



MAJOR SUBDIVISION APPLICATION

(a total of four or more lots)

City of Rochester, New Hampshire

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

Date: 8-14-18 Is a conditional needed? Yes: X No: _____ Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 232; Lot #'s): 13; Zoning district: Agricultural District AG

Property address/location: 122 Meaderboro Road, Rochester NH 03867

Name of project (if applicable): Leota Woods

Size of site: 62 acres; Overlay zoning district(s)? N/A

Property owner

Name (include name of individual): D & J Scruton 2016 Revocable Trust
Daniel & Judy Scruton Trustees

Mailing address: 162 Rockhouse Road, Senoia GA 30276-3440

Telephone #: 1-603-817-9352 Email: _____

Applicant/developer (if different from property owner)

Name (include name of individual): Groen Construction

Mailing address: 120 Washington Street, Suite 302, Rochester NH 03839

Telephone #: 1-603-817-9354 Email: Fenton@groenconstruction.com

Engineer/surveyor

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

Mailing address: 335 Second Crown point Road, Barrington, NH 03825

Telephone #: 603-332-2863 Fax #: _____
k.berry@berrysurveying.com

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

Proposed project

Number of proposed lots: 6; estimated length of new roads: 1,300 feet
(around cul-de-sac)

Number of cubic yard of earth being removed from the site? N/A

City water? yes _____ no X; How far is city water from the site? N/A

City sewer? yes _____ no X; How far is city sewer from the site? N/A

If city water, what are the est. total gal. per day? N/A; Are there pertinent covenants? N/A

Where will stormwater be discharged? Proposed rain garden, then to natural flow pattern

(Continued Major Subdivision Plan application Tax Map: 232 Lot: 13 Zone AG)

Wetlands: Is any fill proposed? Yes; area to be filled: 49,000 SF; buffer impact? 22,064 SF

Comments

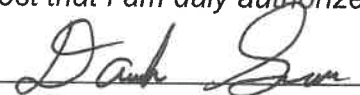
Please feel free to add any comments, additional information, or requests for waivers here:

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 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: 

Date: 8-7-18

Signature of applicant/developer: 

Date: 8-13-18

Signature of agent: 

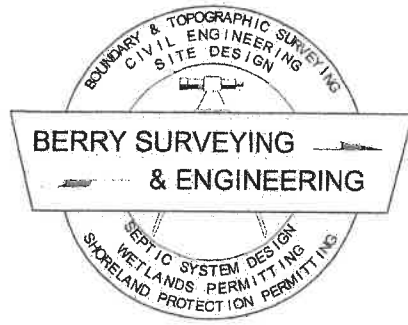
Date: 8-13-18

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: 

Date: 8-7-18



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

August 14, 2018

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

RE: Proposed Major Subdivision
Groen Construction
122 Meaderboro Road, Rochester, N.H.
Narrative – Tax Map 232, Lot 13

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

On behalf of Groen Construction, Berry Surveying & Engineering (BS&E) is filing a Major Subdivision Application to subdivide Tax Map 232, Lot 13 into six separate lots.

Tax Map 232, Lot 13 is currently 2,633,963 SF, 60.46 Acres and is located in the AG zone. There is no existing structures on the site. The applicant is proposing to subdivide the lot into two lots. Under a separate application, the new lot will be in the easterly corner of the lot abutting Meaderboro Road, while the remaining land will be subdivided into 6 additional lots. The proposed lots meet the zoning requirements of the AG zone. Berry Surveying & Engineering has done a full boundary and topographical survey of the parcel. Fraggie Rock Environmental has been on site and flagged all the wetlands.

The applicant is proposing to subdivide the existing parcel into 6 lots. To access the buildable area for these lots, the applicant will also be constructing a 24' wide private roadway with a cul-de-sac at the end. The roadway will be crowned in order to divert runoff to adjacent storm water management areas. The proposed houses will be serviced by onsite septic and wells.

Seven rain gardens will be constructed to capture and treat any runoff generated from the proposed private roadway. These methods will be implemented and constructed as the road is developed, such that, untreated storm water generated from the proposed roadway will be minimized.

Proper erosion and sediment control measures will be taken throughout the project to ensure that there is no effect on any wetlands outside of the proposed construction zone. Silt soxx will be used along the perimeter of construction and along

the rain garden to ensure that no sediment gets into the abutting rain garden or wetlands.

Sight line DOT sheets are included with the submission to show that the minimum sightline could be met. An in depth traffic analysis was not done for this project due to the minimal generation of trips. Based on Trip Generation Manual Volume 3 9th Edition, it was determined that this proposed subdivision would generate 4.5 trips in the am peak hour (6 units x average rate of 0.75) and 6 trips in the pm peak hour (6 units x average rate of 1.0). Furthermore, the ADT on Meaderboro Road is roughly 1,000 vehicles per day (based on the NHDOT data management system).

The proposed subdivision will require two waiver requests. The first waiver request is in relation to subdivision regulation 6.2.6 for minimum side slopes of 3:1. The second waiver request is in relation to table 5-2 of the subdivision regulations for a maximum 2% road grade within 100' of an intersection. In addition to waiver requests, a conditional use permit will be required because a portion of the proposed roadway disturbs land within a 50' wetland buffer.

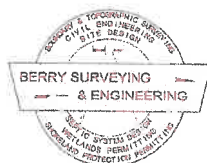
Applications have been submitted to the NHDES for a subdivision permit and wetland permit. In addition, an application has been submitted to NHDOT District 6 for a driveway permit for the proposed roadway. These permits will be presented to the City upon completion.

Respectfully Submitted,

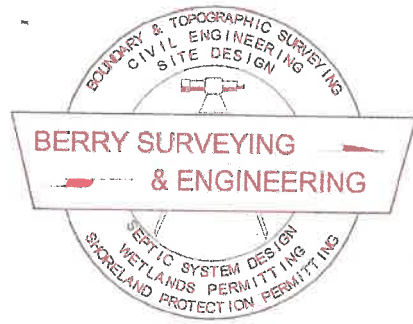
BERRY SURVEYING & ENGINEERING


James Hayden
Project Engineer


Christopher R. Berry
Project Manager



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



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335 Second Crown Point Road

Barrington, NH 03825

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August 14, 2018

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

RE: Proposed Major Subdivision
Groen Construction
122 Meaderboro Road, Rochester, N.H.
Tax Map 232, Lot 13

Mr. Chairman and Members of the Rochester Planning Board

In accordance with the City of Subdivision review Regulations, section 7.3, the applicant request the following waiver:

1. Identification of Waiver Request: 6.2.6 of the Subdivision regulations, side slope minimum of 3 feet horizontal to 1 foot vertical for roadways.

- Proposed roadway with 2:1 side slopes

The applicant is looking to subdivide the existing lot into 6 separate residential lots. In order to access the buildable area of the existing parcel, the applicant is proposing to construct a 24' wide private roadway with a cul-de-sac. This road will be crowned at 2% in order to allow for runoff to be diverted to adjacent rain gardens. Much of the road is in a fill section within wetlands. The 2:1 side slopes will minimize the wetland impact.

2. Waiver Justification:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

The purpose and intent of the roadway is to allow for proper drainage and stabilization of roadway shoulders in order to prevent washouts and to promote stabilization. Although the proposed roadway does have 2:1 side slopes and not 3:1 side slopes, proper drainage and slope stabilization can still be achieved through rolled erosion control blankets and adjacent rain gardens. Given the close proximity of the wetlands, any additional cut or fills will only affect more wetland and wetland buffer area. The intent of the 2:1 side slopes in this case is to allow for the proper drainage to occur while generating the least amount of wetland disturbance as

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

2. Identification of Waiver Request: Table 5-2 of the subdivision regulations, maximum of 2% within 100 feet of intersection.

- The applicant is proposing to subdivide the existing lot into 6 separate residential lots. In order to access the buildable area towards the center of the existing parcel, the applicant is proposing to construct a 24' wide private roadway with a cul-de-sac. This road will be crowned at 2% in order to allow for runoff to be diverted to adjacent rain gardens. Due to the existing topography and wetlands, the proposed road design was deemed the most optimal in order to construct the safest road possible while also disturbing the least amount of area around it.

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.



BOUNDARY & TOPOGRAPHIC SURVEYING
CIVIL & ENGINEERING
SITE DESIGN

**BERRY SURVEYING
& ENGINEERING**

WETLANDS PERMITTING
SLURRY WALL SYSTEM DESIGN
SEWERS PROTECTION PERMITTING

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1. Identification of Waiver Request: 5.4.1 Drainage, requires the total volume to be kept equal to the pre-existing condition.

- The applicant is looking to subdivide the existing lot into 6 separate residential lots. In order to access the buildable area of the existing parcel, the applicant is proposing to construct a 24' wide private roadway with a cul-de-sac. This road will be crowned at 2% in order to allow for runoff to be diverted to adjacent rain gardens. Given the close proximity of wetlands to the proposed roadway and the buildable area, the proposed road design was deemed adequate in order to satisfy drainage needs without causing a relatively large amount of disturbance to the wetlands. In addition, the existing soil types on site do not lend for readily available re-infiltration capabilities, which is why there are on site wetlands.

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

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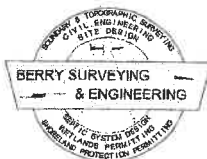
Waiver Request Letter
Goren Construction, Meaderboro Road, Rochester

August 14, 2018
Page 4 of 4

amount of will required on site. Given the existing wetlands on site the applicant is trying to conduct the subdivision with as little impact on the wetlands as possible.

Respectfully submitted,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry, S.T.
Principal, President



BERRY SURVEYING & ENGINEERING
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Conditional Use Permit Application
City of Rochester, New Hampshire

Date: 8-14-18

Property information

Tax map #: 232; Lot #'s: 13; Zoning district: Agricultural District AG

Property address/location: 122 Meaderboro Road, Rochester NH 03867

Name of project (if applicable): Leota Woods

Property owner

Name (include name of individual): D & J Scruton 2016 Revocable Trust
Daniel & Judy Scruton Trustees

Mailing address: 162 Rockhouse Road, Senoia GA 30276-3440

Telephone #: 1-603-817-9352

Fax

Applicant/developer (if different from property owner)

Name (include name of individual): Groen Construction

Mailing address: 120 Washington Street, Suite 302, Rochester NH 03839

Telephone #: 1-603-817-9354

Fax #:

Engineer/designer

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

Mailing address: 335 Second Crown point Road, Barrington, NH 03825

Telephone #: 603-332-2863

Fax #:

Email address: k.berry@berrysurveying.com

crberry@metrocast.net

Professional license #: 14243

Proposed Project

Please describe the proposed project: See attached Conditional Use Narrative

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: 

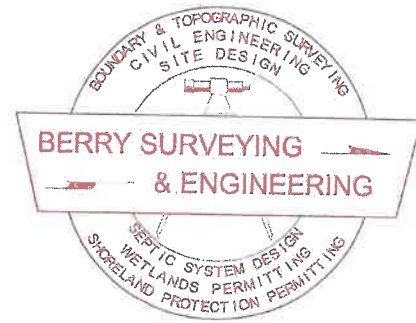
Date: 8-8-14

Signature of applicant/developer: 

Date: 8-8-14

Signature of agent: 

Date: 8-8-14



BERRY SURVEYING & ENGINEERING

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

August 14, 2018

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

RE: Proposed Minor Subdivision
Groen Construction
122 Meaderboro Road, Rochester, N.H.
Narrative – Tax Map 232, Lot 13

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. Due to the existing location of the wetlands, there is no other way to access the buildable area of the lot. Two separate wetlands span across the property, separating Meaderboro road from the buildable area. An existing traveled way currently cuts across the wetland at the midpoint. The proposed roadway will be constructed over this existing path to minimize disturbance within the 50' wetland buffer.

B. The proposed construction is essential to the productive use of land not within the CO District.

a. The whole parcel is currently underutilized. Constructing the roadway within the 50' wetland buffer will allow the parcel (which is not within the CO district), to be utilized and

developed. Residential development will take place outside of the wetland buffers.

- 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. In addition, erosion and sediment control measures will be taken during construction to ensure no sediment or debris runs off into the wetlands that are outside of the construction zone. 2:1 slopes with stabilization matting is used to minimize impact. Seven rain gardens are proposed throughout the site to capture, treat and re-infiltrate the runoff.**
- 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 buildable area in the center of the lot within their land holdings and the proposed roadway location was deemed to be the most effective and efficient way 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 Meaderboro Road to the center 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.**

Attached with this narrative are two plans and relating pictures that show the location of the proposed roadway through the wetland buffer and the total area that will be affected. The first wetland crossing will disturb approximately 8,394 SF of land within the buffer. The second wetland crossing will disturb approximately 13,670 SF of



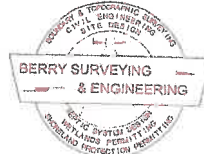
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335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
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land within the buffer. A drainage analysis was done to determine the low points at each wetland crossing so that culverts could be installed at the proper locations in order to maintain the natural flow of water throughout the wetlands. In addition to this, various erosion and sediment control measures will be taken to ensure that no sediment goes into wetlands adjacent to the construction area. Rolled erosion control blankets will be used to stabilize the road side until grass has grown. Silt soxx will be placed on either side of the roadway to ensure that any sediment that comes the proposed roadway is trapped before it can into the adjacent wetlands.

Respectfully Submitted,

Berry Surveying & Engineering

Christopher R. Berry
Principal, President



BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
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OWNER: D & J SCRUTON 2016 REVOCABLE TRUST
SCRUTON, DANIEL L. & JUDY A. TRUSTEES
162 ROCKHOUSE ROAD
SENOIA, GA 30276-3440

APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839

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

ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPESC, CESSWI, CPSWQ
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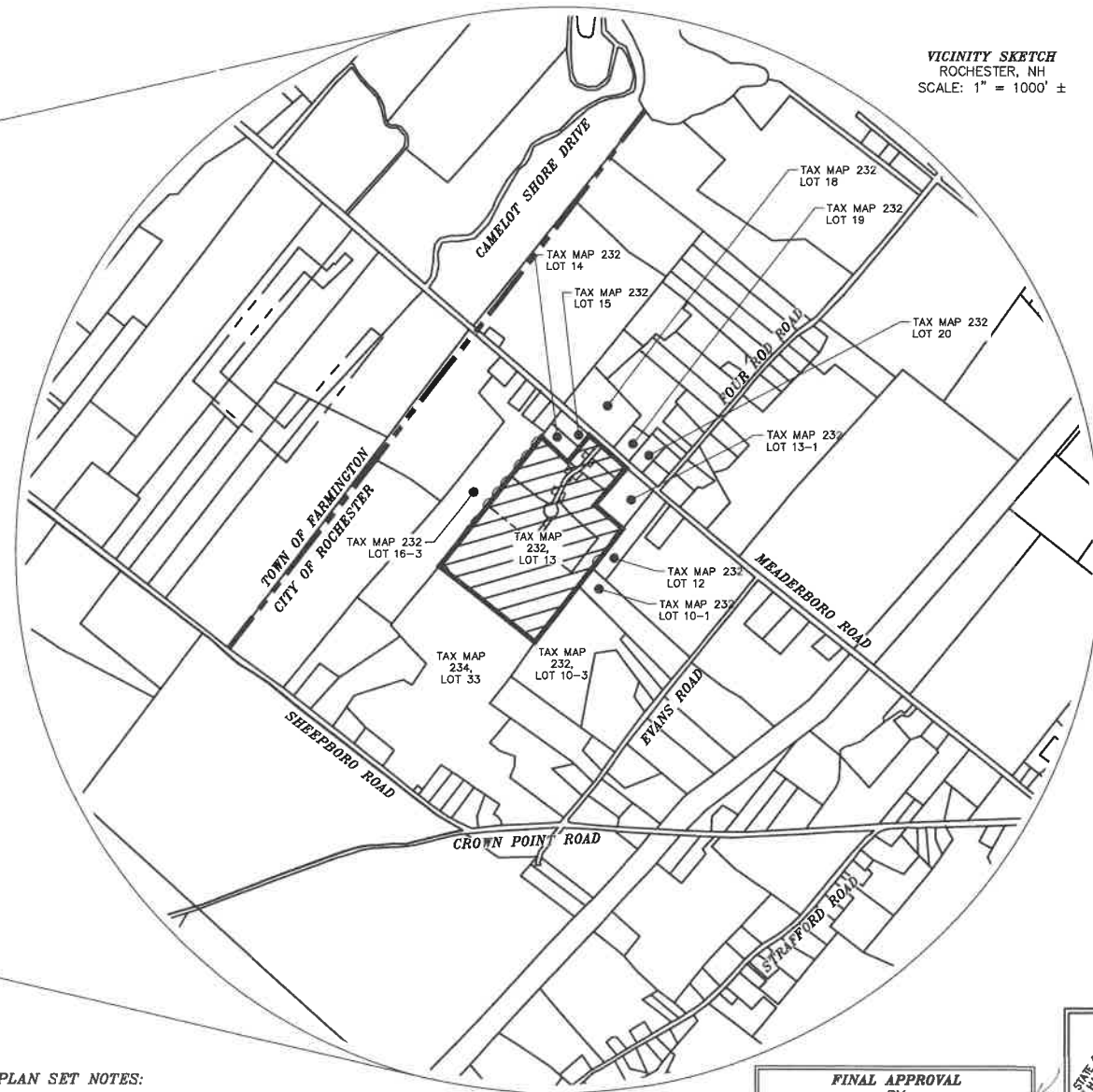
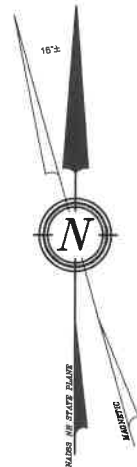
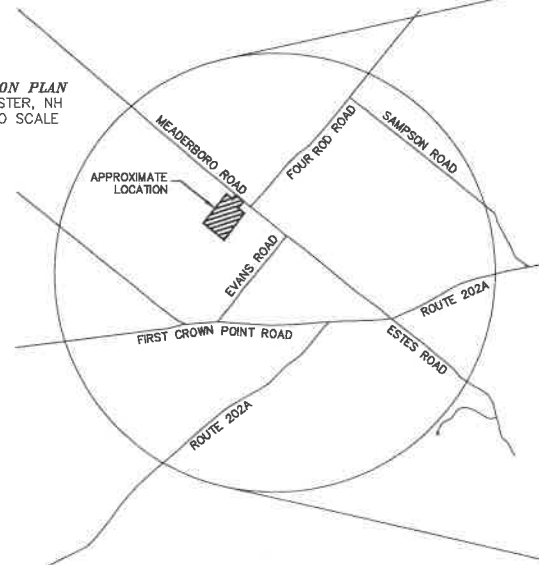
WETLAND SCIENTIST: FRAGGLE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163
38 GARLAND ROAD
STRAFFORD, NH 03884
603-942-7894

LEOTA WOODS SUBDIVISION PLAN FOR GROEN CONSTRUCTION, INC. 122 MEADERBORO ROAD ROCHESTER, N.H. TAX MAP 232, LOT 13

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.

LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE



VICINITY SKETCH
ROCHESTER, NH
SCALE: 1" = 1000' ±

REQUIRED PERMITS:

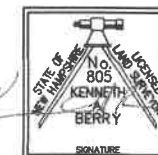
- 1.) NHDES SUBDIVISION PERMIT: (PENDING)
- 2.) NHDOT DRIVEWAY PERMIT: (PENDING)
- 3.) CONDITIONAL USE PERMIT: (PENDING)
- 4.) NHDES WETLANDS IMPACT PERMIT: (PENDING)
- 5.) EPA NOTICE OF INTENT / SWPPP:
- 6.) NATURAL HERITAGE BUREAU: NHB18-2493
- 7.) DIVISION OF HISTORICAL RECOURCES: FILED 8-10-18

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.

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.

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 : AUGUST 14, 2018
FILE NO. : DB 2018 - 085



MAJOR SUBDIVISION
FOR GROEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

REVISION	DATE	DESCRIPTION

ABBREVIATION LEGEND:

BITUM. BITUMINOUS
E.O.P. EDGE OF PAVEMENT
E.S.H.W.T. ESTIMATE SEASONAL HIGH WATER TABLE
TYP. TYPICAL
CONC. CONCRETE
U.G.E. UNDER GROUND ELECTRIC / UTILITY
U.D. UNDER DRAIN
F.E.S. FLARED END SECTION
HDPE HIGH DENSITY POLYETHYLENE
RCP REINFORCED CONCRETE PIPE
F.G. FINISHED GRADE
E.G. EXISTING GRADE
E.T.W. TRAVELED WAY
T.B.R. TO BE REMOVED
'/, FEET / FEET

SSL () ~ [SIZE] SINGLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
DSL () ~ [SIZE] DOUBLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
SSB () ~ [SIZE] SINGLE SOLID W/ BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
SBL () ~ [SIZE] SINGLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
DBL () ~ [SIZE] DOUBLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)

PROPOSED LEGEND:

UTILITY POLE
UTILITY PADS
CATCH BASIN / DRAIN MANHOLE
SIGNAGE
CONTOUR MINOR
CONTOUR MAJOR
SPOT GRADE
CULVERT W/ FLARED END
SECTION (F.E.S.)
DETAIL SHEET / DETAIL
TREE LINE
CENTER LINE
UNDERGROUND UTILITY
TRANSFORMER / J.BOX
UNDER DRAIN
SILT FENCE / EROSION MIX BERM
FILTREXX 12" SILT SOXX
ORANGE CONSTRUCTION PERIMETER FENCE
50' WETLANDS BUFFER
PHASE LINE
EASEMENT
MULCH BERM
STOCK PILE

EXISTING LEGEND:

IRON BOUND ~TBS~
IRON BOUND ~FND~
GRANITE BOUND ~TBS~
GRANITE BOUND ~FND~
STONE BOUND ~FND~
UTILITY POLE
GUY WIRE
FIRE HYDRANT
CATCH BASIN
SEWER MANHOLE
SINGLE POST SIGN
TEST PIT
TREE

ADJUTERS WITHIN 300':

N/F ROWELL, THERESA
29 EVANS ROAD
ROCHESTER, NH 03867-4131
TAX MAP 232, LOT 10-1
S.C.R.D. BOOK 1621, PAGE 345
N/F LIBBY, ELSON L. III & ERIN D.
33 EVANS ROAD
ROCHESTER, NH 03867-4131
TAX MAP 232, LOT 10-3
S.C.R.D. BOOK 4587, PAGE 004
N/F STILLWATER KENNELS & TRAINING INC
100 MEADERBORO ROAD
ROCHESTER, NH 03867-4236
TAX MAP 232, LOT 18
S.C.R.D. BOOK 3893, PAGE 701
N/F ALLAR, HEATHER & NICHOLAS J.
114 MEADERBORO ROAD
ROCHESTER, NH 03867-4236
TAX MAP 232, LOT 18-1
S.C.R.D. BOOK 4581, PAGE 161
N/F KIMBALL CEMETERY
& CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867-1917
TAX MAP 232, LOT 16
S.C.R.D. BOOK & PAGE N/A
N/F CARTER, ANTHONY
132 MEADERBORO ROAD
ROCHESTER, NH 03867-4236
TAX MAP 232, LOT 16
S.C.R.D. BOOK 4498, PAGE 934

ADJUTERS WITHIN 300' CONT.:

N/F WARD PAUL M & PAMELA & BRETT A.
138 MEADERBORO ROAD
ROCHESTER, NH 03867-4246
TAX MAP 232, LOT 18-1
S.C.R.D. BOOK 4284, PAGE 347
N/F BEATTY, LANE THOMAS & JENNIFER
138 MEADERBORO ROAD
ROCHESTER, NH 03867-4236
TAX MAP 232, LOT 18-2
S.C.R.D. BOOK 4478, PAGE 748
N/F SCRUTON, MATTHEW G.
195 TEN ROD ROAD
ROCHESTER, NH 03867-4246
TAX MAP 232, LOT 18-3
S.C.R.D. BOOK 3455, PAGE 702
N/F NORMAN P. VETTER REVOCABLE TRUST
& STACIA R. VETTER REVOCABLE TRUST
VETTER, NORMAN P. & STACIA R. TRUSTEES
PO BOX 181
ROCHESTER, NH 03867-0181
TAX MAP 232, LOT 18
S.C.R.D. BOOK 4287, PAGE 531
TAX MAP 232, LOT 18
S.C.R.D. BOOK 4336, PAGE 48
N/F JEFFREY A. BEAN SPECIAL NEEDS TRUST U/D/T
BEAN, EDWIN A. & ERIKSON, SUZANNE A. TRUSTEES
119 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 18
S.C.R.D. BOOK 3729, PAGE 784
N/F SCHER, VITALIJ & AYESA
388 NH ROUTE 11, SUITE 118
FARMINGTON, NH 03830-3843
TAX MAP 232, LOT 20
S.C.R.D. BOOK 3191, PAGE 876

TEST PIT DATA:

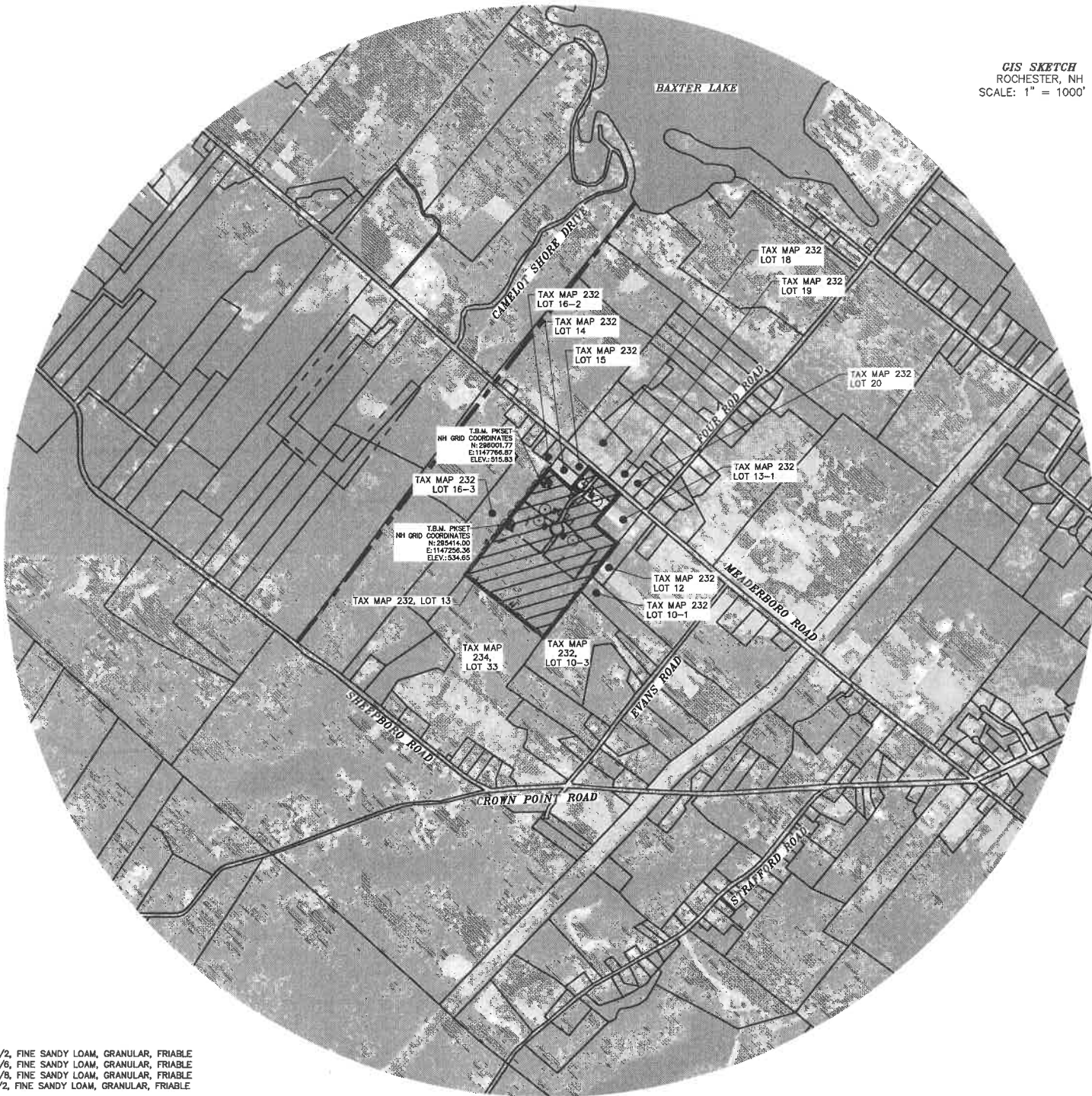
TEST PIT #1
0-4" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-16" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
16-25" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
25-48" 2.5Y 5/2, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ 25"
GROUND WATER @ 36-48"
REFUSAL @ N/A
P = 18 MIN/N
TEST PIT #2
0-4" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-16" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
16-21" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
21-48" 2.5Y 5/2, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ 21"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 18 MIN/N
TEST PIT #3
0-4" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-16" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
16-19" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
19-50" 2.5Y 5/2, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ 19"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 18 MIN/N

TEST PIT #4
0-4" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-16" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
16-24" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
24-50" 2.5Y 5/2, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ 24"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 18 MIN/N
TEST PIT #5
0-10" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
10-15" 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
15-19" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
19-55" 10YR 6/4, FINE LOAMY SAND, GRANULAR, FRIABLE,
COMMON MOTTLES
E.S.H.W.T. @ 19"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 18 MIN/N

TEST PIT #6
0-6" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
6-12" 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
12-19" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
19-55" 10YR 6/4, FINE LOAMY SAND, GRANULAR, FRIABLE,
COMMON MOTTLES
E.S.H.W.T. @ 12"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 18 MIN/N
TEST PIT #7
0-6" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
6-25" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
25-48" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE,
COMMON MOTTLES
E.S.H.W.T. @ 25"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 4 MIN/N

TEST PIT #8
0-10" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
10-26" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
26-48" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE,
COMMON MOTTLES
E.S.H.W.T. @ 26"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 4 MIN/N
TEST PIT #9
0-10" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
10-25" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
25-48" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE,
COMMON MOTTLES
E.S.H.W.T. @ 25"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 4 MIN/N

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	30"x30"	STOP	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	RED	WHITE	WHITE	SQUARE (1)
R2-1	12"x18"	SPEED LIMIT 25	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	GREEN	GREEN	SQUARE (1)
W14-2	30"x30"	NO OUTLET	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	YELLOW	BLACK	BLACK	SQUARE (1)
R6-1R	36"x12"	ONE WAY	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	BLACK W/ WHITE ARROW	BLACK	WHITE	SQUARE (1)



CIS SKETCH
ROCHESTER, NH
SCALE: 1" = 1000' ±

REVISION	DATE	DESCRIPTION

NEIGHBORHOOD PLAN
FOR GREEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS SHOWN
DATE : AUGUST 14, 2018
FILE NO. : DB 2018 - 085

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 19243
LICENSED PROFESSIONAL ENGINEER

THE WETLAND DELINEATION WAS COMPLETED MAY, 2018 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY:

DAMON BURT, CERTIFIED WETLAND SCIENTIST #163

FRAGGLE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163

N/F SCRUTON, MATTHEW G.
195 TEN ROD ROAD
ROCHESTER, NH 03867-4246
S.C.R.D. BOOK 3455, PAGE 702
TAX MAP 232, LOT 16-3

SOILS:

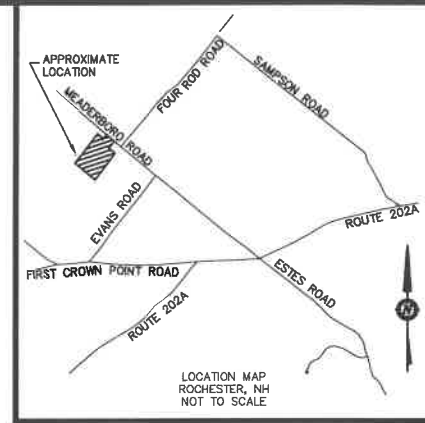
A1dB - ACTION VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
CLB - GLOUCESTER FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
CLC - GLOUCESTER FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
CaB - GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8 % SLOPES
CaC - GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15 % SLOPES
LdB - GLOUCESTER FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
LrA - LUDGEBURY VERY STONY FINE SANDY LOAMS, 0 TO 3% SLOPES

SEE WEBSOIL USDA-NRCS
SEE EXISTING CONDITIONS DETAIL SHEETS FOR SOIL LINES

ROAD NOTE:

MEADERBORO ROAD IS A 4 ROD WIDE LAYOUT, LAYOUT RECORD FOUND IN ROCHESTER BOOK 1, PAGE 410, DATED MARCH 25, 1788. FRONT BOUNDARY LINE WAS CONSTRUCTED USING THE EXISTING STONEWALLS TO CREATE THE CENTER LINE AND HOLDING 33' WIDE.

THIS PORTION OF MEADERBORO ROAD IS PUBLIC, PAVED, AND UNDER NH DOT CONTROL.



NOTES:

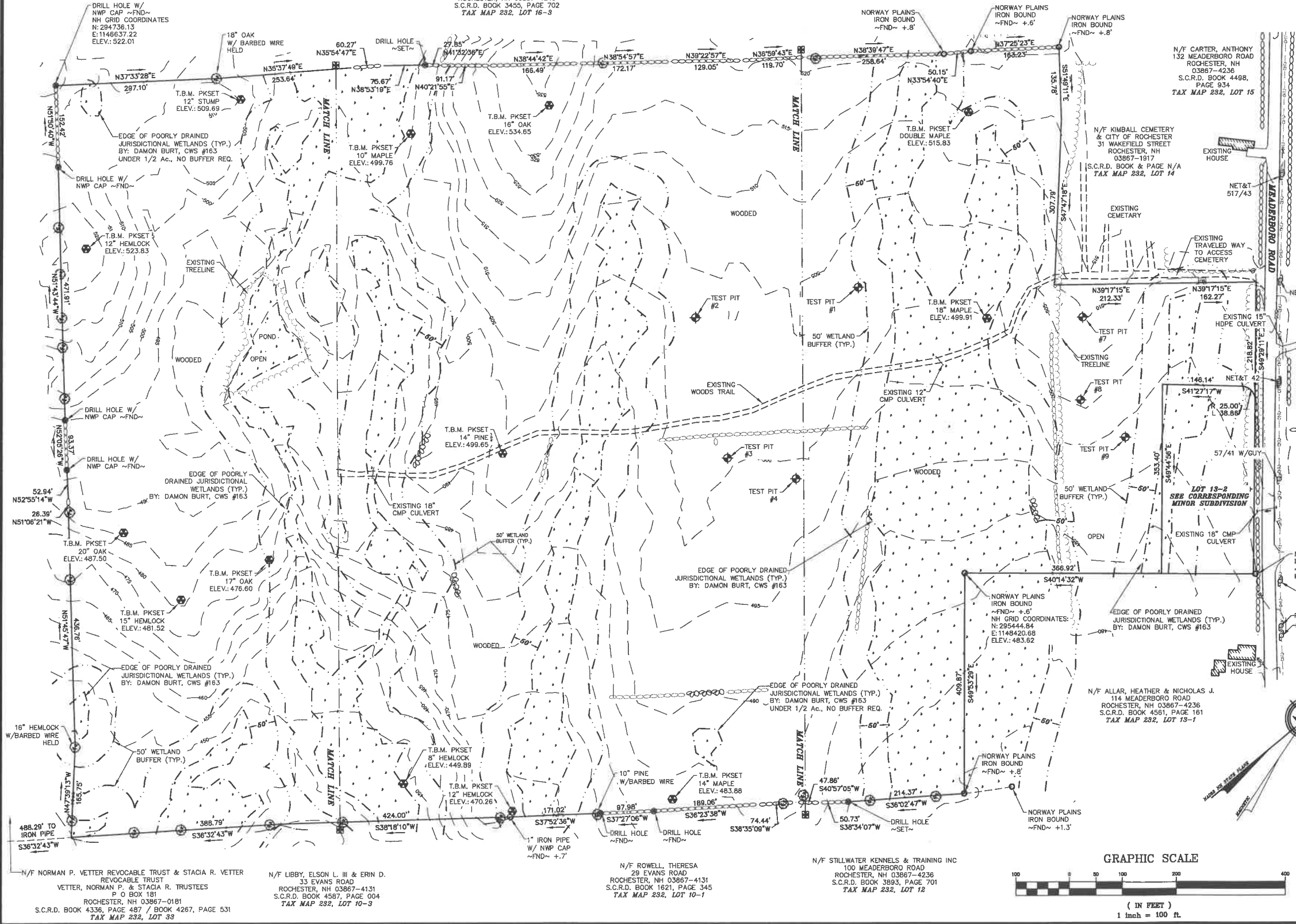
- 1.) OWNER: D & J SCRUTON 2016 REVOCABLE TRUST
SCRUTON, DANIEL L. & JUDY A. TRUSTEES
162 ROCKHOUSE ROAD
SENOIA, GA 30276-3440
- 1A.) APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 2.) TAX MAP 232, LOT 13
- 3.) LOT AREA: 2,633,963 Sq. Ft., 60.46 Ac.
- 4.) S.C.R.D. BOOK 4505, PAGE 583
- 5.) ZONING: (AG) AGRICULTURAL DISTRICT
MINIMUM FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 45,000 Sq. Ft.
FRONT SETBACK ~ 20'
REAR SETBACK ~ 20'
SIDE SETBACK ~ 10'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. BUILDING FOOTPRINT: 30%
MAX. LOT COVERAGE: 35%
- 6.) 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 #33017001950, DATED: MAY 17, 2005
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JULY OF 2018, WITH AN ERROR OF CLOSURE OF 1 PART IN 11,386.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 232, LOT 13 AS OF THE DATE OF THIS PLAN.
- 10.) THE EXISTING LOT COVERAGE IS 0.00 SQ. FT.
- 11.) THIS OVERVIEW SHEET IS SHOWING 5' MAJOR CONTOURS, SEE THE DETAIL EXISTING CONDITIONS SHEETS FOR FURTHER TOPOGRAPHY.
- 12.) SEE NEIGHBORHOOD SHEET OR DETAIL EXISTING CONDITIONS SHEETS FOR TEST PIT DATA.
- 13.) SEE S.C.R.D. BOOK 4434, PAGE 831 FOR MENTION OF A 20' WIDE EASEMENT FOR ACCESS TO KIMBALL CEMETERY.

EXISTING CONDITIONS PLAN OVERVIEW
FOR GROEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 100 FT.
DATE: AUGUST 14, 2018
FILE NO.: DB 2018 - 085

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 - 8-14-18
KENNETH A. BERRY LLS 805 DATE

SHEET 2 OF 30



THE WETLAND DELINEATION WAS COMPLETED MAY, 2018 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY:

DAMON BURT, CERTIFIED WETLAND SCIENTIST #163



FRAGGLE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163

TEST PIT DATA:

TEST PIT #1

0-4" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-18" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
18-25" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
25-48" 2.5Y 6/2, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ 25"
GROUND WATER @ 35-48"
REFUSAL @ N/A
P = 18 MIN/N

TEST PIT #4

0-4" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-18" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
18-24" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
24-50" 2.5Y 6/2, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ 24"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 18 MIN/N

TEST PIT DATA:

TEST PIT #5

0-10" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
10-15" 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
15-19" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
19-55" 10YR 6/4, FINE LOAMY SAND, GRANULAR, FRIABLE
COMMON MOTTLES
E.S.H.W.T. @ 19"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 18 MIN/N

TEST PIT #6

0-6" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
6-12" 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
12-19" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
19-55" 10YR 6/4, FINE LOAMY SAND, GRANULAR, FRIABLE
COMMON MOTTLES
E.S.H.W.T. @ 12"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 18 MIN/N

TEST PIT DATA:

TEST PIT #7

0-5" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
5-25" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
25-48" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
COMMON MOTTLES
E.S.H.W.T. @ 25"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 4 MIN/N

TEST PIT #8

0-10" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
10-25" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
25-48" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
COMMON MOTTLES
E.S.H.W.T. @ 25"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 4 MIN/N

TEST PIT DATA:

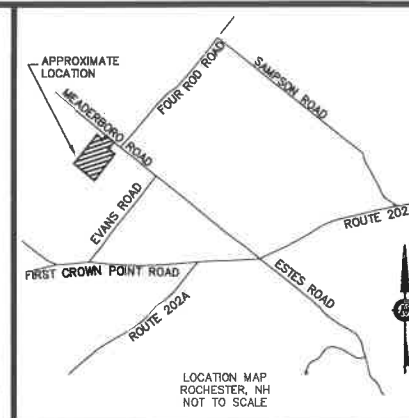
TEST PIT #9

0-10" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
10-25" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
25-48" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
COMMON MOTTLES
E.S.H.W.T. @ 25"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 4 MIN/N

SOILS:

AdB - ACTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
Glb - GLOUCESTER FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
Glc - GLOUCESTER FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
Gcb - GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8 % SLOPES
Gcc - GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15 % SLOPES
Lcb - LEICESTER FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
Lra - LEICESTER-RIDGEBURY VERY STONY FINE SANDY LOAMS, 0 TO 3% SLOPES

SEE WEBSOIL USDA-NRCS



NOTES:

- 1.) OWNER: D & J SCRUTON 2016 REVOCABLE TRUST
SCRUTON, DANIEL L. & JUDY A. TRUSTEES
162 ROCKHOUSE ROAD
SENOIA, GA 30276-3440
- 1A.) APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 2.) TAX MAP 232, LOT 13
- 3.) LOT AREA: 2,633,7863 Sq. Ft., 60.46 Ac.
- 4.) S.C.R.D. BOOK 4505, PAGE 583
- 5.) ZONING: (AG) AGRICULTURAL DISTRICT
MINIMUM FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 45,000 Sq. Ft.
FRONT SETBACK ~ 20'
REAR SETBACK ~ 20'
SIDE SETBACK ~ 10'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. BUILDING FOOTPRINT: 30%
MAX. LOT COVERAGE: 35%
- 6.) 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 #33017C01950, DATED: MAY 17, 2005
- 7.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JULY OF 2018, WITH AN ERROR OF CLOSURE OF 1 PART IN 11,386.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 232, LOT 13 AS OF THE DATE OF THIS PLAN.
- 10.) THE EXISTING LOT COVERAGE IS 0.00 SQ. FT.

ROAD NOTE:

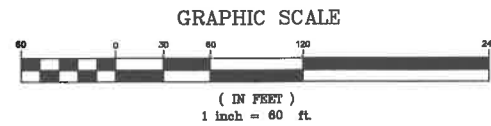
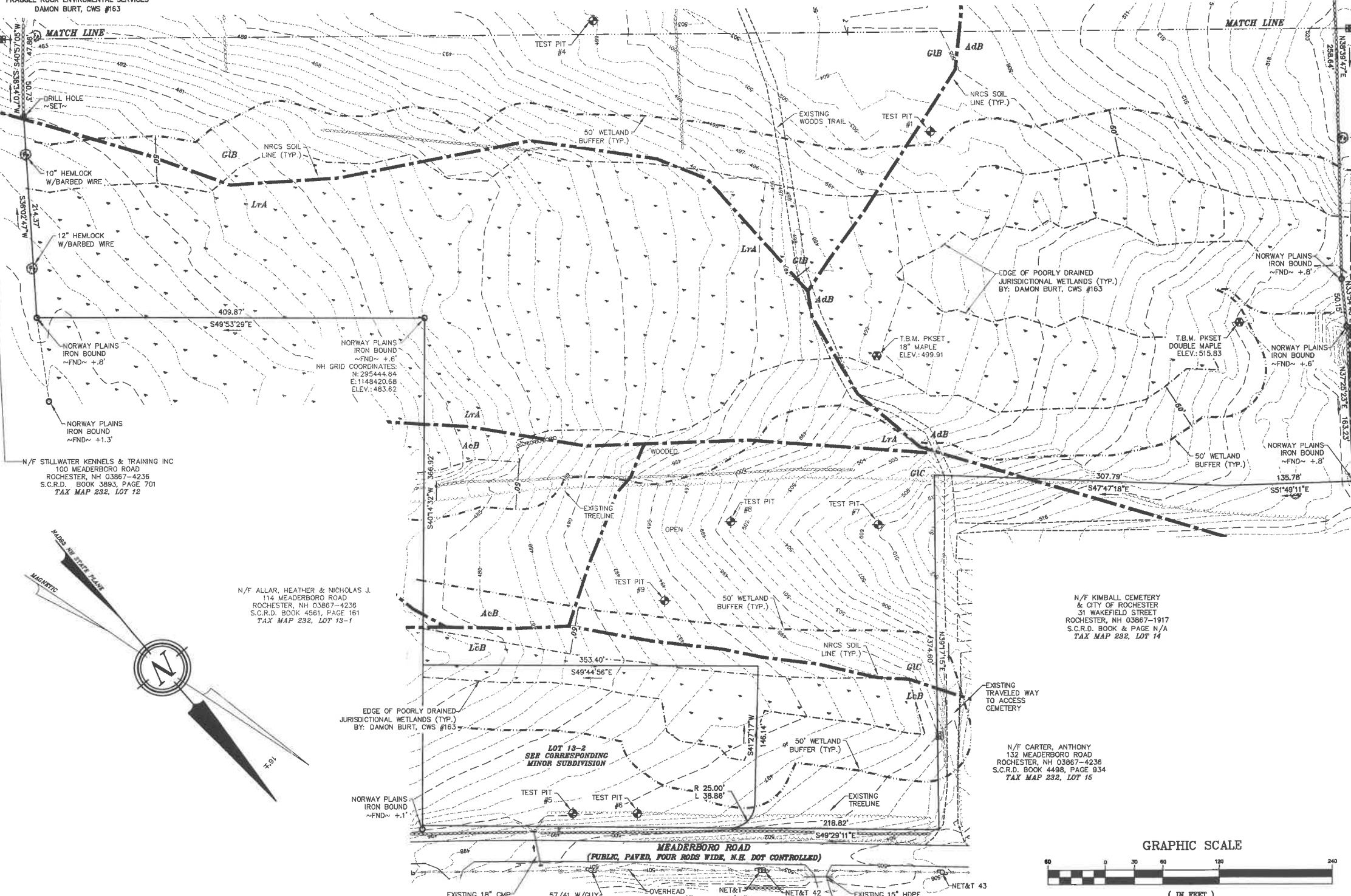
MEADERBORO ROAD IS A 4 ROD WIDE LAYOUT, LAYOUT RECORD FOUND IN ROCHESTER BOOK 1, PAGE 410, DATED MARCH 25, 1768. FRONT BOUNDARY LINE WAS CONSTRUCTED USING THE EXISTING STONEWALLS TO CREATE THE CENTER LINE AND HOLDING 33' WIDE FROM THAT.

THIS PORTION OF MEADERBORO ROAD IS PUBLIC, PAVED, AND UNDER NH DOT CONTROL.

LEGEND:

- IRON PIPE (FND)
- IRON BOUND (FND)
- ⊙ DRILL HOLE (FND OR SET)
- ⊙ UTILITY POLE
- ⊙ TREE W/ BARBED WIRE
- FND FOUND
- TYP TYPICAL
- STONE WALL
- STONE WALL REMAINS
- BUILDING SETBACK LINE
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- MATCH LINE
- NRCS SOIL LINE

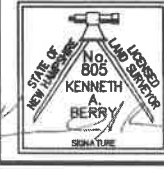
I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE 8-14-18



REVISION	DATE	DESCRIPTION

EXISTING CONDITIONS PLAN NORTH SECTION
FOR GROEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 60 FT.
DATE: AUGUST 14, 2018
FILE NO.: DB 2018 - 085



TEST PIT DATA:

TEST PIT #2

0-4" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
 4-16" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
 16-24" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
 24-48" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
 48-96" 2.5Y 6/2, FINE SANDY LOAM, GRANULAR, FRIABLE
 E.S.H.W.T. @ 24"
 GROUND WATER @ N/A
 REFUSAL @ N/A
 P = 18 MIN/N

TEST PIT #3

0-4" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
 4-16" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
 16-24" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
 24-48" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
 48-96" 2.5Y 6/2, FINE SANDY LOAM, GRANULAR, FRIABLE
 E.S.H.W.T. @ 19"
 GROUND WATER @ N/A
 REFUSAL @ N/A
 P = 18 MIN/N

TEST PIT DATA:

TEST PIT #4

0-4" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
 4-16" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
 16-24" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
 24-48" 2.5Y 6/2, FINE SANDY LOAM, GRANULAR, FRIABLE
 E.S.H.W.T. @ 24"
 GROUND WATER @ N/A
 REFUSAL @ N/A
 P = 18 MIN/N

SOILS:

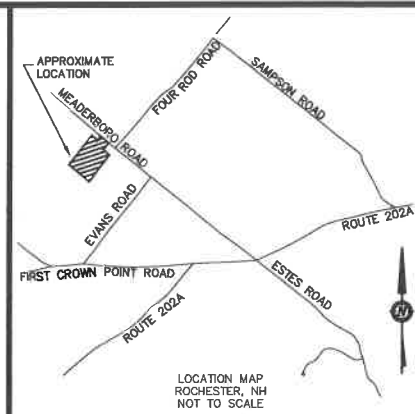
AdB - ACTION VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
CLB - GLOUCESTER FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
CIC - GLOUCESTER FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
CsB - GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8 % SLOPES
CsC - GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15 % SLOPES
LsB - LEICESTER FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
LrA - LEICESTER-RIDGEBURY VERY STONY FINE SANDY LOAMS, 0 TO 3% SLOPES

SEE WEBSOIL USDA-NRCS

THE WETLAND DELINEATION WAS COMPLETED MAY, 2018 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY:

DAMON BURT, CERTIFIED WETLAND SCIENTIST #163

FRAGGLE ROCK ENVIRONMENTAL SERVICES
 DAMON BURT, CWS #163



NOTES:

- 1.) OWNER: D & J SCRUTON 2016 REVOCABLE TRUST
SCRUTON, DANIEL L. & JUDY A. TRUSTEES
162 ROCKHOUSE ROAD
SENOIA, GA 30278-3440
- 1A.) APPLICANT: GREEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 2.) TAX MAP 232, LOT 13
- 3.) LOT AREA: 2,633,7963 Sq. Ft., 60.46 Ac.
- 4.) S.C.R.D. BOOK 4505, PAGE 583
- 5.) ZONING: (AG) AGRICULTURAL DISTRICT
MINIMUM FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 45,000 Sq. Ft.
FRONT SETBACK ~ 20'
REAR SETBACK ~ 20'
SIDE SETBACK ~ 10'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. BUILDING FOOTPRINT: 30%
MAX. LOT COVERAGE: 35%
- 6.) 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 #33017C01950, DATED: MAY 17, 2005
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JULY OF 2018, WITH AN ERROR OF CLOSURE OF 1 PART IN 11,386.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 232, LOT 13 AS OF THE DATE OF THIS PLAN.
- 10.) THE EXISTING LOT COVERAGE IS 0.00 SQ. FT.
- 11.) SEE NEIGHBORHOOD SHEET OR DETAIL EXISTING CONDITIONS SHEETS FOR ADDITIONAL TEST PIT DATA.

ADJUTERS TO THE WEST:

N/F SCRUTON, MATTHEW G.
 195 TEN ROD ROAD
 ROCHESTER, NH 03867-4248
 S.C.R.D. BOOK 3455, PAGE 702
 TAX MAP 232, LOT 16-8

ADJUTERS TO THE EAST:

N/F ROWELL, THERESA
 29 EVANS ROAD
 ROCHESTER, NH 03867-4131
 S.C.R.D. BOOK 1621, PAGE 345
 TAX MAP 232, LOT 10-1
 N/F CHRETEN, DENNIS M.
 33 EVANS ROAD
 ROCHESTER, NH 03867-4131
 S.C.R.D. BOOK 4154, PAGE 581
 TAX MAP 232, LOT 10-3

LEGEND:

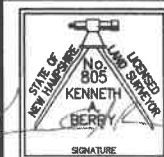
- IRON PIPE (FND)
- IRON BOUND (FND)
- ⊙ DRILL HOLE (FND OR SET)
- ⊙ UTILITY POLE
- ⊙ TREE W/ BARBED WIRE
- FND FOUND
- TYP TYPICAL
- STONE WALL
- STONE WALL REMAINS
- BUILDING SETBACK LINE
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- MATCH LINE
- NRCS SOIL LINE

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 LLS 805 DATE 8-14-18

EXISTING CONDITIONS PLAN CENTRAL SECTION
 FOR GREEN CONSTRUCTION, INC.
 LAND OF
 D & J SCRUTON 2016 REVOCABLE TRUST
 122 MEADERBORO ROAD
 ROCHESTER, NH 03867
 TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE: 1 IN. EQUALS 60 FT.
 DATE: AUGUST 14, 2018
 FILE NO.: DB 2018 - 085



SHEET 4 OF 30

PLAN REFERENCES:

- "SUBDIVISION PLAN, MEADERBORO ROAD FARMINGTON & ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR THE JOHN F. SCRUTON AND SANDRA G. SCRUTON REVOCABLE TRUST" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: OCTOBER 2017 S.C.R.D.: PLAN # 044
- "SUBDIVISION PLAN, 1214 MEADERBORO ROAD ROCHESTER, STRAFFORD COUNTY, NH, FOR DANIEL L. SCRUTON" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: JUNE 2015 S.C.R.D.: PLAN # 112-016
- "LOT LINE REVISION PLAN, CROWN POINT, EVANS ROAD & SHEEPBORO ROAD, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR NORMAN P. VETTER REVOCABLE TRUST, STAGIA R. VETTER REVOCABLE TRUST, NATALIE S. VICKERY REVOCABLE TRUST" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: JUNE 2015 S.C.R.D.: PLAN # 110-044
- "SUBDIVISION PLAN, TAX MAP 232-10-2 ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, FOR: WILLIAM D. & NATALIE S. VICKERY REVOCABLE TRUSTS" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: DECEMBER 2010 S.C.R.D.: PLAN # 101-095
- "LOT LINE REVISION PLAN, 100 MEADERBORO ROAD & 15 EVANS ROAD, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, FOR: WILLIAM D. VICKERY REV. TRUST & NATALIE S. VICKERY REV. TRUST AND CAROLE H. BOHNERT REV. TRUST" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: APRIL 2010 S.C.R.D.: PLAN # 99-052
- "SUBDIVISION PLAN, MEADERBORO ROAD ROCHESTER, NH, FOR MATTHEW G. SCRUTON" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: NOVEMBER 2006 S.C.R.D.: PLAN # 96-009
- "SUBDIVISION PLAN, EVANS ROAD ROCHESTER, NH, FOR WILLIAM D. & NATALIE S. VICKERY REVOCABLE TRUST" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: DECEMBER 2005 S.C.R.D.: PLAN # 85-066
- "SUBDIVISION PLAN, CROWN POINT ROAD & SHEEPBORO ROAD ROCHESTER, NH, FOR WILLIAM & NATALIE VICKERY" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: AUGUST 2003 S.C.R.D.: PLAN # 73-009

PLAN REFERENCES CONTINUED:

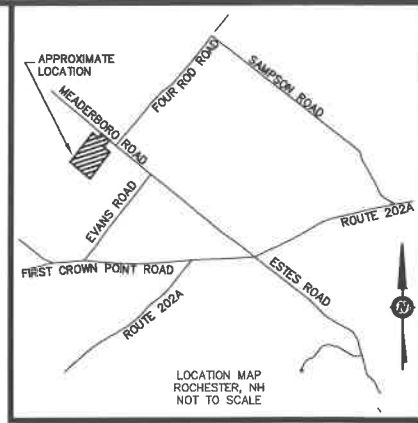
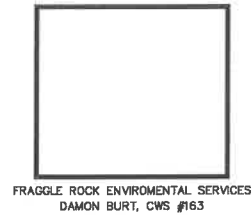
- "SUBDIVISION OF LAND, EVANS ROAD ROCHESTER, N.H. FOR: ROBERT M. WYMAN" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: AUGUST 1996 S.C.R.D.: PLAN # 48-081
- "EASEMENT PLAN OVER LAND OF FRANK G. SCRUTON, MEADERBORO ROAD ROCHESTER, NEW HAMPSHIRE, FOR: NEW ENGLAND TELEPHONE AND TELEGRAPH CO." BY: DUNN, VERRA AND ASSOCIATES, INC. DATED: JANUARY 11, 1995 S.C.R.D.: PLAN # 41A-057
- "LOT LINE REVISION, ROCHESTER, N.H., FOR: GREAT MEADOW TRUST & FRANK J. & PAULINE E.P. SCRUTON" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: AUGUST 1981 S.C.R.D.: PLAN # 40-050
- "PROPOSED SUBDIVISION LAND OF EDWIN & MARY BEAN, FOUR ROD ROAD & MEADERBORO ROADS ROCHESTER, N.H." BY: BERRY SURVEY & ENGINEERING DATED: OCTOBER 27, 1989 S.C.R.D.: PLAN # 37A-084 ALSO ON FILE AT THIS OFFICE, FILE #: DB 1989-061
- "SUBDIVISION OF LAND IN FARMINGTON, N.H. FOR: PAULINE SCRUTON" BY: GREGORY BUCK, LLS DATED: SEPTEMBER 30, 1989 S.C.R.D.: PLAN # 37A-033
- "PROPOSED SITE REVIEW FOR SANDY TREMBLAY & LAURIE BERKOWITZ, MEADERBORO ROAD, ROCHESTER, N.H." BY: BERRY SURVEY & ENGINEERING DATED: JUNE 27, 1988 S.C.R.D.: PLAN # 35-043 ALSO ON FILE AT THIS OFFICE, FILE #: DB 1988-82
- "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR WILLIAM D. & NATALIE S. VICKERY" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: SEPTEMBER 29, 1987 S.C.R.D.: PLAN # 33A-046

SOILS:

- AdB** - ACTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
CLB - GLOUCESTER FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
CUC - GLOUCESTER FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
CaB - GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8 % SLOPES
CaC - GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15 % SLOPES
LoB - LEICESTER FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
LrA - LEICESTER-RIDGEBURY VERY STONY FINE SANDY LOAMS, 0 TO 3% SLOPES
- SEE WEBSOIL USDA-NRCS

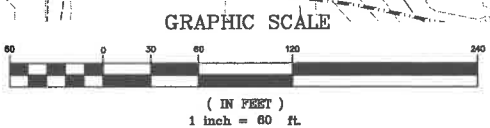
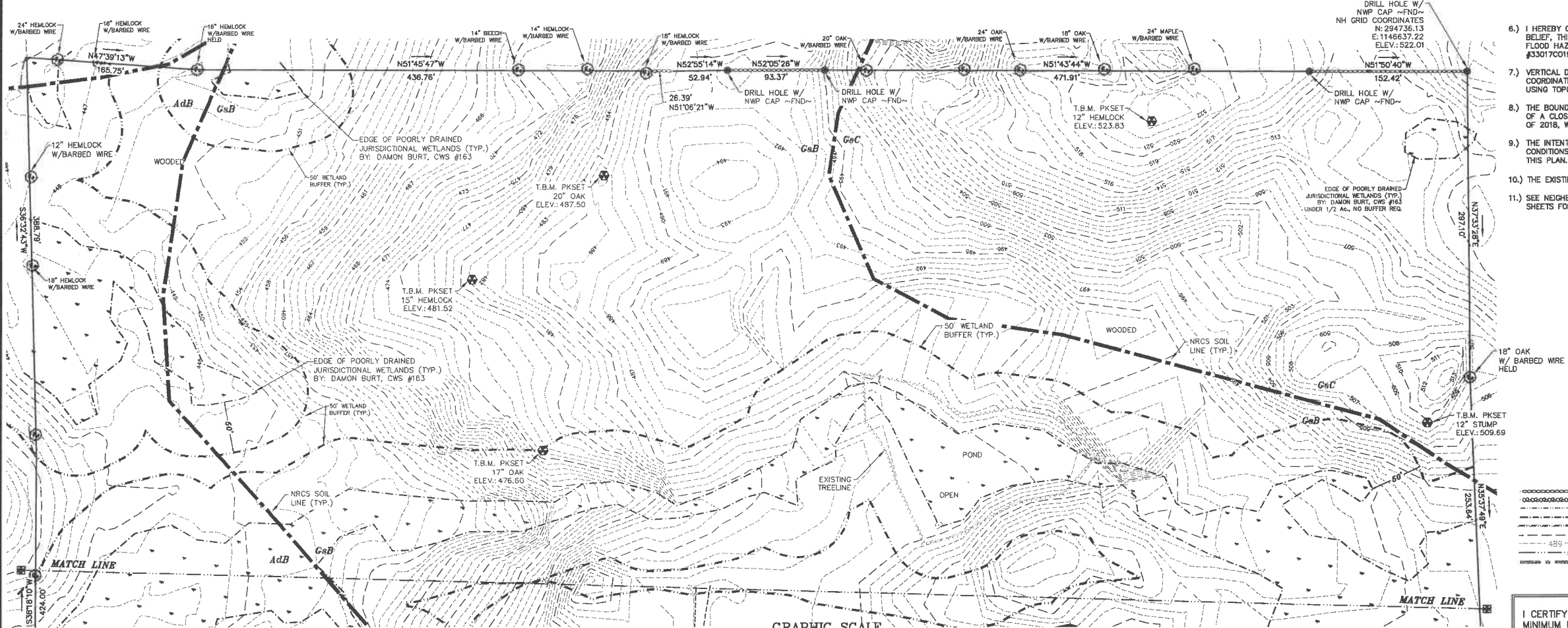
THE WETLAND DELINEATION WAS COMPLETED MAY, 2018 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY:

DAMON BURT, CERTIFIED WETLAND SCIENTIST #163



NOTES:

- OWNER: D & J SCRUTON 2016 REVOCABLE TRUST SCRUTON, DANIEL L. & JUDY A. TRUSTEES 162 ROCKHOUSE ROAD SENOIA, GA 30276-3440
- APPLICANT: GREEN CONSTRUCTION, INC. 120 WASHINGTON STREET, SUITE 302 ROCHESTER, NH 03609
- TAX MAP 232, LOT 13
- LOT AREA: 2,633,7963 Sq. Ft., 60.46 Ac.
- S.C.R.D. BOOK 4505, PAGE 583
- ZONING: (AG) AGRICULTURAL DISTRICT MINIMUM FRONTAGE ~ 150.0' MINIMUM LOT SIZE ~ 45,000 Sq. Ft. FRONT SETBACK ~ 20' REAR SETBACK ~ 20' SIDE SETBACK ~ 10' WETLANDS BUFFER ~ 50.0' MAX. BUILDING HEIGHT: 35' MAX. BUILDING FOOTPRINT: 30% MAX. LOT COVERAGE: 35%
- 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 #33017001950, DATED: MAY 17, 2005
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JULY OF 2018, WITH AN ERROR OF CLOSURE OF 1 PART IN 11,386.
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 232, LOT 13 AS OF THE DATE OF THIS PLAN.
- THE EXISTING LOT COVERAGE IS 0.00 SQ. FT.
- SEE NEIGHBORHOOD SHEET OR DETAIL EXISTING CONDITIONS SHEETS FOR ADDITIONAL TEST PIT DATA.



LEGEND:

- IRON PIPE (FND)
- IRON BOUND (FND)
- DRILL HOLE (FND OR SET)
- UTILITY POLE
- TREE W/ BARBED WIRE
- FND FOUND
- TYP TYPICAL
- STONE WALL
- STONE WALL REMAINS
- BUILDING SETBACK LINE
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- MATCH LINE
- NRCS SOIL LINE

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 - 8-14-18
 KENNETH A. BERRY LLS 805 DATE

EXISTING CONDITIONS PLAN SOUTH SECTION FOR GREEN CONSTRUCTION, INC. LAND OF D & J SCRUTON 2016 REVOCABLE TRUST 122 MEADERBORO ROAD ROCHESTER, NH 03607 TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603)332-2863 SCALE: 1 IN. EQUALS 60 FT. DATE: AUGUST 14, 2018 FILE NO.: DB 2018 - 085

NEW STATE OF NH LICENSED LAND SURVEYOR KENNETH A. BERRY

SHEET 5 OF 30

WETLAND NOTE:

THE WETLAND DELINEATION WAS COMPLETED MAY, 2018 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY:

DAMON BURT, CERTIFIED WETLAND SCIENTIST #163

ABUTTERS ACROSS ROAD:

N/F NORMAN P. VETTER REVOCABLE TRUST & STACIA R. VETTER REVOCABLE TRUST
VETTER, NORMAN P. & STACIA R. TRUSTEES
P.O. BOX 181
ROCHESTER, NH 03867-0181
BOOK 4267, PAGE 531
TAX MAP 232, LOT 18
VACANT LAND/9.20 AC.

N/F JEFFREY A. BEAN SPECIAL NEEDS TRUST
BEAN, EDWIN A. & ERICKSON, SUZANNE, TRUSTEES
119 MEADERBORO ROAD
ROCHESTER, NH 03867
BOOK 3728, PAGE 784
TAX MAP 232, LOT 19
RES. USE/2.08 AC.

N/F SCHER, VITALU & AYSA
368 ROUTE 11, STE 119
FARMINGTON, NH 03835-3843
BOOK 3191, PAGE 876
TAX MAP 232, LOT 20
VACANT LAND/2.03 AC.

NOTES CONT.:

- AS-BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF ROCHESTER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT IF A STREET IS PROPOSED FOR CITY ACCEPTANCE. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.
- A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR, AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- SEE S.C.R.D. BOOK 4434, PAGE 831 FOR MENTION OF A 20' WIDE EASEMENT FOR ACCESS TO KIMBALL CEMETERY.
- SEE SHEET 7 FOR MORE NOTES AND SHEET 8 FOR PLAN REFERENCES.
- EACH LOT HAS 3,000 Sq. Ft. OF BUILDABLE AREA.

LEGEND:

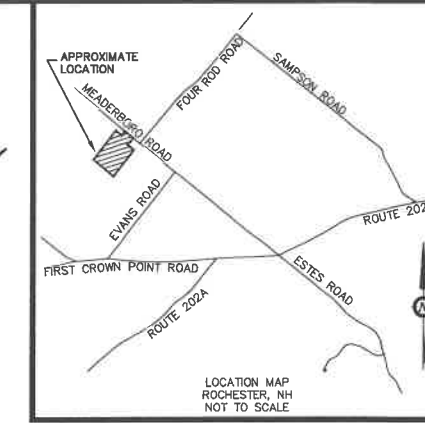
- 3/4" REBAR W/ ID CAP (TBS)
- GRANITE BOUND (TBS)
- DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- IRON BOUND (FND)
- UTILITY POLE
- TREE W/ BARBED WIRE
- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE
- JURISDICTIONAL WETLAND LINE
- 50' WETLAND BUFFER
- PROPOSED EASEMENT TO BE SET
- TBS FND TYPICAL
- S.C.R.D.

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.

ROAD NOTE:

MEADERBORO ROAD IS A 4 ROD WIDE LAYOUT, LAYOUT RECORD FOUND IN ROCHESTER BOOK 1, PAGE 410, DATED MARCH 25, 1768. FRONT BOUNDARY LINE WAS CONSTRUCTED USING THE EXISTING STONEWALLS TO CREATE THE CENTER LINE AND HOLDING 33' WIDE.

THIS PORTION OF MEADERBORO ROAD IS PUBLIC, PAVED, AND UNDER NH DOT CONTROL.



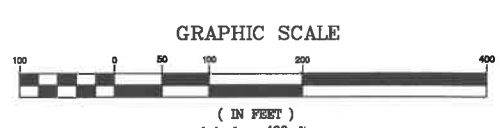
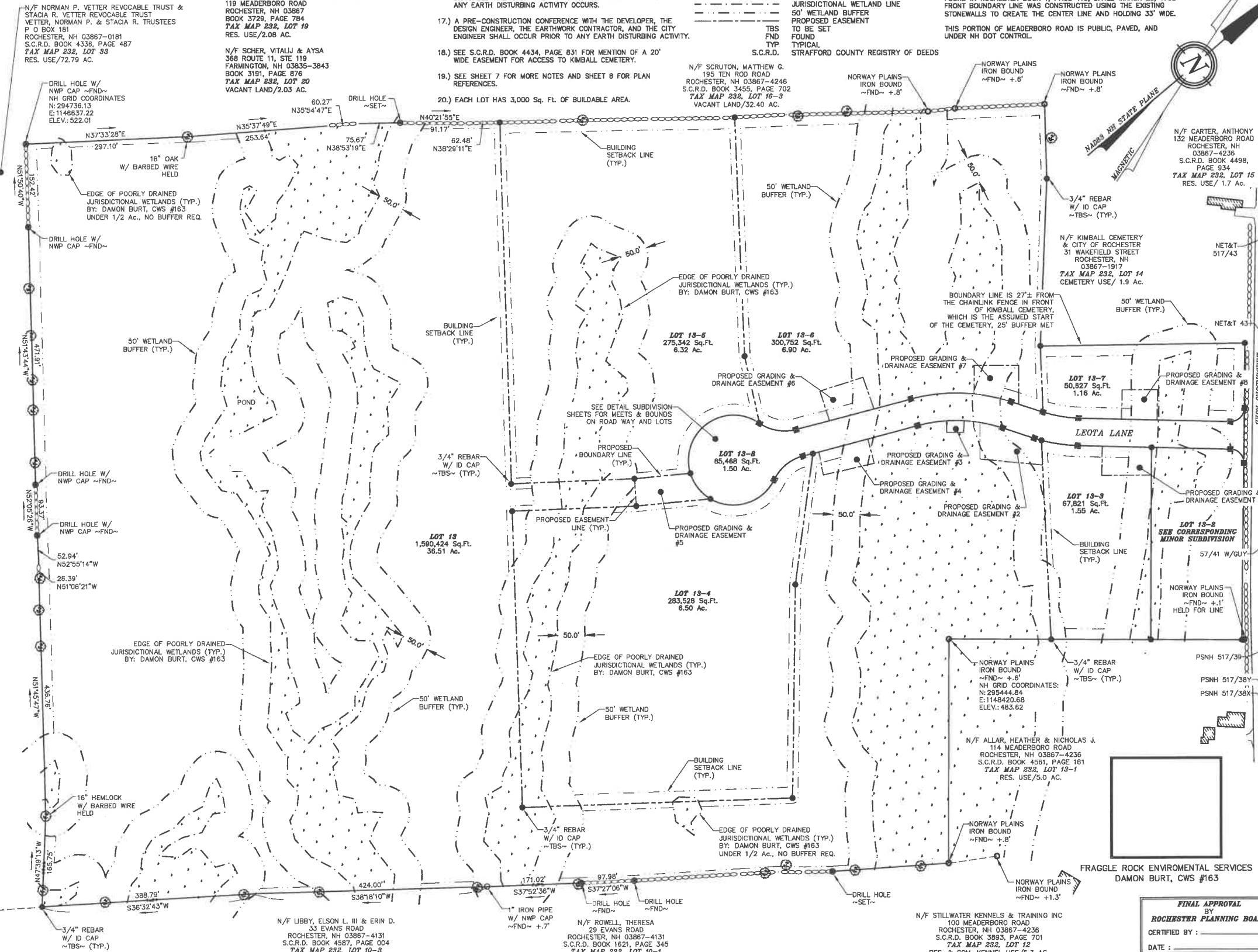
NOTES:

- OWNER: D & J SCRUTON 2016 REVOCABLE TRUST
SCRUTON, DANIEL L. & JUDY A. TRUSTEES
162 ROCKHOUSE ROAD
SENOIA, GA 30276-3440
- APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- TAX MAP 232, LOT 13
- LOT AREA: 2,633,963 Sq. Ft., 60.46 Ac.
- S.C.R.D. BOOK 4505, PAGE 583
- ZONING: (AG) AGRICULTURAL DISTRICT
MINIMUM FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 45,000 Sq. Ft.
FRONT SETBACK ~ 20'
REAR SETBACK ~ 20'
SIDE SETBACK ~ 10'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. BUILDING FOOTPRINT: 30%
MAX. LOT COVERAGE: 35%
- 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 #33017C01950, DATED: MAY 17, 2005
- VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JULY OF 2018, WITH AN ERROR OF CLOSURE OF 1 PART IN 11,386.
- LOTS 13-3 & 13-7 WILL REQUIRE NHDES SUBDIVISION APPROVAL. LOTS 13, 13-4, 13-5, & 13-6 WILL NOT REQUIRE NHDES SUBDIVISION APPROVAL. ALL LOTS PROPOSED TO BE SINGLE FAMILY LOTS SERVICED BY ON SITE WELL AND SEPTIC SYSTEMS. THE CURRENT USE OF THE PROPERTY IS VACANT LAND.
- THE INTENT OF THIS PLAN SET IS TO SUBDIVIDE TAX MAP 232, LOT 13 INTO SIX INDIVIDUAL RESIDENTIAL LOTS. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATION AT NO EXPENSE TO THE CITY.
- REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S 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.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE CITY OF ROCHESTER SUBDIVISION REGULATIONS AND THE LATEST EDITION OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

REVISION	DATE	DESCRIPTION

MAJOR SUBDIVISION PLAN OVERVIEW
FOR GROEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 100 FT.
DATE : AUGUST 14, 2018
FILE NO. : DB 2018 - 085



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 LLS 805 DATE 8-14-18

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

PLAN REFERENCES:

- "SUBDIVISION PLAN, MEADERBORO ROAD FARMINGTON & ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR THE JOHN F. SCRUTON AND SANDRA G. SCRUTON REVOCABLE TRUST" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: OCTOBER 2017 S.C.R.D.: PLAN # 115-044
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- "SUBDIVISION PLAN, TAX MAP 232-10-2 ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, FOR: WILLIAM D. & NATALIE S. VICKERY REVOCABLE TRUSTS" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: DECEMBER 2010 S.C.R.D.: PLAN # 101-085

PLAN REFERENCES CONTINUED:

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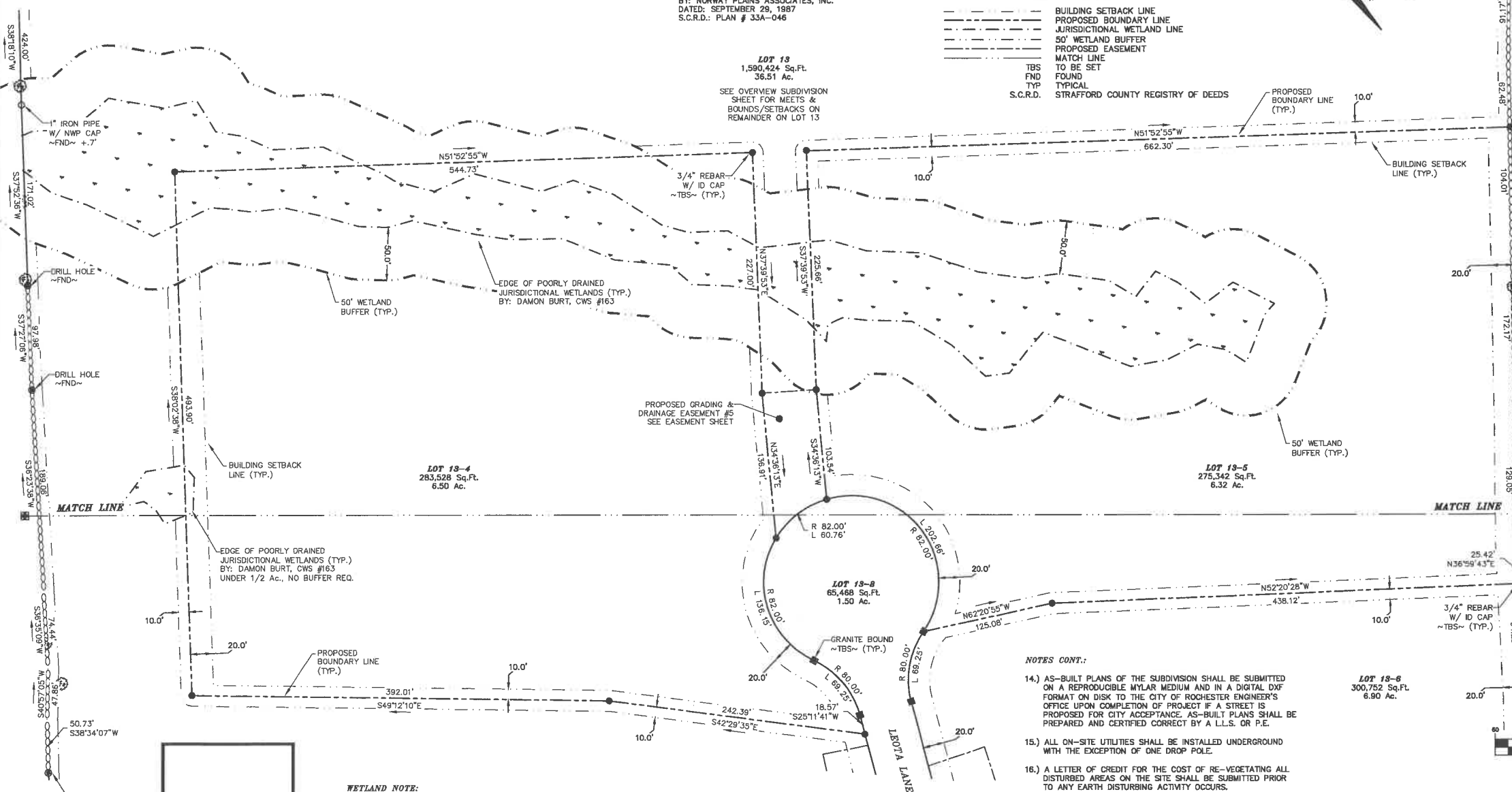
- "EASEMENT PLAN OVER LAND OF FRANK G. SCRUTON, MEADERBORO ROAD ROCHESTER, NEW HAMPSHIRE, FOR: NEW ENGLAND TELEPHONE AND TELEGRAPH CO." BY: DUGAN, VERRA AND ASSOCIATES, INC. DATED: JANUARY 11, 1995 S.C.R.D.: PLAN # 41A-057
- "LOT LINE REVISION, ROCHESTER, N.H., FOR: GREAT MEADOW TRUST & FRANK J. & PAULINE E.P. SCRUTON" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: AUGUST 1991 S.C.R.D.: PLAN # 40-050
- "PROPOSED SUBDIVISION LAND OF EDWIN & MARY BEAN, FOUR ROD ROAD & MEADERBORO ROADS ROCHESTER, N.H." BY: BERRY SURVEY & ENGINEERING DATED: OCTOBER 27, 1989 S.C.R.D.: PLAN # 37A-084 ALSO ON FILE AT THIS OFFICE, FILE # DB 1989-061
- "SUBDIVISION OF LAND IN FARMINGTON, N.H. FOR: PAULINE SCRUTON" BY: GREGORY BUCK, LLS DATED: SEPTEMBER 30, 1989 S.C.R.D.: PLAN # 37A-033
- "PROPOSED SITE REVIEW FOR SANDY TREMBLAY & LAURIE BERKOWITZ, MEADERBORO ROAD, ROCHESTER, N.H." BY: BERRY SURVEY & ENGINEERING DATED: JUNE 27, 1988 S.C.R.D.: PLAN # 35-043 ALSO ON FILE AT THIS OFFICE, FILE # DB 1988-82
- "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR WILLIAM D. & NATALIE S. VICKERY" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: SEPTEMBER 28, 1987 S.C.R.D.: PLAN # 33A-046

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

LEGEND:

- 3/4" REBAR W/ ID CAP (TBS)
- GRANITE BOUND (TBS)
- DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- IRON BOUND (FND)
- UTILITY POLE
- TREE W/ BARBED WIRE

- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE
- JURISDICTIONAL WETLAND LINE
- 50' WETLAND BUFFER
- PROPOSED EASEMENT
- MATCH LINE
- TO BE SET
- FOUND
- TYPICAL
- STRAFFORD COUNTY REGISTRY OF DEEDS



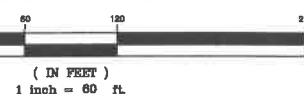
NOTES CONT:

- AS-BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF ROCHESTER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. IF A STREET IS PROPOSED FOR CITY ACCEPTANCE, AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.
- A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR, AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- SEE S.C.R.D. BOOK 4434, PAGE 831 FOR MENTION OF A 20' WIDE EASEMENT FOR ACCESS TO KIMBALL CEMETERY.
- EACH LOT HAS 3,000 Sq. Ft. OF BUILDABLE AREA.
- SEE SHEET 7 FOR MORE NOTES.

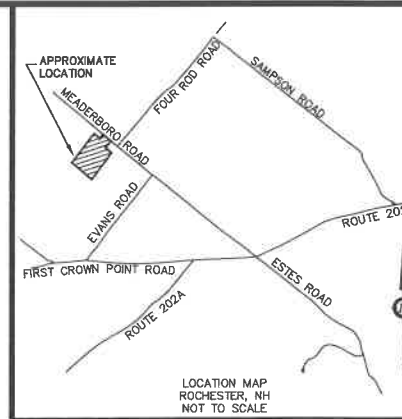
FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD

CERTIFIED BY:
DATE:

GRAPHIC SCALE



I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000
KENNETH A. BERRY LLS 805 DATE 8-14-18

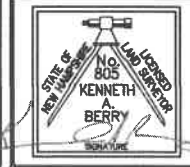


NOTES:

- OWNER: D & J SCRUTON 2016 REVOCABLE TRUST SCRUTON, DANIEL L. & JUDY A. TRUSTEES 162 ROCKHOUSE ROAD SENOIA, GA 30276-3440
- APPLICANT: GROEN CONSTRUCTION, INC. 120 WASHINGTON STREET, SUITE 302 ROCHESTER, NH 03839
- TAX MAP 232, LOT 13
- LOT AREA: 2,633,963 Sq. Ft., 60.46 Ac.
- S.C.R.D. BOOK 4505, PAGE 583
- ZONING: (AG) AGRICULTURAL DISTRICT MINIMUM FRONTAGE ~ 150.0' MINIMUM LOT SIZE ~ 45,000 Sq. Ft. FRONT SETBACK ~ 20' REAR SETBACK ~ 20' SIDE SETBACK ~ 10' WETLANDS BUFFER ~ 50.0' MAX. BUILDING HEIGHT: 35' MAX. BUILDING FOOTPRINT: 30% MAX. LOT COVERAGE: 35%
- 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 #33017C01850, DATED: MAY 17, 2005
- VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JULY OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 11,386.
- LOTS 13-3 & 13-7 WILL REQUIRE NHDES SUBDIVISION APPROVAL. LOTS 13, 13-4, 13-5, & 13-6 WILL NOT REQUIRE NHDES SUBDIVISION APPROVAL. ALL LOTS PROPOSED TO BE SINGLE FAMILY LOTS SERVICED BY ON SITE WELL AND SEPTIC SYSTEMS. THE CURRENT USE OF THE PROPERTY IS VACANT LAND.
- THE INTENT OF THIS PLAN SET IS TO SUBDIVIDE TAX MAP 232, LOT 13 INTO SIX INDIVIDUAL RESIDENTIAL LOTS. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATION AT NO EXPENSE TO THE CITY.
- REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE ARE AND SHALL BE MAINTAINED THROUGHOUT 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.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE CITY OF ROCHESTER SUBDIVISION REGULATIONS AND THE LATEST EDITION OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

SUBDIVISION PLAN DETAIL (CENTRAL SECTION)
FOR GROEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

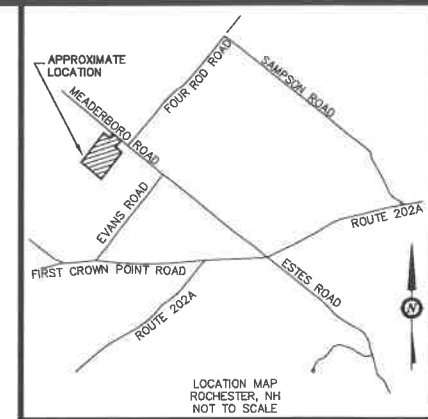
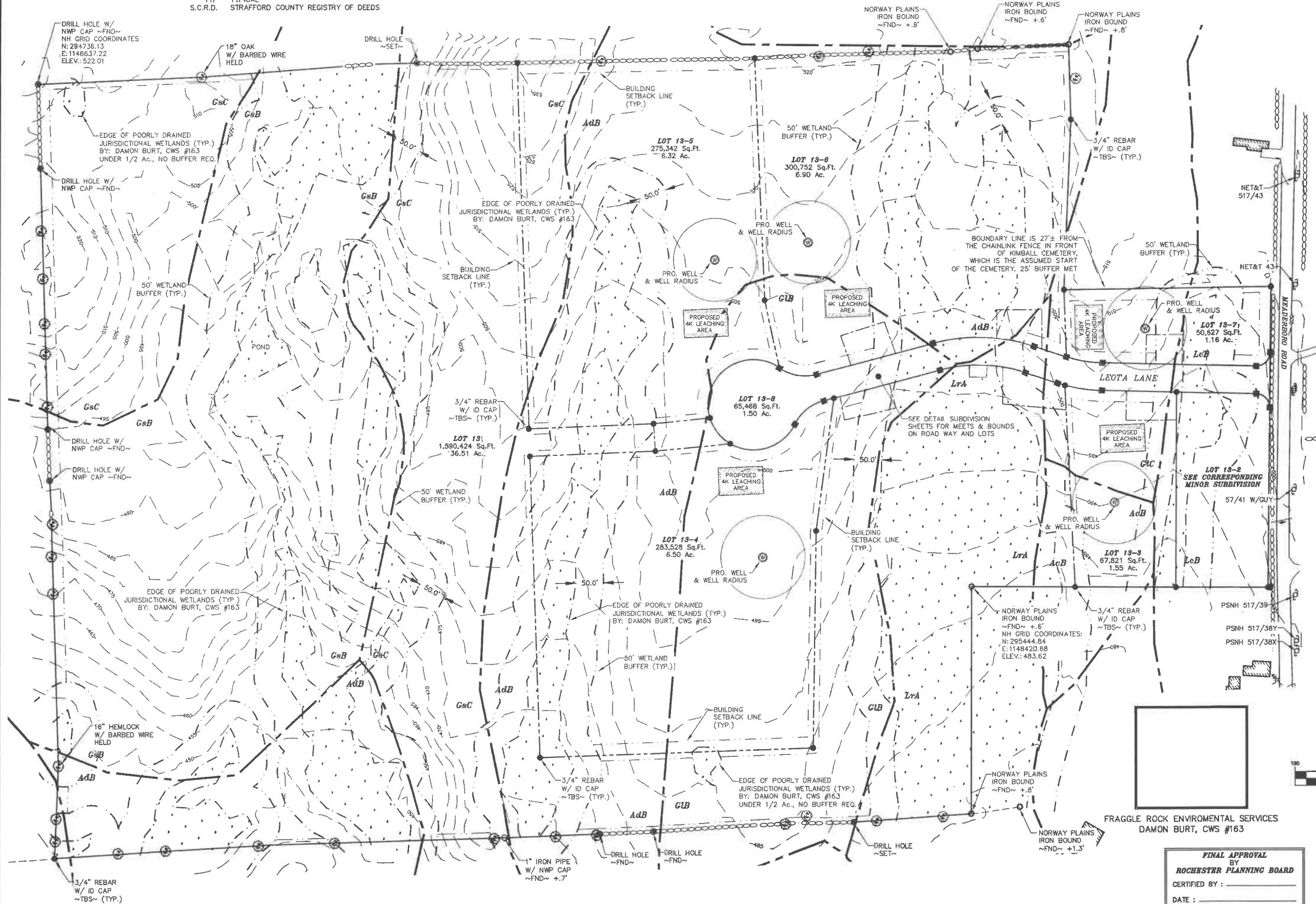
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 60 FT.
DATE: AUGUST 14, 2018
FILE NO.: DB 2018 - 085



LEGEND:

- 3/4" REBAR W/ ID CAP (TBS)
- GRANITE BOUND (TBS)
- DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- IRON BOUND (FND)
- UTILITY POLE
- TREE W/ BARBED WIRE

- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE
- JURISDICTIONAL WETLAND LINE
- 50' WETLAND BUFFER
- PROPOSED EASEMENT
- NRCS SOIL LINE
- TO BE SET
- FND FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS



NOTES:

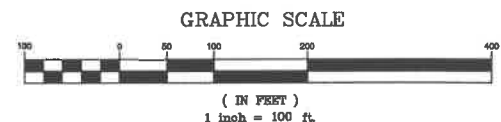
- 1.) OWNER: D & J SCRUTON 2016 REVOCABLE TRUST
SCRUTON, DANIEL L. & JUDY A. TRUSTEES
182 ROCKHOUSE ROAD
SENOIA, GA 30276-3440
- 1A.) APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 2.) TAX MAP 232, LOT 13
- 3.) LOT AREA: 2,633,963 Sq. Ft., 60.46 Ac.
- 4.) S.C.R.D. BOOK 4505, PAGE 583
- 5.) ZONING: (AG) AGRICULTURAL DISTRICT
MINIMUM FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 45,000 Sq. Ft.
FRONT SETBACK ~ 20'
REAR SETBACK ~ 20'
SIDE SETBACK ~ 10'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. BUILDING FOOTPRINT: 30%
MAX. LOT COVERAGE: 35%



WETLAND NOTE:

THE WETLAND DELINEATION WAS COMPLETED MAY, 2018 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY:

DAMON BURT, CERTIFIED WETLAND SCIENTIST #163



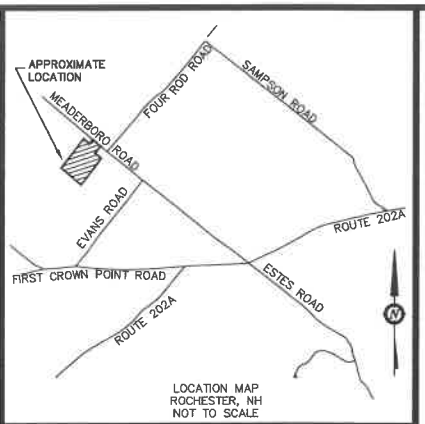
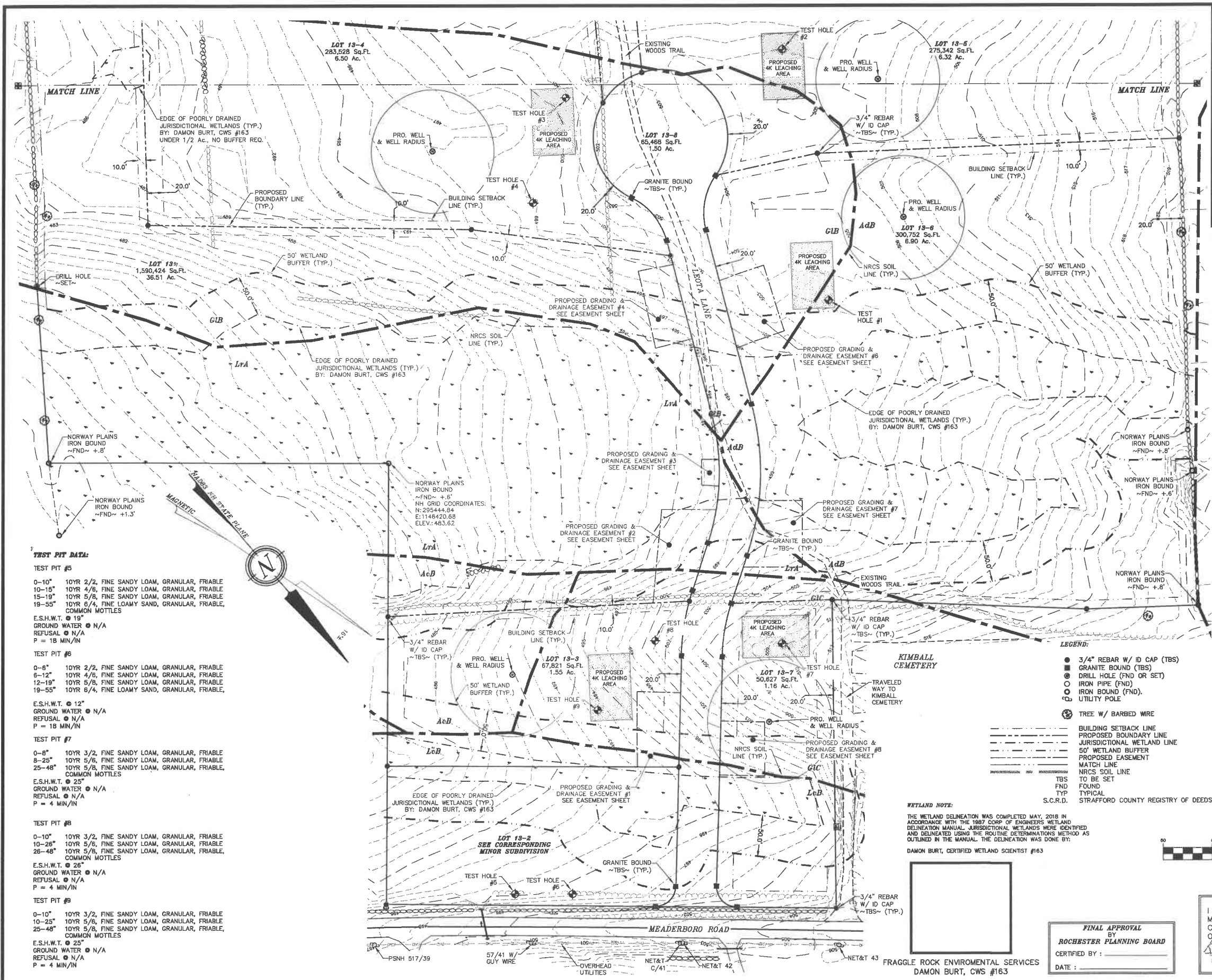
FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY: _____
DATE: _____

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 LLS 805 DATE 6-14-18

REVISION	DATE	DESCRIPTION

MAJOR SUBDIVISION PLAN OVERVIEW TOPOGRAPHY
FOR GROEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)352-2863
SCALE: 1 IN. EQUALS 100 FT.
DATE: AUGUST 14, 2018
FILE NO.: DB 2018 - 085



NOTES:

1.) OWNER: D & J SCRUTON 2016 REVOCABLE TRUST
SCRUTON, DANIEL L. & JUDY A. TRUSTEES
182 ROCKHOUSE ROAD
SENOIA, GA 30276-3440

1A.) APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03608

2.) TAX MAP 232, LOT 13

3.) LOT AREA: 2,633,963 Sq. Ft., 60.46 Ac.

4.) S.C.R.D. BOOK 4505, PAGE 583

5.) ZONING: (AG) AGRICULTURAL DISTRICT
MINIMUM FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 45,000 Sq. Ft.
FRONT SETBACK ~ 20'
REAR SETBACK ~ 20'
SIDE SETBACK ~ 10'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. BUILDING FOOTPRINT: 30%
MAX. LOT COVERAGE: 35%

TEST PIT DATA:

TEST PIT #1

0-4" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-18" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
18-25" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
25-48" 2.5Y 5/2, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ 25"
GROUND WATER @ 36-48"
REFUSAL @ N/A
P = 18 MIN/IN

TEST PIT #2

0-4" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-18" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
18-21" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
21-48" 2.5Y 5/2, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ 21"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 18 MIN/IN

TEST PIT #3

0-4" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-18" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
18-19" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
19-50" 2.5Y 5/2, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ 19"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 18 MIN/IN

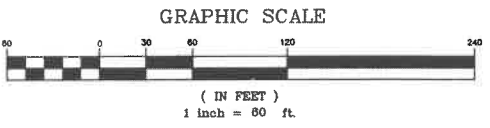
TEST PIT #4

0-4" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-16" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
16-24" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
24-50" 2.5Y 5/2, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ 24"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 18 MIN/IN

- LEGEND:**
- 3/4" REBAR W/ ID CAP (TBS)
 - GRANITE BOUND (TBS)
 - DRILL HOLE (FND OR SET)
 - IRON PIPE (FND)
 - IRON BOUND (FND)
 - UTILITY POLE
 - TREE W/ BARBED WIRE
 - BUILDING SETBACK LINE
 - PROPOSED BOUNDARY LINE
 - JURISDICTIONAL WETLAND LINE
 - 50' WETLAND BUFFER
 - PROPOSED EASEMENT
 - MATCH LINE
 - NRCS SOIL LINE
 - TBS TO BE SET
 - FND FOUND
 - TYP TYPICAL
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

WETLAND NOTE:

THE WETLAND DELINEATION WAS COMPLETED MAY, 2016 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY: DAMON BURT, CERTIFIED WETLAND SCIENTIST #163



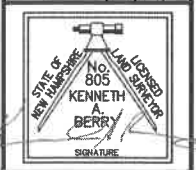
FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY: _____
DATE: _____

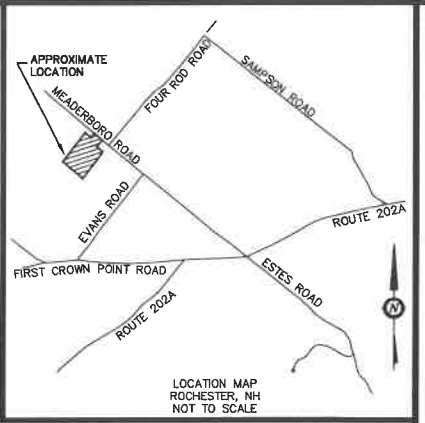
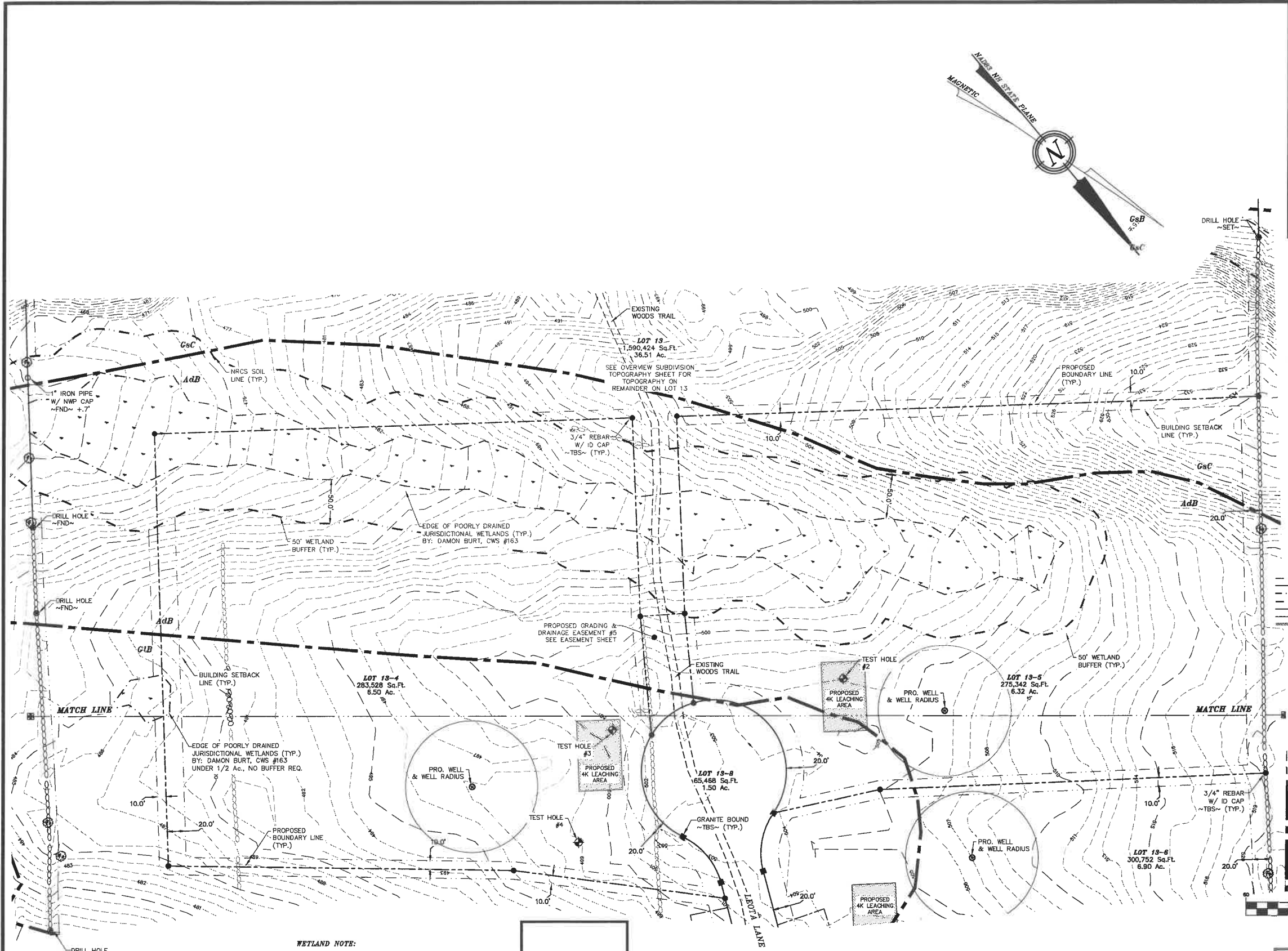
I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION

SUBDIVISION PLAN TOPOGRAPHY (NORTH SECTION)
FOR GROEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADERBORO ROAD
ROCHESTER, NH 03607
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 60 FT.
DATE: AUGUST 14, 2018
FILE NO.: DB 2018 - 085





NOTES:

1.) OWNER: D & J SCRUTON 2016 REVOCABLE TRUST
SCRUTON, DANIEL L. & JUDY A. TRUSTEES
182 ROCKHOUSE ROAD
SENOIA, GA 30276-3440

1A.) APPLICANT: GREEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839

2.) TAX MAP 232, LOT 13

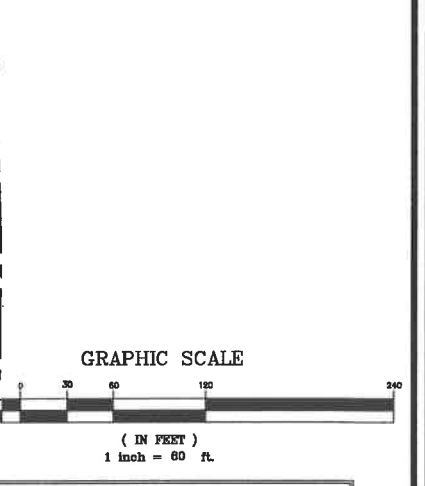
3.) LOT AREA: 2,633,963 Sq. Ft., 60.46 Ac.

4.) S.C.R.D. BOOK 4505, PAGE 583

5.) ZONING: (AG) AGRICULTURAL DISTRICT
MINIMUM FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 45,000 Sq. Ft.
FRONT SETBACK ~ 20'
REAR SETBACK ~ 20'
SIDE SETBACK ~ 10'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. BUILDING FOOTPRINT: 30%
MAX. LOT COVERAGE: 35%

LEGEND:

- 3/4" REBAR W/ ID CAP (TBS)
- GRANITE BOUND (TBS)
- DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- IRON BOUND (FND)
- UTILITY POLE
- TREE W/ BARBED WIRE
- BUILDING SETBACK LINE
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- 50' WETLAND BUFFER
- PROPOSED EASEMENT
- MATCH LINE
- NRCS SOIL LINE
- TO BE SET
- FND
- TYP
- S.C.R.D.
- STRAFFORD COUNTY REGISTRY OF DEEDS



WETLAND NOTE:

THE WETLAND DELINEATION WAS COMPLETED MAY, 2018 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY:

DAMON BURT, CERTIFIED WETLAND SCIENTIST #163

FRAGGLE ROCK ENVIROMENTAL SERVICES
DAMON BURT, CWS #163

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

8-14-18

KENNETH A. BERRY LLS 805 DATE

SUBDIVISION PLAN TOPOGRAPHY (CENTRAL SECTION)
FOR GREEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)352-2863
SCALE : 1 IN. EQUALS 60 FT.
DATE : AUGUST 14, 2018
FILE NO. : DB 2018 - 085

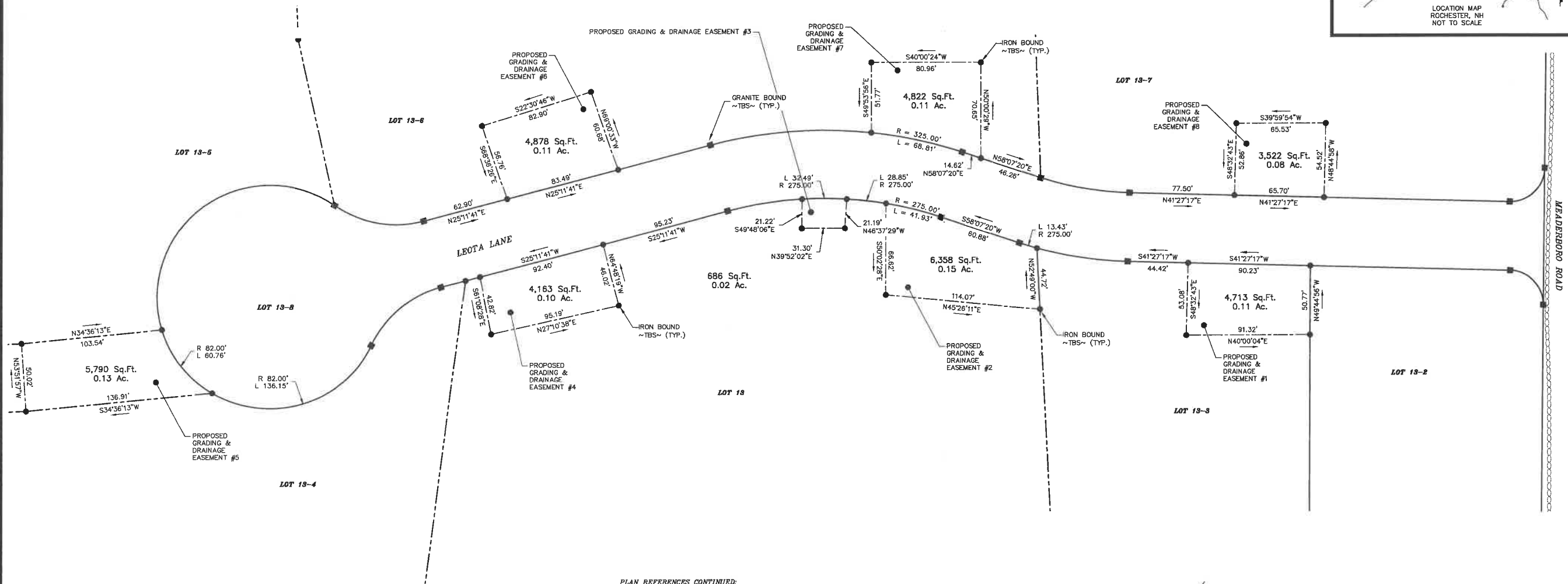
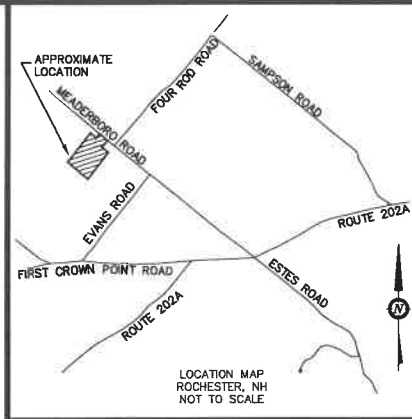
SHEET 11 OF 30

LEGEND:

- IRON BOUND (TBS)
- GRANITE BOUND (TBS)
- DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- PROPOSED BOUNDARY LINE
- PROPOSED EASEMENT LINE
- TBS TO BE SET
- FND FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

NOTES:

- 1.) OWNER: D & J SCRUTON 2016 REVOCABLE TRUST
SCRUTON, DANIEL L. & JUDY A. TRUSTEES
182 ROCKHOUSE ROAD
SENOIA, GA 30276-3440
- 1A.) APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 2.) TAX MAP 232, LOT 13
- 3.) LOT AREA: 2,633,963 Sq. Ft., 60.46 Ac.
- 4.) S.C.R.D. BOOK 4505, PAGE 583
- 5.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AREAS OF GRADING AND DRAINAGE EASEMENTS REQUIRED FOR LEOTA LANE.
- 6.) SEE SUBDIVISION SHEETS FOR MEETS & BOUNDS ON LEOTA LANE AND LOTS.



PLAN REFERENCES:

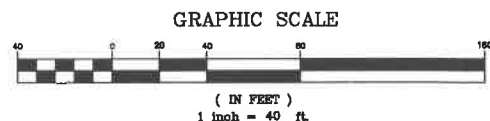
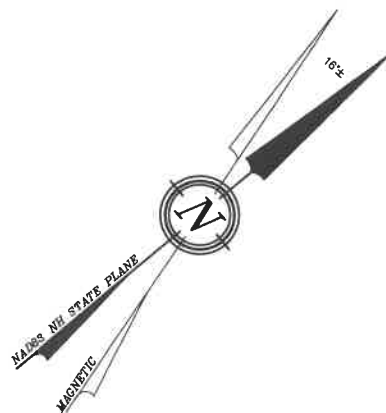
- 1.) "SUBDIVISION PLAN, MEADERBORO ROAD FARMINGTON & ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR THE JOHN F. SCRUTON AND SANDRA G. SCRUTON REVOCABLE TRUST" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: OCTOBER 2017 S.C.R.D.: PLAN # 115-044
- 2.) "SUBDIVISION PLAN, 1214 MEADERBORO ROAD ROCHESTER, STRAFFORD COUNTY, NH, FOR DANIEL L. SCRUTON" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: JUNE 2016 S.C.R.D.: PLAN # 112-016
- 3.) "LOT LINE REVISION PLAN, CROWN POINT, EVANS ROAD & SHEEPBORO ROAD, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR NORMAN P. VETTER REVOCABLE TRUST, STACIA R. VETTER REVOCABLE TRUST, NATALIE S. VICKERY REVOCABLE TRUST" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: JUNE 2015 S.C.R.D.: PLAN # 110-044
- 4.) "SUBDIVISION PLAN, TAX MAP 232-10-2 ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, FOR: WILLIAM D. & NATALIE S. VICKERY REVOCABLE TRUSTS" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: DECEMBER 2010 S.C.R.D.: PLAN # 101-095

PLAN REFERENCES CONTINUED:

- 5.) "LOT LINE REVISION PLAN, 100 MEADERBORO ROAD & 15 EVANS ROAD, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, FOR: WILLIAM D. VICKERY REV. TRUST & NATALIE S. VICKERY REV. TRUST AND CAROLE H. BOHNERT REV. TRUST" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: APRIL 2010 S.C.R.D.: PLAN # 99-052
- 6.) "SUBDIVISION PLAN, MEADERBORO ROAD ROCHESTER, NH, FOR MATTHEW G. SCRUTON" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: NOVEMBER 2006 S.C.R.D.: PLAN # 96-009
- 7.) "SUBDIVISION PLAN, EVANS ROAD ROCHESTER, NH, FOR WILLIAM D. & NATALIE S. VICKERY REVOCABLE TRUST" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: DECEMBER 2005 S.C.R.D.: PLAN # 85-066
- 8.) "SUBDIVISION PLAN, CROWN POINT ROAD & SHEEPBORO ROAD ROCHESTER, NH, FOR WILLIAM & NATALIE VICKERY" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: AUGUST 2003 S.C.R.D.: PLAN # 73-009
- 9.) "SUBDIVISION OF LAND, EVANS ROAD ROCHESTER, N.H. FOR: ROBERT M. WYMAN" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: AUGUST 1996 S.C.R.D.: PLAN # 48-081

PLAN REFERENCES CONTINUED:

- 10.) "EASEMENT PLAN OVER LAND OF FRANK G. SCRUTON, MEADERBORO ROAD ROCHESTER, NEW HAMPSHIRE, FOR: NEW ENGLAND TELEPHONE AND TELEGRAPH CO." BY: DURGIN, VERRA AND ASSOCIATES, INC. DATED: JANUARY 11, 1995 S.C.R.D.: PLAN # 41A-057
- 11.) "LOT LINE REVISION, ROCHESTER, N.H., FOR: GREAT MEADOW TRUST & FRANK J. & PAULINE E.P. SCRUTON" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: AUGUST 1991 S.C.R.D.: PLAN # 40-050
- 12.) "PROPOSED SUBDIVISION LAND OF EDWIN & MARY BEAN, FOUR ROD ROAD & MEADERBORO ROADS ROCHESTER, N.H." BY: BERRY SURVEY & ENGINEERING DATED: OCTOBER 27, 1989 S.C.R.D.: PLAN # 37A-084 ALSO ON FILE AT THIS OFFICE, FILE # DB 1989-061
- 13.) "SUBDIVISION OF LAND IN FARMINGTON, N.H. FOR: PAULINE SCRUTON" BY: GREGORY BUCK, LLS DATED: SEPTEMBER 30, 1989 S.C.R.D.: PLAN # 37A-033
- 14.) "PROPOSED SITE REVIEW FOR SANDY TREMBLAY & LAURIE BERKOWITZ, MEADERBORO ROAD, ROCHESTER, N.H." BY: BERRY SURVEY & ENGINEERING DATED: JUNE 27, 1988 S.C.R.D.: PLAN # 35-043 ALSO ON FILE AT THIS OFFICE, FILE # DB 1988-82
- 15.) "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR: WILLIAM D. & NATALIE S. VICKERY" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: SEPTEMBER 29, 1987 S.C.R.D.: PLAN # 33A-046



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 8-14-18

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : AUGUST 14, 2018
FILE NO. : DB 2018 - 085

EASEMENT PLAN FOR GROEN CONSTRUCTION, INC. LAND OF D & J SCRUTON 2016 REVOCABLE TRUST 122 MEADERBORO ROAD ROCHESTER, NH 03867 TAX MAP 232, LOT 13

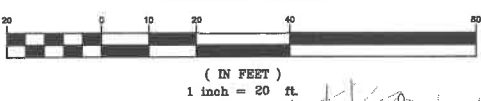
SHEET 12 OF 30

REVISION	DATE	DESCRIPTION

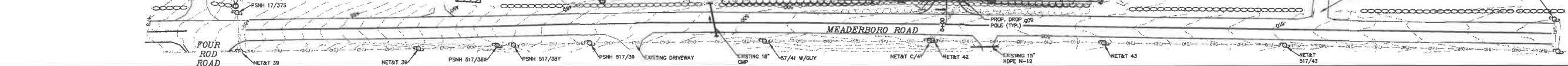
STANDARD CONSTRUCTION NOTES:

- 1.) THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE GRADING AND DRAINAGE OVERVIEW OF LEOTA LANE.
- 2.) OWNER: D & J SCRUTON 2016 REVOCABLE TRUST
SCRUTON, DANIEL L. & JUDY A. TRUSTEES
182 ROCKHOUSE ROAD
SENOIA, GA 30276-3440
- 2A.) APPLICANT GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 3.) TAX MAP 232, LOT 13
- 4.) LOT AREA: 2,533,963 Sq. Ft., 60.46 Ac.
- 5.) S.C.R.D. BOOK 4505, PAGE 583
- 6.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.
- 7.) 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.
- 8.) AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF ROCHESTER PLANNING OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- 9.) TOPOGRAPHIC SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN SUMMER 2018.
- 10.) DATUM: PROJECT DATUM IS BASED ON GPS COORDINATES ESTABLISHED WITH A TOPCON HIPER SR RECEIVER IN SUMMER 2018 AND REPRESENTED IN NEW HAMPSHIRE STATE PLANE COORDINATES NAD 1983 AND VERTICALLY BY NAVD 1988.
- 11.) 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.
- 12.) 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.
- 13.) SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY AND SEDIMENT AND EROSION CONTROLS.
- 14.) SEE SEDIMENT & EROSION CONTROL PLAN FOR INLET PROTECTION AND CONTROLS FOR THE ENTIRE SITE.
- 15.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- 16.) 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.
- 17.) CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION
- 18.) 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.
- 19.) FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ROCHESTER DPW.
- 20.) 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.
- 21.) CONTRACTOR SHALL COORDINATE ALL CABLE AND TELECOMMUNICATIONS INSTALLATIONS WITH ATLANTIC BROADBAND AT (800) 952-1001.
- 22.) ALL NEW ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF PROPOSED DROP POLE.
- 23.) THE SUBJECT PARCEL IS SERVED ON SITE WELL AND SEPTIC SYSTEMS.
- 24.) 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)
- 25.) ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH {} SHALL BE THERMOPLASTIC
- 26.) 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.
- 27.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
- 28.) PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DE-WATERED 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.
- 29.) 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.
- 30.) PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
- 31.) BERMS ARE TO BE CONSTRUCTED WITH HIGH QUALITY CLAY OR LOAMY MATERIAL AND COMPACTED APPROPRIATELY. NO FROZEN MATERIALS ARE TO BE USED IN THE CONSTRUCTION OF ANY BERM ON SITE. TO BE REVIEWED AND APPROVED BY THE ROCHESTER DPW OR THEIR AGENTS.
- 32.) 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.
- 33.) 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.
- 34.) ALL DRAINAGE PIPE IS TO BE HDPE N-12 ASTM F2648. (GREEN PIPE) INDIVIDUAL PIPE SIZES ARE SPECIFIED.
- 35.) UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS.
- 36.) ALL BASINS AND DRAINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS.
- 37.) ALL CATCH BASINS TO BE LINED WITH A POLYETHYLENE LINER.
- 38.) ALL PROPOSED CLEAN OUTS ARE TO BE VERTICAL 12" N-12 PIPE WITH CAST IRON COVERS SCREWED WITH STAINLESS SCREWS. THE COVER IS TO BE DEMARCATED WITH A "D".

GRAPHIC SCALE



N/F ALLAR, HEATHER & NICHOLAS J.
114 MEADERBORO ROAD
ROCHESTER, NH 03867-4236
S.C.R.D. BOOK 4561, PAGE 181
TAX MAP 232, LOT 13-1



STANDARD CONSTRUCTION NOTES CONT.:

- 39.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS UNLESS OTHERWISE INSTRUCTED BY THE DESIGN ENGINEER DURING CONSTRUCTION.
- 40.) A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS, AS MAY BE APPLICABLE.
- 41.) 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.
- 42.) BUILDING ADDRESSES SHALL BE DETERMINED BY THE BUILDING OFFICIAL.
- 43.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
NHDES SUBDIVISION PERMIT (PENDING)
NHDES WETLANDS IMPACT PERMIT (PENDING)
NHDOT DRIVEWAY PERMIT (PENDING)
CONDITIONAL USE PERMIT (PENDING)
EPA NOTICE OF INTENT (NOI) (PENDING)
- 44.) THIS SUBDIVISION PLAN PROPOSES APPROXIMATELY 80,000 SQ. FT. OF DISTURBANCE. PER ENV-WQ 1503.12 (B) AN ALTERATION OF TERRAIN PERMIT IS NOT REQUIRED.
- 45.) 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.
- 46.) DRIVEWAYS ARE TO BE GRADED AT TIME OF DEVELOPMENT. DRIVEWAY CULVERTS ARE TO BE CONSIDERED DURING THE DRIVEWAY PERMIT APPLICATION PROCESS AT THE DISCRETION OF THE CITY OF ROCHESTER DPW.

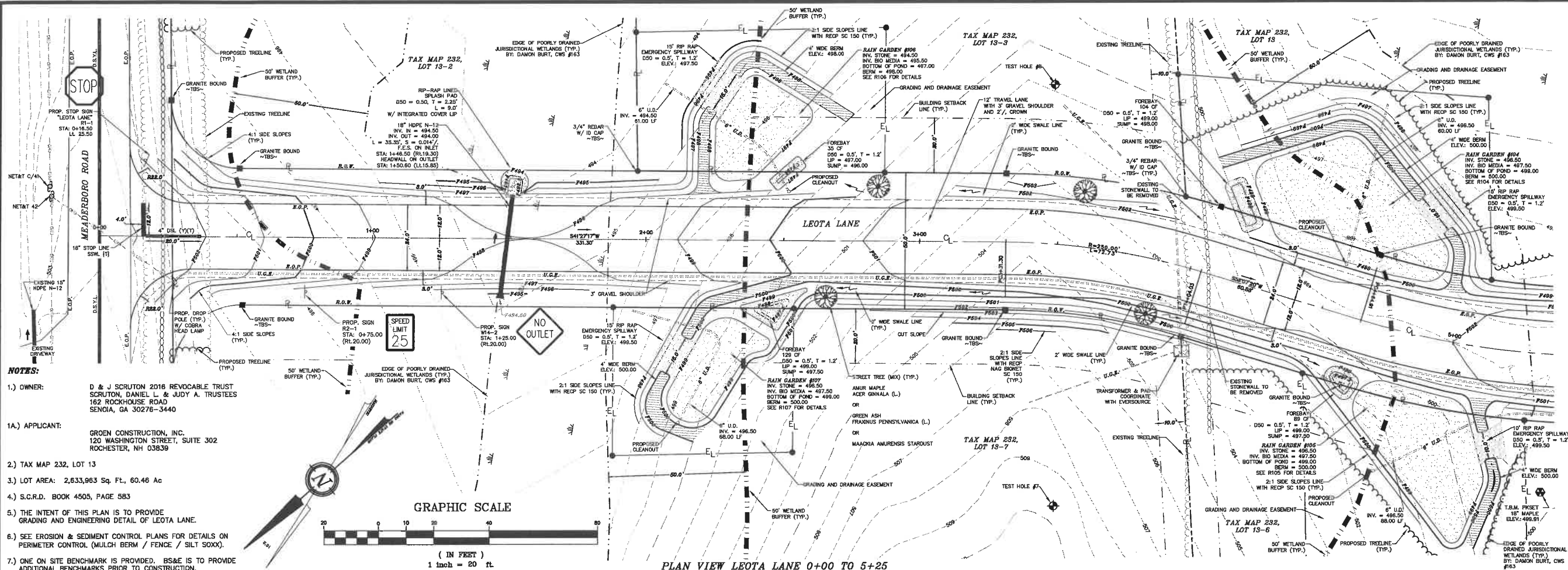
N/F KIMBALL CEMETERY
& CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH
03867-1917
S.C.R.D. BOOK & PAGE N/A
TAX MAP 232, LOT 14

REVISION	DATE	DESCRIPTION

GRADING AND DRAINAGE PLAN OVERVIEW
FOR GROEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

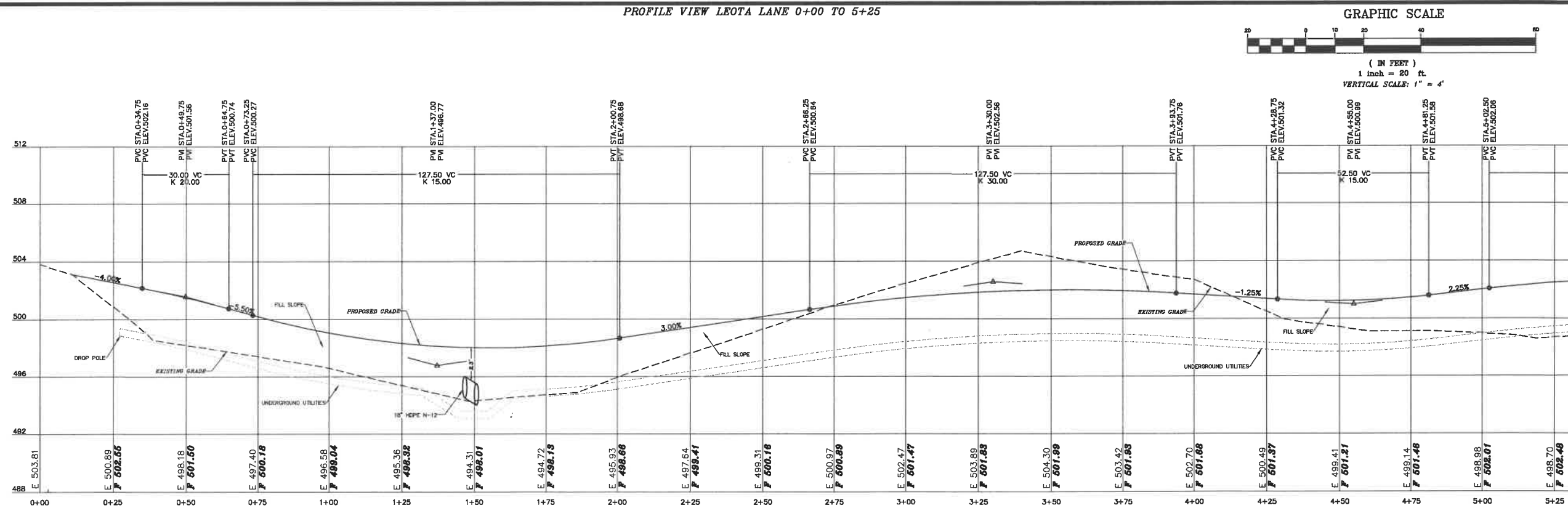
BERRY SURVEYING
& ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 14, 2018
FILE NO. : DB 2018 - 085





- NOTES:**
- 1.) OWNER: D & J SCRUTON 2016 REVOCABLE TRUST
SCRUTON, DANIEL L. & JUDY A. TRUSTEES
162 ROCKHOUSE ROAD
SENOIA, GA 30276-3440
 - 1A.) APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
 - 2.) TAX MAP 232, LOT 13
 - 3.) LOT AREA: 2,633,963 Sq. Ft., 60.46 Ac
 - 4.) S.C.R.D. BOOK 4505, PAGE 583
 - 5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAIL OF LEOTA LANE.
 - 6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
 - 7.) ONE ON SITE BENCHMARK IS PROVIDED. BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

PLAN VIEW LEOTA LANE 0+00 TO 5+25
PROFILE VIEW LEOTA LANE 0+00 TO 5+25



REVISION	DATE	DESCRIPTION

PLAN & PROFILE LEOTA LANE 0+00 - 5+25
FOR GROEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)532-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: AUGUST 14, 2018
FILE NO.: DB 2018 - 085



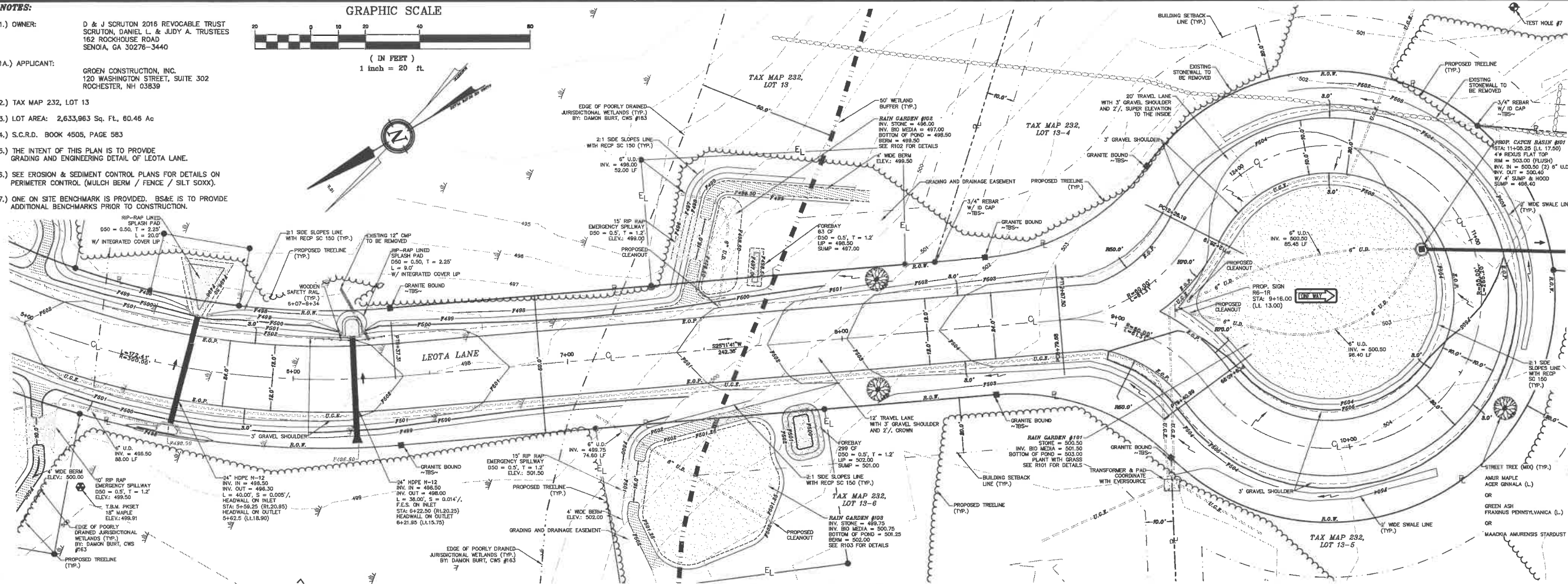
NOTES:

- 1.) OWNER: D & J SCRUTON 2016 REVOCABLE TRUST
SCRUTON, DANIEL L. & JUDY A. TRUSTEES
162 ROCKHOUSE ROAD
SENOIA, GA 30276-3440
- 1A.) APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 2.) TAX MAP 232, LOT 13
- 3.) LOT AREA: 2,633,963 Sq. Ft., 60.46 Ac
- 4.) S.C.R.D. BOOK 4505, PAGE 583
- 5.) THE INTENT OF THIS PLAN IS TO PROVIDE
GRADING AND ENGINEERING DETAIL OF LEOTA LANE.
- 6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON
PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
- 7.) ONE ON SITE BENCHMARK IS PROVIDED. BSAE IS TO PROVIDE
ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



PLAN VIEW LEOTA LANE 5+25 TO 10+50

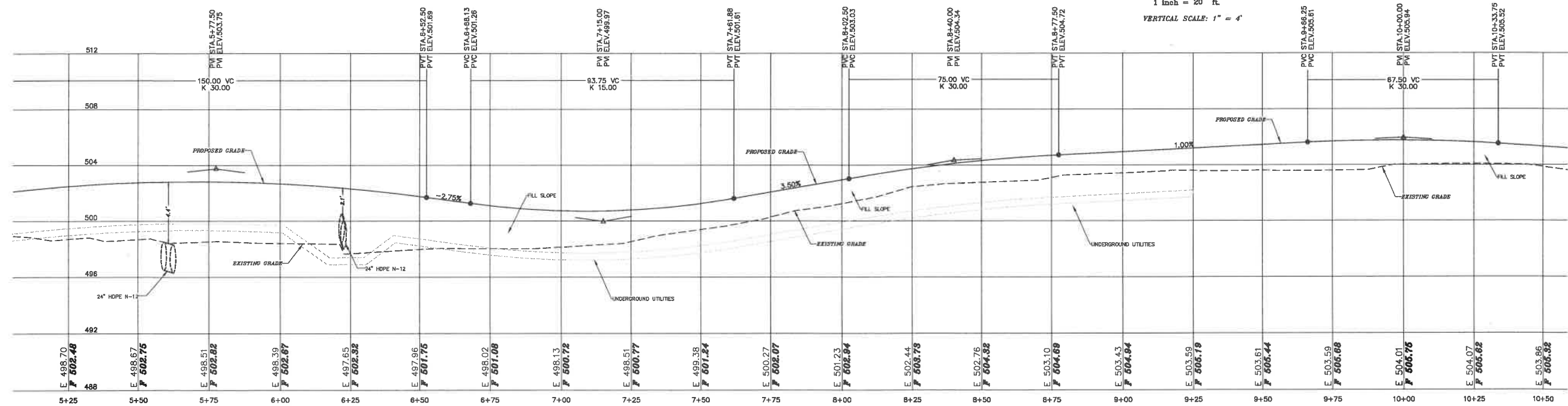
PROFILE VIEW LEOTA LANE 5+25 TO 10+50

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

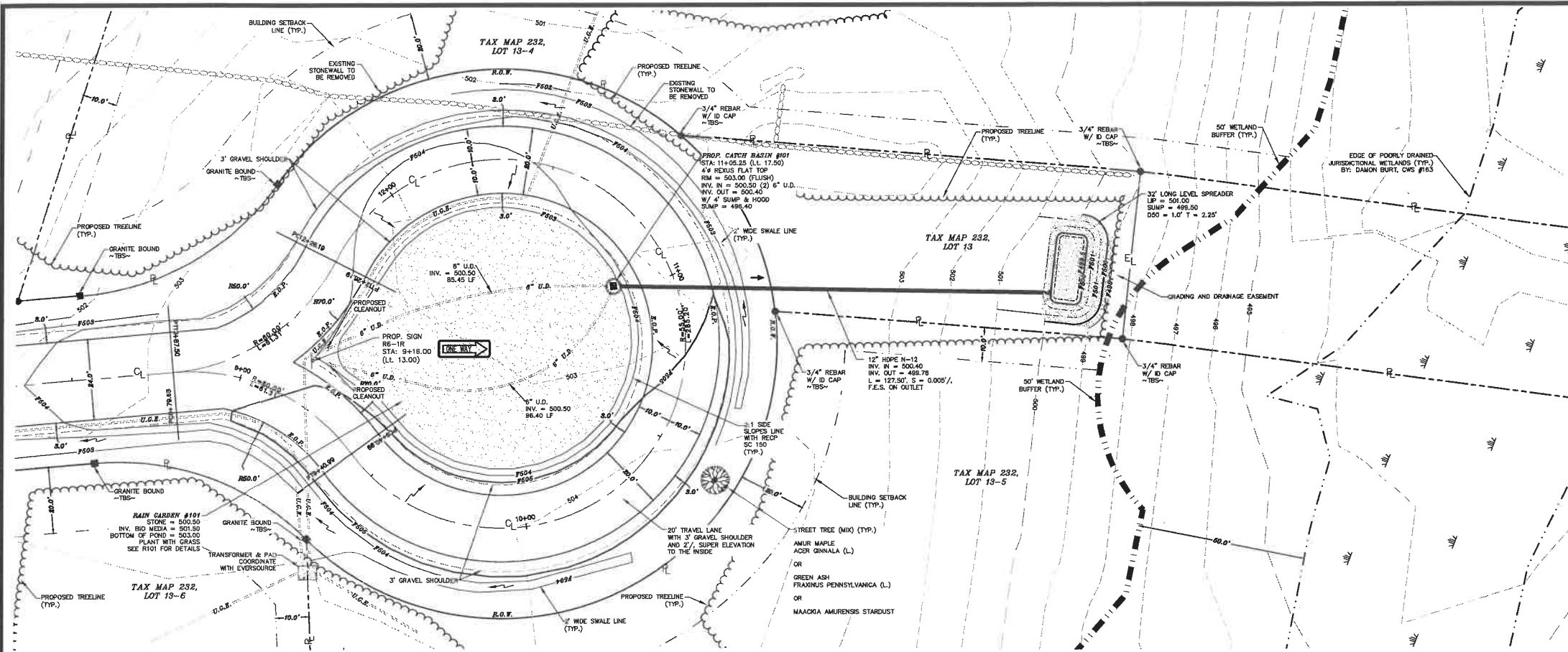


REVISION	DATE	DESCRIPTION

PLAN & PROFILE LEOTA LANE 5+25 - 10+50
FOR GROEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADOWBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

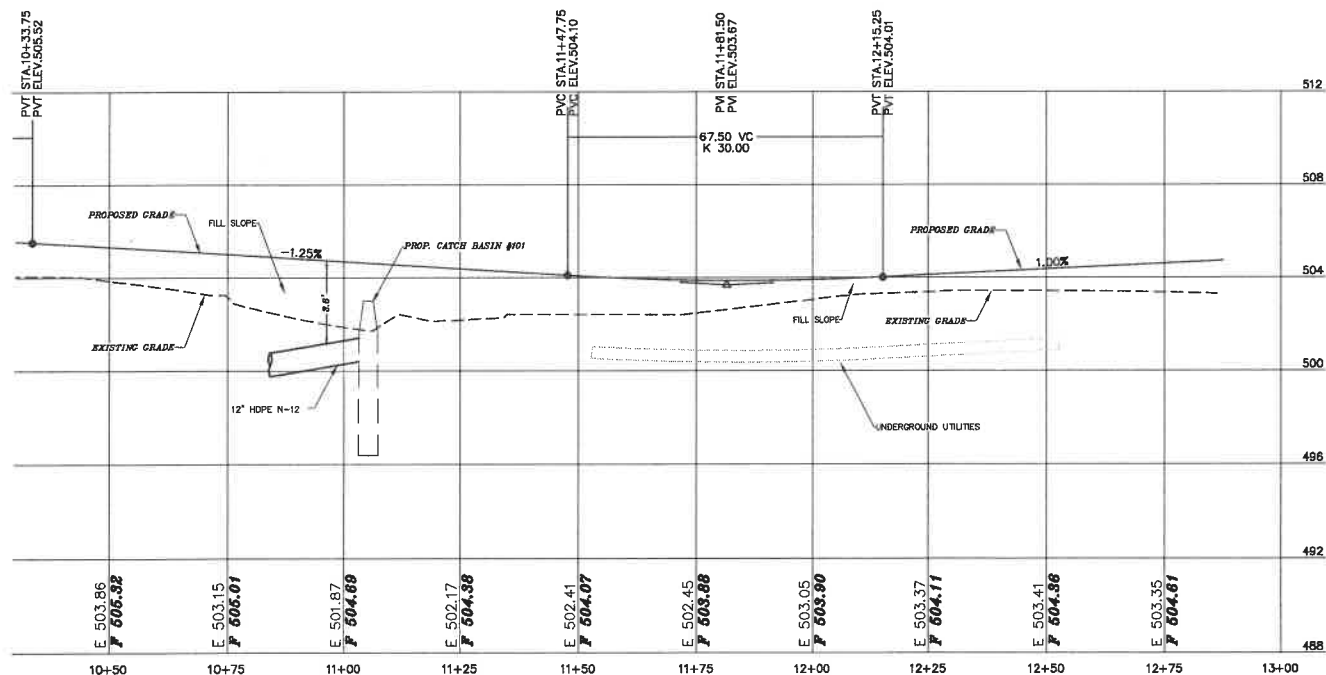
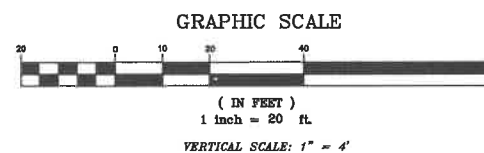
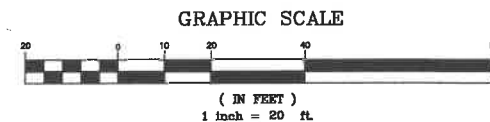
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 14, 2018
FILE NO. : DB 2018 - 085





PLAN VIEW LEOTA LANE 10+50 TO END
PROFILE VIEW LEOTA LANE 10+50 TO END

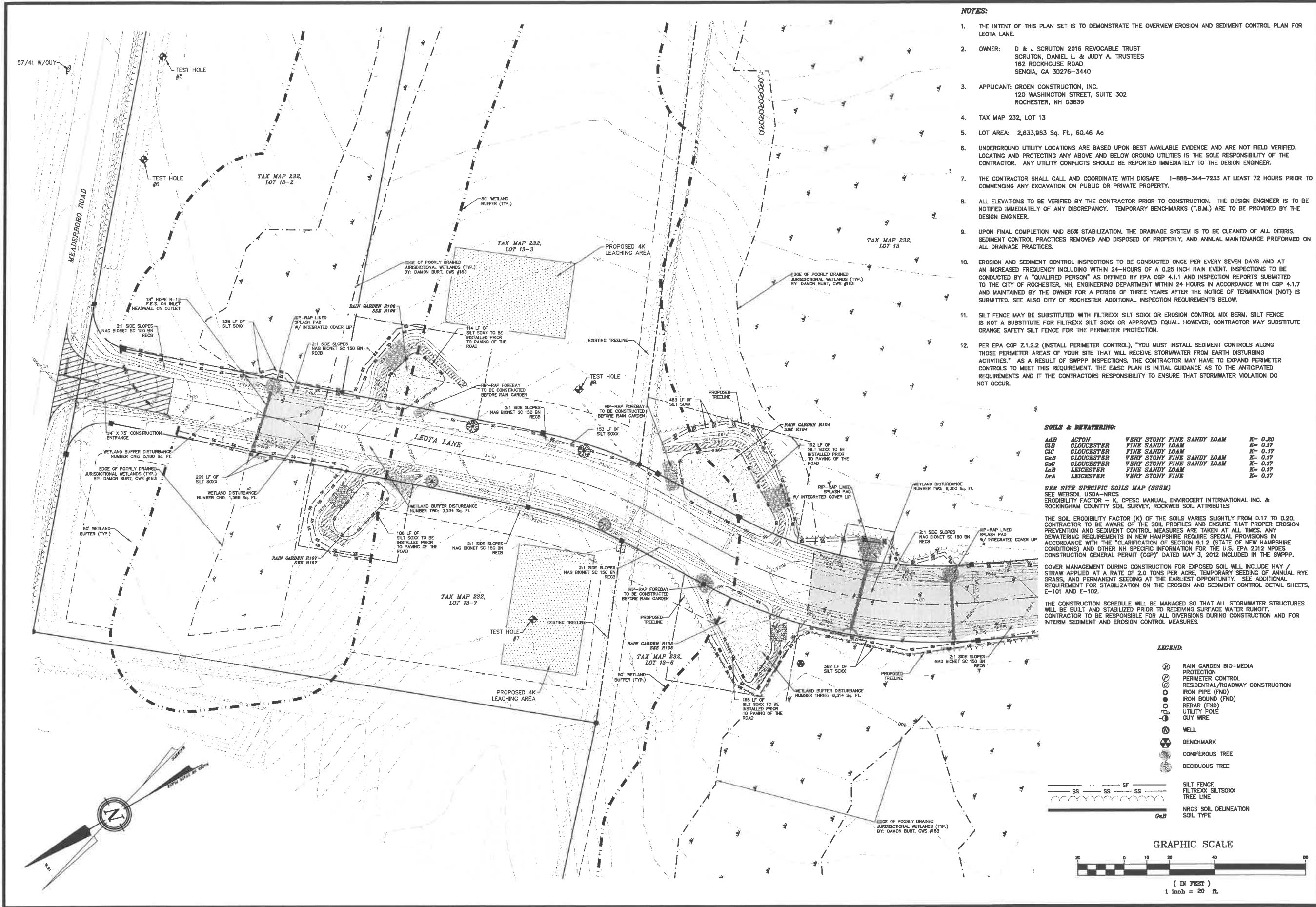
- NOTES:**
- 1.) OWNER: D & J SCRUTON 2016 REVOCABLE TRUST
SCRUTON, DANIEL L. & JUDY A. TRUSTEES
162 ROCKHOUSE ROAD
SENDIA, GA 30276-3440
 - 1A.) APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03639
 - 2.) TAX MAP 232, LOT 13
 - 3.) LOT AREA: 2,833,963 Sq. Ft., 60.46 Ac
 - 4.) S.C.R.D. BOOK 4505, PAGE 583
 - 5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAIL OF LEOTA LANE.
 - 6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
 - 7.) ONE ON SITE BENCHMARK IS PROVIDED. BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.



REVISION	DATE	DESCRIPTION

PLAN & PROFILE LEOTA LANE 10+50 - END
FOR GROEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 14, 2018
FILE NO. : DB 2018 - 085



- NOTES:**
1. THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE OVERVIEW EROSION AND SEDIMENT CONTROL PLAN FOR LEOTA LANE.
 2. OWNER: D & J SCRUTON 2016 REVOCABLE TRUST
SCRUTON, DANIEL L. & JUDY A. TRUSTEES
162 ROCKHOUSE ROAD
SENOIA, GA 30276-3440
 3. APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
 4. TAX MAP 232, LOT 13
 5. LOT AREA: 2,633,963 Sq. Ft., 60.46 Ac
 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.
 7. 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.
 8. 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.
 9. 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 PERFORMED ON ALL DRAINAGE PRACTICES.
 10. 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, ENGINEERING DEPARTMENT WITHIN 24 HOURS IN ACCORDANCE WITH CGP 4.1.7 AND MAINTAINED BY THE OWNER FOR A PERIOD OF THREE YEARS AFTER THE NOTICE OF TERMINATION (NOT) IS SUBMITTED. SEE ALSO CITY OF ROCHESTER ADDITIONAL INSPECTION REQUIREMENTS BELOW.
 11. SILT FENCE MAY BE SUBSTITUTED WITH FILTREXX SILT SOXX OR EROSION CONTROL MIX BERM. SILT FENCE IS NOT A SUBSTITUTE FOR FILTREXX SILT SOXX OR APPROVED EQUAL. HOWEVER, CONTRACTOR MAY SUBSTITUTE ORANGE SAFETY SILT FENCE FOR THE PERIMETER PROTECTION.
 12. PER EPA CGP 2.1.2.2 (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.

SOILS & DEWATERING:

AdB	ACTON	VERY STONY FINE SANDY LOAM	K= 0.20
G1B	GLOUCESTER	FINE SANDY LOAM	K= 0.17
G1C	GLOUCESTER	FINE SANDY LOAM	K= 0.17
G2B	GLOUCESTER	VERY STONY FINE SANDY LOAM	K= 0.17
G2C	GLOUCESTER	VERY STONY FINE SANDY LOAM	K= 0.17
L2B	LEICESTER	FINE SANDY LOAM	K= 0.17
L2C	LEICESTER	VERY STONY FINE	K= 0.17

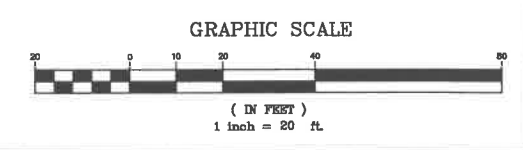
SEE SITE SPECIFIC SOILS MAP (SSSM)
SEE WEBSOIL USDA-NRCS
ERODIBILITY FACTOR - K, CPESC MANUAL, ENVIROCERT INTERNATIONAL INC. & ROCKINGHAM COUNTY SOIL SURVEY, ROCKWEB SOIL ATTRIBUTES

THE SOIL ERODIBILITY FACTOR (K) OF THE SOILS VARIES SLIGHTLY FROM 0.17 TO 0.20. 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.

- LEGEND:**
- RAIN GARDEN BIO-MEDIA 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
 - FILTREXX SILT/STORM
 - TREE LINE
 - NRCS SOIL DELINEATION
 - SOIL TYPE



EROSION AND SEDIMENT CONTROL PLAN NORTH
FOR GROEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 14, 2018
FILE NO. : DB 2018 - 085

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

SHEET 17 OF 30

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 702 OF NHDOT STANDARD SPECIFICATIONS

CRUSHED STONE BEDDING*	
SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	90 - 100
# 4	20 - 55
# 8	5 - 30
# 16	0 - 10
# 30	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #69 - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

NOTES

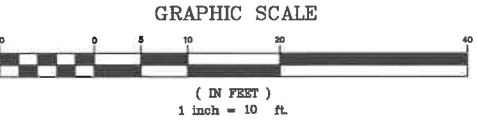
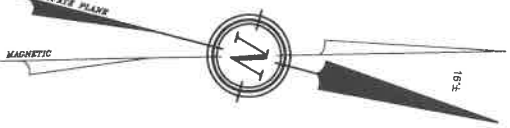
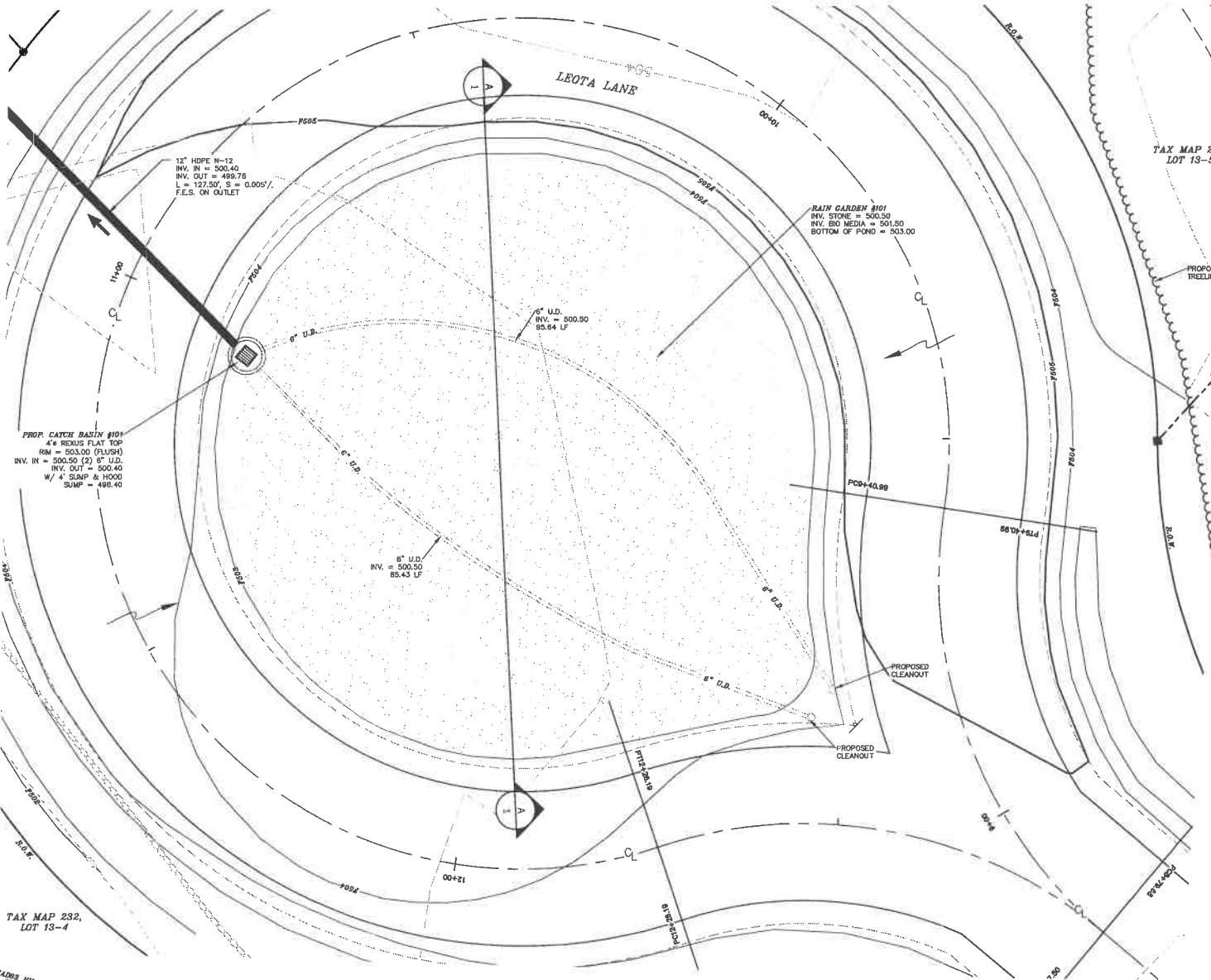
1. WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
2. SOIL FILTER MEDIA SHALL BE AS SHOWN ABOVE.
3. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.
4. DO NOT PLACE THE BIOTRETENTION 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 BIOTRETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
6. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
7. BUILD RAIN GARDENS FIRST TO DIRECT SITE RUN OFF TO THEM.

MAINTENANCE REQUIREMENTS

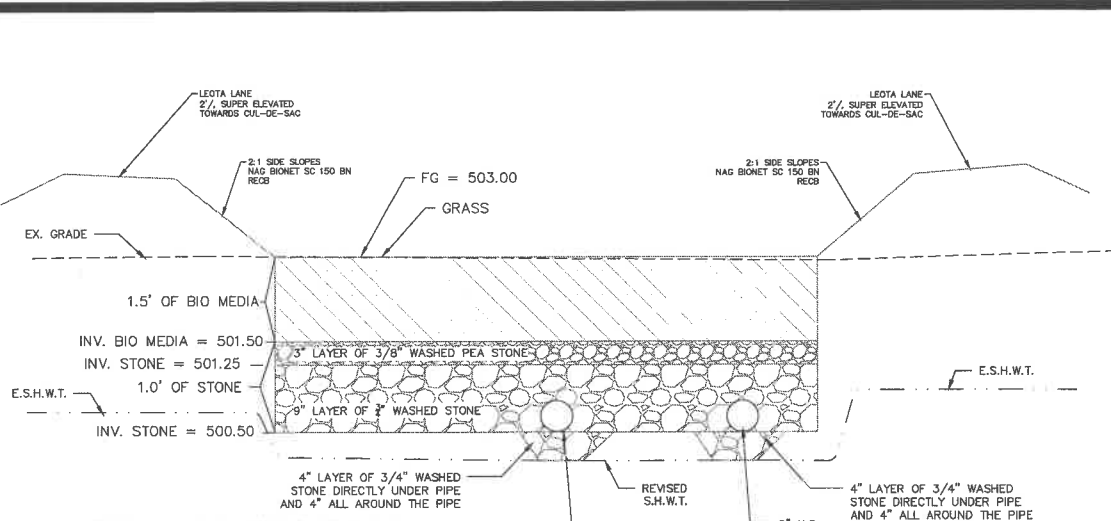
1. SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.
2. PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
3. AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAINAGE TIME. IF BIOTRETENTION 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 OF RAIN GARDEN #101



1. SUBGRADE MATERIAL IS NOT TO BE IMPACTED BY VEHICULAR TRAFFIC.
2. THE LOAM MATERIAL IS TO BE REMOVED FROM THE SURFACE AND THE TOP 6\"/>

SECTION OF RAIN GARDEN #101

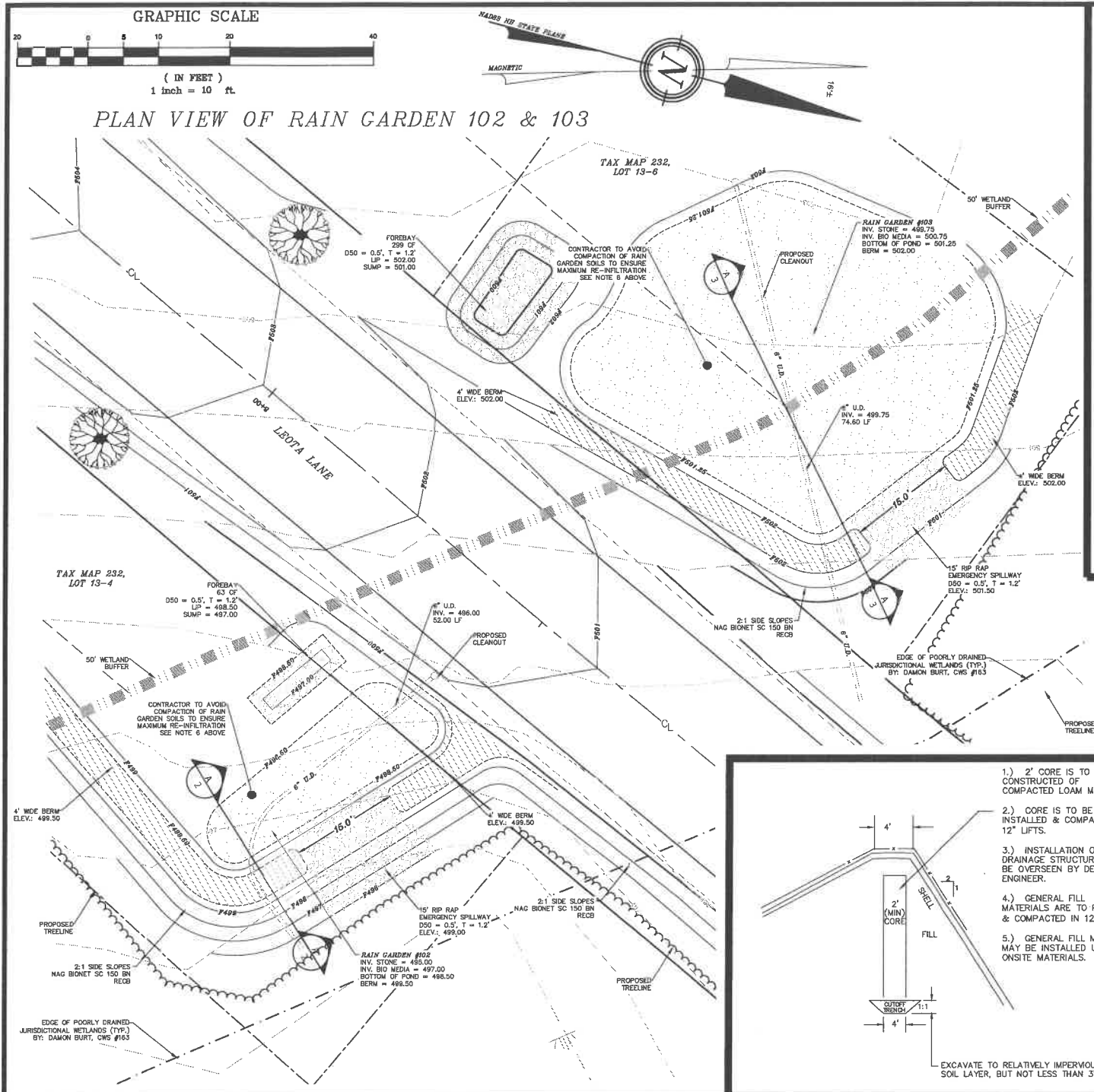
REVISION	DATE	DESCRIPTION

RAIN GARDEN 101
FOR GREEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 10 FT.
DATE : AUGUST 14, 2018
FILE NO. : DB 2018 - 085

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

R101



- 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. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.
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 7. BUILD RAIN GARDENS FIRST TO DIRECT SITE RUN OFF TO THEM.
- 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 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.
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- DESIGN REFERENCES**
1. UNH STORMWATER CENTER
 2. NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

LOW PERMEABILITY MATERIAL GRADATION

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

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

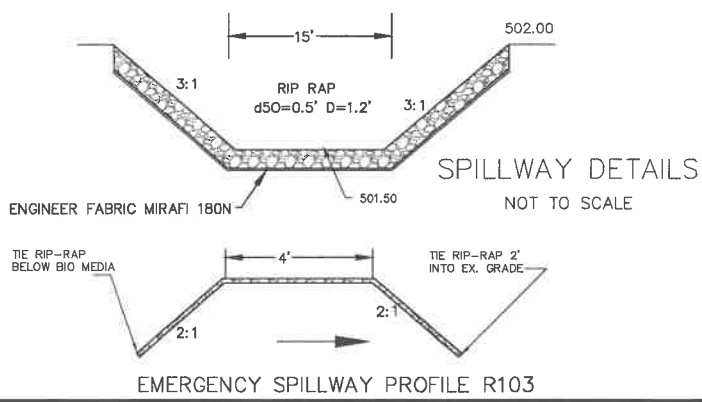
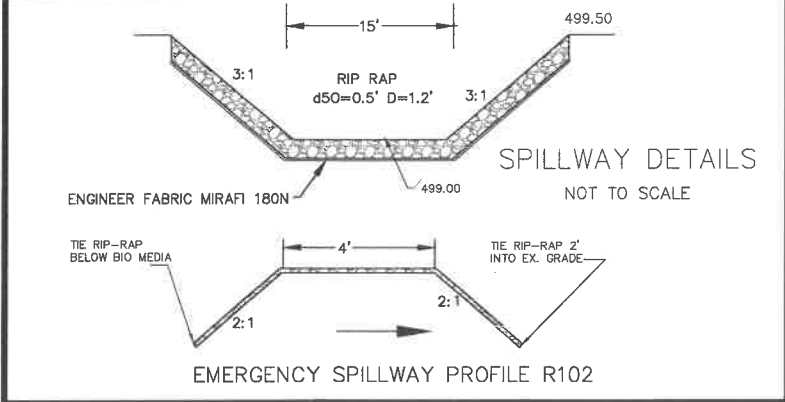
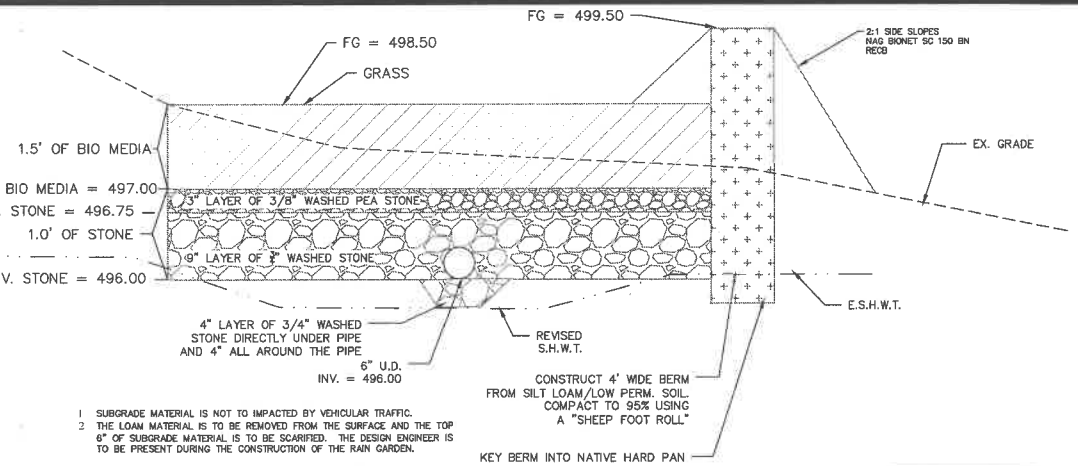
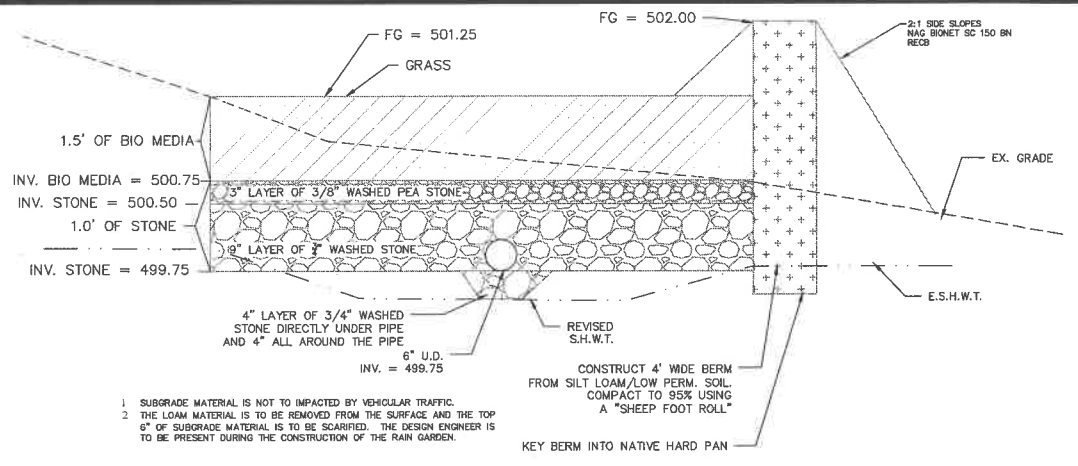
CRUSHED STONE BEDDING*

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	90 - 100
#4"	20 - 55
# 8	5 - 30
# 16	0 - 10
# 50	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

* EQUIVALENT TO STANDARD STONE SIZE #89 - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

REVISION	DATE	DESCRIPTION



RAIN GARDEN 102 & 103
FOR GREEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADSBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

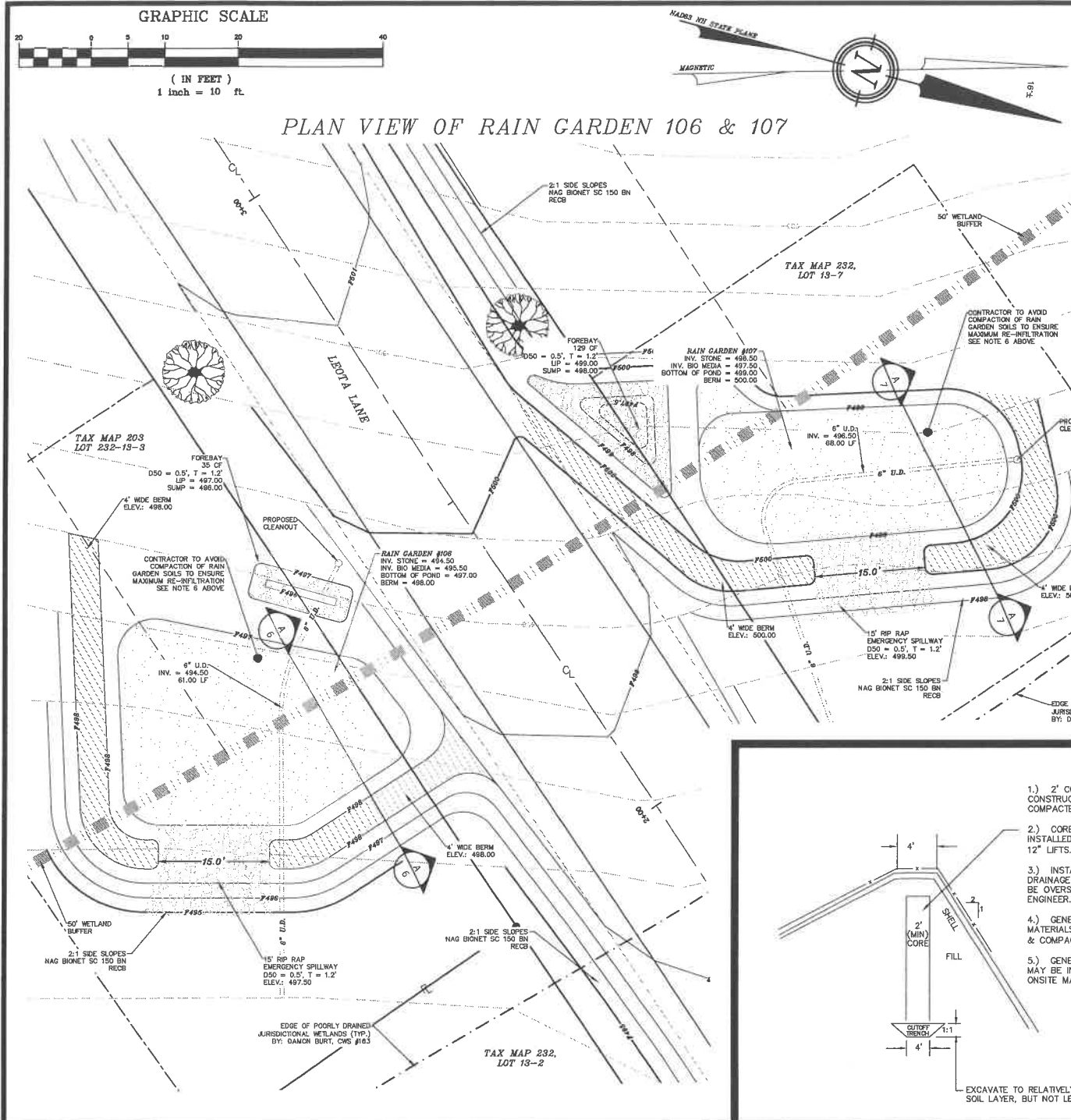
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 10 FT.
DATE : AUGUST 14, 2018
FILE NO. : DB 2018 - 085

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
REGISTERED PROFESSIONAL ENGINEER

SHEET 20 OF 30



- SHEET 21 OF 30



- 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.
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LOW PERMEABILITY MATERIAL GRADATION

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

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
#4	95 - 100
#40	60 - 95
#100	40 - 60
#200	25 - 45

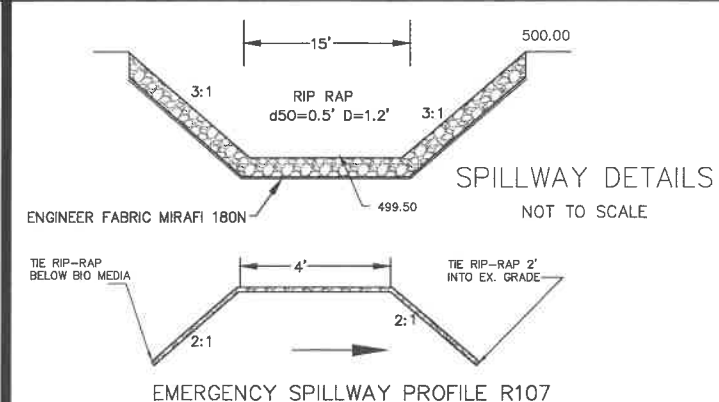
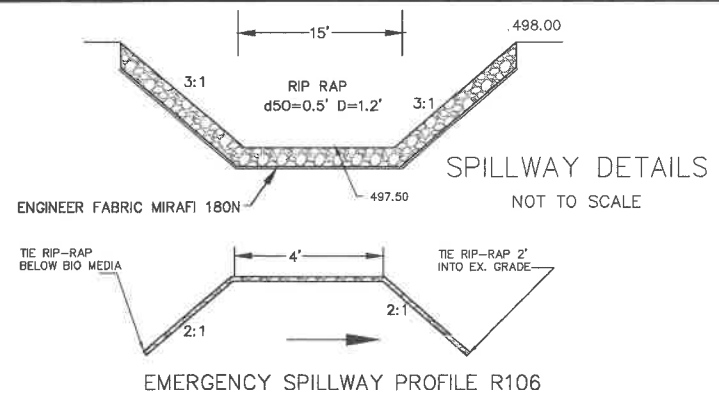
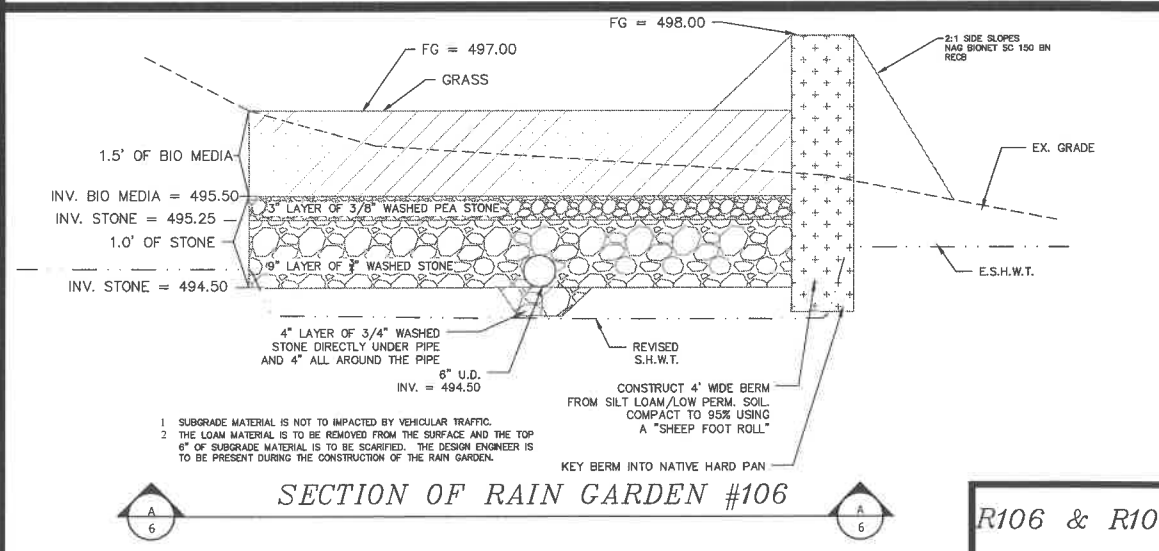
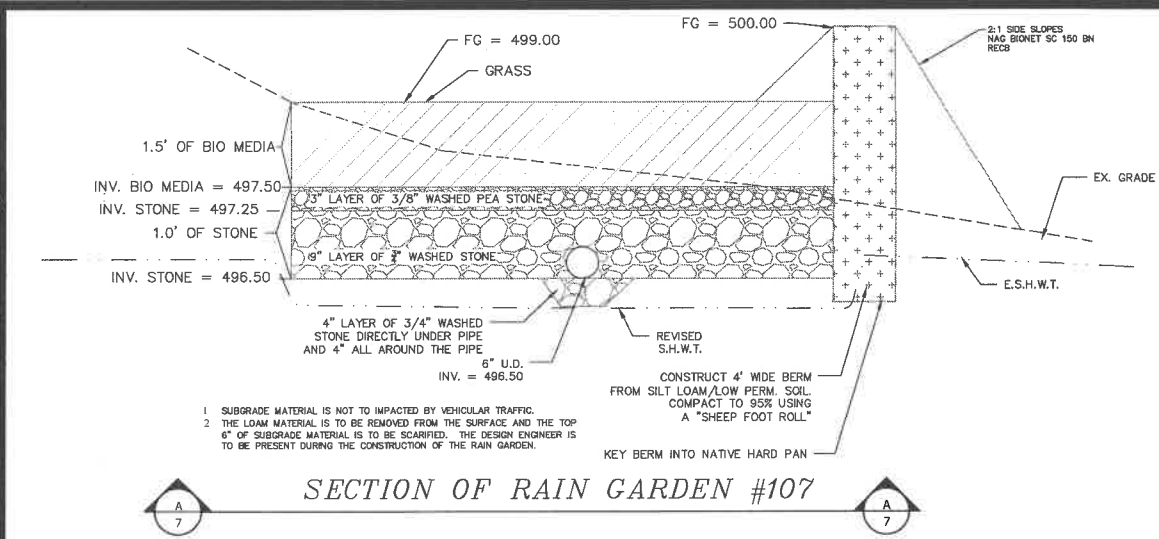
* EQUIVALENT TO STANDARD STONE SIZE #57 - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

CRUSHED STONE BEDDING*

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

* EQUIVALENT TO STANDARD STONE SIZE #57 - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

1. 2" CORE IS TO BE CONSTRUCTED OF COMPACTED LOAM MATERIAL.
 2. CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.
 3. INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.
 4. GENERAL FILL MATERIALS ARE TO BE PLACED & COMPACTED IN 12" LIFTS.
 5. GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.
- EXCAVATE TO RELATIVELY IMPERVIOUS SOIL LAYER, BUT NOT LESS THAN 3'



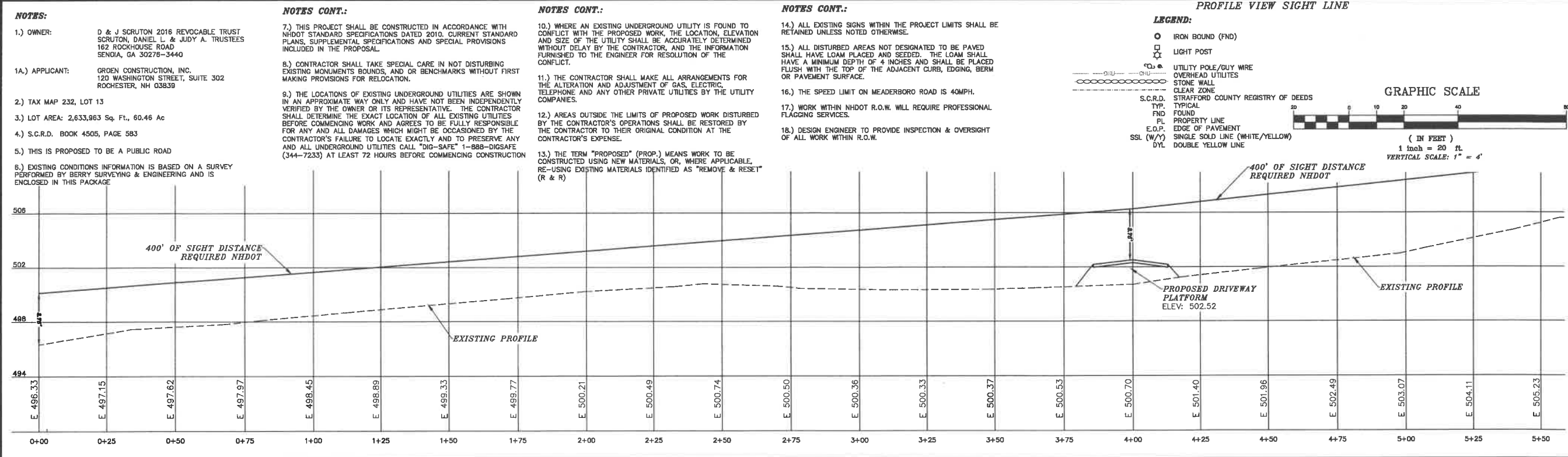
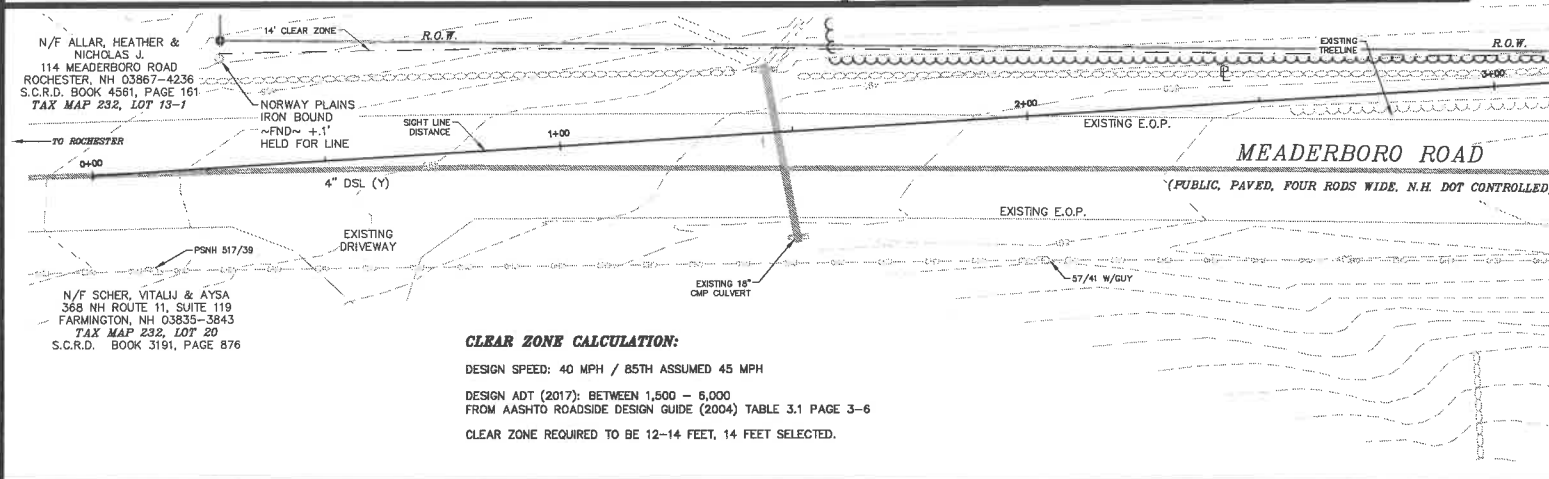
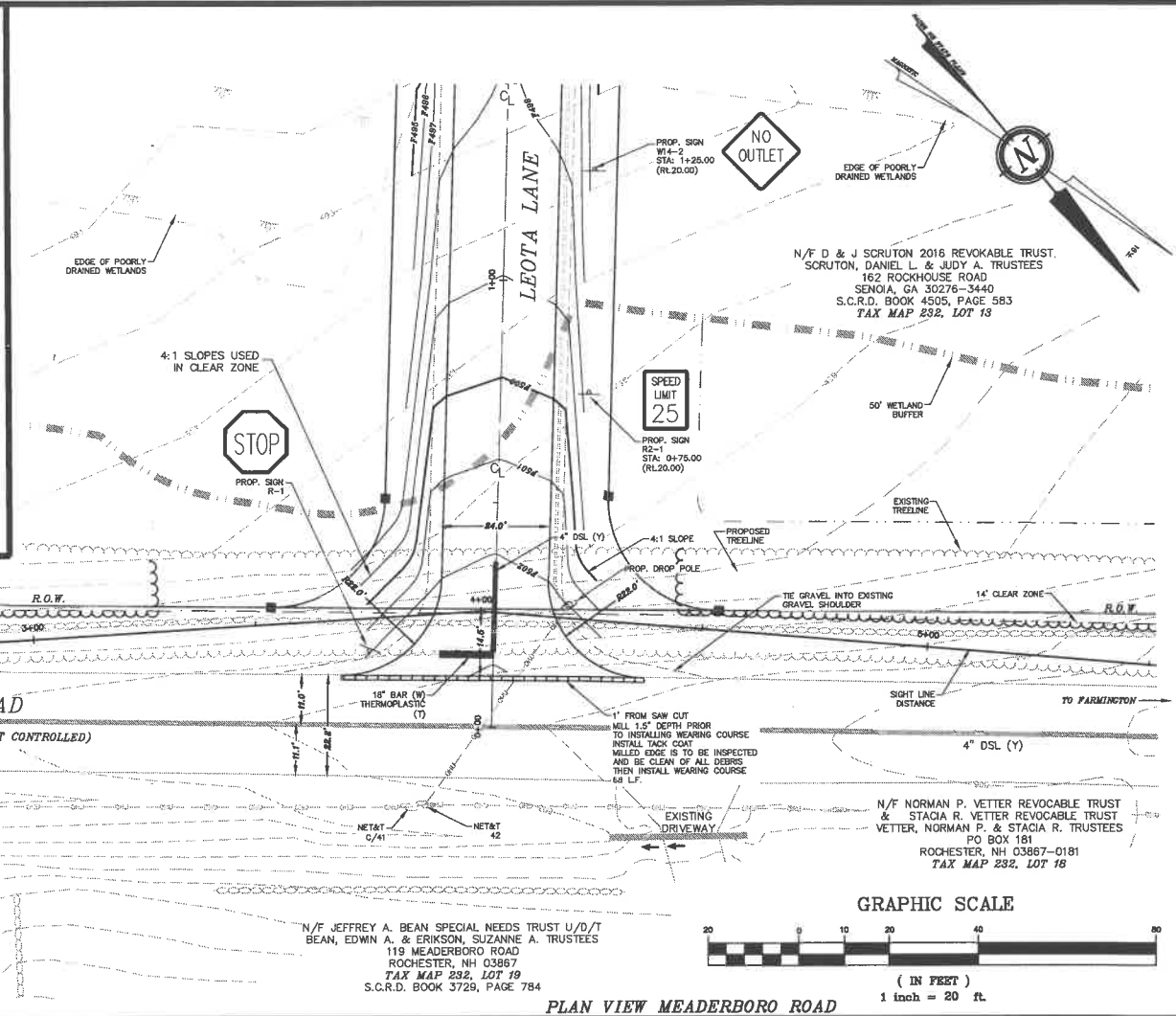
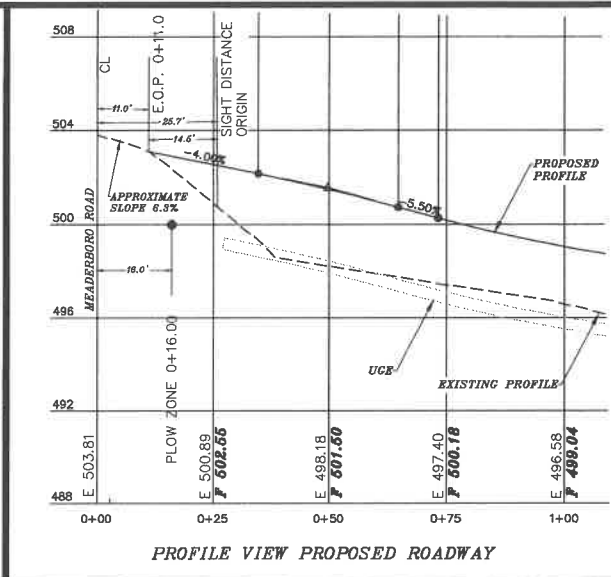
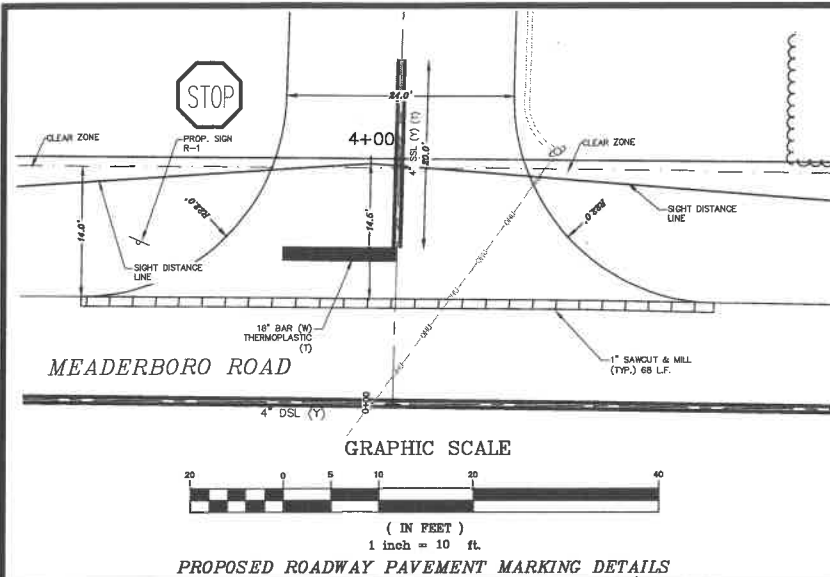
REVISION	DATE	DESCRIPTION

RAIN GARDEN 106 & 107
FOR GREEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 WEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 10 FT.
DATE: AUGUST 14, 2018
FILE NO.: DB 2018 - 085

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14245
Professional Engineer

SHEET 22 OF 30



NOTES:

1.) OWNER: D & J SCRUTON 2016 REVOKABLE TRUST, SCRUTON, DANIEL L. & JUDY A. TRUSTEES, 162 ROCKHOUSE ROAD, SENOA, GA 30278-3440.

1A.) APPLICANT: GROEN CONSTRUCTION, INC., 120 WASHINGTON STREET, SUITE 302, ROCHESTER, NH 03867.

2.) TAX MAP 232, LOT 13.

3.) LOT AREA: 2,633.963 Sq. Ft., 60.46 Ac.

4.) S.C.R.D. BOOK 4505, PAGE 583.

5.) THIS IS PROPOSED TO BE A PUBLIC ROAD.

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

NOTES CONT.:

7.) 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.

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

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.

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.

15.) 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.

16.) THE SPEED LIMIT ON MEADERBORO ROAD IS 40MPH.

17.) WORK WITHIN NHDOT R.O.W. WILL REQUIRE PROFESSIONAL FLAGGING SERVICES.

18.) DESIGN ENGINEER TO PROVIDE INSPECTION & OVERSIGHT OF ALL WORK WITHIN R.O.W.

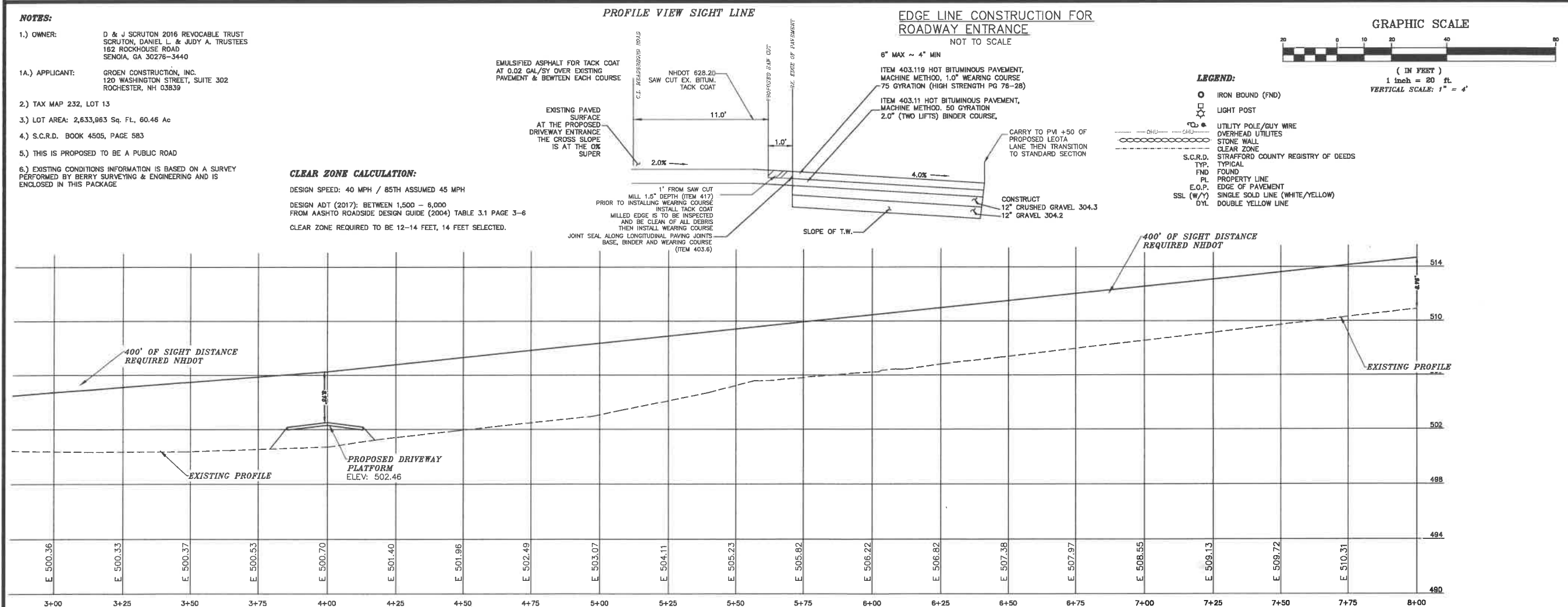
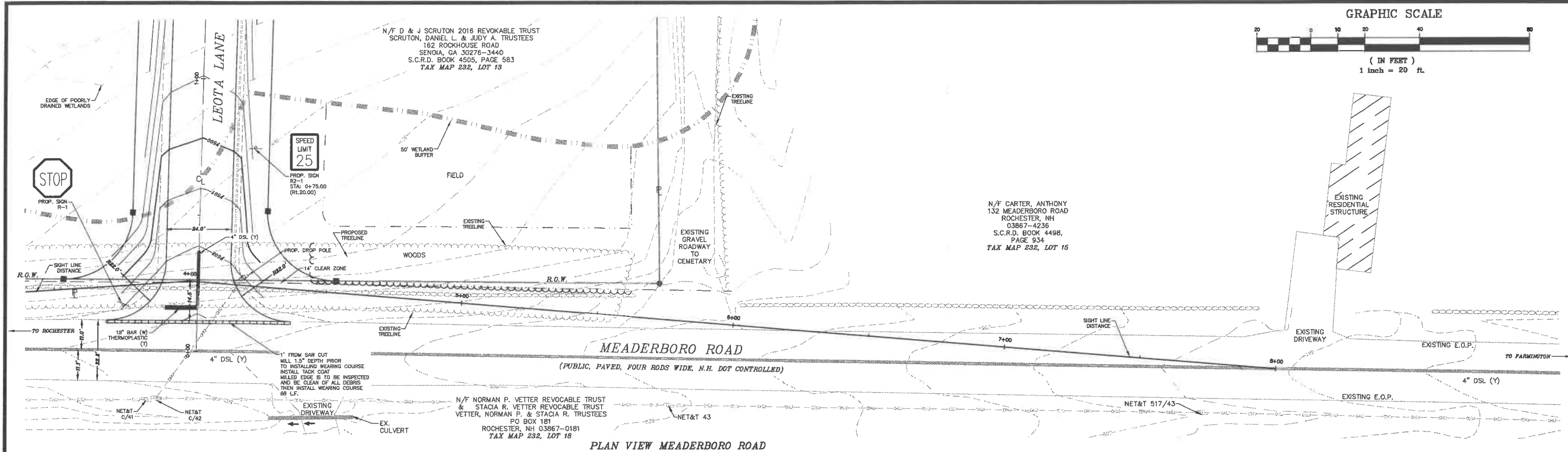
REVISION	DATE	DESCRIPTION

SIGHT DISTANCE PROFILE (WEST BOUND) FOR GROEN CONSTRUCTION, INC. LAND OF D & J SCRUTON 2016 REVOKABLE TRUST 122 MEADERBORO ROAD ROCHESTER, NH 03867 TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 14, 2018
FILE NO. : DB 2018 - 085

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 11243

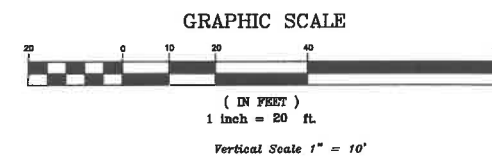
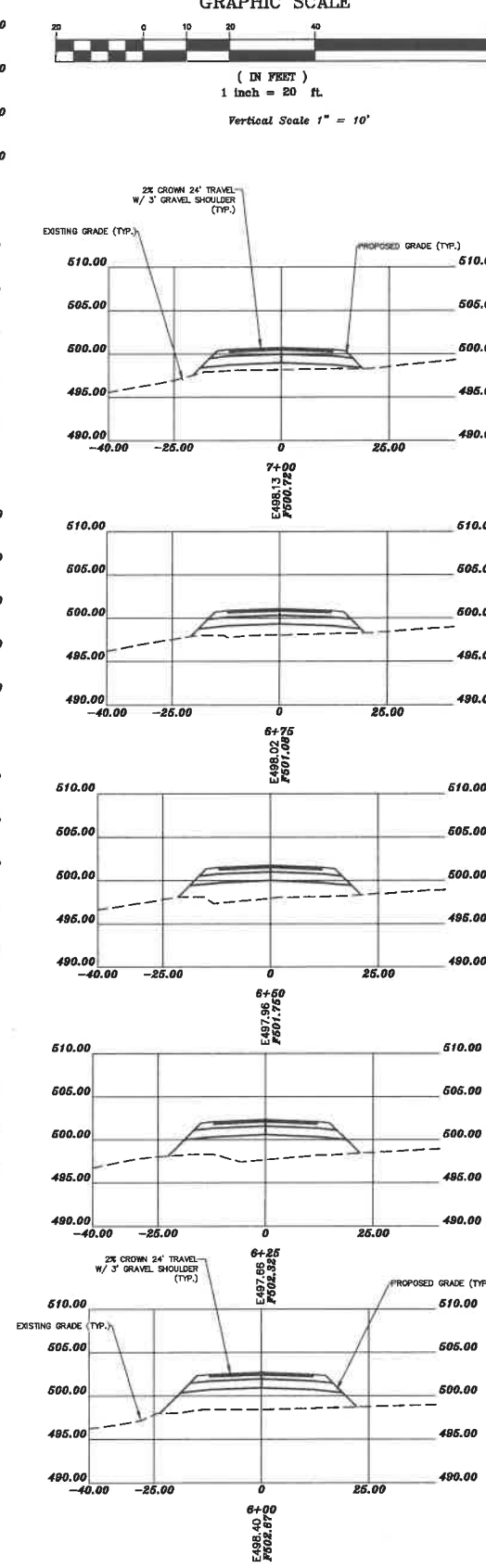
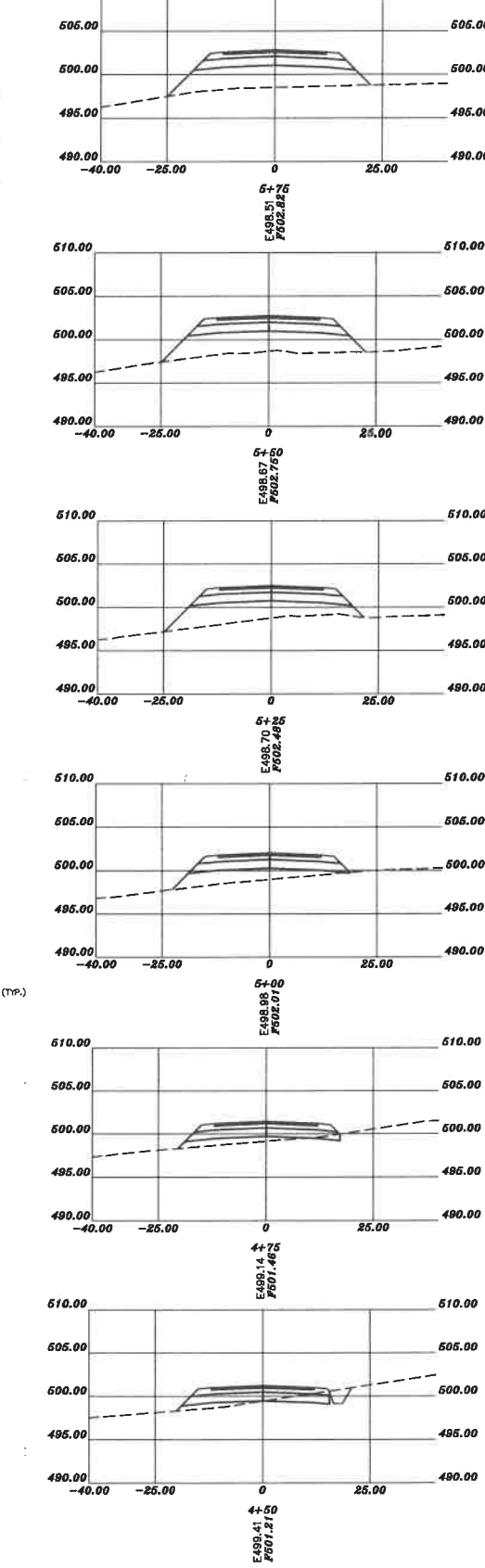
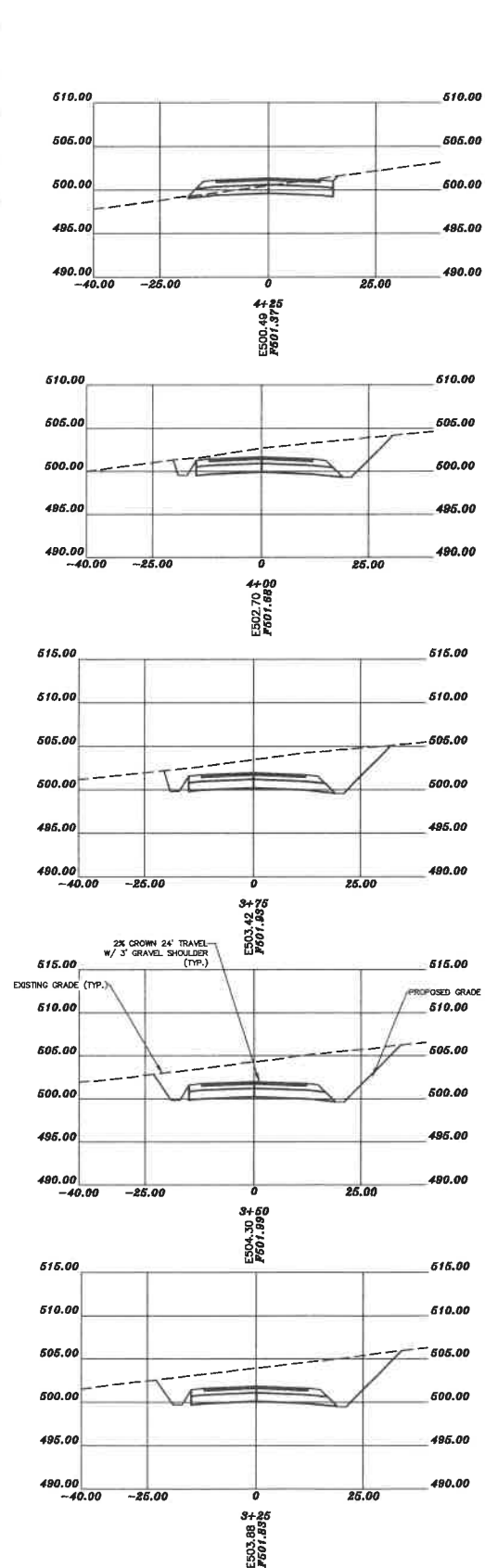
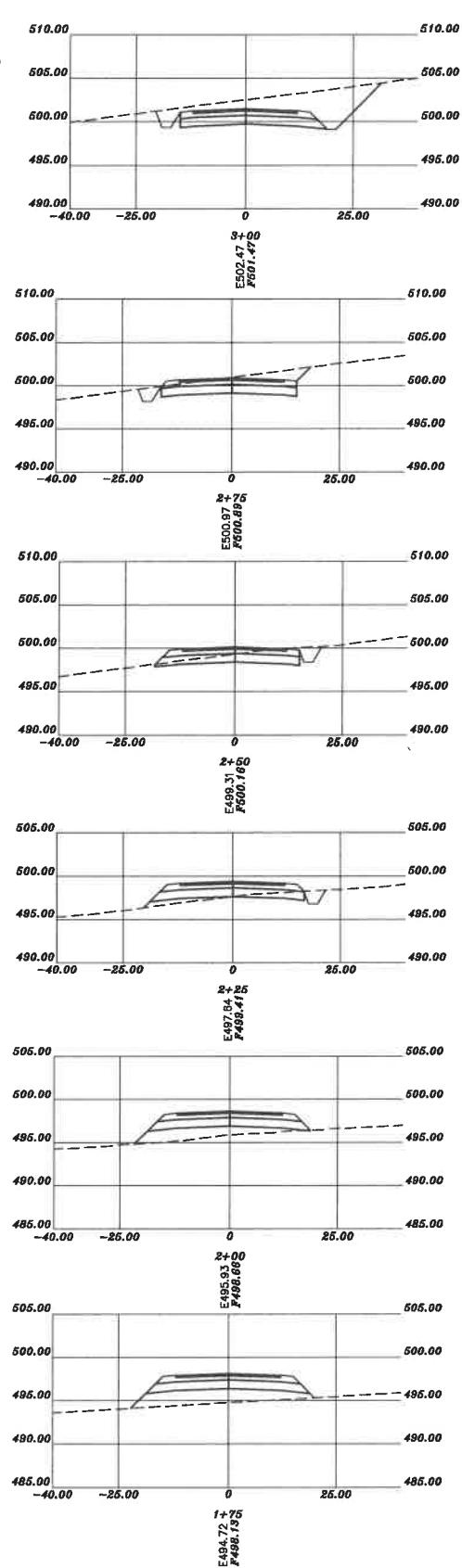
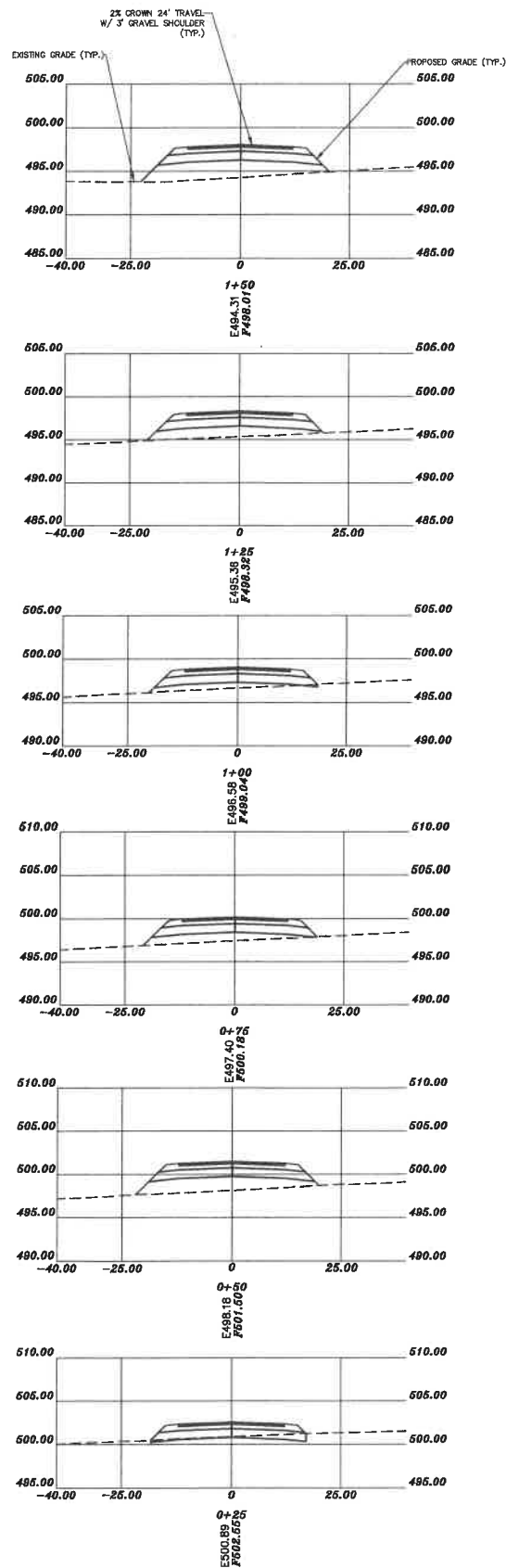
SHEET 23 OF 30



REVISION	DATE	DESCRIPTION

SIGHT DISTANCE PROFILE (EAST BOUND)
FOR GREEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: AUGUST 14, 2018
FILE NO.: DB 2018 - 085

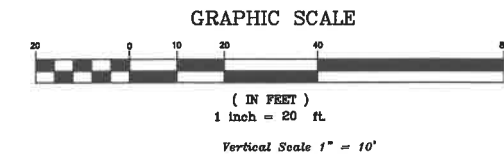
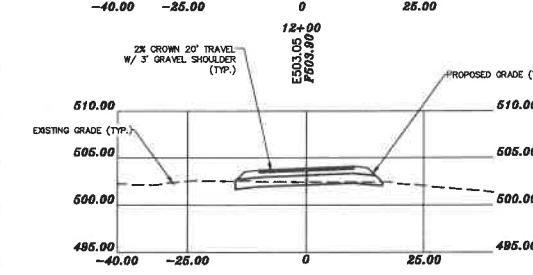
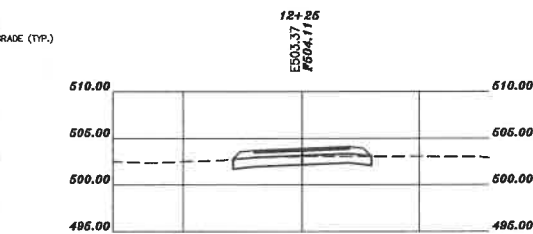
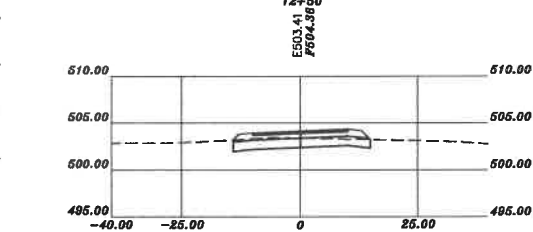
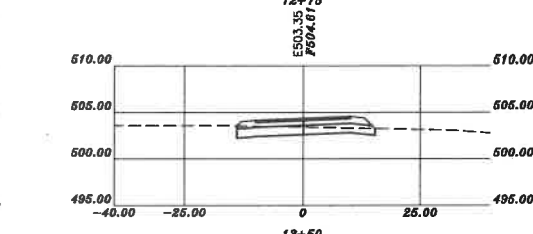
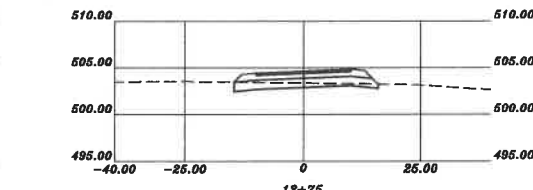
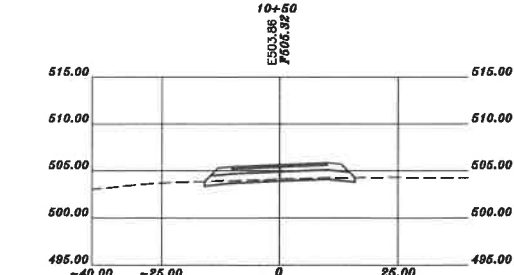
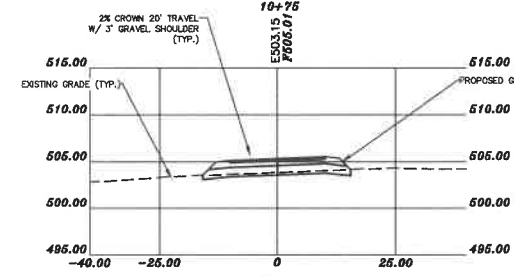
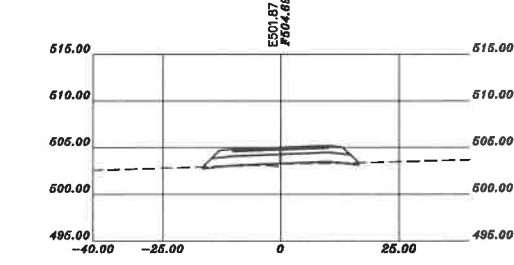
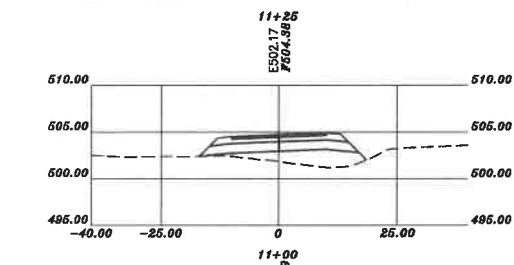
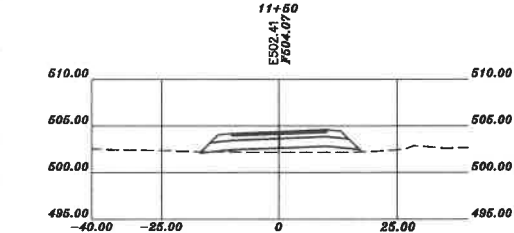
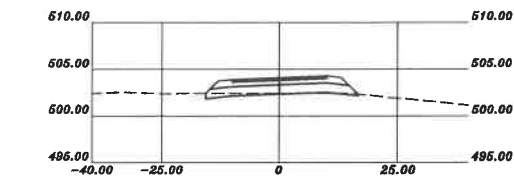
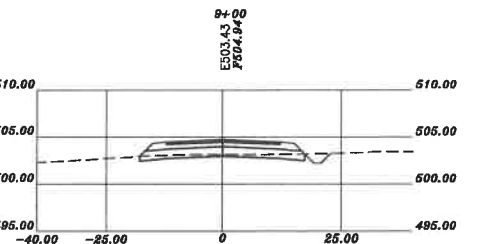
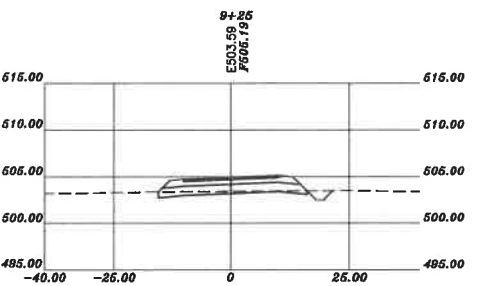
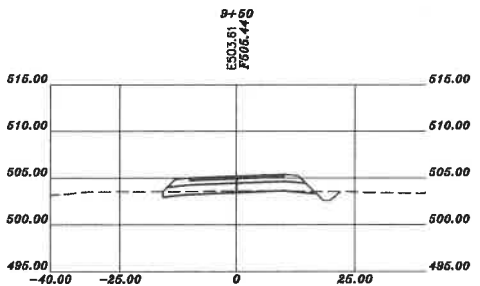
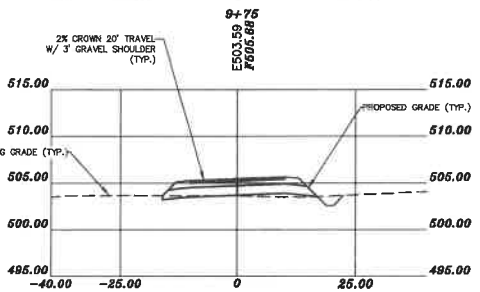
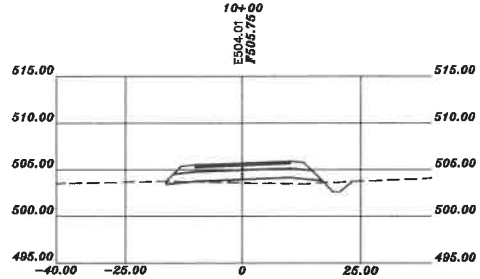
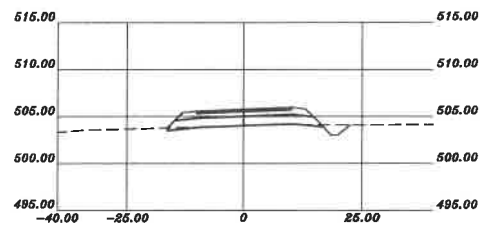
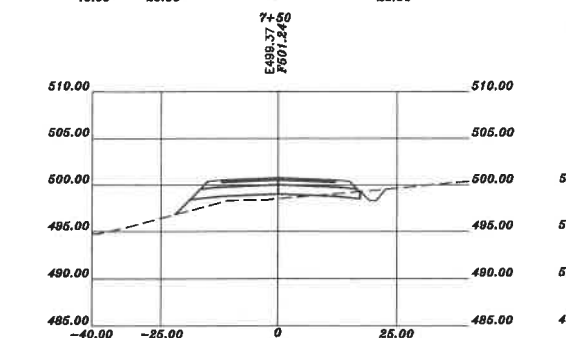
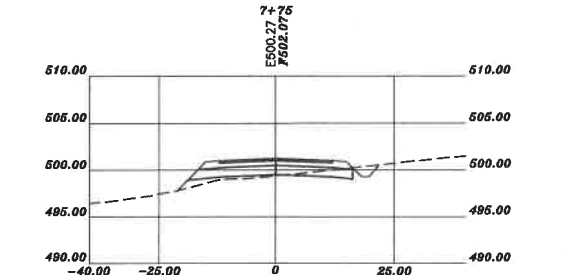
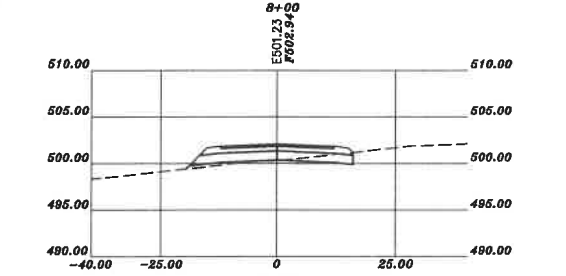
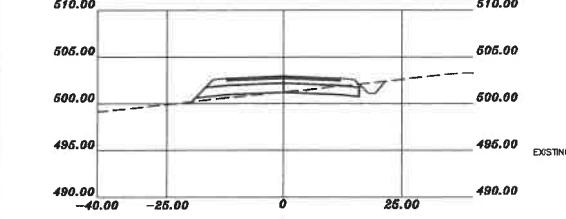
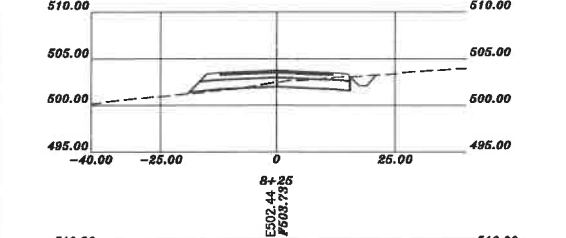
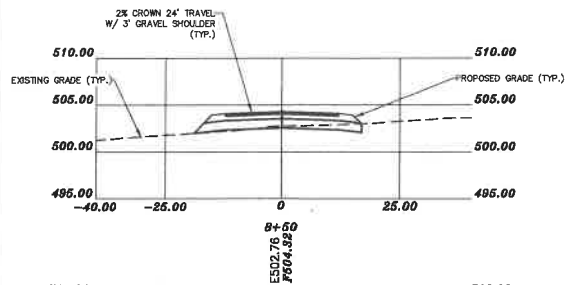


REVISION	DATE	DESCRIPTION

CROSS SECTIONS 0+00 - 7+00
FOR GROEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 352-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 14, 2018
FILE NO. : DB 2018 - 085

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
REGISTERED PROFESSIONAL ENGINEER



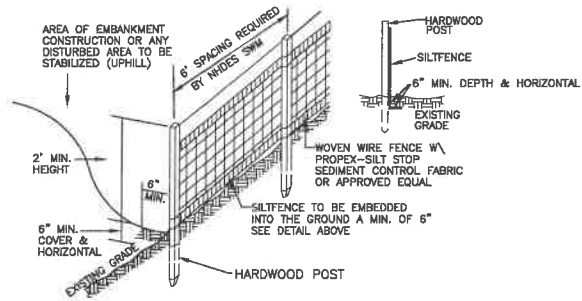
REVISION	DATE	DESCRIPTION

CROSS SECTIONS 7+25 - END
FOR GROEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING
& ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 14, 2018
FILE NO. : DB 2018 - 085



E1

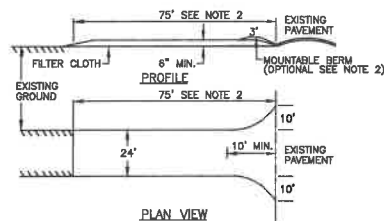


SILT FENCE CONSTRUCTION SPECIFICATIONS

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

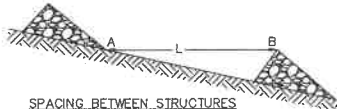
1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED 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 SCALEE5 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

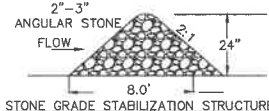
1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
3. THE THICKNESS OF THE STONE OR 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 STONE.
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 EXITS, PAGE 124.

STONE CHECK DAM
NOT TO SCALE

THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION.

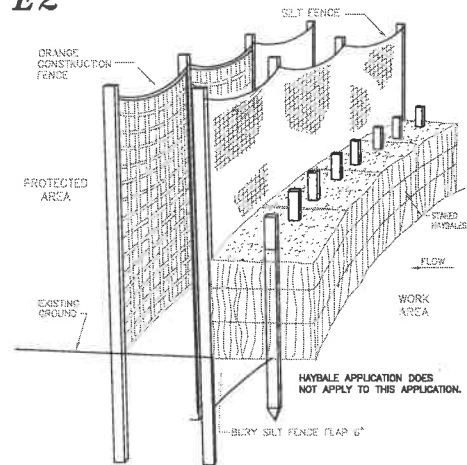
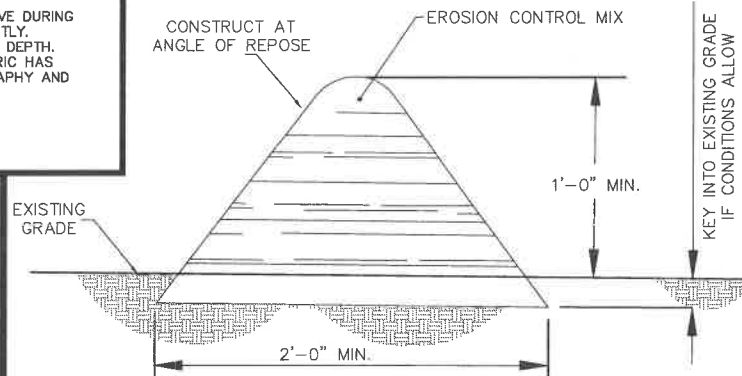


1. CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE DAM SHOULD BE LESS THAN ONE ACRE.
3. THE MAXIMUM HEIGHT OF THE DAM SHOULD BE TWO FEET.
4. THE CENTER OF THE DAM SHOULD BE AT LEAST SIX INCHES LOWER THAN THE OUTER 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.



STONE GRADE STABILIZATION STRUCTURE

E2

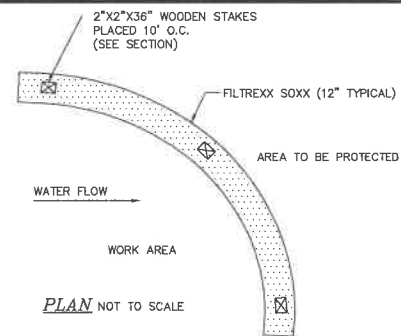
SILT FENCE/HAYBALE BARRIER DETAIL
THIS METHOD TO BE USED ALONG THE REAR OF THE PROPERTY
NOT TO SCALEE6 EROSION CONTROL MIX BERM
NOT TO SCALE

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, COMPOSTED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, 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 108.

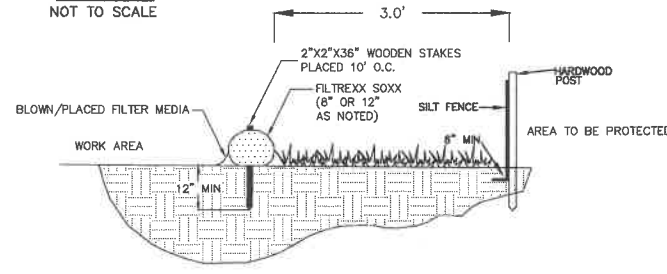
E9

E10



NOTES

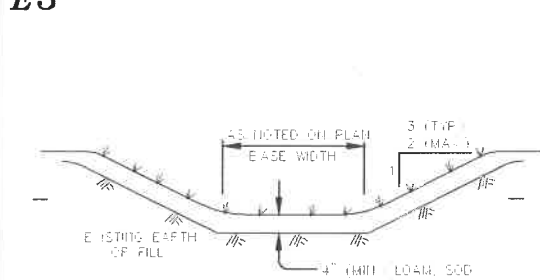
1. ALL MATERIAL TO MEET FILTRIXX SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. SILT/SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
5. SILT/SOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
6. FILTRIXX SOXX IS A REGISTERED TRADEMARK OF FILTRIXX INTERNATIONAL, LLC.
7. SILT FENCE IS NOT A SUBSTITUTION FOR SILT/SOXX AND ANY EQUAL SUBSTITUTION TO BE APPROVED.
8. TO BE CONSTRUCTED IAW FILTRIXX, SECTION 4: EROSION & SEDIMENT CONTROL (PAGE 323) - CONSTRUCTION ACTIVITIES, SWPPP CUT SHEET: FILTRIXX SEDIMENT CONTROL.

Filtrixx International, LLC
35481 Grafton Eastern Rd | Grafton, Oh 44044
440-926-2607 | fax: 440-926-4021
WWW.FILTRIXX.COM
OR APPROVED EQUALFILTRIXX 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

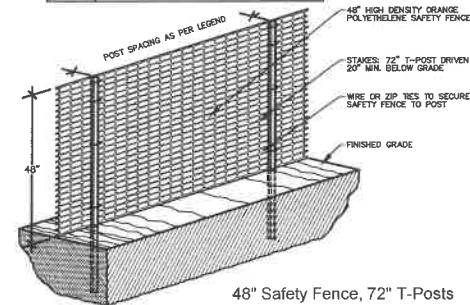
E3

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 CONSTRUCTIONTO BE CONSTRUCTED IAW NH SWM #2 CHAPTER 4, #5
TREATMENT SWALES, PAGE 123.

E4

CONSTRUCTION SAFETY FENCE
NOT TO SCALE

SAF12	48" ORANGE FENCE, 12 FEET O.C.
SAF11	48" ORANGE FENCE, 11 FEET O.C.
SAF10	48" ORANGE FENCE, 10 FEET O.C.
SAF9	48" ORANGE FENCE, 9 FEET O.C.
SAF8	48" ORANGE FENCE, 8 FEET O.C.
SAF7	48" ORANGE FENCE, 7 FEET O.C.
SAF6	48" ORANGE FENCE, 6 FEET O.C.

48" Safety Fence, 72" T-Posts
1. ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
3. WHEN PRACTICABLE, INSTALL HIGH VISIBILITY 3 FEET OUTSIDE OF THE 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.

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. 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 FIFTY (50) 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.

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&C. 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 SLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINAL GRADE.
11. STABILIZATION MEANS:
 - 11.1 BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 - 11.2 A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - 11.3 A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
 - 11.4 OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY 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)

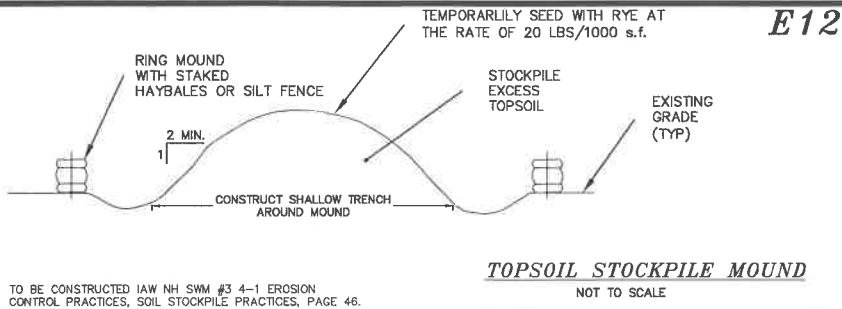
E11

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

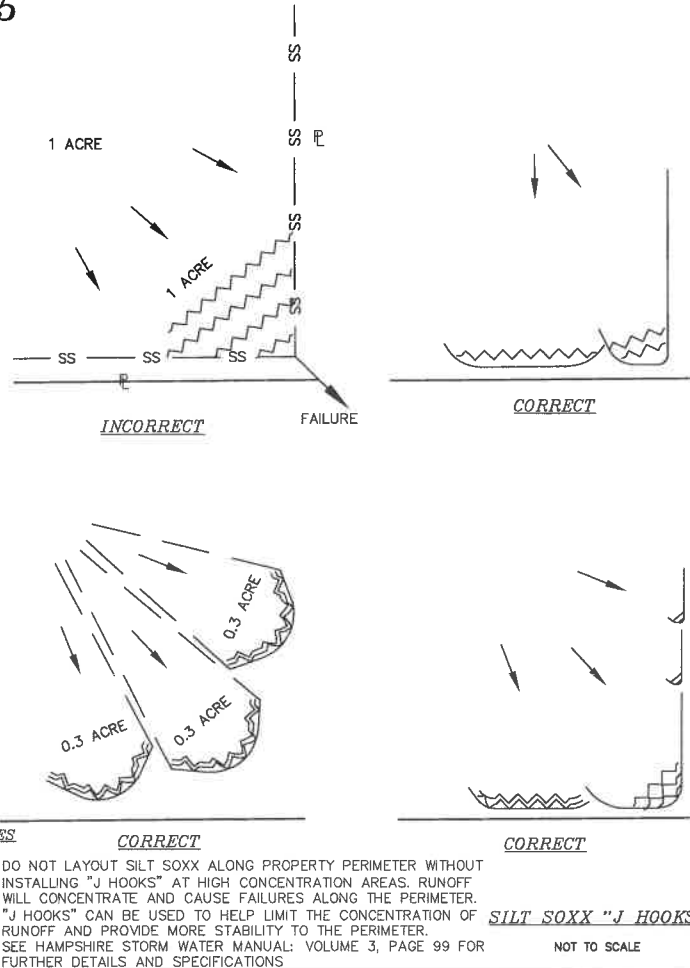
EROSION & SEDIMENT CONTROL DETAILS
FOR GREEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADOWBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
AS NOTEDDATE : AUGUST 14, 2018
FILE NO. : DB 2018 - 085

E-101

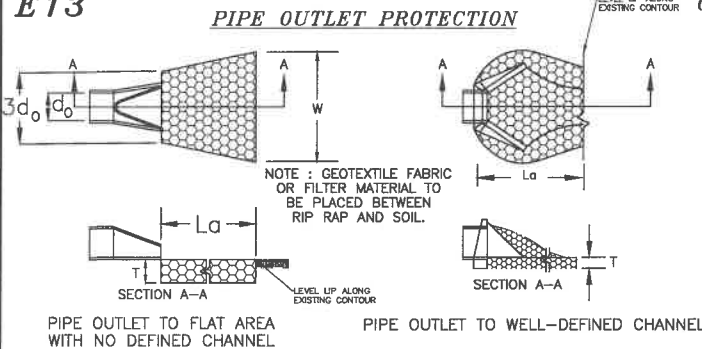
SHEET 27 OF 30



E15



E13



E16

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/	DENSITY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	B	FAIR	POOR	GOOD	FAIR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	A	GOOD	GOOD	GOOD	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES	A	GOOD	GOOD	GOOD	FAIR
PLAY AREAS AND ATHLETIC FIELDS (TOPSOIL IS ESSENTIAL FOR GOOD TURF)	C	FAIR	EXCELLENT	EXCELLENT	EXCELLENT

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

1/ REFER TO SEEDING MIXTURES AND DATES IN TABLE 3-36.

2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

SEEDING SPECIFICATIONS

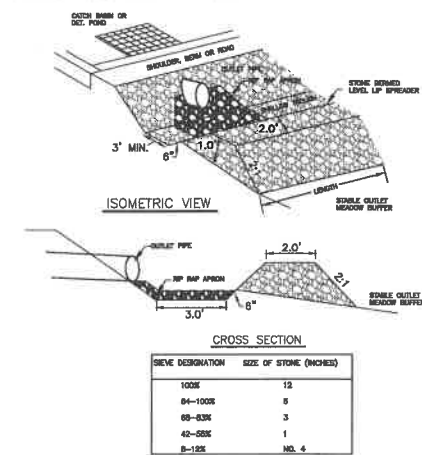
- GRADING AND SHAPING
 - SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED.
 - WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
 - SEEDBED PREPARATION
 - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING 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.
 - (NOTE: THIS IS THE EQUIVALENT OF 500LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000LBS. PER ACRE OF 5-10-10.)
- SEEDING RATES**
- | MIXTURE | POUNDS PER 1,000 S.F. | POUNDS PER ACRE |
|----------------------------|-----------------------|-----------------|
| A. TALL FESCUE | 20 | 0.45 |
| B. CREEPING RED FESCUE | 20 | 0.45 |
| C. RED TOP | 20 | 0.45 |
| D. TALL FESCUE | 15 | 0.33 |
| E. CREEPING RED FESCUE | 15 | 0.33 |
| F. CROWN VETCH | 15 | 0.33 |
| G. FLAT PEA | 20 | 0.45 |
| H. TOTAL | 20 | 0.45 |
| I. TALL FESCUE | 24 | 0.55 |
| J. CREEPING RED FESCUE | 24 | 0.55 |
| K. BRASS FOOT TREFOL | 24 | 0.55 |
| L. TOTAL | 24 | 0.55 |
| M. TALL FESCUE | 20 | 0.45 |
| N. FLAT PEA | 20 | 0.45 |
| O. TOTAL | 20 | 0.45 |
| P. CREEPING RED FESCUE 1/2 | 50 | 1.15 |
| Q. KENTUCKY BLUEGRASS 1/2 | 100 | 2.30 |
| R. TOTAL | 150 | 3.80 |
- CONSERVATION MIX**
- | | POUNDS PER ACRE | POUNDS PER 1,000 S.F. |
|--------------------------|-----------------|-----------------------|
| RED FESCUE (35%) | 75 | 1.75 |
| TALL FESCUE (25%) | 55 | 1.25 |
| ANNUAL RYEGRASS (12%) | 33 | 0.75 |
| PERENNIAL RYEGRASS (10%) | 26 | 0.60 |
| KENTUCKY BLUEGRASS (10%) | 22 | 0.50 |
| WHITE CLOVER (3%) | 7 | 0.15 |

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.

E14

STONE BERM LEVEL SPREADER

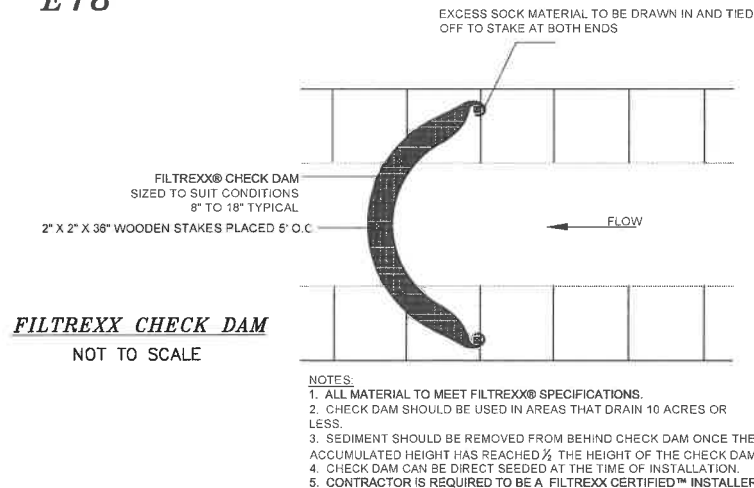


- CONSTRUCT THE LEVEL SPREADER LIP ON A 0% GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
- LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
- THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING EXCELSIOR ENFORCER MATTING BENEATH THE STONE. EACH STRIP SHALL OVERLAP BY AT LEAST SIX INCHES.
- THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RE-CONCENTRATE IMMEDIATELY BELOW THE SPREADER.
- 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.
- REFERENCE IS MADE TO NHDES SWM VOL. 2, 4-6, STONE BERM LEVEL SPREADERS, PAGE 162

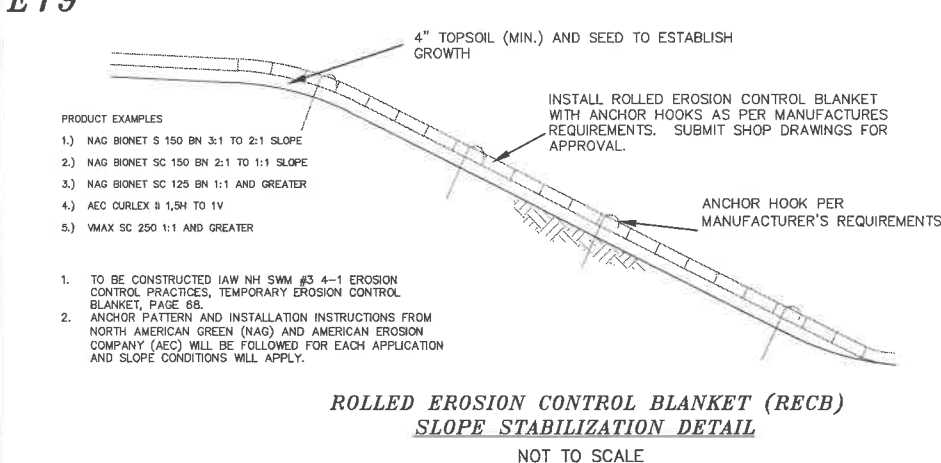
WINTER STABILIZATION NOTES E17

- 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.

E18



E19



E20 CONSTRUCTION SEQUENCE:

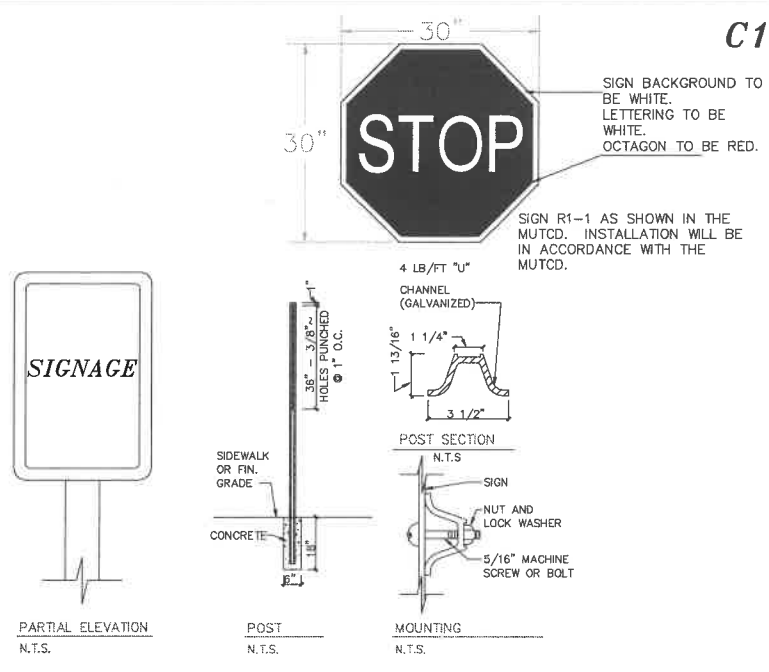
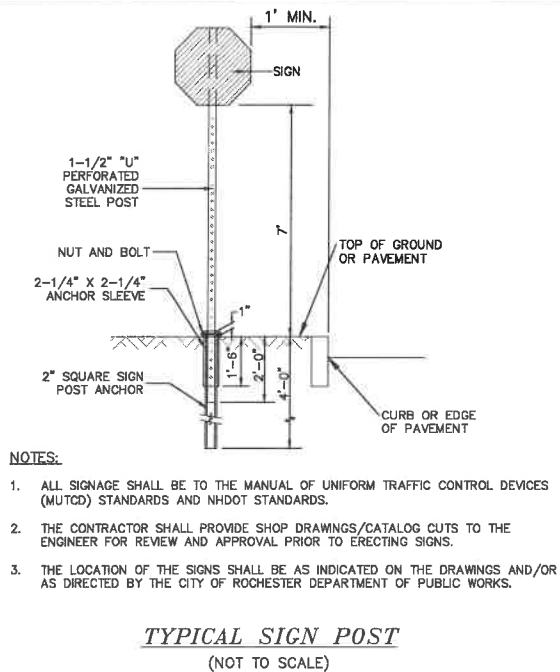
- CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED, RELOCATE ANY PROJECT T.B.M.
- CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS SPECIFIED. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND 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.

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EROSION & SEDIMENT CONTROL DETAILS
FOR GREEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADSBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
AS NOTED
DATE: AUGUST 14, 2018
FILE NO.: DB 2018 - 085

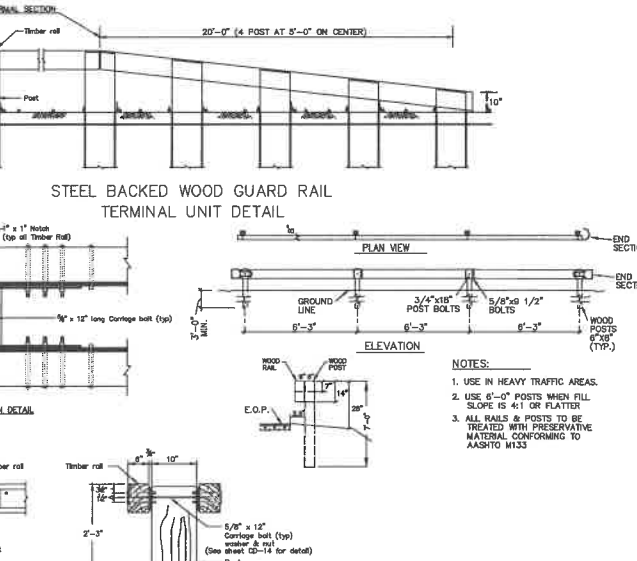
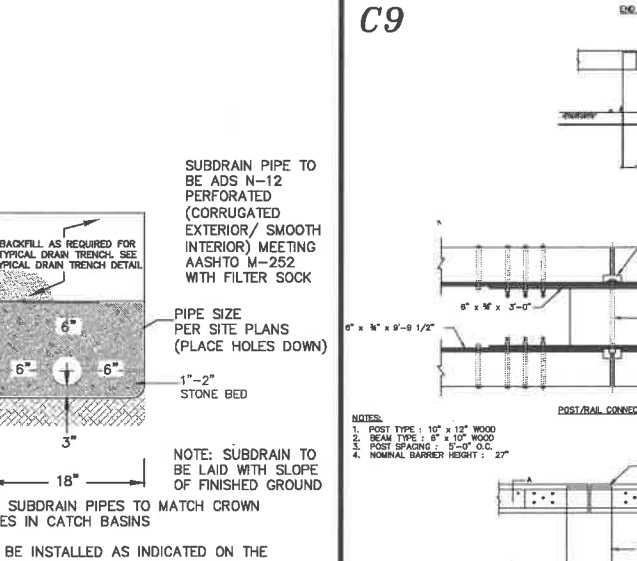
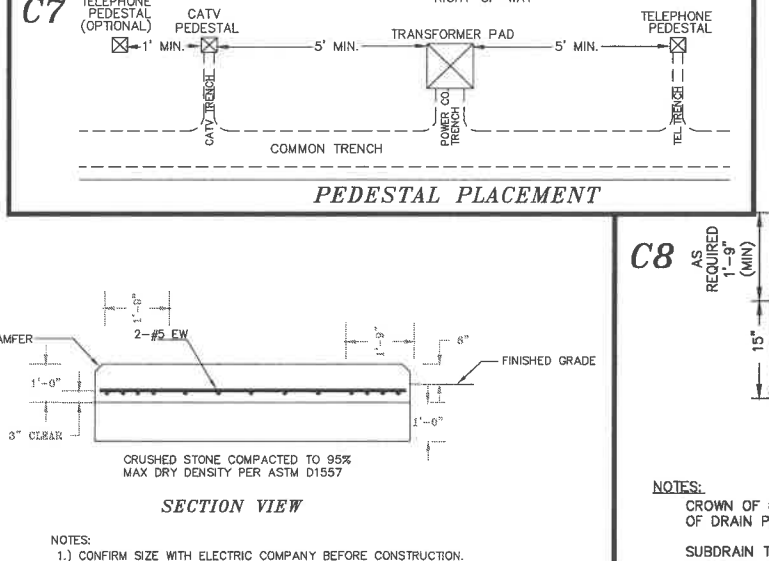
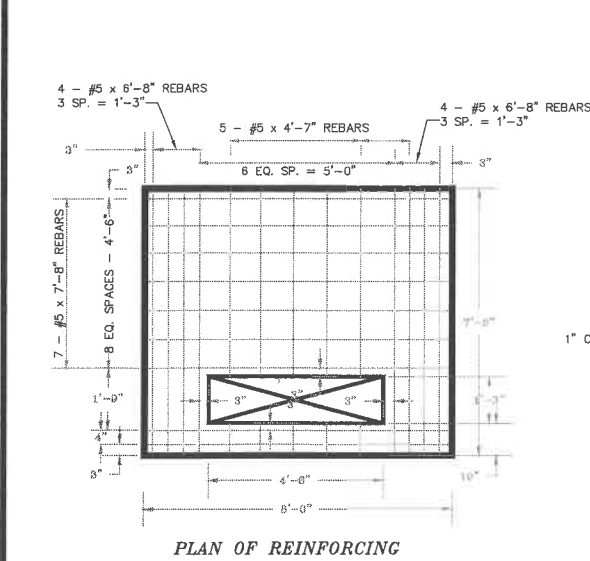
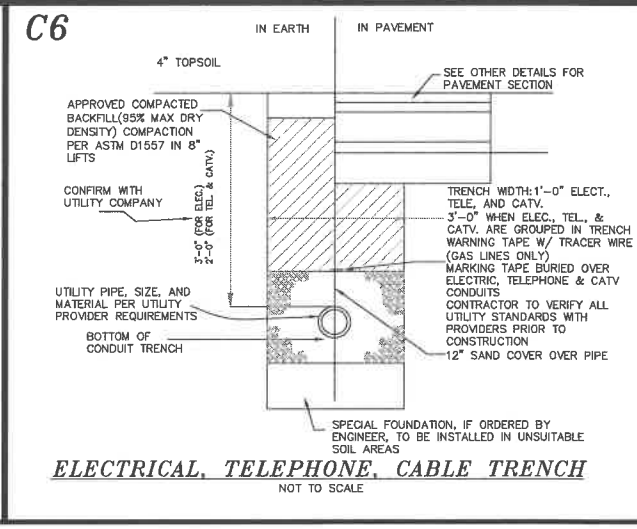
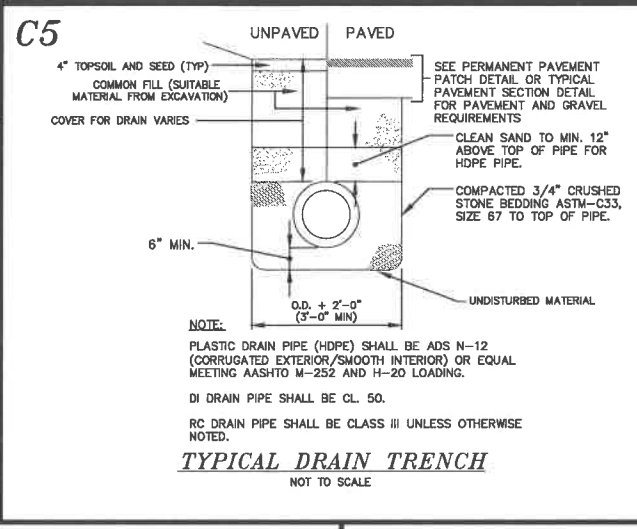
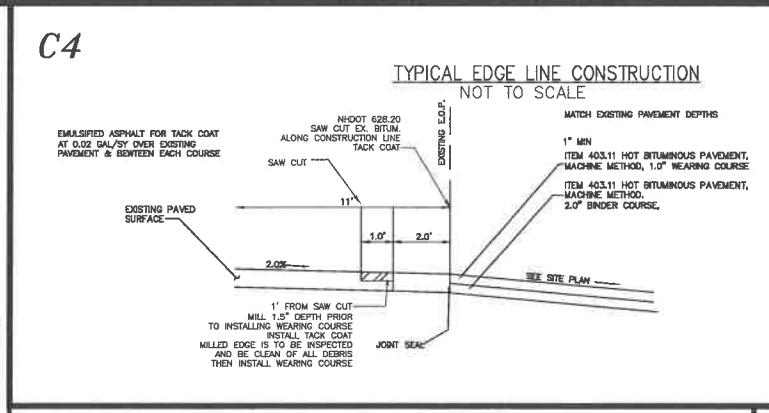
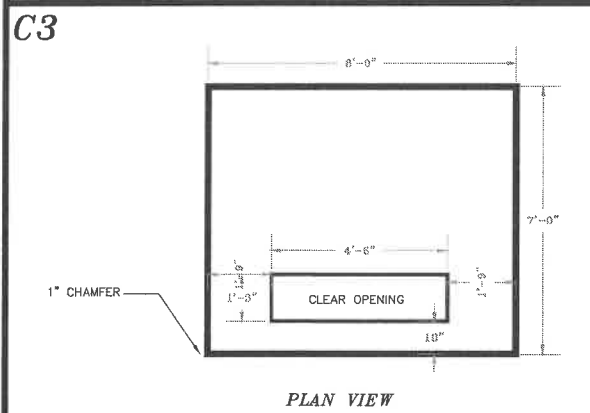
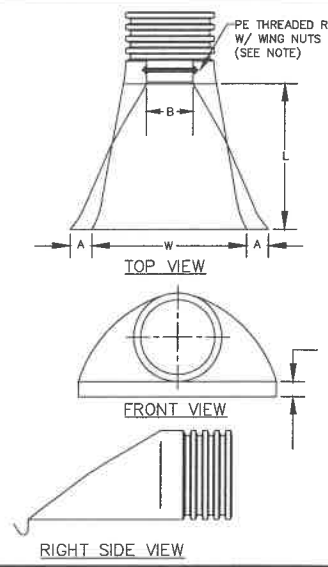




PART No.	PIPE SIZE	A	B(MAX)	H	L	W
1510-NP	15" 375 mm	6.5" 165 mm	10" 254 mm	6.5" 165 mm	25" 635 mm	29" 735 mm
1810-NP	18" 450 mm	7.5" 190 mm	15" 380 mm	6.5" 165 mm	32" 812 mm	35" 890 mm
2410-NP	24" 600 mm	7.5" 190 mm	18" 450 mm	6.5" 165 mm	36" 900 mm	45" 1140 mm
3010-NP	30" 750 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm
3610-NP	36" 900 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm

NOTE: PE THREADED ROD W/ WING NUTS PROVIDED FOR END SECTIONS 15"-24". 30" & 36" END SECTIONS TO BE WELDED PER MANUFACTURER'S RECOMMENDATIONS.

ADS N-12 FLARED END SECTIONS
NOT TO SCALE (ALL DIMENSIONS ARE NOMINAL)



REVISION	DATE	DESCRIPTION

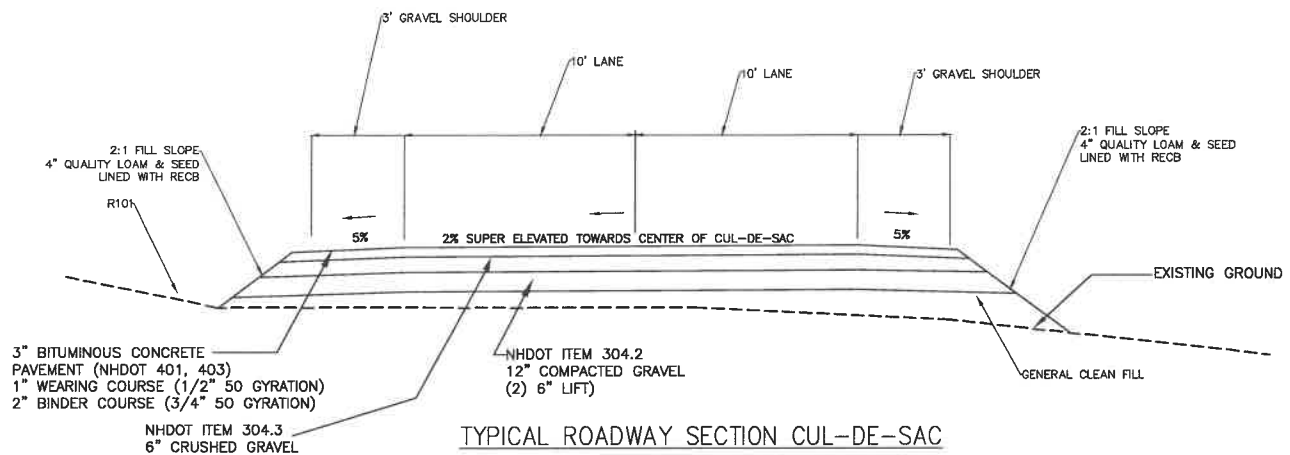
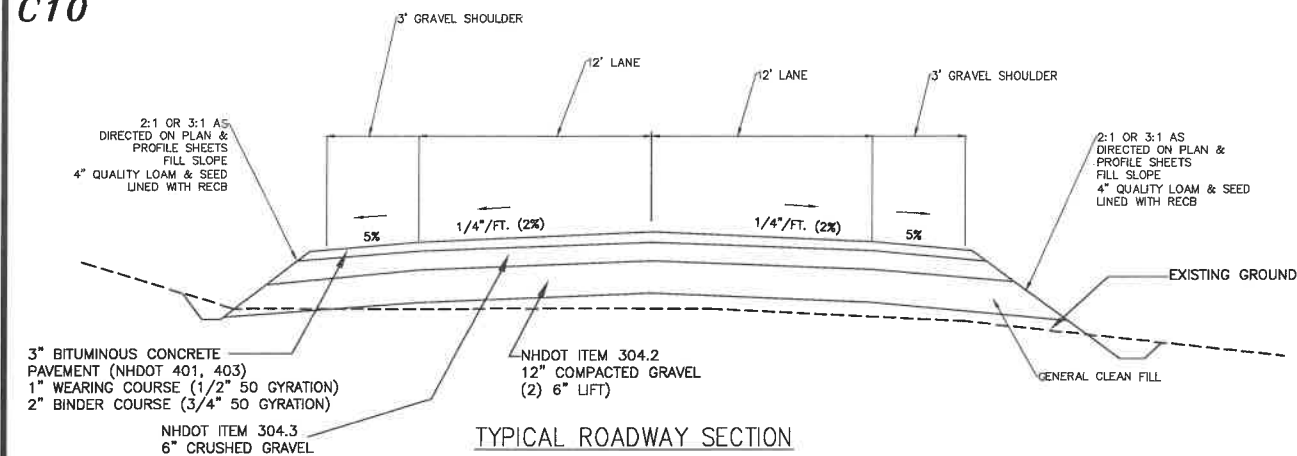
CONSTRUCTION DETAILS
FOR GREEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADOWBRO ROAD
ROCHESTER, NH 03867
TAX MAP 282, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
AS NOTED
DATE : AUGUST 14, 2018
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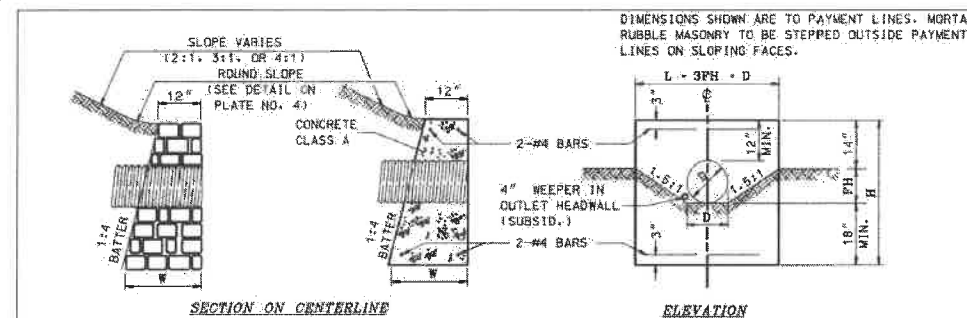
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
PROFESSIONAL ENGINEER

SHEET 29 OF 30

C10



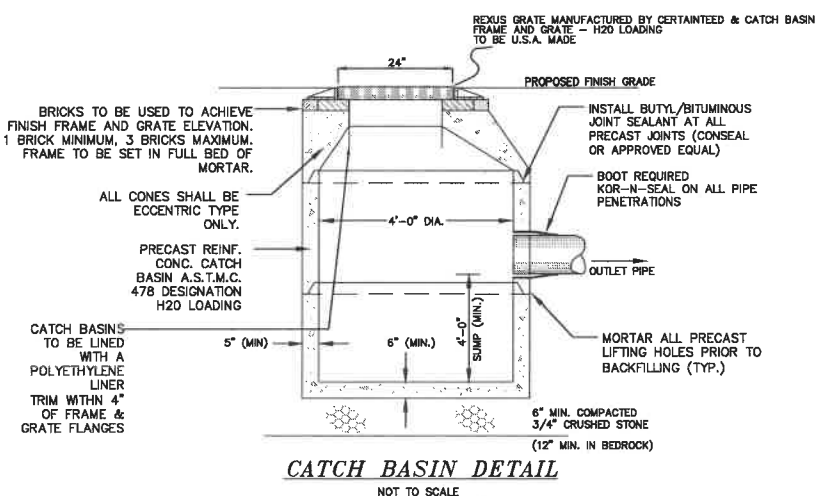
C11



DIAMETER	12"	15"	18"	24"	30"	36"
LENGTH	3'-2"	3'-10"	5'-2"	7'-2"	9'-2"	11'-2"
CONC. (Cu.Yd.)	0.61	0.85	1.13	1.78	2.58	3.53
STEEL (Lbs.)	9	11	14	20	25	31

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

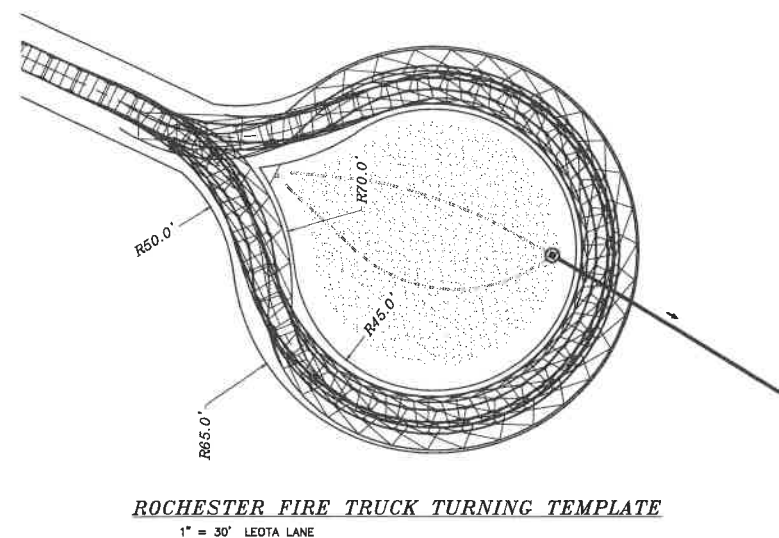
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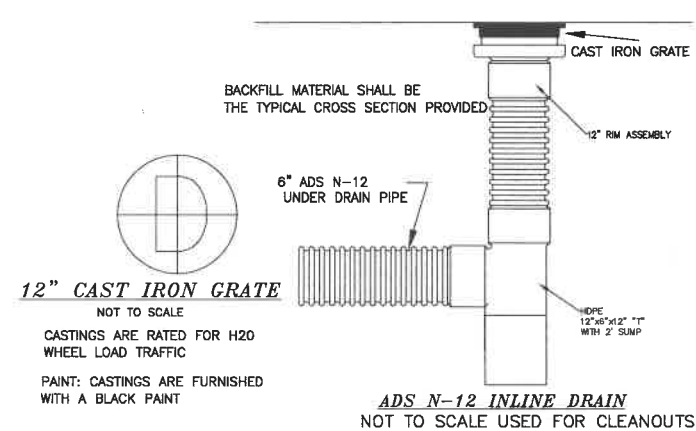
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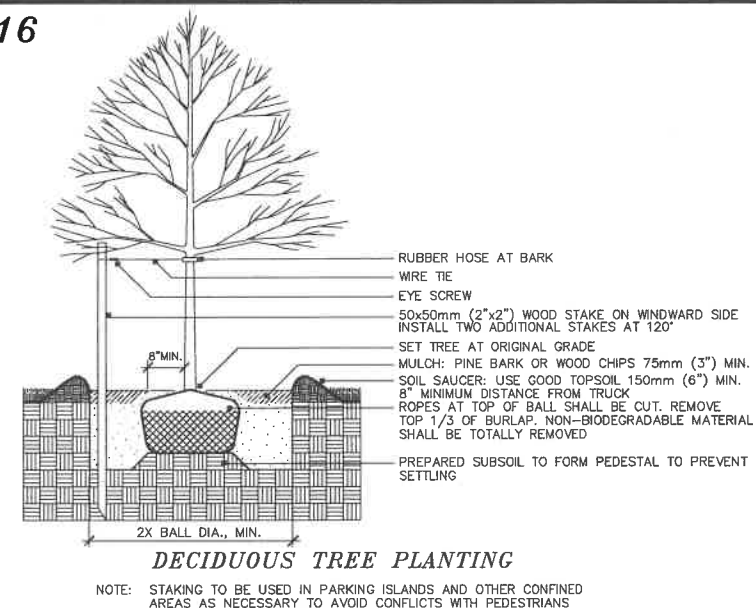
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C15



C16



REVISION	DATE	DESCRIPTION

CONSTRUCTION DETAILS
FOR GROEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

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

DATE : AUGUST 14, 2018
FILE NO : DB 2018 - 085

