

BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

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www.BerrySurveying.Com

October 9, 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 eight separate lots.

Tax Map 232, Lot 13 is currently 2,647,824 SF, 60.78 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 8 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 8 lots. To access the buildable area for these lots, the applicant will also be constructing a 22' wide roadway with, 2' gravel shoulders and 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 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. Easements are proposed around each rain garden, so that maintenance and access can be maintained.

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 6.00 trips in the am peak hour (8 units x average rate of 0.75) and 8 trips in the pm peak hour (8 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 four waiver requests. The first waiver request is in relation to subdivision regulation 6.2.1.4 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. The third is to table 5-1 which requires 24' paved road with 3' shoulders where the applicant is proposing 22' road with 2' shoulders. The fourth is a waiver to 5.4.1 proposed drainage volume is increased over existing drainage volume but is compliant with the NHDES regulations. See attached waiver request narrative for waiver justification. 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

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MAJOR SUBDIVISION APPLICATION

(a total of four or more lots)

City of Rochester, New Hampshire

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

Date: 10-9-18

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): Groen Construction

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

Telephone #: 1-603-817-9354

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

Kenneth A. Berry, PE, LLS

Christopher Berry, Project Manager

Name (include name of individual): Berry Surveying & Engineering

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

Telephone #: 603-332-2863

Fax #: _____

Email address: k.berry@berrysurveying.com

Professional license #: 14243

Proposed project

Number of proposed lots: 8; estimated length of new roads: 1,289 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: 9,963 SF; buffer impact? 25,130 SF

Comments

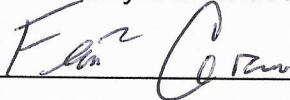
Please feel free to add any comments, additional information, or requests for waivers here:

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.

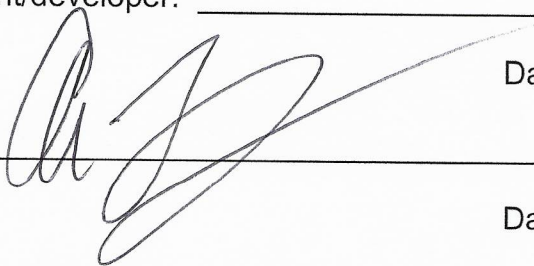
I (we) hereby submit this Subdivision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation 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: 10-9-18

Signature of applicant/developer: _____

Date: 10-9-18

Signature of agent: 

Date: 10-9-18

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: 

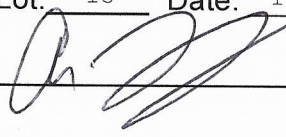
Date: 10-9-18

Major Subdivision Checklist

(Major subdivisions a total of 4 or more lots)

**To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements
City of Rochester Planning & Development Department

Project Name: Leota Woods Map: 232 Lot: 13 Date: 10-1-18
 Christopher R. Berry
 Applicant/agent: Berry Surveying & Engineering Signature: 
 (Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
<u>22</u> sets completed application <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>22</u> sets letter of intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>3</u> sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>22</u> sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, and deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Plan Information

Basic information including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Title sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Name of project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Legend	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Revision block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Vicinity sketch - no less than 1" = 1,000'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of licensed land surveyor for platting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

General items Continued

	Yes	No	N/A	Waiver Requested	Comments
Name, stamp, and NH license # of licensed engineer for streets, utilities and drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
City tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Subdivision approval statement (per regulations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Notation on plans: "For more information about this subdivision contact..."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Information on abutting properties:					
• owner name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• owner address	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• tax map and lot #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• square footage of lots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• approximate building footprints	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Zoning

Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning requirements for district:					
• frontage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• lot dimensions/density	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• all setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• lot coverage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning overlay districts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Existing Topographic Features

Contour lines and spot elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil types and boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil test pit locations, profiles, and depth to water table and ledge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Percolation test locations and results	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Existing Topographic Features Continued

	Yes	No	N/A	Waiver Requested	Comments
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands including name of certified wetlands scientist & license # who delineated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Statement whether located in flood area, and if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Delineation of treed and open areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overview of types of trees and vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Location of rock outcroppings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Stone walls and archaeological features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Locations of trails and paths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other natural/cultural resources (productive farmland, habitats, scenic views, historic structures, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Platting

Surveyed property lines including:

- | | | | | | |
|-----------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| • existing and proposed bearings | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| • existing and proposed distances | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| • existing and proposed pins | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

Existing and proposed location of:

- | | | | | | |
|--------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| • monuments | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| • benchmarks | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

Proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Subdivision # on each lot (1, 2, 3, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Include error of closure statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Streets

	Yes	No	N/A	Waiver Requested	Comments
Street plan (including utilities)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Street profiles including vertical data and street stations and utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Street cross sections including (if appropriate):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• width of pavement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• travel and parking lanes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• striping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• curbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
• lawn strips	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
• sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
• street trees	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
• drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• structure of base and pavement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• all utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Curb, intersection, and cul de sac radii	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Limits of construction/ground disturbance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Traffic control devices (stop signs, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Street light locations and details	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Spacing, species, specifications for street trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscaped island in cul de sacs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed street names	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Utilities

Show existing and proposed for all subject lots and within right of way. Include plans, profiles, sizes, materials, and all appropriate details.

Water lines/well (with appropriate radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic and leaching areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

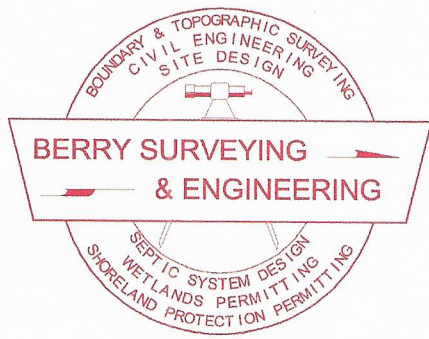
Utilities Continued

	Yes	No	N/A	Waiver Requested	Comments
Pump stations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stormwater management system: pipes, culverts, catch basins, detention/ retention basins, swales, rip rap, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire hydrant locations and details	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Electric, telephone, cable TV (underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other Elements

Phasing plan, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Traffic study, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See narrative
Drainage study with calculations, storm water impact analysis, and mitigation plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Grading plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Earth being removed from site(in cubic yards)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Erosion and sedimentation plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Mitigation plan for environmental impacts during construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed open space areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed recreation facilities on site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
School bus pickup/drop off plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proposed covenants, easements, and deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fiscal impact study (if requested)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Road Acceptance Policy and Procedure: Is there a public road proposed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
If yes, Have you read and understand the Road acceptance procedure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Additional Comments:



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October 9, 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: 6.2.1.4 of the Subdivision regulations, side slope minimum of 3 feet horizontal to 1 foot vertical for roadways.

- Proposed roadway steeper than 3:1 side slopes within wetland and wetland buffers.

The applicant is proposing to subdivide the existing lot into 8 separate residential lots. In order to access the buildable area of the existing parcel, the applicant is proposing to construct a 22' wide 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 side slopes within the wetland and wetland buffer will minimize the project impacts.

a. 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 1.75:1 side slopes within the wetland buffers, 3:1 side slopes are proposed to be used in the remaining areas outside the wetland buffer areas. 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 steeper side slopes in this case is to allow for the proper drainage to occur while generating the least amount of wetland disturbance as possible. The guard rails are proposed where warrants are met.

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

Requiring the applicant to grade out the roads at a 3:1 will pose an unnecessary hardship on the applicant. Because of the existing wetlands and topography of the site, the proposed location was deemed best as it would have the least effect on the wetlands and require the least amount of excavation and disturbance.

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

- Proposed roadway with a -4.00% road grade for 40 feet and a -5.50% road grade for 60 feet.

The applicant is proposing to subdivide the existing lot into 8 separate residential lots. In order to access the buildable area towards the center of the existing parcel, the applicant is proposing to construct a 22' wide 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. Waiver Justification:

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

The purpose and intent of the 2% maximum road grade within 100 feet of an intersection is to allow for a safe intersection for vehicular traffic. Given the limited amount of vehicular traffic entering and existing the proposed subdivision (due to the size) and the relatively low traffic volume of Meaderboro Road, the proposed road design was deemed appropriate. The proposed design was chosen in order to maximize drainage and constructability without compromising the safety of vehicular traffic. This design is required by NHDOT.

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

Strict conformity to the regulation would impose an unnecessary hardship on the applicant. By dropping the slope of the road to 2.00%, a significant amount of fill would be required to bring the proposed road to that desired grade. In addition to the increased fill



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required, the amount of disturbance to tie the road grade back into the existing topography would increase. The proposed road design was also chosen such that it would have the most minimal effect on the wetlands as possible. Any change in the grade would only require more land disturbance. Compliance with this requirement would not be permitted by NHDOT.

3. Identification of Waiver Request: Table 5-1 of the subdivision regulations, minimum of 24' or paved surface on a minor road in the AG Zone.

- The proposed road is 22' wide with curbing through wetland areas and 2' shoulders outside wetland areas.

The applicant is proposing a very small subdivision, 8 new homes, on a short cul-de-sac. To keep the total wetlands and wetland buffer impacts to a minimum the applicant is proposing 22' wide roadway. The road will contain curbing in areas where wetlands are being crossed and 2' shoulders outside of the wetland areas.

a. Waiver Justification:

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

The intent of the regulation is to provide an adequate clear open surface based on the total anticipated traffic volume proposed for the roadway while ensuring there is adequate clearance for fire apparatus to navigate the road.

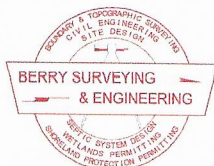
b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

Strict conformity would force an applicant to construct an overly wide roadway not warranted for a subdivision of this size. Additional wetlands and buffer impacts are recognized with larger expanses of unutilized pavement.

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

- Proposed increase in discharge volume for Final Reach #500, which represents the entire project site (see attached drainage narrative).

The applicant is looking to subdivide the existing lot into 8 separate residential lots. In order to access the buildable area of the existing parcel, the applicant is proposing to construct a 22' wide roadway with a cul-de-sac. As part of the construction the applicant is proposing to build rain gardens to treat and attenuate flow prior to discharge into the wetlands. The project



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

has been re-designed to include an infiltration pond, however the total volume from the project site is increasing by 0.032 acre feet at the 2 Yr./24Hr. storm event

a. Waiver Justification:

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

The intent of regulation 5.4.1, is to limit the overall impact a proposed development will have on the surrounding area and total watershed. This small increase in total volume meets the state Alteration of Terrain requirements, which would otherwise allow an increase of 0.1 acre feet. As can be seen in the drainage analysis, when the proposed volume curve is overlaid on the existing volume curve, there are no areas that are not evenly distributed in kind with the existing condition. Volumetric impacts are typically seen when the detention system releases flow well beyond the storm event and well beyond what the existing receiving waters would see for post peak flows. In this case the curves are in line with each other and therefore there is no anticipated impact from the increase in total storm volume.

Some arbitrary assumptions were made about Final Reach #500 in both the existing and proposed analysis. These assumptions are only for the purpose of evaluating the potential effects of the downstream wetlands. What this analysis found is that due to the attenuation taking place in the bio-media, and the increase in volume is so small, that the average depth of downstream wetlands would remain constant and the average flow rate would be reduced.

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

Strict conformity with the regulation would require the applicant to construct additional infiltration ponds. Based on the soils found on site, this would require the road to be further lifted with constructed fill to list the bottom of the rain gardens. This fill would intern require larger fill extension into the buffers and wetlands, increasing the overall impact of the project. We would submit to the board that this project balances the environmental impact with the required storm water rules, whereas the volume increases are very small and efforts have been made to reduce the impacts to the extent practical.

Respectfully submitted,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry, SFT
Principal, President



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www.BerrySurveying.Com



Conditional Use Permit Application
City of Rochester, New Hampshire

Date: 10-9-18

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): Groen Construction

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

Telephone #: 1-603-817-9354 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

Kenneth A. Berry, PE, LLS
Christopher Berry, Project Manager
Berry Surveying & Engineering

Name (include name of individual): _____

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


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: 

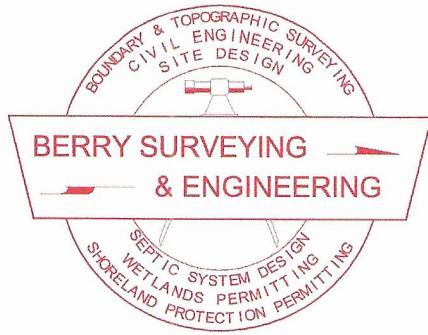
Date: 10-1-18

Signature of applicant/developer: _____

Date: 10-1-18

Signature of agent: 

Date: 10-1-18



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@metrocast.net

October 9, 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 roadway 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. Steeper side 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 10,321 SF of land within the buffer. The second wetland crossing will disturb approximately 14,808 SF of



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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

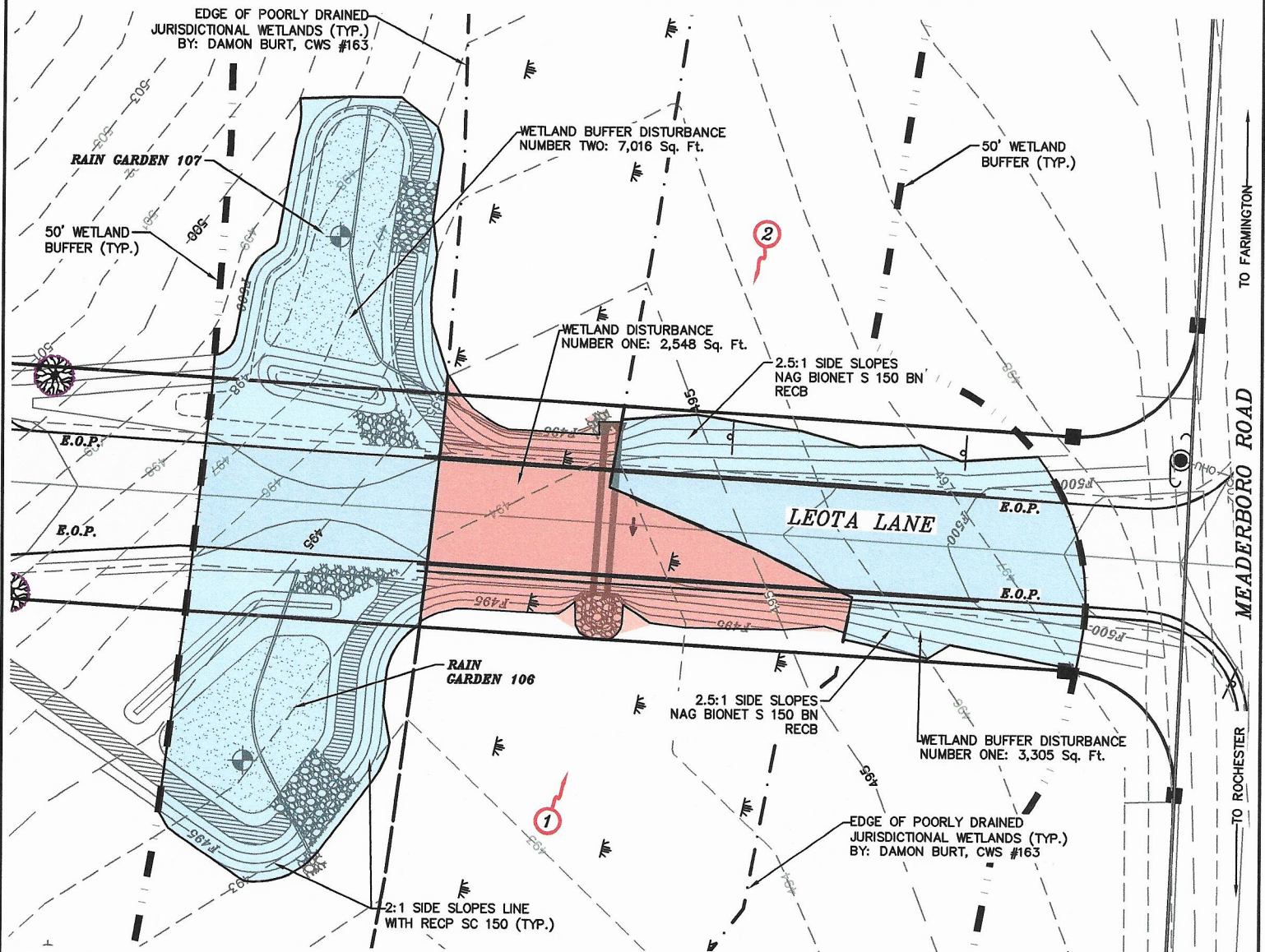


BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825

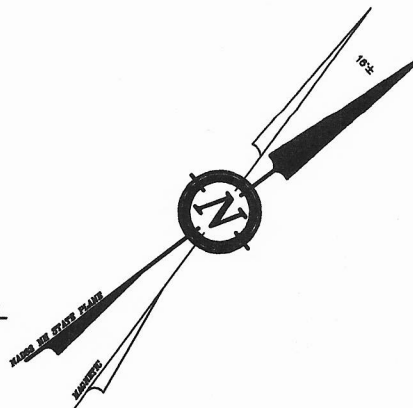
(603) 332-2863 / (603) 335-4623 FAX

www.BerrySurveying.Com



NOTES:

- 1.) OWNER: GROEN CONSTRUCTION INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 1A.) APPLICANT: GROEN CONSTRUCTION INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 2.) TAX MAP 232, LOT 13
- 3.) THE INTENT OF THIS PLAN IS TO SHOW THE DISTURBANCE
WITHIN THE 50' WETLAND BUFFER AS WELL AS JURISDICTIONAL
WETLANDS IMPACTS.



CONDITIONAL USE PERMIT CUT SHEET
WETLAND CROSSING ONE
LAND OF
GOREN CONSTRUCTION, INC.
122 MEADERBORO ROAD
ROCHESTER, NH 03839
TAX MAP 232 LOT 13

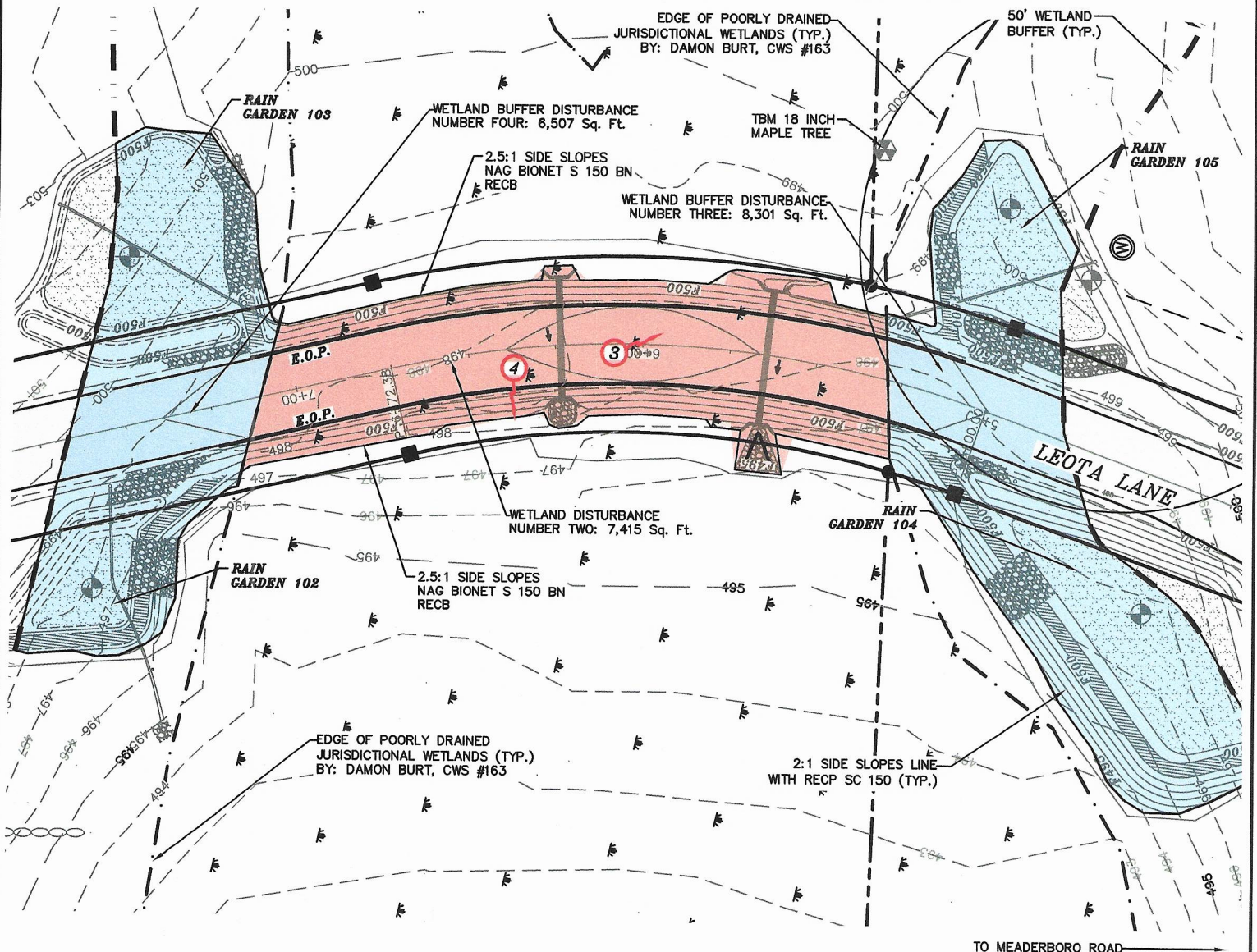
SHEET 2 OF 4

BERRY & SURVEYING ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 30 FT.

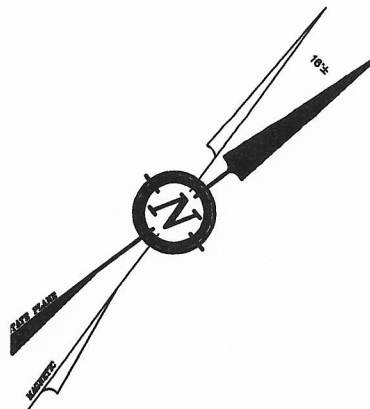
DATE : OCTOBER 9, 2018

FILE NO. : DB 2018 - 085



NOTES:

- 1.) OWNER: GROEN CONSTRUCTION INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 1A.) APPLICANT: GROEN CONSTRUCTION INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 2.) TAX MAP 232, LOT 13
- 3.) THE INTENT OF THIS PLAN IS TO SHOW THE DISTURBANCE WITHIN THE 50' WETLAND BUFFER AS WELL AS JURISDICTIONAL WETLANDS IMPACTS.



CONDITIONAL USE PERMIT CUT SHEET
WETLAND CROSSING TWO
LAND OF
GOREN CONSTRUCTION, INC.
122 MEADERBORO ROAD
ROCHESTER, NH 03839
TAX MAP 232 LOT 13

SHEET 3 OF 4

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 40 FT.

DATE : OCTOBER 9, 2018

FILE NO. : DB 2018 - 085

PHOTO #1



PHOTO #2



PHOTO #3




PHOTO #4



CONDITIONAL USE PERMIT CUT SHEET
PHOTOGRAPHS
LAND OF
GOREN CONSTRUCTION, INC.
122 MEADERBORO ROAD
ROCHESTER, NH 03839
TAX MAP 232 LOT 13

SHEET 4 OF 4

BERRY SURVEYING — 
& ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE :

DATE : OCTOBER 9, 2018

FILE NO. : DB 2018 — 085

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SHEET 2	~ EXISTING CONDITIONS OVERVIEW PLAN
SHEET 3	~ EXISTING CONDITIONS PLAN NORTH SECTION
SHEET 4	~ EXISTING CONDITIONS PLAN CENTRAL SECTION
SHEET 5	~ EXISTING CONDITIONS PLAN SOUTH SECTION
SHEET 6	~ MAJOR SUBDIVISION PLAN OVERVIEW
SHEET 7	~ SUBDIVISION PLAN DETAIL NORTH SECTION
SHEET 8	~ SUBDIVISION PLAN DETAIL CENTRAL SECTION
SHEET 9	~ MAJOR SUBDIVISION PLAN OVERVIEW TOPOGRAPHY
SHEET 10	~ SUBDIVISION PLAN NORTH SECTION TOPOGRAPHY
SHEET 11	~ SUBDIVISION PLAN CENTRAL SECTION TOPOGRAPHY
SHEET 12	~ GRADING AND DRAINAGE EASEMENT PLAN
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SHEET 14	~ PLAN AND PROFILE LEOTA LANE 0+00 - 5+25
SHEET 15	~ PLAN AND PROFILE LEOTA LANE 5+25 - 10+50
SHEET 16	~ PLAN AND PROFILE LEOTA LANE 10+50 - END
SHEET 17	~ EROSION AND SEDIMENT CONTROL PLAN NORTH
SHEET 18	~ EROSION AND SEDIMENT CONTROL PLAN SOUTH
SHEET 19	~ RAIN GARDEN #R101
SHEET 20	~ RAIN GARDEN #R102 AND #R103
SHEET 21	~ RAIN GARDEN #R104 AND #R105
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SHEET 25	~ CROSS SECTIONS LEOTA LANE 0+00-7+75
SHEET 26	~ CROSS SECTIONS LEOTA LANE 7+75-END
SHEET 27	~ E101-EROSION AND SEDIMENT CONTROL DETAILS
SHEET 28	~ E102-EROSION AND SEDIMENT CONTROL DETAILS
SHEET 29	~ C101-CONSTRUCTION DETAILS
SHEET 30	~ C102-CONSTRUCTION DETAILS

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

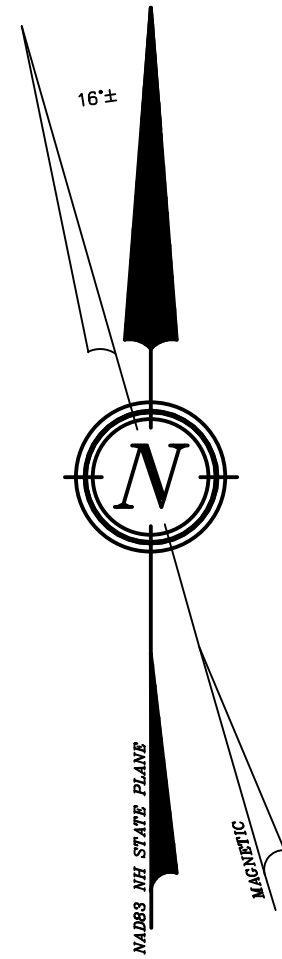
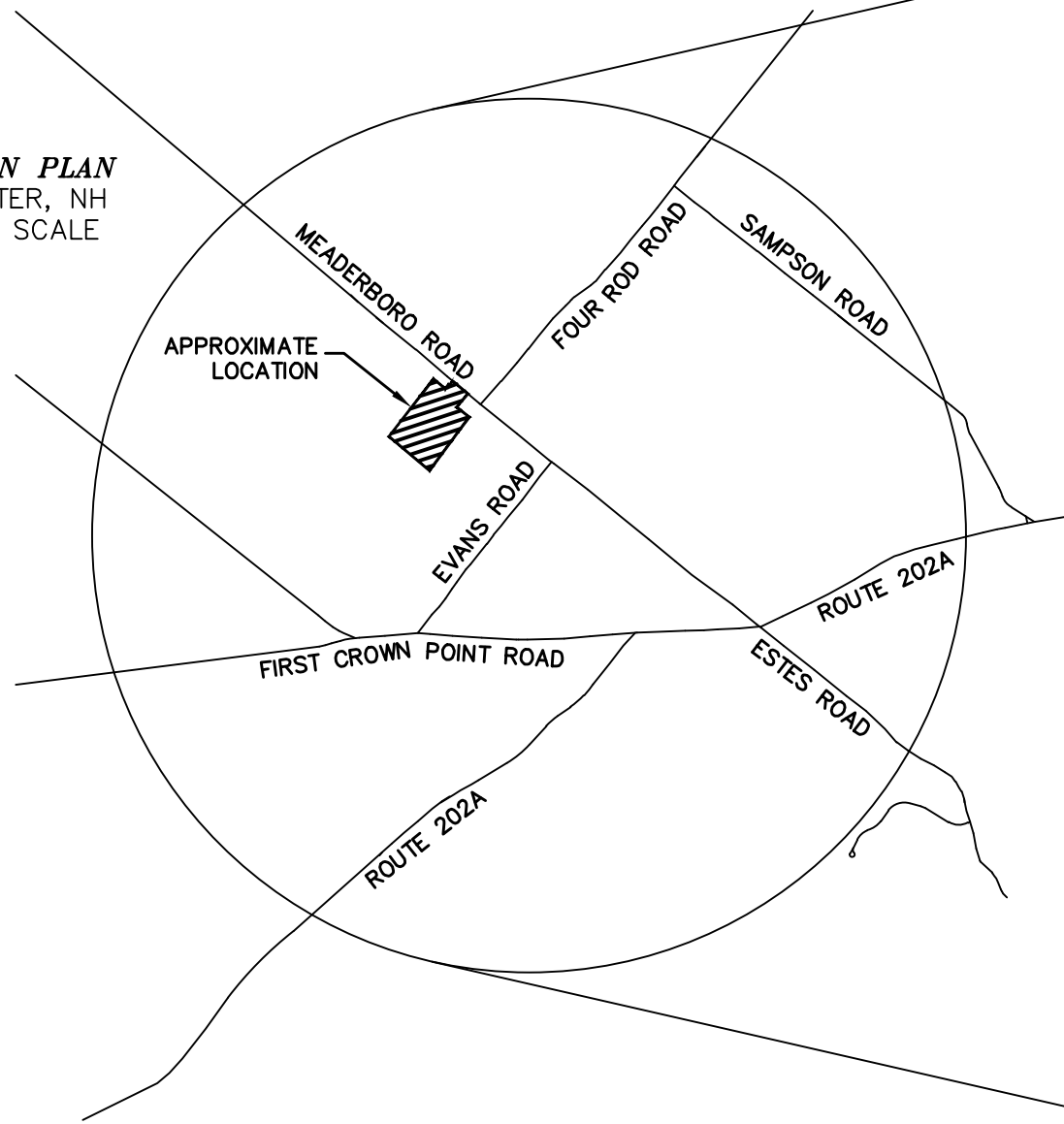
APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839

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

WETLAND SCIENTIST: FRAGGLE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163
38 GARLAND ROAD
STRAFFORD, NH 03884
603-942-7894

LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE

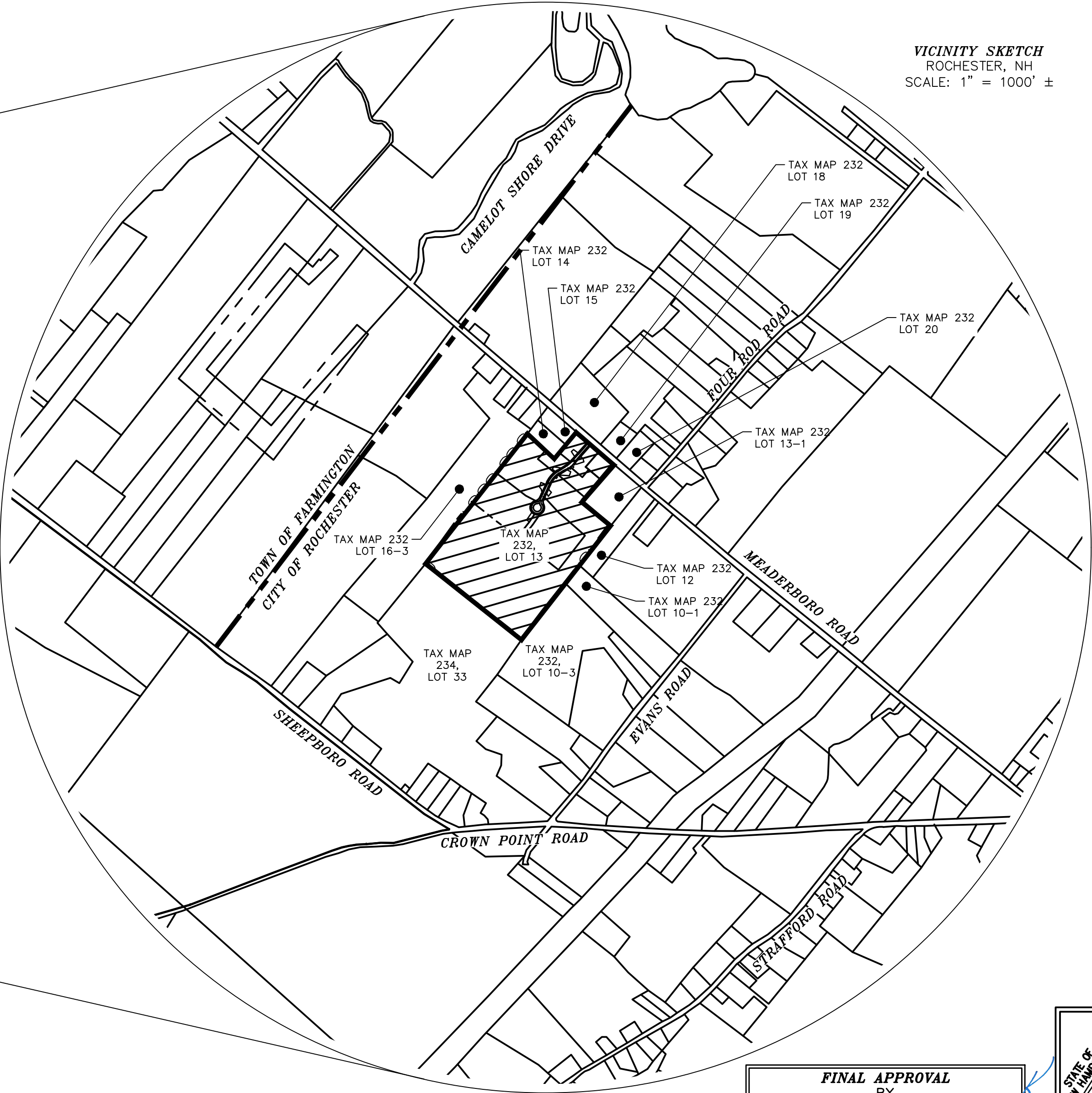


LEOTA WOODS
SUBDIVISION PLAN
FOR
GROEN CONSTRUCTION, INC.
122 MEADERBORO ROAD
ROCHESTER, N.H.
TAX MAP 232, LOT 13

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.

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



GENERAL PLAN SET NOTES:

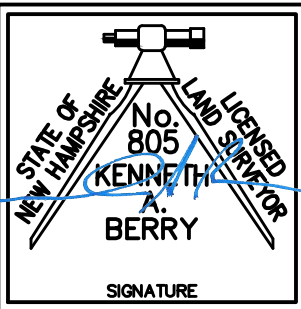
- 1.) 11x17" PLANS ARE HALF THE PUBLISHED SCALE.
- 2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF ROCHESTER.

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.

REQUIRED PERMITS:

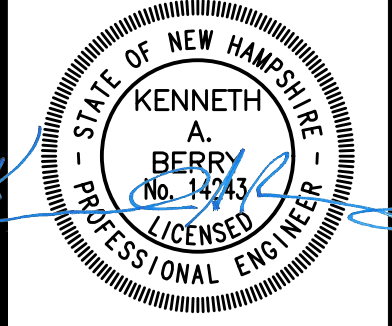
- 1.) NHDES SUBDIVISION PERMIT: (PENDING)
- 2.) NHDOT DRIVEWAY PERMIT: (PENDING)
- 3.) CONDITIONAL USE PERMIT: (PENDING)
- 4.) NHDES WETLANDS IMPACT PERMIT: (PENDING)
- 5.) EPA NOTICE OF INTENT / SWPPP:
- 6.) NATURAL HERITAGE BUREAU: NHB18-2493
- 7.) DIVISION OF HISTORICAL RECOURSES: FILED 8-10-18

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



MAJOR SUBDIVISION
FOR
GROEN CONSTRUCTION, INC.
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 : OCTOBER 9, 2018
FILE NO. : DB 2018 - 085



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)

ADJUTERS WITHIN 200':

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 4367, PAGE 004

N/F STILLWATER KENNELS & TRAINING INC
100 MEADERBORO ROAD
ROCHESTER, NH 03867-4236
TAX MAP 232, LOT 12
S.C.R.D. BOOK 3993, PAGE 701

N/F ALLAR, HEATHER & NICHOLAS J.
114 MEADERBORO ROAD
ROCHESTER, NH 03867-4236
TAX MAP 232, LOT 13-1
S.C.R.D. BOOK 4561, PAGE 161

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

N/F CARTER, ANTHONY
132 MEADERBORO ROAD
ROCHESTER, NH 03867-4236
TAX MAP 232, LOT 15
S.C.R.D. BOOK 4498, PAGE 934

N/F WARD PAUL M. & PAMELA & BRETT A.
158 MEADERBORO ROAD
ROCHESTER, NH 03867-4246
TAX MAP 232, LOT 16-1
S.C.R.D. BOOK 4284, PAGE 347

N/F BEATTY, LANE THOMAS & JENNIFER
158 MEADERBORO ROAD
ROCHESTER, NH 03867-4236
TAX MAP 232, LOT 16-2
S.C.R.D. BOOK 4479, PAGE 748

ADJUTERS WITHIN 200' CONT.:

N/F SCRUTON, MATTHEW G.
195 TEN ROD ROAD
ROCHESTER, NH 03867-4246
TAX MAP 232, LOT 16-3
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 161
ROCHESTER, NH 03867-0181
TAX MAP 232, LOT 16
TAX MAP 234, LOT 33
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 19
S.C.R.D. BOOK 3729, PAGE 784

N/F SCHER, VITALIJ & AYSA
368 NH ROUTE 11, SUITE 119
FARMINGTON, NH 03835-3843
TAX MAP 232, LOT 20
S.C.R.D. BOOK 3191, PAGE 876

EXISTING LEGEND:

●	IRON BOUND ~TBS~
□	IRON BOUND ~FND~
■	GRANITE BOUND ~FND~
■	GRANITE BOUND ~TBS~
■	STONE BOUND ~FND~
●	UTILITY POLE
○	GUY WIRE
⦿	FIRE HYDRANT
⊕	CATCH BASIN
⊕	SEWER MANHOLE
⊕	SINGLE POST SIGN
⊕	TEST PIT
●	TREE

---	BUILDING SETBACK LINE
---	EASEMENT LINE
---	GAS LINE
---	OVERHEAD UTILITIES
---	HIGHWAY FENCE
---	SOILS LINE
---	EXISTING CONTOUR MINOR
---	EXISTING CONTOUR MAJOR
---	EXISTING CULVERT PIPE

▨	EXISTING AREAS OF GREATER THAN 25% SLOPE
---	--

▨	EXISTING AREAS OF GREATER THAN 15% SLOPE
---	--

---	WETLAND LINE
-----	--------------

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
-----	---------------------

---	UNDER DRAIN
-----	-------------

---	SILT FENCE / EROSION MIX BERM
-----	-------------------------------

---	FILTREXX 12" SILT SOXX
-----	------------------------

---	ORANGE CONSTRUCTION PERIMETER FENCE
-----	-------------------------------------

---	50' WETLANDS BUFFER
-----	---------------------

---	EASEMENT
-----	----------

---	MULCH BERM
-----	------------

---	STOCK PILE
-----	------------

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
18-25" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
25-48" 2.5Y 6/2, 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
4-16" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
18-21" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
21-48" 2.5Y 6/2, 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
4-16" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
16-19" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
19-50" 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/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 5/8, 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/IN

TEST PIT #5

0-10" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
10-15" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
15-19" 10YR 5/8, 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/IN

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 5/8, 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/IN

TEST PIT DATA CONT.:

TEST PIT #7

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

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 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE, COMMON MOTTLES
E.S.H.W.T. @ 26"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 4 MIN/IN

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 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE, COMMON MOTTLES
E.S.H.W.T. @ 25"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 4 MIN/IN

TEST PIT #500

0-4" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-12" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
12-22" 10YR 5/8, FINE LOAMY SAND, GRANULAR, FRIABLE
22-51" 10YR 6/4, FINE LOAMY SAND, GRANULAR, FRIABLE, 10% REDOX & DEPLETIONS
E.S.H.W.T. @ 22"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 8 MIN/IN

TEST PIT #501

0-8" 10YR 2/2, VERY FINE SANDY LOAM (ORGANIC)
8-16" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
16-40" 10YR 6/2, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ 16"
GROUND WATER @ 16"
REFUSAL @ N/A
P = 20 MIN/IN

TEST PIT #502

0-4" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-23" 10YR 5/6, VERY FINE SANDY LOAM, GRANULAR, FRIABLE
23-48" 10YR 6/4, FINE LOAMY SAND, SINGLE GRAIN, FRIABLE, 5% REDOX
E.S.H.W.T. @ 23"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 8 MIN/IN

TEST PIT #503

0-4" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-20" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
20-26" 2.5Y 7/2, FINE LOAMY SAND, SINGLE GRAIN, FRIABLE
26-48" 10YR 6/4, FINE LOAMY SAND, SINGLE GRAIN, FRIABLE, FAINT CONCENTRATIONS & DEPLETIONS
E.S.H.W.T. @ 26"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 4 MIN/IN

TEST PIT #504

0-10" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
10-19" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
19-30" 2.5Y 7/2, FINE LOAMY SAND, SINGLE GRAIN, BLOCKY, 30% REDOX - 10% DEPLETIONS
E.S.H.W.T. @ 19"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 30 MIN/IN

TEST PIT #504A

0-7" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
7-16" 10YR 5/4, FINE SANDY LOAM, GRANULAR, FRIABLE
16-24" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE, 10% REDOX - 5% DEPLETIONS
E.S.H.W.T. @ 16"
GROUND WATER @ 16"
REFUSAL @ N/A
P = 18 MIN/IN

TEST PIT #504

0-10" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
10-19" 10YR 5/8, FINE LOAMY SAND, SINGLE GRAIN, FRIABLE
19-30" 7.5Y 5/8, FINE LOAMY SAND, SINGLE GRAIN, BLOCKY, 30% REDOX - 10% DEPLETIONS
E.S.H.W.T. @ 19"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 4 MIN/IN

TEST PIT #504A

0-7" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
7-16" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
16-24" 10YR 5/4, FINE SANDY LOAM, GRANULAR, FRIABLE, 10% REDOX - 10% DEPLETIONS
E.S.H.W.T. @ 16"
GROUND WATER @ 24"
REFUSAL @ N/A
P = 18 MIN/IN

TEST PIT #505

0-4" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-16" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
16-29" 10YR 6/4, FINE LOAMY SAND, SINGLE GRAIN, FRIABLE
29-48" 2.5Y 6/2, VERY FINE LOAMY SAND, GRANULAR, FRIABLE, 10% REDOX - 5% DEPLETIONS
E.S.H.W.T. @ 29"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 6 MIN/IN

TEST PIT #506

0-8" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
8-24" 10YR 5/8, FINE LOAMY SAND, SINGLE GRAIN, FRIABLE
24-27" 7.5Y 5/8, FINE LOAMY SAND, SINGLE GRAIN, FRIABLE
27-46" 10YR 6/2, FINE LOAMY SAND, SINGLE GRAIN, FRIABLE
46-52" 10YR 6/2, FINE SANDY LOAM, SINGLE GRAIN, FRIABLE, FAINT CONCENTRATIONS
E.S.H.W.T. @ 46"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 4 MIN/IN

TEST PIT #507

0-11" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
11-16" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
16-32" 12.5Y 5/8, FINE SANDY LOAM, BLOCKY, FRIABLE, 30% REDOX - 10% DEPLETIONS
E.S.H.W.T. @ 16"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 24 MIN/IN

TEST PIT #508

0-9" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
9-16" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
16-32" 2.5Y 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
32-48" 10YR 6/4, FINE LOAMY SAND, SINGLE GRAIN, FRIABLE, 30% REDOX - 10% DEPLETIONS
E.S.H.W.T. @ 16"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 24 MIN/IN

TEST PIT #509

0-8" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
8-28" 10YR 4/4, FINE SANDY LOAM, GRANULAR, FRIABLE
28-48" 2.5Y 7/2, FINE SAND, SINGLE GRAIN, LOOSE IN HAND
48-52" 10YR 5/8, FINE SANDY LOAM, SINGLE GRAIN, FRIABLE, 30% REDOX
E.S.H.W.T. @ 28"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 10 MIN/IN

TEST PIT #510

0-8" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
8-16" 10YR 4/4, FINE SANDY LOAM, GRANULAR, FRIABLE
16-20" 2.5Y 7/2, FINE SAND, SINGLE GRAIN, LOOSE IN HAND
20-48" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE, 10% REDOX - 10% DEPLETIONS
E.S.H.W.T. @ 20"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 16 MIN/IN

TEST PIT #511

0-8" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
8-16" 10YR 4/4, FINE SANDY LOAM, GRANULAR, FRIABLE
16-48" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
48-52" 20% REDOX - 10% DEPLETIONS
E.S.H.W.T. @ 16"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 24 MIN/IN

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

NEIGHBORHOOD PLAN
FOR
GREEN CONSTRUCTION, INC.
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 : OCTOBER 9, 2018
FILE NO. : DB 2018 - 085

KENNETH A. BERRY
No. 1243
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:

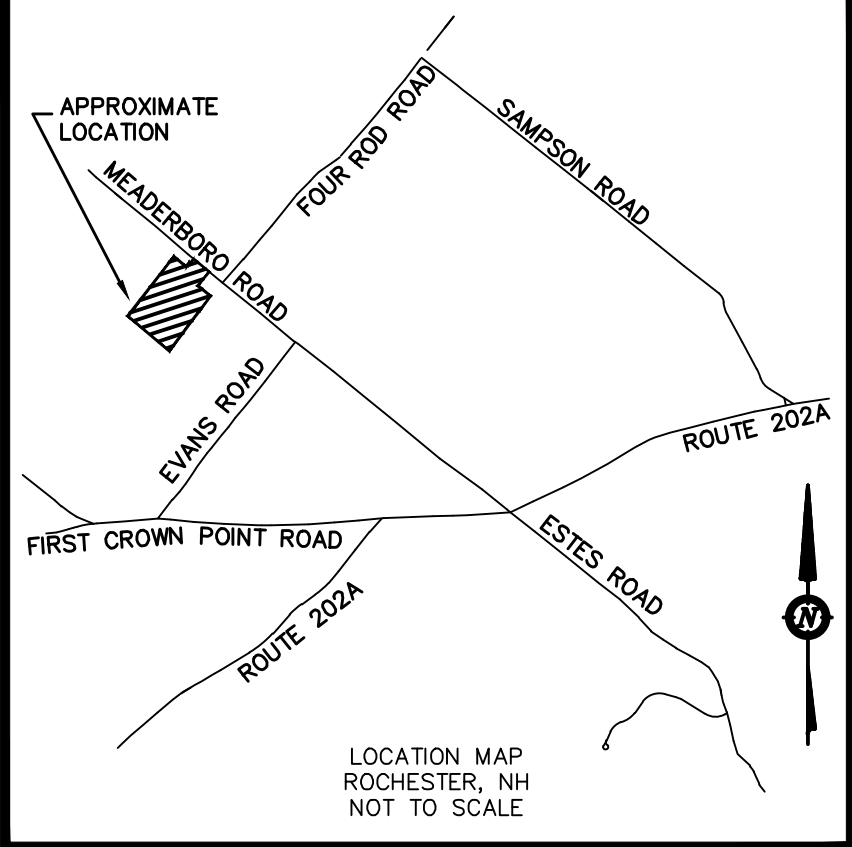
AdB - ACTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
CLB - GLOUCESTER FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
CLC - GLOUCESTER FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
CsB - GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8 % SLOPES
CsC - GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15 % SLOPES
LcB - 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
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, 1789. 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:

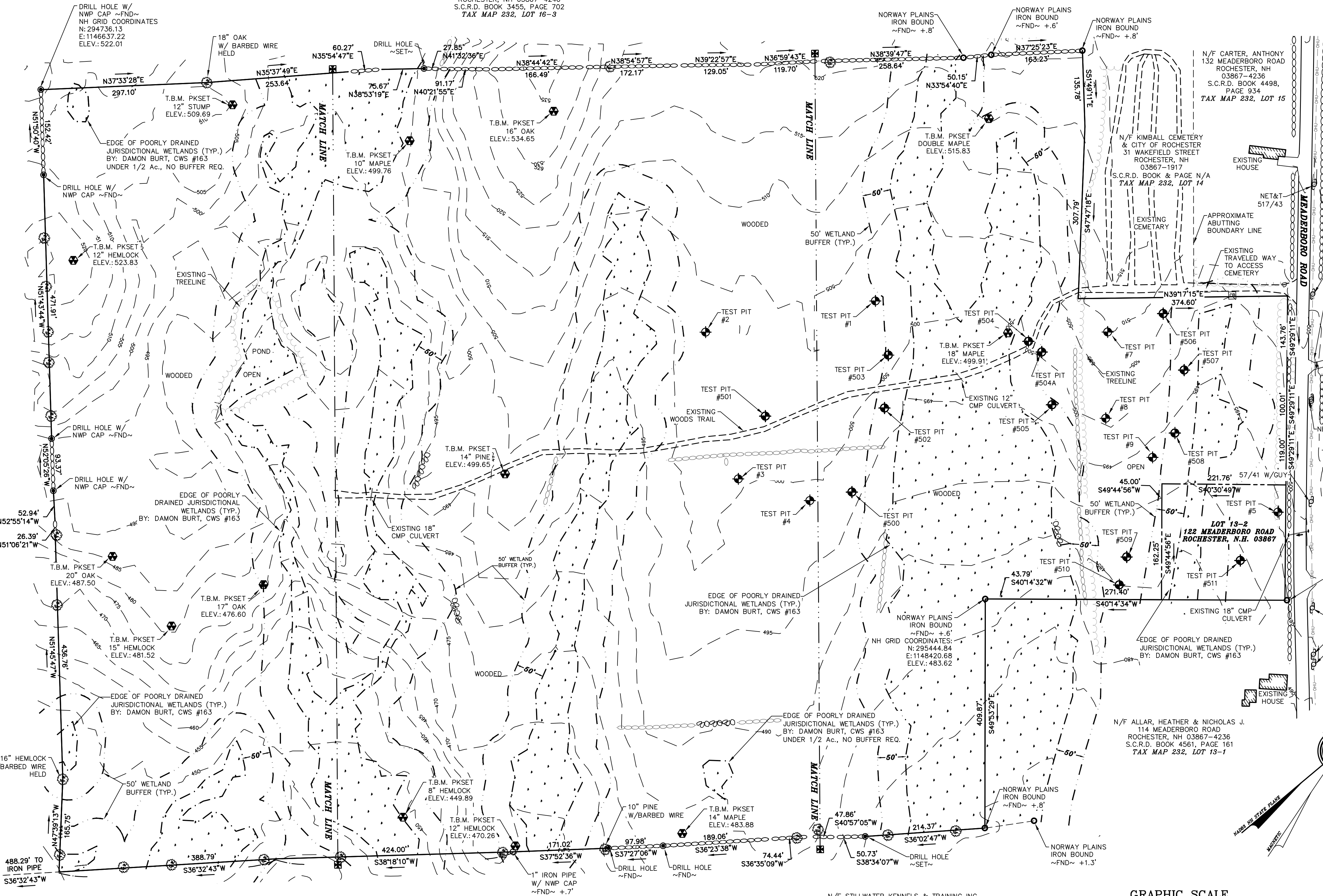
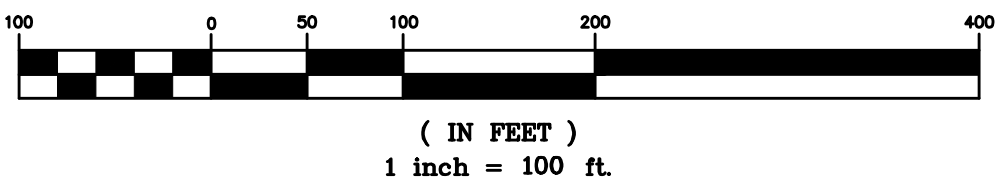
- 1.) OWNER: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 1A.) APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 2.) TAX MAP 232, LOT 13
- 3.) LOT AREA: 2,647,824 SQ. FT., 60.78 AC.
- 4.) S.C.R.D. BOOK 4601, PAGE 171
- 5.) ZONING: (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.) 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.

LEGEND:

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



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
S.C.R.D. BOOK 4336, PAGE 487 / BOOK 4267, PAGE 531
TAX MAP 232, LOT 33

N/F LIBBY, ELSON L. III & ERIN D.
33 EVANS ROAD
ROCHESTER, NH 03867-4131
S.C.R.D. BOOK 4587, PAGE 004
TAX MAP 232, LOT 10-3

N/F ROWELL, THERESA
29 EVANS ROAD
ROCHESTER, NH 03867-4236
S.C.R.D. BOOK 1621, PAGE 345
TAX MAP 232, LOT 10-1

N/F STILLWATER KENNELS & TRAINING INC
100 MEADERBORO ROAD
ROCHESTER, NH 03867-4236
S.C.R.D. BOOK 3893, PAGE 701
TAX MAP 232, LOT 12

GRAPHIC SCALE

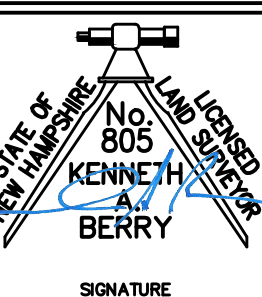
(IN FEET)
1 inch = 100 ft.

EXISTING CONDITIONS PLAN OVERVIEW

FOR
GROEN CONSTRUCTION, INC.
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

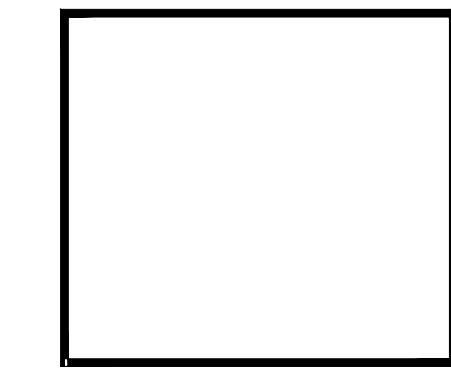
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 100 FT.

DATE : OCTOBER 9, 2018
FILE NO. : DB 2018 - 085



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 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
25-48" 2.5Y 6/2, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ 25"
GROUND WATER @ 36-48"
REFUSAL @ N/A
P = 18 MIN/IN

TEST PIT #4

0-4" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-16" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
16-24" 10YR 5/8, 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/IN

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 5/8, 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/IN

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 5/8, 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 = 15 MIN/IN

TEST PIT DATA:

TEST PIT #7

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

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 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
COMMON MOTTLES
E.S.H.W.T. @ 25"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 4 MIN/IN

TEST PIT DATA:

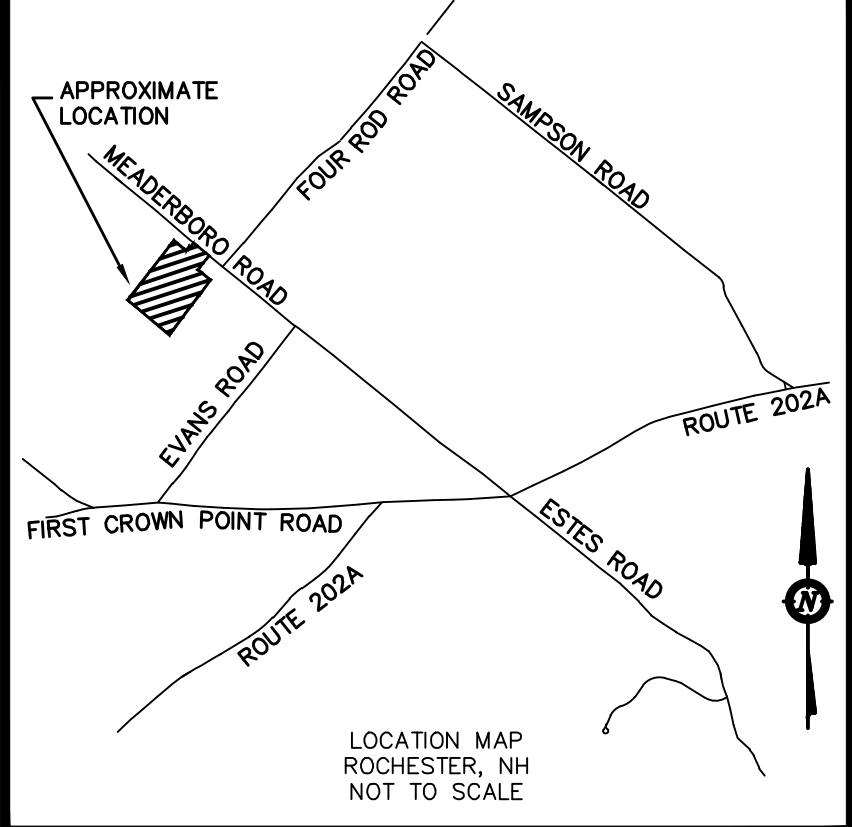
TEST PIT #9

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

SOILS:

AdB - ACTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
GIB - GLOUCESTER FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
GIC - GLOUCESTER FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
GsB - GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8 % SLOPES
GsC - 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: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 1A.) APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 2.) TAX MAP 232, LOT 13
- 3.) LOT AREA: 2,647,824 SQ. FT., 60.78 AC.
- 4.) S.C.R.D. BOOK 4601, PAGE 171
- 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.

ROAD NOTE:

MEADERBORO ROAD IS A 4 ROD WIDE LAYOUT, LAYOUT RECORD FOUND IN ROCHESTER BOOK 1, PAGE 25, DATED MARCH 25, 1788. 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
- 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

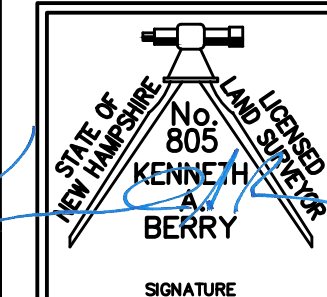
KENNETH A. BERRY LLS 805 DATE

EXISTING CONDITIONS PLAN NORTH SECTION

FOR
GROEN CONSTRUCTION, INC.
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 : OCTOBER 9, 2018
FILE NO. : DB 2018 - 085



SHEET 3 OF 30

TEST PIT DATA:

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 6/2, 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
4-16" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
16-19" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
19-50" 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/IN

TEST PIT DATA:

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 6/2, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ 24"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 18 MIN/IN

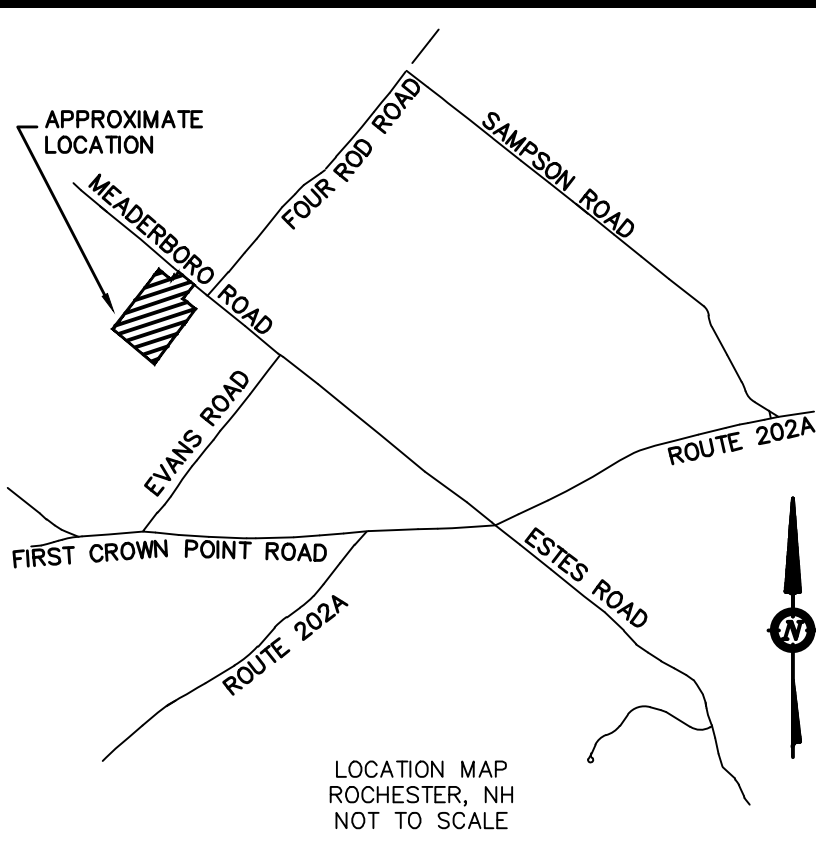
SOILS:

AdB - ACTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
GIB - GLOUCESTER FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
GIC - GLOUCESTER FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
GsB - GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8 % SLOPES
GsC - 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

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: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 1A.) APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 2.) TAX MAP 232, LOT 13
- 3.) LOT AREA: 2,647,824 SQ. FT., 60.78 Ac.
- 4.) S.C.R.D. BOOK 4601, PAGE 171
- 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 03867-4246
S.C.R.D. BOOK 3455, PAGE 702
TAX MAP 232, LOT 16-3

ADJUTERS TO THE EAST:

N/F ROWELL, THERESA
29 EVANS ROAD
ROCHESTER, NH 03867-4131
S.C.R.D. BOOK 3455, PAGE 345
TAX MAP 232, LOT 10-1

N/F CHRETIEN, 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 TYP
- 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

EXISTING CONDITIONS PLAN CENTRAL SECTION

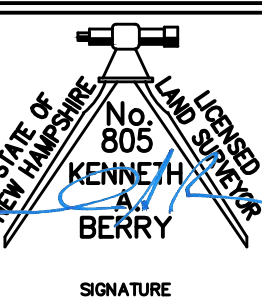
FOR

GROEN CONSTRUCTION, INC.
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 : OCTOBER 9, 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 2016
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: DURGON, 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 29, 1987
S.C.R.D.: PLAN # 33A-046

SOILS:

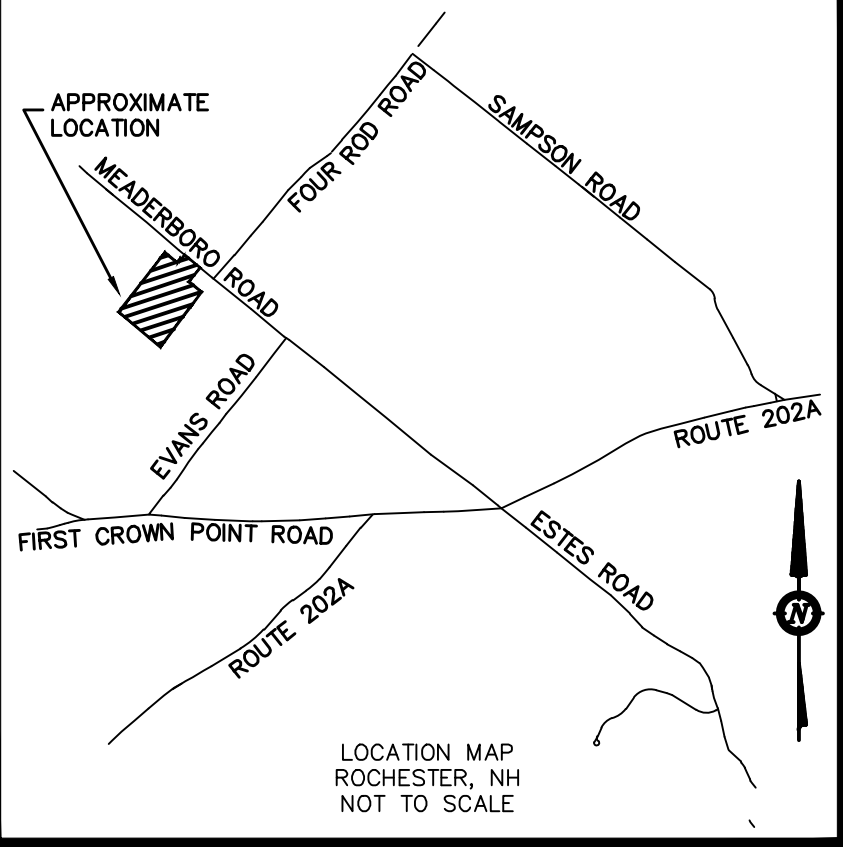
- AdB** - ACTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
GIB - GLOUCESTER FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
GIC - GLOUCESTER FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
GsB - GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8 % SLOPES
GsC - GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15 % SLOPES
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

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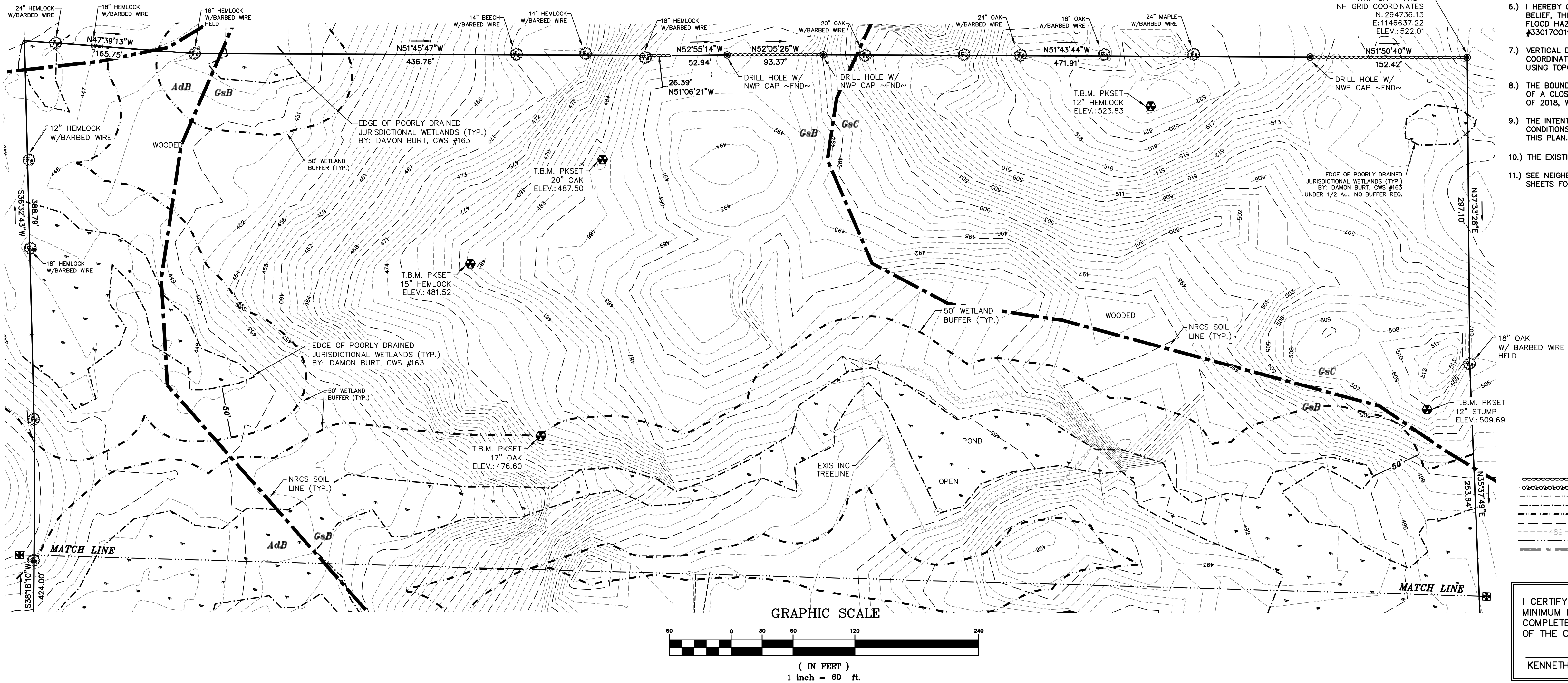
DAMON BURT, CERTIFIED WETLAND SCIENTIST #163

FRAGGLE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163



NOTES:

- OWNER: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- TAX MAP 232, LOT 13
- LOT AREA: 2,647,824 SQ. FT., 60.78 AC.
- S.C.R.D. BOOK 4601, PAGE 171
- ZONING: (AG) AGRICULTURAL DISTRICT
MINIMUM FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 45,000 Sq. Ft.
FRONT SETBACK ~ 20'
REAR SETBACK ~ 20'
SIDE SETBACK ~ 10'
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MAX. BUILDING HEIGHT: 35'
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MAX. LOT COVERAGE: 35%
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- 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 TYP
- FOUND 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

EXISTING CONDITIONS PLAN SOUTH SECTION

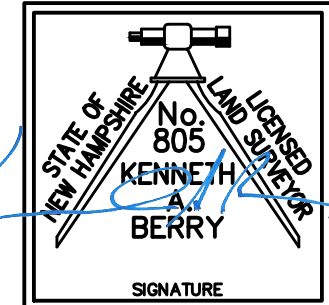
FOR
GROEN CONSTRUCTION, INC.
122 MEADERBORO ROAD
ROCHESTER, NH 03867

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 : OCTOBER 9, 2018

FILE NO. : DB 2018 - 085



WETLAND NOTE:

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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 3729, PAGE 784
TAX MAP 232, LOT 19
RES. USE/2.08 AC.

N/F SCHER, VITALIJ & AYSA
368 ROUTE 11, STE 119
FARMINGTON, NH 03835-3843
BOOK 3191, PAGE 878
TAX MAP 232, LOT 20
VACANT LAND/2.03 AC.

NOTES CONT.:

- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.
- 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 ADDITIONAL NOTES AND SHEET 8 FOR PLAN REFERENCES.
- EACH LOT HAS 3,000 Sq. Ft. OF BUILDABLE AREA
- ADDRESS NUMBERS MUST BE PLACED ON EACH LOT UNTIL THE NUMBER CAN BE AFFIXED TO THE MAILBOX AND HOME.
- "PROTECTED NATURAL AREA" SIGNS ARE TO BE INSTALLED EVERY 50-75 FEET ALONG THE 25' WETLAND BUFFER IN REASONABLE PROXIMITY TO HOMES AND YARDS PRIOR TO CONSTRUCTION. SIGNS ARE AVAILABLE AT THE PLANNING DEPARTMENT.

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
- FOUND
- TYPICAL
- STRAFFORD COUNTY REGISTRY OF DEEDS

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
VACANT LAND/32.40 AC.

NORWAY PLAINS
IRON BOUND
~FND~ +.8'

NORWAY PLAINS
IRON BOUND
~FND~ +.6'

NORWAY PLAINS
IRON BOUND
~FND~ +.8'

N/F CARTER, ANTHONY
132 MEADERBORO ROAD
ROCHESTER, NH
03867-4236
S.C.R.D. BOOK 4498,
PAGE 934
TAX MAP 232, LOT 15
RES. USE/ 1.7 AC.

3/4" REBAR
W/ ID CAP
~TBS~ (TYP.)

N/F KIMBALL CEMETERY & CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH
03867-1917
TAX MAP 232, LOT 14
CEMETERY USE/ 1.9 AC.

50' WETLAND
BUFFER (TYP.)

NET&T
517/43

PROPOSED GRADING & DRAINAGE EASEMENT #9

LOT 13-9
47,512 Sq.Ft.
1.09 AC.
5 LEOTA LANE

LOT 13-8
46,693 Sq.Ft.
1.07 AC.
9 LEOTA LANE

LOT 13-3
45,881 Sq.Ft.
1.05 AC.
4 LEOTA LANE

LOT 13-4
75,208 Sq.Ft.
1.72 AC.
8 LEOTA LANE

LOT 13-2
122 MEADERBORO ROAD
ROCHESTER, N.H. 03867

NORWAY PLAINS
IRON BOUND
~FND~ +.1'
HELD FOR LINE

PSNH 517/39

PSNH 517/38Y

PSNH 517/38X

3/4" REBAR
W/ ID CAP
~TBS~ (TYP.)

N/F ALLAR, HEATHER & NICHOLAS J.
114 MEADERBORO ROAD
ROCHESTER, NH 03867-4236
S.C.R.D. BOOK 4561, PAGE 161
TAX MAP 232, LOT 13-1
RES. USE/5.0 AC.

NORWAY PLAINS
IRON BOUND
~FND~ +.6'
NH GRID COORDINATES:
N:295444.84
E:1148420.68
ELEV.:483.62

NORWAY PLAINS
IRON BOUND
~FND~ +.8'

NORWAY PLAINS
IRON BOUND
~FND~ +.1.3'

FRAGGLE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD

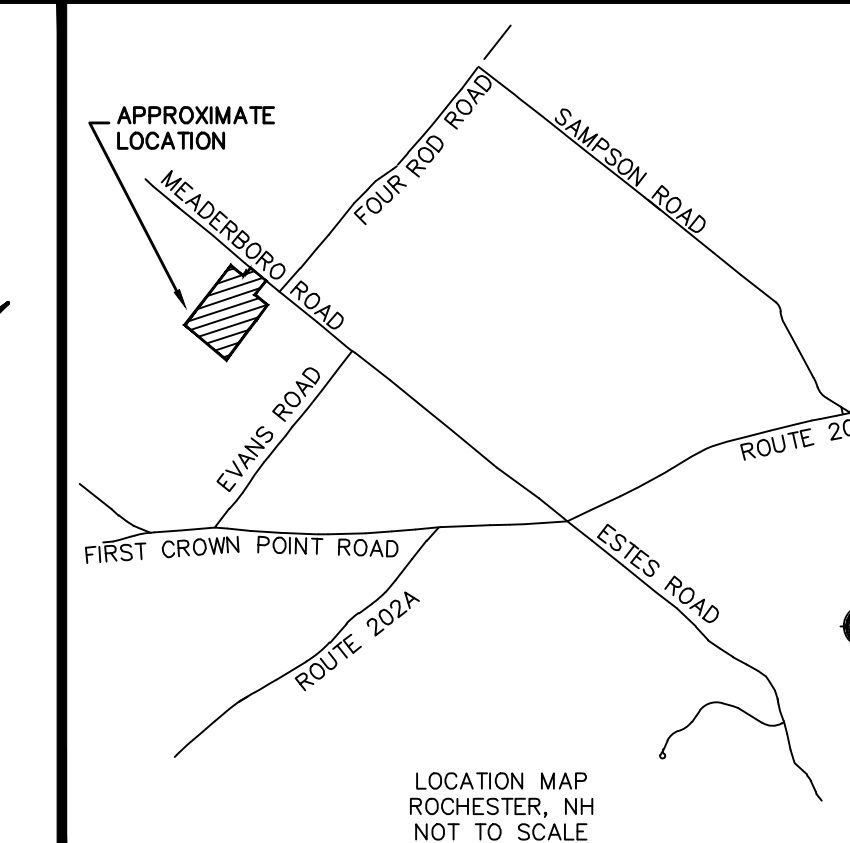
CERTIFIED BY : _____

DATE : _____

N/F STILLWATER KENNELS & TRAINING INC
100 MEADERBORO ROAD
ROCHESTER, NH 03867-4236
S.C.R.D. BOOK 3893, PAGE 701
TAX MAP 232, LOT 12
RES. & COM. KENNEL USE/5.3 AC.

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
RES. USE/11.01 AC.

N/F LIBBY, ELSON L. III & ERIN D.
33 EVANS ROAD
ROCHESTER, NH 03867-4131
S.C.R.D. BOOK 4587, PAGE 004
TAX MAP 232, LOT 10-3
RES. USE/ 24.50 AC.



NOTES:

- OWNER: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
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- 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.
- LOTS 13-3, 13-4, 13-8 & 13-9 WILL REQUIRE NHDES SUBDIVISION APPROVAL. LOTS 13, 13-5, 13-6, & 13-7 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 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 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.
- 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.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

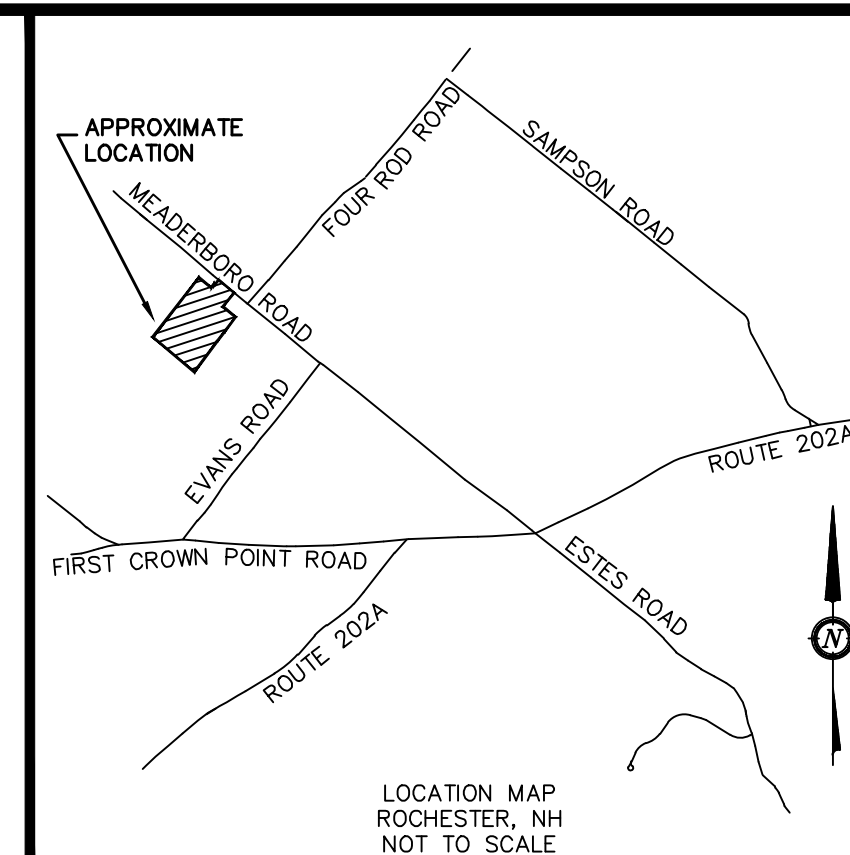
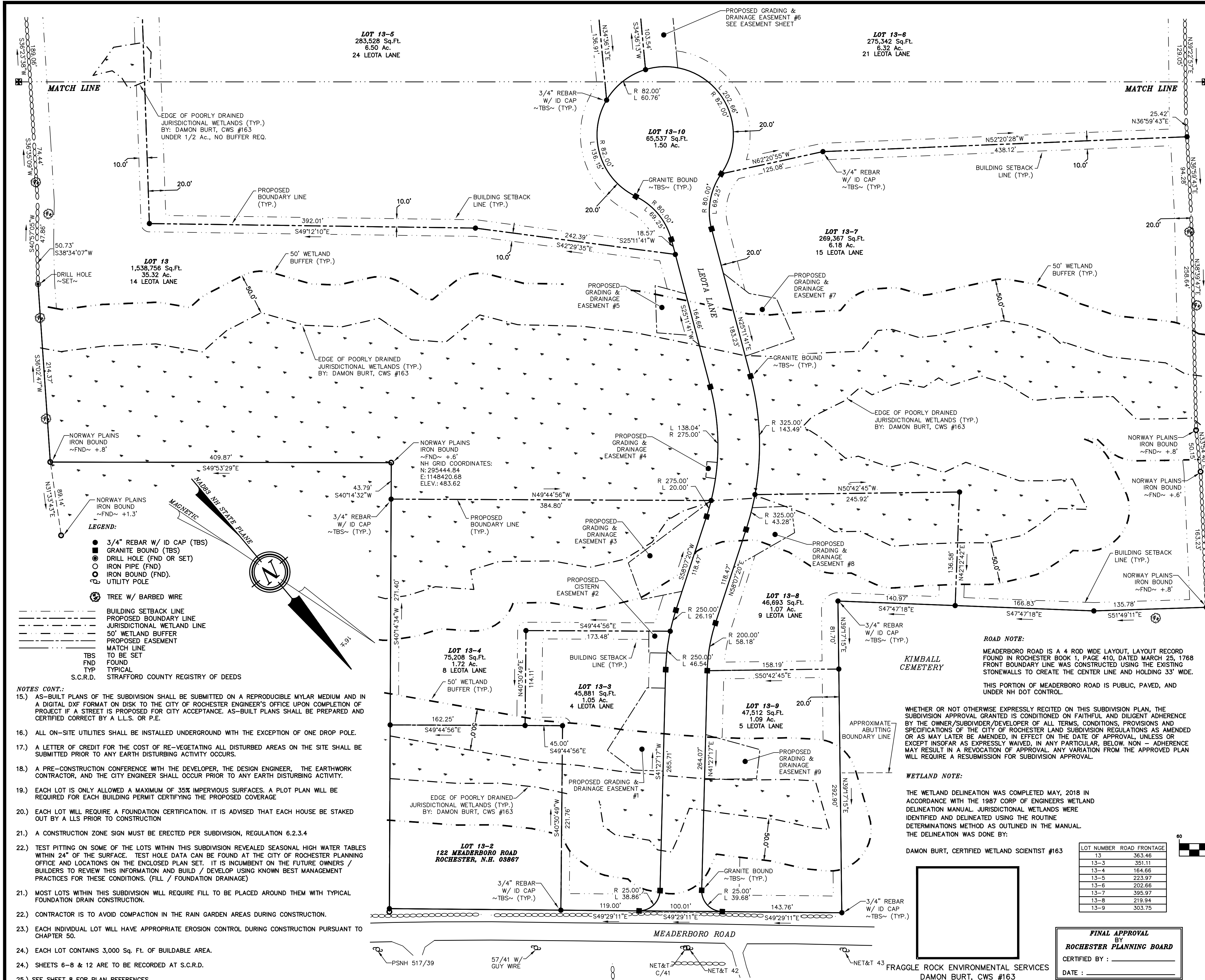
I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000 -

KENNETH A. BERRY LLS 805 DATE _____

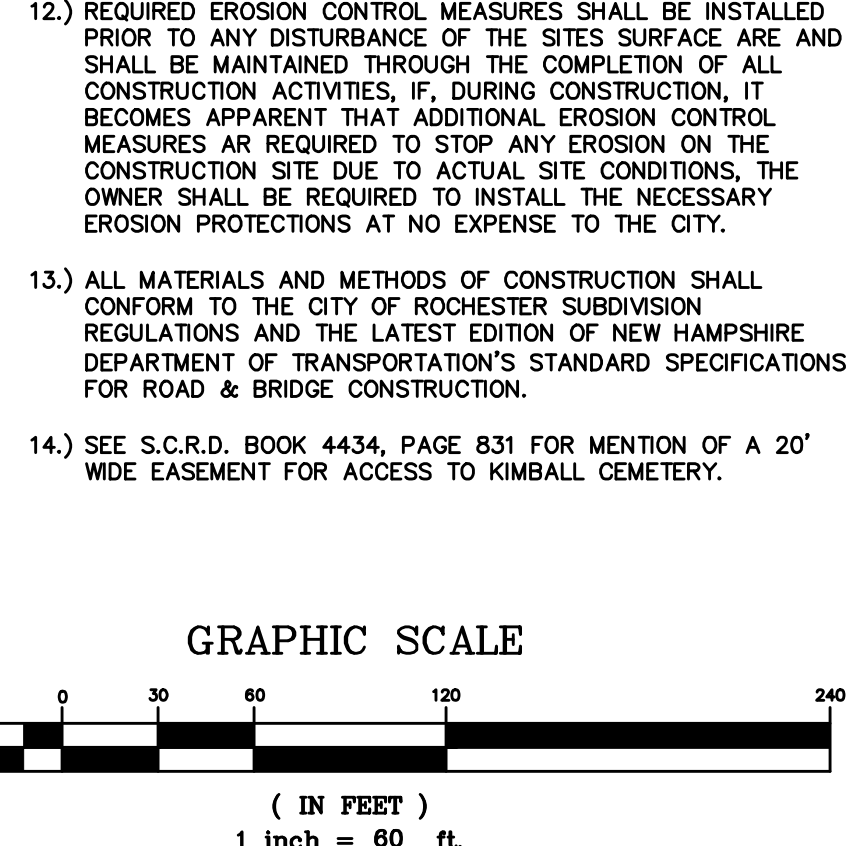
DESCRIPTION	REVISION	DATE

MAJOR SUBDIVISION PLAN OVERVIEW FOR GROEN CONSTRUCTION, INC. 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 : OCTOBER 9, 2018 FILE NO. : DB 2018 - 085
--



- NOTES:**
- 1) OWNER: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
 - 1A.) APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
 - 2.) TAX MAP 232, LOT 13
 - 3.) LOT AREA: 2,647,824 Sq. Ft., 60.78 Ac.
 - 4.) S.C.R.D. BOOK 4601, PAGE 171
 - 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 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.) LOTS 13-3, 13-4, 13-8 & 13-9 WILL REQUIRE NHDES SUBDIVISION APPROVAL. LOTS 13, 13-5, 13-6, & 13-7 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
 - 10.) THE INTENT OF THIS PLAN SET IS TO SUBDIVIDE TAX MAP 232, LOT 13 INTO EIGHT 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.
 - 11.) 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.
 - 12.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE SURFACE ARE AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTIONS AT NO EXPENSE TO THE CITY.
 - 13.) 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.
 - 14.) SEE S.C.R.D. BOOK 4434, PAGE 831 FOR MENTION OF A 20' WIDE EASEMENT FOR ACCESS TO KIMBALL CEMETERY.



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

SUBDIVISION PLAN DETAIL (NORTH SECTION)

FOR
GROEN CONSTRUCTION, INC.
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 : OCTOBER 9, 2018
FILE NO. : DB 2018 - 085

SIGNATURE

SHEET 7 OF 30

LOT NUMBER	ROAD FRONTAGE
13	363.46
13-3	351.11
13-4	164.66
13-5	223.97
13-6	202.66
13-7	395.97
13-8	219.94
13-9	303.75

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

FRAGGLE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163

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
- "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
- "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
- "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:

- "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
- "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:

- "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
- "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 29, 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

REMAINING LAND
LOT 19
1,538,756 Sq.Ft.
35.32 Ac.
14 LEOTA LANE

SEE OVERVIEW SUBDIVISION
SHEET FOR MEETS &
BOUNDS/SETBACKS ON
REMAINDER ON LOT 13

3/4" REBAR
W/ ID CAP
~TBS~ (TYP.)

PROPOSED GRADING &
DRAINAGE EASEMENT #6
SEE EASEMENT SHEET.

LOT 13-5
283,528 Sq.Ft.
6.50 Ac.
24 LEOTA LANE

LOT 13-6
275,342 Sq.Ft.
6.32 Ac.
21 LEOTA LANE

LOT 13-10
65,537 Sq.Ft.
1.50 Ac.

LOT 13-7
269,367 Sq.Ft.
6.18 Ac.
15 LEOTA LANE

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.

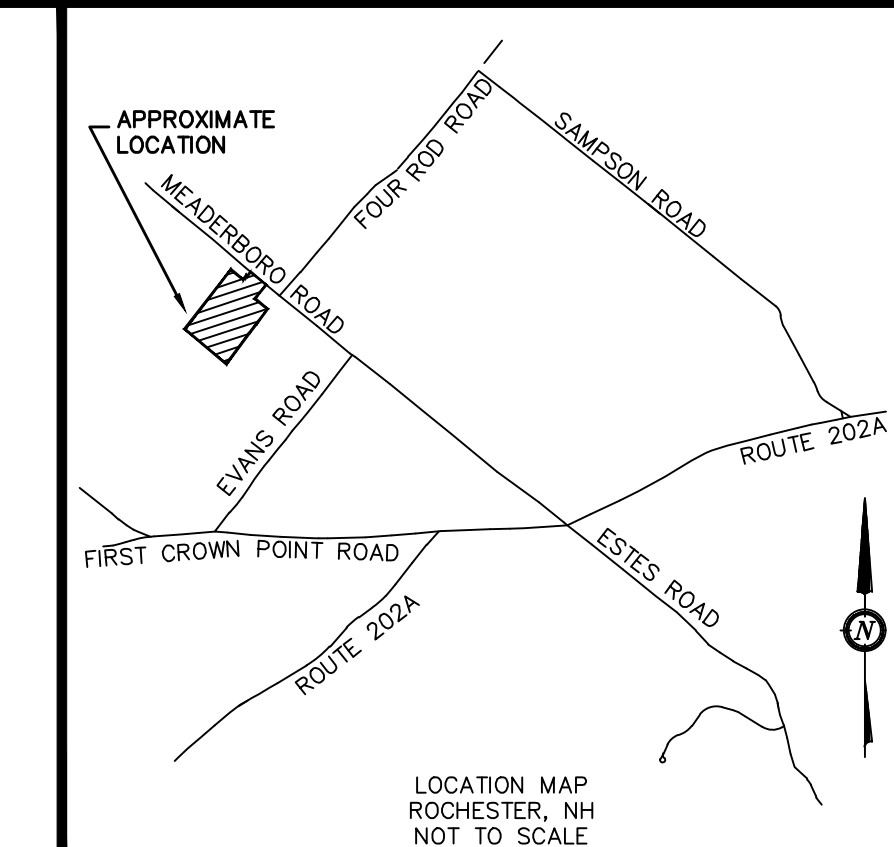
FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE :

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

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

NOTES:

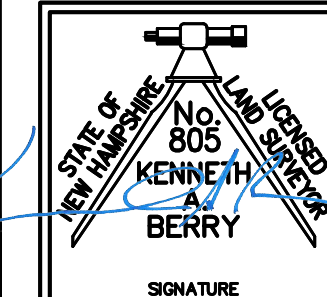
- OWNER: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- TAX MAP 232, LOT 13
- LOT AREA: 2,647,824 Sq. Ft., 60.78 Ac.
- S.C.R.D. BOOK 4601, PAGE 171
- ZONING: (AG) AGRICULTURAL DISTRICT
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. 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, 13-4, 13-8 & 13-9 WILL REQUIRE NHDES SUBDIVISION APPROVAL. LOTS 13, 13-5, 13-6, & 13-7 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 EIGHT 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.
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- 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.
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 : OCTOBER 9, 2018
FILE NO. : DB 2018 - 085



FRAGGLE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163

WETLAND NOTE:

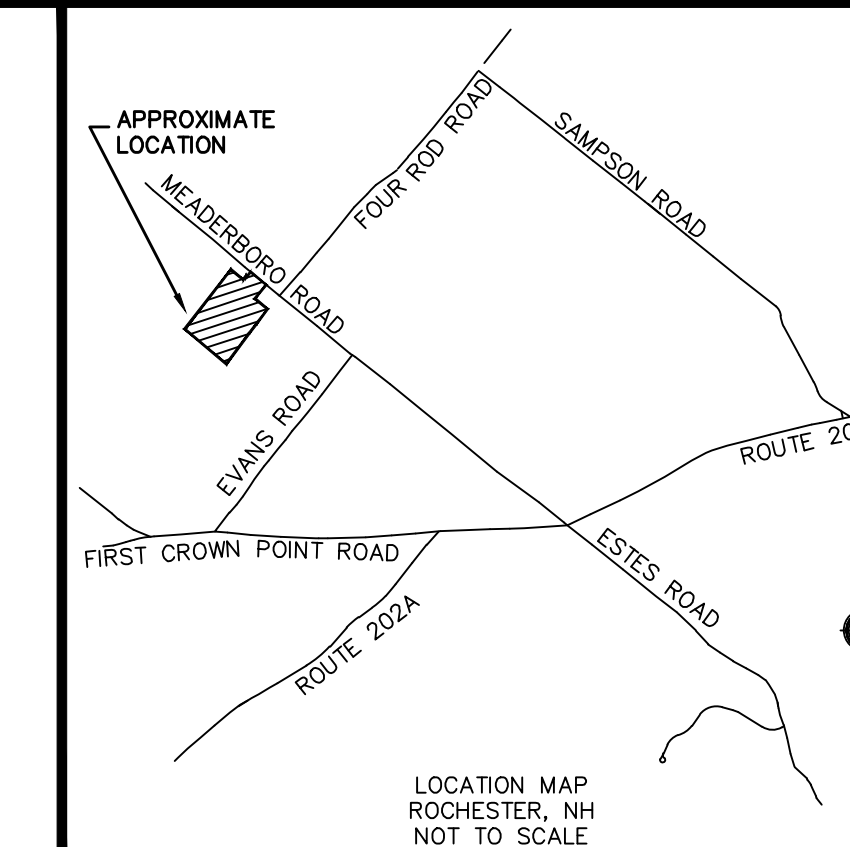
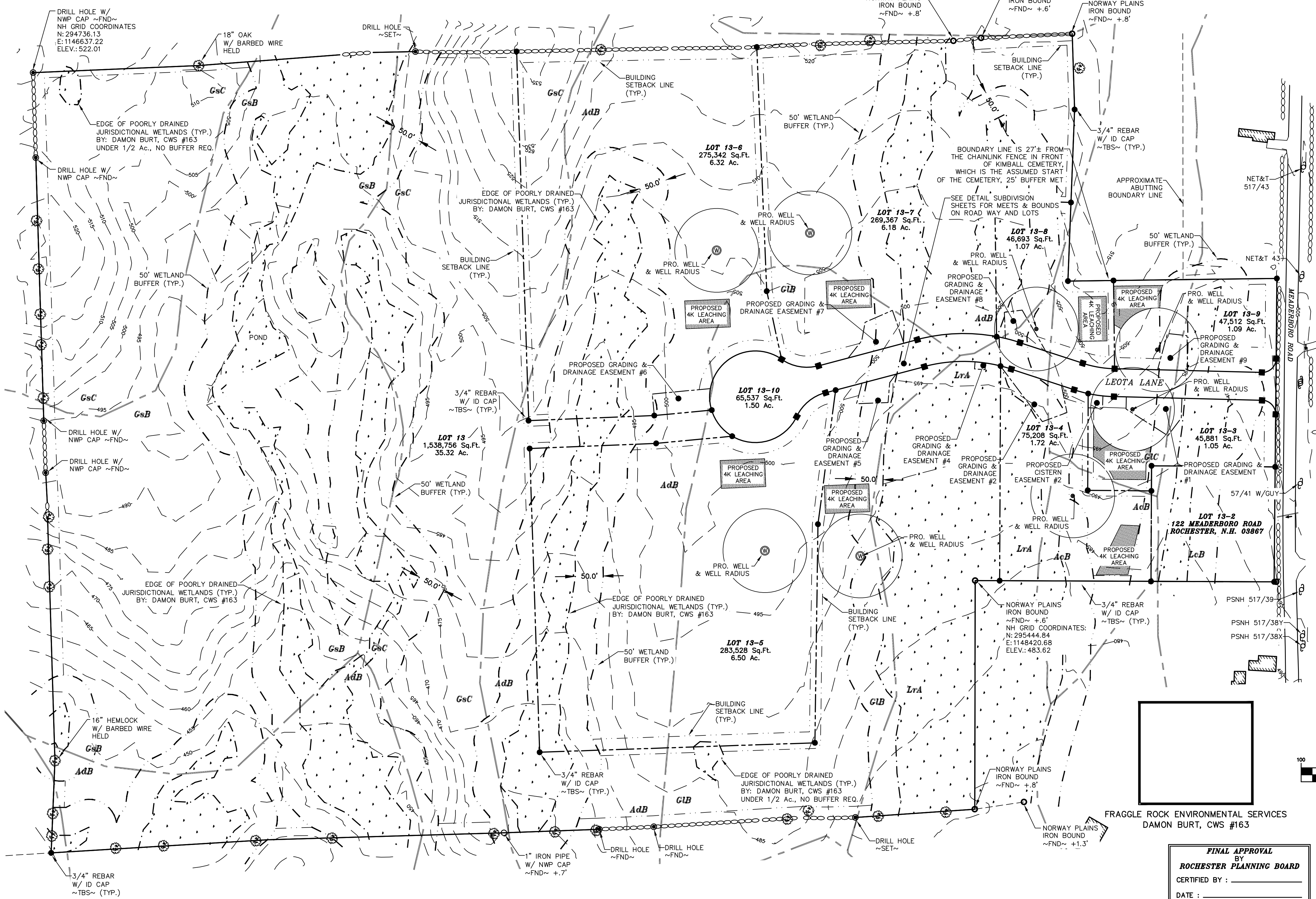
THE WETLAND DELINEATION WAS COMPLETED MAY, 2018 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY:

DAMON BURT, CERTIFIED WETLAND SCIENTIST #163

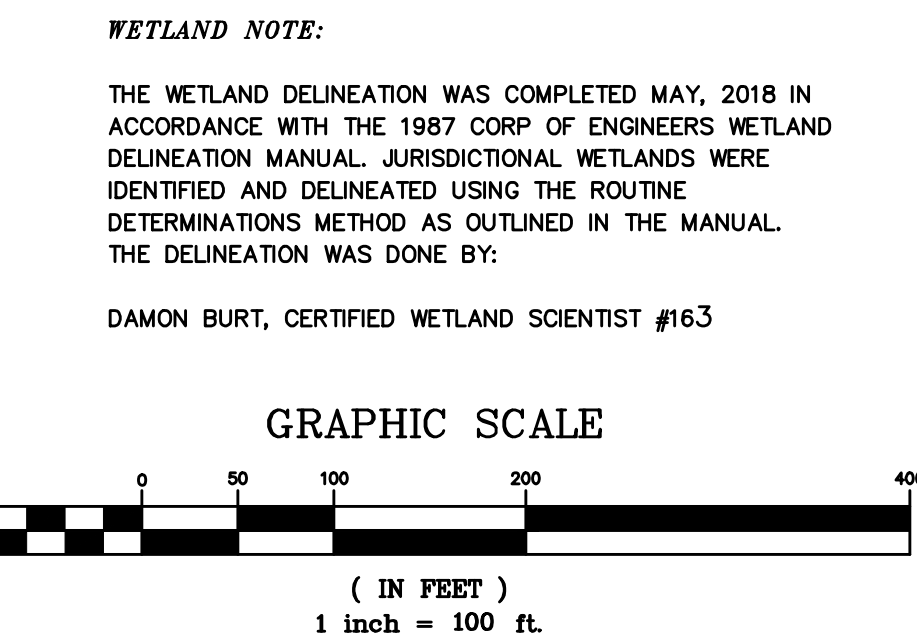
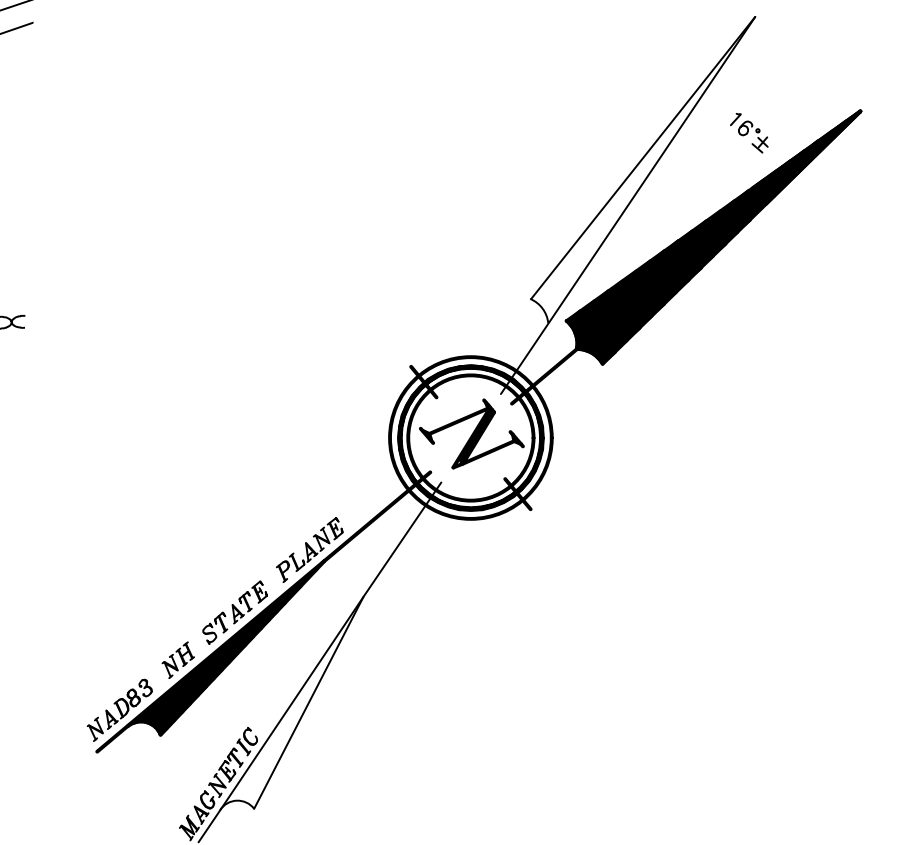
LEGEND:

- 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
- TYP
- S.C.R.D.
- TYPICAL
- STRAFFORD COUNTY REGISTRY OF DEEDS



- NOTES:
- OWNER: GROEN CONSTRUCTION, INC. 120 WASHINGTON STREET, SUITE 302 ROCHESTER, NH 03839
 - APPLICANT: GROEN CONSTRUCTION, INC. 120 WASHINGTON STREET, SUITE 302 ROCHESTER, NH 03839
 - TAX MAP 232, LOT 13
 - LOT AREA: 2,647,824 Sq. Ft., 60.78 Ac
 - S.C.R.D. BOOK 4601, PAGE 171
 - 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%



FRAGGLE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD

DESIGNED 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 -

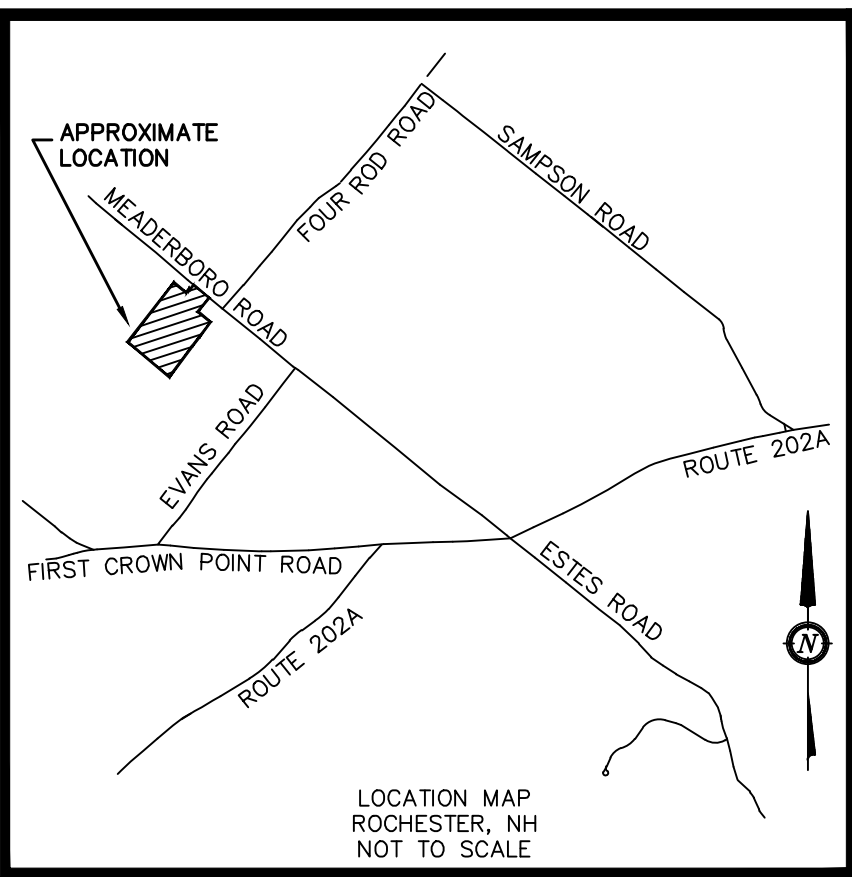
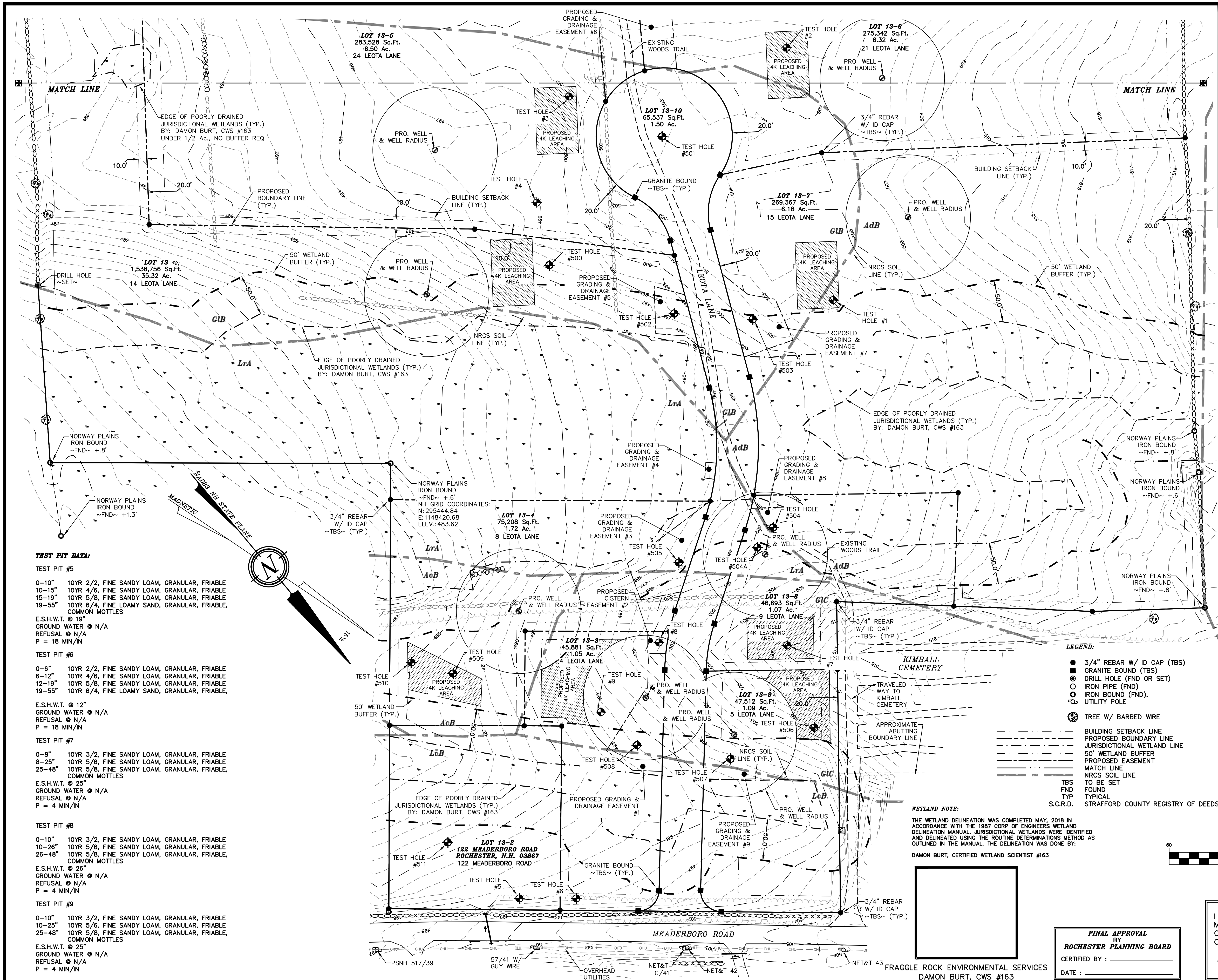
KENNETH A. BERRY LLS 805 DATE _____

MAJOR SUBDIVISION PLAN OVERVIEW TOPOGRAPHY	
FOR GROEN CONSTRUCTION, INC. 122 MEADERBORO ROAD ROCHESTER, NH 03867 TAX MAP 232, LOT 13	

REVISION	DATE

BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603)332-2863 SCALE : 1 IN. EQUALS 100 FT. DATE : OCTOBER 9, 2018 FILE NO. : DB 2018 - 085	
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SHEET 9 OF 30



NOTES:

1.) OWNER: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839

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

2.) TAX MAP 232, LOT 13

3.) LOT AREA: 2,647,824 Sq. Ft., 60.78 Ac.

4.) S.C.R.D. BOOK 4601, PAGE 171

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 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
25-48" 2.5Y 6/2, 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 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
21-48" 2.5Y 6/2, 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 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
19-50" 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/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 5/8, 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/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
- TO BE SET
- FND
- TYP
- S.C.R.D.

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

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY :
DATE :

FRAGGLE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163

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

SUBDIVISION PLAN TOPOGRAPHY (NORTH SECTION)

FOR
GROEN CONSTRUCTION, INC.
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 : OCTOBER 9, 2018
FILE NO. : DB 2018 - 085

SHEET 10 OF 30

TEST PIT DATA:

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 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
21-48" 2.5Y 6/2, 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
4-16" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
16-19" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
19-50" 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/IN

TEST PIT DATA CONT.:

TEST PIT #500

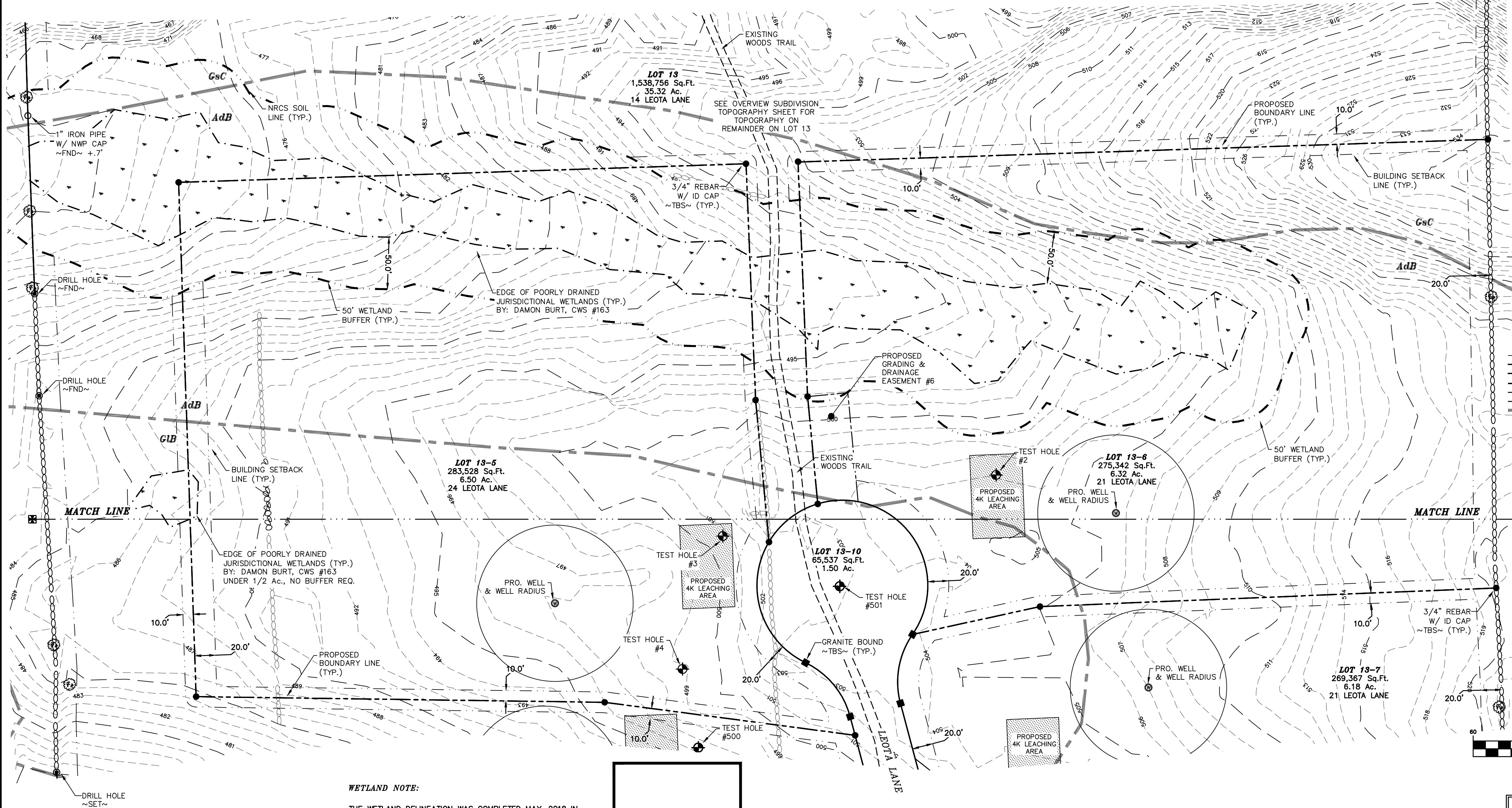
0-4" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-12" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
12-22" 10YR 5/8, FINE LOAMY SAND, GRANULAR, FRIABLE
22-51" 10YR 6/4, FINE SANDY LOAM, GRANULAR, FRIABLE,
10% REDOX & DEPLETIONS

E.S.H.W.T. @ 22"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 8 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 5/8, 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/IN

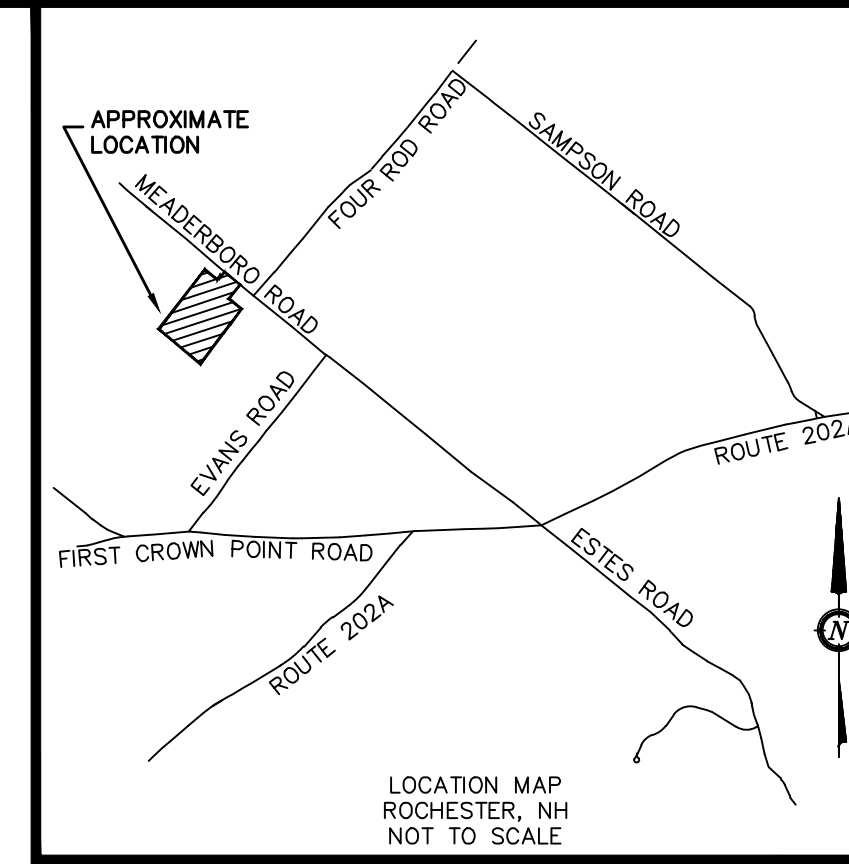
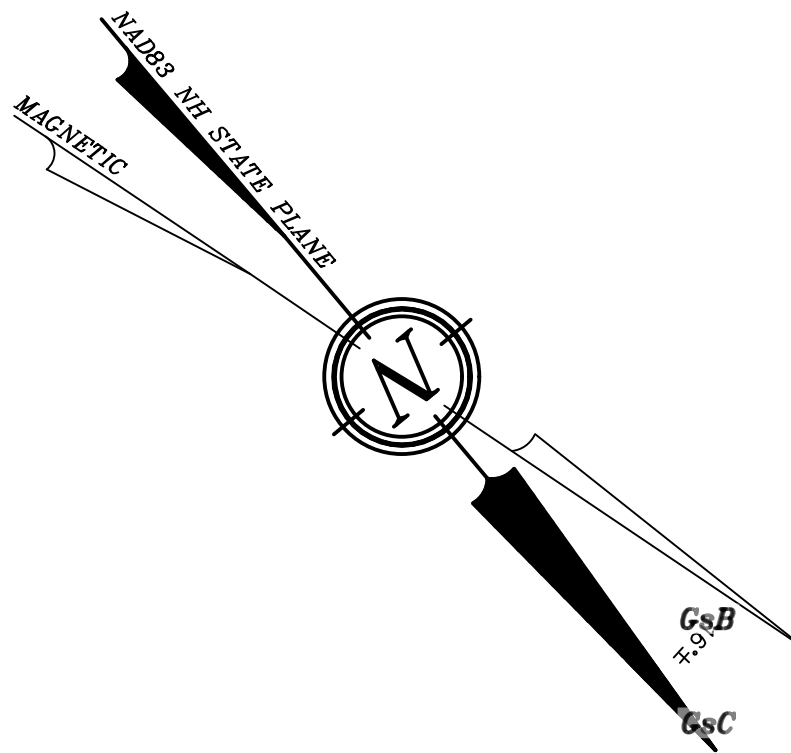


WETLAND NOTE:

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 ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163

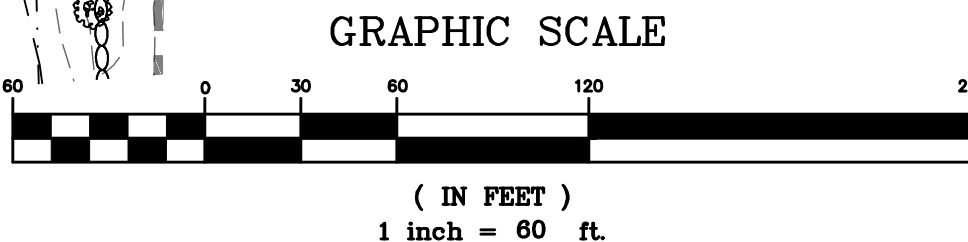


NOTES:

- 1.) OWNER: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 1A.) APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 2.) TAX MAP 232, LOT 13
- 3.) LOT AREA: 2,647,824 Sq. Ft., 60.78 Ac.
- 4.) S.C.R.D. BOOK 4601, PAGE 171
- 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
- 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



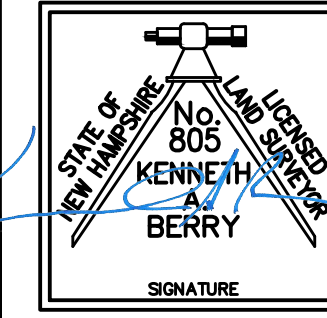
FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY : _____
DATE : _____

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 (CENTRAL SECTION)
FOR
GROEN CONSTRUCTION, INC.
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 : OCTOBER 9, 2018
FILE NO. : DB 2018 - 085

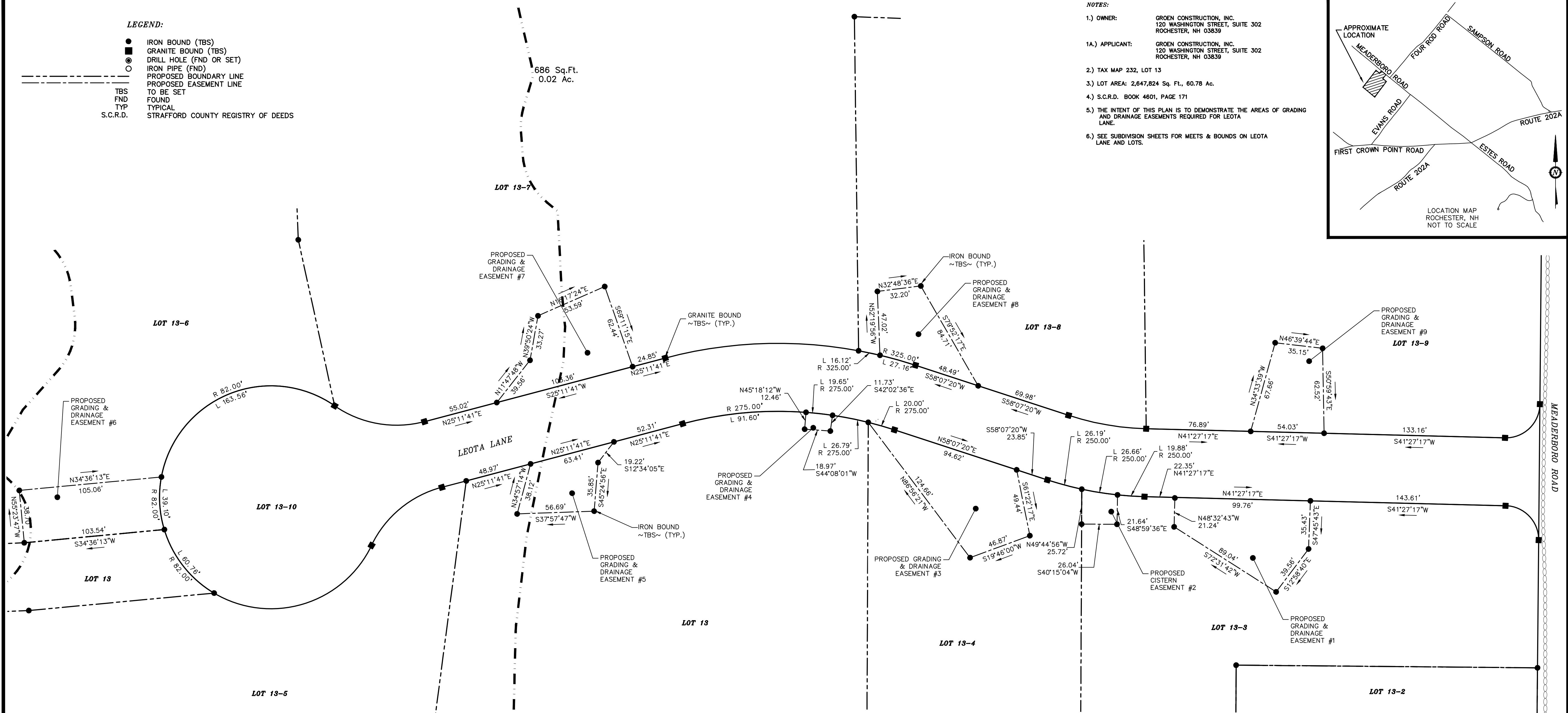
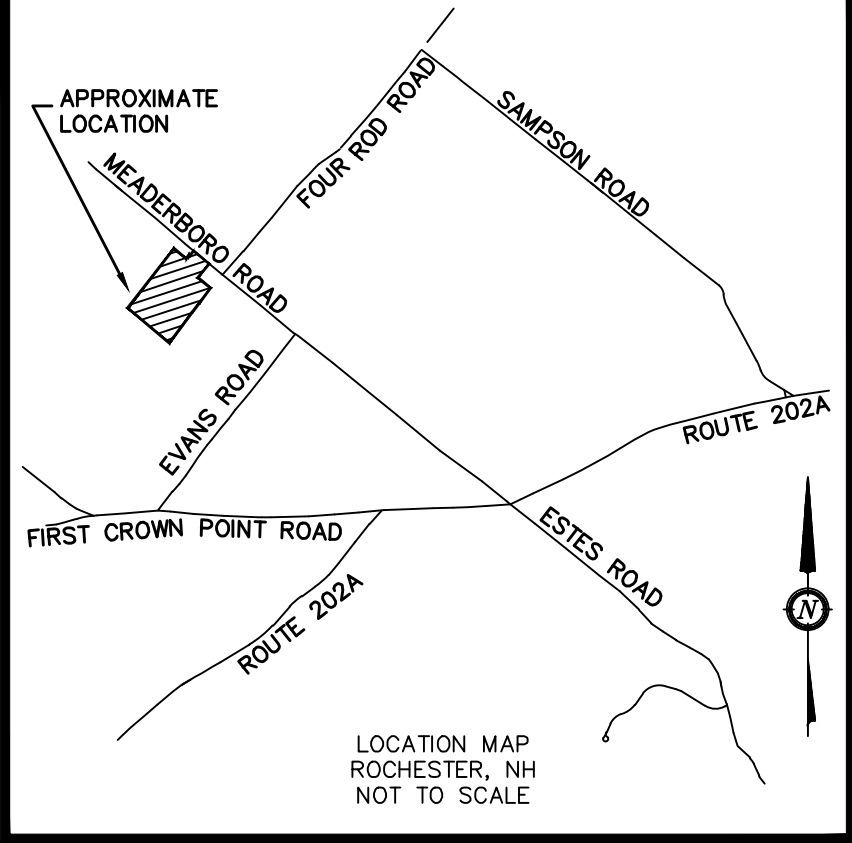


LEGEND:

- 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: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 1A.) APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 2.) TAX MAP 232, LOT 13
- 3.) LOT AREA: 2,647,824 Sq. Ft., 60.78 Ac.
- 4.) S.C.R.D. BOOK 4601, PAGE 171
- 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 CONTINUED:

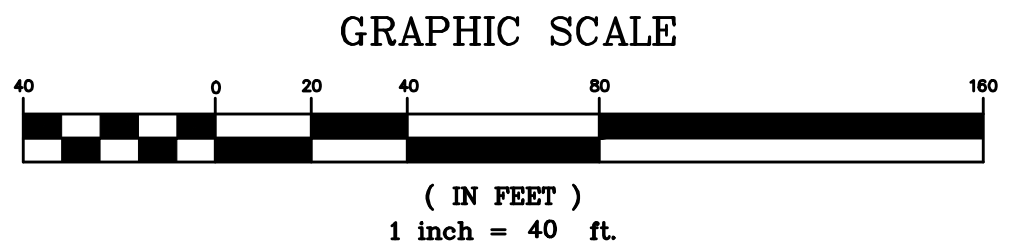
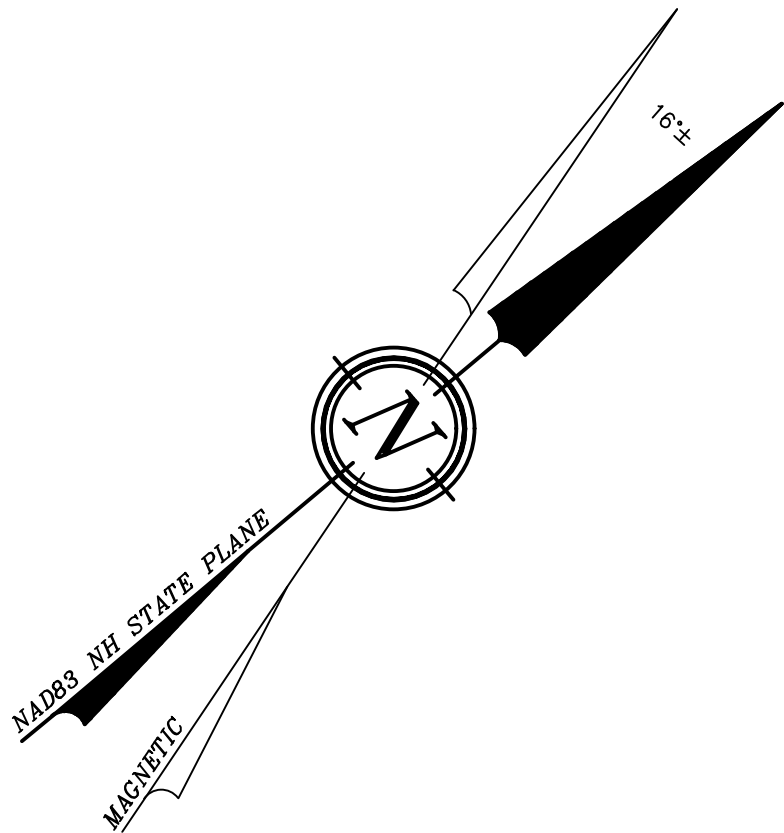
PLAN REFERENCES:

- 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

- 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

REVISION	DATE	DESCRIPTION

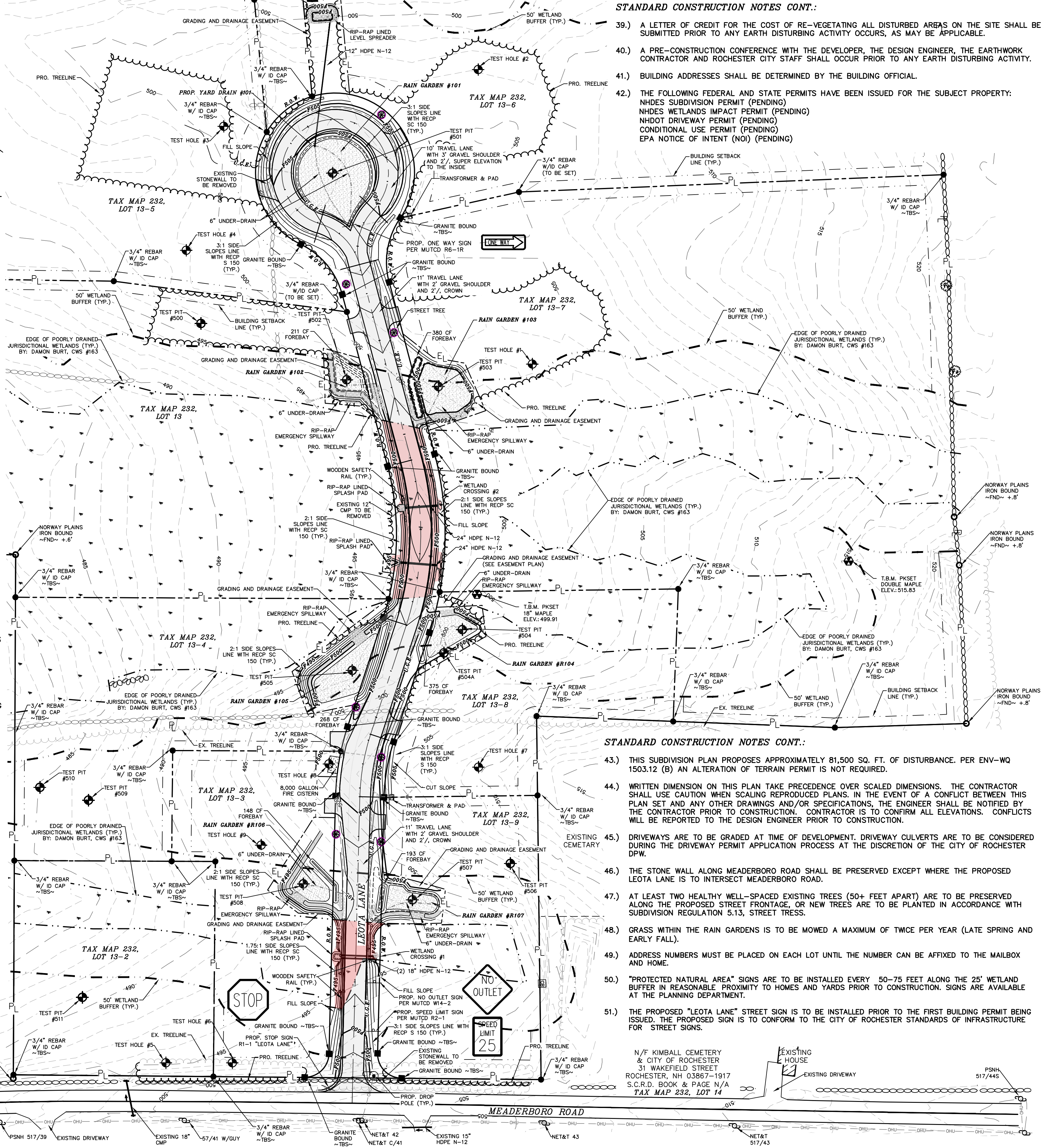
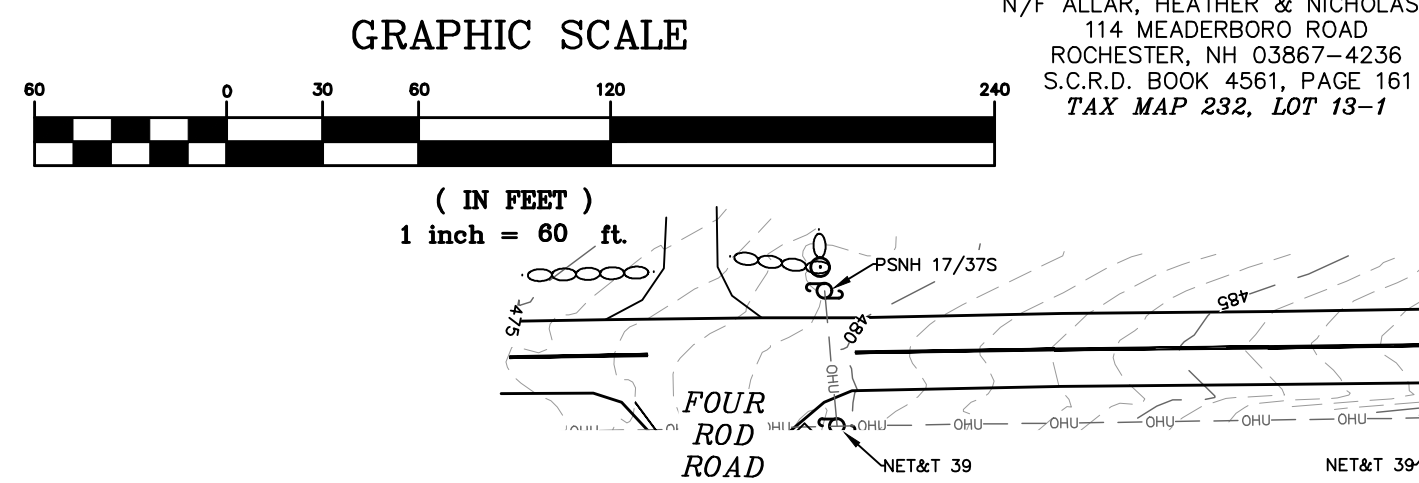
EASEMENT PLAN
FOR
GROEN CONSTRUCTION, INC.
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : OCTOBER 9, 2018
FILE NO. : DB 2018 - 085

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

STANDARD CONSTRUCTION NOTES:

- 1.) THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE GRADING AND DRAINAGE OVERVIEW OF LEOTA LANE.
- 2.) OWNER: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03639
- 2A.) APPLICANT GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03639
- 3.) TAX MAP 232, LOT 13
- 4.) LOT AREA: 2,633,963 Sq. Ft., 60.46 Ac.
- 5.) S.C.R.D. BOOK 4601, PAGE 171
- 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 2016. 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 SEED. 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 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".
- 38.) ALL TREATMENT SWALE TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS UNLESS OTHERWISE INSTRUCTED BY THE DESIGN ENGINEER DURING CONSTRUCTION.



REVISION	DATE	DESCRIPTION

GRADING AND DRAINAGE PLAN OVERVIEW
FOR GROEN CONSTRUCTION, INC. 122 MEADERBORO ROAD ROCHESTER, NH 03667 TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING

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

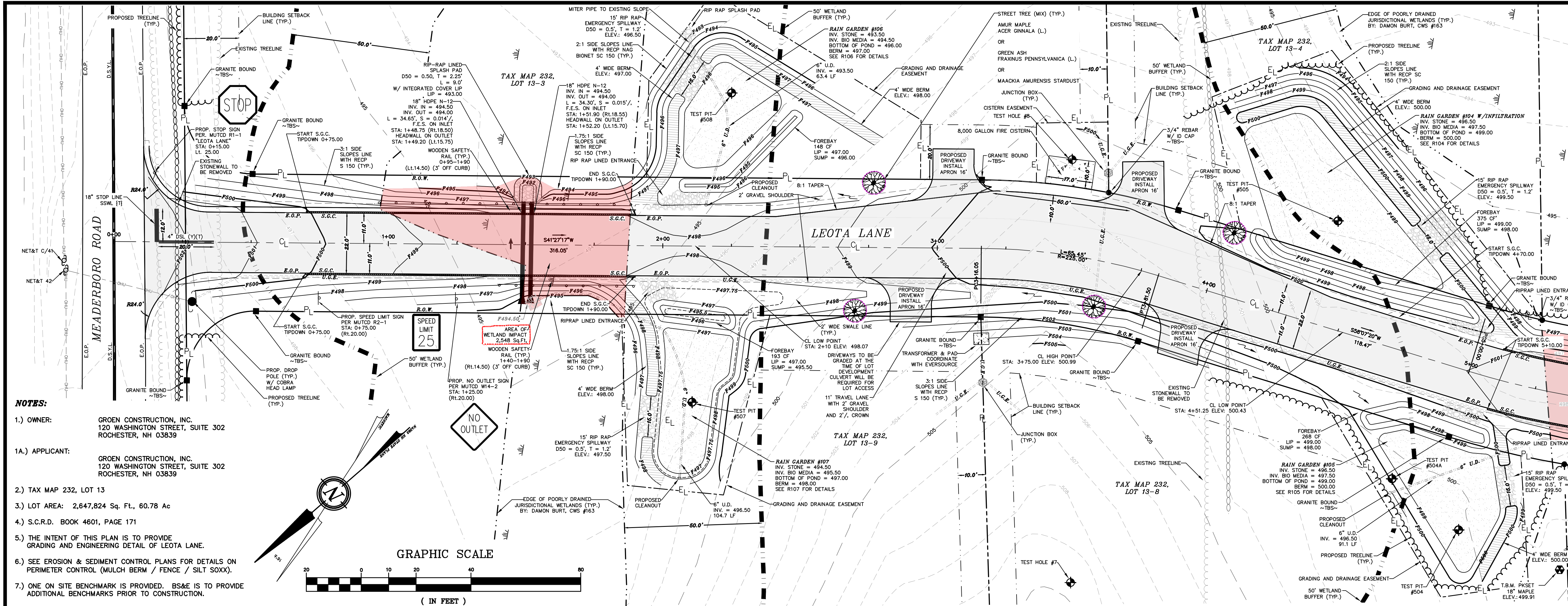
SCALE : 1 IN. EQUALS 60 FT.

DATE : OCTOBER 9, 2018

FILE NO. : DB 2018 - 085

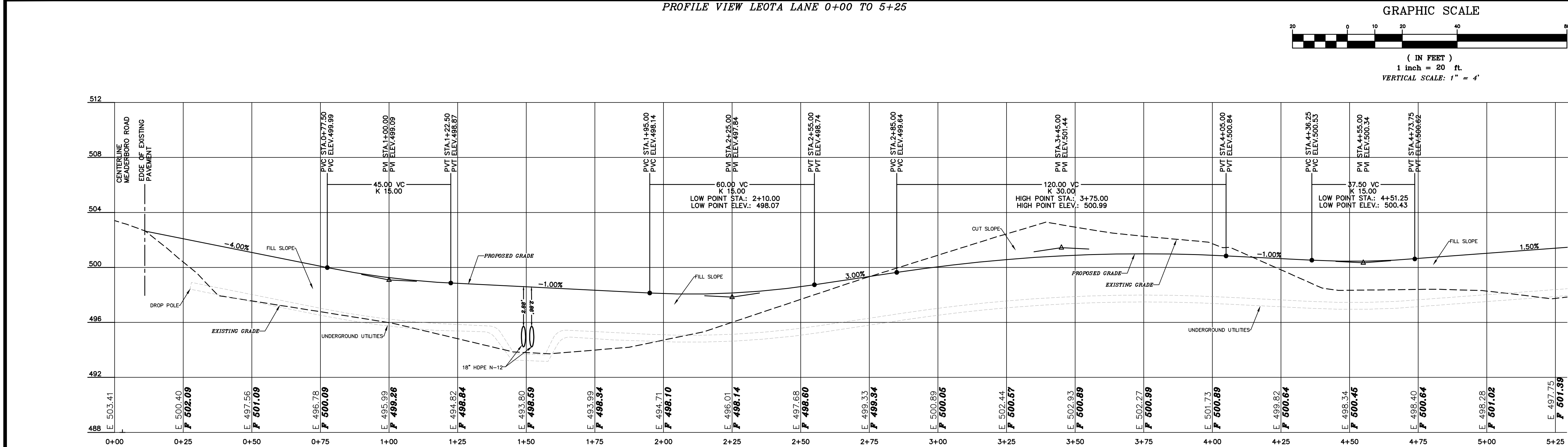
KENNETH A. BERRY
REGISTERED PROFESSIONAL ENGINEER
No. 1243

SHEET 13 OF 30



- NOTES:**
- 1.) OWNER: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
 - 1A.) APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
 - 2.) TAX MAP 232, LOT 13
 - 3.) LOT AREA: 2,647,824 Sq. Ft., 60.78 Ac
 - 4.) S.C.R.D. BOOK 4601, PAGE 171
 - 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.

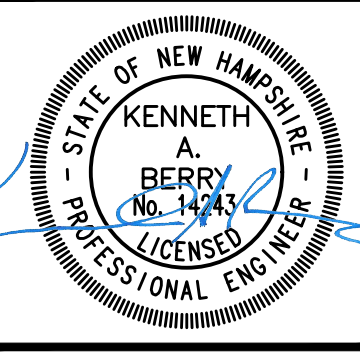
PLAN VIEW LEOTA LANE 0+00 TO 5+25
PROFILE VIEW LEOTA LANE 0+00 TO 5+25



REVISION	DATE	DESCRIPTION

PLAN & PROFILE LEOTA LANE 0+00 - 5+25
FOR
GROEN CONSTRUCTION, INC.
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 : OCTOBER 9, 2018
FILE NO. : DB 2018 - 085



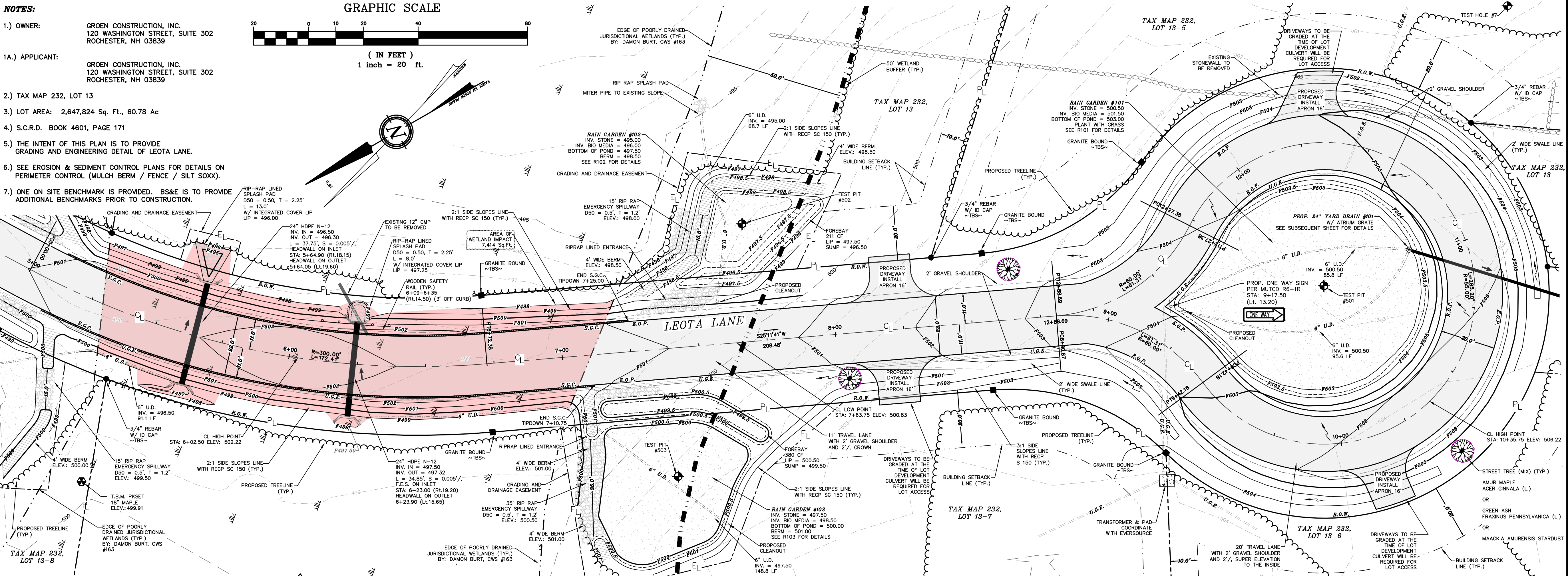
NOTES:

- 1.) OWNER: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 1A.) APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 2.) TAX MAP 232, LOT 13
- 3.) LOT AREA: 2,647,824 Sq. Ft., 60.78 Ac
- 4.) S.C.R.D. BOOK 4601, PAGE 171
- 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.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



PLAN VIEW LEOTA LANE 5+25 TO 10+50

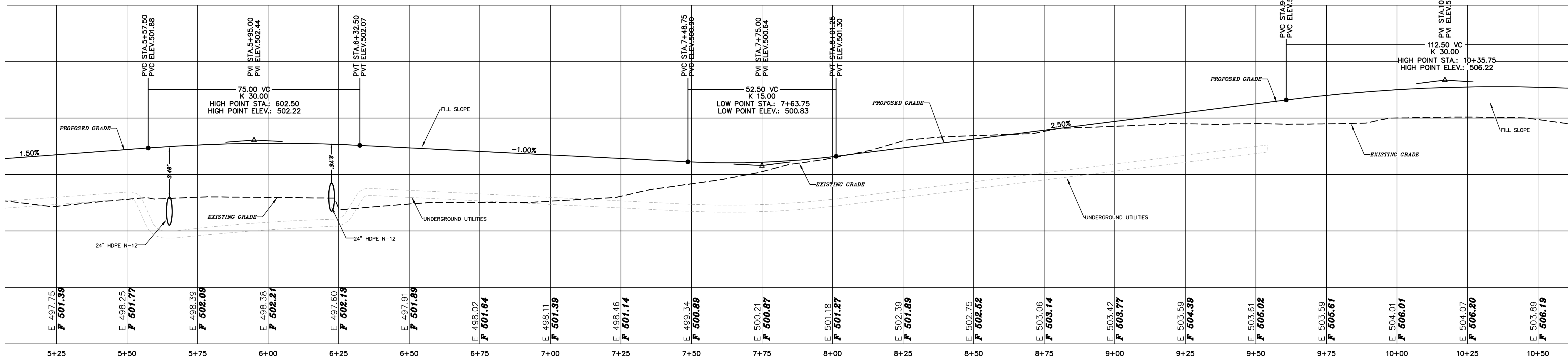
PROFILE VIEW LEOTA LANE 5+25 TO 10+50

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

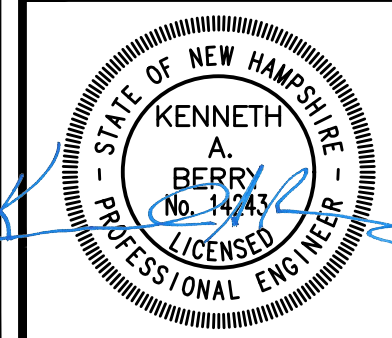
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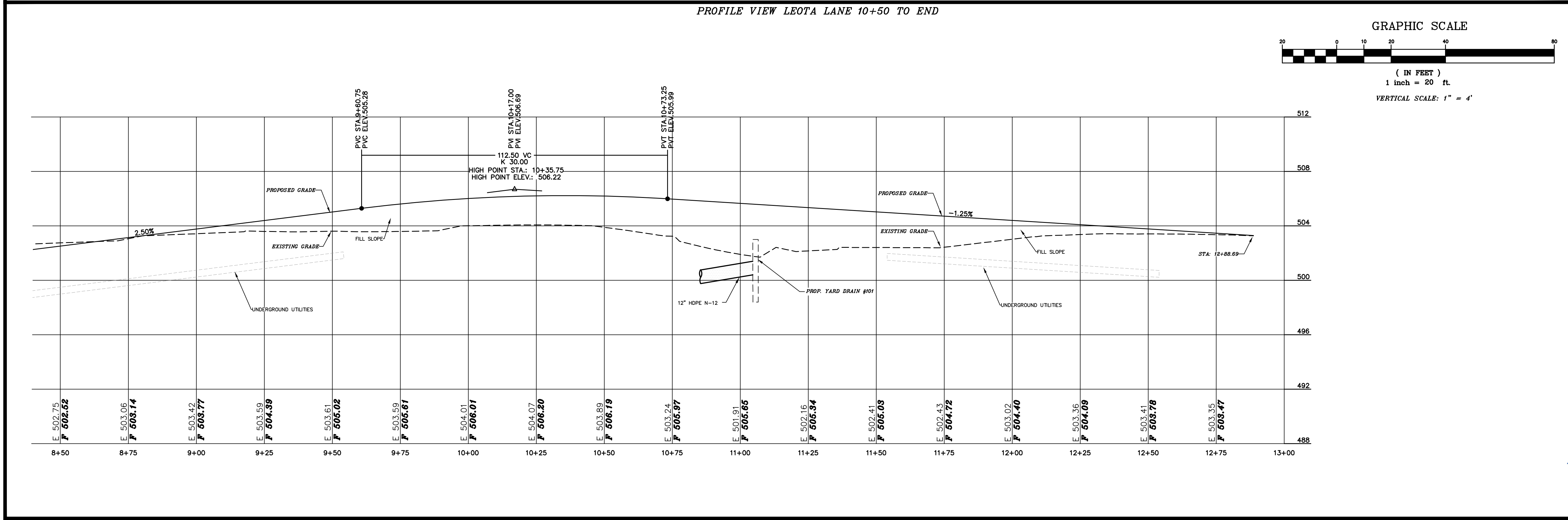
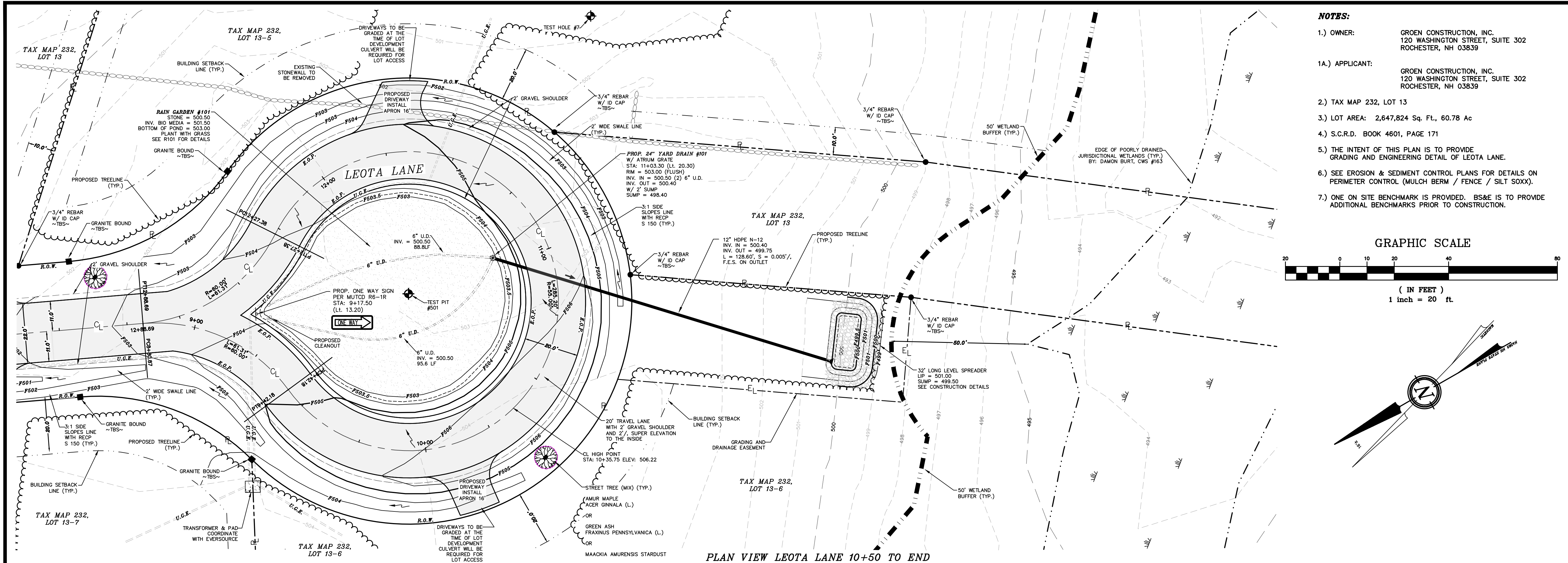


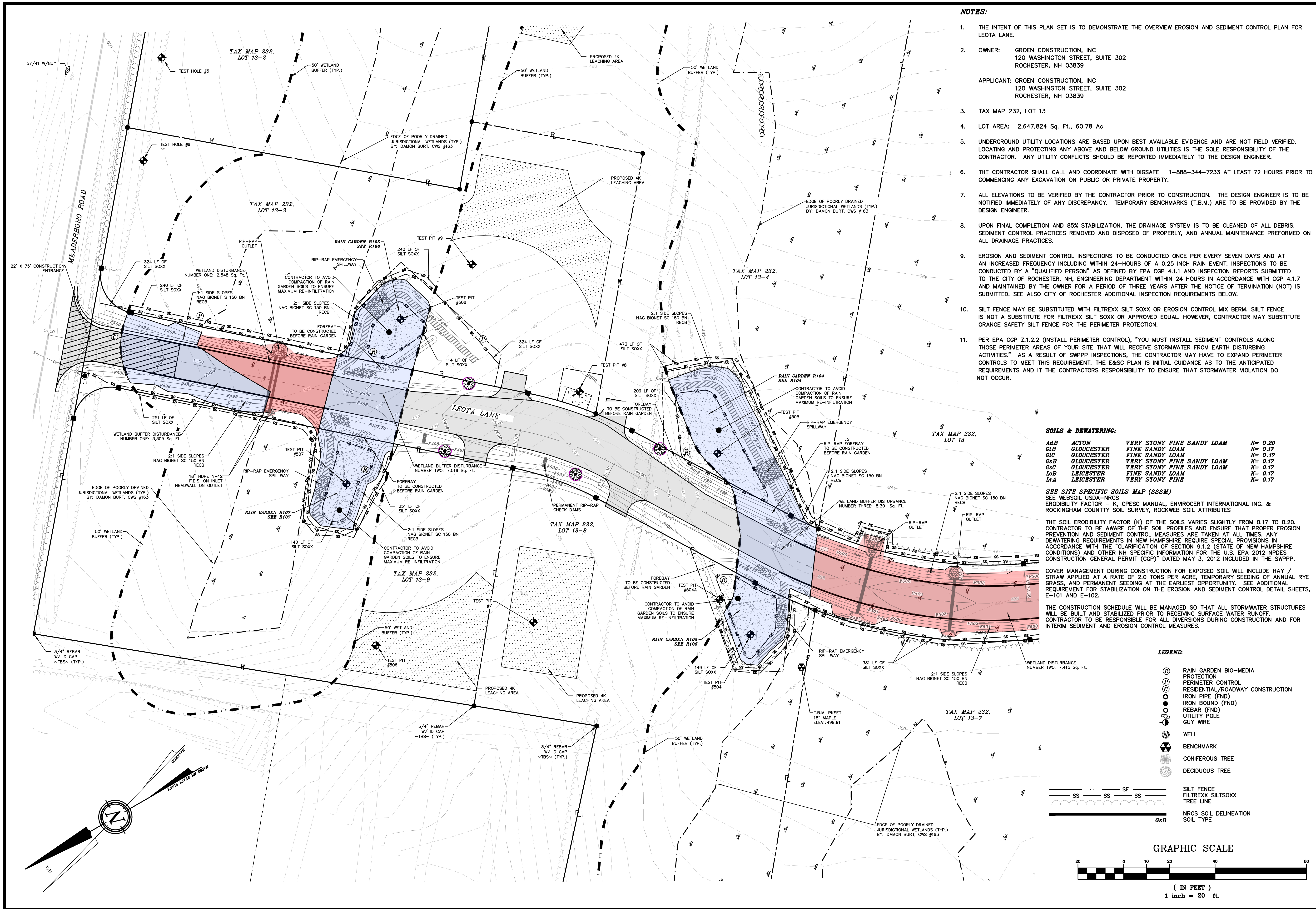
PLAN & PROFILE LEOTA LANE 5+25 - 10+50

FOR
GROEN CONSTRUCTION, INC.
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 20 FT.
DATE : OCTOBER 9, 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: GROEN CONSTRUCTION, INC
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
 3. TAX MAP 232, LOT 13
 4. LOT AREA: 2,647,824 Sq. Ft., 60.78 Ac
 5. 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.
 6. 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.
 7. 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.
 8. 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.
 9. 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.
 10. 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.
 11. PER EPA CGP Z.1.2.2 (INSTALL PERIMETER CONTROL), "YOU MUST INSTALL SEDIMENT CONTROLS ALONG THOSE PERIMETER AREAS OF YOUR SITE THAT WILL RECEIVE STORMWATER FROM EARTH DISTURBING ACTIVITIES." AS A RESULT OF SWPPP INSPECTIONS, THE CONTRACTOR MAY HAVE TO EXPAND PERIMETER CONTROLS TO MEET THIS REQUIREMENT. THE E&S PLAN IS INITIAL GUIDANCE AS TO THE ANTICIPATED REQUIREMENTS AND IT THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT STORMWATER VIOLATION DO NOT OCCUR.

SOILS & DEWATERING:

A&B	ACTON	VERY STONY FINE SANDY LOAM	K= 0.20
C&B	GROUNCESTER	FINE SANDY LOAM	K= 0.17
C&C	GROUNCESTER	FINE SANDY LOAM	K= 0.17
G&B	GROUNCESTER	VERY STONY FINE SANDY LOAM	K= 0.17
G&C	GROUNCESTER	VERY STONY FINE SANDY LOAM	K= 0.17
L&B	LEICESTER	FINE SANDY LOAM	K= 0.17
L&A	LEICESTER	VERY STONY FINE	K= 0.17

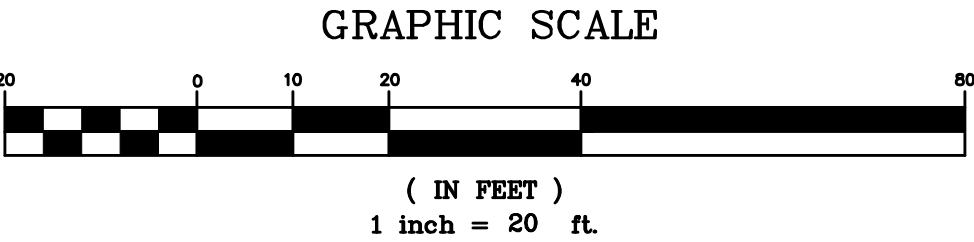
SEE SITE SPECIFIC SOILS MAP (SSSM)
SEE WEBSOIL USDA-NRCS
ERODIBILITY FACTOR - K, CPSC MANUAL, ENVIROCERT INTERNATIONAL INC. & ROCKINGHAM COUNTY SOIL SURVEY, ROCKWEB SOIL ATTRIBUTES

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 SOXX
 - TREE LINE
 - NRCS SOIL DELINEATION
 - SOIL TYPE



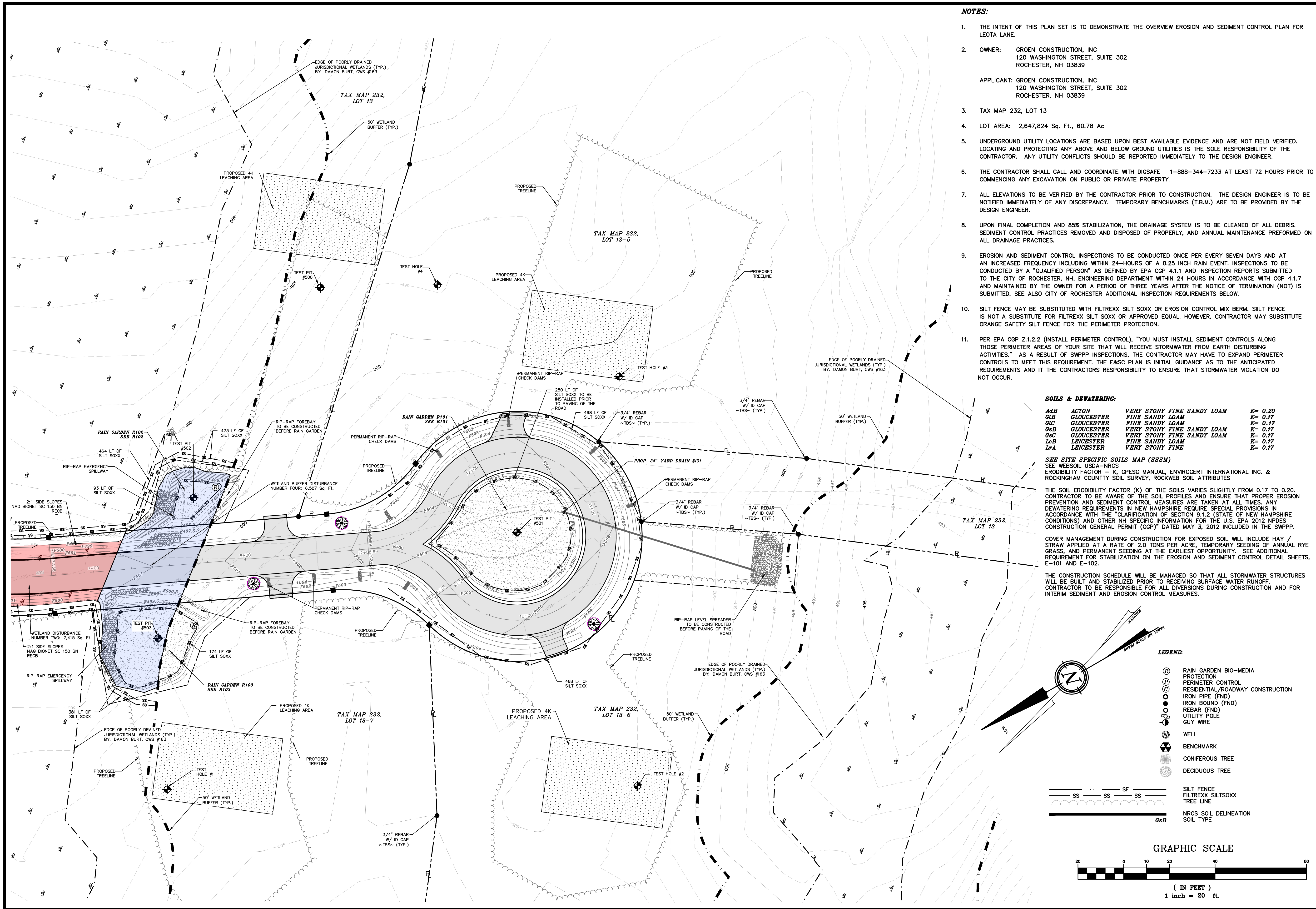
REVISION	DATE	DESCRIPTION

EROSION AND SEDIMENT CONTROL PLAN NORTH

FOR
GROEN CONSTRUCTION, INC.
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 : OCTOBER 9, 2018
FILE NO. : DB 2018 - 085

KENNETH A. BERRY
REGISTERED PROFESSIONAL ENGINEER
No. 1244



- NOTES:**
- THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE OVERVIEW EROSION AND SEDIMENT CONTROL PLAN FOR LEOTA LANE.
 - OWNER: GROEN CONSTRUCTION, INC
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
 - APPLICANT: GROEN CONSTRUCTION, INC
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ROCHESTER, NH 03839
 - TAX MAP 232, LOT 13
 - LOT AREA: 2,647,824 Sq. Ft., 60.78 Ac
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SOILS & DEWATERING:

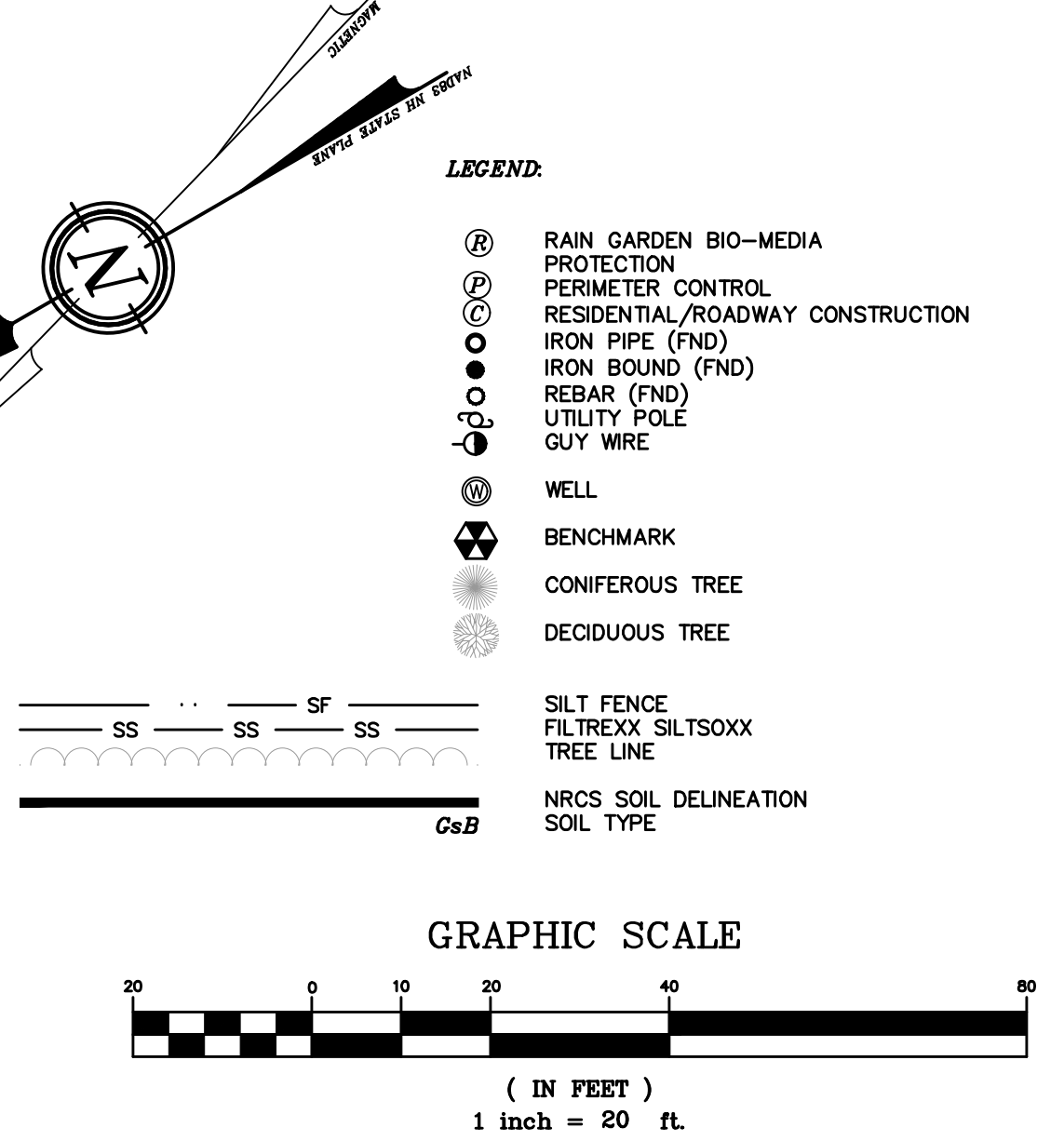
ADD	ACTON	VERY STONY FINE SANDY LOAM	K= 0.20
CLB	GLOUCESTER	FINE SANDY LOAM	K= 0.17
CLC	GLOUCESTER	FINE SANDY LOAM	K= 0.17
CSB	GLOUCESTER	VERY STONY FINE SANDY LOAM	K= 0.17
CSG	GLOUCESTER	VERY STONY FINE SANDY LOAM	K= 0.17
LSB	LEICESTER	FINE SANDY LOAM	K= 0.17
LPA	LEICESTER	VERY STONY FINE	K= 0.17

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

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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.



EROSION AND SEDIMENT CONTROL PLAN SOUTH

FOR
GROEN CONSTRUCTION, INC.
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 20 FT.
DATE : OCTOBER 9, 2018
FILE NO. : DB 2018 - 085

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 1244
LICENSED PROFESSIONAL ENGINEER

SHEET 18 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

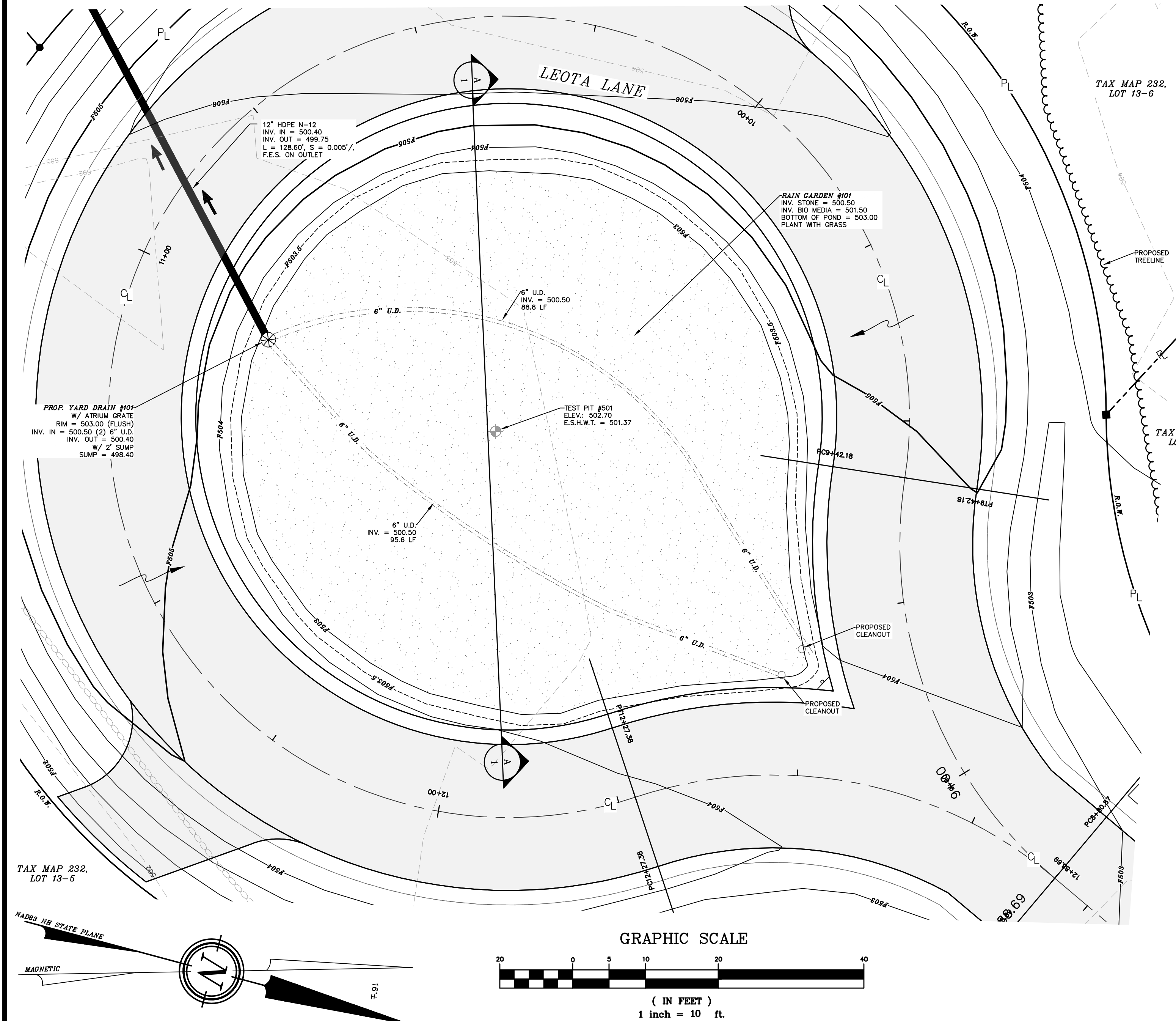
<u>SIEVE SIZE</u>	<u>% PASSING BY WEIGHT</u>
1/2"	100
3/8"	95 - 100
# 4	22 - 55
# 8	0 - 10

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

<u>WASHED CRUSHED STONE</u> *		
<u>SIEVE SIZE</u>	<u>% PASSING BY WEIGHT</u>	
	1"	100
	3/4"	90 - 100
	1/2"	15 - 55
	# 10	0 - 5

* EQUIVALENT TO STANDARD WASHED STONE - 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 BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
 5. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
 6. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
 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 DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
 4. VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.
- DESIGN REFERENCES**
1. UNH STORMWATER CENTER
 2. NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

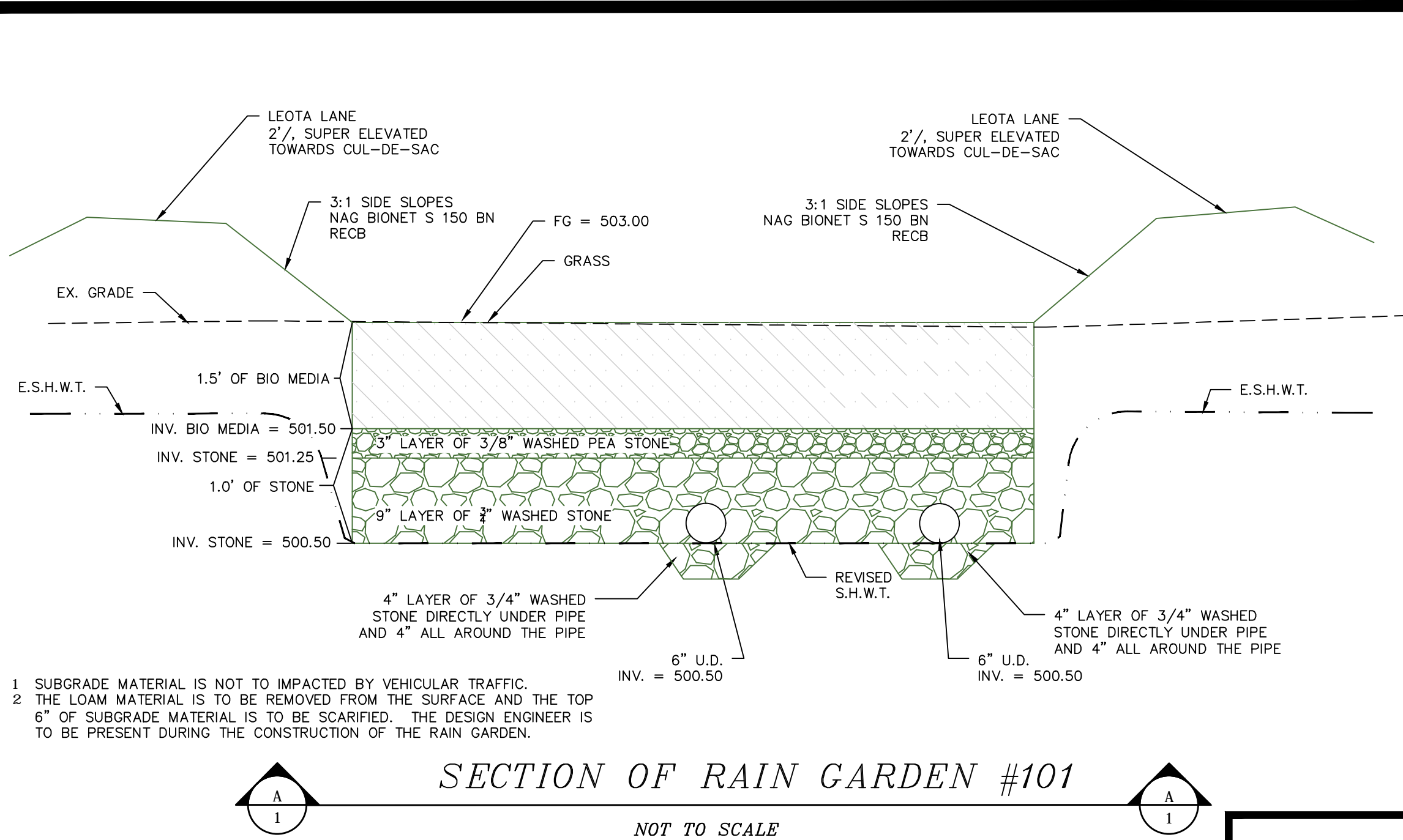
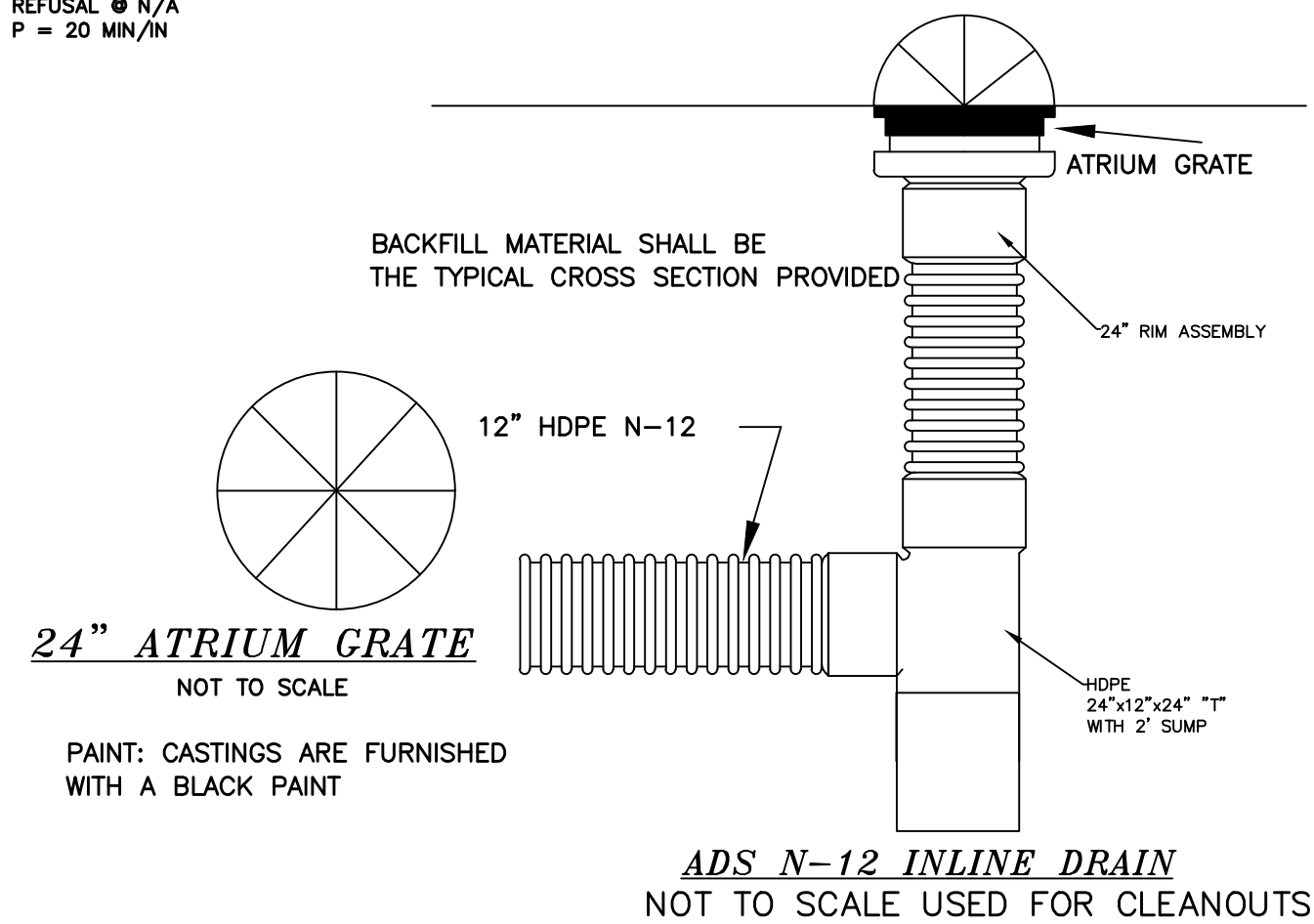


PLAN VIEW OF RAIN GARDEN #101

TEST PIT DATA:

TEST PIT #501

0-8" 10YR 2/2, VERY FINE SANDY LOAM (ORGANIC)
8-16" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
16-40" 10YR 6/2, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ 16" GROUND WATER @ 16"
REFUSAL @ N/A
P = 20 MIN/IN



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" OF SUBGRADE MATERIAL IS TO BE SCARIFIED. THE DESIGN ENGINEER IS TO BE PRESENT DURING THE CONSTRUCTION OF THE RAIN GARDEN.

SECTION OF RAIN GARDEN #101

NOT TO SCALE

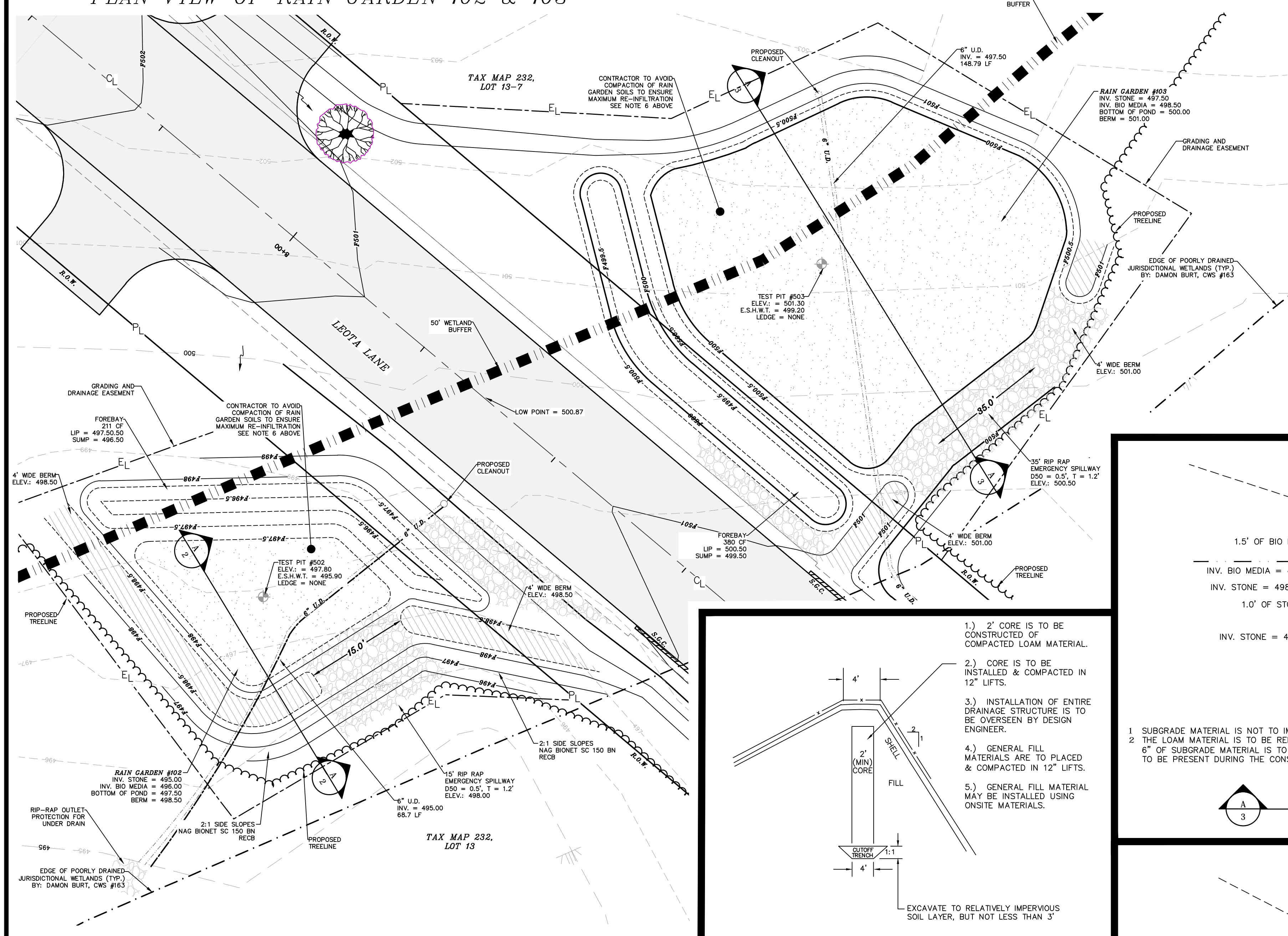
R101

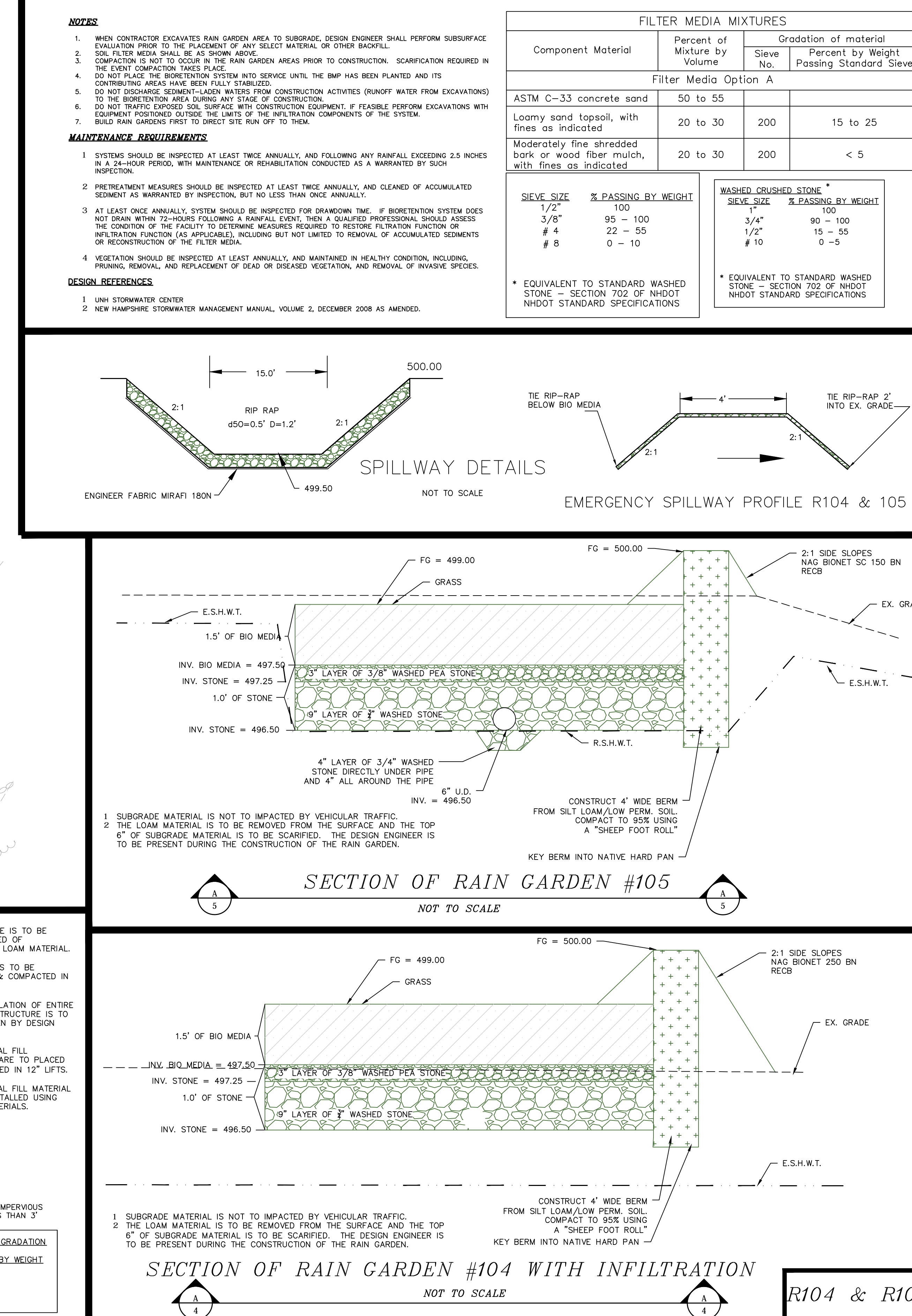
REVISION	DATE	DESCRIPTION

RAIN GARDEN 101
FOR
GREEN CONSTRUCTION, INC.
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 : OCTOBER 9, 2018
FILE NO. : DB 2018 - 085

KENNETH A. BERRY
No. 1243
LICENSED PROFESSIONAL ENGINEER

SHEET 20 OF 30



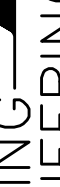
SIEVE SIZE		% PASSING BY WEIGHT	
1/2"	100		
3/8"	95 - 100		
# 4	22 - 55		
# 8	0 - 10		

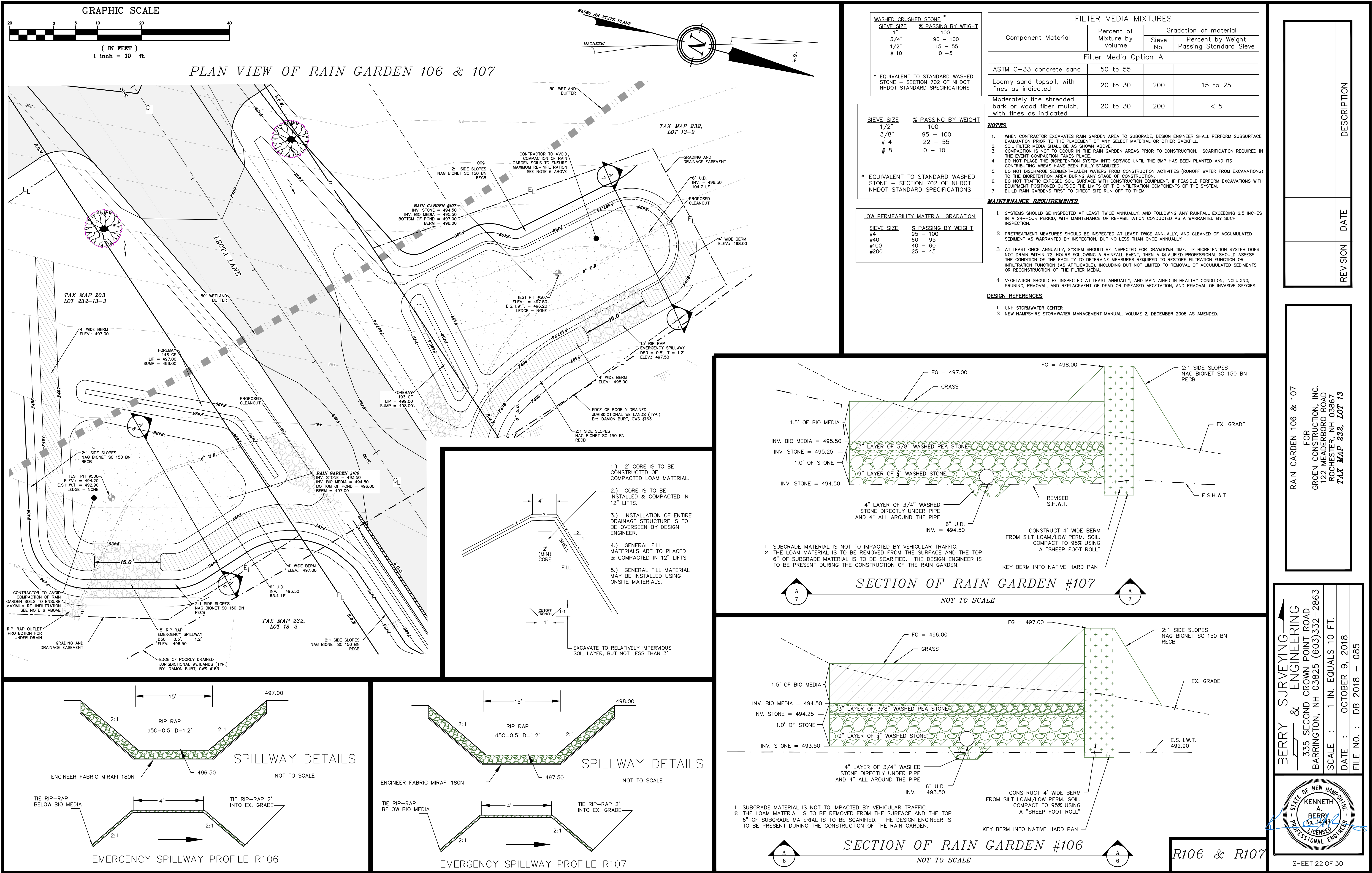
* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

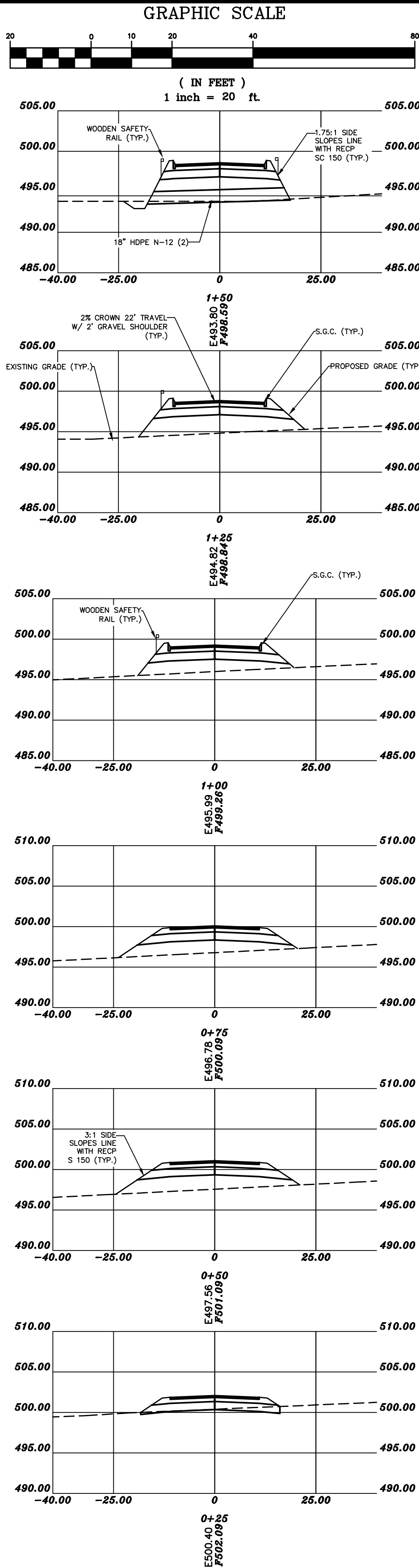
WASHED CRUSHED STONE *	
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 - 100
1/2"	15 - 55
# 10	0 - 5

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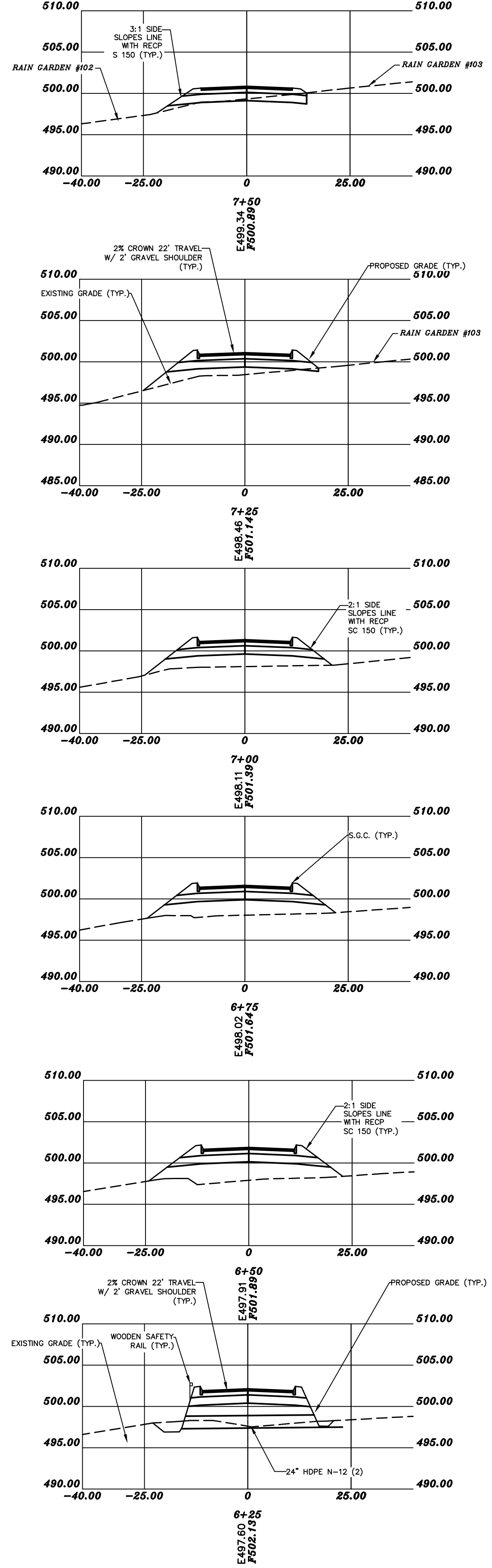
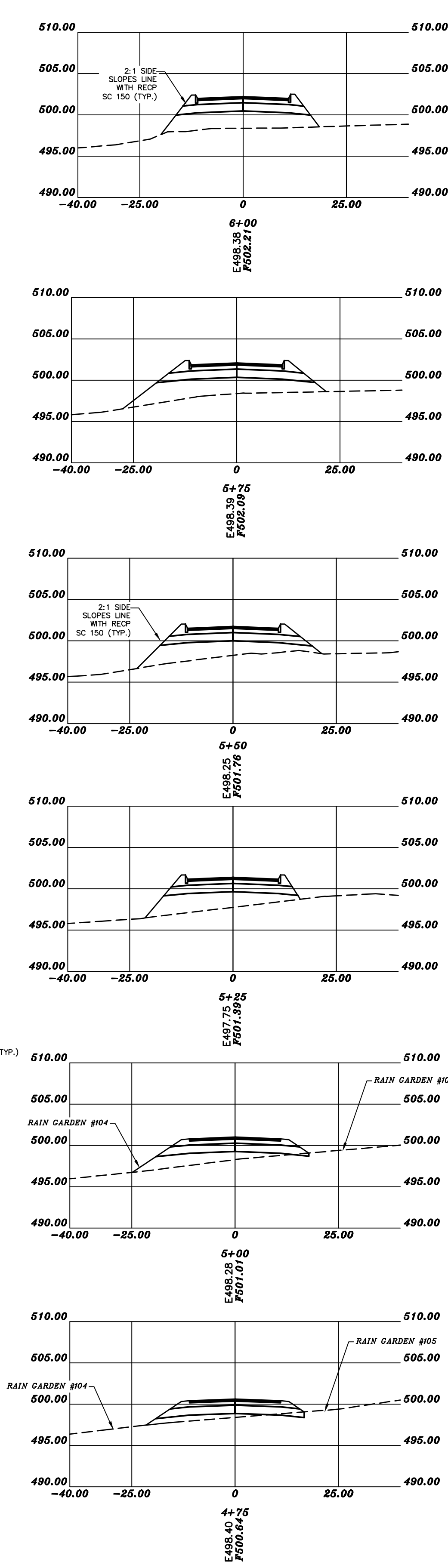
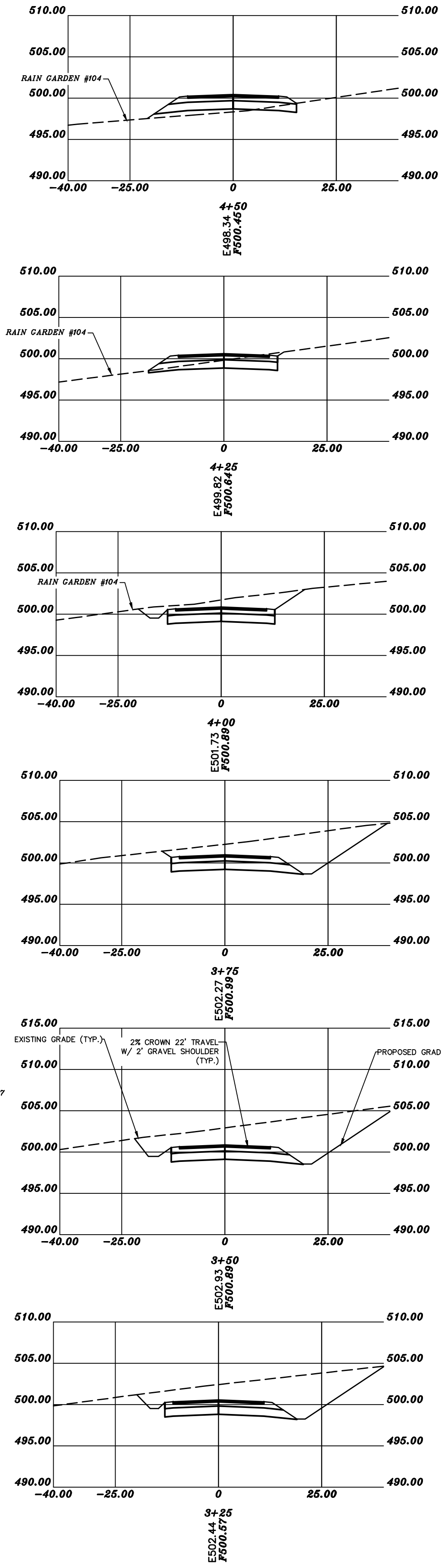
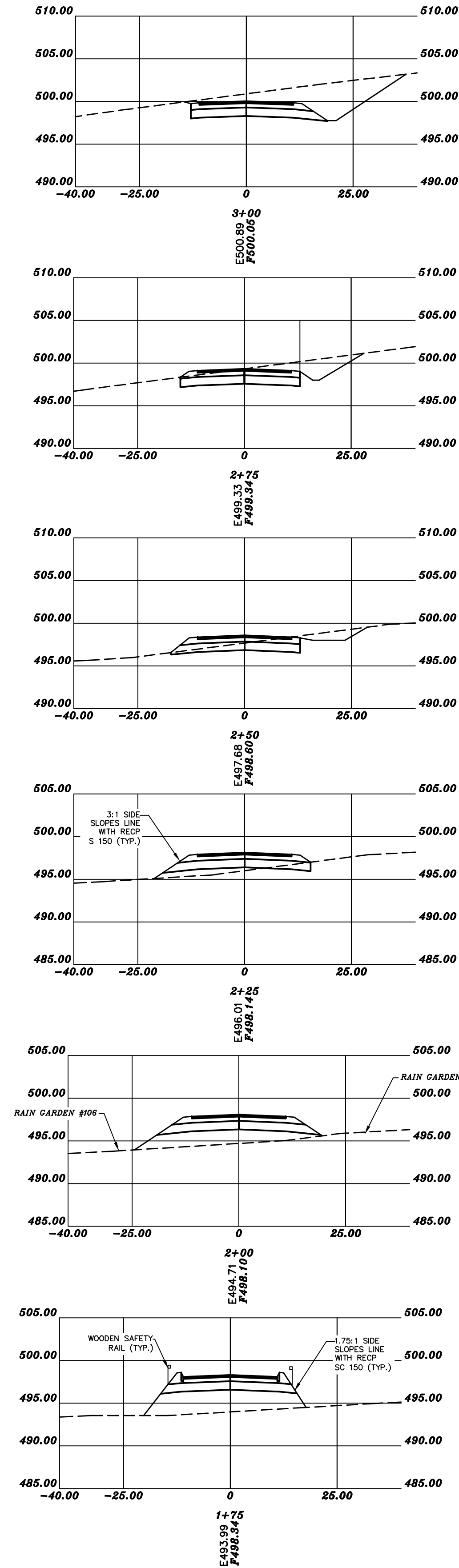
RAIN GARDEN 104 & 105
FOR
GROEN CONSTRUCTION, INC.
122 MEADBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

	BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603)332-2863	
	SCALE :	1 IN. EQUALS 10 FT.
	DATE :	OCTOBER 9, 2018
	FILE NO. :	DB 2018 - 085





Vertical Scale 1" = 10'



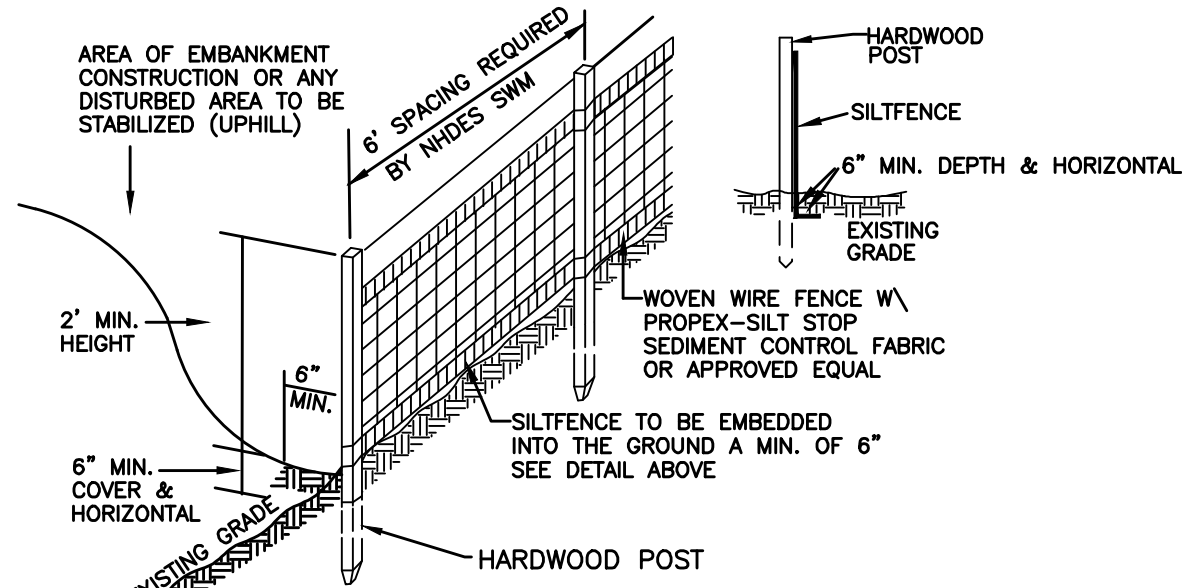
REVISION	DATE	DESCRIPTION

CROSS SECTIONS 0+00 - 7+50
FOR
GREEN CONSTRUCTION, INC.
122 MEADBORO 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 : OCTOBER 9, 2018
FILE NO. : DB 2018 - 085

KENNETH A. BERRY
No. 1443
LICENSED PROFESSIONAL ENGINEER

E1



SILT FENCE CONSTRUCTION SPECIFICATIONS

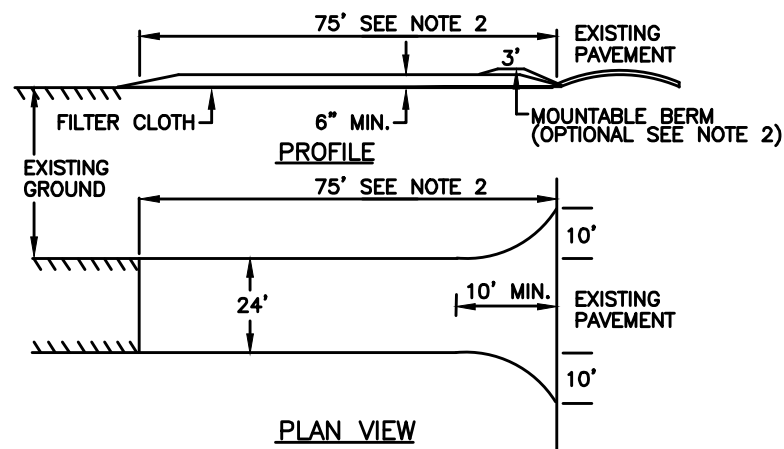
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF. SEE MAINTENANCE NOTE BELOW, REMOVAL OF SEDIMENT REQUIRED AT A DEPTH OF 6-INCHES.
4. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
5. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER.
6. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED.
7. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, SILT FENCE, PAGE 90.

SILT FENCE MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH SIX-INCHES IN DEPTH.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

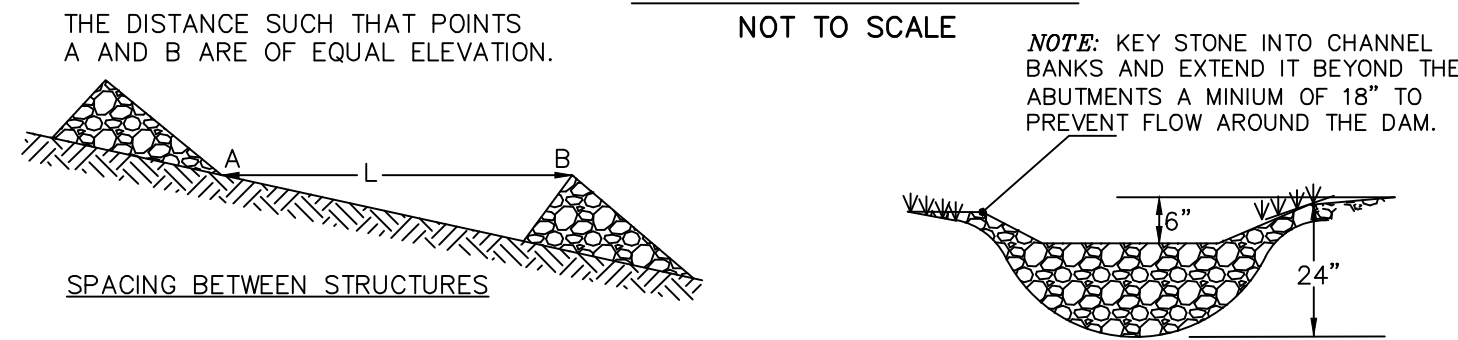
SILT FENCE DETAIL
NOT TO SCALE

E5 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

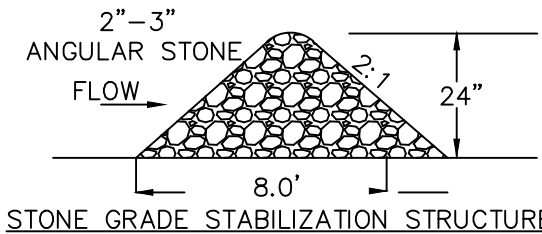


1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH BERM IS INSTALLED AT THE ENTRANCE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

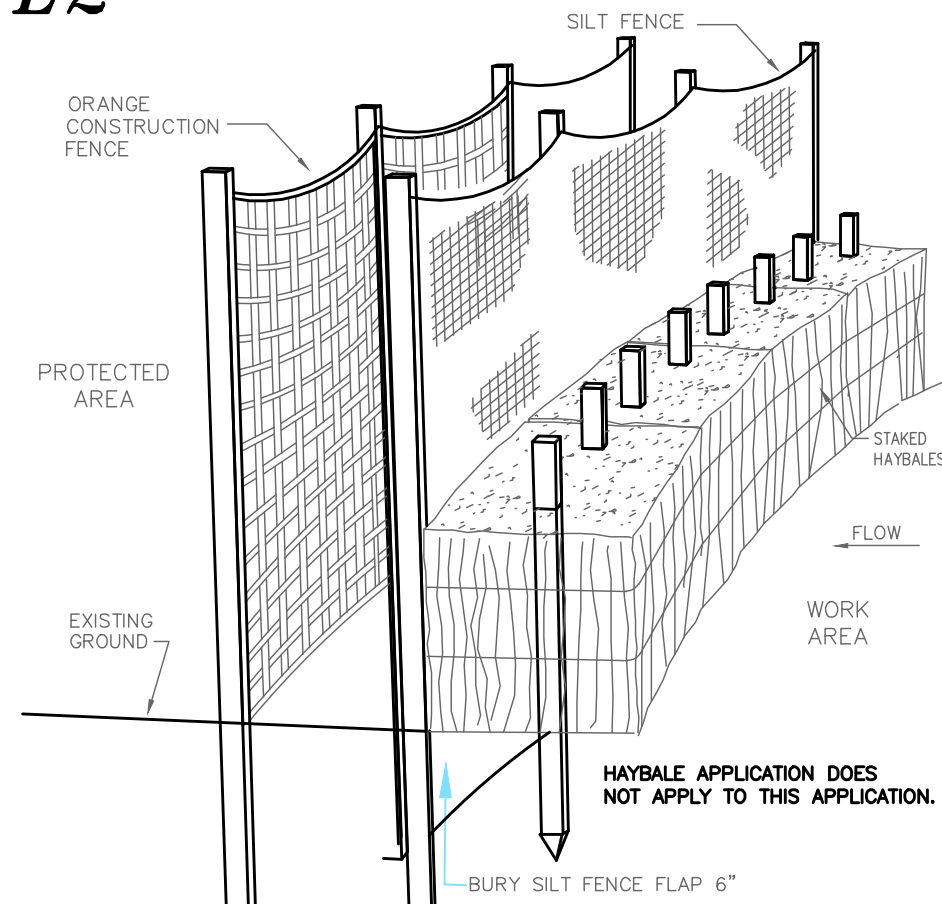
STONE CHECK DAM
NOT TO SCALE



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

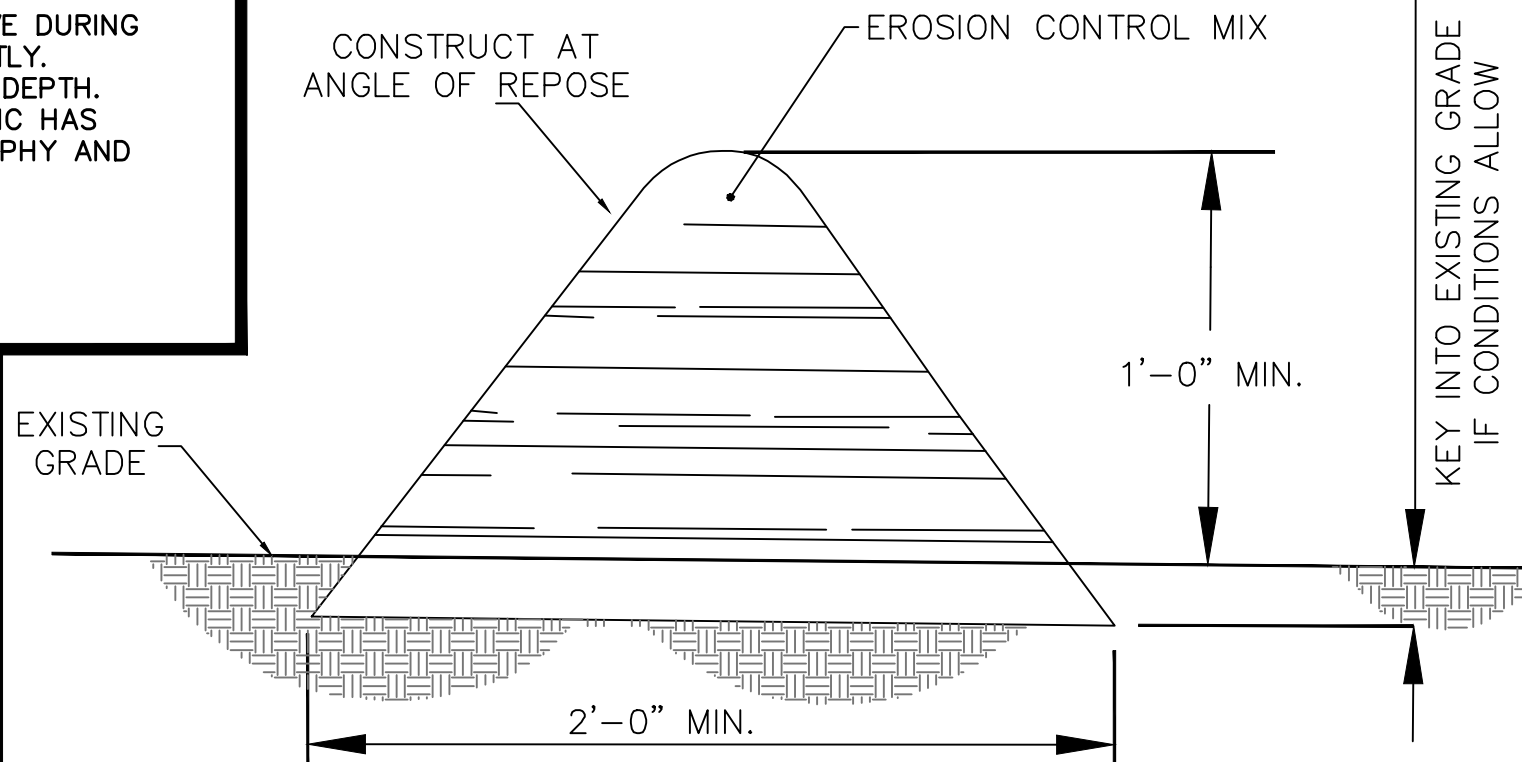


E2



SILT FENCE/HAYBALE BARRIER DETAIL
THIS METHOD TO BE USED ALONG THE REAR OF THE PROPERTY
NOT TO SCALE

E6 EROSION CONTROL MIX BERM
NOT TO SCALE

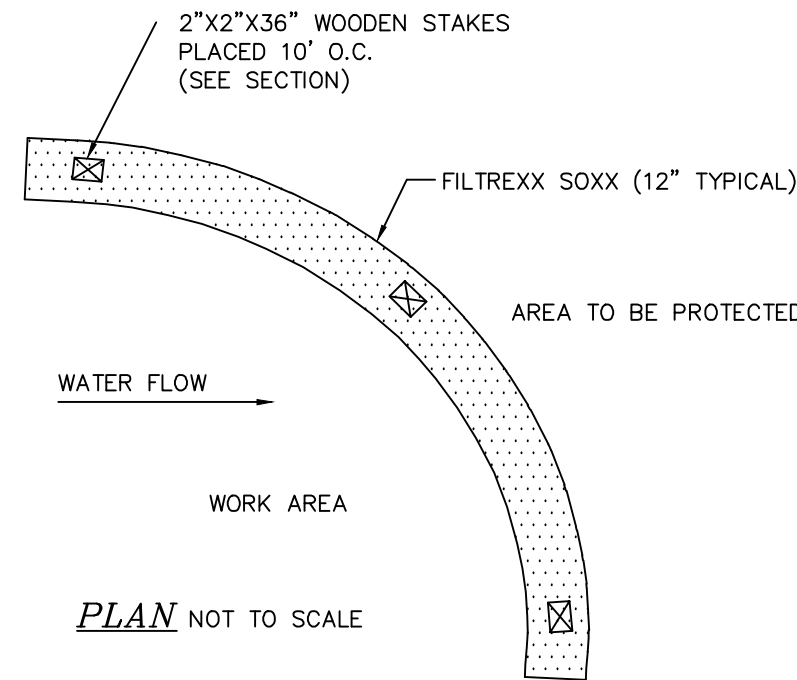


EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

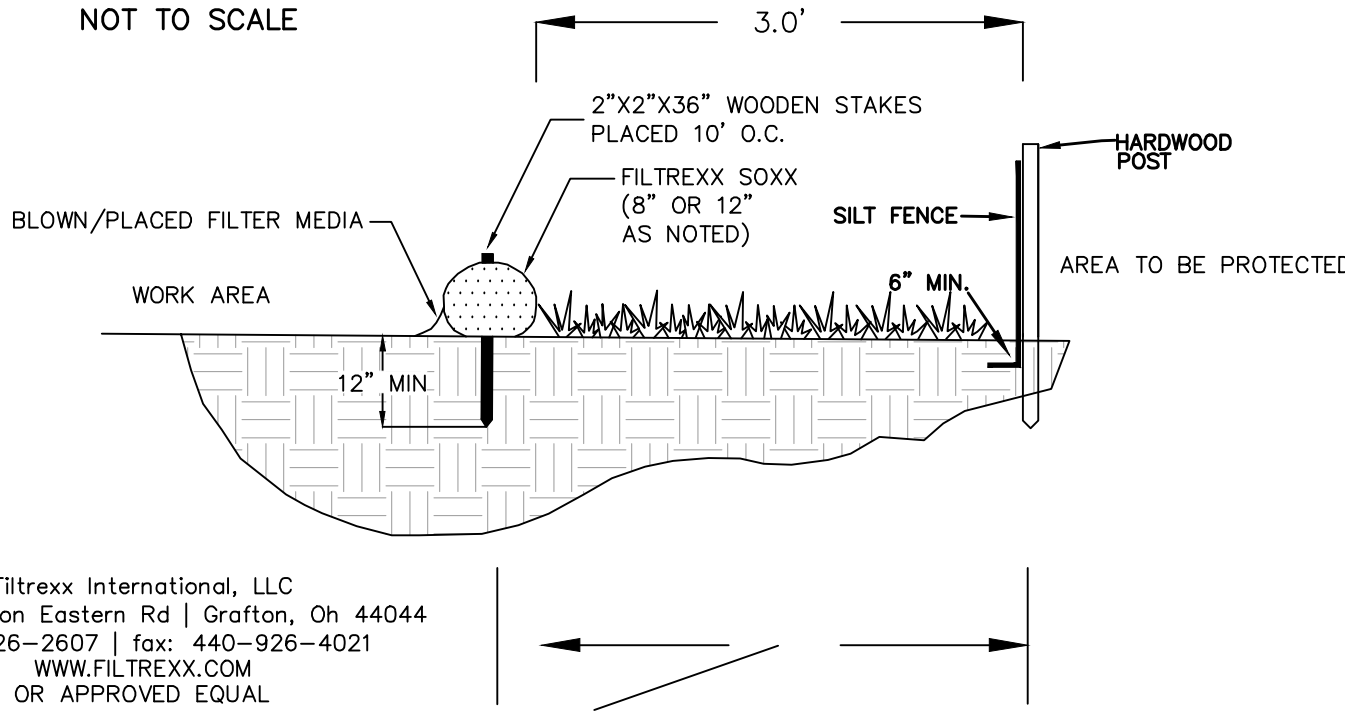
1. BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
2. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSLY AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5%.
4. SUBJECT TO (E), BELOW, THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100% DRY WEIGHT BASIS, AND BE FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS. WOOD AND BARK 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 106.

E9

E10



FILTREXX SEDIMENT CONTROL
NOT TO SCALE

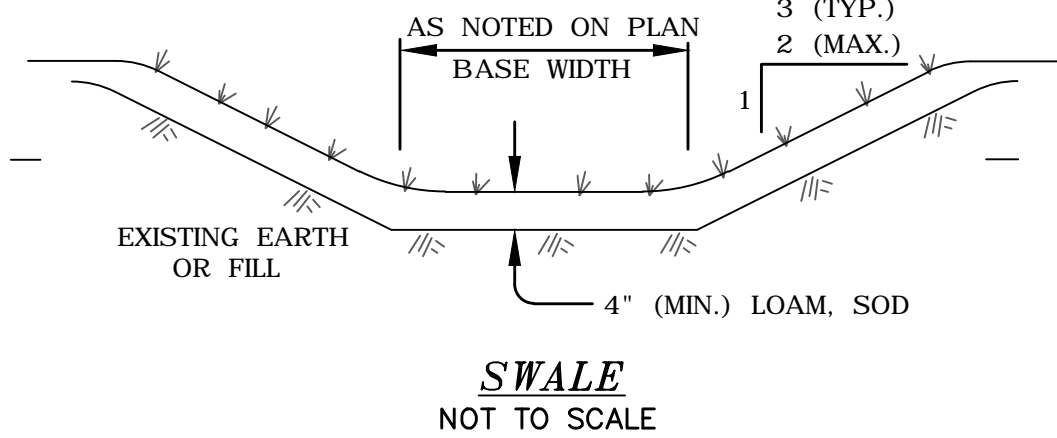


Filtrex International, LLC
35481 Grafton Eastern Rd | Grafton, Oh 44044
440-926-2607 | fax: 440-926-4021
WWW.FILTREXX.COM
OR APPROVED EQUAL

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

SECTION NOT TO SCALE

E3



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

MOW GRASS ANNUALLY TO A DEPTH OF 4".

INSTALL STABILIZATION MATTING DURING CONSTRUCTION

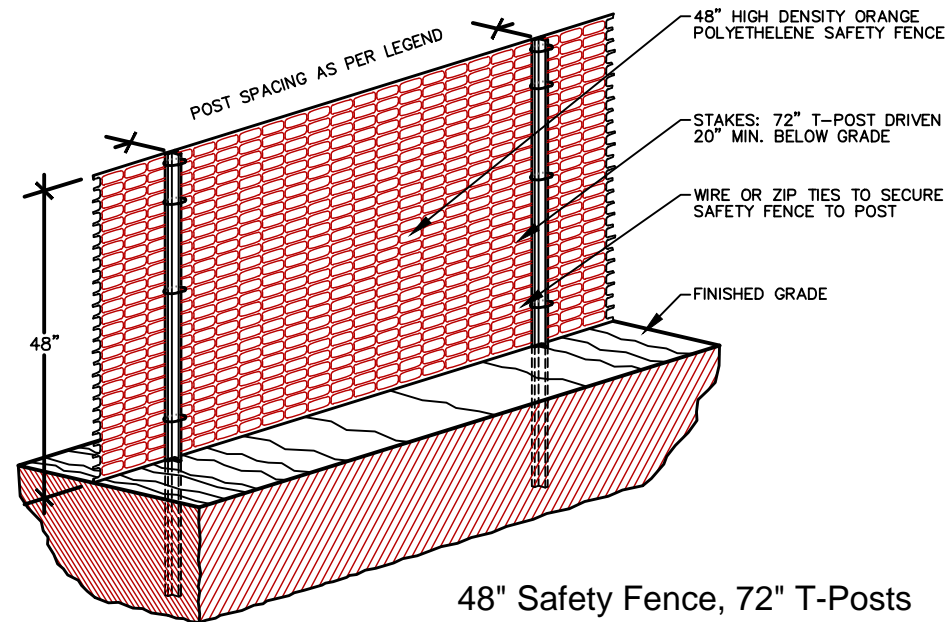
TO BE CONSTRUCTED IAW NH SWM #2 CHAPTER 4, #5
TREATMENT SWALES, PAGE 123.

E4

CONSTRUCTION SAFETY FENCE

NOT TO SCALE

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



1. ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
3. WHEN PRACTICABLE, INSTALL HIGH VISIBILITY 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
4. SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
5. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.

E8 TEMPORARY EROSION CONTROL MEASURES

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. (SEE SEED SPECIFICATIONS THIS SHEET)
4. ALL DISTURBED AREAS WILL BE RESTABILIZED WITHIN 45 DAYS. AT ANY ONE TIME, NO MORE THAN 5 ACRES, (217,800 Sq. Ft.) WILL BE DISTURBED.
5. SILT FENCES AND PERIMETER BARRIERS SHALL BE INSPECTED PERIODICALLY AND AFTER EVERY RAIN DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
6. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
7. PER THE EPA CGP REQUIREMENTS THERE WILL BE REPORTS OF THE EROSION CONTROL INSPECTIONS IAW SWPPP PREPARED BY BS&E. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.5" OR GREATER RAIN EVENT.
8. DITCHES, SWALES, AND BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
9. DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
10. DRIVEWAYS AND CUT AND FILL SPLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINAL GRADE.
11. STABILIZATION MEANS:
 - 11.1 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

TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES			
d50 SIZE=	0.5	FEET	6 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM TO		
100%	9	12	
85%	8	11	
50%	6	9	
15%	2	3	

E-101

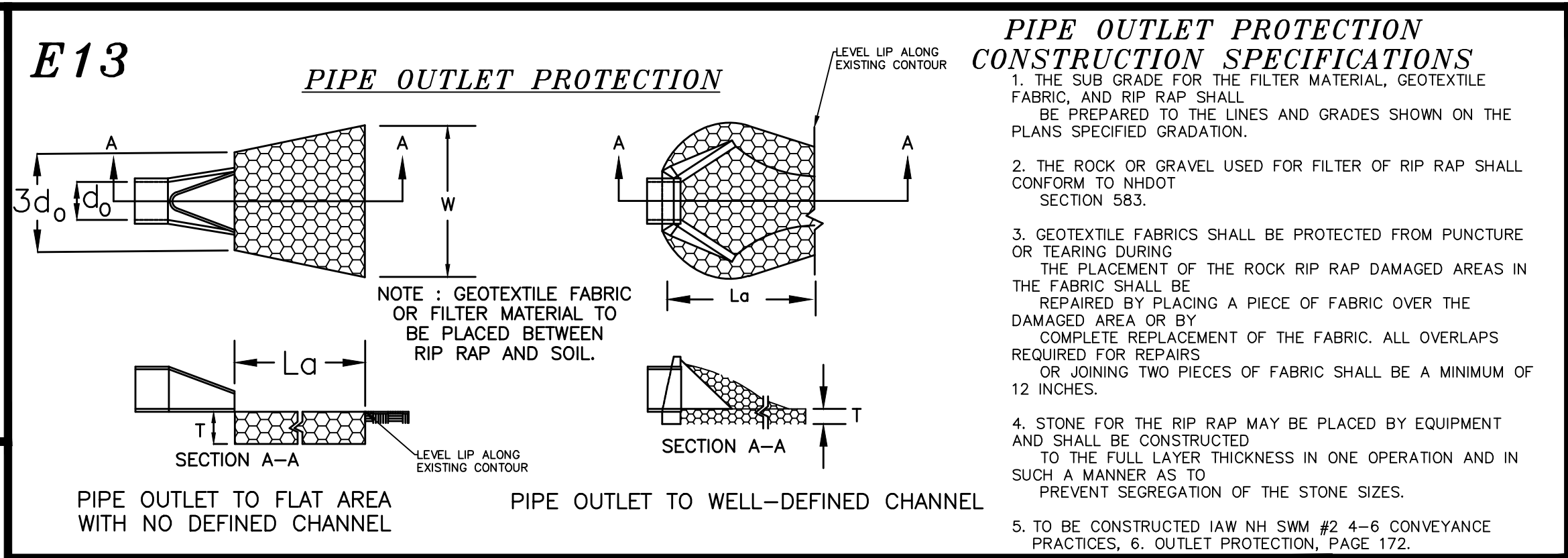
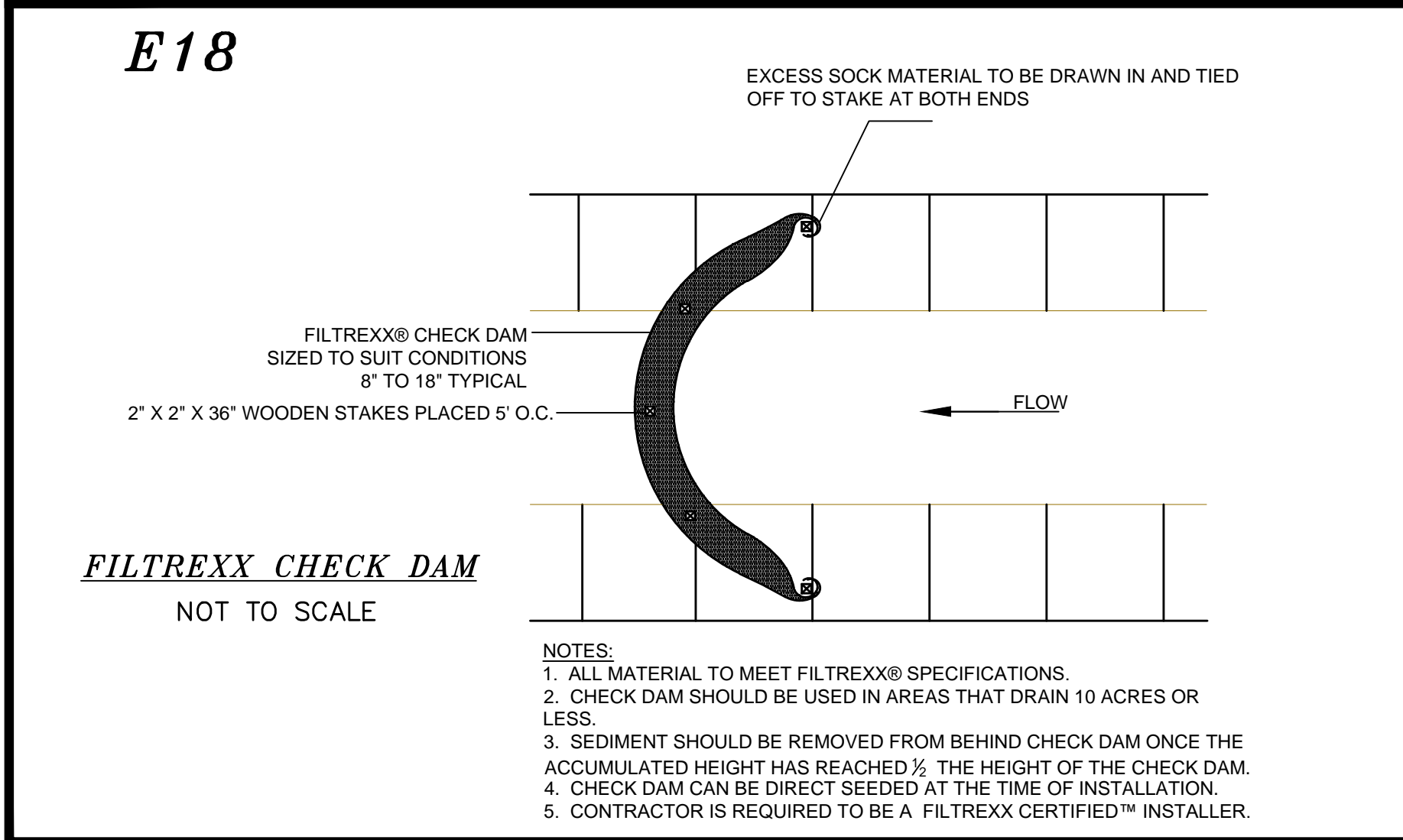
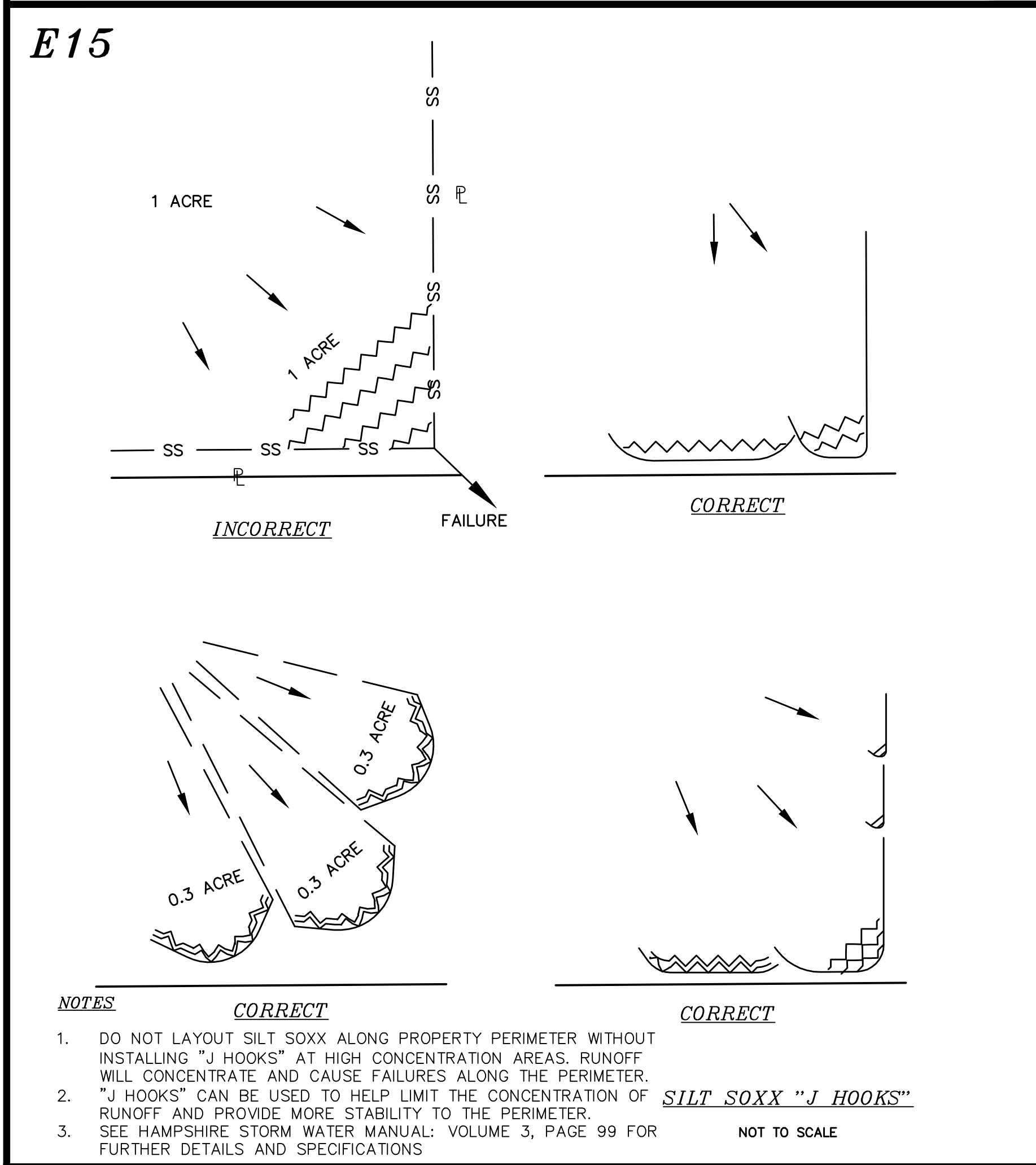
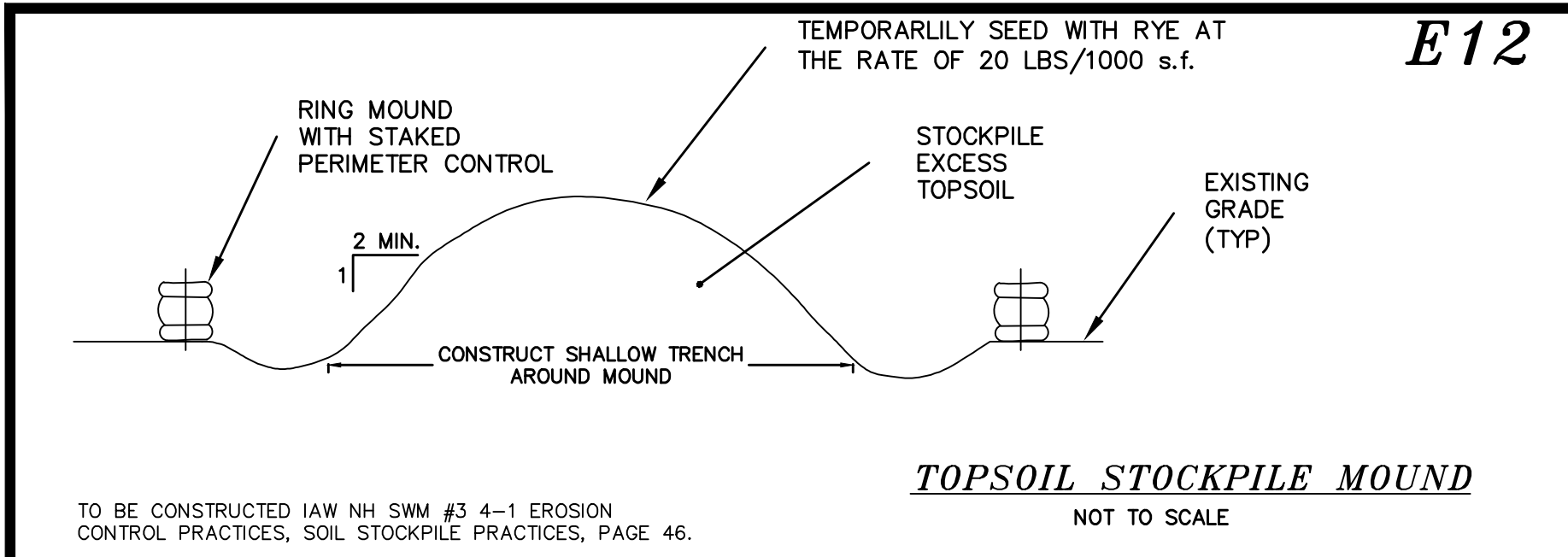
DESCRIPTION	
REVISION	DATE

EROSION & SEDIMENT CONTROL DETAILS

FOR
GROEN CONSTRUCTION, INC.
122 MEADBORO ROAD
ROCHESTER, NH 03667
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
AS NOTED
DATE : OCTOBER 9, 2018
FILE NO. : DB 2018 - 085

KENNETH A. BERRY
REGISTERED PROFESSIONAL ENGINEER
No. 14743



E16 SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 S.F.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH	15	0.35
FLAT PEA	40	0.95
TOTAL	80	1.35
C. TALL FESCUE	24	0.55
CREeping RED FESCUE	24	0.55
BIRDS FOOT TREFOIL	48	1.10
TOTAL	96	2.20
D. TALL FESCUE	20	0.45
FLAT PEA	20	0.45
TOTAL	40	0.90
E. CREeping RED FESCUE 1/2	50	1.15
KENTUCKY BLUEGRASS 1/2	100	2.30
TOTAL	150	3.45
F. TALL FESCUE 1	150	3.60

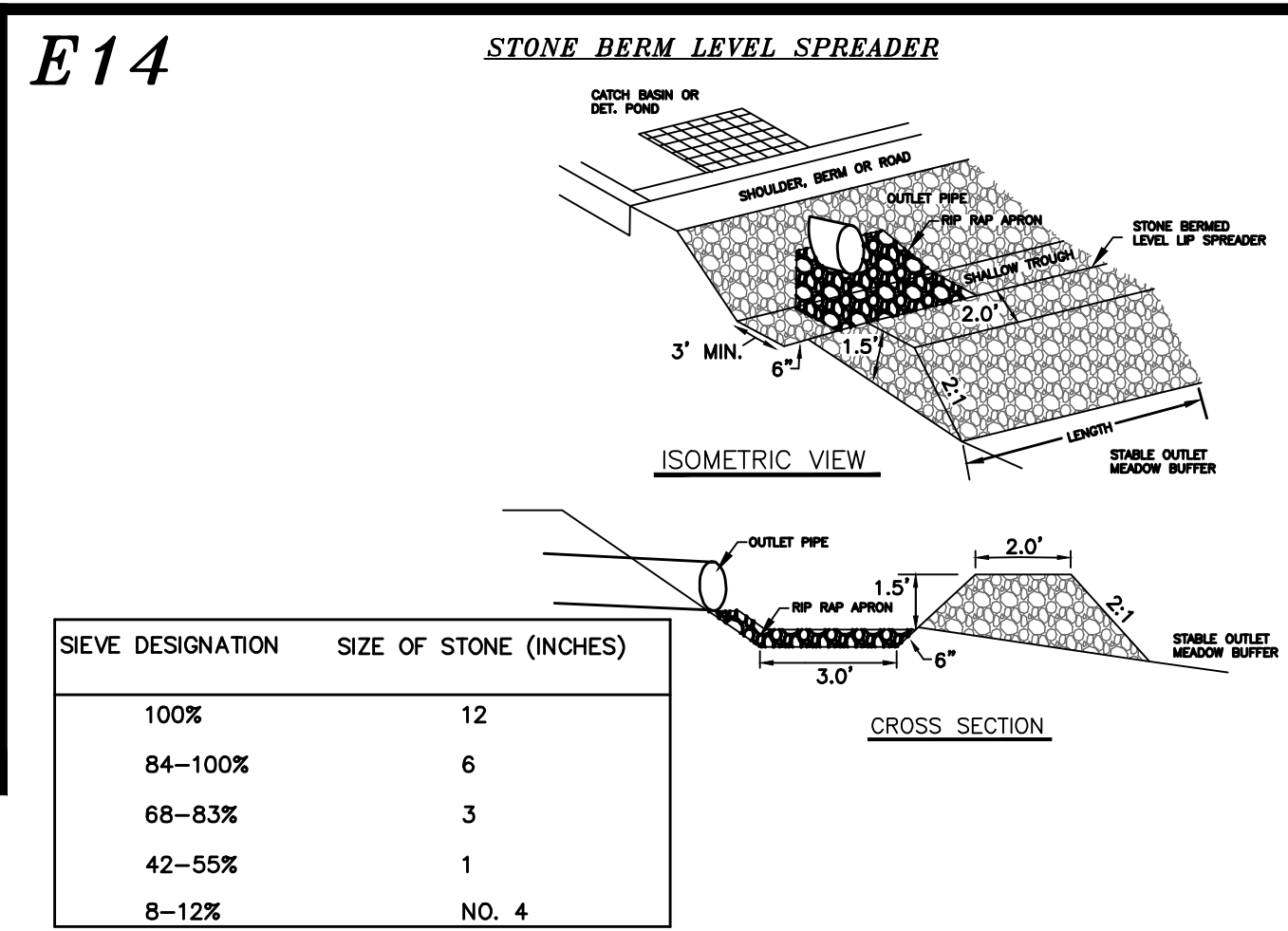
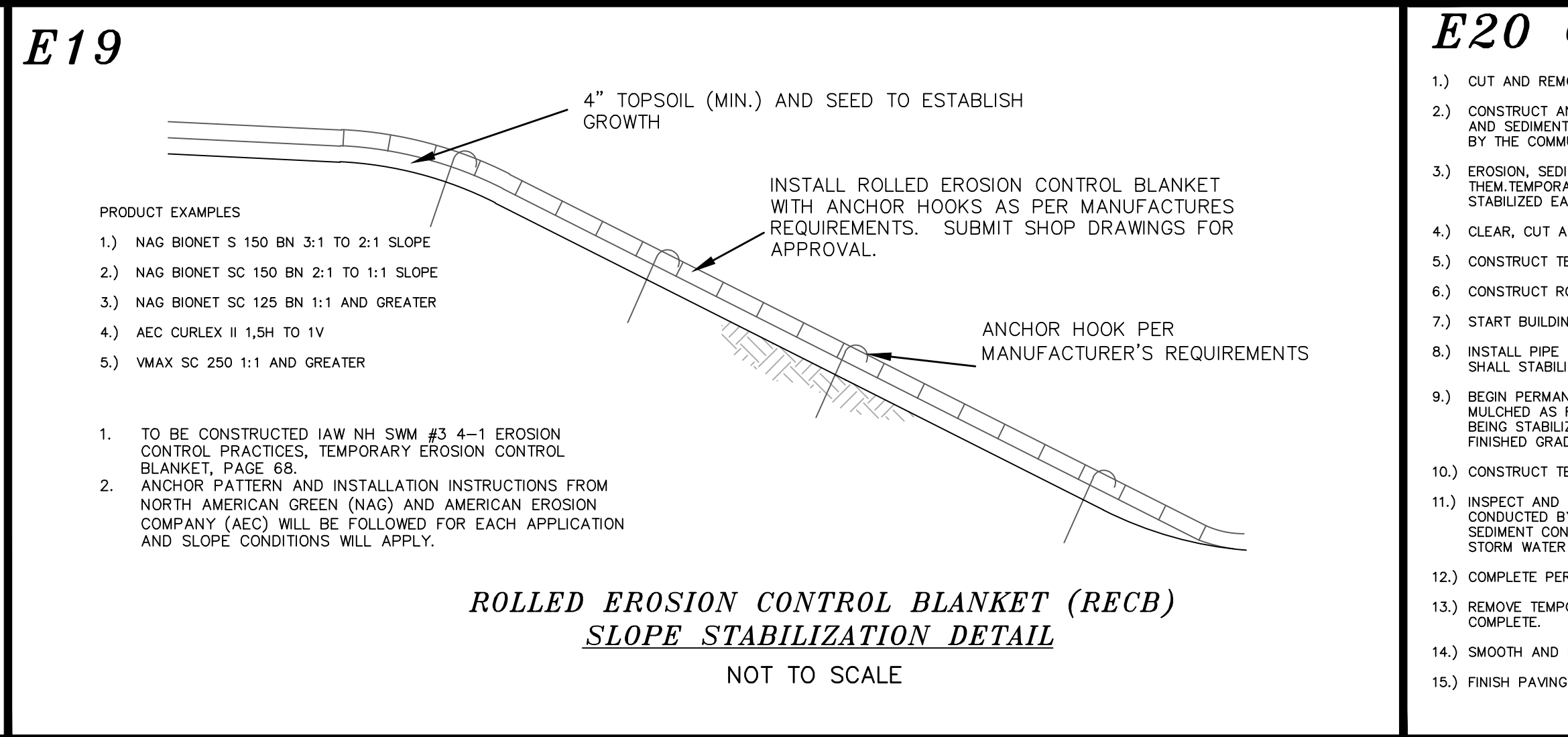
SEEDING GUIDE

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AREAS	B	FAIR	GOOD	GOOD	FAIR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	E	FAIR	FAIR	GOOD	POOR
LIGHTLY USED PARKING LOTS, OOD 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)	F	FAIR	EXCELLENT	EXCELLENT	2/
	G	FAIR	EXCELLENT	EXCELLENT	2/

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

SEEDING SPECIFICATIONS

- GRADING AND SHAPING
 - SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
 - SEEDBED PREPARATION
 - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEED BED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
 - ESTABLISHING A STAND
 - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED: AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100LBS. PER 1,000 SQ.FT. NITROGEN(N), 50LBS. PER ACRE OR 1.1LBS. PER 1,000 SQ.FT. PHOSPHATE(P2O5), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT. POTASH(K2O), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT. (NOTE: THIS IS THE EQUIVALENT OF 500LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000LBS. PER ACRE OF 5-10-10.)
- SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
- REFER TO TABLE(G-E1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H-E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BIRDSFOOT TREFOIL, AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
- WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
- MULCH
 - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90LBS PER 1000 S.F.
- MAINTENANCE TO ESTABLISH A STAND
 - PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
 - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.
 - TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.



- WINTER STABILIZATION NOTES**
- 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 NH05 SWM VOL. 2, 4-6, STONE BERM LEVEL SPREADERS, PAGE 162.
- 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.

- 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 (CESSW), 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.

EROSION & SEDIMENT CONTROL DETAILS

FOR
GROEN CONSTRUCTION, INC.
122 MEADBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

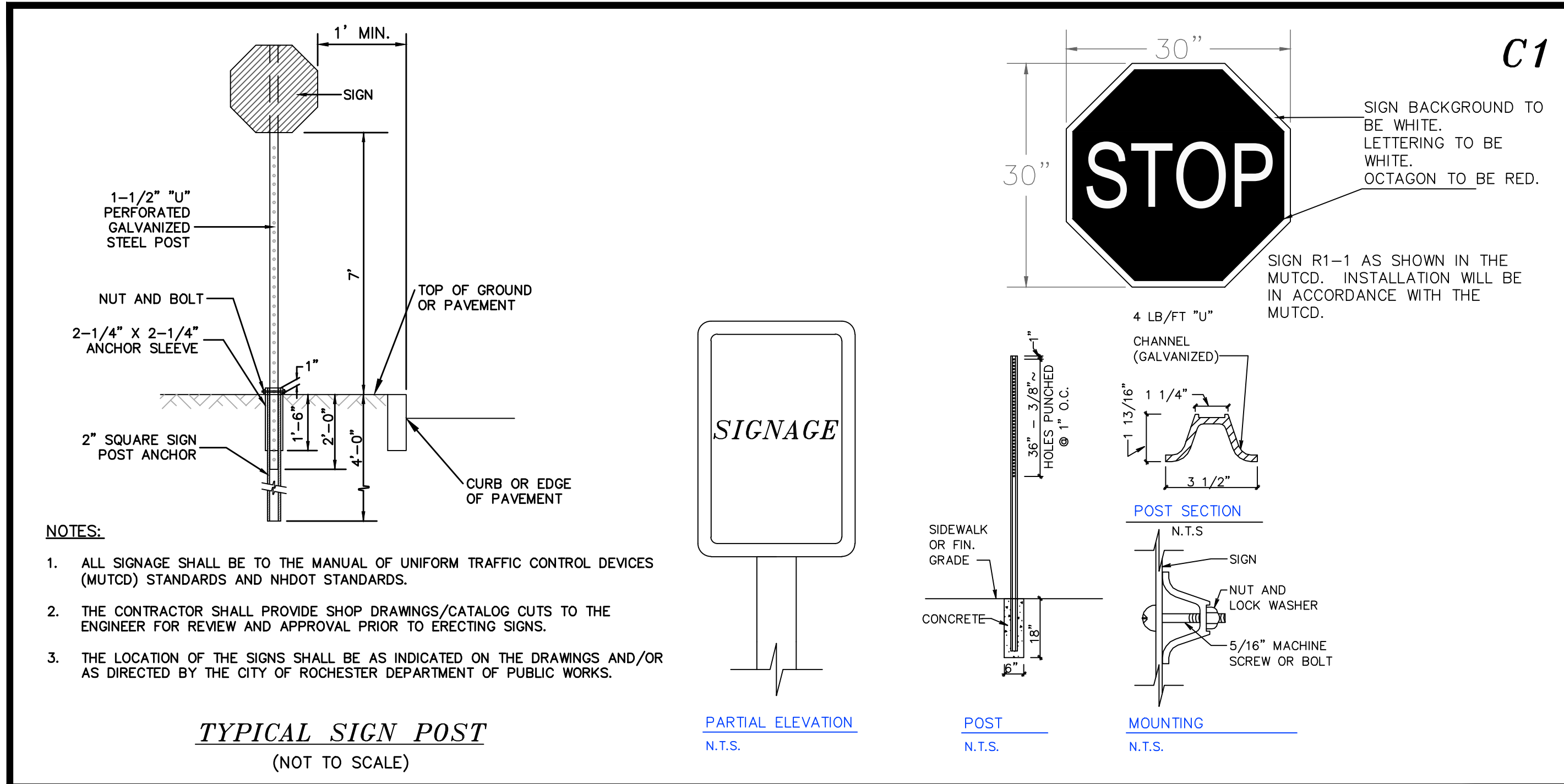
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

AS NOTED
DATE : OCTOBER 9, 2018
FILE NO. : DB 2018 - 085

KENNETH A. BERRY
No. 1923
LICENSED PROFESSIONAL ENGINEER

E-102

SHEET 28 OF 30



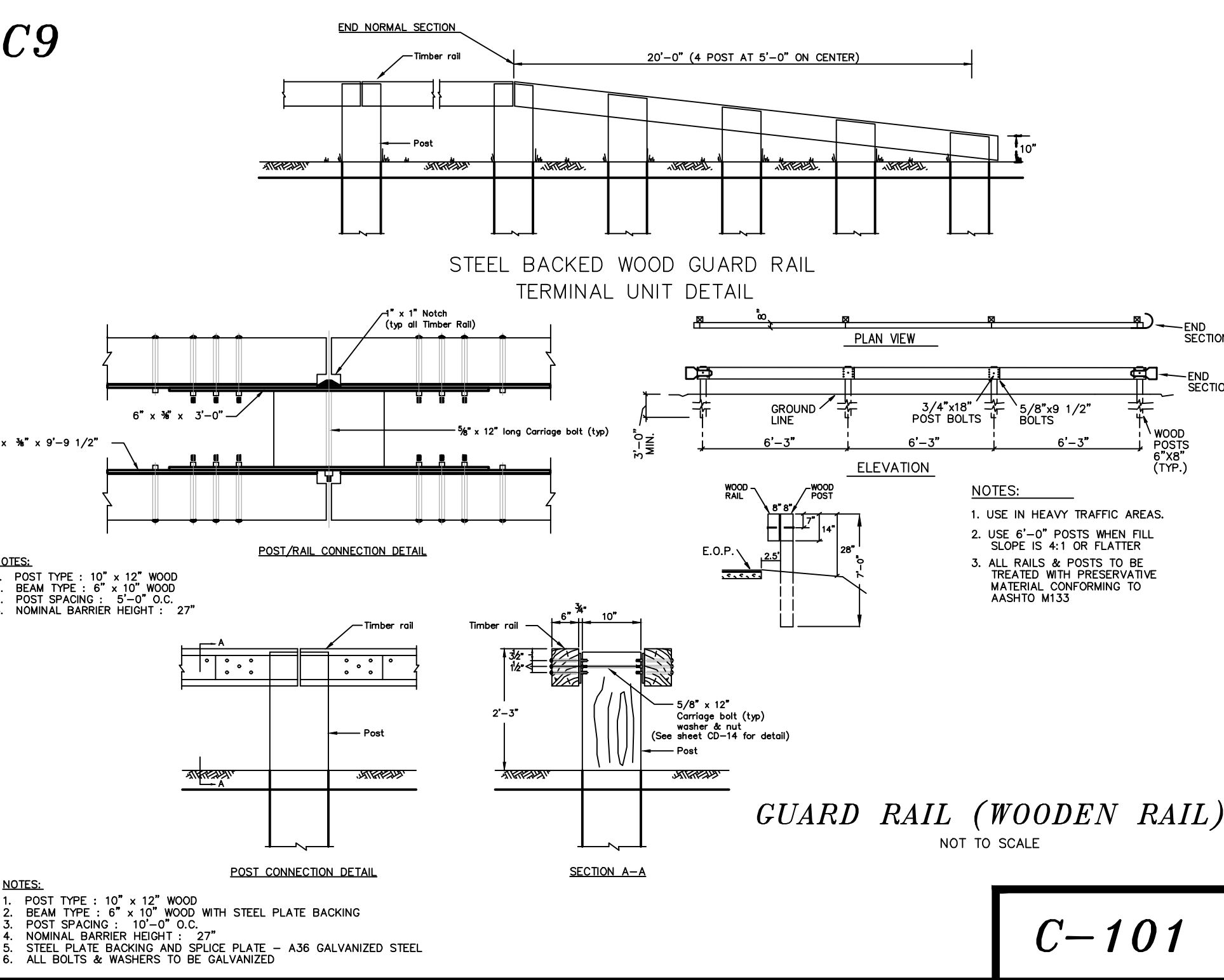
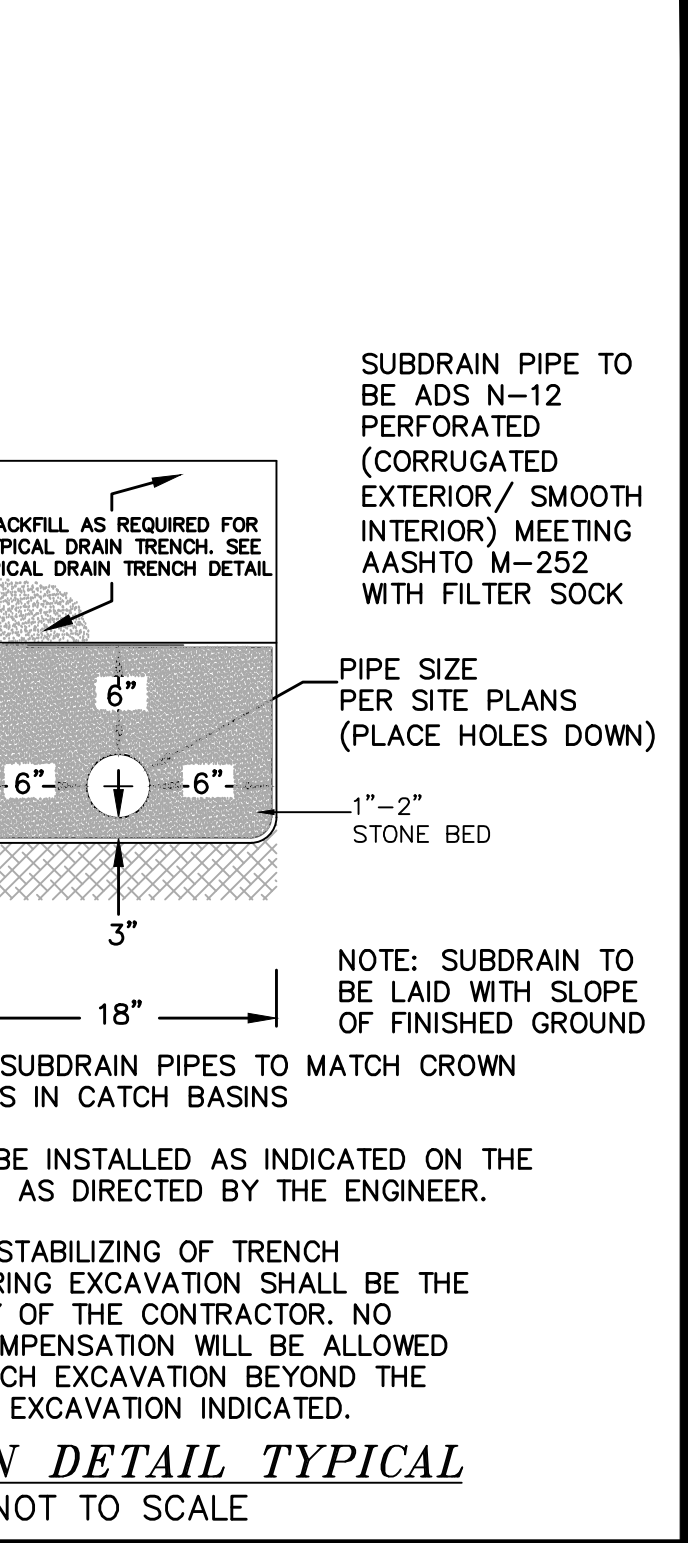
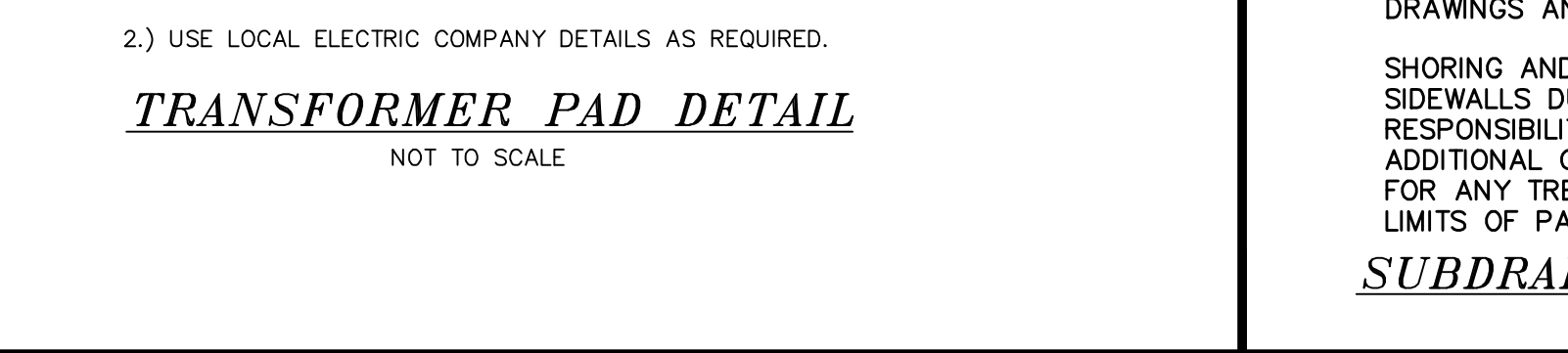
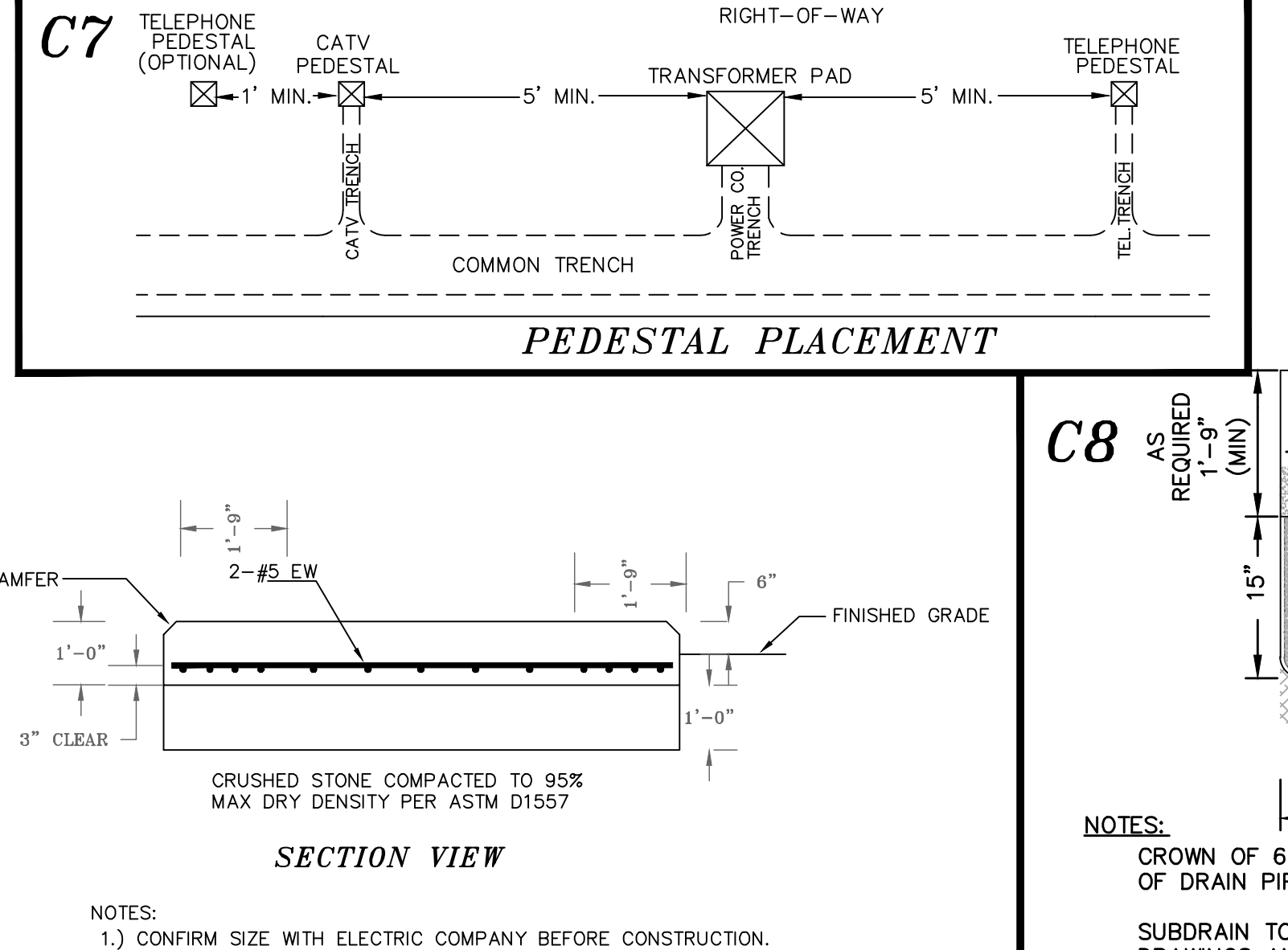
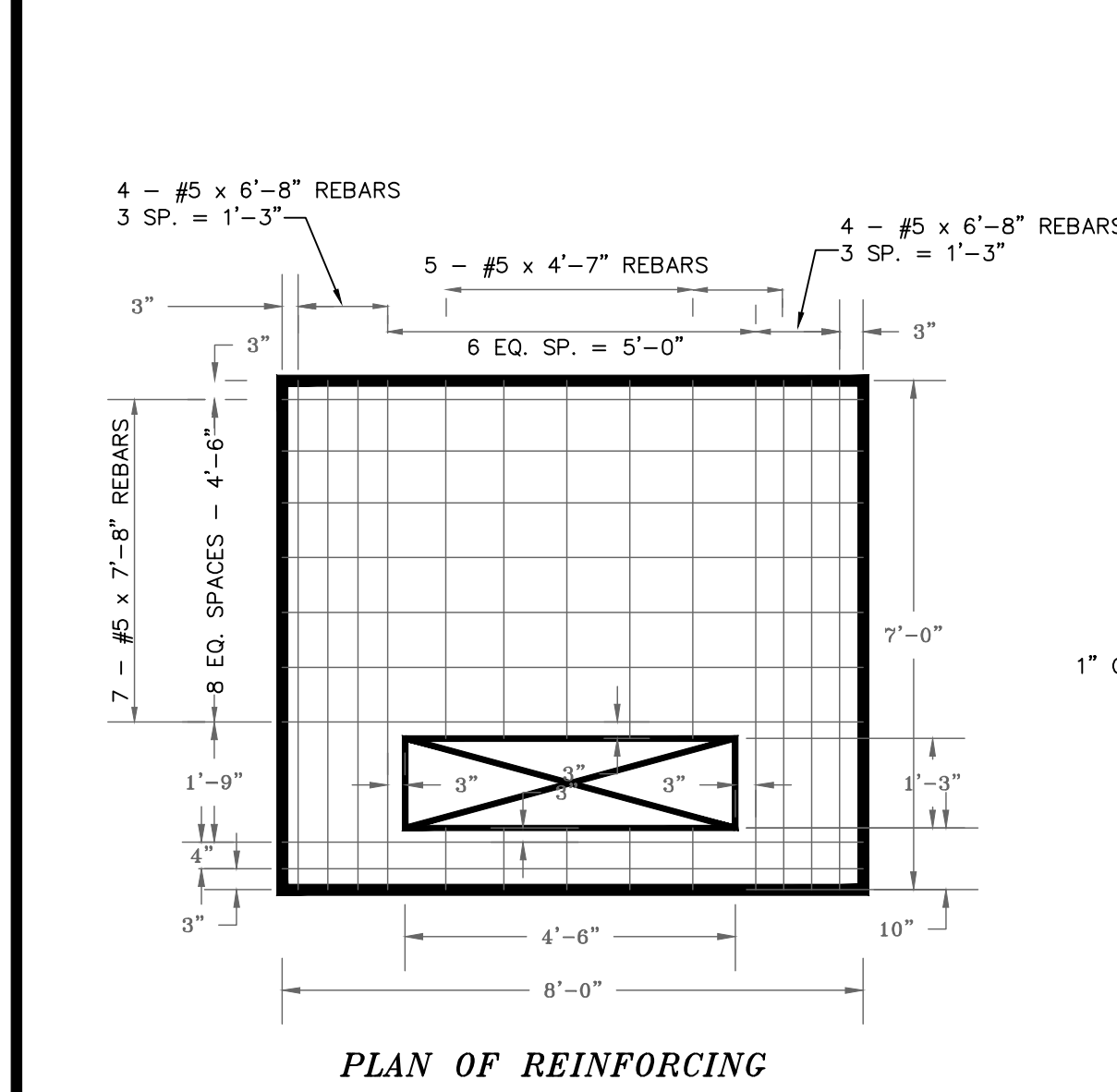
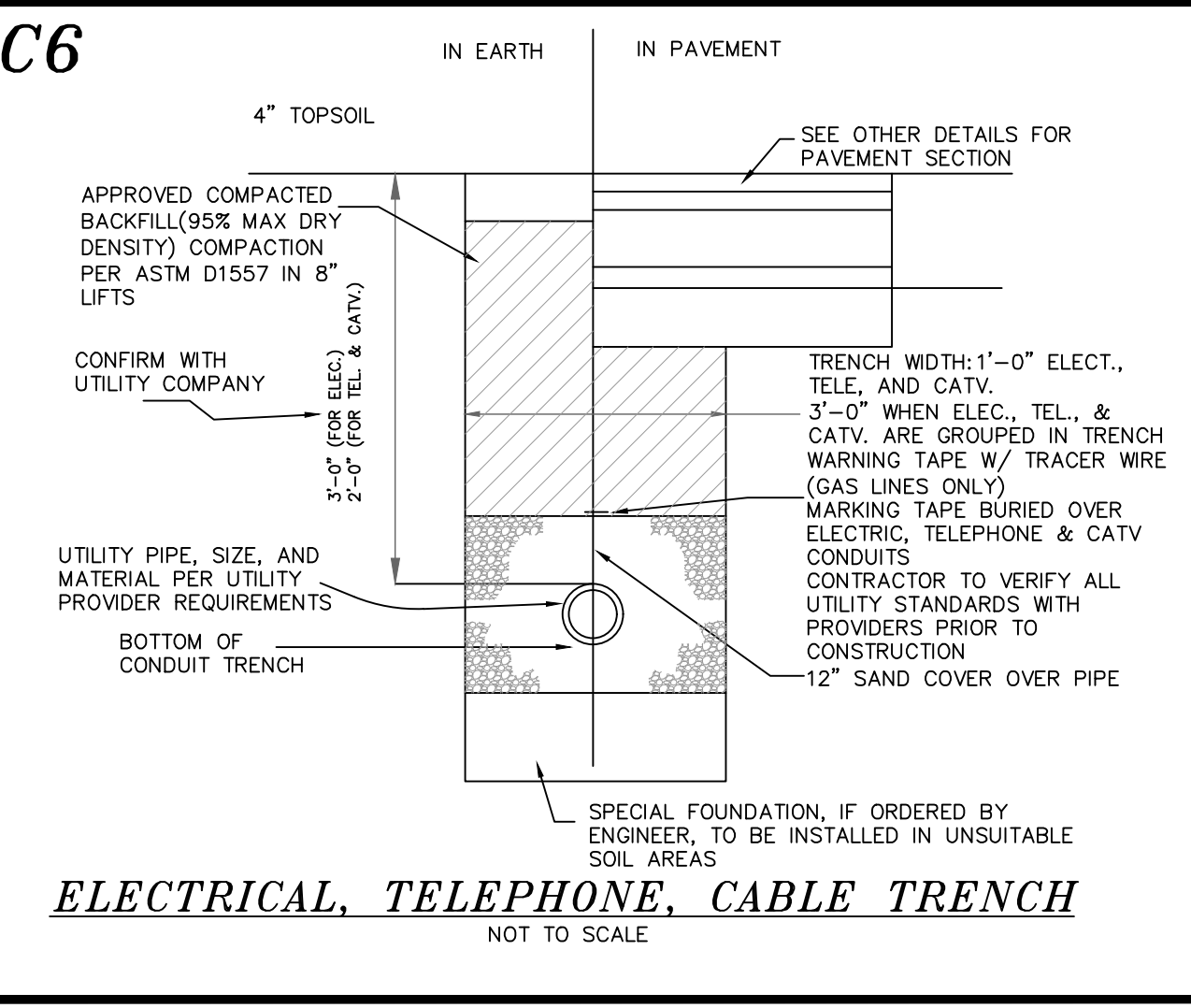
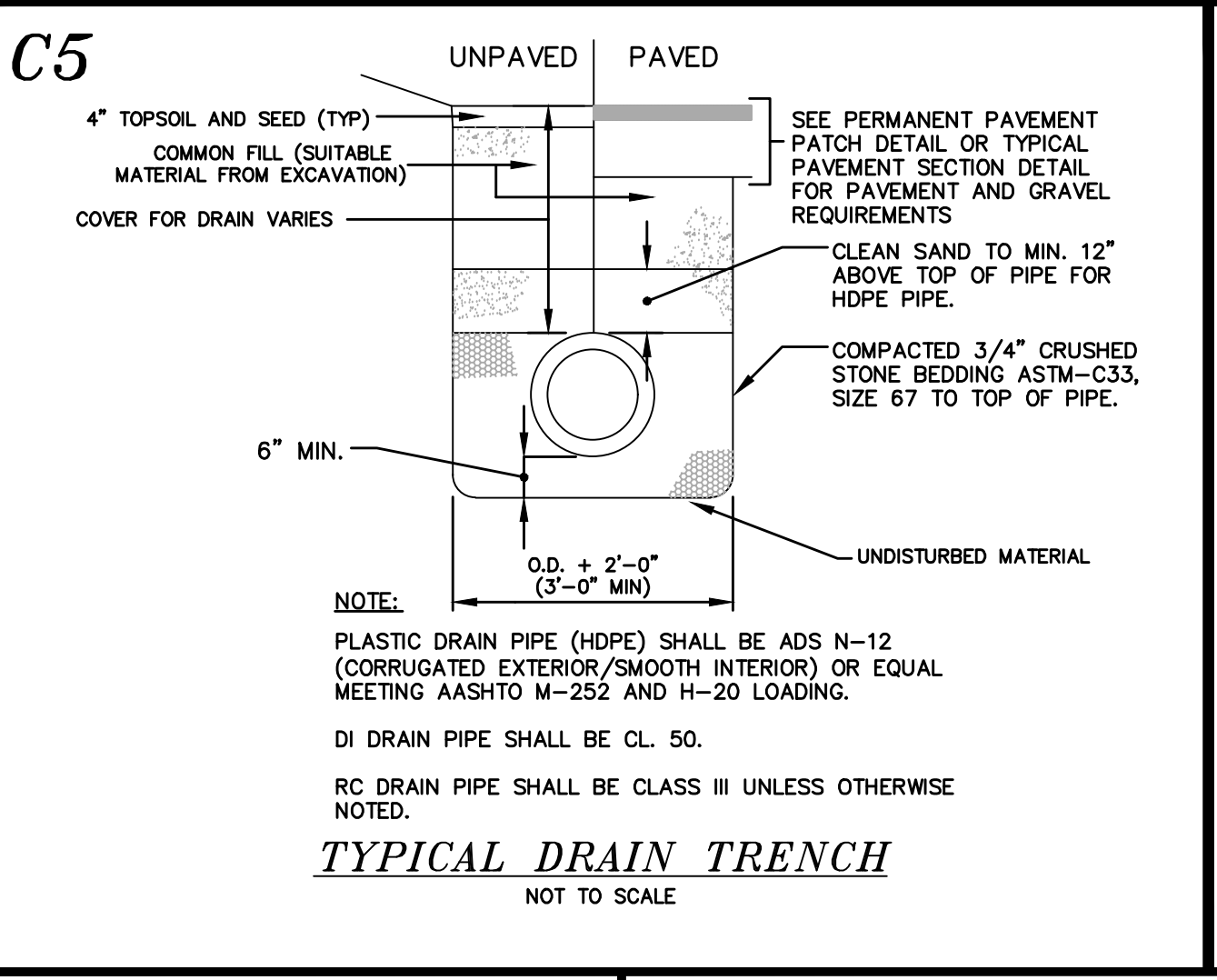
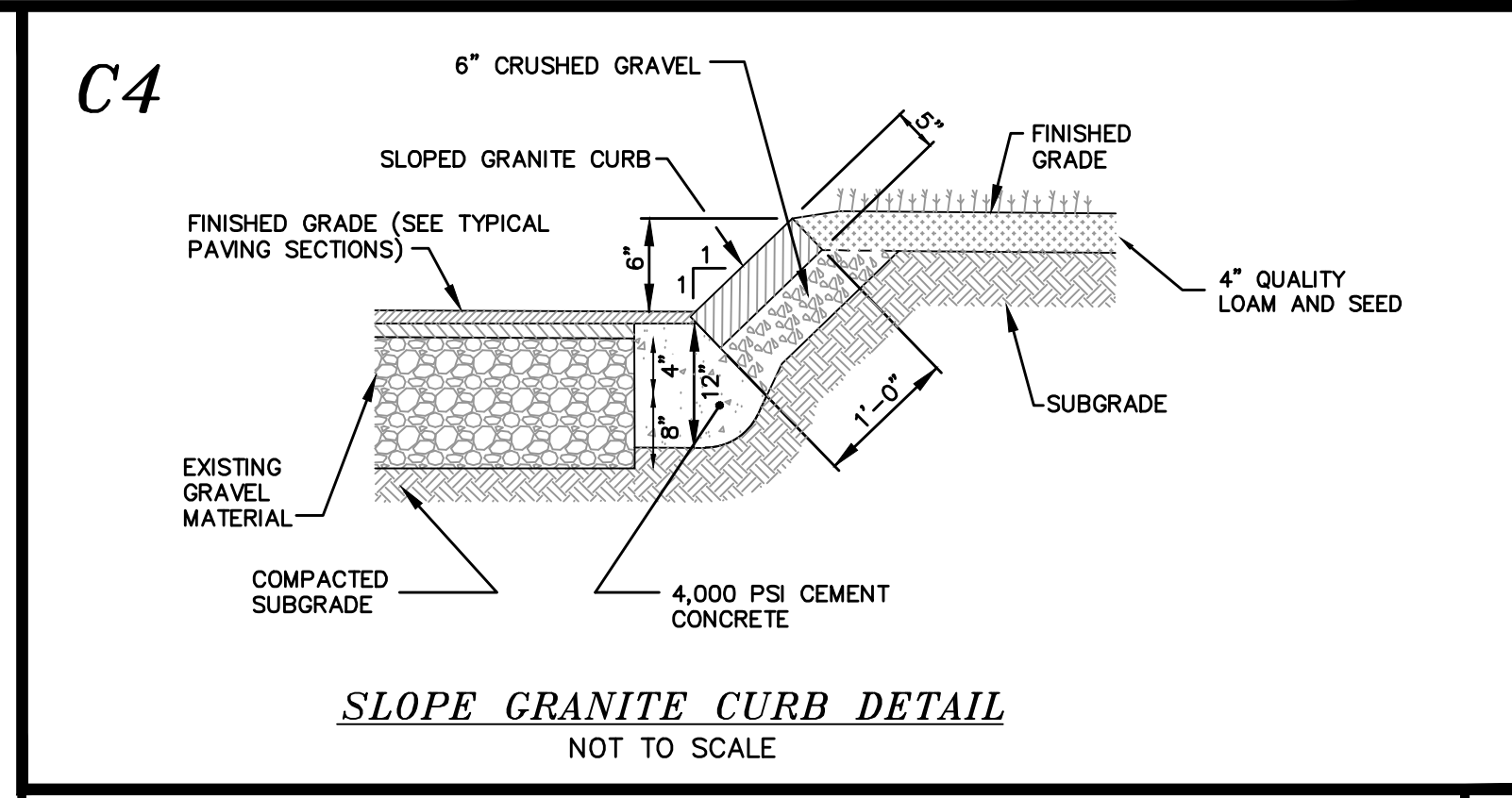
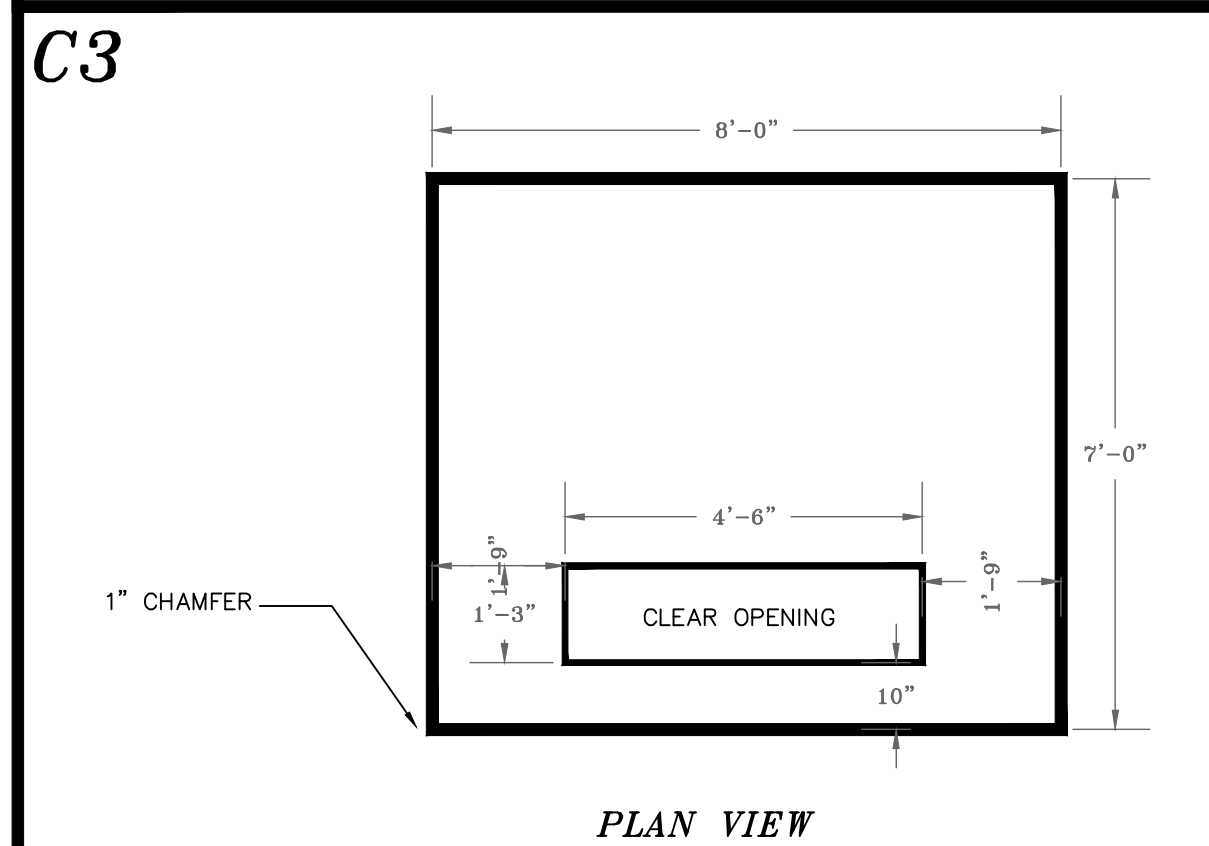
C2

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	190 mm	450 mm	165 mm	900 mm	1140 mm
3010-NP	30" 750 mm	7.5" 266 mm	N/A	6.5" 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)

TOP VIEW
FRONT VIEW
RIGHT SIDE VIEW



REVISION	DATE	DESCRIPTION

CONSTRUCTION DETAILS
FOR
GREEN CONSTRUCTION, INC.
122 MEADOWBURY ROAD
ROCHESTER, NH 03667
TAX MAP 232, LOT 13

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

AS NOTED
DATE : OCTOBER 9, 2018
FILE NO. : DB 2018 - 085

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

SHEET 29 OF 30

