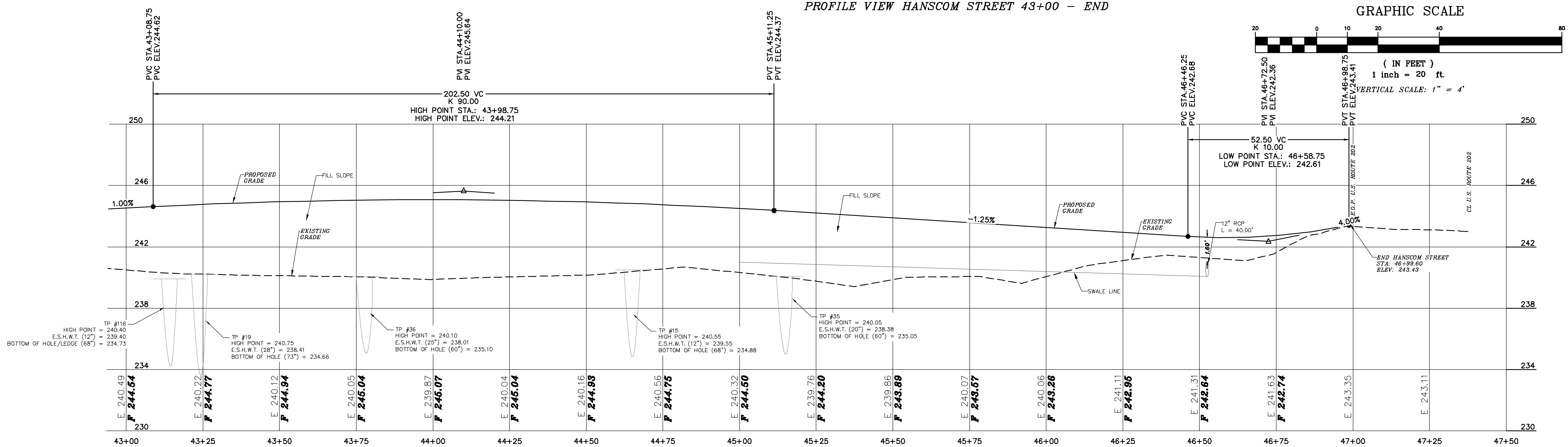


NOTES:

- 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 4615, PAGE 22
- 5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF HANSCOM STREET 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.



PLAN VIEW HANSCOM STREET 43+00 - END
PROFILE VIEW HANSCOM STREET 43+00 - END

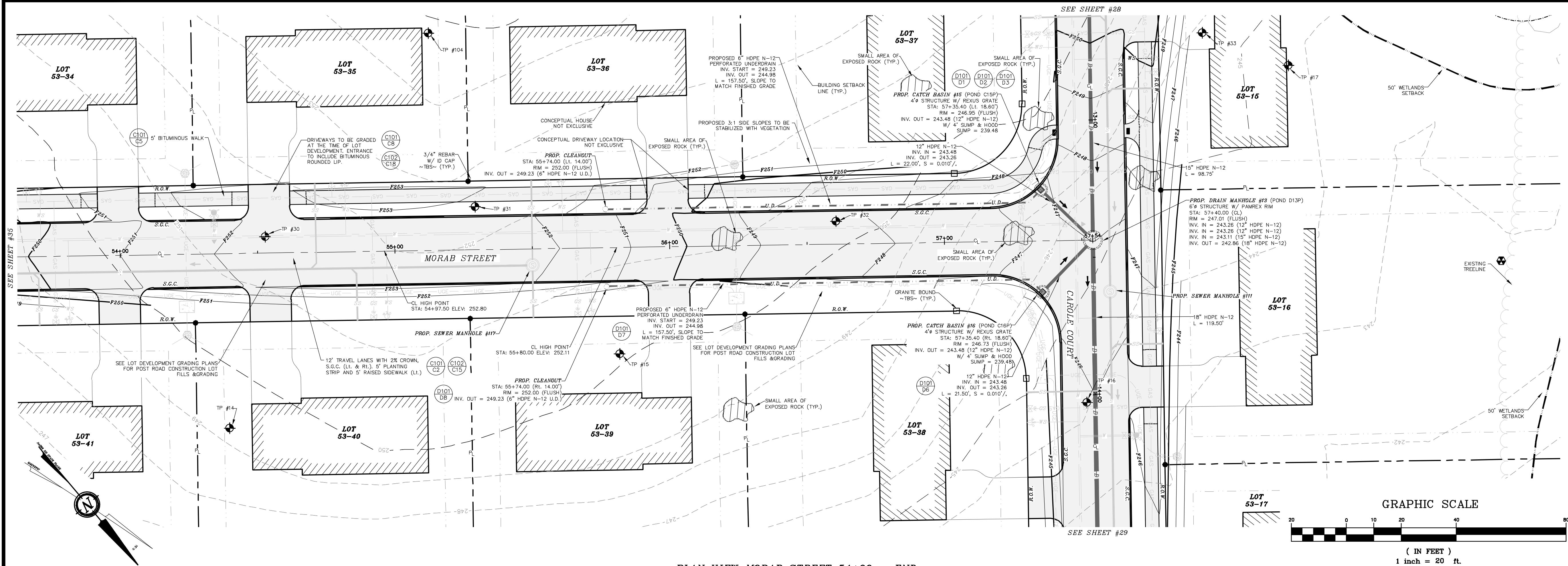


REVISION	DATE	DESCRIPTION
#4	6-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-26-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS
#1	4-15-20	REVISED PER STATE AOT APPLICATION

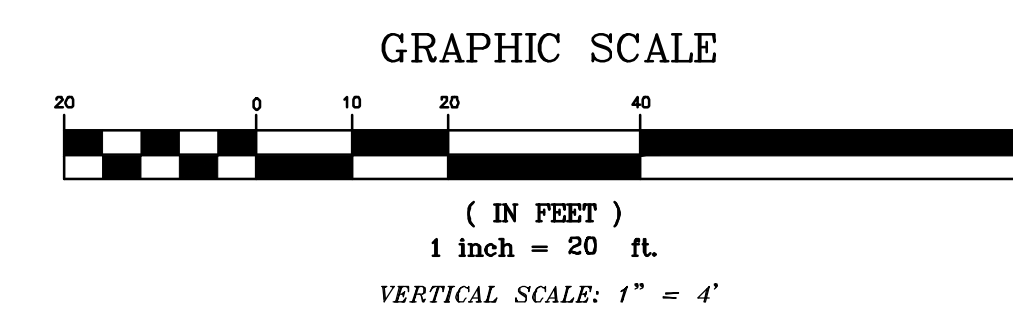
PLAN & PROFILE HANSCOM STREET 43+00 - END
LAND OF THOMAS R. & DIANNE C. AUBERT 828 PORTLAND STREET ROCHESTER, NH TAX MAP 108, LOT 53

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

SHEET 34 OF 98

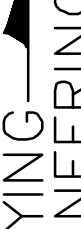


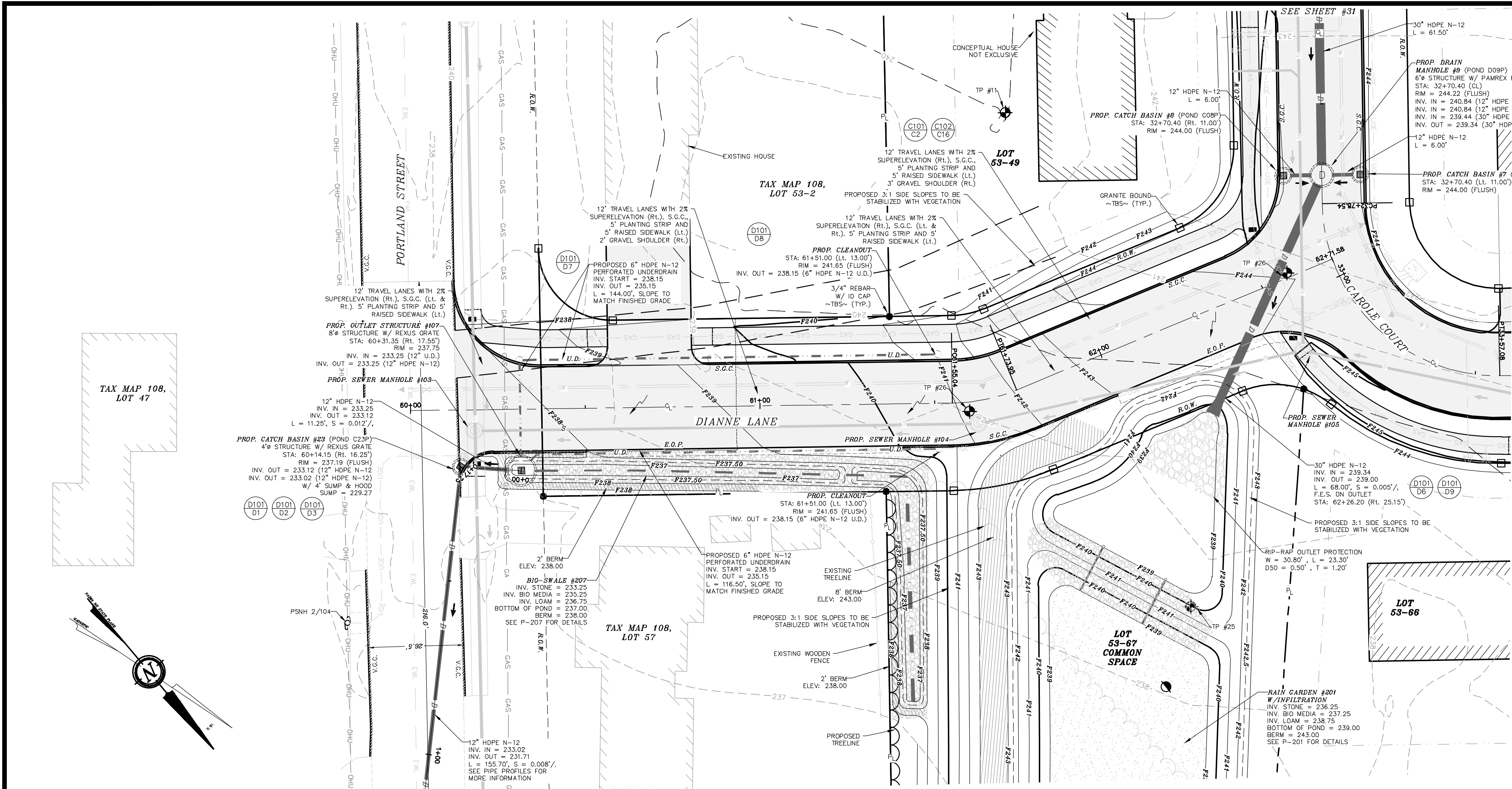
- NOTES:**
- 1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
 - 2.) TAX MAP 108, LOT 53
 - 3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
 - 4.) S.C.R.D.: BOOK 4615, PAGE 22
 - 5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF MORAB STREET AND 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
#4	6-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-10-20	REVISED PER ROCHESTER TRG COMMENTS
#2	4-11-20	REVISED PER ROCHESTER TRG COMMENTS
#1	4-15-20	REVISED PER STATE AOT APPLICATION

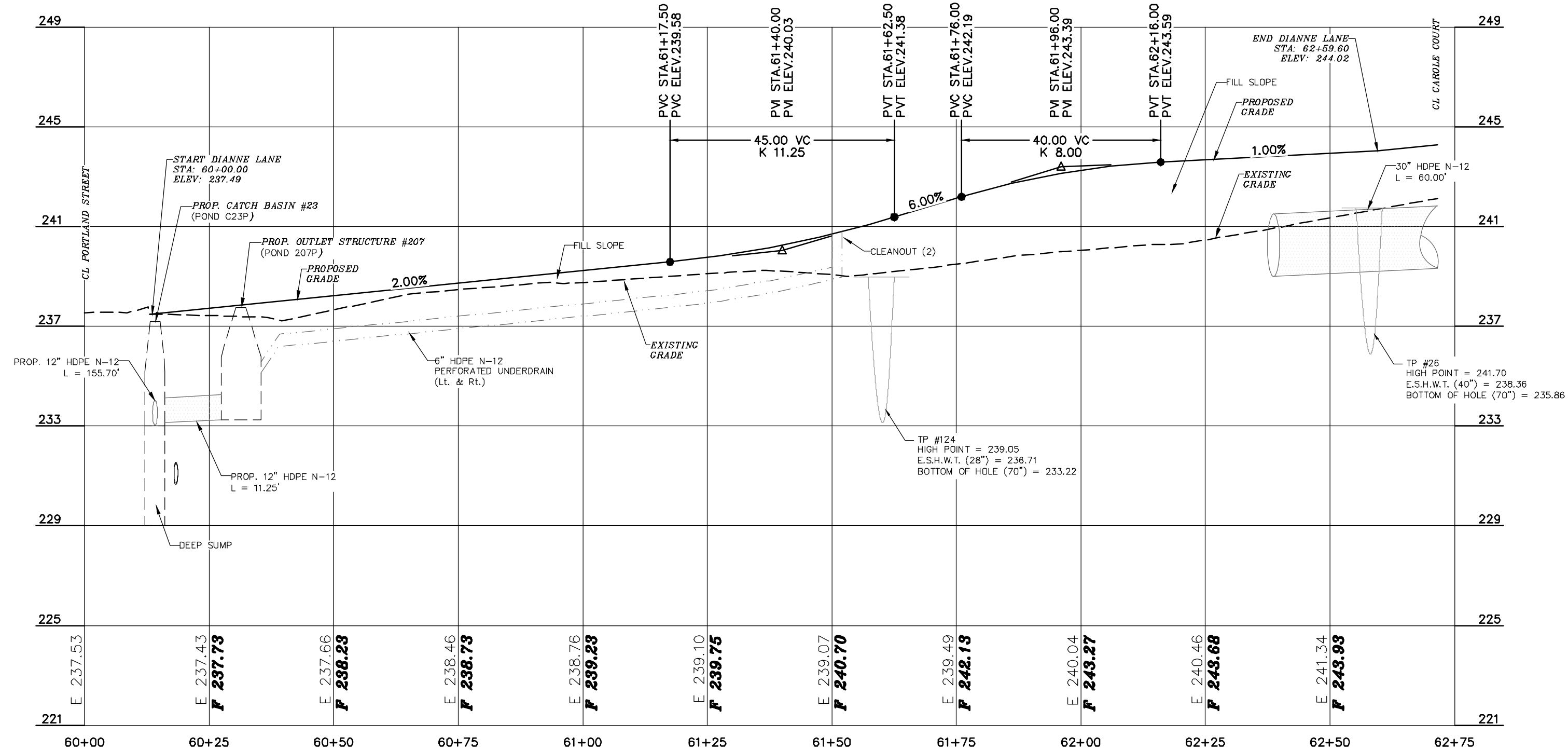
PLAN & PROFILE MORAB STREET 54+00 - END
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

	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.
	SHEET 36 OF 98	



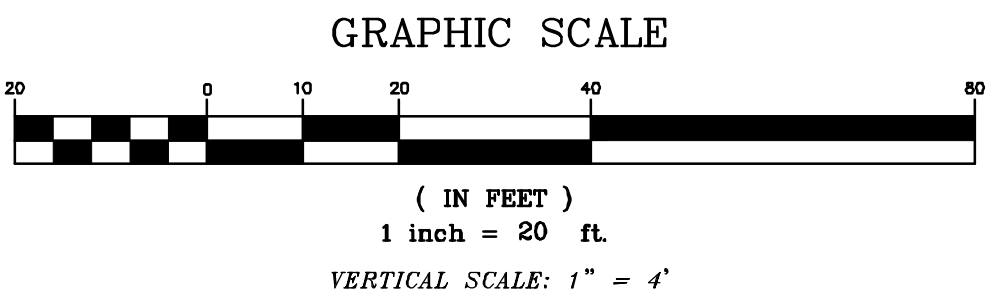
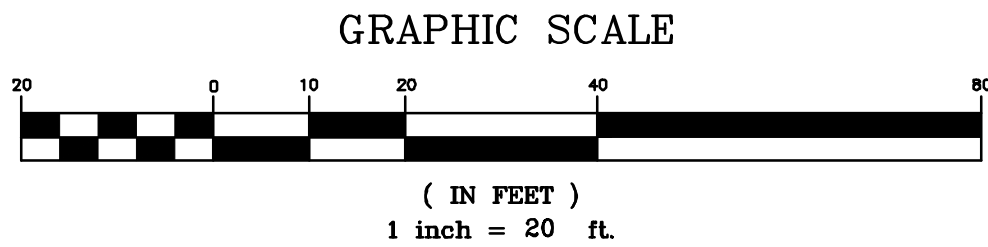
PLAN VIEW DIANNE LANE 60+00 - END

PROFILE VIEW DIANNE LANE 60+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 4615, PAGE 22
- 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.



REVISED PER ROCHESTER TRG COMMENTS		DESCRIPTION	
6-25-20	#4	REVISED PER ROCHESTER TRG COMMENTS	DATE
6-16-20	#3	REVISED PER ROCHESTER TRG COMMENTS	REVISION
6-01-20	#2	REVISED PER ROCHESTER TRG COMMENTS	DATE
4-15-20	#1	REVISED PER STATE AOT APPLICATION	REVISION

PLAN & PROFILE SIDEWALK CONNECTION 0+00 - END	
LAND OF	
THOMAS R. & DIANNE C. AUBERT	
828 PORTLAND STREET	
ROCHESTER, NH	
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

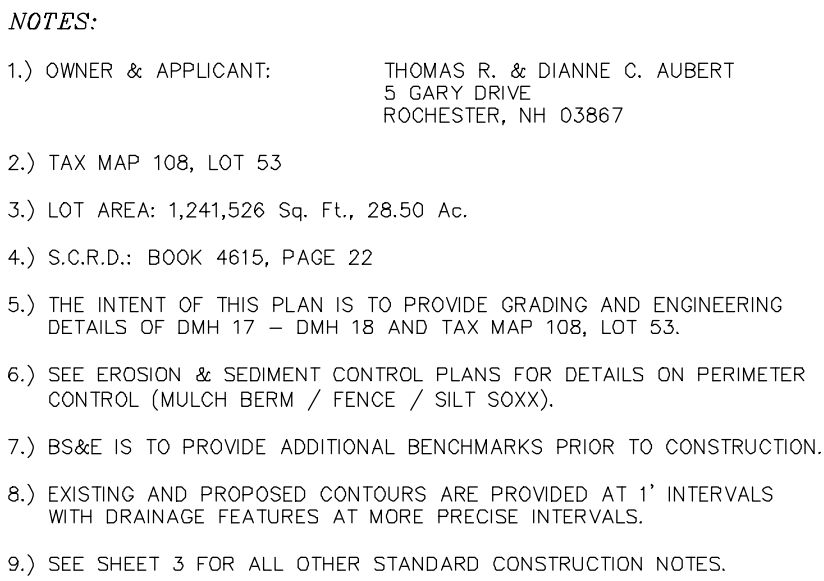
STATE OF NEW HAMPSHIRE

KENNETH A. BERRY

NO. 14243

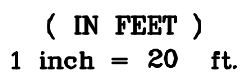
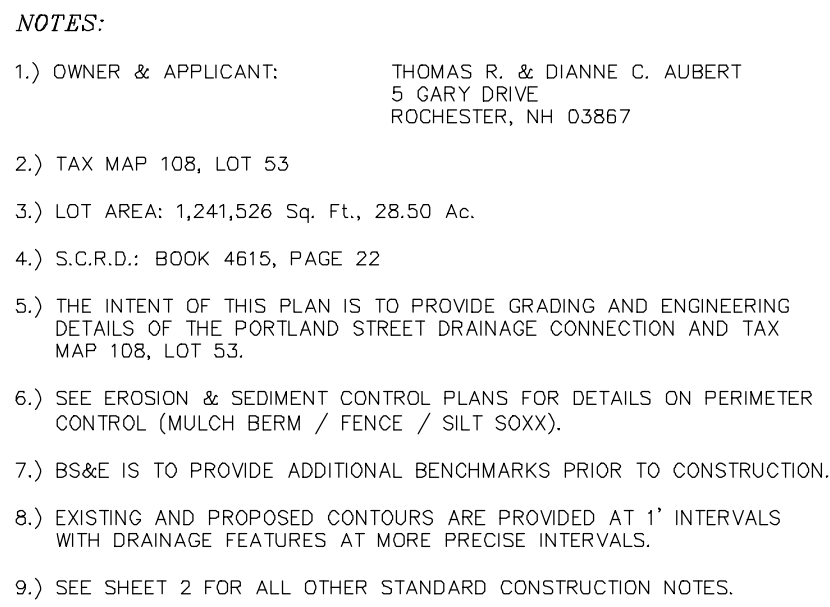
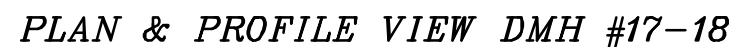
PROFESSIONAL ENGINEER

SHEET 37 OF 98

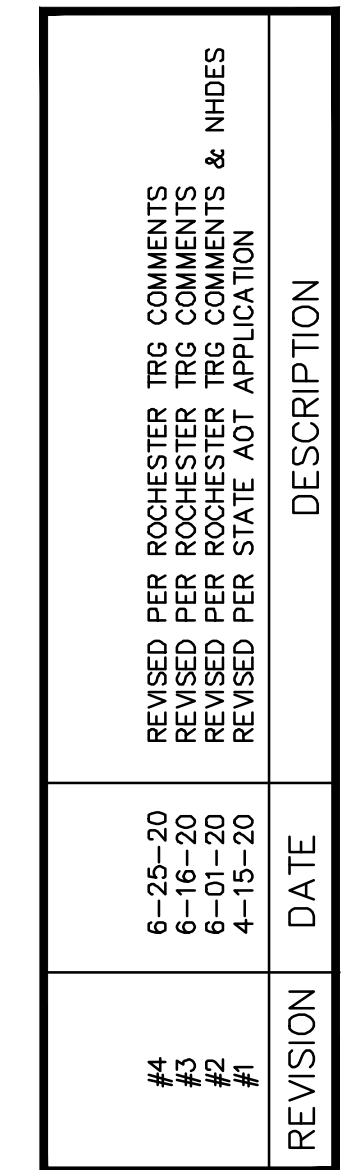


(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'



VERTICAL SCALE: 1" = 4'



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

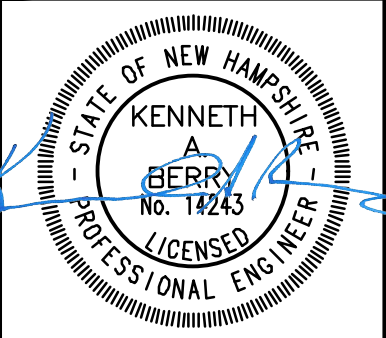
PIPE PROFILES
LAND OF
MAS R. & DIANNE C.
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT

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



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

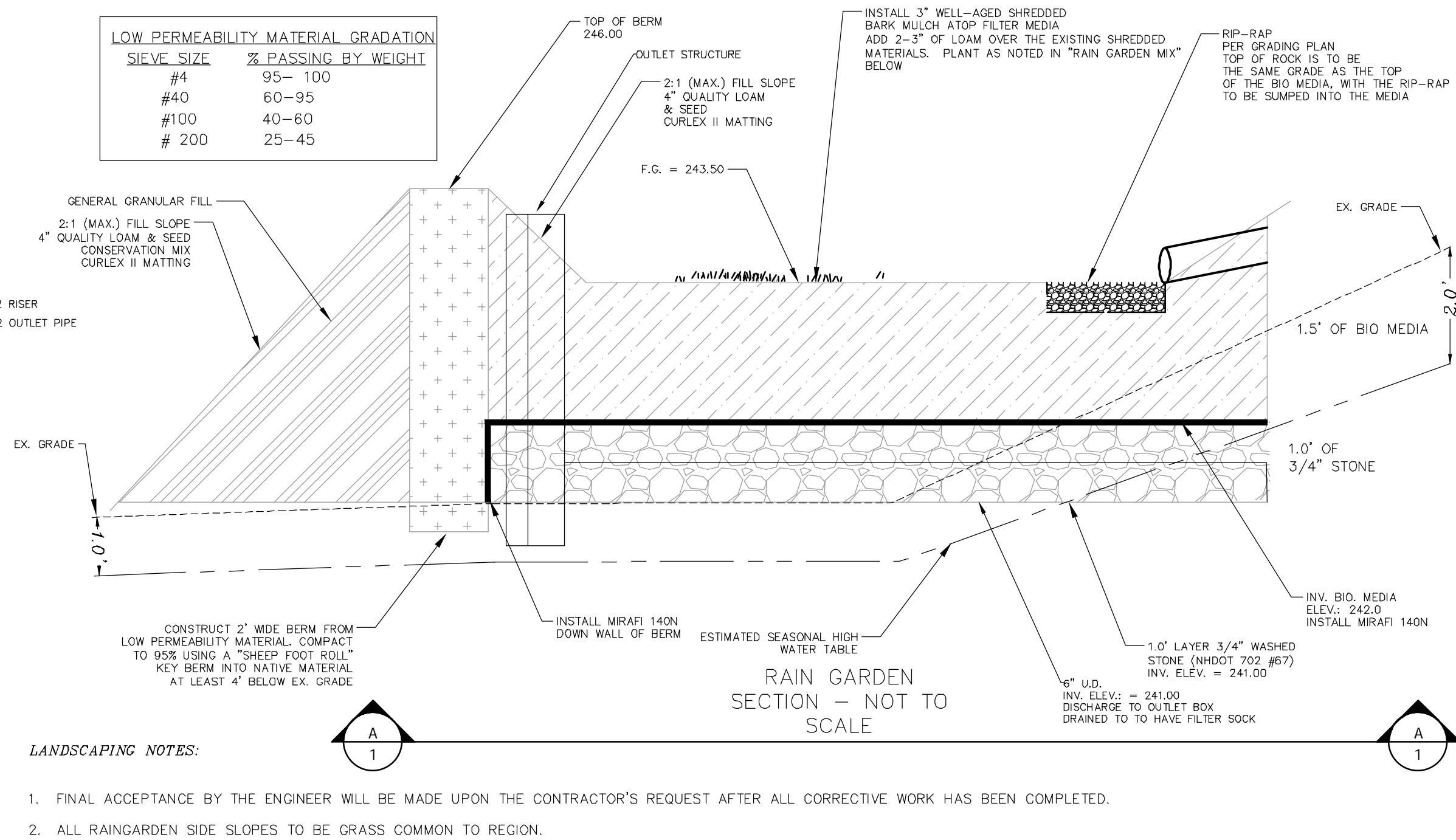
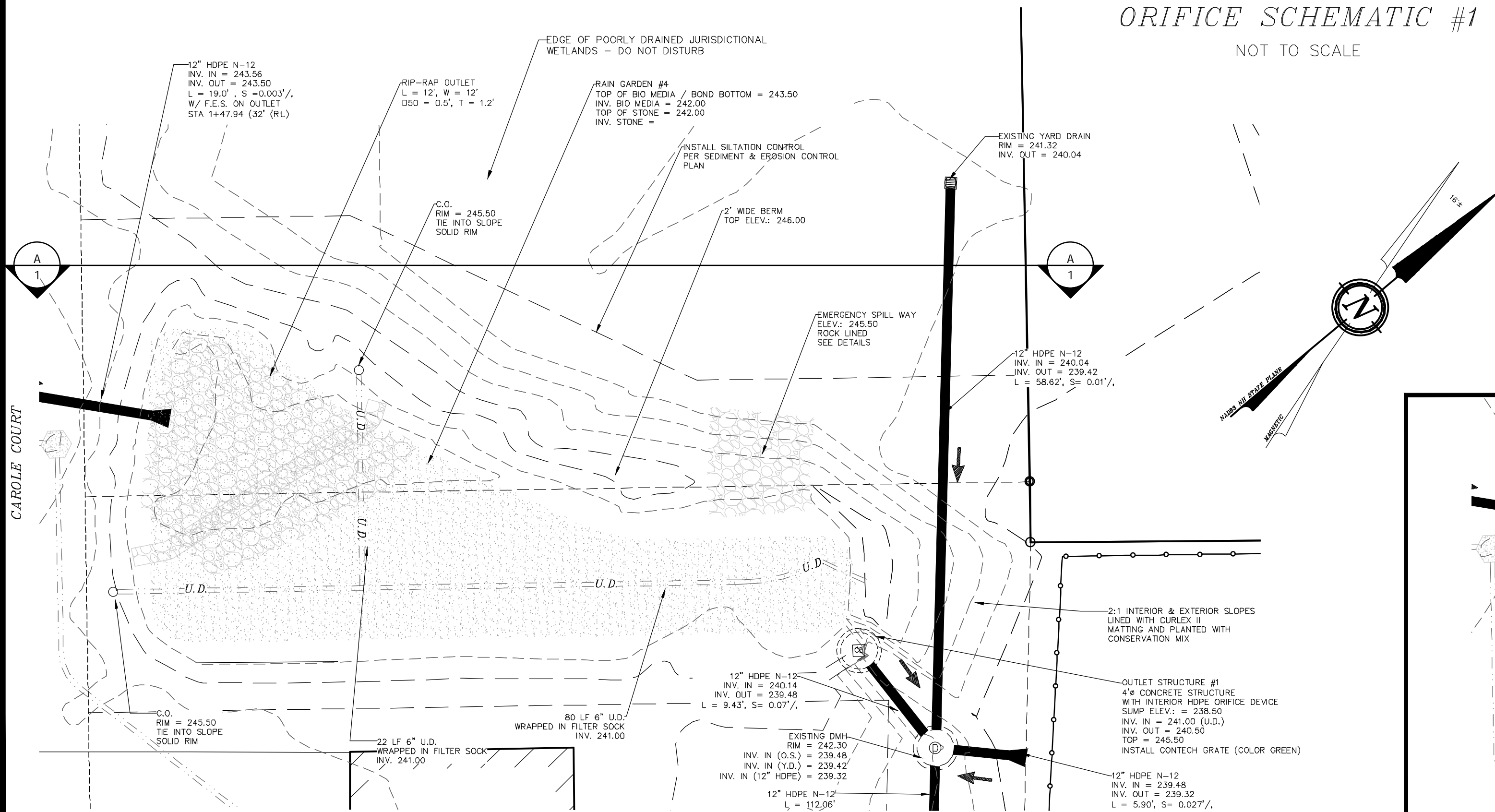
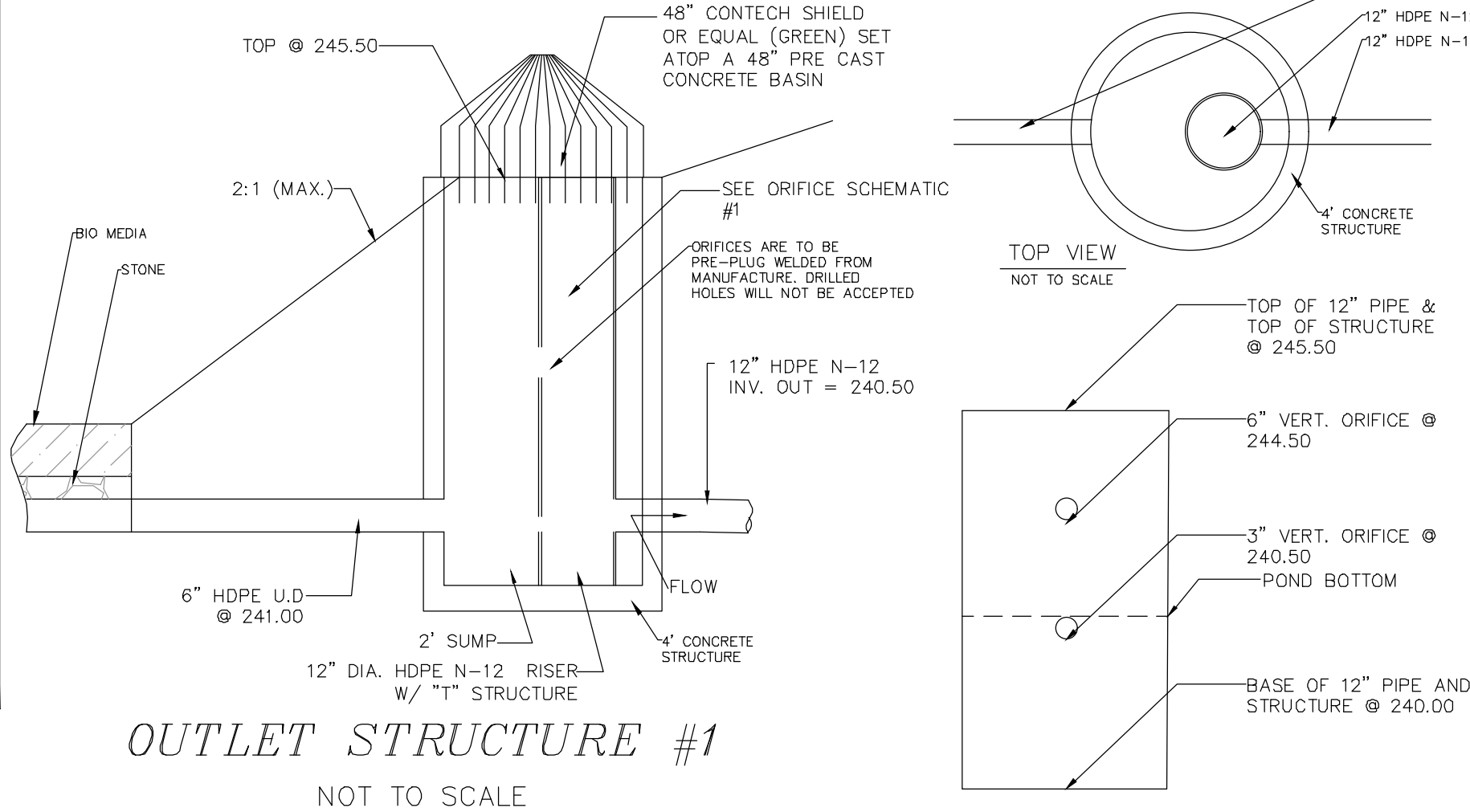
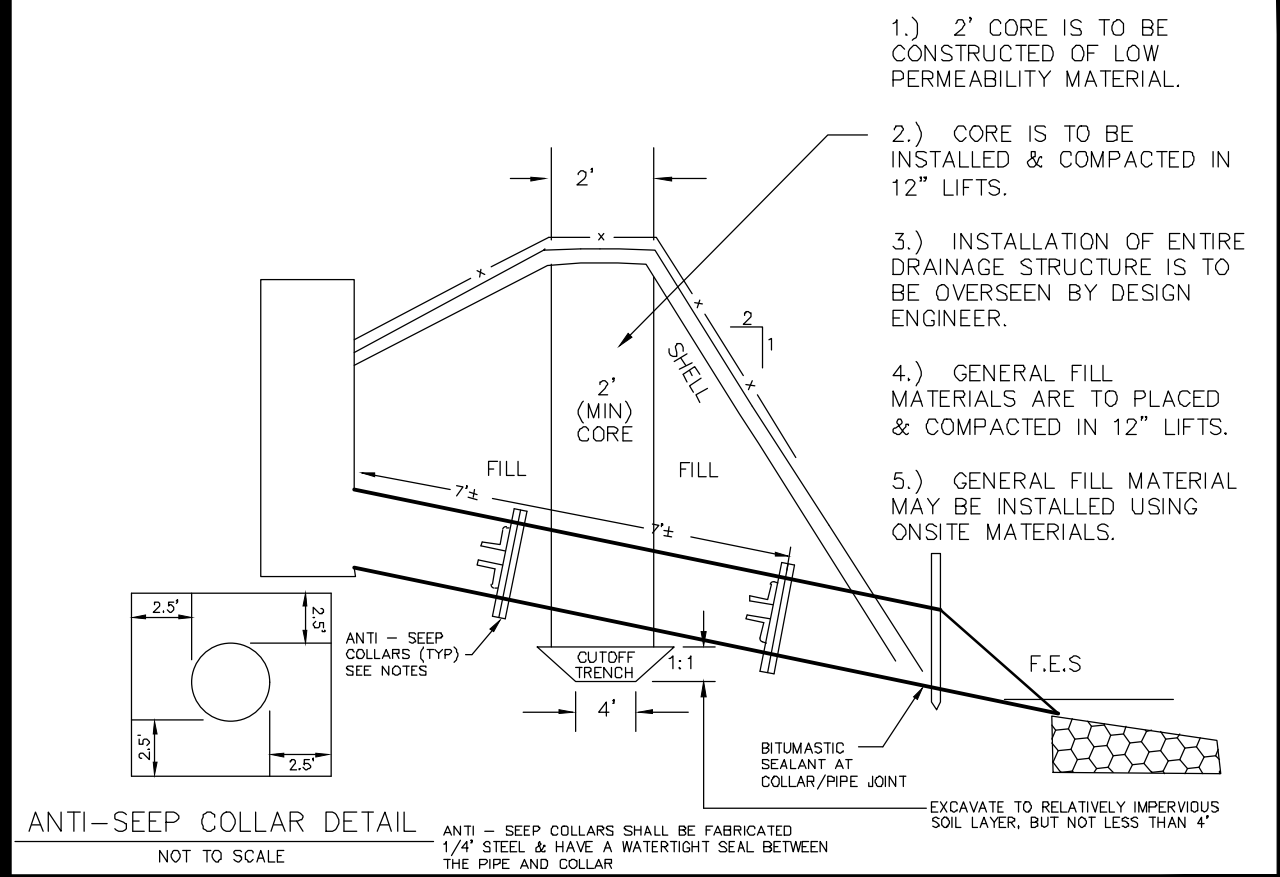
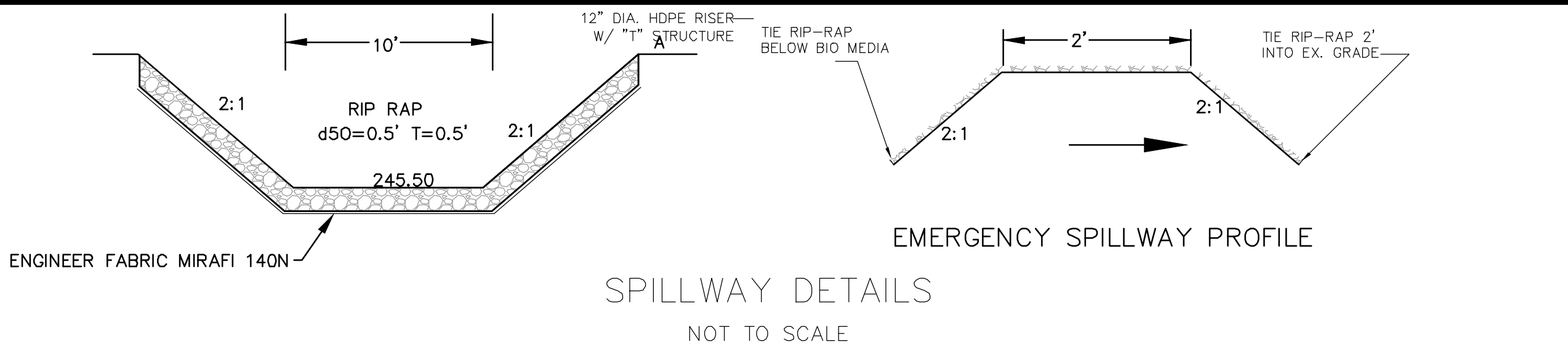
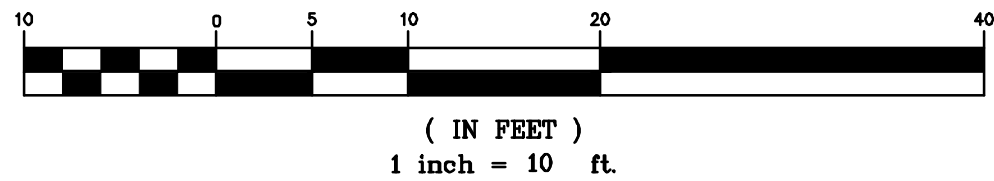
MAINTENANCE REQUIREMENTS

1. SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 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.

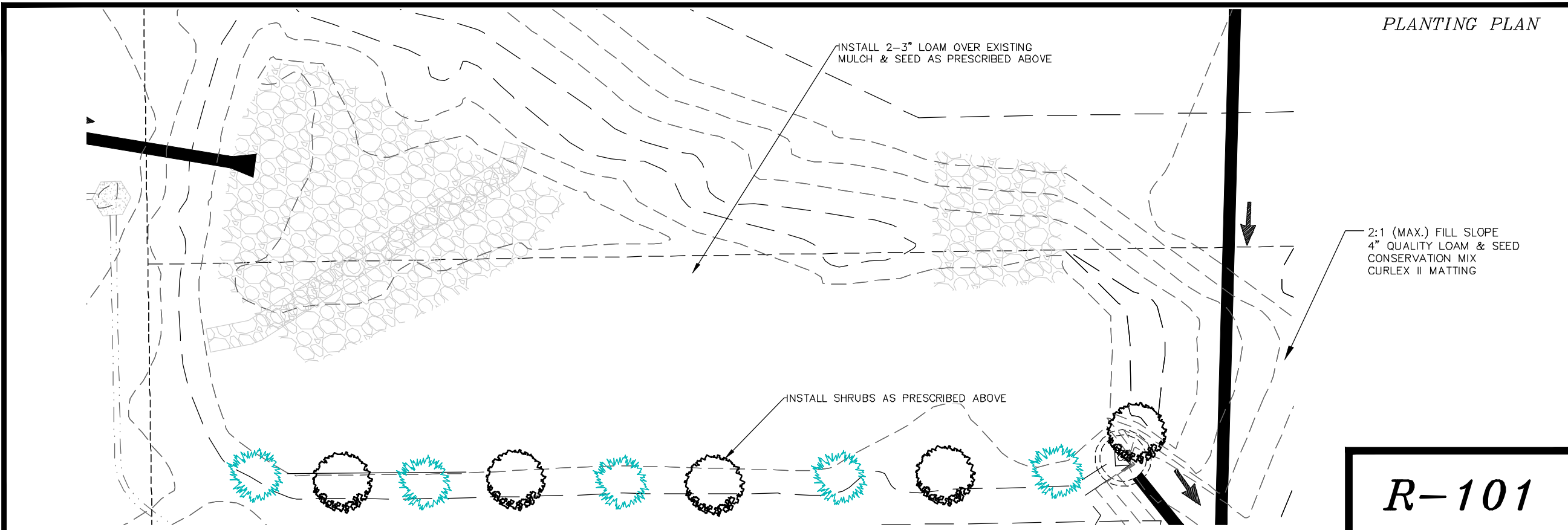
GRAPHIC SCALE



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 PIT'S 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	Fotherfilla gardenii / Dwarf Fotherfilla	Cont.	5 Gal.



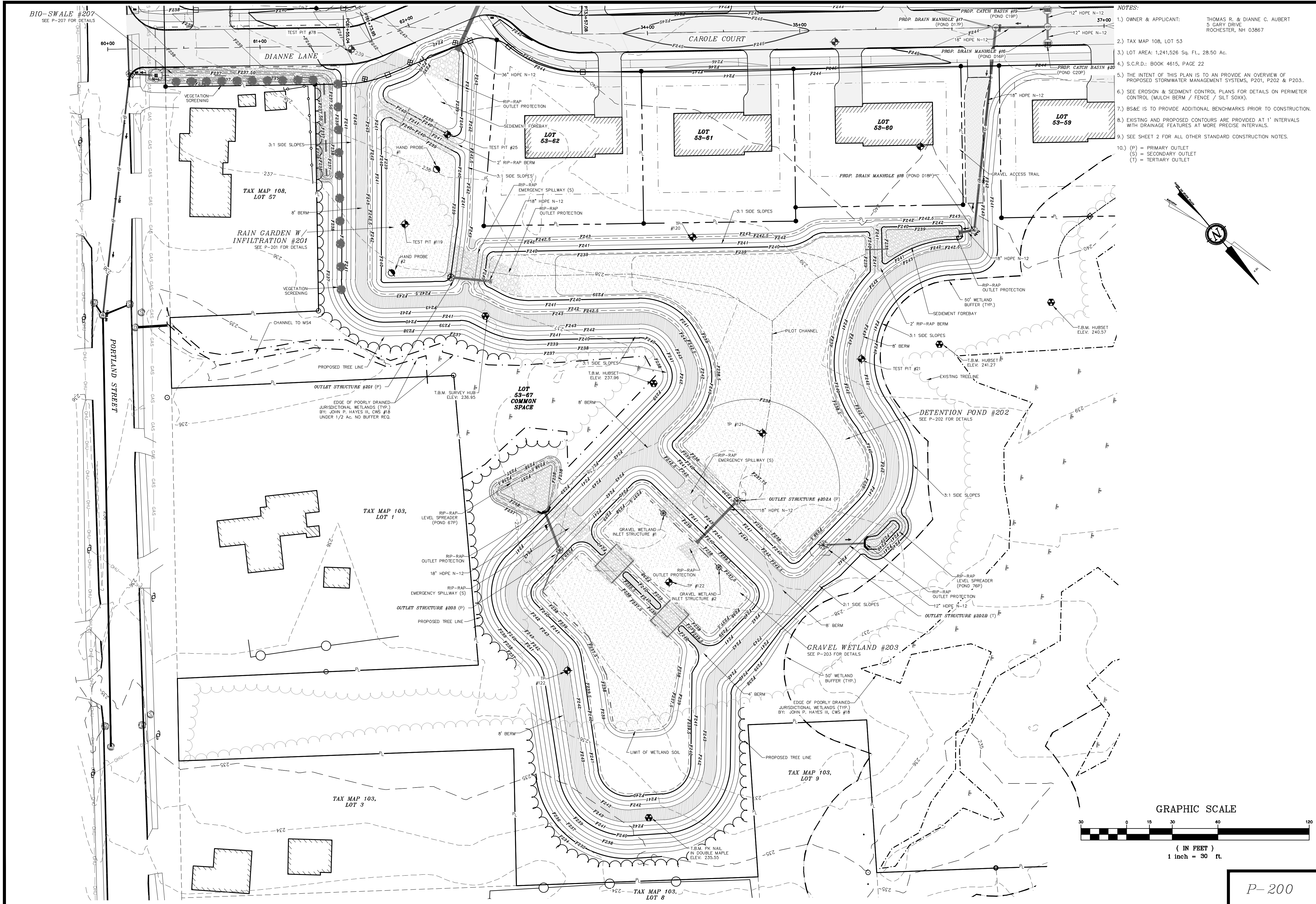
REVISION	DATE	DESCRIPTION

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

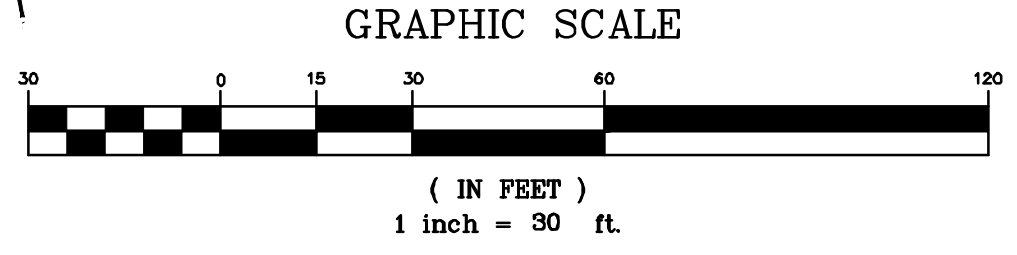
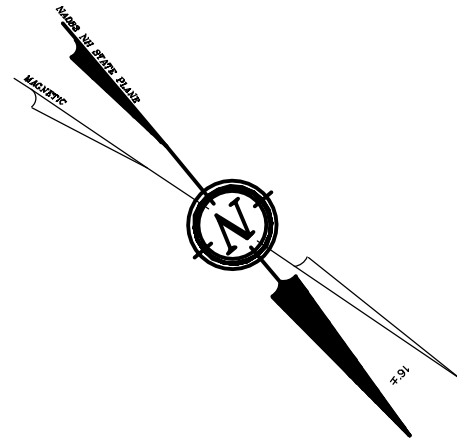
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 10 FT.
DATE : FEBRUARY 4, 2020
FILE NO. : DB 2015 - 040

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

R-101
SHEET 40 OF 98



- 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 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



P-200

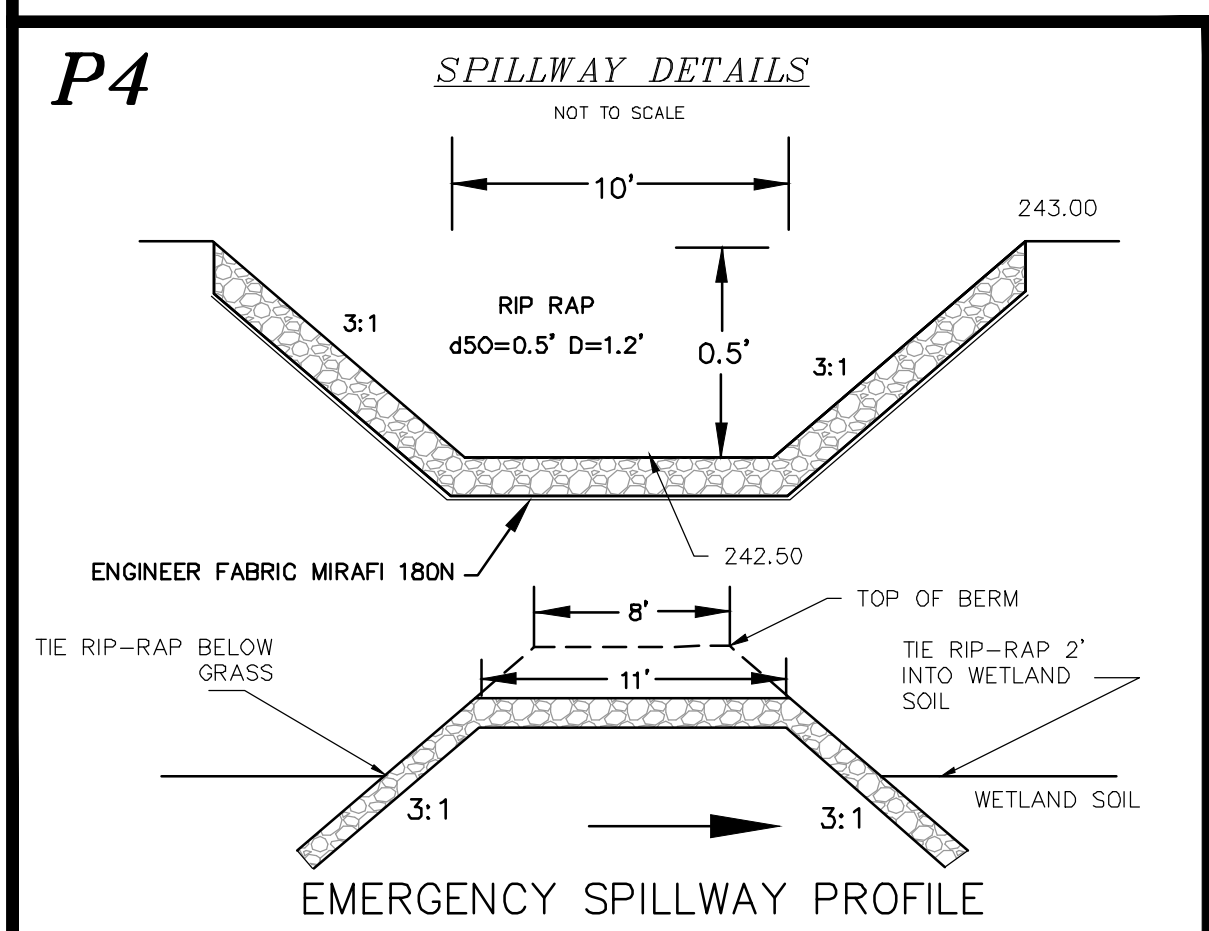
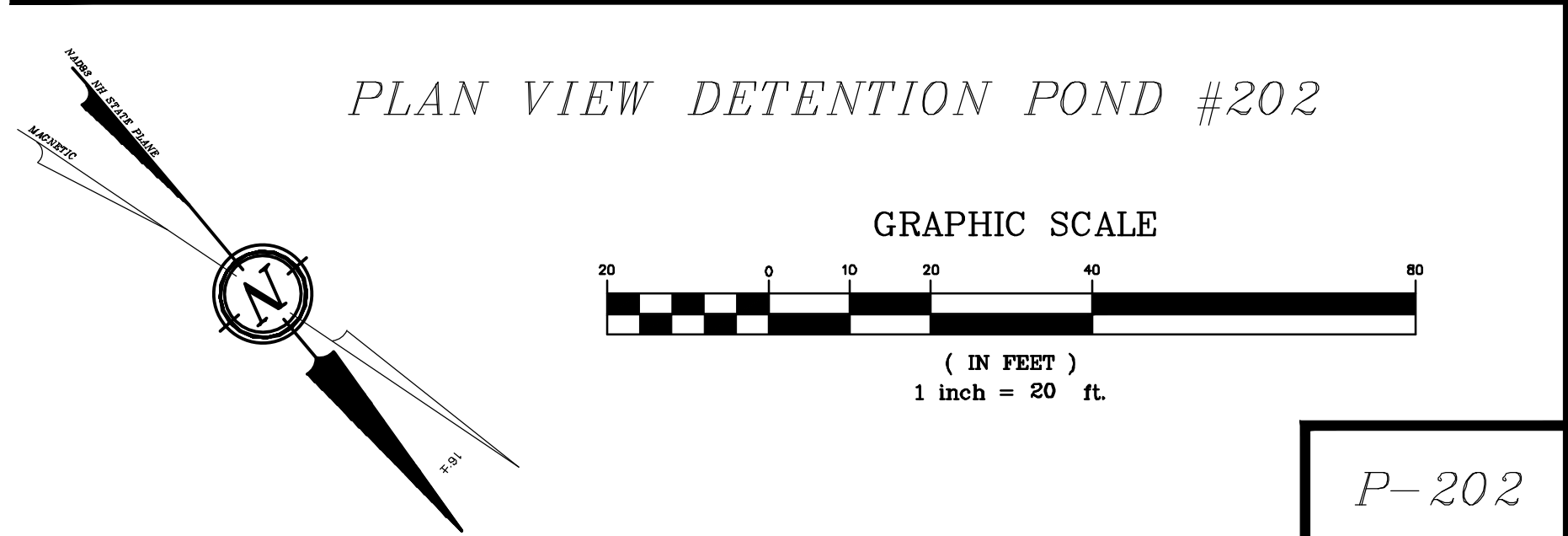
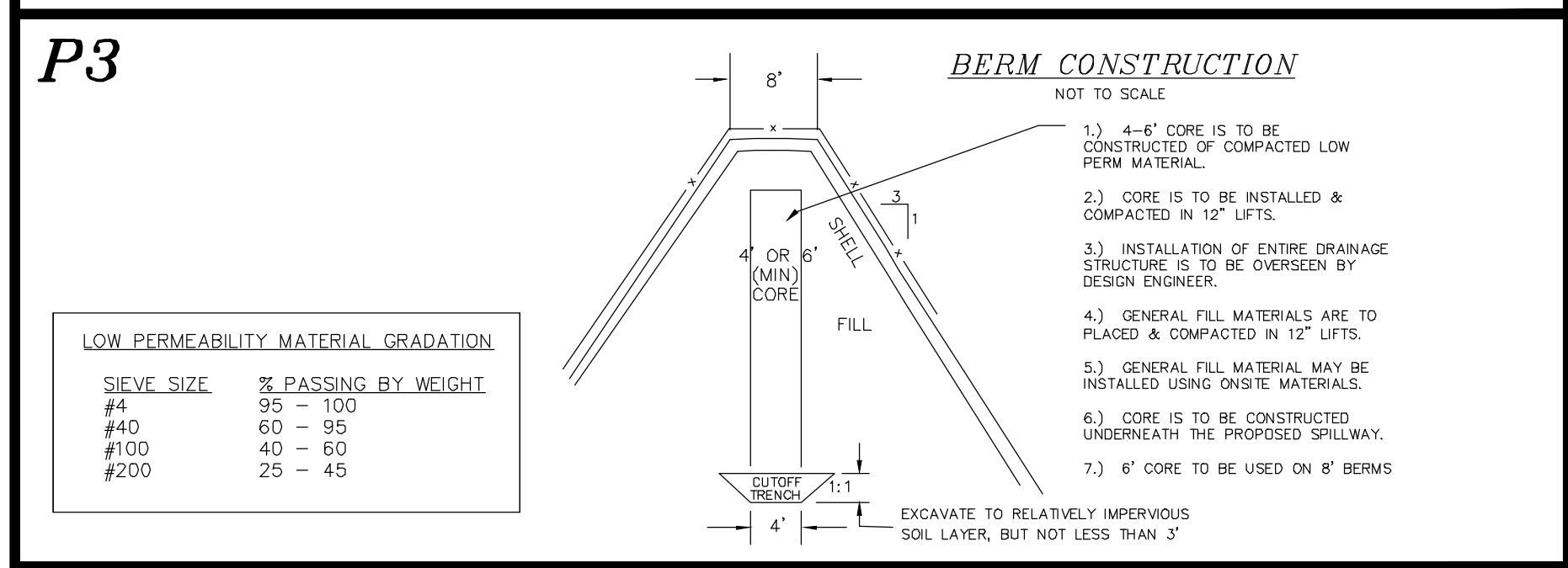
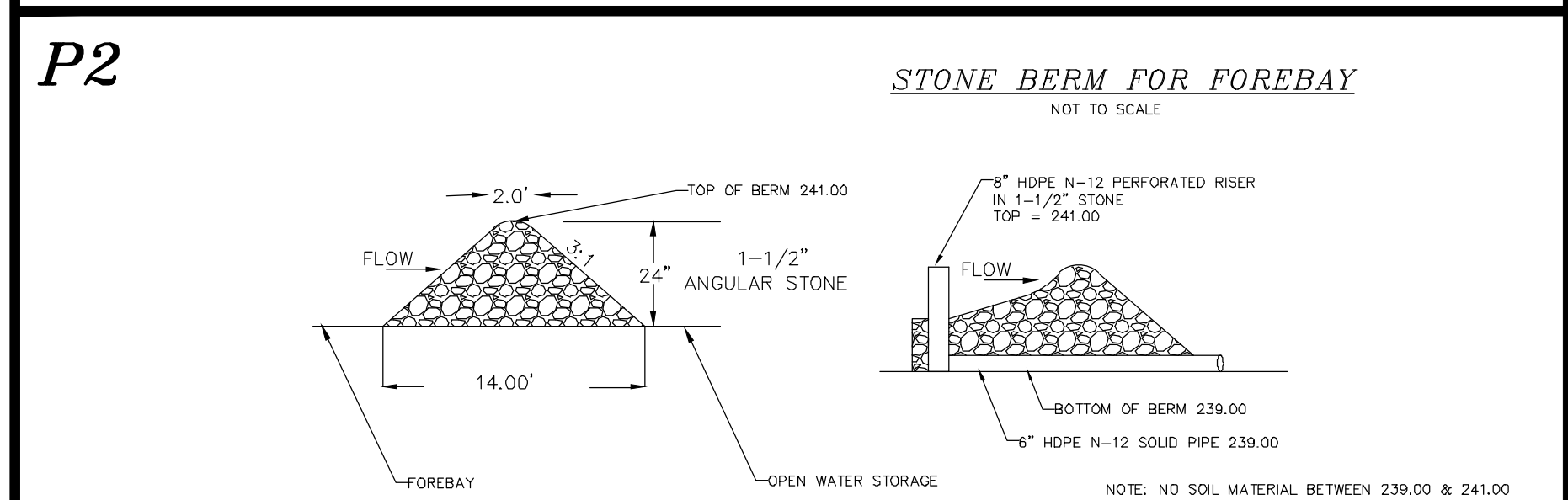
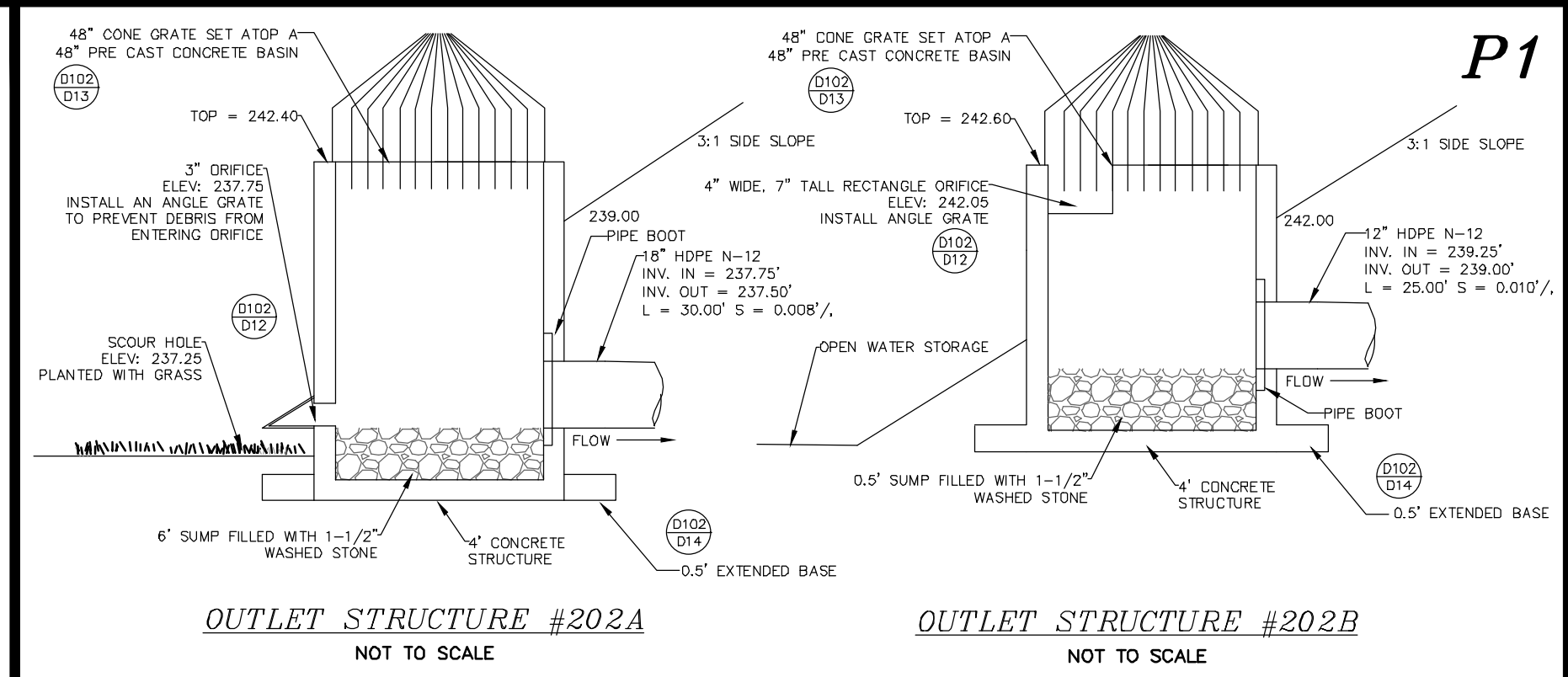
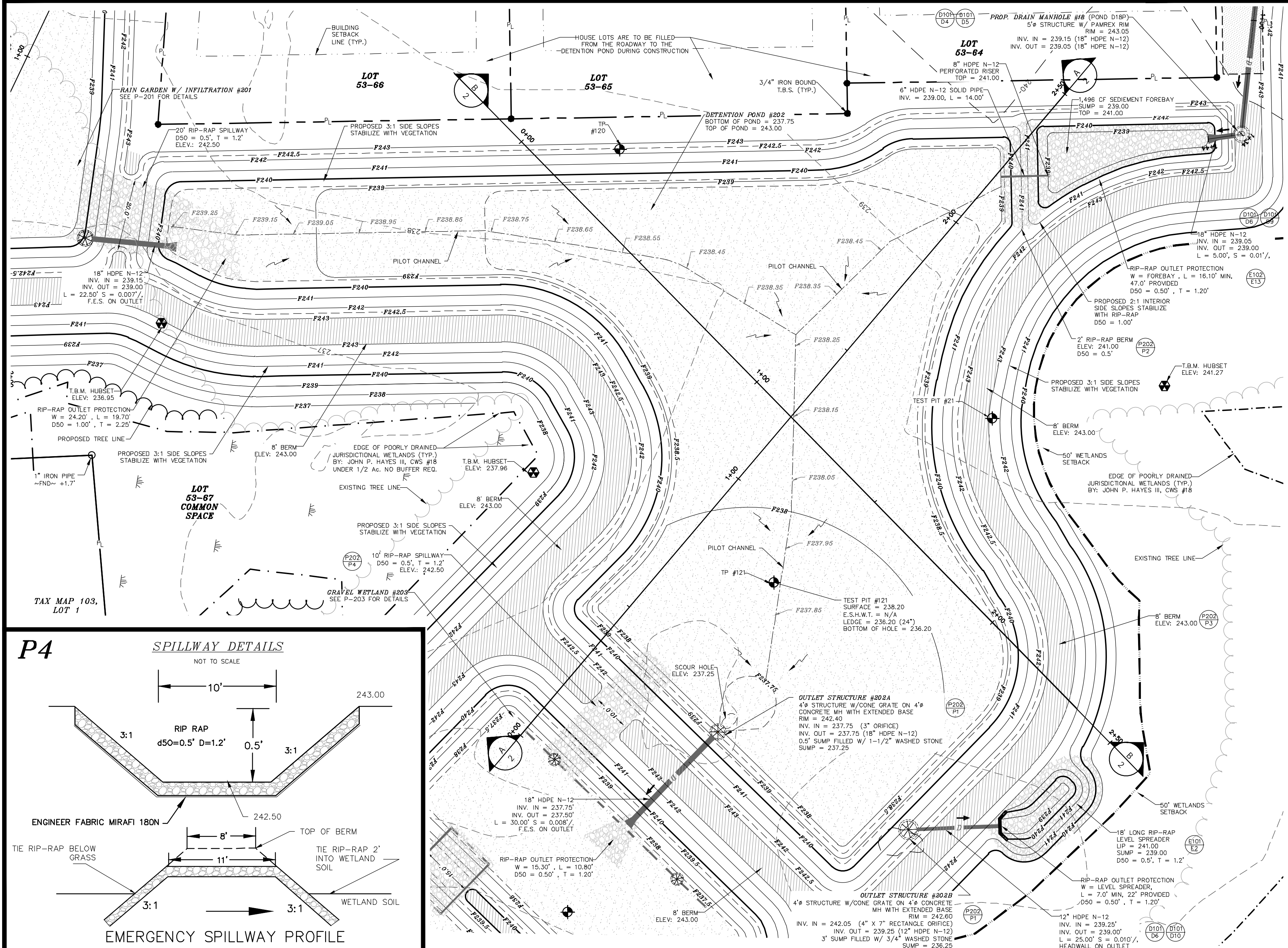
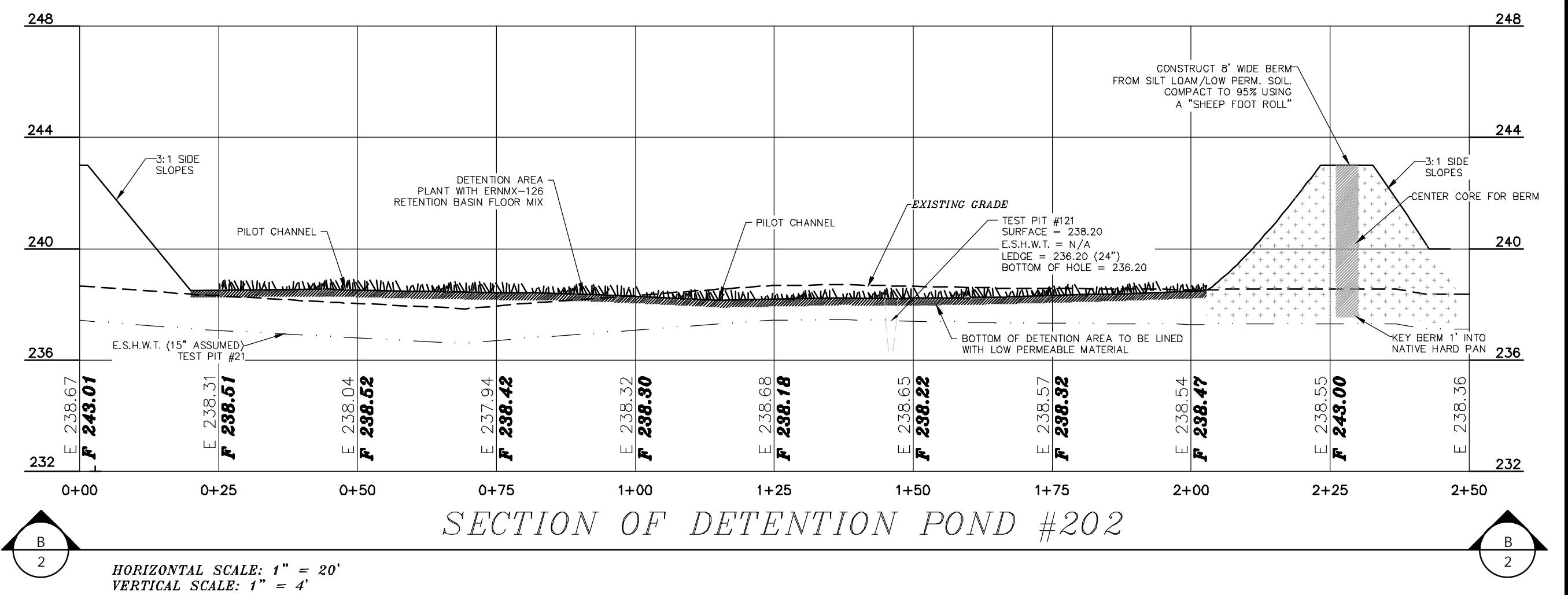
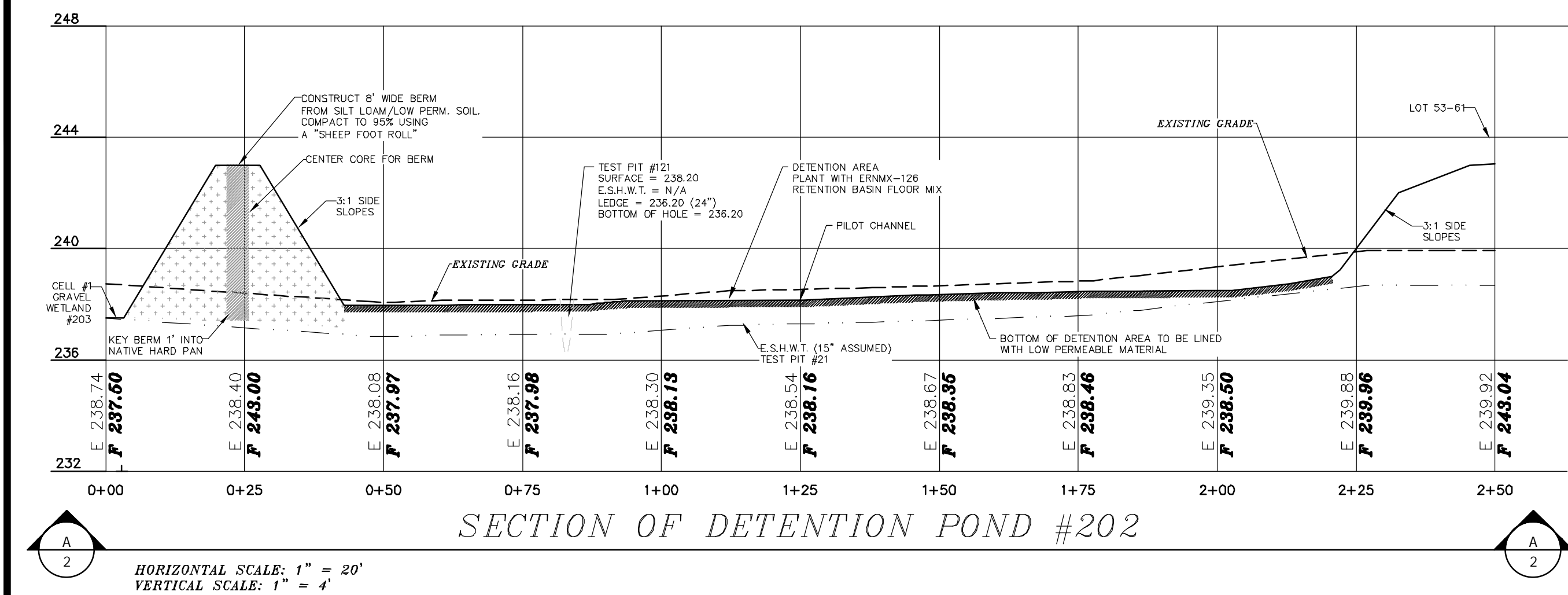
REVISION	DATE	DESCRIPTION
#4	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-16-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
#1	4-15-20	REVISED PER STATE AOT APPLICATION

STORMWATER BMP #201, 202, & 203 OVERVIEW PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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

SHEET 41 OF 98



REVISION	DATE	DESCRIPTION
6-25-20		REVISED PER ROCHESTER TRG COMMENTS
6-26-20		REVISED PER ROCHESTER TRG COMMENTS
6-01-20		REVISED PER ROCHESTER TRG COMMENTS & NHDES
4-15-20		REVISED PER STATE AOT APPLICATION

DETENTION POND #202
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
TAX MAP 103, 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
No. 14243
PROFESSIONAL ENGINEER

SHEET 43 OF 98

ACTIVITY	FREQUENCY
CLOGGING AND SYSTEM PERFORMANCE	P1
INSPECT INLETS AND OUTLETS TO ENSURE GOOD CONDITION AND NO EVIDENCE OF DEGRADATION. 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.	
CHECK FOR INTERNAL EROSION, EVIDENCE OF SHORT-CIRCUITING, AND ANIMAL BURROWS.	ANNUALLY, MORE FREQUENTLY IN THE FIRST YEAR OF OPERATION
REMEDY: SOIL EROSION FROM SHORT-CIRCUITING OR ANIMAL BURROWS 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	ANNUALLY, OR AS NEEDED
REMEDY: VEGETATION SHOULD COVER > 75% OF THE SYSTEM AND SHOULD BE RESEEDED AND CARED FOR AS NEEDED	
CUT AND REMOVE VEGETATION FROM GRAVEL WETLAND SYSTEM AND FOREBAY IN ORDER TO MAINTAIN NITROGEN REMOVAL PERFORMANCE	ONCE EVERY 3 YEARS
REMEDY: THE VEGETATION SHOULD BE CUT AND REMOVED FROM THE SYSTEM TO PREVENT NITROGEN FROM CYCLING BACK INTO THE SYSTEM	

MAINTENANCE REQUIREMENTS DESIGN REFERENCES

1 UNH STORMWATER CENTER

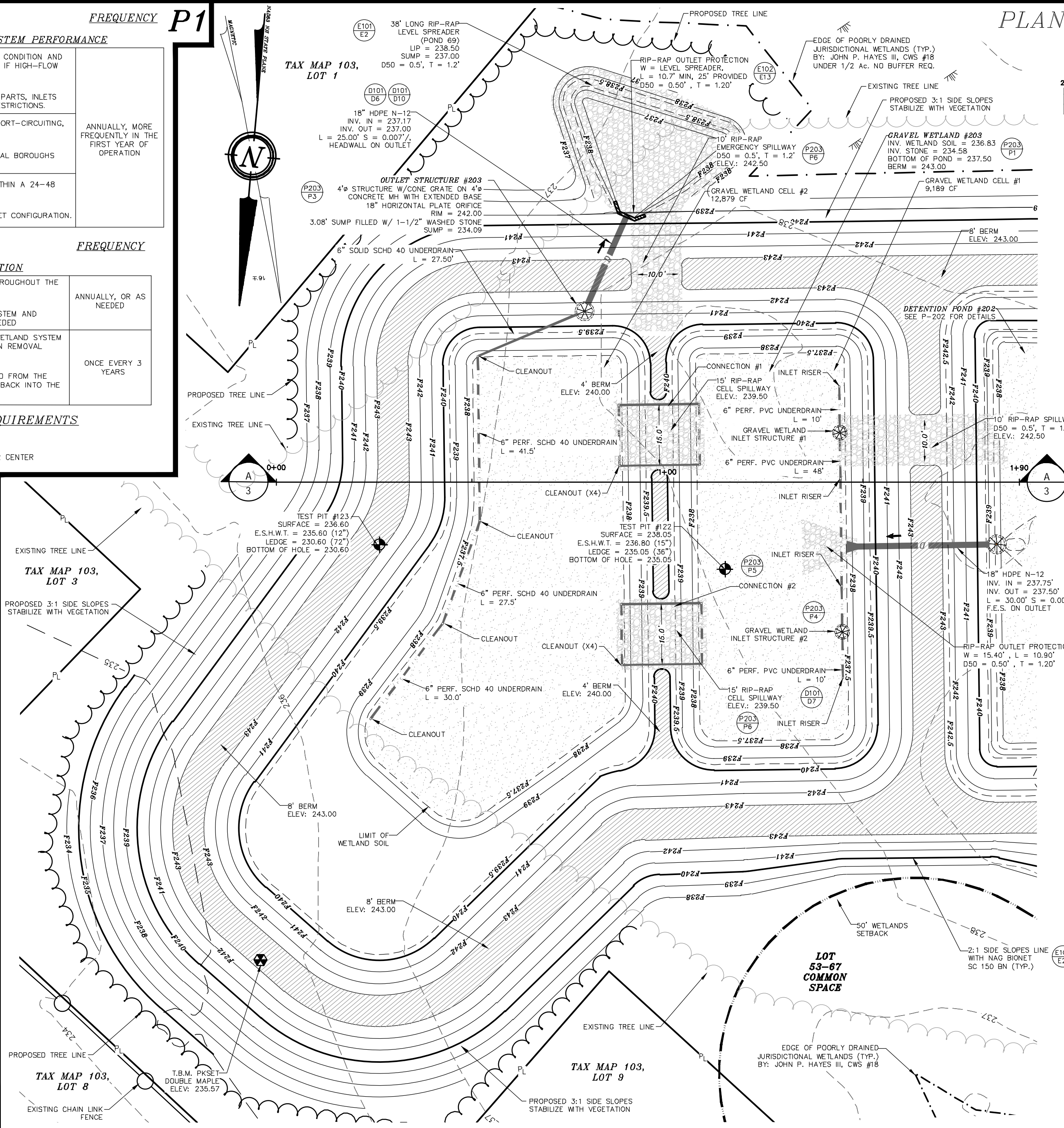
1-1/2" WASHED CRUSHED STONE*	
SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1-1/2"	90 - 100
1"	20 - 55
1/2"	0 - 15
3/8"	0 - 5

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

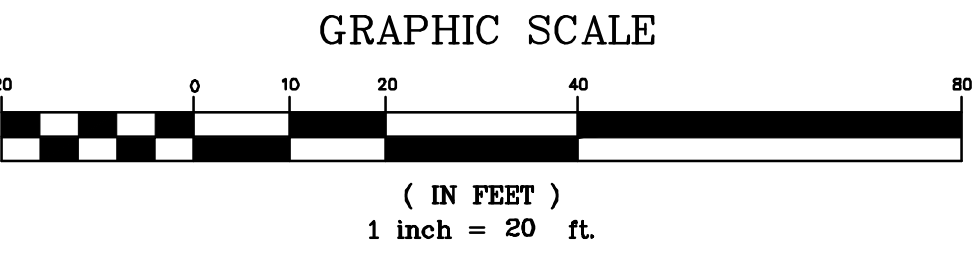
3/8" WASHED CRUSHED STONE*	
SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 - 100
# 4	22 - 55
# 8	0 - 10

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

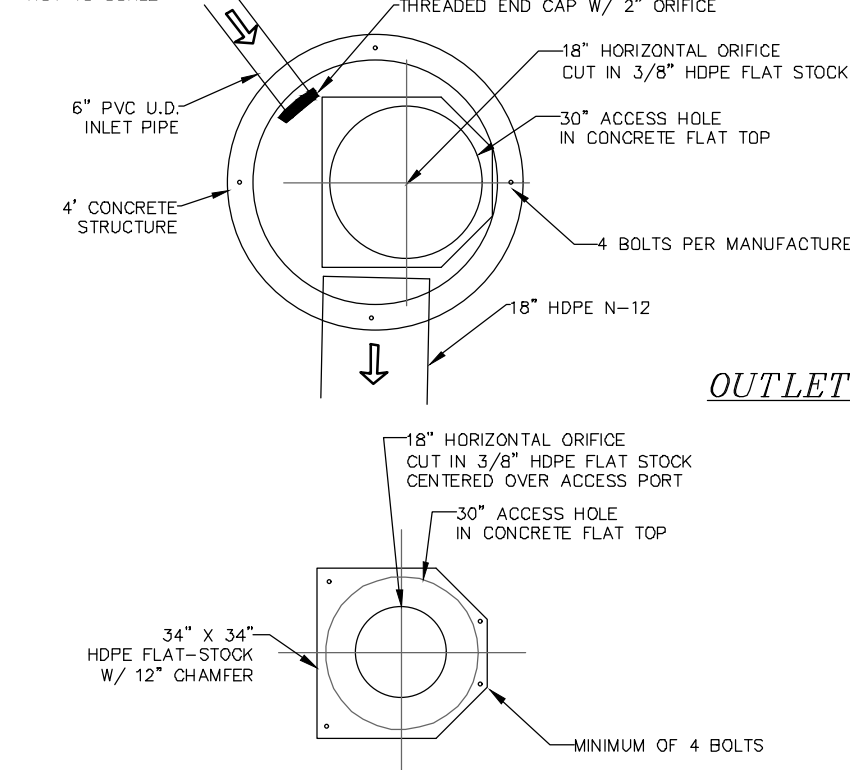
WETLAND SOIL	
SIEVE SIZE	% PASSING BY WEIGHT
0.5	100
#10	90 - 75
#40	40 - 50
#200	25 - 50
SIEVE SIZE	% PASSING TOLERANCES
0.5	±10.0
#10	±5.0
#100	±5.0
#200	±5.0



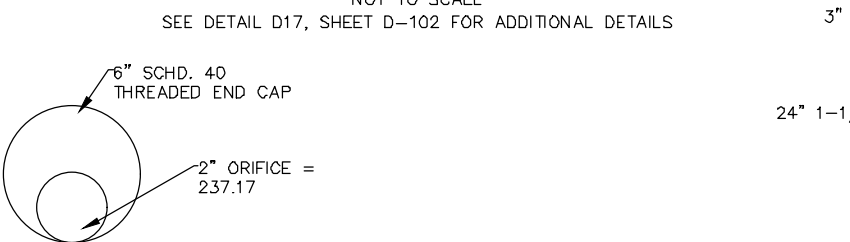
PLAN VIEW GRAVEL WETLAND #203



TOP VIEW



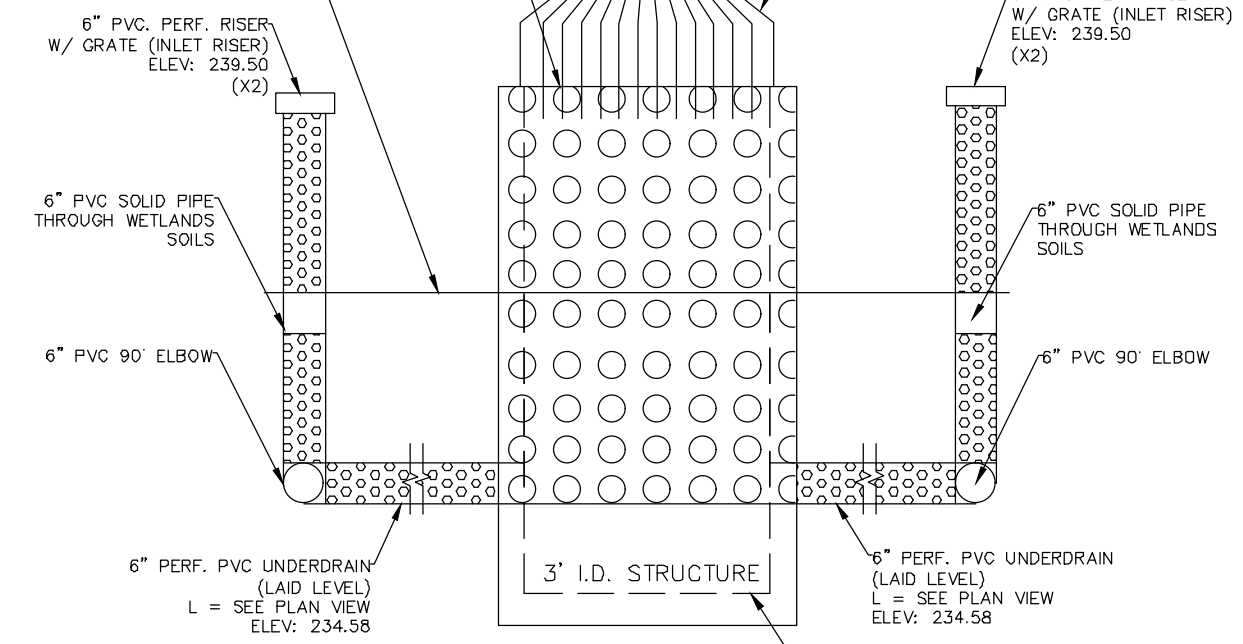
ORIFICE SCHEMATIC #203



CAP WITH CONTROL ORIFICE

NOT TO SCALE

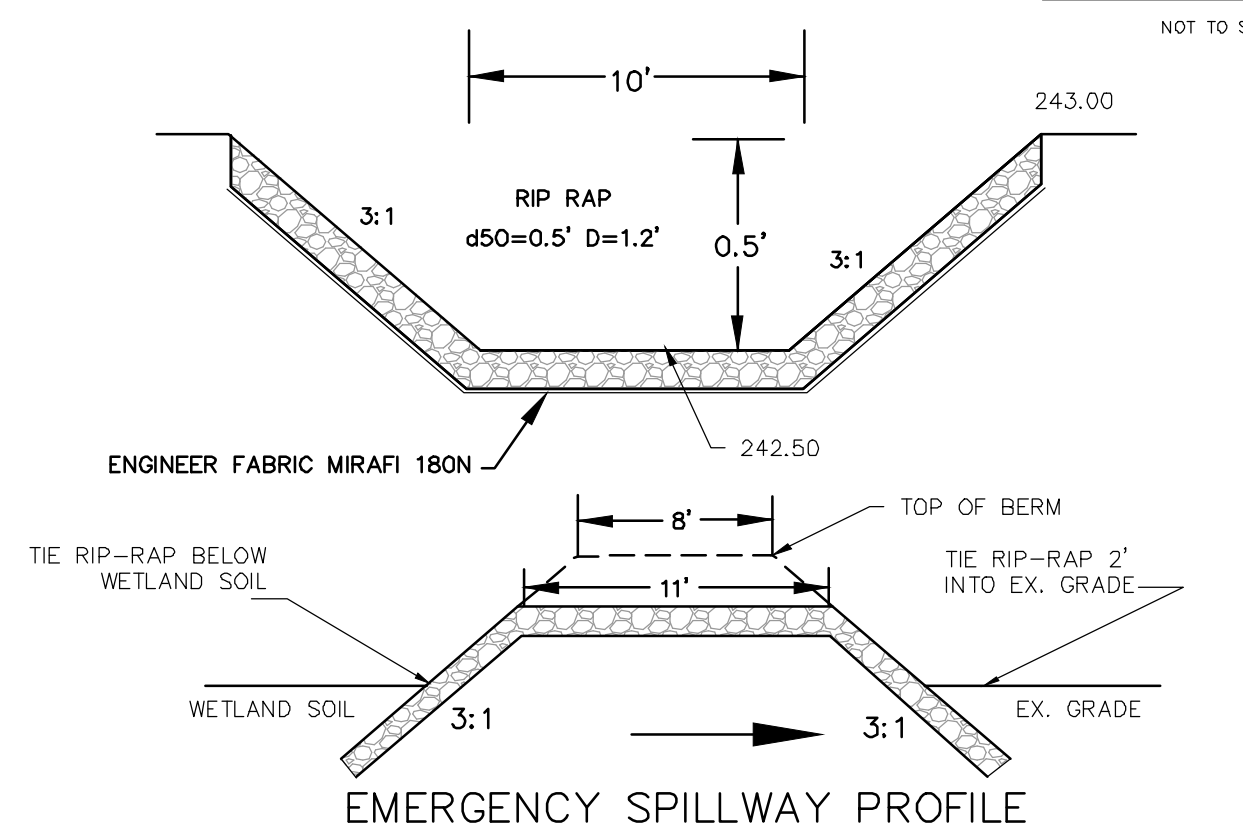
P4



GRAVEL WETLAND INLET SYSTEM (#1 & #2)

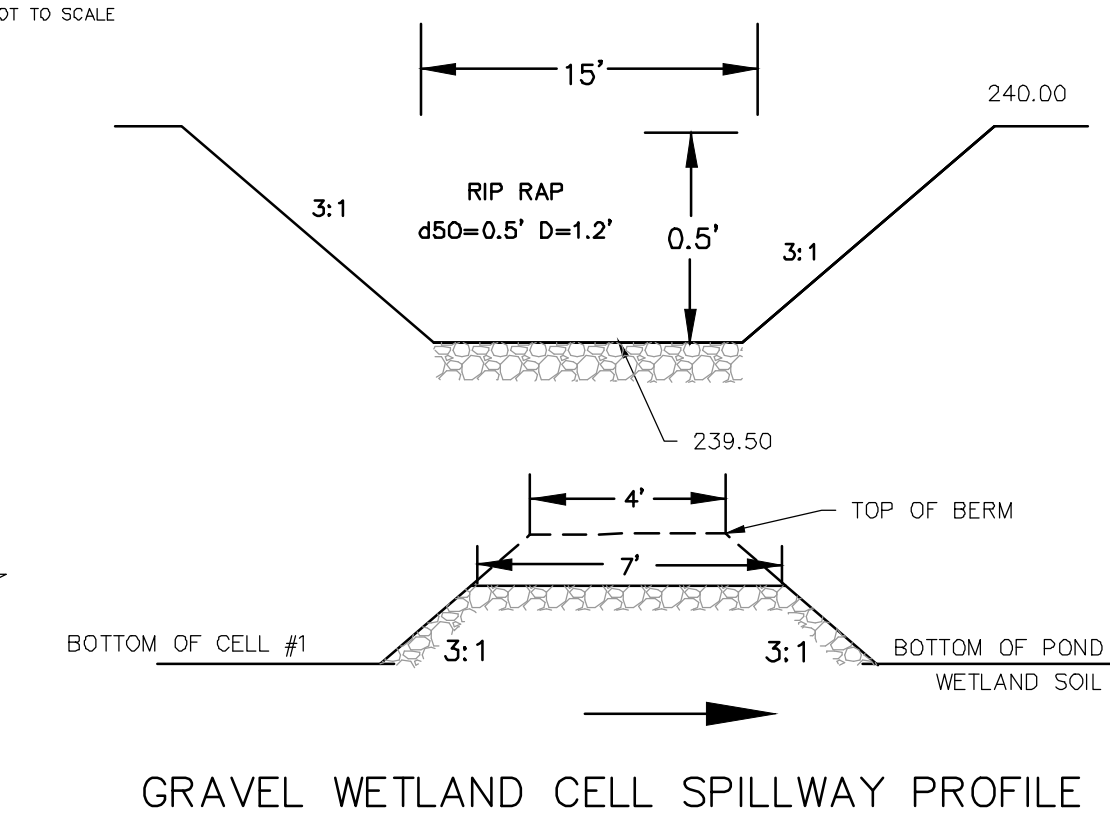
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P6



EMERGENCY SPILLWAY PROFILE

SPILLWAY DETAILS

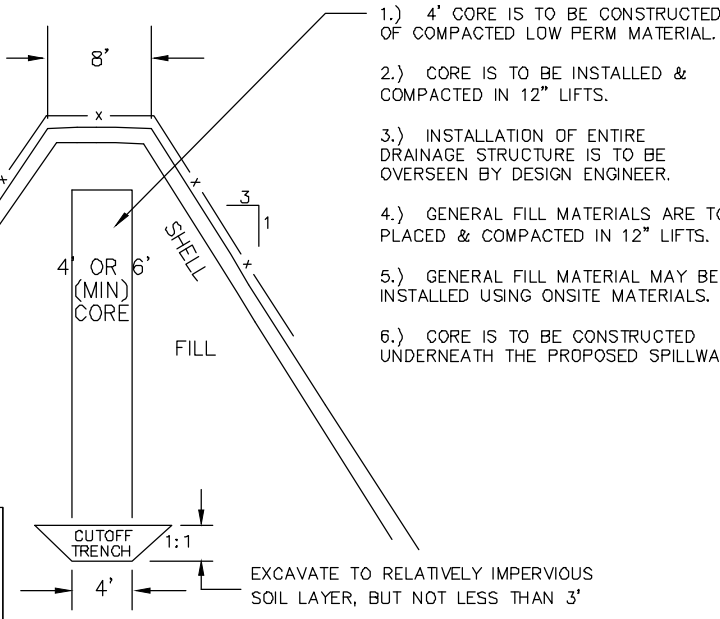


GRAVEL WETLAND CELL SPILLWAY PROFILE

P2

BERM CONSTRUCTION

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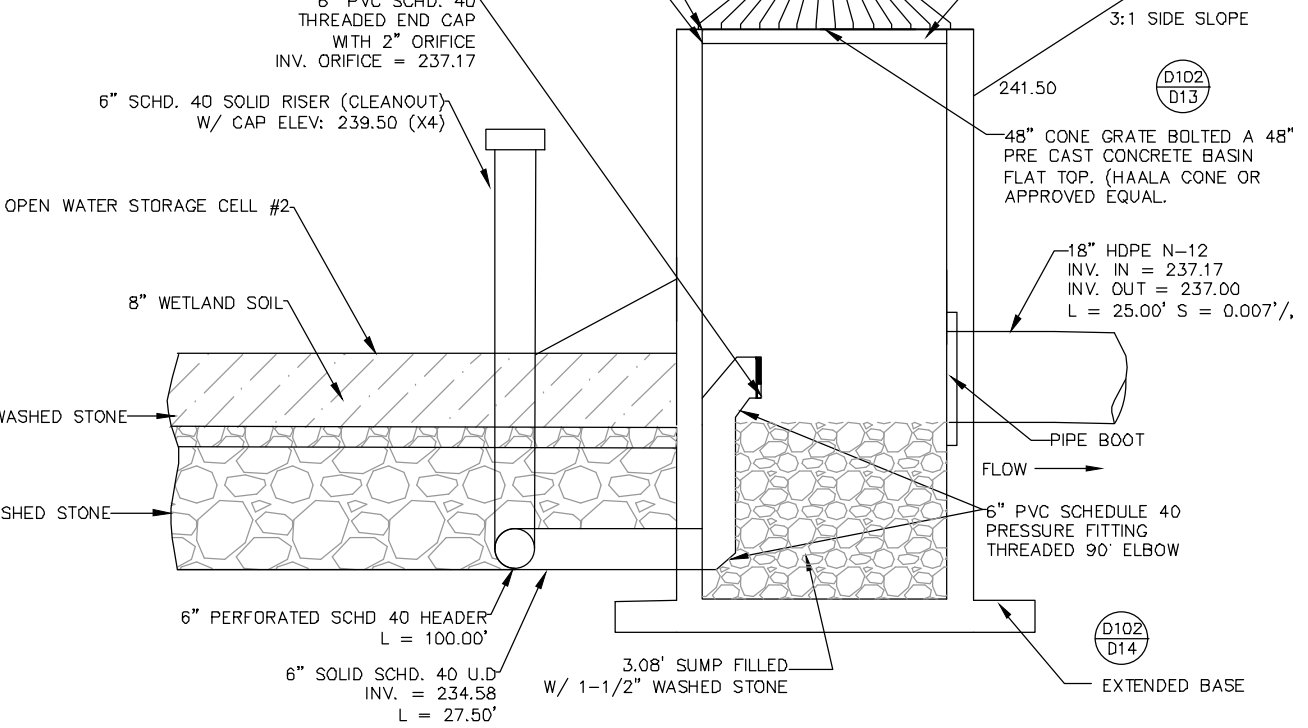


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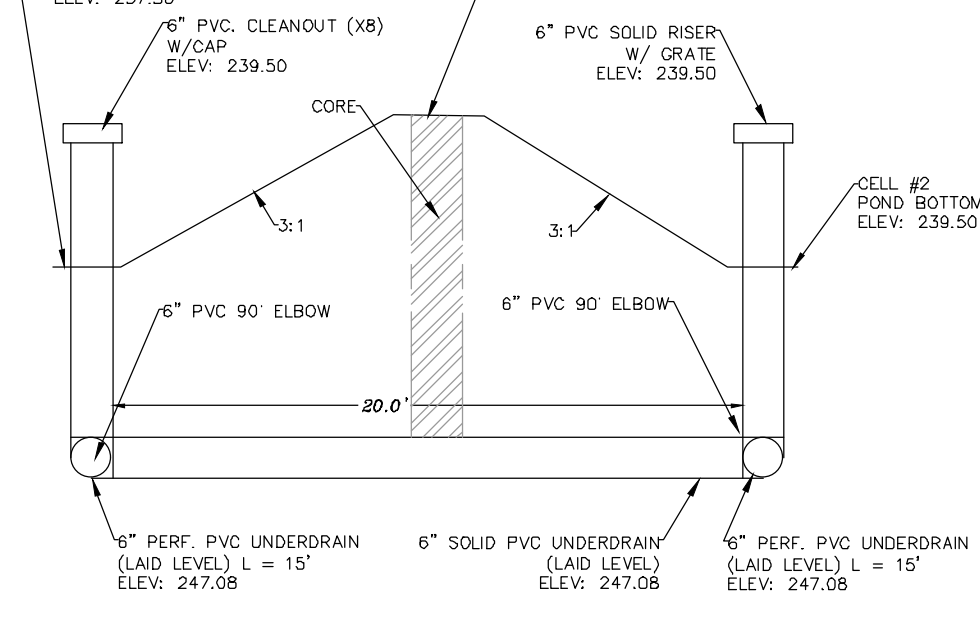
SIEVE SIZE	% PASSING BY WEIGHT
#4	95 - 100
#40	60 - 95
#100	40 - 60
#200	25 - 45

OUTLET STRUCTURE #203

NOT TO SCALE

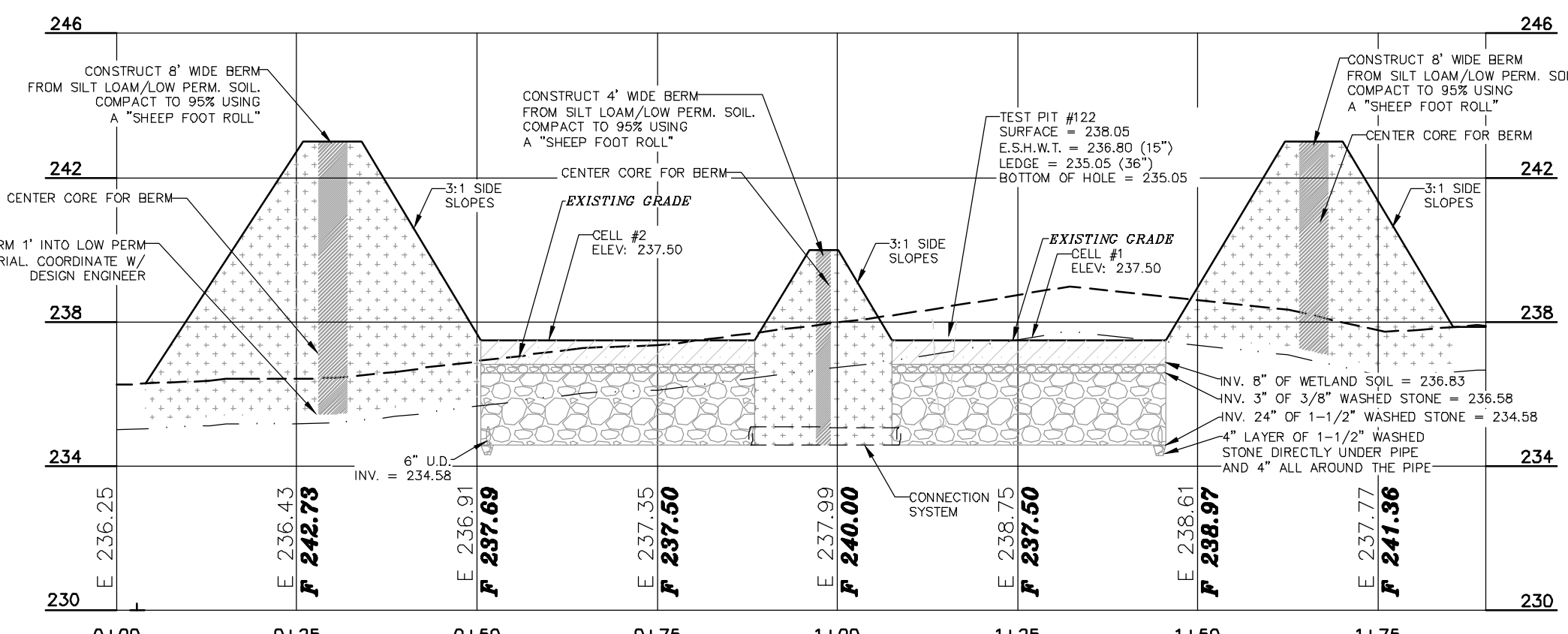


P5

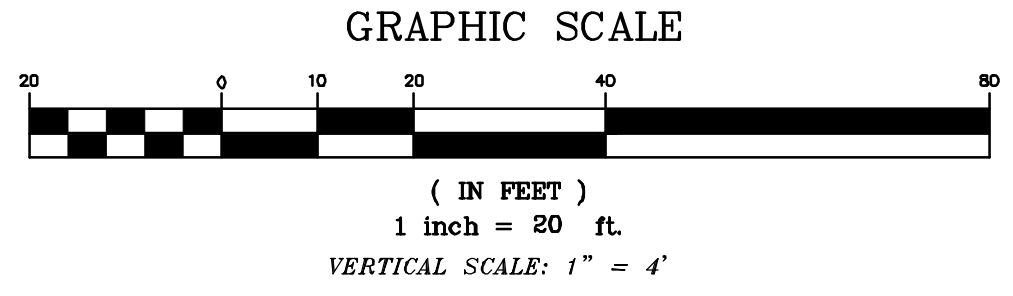


GRAVEL WETLAND CONNECTION SYSTEM (#1 & #2)

NOT TO SCALE



SECTION OF GRAVEL WETLAND #203



REVISION	DATE	DESCRIPTION
1	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
2	8-26-20	REVISED PER ROCHESTER TRG COMMENTS
3	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
4	4-15-20	REVISED PER STATE AOT APPLICATION

REVISION	DATE	DESCRIPTION
1	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
2	8-26-20	REVISED PER ROCHESTER TRG COMMENTS
3	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
4	4-15-20	REVISED PER STATE AOT APPLICATION

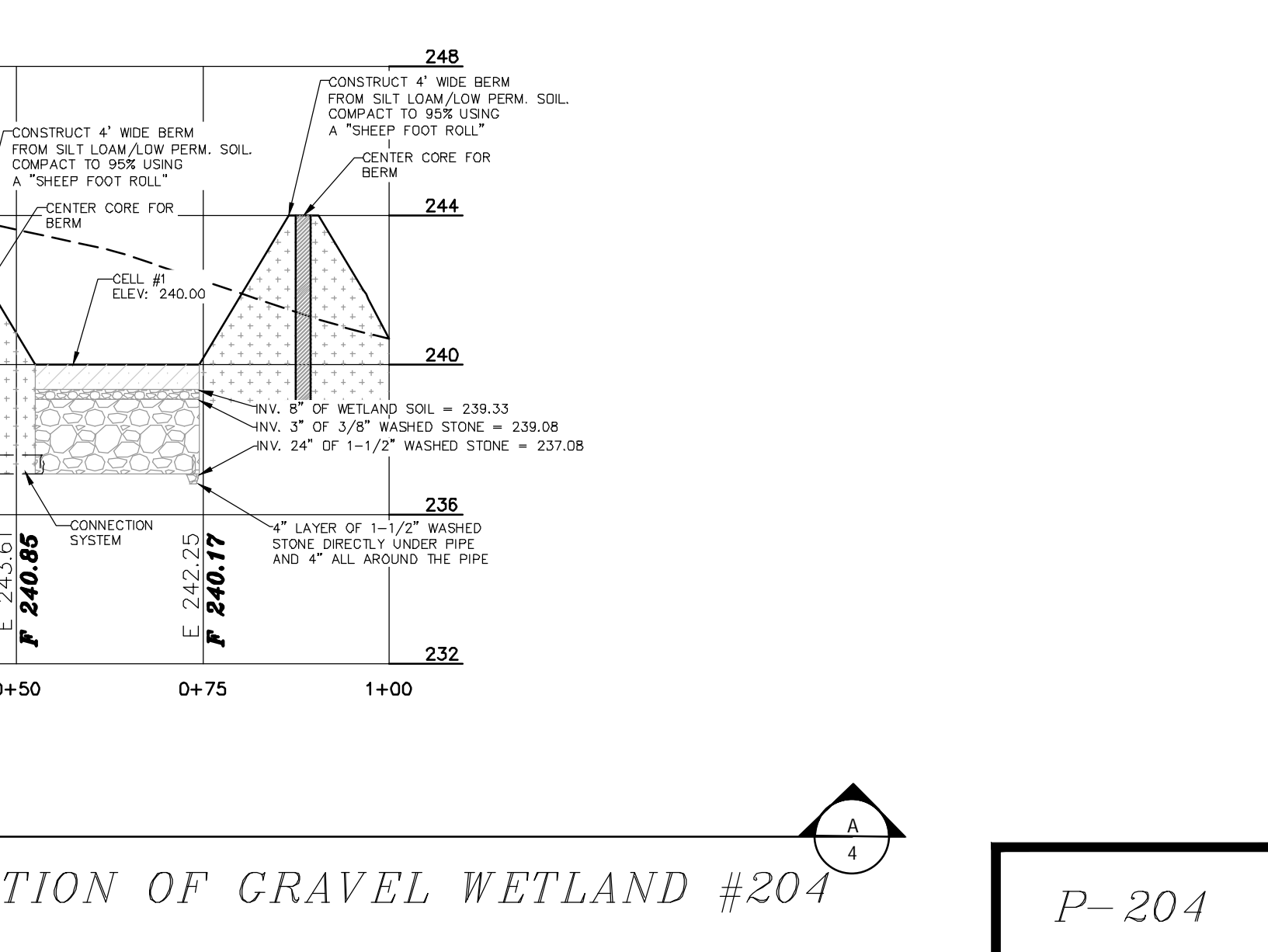
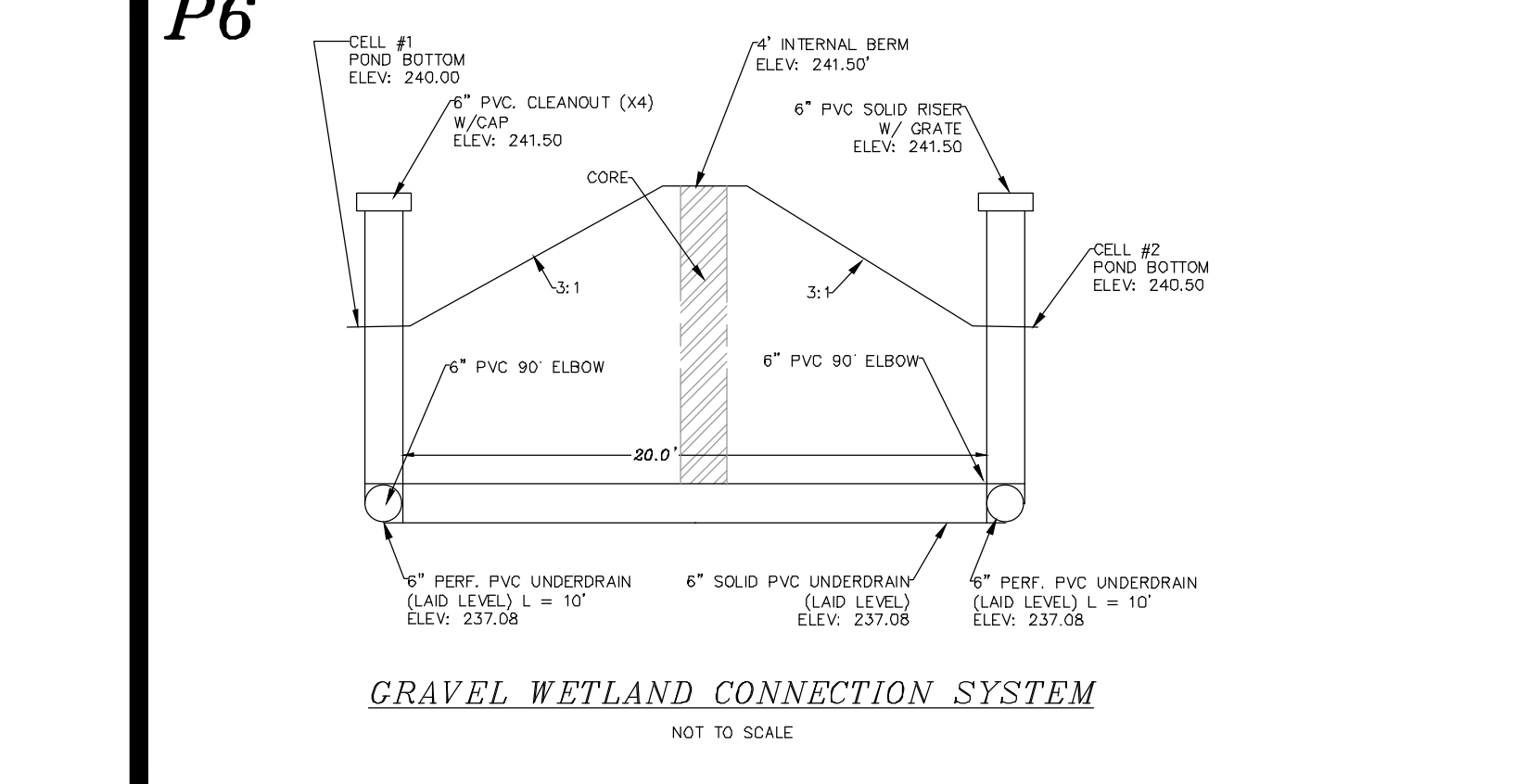
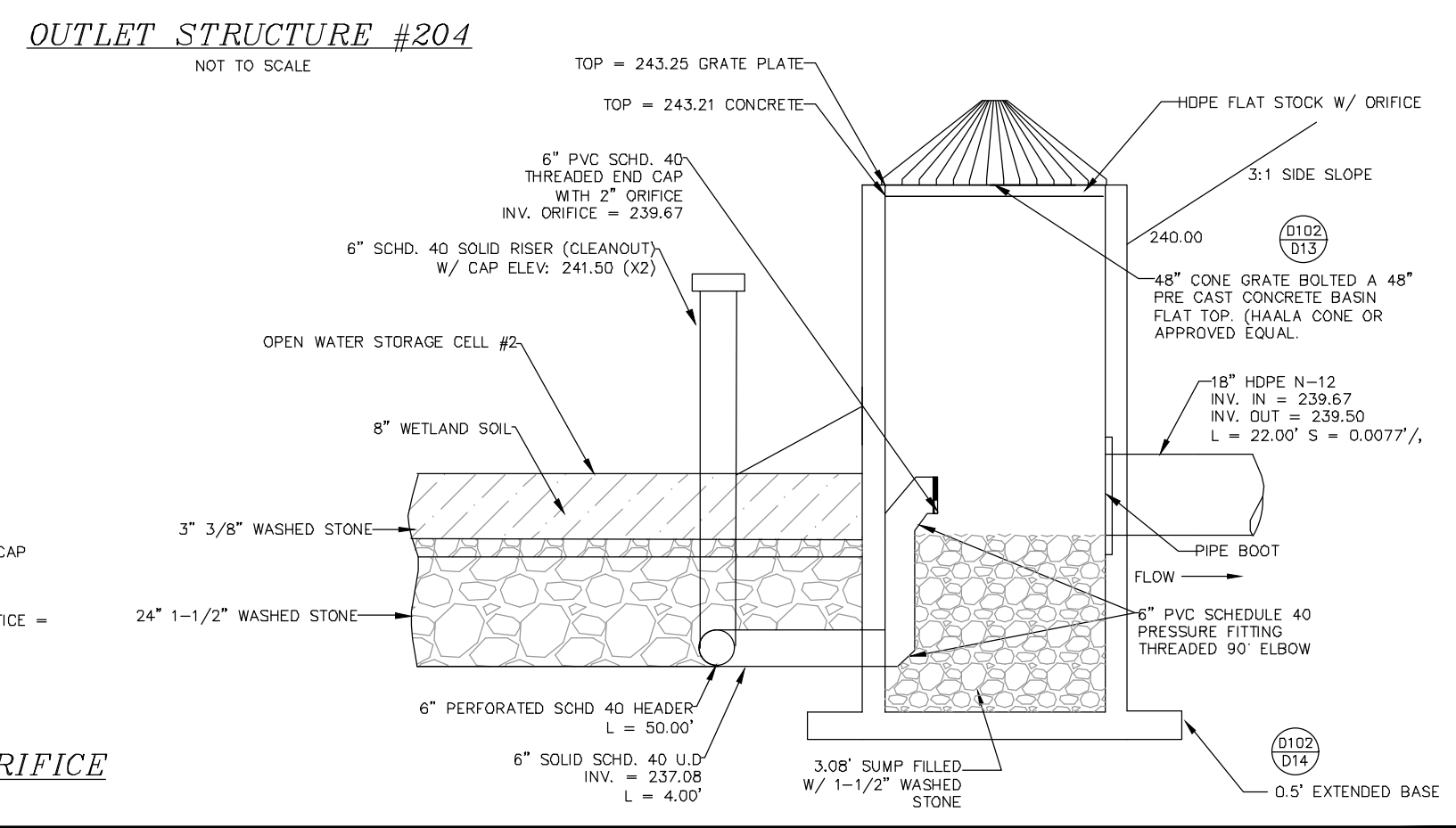
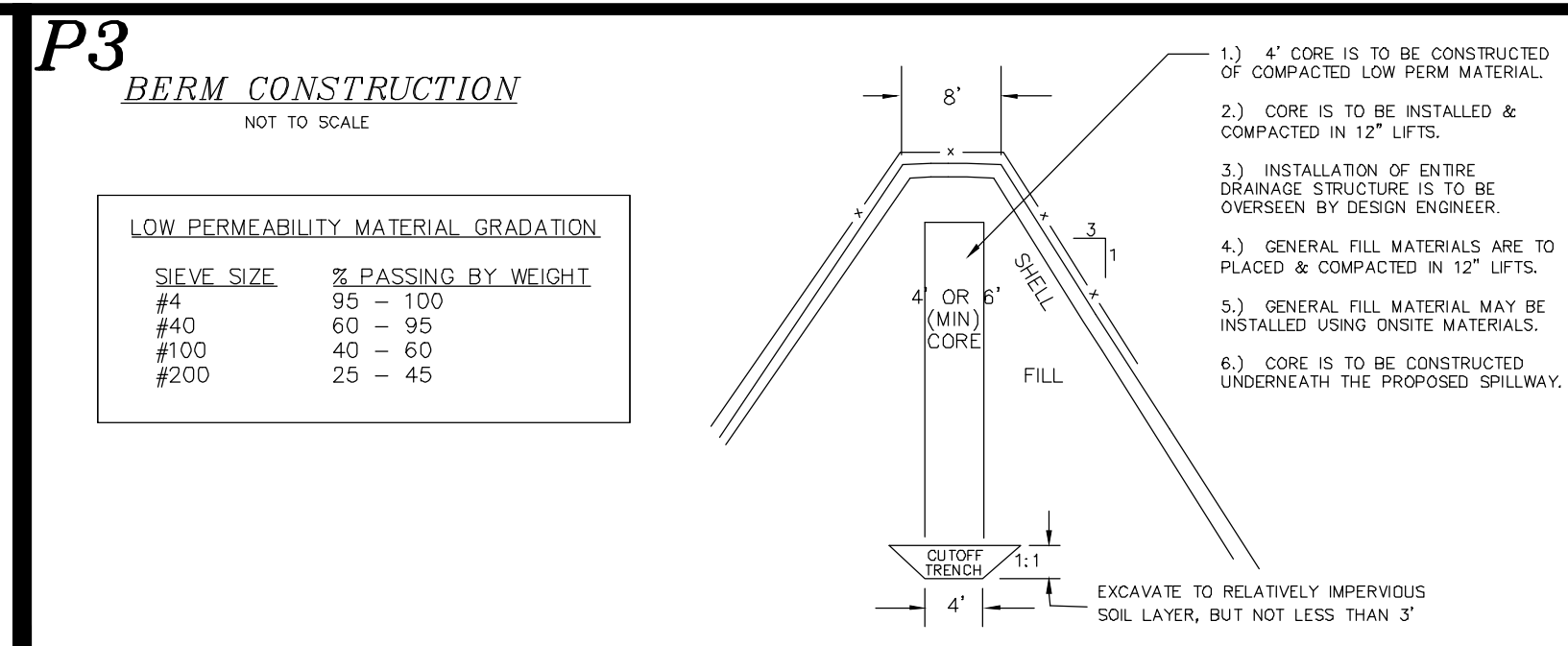
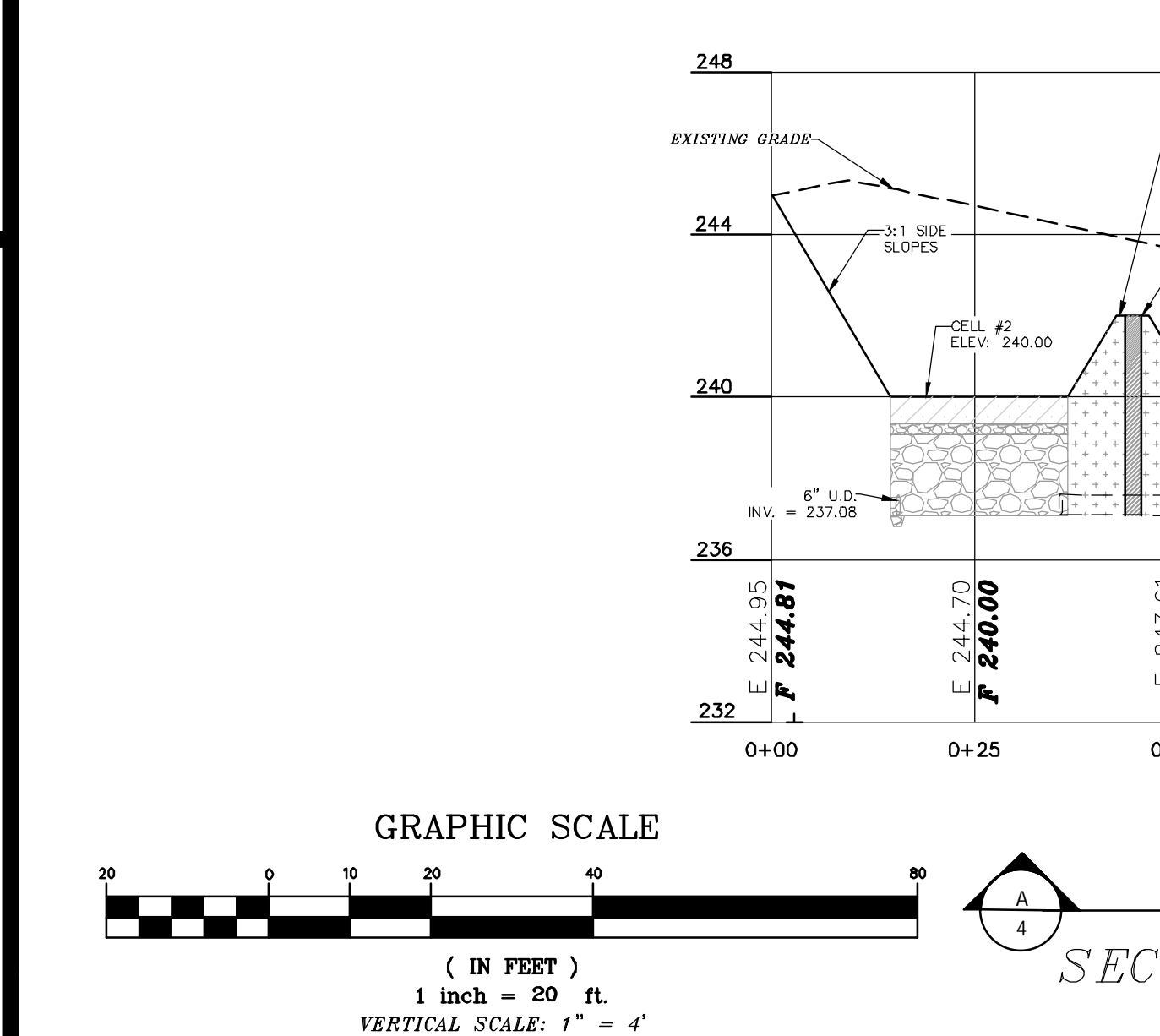
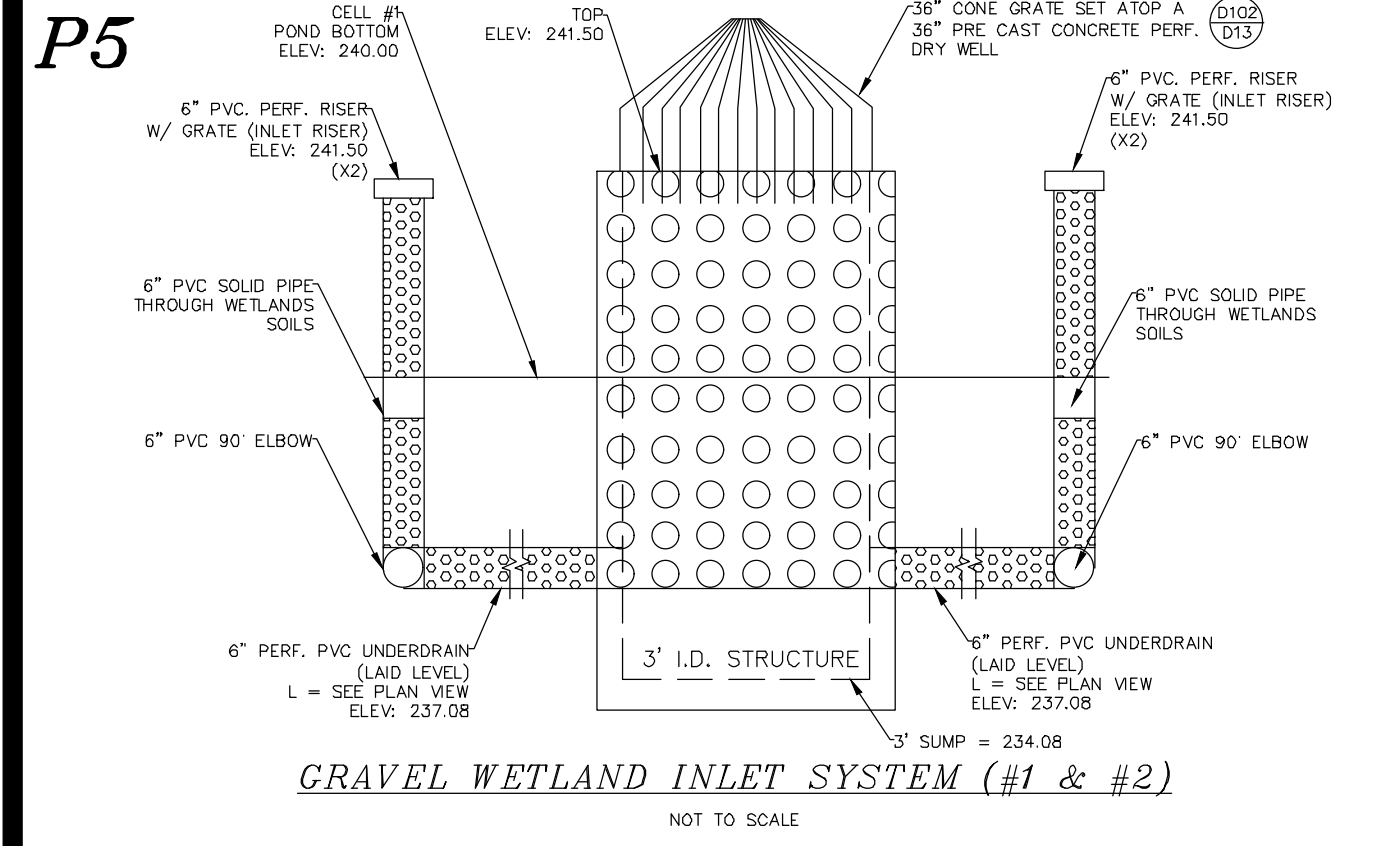
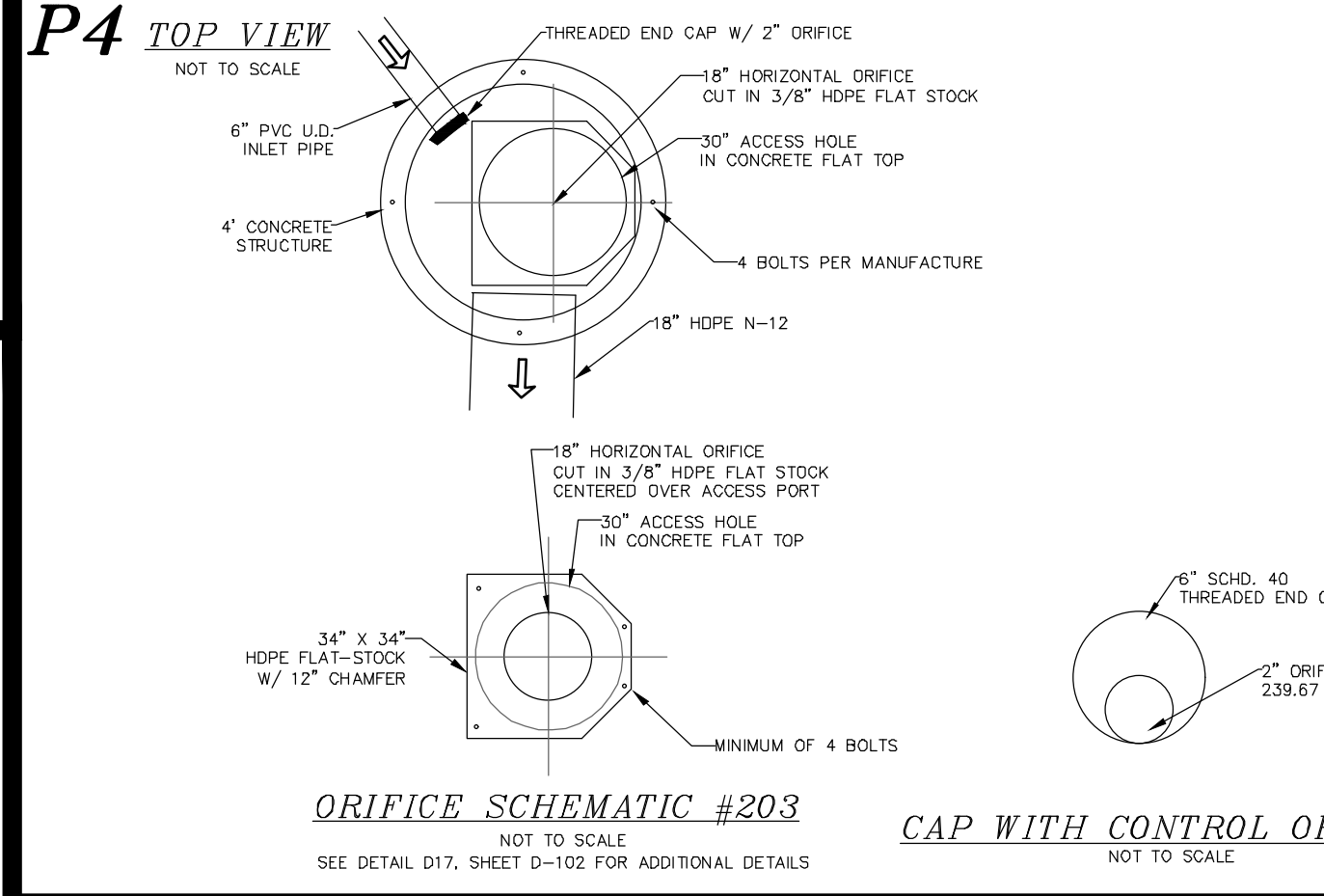
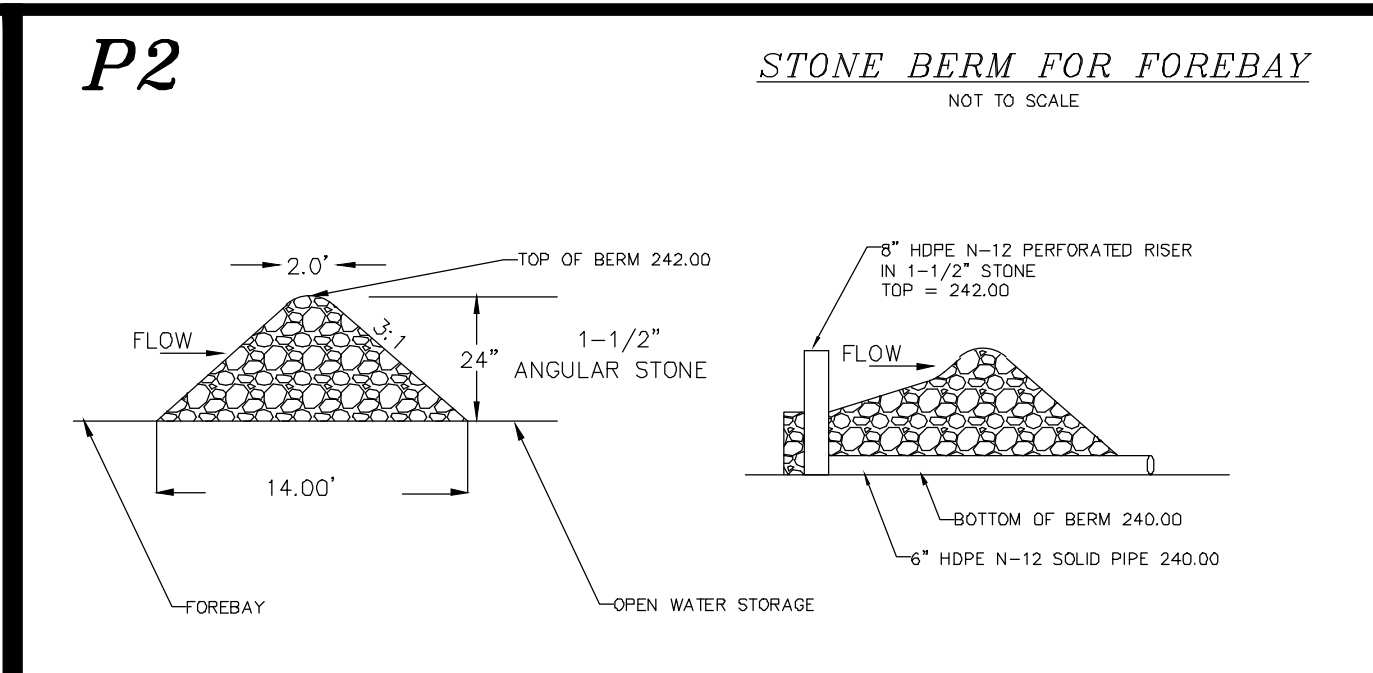
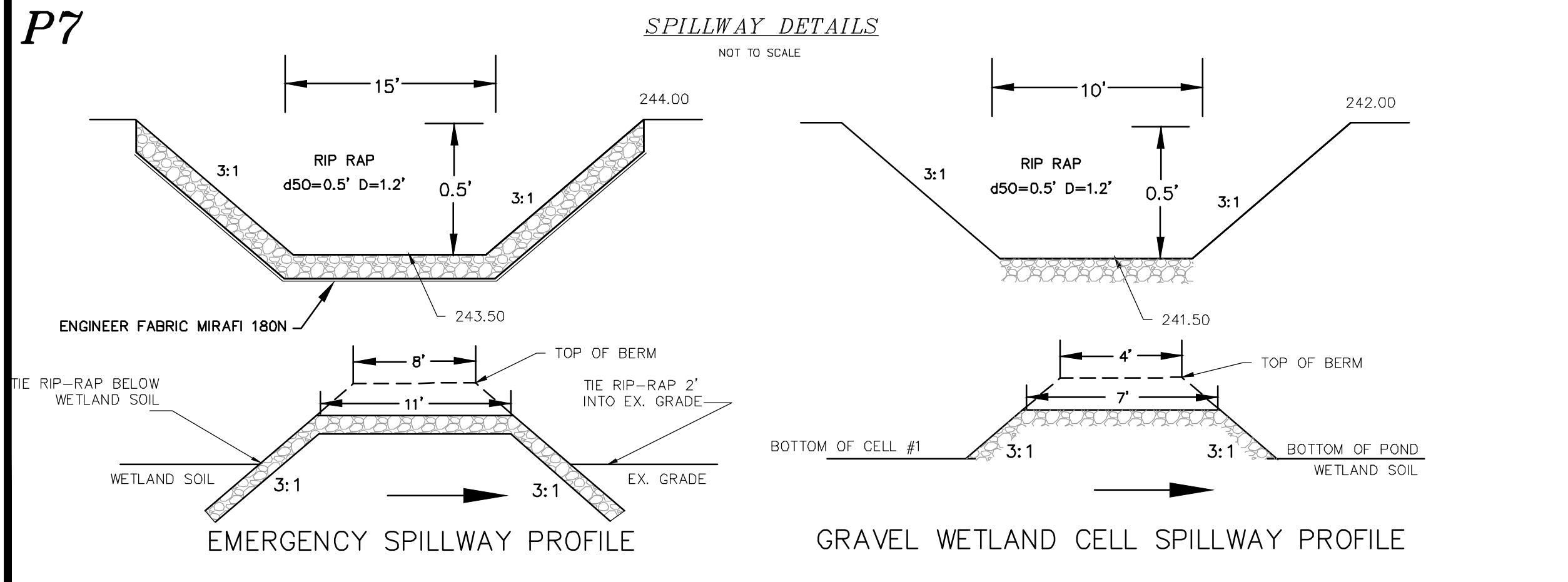
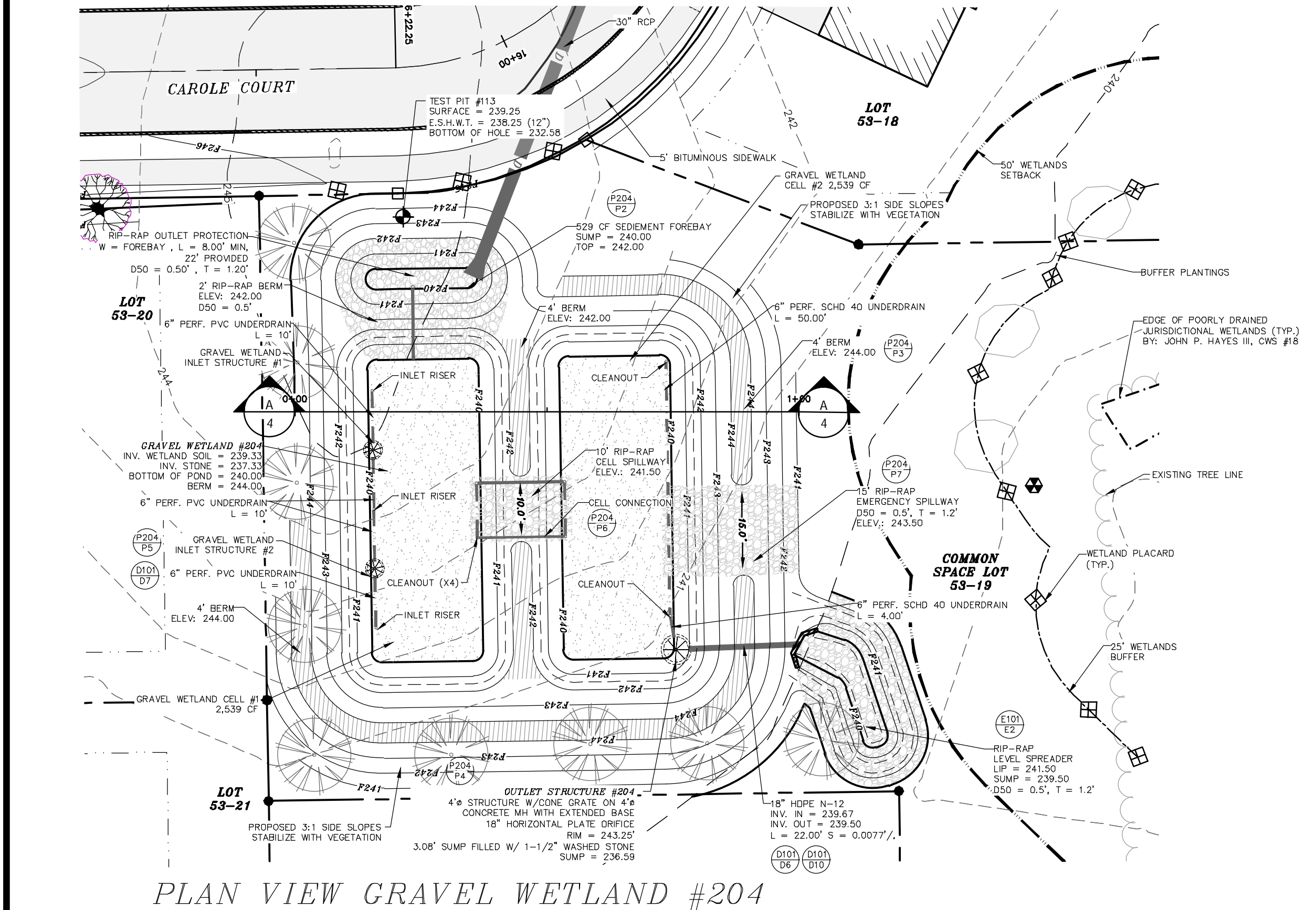
GRAVEL WETLAND #203	LAND OF
THOMAS R. & DIANNE C. AUBERT	828 PORTLAND STREET
ROCHESTER, NH	TAX MAP 108, LOT 58

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	SHEET 44 OF 98

P-203

P1

ACTIVITY	FREQUENCY	ACTIVITY	FREQUENCY																			
CLOGGING AND SYSTEM PERFORMANCE		VEGETATION																				
<div>INSPECT INLETS AND OUTLETS TO ENSURE GOOD CONDITION AND NO EVIDENCE OF DETERIORATION. CHECK TO SEE IF HIGH-FLOW BYPASS IS FUNCTIONING.</div> <div>REMEDY: REPAIR OR REPLACE ANY DAMAGED STRUCTURAL PARTS, INLETS AND OUTLETS. CLEAR OR REMOVE DEBRIS OR RESTRICTIONS.</div> <div>CHECK FOR INTERNAL EROSION, EVIDENCE OF SHORT-CIRCUITING, AND ANIMAL BURROWS.</div> <div>REMEDY: SOIL EROSION FROM SHORT-CIRCUITING OR ANIMAL BOROUGHS SHOULD BE REPAIRED WHEN THEY OCCUR.</div> <div>CHECK THAT THE SYSTEM IS FULLY DRAINING WITHIN A 24-48 HOUR PERIOD AFTER RAIN EVENTS.</div> <div>REMEDY: REPAIR OR RESTORE HYDRAULIC INLET OR OUTLET CONFIGURATION.</div>	<div>ANNUALLY, MORE FREQUENTLY IN THE FIRST YEAR OF OPERATION</div>	<div>CHECK FOR ROBUST VEGETATION COVERAGE THROUGHOUT THE SYSTEM AND DEAD OR DYING PLANTS</div> <div>REMEDY: VEGETATION SHOULD COVER > 75% OF THE SYSTEM AND SHOULD BE RESEEDED AND CARED FOR AS NEEDED</div> <div>CUT AND REMOVE VEGETATION FROM GRAVEL WETLAND SYSTEM AND FOREBAY IN ORDER TO MAINTAIN NITROGEN REMOVAL PERFORMANCE</div> <div>REMEDY: THE VEGETATION SHOULD BE CUT AND REMOVED FROM THE SYSTEM TO PREVENT NITROGEN FROM CYCLING BACK INTO THE SYSTEM</div>	<div>ANNUALLY, OR AS NEEDED</div> <div>ONCE EVERY 3 YEARS</div>																			
1-1/2" WASHED CRUSHED STONE*		MAINTENANCE REQUIREMENTS																				
<table><tr><th>SIEVE SIZE</th><th>% PASSING BY WEIGHT</th></tr><tr><td>2"</td><td>100</td></tr><tr><td>1-1/2"</td><td>90 - 100</td></tr><tr><td>1"</td><td>20 - 55</td></tr><tr><td>1/2"</td><td>0 - 15</td></tr><tr><td>3/8"</td><td>0 - 5</td></tr></table> <div>* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS</div>	SIEVE SIZE	% PASSING BY WEIGHT	2"	100	1-1/2"	90 - 100	1"	20 - 55	1/2"	0 - 15	3/8"	0 - 5	DESIGN REFERENCES									
SIEVE SIZE	% PASSING BY WEIGHT																					
2"	100																					
1-1/2"	90 - 100																					
1"	20 - 55																					
1/2"	0 - 15																					
3/8"	0 - 5																					
	1 UNH STORMWATER CENTER																					
3/8" WASHED CRUSHED STONE*		WETLAND SOIL																				
<table><tr><th>SIEVE SIZE</th><th>% PASSING BY WEIGHT</th></tr><tr><td>1/2"</td><td>100</td></tr><tr><td>3/8"</td><td>95 - 100</td></tr><tr><td># 4</td><td>22 - 55</td></tr><tr><td># 8</td><td>0 - 10</td></tr></table> <div>* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS</div>	SIEVE SIZE	% PASSING BY WEIGHT	1/2"	100	3/8"	95 - 100	# 4	22 - 55	# 8	0 - 10	<table><tr><th>SIEVE SIZE</th><th>% PASSING BY WEIGHT</th></tr><tr><td>0.5</td><td>100</td></tr><tr><td>#10"</td><td>90 - 75</td></tr><tr><td>#100</td><td>40 - 50</td></tr><tr><td>#200</td><td>25 - 50</td></tr></table> <div>SIEVE SIZE % PASSING TOLERANCES</div> <div>0.5 ±10.0</div> <div>#10 ±5.0</div> <div>#100 ±5.0</div> <div>#200 ±5.0</div>		SIEVE SIZE	% PASSING BY WEIGHT	0.5	100	#10"	90 - 75	#100	40 - 50	#200	25 - 50
SIEVE SIZE	% PASSING BY WEIGHT																					
1/2"	100																					
3/8"	95 - 100																					
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# 8	0 - 10																					
SIEVE SIZE	% PASSING BY WEIGHT																					
0.5	100																					
#10"	90 - 75																					
#100	40 - 50																					
#200	25 - 50																					



REVISED PER ROCHESTER TRG COMMENTS REVISED PER ROCHESTER TRG COMMENTS REVISED PER ROCHESTER TRG COMMENTS REVISED PER STATE AOT APPLICATION		DESCRIPTION	
6-25-20 6-26-20 6-01-20 4-15-20	#4 #3 #2 #1	DATE	REVISION

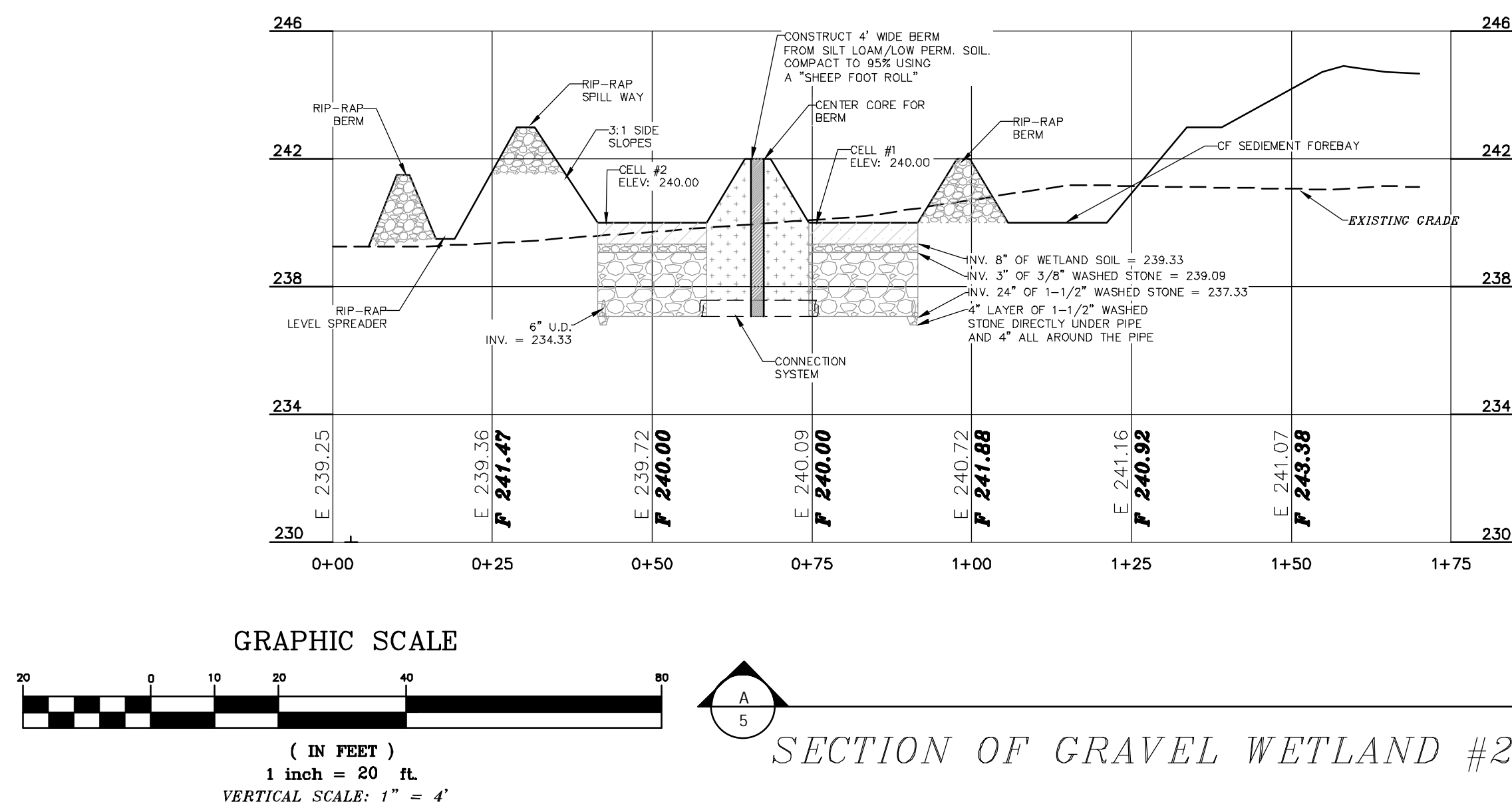
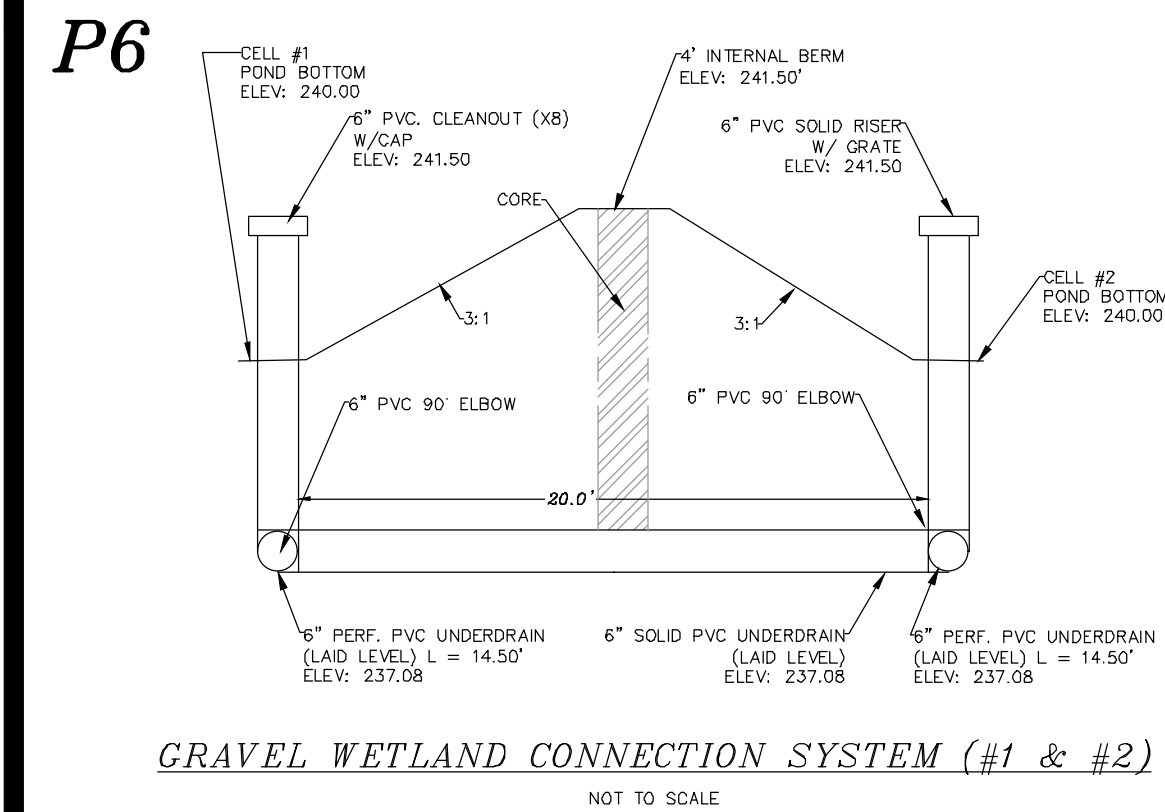
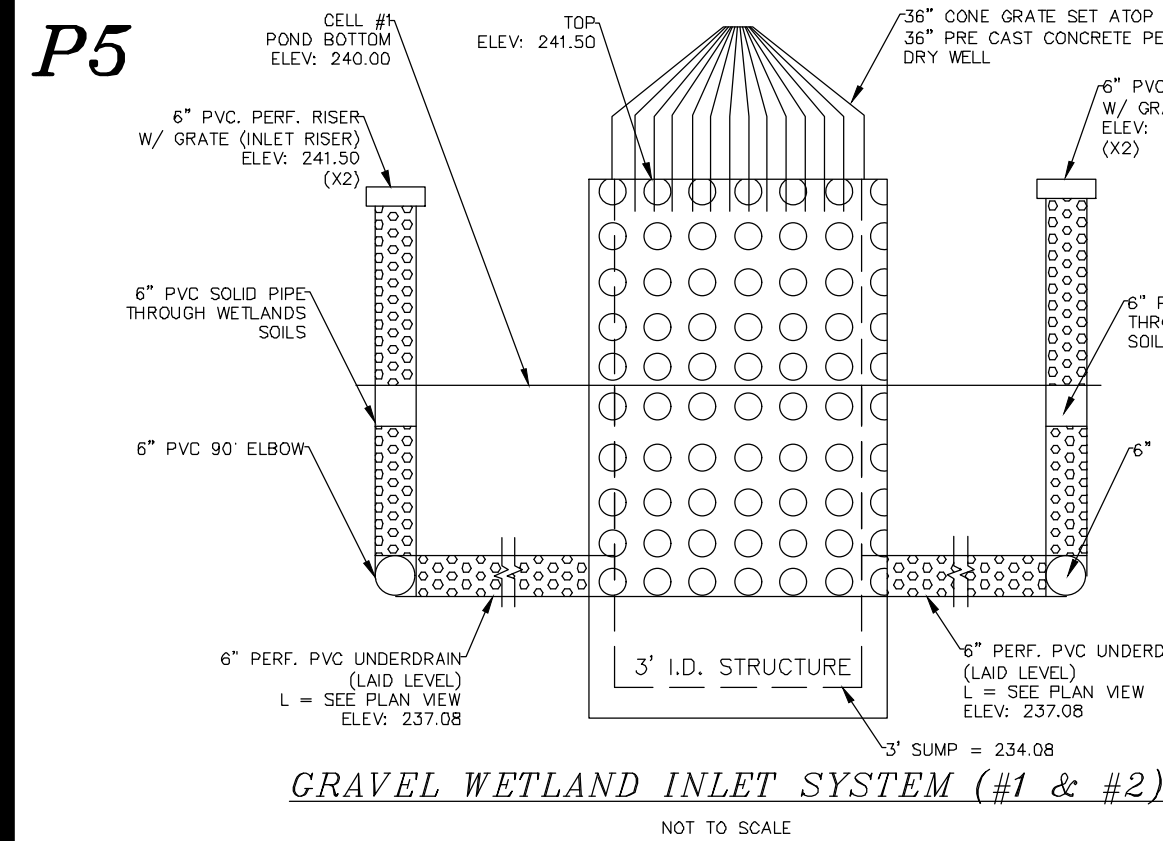
GRAVEL WETLAND #204
 LAND OF
 THOMAS R. & DIANNE C. AUBERT
 828 PORTLAND STREET
 ROCHESTER, NH
 TAX MAP 108, LOT 53

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

SHEET 45 OF 98

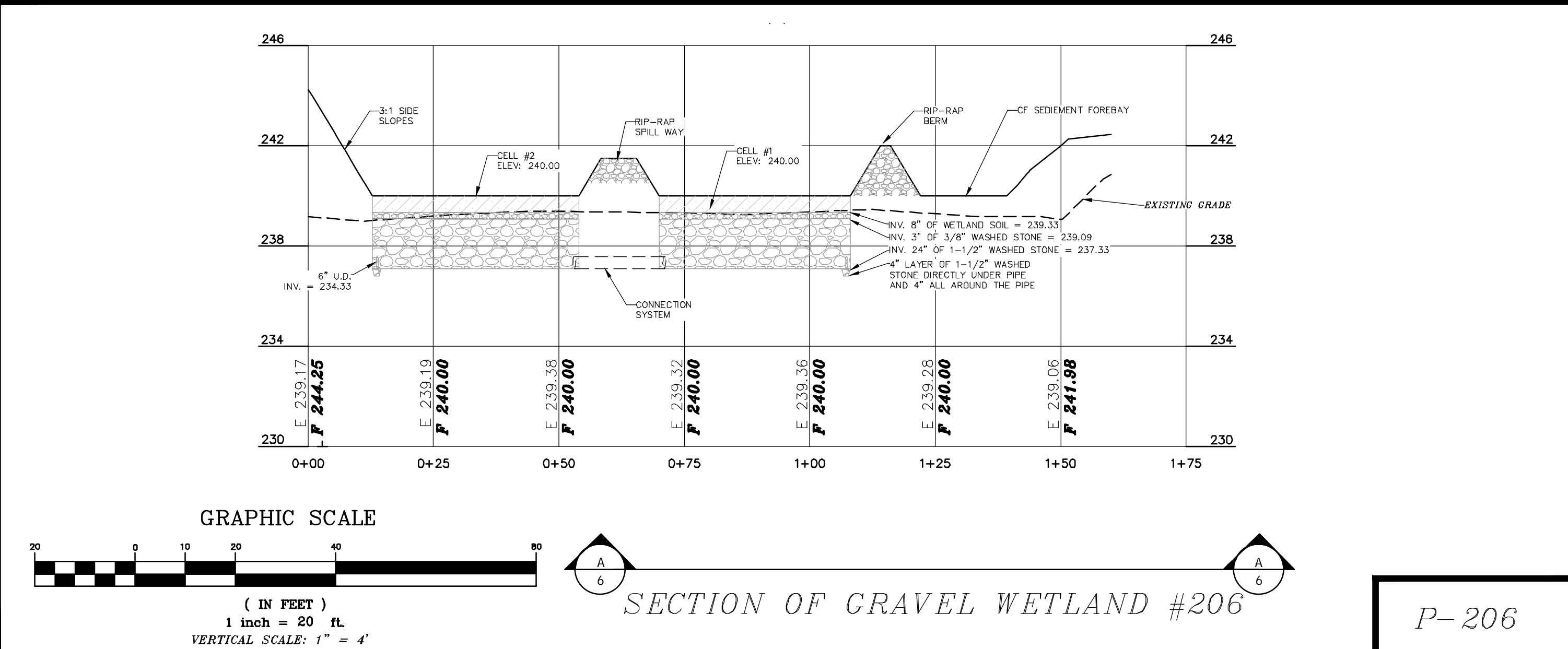
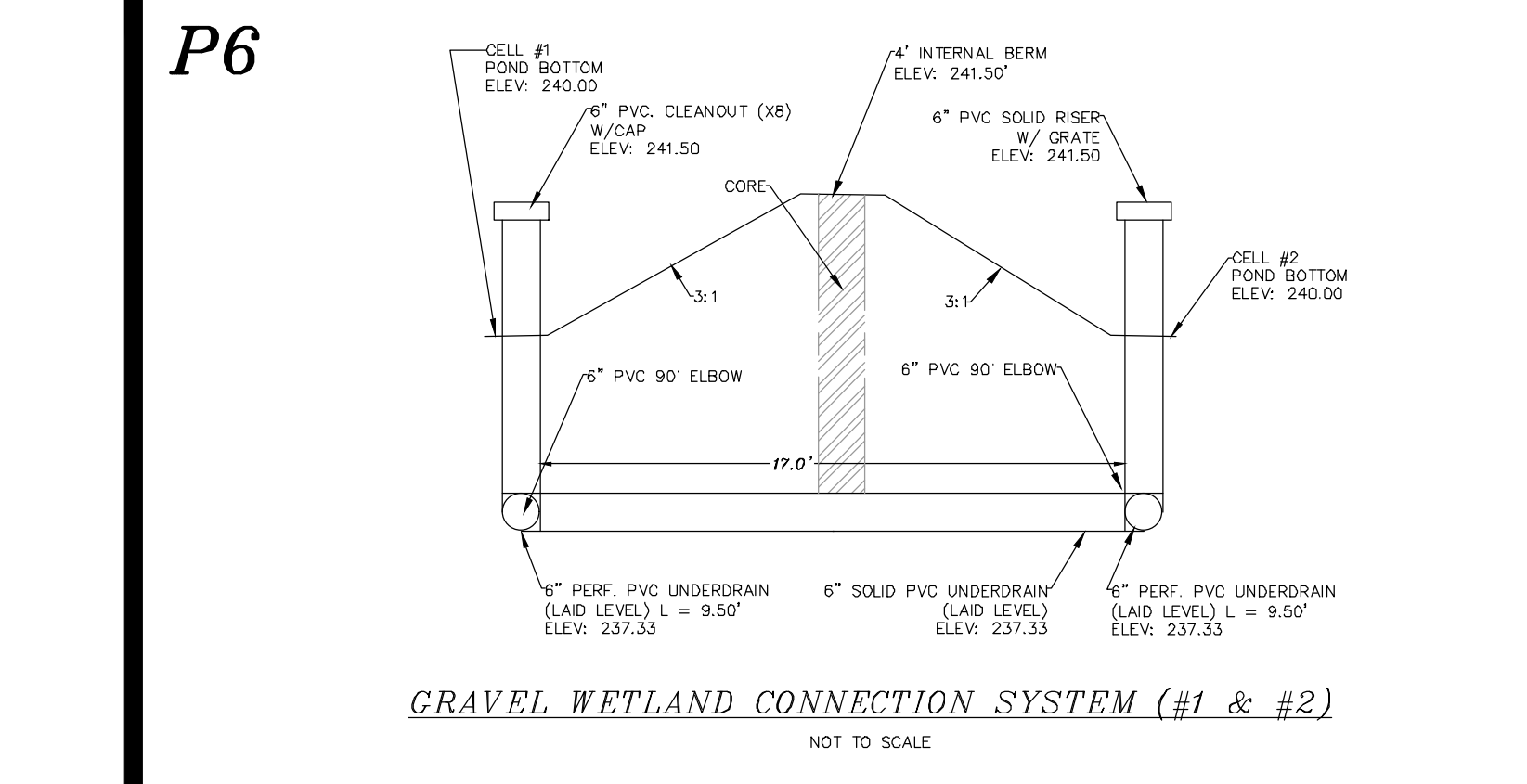
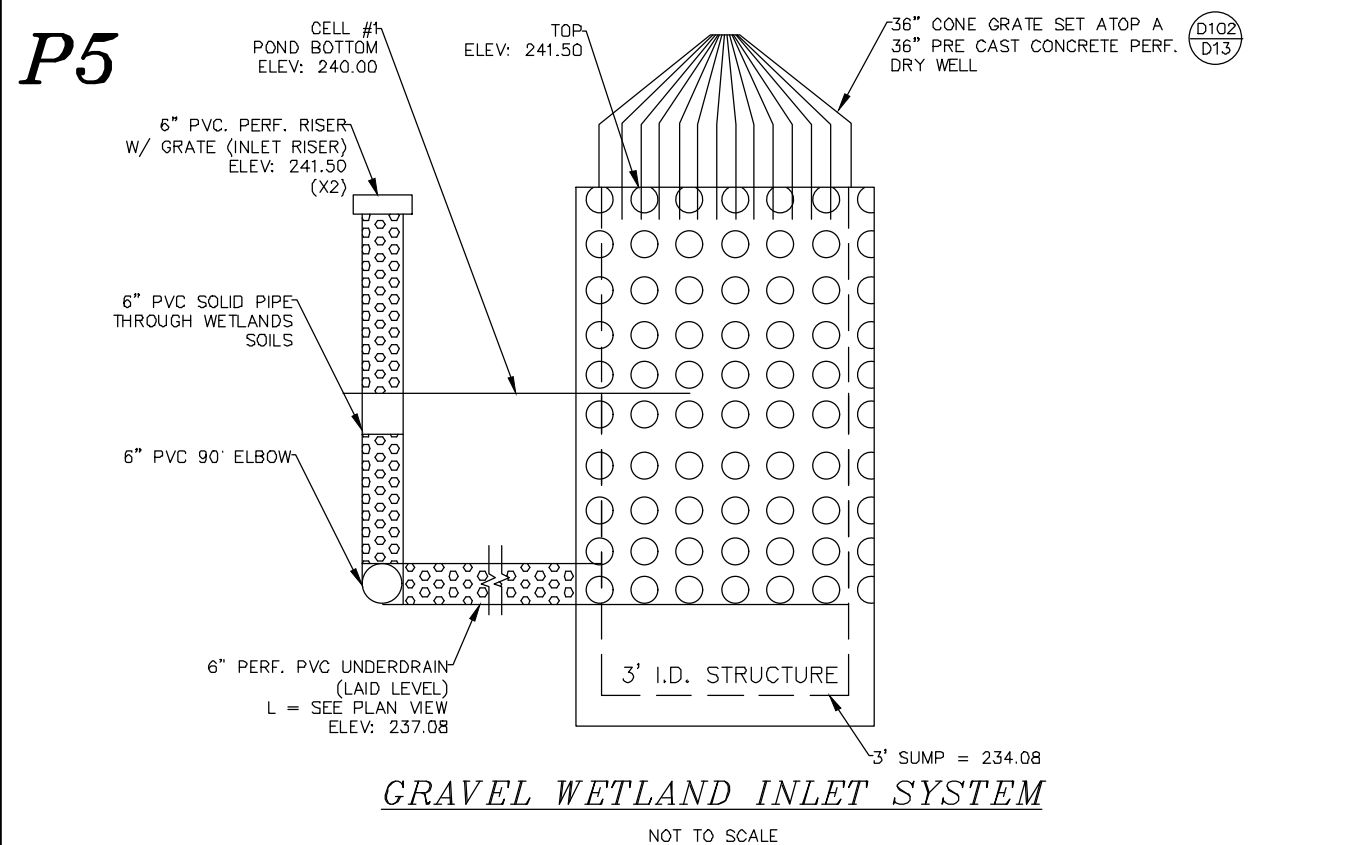
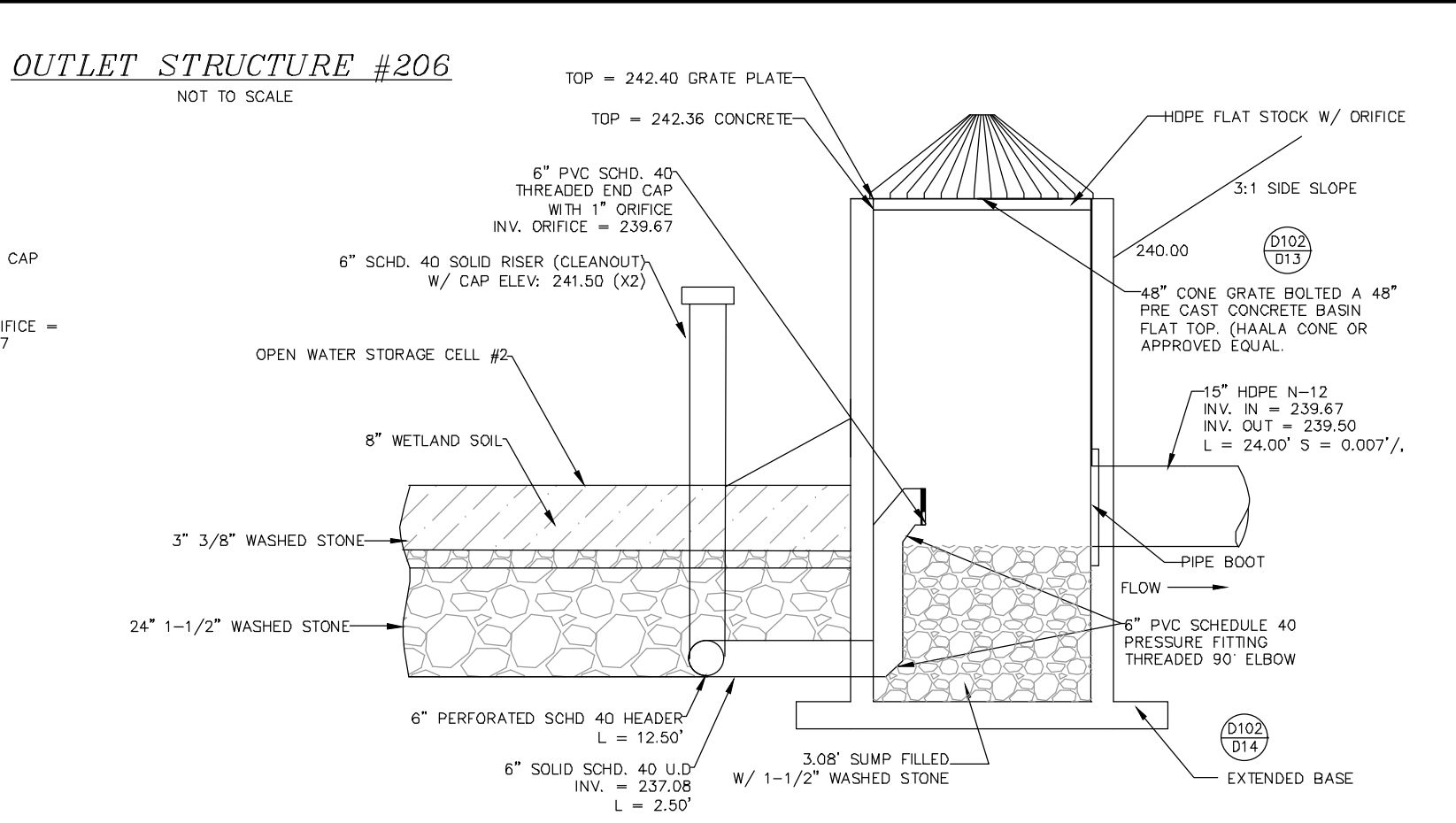
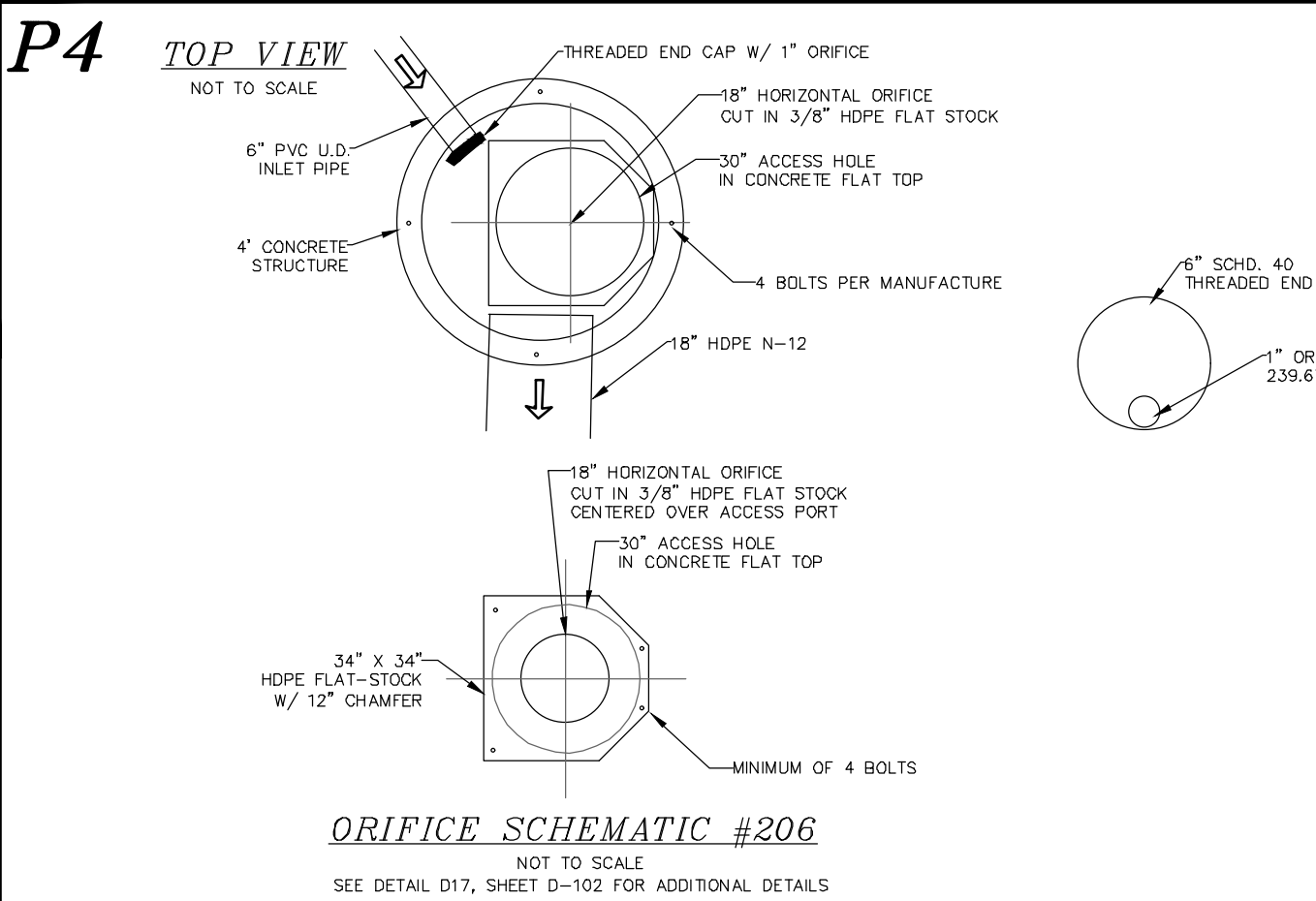
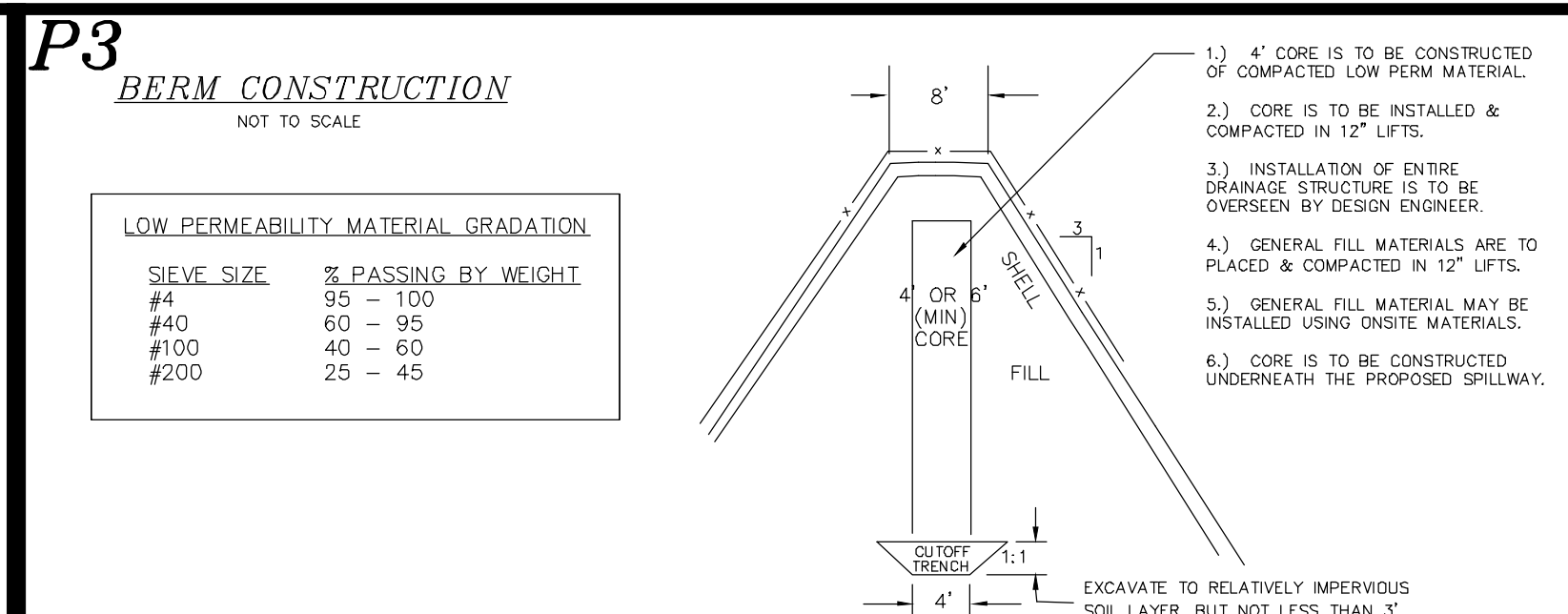
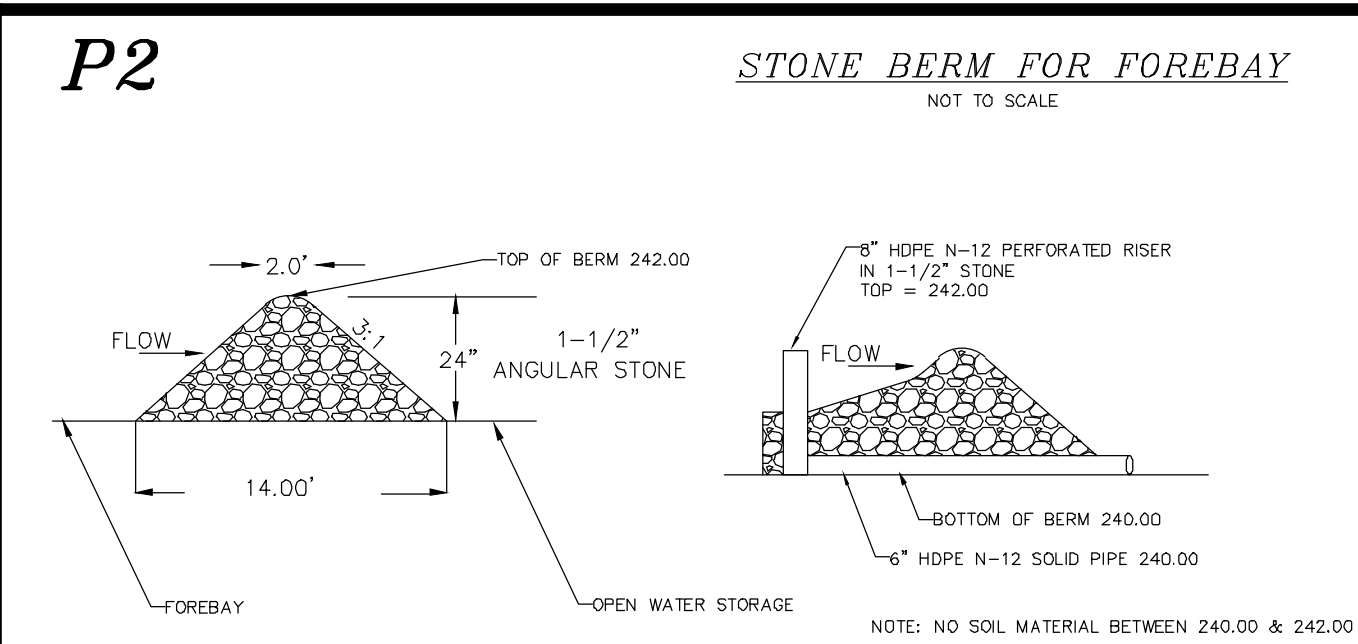
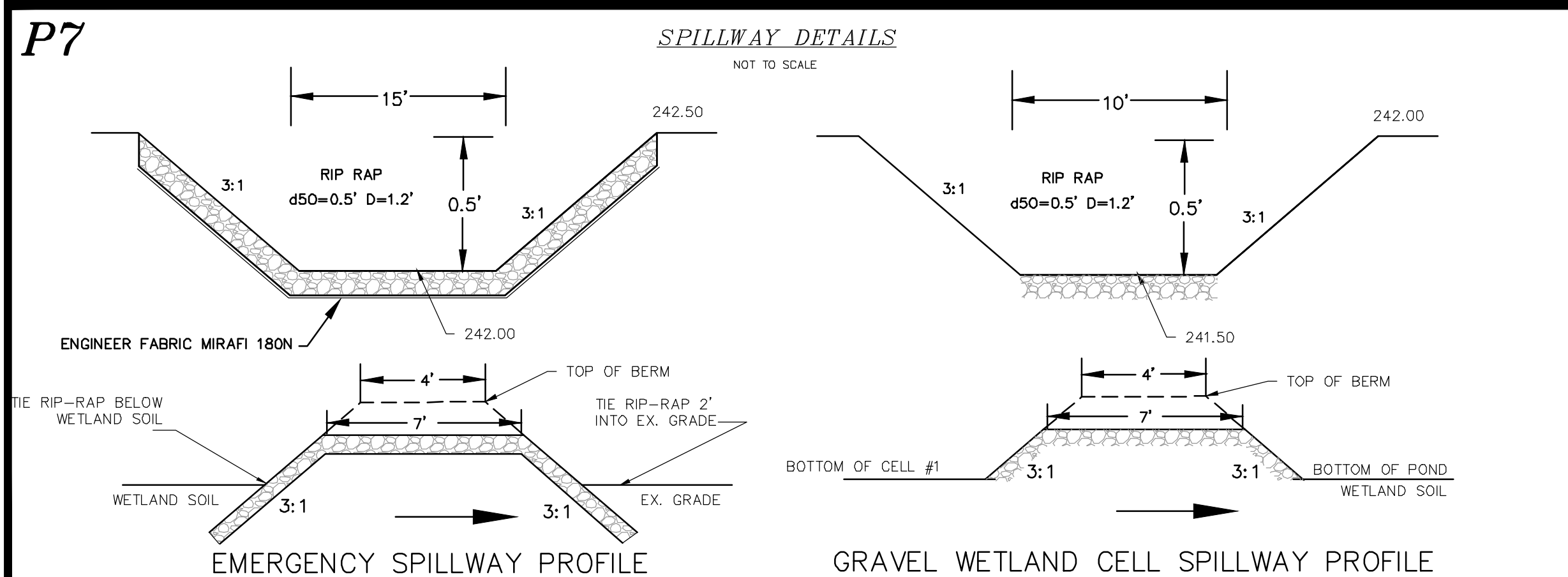
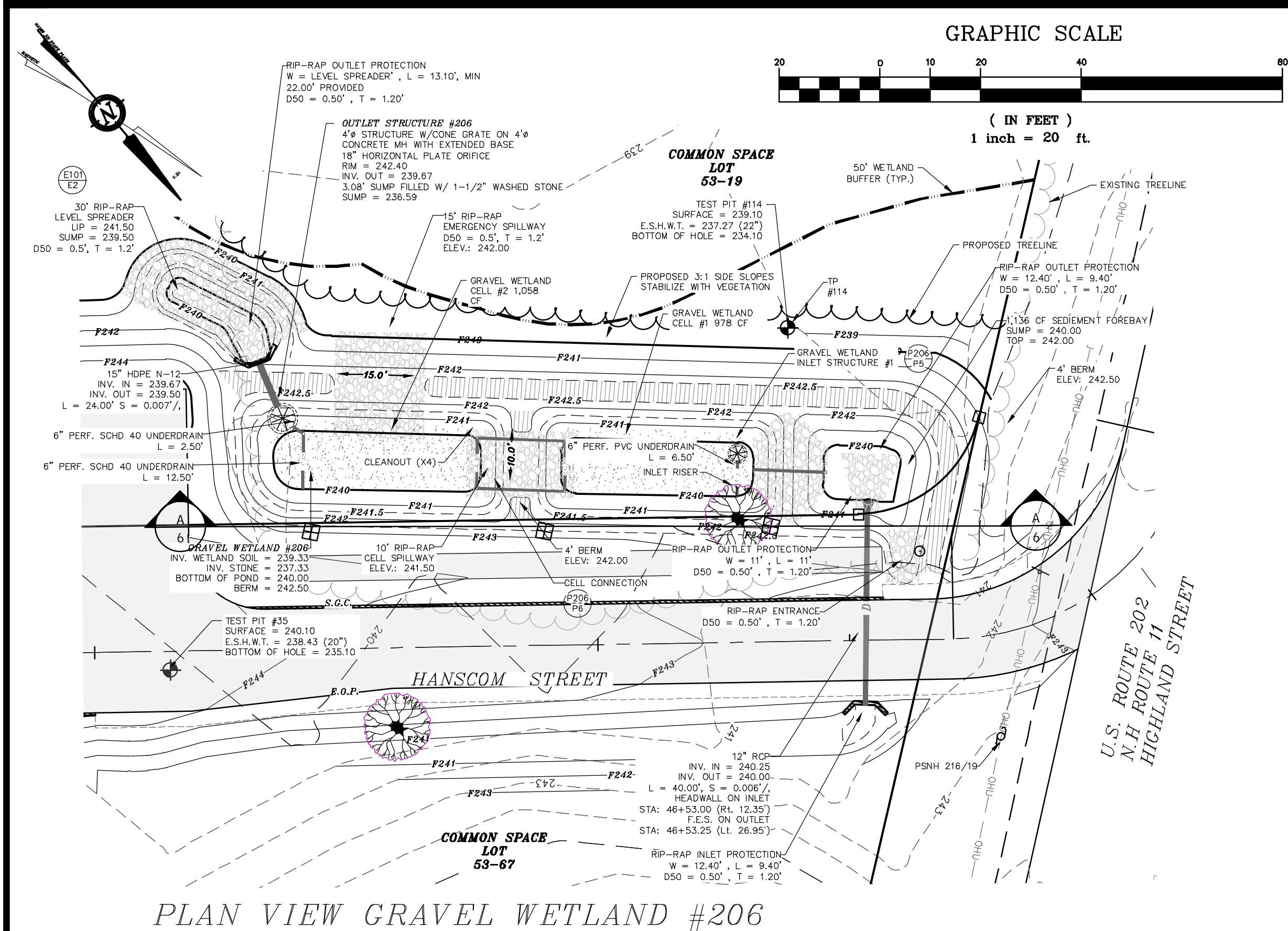
P1

[illegible]

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

ACTIVITY	FREQUENCY	ACTIVITY	FREQUENCY
CLOGGING AND SYSTEM PERFORMANCE		VEGETATION	
INSPECT INLETS AND OUTLETS TO ENSURE GOOD CONDITION AND NO EVIDENCE OF DETERIORATION. CHECK TO SEE IF HIGH-FLOW BYPASS IS FUNCTIONING.		CHECK FOR ROBUST VEGETATION COVERAGE THROUGHOUT THE SYSTEM AND DEAD OR DYING PLANTS	
REMEDY: REPAIR OR REPLACE ANY DAMAGED STRUCTURAL PARTS, INLETS AND OUTLETS. CLEAR OR REMOVE DEBRIS OR RESTRICTIONS.		REMEDY: VEGETATION SHOULD COVER > 75% OF THE SYSTEM AND SHOULD BE RESEEDED AND CARED FOR AS NEEDED	
CHECK FOR INTERNAL EROSION, EVIDENCE OF SHORT-CIRCUITING, AND ANIMAL BURROWS.		CUT AND REMOVE VEGETATION FROM GRAVEL WETLAND SYSTEM AND FOREBAY IN ORDER TO MAINTAIN NITROGEN REMOVAL PERFORMANCE.	
REMEDY: SOIL EROSION FROM SHORT-CIRCUITING OR ANIMAL BOROUGHS SHOULD BE REPAIRED WHEN THEY OCCUR.		REMEDY: THE VEGETATION SHOULD BE CUT AND REMOVED FROM THE SYSTEM TO PREVENT NITROGEN FROM CYCLING BACK INTO THE SYSTEM	
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.			
ANNUALLY, MORE FREQUENTLY IN THE FIRST YEAR OF OPERATION		ANNUALLY, OR AS NEEDED	
		ONCE EVERY 3 YEARS	
MAINTENANCE REQUIREMENTS			
DESIGN REFERENCES			
1 UNH STORMWATER CENTER			
1-1/2" WASHED CRUSHED STONE*		3/8" WASHED CRUSHED STONE*	
SIEVE SIZE	% PASSING BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
2"	100	1/2"	100
1-1/2"	90 - 100	3/8"	95 - 100
1"	20 - 55	# 4	22 - 55
1/2"	0 - 15	# 8	0 - 10
3/8"	0 - 5		
* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS		* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF 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



REVISED PER ROCHESTER TRG COMMENTS 6-25-20		DESCRIPTION	
REVISED PER ROCHESTER TRG COMMENTS 6-16-20			
REVISED PER ROCHESTER TRG COMMENTS 6-01-20			
REVISED PER STATE AOT APPLICATION 4-15-20			
#4	#3	REVISION	DATE
GRAVEL WETLAND #206 LAND OF THOMAS R. & DIANNE C. AUBERT 828 PORTLAND STREET ROCHESTER, NH 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

SHEET 47 OF 98

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 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 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 (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.

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.

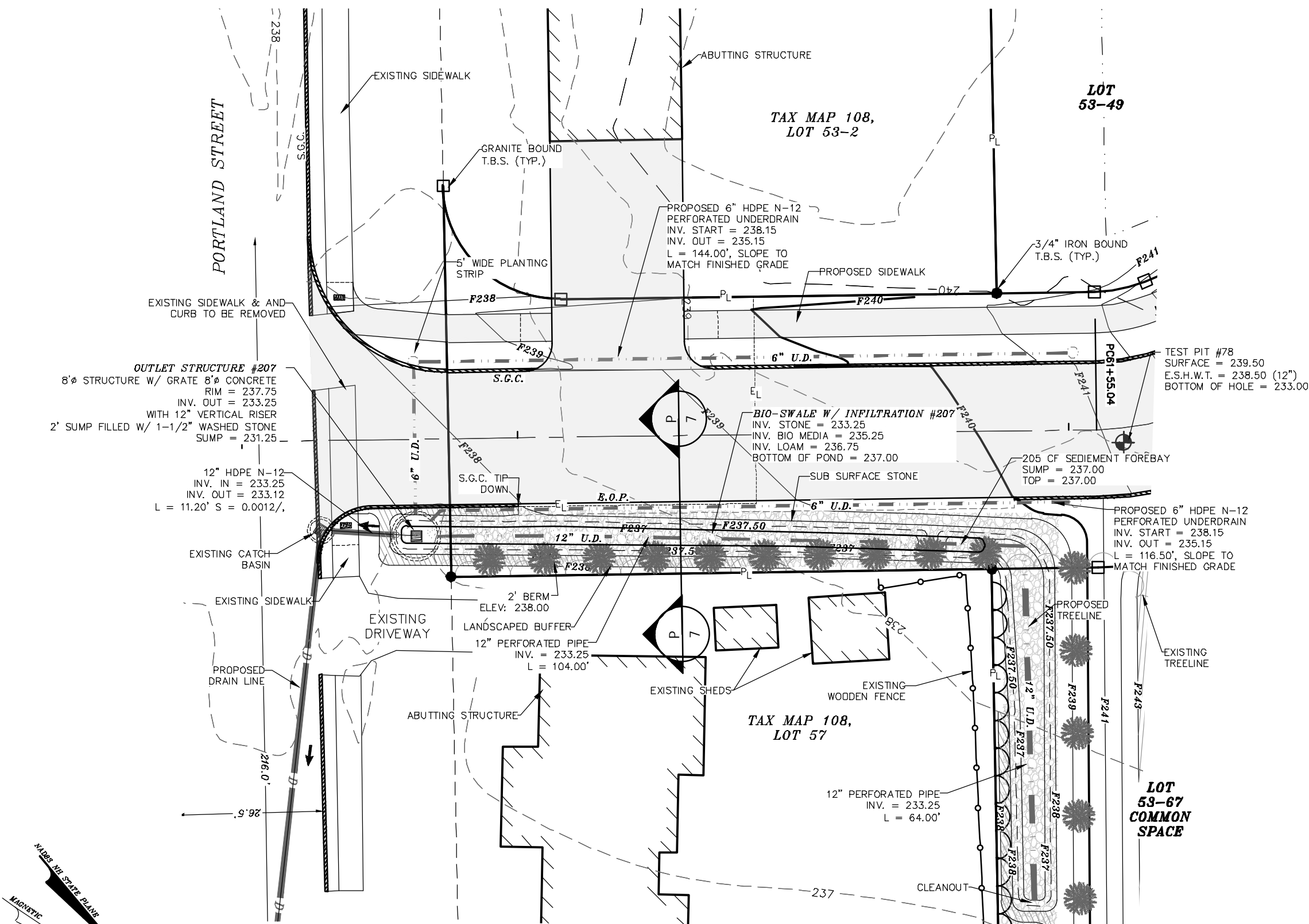
MAINTENANCE REQUIREMENTS

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 CLEARED 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.

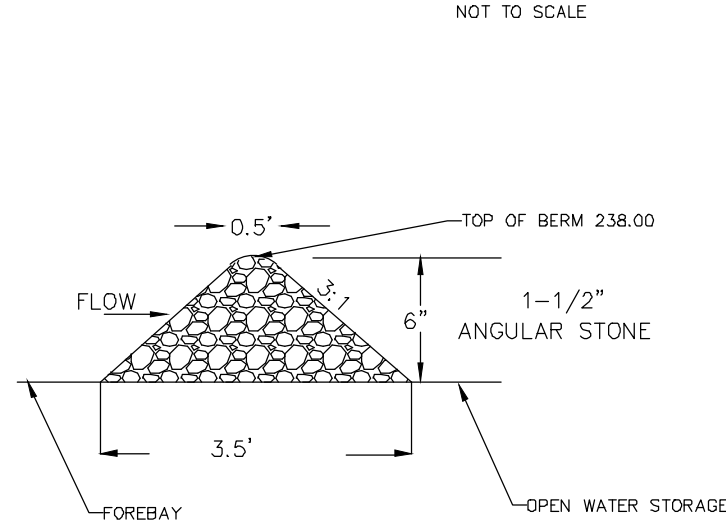
PLAN VIEW BIO-SWALE #207



GRAPHIC SCALE

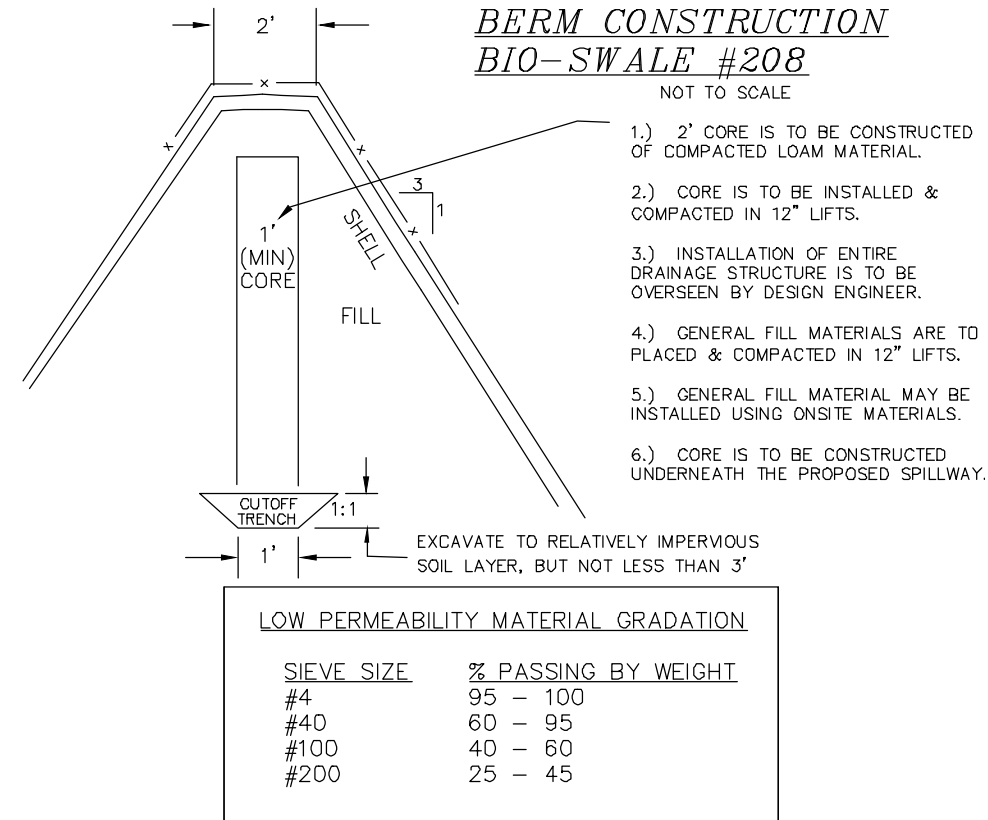
(IN FEET)
1 inch = 20 ft.

STONE BERM FOR FOREBAY



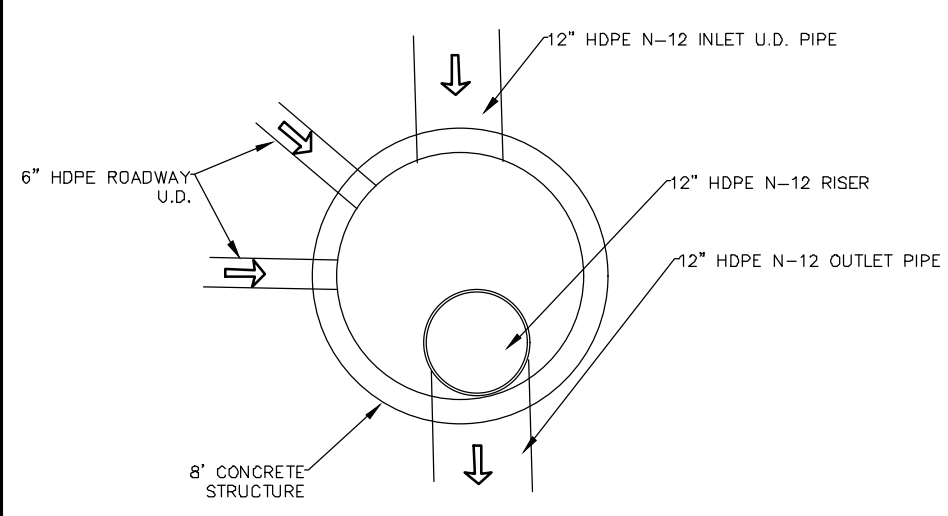
NOTE: NO SOIL MATERIAL BETWEEN 237.50 & 238.00

P3

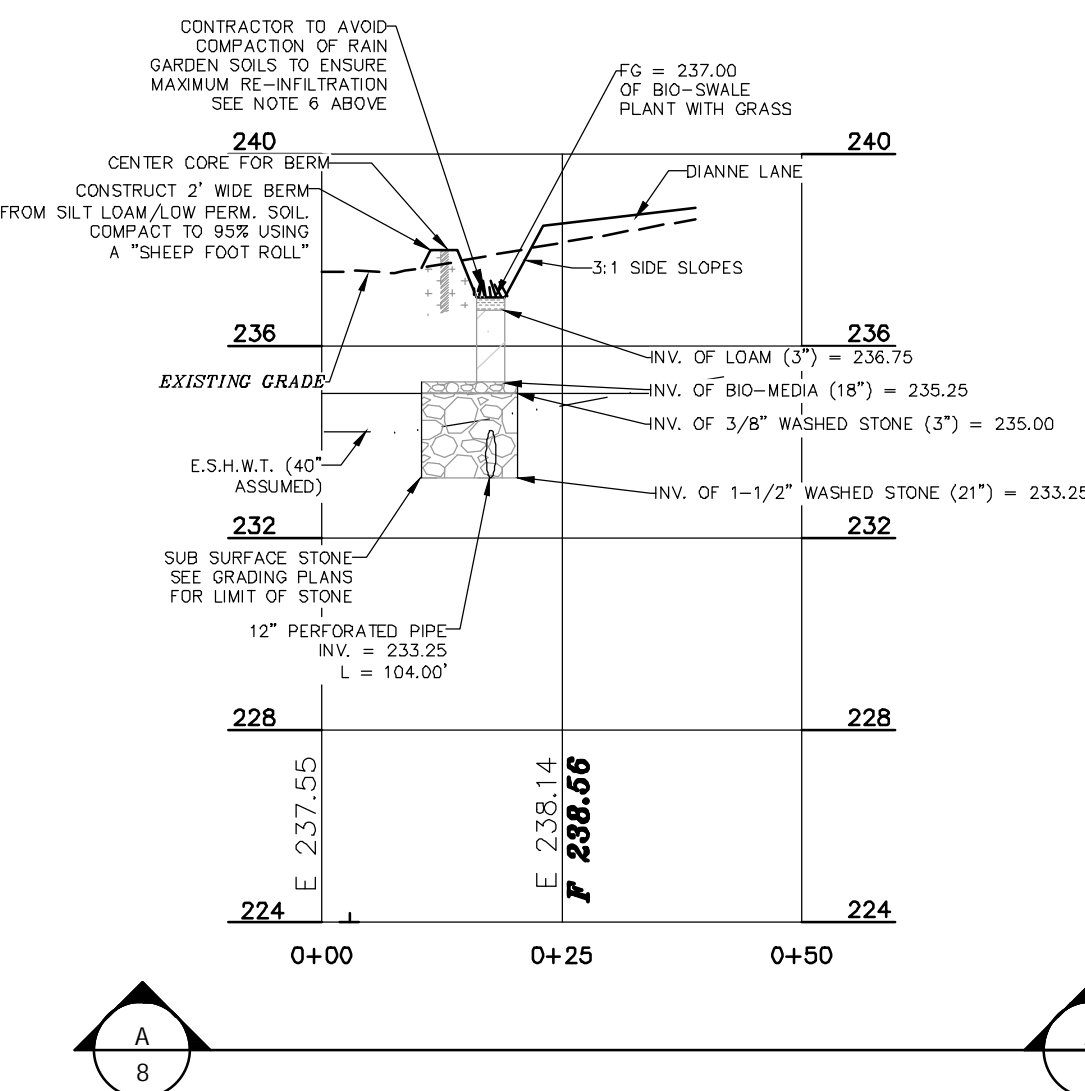
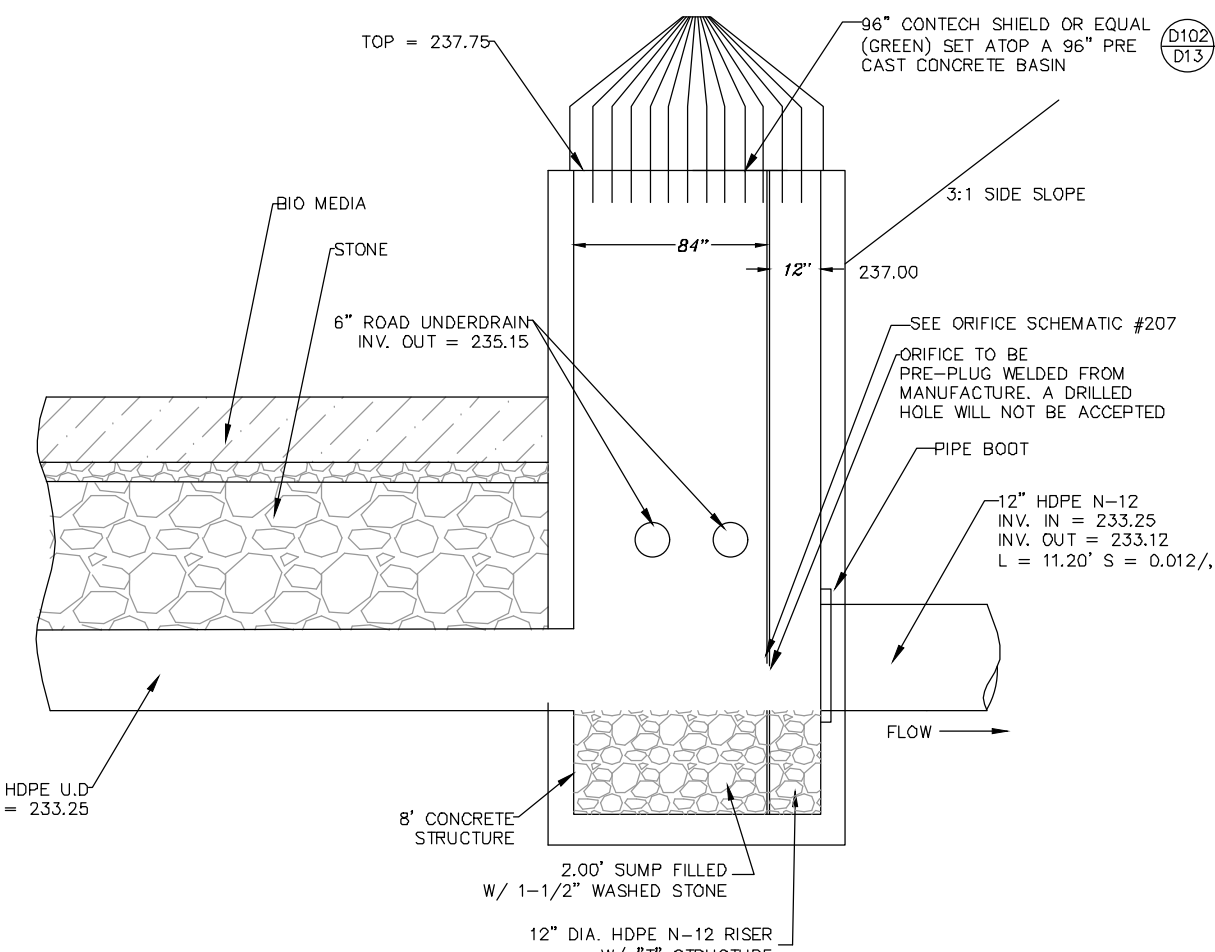
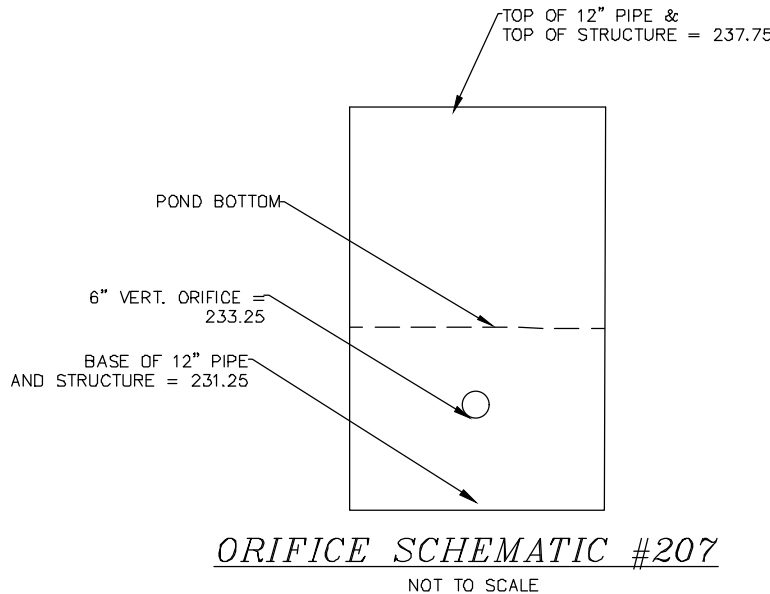


OUTLET STRUCTURE #207

TOP VIEW



ORIFICE SCHEMATIC #207



SECTION OF BIO-SWALE #207

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

REVISED PER ROCHESTER TRG COMMENTS
REVISED PER ROCHESTER TRG COMMENTS
REVISED PER ROCHESTER TRG COMMENTS
REVISED PER STATE AOT APPLICATION

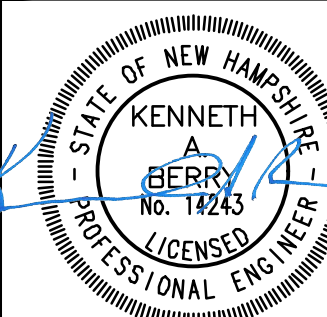
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DATE

REVISION

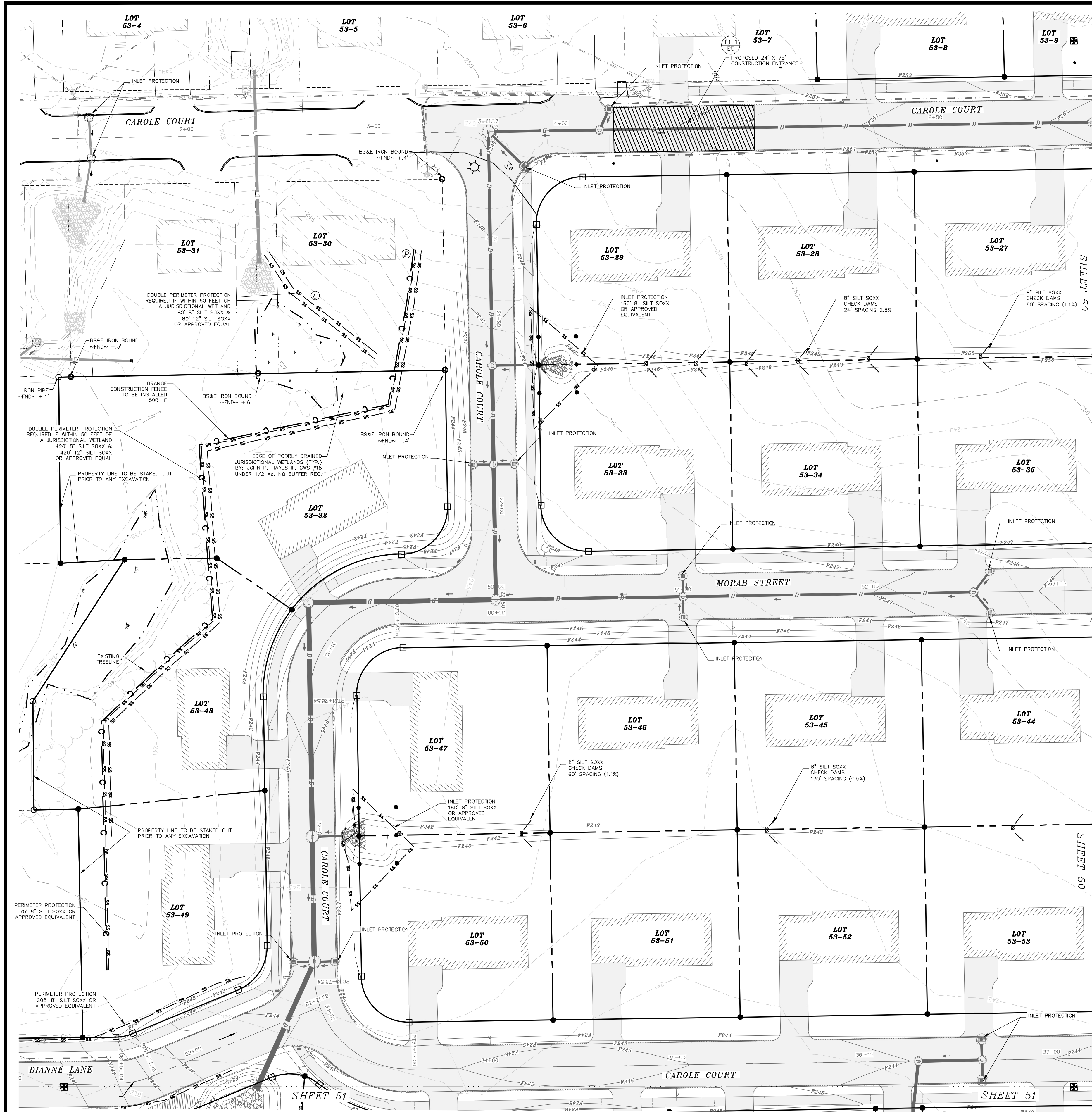
BIO-SWALE #207
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
TAX MAP 108, LOT 53

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



P-207

SHEET 48 OF 98



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.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DISSAFE 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 THROUGHOUT 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&S 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
- Ⓟ 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 (FILTREX 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
ROXBURY SANDY LOAM	K=0.24
SAUGATUCK SAND	K=0.24
WHITMAN LOAM	K=0.24
WINDSOR LOAMY SAND	K=0.17

SEE SITE SPECIFIC SOILS MAP (SSSM)

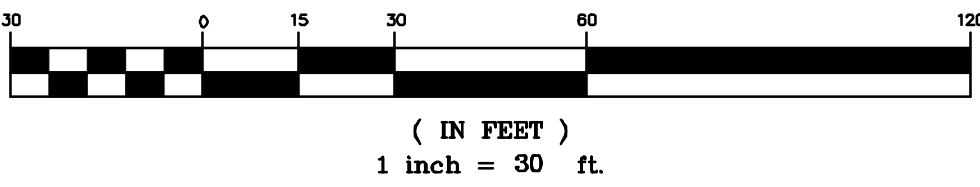
SEE WEBSOIL USDA-NRCS
ERODIBILITY FACTOR - K, CPESC MANUAL, ENVIROCERT INTERNATIONAL INC. & ROCKINGHAM COUNTY SOIL SURVEY, ROCKWEB SOIL ATTRIBUTES.

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 EARLIEST OPPORTUNITY. SEE ADDITIONAL REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS, E-101 AND E-102.

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

GRAPHIC SCALE

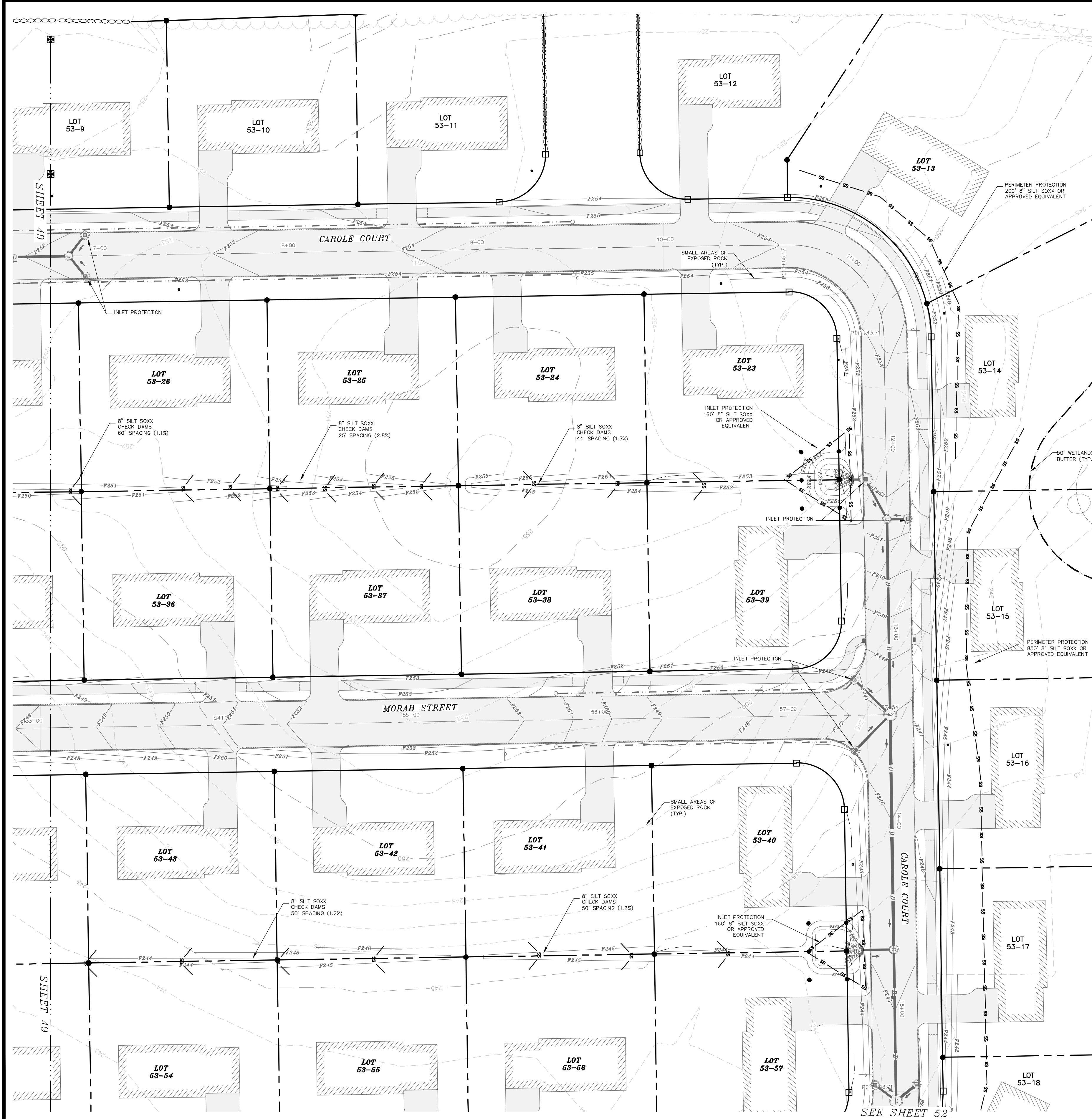


REVISION	DATE	DESCRIPTION
#1	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#2	8-26-20	REVISED PER ROCHESTER TRG COMMENTS
#3	8-01-20	REVISED PER ROCHESTER TRG COMMENTS
#4	4-15-20	REVISED PER STATE AOT APPLICATION

EROSION AND SEDIMENT CONTROL PLAN SOUTH
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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

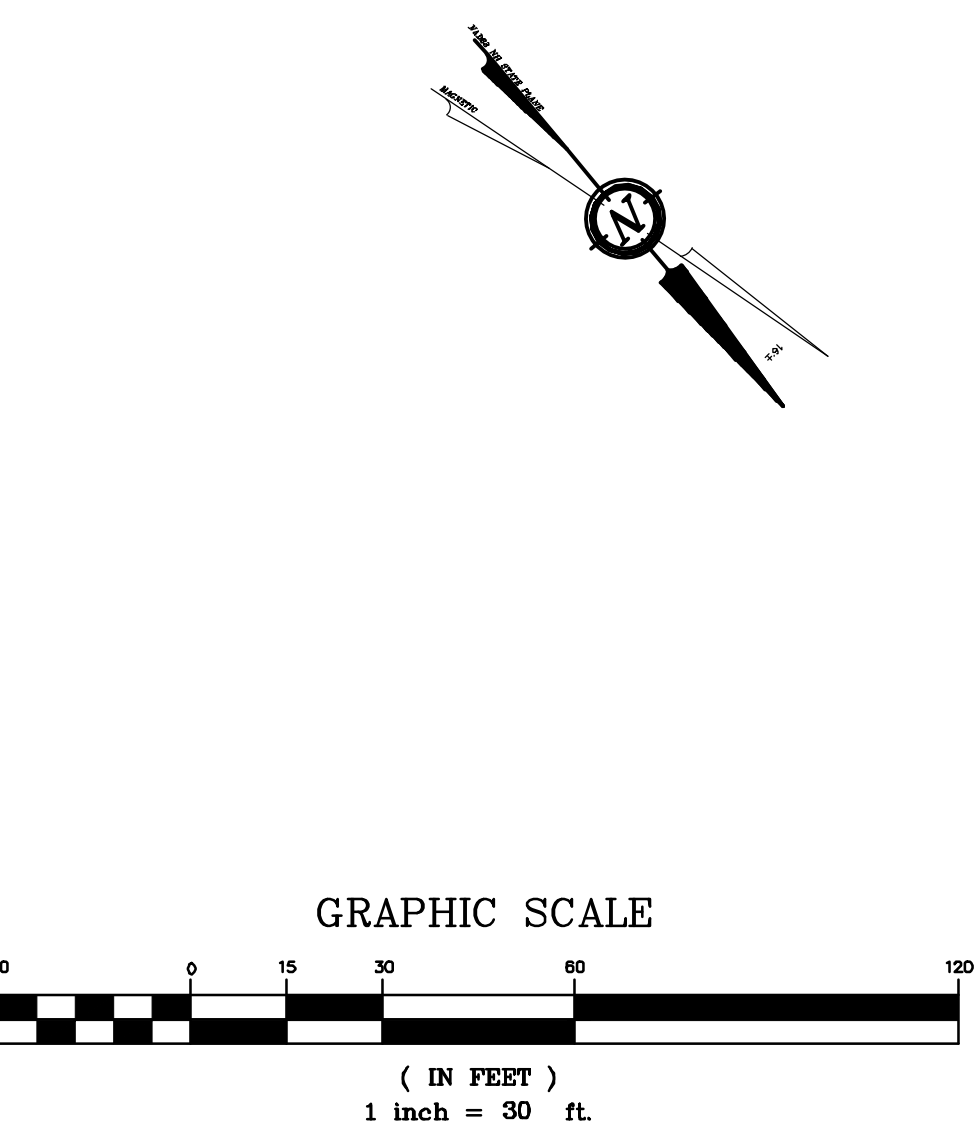
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



- 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
- SILT FENCE
- PERIMETER CONTROL (FILTREXX SILT SOXX OR APPROVED EQUAL)
- TREE LINE
- CONSTRUCTION FENCE



REVISION	DATE	DESCRIPTION
6-25-20		REVISED PER ROCHESTER TRG COMMENTS
6-26-20		REVISED PER ROCHESTER TRG COMMENTS
6-01-20		REVISED PER ROCHESTER TRG COMMENTS & NHDES
4-15-20		REVISED PER STATE AOT APPLICATION

EROSION AND SEDIMENT CONTROL PLAN EAST

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

BERRY SURVEYING & ENGINEERING

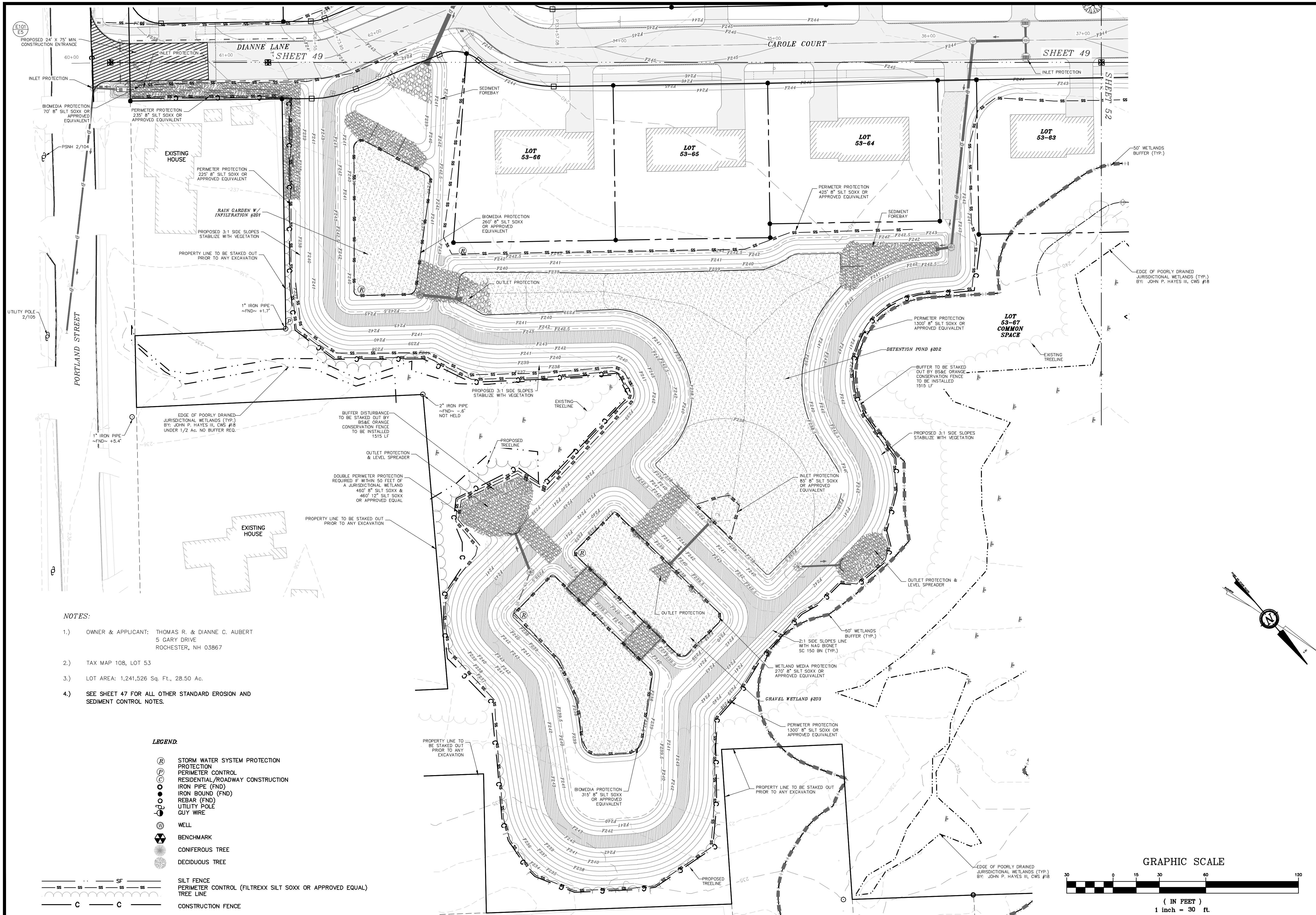
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 30 FT.

DATE : APRIL 7, 2020

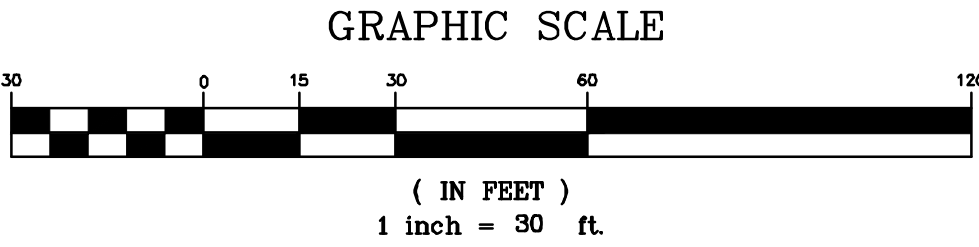
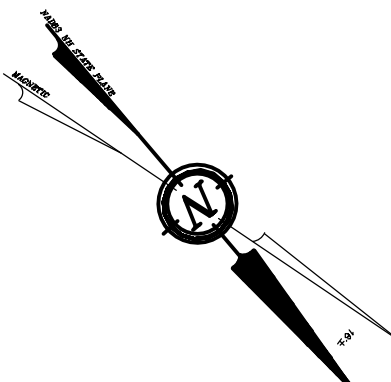
FILE NO. : DB 2019 - 144

SHEET 50 OF 98



- NOTES:
- OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 CARY DRIVE
ROCHESTER, NH 03867
 - TAX MAP 108, LOT 53
 - LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
 - 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
 - CONFEROUS TREE
 - DECIDUOUS TREE
 - SILT FENCE
 - PERIMETER CONTROL (FILTREXX SILT SOXX OR APPROVED EQUAL)
 - TREE LINE
 - CONSTRUCTION FENCE



REVISION	DATE	DESCRIPTION
#4	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-16-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
#1	4-15-20	REVISED PER STATE AOT APPLICATION

EROSION AND SEDIMENT CONTROL PLAN WEST

LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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

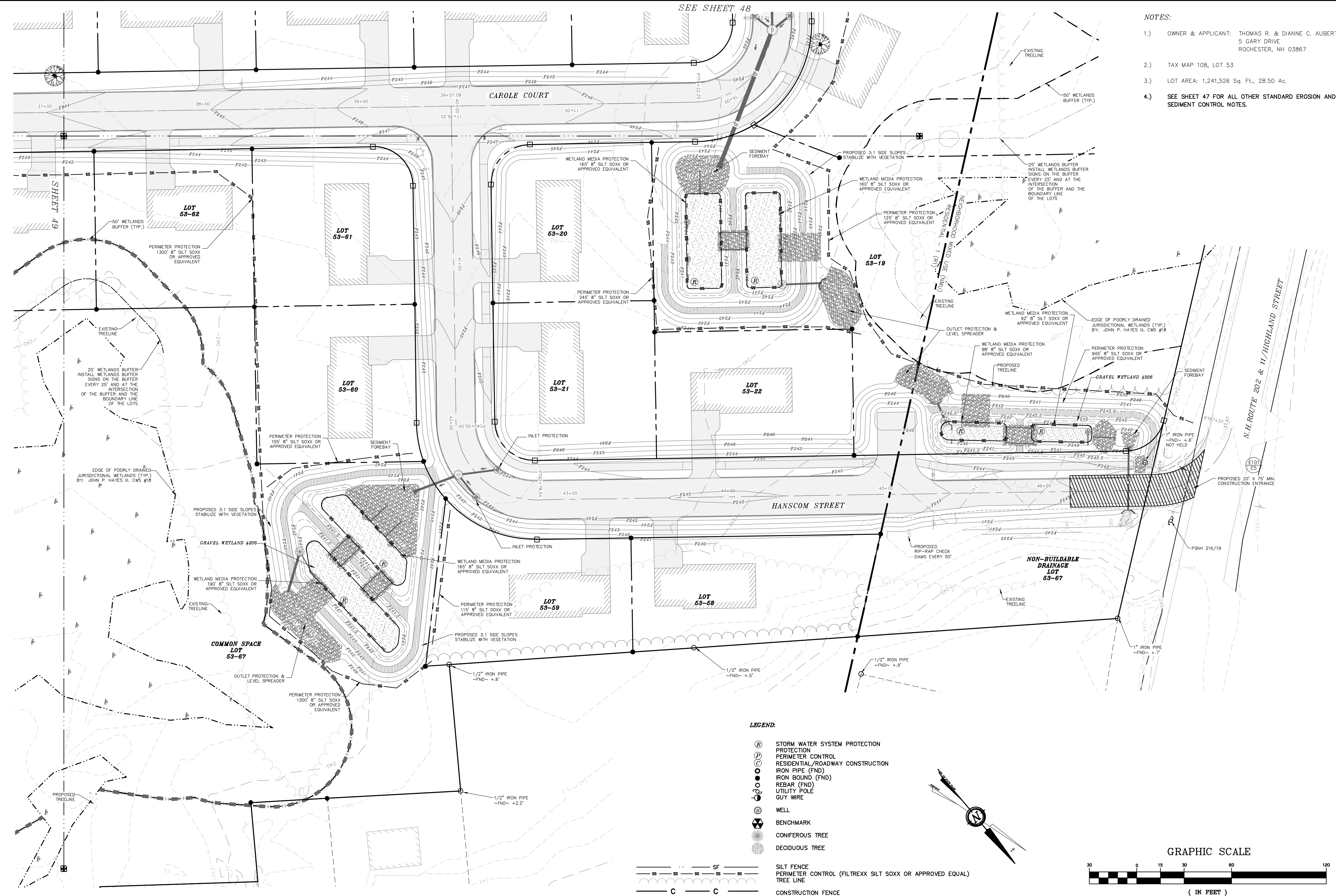
STATE OF NEW HAMPSHIRE

KENNETH A. BERRY

No. 14243

REGISTERED PROFESSIONAL ENGINEER

SHEET 51 OF 98



- NOTES:
- OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
 - TAX MAP 108, LOT 53
 - LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
 - SEE SHEET 47 FOR ALL OTHER STANDARD EROSION AND SEDIMENT CONTROL NOTES.

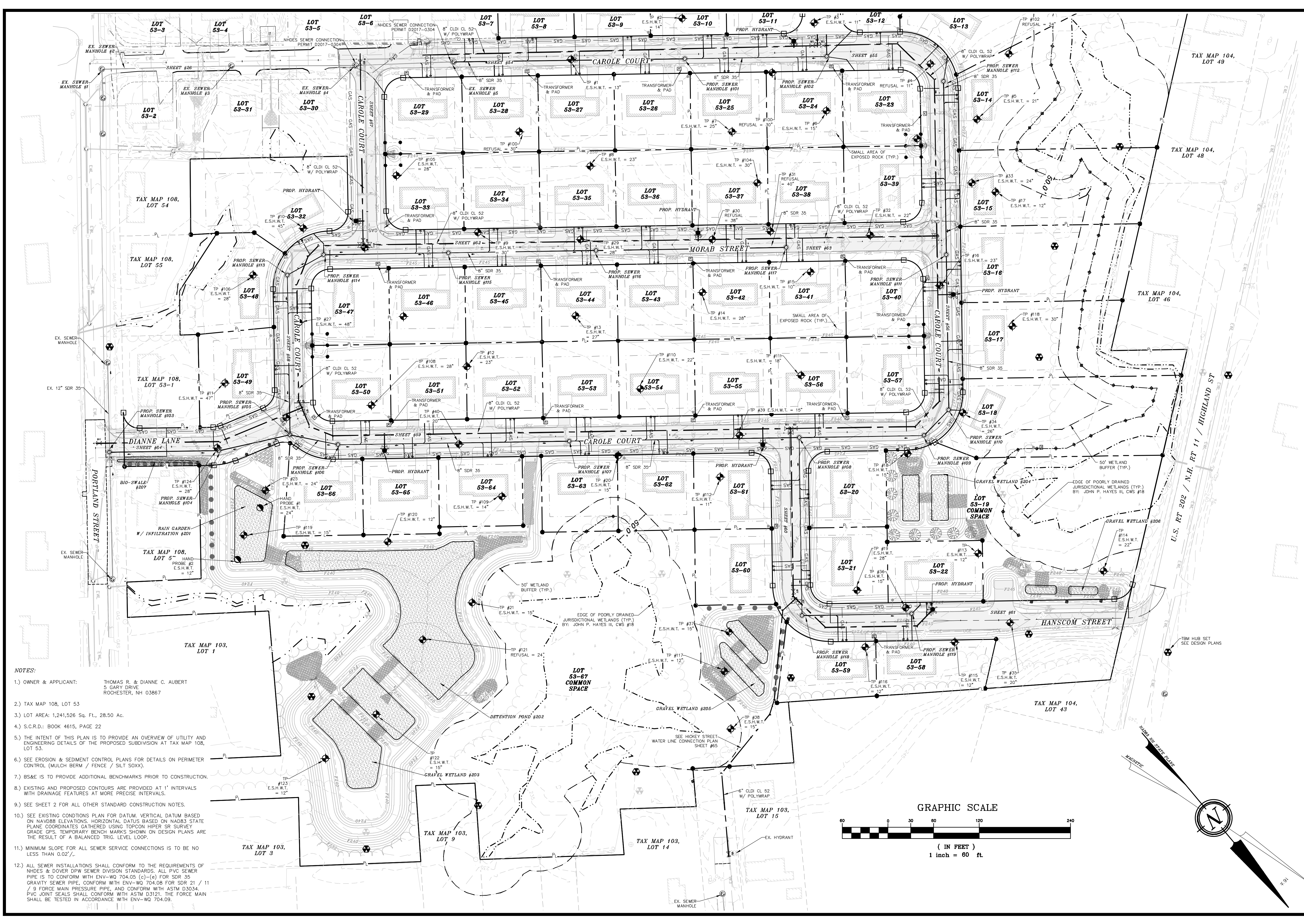
REVISION		DATE	DESCRIPTION
#4	8-25-20		REVISED PER ROCHESTER TRG COMMENTS
#3	6-16-20		REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20		REVISED PER ROCHESTER TRG COMMENTS & NHDES
#1	4-15-20		REVISED PER STATE AOT APPLICATION

EROSION AND SEDIMENT CONTROL PLAN NORTH

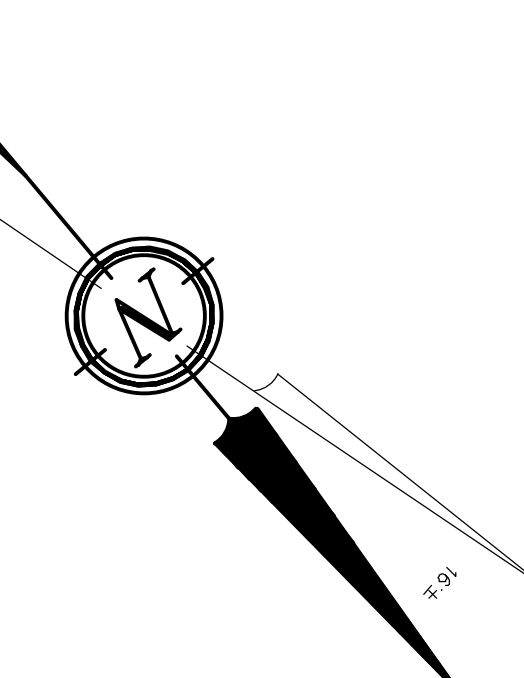
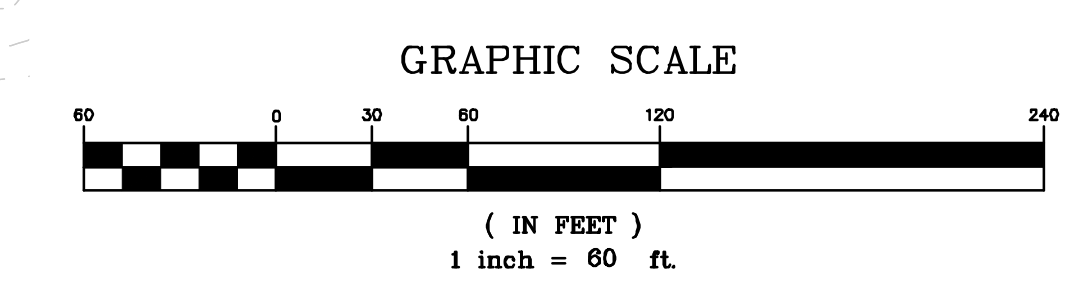
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
TAX MAP 108, LOT 53

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:
- OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
 - TAX MAP 108, LOT 53
 - LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
 - S.C.R.D.: BOOK 4615, PAGE 22
 - 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.
 - SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
 - BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
 - EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
 - SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.
 - SEE EXISTING CONDITIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL DATUMS 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.
 - MINIMUM SLOPE FOR ALL SEWER SERVICE CONNECTIONS IS TO BE NO LESS THAN 0.02' / .
 - ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER 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.



OVERVIEW UTILITY PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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

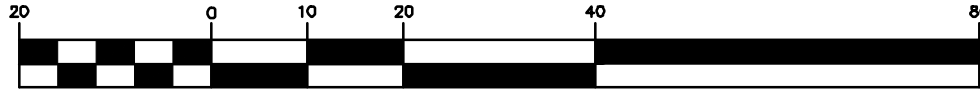
SHEET 53 OF 98

REVISION	DATE	DESCRIPTION
#4	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-16-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS
#1	4-15-20	REVISED PER STATE AOT APPLICATION

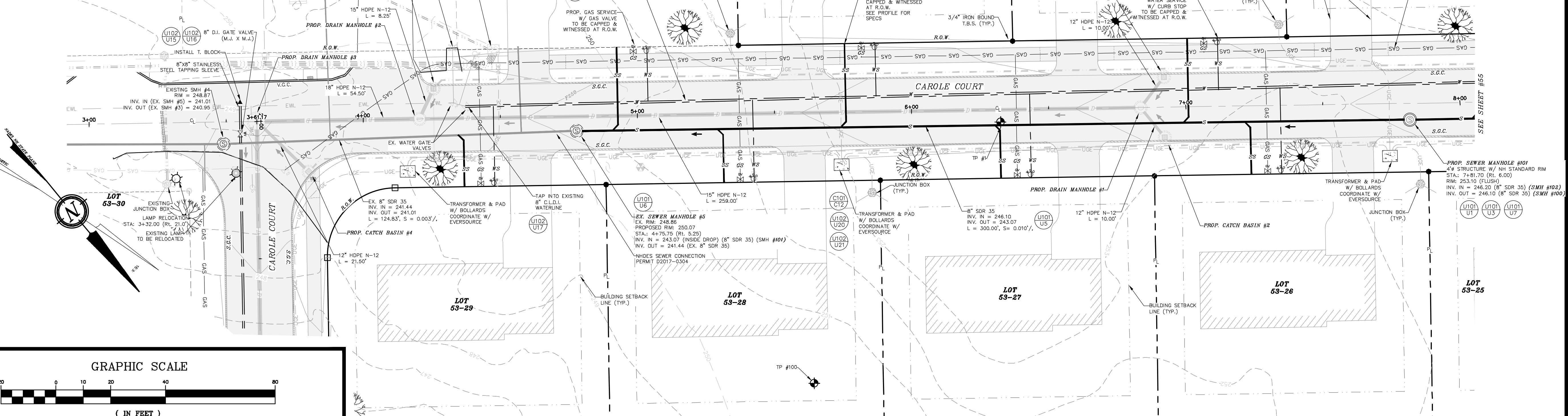
NOTES:

- 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 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

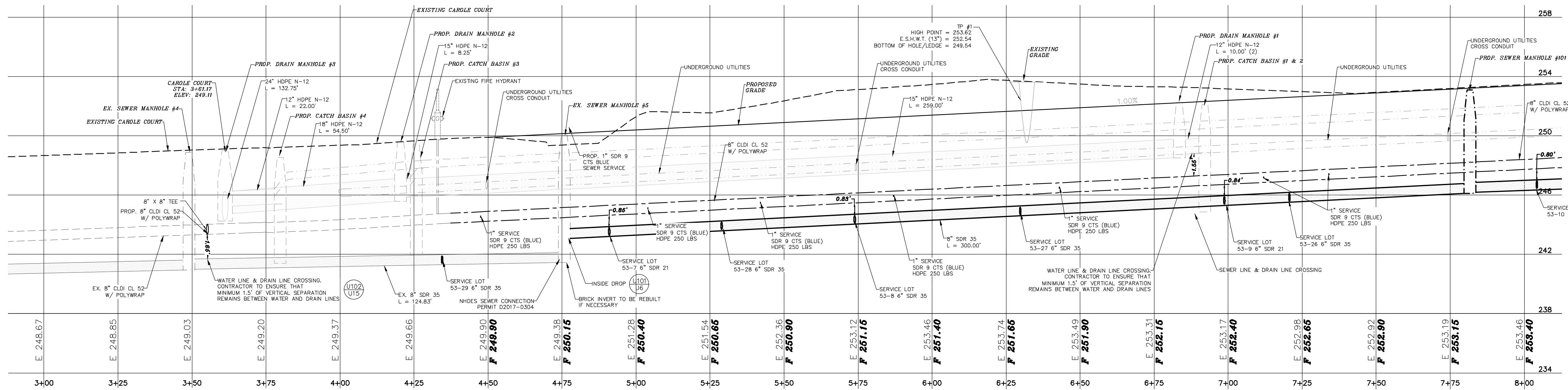


(IN FEET)
1 inch = 20 ft.



UTILITY PLAN VIEW CAROLE COURT 3+50 - 8+50

UTILITY PROFILE VIEW CAROLE COURT 3+50 - 8+50



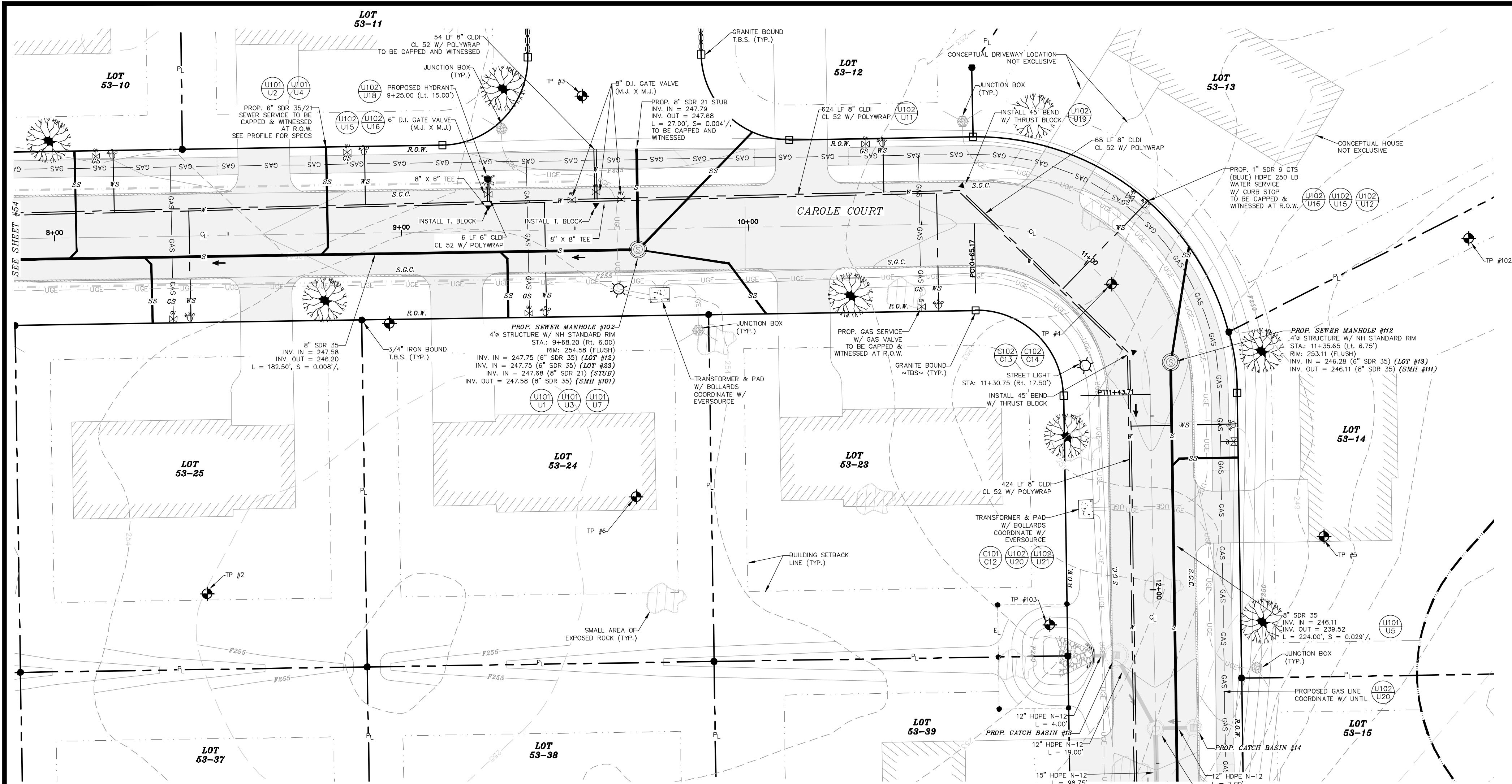
REVISION	DATE	DESCRIPTION
#4	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-16-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
#1	4-15-20	REVISED PER STATE AOT APPLICATION

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

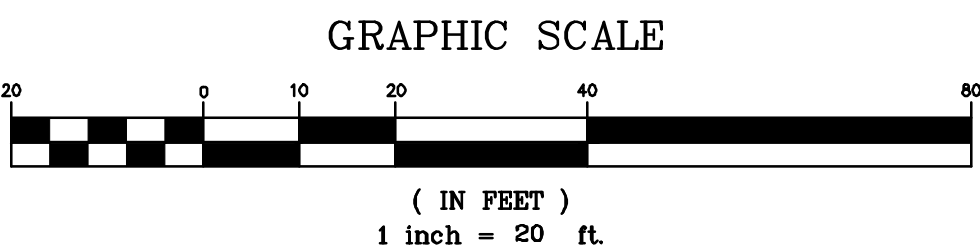
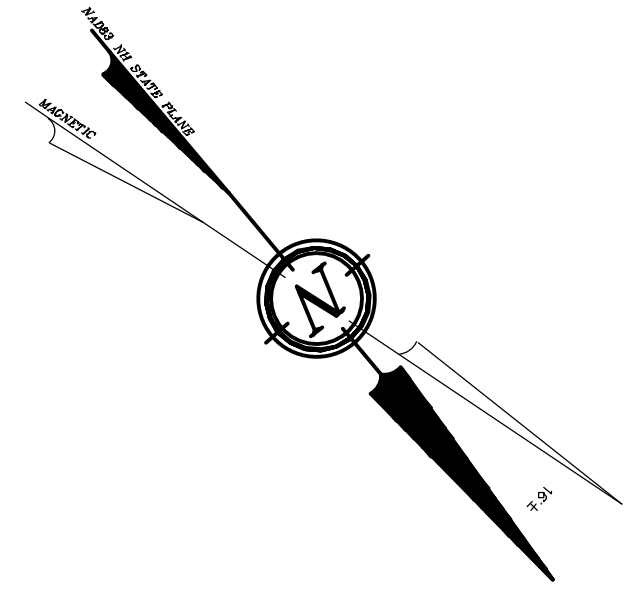
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 1243
LICENSED PROFESSIONAL ENGINEER

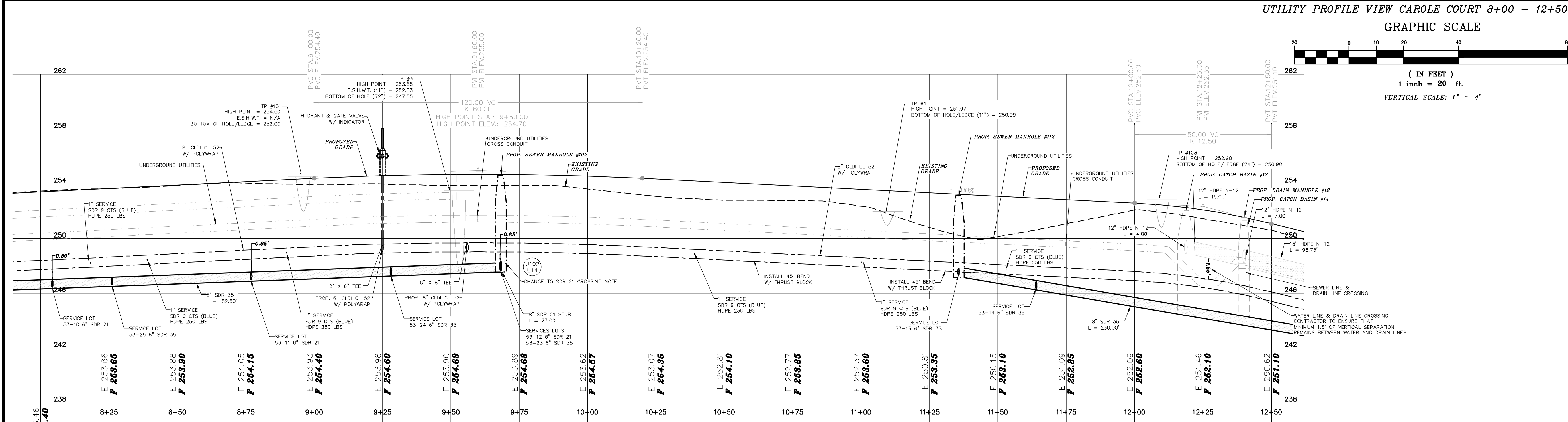
SHEET 54 OF 98



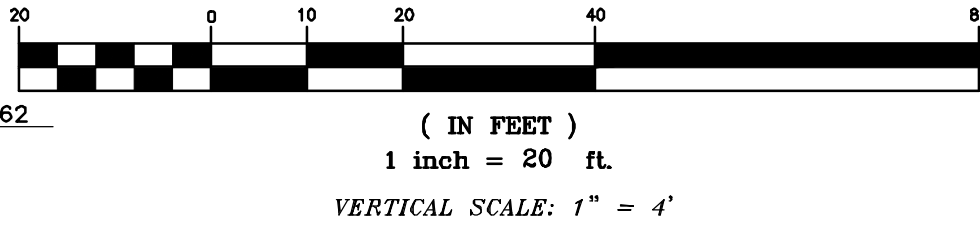
- NOTES:
- 1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
 - 2.) TAX MAP 108, LOT 53
 - 3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
 - 4.) S.C.R.D.: BOOK 4615, PAGE 22
 - 5.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY AND ENGINEERING DETAILS OF CAROLLE COURT AND 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 CAROLLE COURT 8+00 - 12+50



UTILITY PROFILE VIEW CAROLLE COURT 8+00 - 12+50

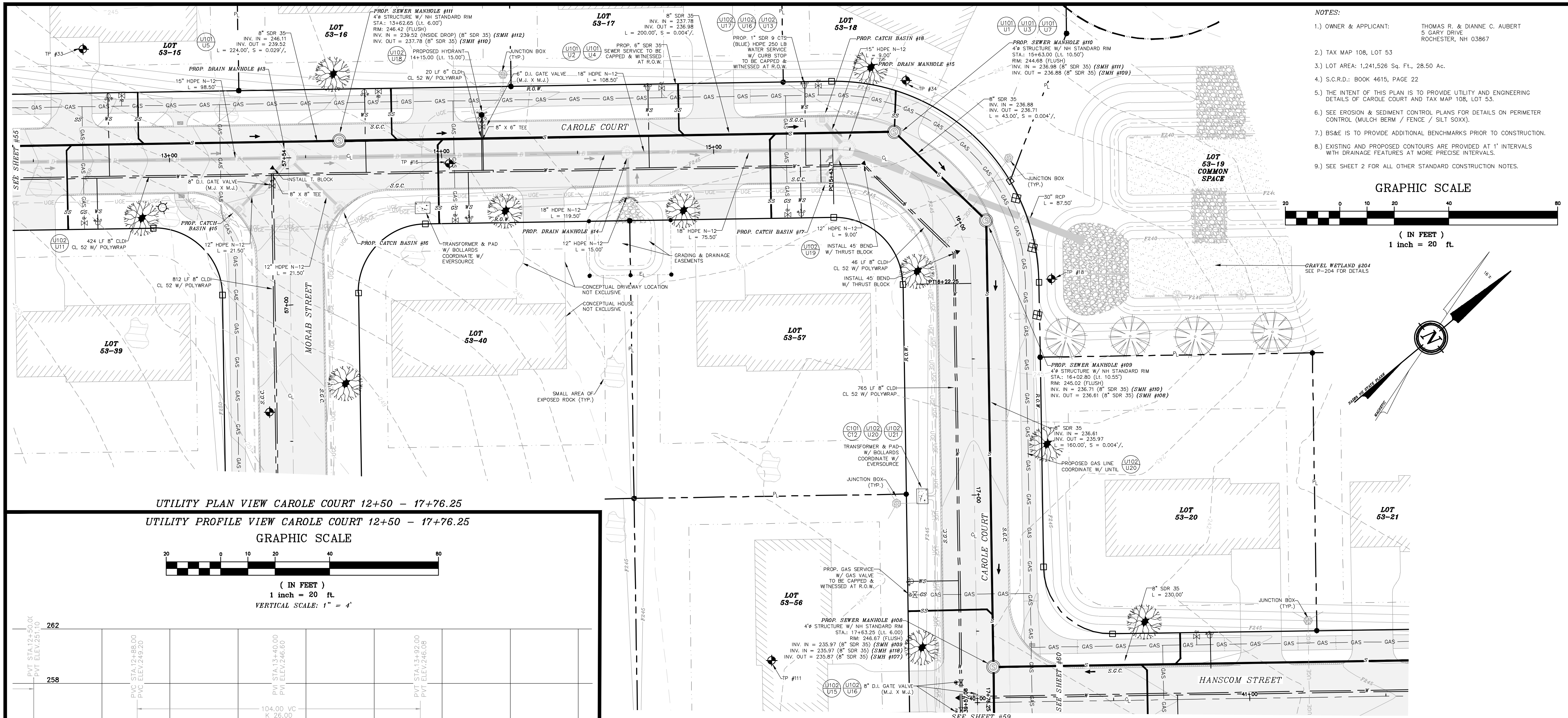


REVISION	DATE	DESCRIPTION
#4	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-16-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
#1	4-15-20	REVISED PER STATE AOT APPLICATION

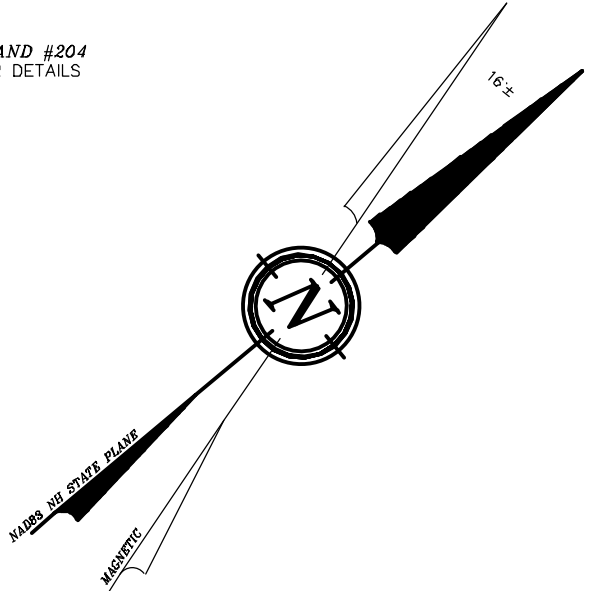
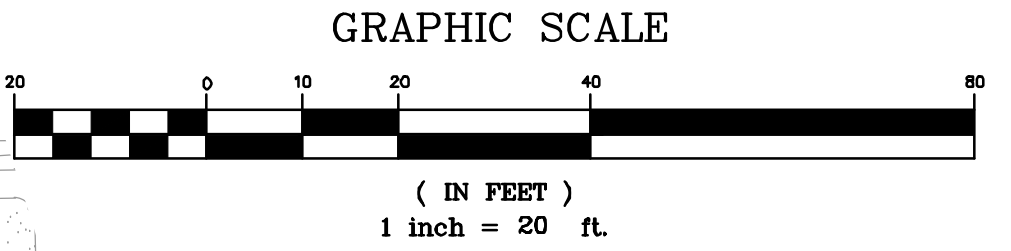
UTILITY PLAN & PROFILE CAROLLE COURT 8+00 - 12+50
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
TAX MAP 108, LOT 53

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
No. 14243
PROFESSIONAL ENGINEER



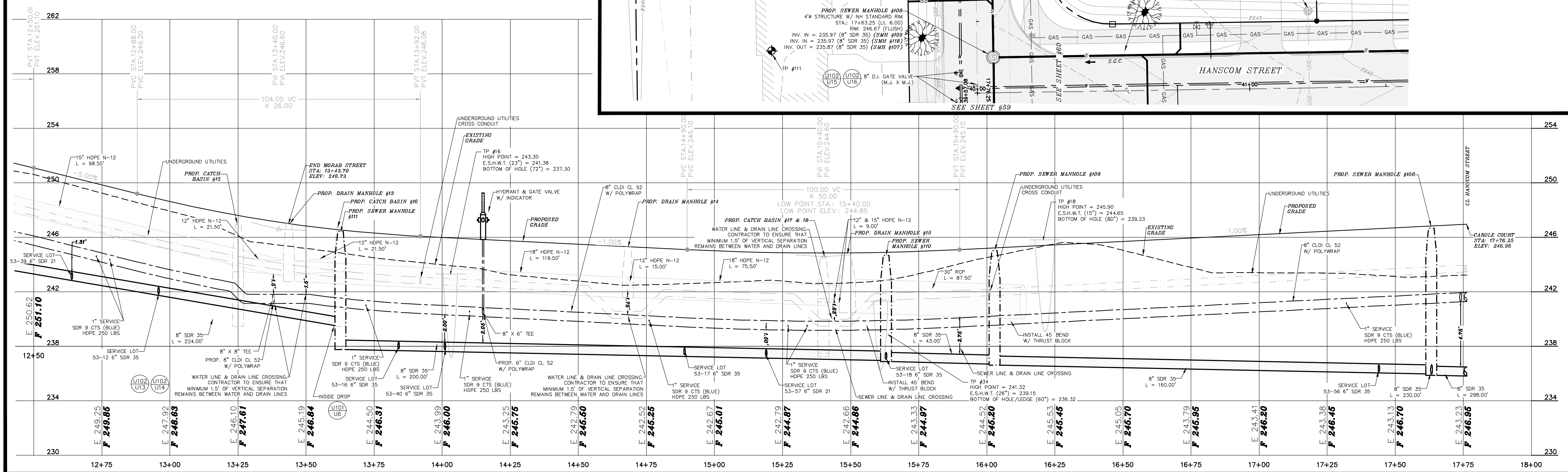
- NOTES:
- 1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
 - 2.) TAX MAP 108, LOT 53
 - 3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
 - 4.) S.C.R.D.: BOOK 4615, PAGE 22
 - 5.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY AND ENGINEERING DETAILS OF CAROLE COURT AND 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
#1	4-15-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-01-20	REVISED PER ROCHESTER TRG COMMENTS
#4	8-25-20	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, NH
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.

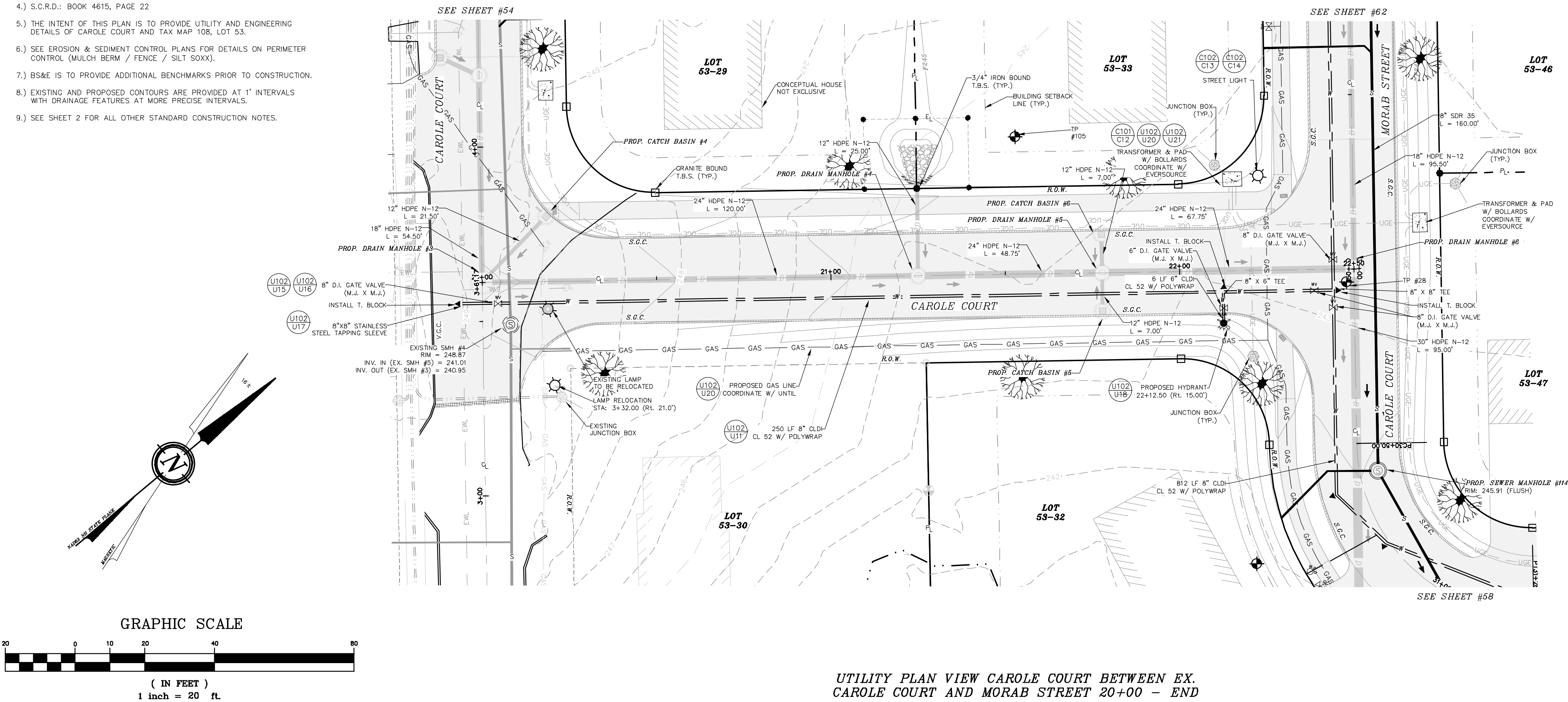
DATE : APRIL 7, 2020

FILE NO. : DB 2019 - 144

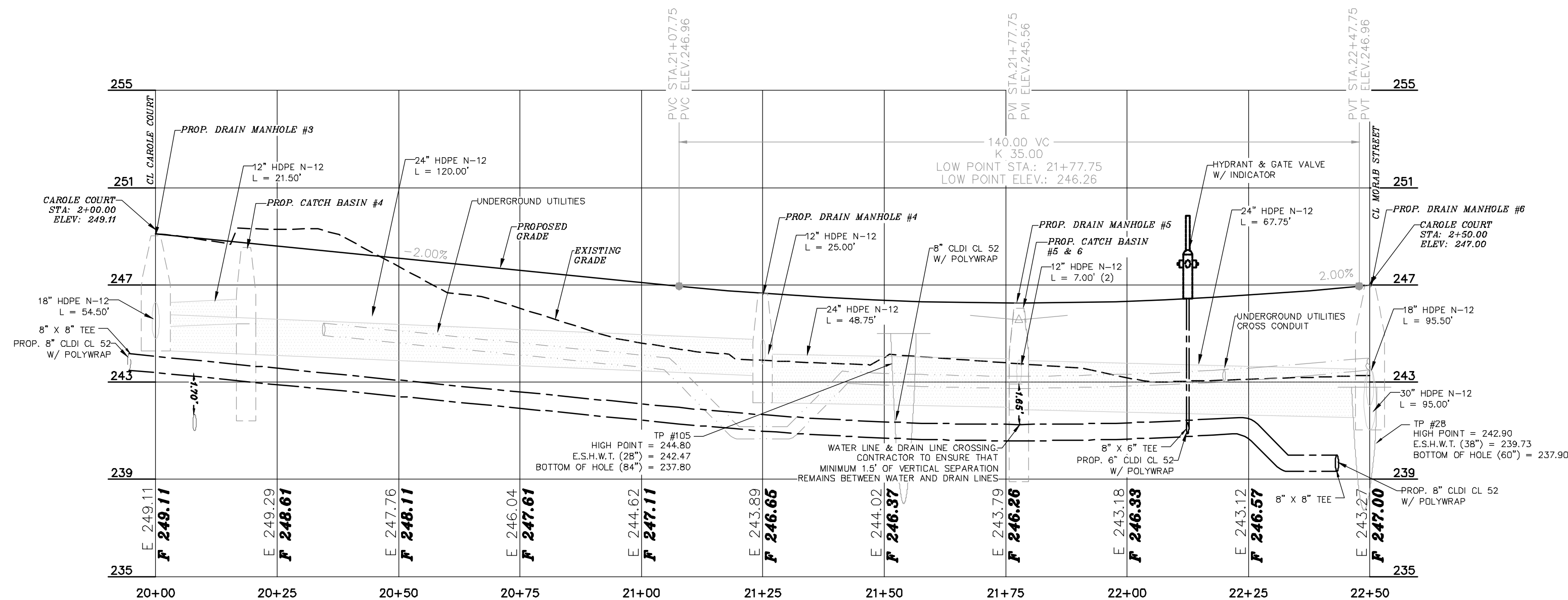
SHEET 56 OF 98

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 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 SOCK).
- 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.



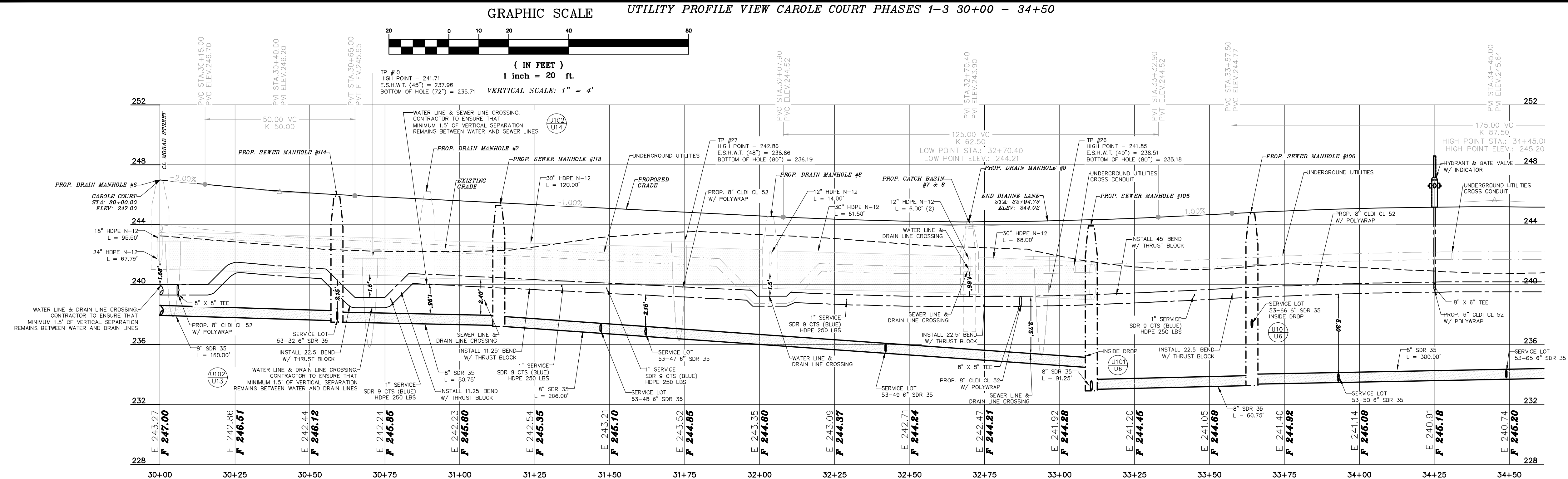
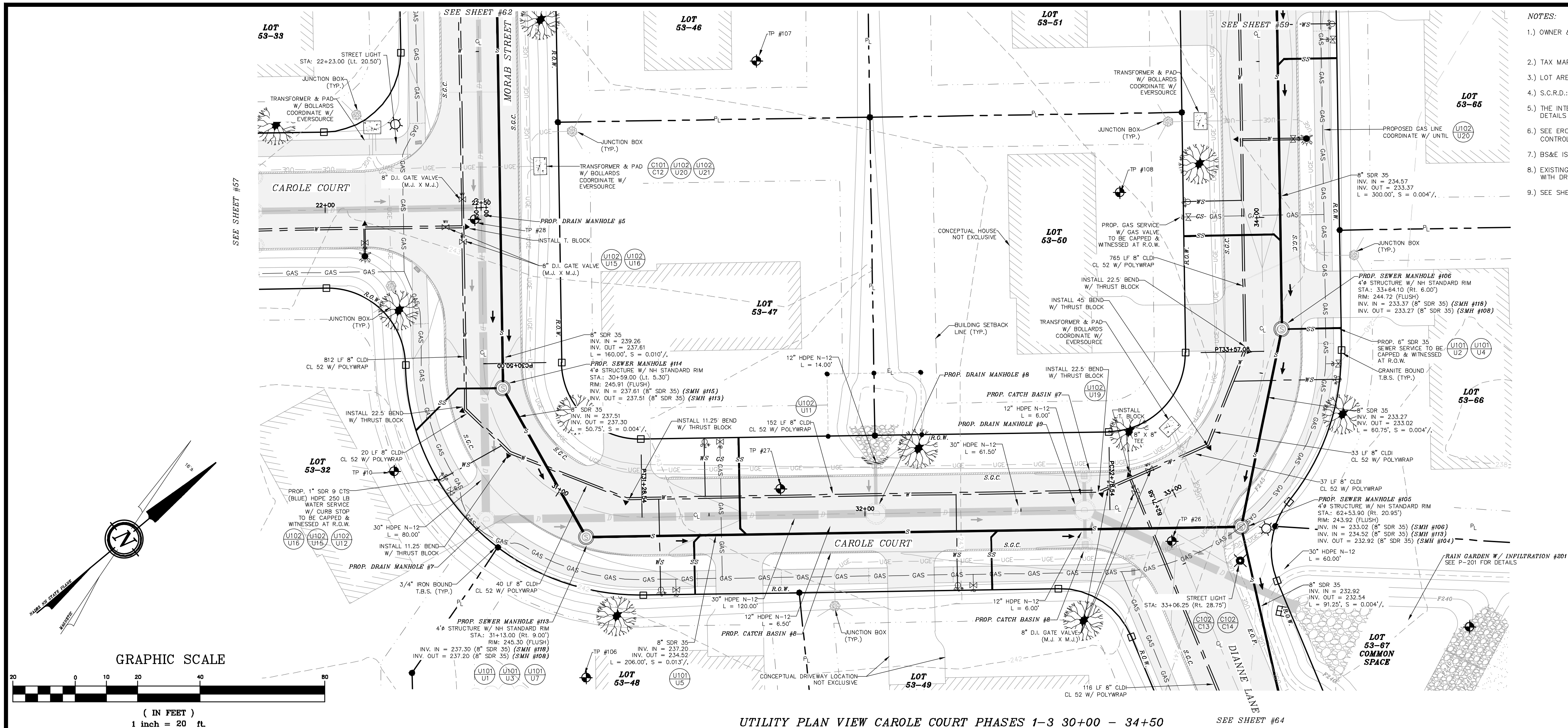
UTILITY PROFILE VIEW CAROLE COURT BETWEEN EX. CAROLE COURT AND MORAB STREET 20+00 - END



REVISION	DATE	DESCRIPTION
#4	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-16-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
#1	4-15-20	REVISED PER STATE AOT APPLICATION

UTILITY PLAN & PROFILE CAROLE COURT BETWEEN EX. CAROLE COURT AND MORAB STREET 20+00 - END
LAND OF THOMAS R. & DIANNE C. AUBERT 828 PORTLAND STREET ROCHESTER, NH 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. 16243 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 4615, PAGE 22
- 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
#4	6-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-01-20	REVISED PER ROCHESTER TRG COMMENTS
#2	4-15-20	REVISED PER STATE AOT APPLICATION
#1		

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

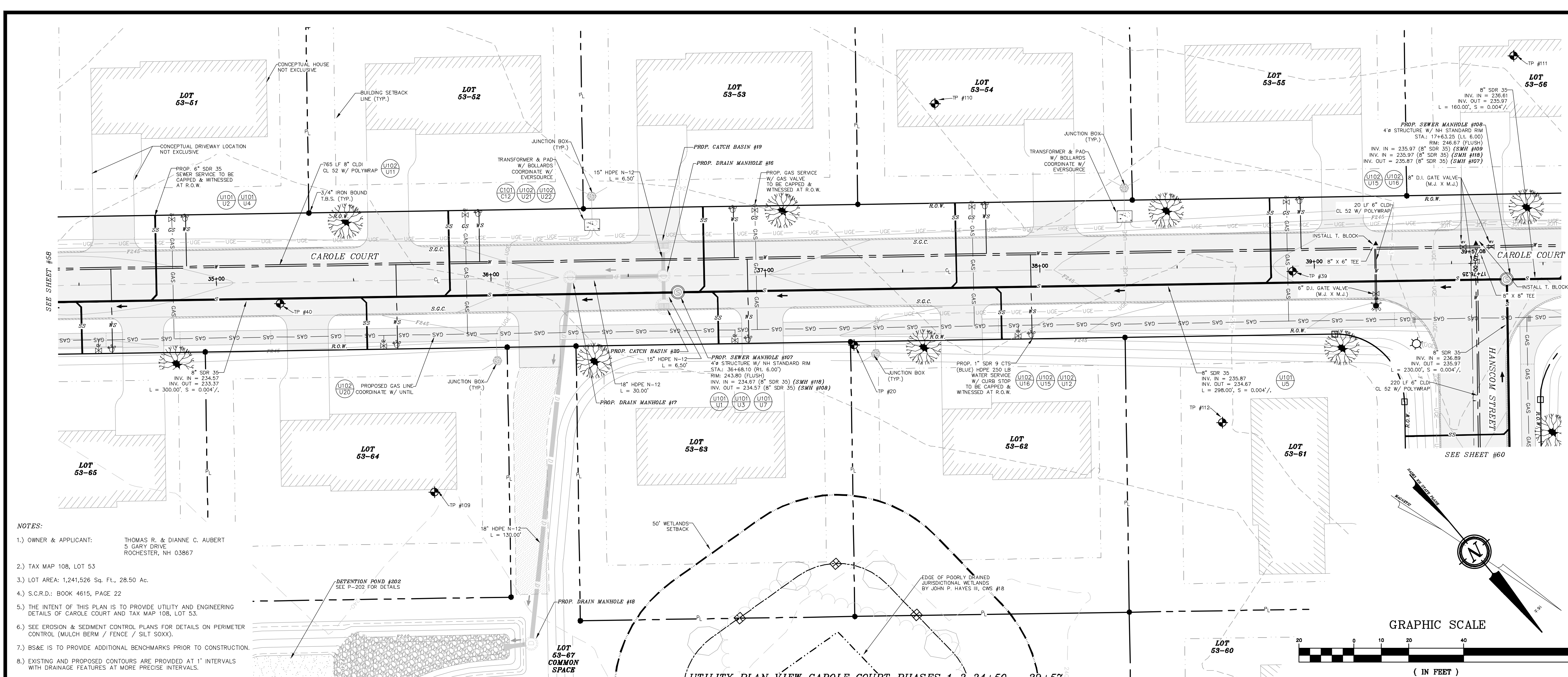
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53



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

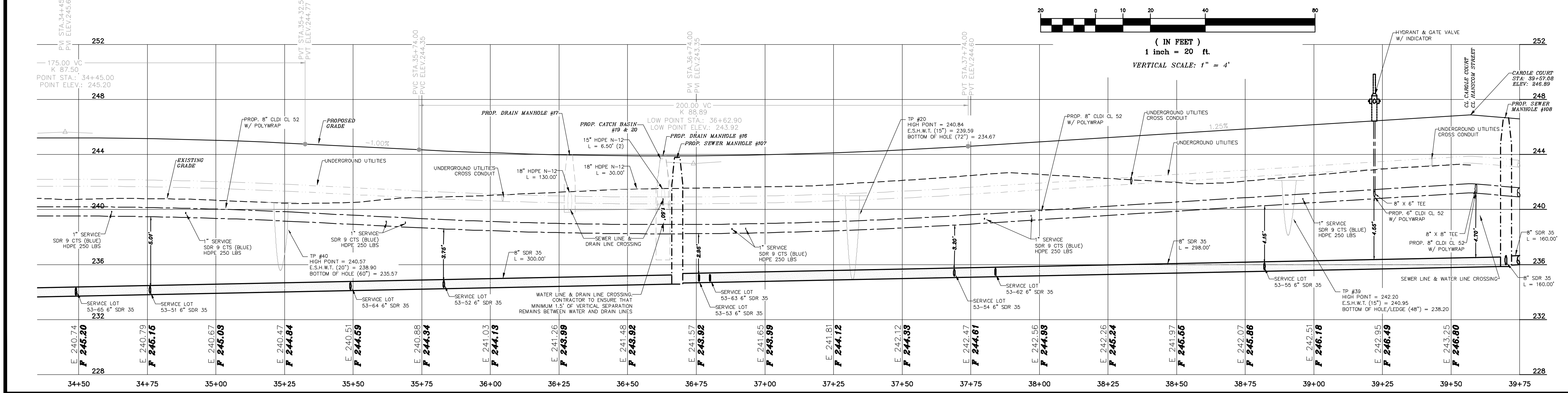
BERRY SURVEYING & ENGINEERING

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

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



- NOTES:
- OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
 - TAX MAP 108, LOT 53
 - LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
 - S.C.R.D.: BOOK 4615, PAGE 22
 - THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY AND ENGINEERING DETAILS OF CAROLE COURT AND TAX MAP 108, LOT 53.
 - SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
 - BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
 - EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
 - SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

UTILITY PROFILE VIEW CAROLE COURT PHASES 1-3 34+50 - 39+57



REVISED PER ROCHESTER TRG COMMENTS
REVISED PER ROCHESTER TRG COMMENTS
REVISED PER ROCHESTER TRG COMMENTS
REVISED PER STATE AOT APPLICATION

8-25-20
6-26-20
6-01-20
4-15-20

#4
#3
#2
#1

REVISION

DATE

DESCRIPTION

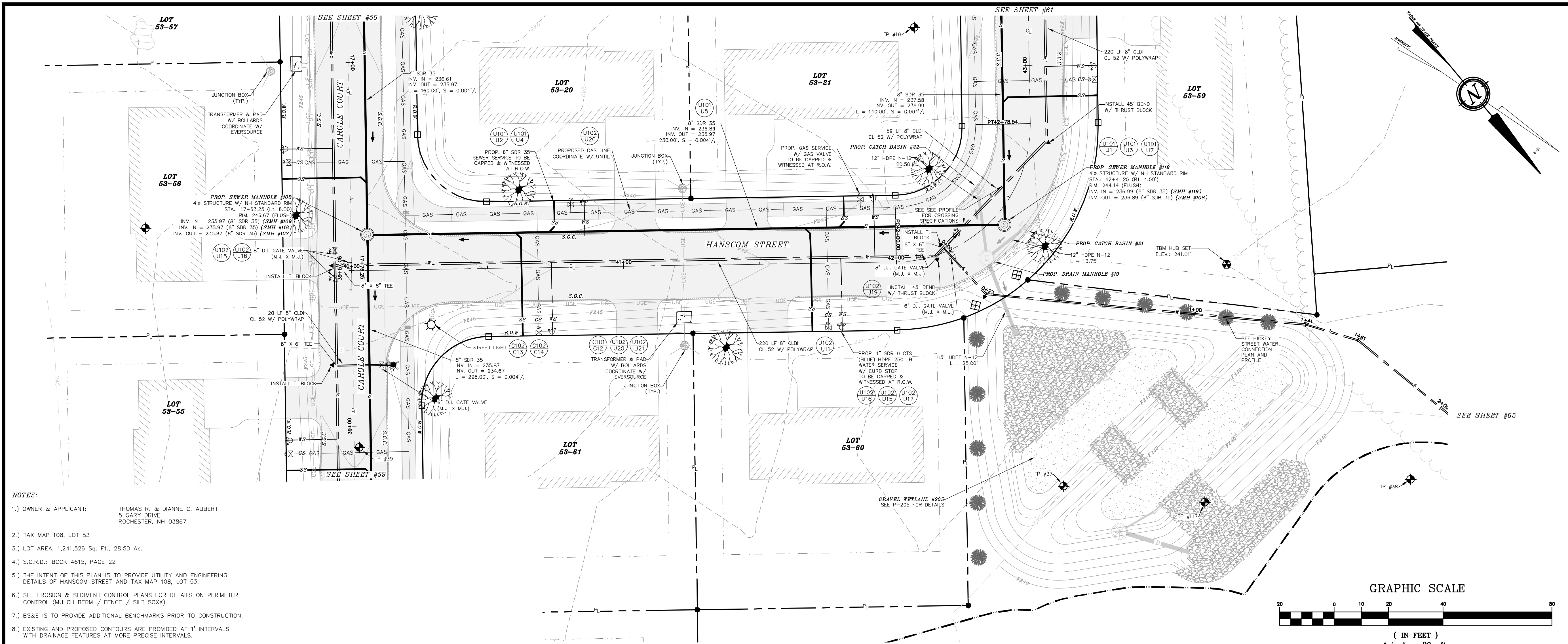
PLAN & PROFILE CAROLE COURT PHASES 1-3 34+50-39+57

LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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. 1243
LICENSED PROFESSIONAL ENGINEER

SHEET 59 OF 98

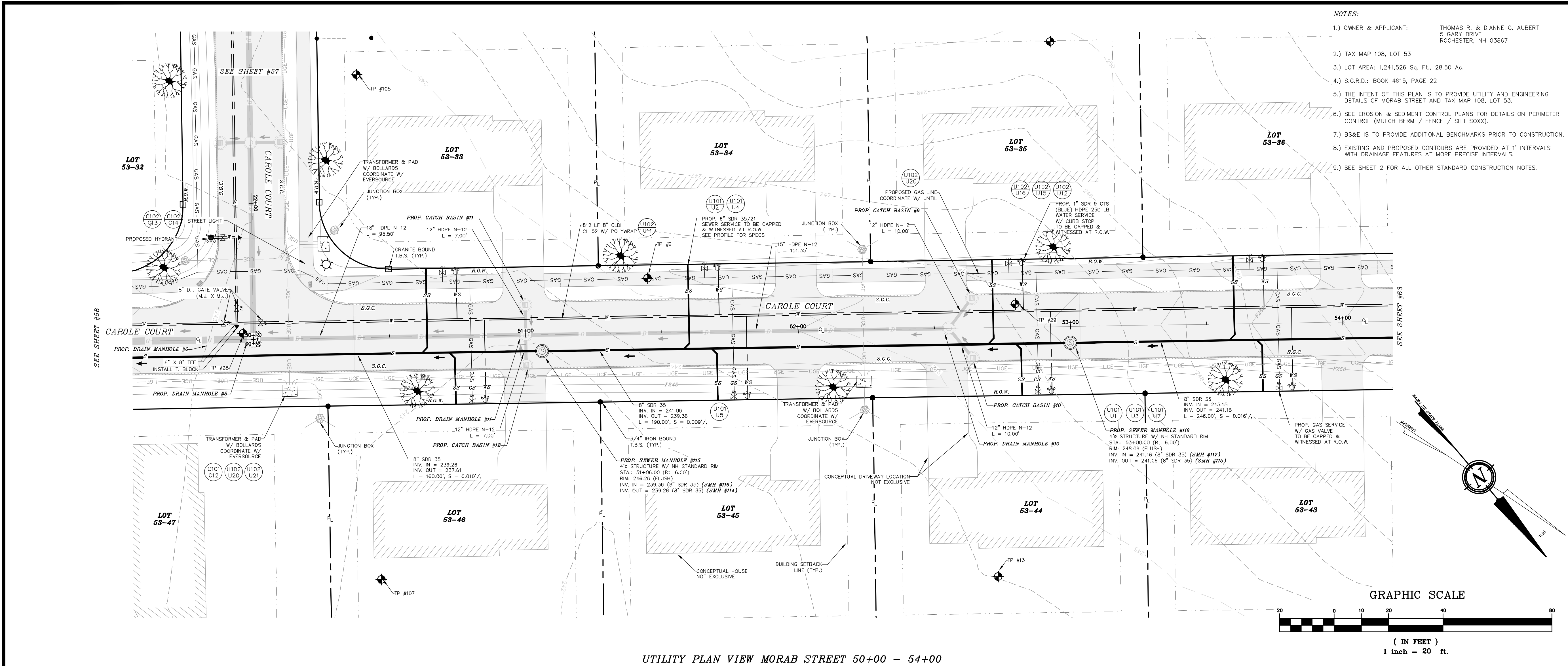


REVISION	DATE	DESCRIPTION
#4	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-16-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
#1	4-15-20	REVISED PER STATE AOT APPLICATION

UTILITY PLAN & PROFILE HANSCOM STREET 40+00 - 43+00
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
TAX MAP 108, LOT 53

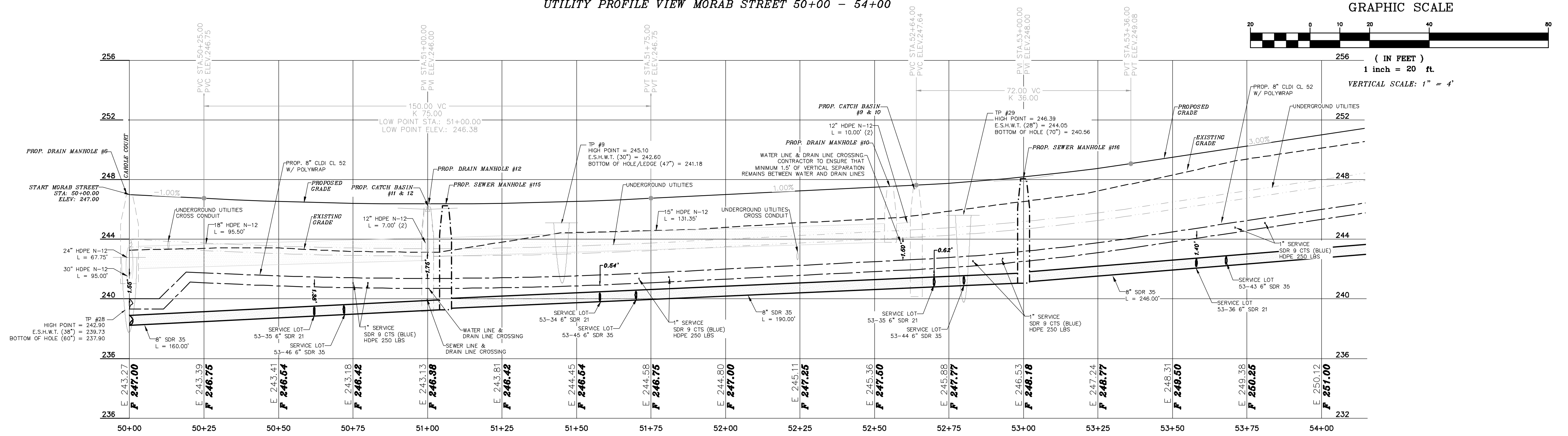
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

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



UTILITY PLAN VIEW MORAB STREET 50+00 - 54+00

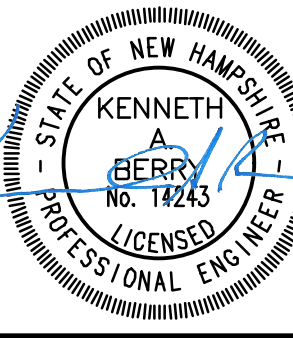
UTILITY PROFILE VIEW MORAB STREET 50+00 - 54+00

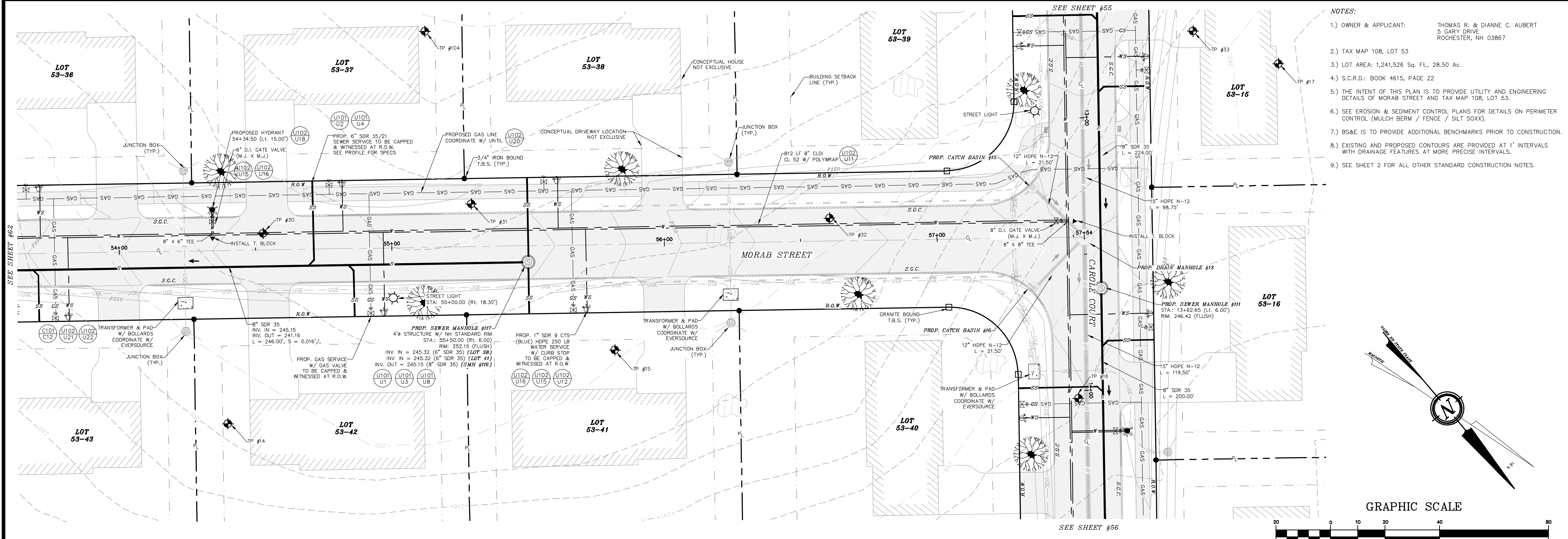


REVISION	DATE	DESCRIPTION
#1	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#2	8-26-20	REVISED PER ROCHESTER TRG COMMENTS
#3	8-31-20	REVISED PER ROCHESTER TRG COMMENTS
#4	4-15-20	REVISED PER STATE AOT APPLICATION

UTILITY PLAN & PROFILE MORAB STREET 50+00 - 54+00
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
TAX MAP 108, LOT 53

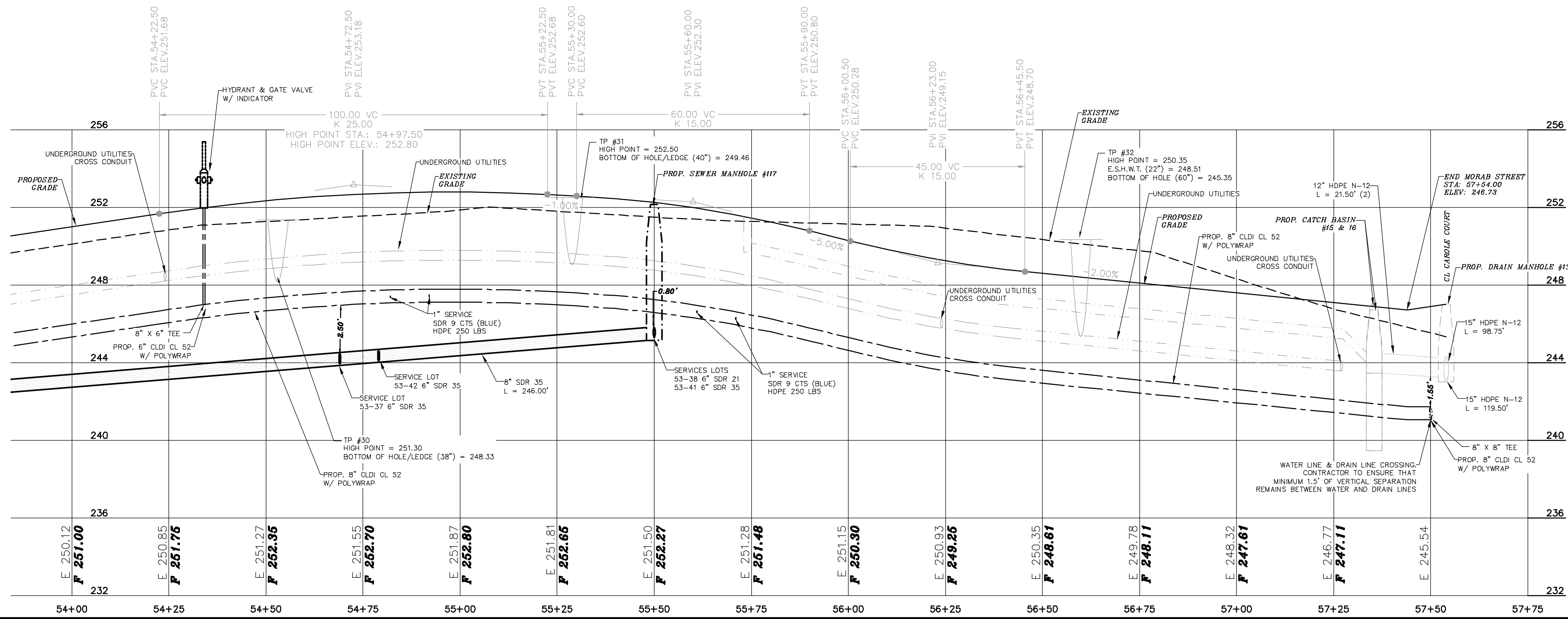
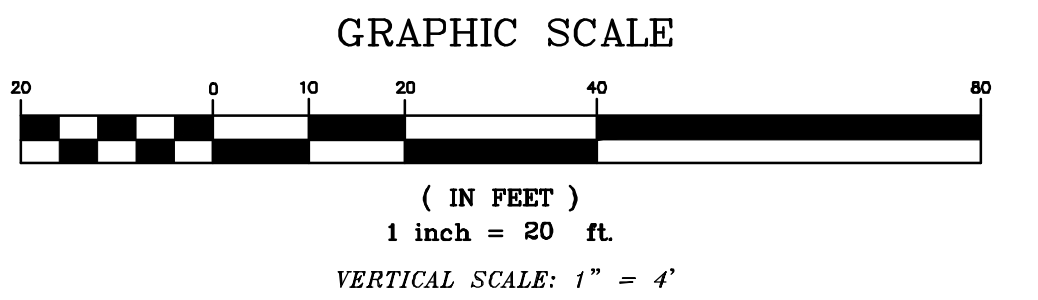
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144





- 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 4615, PAGE 22
 - 5.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY AND ENGINEERING DETAILS OF MORAB STREET 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 MORAB STREET 54+00 - END
UTILITY PROFILE VIEW MORAB STREET 54+00 - END

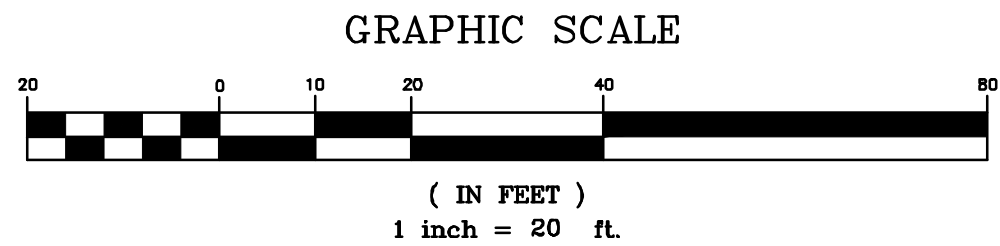


REVISION	DATE	DESCRIPTION
#4	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	8-16-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
#1	4-15-20	REVISED PER STATE AOT APPLICATION

UTILITY PLAN & PROFILE MORAB STREET 54+00 - END
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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

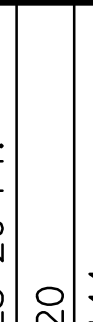
(IN FEET)
1 inch = 20 ft.

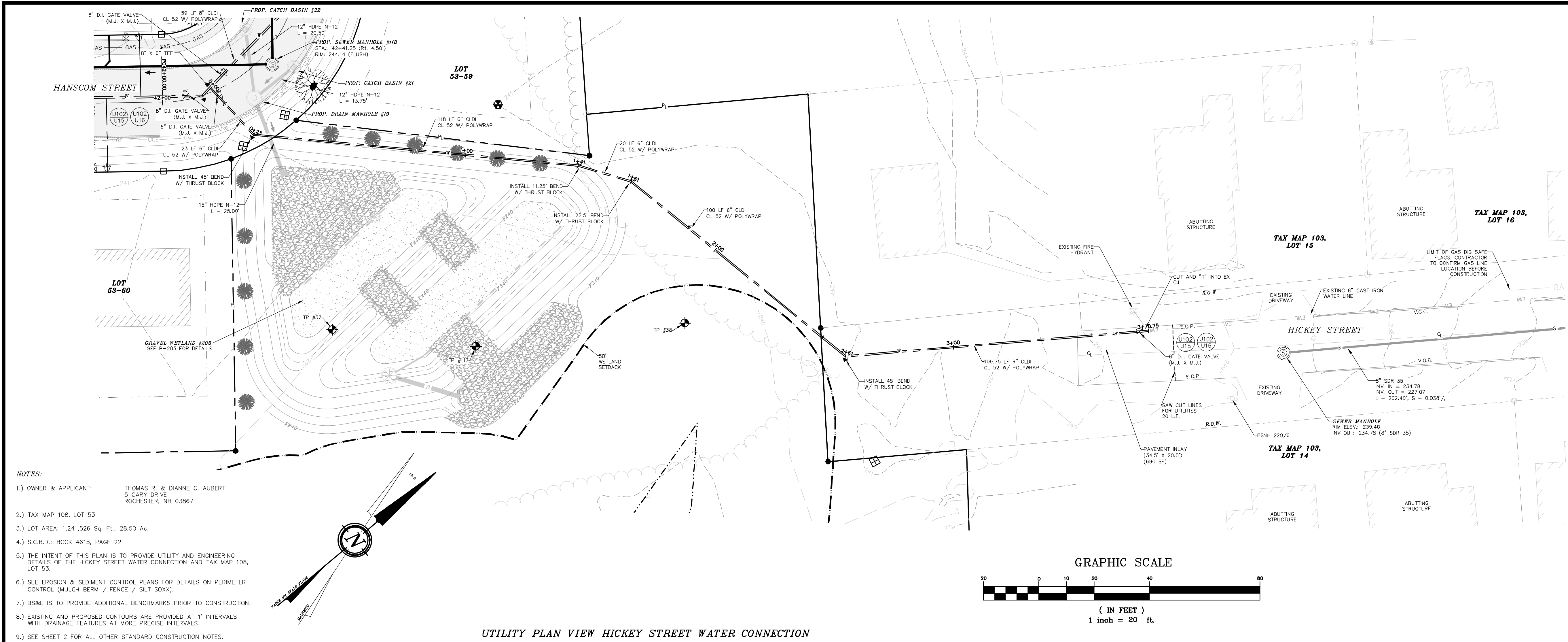
VERTICAL SCALE: 1" = 4'




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





REVISION	DATE	DESCRIPTION
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#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
#1	4-15-20	REVISED PER STATE AOT APPLICATION

UTILITY PLAN & PROFILE HICKEY STREET WATER CONNECTION

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

BERRY SURVEYING & ENGINEERING

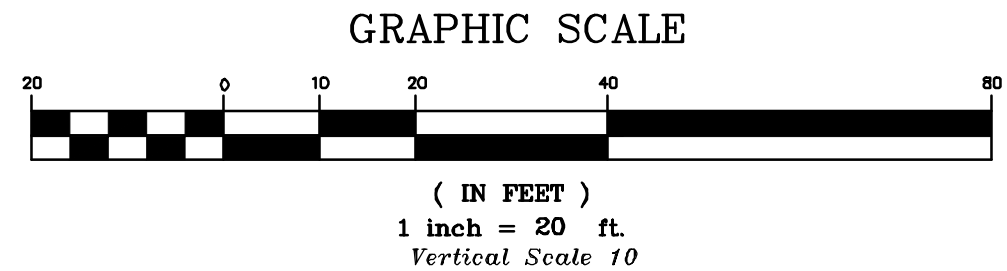
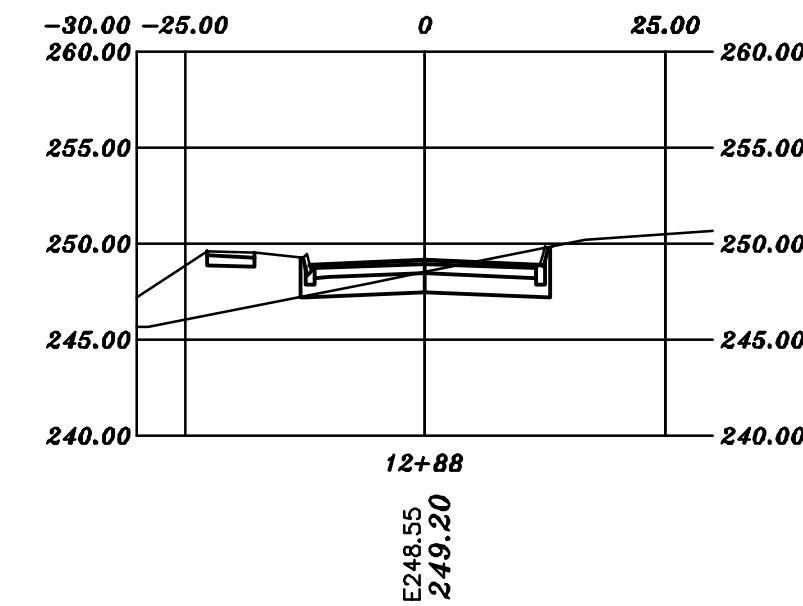
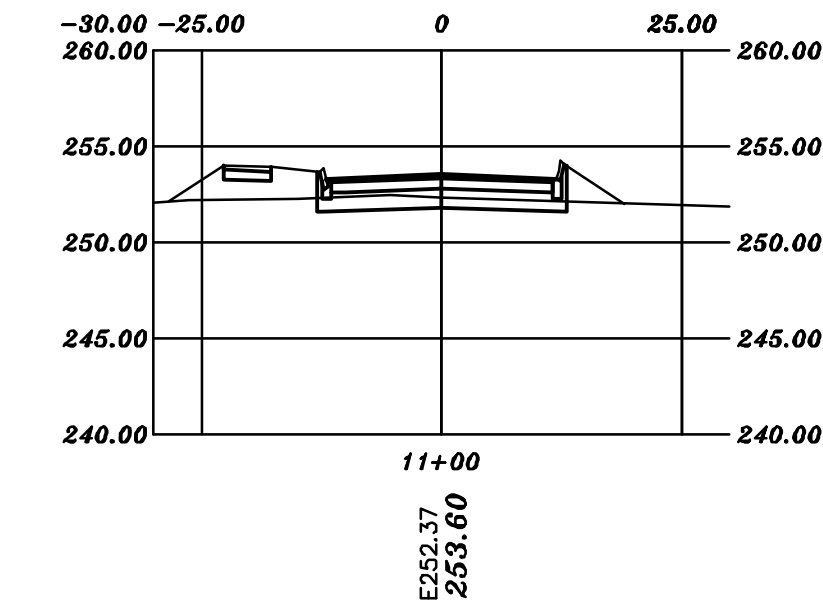
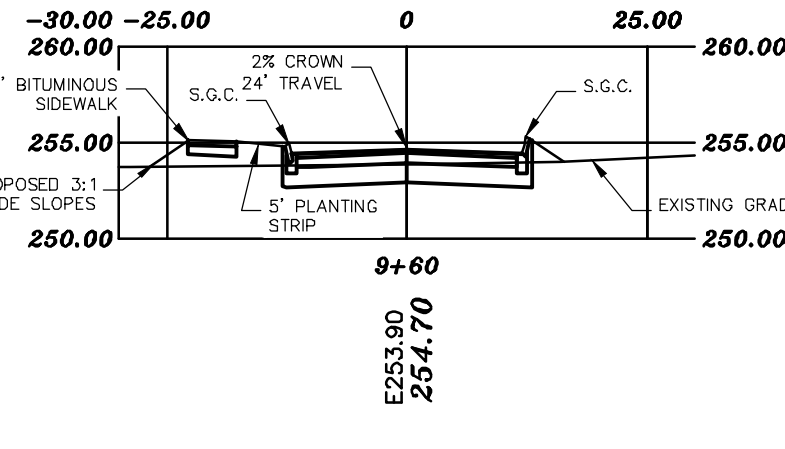
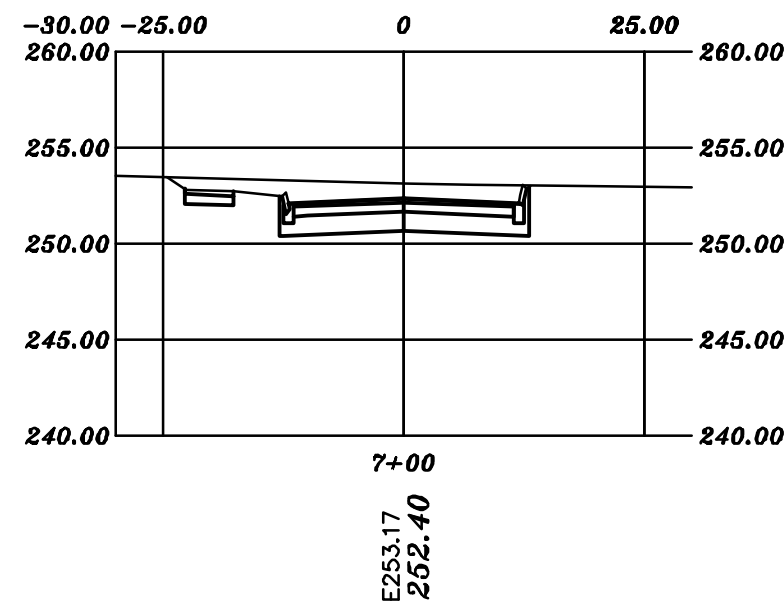
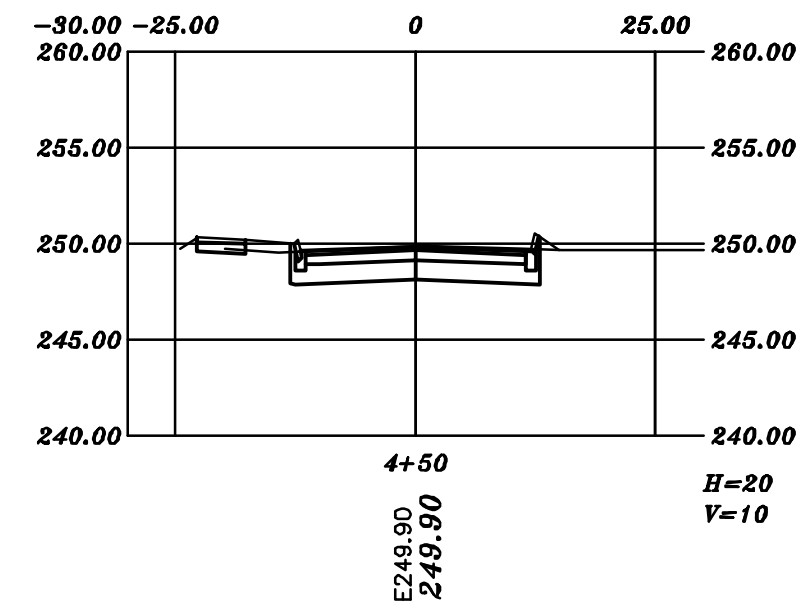
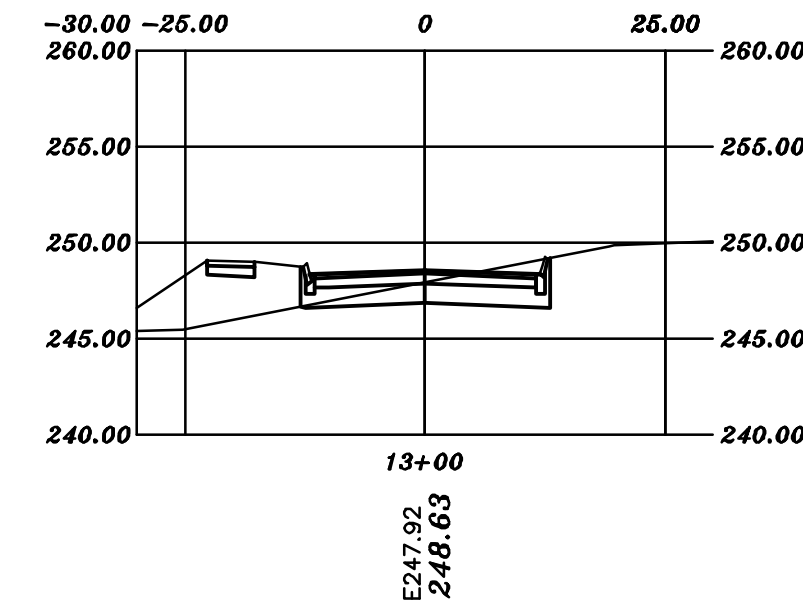
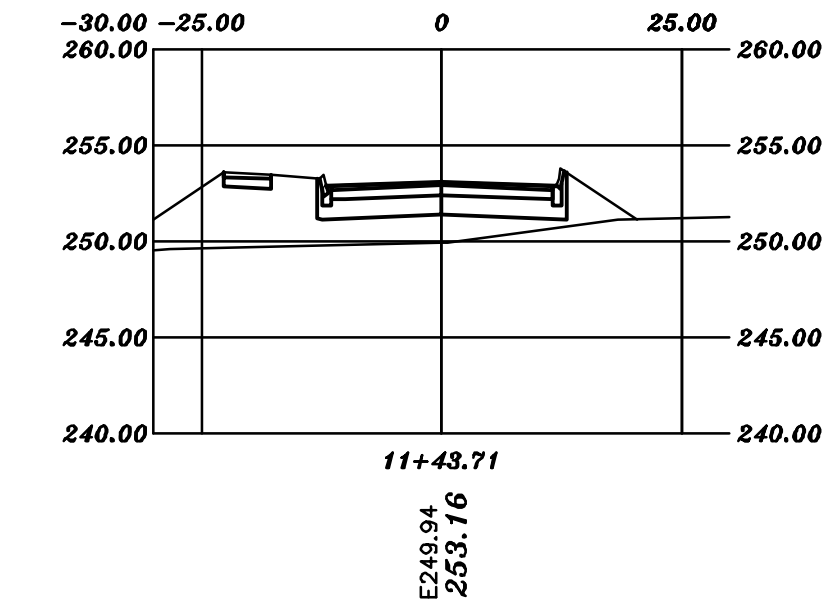
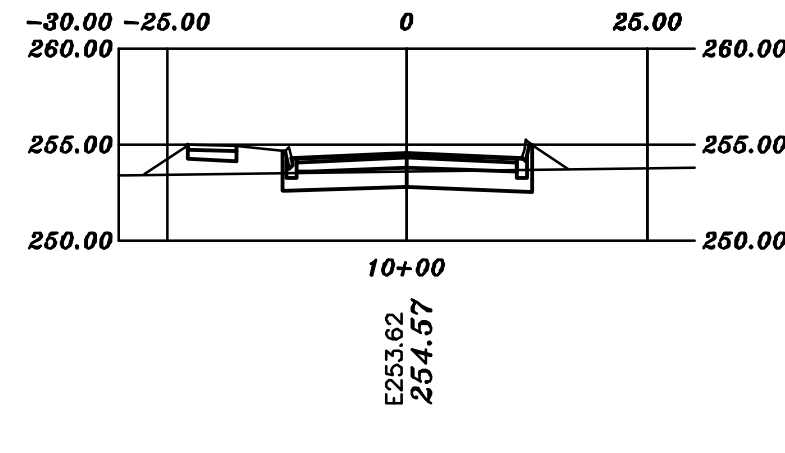
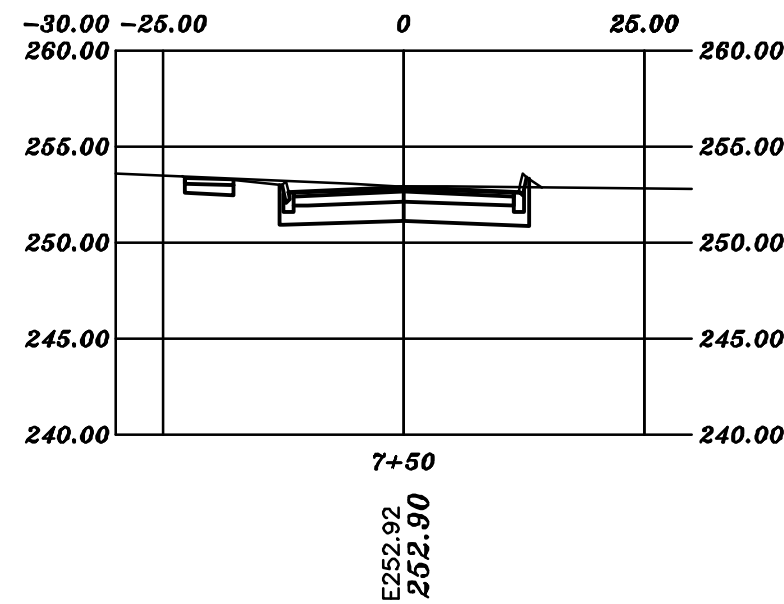
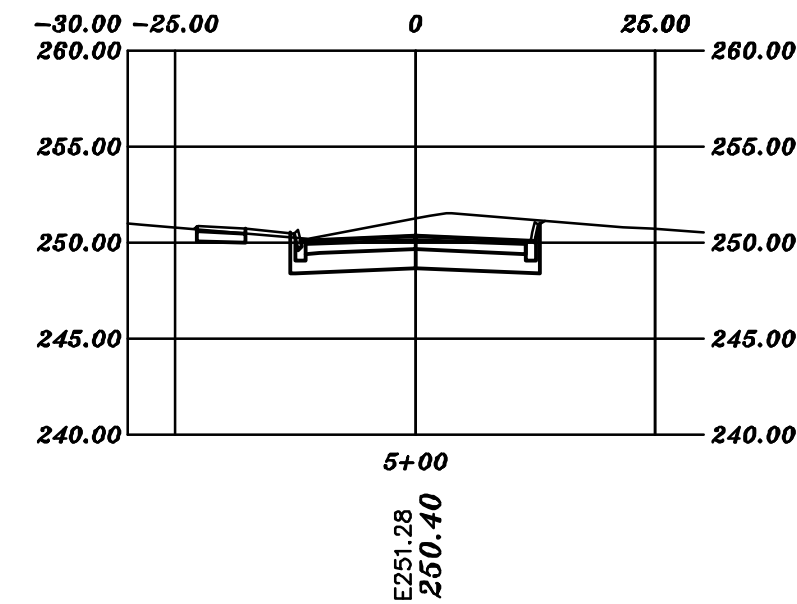
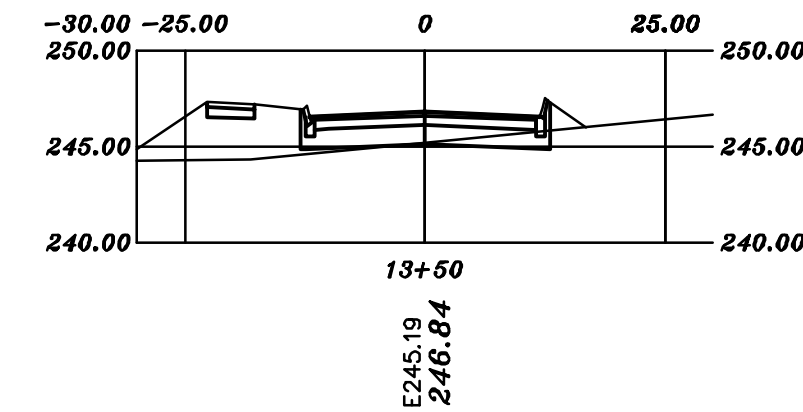
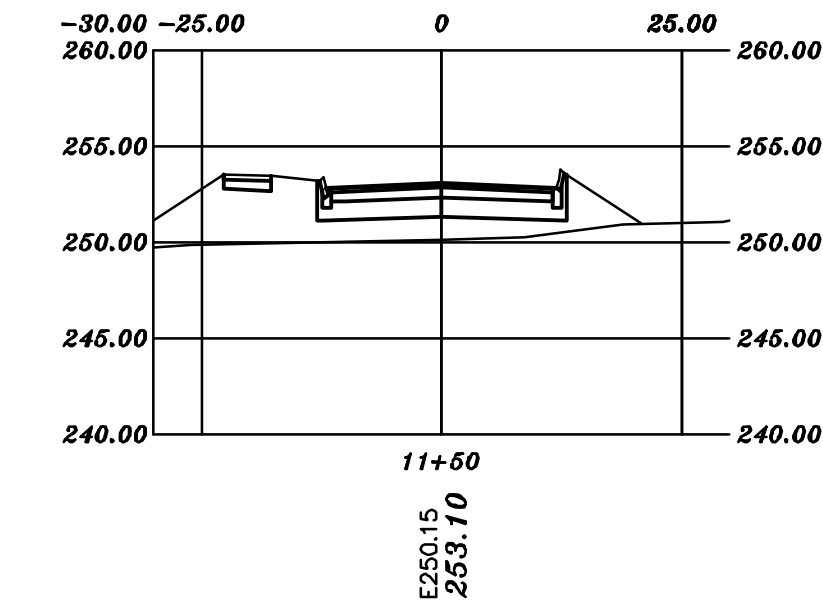
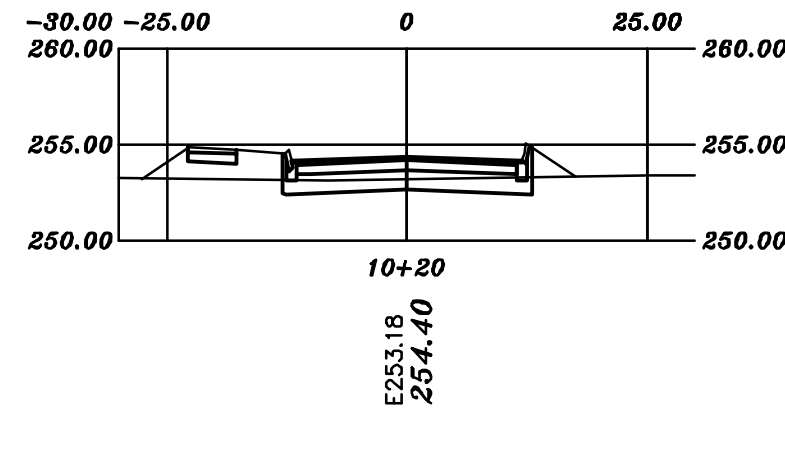
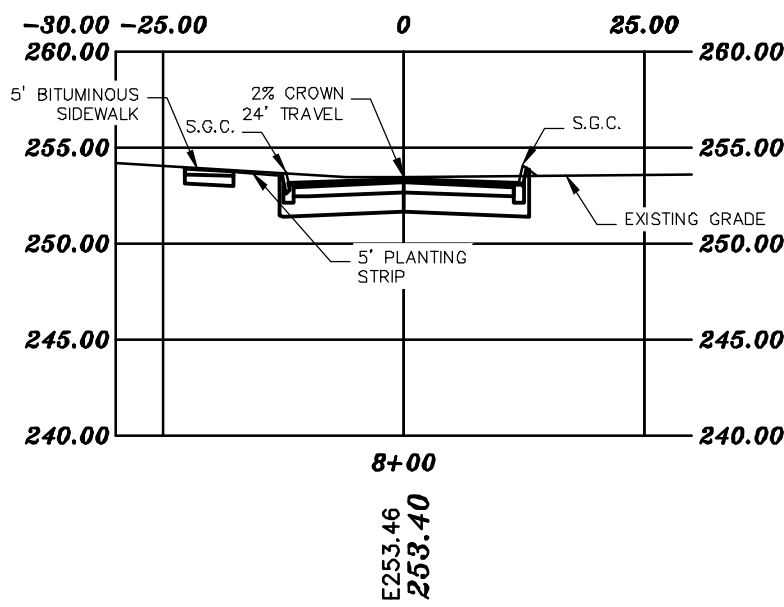
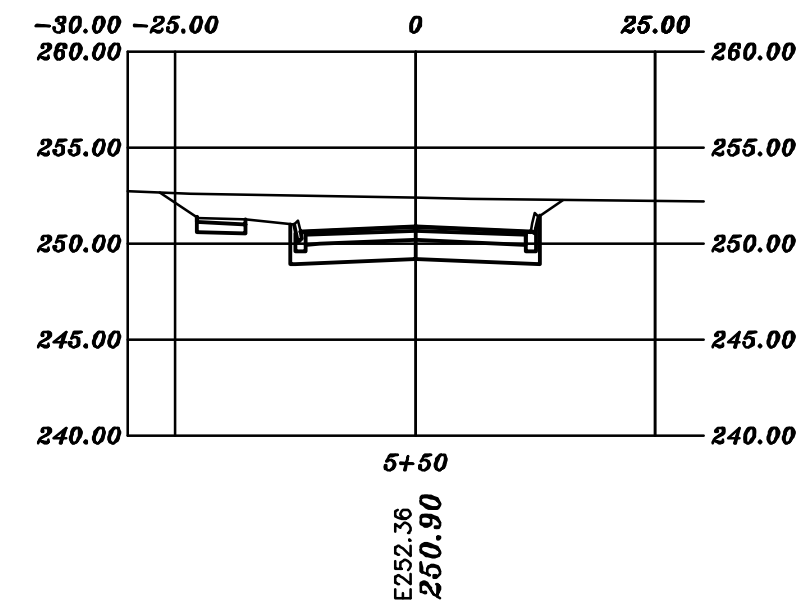
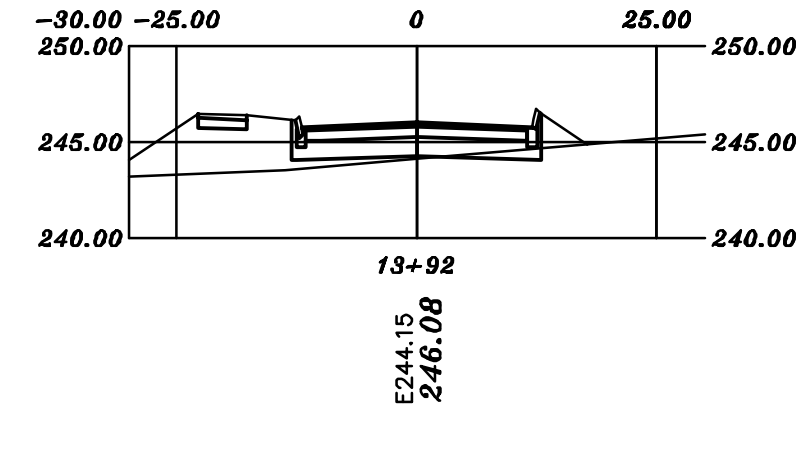
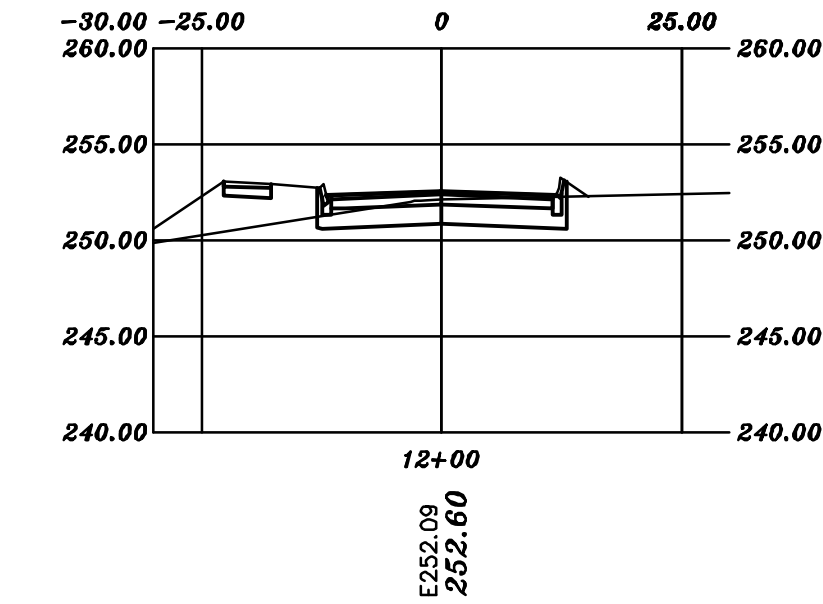
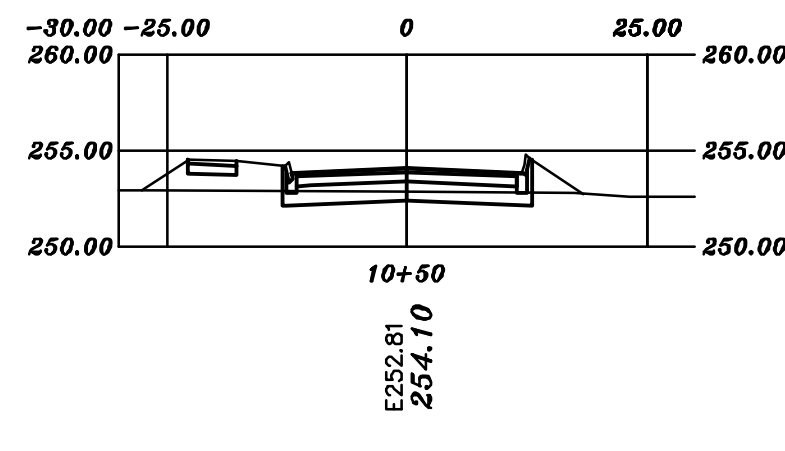
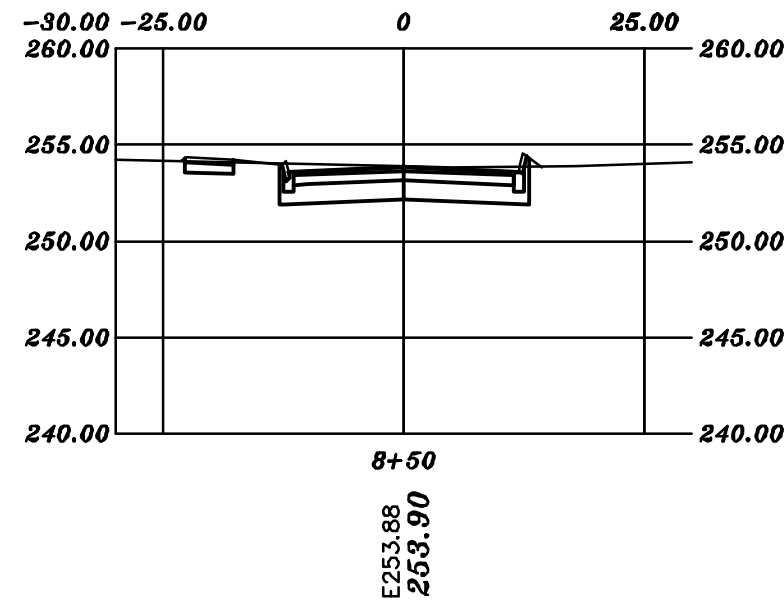
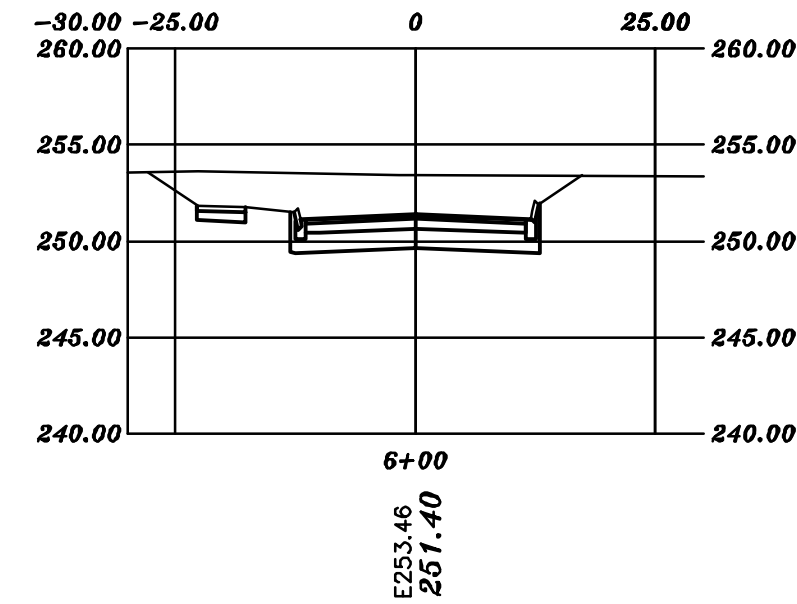
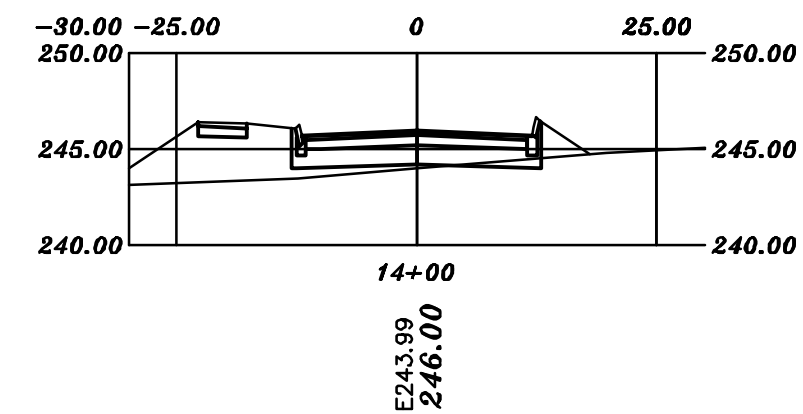
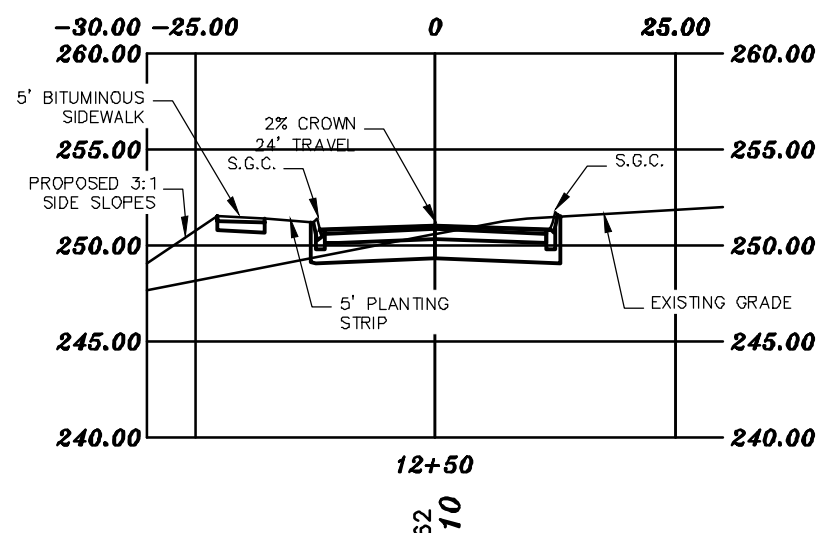
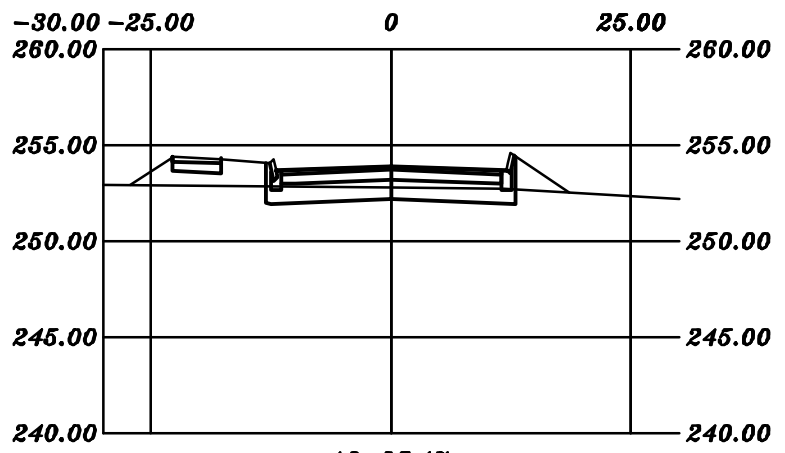
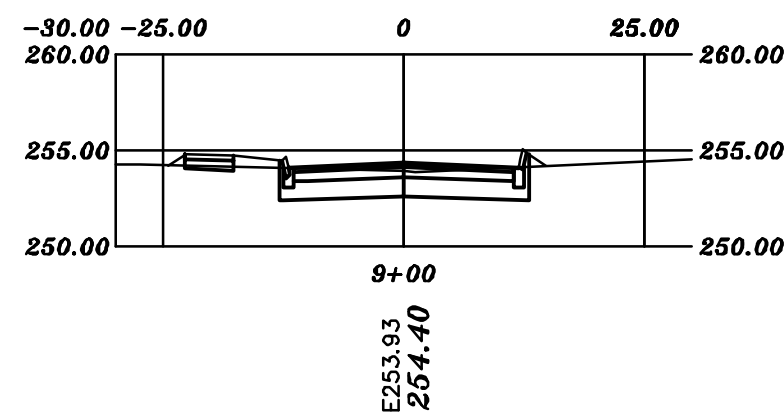
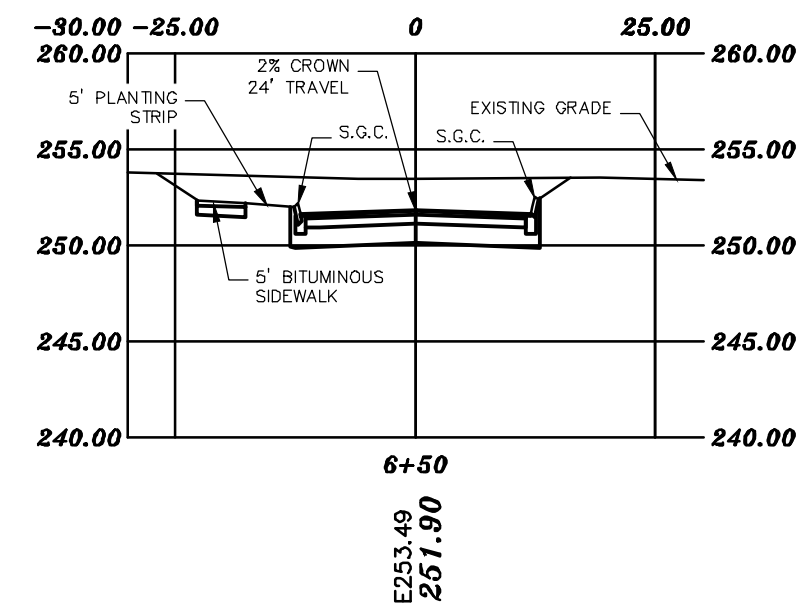
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.

DATE : APRIL 7, 2020

FILE NO. : DB 2019 - 144

KENNETH A. BERRY
No. 14243
PROFESSIONAL ENGINEER



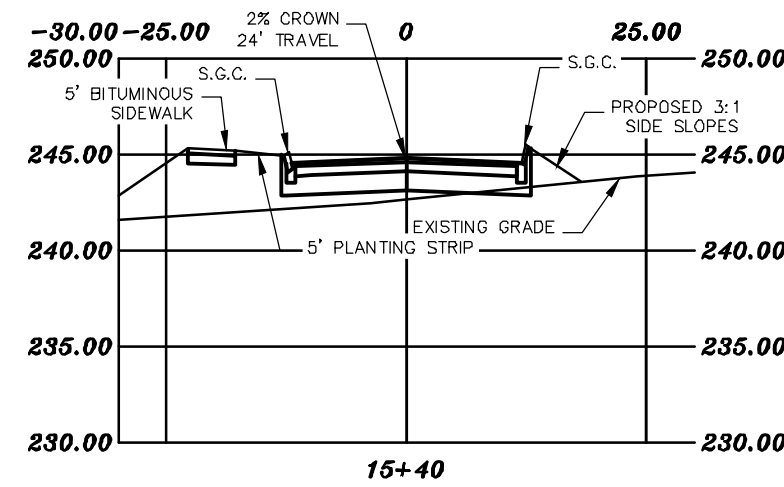
REVISION	DATE	DESCRIPTION
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CROSS SECTIONS CARLE COURT EXT 4+50 - 14+00

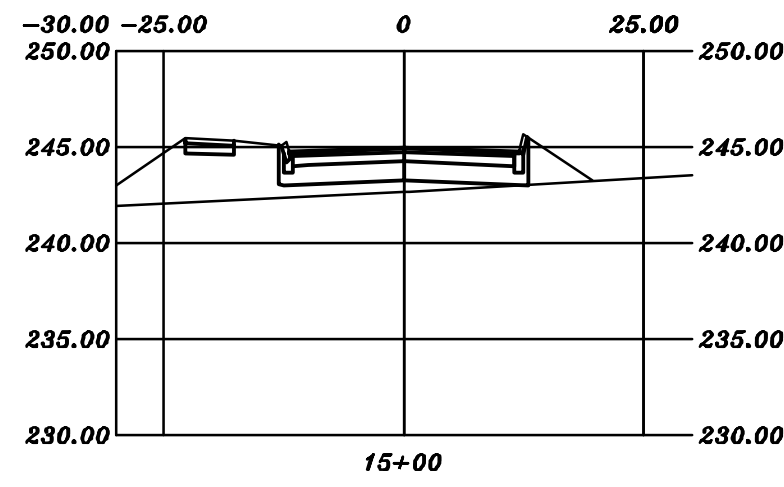
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
TAX MAP 108, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
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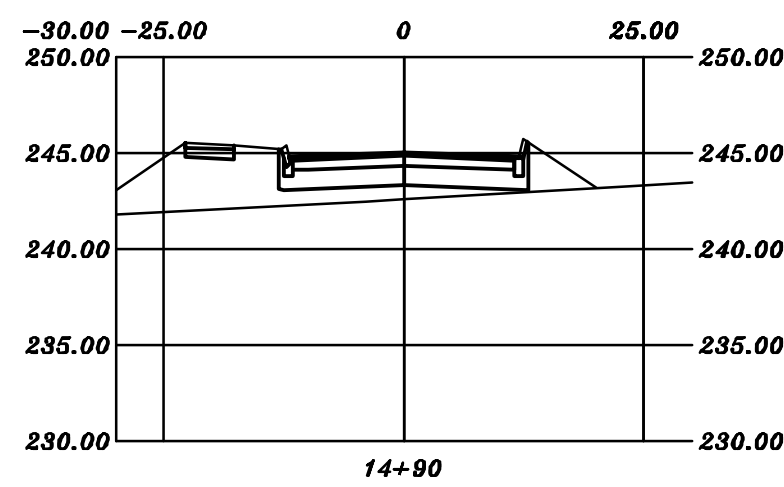
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
PROFESSIONAL ENGINEER



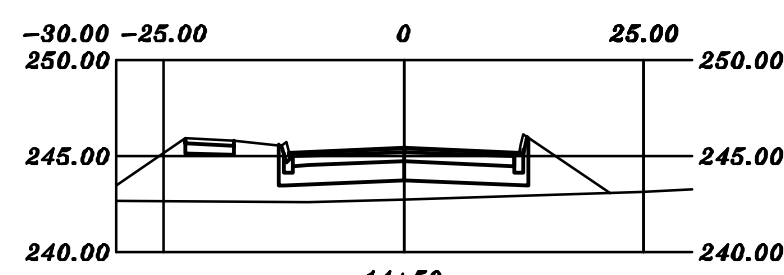
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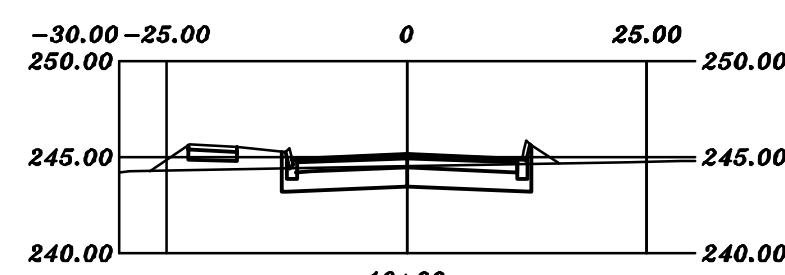
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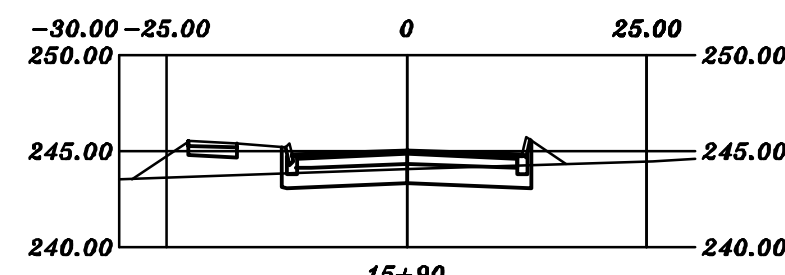
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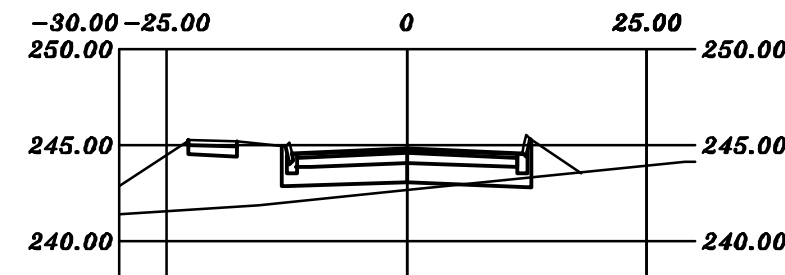
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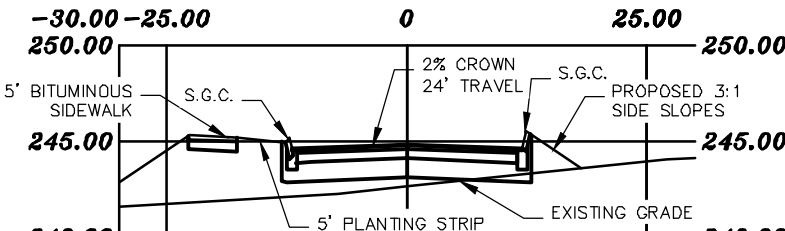
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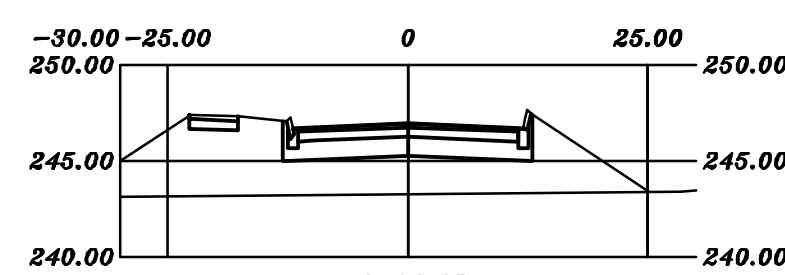
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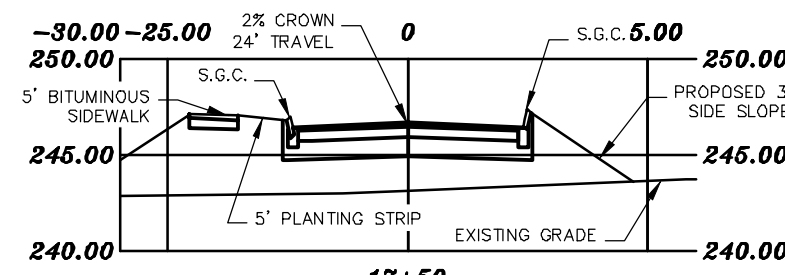
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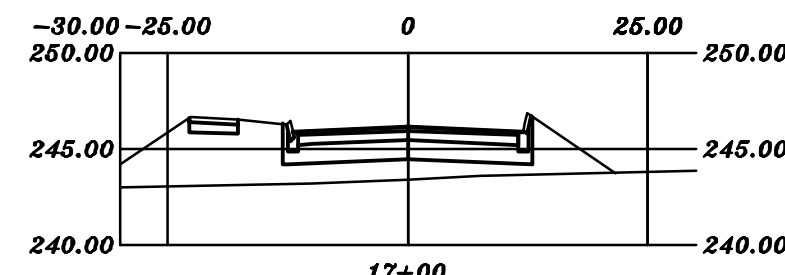
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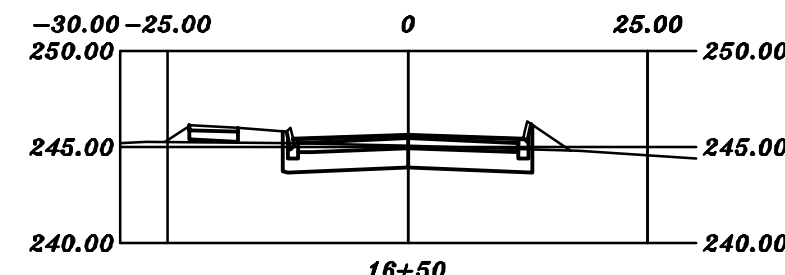
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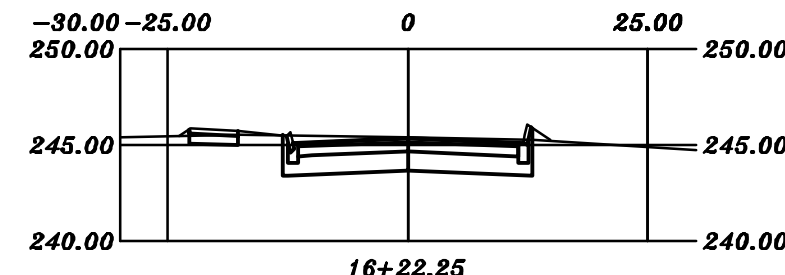
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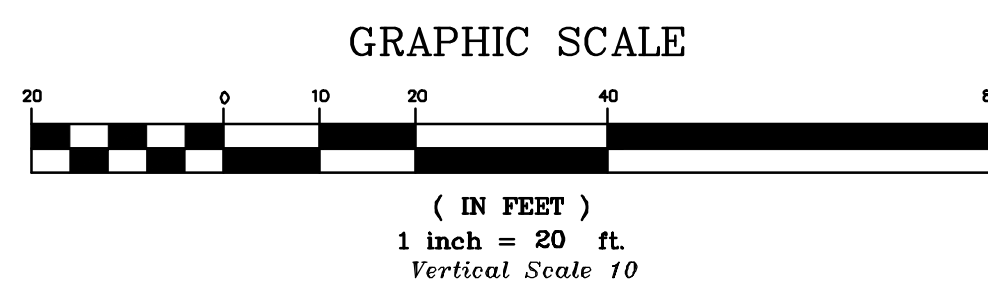
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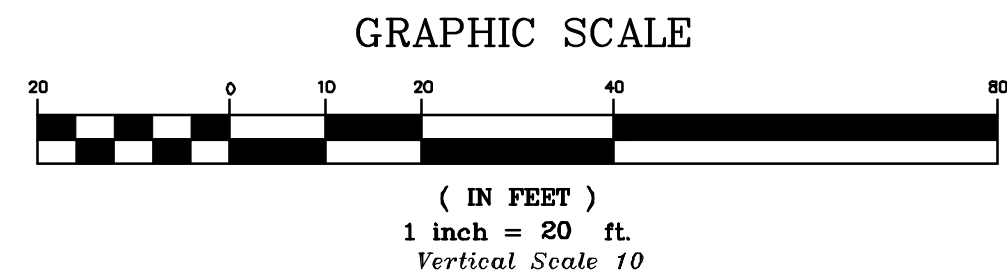
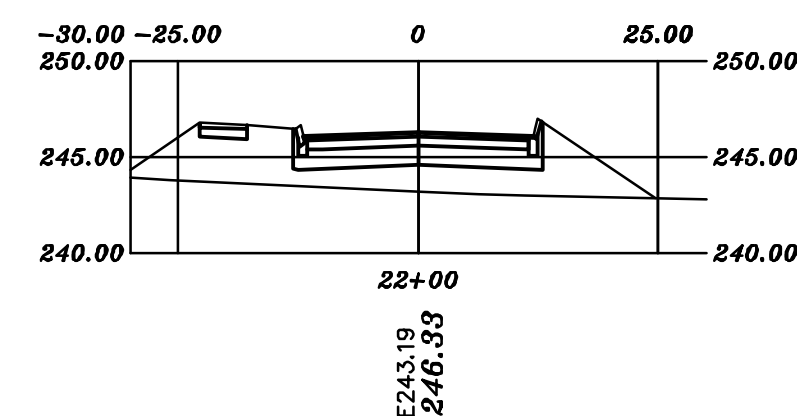
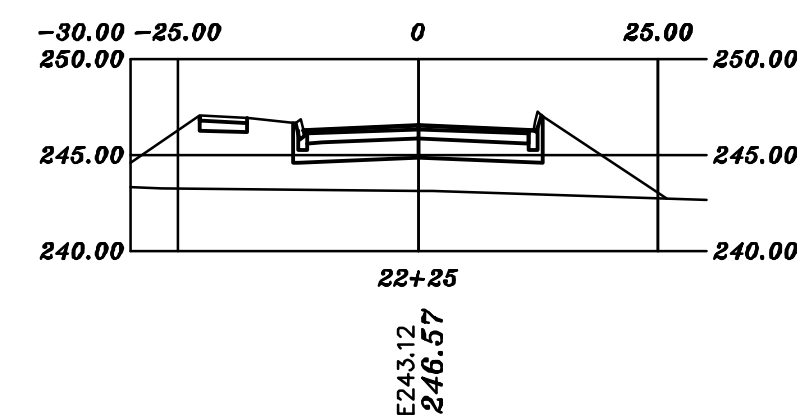
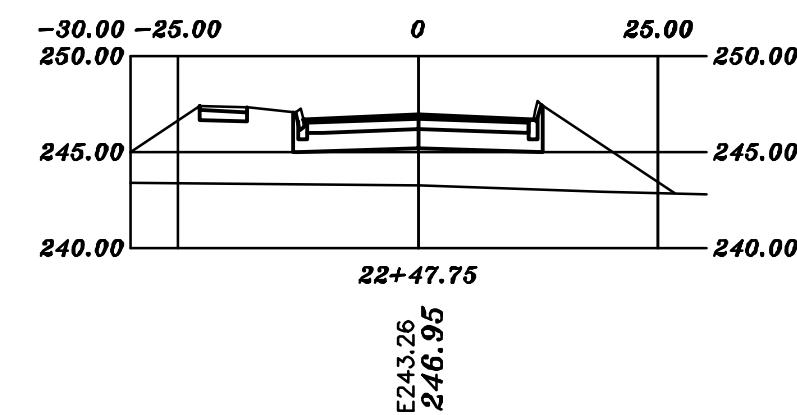
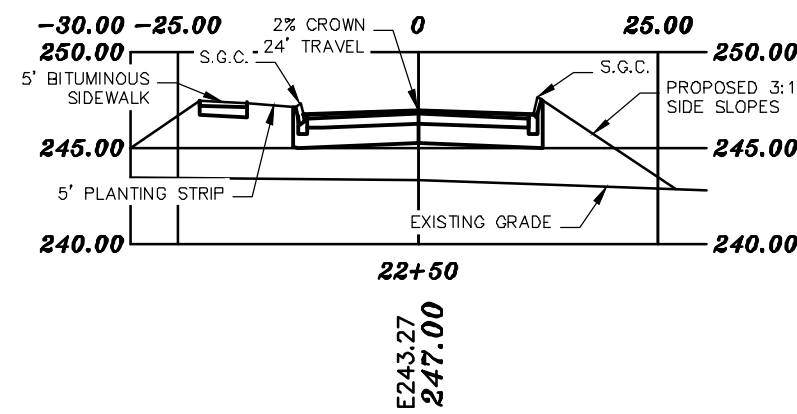
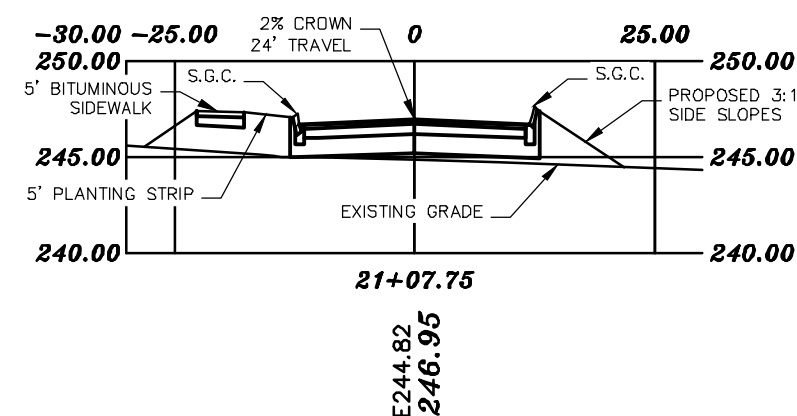
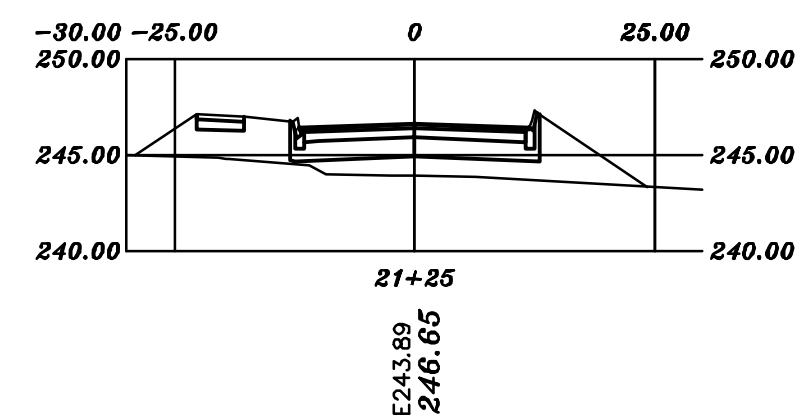
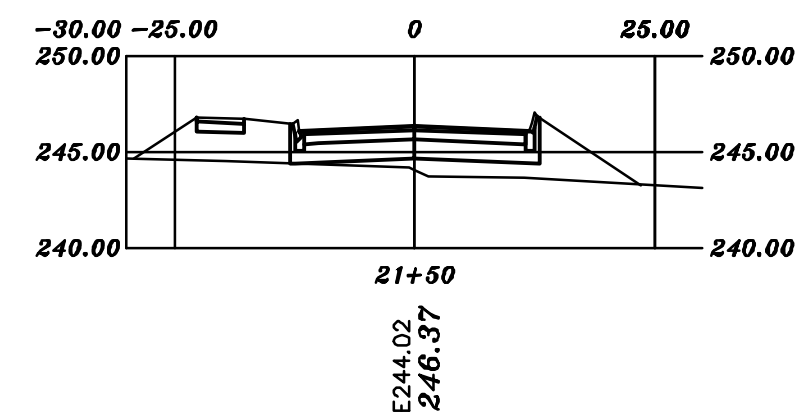
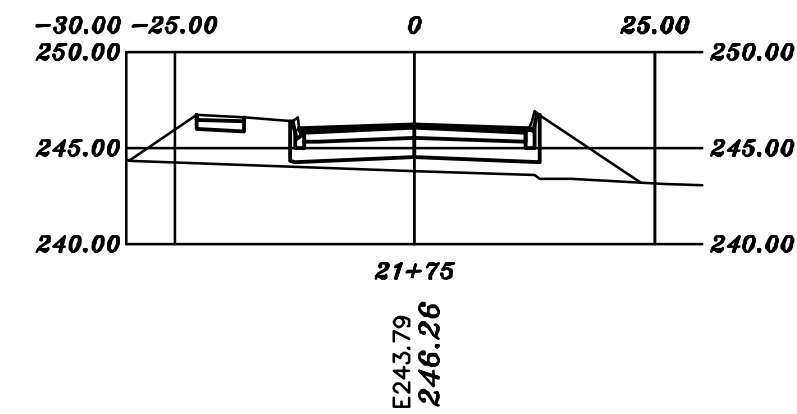
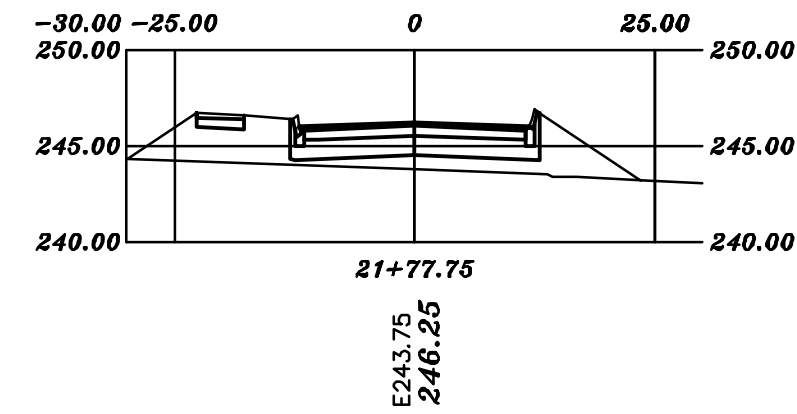
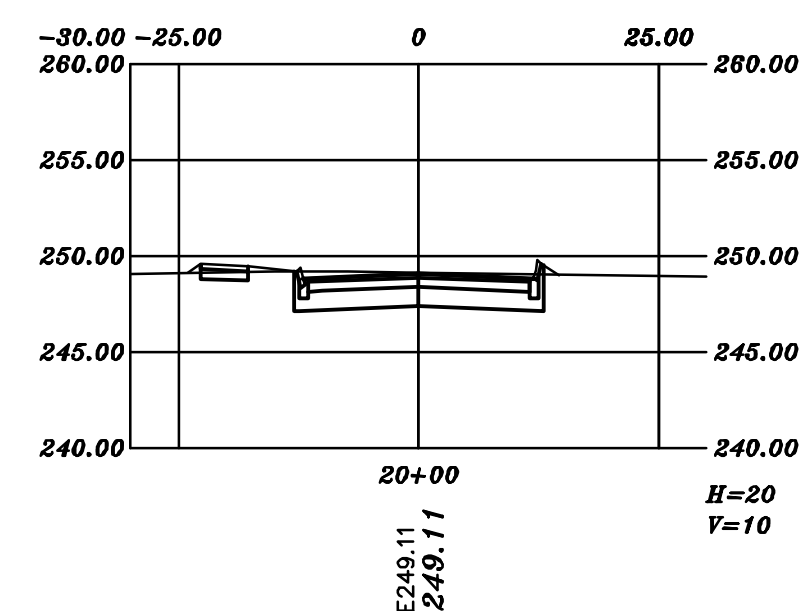
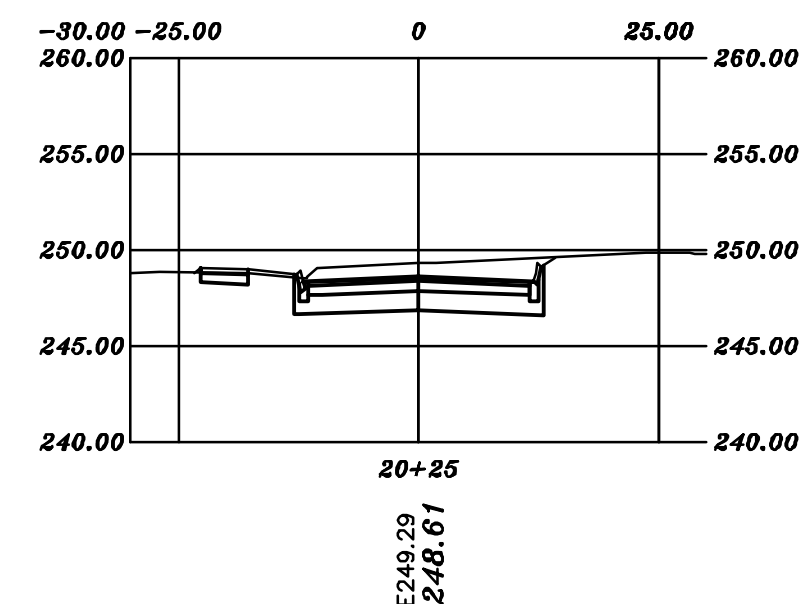
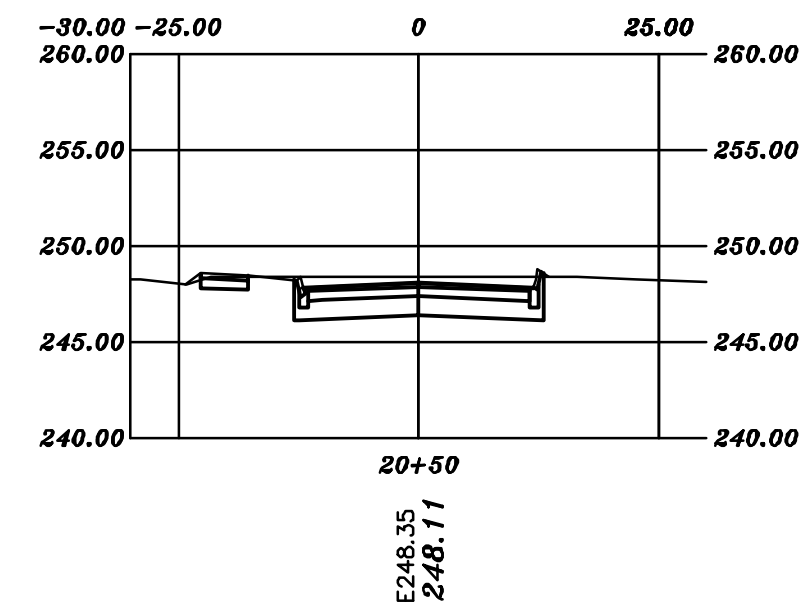
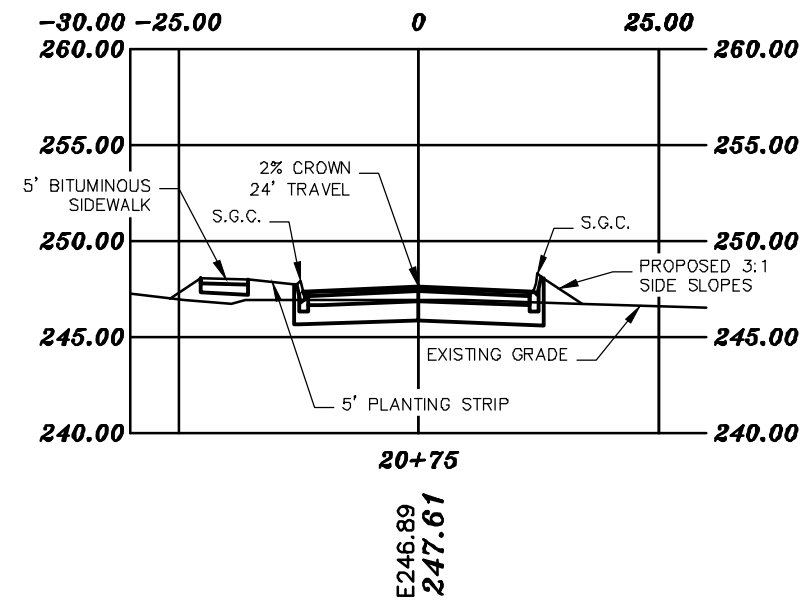
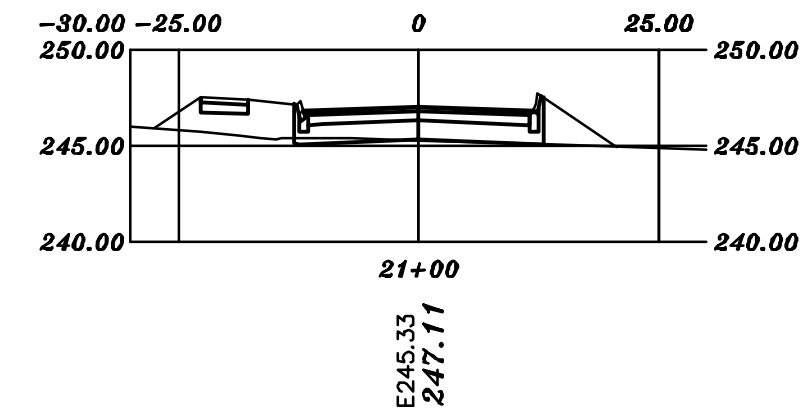


BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

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

CROSS SECTIONS CARLE COURT EXT 14+50 - 17+76.25
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
TAX MAP 106, LOT 53

REVISION	DATE	DESCRIPTION
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#1	4-15-20	REVISED PER STATE DOT APPLICATION



CROSS SECTIONS CAROLE COURT BETWEEN EX. CAROLE

COURT AND MORAB STREET 20+00 - END

LAND OF

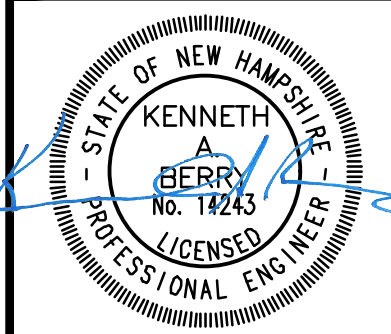
THOMAS R. & DIANNE C. AUBERT

828 PORTLAND STREET

ROCHESTER, NH

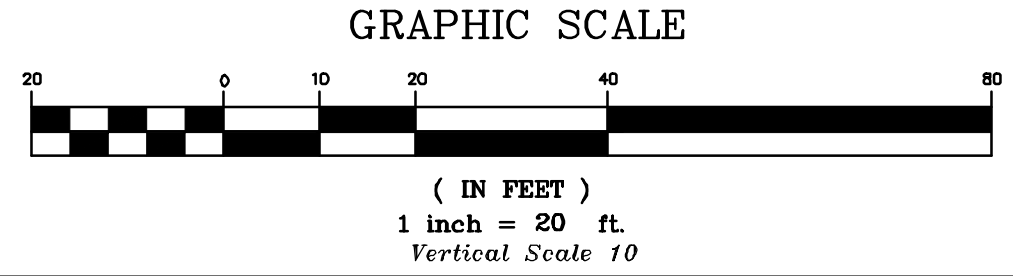
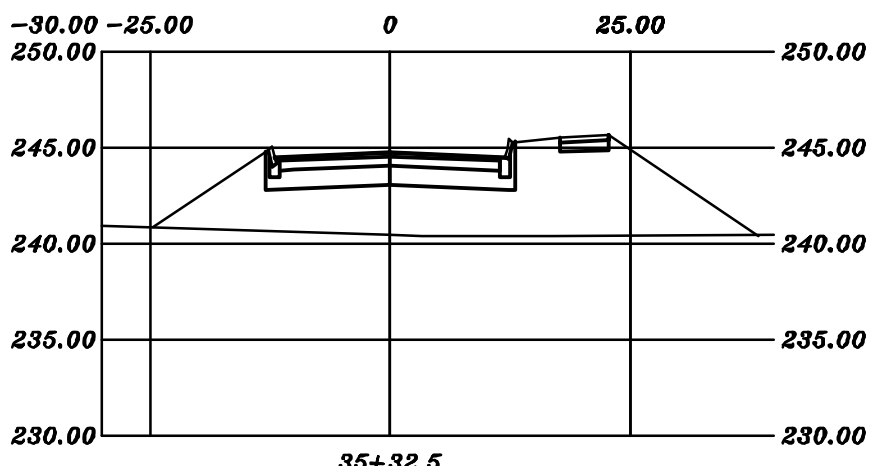
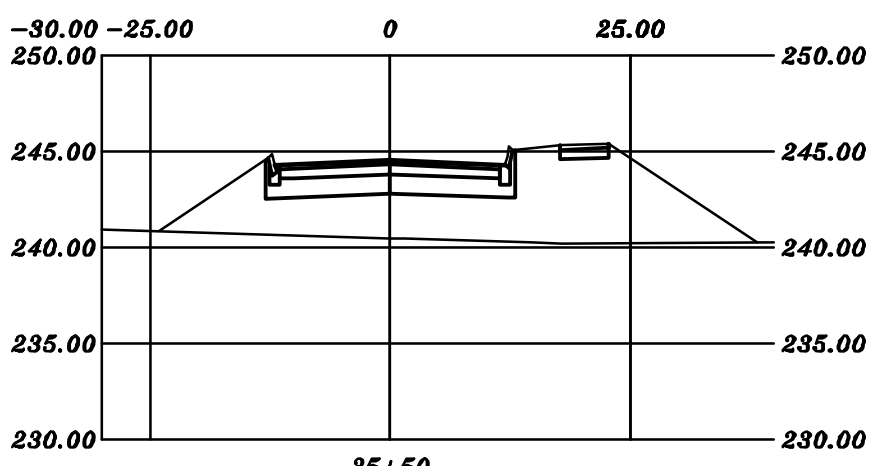
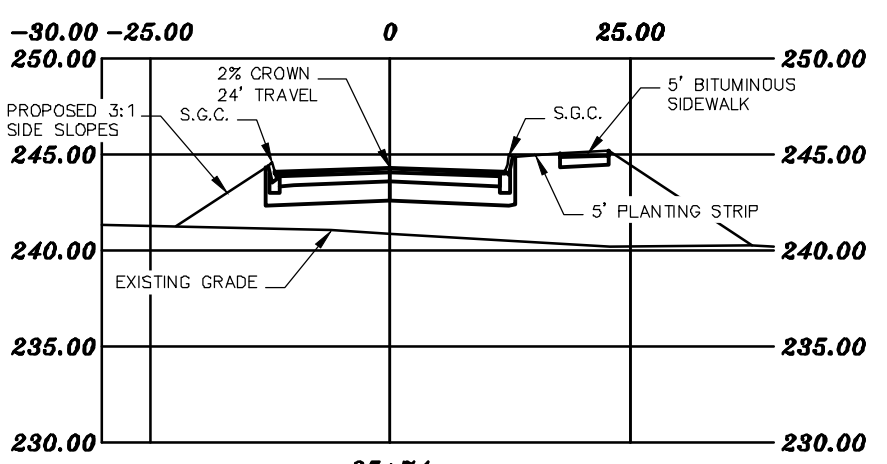
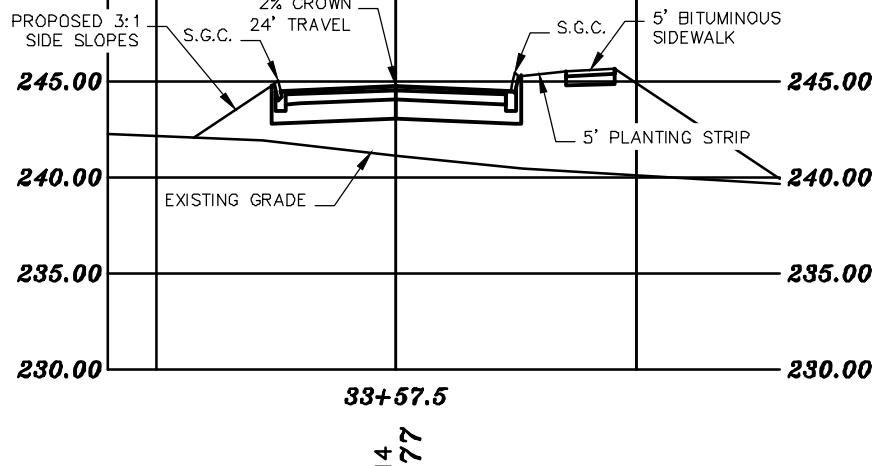
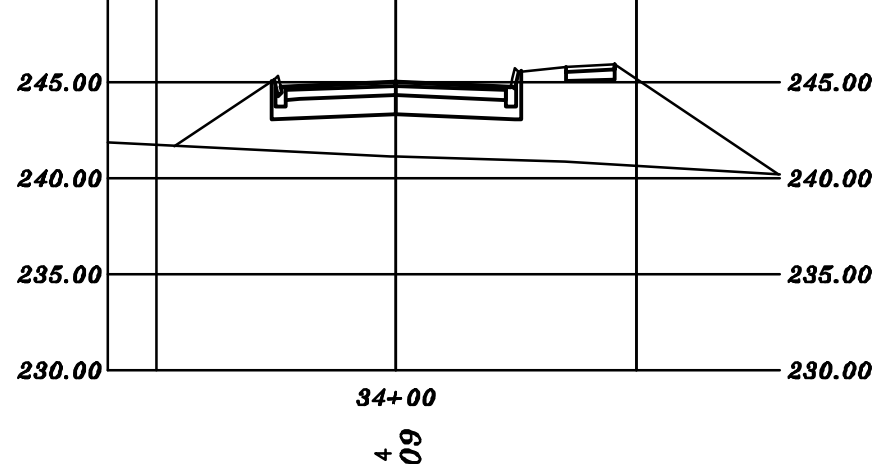
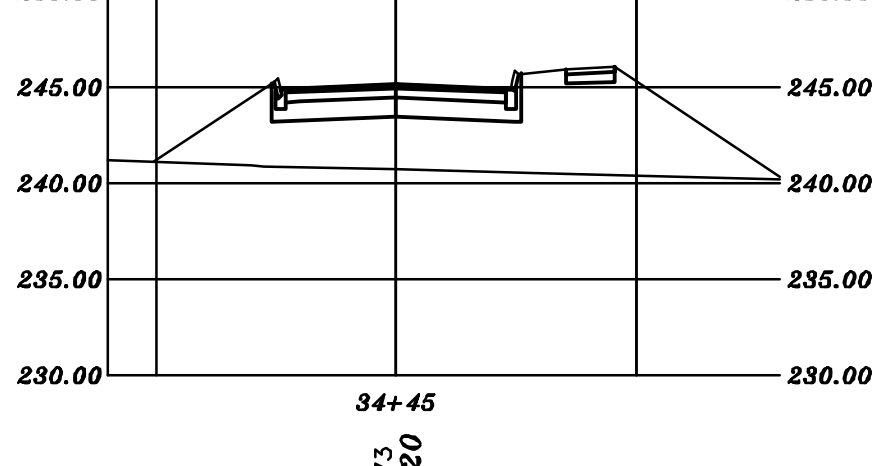
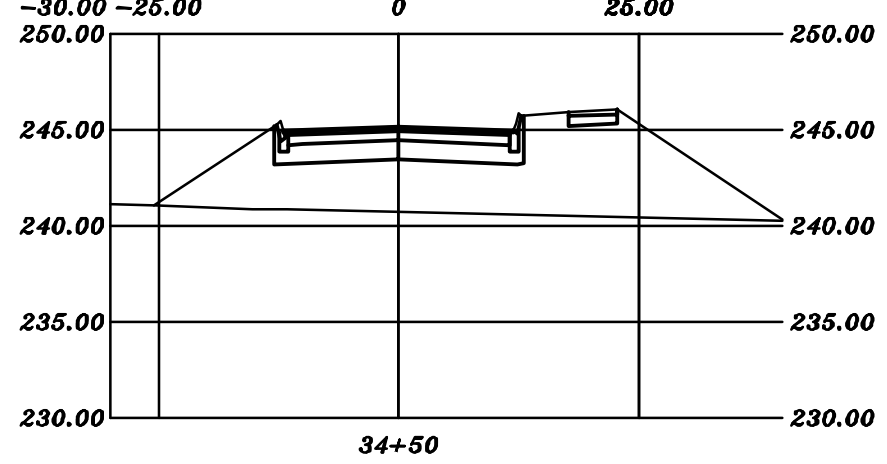
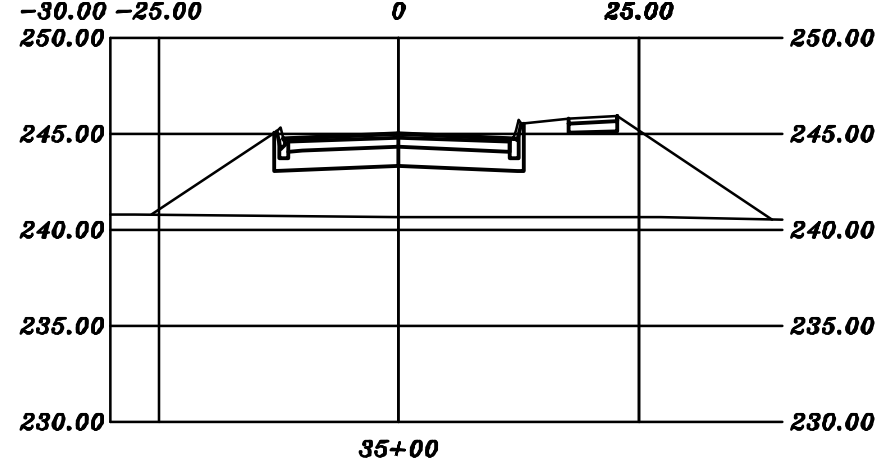
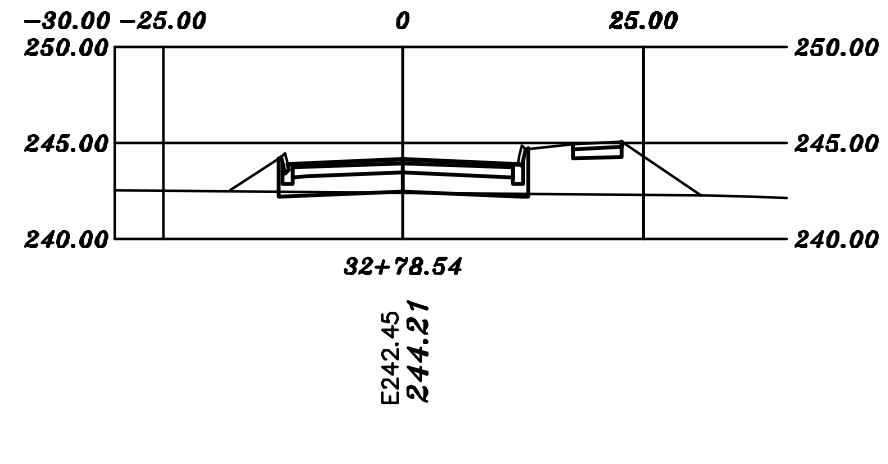
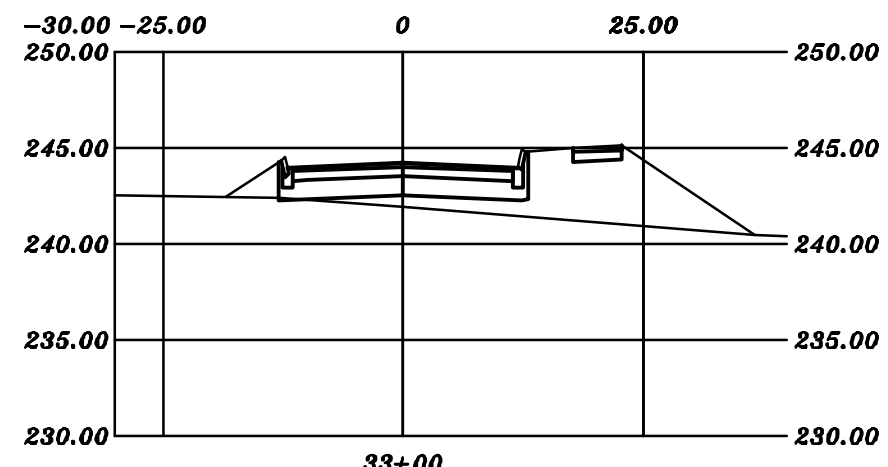
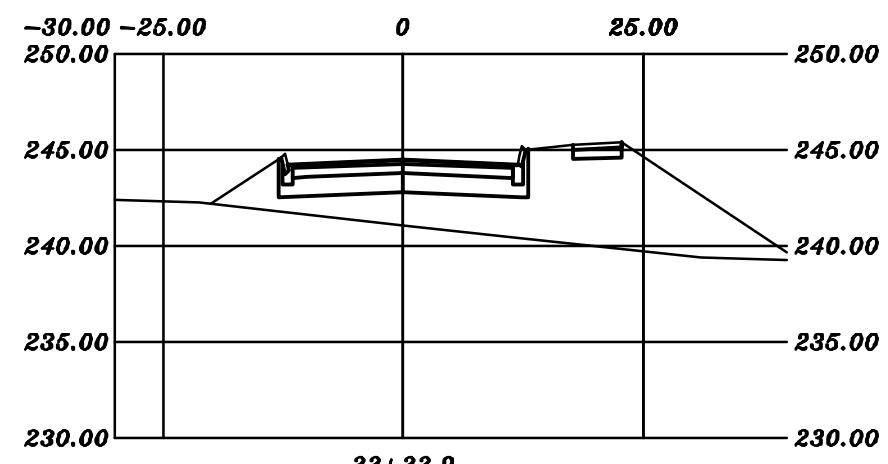
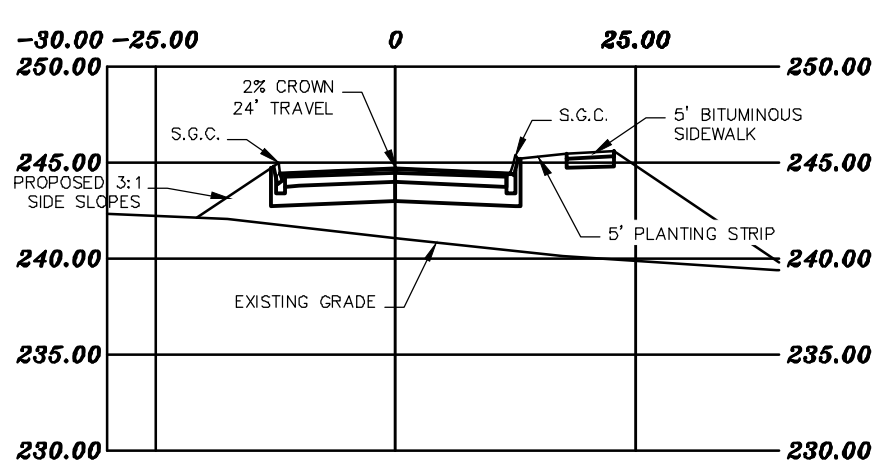
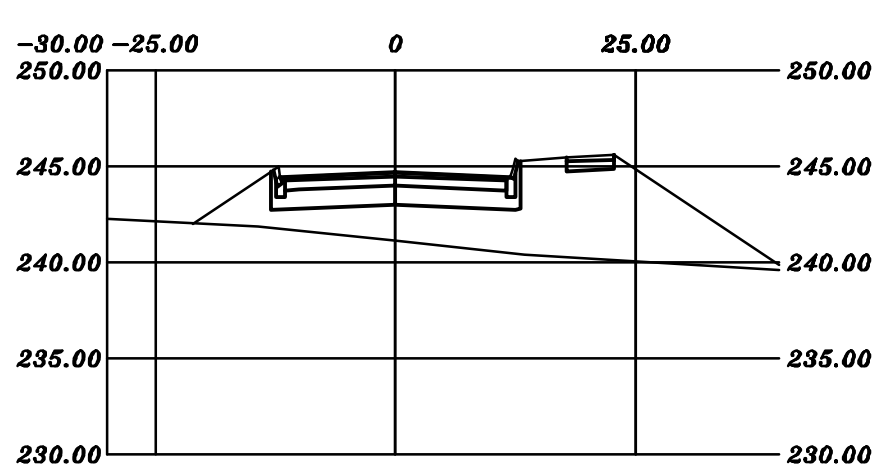
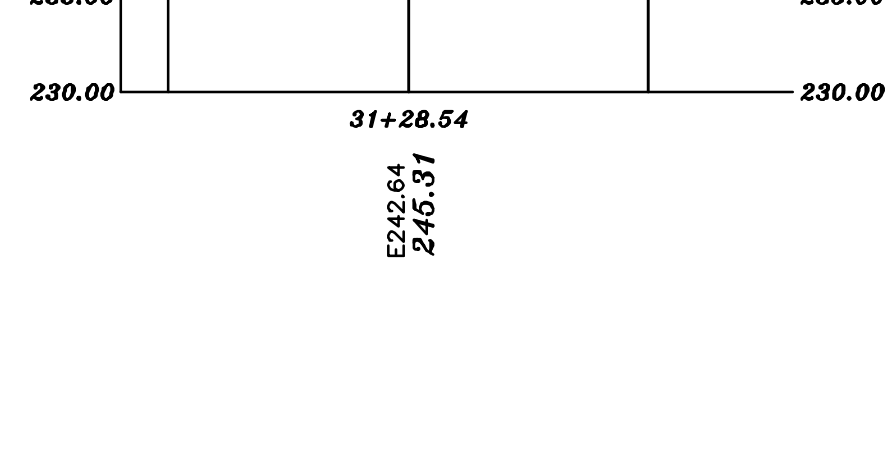
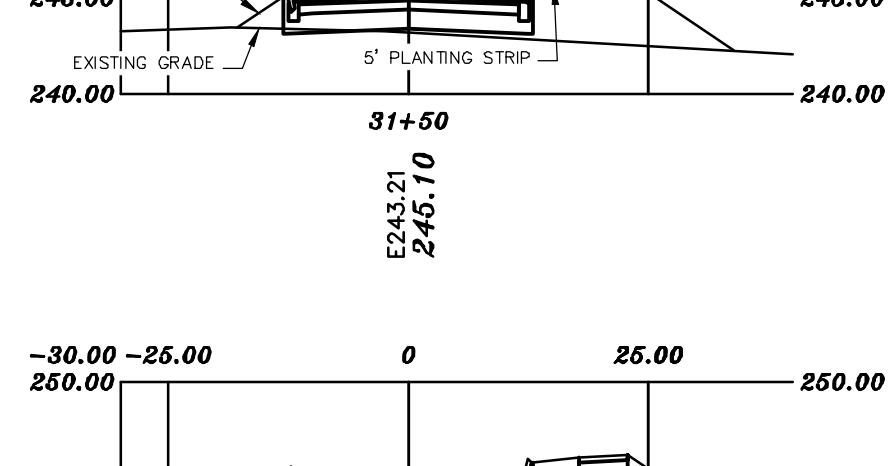
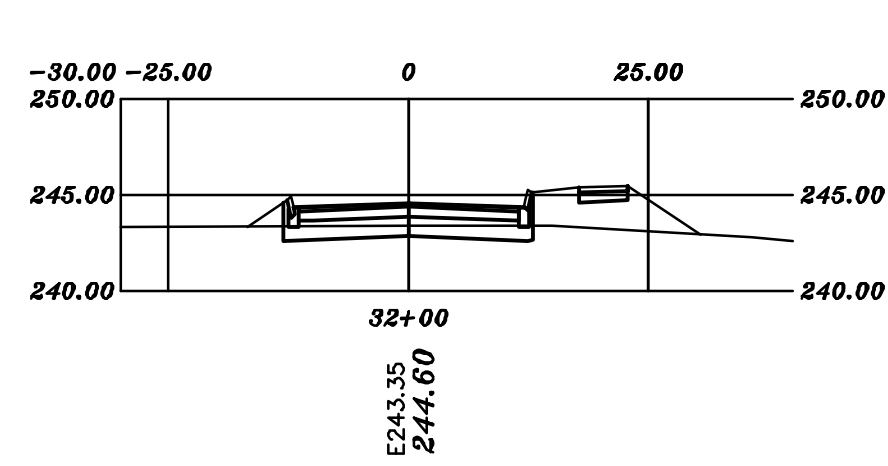
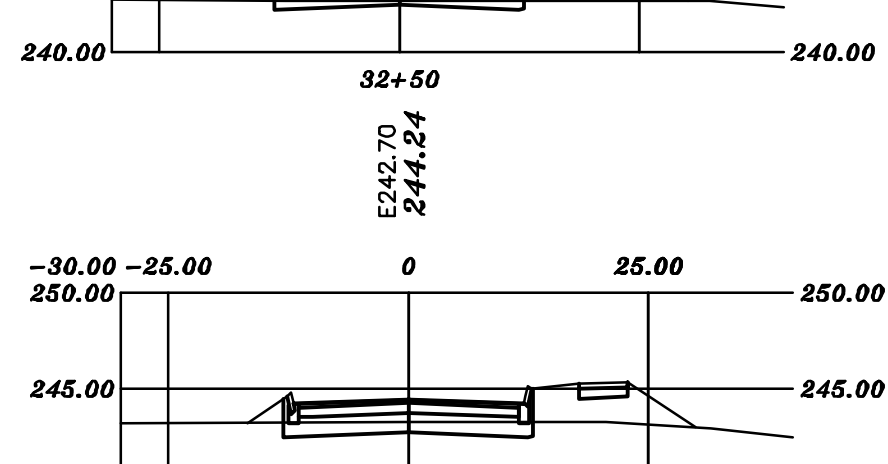
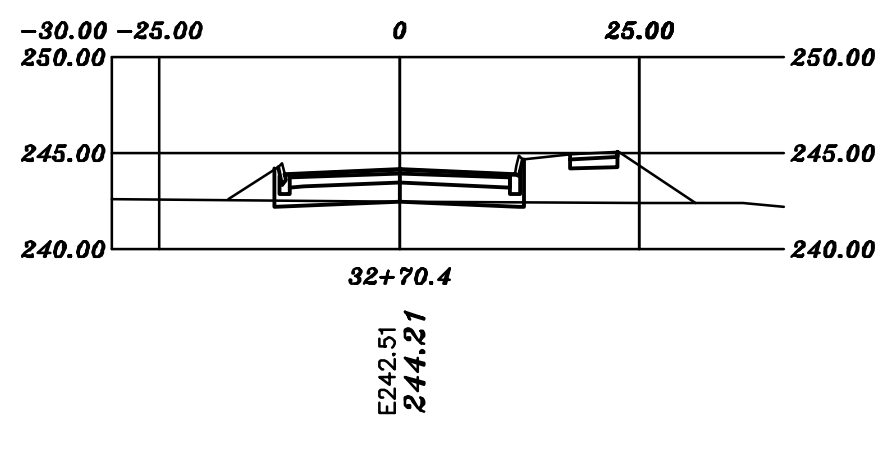
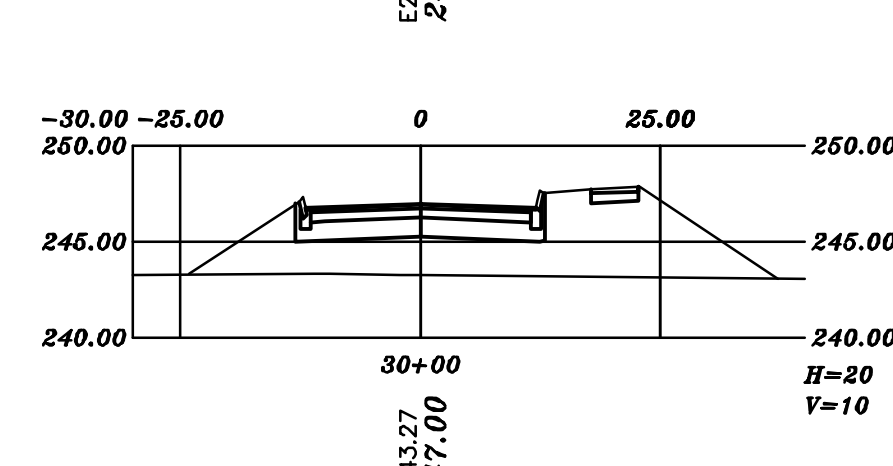
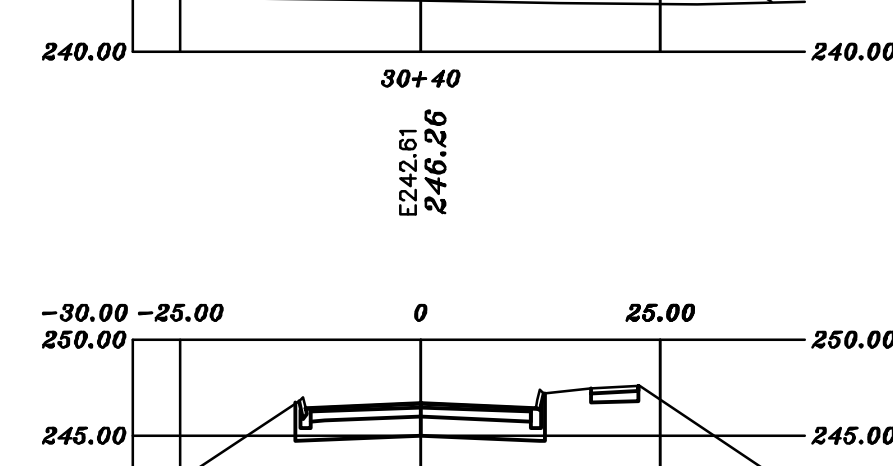
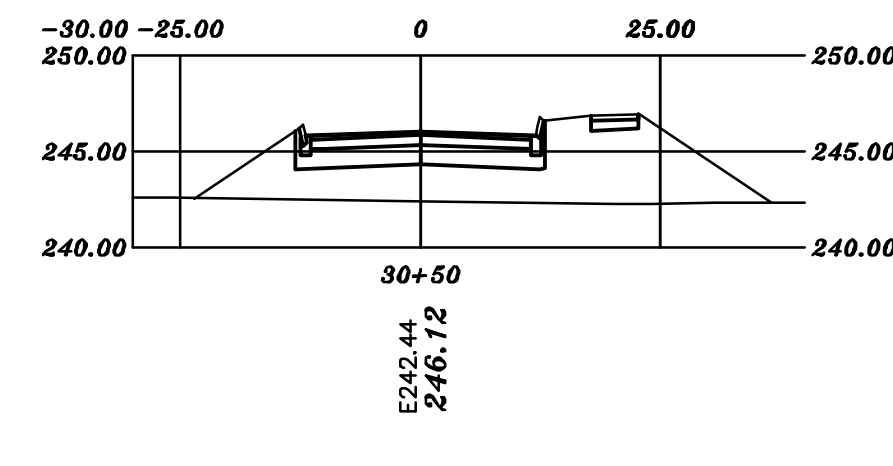
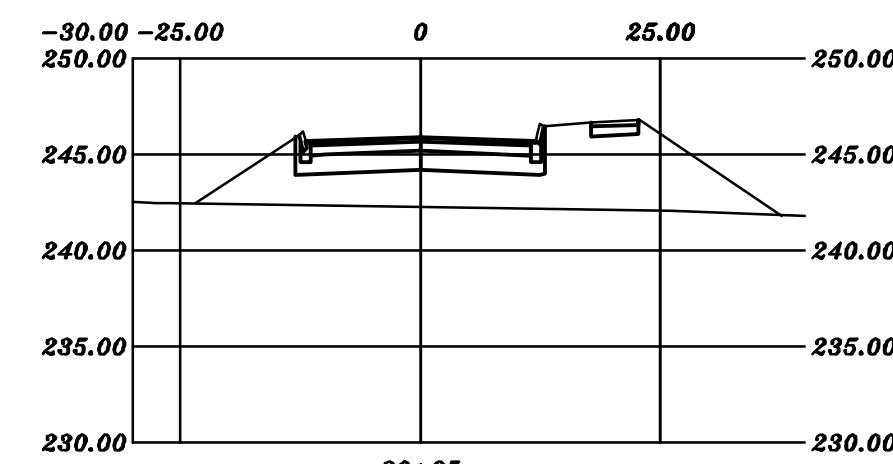
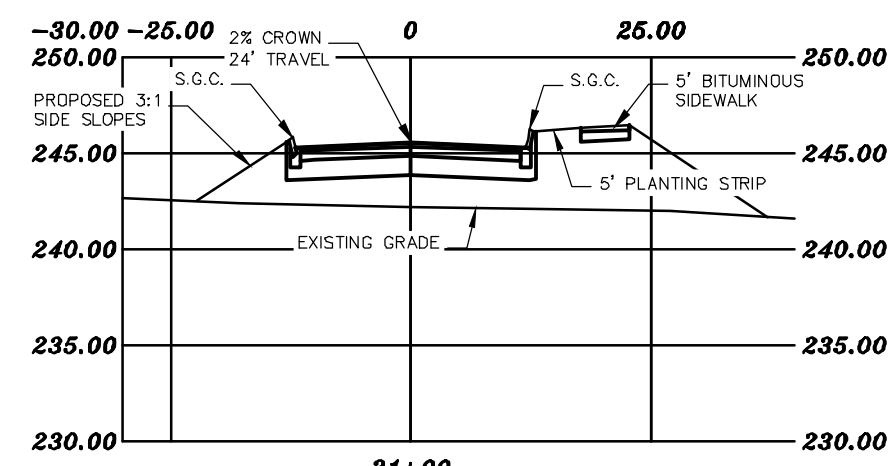
TAX MAP 106, LOT 53

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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SHEET 68 OF 98

REVISION	DATE	DESCRIPTION
#4	6-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-16-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS
#1	4-15-20	REVISED PER STATE DOT APPLICATION

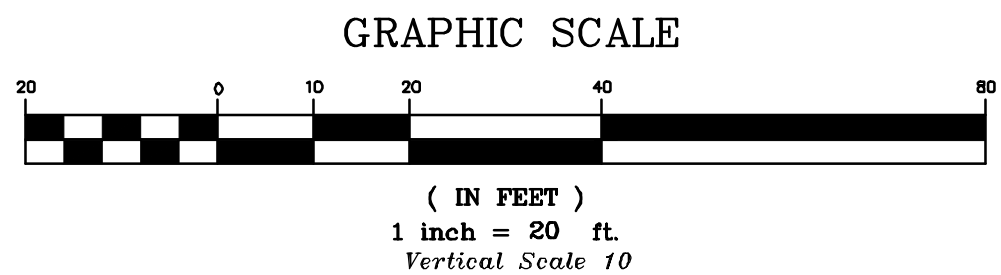
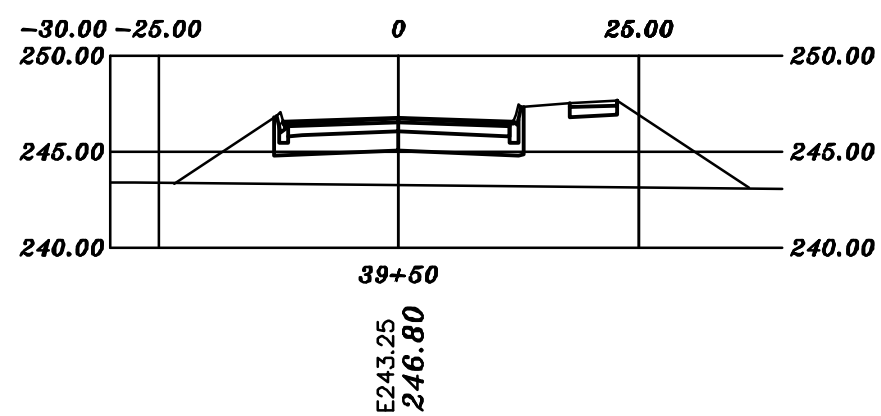
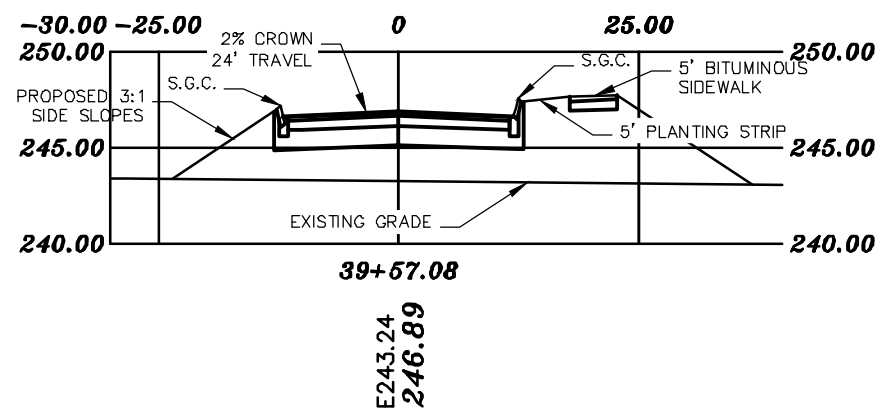
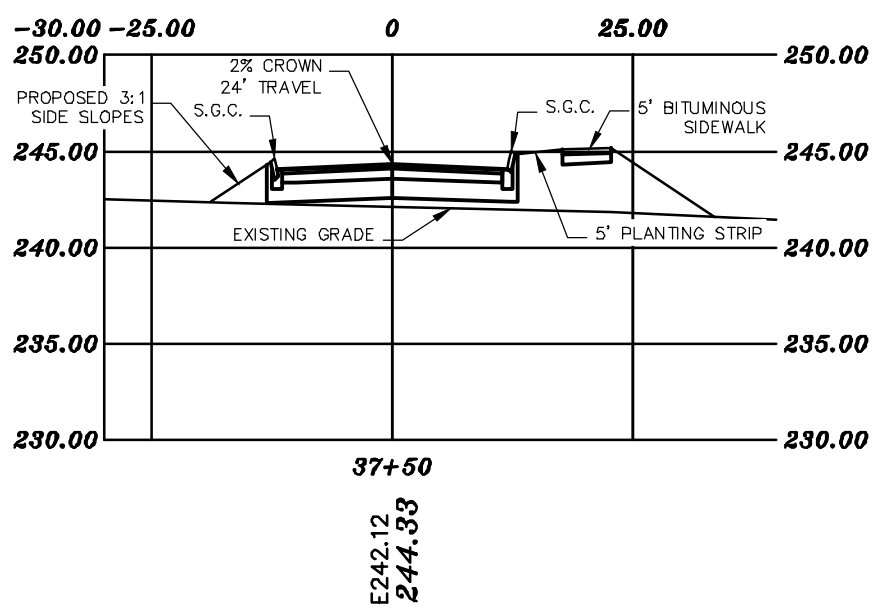
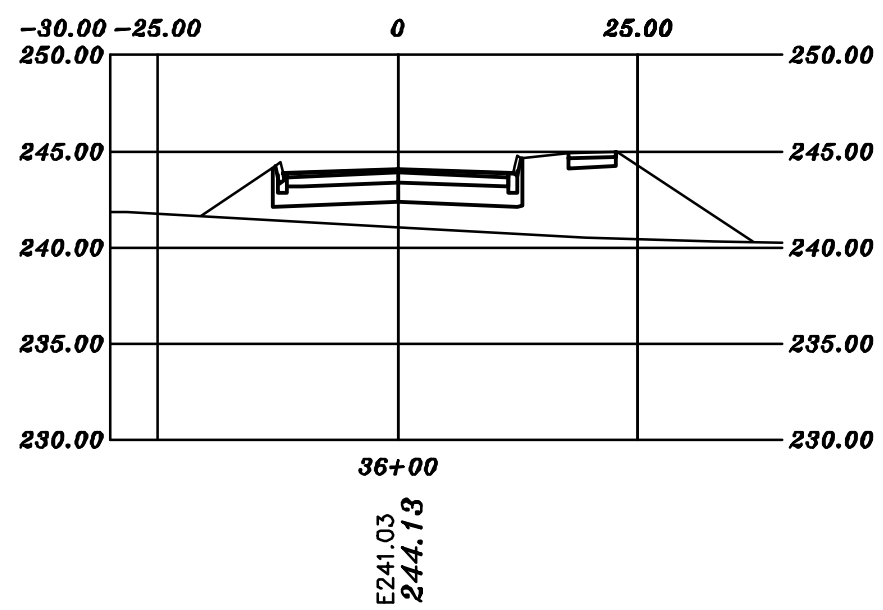
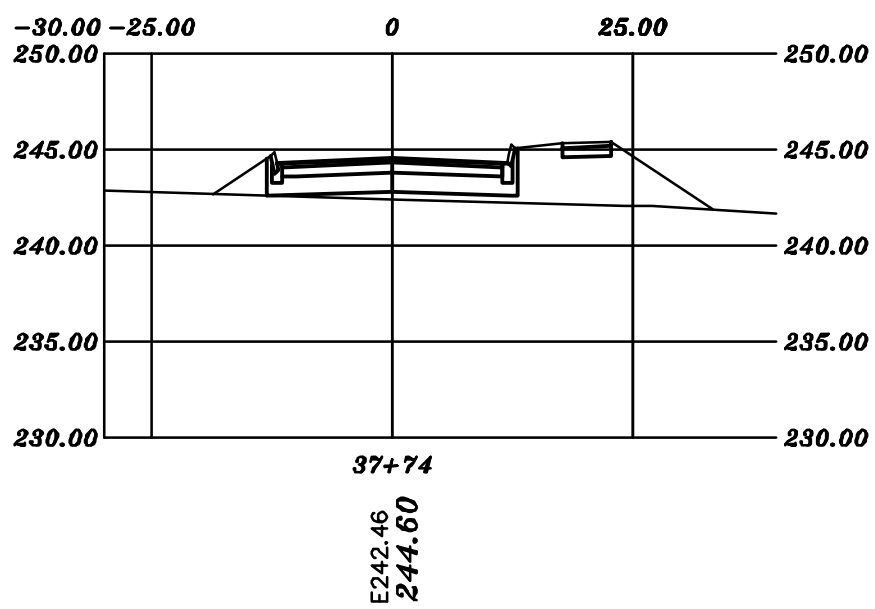
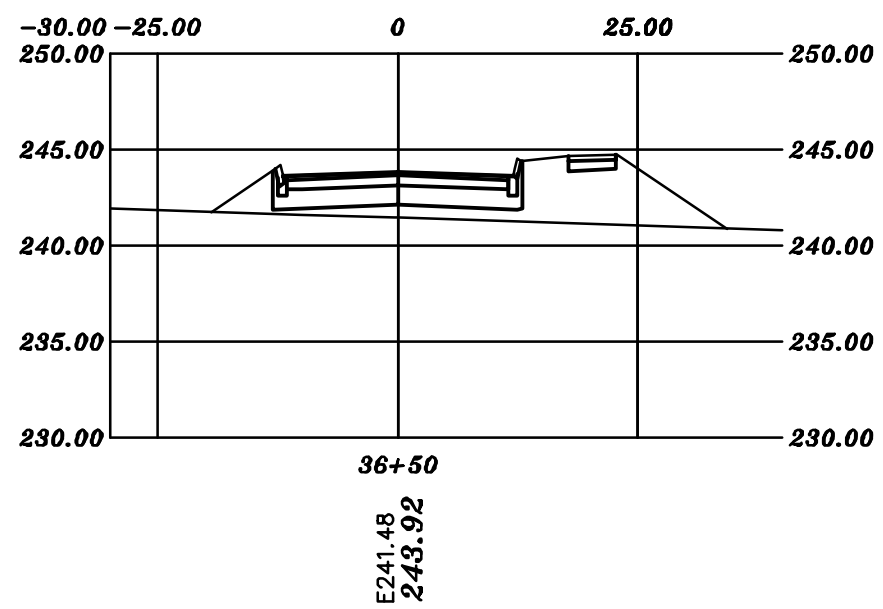
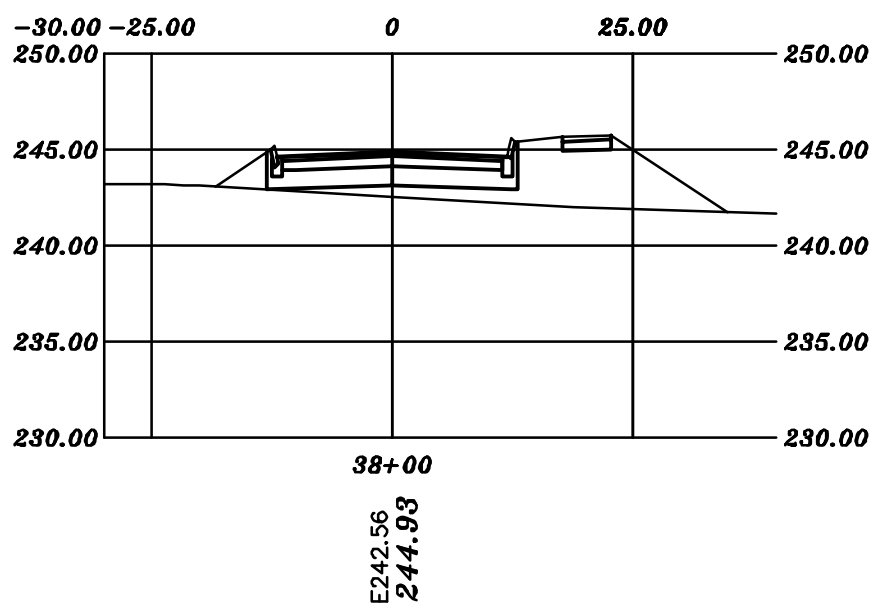
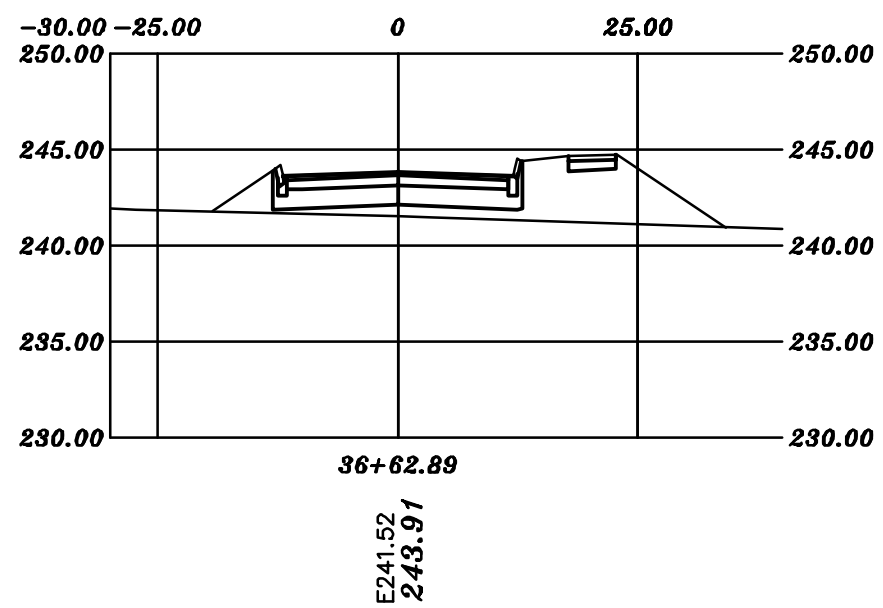
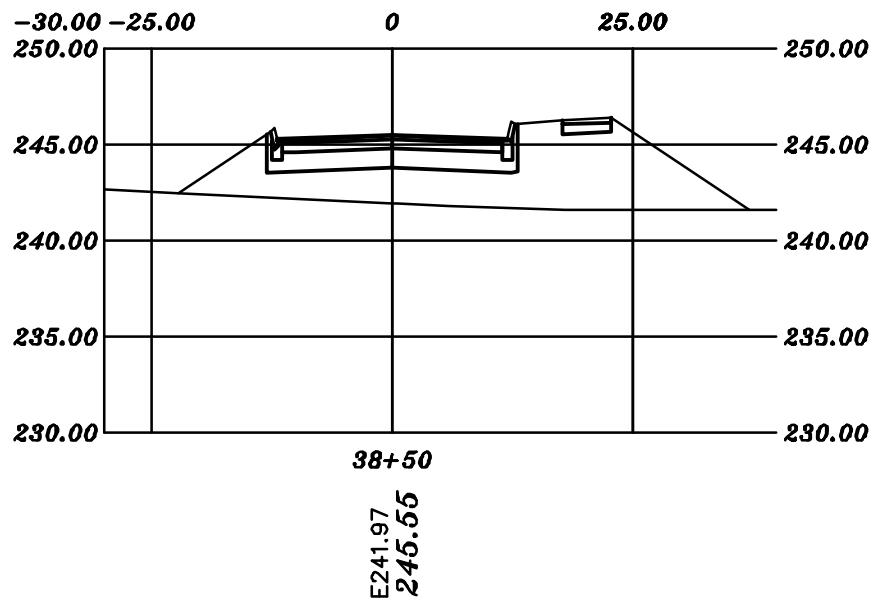
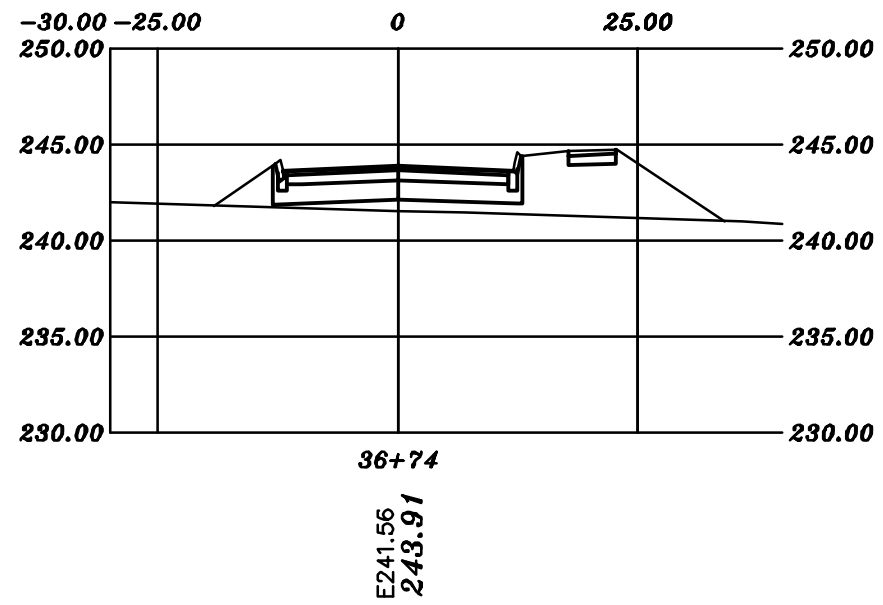
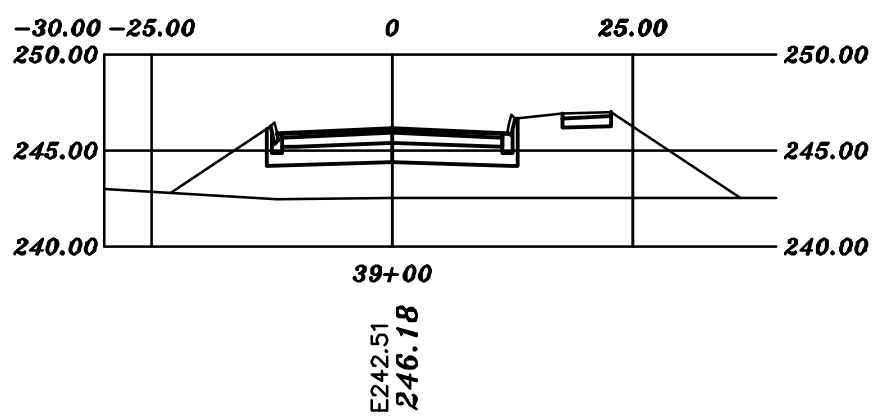
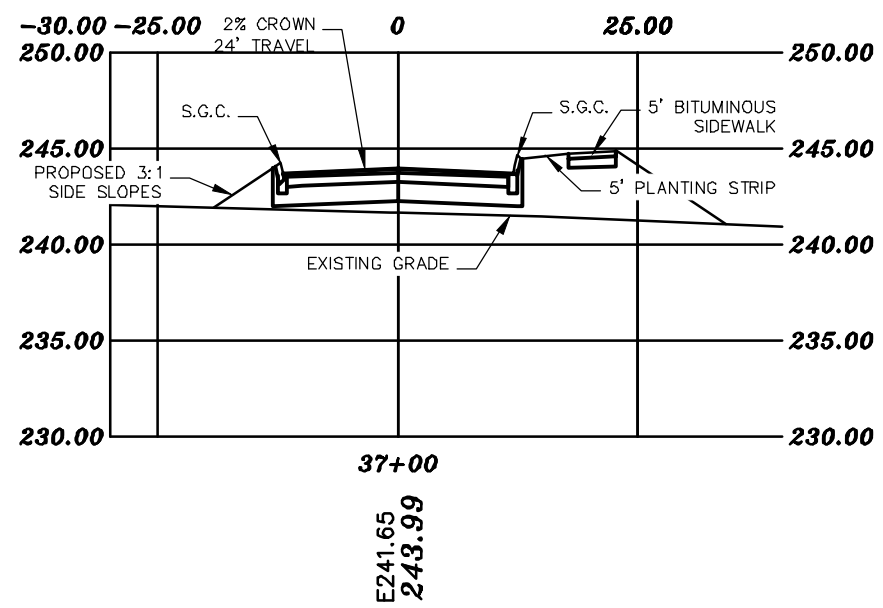


REVISION	DATE	DESCRIPTION
#4	6-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-16-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS
#1	4-15-20	REVISED PER STATE DOT APPLICATION

CROSS SECTIONS CAROLE COURT PHASE 1-3 30+00 - 34+50
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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

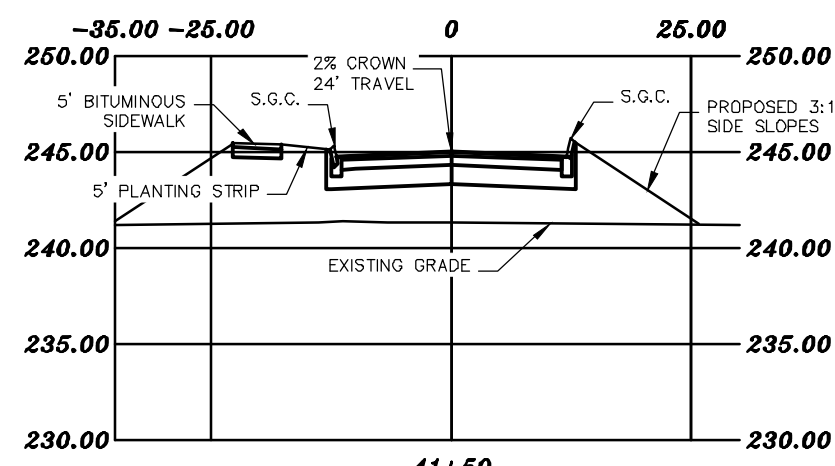


BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
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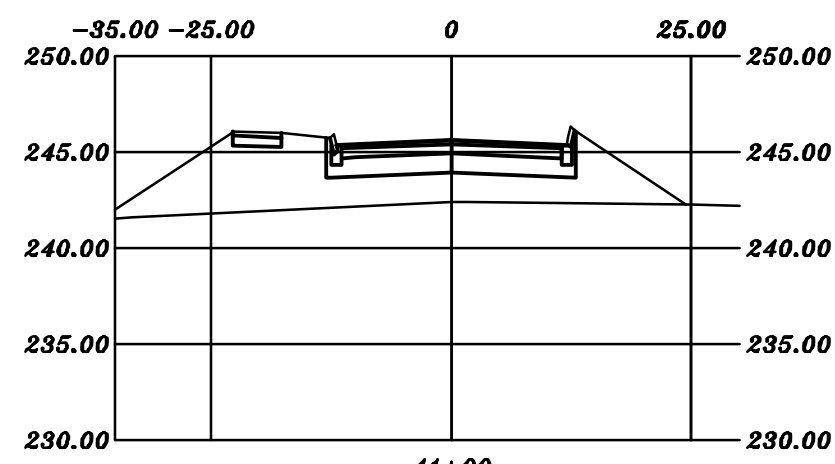
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
PROFESSIONAL ENGINEER

CROSS SECTIONS CAROLE COURT PHASES 1-3 34+50 - 39+57
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
TAX MAP 106, LOT 53

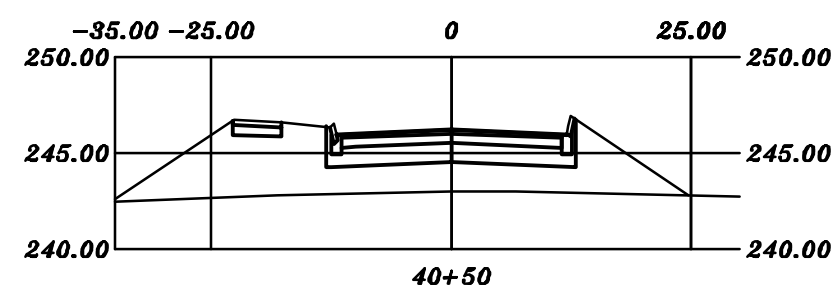
REVISION	DATE	DESCRIPTION
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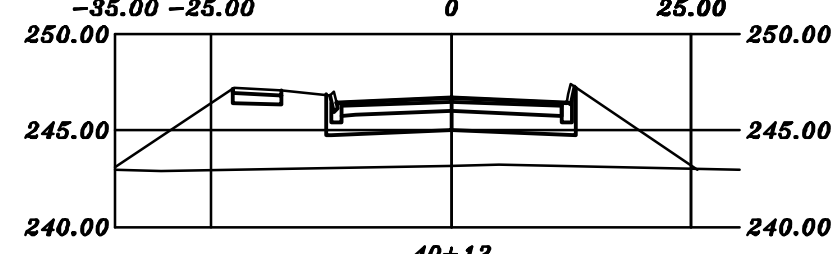
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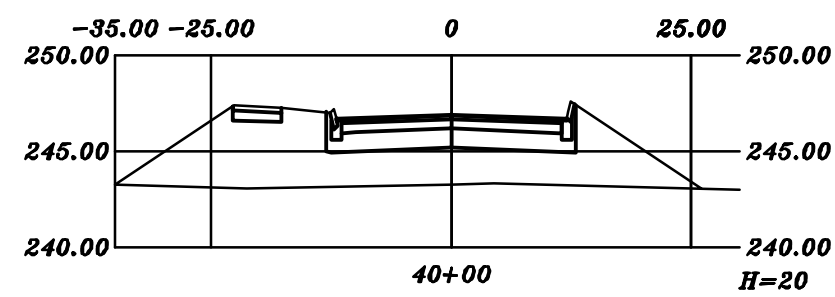
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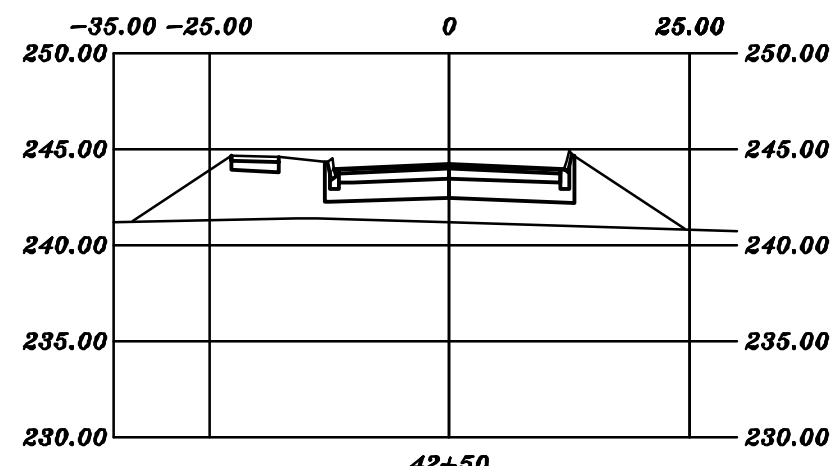
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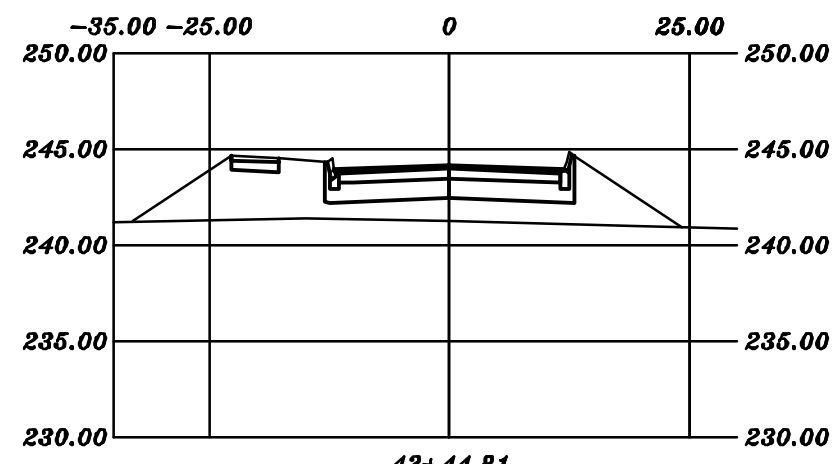
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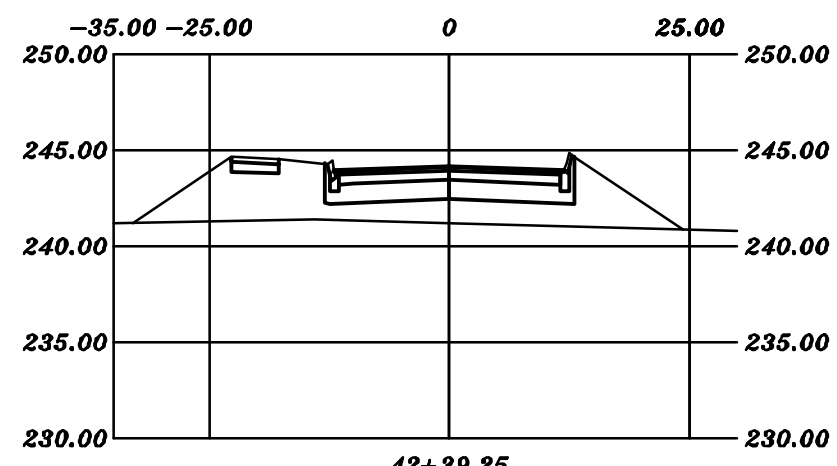
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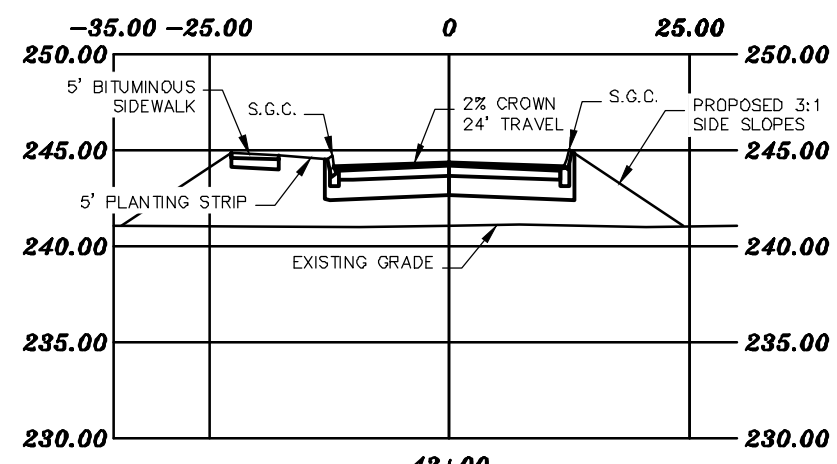
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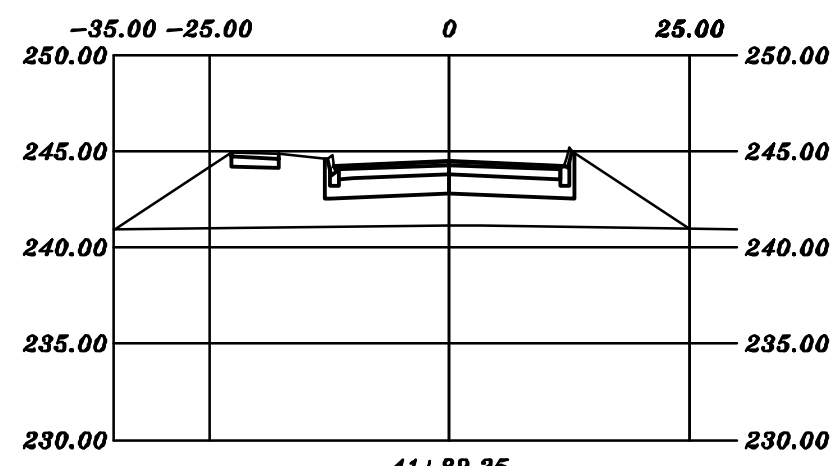
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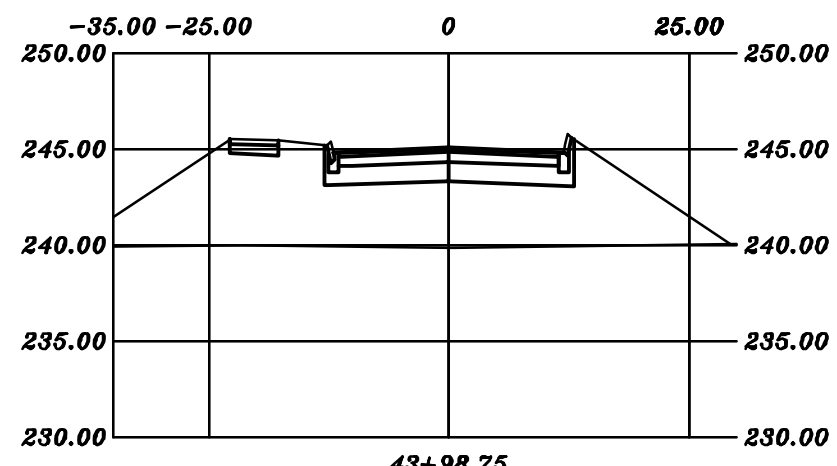
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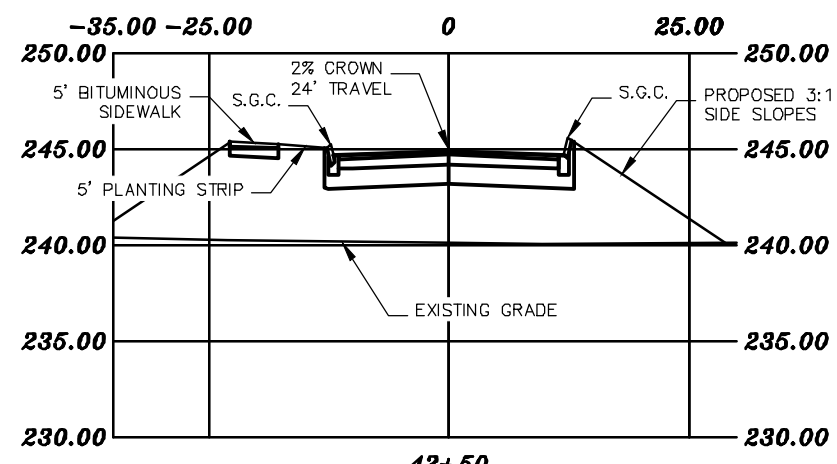
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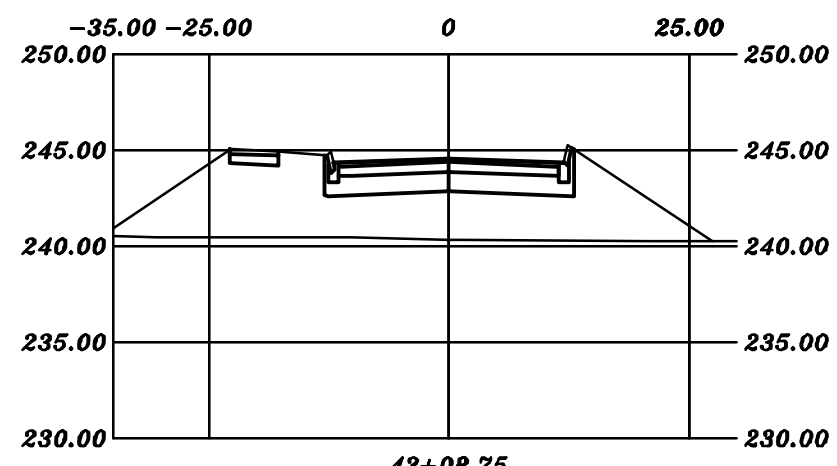
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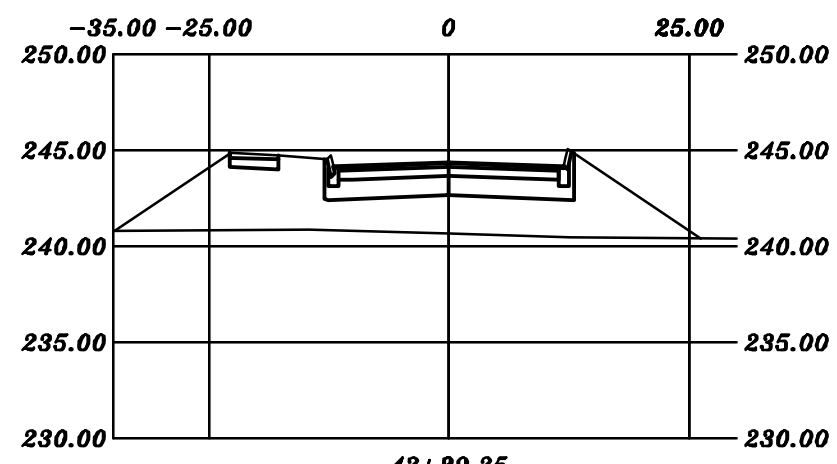
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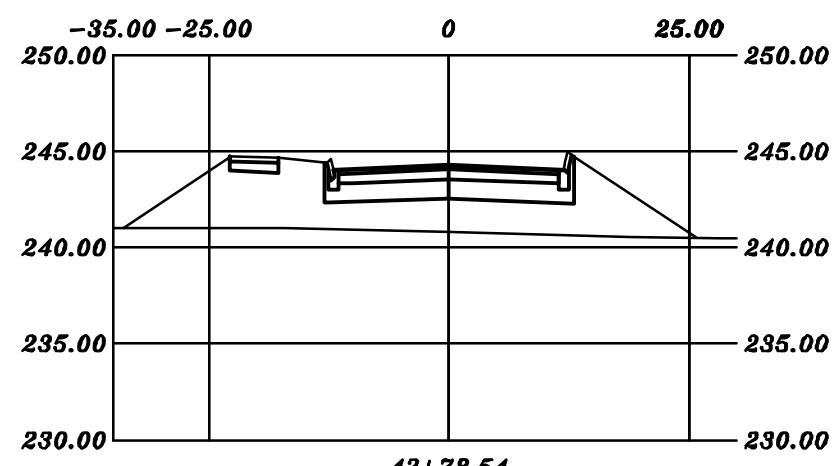
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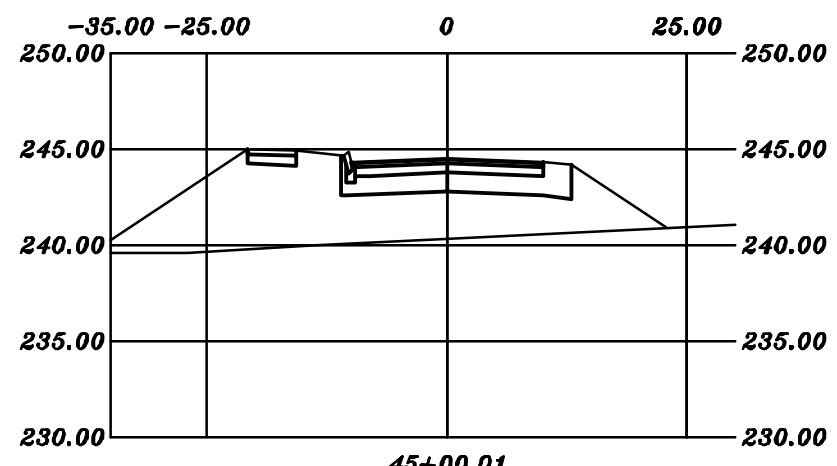
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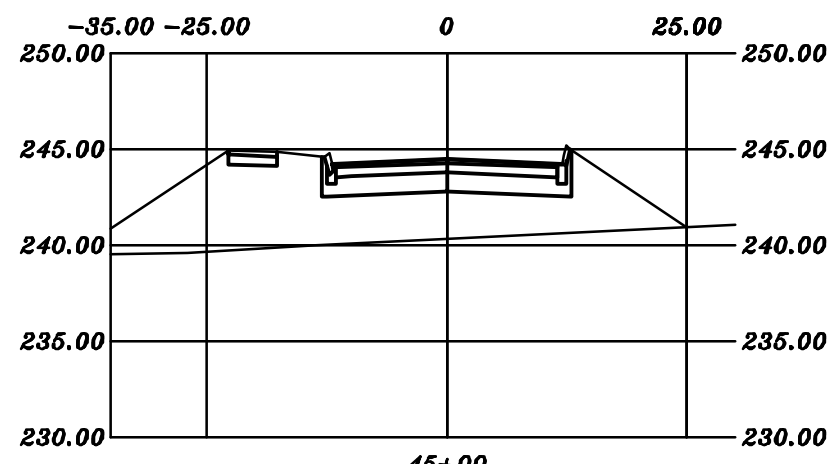
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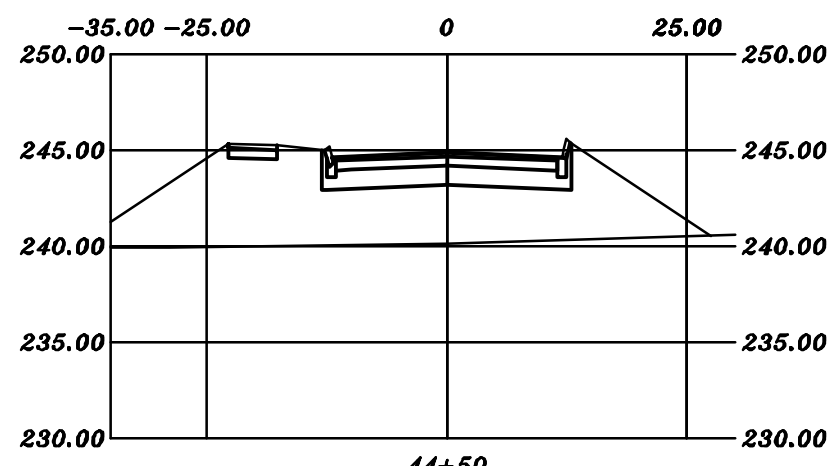
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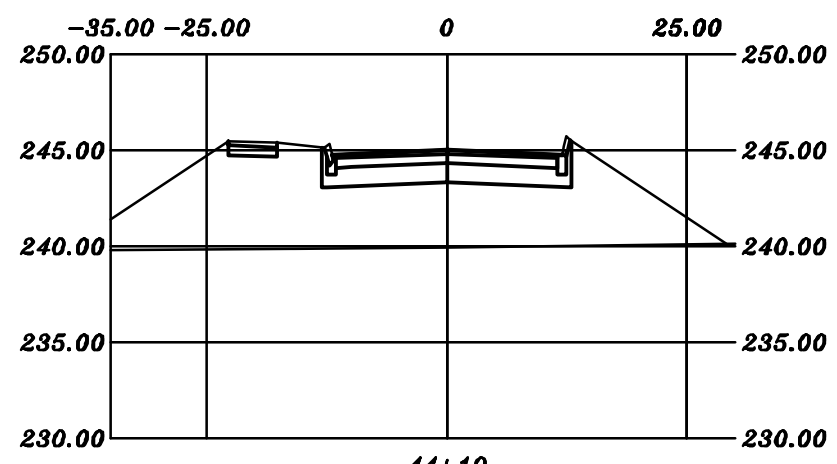
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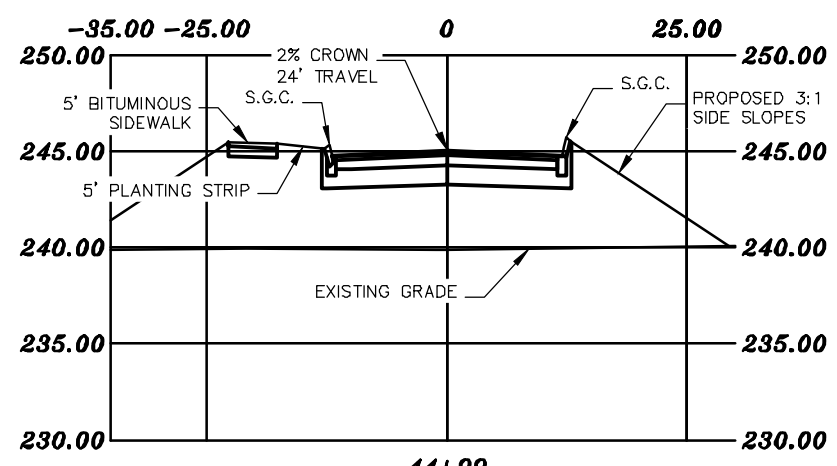
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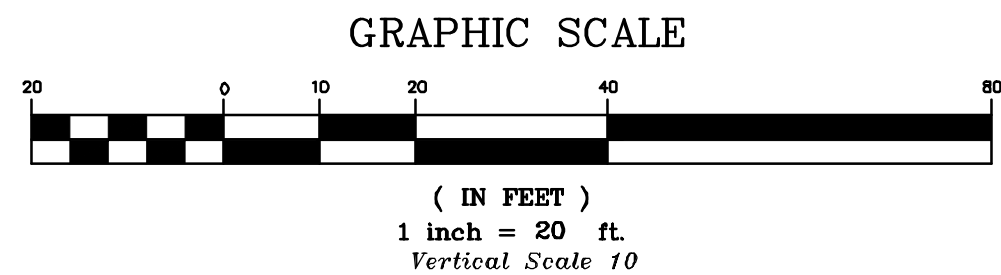
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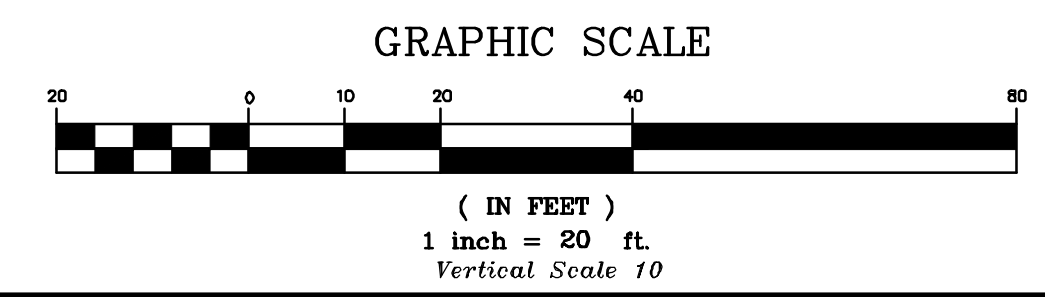
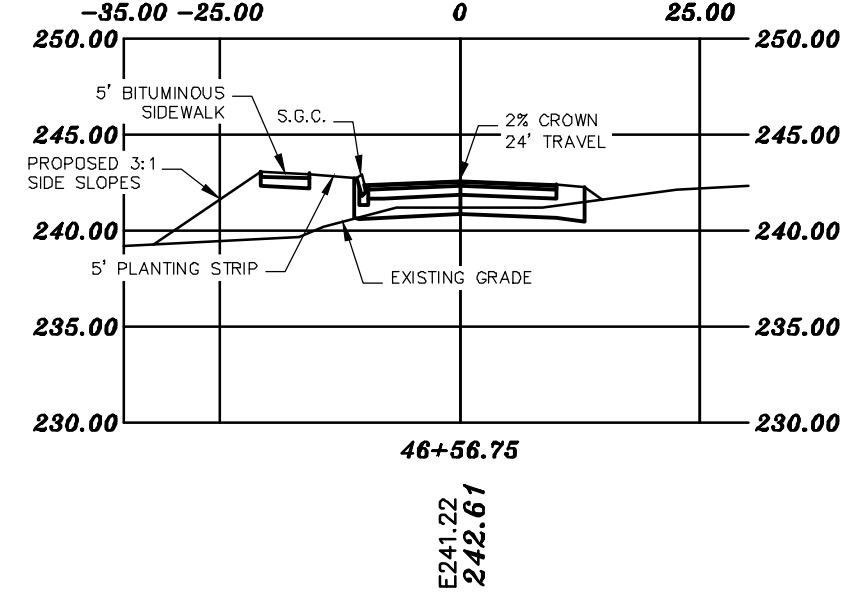
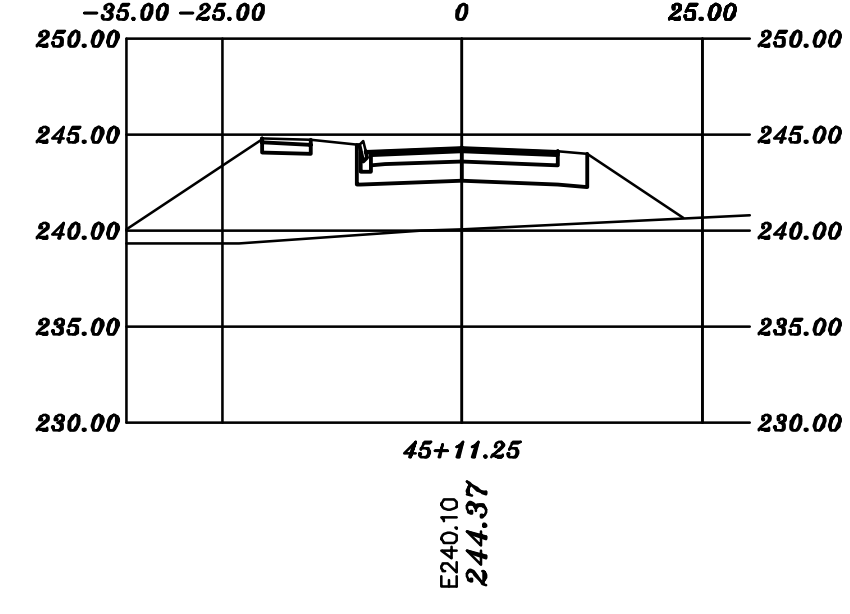
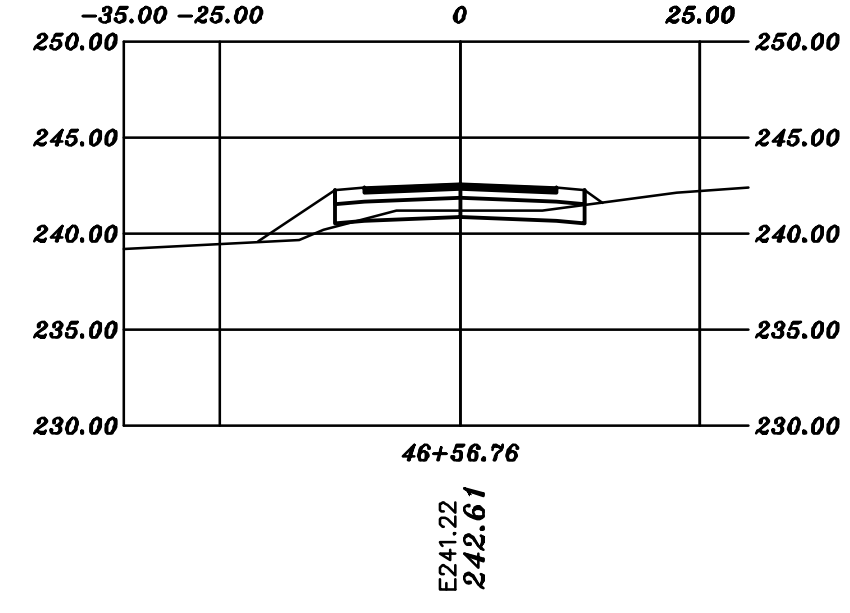
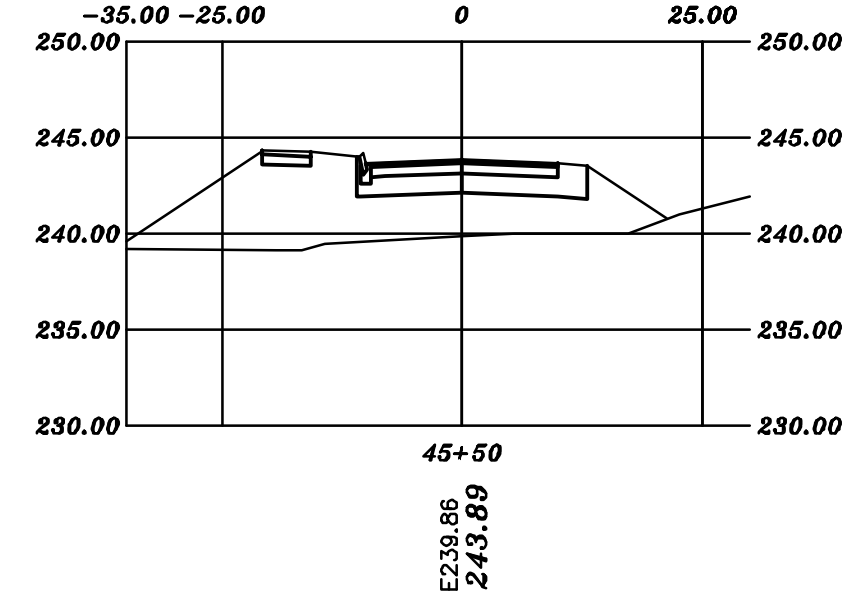
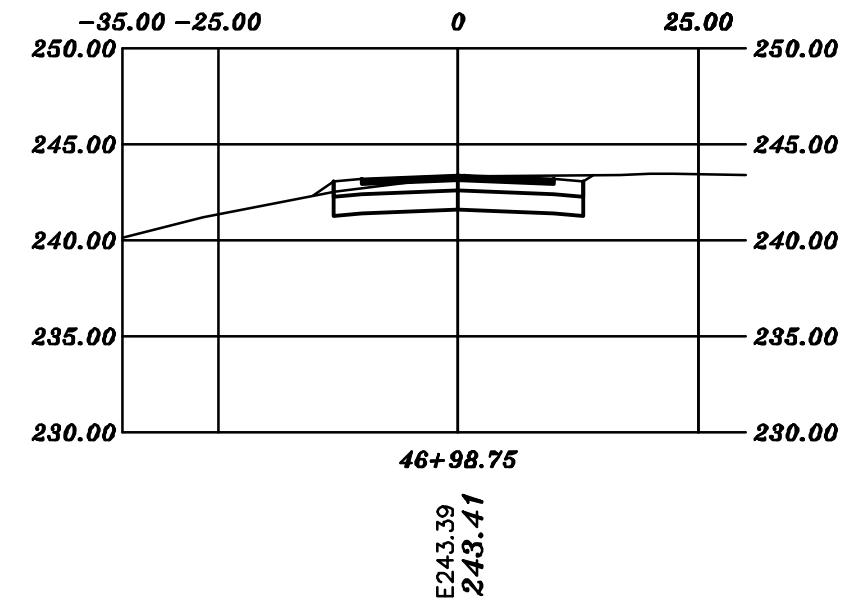
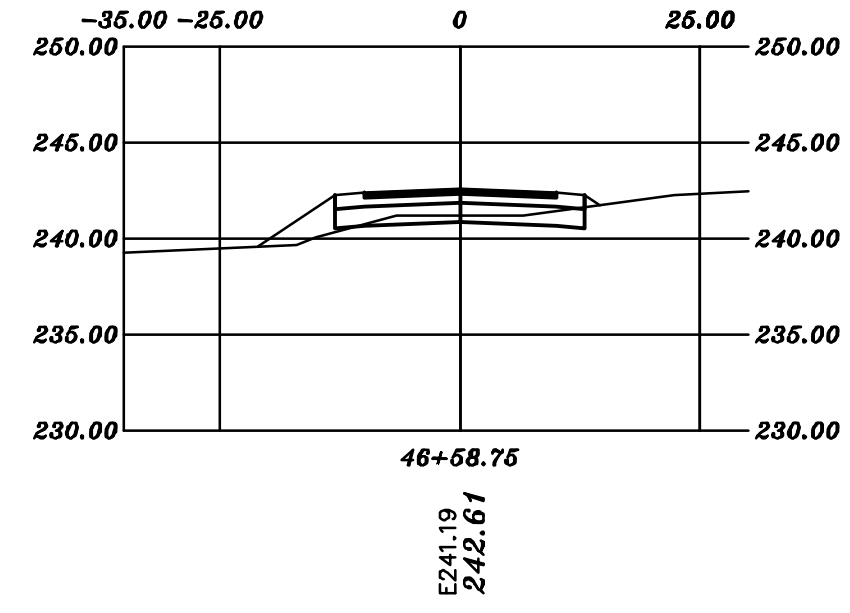
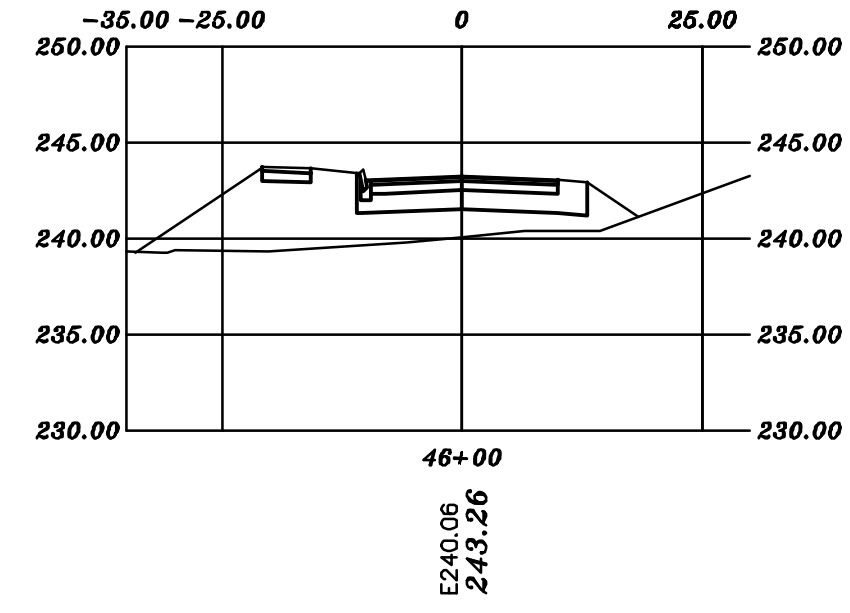
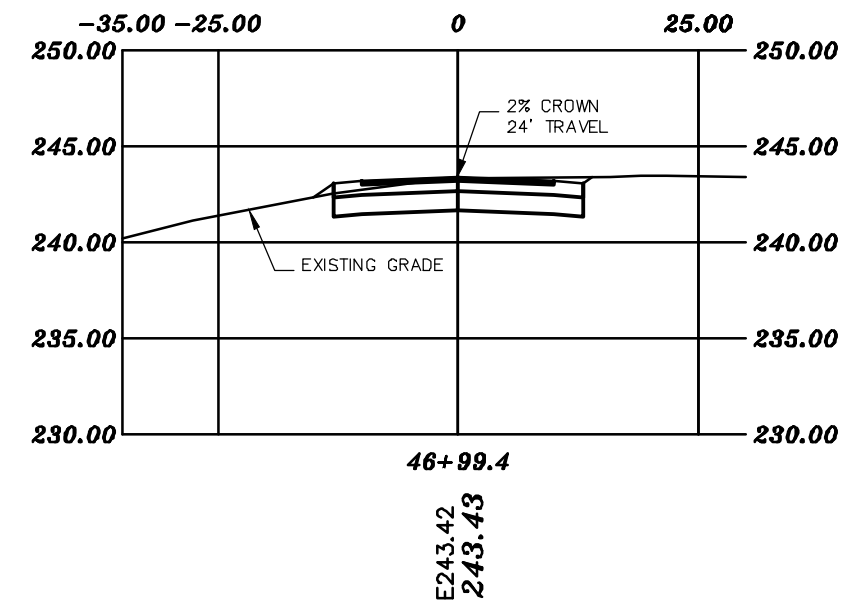
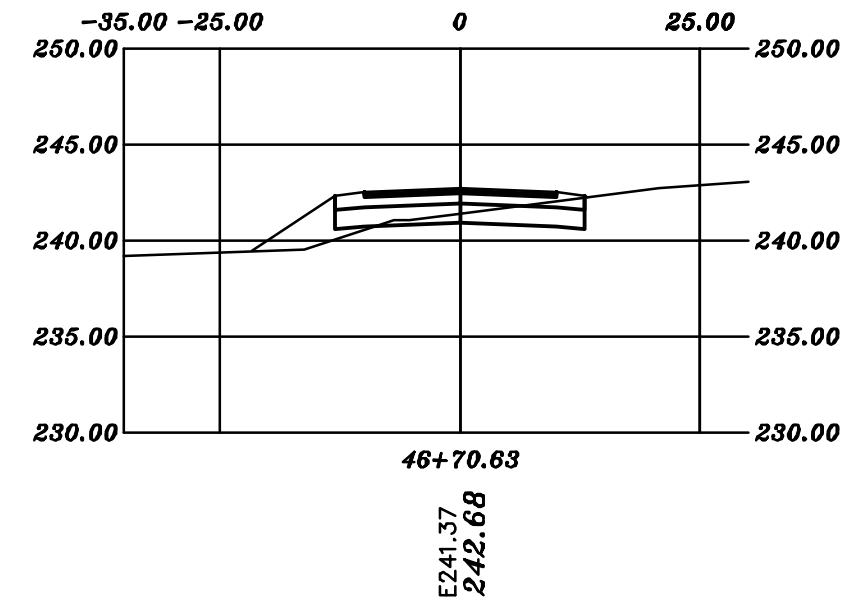
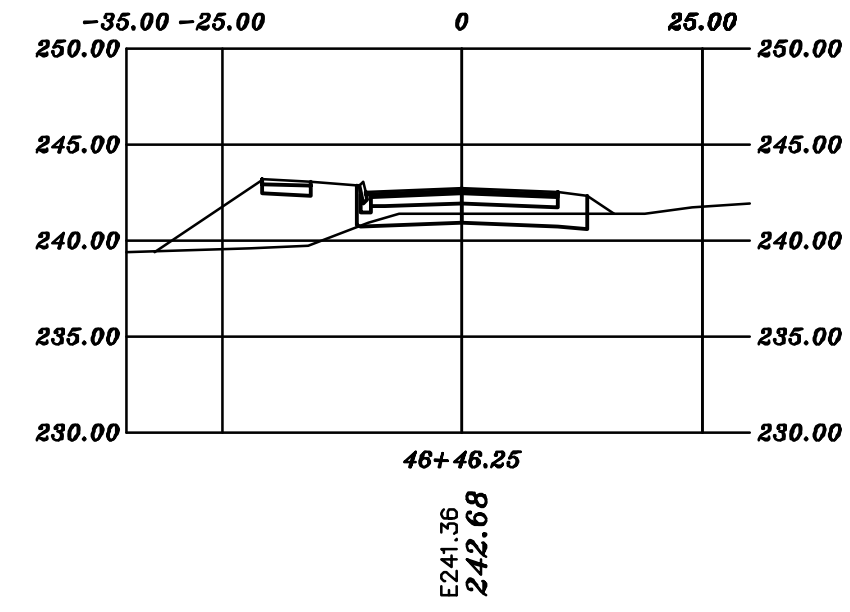
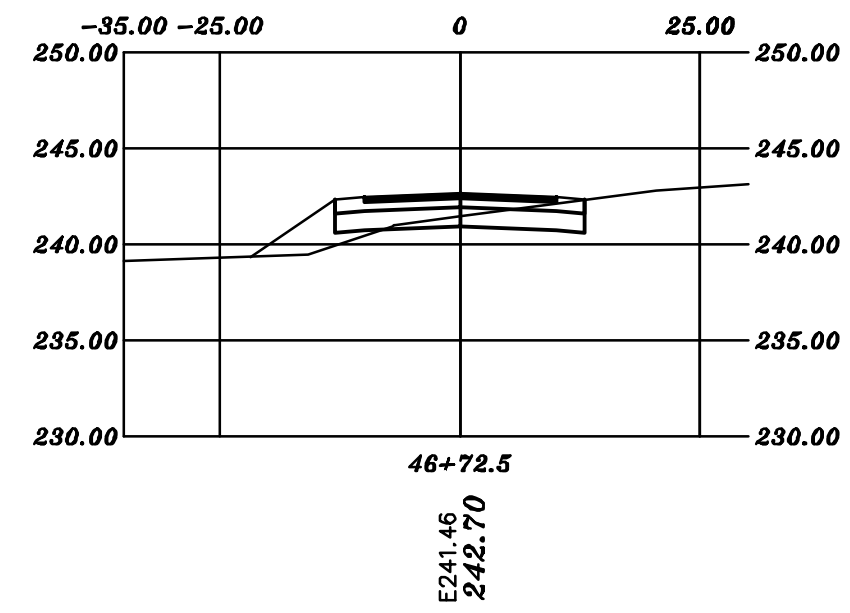
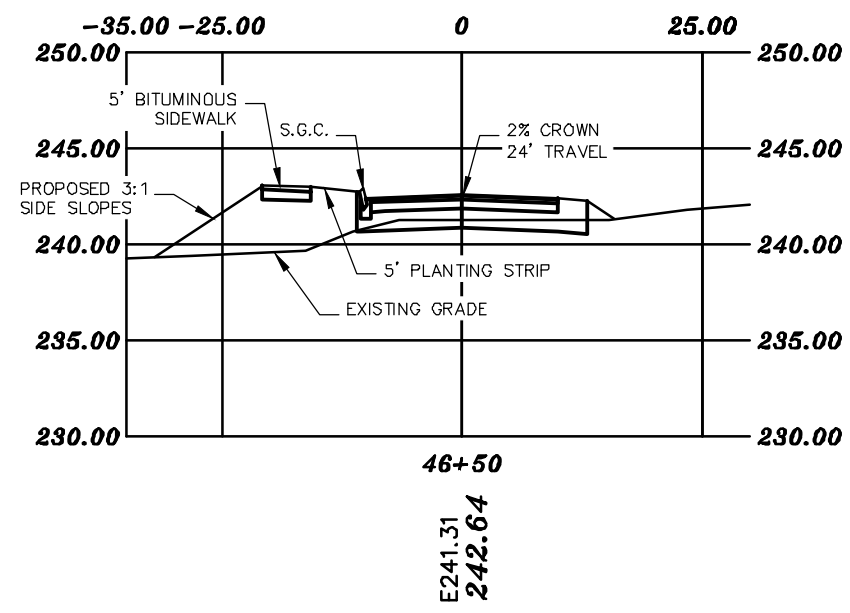


REVISION	DATE	DESCRIPTION
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CROSS SECTIONS HANSCOM STREET 40+00 - 45+00.01
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
TAX MAP 106, LOT 53

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

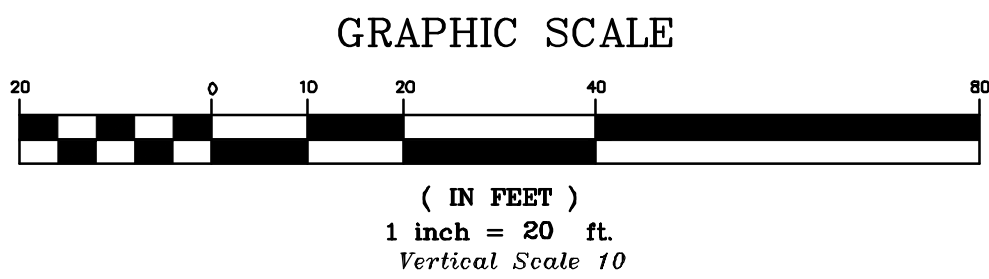
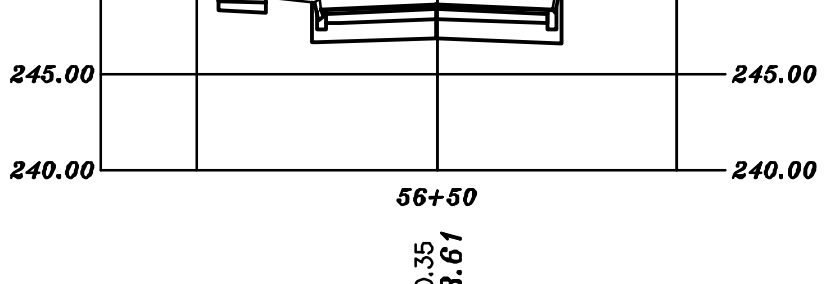
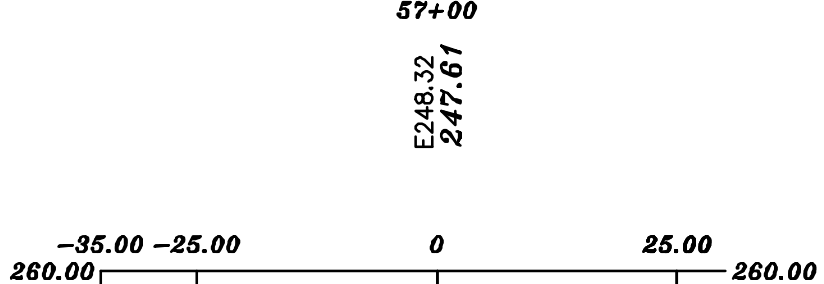
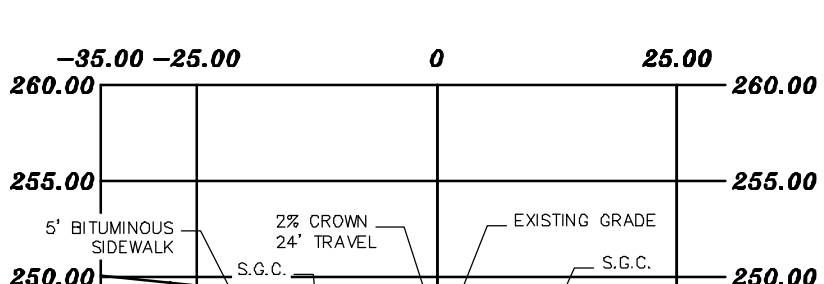
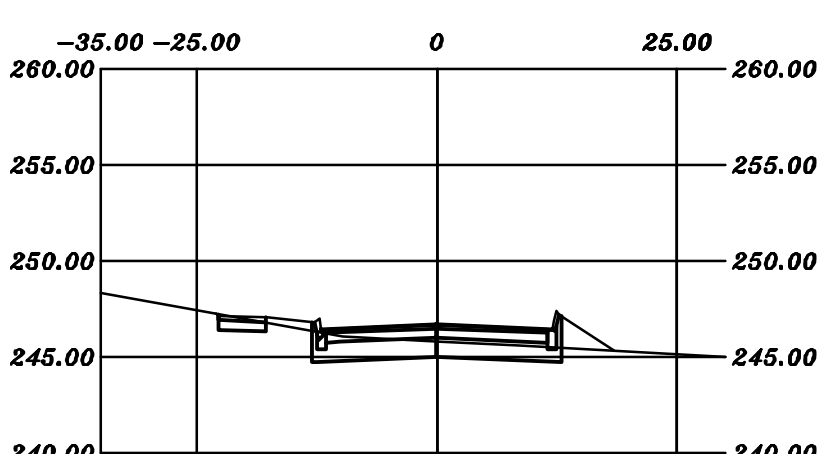
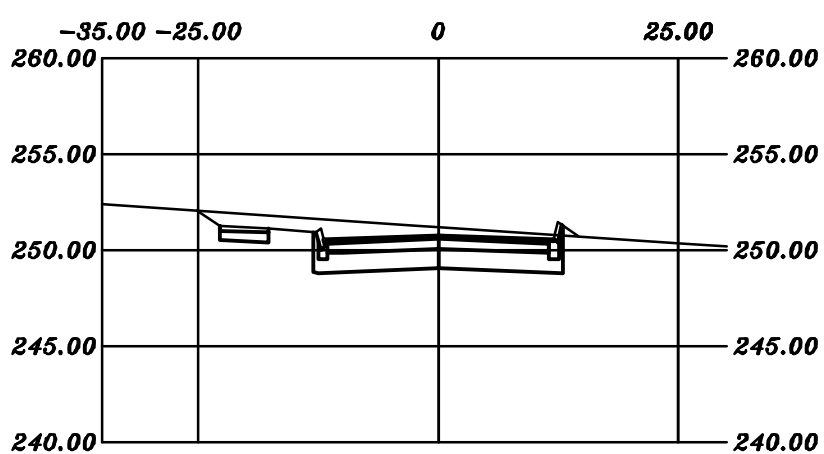
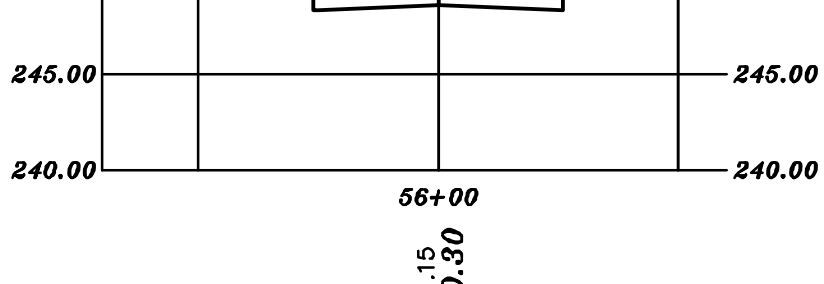
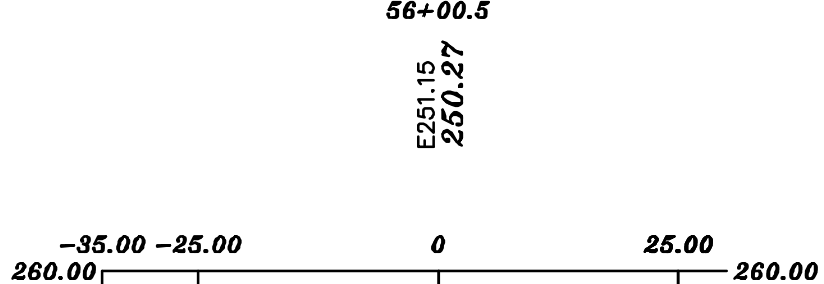
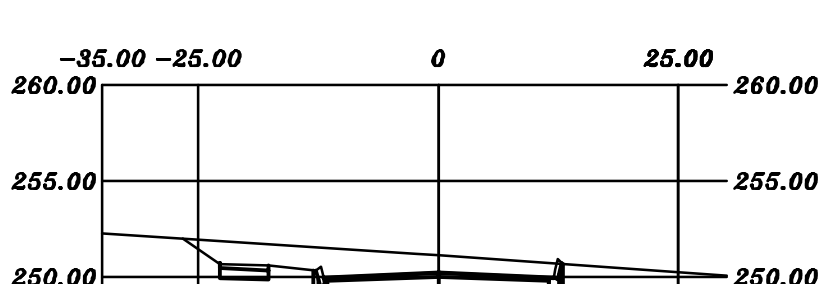
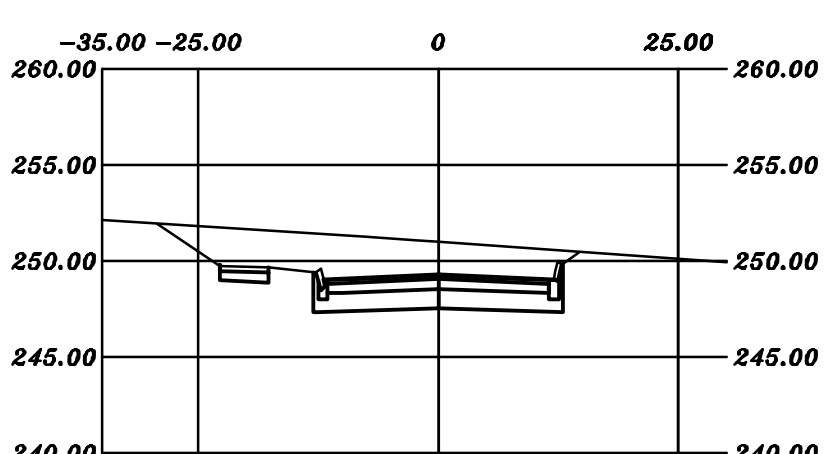
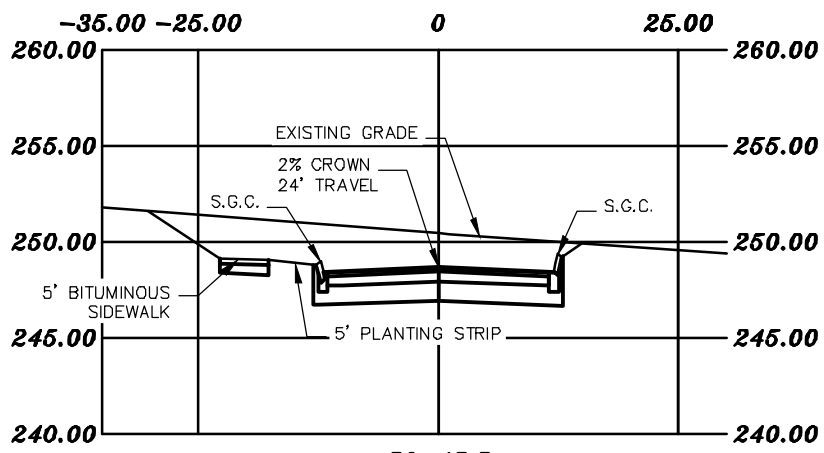
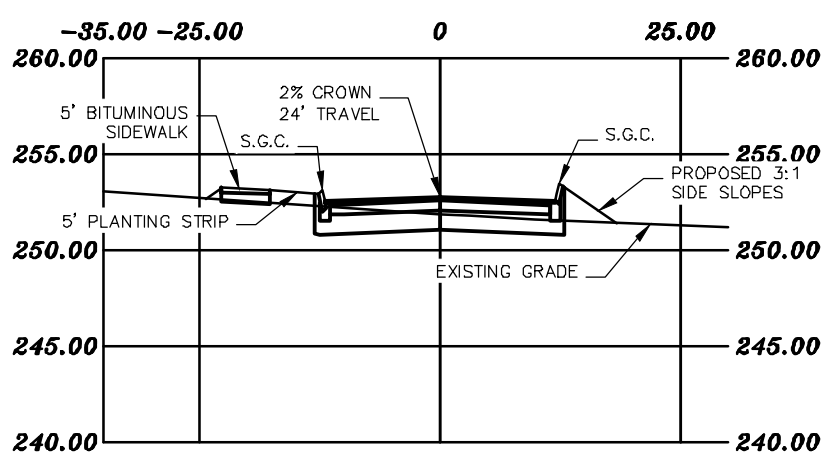
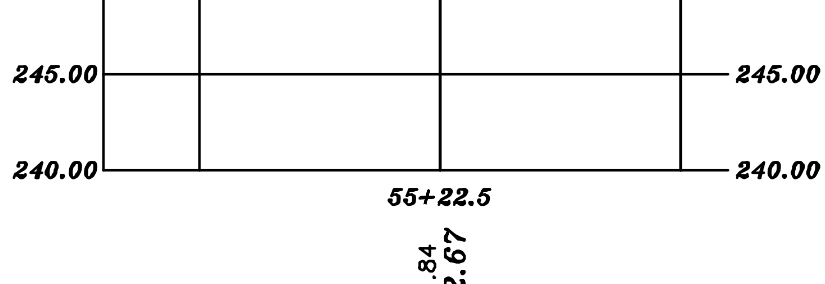
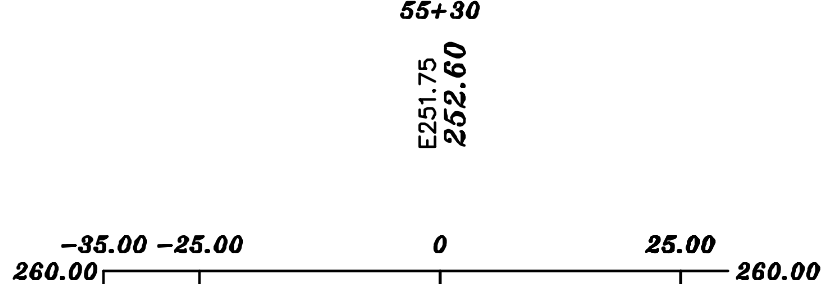
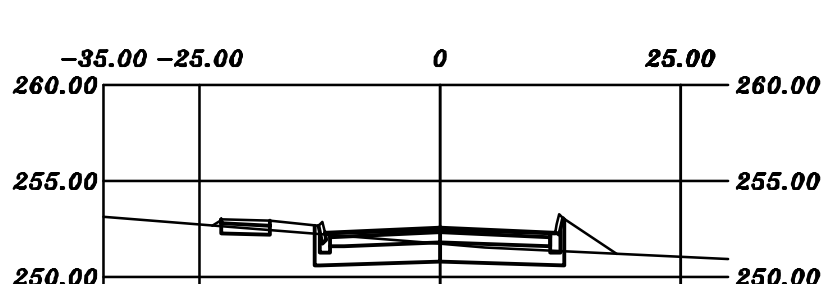
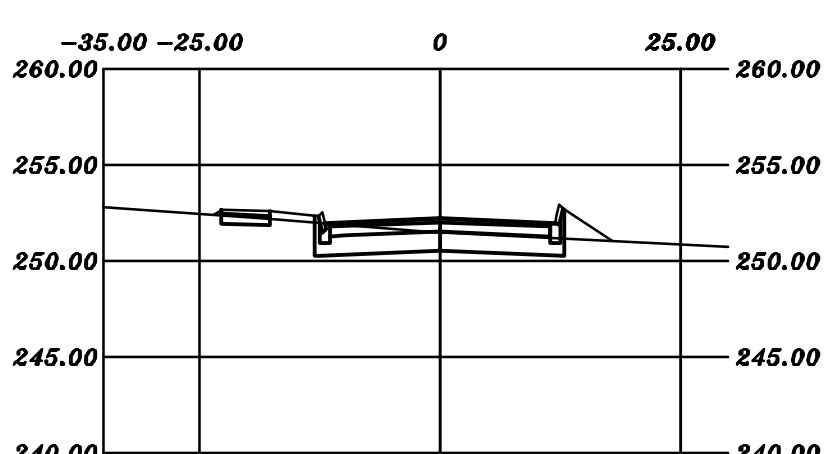
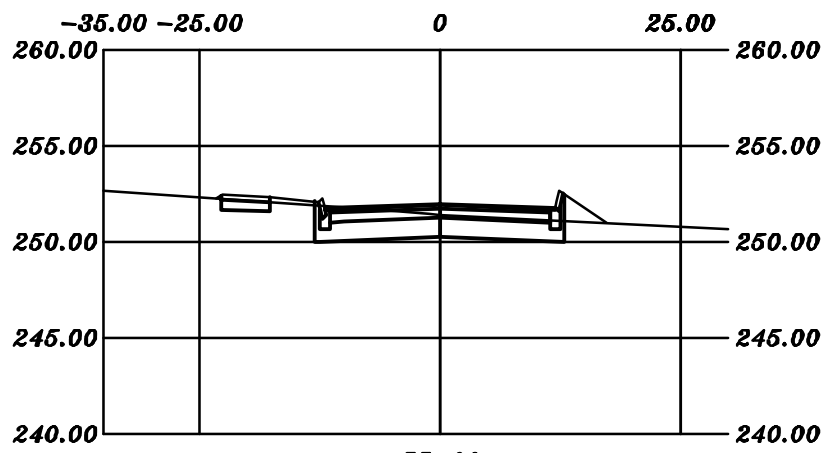
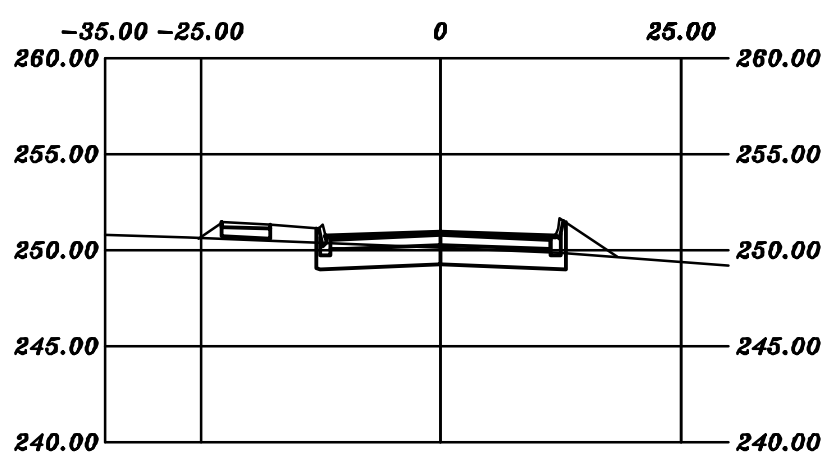
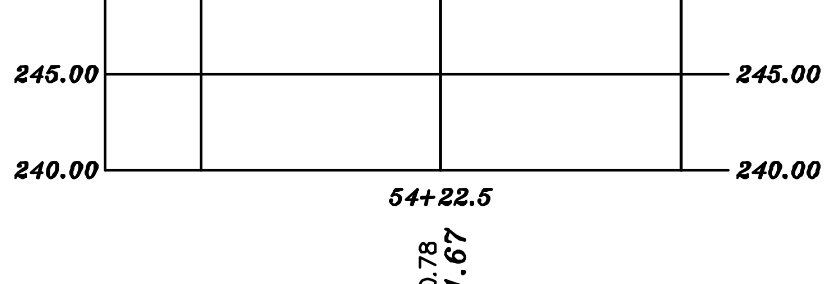
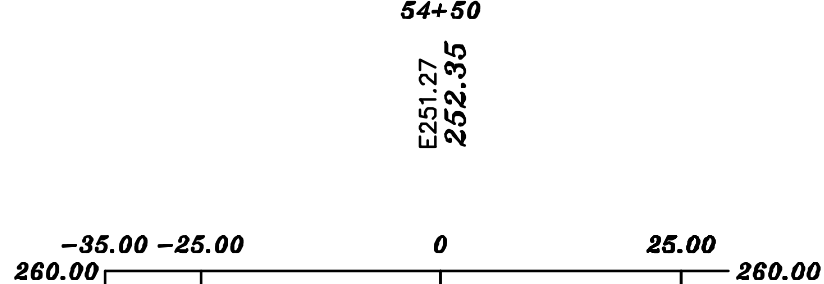
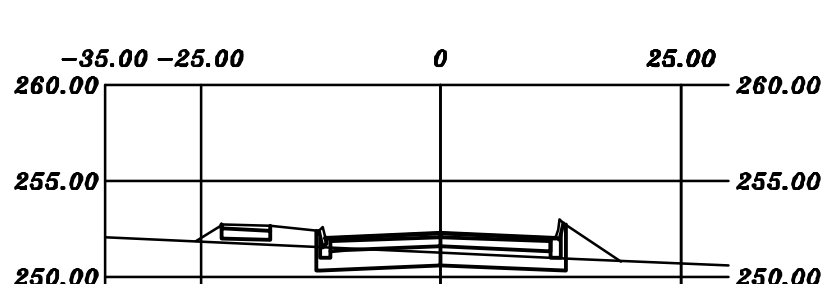
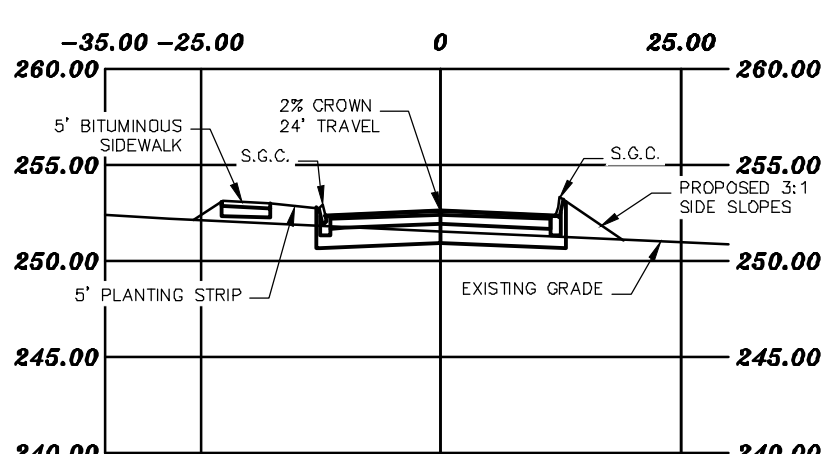
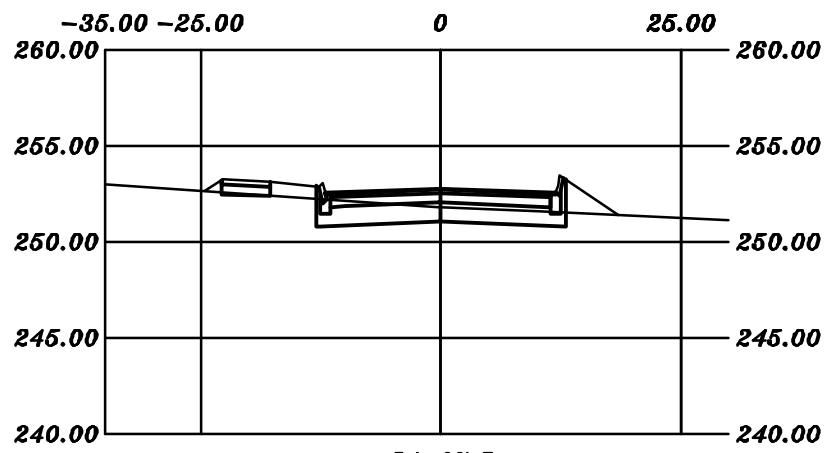
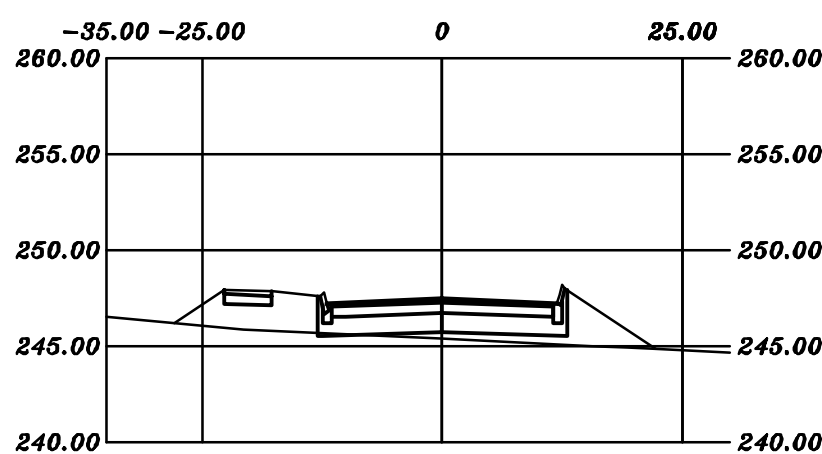
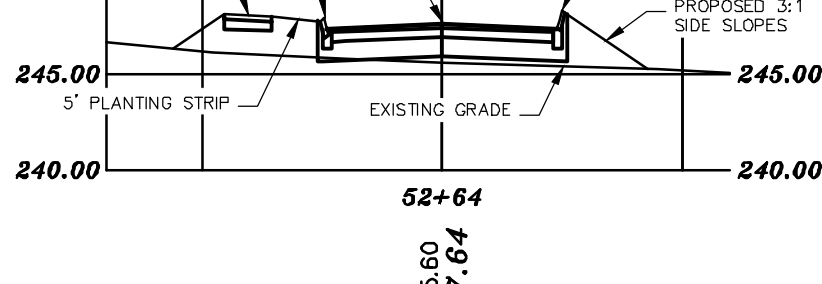
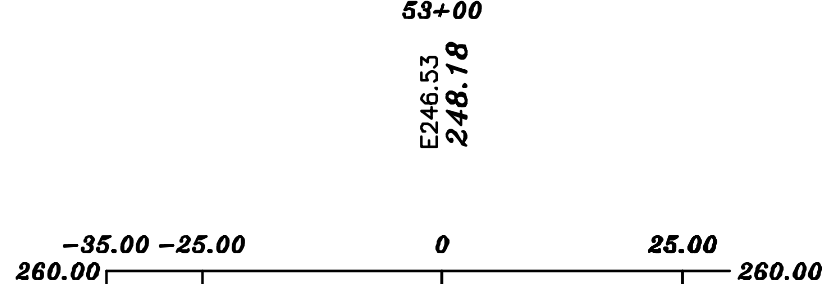
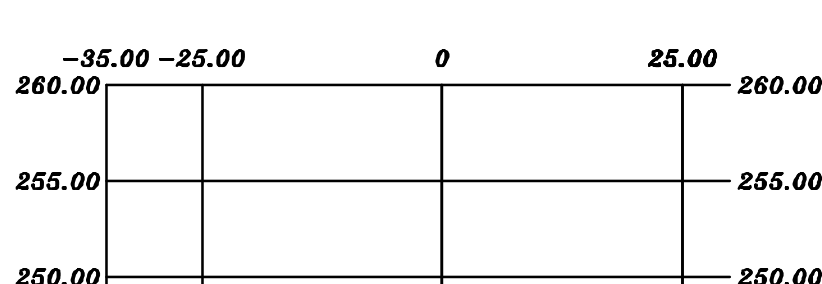
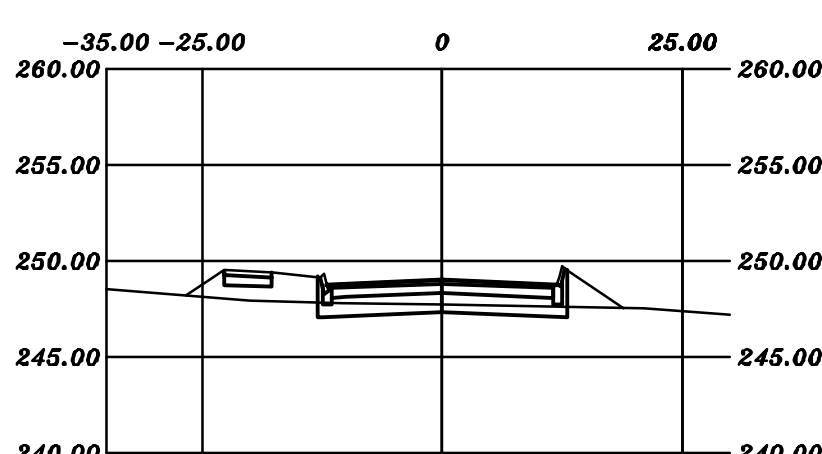
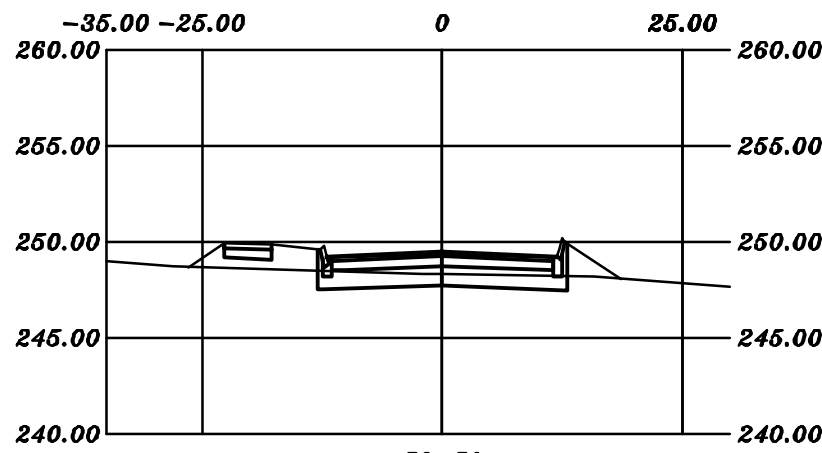
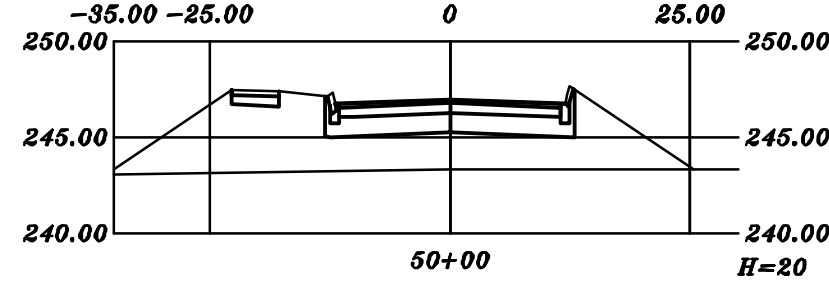
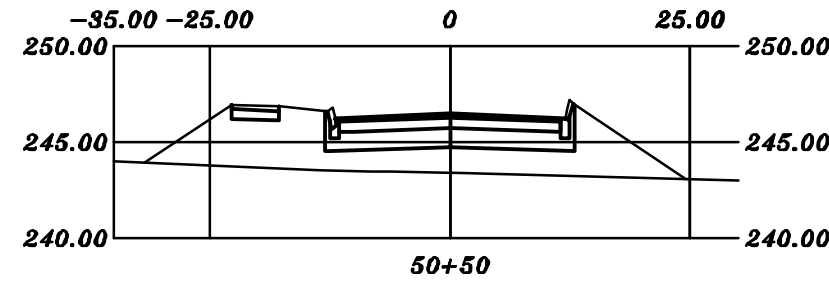
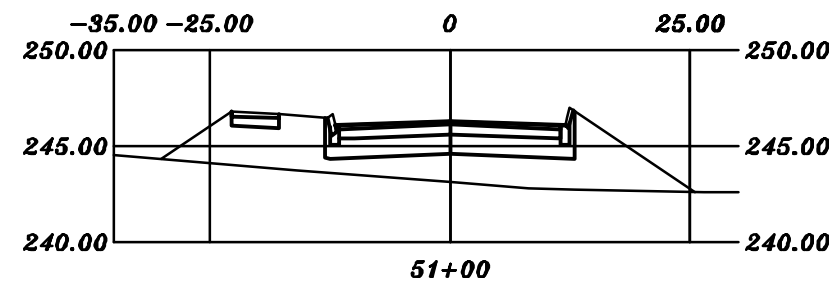
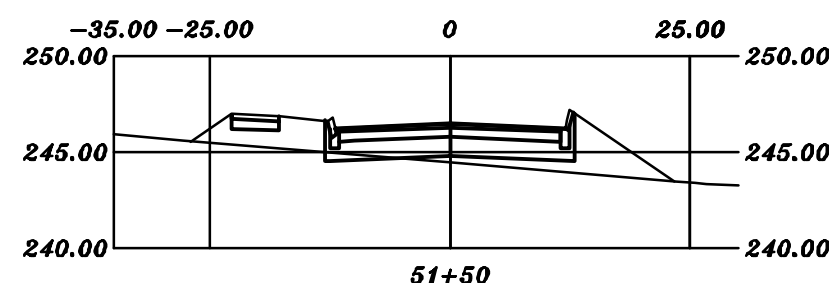
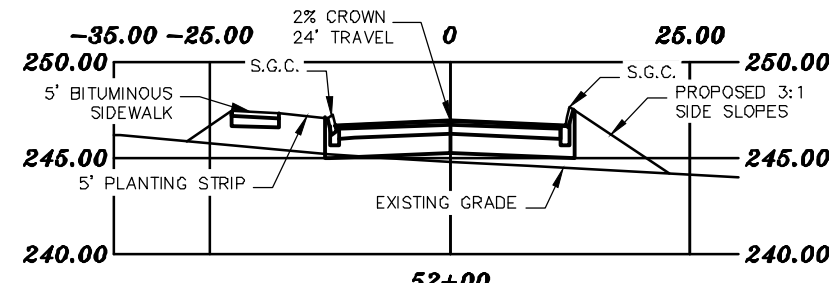


BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
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SCALE : 1 IN. EQUALS 20 FT.
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STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
REGISTERED PROFESSIONAL ENGINEER

CROSS SECTIONS HANS COM STREET 45+11.25 - 46+99.4
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
TAX MAP 106, LOT 53

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#1	4-15-20	REVISED PER STATE AOT APPLICATION



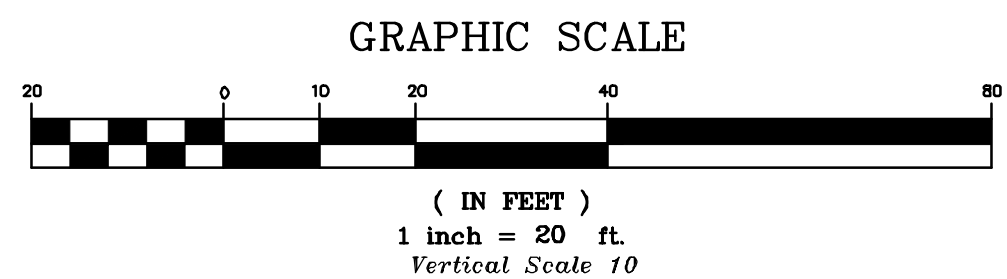
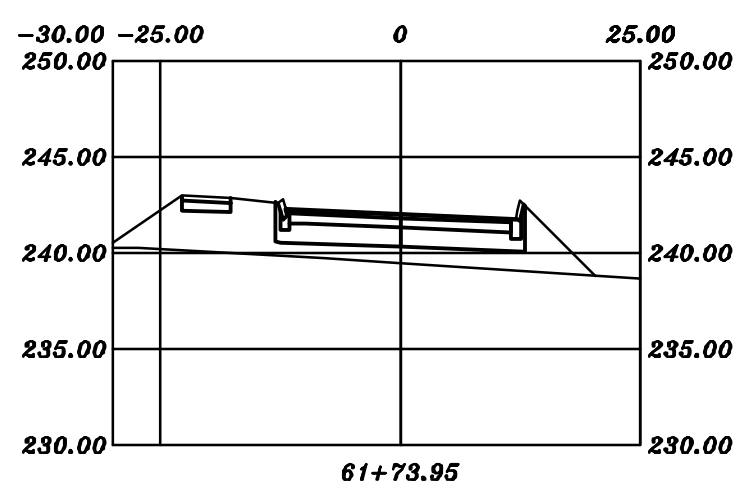
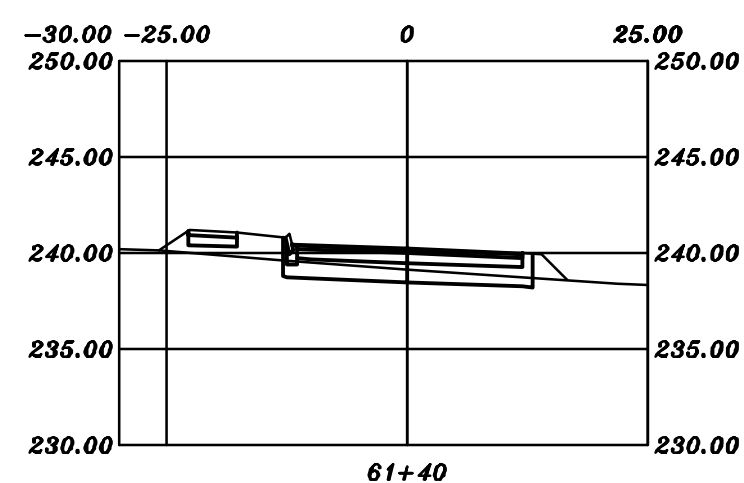
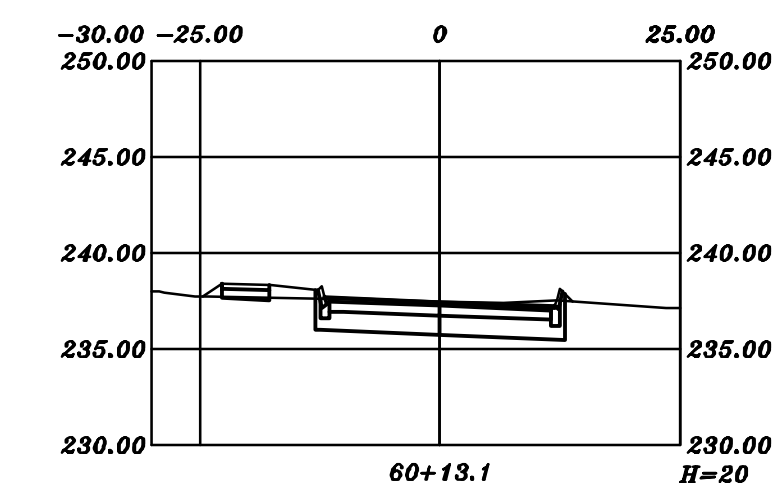
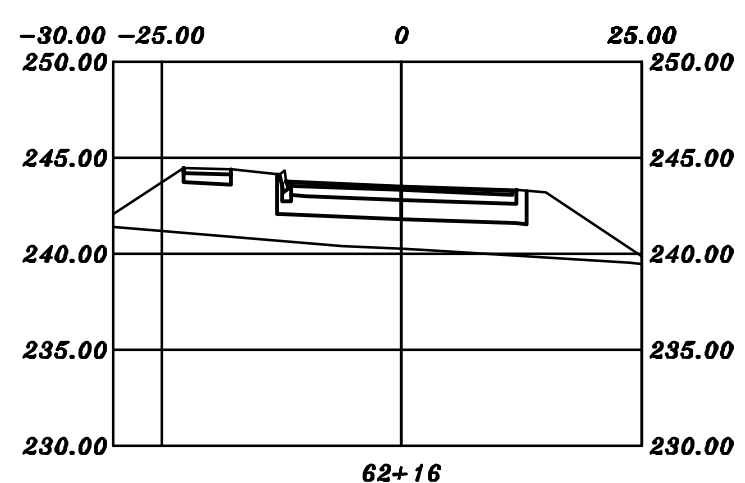
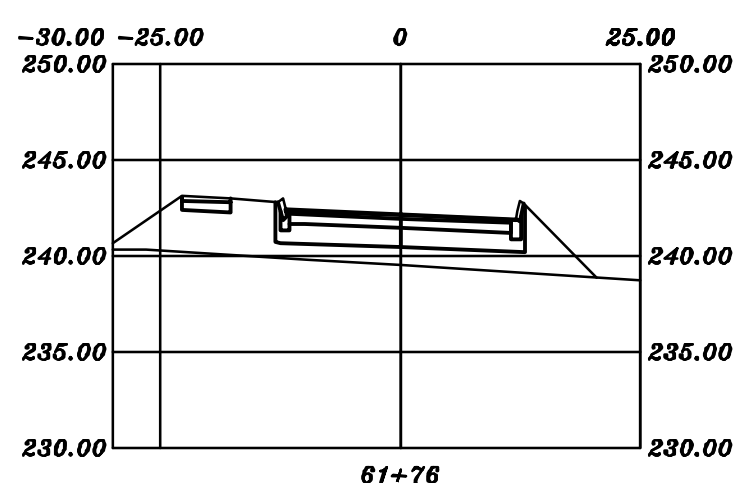
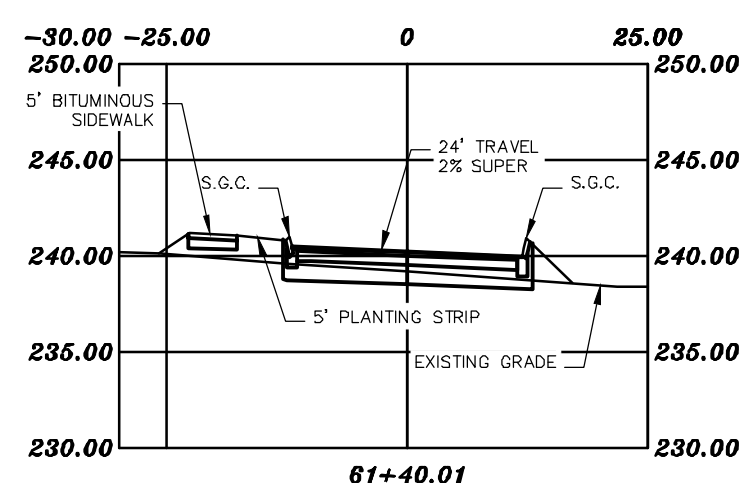
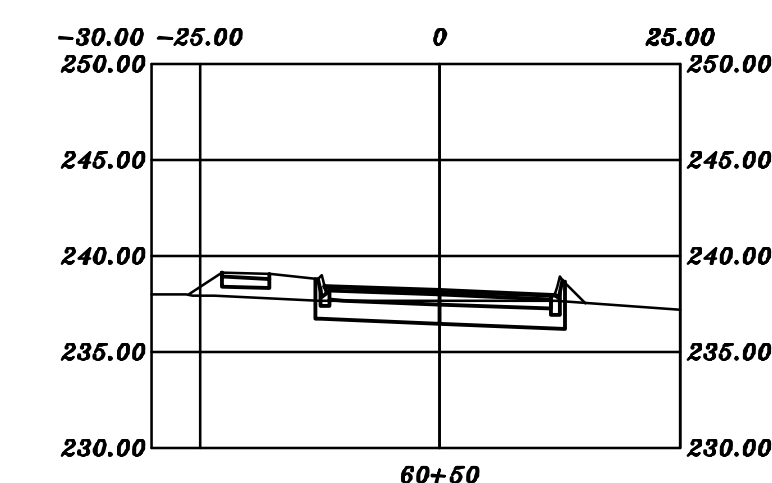
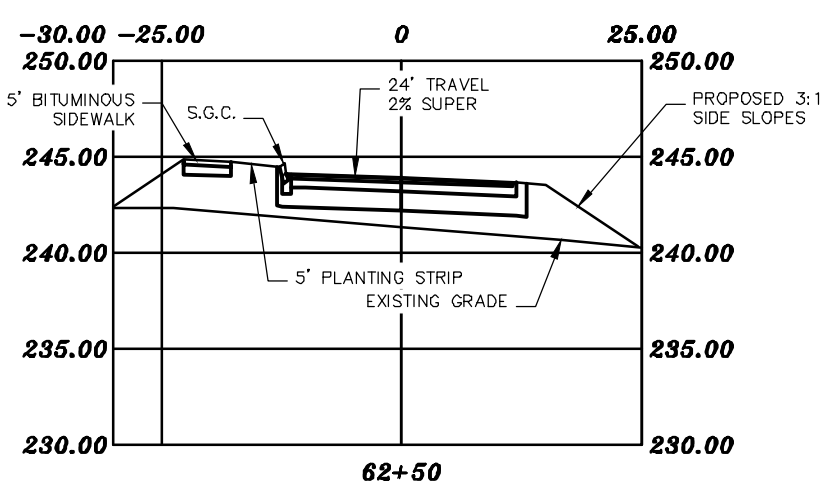
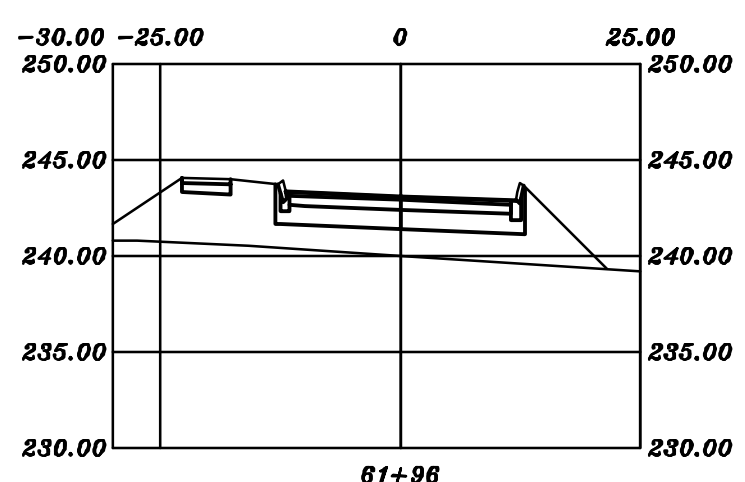
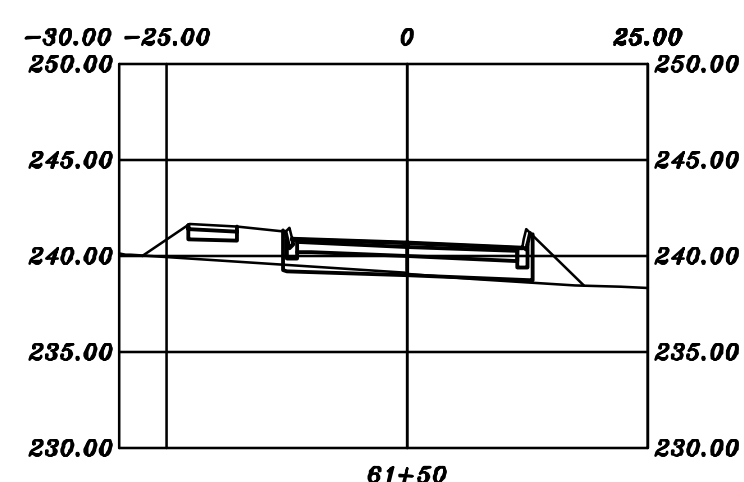
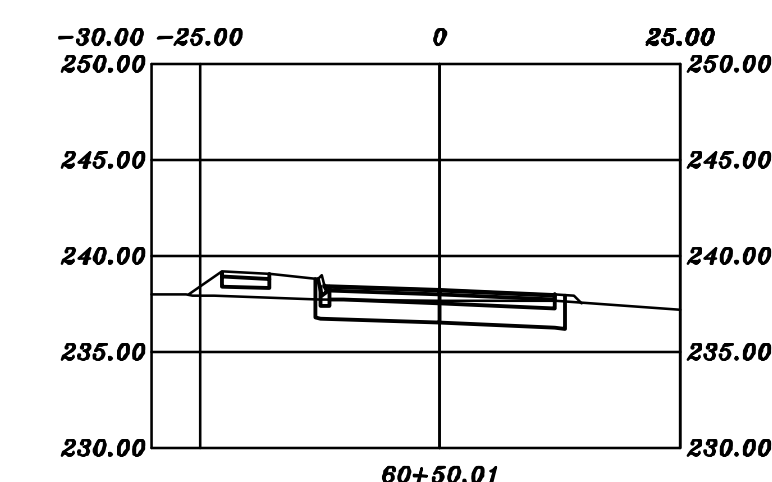
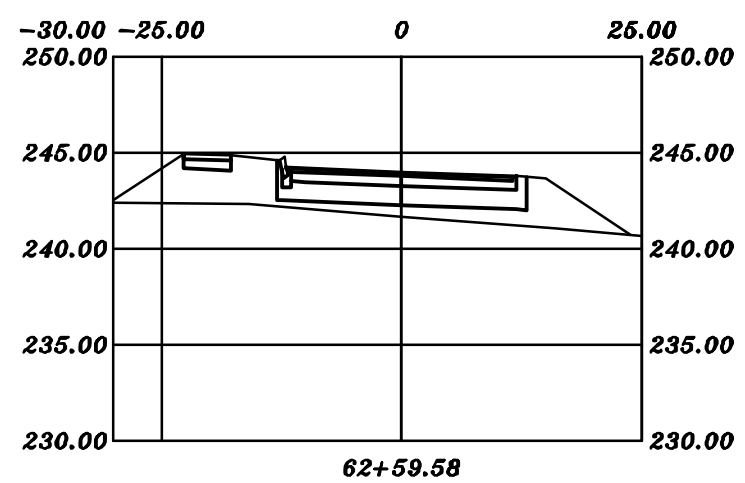
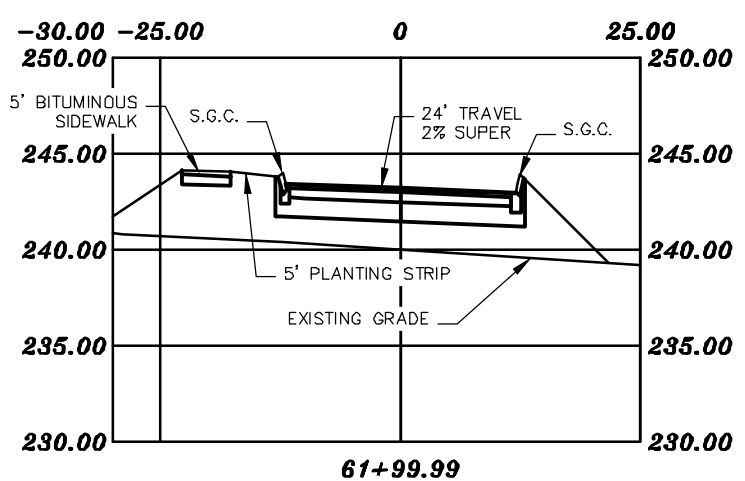
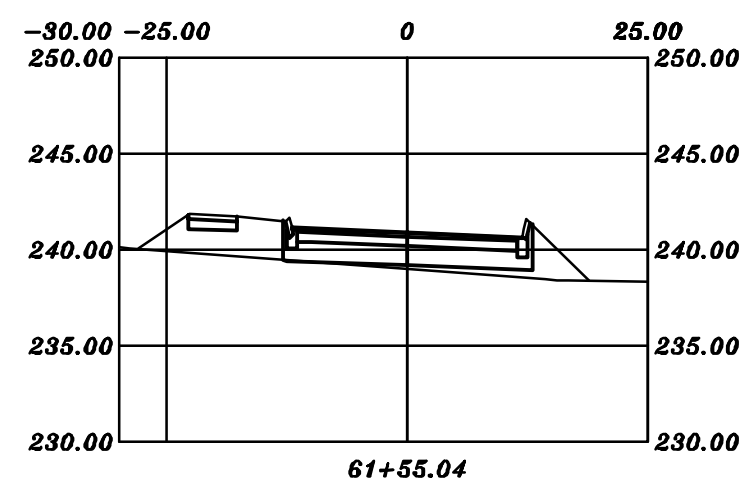
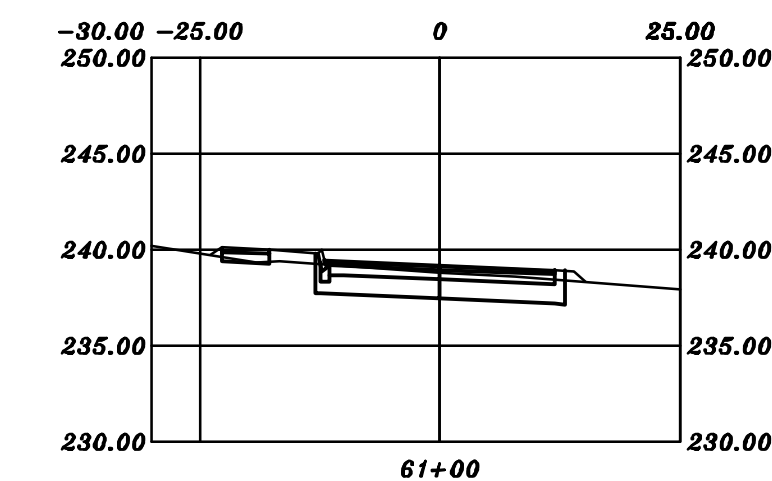
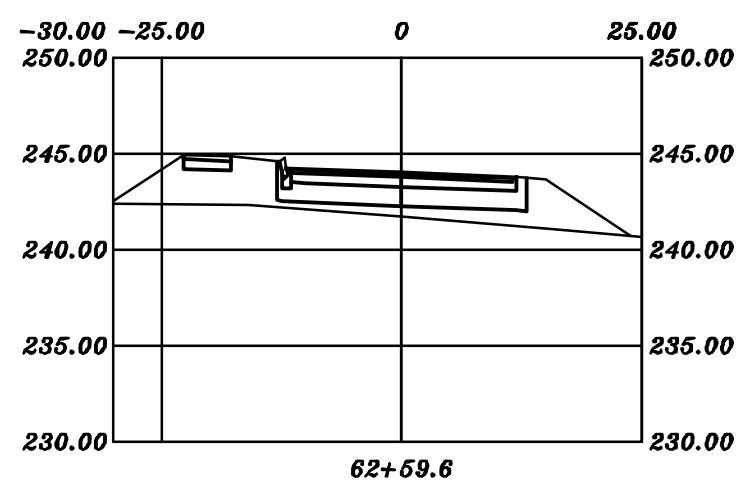
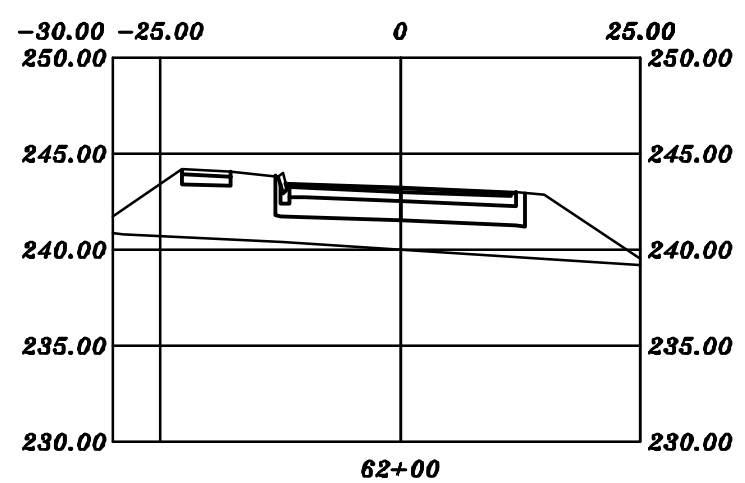
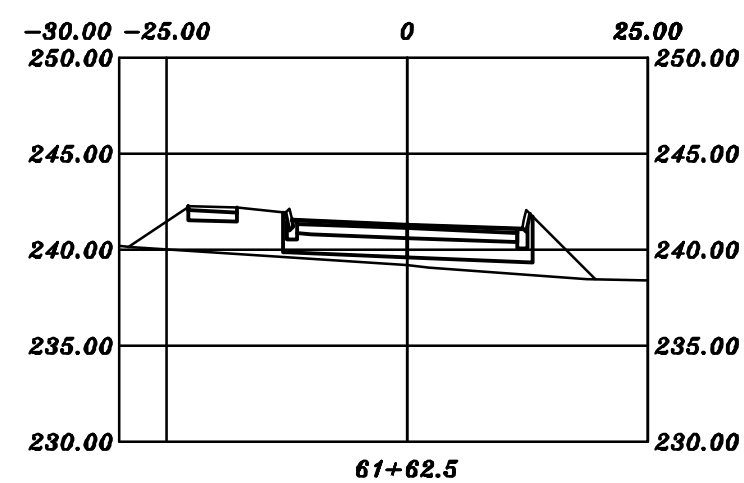
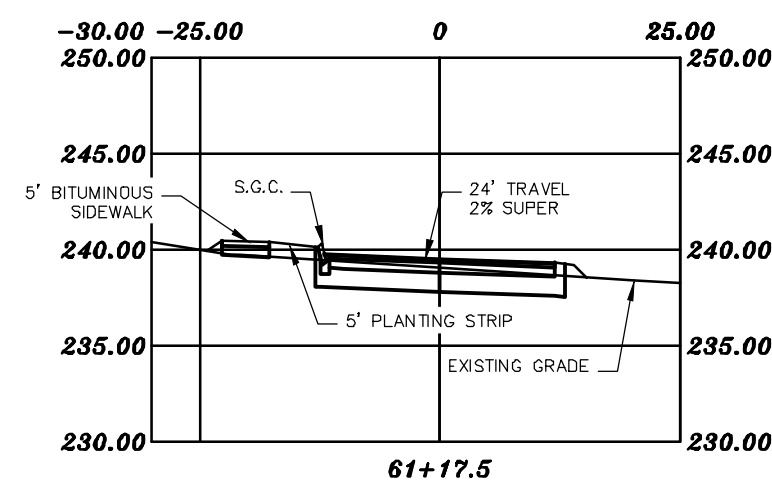
REVISION	DATE	DESCRIPTION
#4	6-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-16-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS
#1	4-15-20	REVISED PER STATE DOT APPLICATION

CROSS SECTIONS MORAB STREET 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
PROFESSIONAL ENGINEER

SHEET 73 OF 98



REVISION		DATE	DESCRIPTION
#4			
#3			
#2			
#1			

CROSS SECTIONS DIANNE LANE 60+13.1 - 62+59.6
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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.
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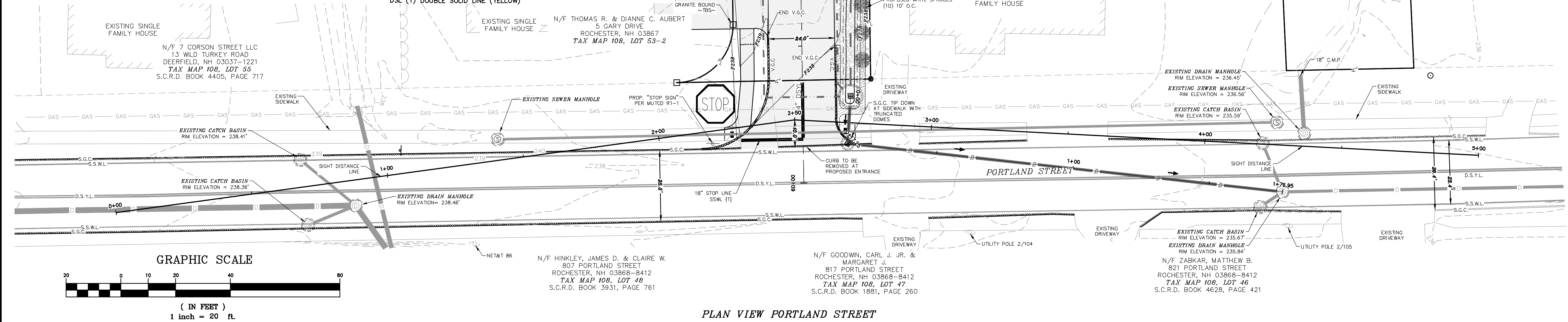
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
PROFESSIONAL ENGINEER

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 4615, PAGE 22
- 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
- OHU — OHU — OHU —
--- 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)



NOTES CONT.:

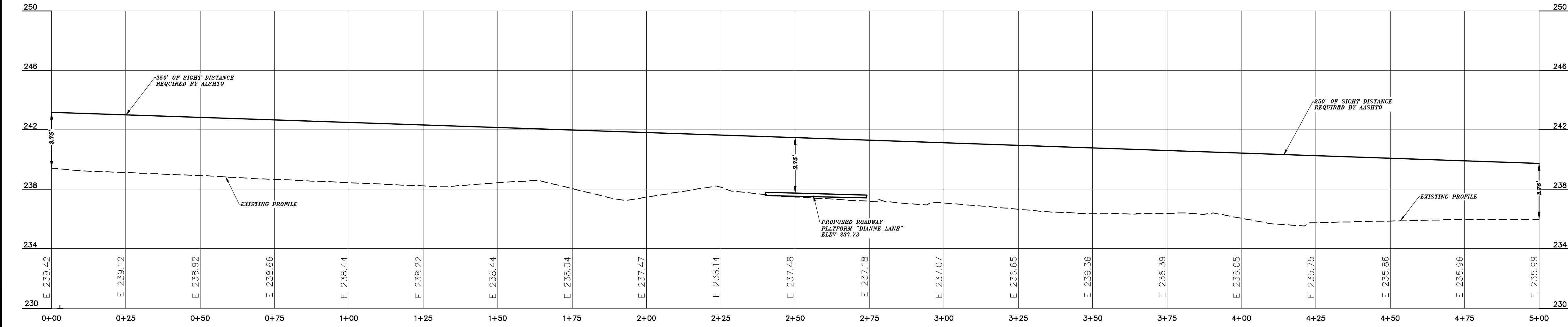
- 9.) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE 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.



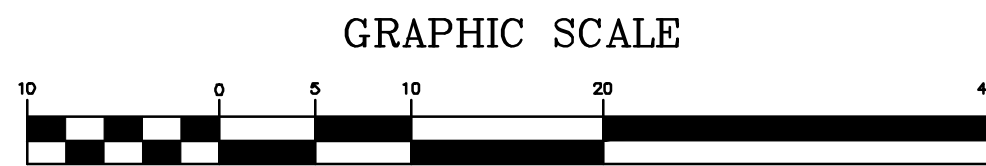
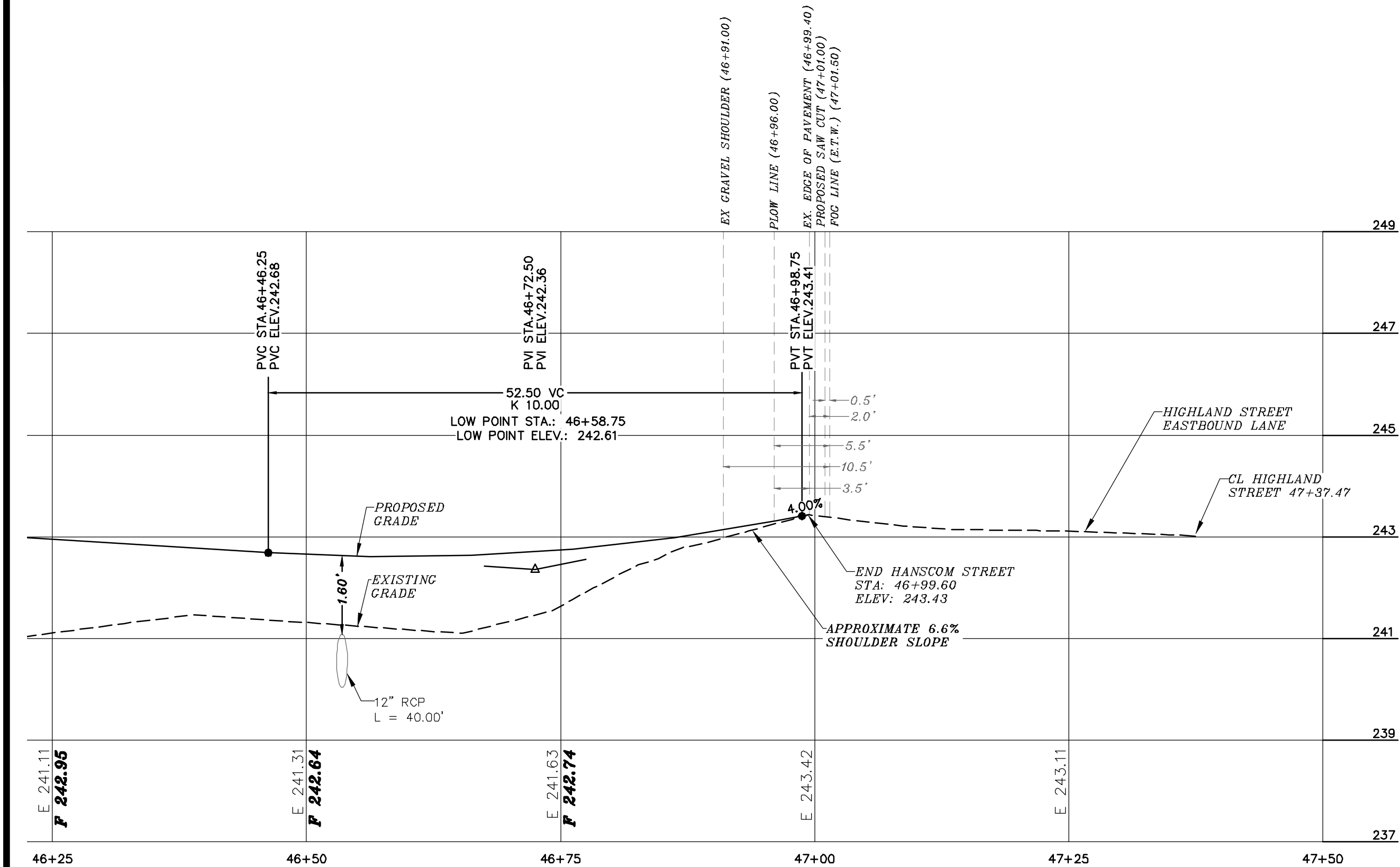
RDWY-1

REVISION	DATE	DESCRIPTION
#4	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-16-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS
#1	4-15-20	REVISED PER STATE AOT APPLICATION

ROADWAY ACCESS PLAN PORTLAND STREET
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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

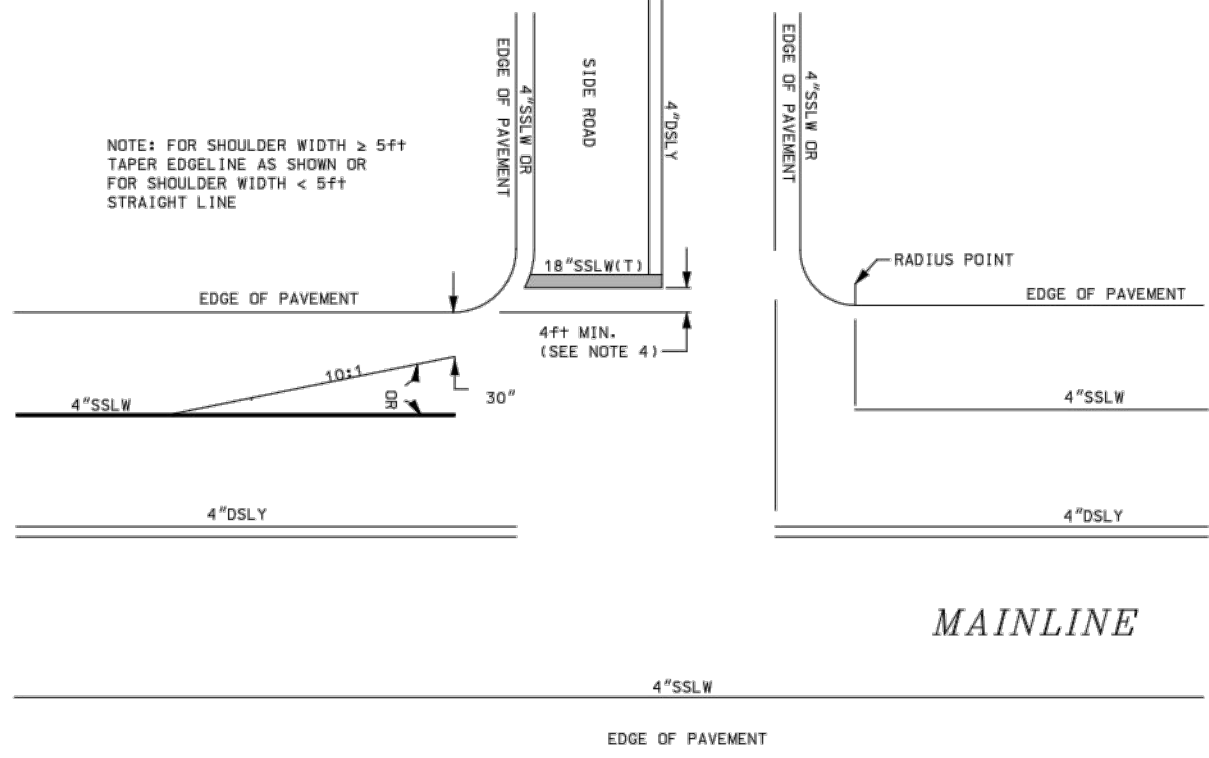
KENNETH A. BERRY
No. 1243
PROFESSIONAL ENGINEER



PROFILE VIEW HASNCOM STREET

DETAIL-1

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

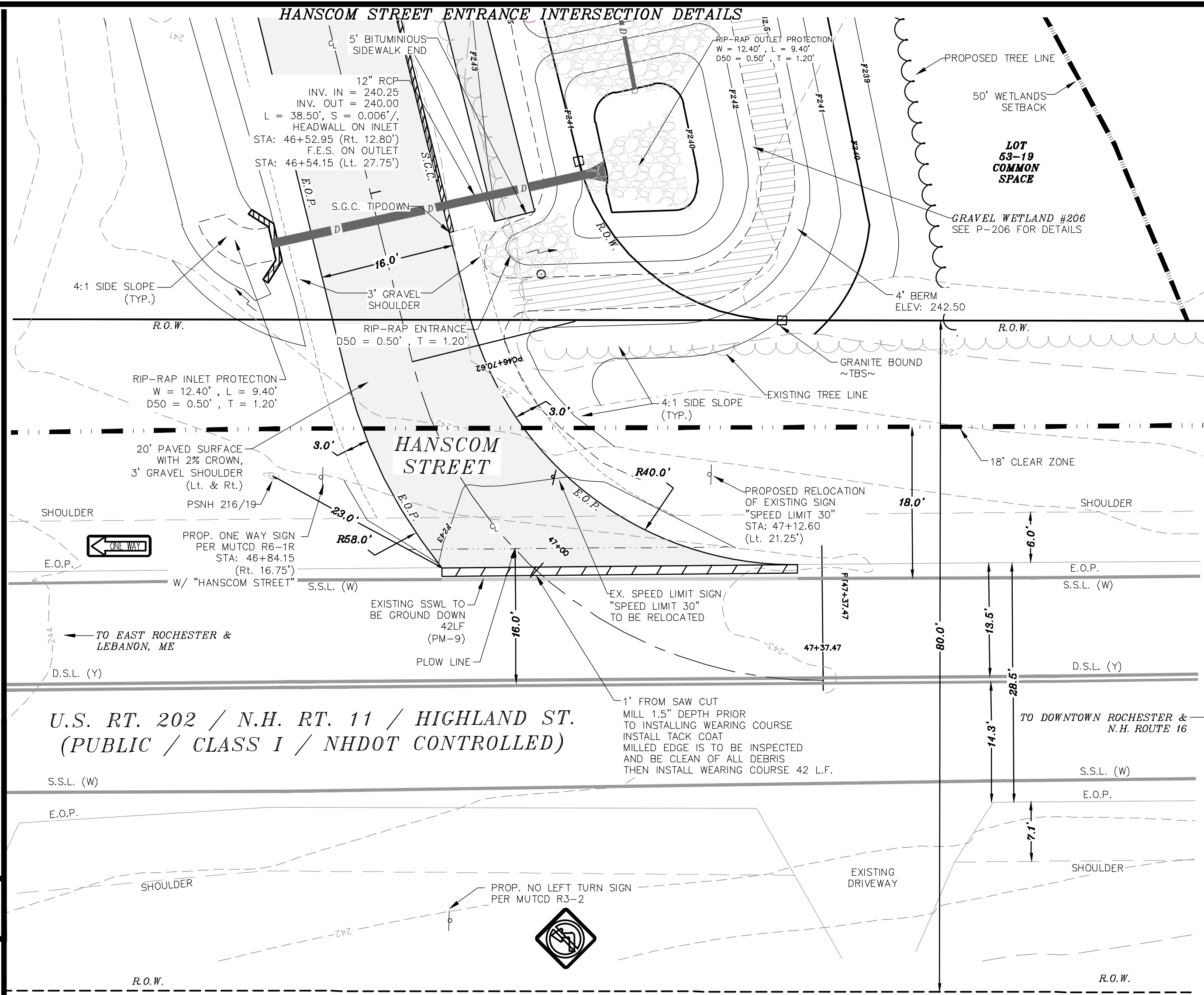
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- 13.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- 14.) THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).
- 15.) ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.

NOTES CONT.:

- 16.) ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH (T) SHALL BE THERMOPLASTIC.
- 17.) 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.
- 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.) HANSKOM STREET IS A PROPOSED ONE WAY, RIGHT TURN ONLY ENTRANCE INTO THE SUBDIVISION.



U.S. RT. 202 / N.H. RT. 11 / HIGHLAND ST.
(PUBLIC / CLASS 1 / NHDOT CONTROLLED)

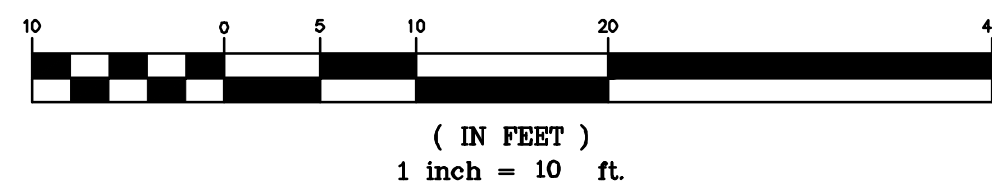
LEGEND:

- 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
- OHU — OHU — OHU — OVERHEAD UTILITIES LINE
- POORLY DRAINED WETLAND LINE
- 50' WETLAND SETBACK
- SHOULDER
- SUBDIVISION BOUNDARY LINE
- CENTER LINE
- PLOW 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)

ROAD NOTES:
HIGHLAND STREET - DETERMINED TO BE 80' WIDE AS PER ROAD LAYOUT DATED AUGUST 19, 1889, ON FILE AT THIS OFFICE - PUBLIC CLASS V

GRAPHIC SCALE



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-2

DETAIL-4

NHDOT-1

REVISION	DATE	DESCRIPTION
44	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
43	6-16-20	REVISED PER ROCHESTER TRG COMMENTS
42	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
41	4-15-20	REVISED PER STATE AOT APPLICATION

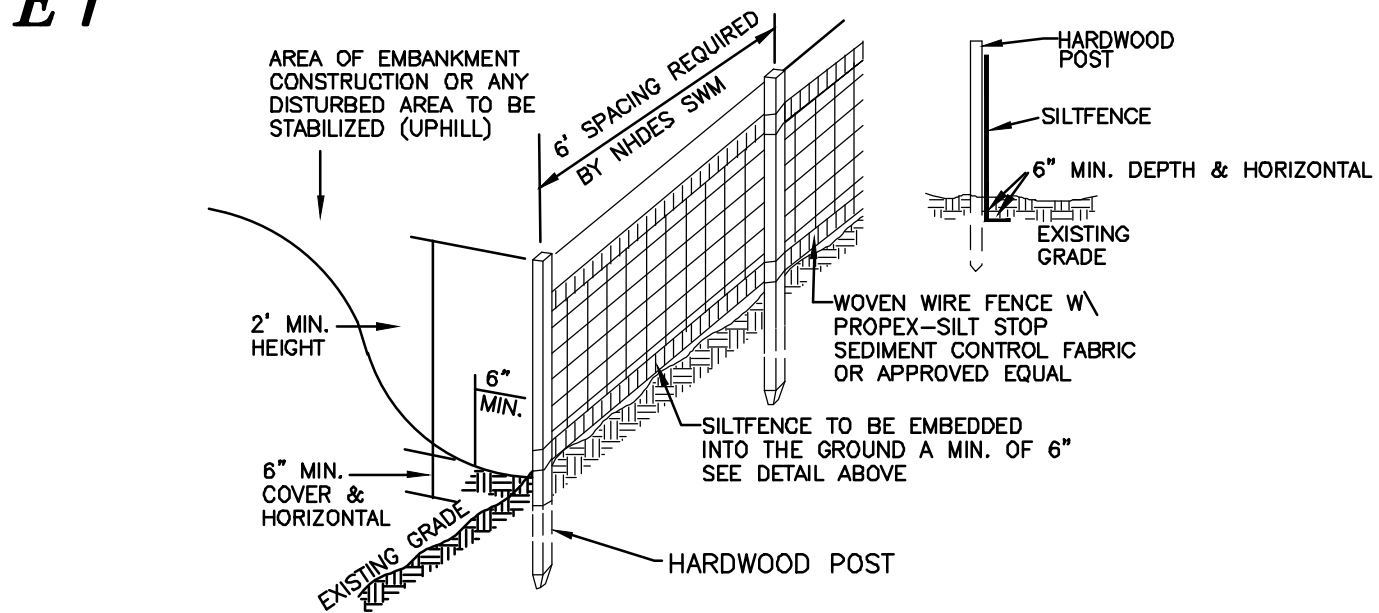
HANSKOM STREET ENTRANCE DETAIL (NHDOT)
LAND OF THOMAS R. & DIANNE C. AUBERT 828 PORTLAND STREET ROCHESTER, NH TAX MAP 108, LOT 53

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
No. 12243
PROFESSIONAL ENGINEER

SHEET 76 OF 98

E1

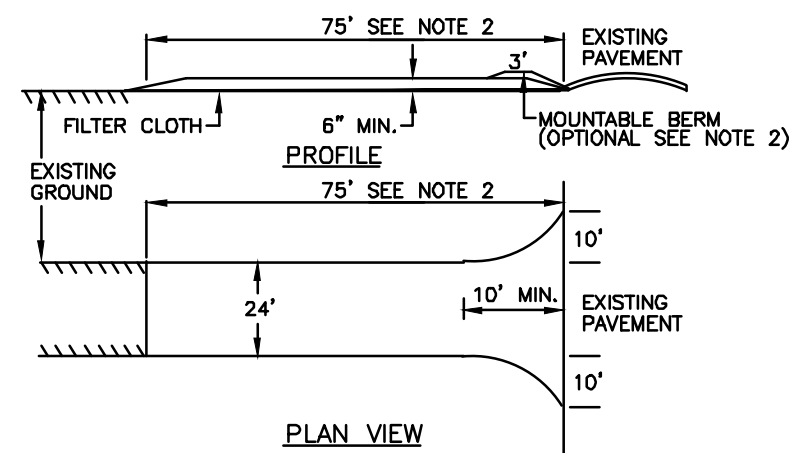


SILT FENCE CONSTRUCTION SPECIFICATIONS

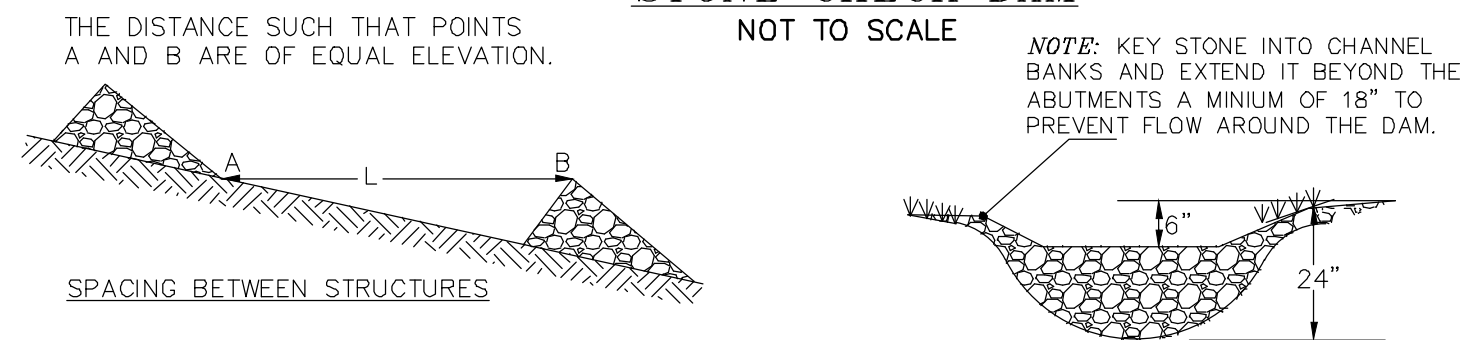
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 6' APART, AND DRIVEN A MINIMUM OF 16" 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

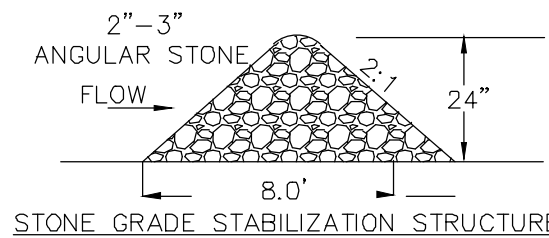
1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED 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 SCALEE5 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, WHICHEVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING 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 SLOPING THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW 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.
7. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CONSTRUCTION EXIT, PAGE 124.

STONE CHECK DAM
NOT TO SCALE

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 THAN 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.



E2

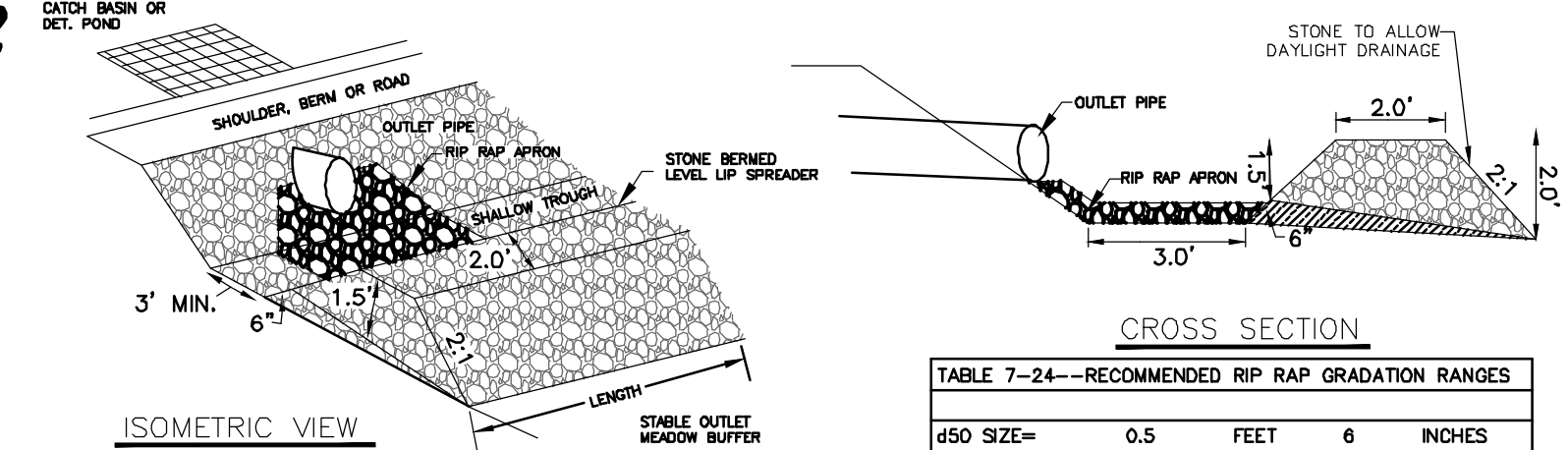
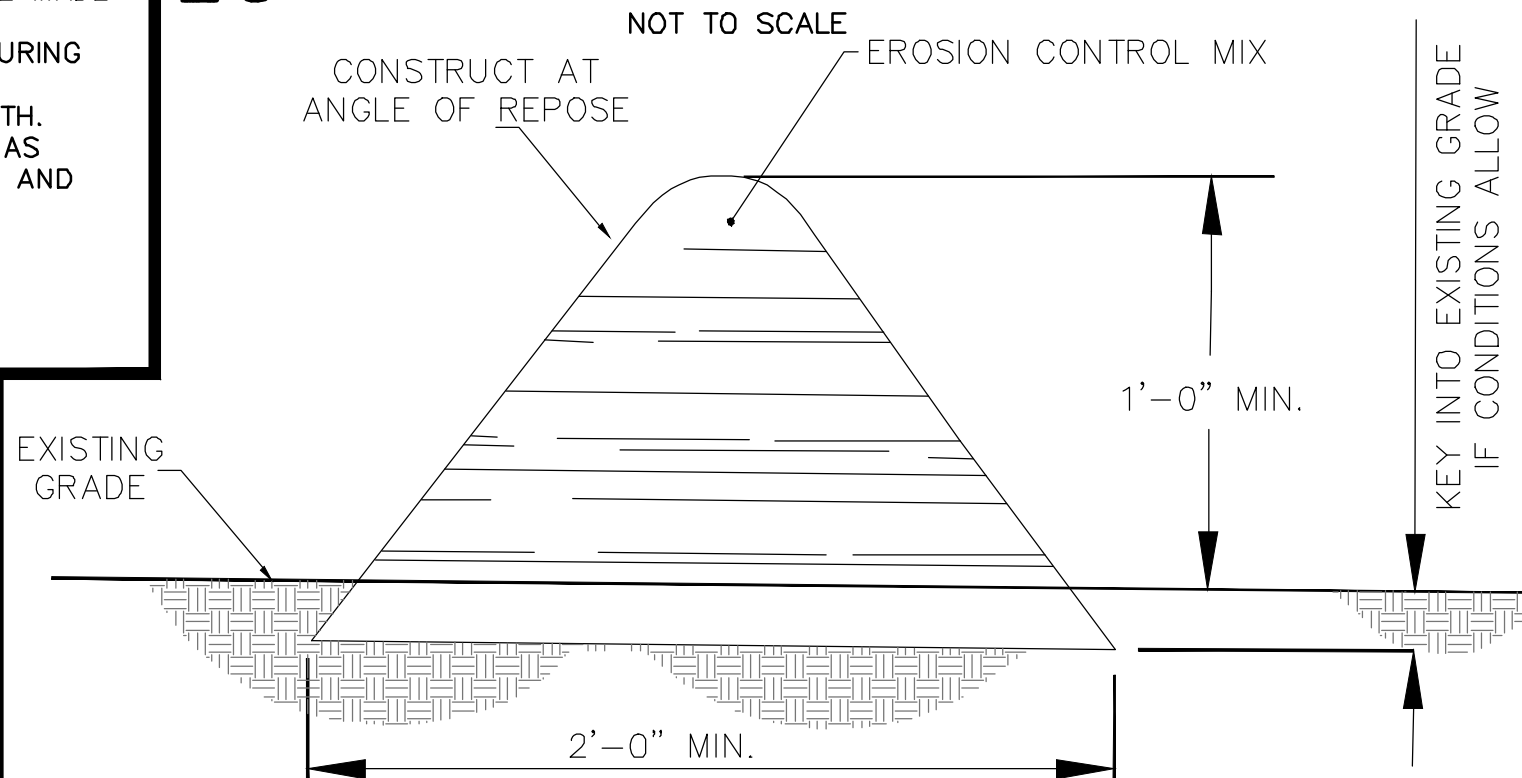


TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES		
450 SIZE=	0.5 FEET	8 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN 450 SIZE	SIZE OF STONE (INCHES) FROM	TO
100%	9	12
85%	8	11
50%	6	9
15%	2	3

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

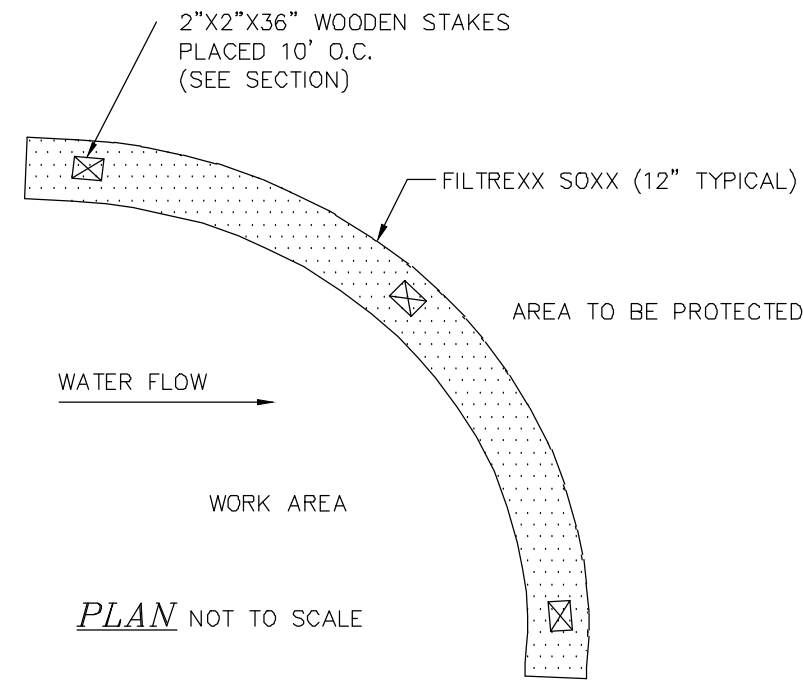
STONE BERM LEVEL SPREADER
NOT TO SCALEE6 EROSION CONTROL MIX BERM
NOT TO SCALE

EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

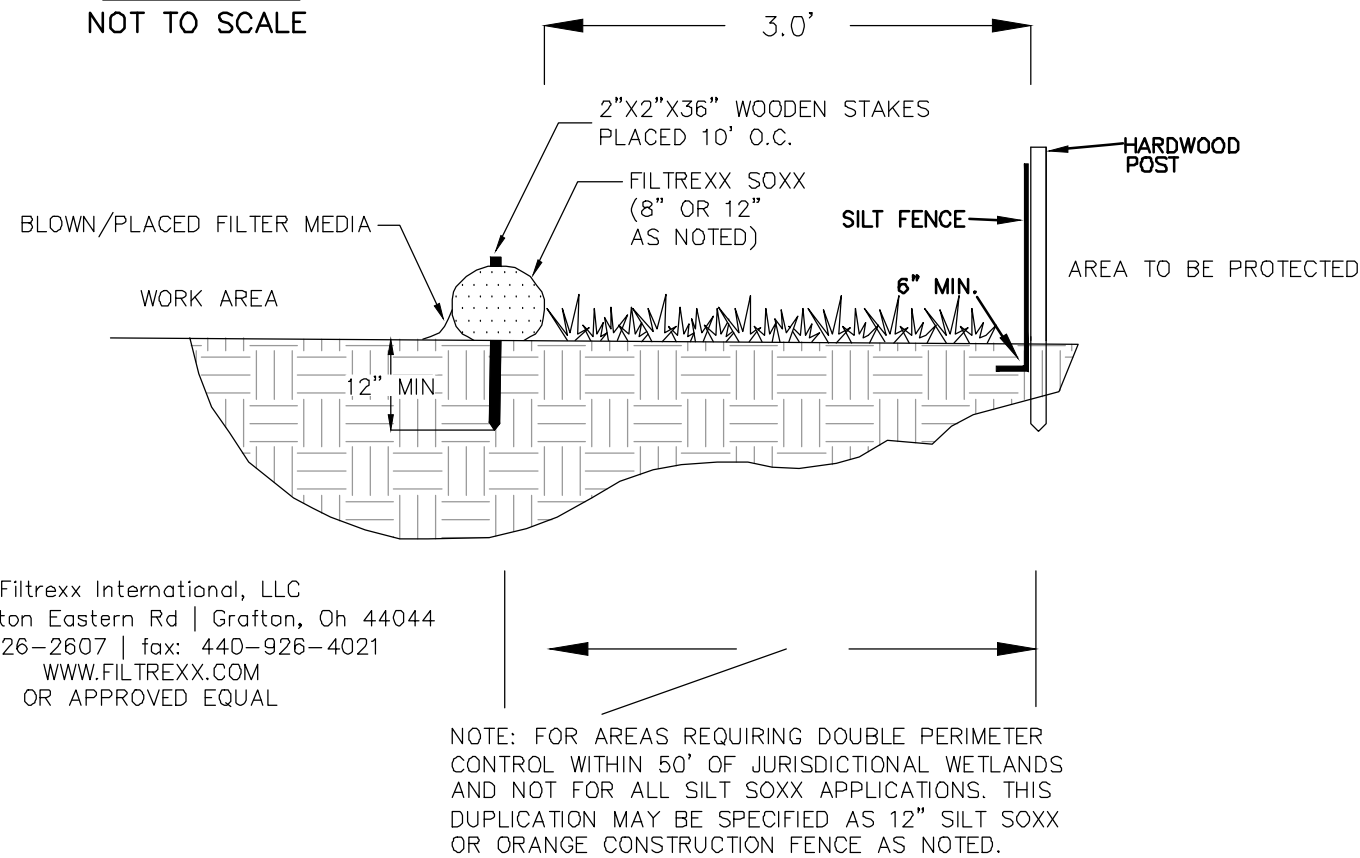
1. BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
2. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES 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. WOOD AND BARK GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
5. THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
6. 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.
7. THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
8. THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.
9. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, EROSION CONTROL MIX BERMS, PAGE 106.

E9

E10



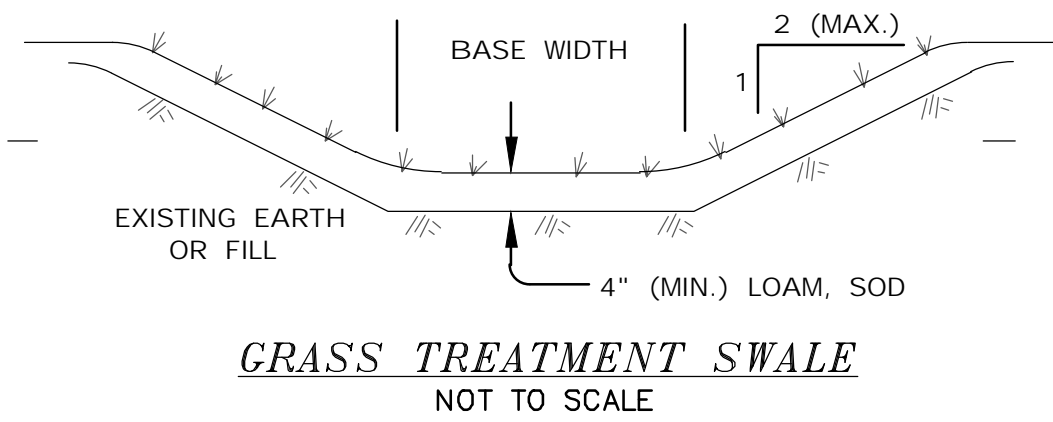
- NOTES**
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
 3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
 4. SILT SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
 5. SILT SOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
 6. FILTREXX SOXX IS A REGISTERED TRADEMARK OF FILTREXX INTERNATIONAL, LLC.
 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 323) - CONSTRUCTION ACTIVITIES, SWPPP CUT SHEET: FILTREXX SEDIMENT CONTROL.

FILTREXX SEDIMENT CONTROL
NOT TO SCALE

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

E3

GRASS TREATMENT SWALE
NOT TO SCALE

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

MOW GRASS ANNUALLY TO A DEPTH OF 4".

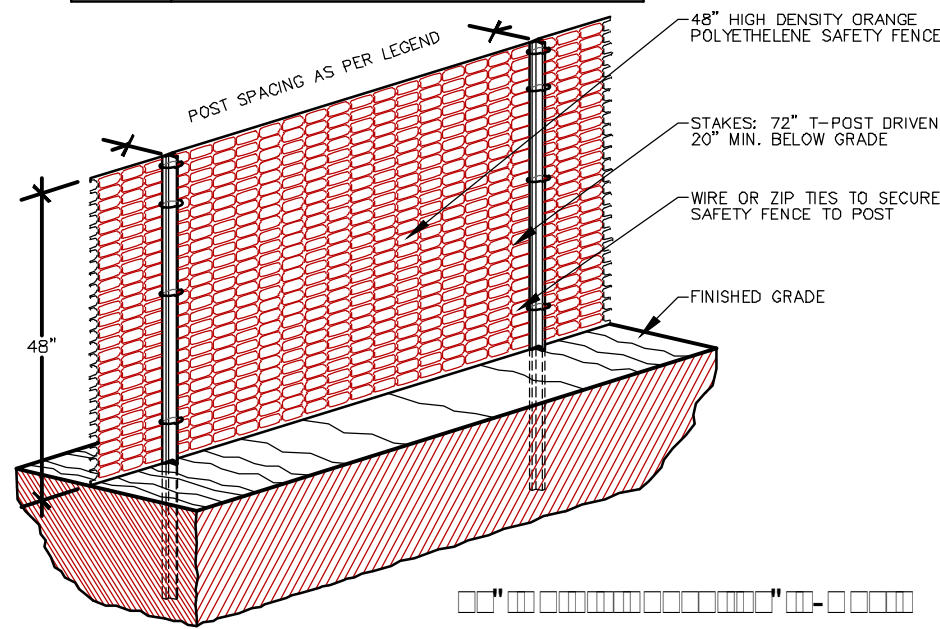
INSTALL STABILIZATION MATTING DURING CONSTRUCTION

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.



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.

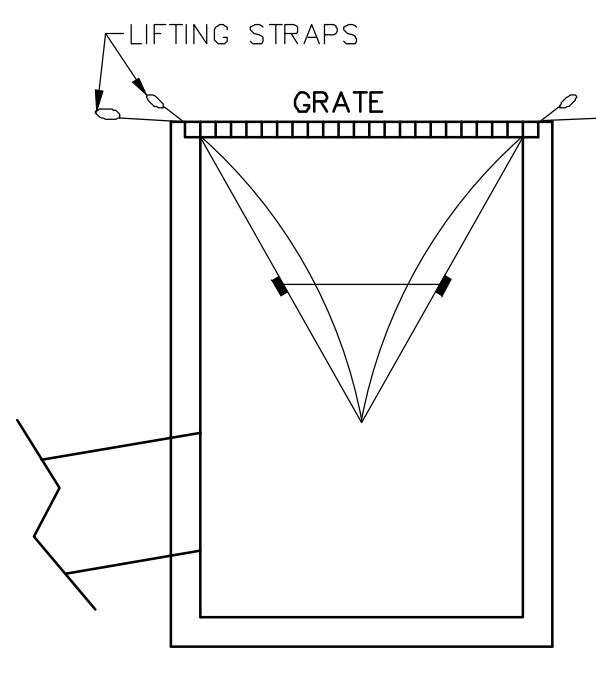
E8

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 SEEDING 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. 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)

TO BE USED IN ALL AREAS WHERE THERE WILL BE NO TRAFFIC.

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

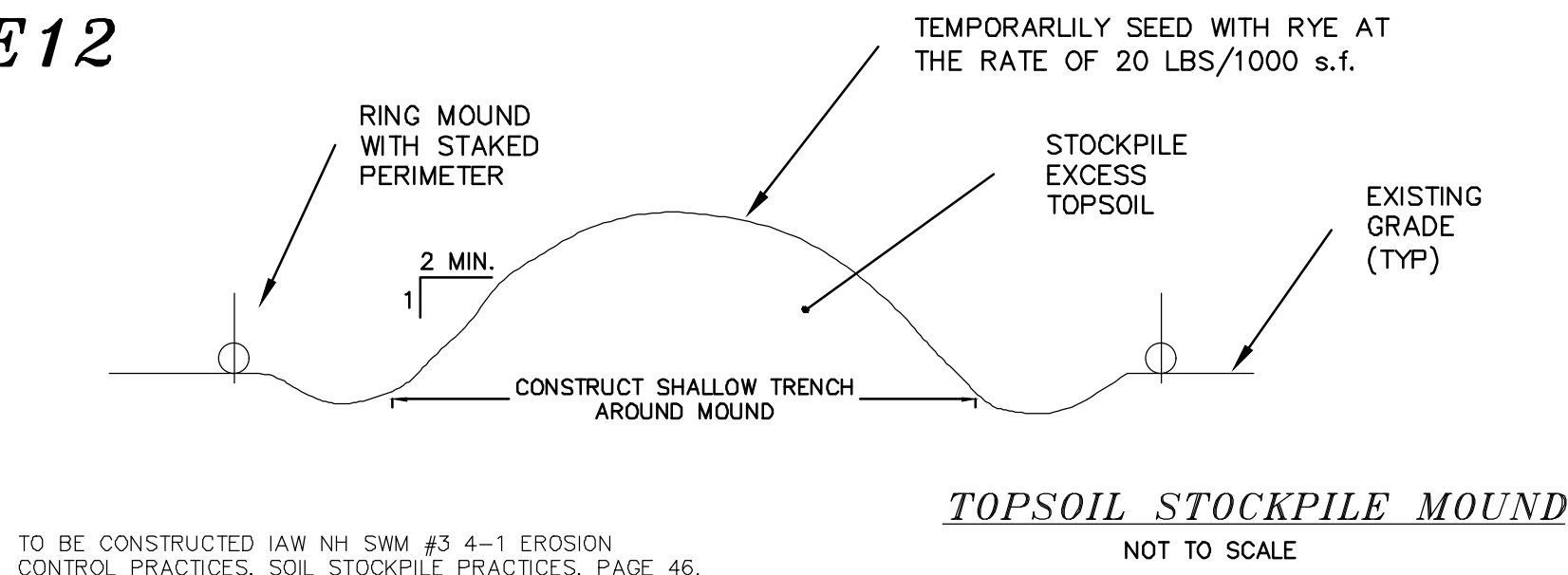
E-101

REVISION	DATE	DESCRIPTION
#1	6-25-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-26-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
#4	4-15-20	REVISED PER STATE AOT APPLICATION

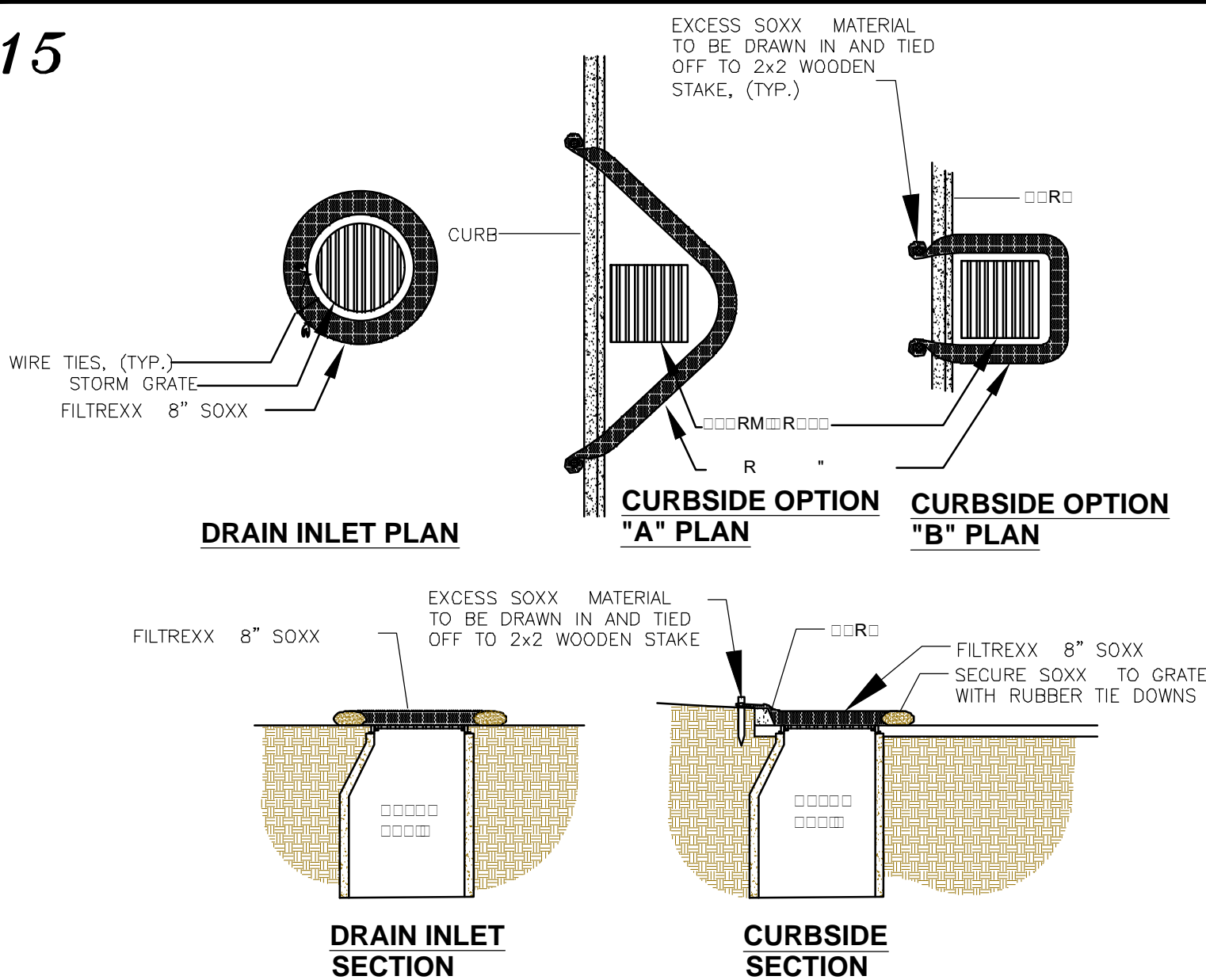
EROSION & SEDIMENT CONTROL DETAILS
THOMAS R. & DIANNE C. AUBERT 828 PORTLAND STREET ROCHESTER, NH TAX MAP 108, LOT 53

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 BERRY No. 14243 LICENSED PROFESSIONAL ENGINEER			

E12



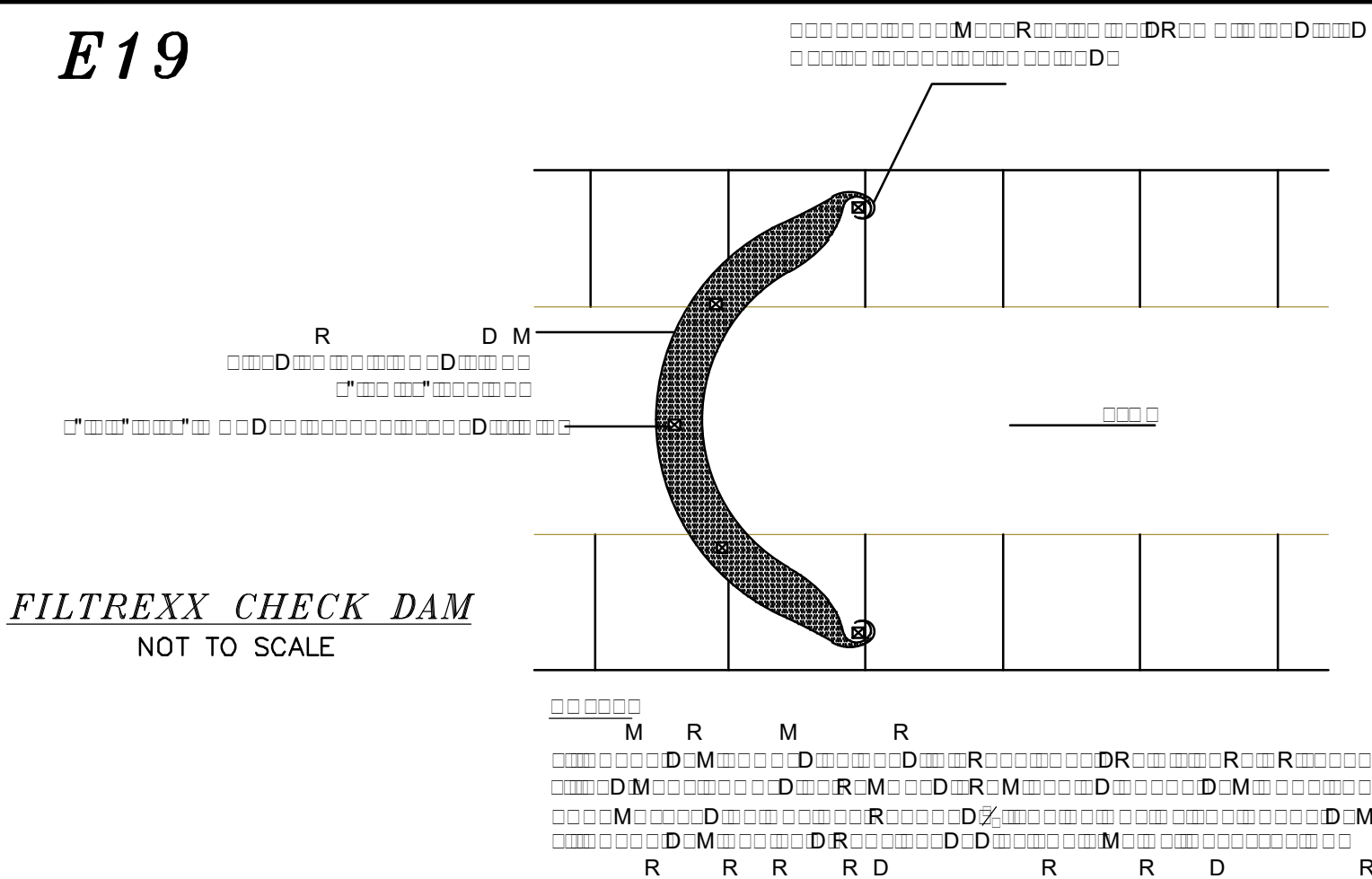
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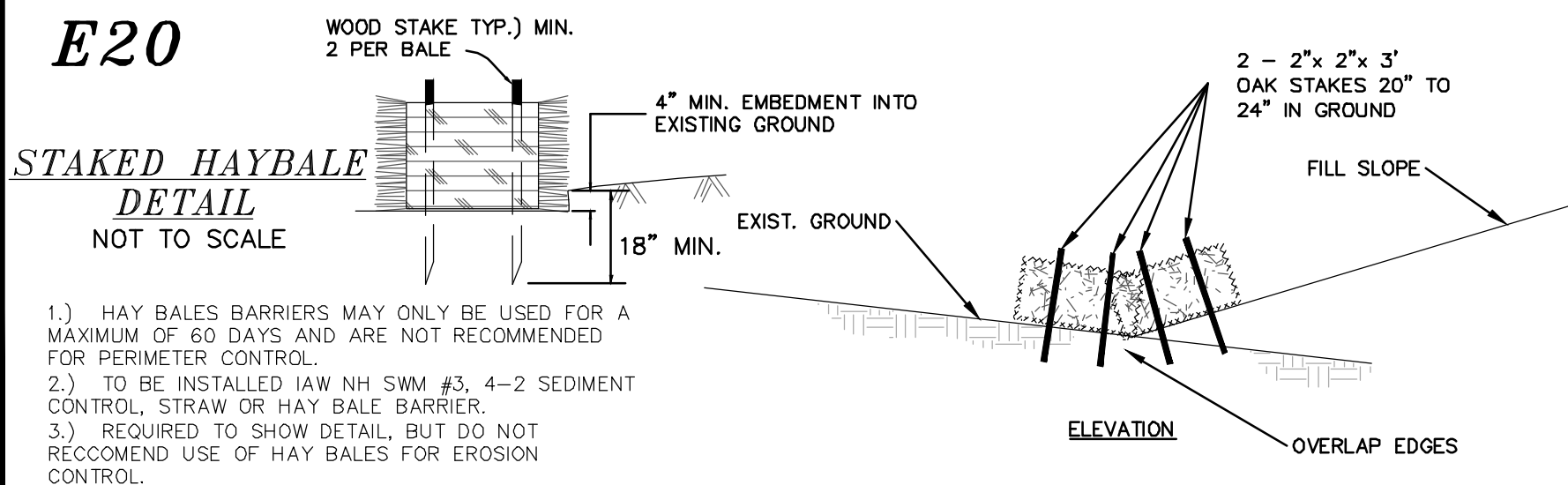
FILTREXX INLET PROTECTION

- 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.

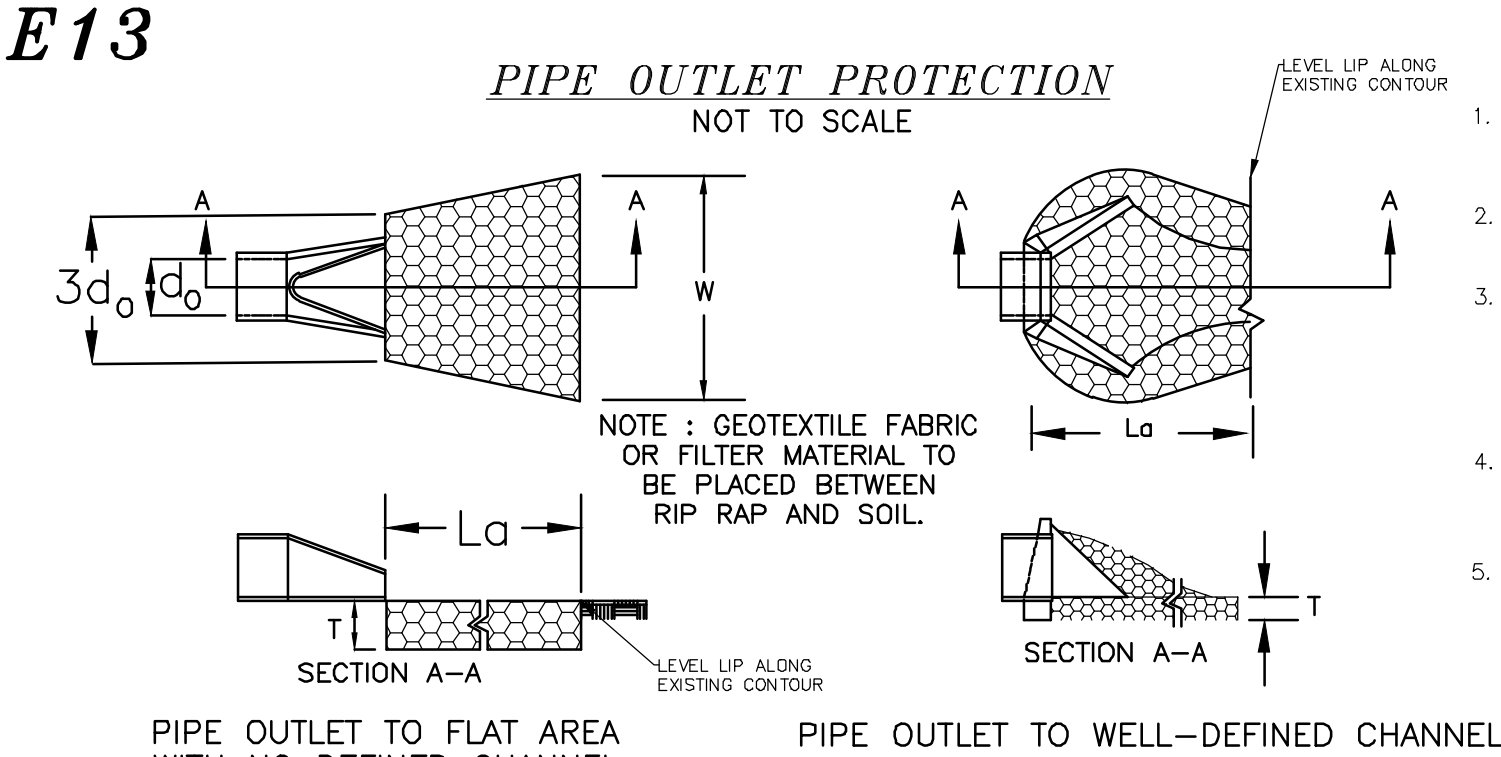
E19



E20



E13



E16

NOTE: Temporary seed mix for stabilization of turf shall be winter type 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
STEPP CUTS AND FILLS, BORROW AREAS	A	FAIR	GOOD	GOOD
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	B	POOR	GOOD	GOOD
LIGHTLY USED PARKING LOTS, ROADWAYS, AND LOW INTENSITY USE RECREATION SITES	C	FAIR	FAIR	GOOD
PLAY AREAS AND ATHLETIC FIELDS (TOPSOIL IS ESSENTIAL FOR GOOD TURF)	D	GOOD	EXCELLENT	EXCELLENT
GRAVEL DT. SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.	E	GOOD	EXCELLENT	EXCELLENT
1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-36	F	FAIR	EXCELLENT	EXCELLENT
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.	G	FAIR	EXCELLENT	EXCELLENT

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.)

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	

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 PROCESS. 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 SEED 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 SEED OR 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.

E22

WINTER STABILIZATION NOTES

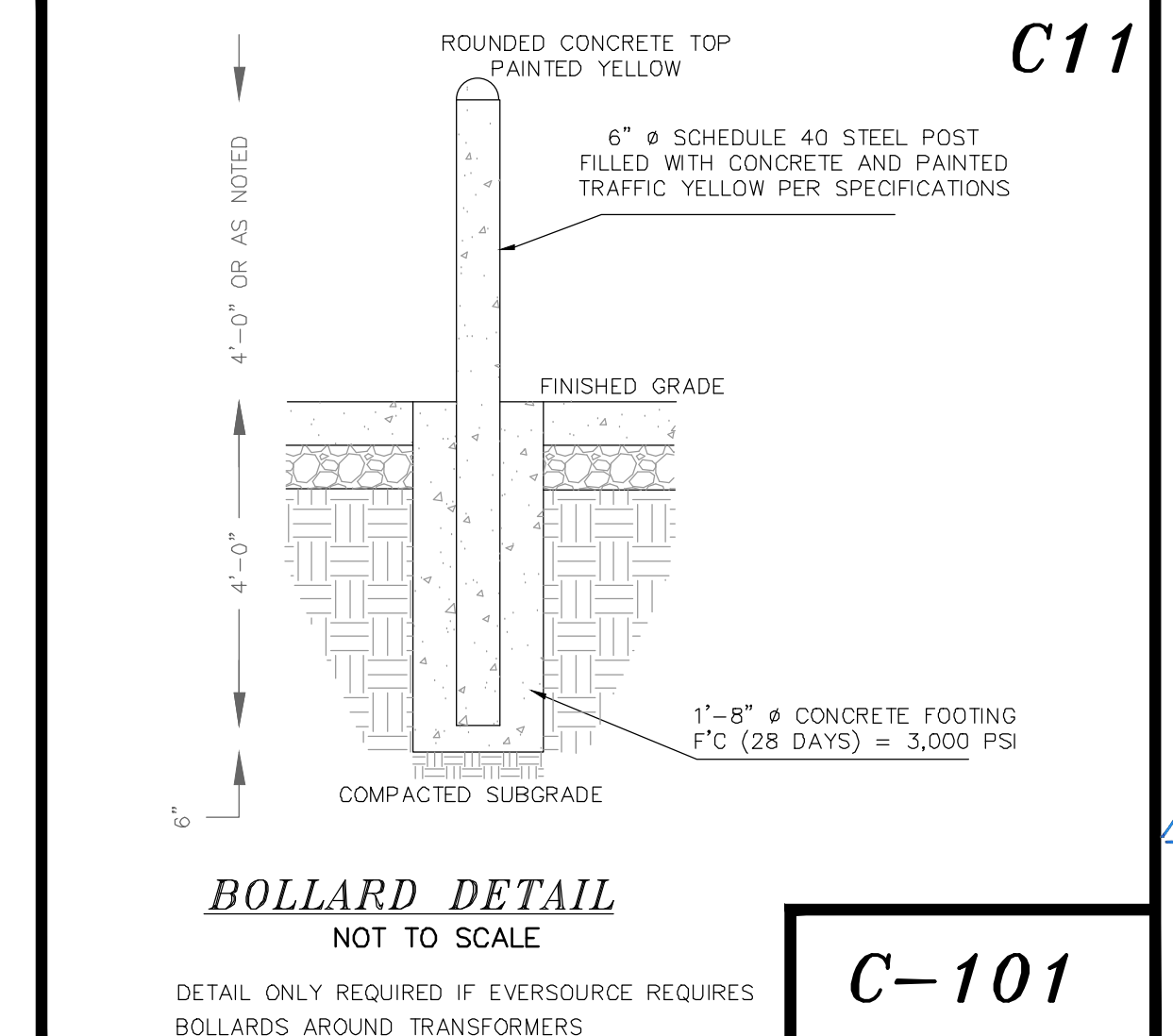
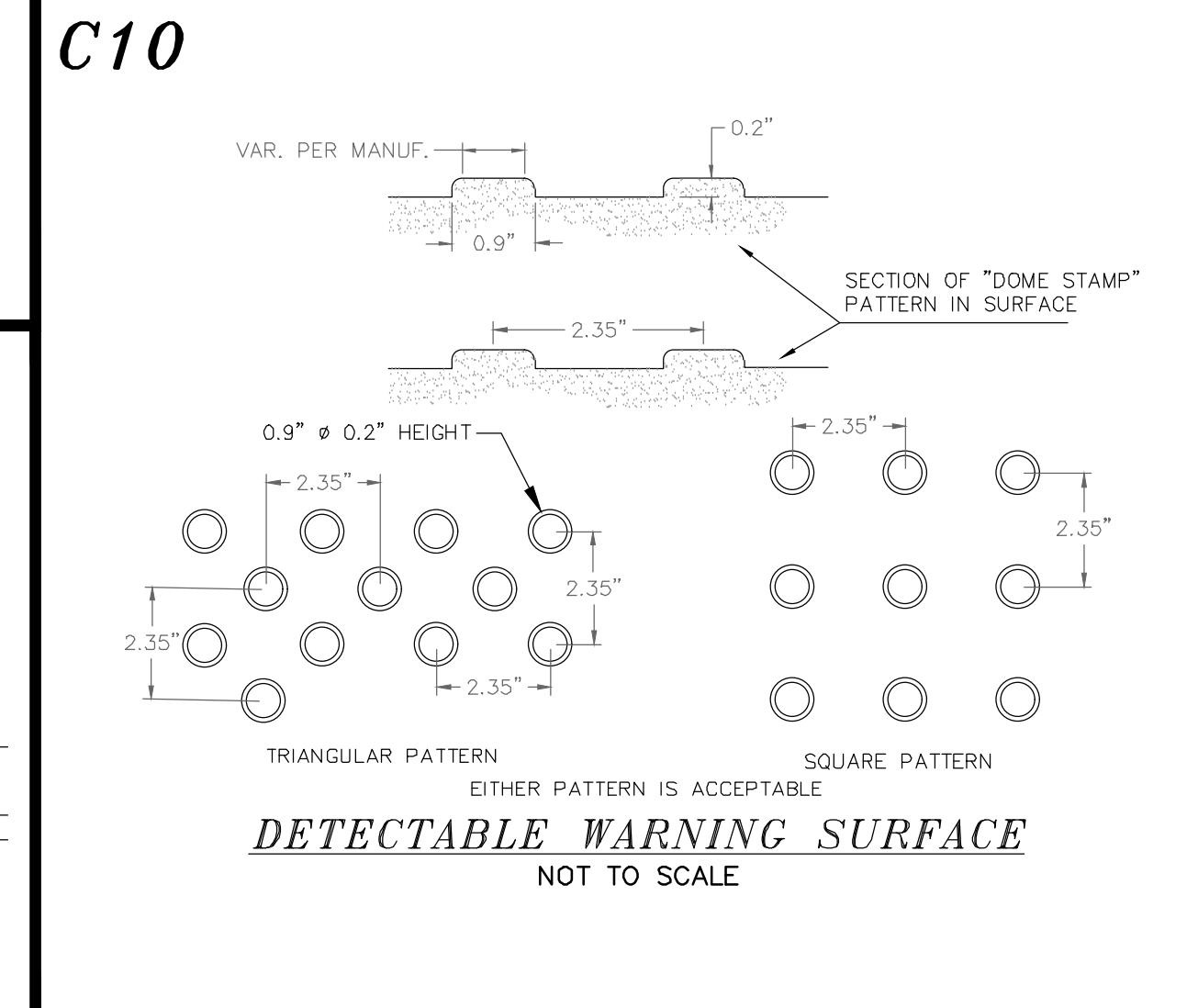
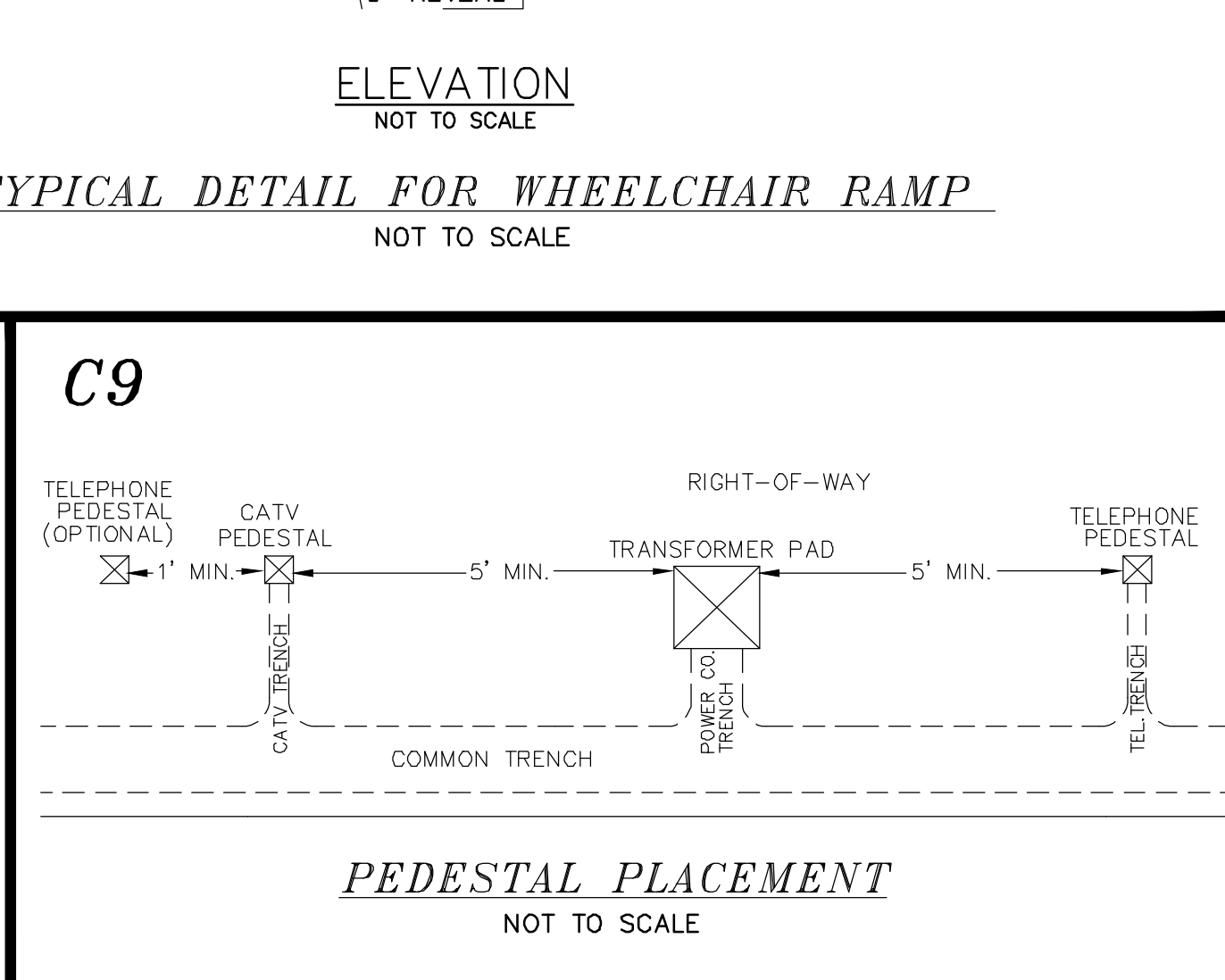
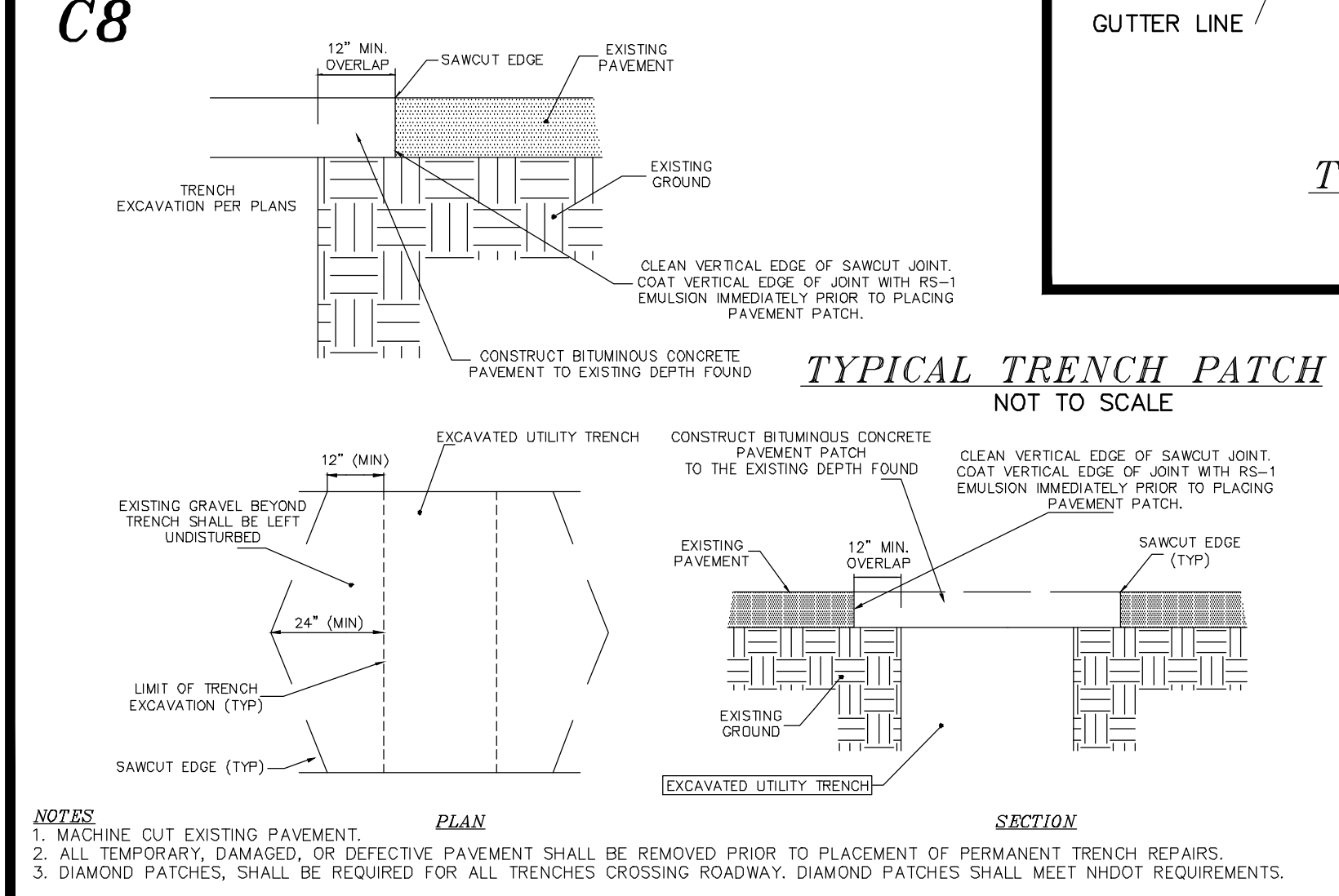
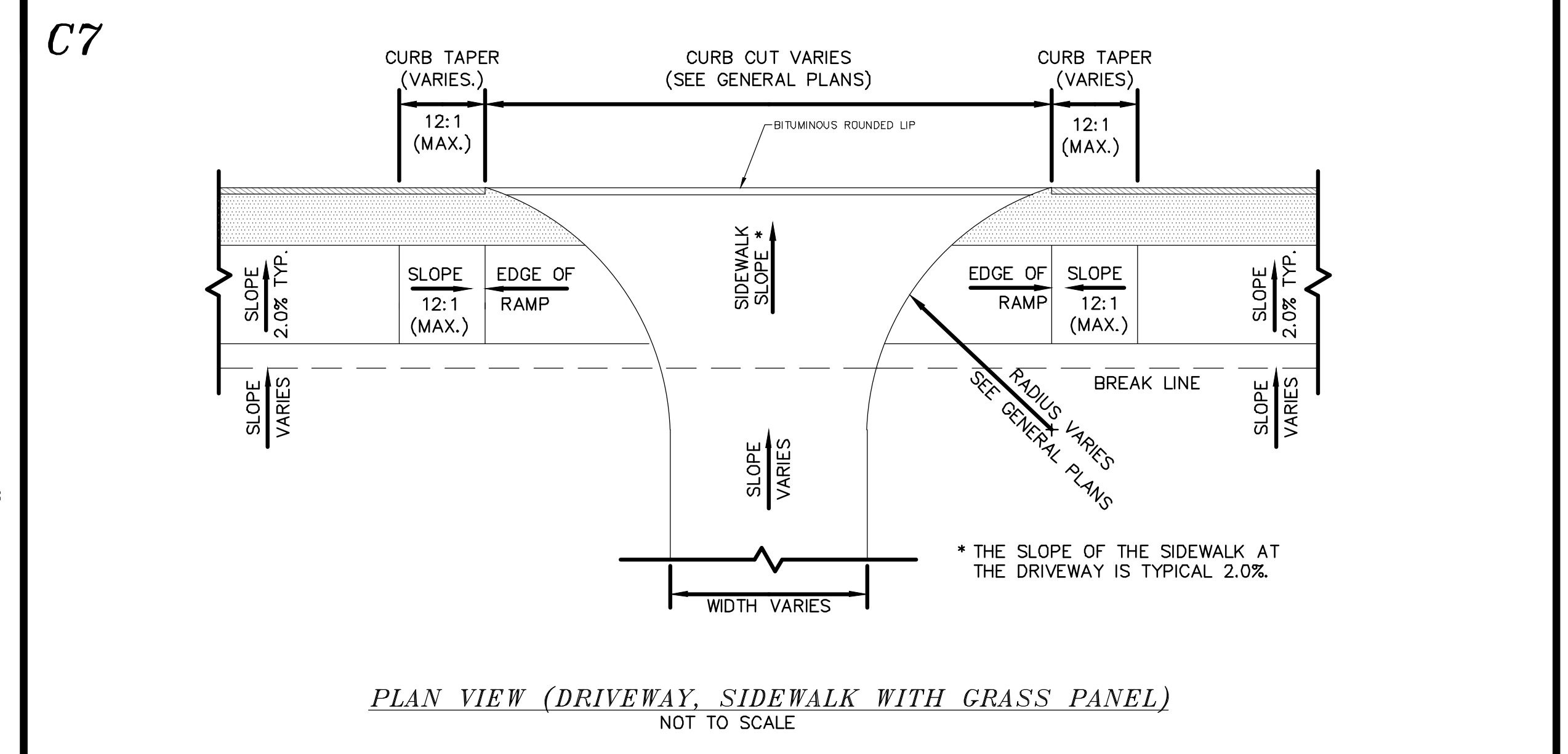
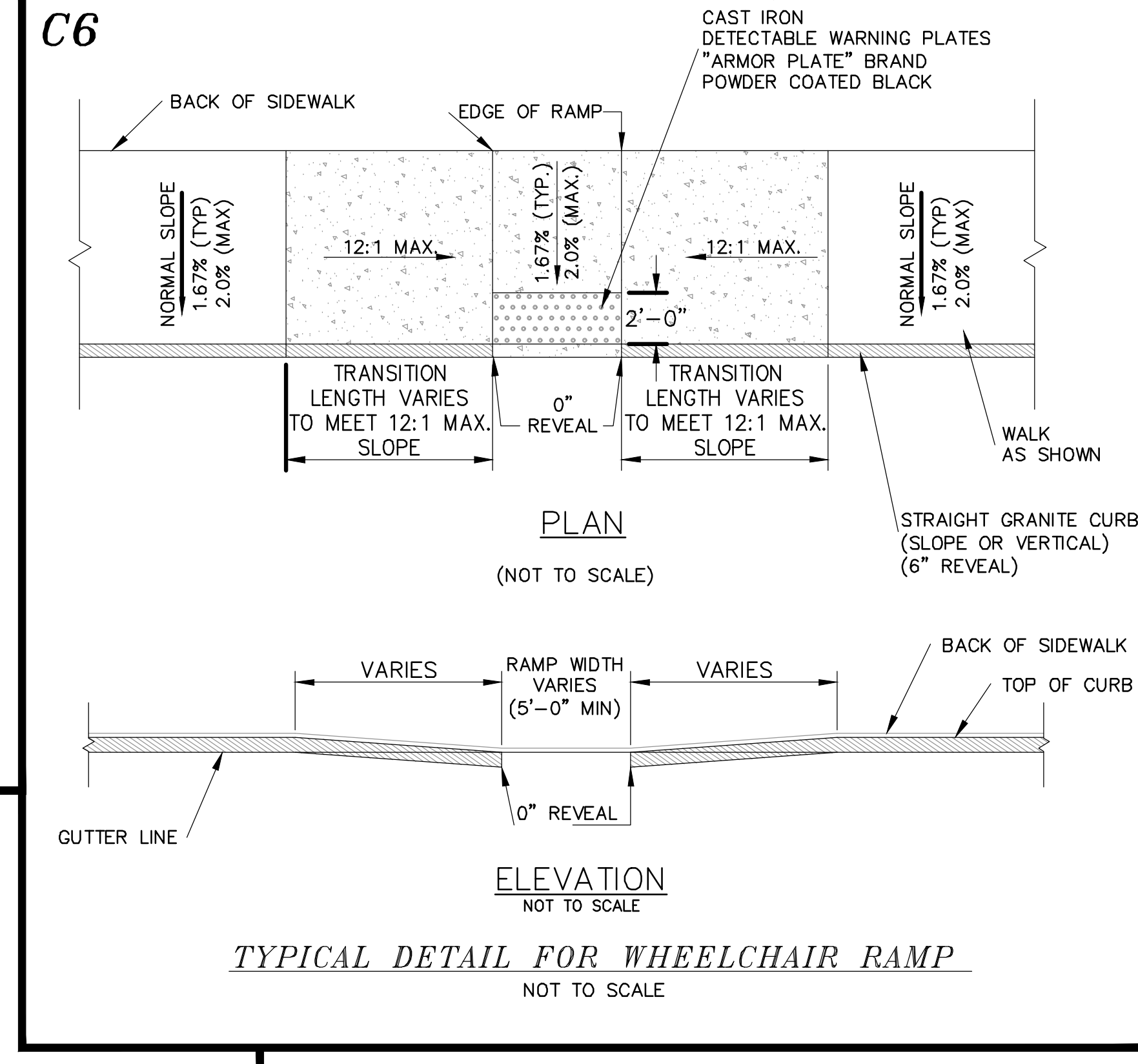
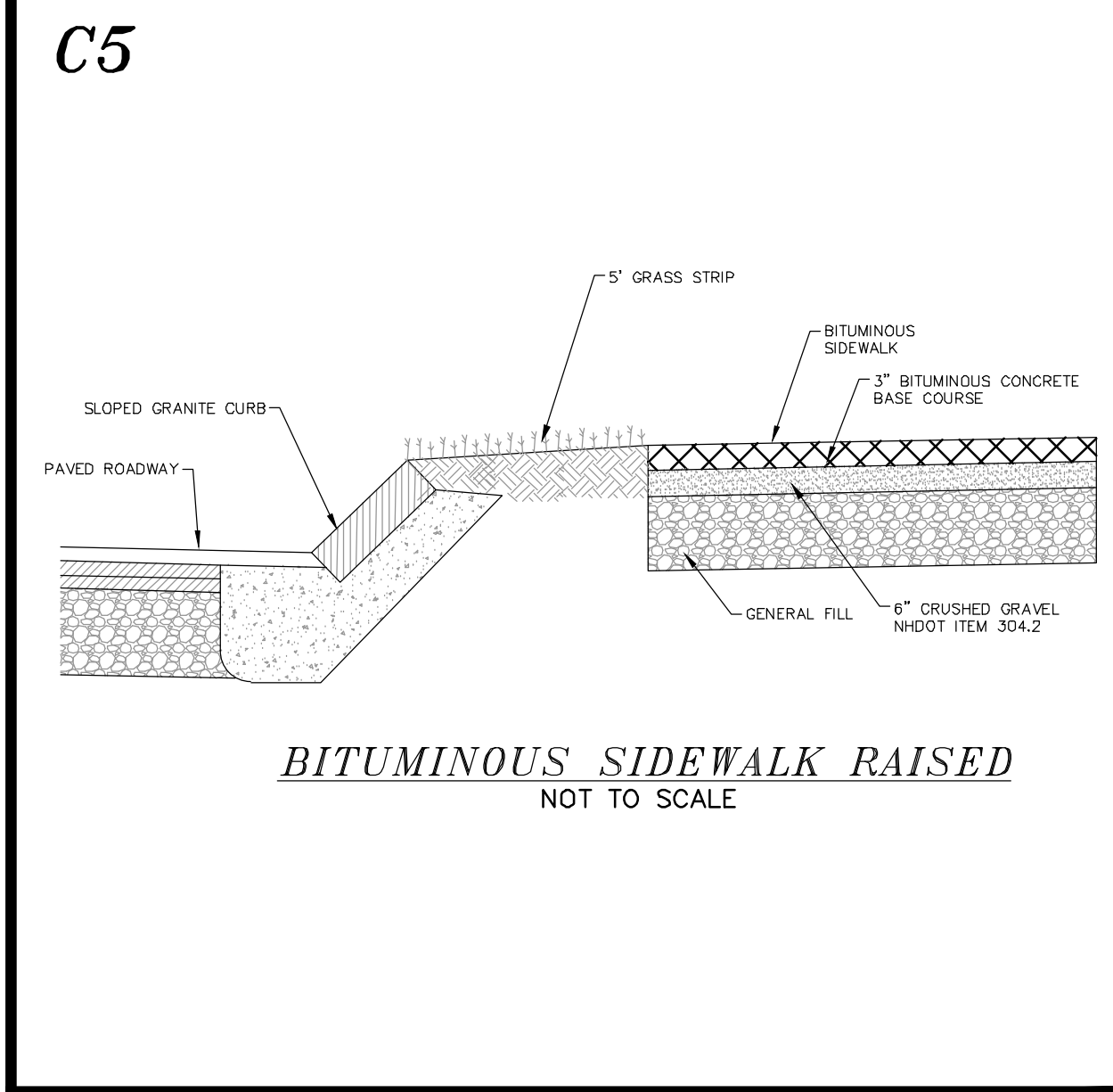
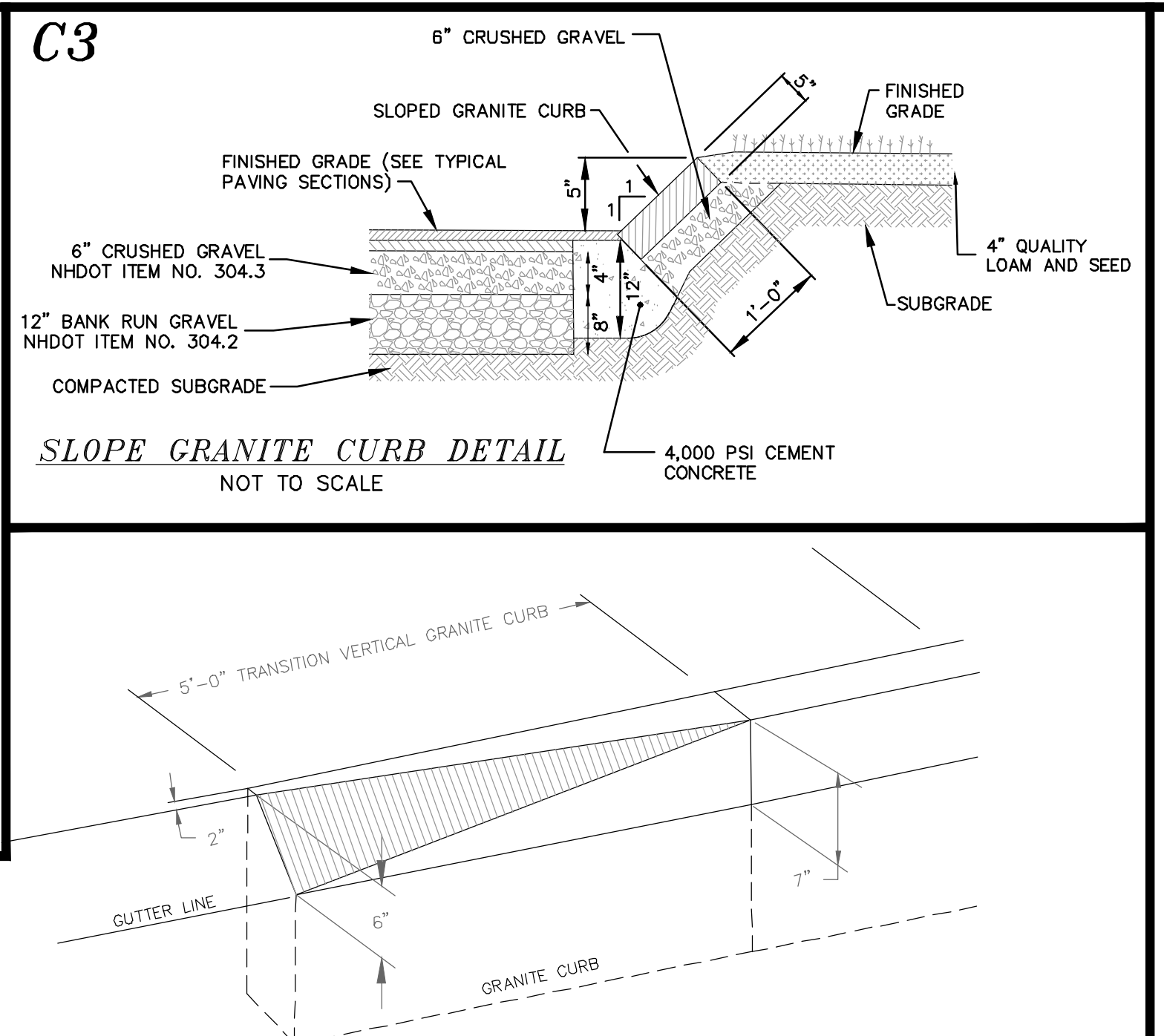
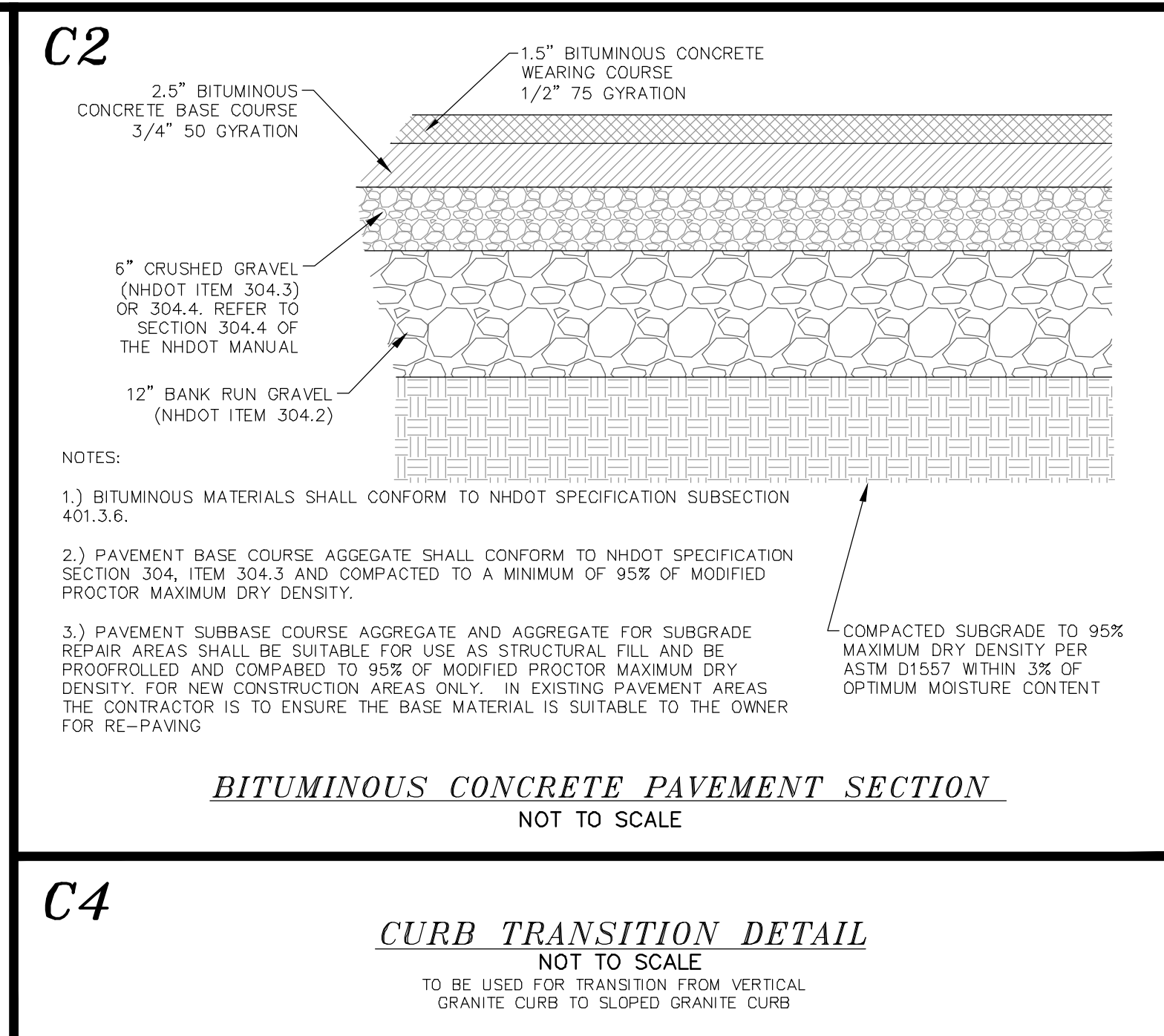
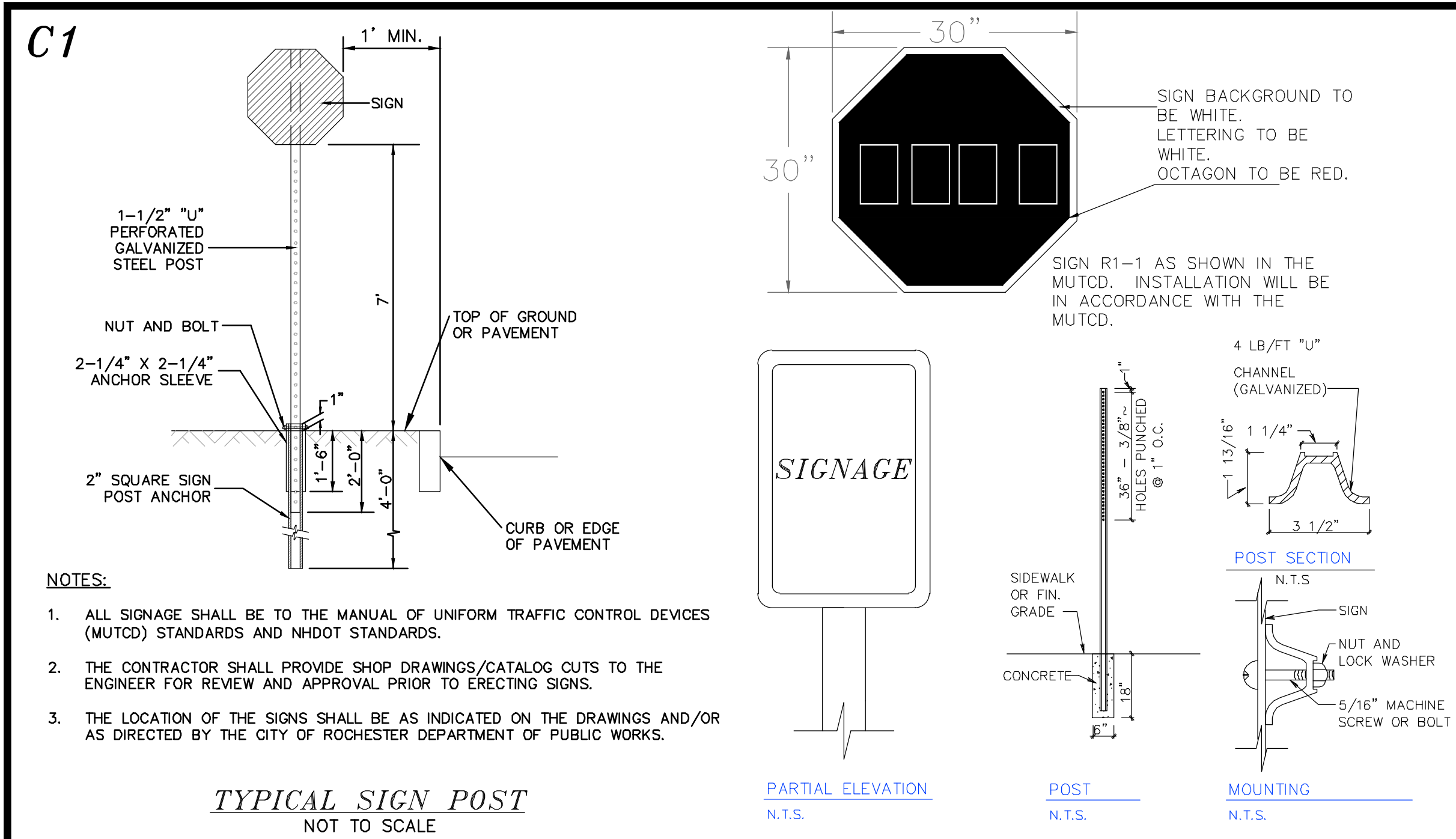
1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "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 SEED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3-4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

E-102

ROCHESTER TRG COMMENTS		ROCHESTER TRG COMMENTS		ROCHESTER TRG COMMENTS		ROCHESTER TRG COMMENTS		REVISION	
6-25-20	#1	6-25-20	#2	6-01-20	#3	4-15-20	#4	DATE	REVISION

EROSION & SEDIMENT CONTROL DETAILS		LAND OF		THOMAS R. & DIANNE C. AUBERT		828 PORTLAND STREET		ROCHESTER, NH	
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. 19243					
PROFESSIONAL ENGINEER									
SHEET 78 OF 98									



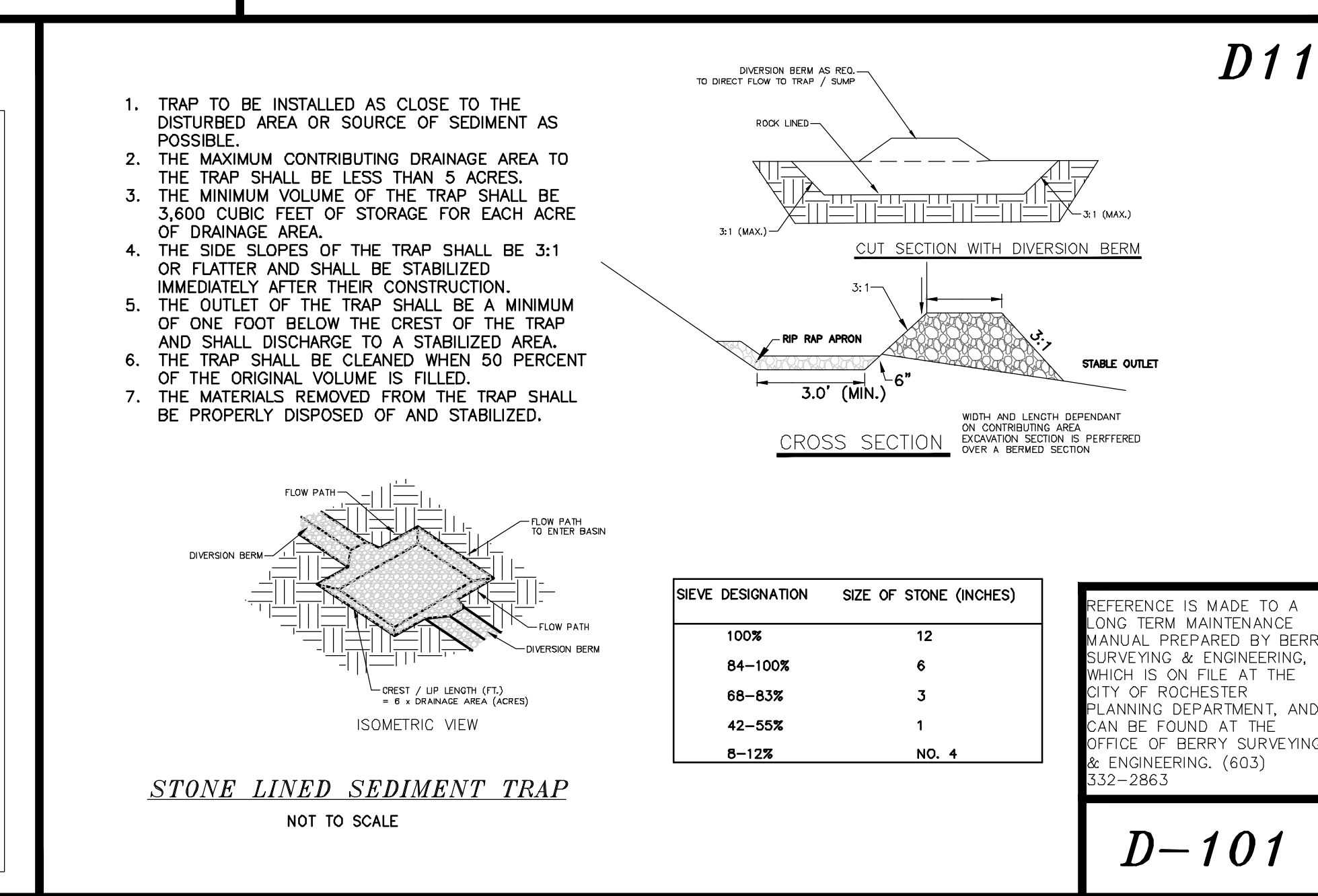
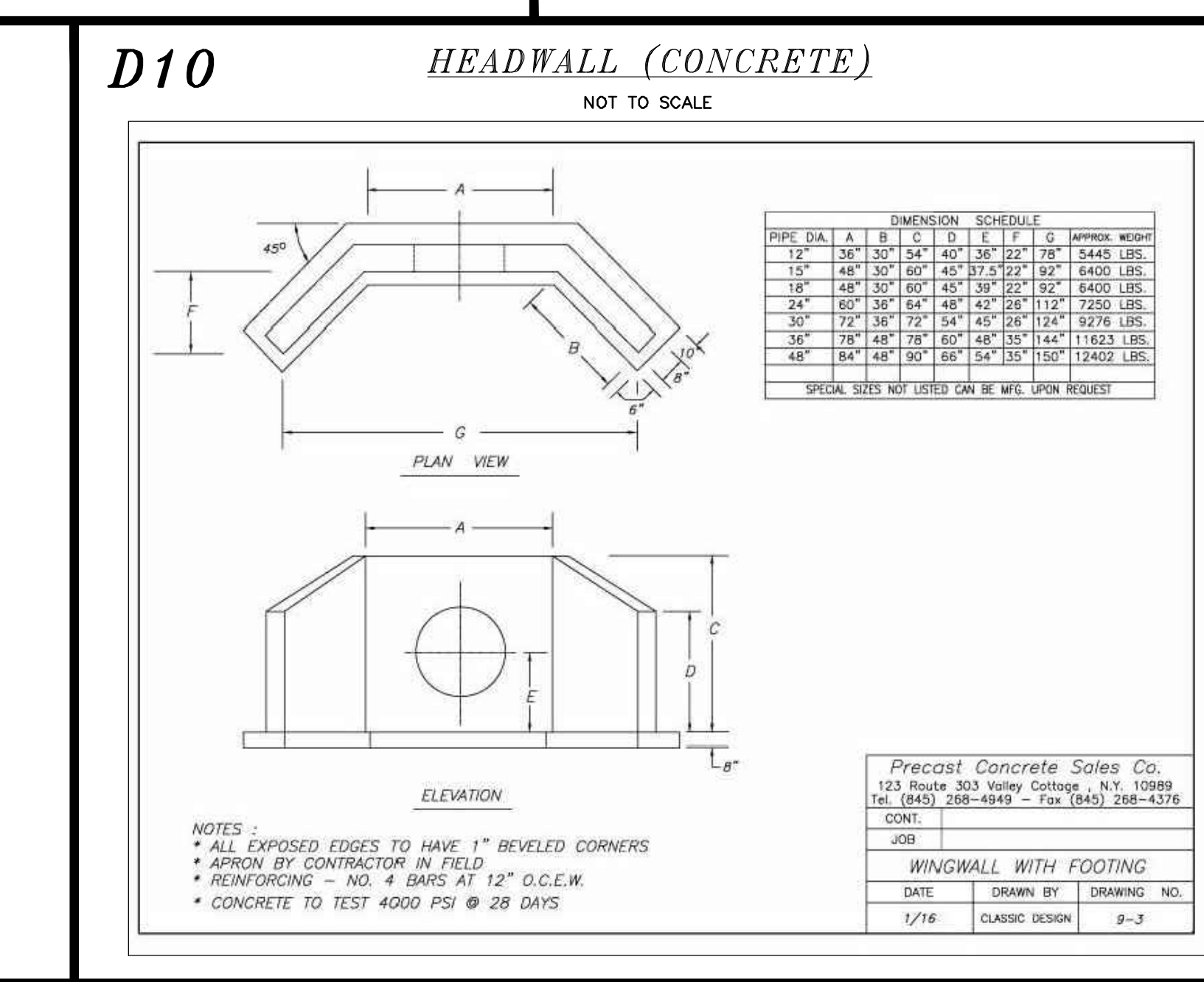
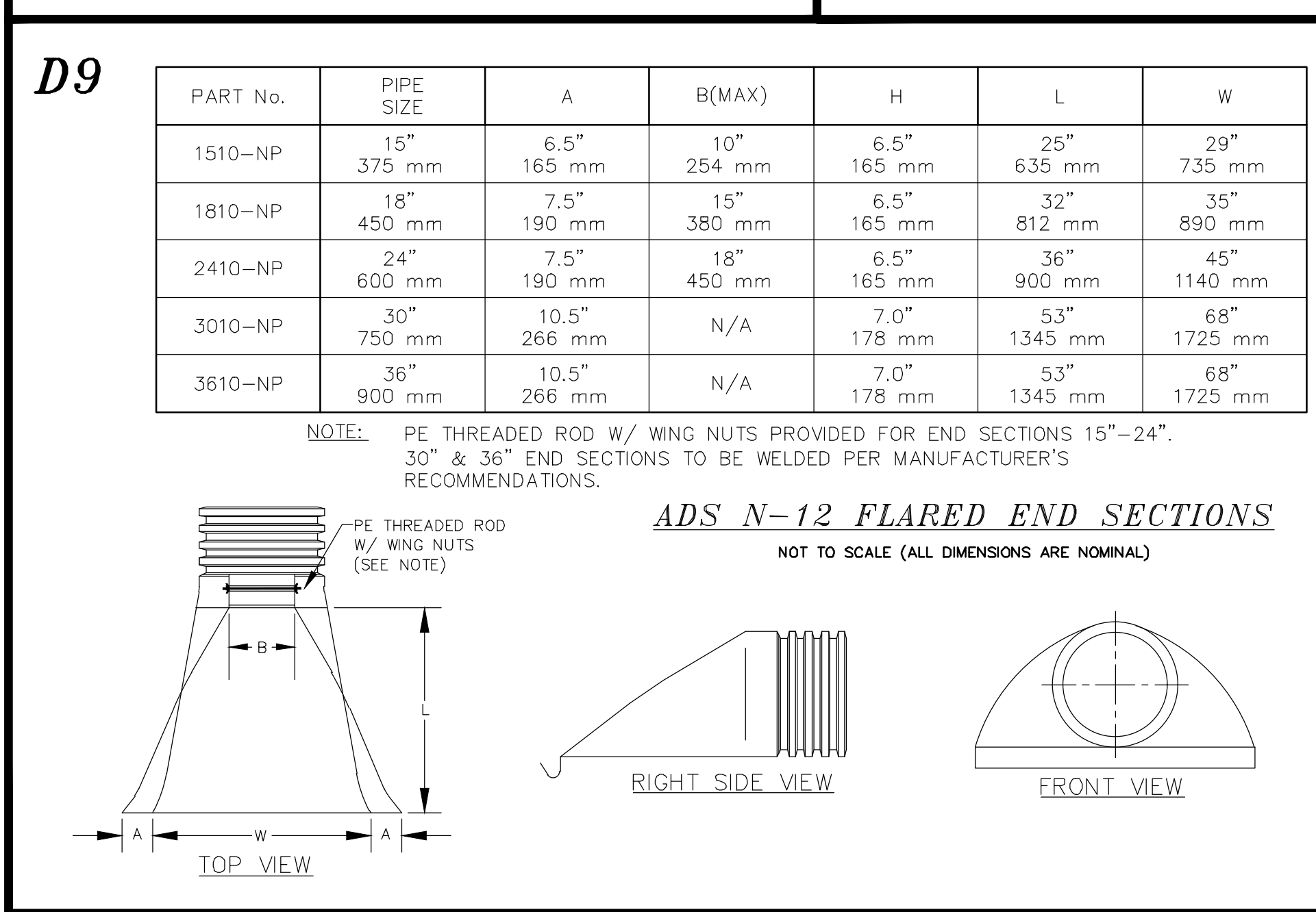
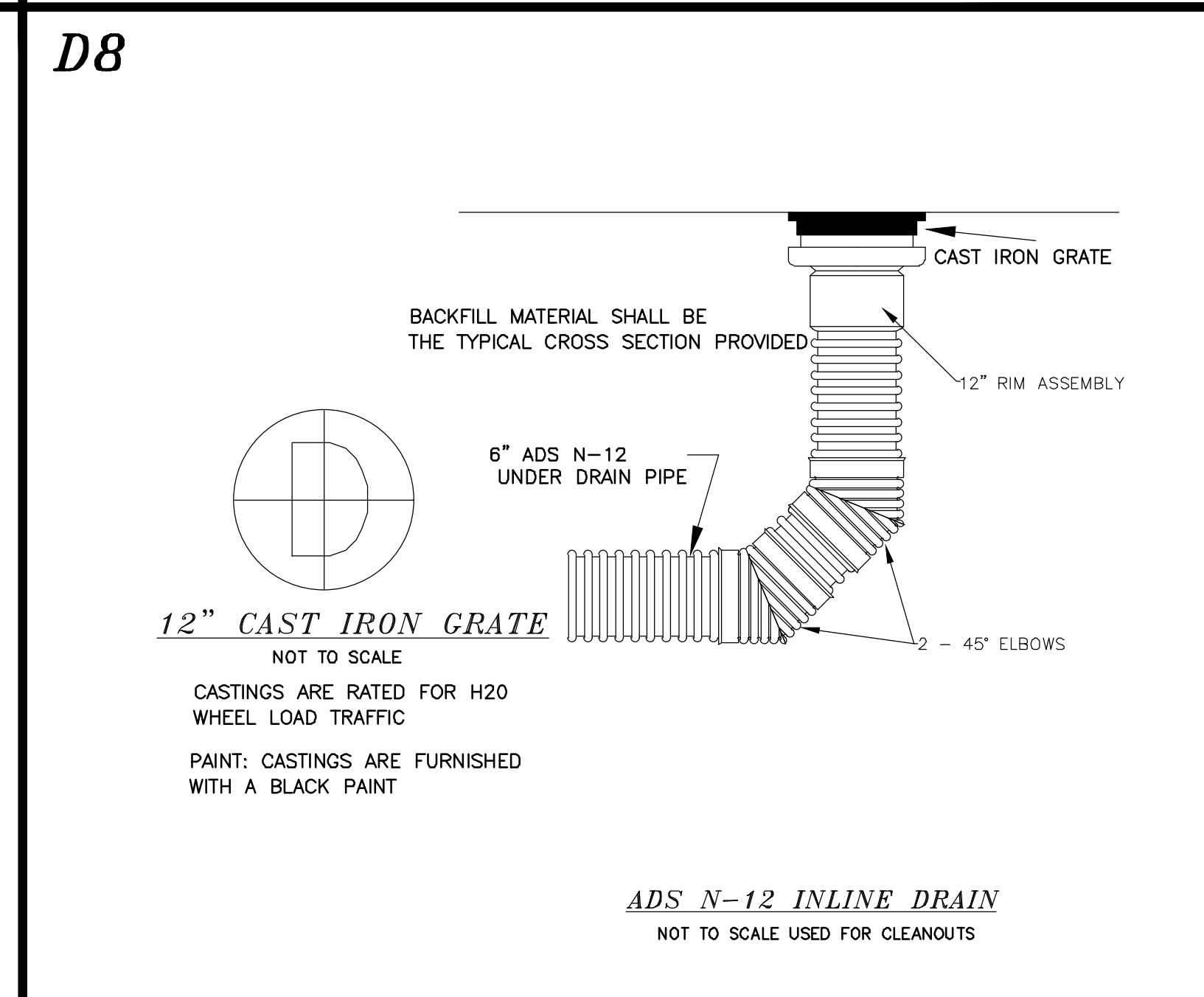
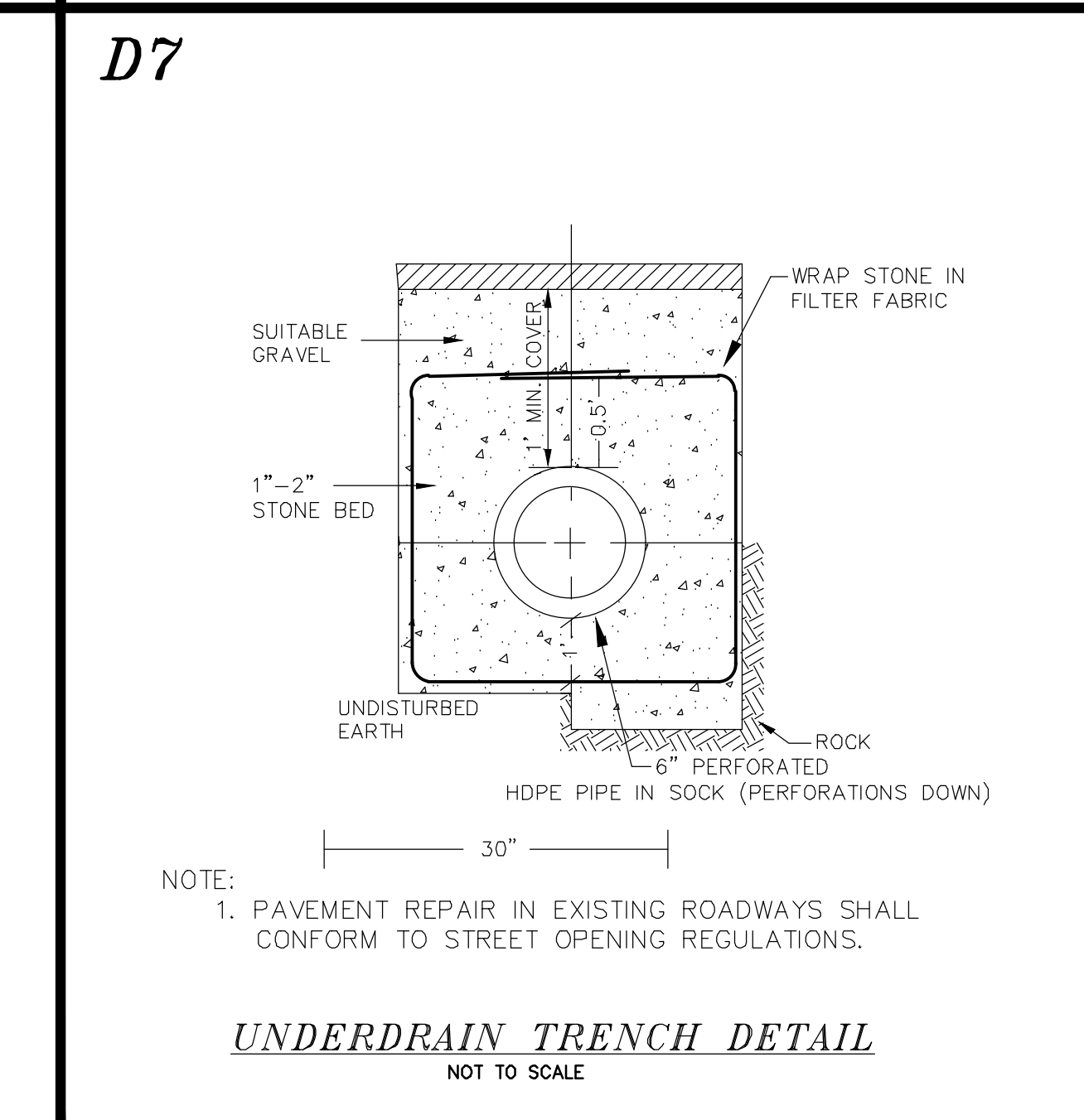
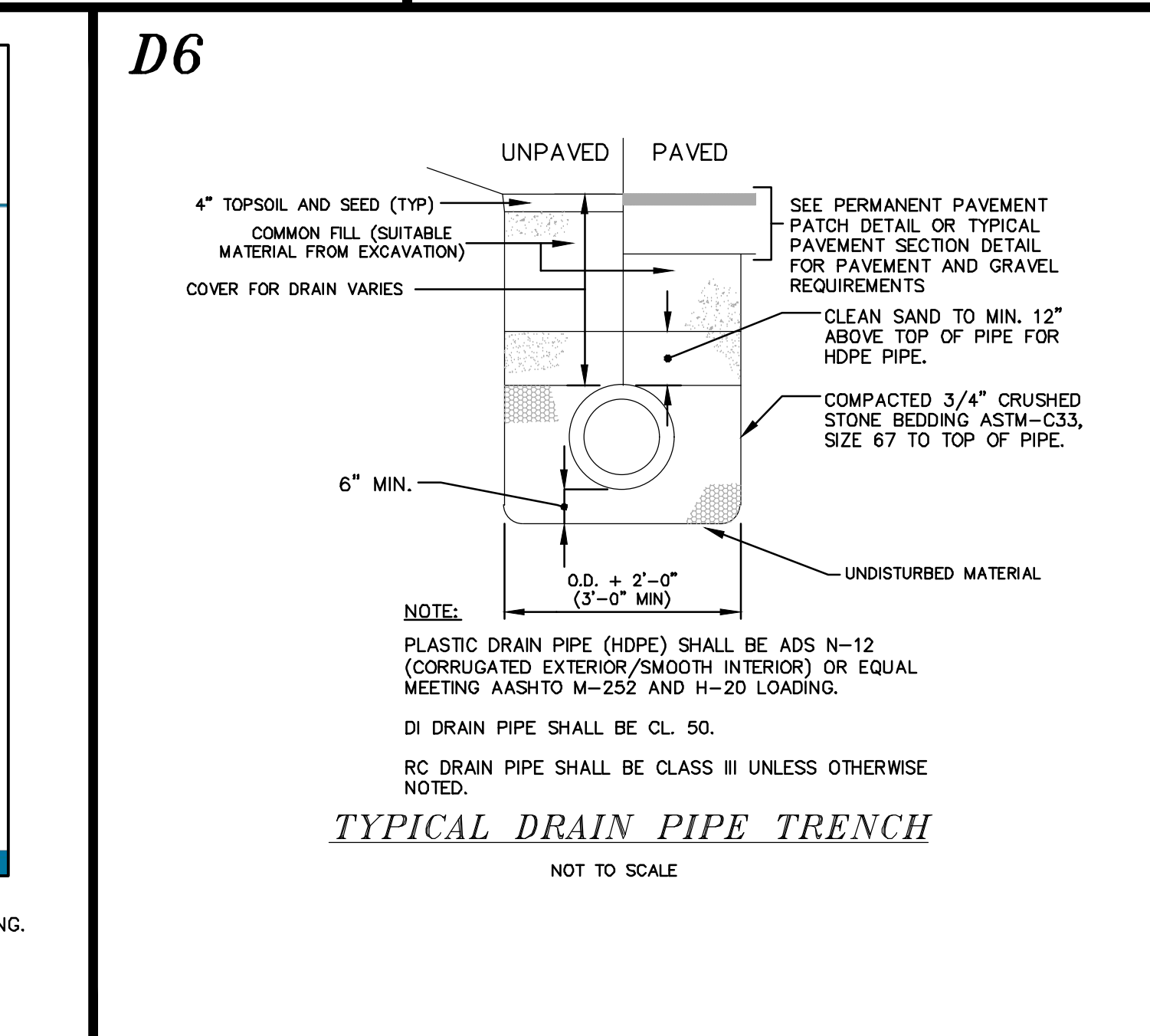
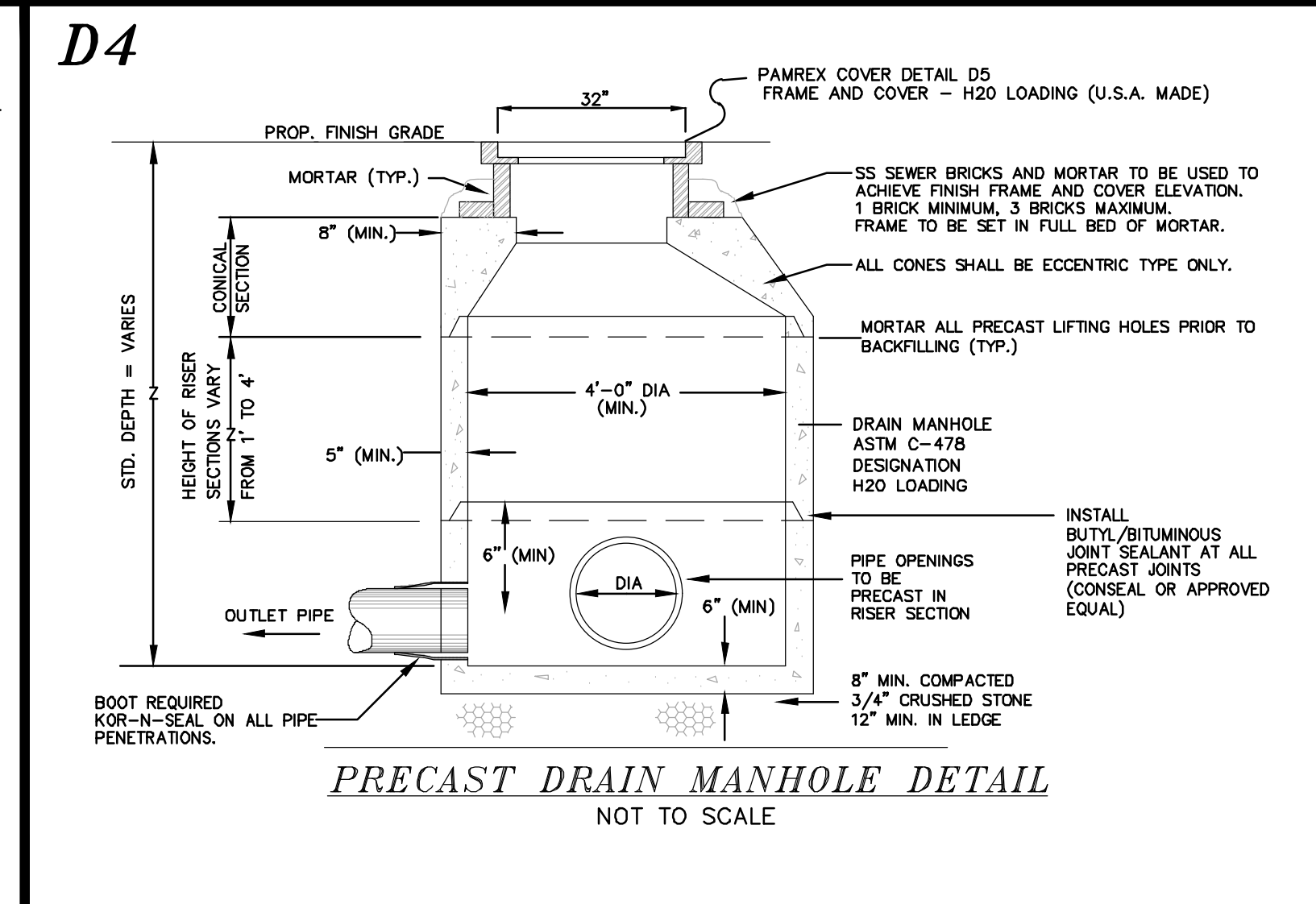
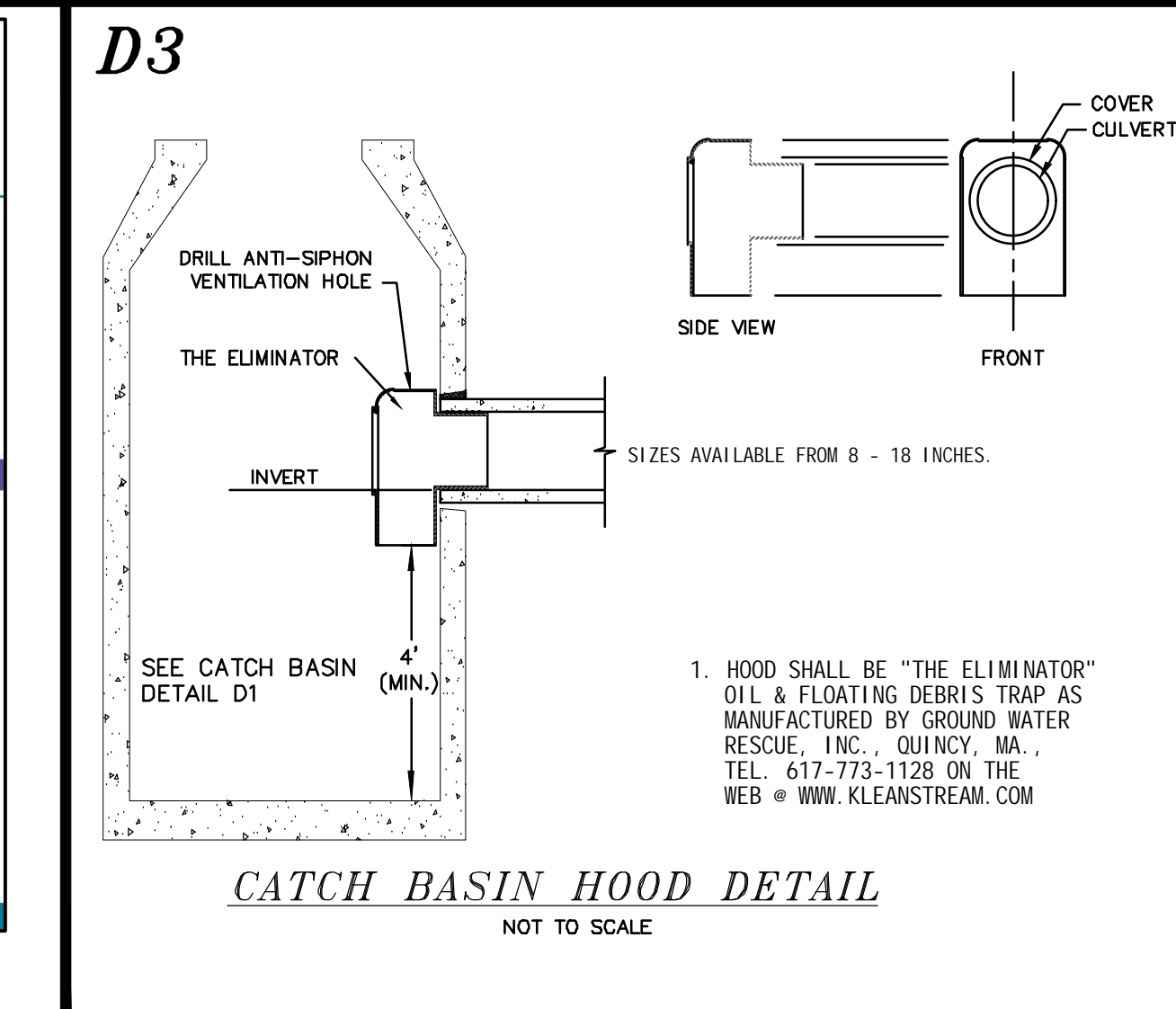
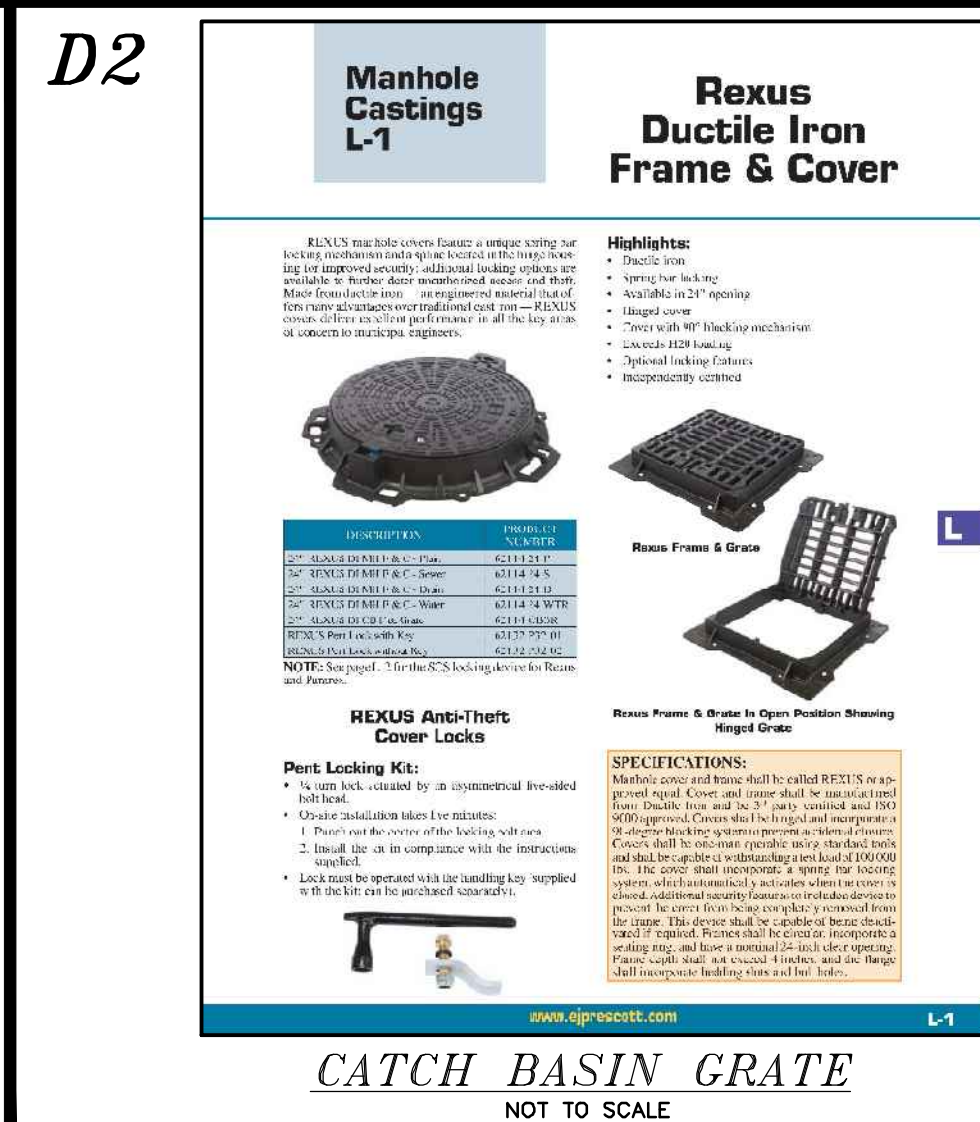
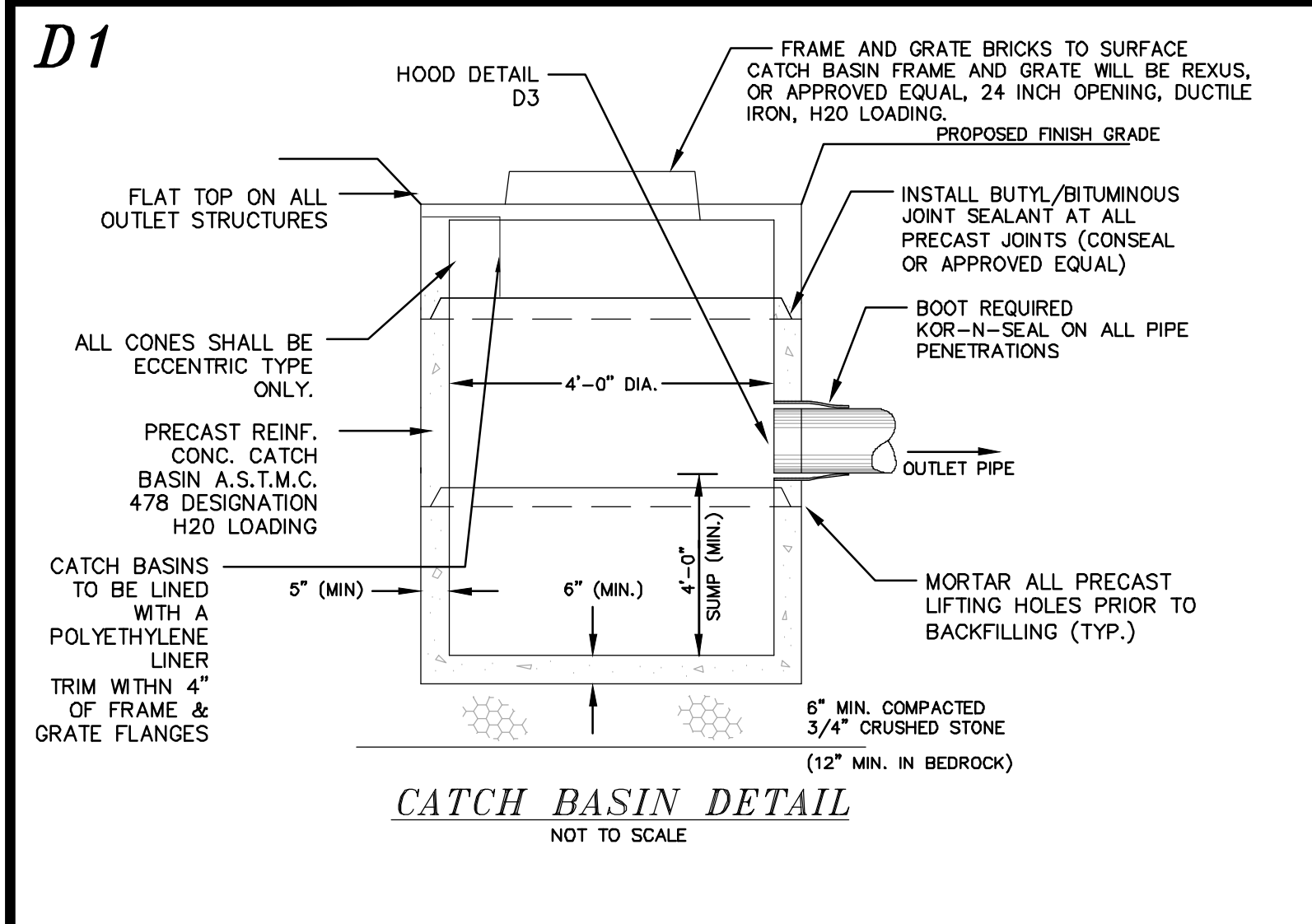
REVISION	DATE	DESCRIPTION
#4	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	8-16-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS
#1	4-15-20	REVISED PER STATE AOT APPLICATION

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. 14243
LICENSED PROFESSIONAL ENGINEER

SHEET 79 OF 98



REVISED PER ROCHESTER TRG COMMENTS

6-25-20

REVISED PER ROCHESTER TRG COMMENTS

6-26-20

REVISED PER ROCHESTER TRG COMMENTS

6-01-20

REVISED PER STATE AOT APPLICATION

4-15-20

#1

#2

#3

REVISION

DATE

DRAINAGE CONSTRUCTION DETAILS

LAND OF

THOMAS R. & DIANNE C. AUBERT

828 PORTLAND STREET

ROCHESTER, NH

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 BERRY

PROFESSIONAL ENGINEER

No. 14243

REFERENCE IS MADE TO A LONG TERM MAINTENANCE MANUAL PREPARED BY BERRY SURVEYING & ENGINEERING, WHICH IS ON FILE AT THE CITY OF ROCHESTER PLANNING DEPARTMENT, AND CAN BE FOUND AT THE OFFICE OF BERRY SURVEYING & ENGINEERING, (603) 332-2863

D-101

SHEET 81 OF 98

D12

ANGLE GRATE
NOT TO SCALE

NOTE:
MUST BE HAALA INDUSTRIES INC.
OR EQUAL.

Angle Grates For Manholes



AG0808-58
Part No. AG0808-58

Save Trees

Angle Grates are designed to cover inlet orifices and prevent small to medium debris from passing through. The top angled design helps to minimize the amount of debris that settles on top after the water recedes. All grates are made from plate for a clean and smooth contact surface.

- Plate design for a clean appearance
- Standard 2" openings (other sizes can be made)
- Angled top/front plate to maximize debris deflection
- Mounting flanges on 3 sides allows grate to be mounted at floor level inverts
- Galvanized steel construction. Can be made from aluminum or stainless steel.

D13

CONE GRATE
NOT TO SCALE

NOTE:
MUST BE HAALA INDUSTRIES INC.
OR EQUAL.

Cone Grates Top Mount



CG12TM
Part No. CG12TM

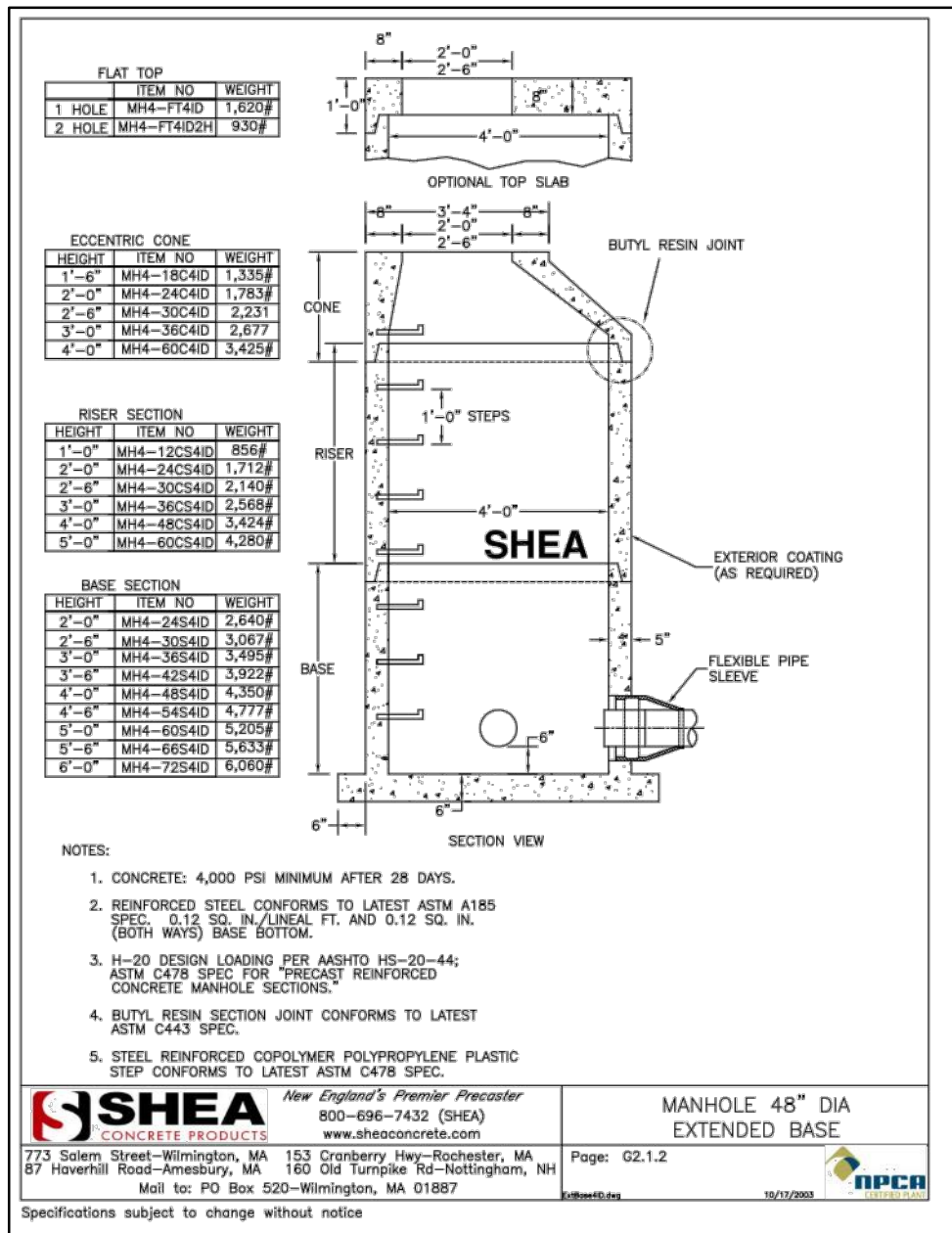
Save Trees

Top Mount Cone Grates are designed to mount on the top of round manhole inlet or outlet structures to keep debris from entering the storm water system. Top mount cone grates are easy to install and allow for at grade manhole installations but can be used in a variety of applications. Grates 96" and larger are made as a two piece, bolt together design.

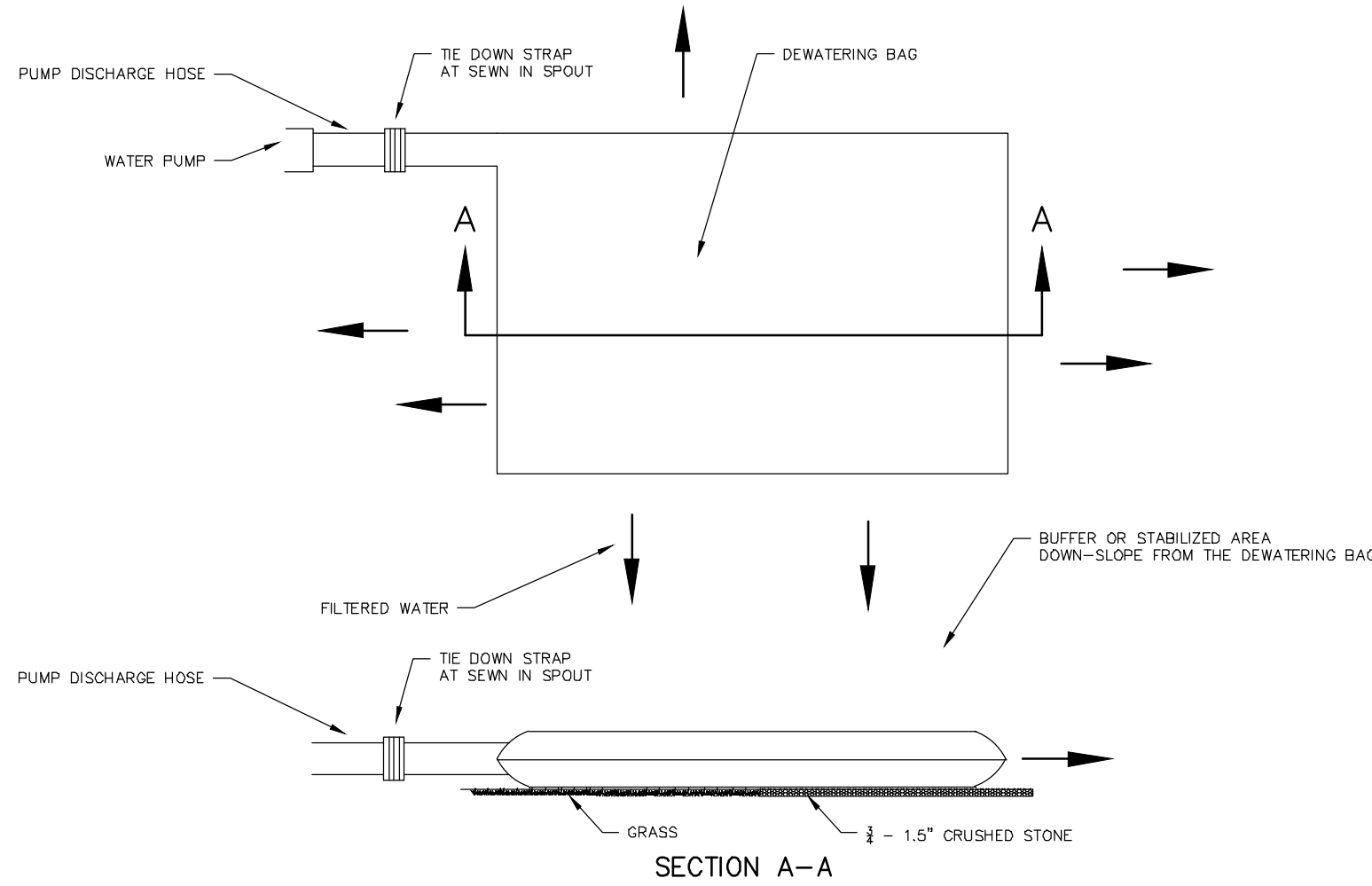
- Plate and bar hybrid design is both clean and cost effective
- Made from 1/2" plate with 3/4" or 1" round bars depending on grate size
- Anti vortex plate can be added upon request
- Hinged and lockable access doors can be added upon request
- Galvanized steel construction. Can be made from aluminum or stainless steel.

D14

48" MANHOLE ROUND EXTENDED BASE
NOT TO SCALE

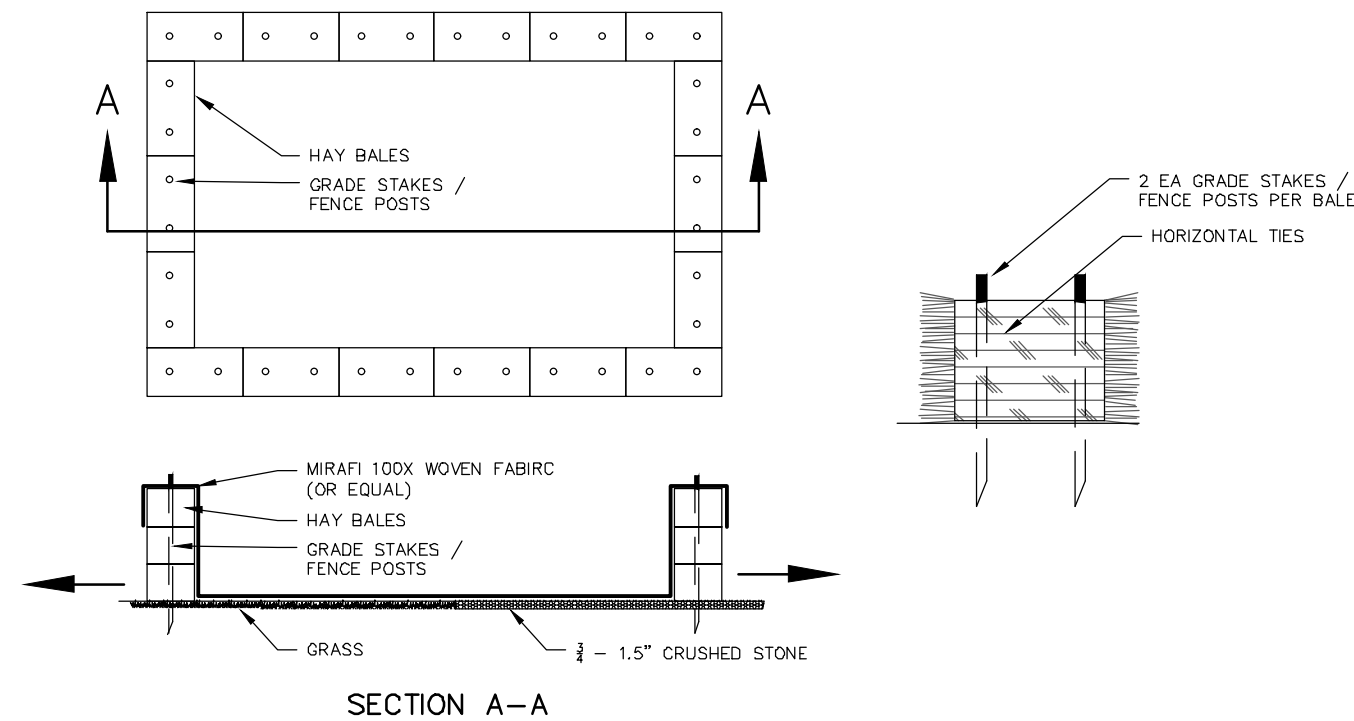


D15



DEWATERING (DANDY) BAG
NOT TO SCALE

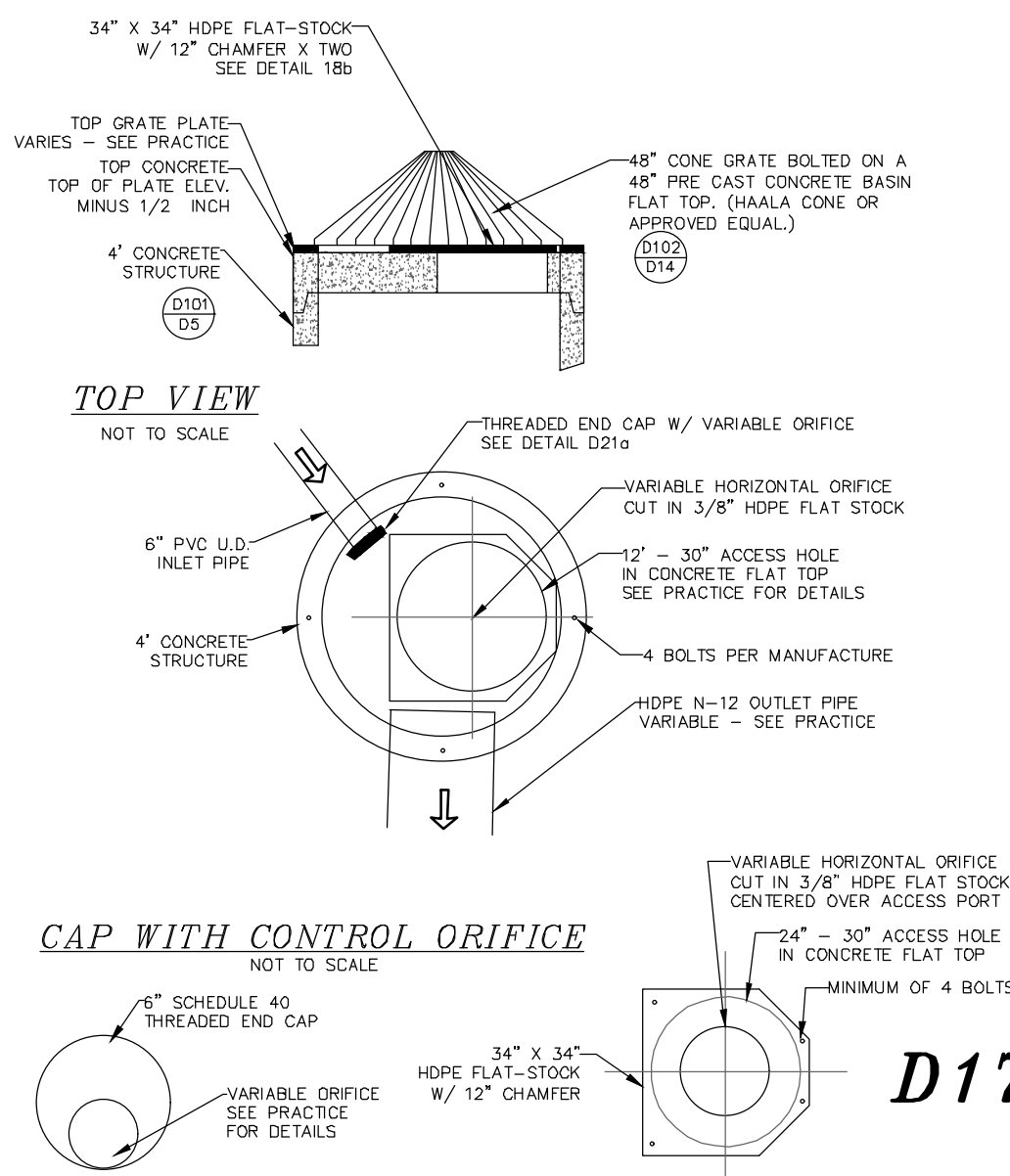
D16



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



D17a

ORIFICE SCHEMATIC - GENERAL
NOT TO SCALE

D17b

REFERENCE IS MADE TO A
LONG TERM MAINTENANCE
MANUAL PREPARED BY BERRY
SURVEYING & ENGINEERING,
WHICH IS ON FILE AT THE
CITY OF ROCHESTER
PLANNING DEPARTMENT, AND
CAN BE FOUND AT THE
OFFICE OF BERRY SURVEYING
& ENGINEERING, (603)
332-2863

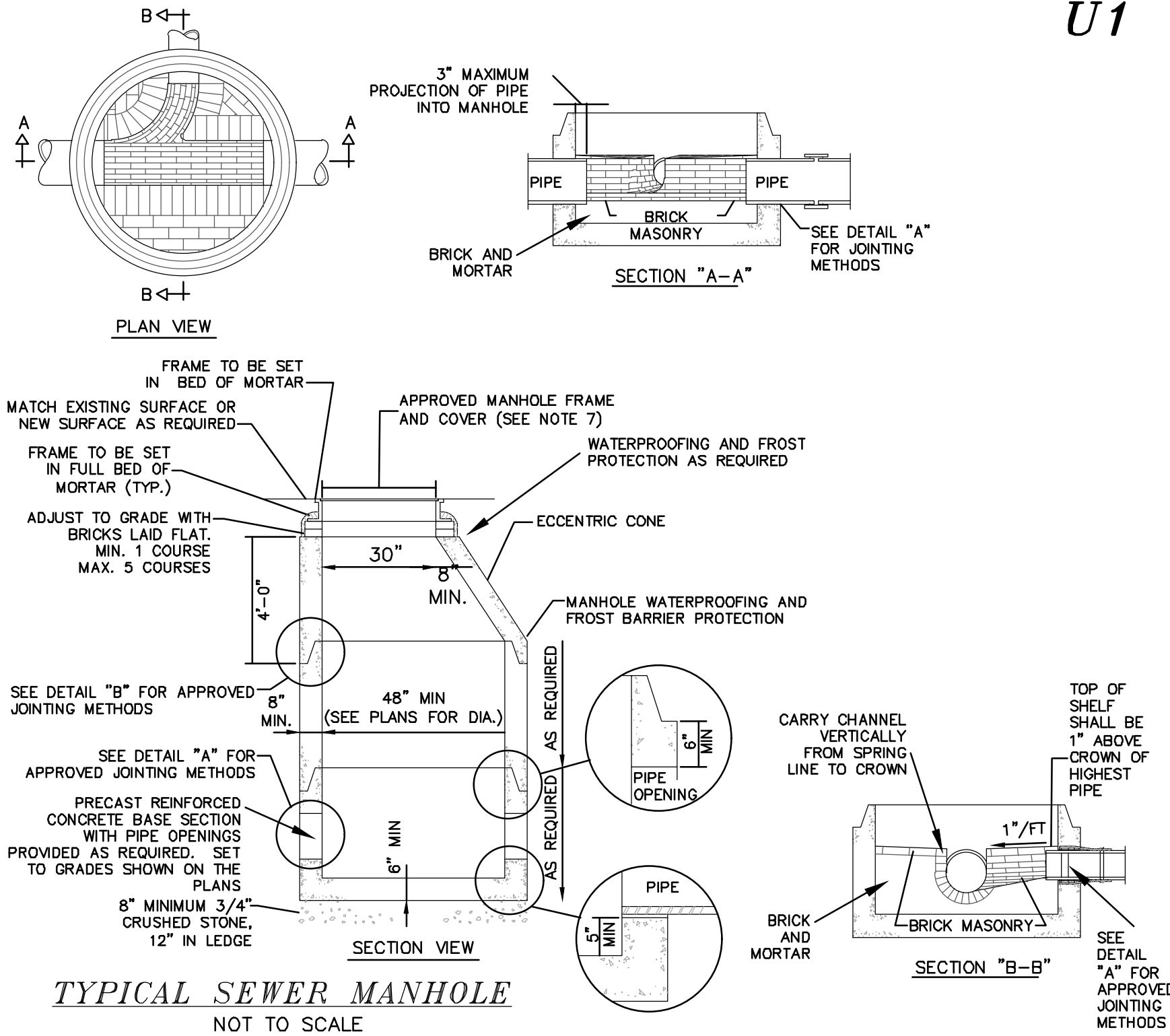
D-102

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 BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

NOTES ON MANHOLE AND SEWER CONSTRUCTION:

- 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.
- BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE. (IAW ENV-WQ 704.12 (d))
- SEWER MANHOLE DIAMETER SHALL BE AS INDICATED ON THE PLANS.
- PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.
- GRAVITY SEWER PIPE TESTING WILL BE IN ACCORDANCE WITH ENV-WQ 704.06 AND MAN HOLE TESTING IAW ENV-WQ 704.17 DATED OCTOBER 15, 2014.
- 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(c). CASTINGS SHALL CONFORM WITH ASTM A48/48M PER ENV-WQ 704.13 (c)(8). UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. (IAW ENV-WQ 704.13 (c) (9)). MORTAR SHALL CONFORM WITH REQUIREMENTS OF IAW ENV-WQ 704.13 (c).
- 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 (c) (4-6)) SEWER MAN HOLE COVERS ARE TO PAMFEX.
- SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.
- 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 WATER TIGHTNESS UPON A DOUBLE ROW OF AN OVERLAPPING TYPE ELASTOMERIC OR MASTIC-LIKE GASKET. APPROVED ELASTOMERIC SEALANTS ARE: RAM-NEK, KENT SEAL NO. 2, EZ, OR EQUAL.
- 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.
- ANY WORK INVOLVING THE CUTTING INTO A.C. PIPE SHALL MEET THE REQUIREMENTS OF ENV-A 1800.
- THE CONTRACTOR IS TO REVIEW THE CITY OF ROCHESTER STANDARDS OF INFRASTRUCTURE DESIGN DATED JULY 2016 FOR FURTHER DEFINED. SEE CHAPTER II-7.

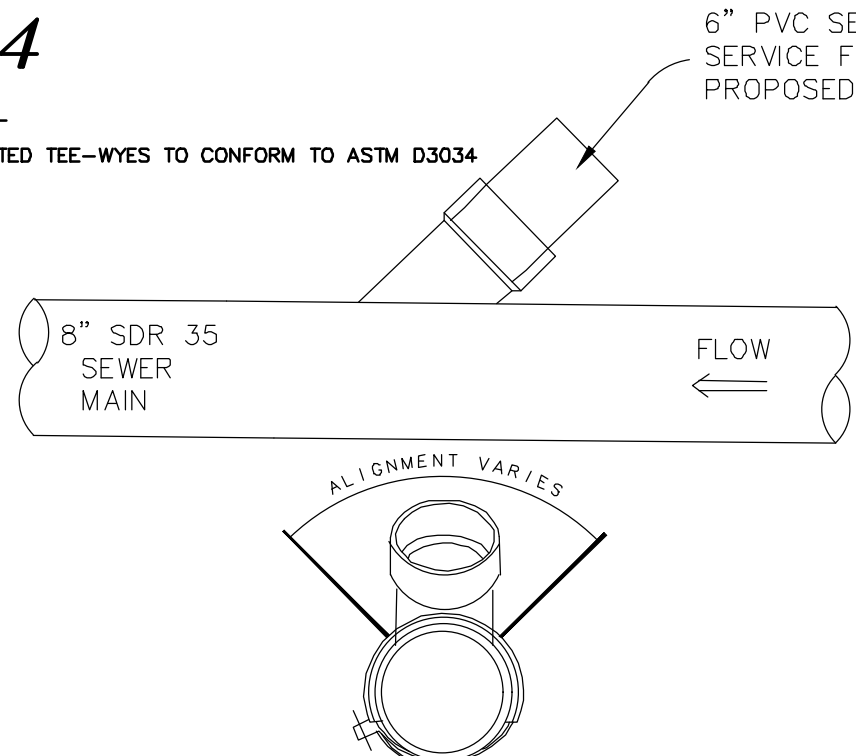


TYPICAL SEWER MANHOLE
NOT TO SCALE

U4

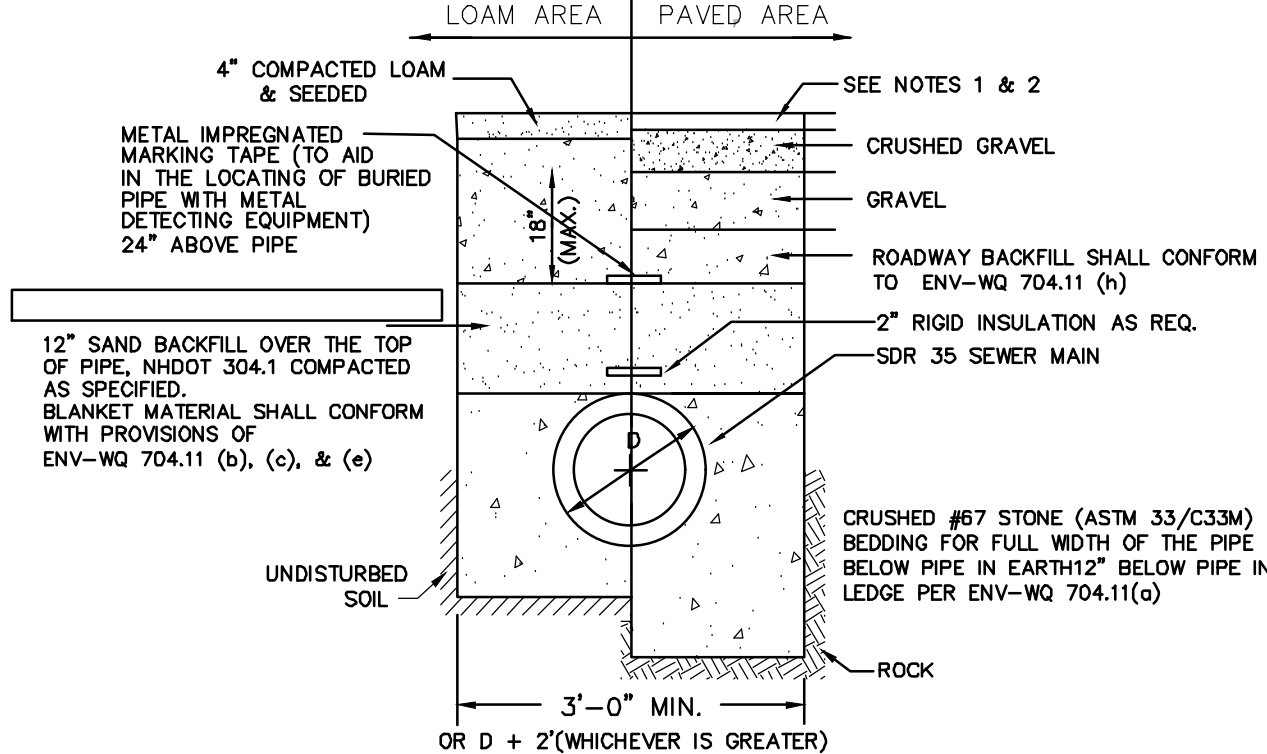
NOTES:

GASKETED TEE-WYES TO CONFORM TO ASTM D3034



PVC GASKETED TEE-WYE DETAIL
NOT TO SCALE

U5



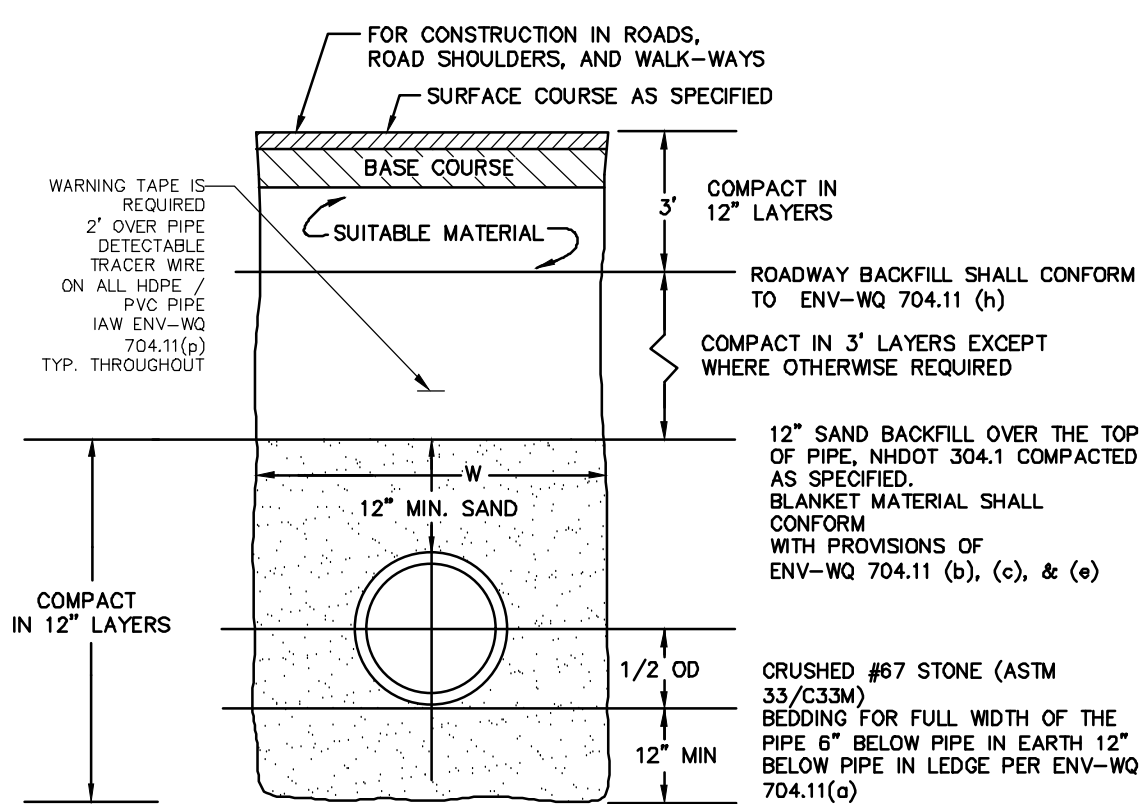
TYPICAL SEWER PIPE TRENCH
NOT TO SCALE

NOTE:

- PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
- NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPEC'S.
- ANTI-SLEEP COLLARS OR CLAY CHECK DAMS ON STEEP RUNS IN WET CONDITIONS.
- 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 FORCE MAIN PIPE WILL CONFORM TO ENV-WQ 704.08.
- SEE DETAIL U11 BELOW FOR INSULATION DETAILS.
- SEE CITY OF ROCHESTER STANDARDS OF INFRASTRUCTURE DESIGN CHAPTER II-8

U8

SEE ALSO TYPICAL SEWER TRENCH DETAIL, SHEET U-101, DETAIL U5

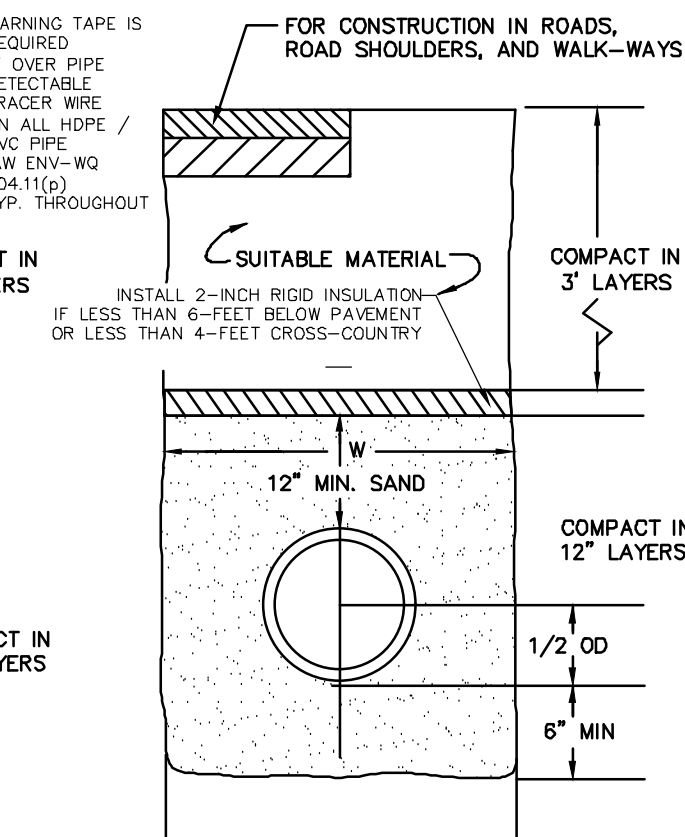


LEDGE CONSTRUCTION
NOT TO SCALE

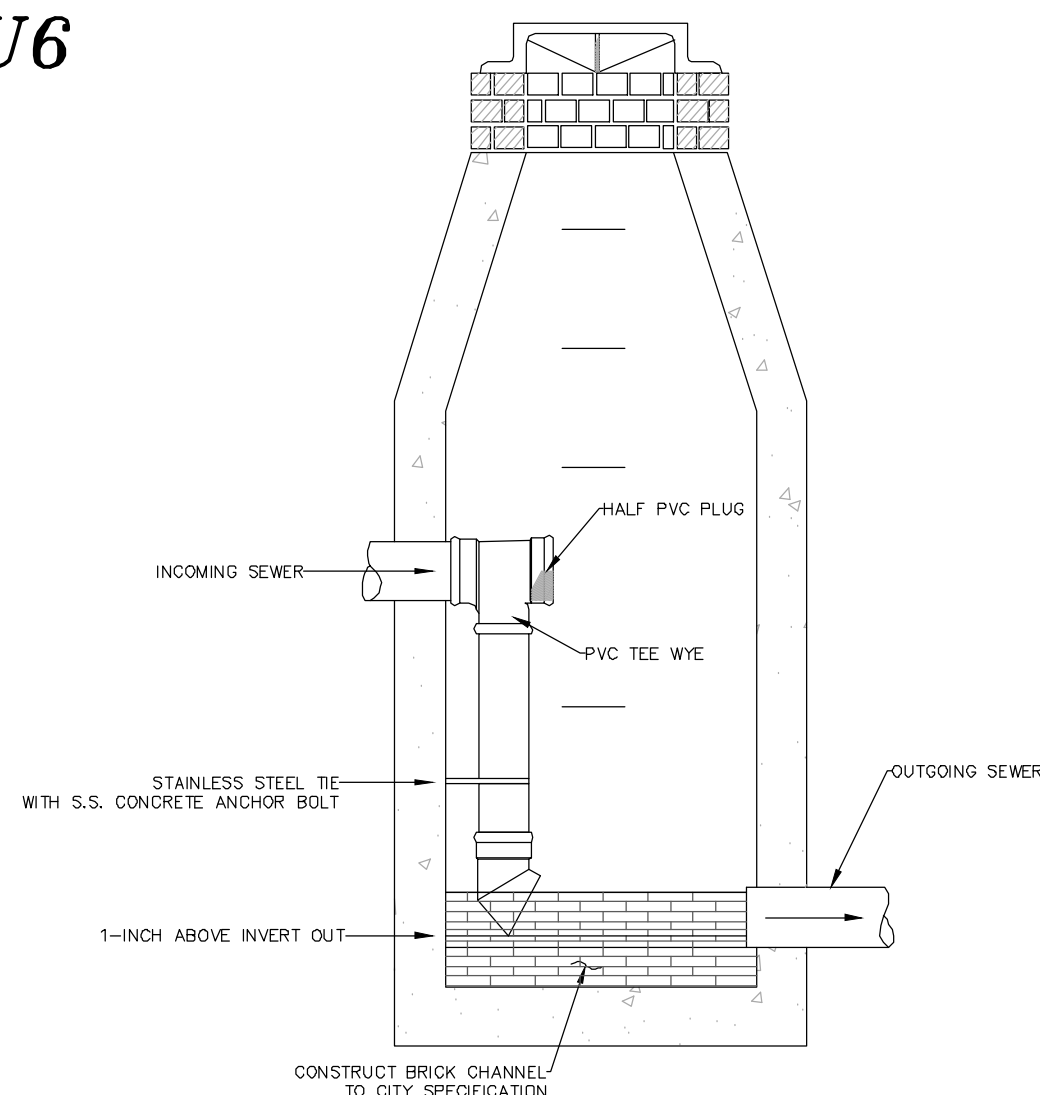
EARTH CONSTRUCTION
NOT TO SCALE

EARTH CONSTRUCTION WITH SHEETING
NOT TO SCALE

TRENCH INSULATION
NOT TO SCALE

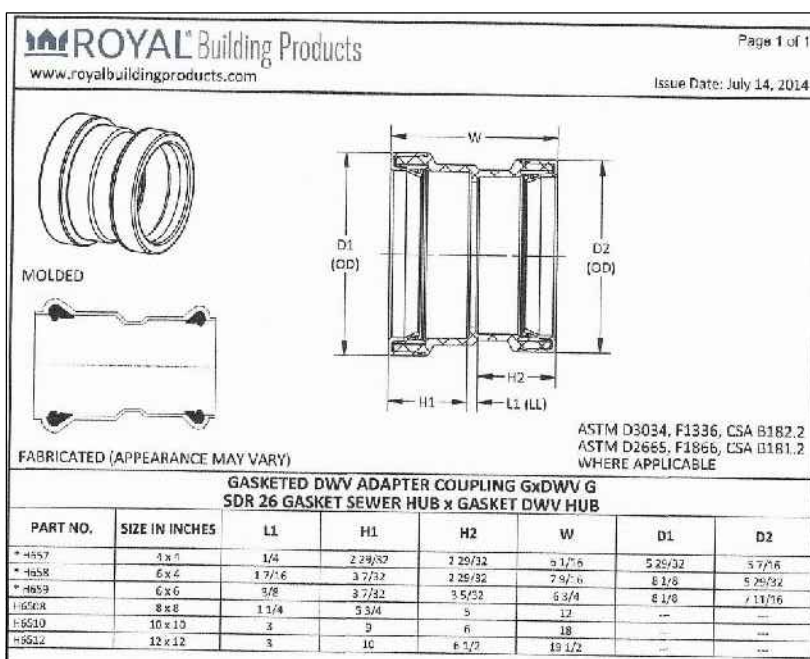


U6



SEWER DROP INLET
NOT TO SCALE

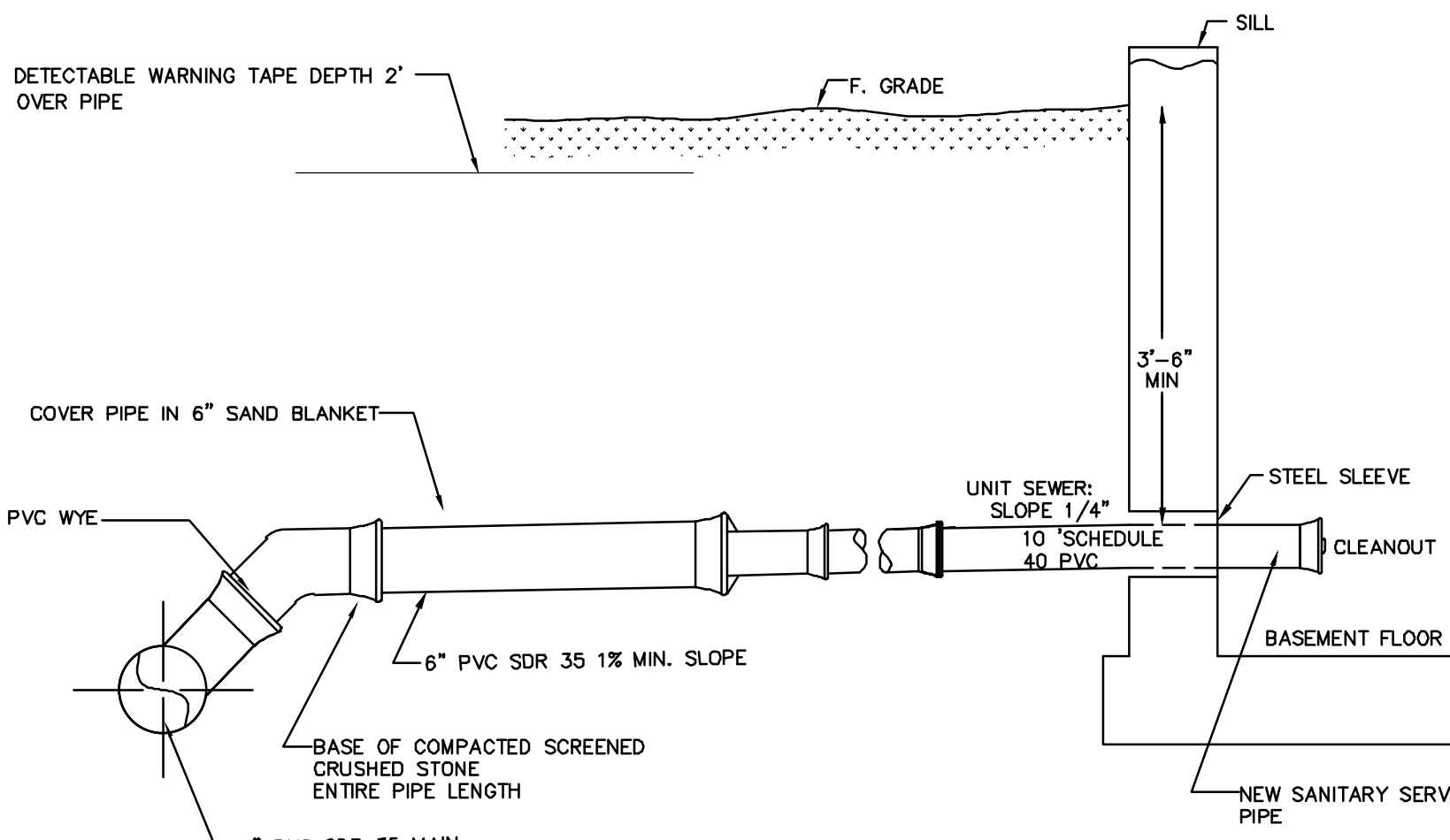
- THE CONTRACTOR IS TO REVIEW THE CITY OF ROCHESTER STANDARDS OF INFRASTRUCTURE DESIGN DATED JULY 2016 FOR FURTHER DEFINED. SEE CHAPTER II-7.



COUPLING DETAIL
NOT TO SCALE

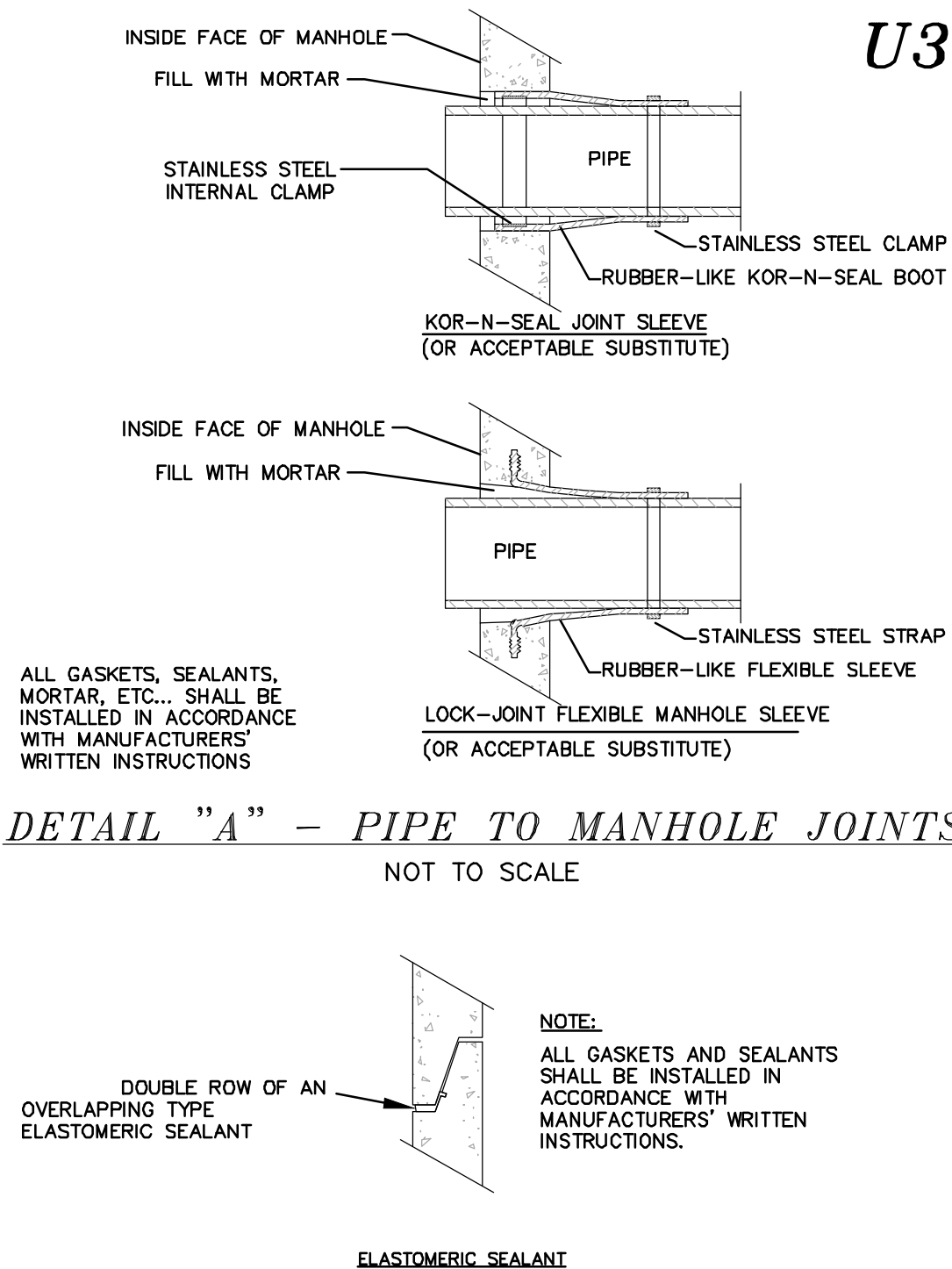
U2

- SEE DETAILS FOR SERVICE CONNECTION REQUIREMENTS
- SERVICE CONNECTION SHALL BE INSTALLED BELOW WATER MAIN WHERE POSSIBLE.
- CLEANOUTS SHALL BE INSTALLED INSIDE EACH BUILDING EXIT POINT



DETAIL OF UNIT SEWER SERVICE
NOT TO SCALE

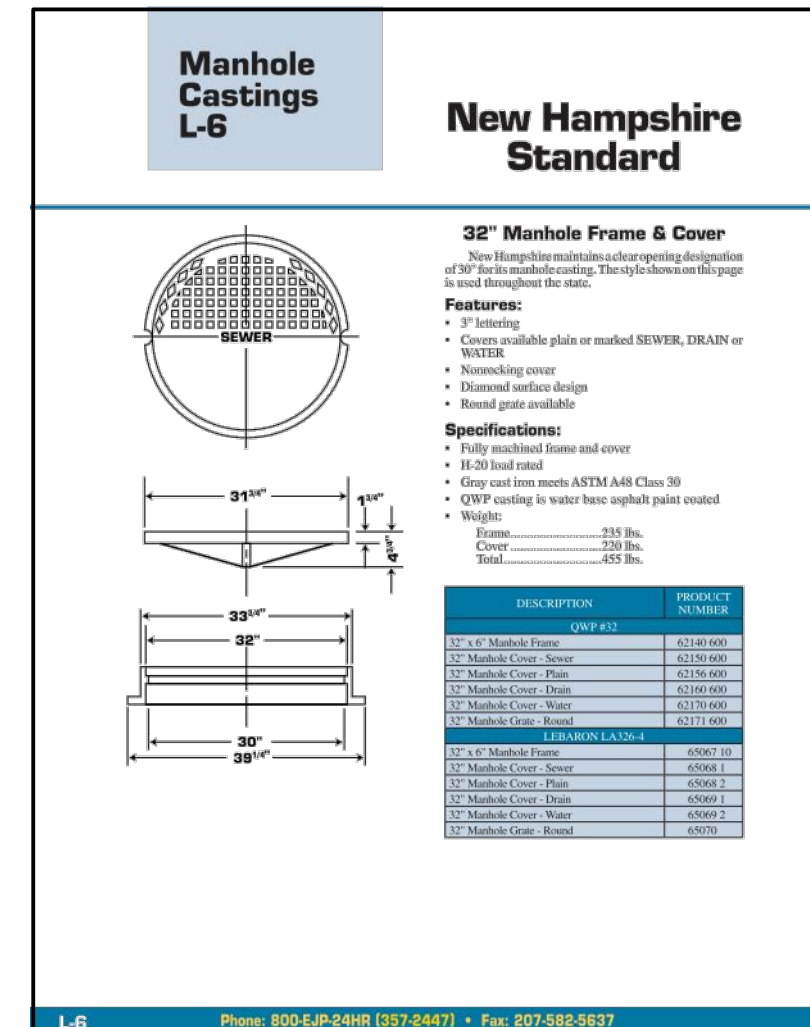
U3



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

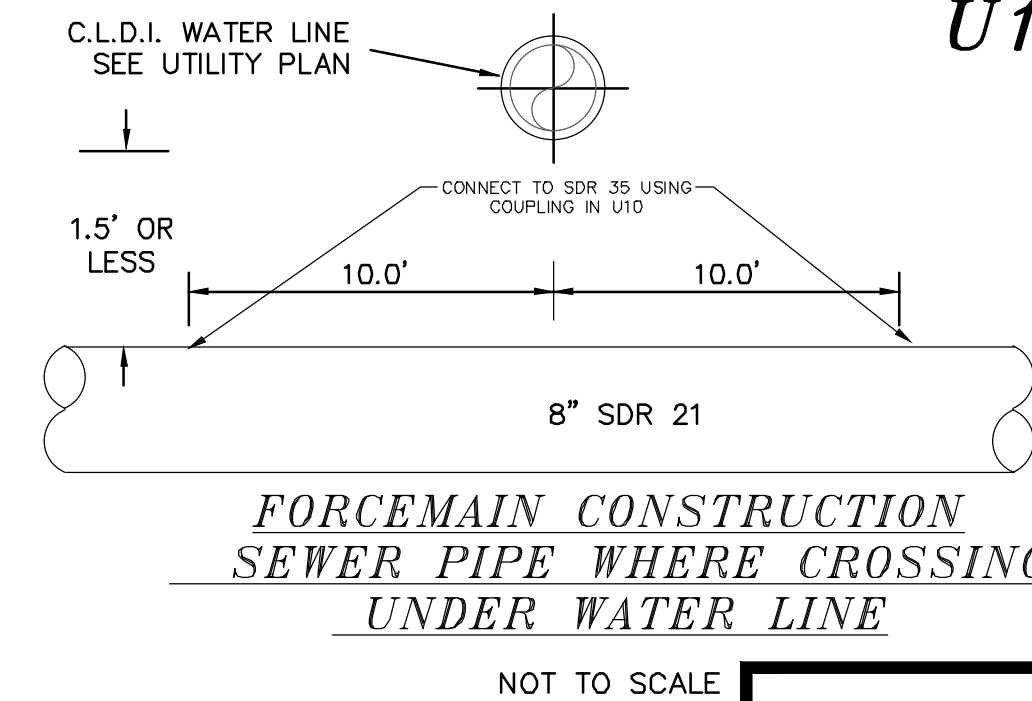
DETAIL "B" HORIZONTAL JOINTS
NOT TO SCALE

U7



SEWER MANHOLE COVER DETAIL
NOT TO SCALE

U9



FORCEMAIN CONSTRUCTION SEWER PIPE WHERE CROSSING UNDER WATER LINE
NOT TO SCALE

U10

U-101

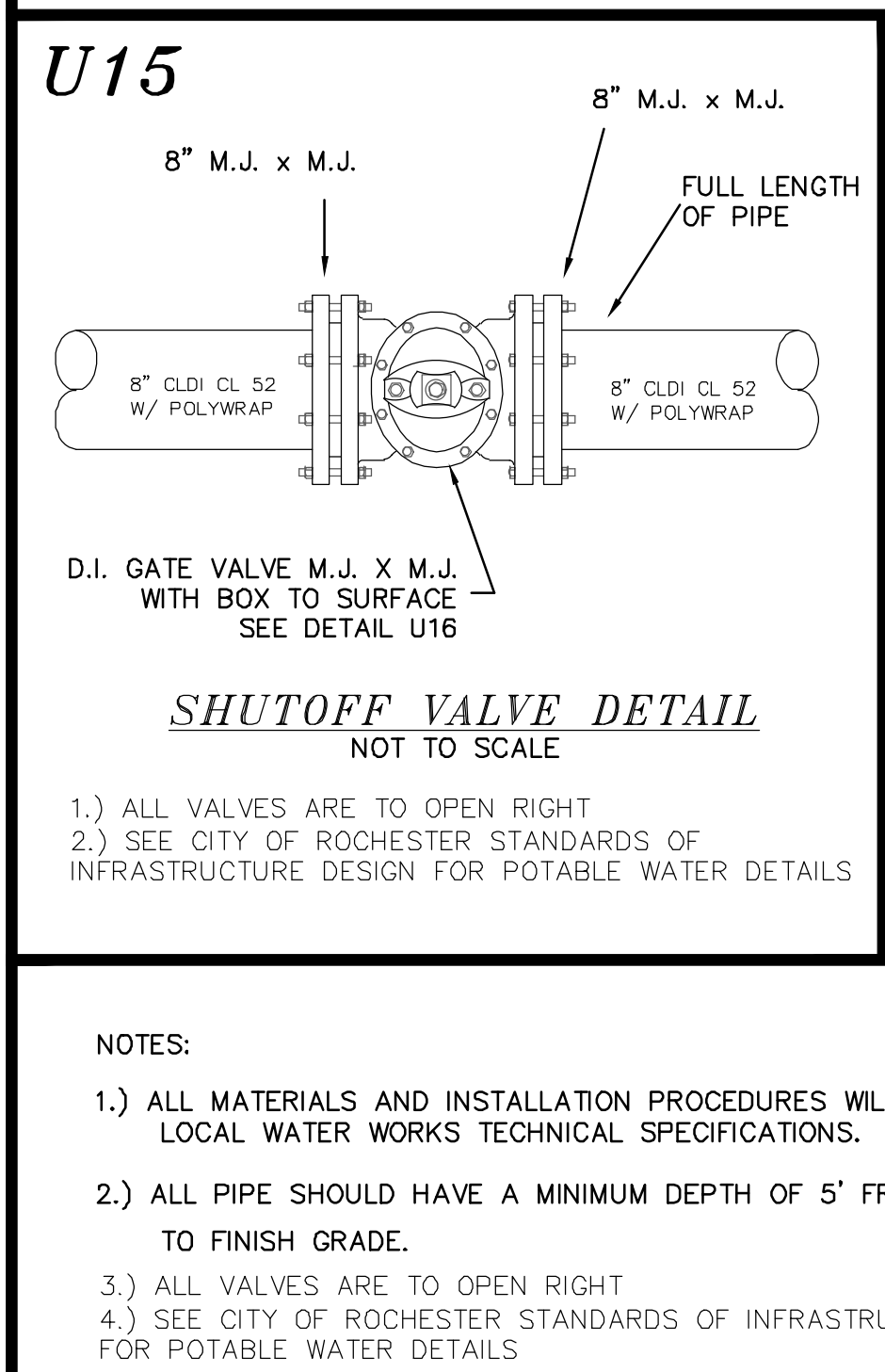
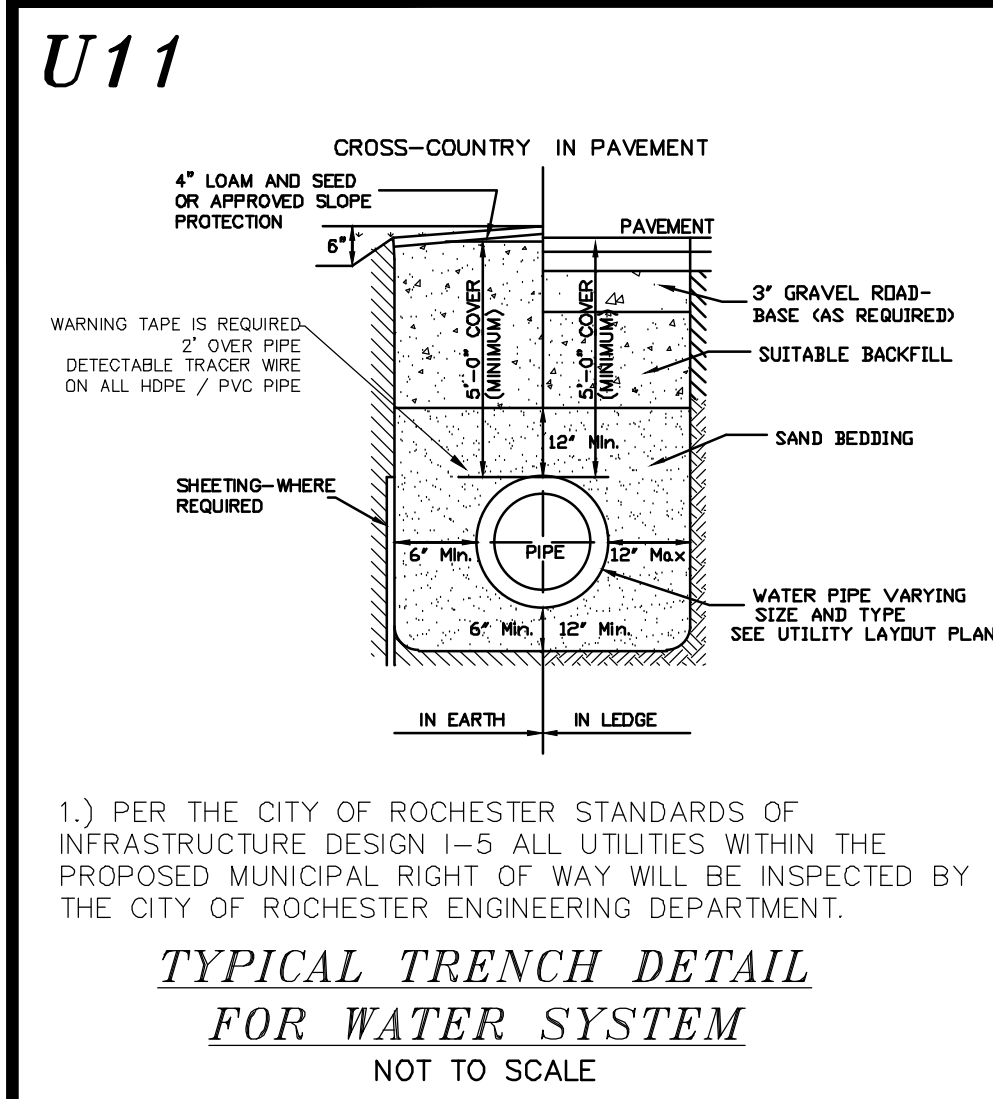
REVISED PER ROCHESTER TRG COMMENTS	DATE	REVISION	DESCRIPTION
6-25-20	6-25-20	#1	
6-26-20	6-26-20	#2	
6-01-20	6-01-20	#3	
4-15-20	4-15-20	#4	

UTILITY CONSTRUCTION DETAILS
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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 BERRY
No. 14243
PROFESSIONAL ENGINEER

SHEET 83 OF 98



U16

2") OPERATING NUT CENTERED IN VALVE BOX BOTTOM

VALVE BOX DETAIL
NOT TO SCALE

TYPICAL THRUST BLOCKS
NOT TO SCALE

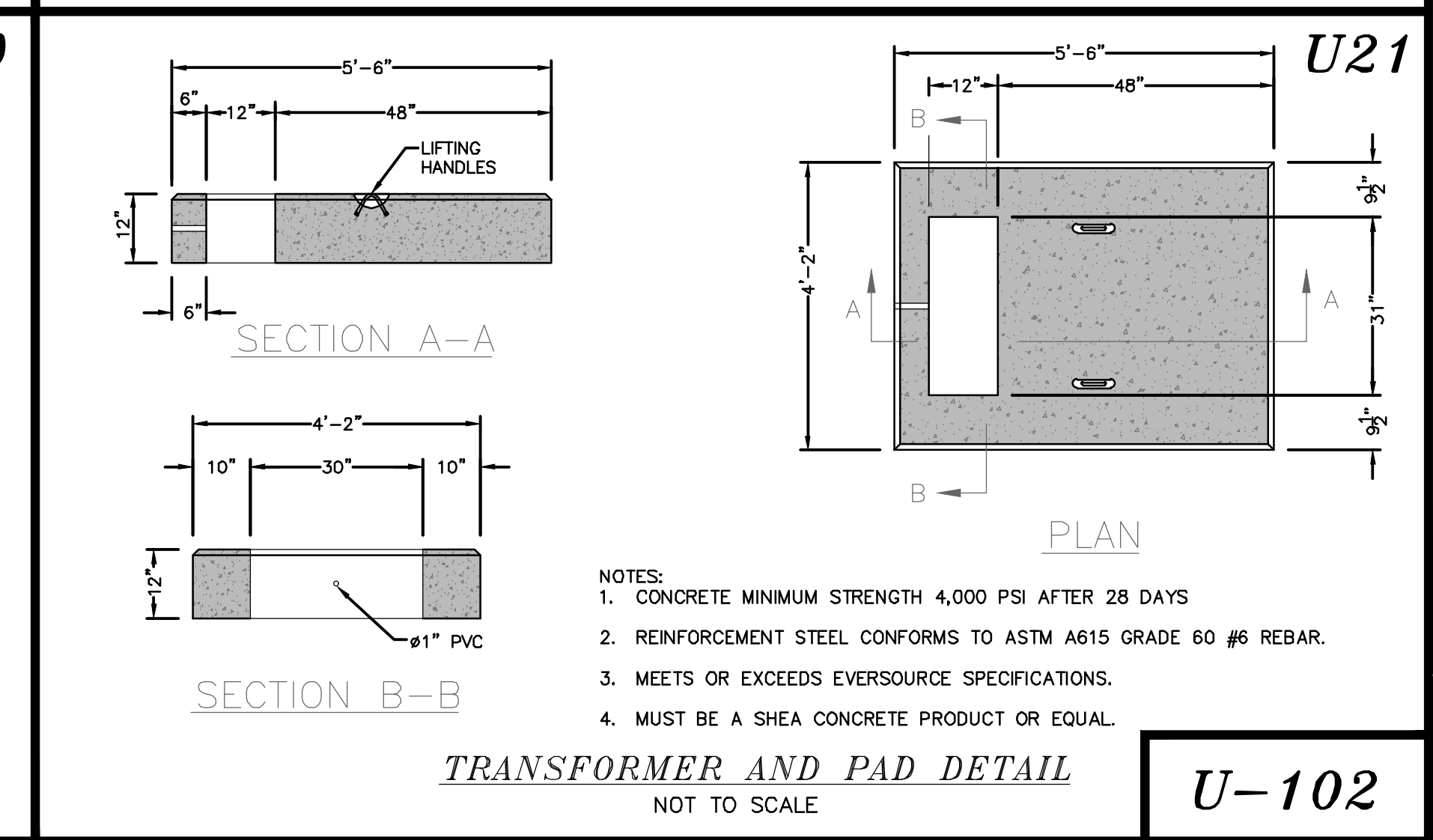
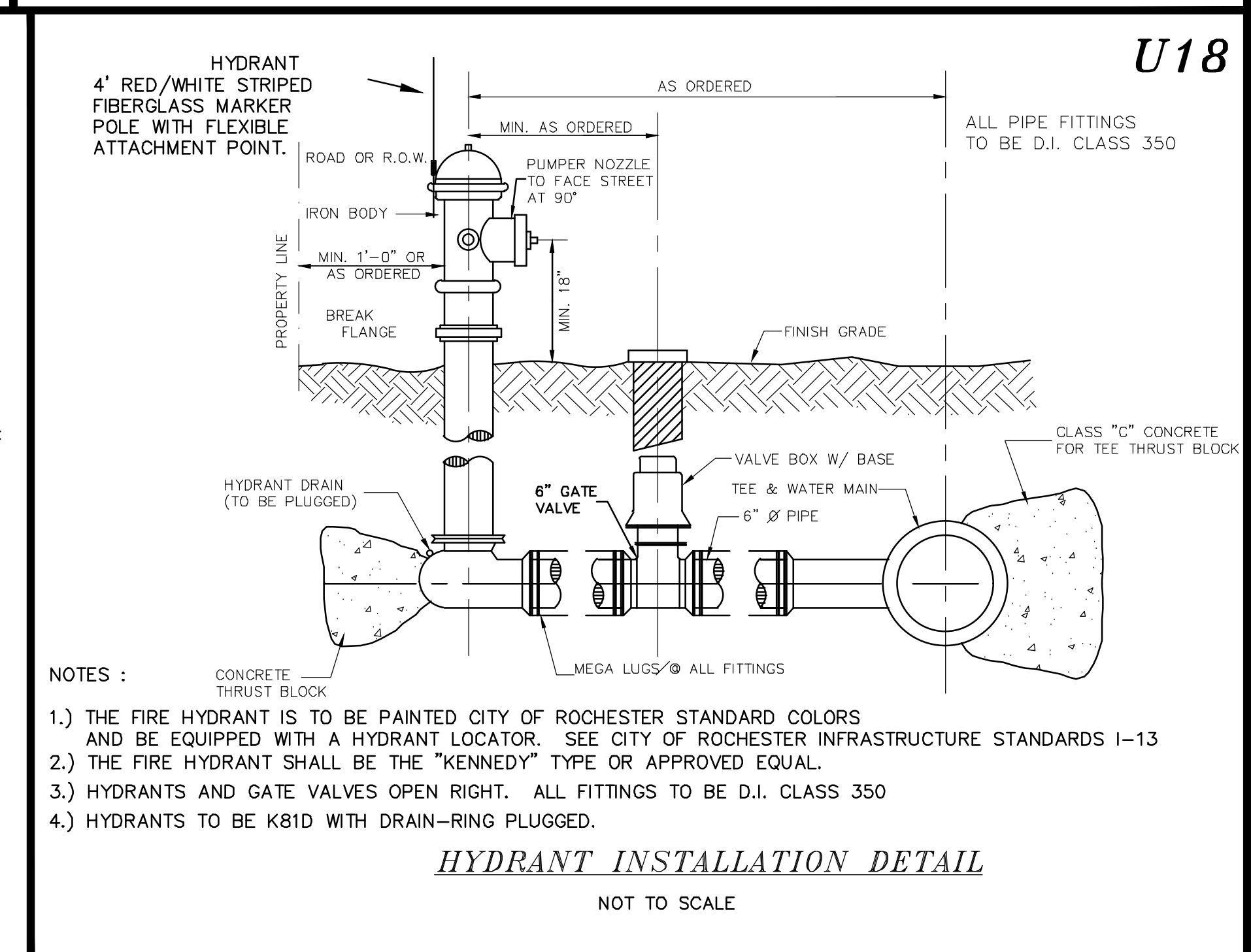
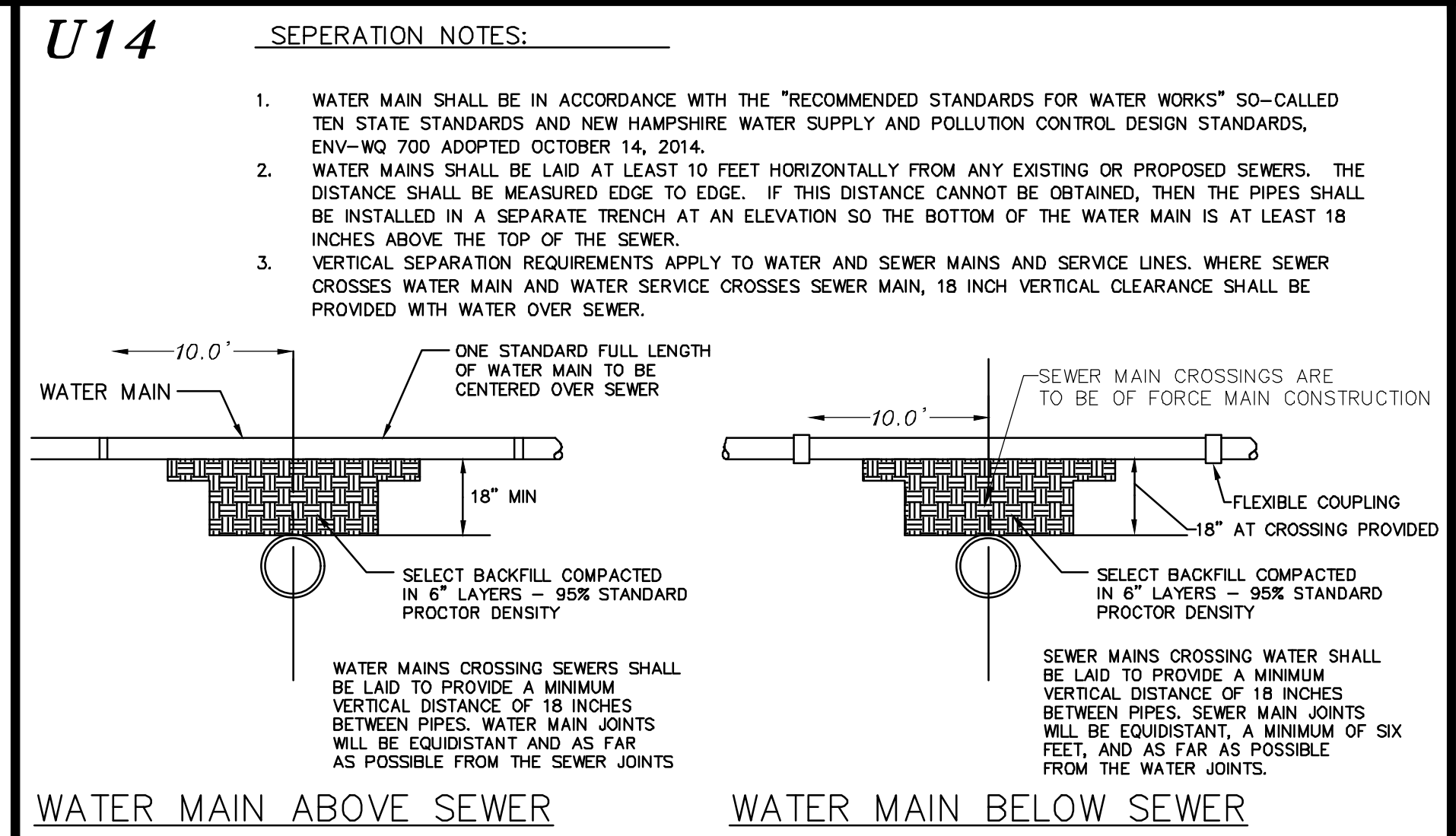
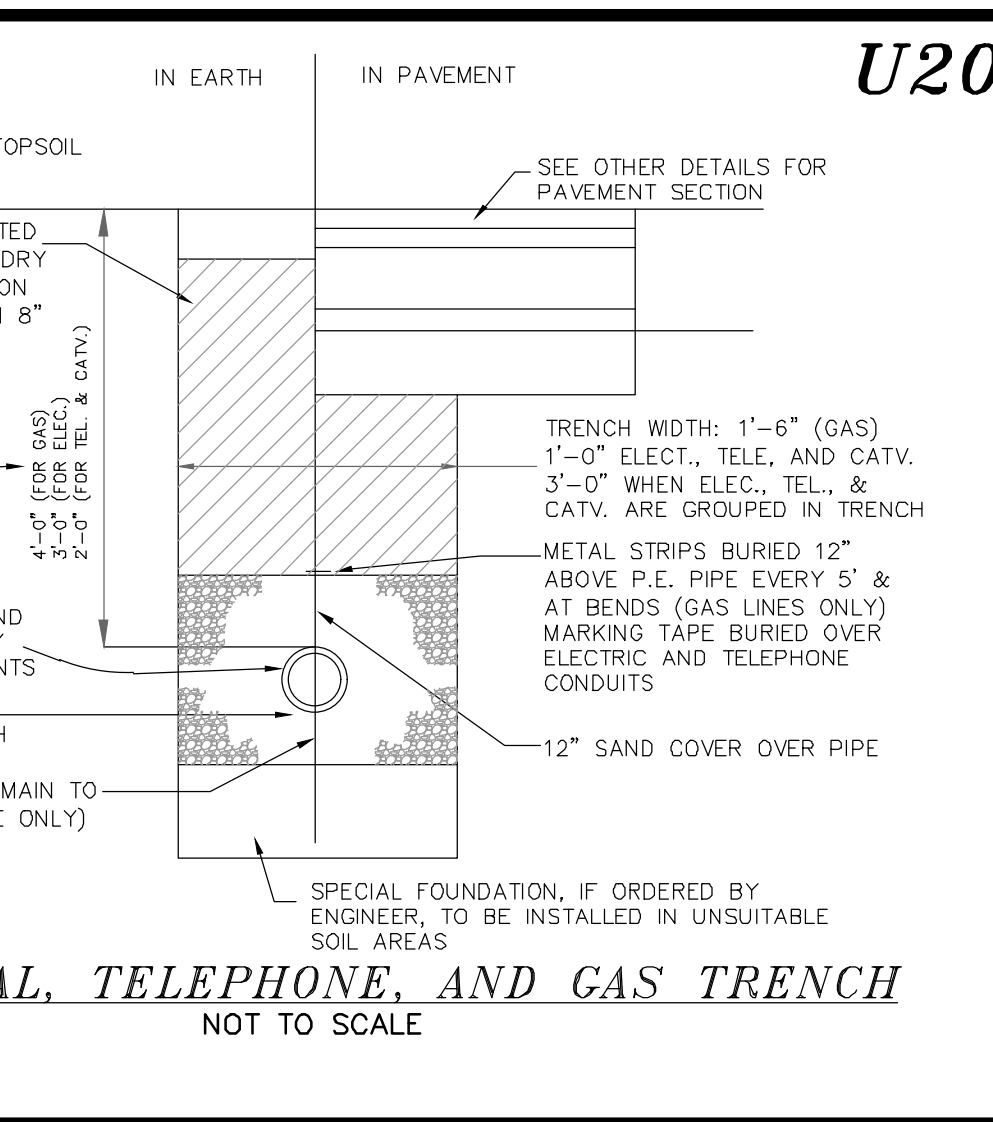
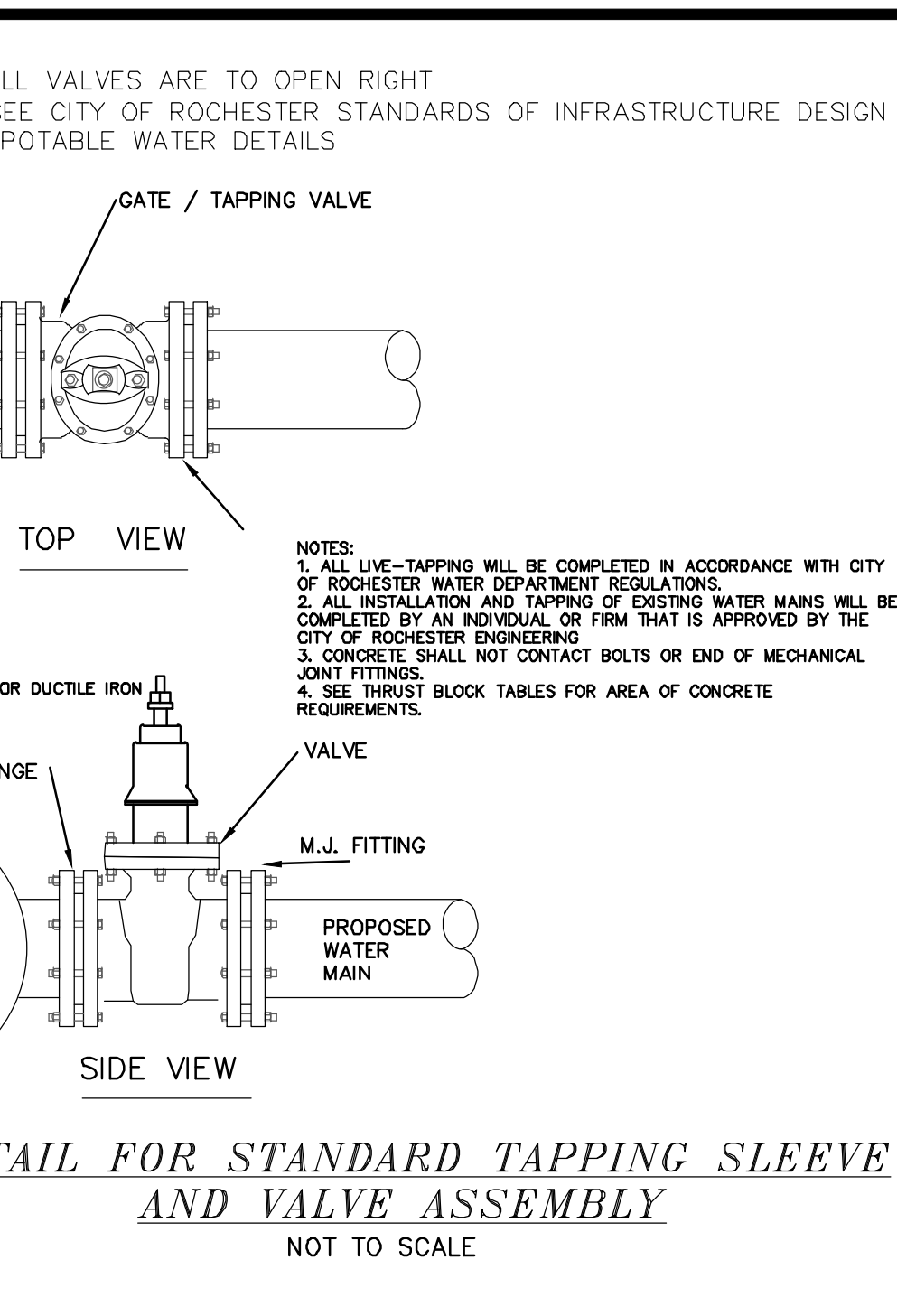
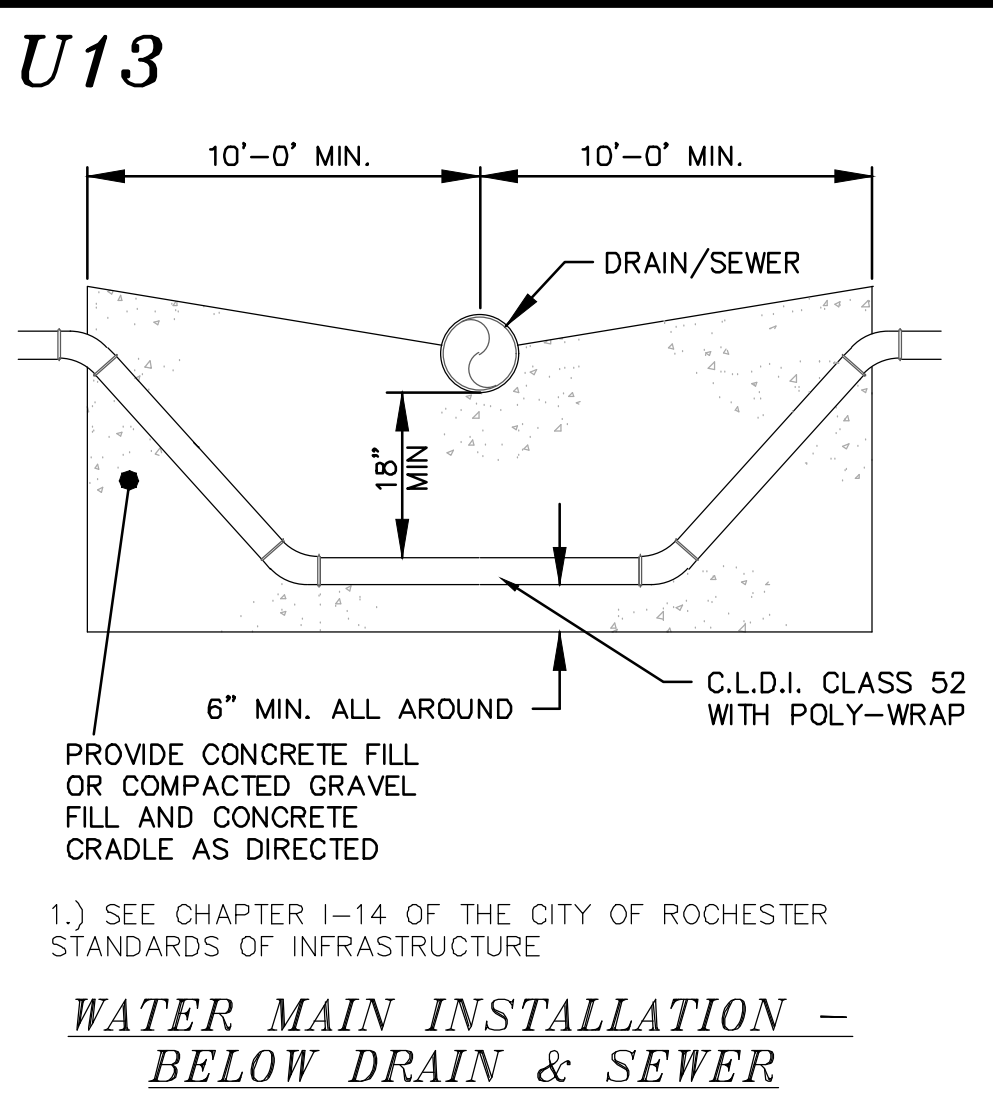
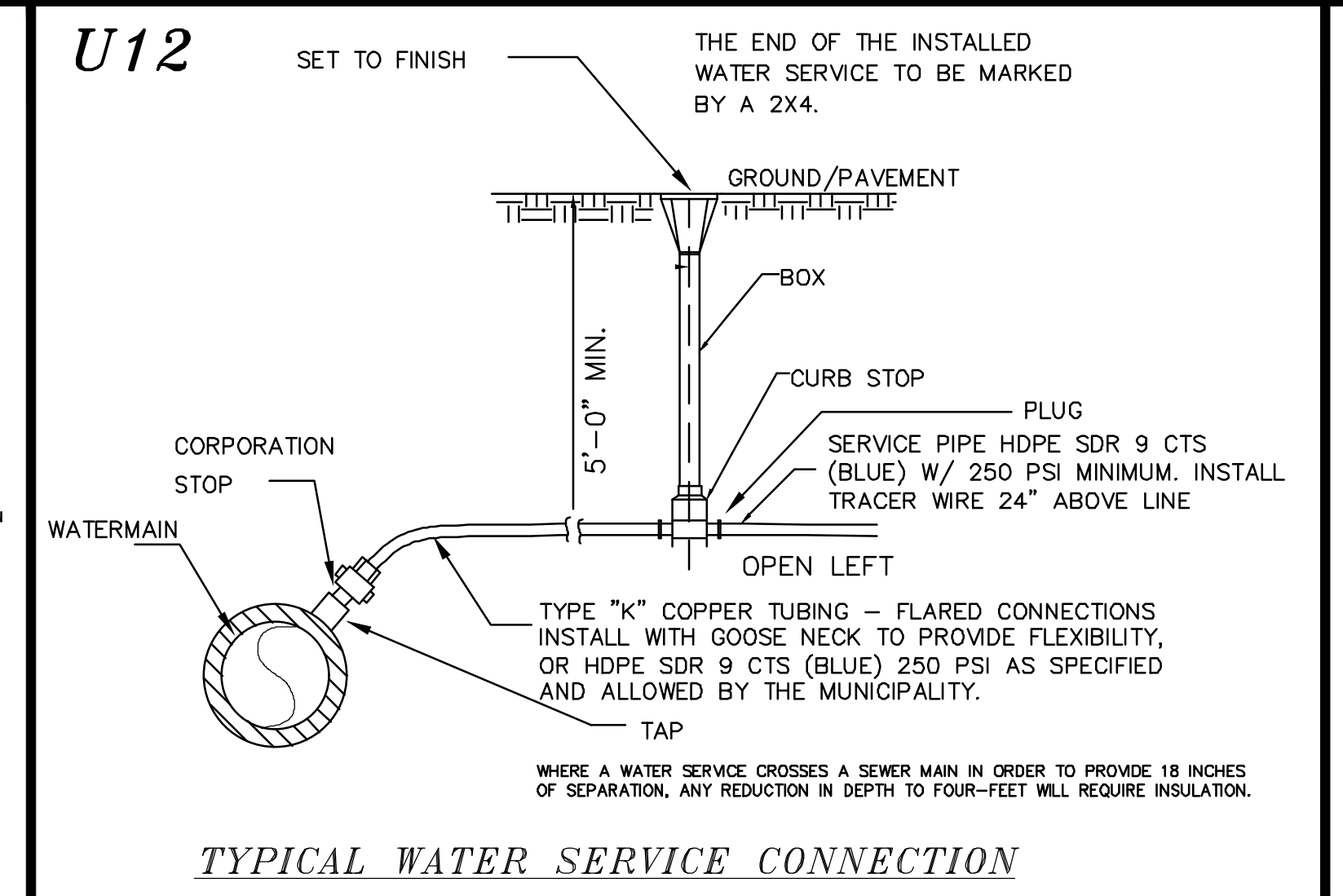
FIGURE 1 CROSS
(ONLY REQ'D IF ANY LEG IS LESS THAN 60 FT. LONG)

FIGURE 2 TEE, PLUG OR CAP

PIPE I.D.	BEARING AREA, SQUARE FEET				VOLUME OF CONC. CU.YD			
	FIGURE 1	FIGURE 2	FIGURE 3, Δ	FIGURE 4, Δ	FIGURE 1	FIGURE 2	FIGURE 3, Δ	FIGURE 4, Δ
4"	2	2	2	2	1.0	1.0	1.0	1.0
6"	2	3	3	3	1.5	1.5	1.5	1.5
8"	2	5	5	5	2.0	2.0	2.0	2.0
10"	3	7	7	7	3.0	3.0	3.0	3.0
12"	3	10	10	10	4.0	4.0	4.0	4.0
14"	4	14	14	14	5.0	5.0	5.0	5.0
16"	4	20	20	20	7.0	7.0	7.0	7.0
18"	5	24	24	24	10.0	10.0	10.0	10.0
20"	5	28	28	28	12.0	12.0	12.0	12.0

GENERAL NOTES:

- ALL FITTINGS & EXPOSED REBAR TO BE RAPPED W/ TWO LAYERS OF 6 MIL. POLYETHYLENE WHERE COVERED WITH CONCRETE.
- ALL CONCRETE SHALL BE CLASS C 3000 P.S.I. MINIMUM 28 DAYS COMPRESSIVE STRENGTH.
- PLACE CONCRETE AGAINST UNDISTURBED EARTH.
- 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. VERTICAL SURFACES NOT BEARING AGAINST UNDISTURBED EARTH SHALL BE FORMED.
- KEEP CONCRETE AWAY FROM FLANGE BOLTS AND FITTINGS.
- MECHANICAL JOINTS AT ALL FITTINGS - IE: BENDS, TEES, CROSSES, AND VALVES SHALL BE THRUST RESTRAINT.
- MEGA-LUG OR APPROVED EQUAL.
- SEE CITY OF ROCHESTER CHAPTER I-17



REVISION		DATE	DESCRIPTION
#4	#3	6-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	#2	6-26-20	REVISED PER ROCHESTER TRG COMMENTS
#2	#1	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
#1		4-15-20	REVISED PER STATE AOT APPLICATION

UTILITY CONSTRUCTION DETAILS
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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 BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

SHEET 84 OF 98

Diagram illustrating the planting method for a tree, showing the root ball, mulch area, and support structure.

Labels and Dimensions:

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

L8

SHREDDED HARDWOOD
BARK MULCH

12" MIN. PLANTING
SOIL MIX

UNDISTURBED EARTH

NATIVE GRASSES

PERENNIAL
FLOWER OR PLANT

L2

RUBBER HOSE AT BARK

WIRE TIE

EYE SCREW

50x50mm (2"x2") WOOD STAKE ON WINDWARD SIDE
INSTALL TWO ADDITIONAL STAKES AT 120°

SET TREE AT ORIGINAL GRADE

MULCH: PINE BARK OR WOOD CHIPS 75mm (3") MIN.

SOIL SAUCER: USE GOOD TOPSOIL 150mm (6") MIN.
8" MINIMUM DISTANCE FROM TRUCK

ROPE AT TOP OF BALL SHALL BE CUT. REMOVE
TOP 1/3 OF BURLAP. NON-BIODEGRADABLE MATERIAL
SHALL BE TOTALLY REMOVED

PREPARED SUBSOIL TO FORM PEDESTAL TO PREVENT
SETTLING

2X BALL DIA., MIN.

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

PREVAILING WINDS

B&B OR BAREROOT TREES (AS SPECIFIED)

SET ALL PLANTS PLUMB

2"-3" MULCH DEPTH TAPERED AT TRUNK

SEE NOTE 4

SEE NOTE 6

1'-6"

SEE NOTE 5

2"-3" MULCH DEPTH TAPERED AT TRUNK

BACKFILL WITH MIXTURE OF 75% NATIVE SOIL AND 25% DECOMPOSED ORGANIC MULCH AMENDMENT

1:1 MAX

2:1 TYP

B&B OR CONTAINERIZED SHRUB (TYP)

SET ROOTCROWN AT OR JUST ABOVE SOIL LEVEL (TYP)

SEE NOTE 6

EXISTING GRADE (SEE GRADING PLAN)

1:1 MAX

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. CHAIN/LOOK 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

L7

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

GROUND LEVEL

UNDISTURBED GROUND

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

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

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

SLOPE GROUND AROUND POST TO DRAIN

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

A cross-sectional diagram of a landscape bed. At the top, a horizontal dimension line indicates that the spacing between plants varies and refers to the landscape plan. The diagram shows two plants with rounded canopies. Below the plants, a layer of mulch is shown, labeled '4" LAYER OF APPROVED MULCH'. Underneath the mulch is a 'TYP. COLLAR MIN. 2" HT.' (typical collar, minimum 2 inches high). A '1/2" TRENCH AROUND ENTIRE PLANTING BED' is shown at the base of the mulch layer. The 'EDGE OF PLANTING BED' is indicated at the bottom left. The plants are shown with a '6" MIN.' (minimum 6 inches) gap between them. The soil mix under the plants is labeled 'PLANT MIX' and 'TAMP SOIL MIX UNDER EACH PLANT BALL TO' (tamp soil mix under each plant ball to). A vertical dimension line indicates a '12" MIN.' (minimum 12 inches) depth for the soil mix under the plants.

Diagram illustrating a staggered grid layout for a circular area. The layout shows a 3x3 grid of circles with staggered rows. Labels include: "TYP. STAGGERED ROWS" pointing to the vertical offset between rows, "EQUAL SPACING" pointing to the horizontal distance between circles in a row, and "EDGE OF" pointing to the outer boundary of the grid.

TYPICAL PLANTING BED PLAN

NOTES:

- | REVISION | DATE | DESCRIPTION |
|----------|---------|------------------------------------|
| #4 | 6-25-20 | REVISED PER ROCHESTER TRG COMMENTS |
| #3 | 6-01-20 | REVISED PER ROCHESTER TRG COMMENTS |
| #2 | 4-15-20 | REVISED PER STATE AOT APPLICATION |
| #1 | | |

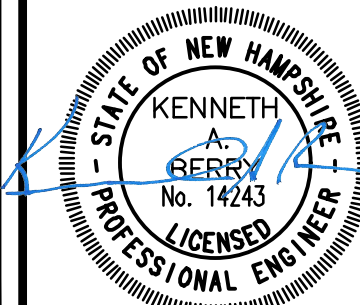
LANDSCAPING CONSTRUCTION DETAILS
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108; LOT 53

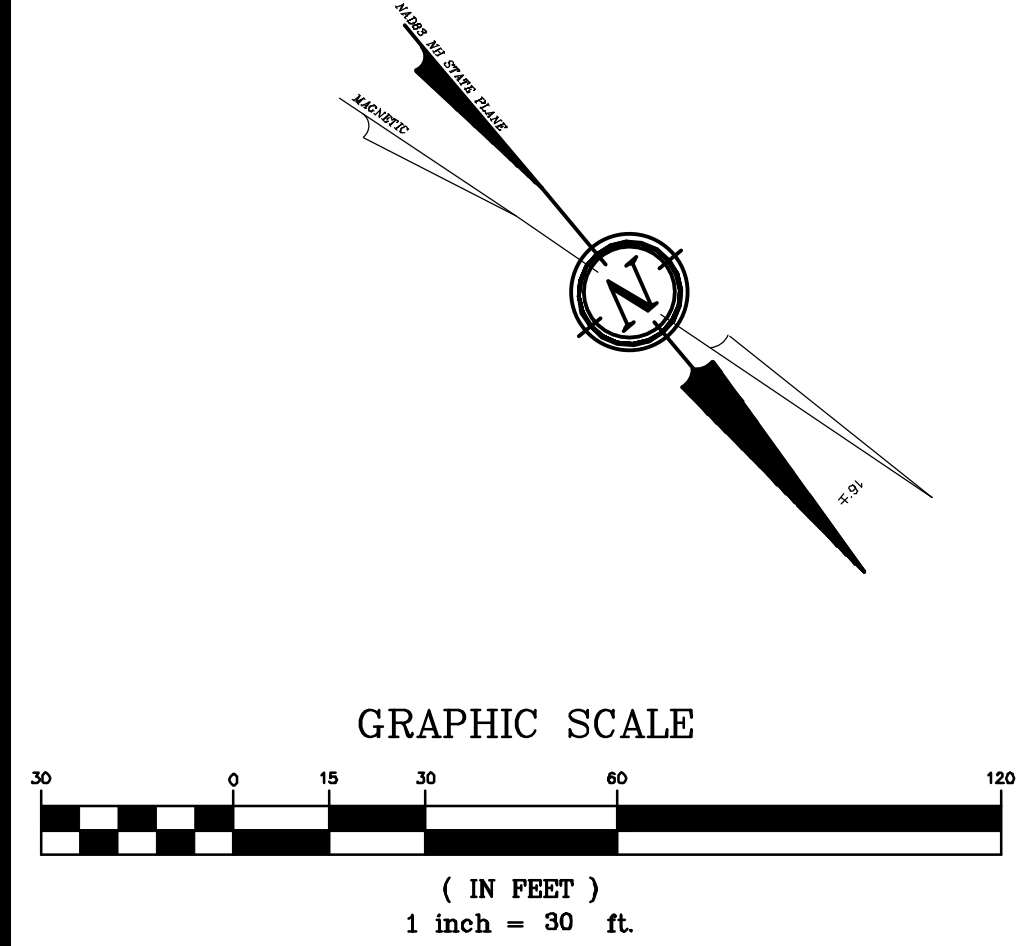
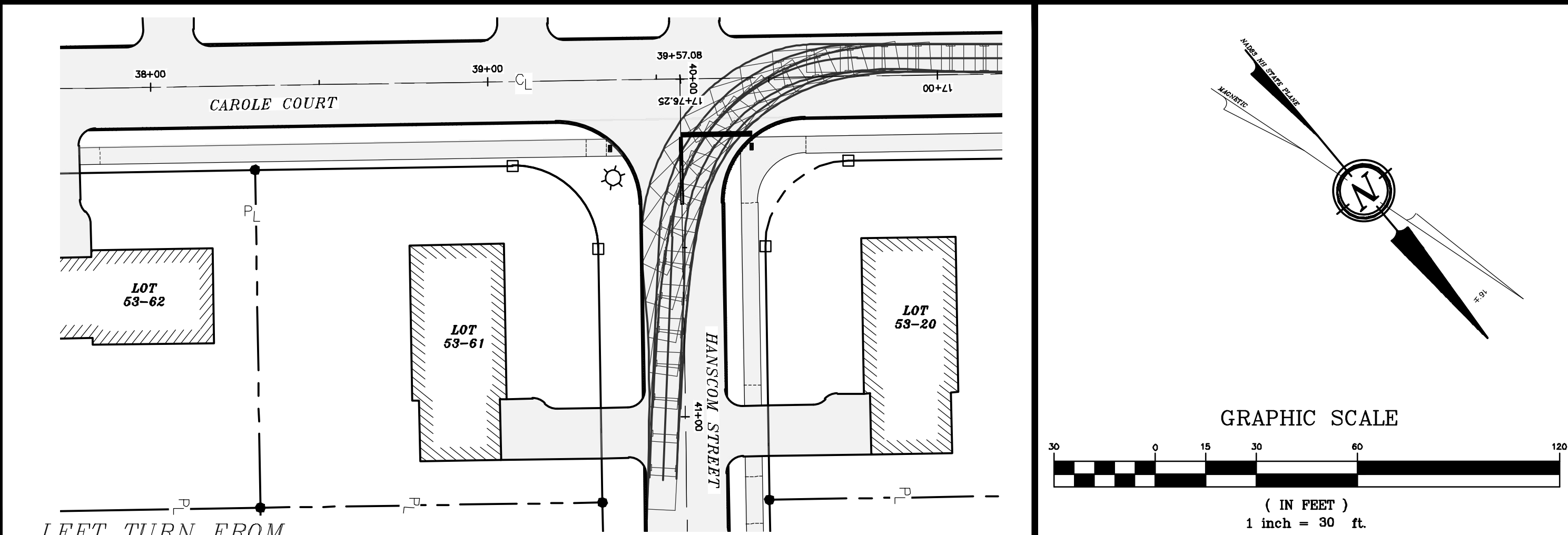
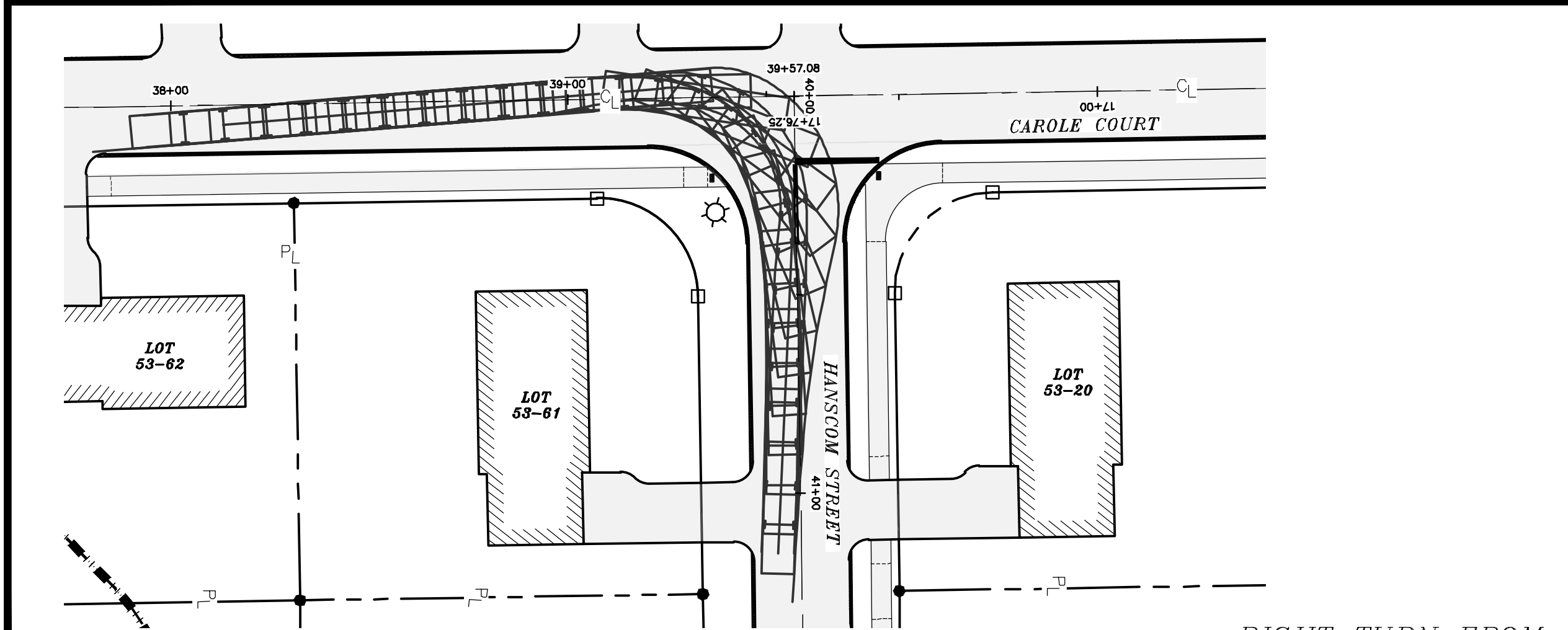
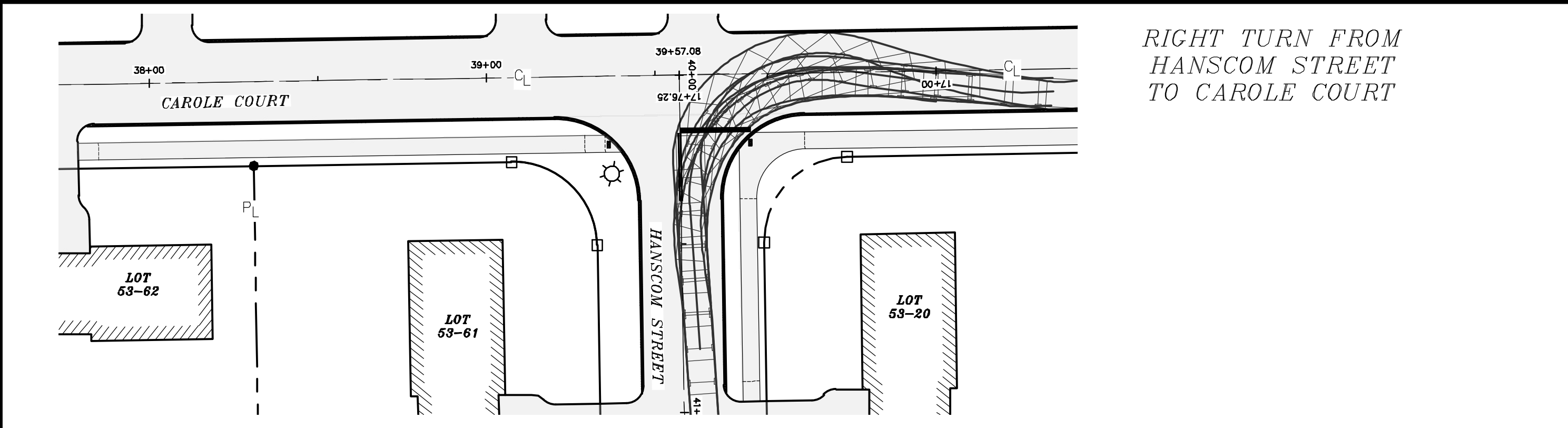
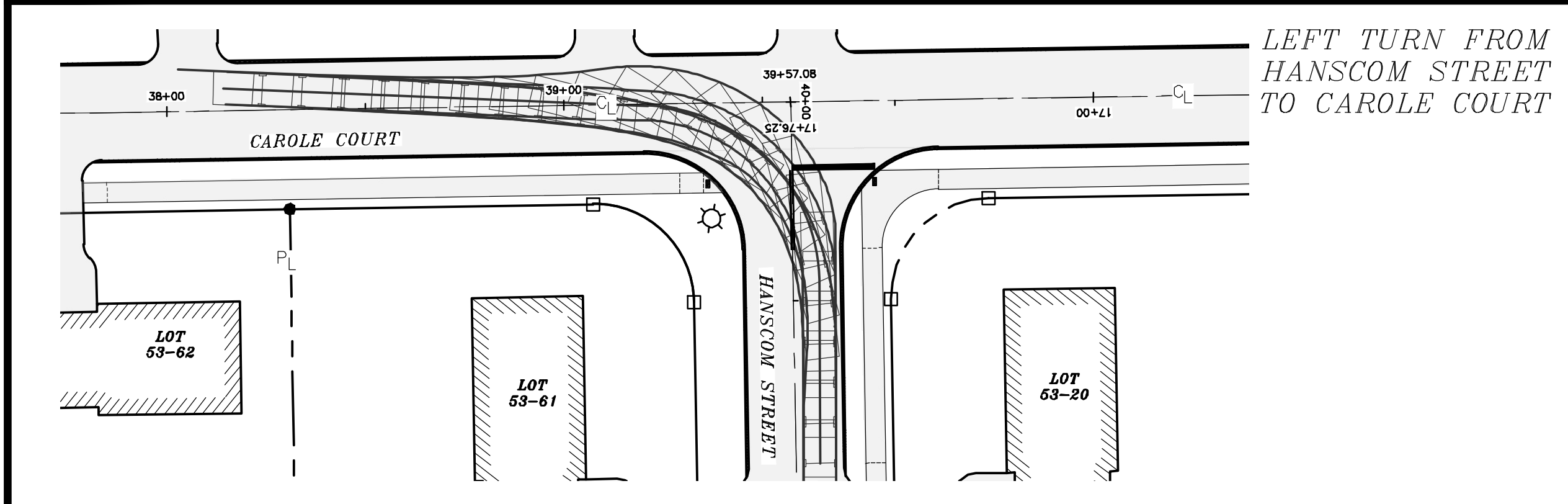
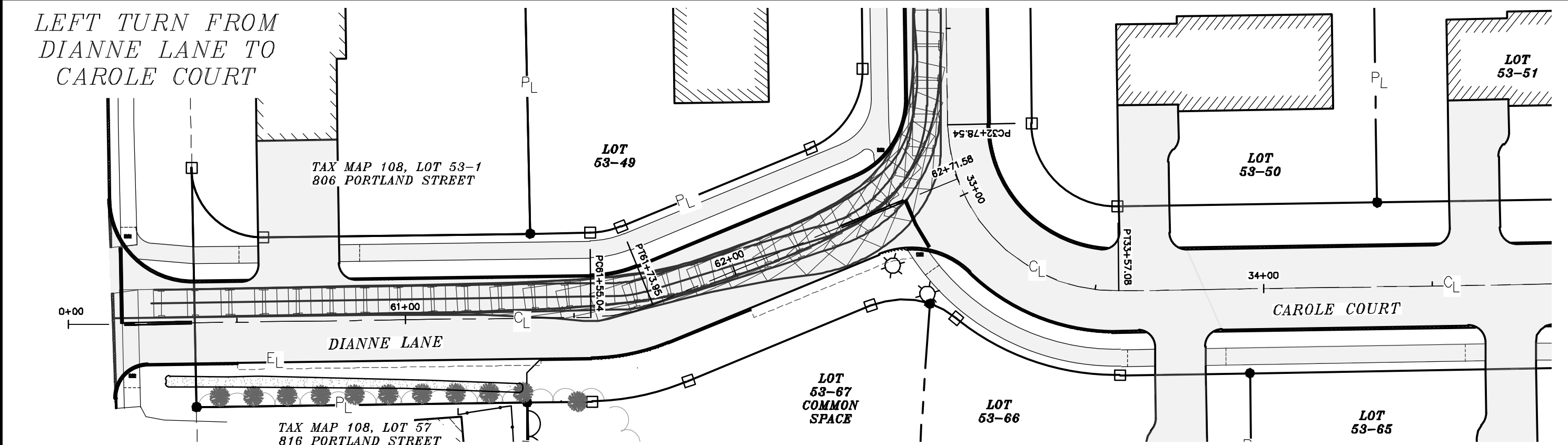
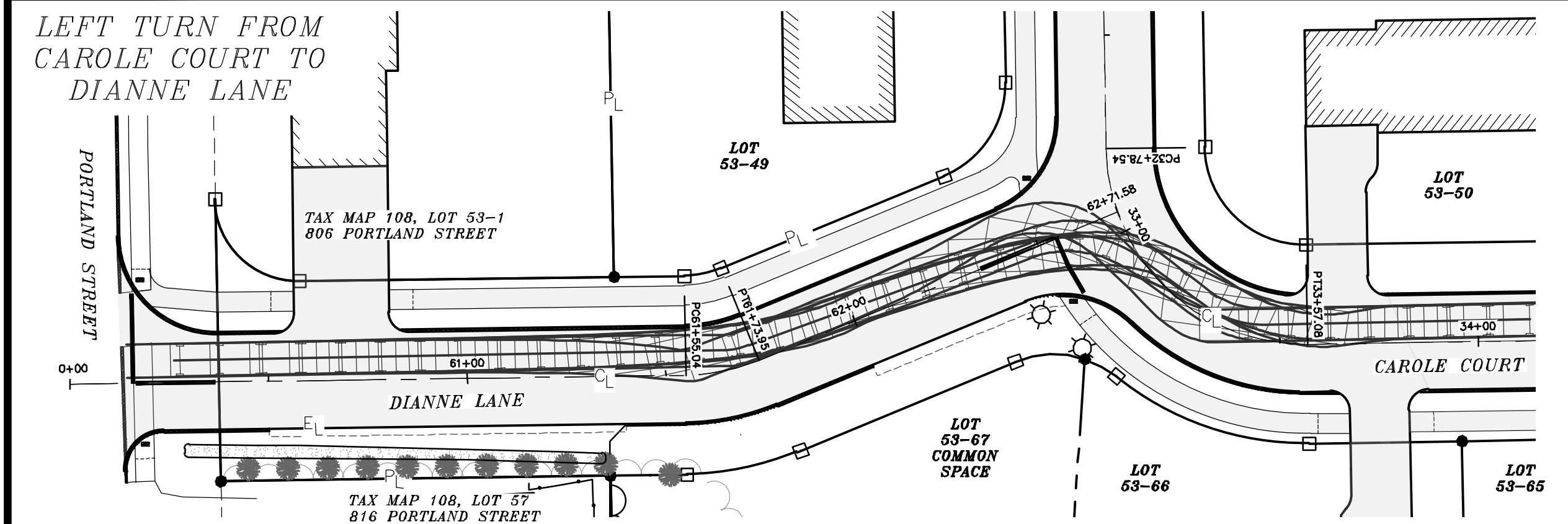
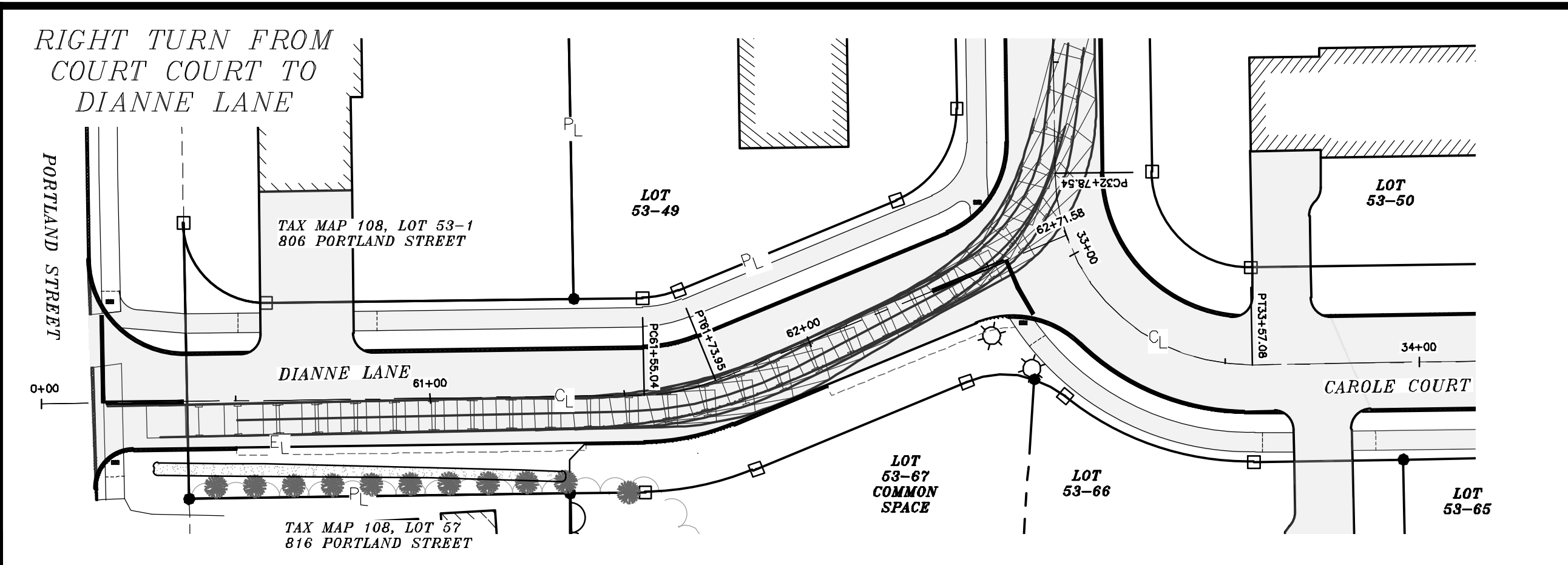
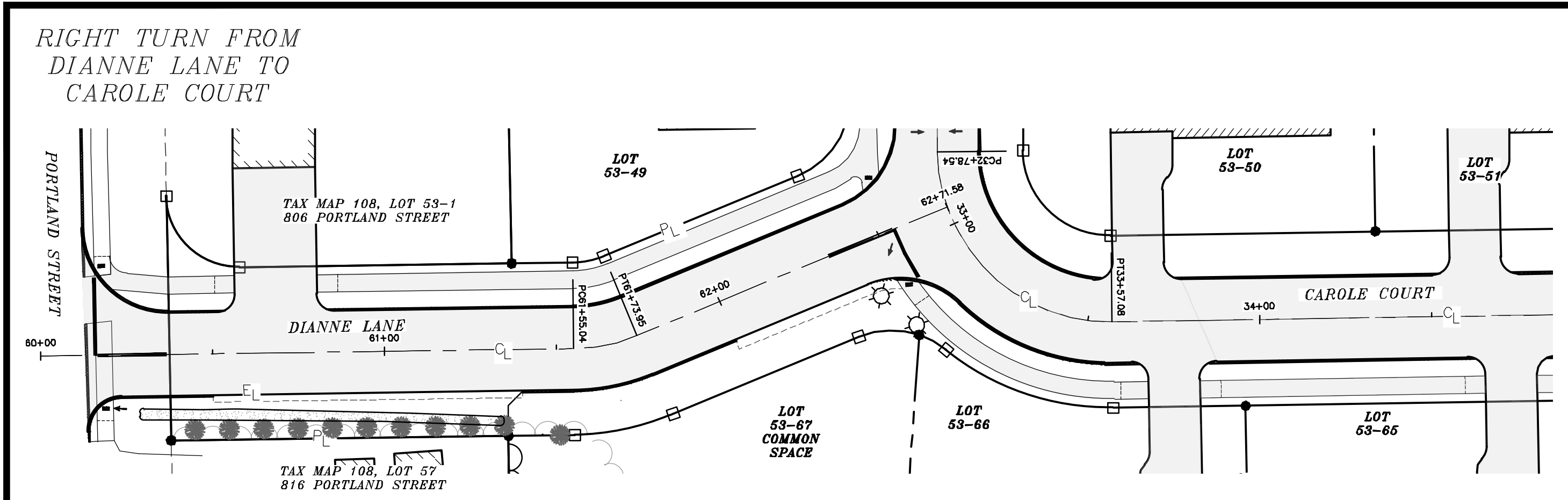
BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863

SCALE : AS NOTED

DATE : APRIL 7, 2020

FILE NO. : DB 2019 - 144



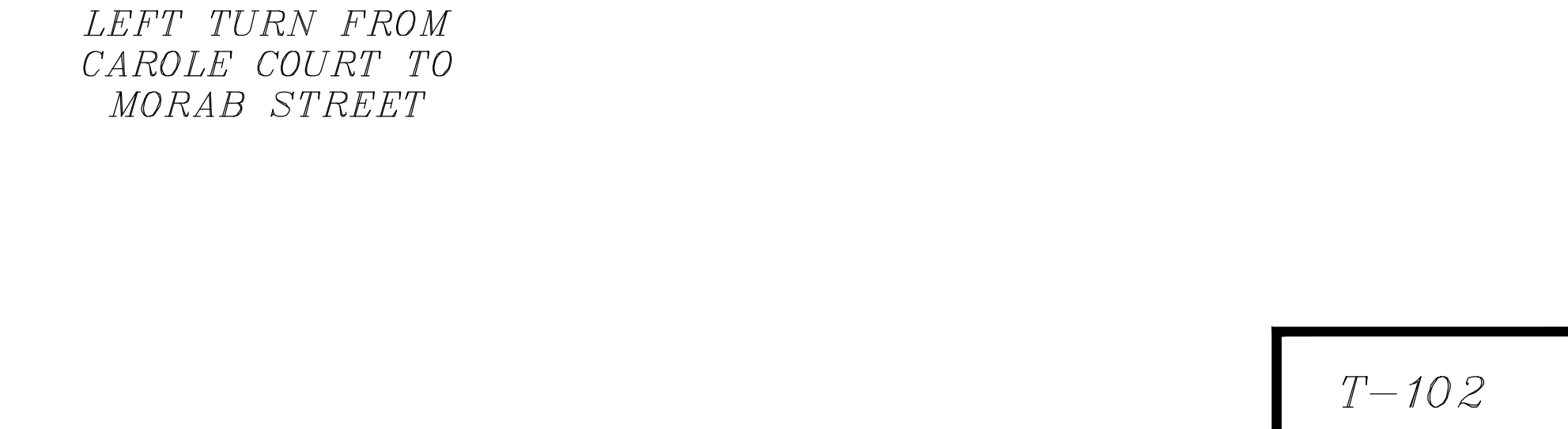
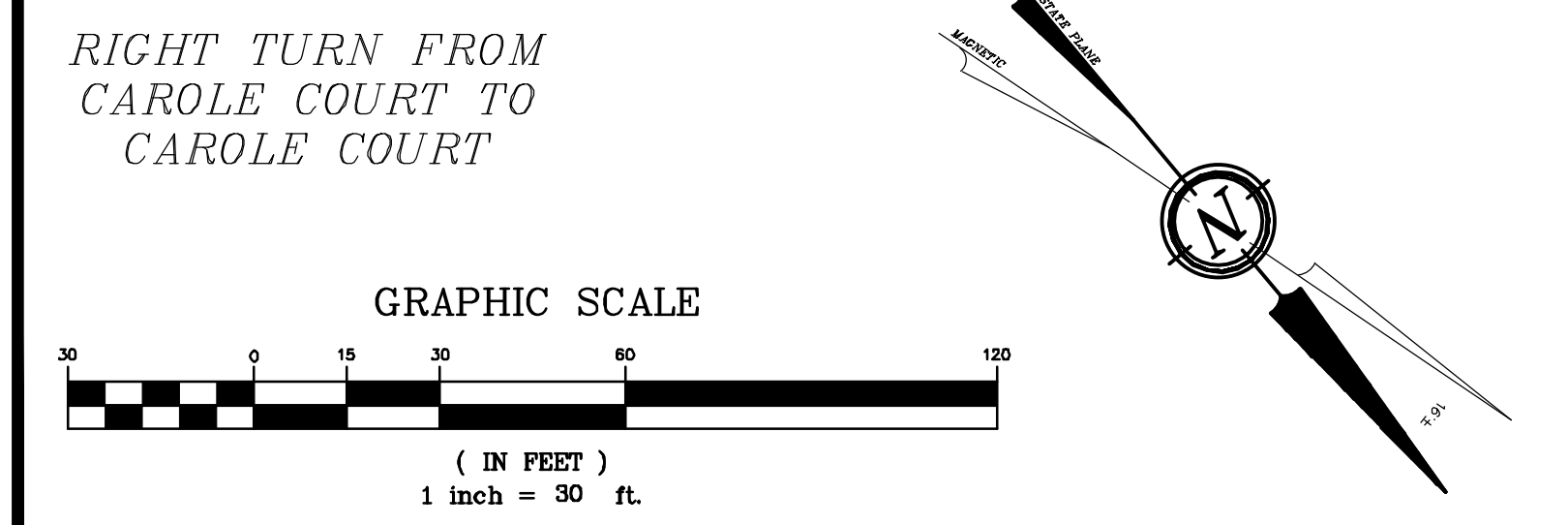
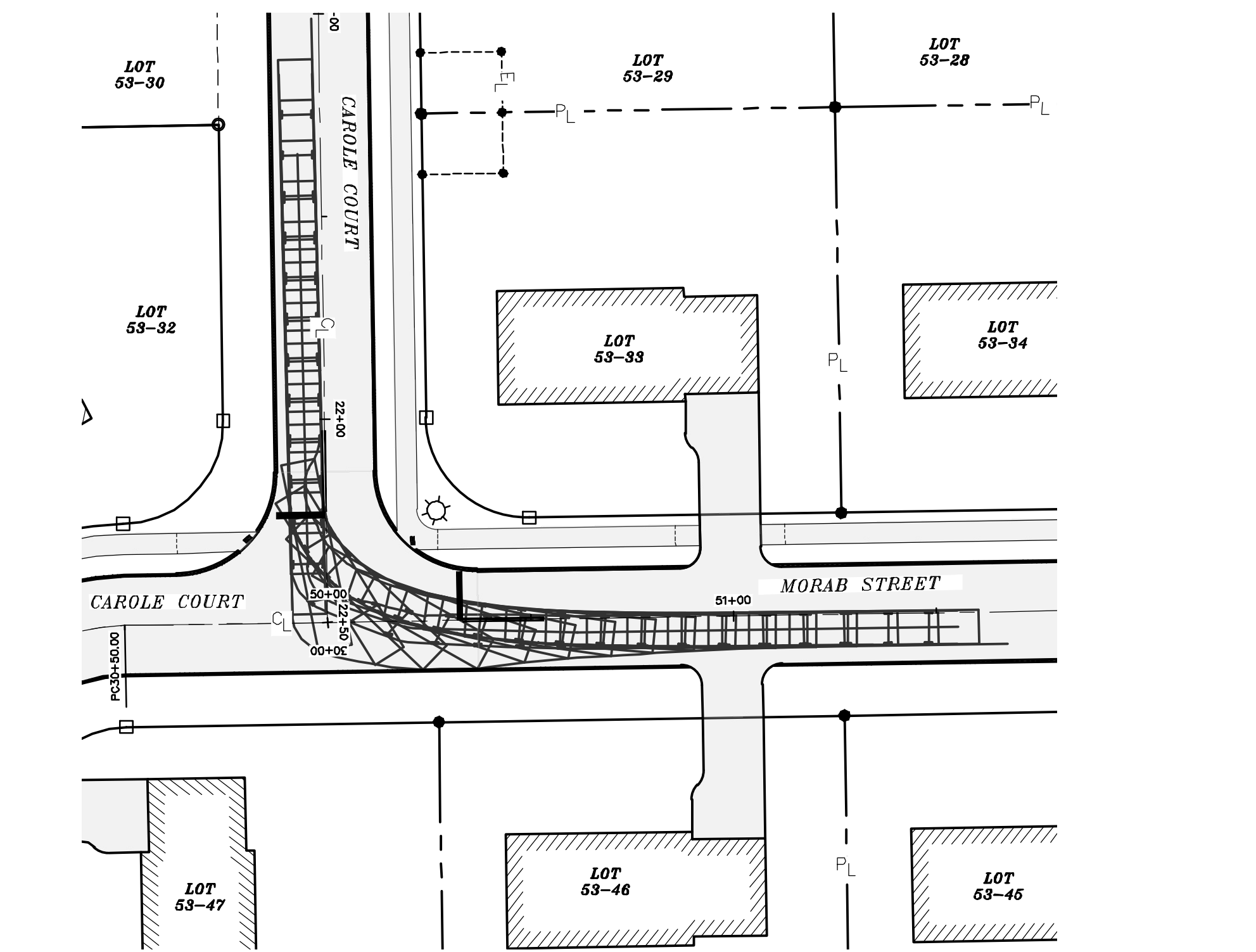
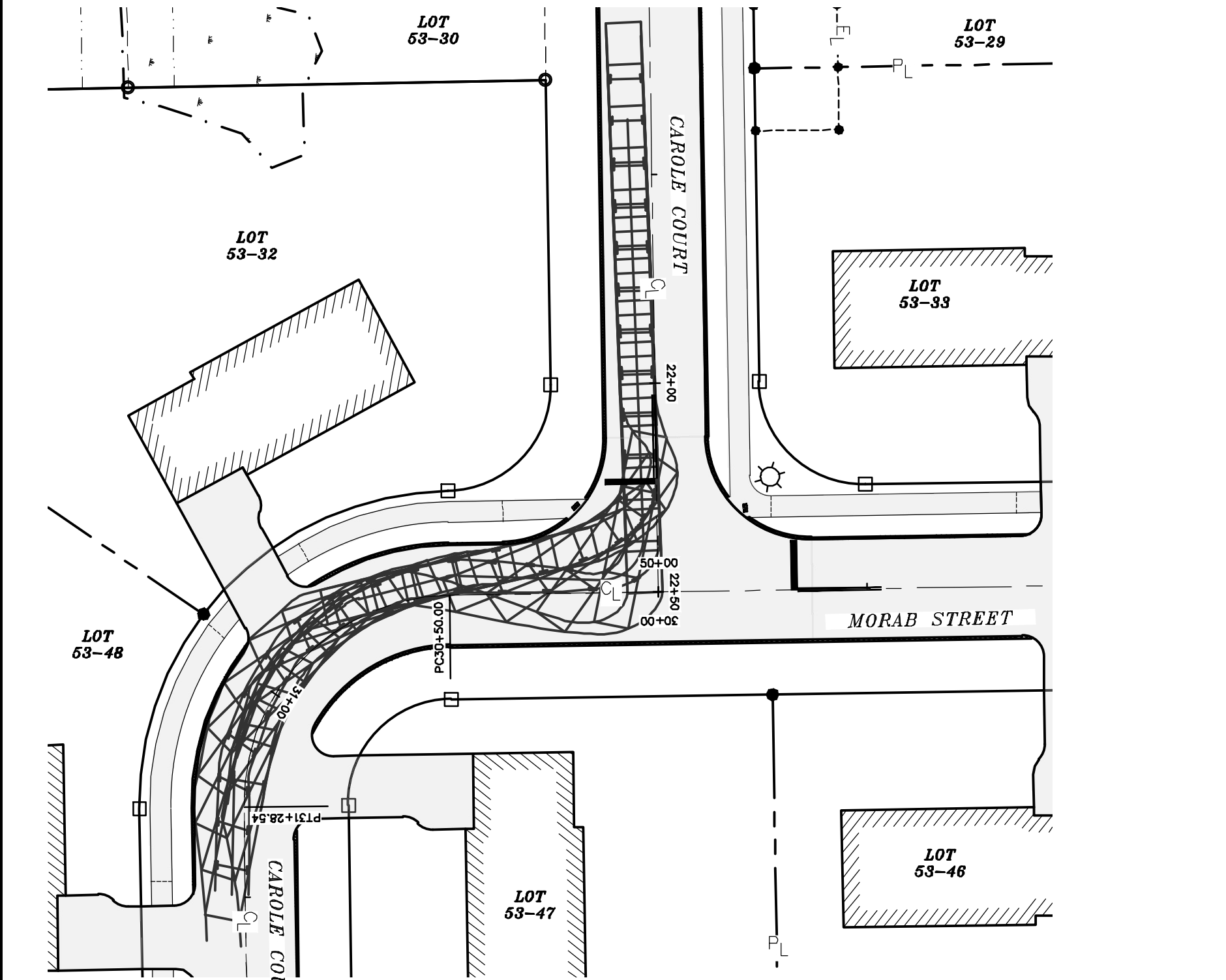
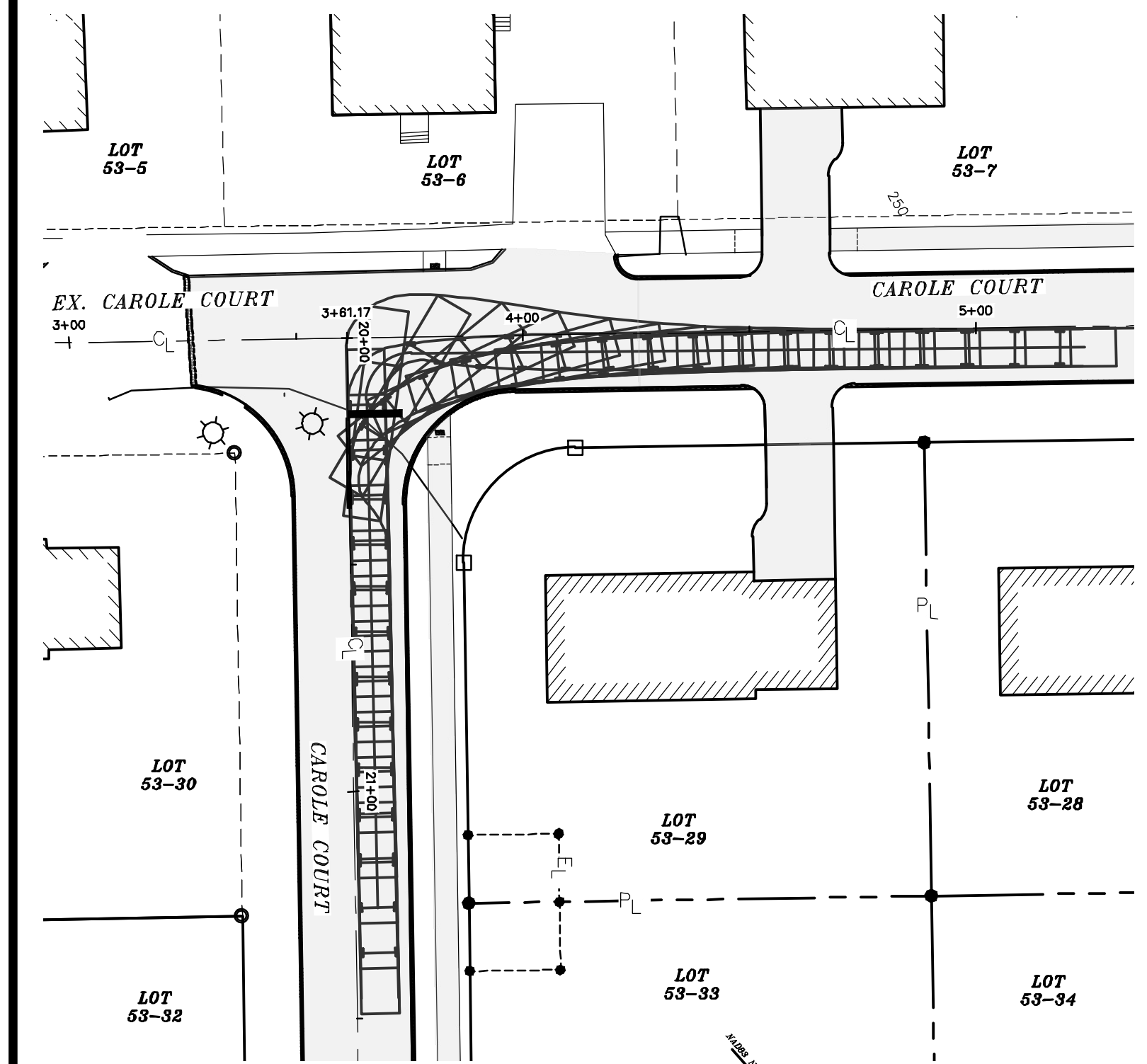
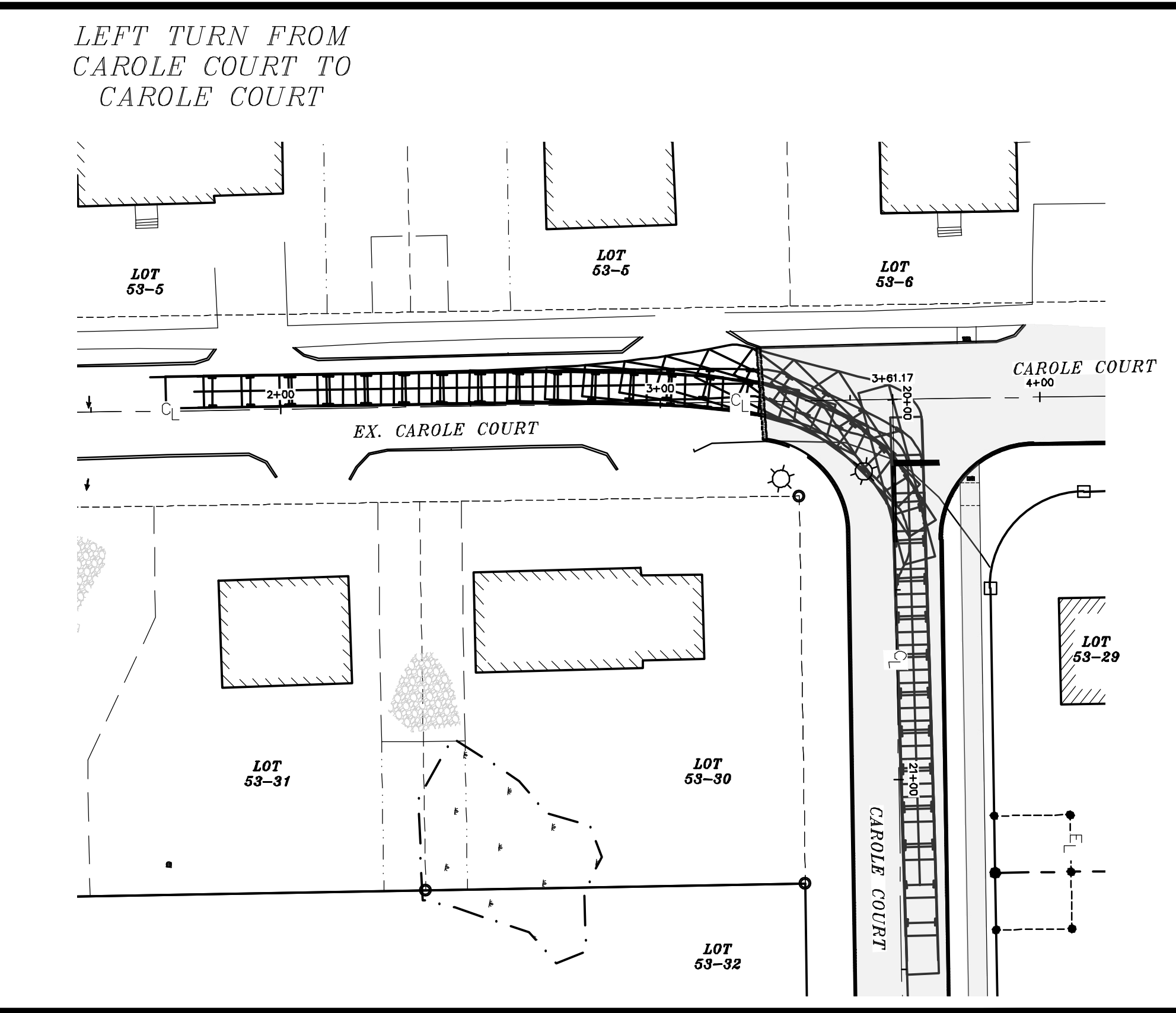
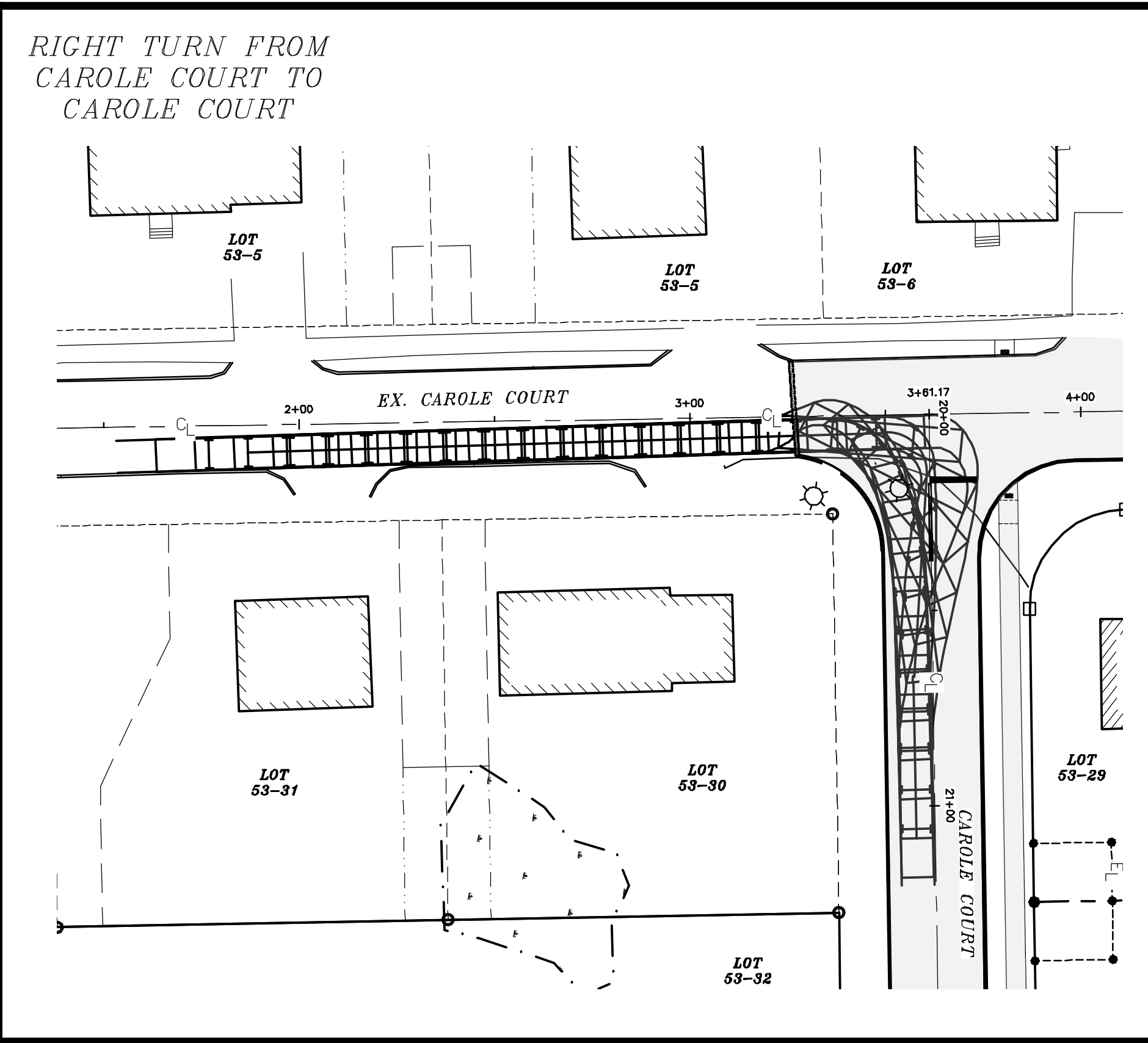
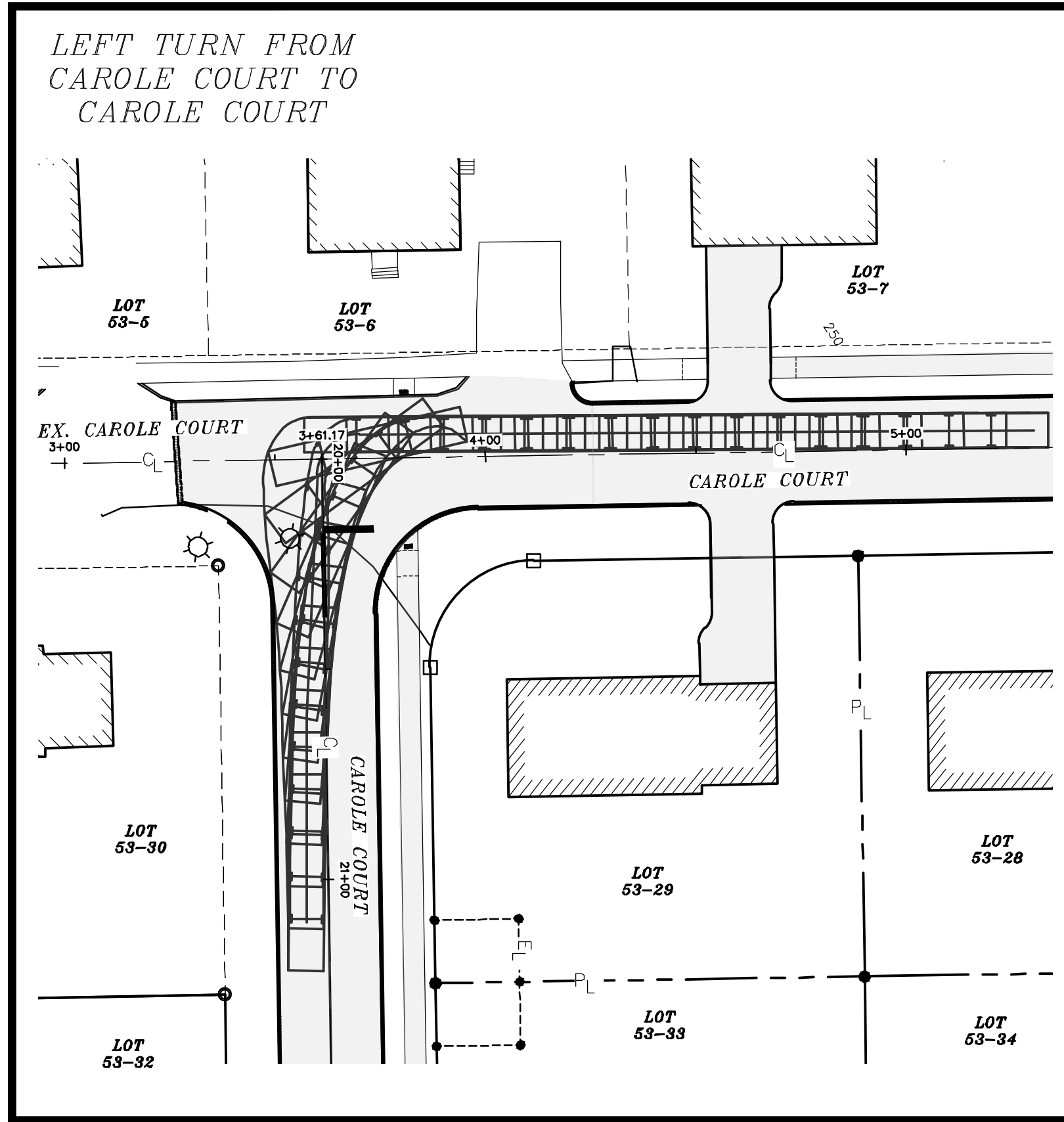


REVISION		DATE	DESCRIPTION
#4	6-25-20		REVISED PER ROCHESTER TRG COMMENTS
#3	6-26-20		REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20		REVISED PER ROCHESTER TRG COMMENTS
#1	4-15-20		REVISED PER STATE AOT APPLICATION

TRUCK TURNING TEMPLATE
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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. 12243
PROFESSIONAL ENGINEER

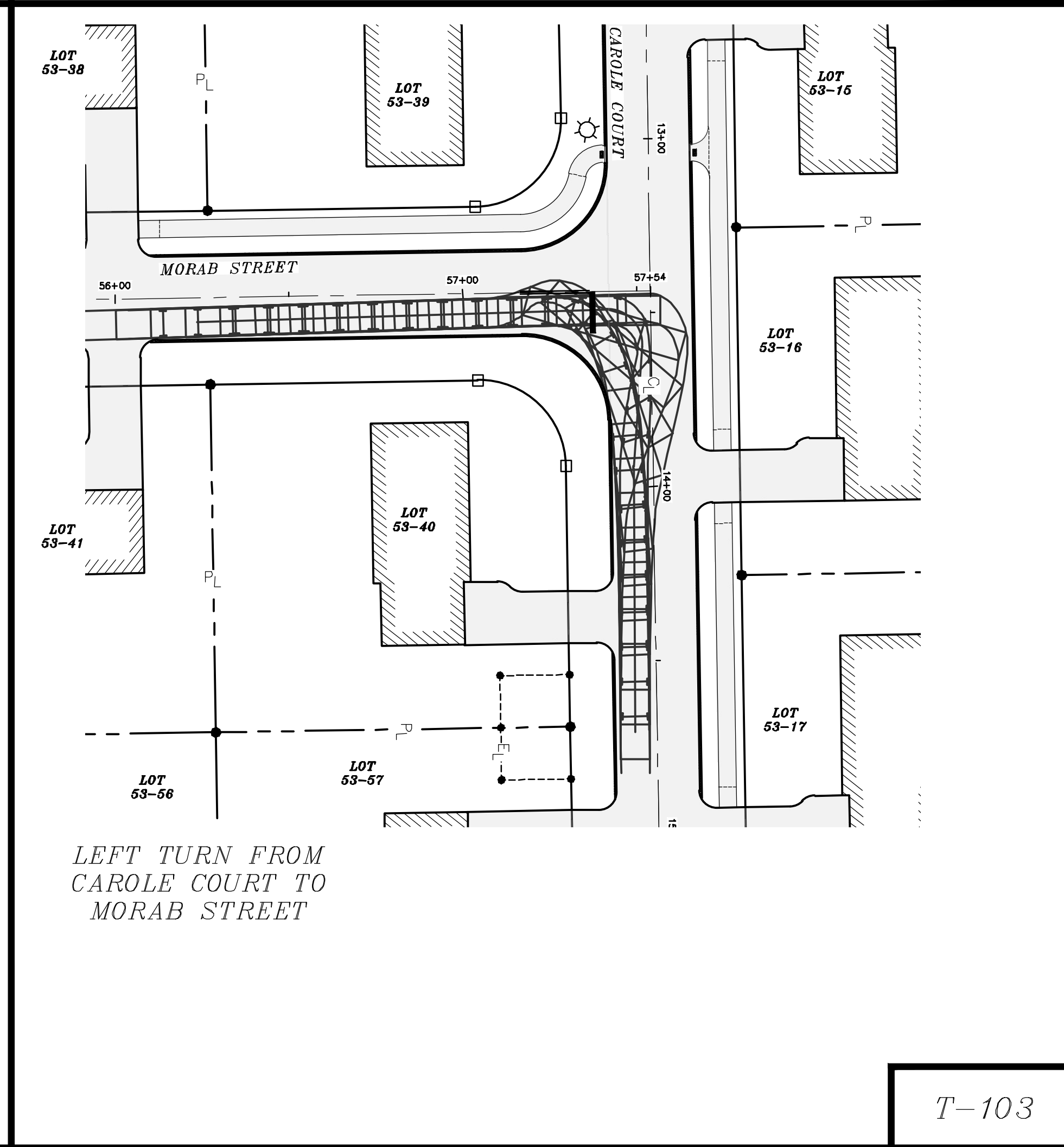
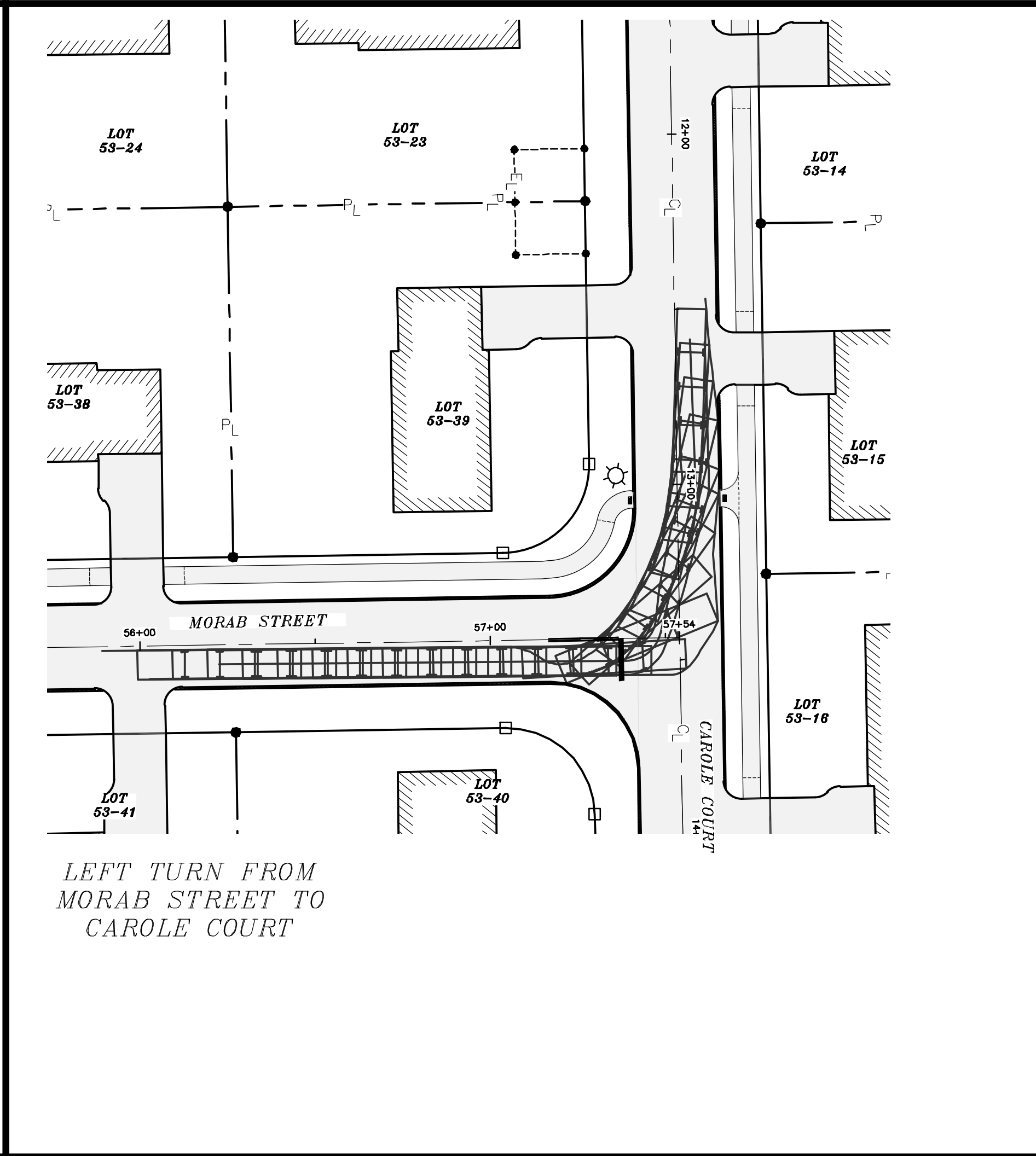
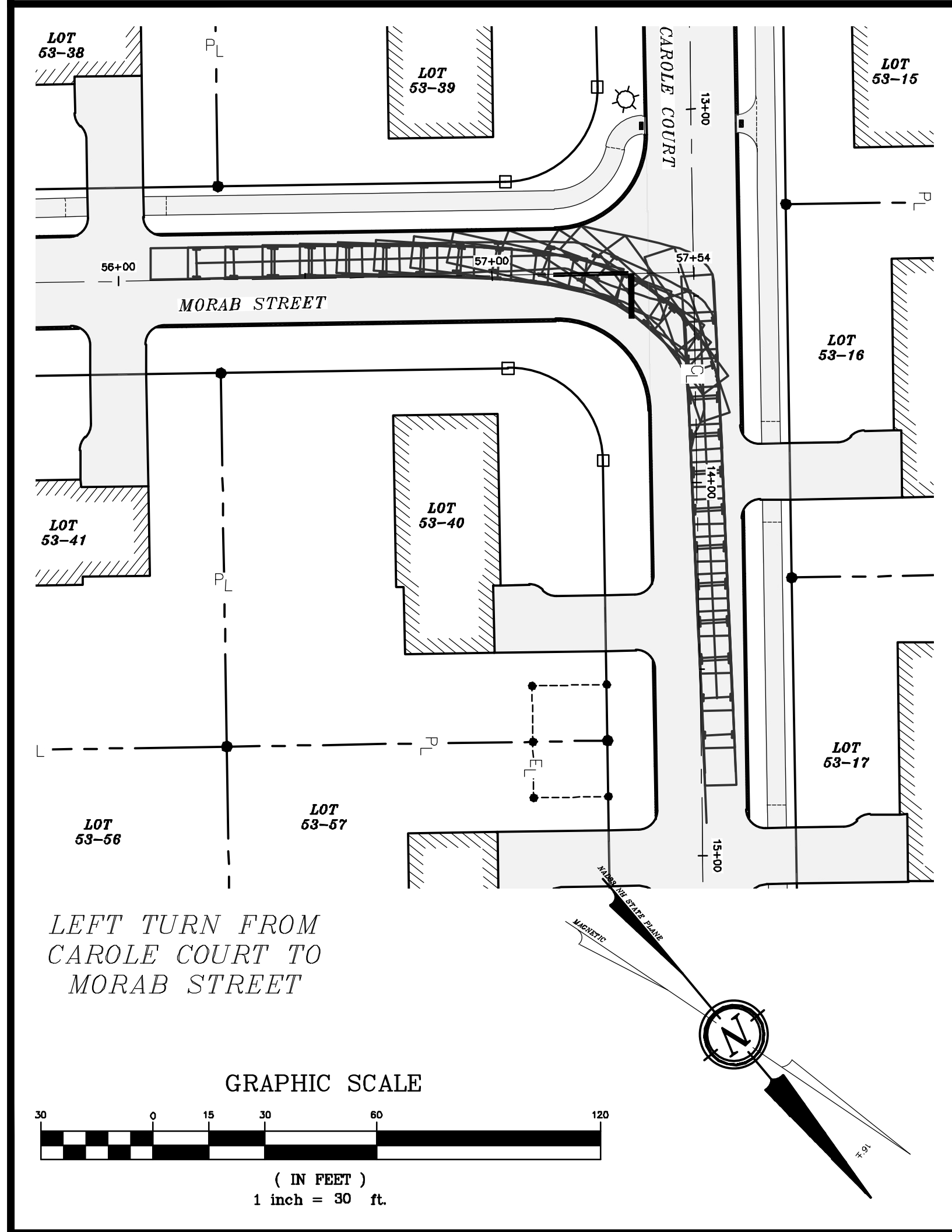
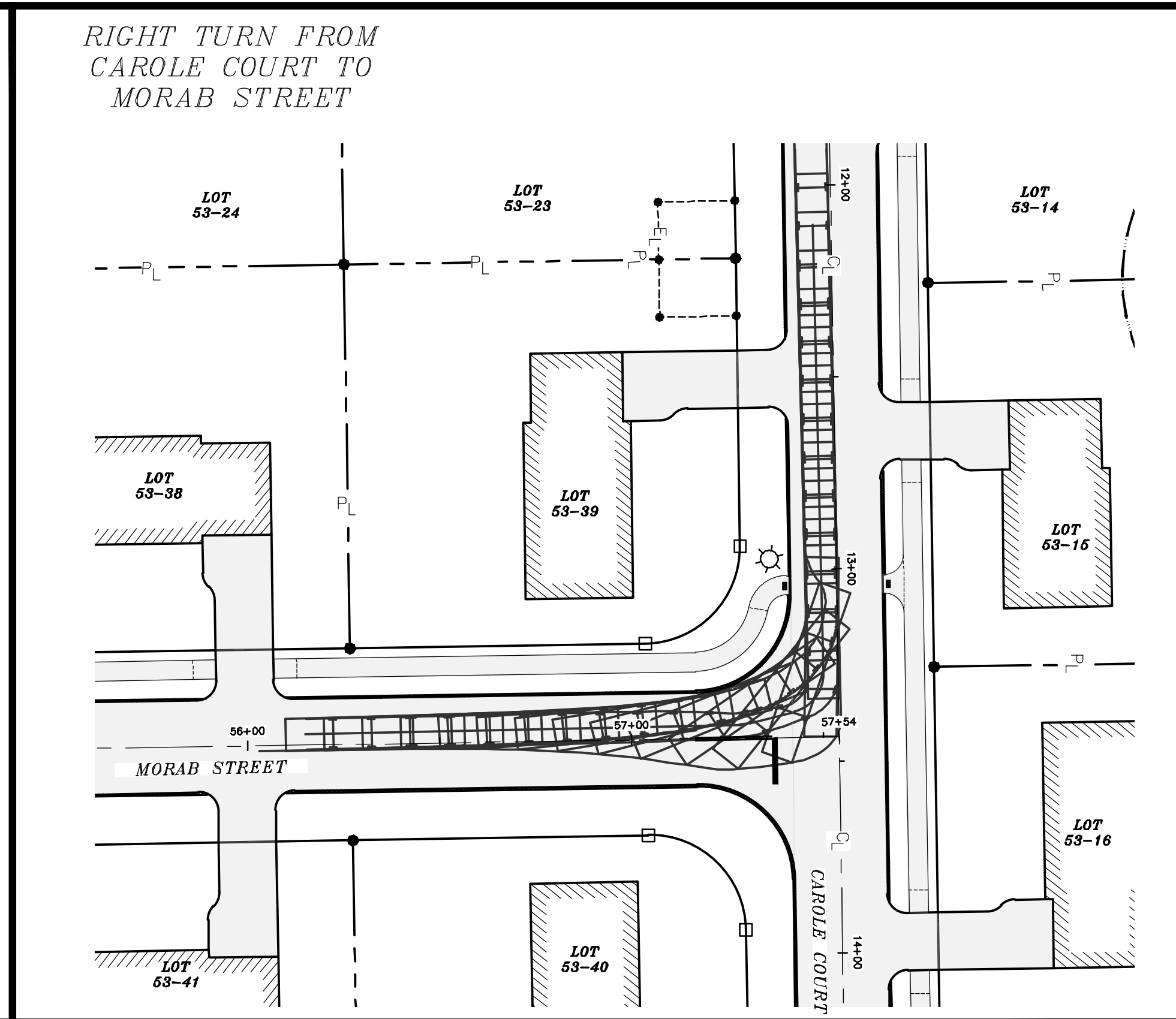
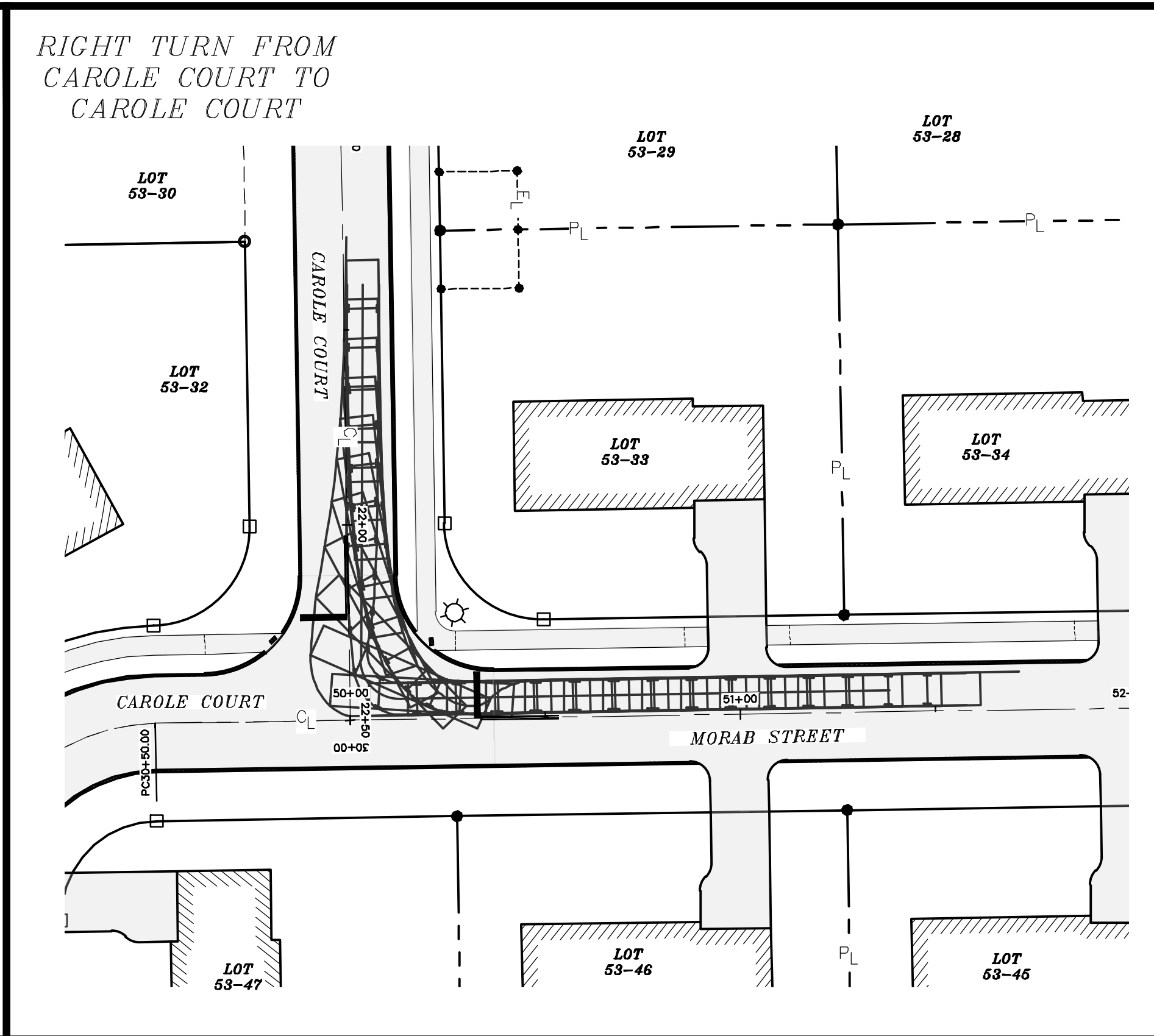
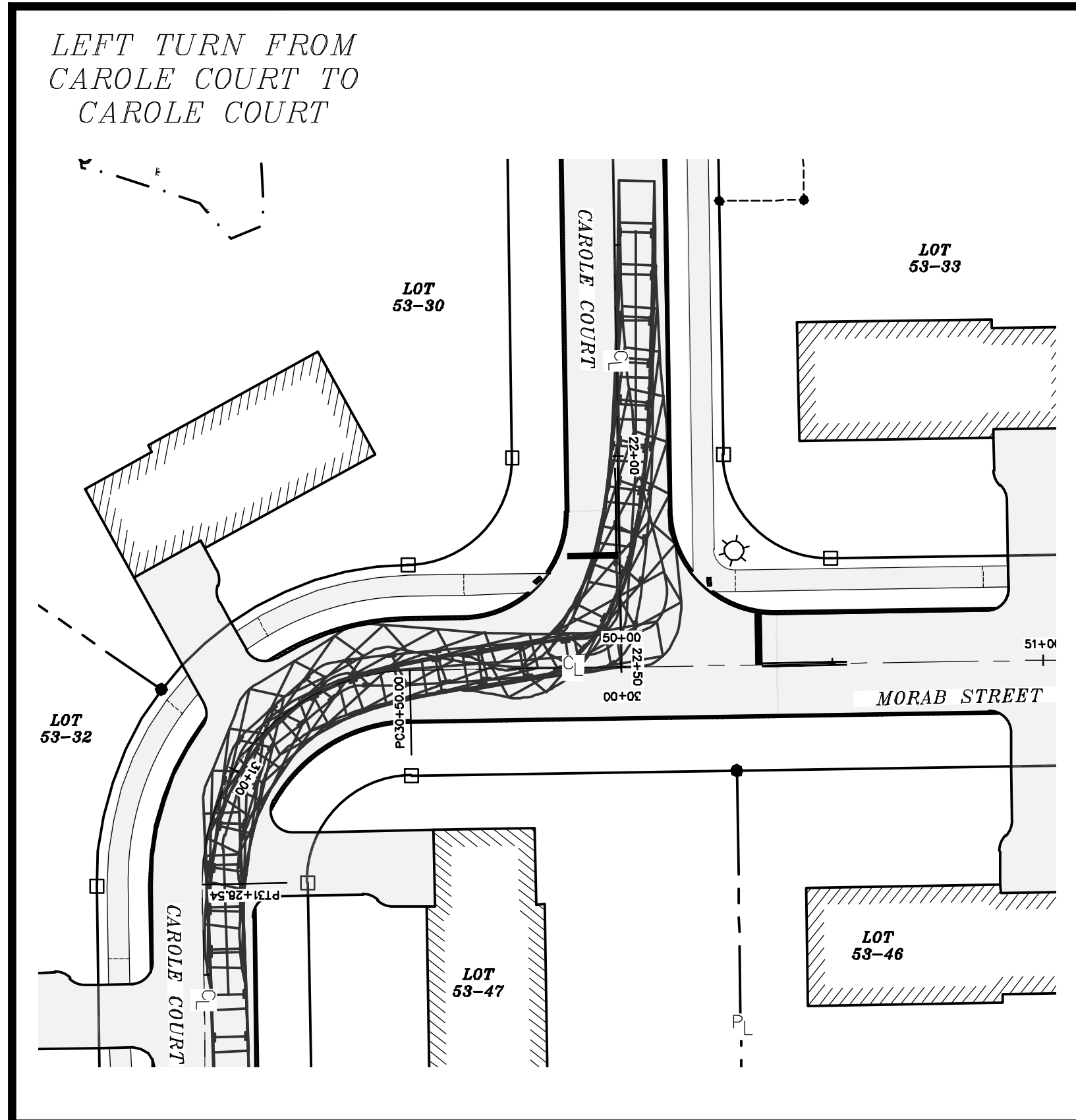


REVISION		DATE	DESCRIPTION
#4	8-25-20		REVISED PER ROCHESTER TRG COMMENTS
#3	6-16-20		REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20		REVISED PER ROCHESTER TRG COMMENTS
#1	4-15-20		REVISED PER STATE DOT APPLICATION

TRUCK TURNING TEMPLATE
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
TAX MAP 108, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
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STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
PROFESSIONAL ENGINEER



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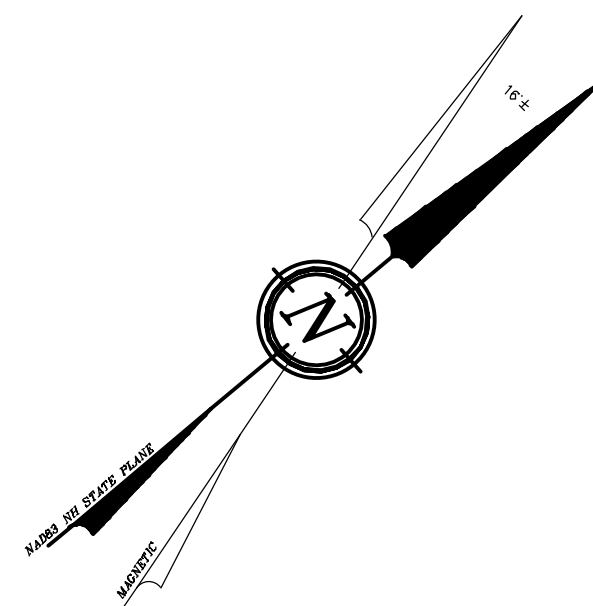
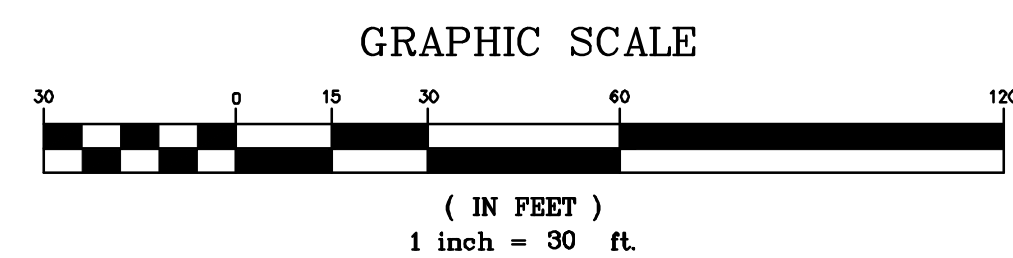
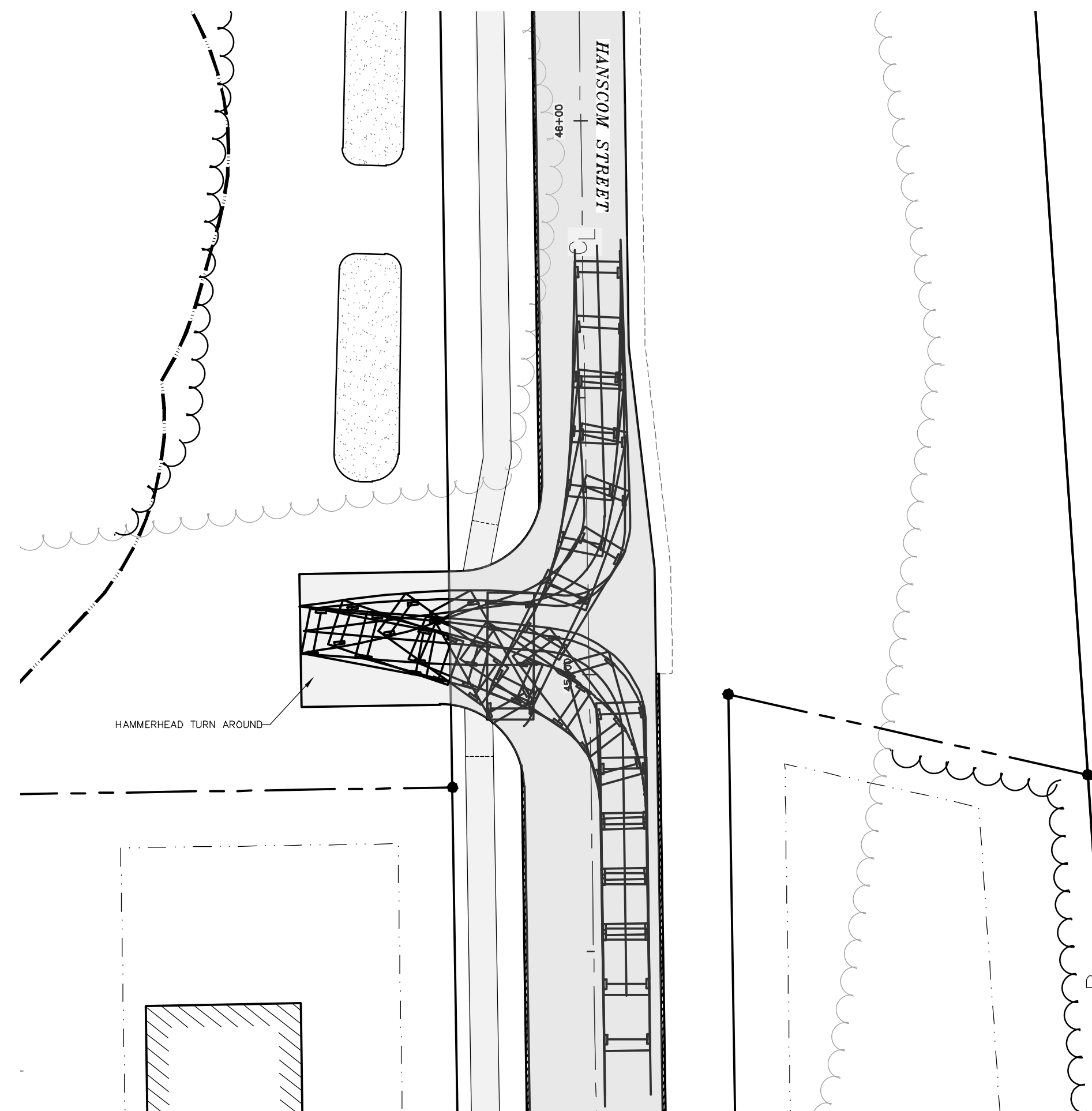
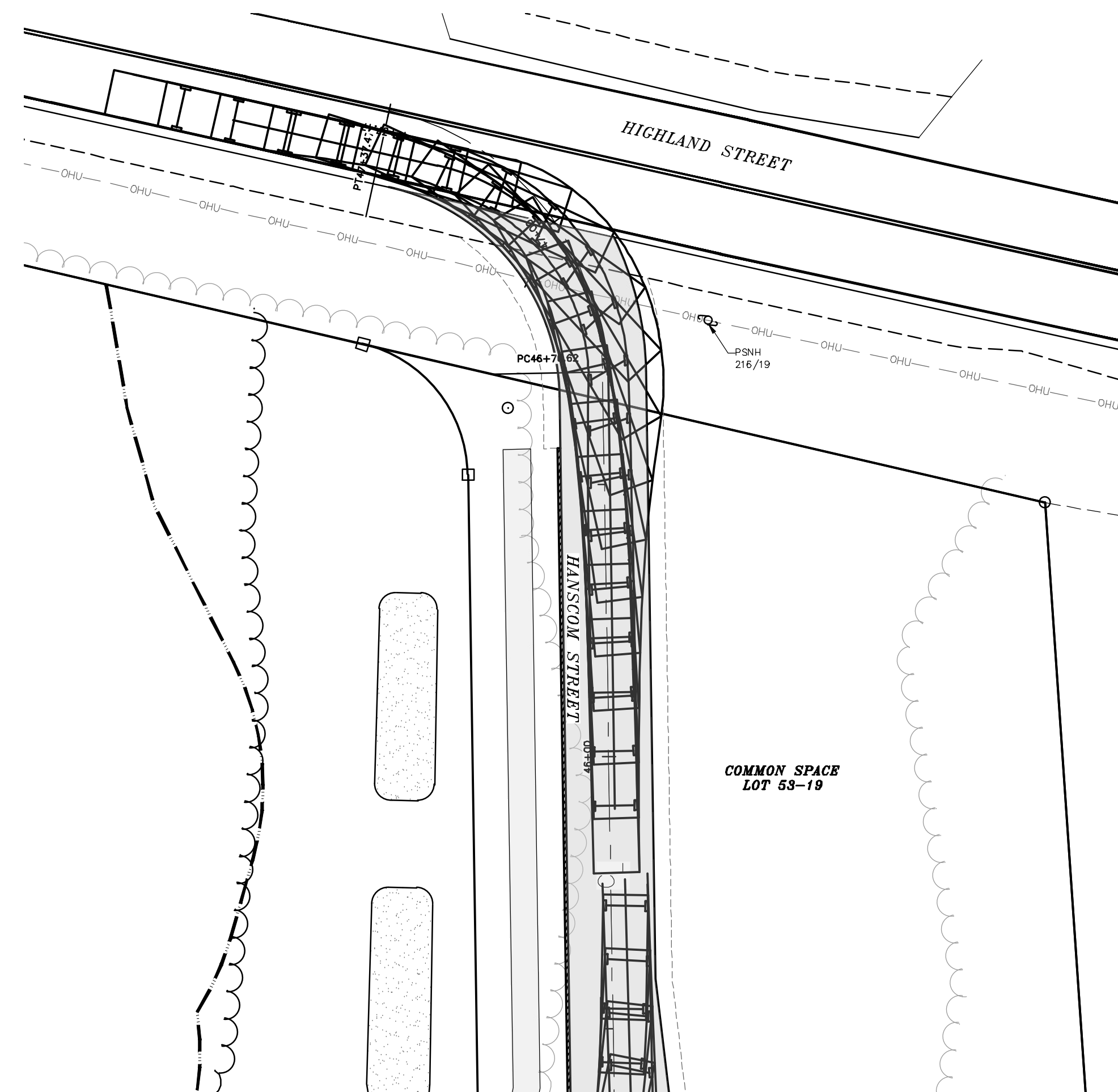
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335 SECOND CROWN POINT ROAD
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STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
PROFESSIONAL ENGINEER

FIRE TRUCK RIGHT TURN
FROM HIGHLAND STREET TO
HANSCOM STREET

PLOW TRUCK HAMMERHEAD
TURNAROUND



T-104

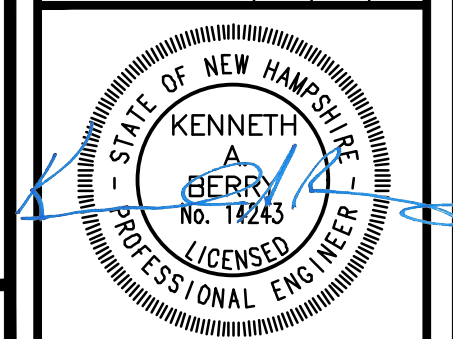
TRUCK TURNING TEMPLATE
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

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

SCALE : 1 IN. EQUALS 30 FT.

DATE : APRIL 7, 2020

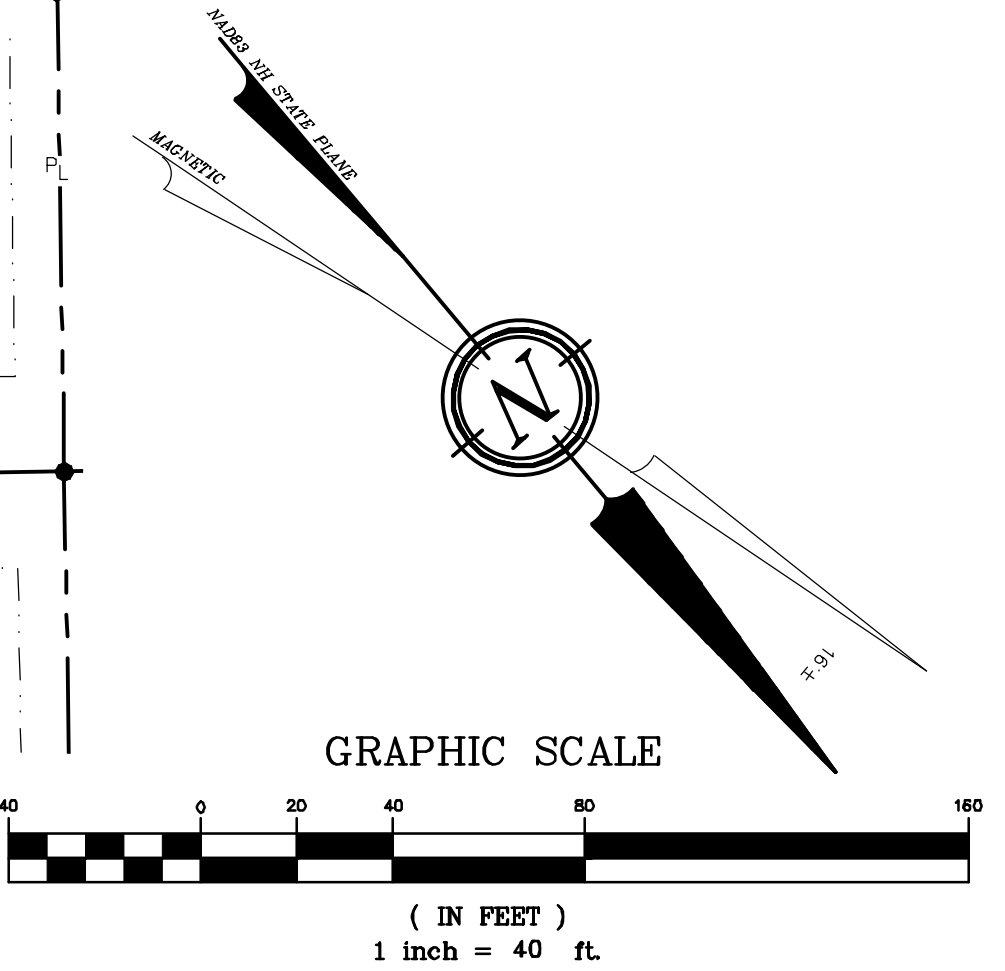
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REVISION	DATE	DESCRIPTION
#4	6-25-20	REVISED PER ROCHESTER TRG COMMENTS
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#1	4-15-20	REVISED PER STATE AOT APPLICATION



- 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 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.



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#2	6-01-20		REVISED PER ROCHESTER TRG COMMENTS
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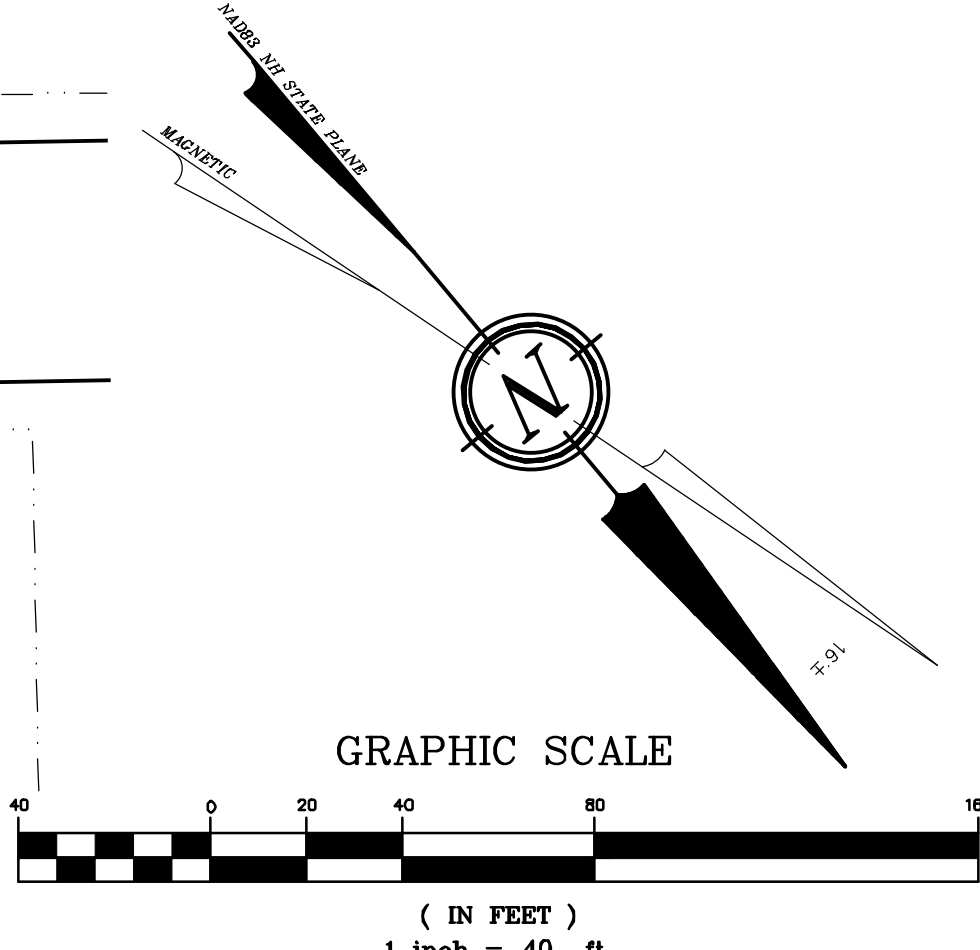
INTERIM CONSTRUCTION PHASE 1 SITE PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
TAX MAP 108, LOT 53

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



- NOTES:
- 1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
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 - 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.



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INTERIM CONSTRUCTION PHASE 2 SITE PLAN
 LAND OF
 THOMAS R. & DIANNE C. AUBERT
 828 PORTLAND STREET
 ROCHESTER, NH
 TAX MAP 108, LOT 53

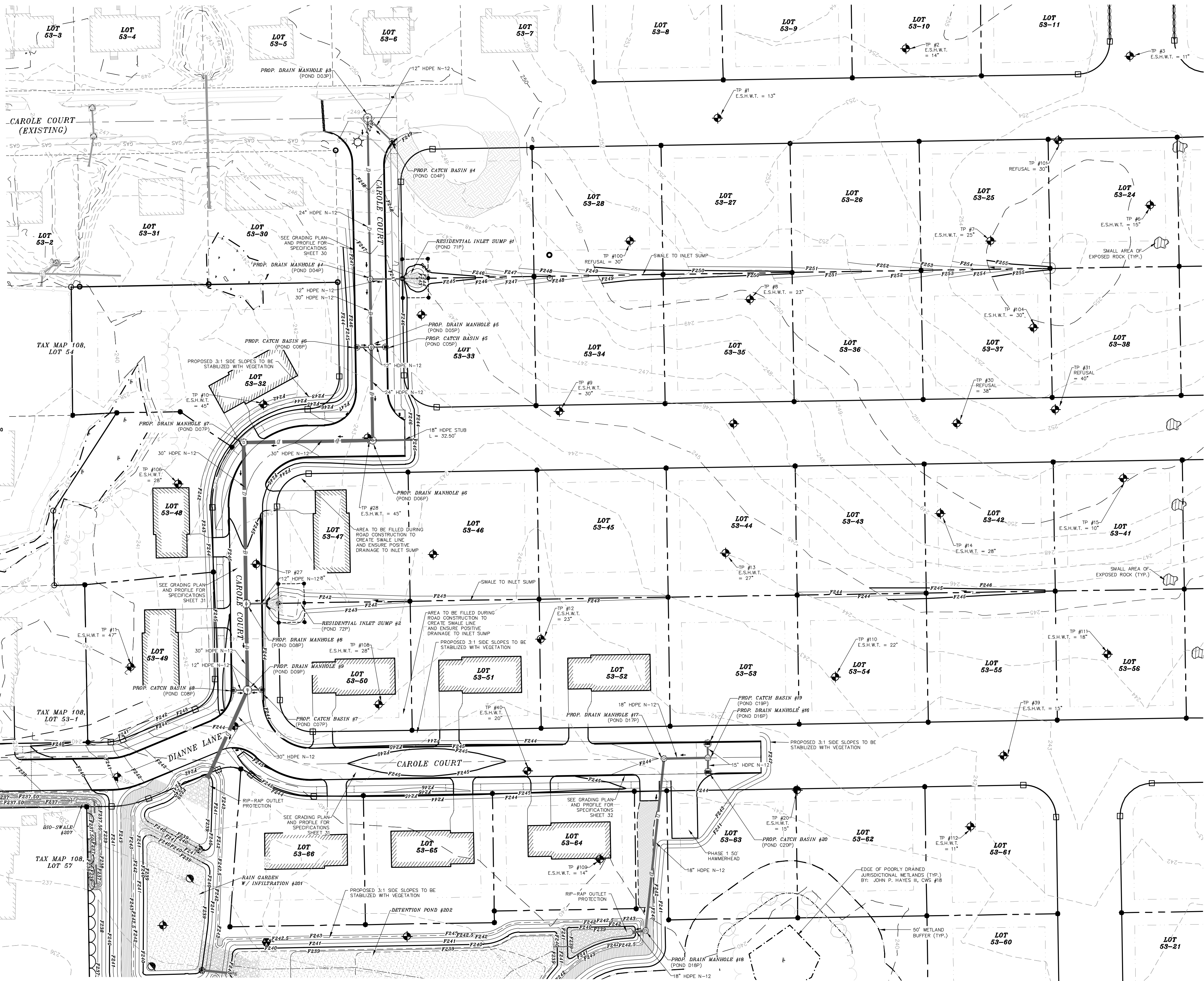
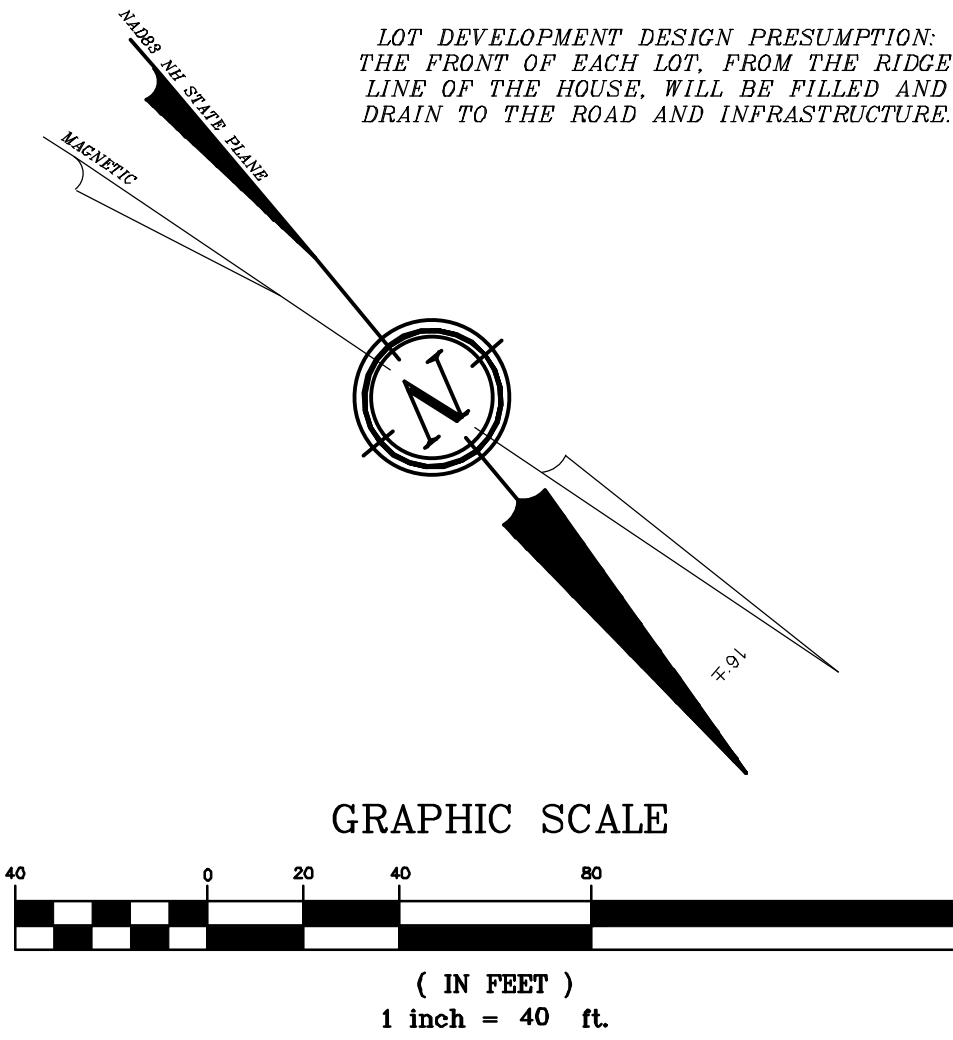
BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : 1 IN. EQUALS 40 FT.
 DATE : APRIL 7, 2020
 FILE NO. : DB 2019 - 144

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

SHEET 91 OF 98

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 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 NAVD83 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE COORDINATES. GATHERED USING TOPCON HIPER 3R SURVEY GRADE GPS. TEMPORARY BENCH MARKS SHOWN ON DESIGN PLANS ARE THE RESULT OF A BALANCED TRIG. LEVEL LOOP.



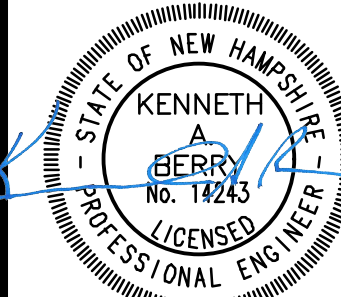
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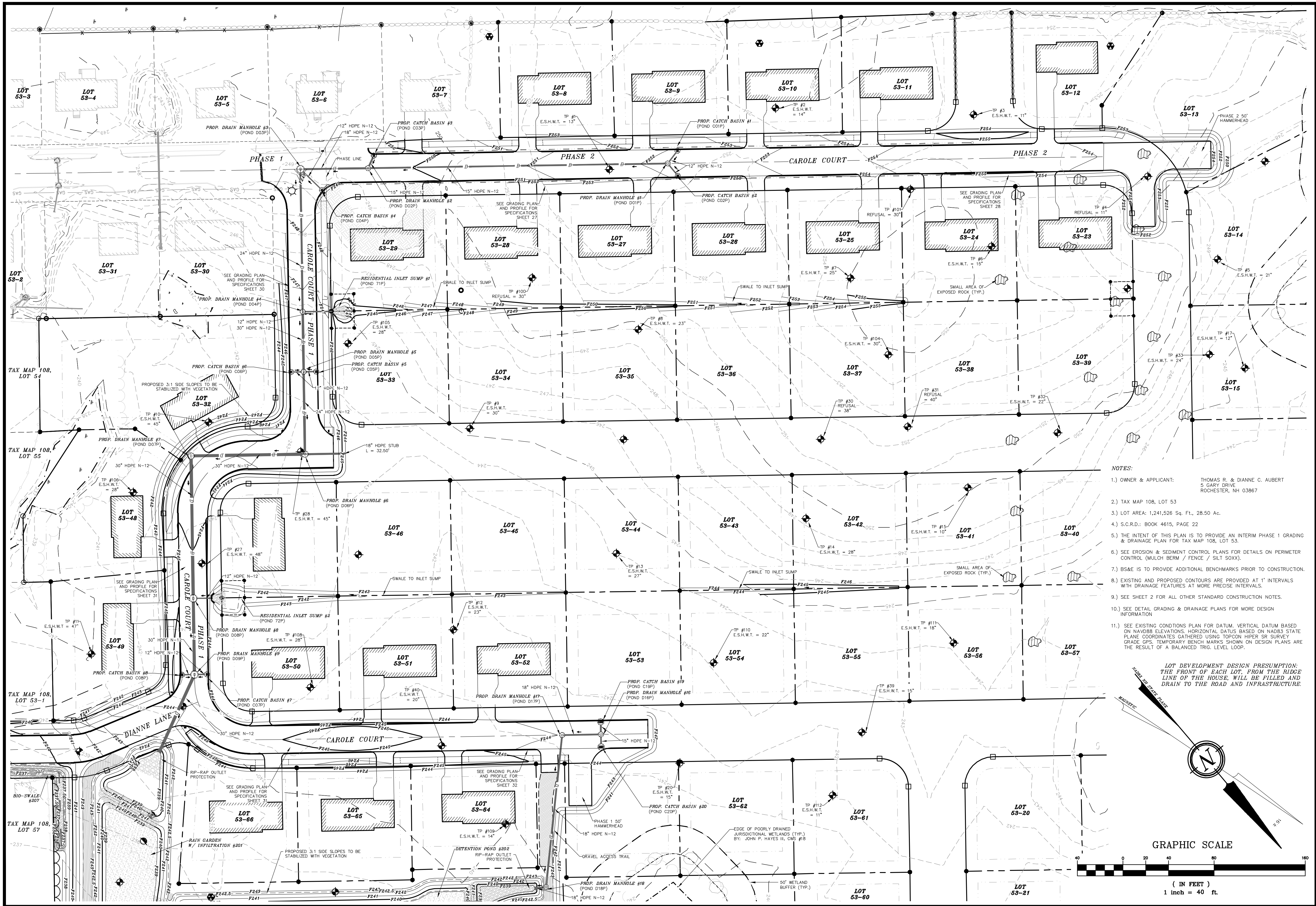
INTERIM CONSTRUCTION PHASE 1 GRADING & DRAINAGE PLAN

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

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
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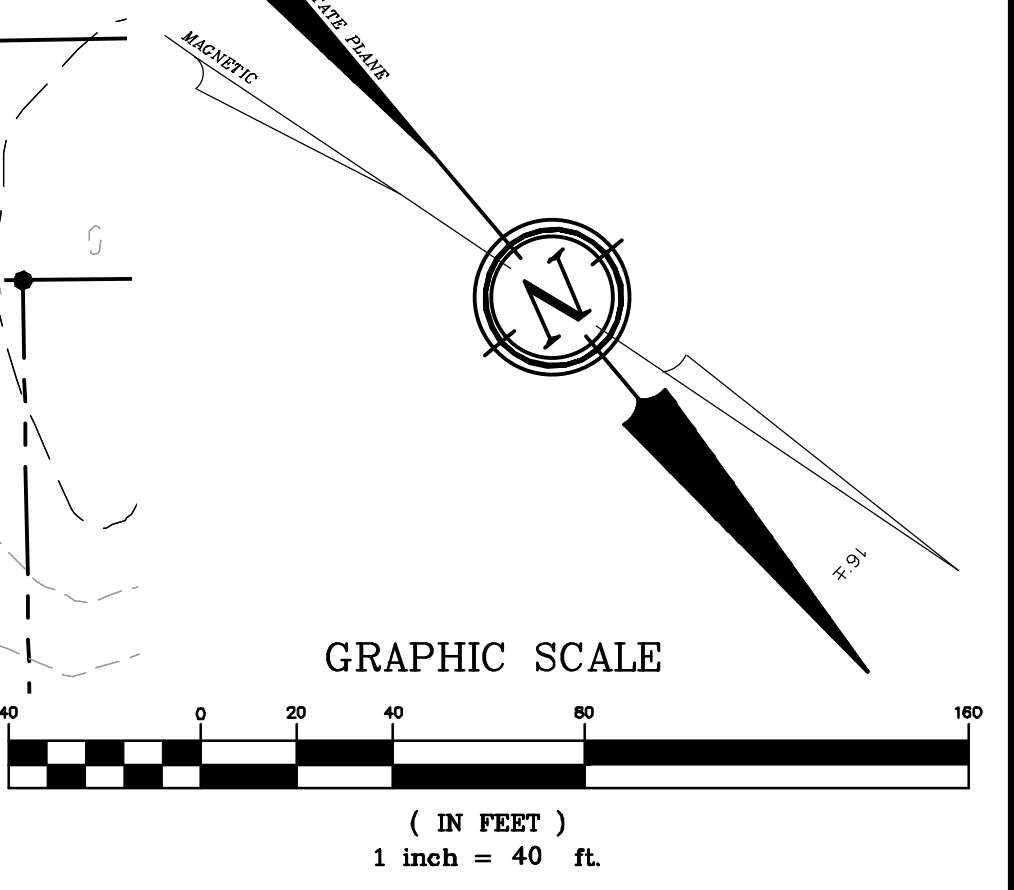
SCALE : 1 IN. EQUALS 40 FT.
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- NOTES:
- 1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
 - 2.) TAX MAP 108, LOT 53
 - 3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
 - 4.) S.O.R.D.: BOOK 4615, PAGE 22
 - 5.) THE INTENT 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 NAVD83 ELEVATIONS. HORIZONTAL DATUMS 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.



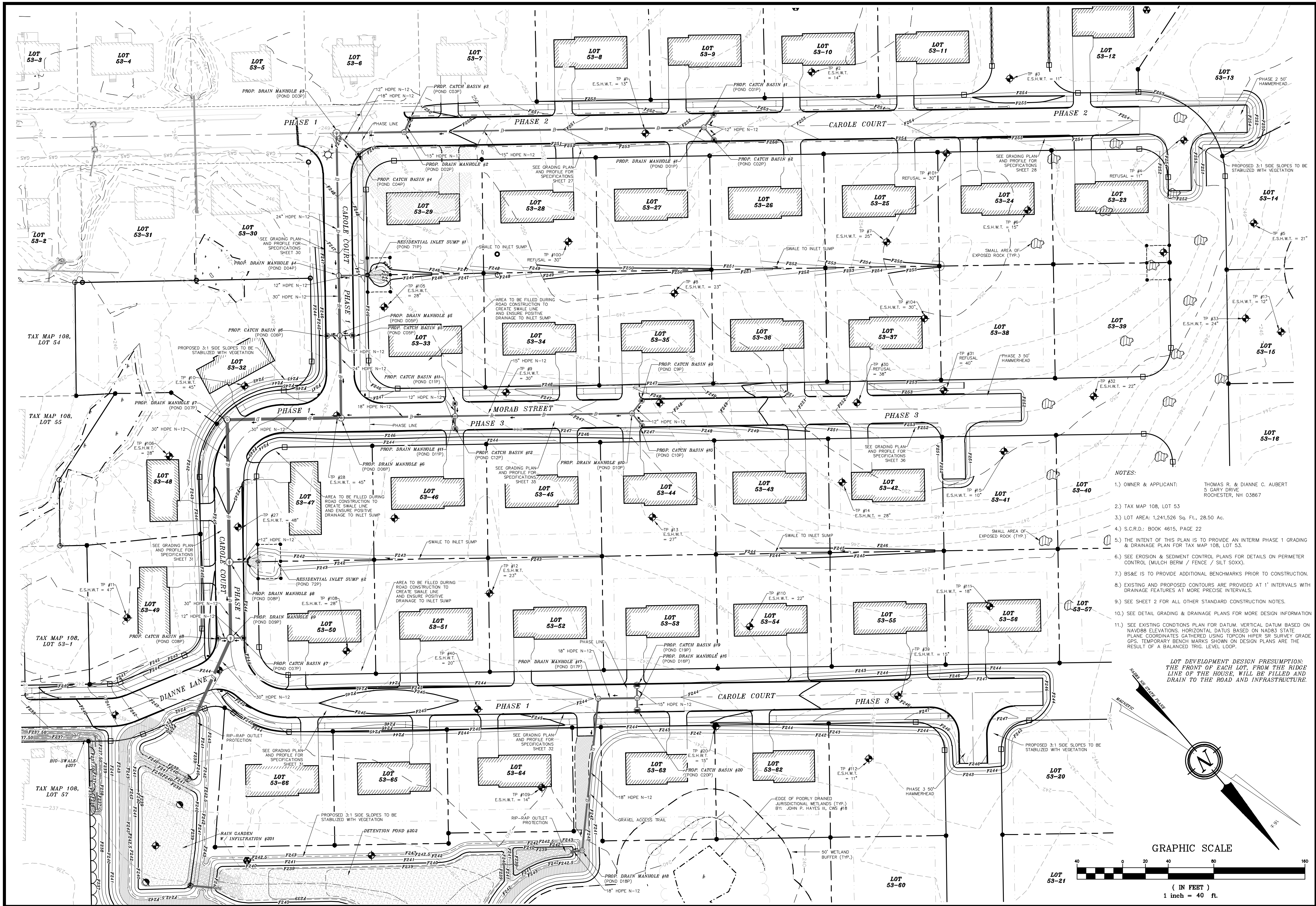
REVISION	DATE	DESCRIPTION
#4	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#3	6-16-20	REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20	REVISED PER ROCHESTER TRG COMMENTS & NHDES
#1	4-15-20	REVISED PER STATE AOT APPLICATION

INTERIM CONSTRUCTION PHASE 2 GRADING & DRAINAGE PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
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

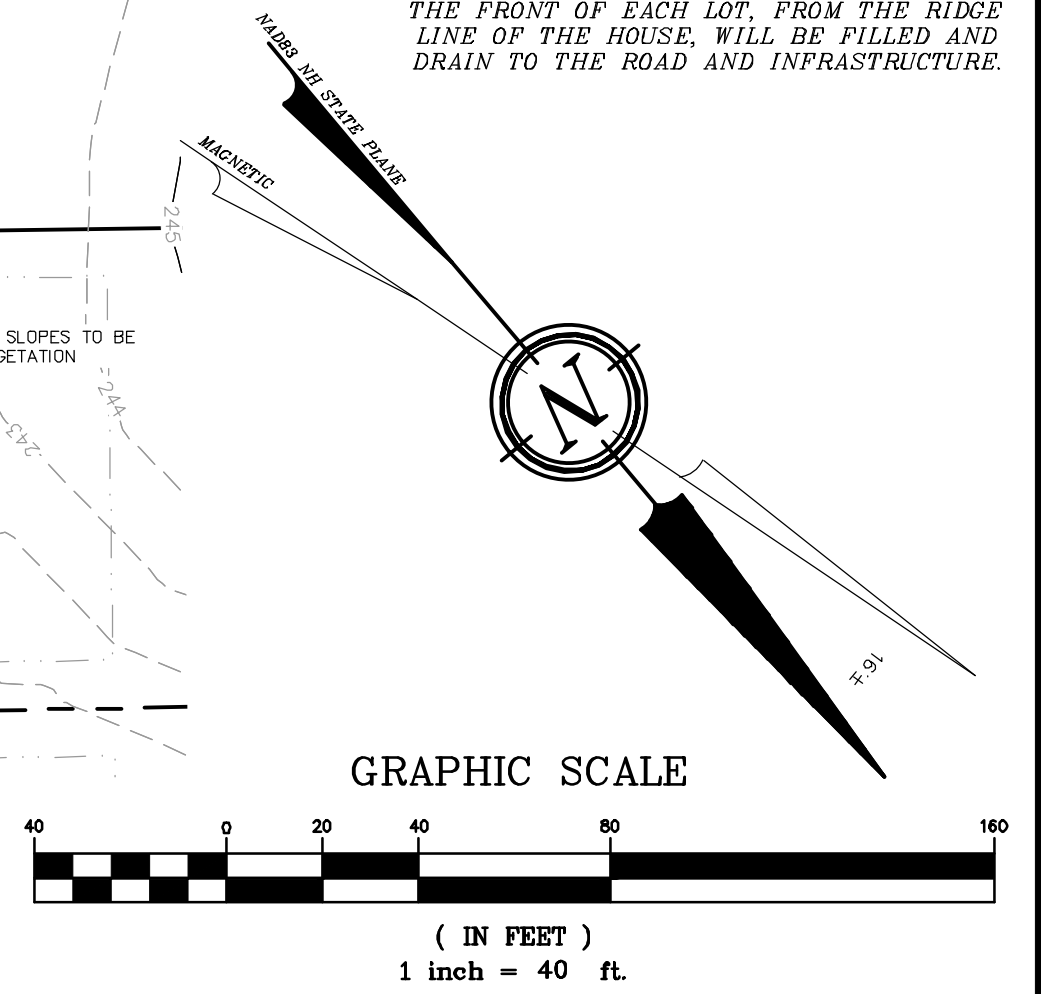
STATE OF NEW HAMPSHIRE
KENNETH BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

SHEET 94 OF 98



- 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 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 NAVD83 ELEVATIONS. HORIZONTAL DATUM 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.



REVISION	DATE	DESCRIPTION
#1	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#2	8-26-20	REVISED PER ROCHESTER TRG COMMENTS
#3	8-01-20	REVISED PER ROCHESTER TRG COMMENTS
#4	4-15-20	REVISED PER STATE AOT APPLICATION

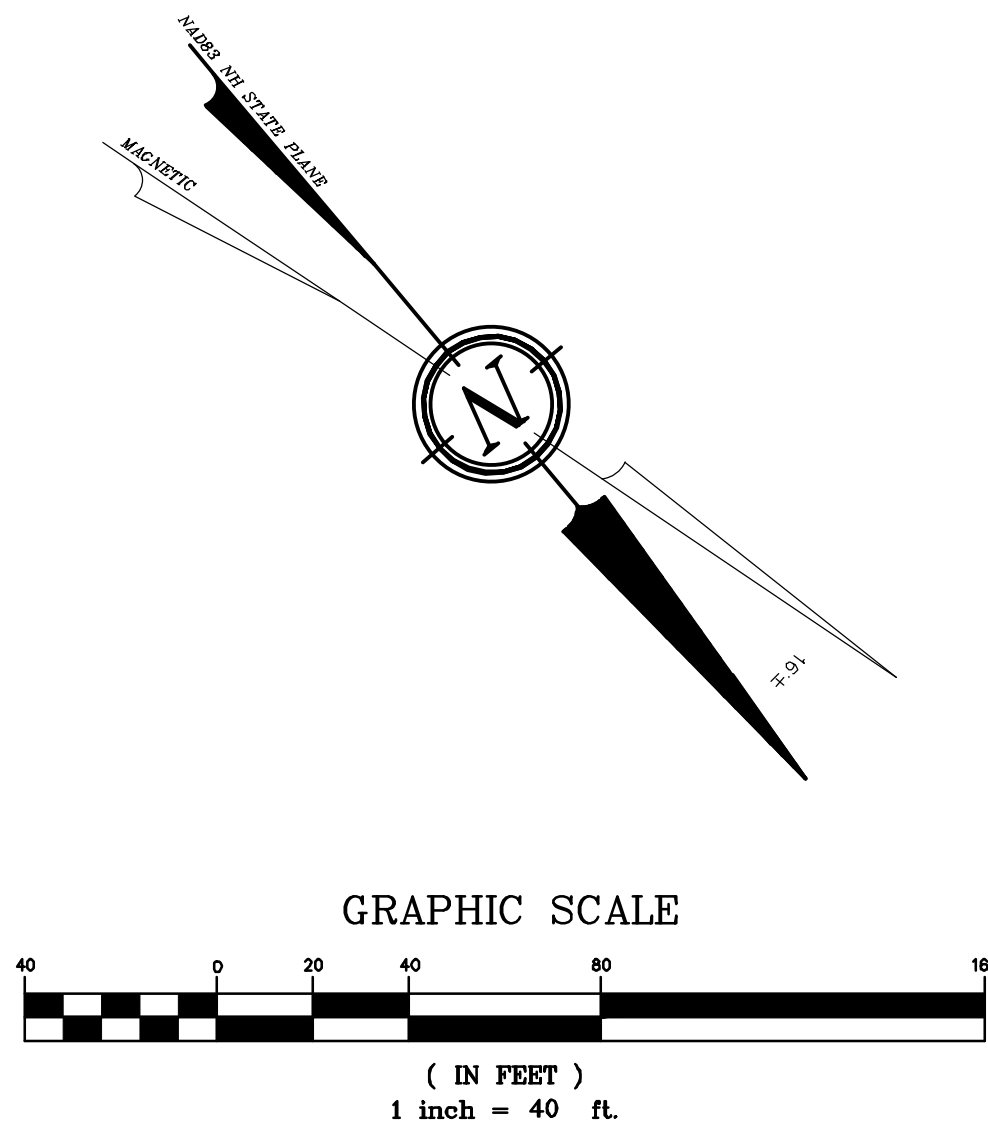
INTERIM CONSTRUCTION PHASE 3 GRADING & DRAINAGE PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
TAX MAP 108, LOT 53

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

SHEET 95 OF 98

- 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 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 NAVD83 ELEVATIONS. HORIZONTAL DATUMS 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 LOGS.
 - 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.



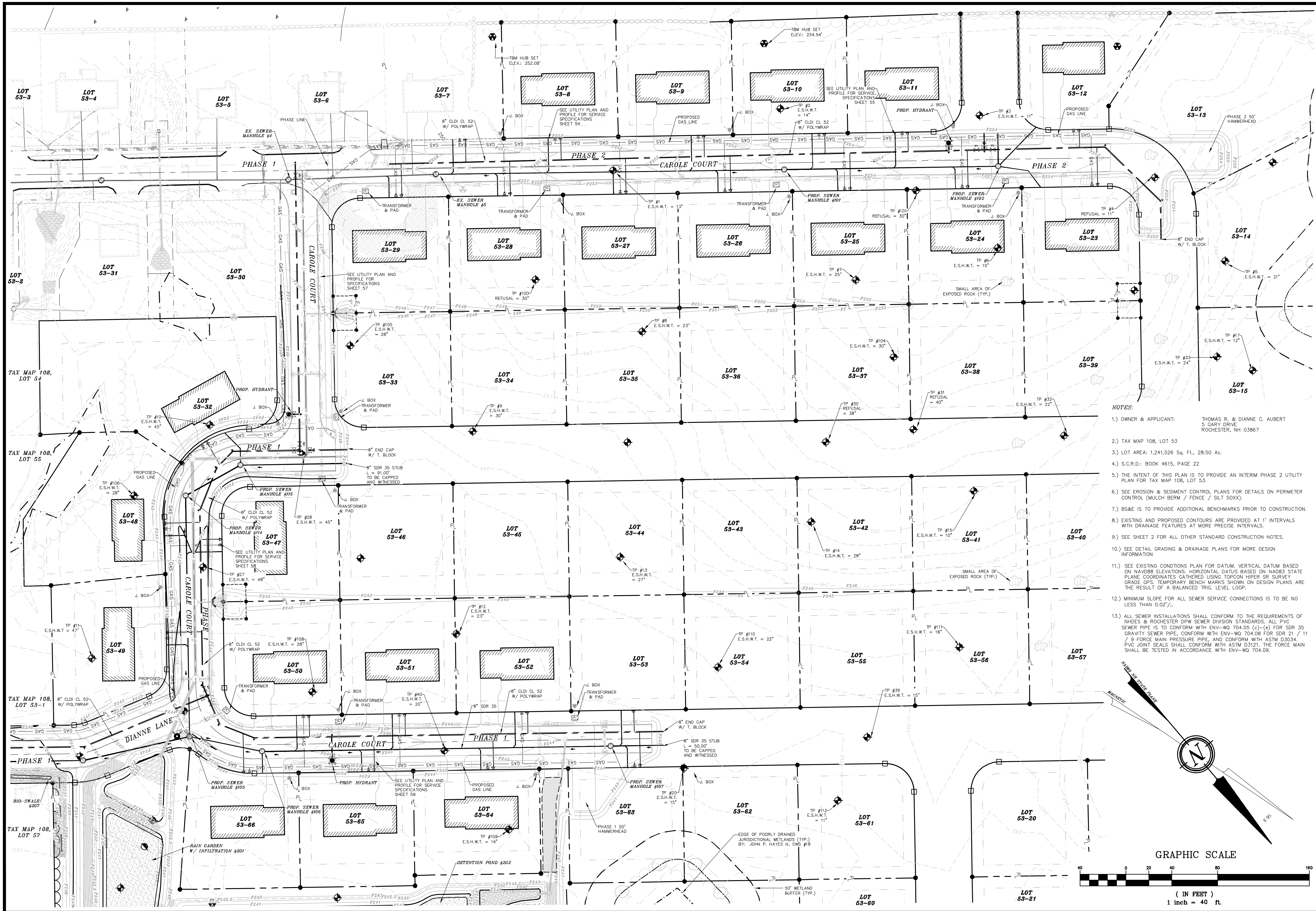
REVISION		DATE	DESCRIPTION
#4	8-25-20		REVISED PER ROCHESTER TRG COMMENTS
#3	6-16-20		REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20		REVISED PER ROCHESTER TRG COMMENTS
#1	4-15-20		REVISED PER STATE AOT APPLICATION

INTERIM CONSTRUCTION PHASE 1 UTILITY PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
TAX MAP 108, LOT 53

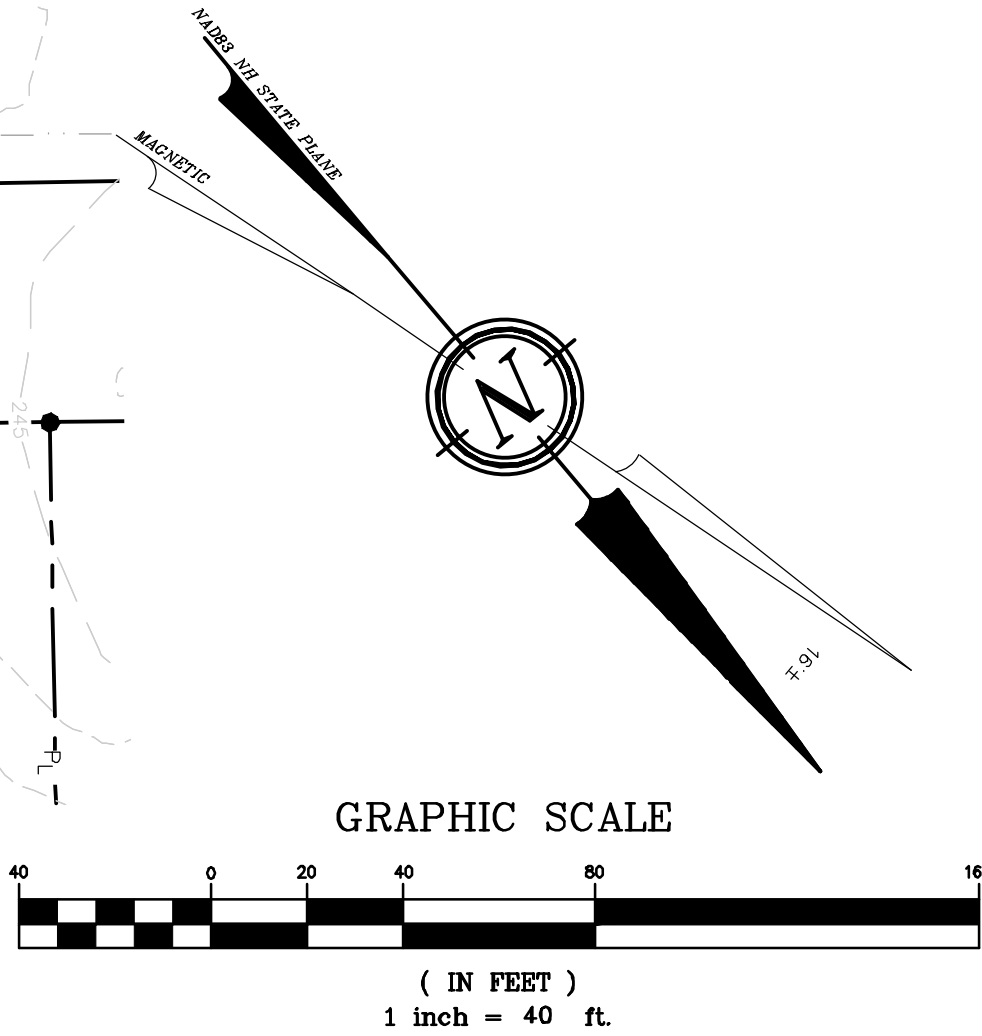
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : APRIL 7, 2020
FILE NO. : DB 2019 - 144

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

SHEET 96 OF 98



- 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 AN INTERM 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 NAVD83 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER-SP 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' / 1'.
 - 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.

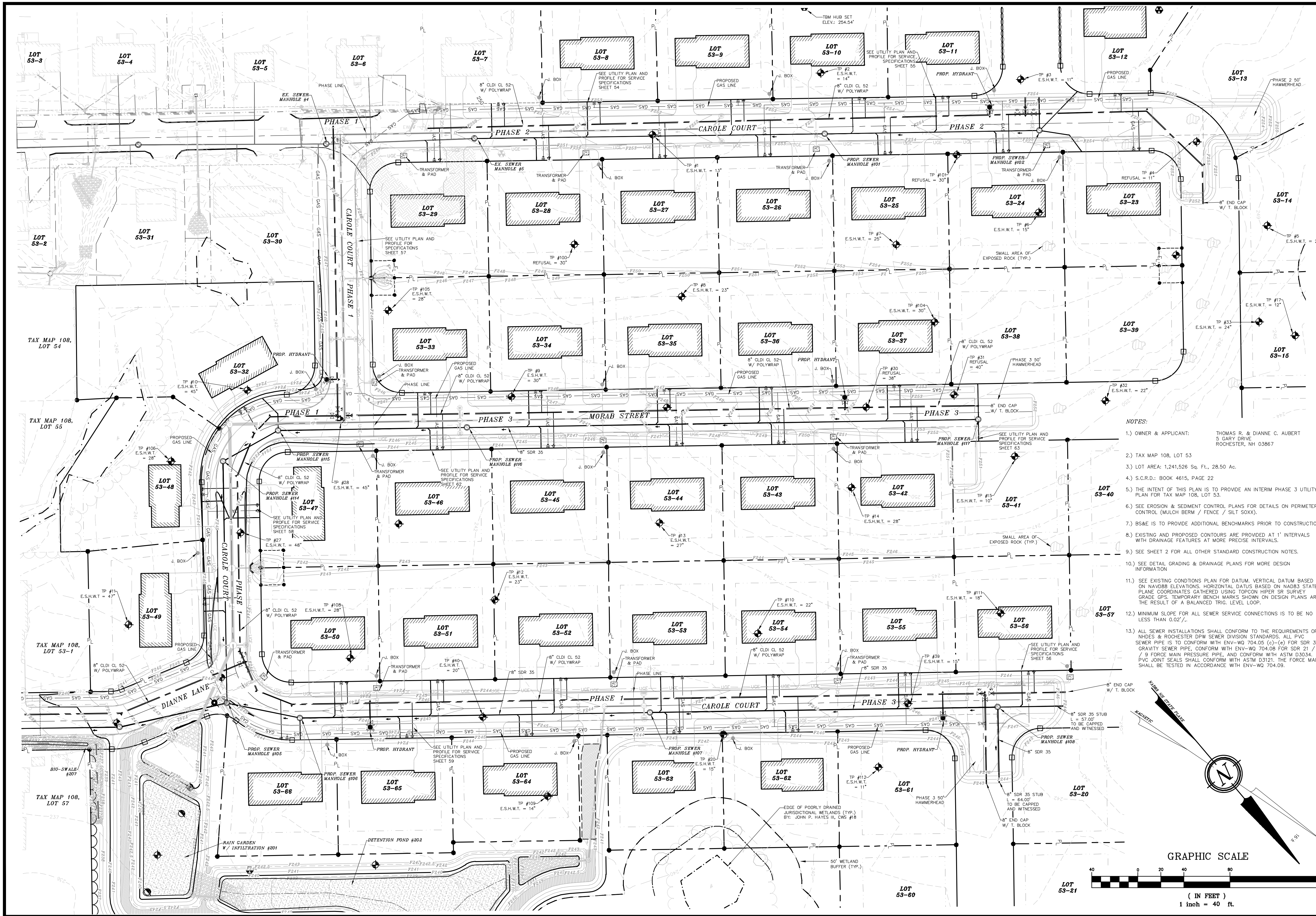


REVISION		DATE	DESCRIPTION
#4	8-25-20		REVISED PER ROCHESTER TRG COMMENTS
#3	6-16-20		REVISED PER ROCHESTER TRG COMMENTS
#2	6-01-20		REVISED PER ROCHESTER TRG COMMENTS
#1	4-15-20		REVISED PER STATE AOT APPLICATION

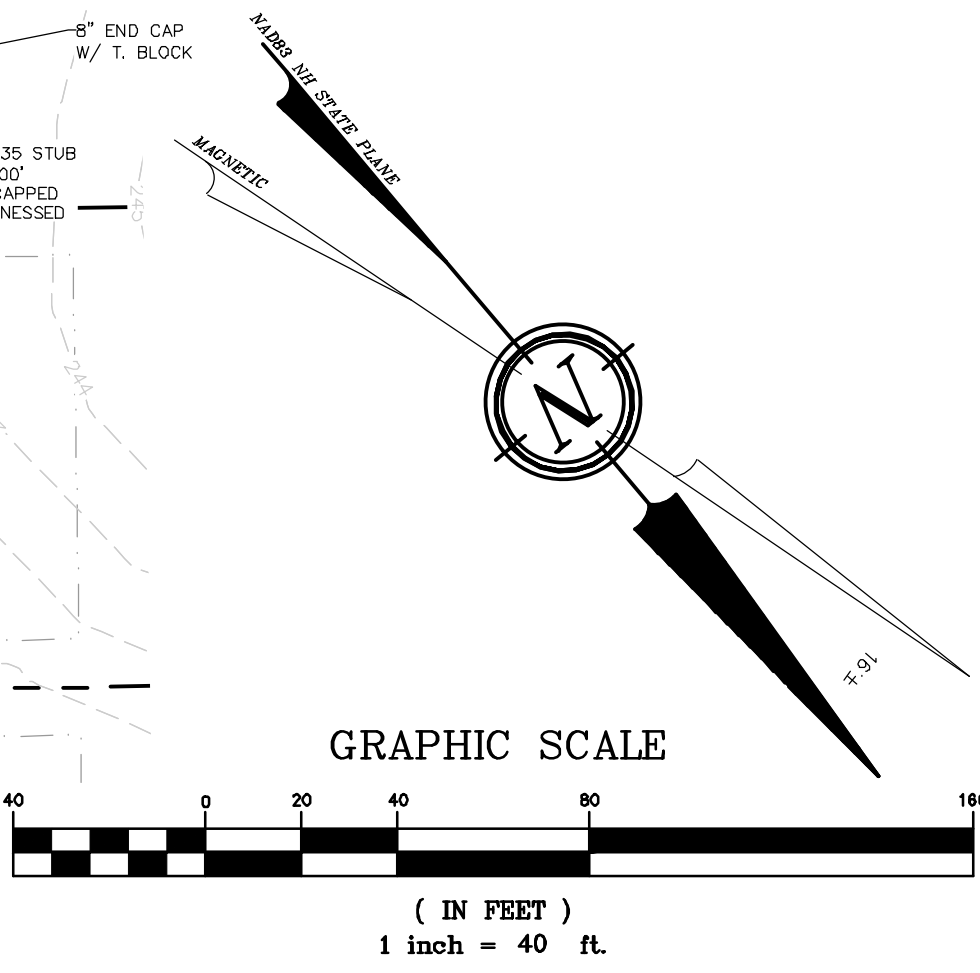
INTERM CONSTRUCTION PHASE 2 UTILITY PLAN	
LAND OF THOMAS R. & DIANNE C. AUBERT 828 PORTLAND STREET ROCHESTER, NH TAX MAP 108, LOT 53	

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

SHEET 97 OF 98



- 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
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 - 12.) MINIMUM SLOPE FOR ALL SEWER SERVICE CONNECTIONS IS TO BE NO LESS THAN 0.02%.
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REVISION	DATE	DESCRIPTION
#1	8-25-20	REVISED PER ROCHESTER TRG COMMENTS
#2	8-26-20	REVISED PER ROCHESTER TRG COMMENTS
#3	8-31-20	REVISED PER ROCHESTER TRG COMMENTS
#4	4-15-20	REVISED PER STATE AOT APPLICATION

INTERIM CONSTRUCTION PHASE 3 UTILITY PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
828 PORTLAND STREET
ROCHESTER, NH
TAX MAP 108, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
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STATE OF NEW HAMPSHIRE
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SHEET 98 OF 98