

MINOR SUBDIVISION APPLICATION (a total of three or fewer lots)
City of Rochester, New Hampshire

[office use only. Check # _____ Amount \$ _____ Date paid _____]

Date: 7-9-18 Is a conditional needed? Yes: _____ No: _____ Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 246; Lot #(s): 27; Zoning district: R1

Property address/location: 138 Chesley Hill Rd

Name of project (if applicable): Pro. Subdivision for David & Destiny Groen

Size of site: 9.63 Ac acres; overlay zoning district(s)? Wetlands

Property owner

Name (include name of individual): David & Destiny Groen

Mailing address: 138 Chesley Hill Rd, Rochester, NH 03839

Telephone #: 603-817-9354 Email: _____

Applicant/developer (if different from property owner)

Name (include name of individual): Same

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): Kenneth A Berry, PE, LLS
Berry Surveying & Engineering

Mailing address: 335 Second Crown Point Rd, Barrington, NH 03825

Telephone #: 603-332-2863 Fax #: 603-335-4623

Email address: crberry@metrocast.net Professional license #: PE 14243 LLS 805

Proposed project

Number of proposed lots: 2; Are there any pertinent covenants? NO

Number of cubic yards of earth being removed from the site? 0

City water? yes X no _____; How far is City water from the site? 20'

City sewer? yes _____ no X; How far is City sewer from the site? Over 1500'

Continued Minor Subdivision Plan application Tax Map: 246 Lot: 27 Zone R1)

Wetlands: Is any fill proposed? NO ; area to be filled: _____; buffer impact? 5,300 sf

Comments

Please feel free to add any comments, additional information, or requests for waivers here:

Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

I (we) hereby submit this Subdivision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: Dan Carr

Date: 7-10-18

Signature of applicant/developer: _____

Date: _____

Signature of agent: [Signature]

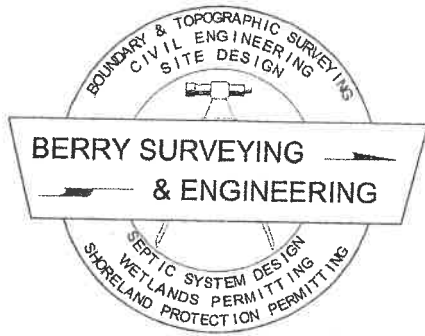
Date: 7-10-18

Authorization to enter subject property

I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.

Signature of property owner: Dan Carr

Date: 7-10-18

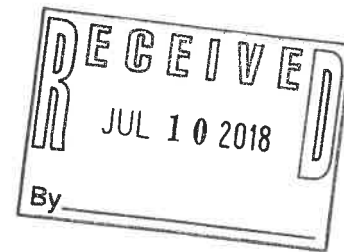


BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

July 9, 2018

City of Rochester Planning Board
33 Wakefield Street
Rochester, NH 03867



RE: Proposed Minor Subdivision
David & Destiny Groen
138 Chesley Hill Road, Rochester, N.H.
Narrative – Tax Map 246, Lot 27

Mr. Chairman and Members of the City of Rochester Planning Board,

On behalf of David & Destiny Groen, Berry Surveying & Engineering (BS&E) is filing a Minor Subdivision Application to subdivide Tax Map 103, Lot 94 into two separate lots.

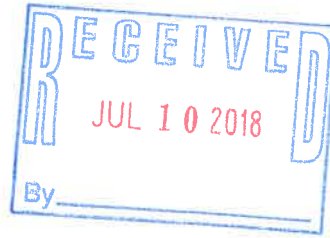
Tax Map 246, Lot 27 is currently 419,902 SF, 9.63 Acres and is located in the R1 zone. It currently consists of a single family home with a septic system and a well. The applicant is looking to subdivide this into two lots which would support a proposed single family house and keep the remaining house on the smaller lot. These proposed lots meet the zoning requirements of the R1 zone. We have done a full boundary and topographical survey of the parcel. Stoney Ridge Environmental has flagged one area of wetlands on site and one small off site wetland, which we are holding buffers to.

The proposed driveway for lot 27-1 will impact the 50' wetland buffer. We are submitting a C.U.P. for that impact in conjunction with this subdivision application. The current house (lot 27) is on a septic system and well. We are proposing lot 27 stays on the current well until it stops producing. At that time they will tie into the municipal water system. Lot 27-1 will have its own well and septic system.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Project Manager



Conditional Use Permit Application
City of Rochester, New Hampshire

Date: 7-10-18

Property information

Tax map #: 246; Lot #(s): 27; Zoning district: R1

Property address/location: 138 Chesley Hill Rd

Name of project (if applicable): Proposed Subdivision for Groen

Property owner

Name (include name of individual): David & Destiny Groen

Mailing address: 138 Chesley Hill Rd, Rochester, NH 03839

Telephone #: 603-817-9354 Fax: _____

Applicant/developer (if different from property owner)

Name (include name of individual): Same

Mailing address: _____

Telephone #: _____ Fax #: _____

Engineer/designer

Name (include name of individual): Kenneth A Berry, PE, LLS
Berry Surveying & Engineering

Mailing address: 335 Second Crown Point Rd, Barrington, NH 03825

Telephone #: 603-332-2863 Fax #: 603-335-4623

Email address: K.Berry@BerrySurveying.com Professional license #: PE 14243 LLS 805

Proposed Project


Please describe the proposed project: Proposing a driveway crossing through
a 50' buffer at the "tip" of an on site wetland. This driveway
proposes 5,300 SF of disturbance within the buffer.

Please describe the existing conditions: See attached narrative

Submission of application

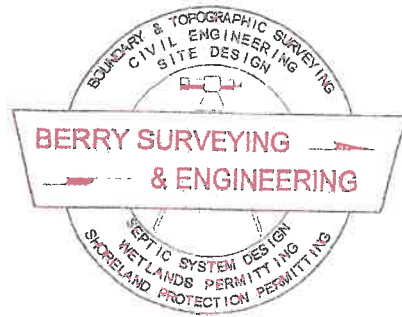
This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

I/we) hereby submit this Conditional Use application to the City of Rochester Planning Board pursuant to the City of Rochester Zoning Ordinance and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: 
Date: 7-10-18

Signature of applicant/developer: _____
Date: _____

Signature of agent: 
Date: 7-10-18.



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com
crberry@metrocast.net

City of Rochester Planning Board
Attention: Seth Creighton Chief Planner
33 Wakefield Street
Rochester, NH 03867

July 10, 2018

RE: David & Destiny Groen
Minor Subdivision
138 Chesley Hill Road
Rochester, NH
Tax Map 246, Lot 27
Conditional Use Permit

Mr. Chairman and Members of the Rochester Planning Board,

Enclosed are the criteria laid out in Chapter 42.21 for a conditional use permit as it pertains to the Conservation Overlay District (COD) in Chapter 42.12.

- A. Roads and other access ways; drainage ways; pipelines, power lines and other transmission lines; docks, boat launches, and piers; domestic water wells (and associated ancillary pipes and equipment); replacement septic tanks and leach fields where evidence is submitted that no alternative location is available on the property; provided that all of the following conditions are found to exist.
 - a. **A wetland runs parallel to Chelsey Hill Road across the majority of the property. There is a small gap between the easterly boundary line that does not have wetlands but falls within the 50' wetland buffer. This is the only way to access the back 2/3's of the lot, which is currently underutilized.**
- B. The proposed construction is essential to the productive use of land not within the CO District.
 - a. **The rear 2/3's of the parcel is currently underutilized. Constructing the driveway within the 50' wetland buffer will allow the rear of the parcel (which is not within the CO district), to be utilized. Residential development will take place outside of the wetland buffers.**

July 10, 2018

- C. Design and construction methods will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.
- a. **Plans are included with the CUP application to show the limits and extent of the driveway construction. It was designed so that there would be a minimal effect on the wetland buffer and no impact on the wetlands. In addition, erosion and sediment control measures will be taken during construction to ensure no sediment or debris runs off into the wetlands. 2:1 slopes with stabilization matting is used to minimize impact.**
- D. There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact on the wetlands. Nothing in this Section shall limit the applicant from exploring alternatives with abutting property owners.
- a. **The applicant has no other possible options to access the back of the lot within their land holdings and this was deemed the most efficient and effective to achieve access. Although it will encroach on a wetland buffer it proposes the least amount of disturbance, as it is the most direct route from Chesley Hill Road to the rear of the lot.**
- E. Economic advantage is not the sole reason for the proposed location of the construction.
- a. **Economic advantage is not the sole reason for the proposed location. The applicant wants to further utilize the land and needs access to do so. Furthermore, the proposed road location is the only access point to the rear of the property that does not go directly through wetlands.**

Included with this narrative is a scaled drawing that shows the limits of work within the 50' wetland buffer. This drawing should be used in relation to the provided plans. In addition to this drawing, several photographs are provided to show the existing state of the 50' wetland buffer and where the proposed driveway will go.

Respectfully Submitted,

Berry Surveying & Engineering

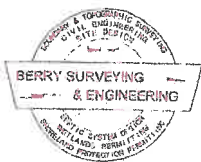
Christopher R. Berry
Principal, President

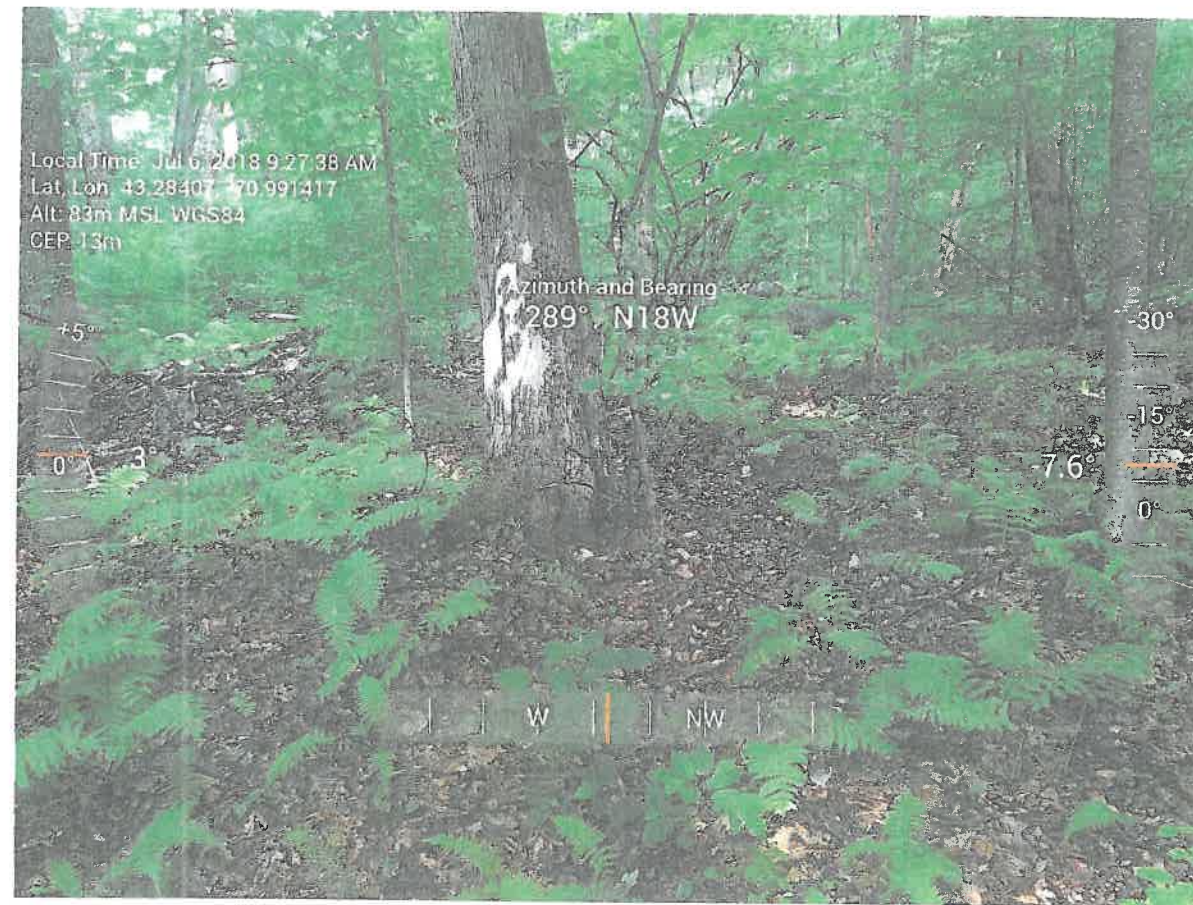


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335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com



Photograph #1: Standing on the existing trail at the edge of the wetlands, looking north towards the proposed driveway.





Photograph #2: Standing at traverse station 13 looking North West towards the proposed driveway.

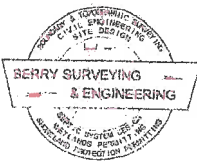


David & Destiny Groen
138 Chelsey Hill Road, Rochester, NH

July 10, 2018



Photograph #3: Standing in the existing trail looking northeast.

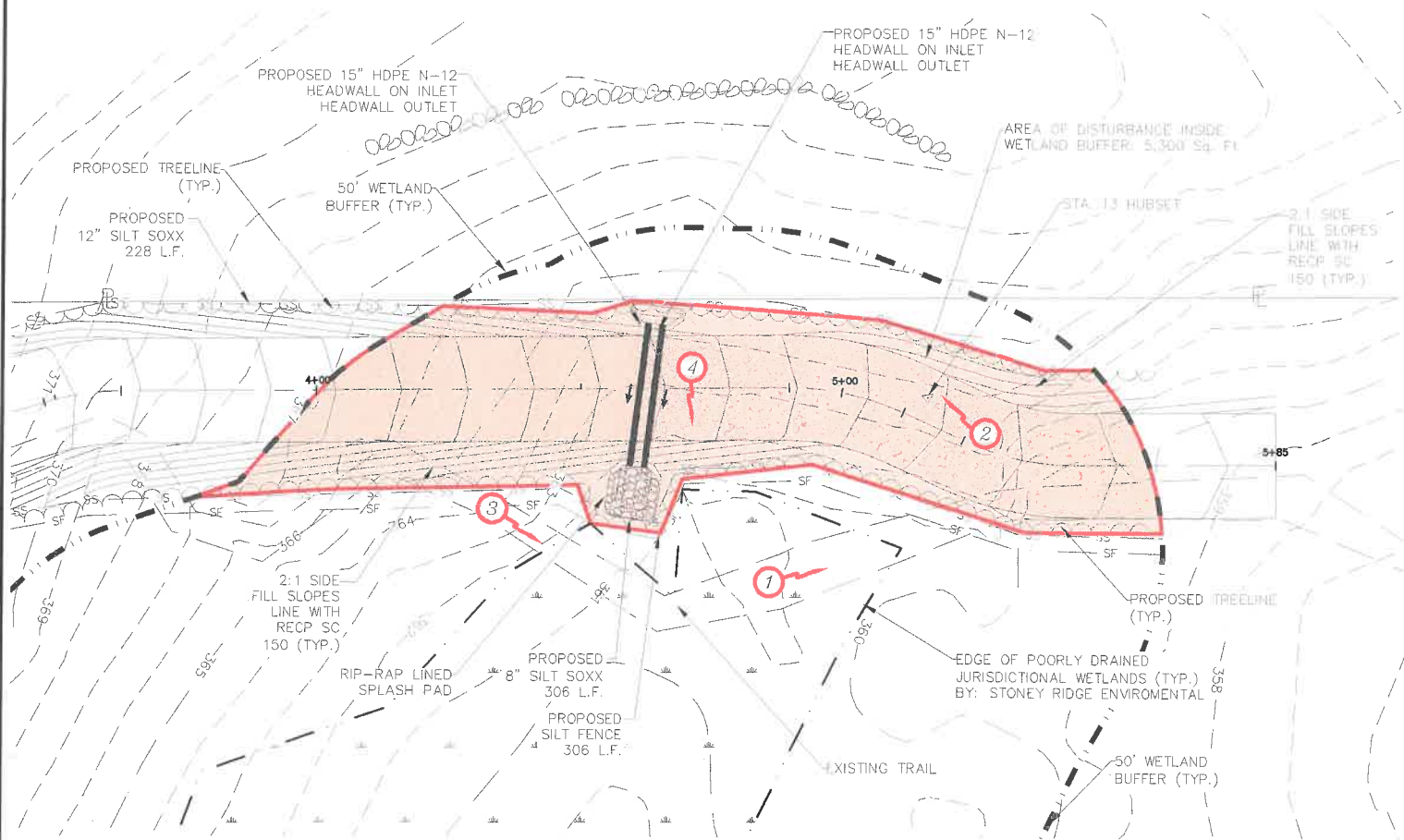


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Photograph #4: Standing in the proposed driveway looking at the edge of wetlands.





NOTES:

- 1.) OWNER: DAVID & DESTINY GROEN
138 CHESLEY HILL ROAD
ROCHESTER, NH 03839

a.) TAX MAP 246, LOT 27
- 2.) THE INTENT OF THIS PLAN IS TO SHOW THE DISTURBANCE WITHIN THE 50' WETLAND BUFFER.
- 3.) PICTURE NUMBER AND ORIENTATION IN RELATION TO THE C.U.P. NARRATIVE.



CONDITIONAL USE PERMIT CUT SHEET
LAND OF
DAVID & DESTINY GROEN
138 CHESLEY HILL ROAD
ROCHESTER, NH 03839
TAX MAP 246 LOT 27

BERRY SURVEYING
& ENGINEERING

335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 30 FT.

DATE : JULY 10, 2018

FILE NO. : DB 2018 - 068

JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN JUNE OF 2018 UTILIZING THE FOLLOWING STANDARDS:

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 3. APRIL 2004. NEWPPC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST. VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USDA/ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BOWAP, CHAPEN HILL.
- 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONOURN 2014-41:1-42.
- 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- 7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

STONEY RIDGE ENVIRONMENTAL, LLC.
CINDY BALCIUS, CWS #61

LEGEND:

- IRON BOUND (TBS)
- IRON PIPE (FND)
- ⊗ IRON BOUND/REBAR (FND)
- ⊗ CEDAR POST (FND)
- ⊗ DRILL HOLE (FND)
- ⊗ UTILITY POLE
- ⊗ TREE W/ BARB WIRE

- PROPOSED BOUNDARY LINE
- WETLAND LINE
- 50' WETLAND BUFFER
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING PERIMETER BOUNDARY

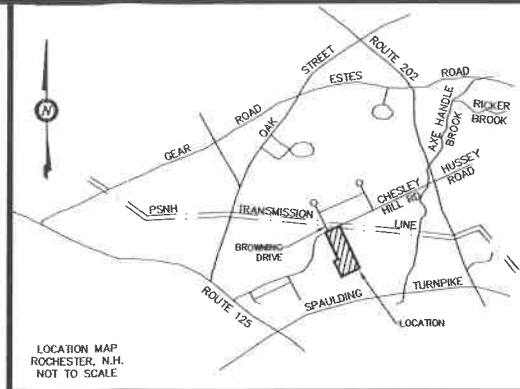
PLAN REFERENCES:

- 1) "SUBDIVISION PLAN, BRICHWOOD PONDS RESIDENTIAL DEVELOPMENT, LAND OF MARKS REAL ESTATE DEVELOPMENT, LLC" SHEET: 1-6 OF 13 BY: DOUCET SURVEY INC. DATED: JANUARY 9, 2017 PLAN NOT YET RECORDED, ON FILE AT THIS OFFICE
- 2) "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR VINCENT J. & LAVERGNE T. DENOBLE" BY: J.W. DUNN ASSOCIATES, INC. DATED: JANUARY 24, 1988 S.C.R.D.: PLAN # 29-18
- 3) "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR VINCENT J. & LAVERGNE T. DENOBLE" BY: DOUCET SURVEY INC. DATED: JULY 1986 S.C.R.D.: PLAN # 29A-74
- 4) "SUBDIVISION PLAN, 128 CHESLEY HILL ROAD, TAX MAP 246, LOT 26, ROCHESTER, NH, FOR JAN L. JONES" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: JANUARY 2005 S.C.R.D.: PLAN # 80-6
- 5) "SUBDIVISION OF LAND, GROVE STREET, ROCHESTER, N.H., FOR RAMSEY REALTY CO., INC." BY: NORWAY PLAINS ASSOCIATES, INC. SHEET: SEPTEMBER, 1992 S.C.R.D.: PLAN # 45-25
- 6) "SUBDIVISION PLAN OF LAND ON CHESLEY HILL - ROAD, ROCHESTER, N.H., FOR RONALD P. LAMALLE" BY: JOHN N. RAMAGAN DATED: NOVEMBER 13, 1971 S.C.R.D.: POCKET 9, FOLDER 1, NUMBER 4

NOTES CONT:

- 10.) WATER IS PROPOSED TO BE BUILT TO THE EXISTING HOUSE AT SUCH TIME AS THE EXISTING WELL STOPS PRODUCING.
- 11.) A CONDITIONAL USE PER WAS REQUESTED AN APPROVED ON TO ALLOW THE DRIVEWAY FOR LOT 27-1 TO CROSS THROUGH THE 50' BUFFER. SEE PLANS ON FILE AT THE ROCHESTER PLANNING OFFICE.

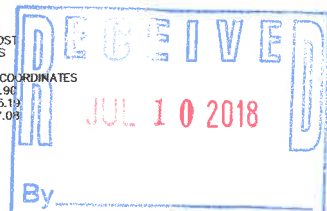
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED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



NOTES:

- 1.) OWNER: DAVID & DESTINY GREEN 138 CHESLEY HILL ROAD ROCHESTER, NH 03839
- a.) TAX MAP 246, LOT 27
- b.) EXISTING LOT AREA: 419,902 Sq.Ft., 9.63 Ac. PROPOSED LOT AREAS: LOT 27: 74,185 Sq.Ft., 1.70 Ac. LOT 27-1: 345,717 Sq.Ft., 7.93 Ac.
- 2.) S.C.R.D. BOOK 4254, PAGE 769
- 3.) ZONING: R1 / RESIDENTIAL-1 DISTRICT: FRONTAGE ~ 100.0' MINIMUM LOT SIZE ~ 10,000 Sq. Ft. FRONT SETBACK ~ 10.0' REAR SETBACK ~ 20.0' SIDE SETBACK ~ 10.0' DRIVEWAY SETBACK ~ 5.0' FROM SIDE MAX. LOT COVERAGE ~ 35% MAX. BUILDING FOOTPRINT ~ 30% MAX. BUILDING HEIGHT ~ 35.0'
- 4.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330150, MAP #33017002110, DATED MAY 17, 2005.
- 5.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 6.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JUNE OF 2018, WITH AN ERROR OF CLOSURE OF 1 PART IN 10,000
- 7.) THE INTENT OF THIS PLAN IS TO SHOW A TWO LOT SUBDIVISION OF TAX MAP 246, LOT 27.
- 8.) THIS IS A TWO SHEET PLAN SET WITH SHEET ONE BEING RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET TWO WILL BE ON FILE AT THE CITY OF ROCHESTER OR THIS OFFICE. FOR MORE INFORMATION ON THIS LOT LINE REVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- 9.) NHDES SUBDIVISION APPROVAL WILL BE REQUIRED FOR TAX MAP 246, LOT 27.

SUBDIVISION PLAN
LAND OF
DAVID & DESTINY GREEN
138 CHESLEY HILL ROAD
ROCHESTER, NH 03839
TAX MAP 246 LOT 27



FRONTAGE CHART:

LOT 27: 181.96'
LOT 27-1: 100.00'

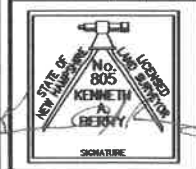
FINAL APPROVAL BY ROCHESTER PLANNING BOARD

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 7-10-18
KENNETH A. BERRY LLS 805 DATE

BERRY & SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 60 FT.
DATE: JULY 10, 2018
FILE NO.: DB 2018 - 068 (CRB)



JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN JUNE OF 2018 UTILIZING THE FOLLOWING STANDARDS:

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
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SOILS:

P₆B - PAXTON FINE SANDY LOAM, 3-8% SLOPES, VERY STONY

P₆L - PAXTON FINE SANDY LOAM, 0-8% SLOPES, VERY STONY

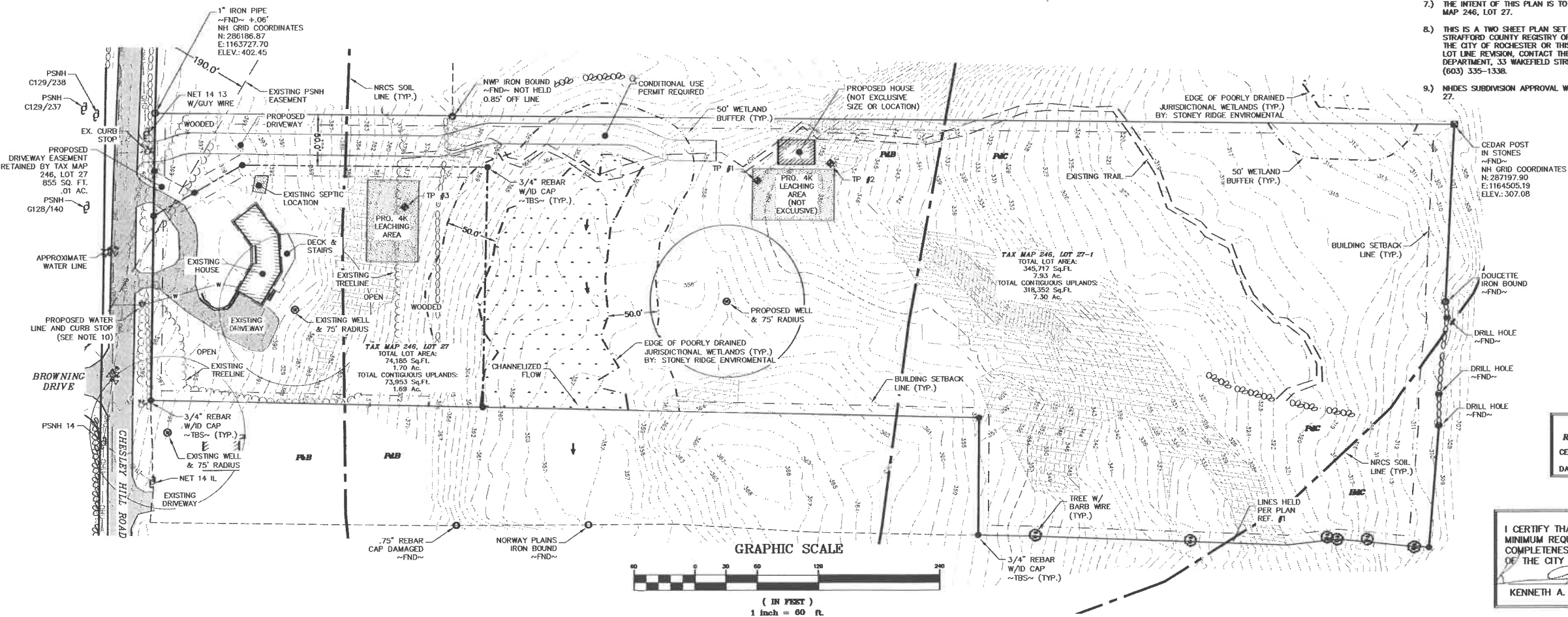
P₆C - PAXTON VERY STONE FINE SANDY LOAM, 8-15% SLOPES

SEE WEB SOIL

LEGEND:

- IRON BOUND (TBS)
 - IRON PIPE (FND)
 - IRON BOUND/REBAR (FND)
 - ⊗ CEDAR POST (FND)
 - ⊙ DRILL HOLE (FND)
 - ⊙ UTILITY POLE
 - ⊙ TREE W/ BARB WIRE
- 15%+ SLOPES
- 25%+ SLOPES

- PROPOSED BOUNDARY LINE
- WETLAND LINE
- 50' WETLAND BUFFER
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING PERMETER BOUNDARY



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

TEST PIT DATA:

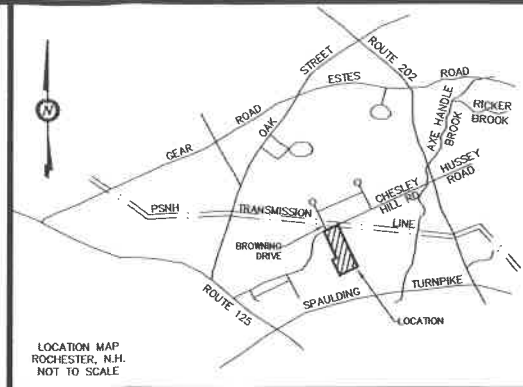
- 1.) 0-4" 10YR3/2, FINE SANDY LOAM, FRIABLE, GRANULAR
4-20" 10YR4/6, FINE SANDY LOAM, FRIABLE, GRANULAR
20-27" 10YR5/8, FINE SANDY LOAM, ANGULAR BLOCKY, FRIABLE
27-48" 2.5Y 5/3, FINE SANDY LOAM, ANGULAR BLOCKY, FRIABLE
COBBLES THROUGHOUT
E.S.H.W.T. @ 27"
NO REFUSAL
NO GROUND WATER
P = 8 MIN/IN
- 2.) 0-4" 10YR3/2, FINE SANDY LOAM, FRIABLE, GRANULAR
4-20" 10YR4/6, FINE SANDY LOAM, FRIABLE, GRANULAR
20-23" 10YR5/8, FINE SANDY LOAM, ANGULAR BLOCKY, FRIABLE
23-48" 2.5Y 6/2, FINE SANDY LOAM, ANGULAR BLOCKY, FRIABLE
E.S.H.W.T. @ 23"
NO REFUSAL
NO GROUND WATER
P = 8 MIN/IN
- 2.) 0-6" 10YR3/2, FINE SANDY LOAM, FRIABLE, GRANULAR
6-20" 10YR4/6, FINE SANDY LOAM, FRIABLE, GRANULAR
20-25" 10YR5/8, FINE SANDY LOAM, ANGULAR BLOCKY, FRIABLE, REDOX @ 25"
25-48" 2.5Y 6/4, FINE SANDY LOAM, ANGULAR BLOCKY, FIRM IN HOLE
E.S.H.W.T. @ 25"
NO REFUSAL
NO GROUND WATER
P = 10 MIN/IN

PLAN REFERENCES:

- 1) "SUBDIVISION PLAN, BIRCHWOOD PONDS RESIDENTIAL DEVELOPMENT, LAND OF MAKERS REAL ESTATE DEVELOPMENT, LLC" SHEET: 1-6 OF 13 BY: DOUCET SURVEY INC. DATED: JANUARY 9, 2017 PLAN NOT YET RECORDED, ON FILE AT THIS OFFICE
- 2) "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR VINCENT J. & LAVERGNE T. DENOBILE" BY: J.W. DUNCAN ASSOCIATES, INC. DATED: JANUARY 24, 1986 S.C.R.D.: PLAN # 29-18
- 3) "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR VINCENT J. & LAVERGNE T. DENOBILE" BY: DOUCET SURVEY INC. DATED: JULY 1986 S.C.R.D.: PLAN # 29A-74
- 4) "SUBDIVISION PLAN, 128 CHESLEY HILL ROAD, TAX MAP 246, LOT 26, ROCHESTER, NH, FOR JAN L. JONES" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: JANUARY 2005 S.C.R.D.: PLAN # 80-6
- 5) "SUBDIVISION OF LAND, GROVE STREET, ROCHESTER, N.H., FOR RAMSEY REALTY CO., INC." BY: NORWAY PLAINS ASSOCIATES, INC. DATED: SEPTEMBER, 1992 S.C.R.D.: PLAN # 45-25
- 6) "SUBDIVISION PLAN OF LAND ON CHESLEY HILL - ROAD, ROCHESTER, N.H., FOR RONALD P. LAVALLÉE" BY: JOHN N. NANAGAN DATED: NOVEMBER 13, 1971 S.C.R.D.: POCKET 9, FOLDER 1, NUMBER 4

NOTES CONT.:

- 10.) WATER IS PROPOSED TO BE BUILT TO THE EXISTING HOUSE AT SUCH TIME AS THE EXISTING WELL STOPS PRODUCING.
- 11.) A CONDITIONAL USE PER WAS REQUESTED AN APPROVED ON TO ALLOW THE DRIVEWAY FOR LOT 27-1 TO CROSS THROUGH THE 50' BUFFER. SEE PLANS ON FILE AT THE ROCHESTER PLANNING OFFICE.



NOTES:

- 1.) OWNER: DAVID & DESTINY GROEN 138 CHESLEY HILL ROAD ROCHESTER, NH 03839
- a.) TAX MAP 246, LOT 27
- b.) EXISTING LOT AREA: 419,902 Sq.Ft., 9.63 Ac. PROPOSED LOT AREAS: LOT 27: 74,185 Sq.Ft., 1.70 Ac. LOT 27-1: 345,717 Sq.Ft., 7.93 Ac.
- 2.) S.C.R.D. BOOK 4254, PAGE 769
- 3.) ZONING: R1 / RESIDENTIAL-1 DISTRICT: FRONTAGE ~ 100.0' MINIMUM LOT SIZE ~ 10,000 Sq. Ft. FRONT SETBACK ~ 10.0' REAR SETBACK ~ 20.0' SIDE SETBACK ~ 10.0' DRIVEWAY SETBACK ~ 5.0' FROM SIDE MAX. LOT COVERAGE ~ 35% MAX. BUILDING FOOTPRINT ~ 30% MAX. BUILDING HEIGHT ~ 35.0'
- 4.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #530150, MAP #53017032110, DATED MAY 17, 2005.
- 5.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 6.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JUNE OF 2018, WITH AN ERROR OF CLOSURE OF 1 PART IN 10,000
- 7.) THE INTENT OF THIS PLAN IS TO SHOW A TWO LOT SUBDIVISION OF TAX MAP 246, LOT 27.
- 8.) THIS IS A TWO SHEET PLAN SET WITH SHEET ONE BEING RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET TWO WILL BE ON FILE AT THE CITY OF ROCHESTER OR THIS OFFICE. FOR MORE INFORMATION ON THIS LOT LINE REVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- 9.) NHDES SUBDIVISION APPROVAL WILL BE REQUIRED FOR TAX MAP 246, LOT 27.

FRONTAGE CHART:

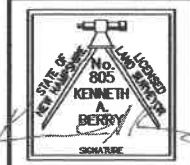
LOT 27: 181.96'
LOT 27-1: 100.00'

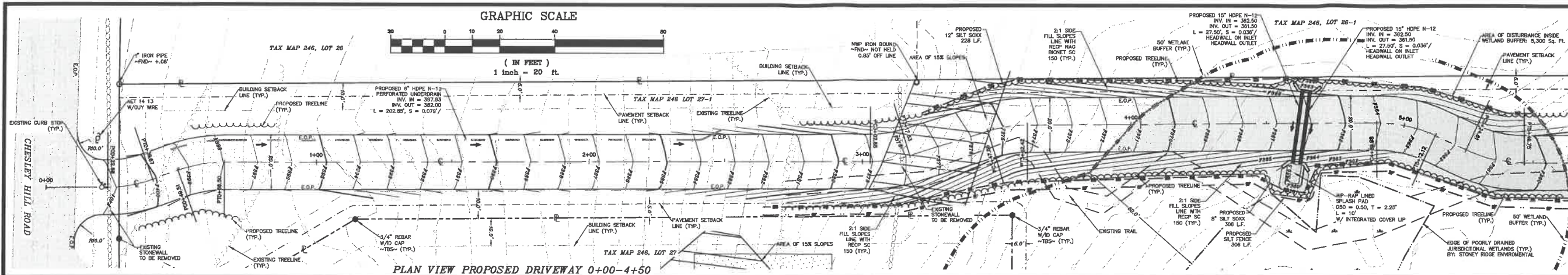
FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE :

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 - 7-10-18
KENNETH A. BERRY ILS 805 DATE

SUBDIVISION PLAN (TOPOGRAPHY)
LAND OF
DAVID & DESTINY GROEN
138 CHESLEY HILL ROAD
ROCHESTER, NH 03839
TAX MAP 246 LOT 27

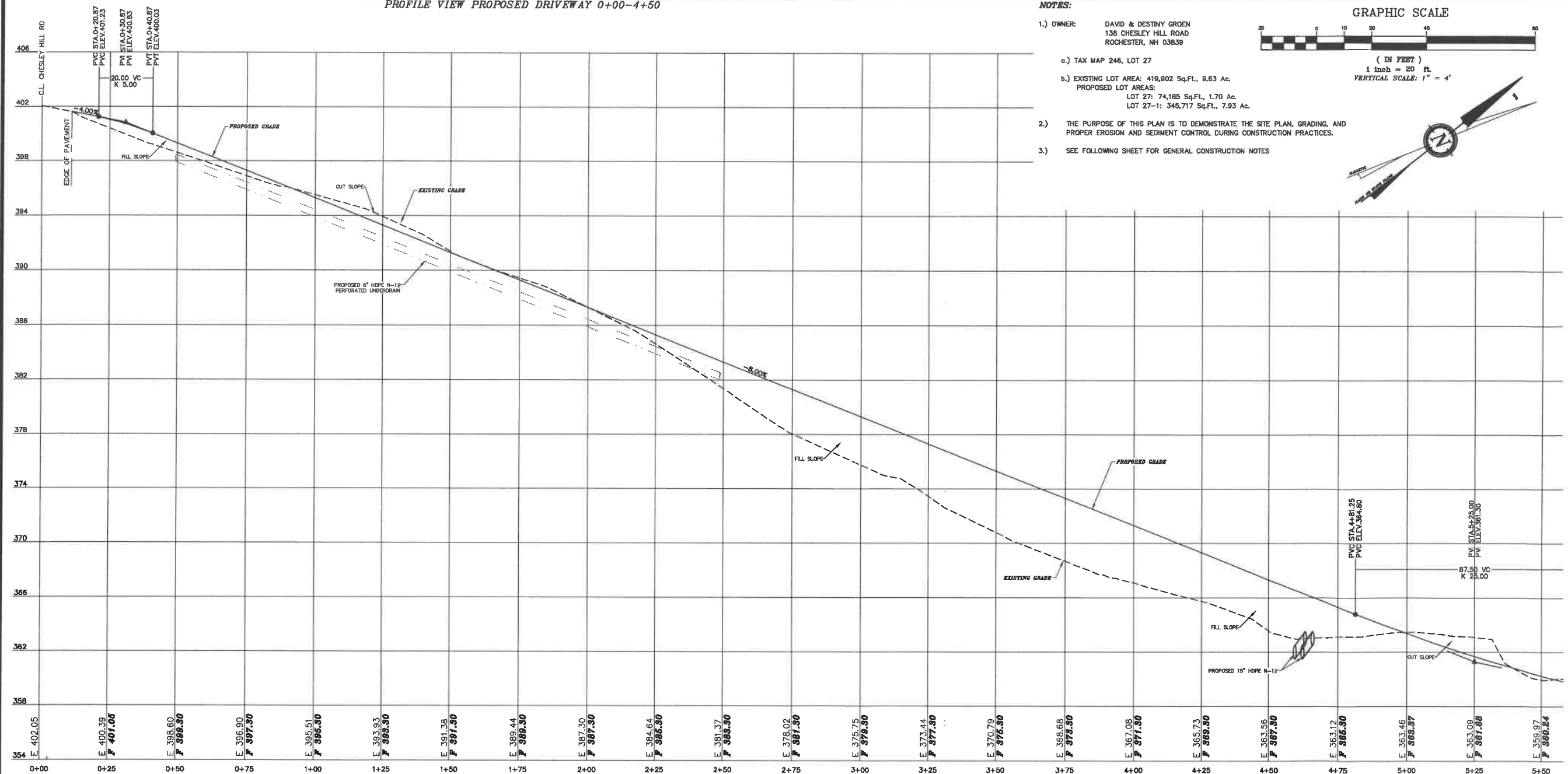
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE : 1 IN. EQUALS 60 FT.
DATE : JULY 10, 2018
FILE NO. : DB 2018 - 068 (CRB)






PLAN VIEW PROPOSED DRIVEWAY 0+00-4+50

PROFILE VIEW PROPOSED DRIVEWAY 0+00-4+50



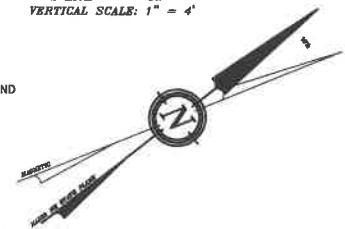
NOTES:

- 1.) OWNER: DAVID & DESTINY GROEN
138 CHESLEY HILL ROAD
ROCHESTER, NH 03639
- 20 0 10
- 
- a.) TAX MAP 246, LOT 27
- b.) EXISTING LOT AREA: 419,902 Sq.Ft., 9.63 Ac.
PROPOSED LOT AREAS:
LOT 27: 74,185 Sq.Ft., 1.70 Ac.
LOT 27-1: 346,717 Sq.Ft., 7.93 Ac.
- 2.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE SITE PLAN, GRADING, AND PROPER EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION PRACTICES.
- 3.) SEE FOLLOWING SHEET FOR GENERAL CONSTRUCTION NOTES

GRAPHIC SCALE



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



REVISION	DATE	DESCRIPTION

PLAN AND PROFILE PROPOSED DRIVEWAY 0+00-4+50
LAND OF

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

SCALE : 1 IN. = 20 FT.

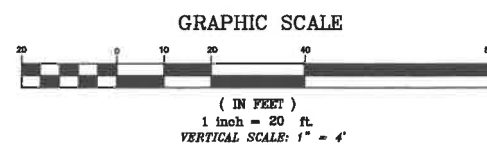
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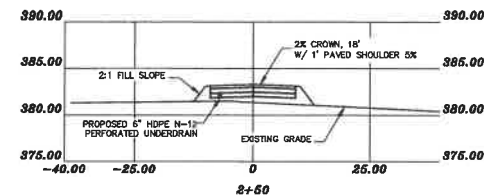
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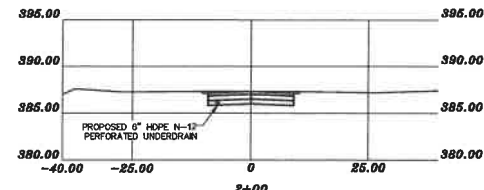
SHEET 1 OF 5

RECEIVED
JUL 10 1966

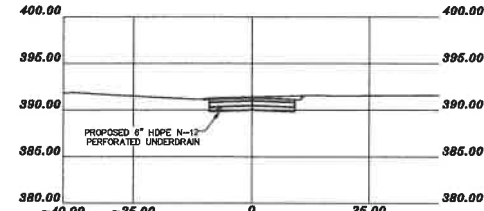




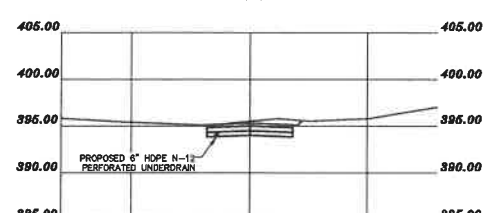
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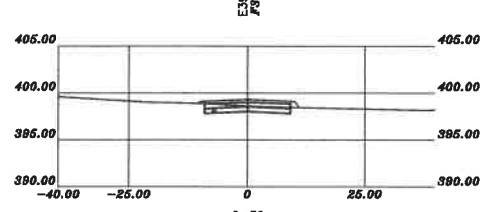
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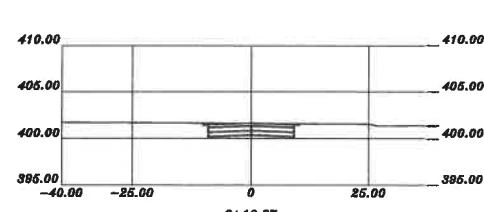
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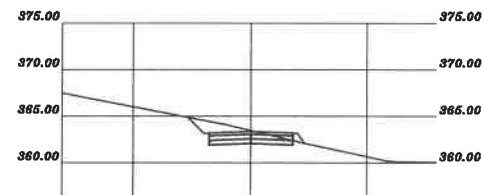
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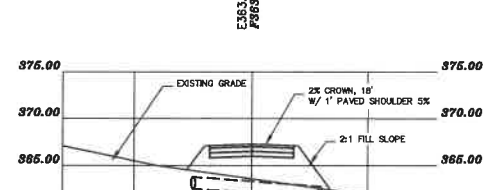
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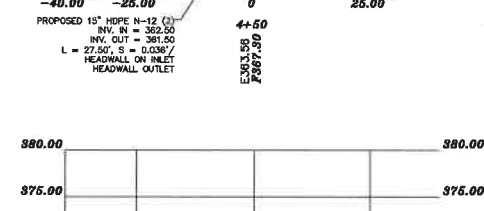
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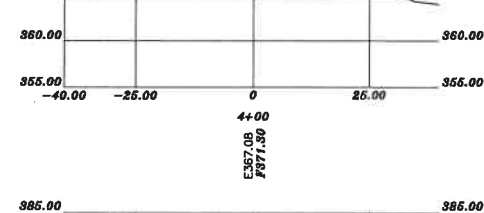
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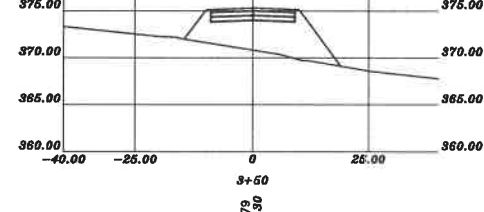
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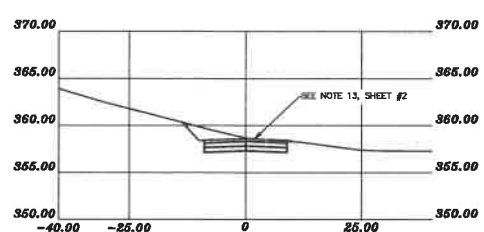
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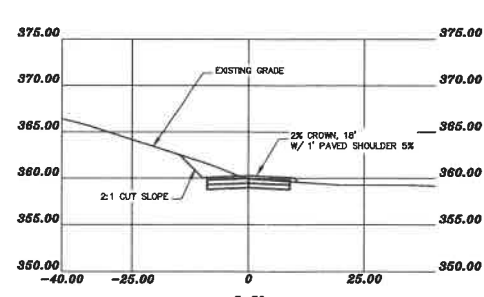
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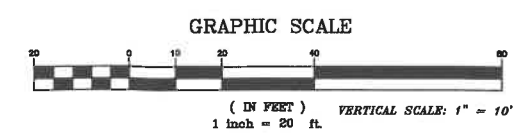
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E358.69
F358.60



E359.97
F360.34



REVISION	DATE	DESCRIPTION

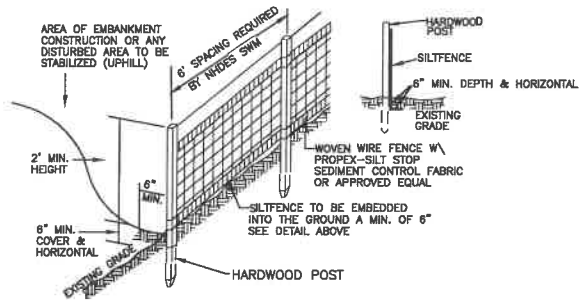
CROSS SECTIONS PROPOSED DRIVEWAY
LAND OF
DAVID & DESTINY GROEN
138 CHESTLEY HILL ROAD
ROCHESTER, NH 03839
TAX MAP 246 LOT 27

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : JULY 10, 2018
FILE NO. : DB 2018 - 068 (CRB)

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 1724
LICENSED PROFESSIONAL ENGINEER

SHEET 3 OF 5

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 6" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 10' 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

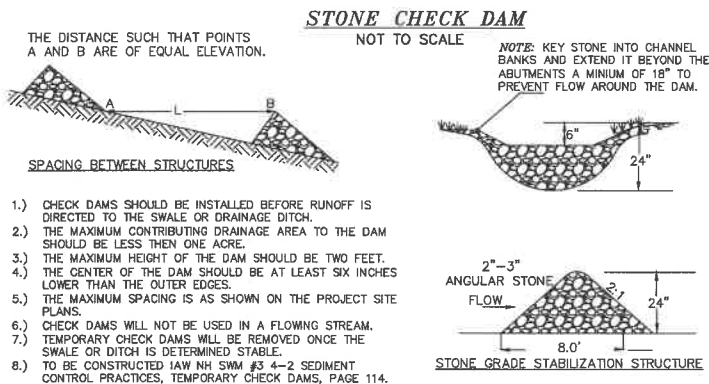
1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED 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 SCALE

E5

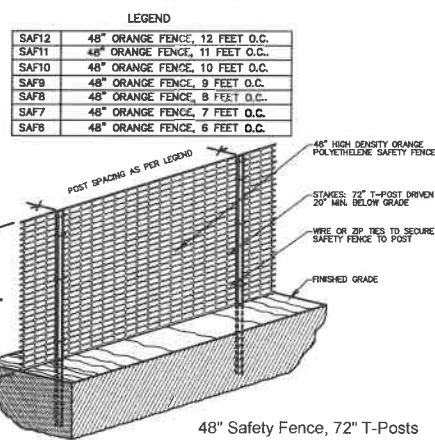
d50 SIZE=	0.5	FEET	6	INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE		SIZE OF STONE (INCHES) FROM		TO
100%		9		12
85%		8		11
50%		6		9
15%		2		3

E9



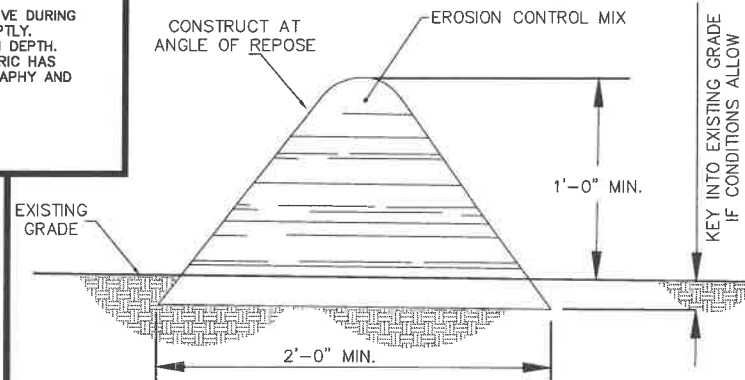
- 1.) CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
- 2.) THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE DAM SHOULD BE LESS THEN ONE ACRE.
- 3.) THE MAXIMUM HEIGHT OF THE DAM SHOULD BE TWO FEET.
- 4.) THE CENTER OF THE DAM SHOULD BE AT LEAST SIX INCHES LOWER THAN THE OUTER EDGES.
- 5.) THE MAXIMUM SPACING IS AS SHOWN ON THE PROJECT SITE PLANS.
- 6.) CHECK DAMS WILL NOT BE USED IN A FLOWING STREAM.
- 7.) TEMPORARY CHECK DAMS WILL BE REMOVED ONCE THE SWALE OR DITCH IS DETERMINED STABLE.
- 8.) TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CHECK DAMS, PAGE 114.

E2

CONSTRUCTION SAFETY FENCE
NOT TO SCALE

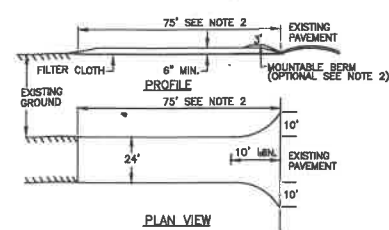
1. ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
3. WHEN PRACTICABLE, INITIAL HIGH VISION FENCE SHALL BE PLACED 3 FEET OUTSIDE OF THE DUMP LINE 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.

E6

EROSION CONTROL MIX BERM
NOT TO SCALE

1. EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:
1. BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
2. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5%.
4. SUBJECT TO (E), BELOW, THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100% DRY WEIGHT BASIS, AND BE FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS.
5. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
6. THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
7. THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.
8. THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
9. THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.
10. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, EROSION CONTROL MIX BERMS, PAGE 106.

E3

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CONSTRUCTION EXIT, PAGE 124.

E7

DEFINITION OF STABLE:

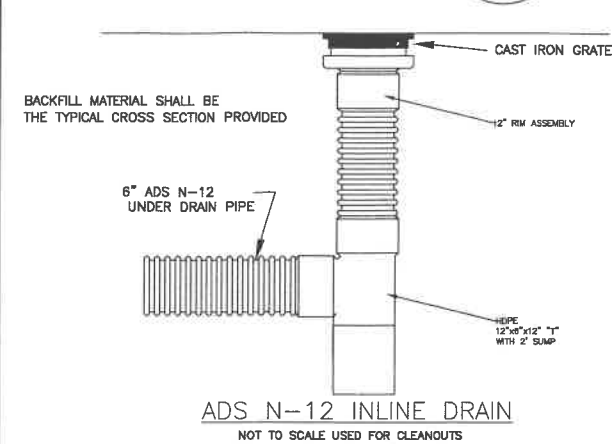
PER ENV-WQ 1500 ALTERATION OF TERRAIN

1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
2. A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
3. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
4. OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

ADDITION STABILIZATION NOTES:

5. HAY MULCH OR OTHER APPROVED METHODS SHALL BE USED TO CONTROL EROSION OF NEWLY GRADED AREAS. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS AFTER THEIR CONSTRUCTION.
6. CITY OF ROCHESTER CHAPTER 50: 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.

E4

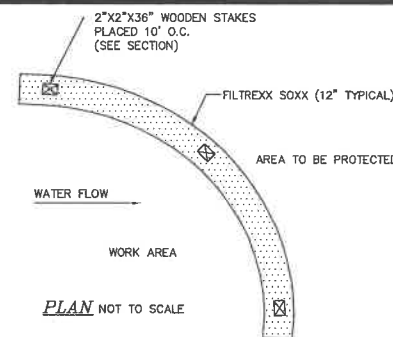
CASTINGS ARE RATED FOR H20
WHEEL LOAD TRAFFICPAINT: CASTINGS ARE FURNISHED
WITH A BLACK PAINT12" CAST IRON GRATE
NOT TO SCALE

E8

TEMPORARY EROSION CONTROL MEASURES

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. (SEE SEED SPECIFICATIONS THIS SHEET)
4. ALL DISTURBED AREAS WILL BE RESTABILIZED WITHIN 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 0.5" 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 SPLOPES 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)

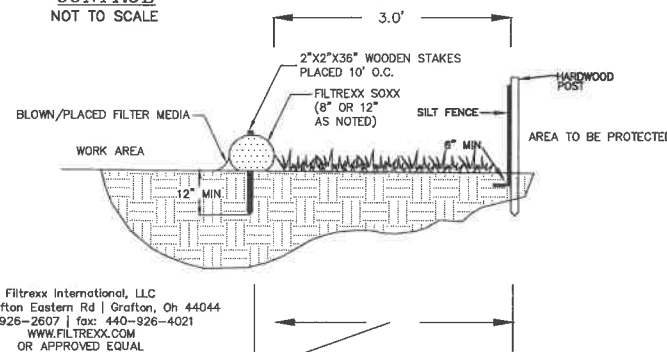
E10

FILTREXX SEDIMENT
CONTROL
NOT TO SCALE

NOTES

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. 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 International, LLC
35481 Grafton Eastern Rd | Grafton, Oh 44044
440-926-2607 | fax: 440-926-4021
WWW.FILTREXX.COM
OR APPROVED EQUAL



NOTE: FOR AREAS REQUIRING DOUBLE PERIMETER CONTROL WITHIN 50' OF JURISDICTIONAL WETLANDS AND NOT FOR ALL SILT SOXX APPLICATIONS. THIS DUPLICATION MAY BE SPECIFIED AS 12" SILT SOXX OR ORANGE CONSTRUCTION FENCE AS NOTED.

SECTION NOT TO SCALE

E-101

SHEET 4 OF 5

EROSION & SEDIMENT CONTROL DETAILS

LAND OF
DAVID & DESTINY GROEN
138 CHESLEY HILL ROAD
ROCHESTER, NH 03859
TAX MAP 246 LOT 27

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

AS NOTED
DATE : JULY 10, 2018
FILE NO. : DB 2018 - 068 (CRB)



E11

CONSTRUCTION SEQUENCE:

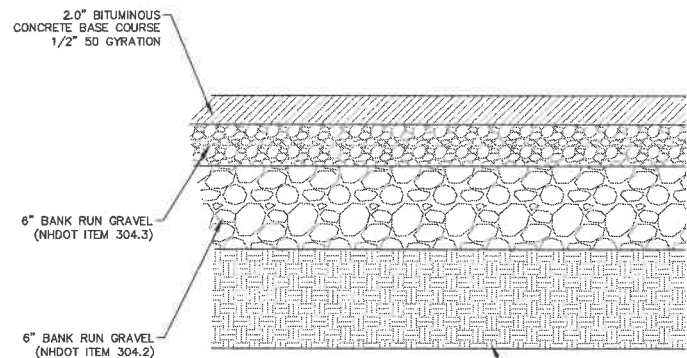
- CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED, RELOCATE ANY PROJECT T.B.M.
- CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS SPECIFIED. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.
- 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.
- CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY
- CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED
- CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY
- START BUILDING CONSTRUCTION
- INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. INSTALL RAIN GARDENS. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.
- 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 60 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.
- CONSTRUCT TEMPORARY BERMS, DRAINS DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- 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.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE.
- SMOOTH AND REVEGETATE ALL DISTURBED AREAS.
- FINISH PAVING ALL ROADWAYS.

E13

WINTER STABILIZATION NOTES

- ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3-4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.
- 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.
- PRIOR TO NOV. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15-25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.
- 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.

E16



NOTES:

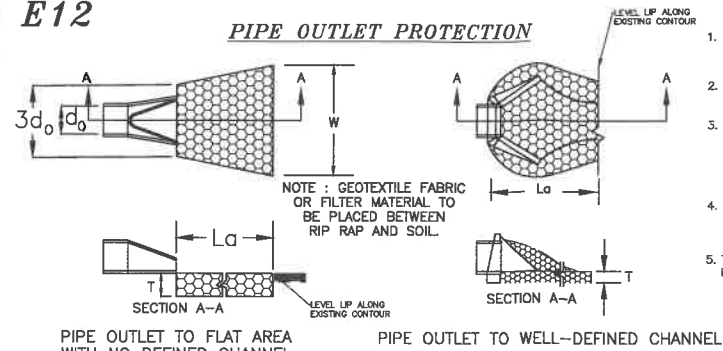
- BITUMINOUS MATERIALS SHALL CONFORM TO NHDOT SPECIFICATION SUBSECTION 401.3.6.
- PAVEMENT BASE COURSE AGGREGATE SHALL CONFORM TO NHDOT SPECIFICATION SECTION 304, ITEM 304.3 AND COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.
- PAVEMENT SUBBASE COURSE AGGREGATE AND AGGREGATE FOR SUBGRADE REPAIR AREAS SHALL BE SUITABLE FOR USE AS STRUCTURAL FILL AND BE PROPORTIONED AND COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. FOR NEW CONSTRUCTION AREAS ONLY. IN EXISTING PAVEMENT AREAS THE CONTRACTOR IS TO ENSURE THE BASE MATERIAL IS SUITABLE TO THE OWNER FOR RE-PAVING

BITUMINOUS CONCRETE PAVEMENT SECTION

NOT TO SCALE

E12

PIPE OUTLET PROTECTION



E14

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

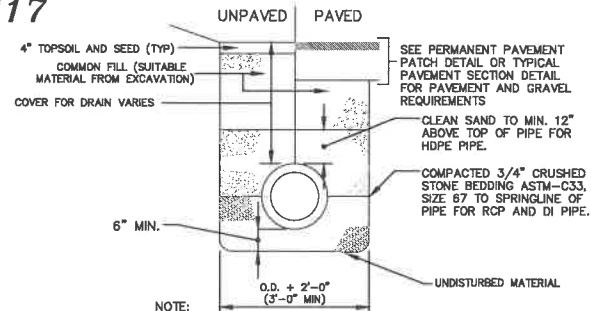
SEEDING GUIDE				
USE	SEEDING MIXTURE 1/	DROUGHTY	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILL, EROSION AND DISPOSAL AREAS	A	POOR	GOOD	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	A	GOOD	GOOD	POOR
LIGHTLY USED PARKING LOTS, GOLF COURSES, AND RECREATION SITES	B	GOOD	GOOD	POOR
PLAY AREAS AND ATHLETIC FIELDS (TOPSOIL IS ESSENTIAL FOR 6000 TURF)	F	POOR	GOOD	POOR

CHART, PTE. SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.
1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-36.
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

SEEDING SPECIFICATIONS

- GRADING AND SHAPING
 - 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.
- SEEDBED PREPARATION
 - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - 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.
- ESTABLISHING A STAND
 - 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.

E17



NOTE:

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

DI DRAIN PIPE SHALL BE CL. 50.

RC DRAIN PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.

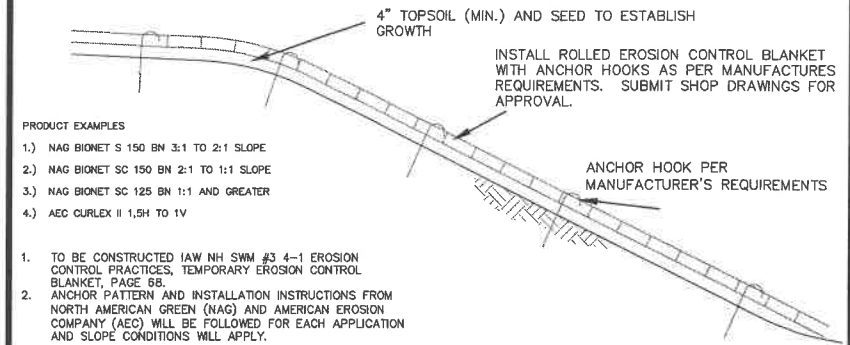
TYPICAL DRAIN AND SEWER PIPE TRENCH

NOT TO SCALE

PIPE OUTLET PROTECTION CONSTRUCTION SPECIFICATIONS

- 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.
- THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO NHDOT SECTION 583.
- 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.
- 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.
- TO BE CONSTRUCTED IAW NH SWM #2 4-6 CONVEYANCE PRACTICES, 6. OUTLET PROTECTION, PAGE 172.

E15



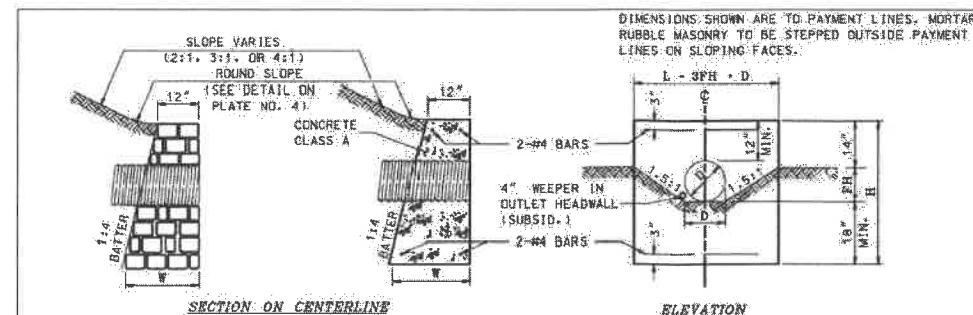
ROLLED EROSION CONTROL BLANKET (RECB) SLOPE STABILIZATION DETAIL

NOT TO SCALE

E18

DIAMETER	12"	15"	18"	24"	30"
LENGTH	3'-2"	3'-10"	5'-2"	7'-2"	9'-2"
CONC. (Cu.Yd.)	0.61	0.85	1.13	1.78	2.58
STEEL (Lbs.)	9	11	14	20	25

ALL STEEL SHALL BE #5 REINFORCING STEEL, SPACED @ 12" ON CENTER SEE NHDOT DETAIL HW-1



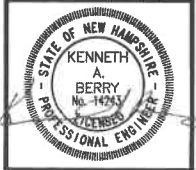
HEADWALLS (MASONRY & CONCRETE)

E-102

EROSION & SEDIMENT CONTROL DETAILS

LAND OF
DAVID & DESTINY GREEN
138 CHESTNUT HILL ROAD
ROCHESTER, NH 03859
TAX MAP #46 LOT 27

BERRY & SONS
SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
AS NOTED
DATE: JULY 10, 2018
FILE NO.: DB 2018 - 068 (ORB)



SHEET 5 OF 5