

Amendment to Approved Project
City of Rochester, New Hampshire

Case # 224-321, 324, 328-A-07 Property Address 597 Salmon Falls Road

Type of project: Site Plan ☐; Subdivision ☒; Lot Line Adjustment ☐; Other ☐

Project name Great Woods Development, LLC Subdivision

Date of original Planning Board approval June 2, 2008

Description of amendment Revise the Precedent Conditions of Approval to eliminate the following conditions:
Condition 1b) For the construction of a dust walking path with paved apron and split rail fence between lots 22 & 23,)
Condition 1c & 1d: Extend the sidewalk onto the Pray Subdivision and acceptable cross sections

Condition 1e: Provide benches in appropriate locations

Condition 1f: Provide Landscaping in the Cul-de-Sac

And remove the requirement for each lot to have two (2) street trees within 15 feet of the ROW and associated 15' wide Street Tree Easements.

Would this affect a wetland or wetland buffer or require a conditional use? Yes ☐ No ☒

Name of applicant or agent filling out this form Norway Plains Associates, Inc

Phone Number: 603 335-3948 Email Address: slawler@norwayplains.com

Applicant? ☐ Agent? ☒ Today's date June 9, 2018

Please note: There is a \$125.00 fee for amendments. They are reviewed by the Planning Board and a public hearing is held. Abutters must be renotified by the applicant. The applicant must submit any supplementary materials necessary to explain and support the amendment, such as a narrative and plans. This form, the abutter's list, the fee when applicable, and other necessary materials must be submitted at least 17 days prior to the Planning Board meeting at which the amendment will be presented (by the Friday, 2-1/2 weeks prior to the meeting to allow for public notice).

----- Office use below -----

Fee required? Yes ☐ No ☐ Check # Staff initials that check received

Amendment approved ☐ Amendment denied ☐ Date of Planning Board action

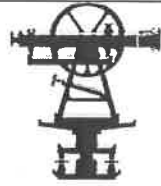
Conditions

Signature: Date:

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

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July 10, 2018

Seth Creighton, Chief Planner
Department of Planning and Development
Second Floor, City Hall
31 Wakefield Street
Rochester, NH 03867-1917

**Re: Amendment to Approved Project Application for Great Woods Development, LLC – 597
Salmon Falls Road; Map 224, Lots 321-324 & 328 (Laredo Lane, Smoke Street, & Bailey
Drive)**

Dear Mr. Creighton:

On behalf of the Steve Miller and Great Woods Development, LLC., we hereby an application to
Amendment to Approved Project for the residential subdivision located off Salmon Falls Road. The 47-
lot subdivision was approved by the Rochester Planning Board on June 2, 2008. As approved, there were
several precedent conditions of approvals that the developer would respectively request to be eliminated.

We hereby respectively request the amendment to the approved project by eliminating the following
conditions and notes:

Precedent Conditions 1b) “At the entrance to the open space between lots 22 and 23, show asphalt apron
connected to the road pavement. The apron should lead to a six-foot wide stone dust or crushed stone
path leading back the length of the adjacent lot. The sides of the path should be marked by a spilt rail
fence.”

Precedent Condition 1c) “Extend the sidewalk onto the Pray Subdivision to Stonewall Drive (a dredge
and fill permit will be required).”

Precedent Conditions 1d) “Provide an acceptable cross section for the sidewalk that extends to the Pray
Subdivision and for the paths leading into the open space.”

Precedent Condition 1e) “Show benches in appropriate locations throughout the subdivision. Include
design showing benches to be constructed of granite.”

Precedent Condition 1f) “Include landscaping plan for the center of the cul-de-sac to be approved by
Planning Department.”

Eliminate Notes per City of Rochester Planning Department #7 on the Overall Subdivision of Land,
which states “Prior to dedication of the streets to the City, two street trees (Deciduous shade trees) within
the front 15 feet of each lot, within the easement area referred to below. Identify the species of trees to

be planted and planting specifications. Newly planted trees must be suitable to the site conditions and of nursery stock with a diameter at four-foot breast height of at least 2 inches. One of the following species must be used unless otherwise approved by the Planning Department: Maple, White Oak, Scarlet Oak, Linden, Thornless Honeylocust, Marshall Seedless Ash, European Hornbeam, Calley Pear (Not Bradford), Chinese Elm, and Japanese Zelkova.”

Eliminate Notes per City of Rochester Planning Department #8 on the Overall Subdivision of Land, which states “All buildable lots are subject to a 15-foot wide tree planting easement along the front of all of the lots to allow for the developer to plant required street trees (in the event they are to be planted after a lot is sold). This note must accompany the easement; “This area is reserved for the planting of street trees by the developer as required in this subdivision approval. This easement applies to the initial installation of trees only and automatically terminates upon acceptance of the street by the City. Required street trees must be planted (or persevered) prior to the City acceptance of street. See conditions of approval for more details.”

During the design and approval process in 2007 and 2008, the City Planning Department made several suggestions from the developer to add some minor site features to the subdivision plans. Although it was agreed upon at that timeframe, it is our understanding that the City is less in favor of requiring these amenities. These conditions of approval will also place a financial burden on the City for future maintenance of them. There will be long term cost associated with upkeep of the landscaping within the cul-de-sac, the stone dust walking paths with paved aprons and split rail fence and the walking path from this subdivision to Stonewall Drive and the ‘Pray Subdivision’. Additionally, requiring trees close to the City streets could result in issues for the Department of Public Works with down limbs and/or damages from tree roots.

We look forward to discussing this project with staff and the Planning Board. Thank you for your consideration

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.



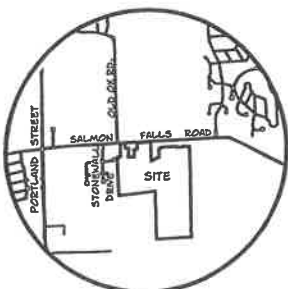
By:

Scott A. Lawler, PE, Project Engineer









cc: Great Wood Development, LLC

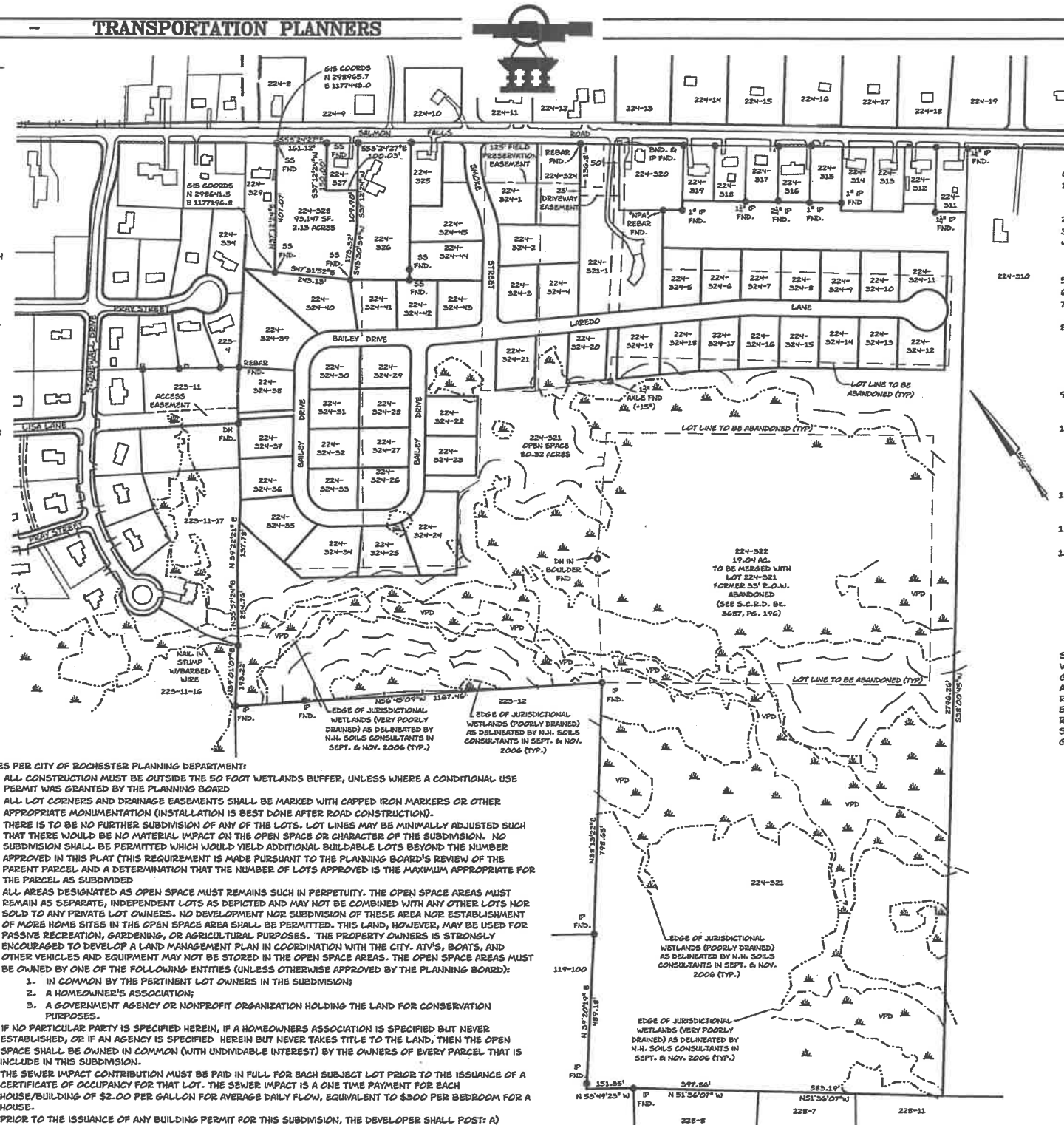
ABUTTERS

REFERENCE PLAN:
1. "SUBDIVISION OF LAND SALMON FALLS ROAD, TAX MAP 224, LOTS 321, 321-1, 324, 328 AND TAX MAP 228, LOT 9, ROCHESTER, NH PREPARED FOR STEVEN MILLER"
DATED: NOV. 2007 BY NORWAY PLAINS ASSOCIATES, INC.
RECORDED: SCRD PLAN 93-42.



LEGEND

	WETLAND
	MONUMENT
	BOUND
	EXISTING LOT LINES TO BE ABANDONED
	EDGE OF WETLAND
	WETLANDS SETBACK LINE
	BARB WIRE FENCE
	CHAIN LINK FENCE



1. ALL CONSTRUCTION MUST BE OUTSIDE THE 50 FOOT WETLANDS BUFFER, UNLESS WHERE A CONDITIONAL USE PERMIT WAS GRANTED BY THE PLANNING BOARD
2. ALL LOT CORNERS AND DRAINAGE EASEMENTS SHALL BE MARKED WITH CAPPED IRON MARKERS OR OTHER APPROPRIATE MONUMENTATION (INSTALLATION IS BEST DONE AFTER ROAD CONSTRUCTION).
3. THERE IS TO BE NO FURTHER SUBDIVISION OF ANY OF THE LOTS. LOT LINES MAY BE MINIMALLY ADJUSTED SUCH THAT THERE WOULD BE NO MATERIAL IMPACT ON THE OPEN SPACE OR CHARACTER OF THE SUBDIVISION. NO SUBDIVISION SHALL BE PERMITTED WHICH WOULD YIELD ADDITIONAL BUILDABLE LOTS BEYOND THE NUMBER APPROVED IN THIS PLAT (THIS REQUIREMENT IS MADE PURSUANT TO THE PLANNING BOARD'S REVIEW OF THE PRESENT PARCEL AND A DETERMINATION THAT THE NUMBER OF LOTS APPROVED IS THE MAXIMUM APPROPRIATE FOR THE PARCEL AND ZONING).
4. ALL AREAS DESIGNATED AS OPEN SPACE MUST REMAIN SUCH IN PERPETUITY. THE OPEN SPACE AREAS MUST REMAIN AS SEPARATE, INDEPENDENT LOTS AS DEPICTED AND MAY NOT BE COMBINED WITH ANY OTHER LOTS NOR SOLD TO ANY PRIVATE LOT OWNERS. NO DEVELOPMENT NOR SUBDIVISION OF THESE AREA NOR ESTABLISHMENT OF MORE HOME SITES IN THE OPEN SPACE AREA SHALL BE PERMITTED. THIS LAND, HOWEVER, MAY BE USED FOR PASSIVE RECREATION, GARDENING, OR AGRICULTURAL PURPOSES. THE PROPERTY OWNERS IS STRONGLY ENCOURAGED TO DEVELOP A LAND MANAGEMENT PLAN IN COORDINATION WITH THE CITY. ATVs, BOATS, AND OTHER VEHICLES AND EQUIPMENT MAY NOT BE STORED IN THE OPEN SPACE AREAS. THE OPEN SPACE AREAS MUST BE OWNED BY ONE OF THE FOLLOWING ENTITIES (UNLESS OTHERWISE APPROVED BY THE PLANNING BOARD):
 1. IN COMMON BY THE PERMANENT LOT OWNERS IN THE SUBDIVISION;
 2. A HOMEOWNER'S ASSOCIATION;
 3. A GOVERNMENT AGENCY OR NONPROFIT ORGANIZATION HOLDING THE LAND FOR CONSERVATION PURPOSES.

IF NO PARTICULAR PARTY IS SPECIFIED HEREIN, IF A HOMEOWNERS ASSOCIATION IS SPECIFIED BUT NEVER ESTABLISHED, OR IF AN AGENCY IS SPECIFIED HEREIN BUT NEVER TAKES TITLE TO THE LAND, THEN THE OPEN SPACE SHALL BE OWNED IN COMMON (WITH UNDIVIDABLE INTEREST) BY THE OWNERS OF EVERY PARCEL THAT IS INCLUDE IN THIS SUBDIVISION.

5. THE SEWER IMPACT CONTRIBUTION MUST BE PAID IN FULL FOR EACH SUBJECT LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THAT LOT. THE SEWER IMPACT IS A ONE TIME PAYMENT FOR EACH HOUSE/BUILDING OF \$2.00 PER GALLON FOR AVERAGE DAILY FLOW, EQUIVALENT TO \$300 PER BEDROOM FOR A HOUSE.

6. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR THIS SUBDIVISION, THE DEVELOPER SHALL POST: A) CONSTRUCTION ZONE SIGNS PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES STANDARDS; AND B) STREET ACCEPTANCE SIGNS WITH THE FOLLOWING LANGUAGE AT THE POINTS OF INTERSECTION: "CONSTRUCTION ZONE. STREETS ARE UNDER CONSTRUCTION. THESE STREETS HAVE NOT YET BEEN ACCEPTED BY THE CITY OF ROCHESTER AND ARE NOT ELIGIBLE FOR CITY SERVICES. TRAVEL AT YOUR OWN RISK. (PER ORDER OF PLANNING BOARD)". THE LOCATION AND DESIGN OF THE SIGNS SHALL BE AS STIPULATED BY THE PUBLIC WORKS DEPARTMENT, BUT IN NO CASE SHALL THEY BE LESS THAN 2'X4'. THE SIGNS SHALL BE ERECTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

7. PRIOR TO DEDICATION OF THE STREETS TO THE CITY TWO STREET TREES (DECIDUOUS SHADE TREES) WITHIN THE FRONT 15 FEET OF EACH LOT, WITHIN THE EASEMENT AREA REFERRED TO BELOW. IDENTIFY THE SPECIES OF TREES TO BE PLANTED AND PLANTING SPECIFICATIONS. NEWLY PLANTED TREES MUST BE SUITABLE TO THE SITE CONDITIONS AND OF NURSERY STOCK WITH A DIAMETER AT FOUR FOOT BREAST HEIGHT OF AT LEAST 2 INCHES. ONE OF THE FOLLOWING SPECIES MUST BE USED UNLESS OTHERWISE APPROVED BY THE PLANNING DEPARTMENT: MAPLE, WHITE OAK, SCARLET OAK, LINDEN, THORNLESS HONEYLOCUST, MARSHALL SEEDLESS ASH, EUROPEAN HORNBEAM, CALLERY PEAR (NOT BRADFORD), CHINESE ELM, AND JAPANESE YELKOW.

8. ALL BUILDABLE LOTS ARE SUBJECT TO A 10' FOOT WIDE TREE PLANTING EASEMENT ALONG THE FRONT OF ALL OF THE LOTS TO ALLOW FOR THE DEVELOPER TO PLANT REQUIRED STREET TREES (IN THE EVENT THEY ARE TO BE PLANTED AFTER A LOT IS SOLD). THIS NOTE MUST ACCOMPANY THE EASEMENT: "THIS AREA IS RESERVED FOR THE PLANTING OF STREET TREES BY THE DEVELOPER AS REQUIRED IN THIS SUBDIVISION APPROVAL. THIS EASEMENT APPLIES TO THE DEVELOPER AND HIS SUCCESSORS ONLY. THE CITY OF ROCHESTER RESERVES THE RIGHT TO ACCEPTANCE OF THE STREET BY THE CITY. REQUIRED STREET TREES MUST BE PLANTED (OR PRESERVED) PRIOR TO THE CITY'S ACCEPTANCE OF STREET. SEE CONDITIONS OF APPROVAL FOR MORE DETAILS.

9. THERE IS A 50 FOOT BUFFER REQUIREMENT FROM WETLANDS UNDER THE CITY OF ROCHESTER ZONING ORDINANCE AS SHOWN ON THIS PLAN. THERE MAY BE NO ENCROACHMENT WITHIN THESE BUFFERS EXCEPT AS PERMITTED BY THE CITY OF ROCHESTER.

10. AN ORANGE CONSTRUCTION FENCE MUST BE PLACED ON ALL LOTS THAT INCLUDES WETLAND BUFFERS PRIOR TO START OF CONSTRUCTION FOR ALL LOTS THAT CONTAIN WETLAND BUFFERS.
11. BUFFER MARKERS MUST BE INSTALLED ALONG THE OUTER EDGE OF THE WETLAND BUFFER ON ALL LOTS THAT CONTAIN A WETLAND BUFFER. THE MARKERS MUST BE INSTALLED AT THE TIME THAT THE ORANGE CONSTRUCTION FENCE IS REMOVED. THE MARKERS MUST BE PLACED IN ORDER FOR THE ELEVATE OF OCCUPANCY OF THE NEW STREET TO BE FORMALLY ACCEPTED.
12. ALL PROPOSED DRIVEWAYS SHALL BE PLACED IN A LOCATION THAT WILL PROVIDE THE REQUIRED STOPPING SIGHT DISTANCE FOR THE POSTED SPEED LIMIT AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS.
13. THIS SUBDIVISION IS APPROVED FOR CONVENTIONAL DETACHED SINGLE FAMILY SPLIT BUILT OR MODULAR HOUSES ONLY. MOBILE HOMES AND DUPLEX HOUSES ARE NOT APPROVED FOR THESE LOTS.
14. IN ACCORDANCE WITH CITY ORDINANCE 19-3, THE CITY OF ROCHESTER (THROUGH ITS ARRANGEMENT WITH WASTE MANAGEMENT) WILL NOT COLLECT RUBBISH GENERATED FROM HOUSES WITHIN THIS SUBDIVISION UNTIL THE NEW STREET IS FORMALLY ACCEPTED AS A CITY STREET. UNTIL SUCH TIME AS THE NEW STREET IS ACCEPTED: A) THE DEVELOPER SHALL BE RESPONSIBLE FOR MAKING ARRANGEMENTS FOR THE COLLECTION OF RUBBISH, EITHER FROM A DUMPSTER THAT HE/SHE SHALL PLACE IN APPROPRIATE LOCATION ON SITE OR VIA CURBSIDE PICK UP; AND B) INDIVIDUAL PROPERTY OWNERS MAY NOT PLACE ANY RUBBISH AT THE STREET (OR ON ANY OTHER PUBLIC STREET IN THE CITY), UNLESS APPROVAL IS GRANTED FROM THE PUBLIC WORKS DIRECTOR OR PRIVATE REARRANGEMENTS ARE MADE WITH WASTE MANAGEMENT OR ANOTHER PRIVATE HAULER FOR PICK UP AT THE STREET.
15. THE CONDITIONAL USE IS APPROVED BASED ON PLANS AS SUBMITTED TO CONSERVATION COMMISSION AT THE APR. 23, 2008 MEETING.

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 224, LOTS 321, 324, 324-1, 324-2, & 328 INTO 47 LOTS WITH REMAINING AREA/OPEN SPACE FOR PASSAGE MAP 224, LOT 322 INTO MAP 224, LOT 321.
2. TOTAL PARCELS AREA: 112.46 ACRES
3. PARCEL IS ZONED AGRICULTURAL
4. MINIMUM LOT REQUIREMENTS:
LOT SIZE = 40,000 SF.
FRONTAGE = 150'
5. BUILDING SETBACKS: FRONT YARD = 35', SIDE YARD = 25', & REAR YARD = 50'
6. THE LOTS ARE TO BE SERVICED BY CITY WATER AND SEWER SYSTEMS.
7. THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ROCHESTER.
8. WETLANDS WERE DELINEATED BY NHSC, INC. ON OR ABOUT SEPT. AND NOV. 2006 ON THE BASIS OF HYDROPHILIC VEGETATION, HYDRIC SOILS, AND WETLANDS HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-ET-1, JANUARY 1987. THE HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 2, JULY 1987. (SEE ENV-W5 1014-05 DELINEATION OF WETLANDS; HYDRIC SOILS DETERMINATION).
9. ALL WETLANDS LESS THAN ONE-ACRE IN SIZE, EXCEPT VERNAL POOLS ARE EXEMPT FROM THE PROVISIONS OF THE CONSERVATION OVERLAY DISTRICT AND DO NOT HAVE A WETLANDS BUFFER AROUND THEM.
10. ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THE STREET, ONE ADDITIONAL POLE MAY BE PLACED ON/ NEAR THE PROPERTY TO ALLOW FOR OVERHEAD EXTENSION OF WIRES ACROSS THE STREET. UTILITIES EXTENDED FROM ANY SUCH NEW POLE MUST BE UNDERGROUND. THE APPLICANT MAY WORK WITH THE CITY STAFF AS APPROPRIATE TO ADDRESS THIS CONDITION.
11. THIS DEVELOPMENT MUST BE IN COMPLIANCE WITH ALL APPLICABLE LAW - INCLUDING ALL PERTINENT PROVISIONS OF THE CITY OF ROCHESTER SUBDIVISION REGULATIONS - UNLESS OTHERWISE WAIVED.
12. FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT; 33 WAKEFIELD STREET, ROCHESTER, 03867, (603) 335-1335.
13. THE DEVELOPER IS RESPONSIBLE FOR THE MAINTENANCE OF THE STREET AT ALL TIMES UNTIL IT IS ACCEPTED BY THE CITY OF ROCHESTER. REASONABLE ACCESS SHALL BE PROVIDED FOR LOT OWNERS AND THEIR CONTRACTORS, IF NECESSARY, DURING THE CONSTRUCTION PROCESS (SEE CONDITIONS REGARDING ACCESS FOR FIRE APPARATUS). ONCE ANY CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED THE DEVELOPER MUST PROVIDE APPROPRIATE MAINTENANCE INCLUDING SCHEDULING SENSITIVE TO ALLOW SAFE PASSAGE FOR RESIDENTS, EMERGENCY VEHICLES, AND SERVICE VEHICLES. THE CITY OF ROCHESTER MAY USE ANY SURETY ATTACHED TO THIS PROJECT TO PROVIDE THE NECESSARY MAINTENANCE, IF THE DEVELOPER FAILS TO PROVIDE THIS MAINTENANCE, AS DETERMINED BY THE CITY.

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

GRANTED WAIVER:

ROCHESTER SUBDIVISION REGULATIONS SECTIONS:
5.3.7: DEAD-END STREETS SHALL NOT BE LONGER THAN 600 FEET,
5.3.9: MINIMUM HORIZONTAL ALIGNMENT RADIUS AT CENTER LINE, IN SITE, SHALL BE 200 FEET (OPEN
SITE SHALL BE 150 FEET).

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.

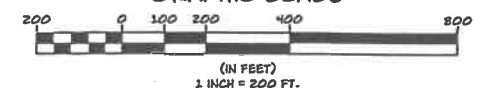
ARTHUR H. NICKLESS, JR., L.L.S. DATE:

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON

SIGNED BY _____ DATE _____
NAME POSITION

TAX MAP 224
LOTS 321, 322 324, 324-1, 324-2 & 328
OWNER OF RECORD:
GREAT WOODS DEVELOPMENT, LLC
95 BLACKWATER RD., ROCHESTER, NH 03867
BK. 3613, PG. 1011

OVERALL
SUBDIVISION OF LAND
SALMON FALLS ROAD
TAX MAP 224; LOTS 321, 322, 324,
324-1, 324-2, & 328
ROCHESTER, NH
FOR
GREAT WOODS DEVELOPMENT, LLC
SCALE: 1"=200' FEBRUARY 2008
GRAPHIC SCALE





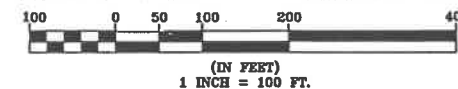
05/12/08 - REVISE NOTES TO ELIMINATE OFF-SITE SIDEWALK REQUIREMENT. ADD 125' FIELD PRESERVATION EASEMENT TO LOTS 324 & 324-1.
 05/27/08 - ADD PHASING LINE.
 06/24/08 - ADD NOTES #17 THROUGH #20.
 10/13/14 - REVISE SEWER SYSTEM TO ELIMINATE PUMP STATION.
 08/30/17 - ADD NOTE #22.

- OVERALL CONSTRUCTION AND GENERAL NOTES:**
- ALL CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS RESTRICTED TO THE HOURS OF 7:00 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 6:00 P.M. ON SATURDAY.
 - ALL LOT CORNERS AND DRAINAGE EASEMENTS SHALL BE MARKED WITH CAPPED IRON MARKERS OR APPROPRIATE MONUMENTATION AFTER THE CONSTRUCTION OF THE ROAD IS COMPLETE.
 - ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THE STREET, ONE ADDITIONAL POLE MAY BE PLACED ONLY NEAR THE PROPERTY TO ALLOW FOR OVERHEAD EXTENSION OF WIRES ACROSS THE STREET. UTILITIES EXTENDED FROM ANY SUCH NEW POLE MUST BE UNDERGROUND. THE APPLICANT MAY WORK WITH THE CITY STAFF AS APPROPRIATE TO ADDRESS THIS CONDITION.
 - PRIOR TO DEDICATION OF THE STREETS TO THE CITY TWO STREET TREES (DECIDUOUS SHADE TREES) MUST BE MAINTAINED OR PLANTED WITHIN THE FRONT 15 FEET OF EACH LOT, OR, WITH THE APPROVAL OF THE PUBLIC WORKS DEPARTMENT, WITHIN THE RIGHT-OF-WAY. AS A PRECEDENT CONDITION, THE APPLICATION MUST IDENTIFY / FLAG APPROPRIATE, HEALTHY, INDIVIDUAL TREES ON SITE THAT MEET THIS OBJECTIVE AND/OR SHOW LOCATIONS OF PROPOSED TREES ON THE PLAN. IF TREES ARE TO BE PLANTED A 15 FOOT EASEMENT MUST BE SHOWN AT THE FRONT OF THE LOTS WHICH ALLOWS FOR THE DEVELOPER TO PLANT THOSE TREES. NEWLY PLANTED TREES MUST BE SUITABLE TO THE SITE CONDITIONS AND OF NURSERY STOCK WITH A DIAMETER AT FOUR FOOT BREAST HEIGHT OF AT LEAST 2 INCHES. SUGGESTED (BUT NOT REQUIRED) SPECIES INCLUDE MAPLE, WHITE OAK, SCARLET OAK, LINDEN, THORNLESS HONEYLOCUST, MARSHAL SEEDLESS ASH, EUROPEAN HORNBEAM, GALLERY PEAR (NOT BRADFORD), CHINESE ELM, AND JAPANESE ZELKOVA. WHERE SUITABLE COVERAGE OF EXISTING EVERGREEN TREES IS PRESENT, THESE MAY BE SUBSTITUTED FOR DECIDUOUS TREES.
 - AN ORANGE CONSTRUCTION FENCE MUST BE PLACED ON ALL LOTS THAT INCLUDE WETLAND BUFFERS PRIOR TO START OF CONSTRUCTION FOR ALL LOTS THAT CONTAIN WETLAND BUFFERS. THE SIGHT TRIANGLE MUST BE ADEQUATE TO THE SUBDIVISION. NO IMPEDIMENT IS CREATED BY THE ALIGNMENT OR GRADE OF SALMON FALLS ROAD OR THE GRADE PROPOSED ENTRANCE.
 - THE DETENTION BASINS SHALL BE INSPECTED PRIOR TO ROADWAY ACCEPTANCE. ANY EROSION SHALL BE FIXED AND ANY SEDIMENT SHALL BE REMOVED AND VEGETATION REESTABLISHED AS SPECIFIED IN THE DETAILS ON SHEET C-18 OF THIS PLAN SET.
 - LOAM STOCKPILES SHALL BE SEEDED IN ACCORDANCE WITH THE SEEDING NOTES ON SHEET C-22. IF STORED MORE THAN 30 DAYS. SILT FENCE SHALL BE INSTALLED AT THE DOWN GRADIENT SIDE OF THE LOAM STOCKPILE AS SHOWN IN THE PLAN VIEW AROUND AT LEAST ONE HALF THE CIRCUMFERENCE OF THE PILE.
 - DURING ALL PHASES OF CONSTRUCTION DUST SHALL BE PREVENTED FROM BECOMING A SAFETY OR HEALTH HAZARD BY THE IMPLEMENTATION OF ACCEPTED CONTROL METHODS SUCH AS WATERING.
 - THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF ANY OFF SITE IMPACTS ARE FOUND DURING CONSTRUCTION.
 - PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR THIS SUBDIVISION, THE DEVELOPER SHALL POST:
 - CONSTRUCTION ZONE SIGNS PER THE MANUAL OF UNIFORMED PRACTICE CONTROL DEVICES STANDARDS.
 - A STREET ACCEPTANCE SIGN AT THE ENTRANCE WHICH READS "POSTED. THIS SUBDIVISION IS UNDER CONSTRUCTION. THESE STREETS HAVE NOT YET BEEN ACCEPTED BY THE CITY OF ROCHESTER AND ARE NOT ELIGIBLE FOR CITY SERVICES. TRAVEL AT YOUR OWN RISK (PER THE ORDER OF PLANNING BOARD)." THE LOCATION AND DESIGN OF THIS SIGN SHALL BE AS STIPULATED BY THE PUBLIC WORKS DEPARTMENT, BUT IN NO CASE SHALL IT BE LESS THAN 2'X4' AND IT SHALL BE ERECTED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.
 - FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT: 31 WAKEFIELD STREET, ROCHESTER, 03867, (603) 335-1338.
 - ACCESS INTO THE SITE FOR FIRE APPARATUS MUST BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS. THIS IS THE SOLE RESPONSIBILITY OF THE APPLICANT/DEVELOPER TO MAINTAIN THIS ACCESS. PLEASE CONTACT THE FIRE DEPARTMENT AT (603) 330-7182 WITH ANY QUESTIONS ABOUT ACCESS REQUIREMENTS.
 - BUFFER MARKERS MUST BE INSTALLED ON ALL LOTS THAT INCLUDE WETLANDS BUFFERS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - THIS DEVELOPMENT MUST BE IN COMPLIANCE WITH ALL APPLICABLE LAW - INCLUDING ALL PERTINENT PROVISIONS OF THE CITY OF ROCHESTER SUBDIVISION REGULATIONS - UNLESS OTHERWISE WAIVED.
 - LOT 324 SHALL HAVE IT ACCESS VIA A 50' DRIVEWAY EASEMENT LOCATED ON LOT 321-1. LOT 324-1 AND 324-44 SHALL HAVE DRIVEWAY ACCESS ON THE PROPOSED ROAD.
 - A FOUNDATION FOR EVERY HOUSE AS SHOWN ON THE DRAINAGE PLANS THAT ARE PART OF THIS SUBDIVISION. THE FOUNDATION MUST DRAIN TO THE STREET CONNECTING TO THE STORM DRAIN VIA A STUB, WHICH IS PROVIDED OR ELSE TO ANOTHER DOWN GRADIENT LOCATION ON THE SITE. A PUMP MUST BE INSTALLED WHERE NEEDED DUE TO ELEVATION. THE CITY ENGINEER MAY WAIVE THIS REQUIREMENT FOR INDIVIDUAL LOTS, AS APPROPRIATE.
 - THE FINAL WEARING COURSE OF PAVEMENT MUST BE INSTALLED AS FOLLOWS:
 - IT MAY NOT BE INSTALLED UNTIL AT LEAST 50% OF THE LOTS IN THE PHASE ARE BUILT OUT (CERTIFICATES OF OCCUPANCY ISSUED);
 - IT MAY NOT BE INSTALLED UNTIL THE BINDER COURSE HAS BEEN IN PLACE FOR AT LEAST ONE WINTER SEASON; AND
 - IT MUST BE INSTALLED WITHIN 12 MONTHS AFTER 50% OF THE LOTS IN THE PHASE ARE BUILT OUT.
 - THIS PROJECT PROPOSED TO DISTURB OVER ONE ACRE OF EXISTING GROUND COVER AND MEETS OTHER SPECIFIC REQUIREMENTS RELATED TO PERMIT CRITERIA FOR EPA NPDES COMPLIANCE. THE CONTRACTOR IS RESPONSIBLE FOR DEVELOPMENT AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). SUBMISSION OF A NOTICE OF INTENT (NOI) TO EPA INSPECTION AND MAINTENANCE OF SEDIMENT CONTROL MEASURES, DOCUMENTATION OF MAINTENANCE ACTIVITIES, AND SUBMISSION OF NOTICE OF TERMINATION (NOT) TO EPA. THE CONTRACTOR IS ALSO RESPONSIBLE TO COMPLY WITH ANY OR ALL OTHER ASPECTS OF CURRENT FEDERAL, STATE, AND LOCAL STORM WATER OR NPDES REGULATIONS OR REQUIREMENTS.
 - THE DEVELOPER IS RESPONSIBLE FOR THE MAINTENANCE OF THE STREET AT ALL TIMES UNTIL IT IS ACCEPTED BY THE CITY OF ROCHESTER. REASONABLE ACCESS SHALL BE PROVIDED FOR LOT OWNERS AND THEIR CONTRACTORS, IF NECESSARY, DURING THE CONSTRUCTION PROCESS (SEE CONDITIONS REGARDING ACCESS FOR FIRE APPARATUS). ONCE ANY CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED THE DEVELOPER MUST PROVIDE APPROPRIATE MAINTENANCE INCLUDING SNOWPLOWING SERVICES IN ORDER TO ALLOW SAFE PASSAGE FOR RESIDENTS, EMERGENCY VEHICLES, AND SERVICE VEHICLES. THE CITY OF ROCHESTER MAY USE ANY SURETY ATTACHED TO THIS PROJECT TO PROVIDE THE NECESSARY MAINTENANCE, IF THE DEVELOPER FAILS TO PROVIDE THIS MAINTENANCE AS DETERMINED BY THE CITY.
 - ALL OFF SITE IMPROVEMENTS - INCLUDING, BUT NOT LIMITED TO, DRAINAGE IMPROVEMENTS ON AND ADJACENT TO SALMON FALLS ROAD, - MUST BE COMPLETED PRIOR TO THE THIRD CERTIFICATE OF OCCUPANCY.
 - ORIENTATION: HORIZONTAL AND VERTICAL (VD1929) DATUMS - CITY OF ROCHESTER GIS.

OVERALL ROADWAY AND CONSTRUCTION PHASING PLAN SALMON FALLS ROAD ROCHESTER, N.H.

FOR
GREAT WOODS DEVELOPMENT, LLC

SCALE: 1" = 100' FEBRUARY 2008



WAVIER FROM CITY OF ROCHESTER SUBDIVISION REGULATIONS:

SECTION 5 - SUBDIVISION DESIGN STANDARDS:

SECTION 5.3 - STREET

5.3.7: DEAD-END STREETS SHALL NOT BE LONGER THAN 1,200 FEET, WHEREAS 1,325 FEET IS PROPOSED MINIMUM RADIUS AT CENTERLINE, IN FEET, OF A MINOR STREET SHALL BE 200 FEET (150 FEET IN OPEN SITES), WHEREAS 100 FEET IS PROPOSED.

5.3.9: DEAD-END STREETS SHALL NOT BE LONGER THAN 1,200 FEET, WHEREAS 1,325 FEET IS PROPOSED MINIMUM RADIUS AT CENTERLINE, IN FEET, OF A MINOR STREET SHALL BE 200 FEET (150 FEET IN OPEN SITES), WHEREAS 100 FEET IS PROPOSED.

WETLANDS AND SOILS NOTES:

- THE WETLANDS DELINEATION WAS DONE BY STEVEN D. RIKER, CWS #219; FROM NH SOILS CONSULTANTS, INC., COMPLETED ON SEPTEMBER AND NOVEMBER, 2006 IN ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, AS REQUIRED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES WETLANDS BUREAU. THE WETLANDS DELINEATED ON SITE MEET THE CRITERION OF POORLY & VERY POORLY DRAINED SOIL, AS DEFINED IN SSNNE SPECIAL PUBLICATION NO. 1 "HIGH INTENSITY SOIL MAP OF NEW HAMPSHIRE STANDARDS" DATED SEPTEMBER 2002.
- THE WETLANDS DELINEATED WOULD BE CLASSIFIED AS A COMBINATION OF A PALUSTRINE FORESTED BROAD LEAVED DECIDUOUS SYSTEM THAT IS SEASONALLY FLOODED AND/OR SATURATED (PFD1E).
- SOIL TYPES AND BOUNDARY LINES ARE PER "STRAFFORD COUNTY SOIL SURVEY"; AS SHOWN ON SHEET 15. SOIL TYPES ARE AS FOLLOWS:
 LeB - LEICESTER VERY STONEY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
 R1A - RIDGEBURY VERY STONEY FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
 R1B - RIDGEBURY VERY STONEY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
 Wg - WHITMAN VERY STONEY FINE SANDY LOAM
 WgB - WOODBRIDGE VERY STONEY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
 WgC - WOODBRIDGE VERY STONEY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES.

CONSTRUCTION APPROVALS:

- STATE OF NEW HAMPSHIRE PERMIT NUMBERS:
 NHDES ALTERATION OF TERRAIN APPROVAL: WES-8140A
 NHDES WETLANDS PERMIT: 2008-00646
 NHDES WASTEWATER CONNECTION PERMIT: D2008-0708

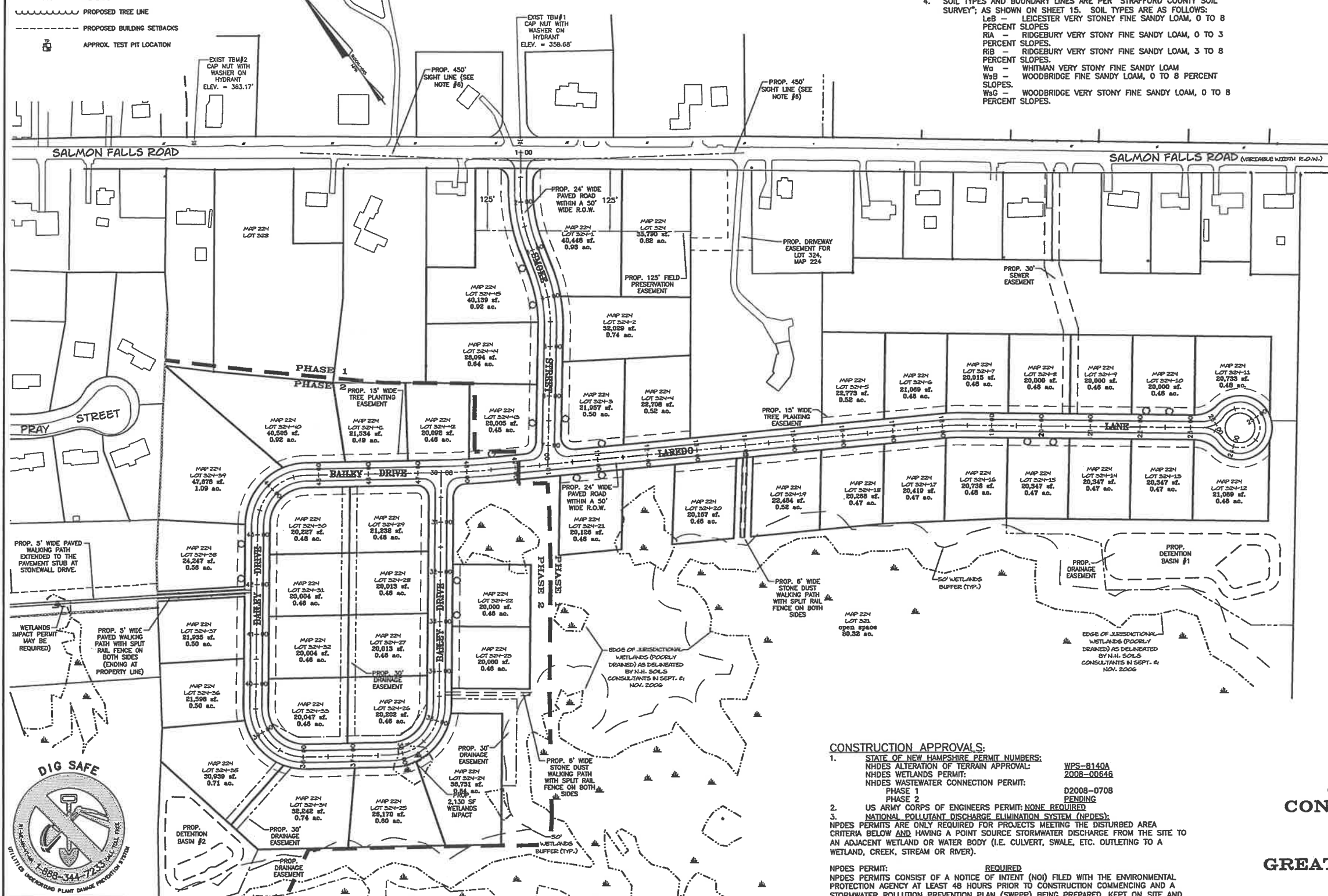
- US ARMY CORPS OF ENGINEERS PERMIT: NONE REQUIRED
- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES):

NPDES PERMITS ARE ONLY REQUIRED FOR PROJECTS MEETING THE DISTURBED AREA CRITERIA BELOW AND HAVING A POINT SOURCE STORMWATER DISCHARGE FROM THE SITE TO AN ADJACENT WETLAND OR WATER BODY (I.E. CULVERT, SWALE, ETC. OUTLETING TO A WETLAND, CREEK, STREAM OR RIVER).

NPDES PERMIT: REQUIRED
 NPDES PERMITS CONSIST OF A NOTICE OF INTENT (NOI) FILED WITH THE ENVIRONMENTAL PROTECTION AGENCY AT LEAST 48 HOURS PRIOR TO CONSTRUCTION COMMENCING AND A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEING PREPARED, KEPT ON SITE AND FOLLOWED BY THE CONTRACTOR.

FOR STATUS OF THIS PERMIT CONTACT THE PROJECT GENERAL CONTRACTOR.

- LEGEND**
- PROPERTY LINE
 - 50' WETLAND BUFFER
 - EDGE OF WETLAND (POORLY DRAINED)
 - EDGE OF WETLAND (VERY POORLY DRAINED)
 - EXISTING DRAIN LINE
 - EXISTING CONTOUR LINE
 - EXISTING TREE LINE
 - EXISTING STONEWALL
 - EXISTING SOIL TYPE BOUNDARY
 - WETLAND
 - PROPOSED TREE LINE
 - PROPOSED BUILDING SETBACKS
 - APPROX. TEST PIT LOCATION



FILE NO. 109
 PLAN NO. C-2440
 DWG. NO. 07153-3
 F.B. NO. "33"