RECEIVED
JAN 08 2019
By_____

RESIDENTIAL SITE PLAN APPLICATION (townhouses, apts., etc.)

City of Rochester, New Hampshire

Date: 1-8-19 [office use only. fee paid ____ amount $_____ date paid _____]

Property information

Tax map #: 256A ; Lot #('s): 66, 66-65, 66-F, G, H & M ; Zoning district: Agricultural & PUD-4

Property address/location: Athenian Drive

Name of project (if applicable): Village At Clark Brook

Size of site: _____ acres; overlay zoning district(s)? PUD-4

Property owner

Name (include name of individual): CBDA Development LLC & Village at Clark Brook, LLC C/O Dick Anagnost

Mailing address: 1662 Elm Street, Manchester, NH 03101

Telephone #: 603-669-6194 Fax #: Email: dick@anagnost.com

Applicant/developer (if different from property owner)

Name (include name of individual): Same as Property Owner

Mailing address: _____

Telephone #: _____ Fax #: _____

Engineer/designer

Name (include name of individual): Bob Baskerville, P.E. - Bedford Design Consultants, Inc.

Mailing address: 177 East Industrial Park Drive, Manchester, NH 03109

Telephone #: 603-622-5533 Fax #: 603-622-4740

Email address: bobb@bedforddesign.com Professional license #: 5952

Proposed use

The applicant is not bound by information on bedrooms and ownership arrangement unless that is a condition of approval.

Total number of proposed dwelling units: 74 ; number of existing dwelling units: 0

Proposed bedrooms/unit: varies, see narrative ; total number of proposed bedrooms: 156

(continued *Residential Site Plan* application Tax Map: _____ Lot: _____)

New building(s)? __Y__ addition(s)/modifications to existing building(s)? __N__

Townhouses/rowhouses: 14 flats: 60 duplexes: 0 freestanding detached units: 0

Proposed ownership - leasehold: ____ fee simple conveyance: Y condominiums: Y

Utility information

City water? yes x no ___; How far is City water from the site? >1 mile

City sewer? yes ___ no x; How far is City sewer from the site? _____

If City water, what are the estimated total daily needs? 26,100 gallons per day

Where will stormwater be discharged? stormwater ponds then to Clark Brook

Other information

parking spaces: existing: 0 total proposed: 139 (not including driveway & garages); Are there pertinent covenants? Y

Describe existing conditions/use (vacant land?): vacant single family lots

Check any that are proposed: variance N; special exception N; conditional use N

Wetlands: Is any fill proposed? N; area to be filled: _____; buffer impact? N/A

Proposed *post-development* disposition of site (should total 100%)

	Square footage	% overall site
Building footprint(s) – give for each building	37,500	10
Parking and vehicle circulation	84,900	20
Planted/landscaped areas (excluding drainage)	141,500	34
Natural/undisturbed areas (excluding wetlands)	150,923	36
Wetlands	0	0
Other – drainage structures, outside storage, etc.	0	0

Total Area = 414,823

Comments

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

Post Development disposition of site is for lots F, G & H only. Total area = 414,823 SF

(continued *Residential Site Plan* application Tax Map: _____ Lot: _____)

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 Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan 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: Kathleen Weiss of Bedford Design

Date: 1-8-19

Signature of applicant/developer: Kathleen Weiss of Bedford Design

Date: 1-8-19

Signature of agent: Kathleen Weiss of Bedford Design

Date: 1-8-19

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: Kathleen Weiss of Bedford Design

Date: 1-8-19

see attached authorization form

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
177 East Industrial Park Drive Manchester, NH 03109
Telephone: (603) 622-5533 Fax: (603) 622-4740
www.bedforddesign.com

January 8, 2019

RECEIVED
JAN 08 2019
By_____

Planning Board
City of Rochester
31 Wakefield St
Rochester, NH 03867

RE: The Village at Clark Brook Redesign 2019
Athenian Drive Rochester, NH
Tax Map 256A Lot 66-F, 66-G, 66-H, 66-M, 66-65, and 66 (open space)

Members of the Board,

Bedford Design, on behalf of our client, CBDA Development, is pleased to submit this application for the redesign of the Village at Clark Brook. The redesigned Site Plans are based on the recently approved PUD Amendment for the Village at Clark Brook.

At the time of this submittal, the Public portion of the main access drive, Athenian Way, has been completed up to the Asteria Lane private access drive into the four existing apartment buildings. This includes the open bottom box culvert and stream crossing. The wetland permit has been completed and the redesign will not disturb any wetlands. The remaining portions of roadway associated with the previously approved project have been cleared and rough-graded. The four apartment buildings have been built and are all open for occupancy. Homer Way, the cul-de-sac by the entrance, has been rough-graded. The associated drainage and septic systems for the apartments have been installed for the portions of the project which are built. An 8-inch diameter water line has been extended up Old Dover Road and into the project. The NHDOT roadway improvements along Old Dover Road have been completed. We will be applying for State Subdivision and NHDES Alteration of Terrain and Septic Approvals for the Redesign.

As a first step in the Village at Clark Brook redesign, we have already submitted Lot Line Adjustment and Lot Consolidation Plans to the City. The attached Site Plan shows the lots based on these submitted plans. The Site Plan redesign focuses along the last half of Athenian Drive where single-family homes were originally proposed and approved. The existing intersection of Asteria Lane (Private) and Athenian Drive (Public) will be improved to include a turnaround for emergency vehicles and snow plows. The proposed turnaround will mark the end of the Public Roadway.

Along the first section of the proposed private roadway will be 14 condominium townhomes. Following the Townhomes will be two, 30-unit, apartment buildings and associated parking. The private drive will continue through the new apartment parking lot and up the hill to connect with the existing apartments. This will form a loop road. The Site Plans also show a dog park near the Athenian Drive turnaround. Two traffic islands are proposed along the private road to allow for traffic calming.

As part of the redesign we have provided a new unit breakdown. The first breakdown is from the 2012 approval, the second breakdown is our proposed redesign. The chart shows we do not exceed our bedroom or units counts (2019 Changes are noted in orange).

Proposed PUD Unit and Bedroom Breakdown

May 7, 2012

Type of Unit	Unit Count	Bedroom Count
Duplex Units	18	36 to 54
Live-Work Units	3	9 to 12
Single Family & Little Quarry	44 to 50 & 23	207 to 269
Apartment Units	144 to 174	288 to 319

Maximum Allowed	262	571

January 8, 2019 Site Plan

Type of Unit	Unit Count	Bedroom Count
Duplex Units	16	54
Single Family in Little Quarry	23	69
Apartment Units - Buildings A-D	144	276
Live/Work	5	15
Townhomes	14	42
Buildings E & F	60	114

Total Proposed	262	568
Maximum Allowed from 2007 PUD	262	571

Building E & F Breakdown (both buildings)

Type	Number of Beds
One Bedroom	24
Two Bedroom	36
Three Bedroom	54
Total	114

Since the construction of the apartment buildings, it has come to our attention that there may be parking issues at the entrance of the project during school bus drop off and pick up time. We met with the school superintendent's office to discuss a bus stop near the proposed Athenian Drive turnaround; however, the school's policy only allows the bus to stop on Old Dover Road. As a possible solution to the existing parking issues we are proposing construction of five parking spaces along Athenian Drive at the project entrance. This design is located on the last page of the site plans. We are proposing five parallel parking spaces to allow cars to park off the road while they wait for the bus.

At the PUD Amendment hearing a traffic study from a traffic engineer was requested. This analysis is included in our submittal package.

We look forward to reviewing the Village at Clark Brook Redesign with the Board, and answering any questions. Please feel to contact me at 603-622-5533 or at BobB@BedfordDesign.com .

Sincerely,

Bedford Design Consultants, Inc.

Katherine A. Weiss, PLA, ASLA
Project Manager

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www.bedforddesign.com

RECEIVED
JAN 08 2019
By_____

January 8, 2018

Rochester Planning Board
31 Wakefield St.
Rochester, NH 03867

RE: Waiver Request – Additional Abutter Information on Plan Set
The Village at Clark Brook Redesign 2019
Athenian Drive, Map 256A Lots 66, 66-65, 66-F, G, & H

Members of the Board,

Bedford Design Consultants, on behalf of our client CBDA Development, LLC. is requesting a waiver from the requested abutter lot information. For the purposes of this site plan submittal, we have not shown the abutting parcels (lots outside the open space). The lots shown on our site plan are all owned by the developer. Lot 66 (open space) will not have any buildings located within it, which means abutting lots are 500 feet away from the apartments and townhomes.

If you have any further questions, please feel free to contact us at 622-5533. We look forward to discussing our application with you at the next Planning Board meeting.

Sincerely,

Bedford Design Consultants, Inc.

Katherine A. Weiss, PLA, ASLA
Project Manager

TES Environmental Consultants, LLC

December 3, 2018

Ref: TES JN 18-0092

RECEIVED
JAN 08 2019
By

Ms. Kate Weiss, PLA, ASLA
Bedford Design Consultants, Inc.
6 East Industrial Park Drive
Manchester, NH 03104

Re: Environmental Services (Wetland Boundary Confirmation)
Village at Clark Brook; Off Old Dover Road, Rochester

Dear Ms. Weiss:

TES Environmental Consultants, L.L.C. (TES) has completed the site investigation that you requested on the above-referenced parcel in Rochester, New Hampshire. This investigation, which consisted of a field review of existing wetland boundaries to confirm their current accuracy in two general areas identified on a site plan forwarded by you, was completed on November 29, 2018. I had previously delineated the site wetlands in 2011-2012 as an employee of Schauer Environmental Consultants, LLC, and so have considerable familiarity with the site wetlands.

The wetland identification was performed according to the methodology presented in the Corps of Engineers Wetland Delineation Manual (Technical Report Y-87-1), January 1987 and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, January 2012, US Army Corps of Engineers. This methodology requires the presence of indicators for the three parameters: hydric soils, hydrophytic vegetation and evidence of hydrology at or near the surface for 14 days during the growing season.

Overall, the wetland boundaries in the two areas - a proposed stormwater basin in the west-central portion of the site and a proposed septic system location in the southeastern portion of the property - were found to be unchanged from the 2011-2012 timeframe. I observed numerous wetland boundary flags (or their remnants) that I placed during the previous delineation, and I would not change the wetland boundaries in any portion of the vicinity of the proposed work. I observed the culverted wetland crossing by gravel road used to access the recently-constructed septic system north of the proposed system(s), which was permitted (DES File# 2012-02882) previously. I also noted that in the area of the proposed stormwater basin, portions of the uplands have been regraded and excavated, creating a basin that in time will likely develop into a wetland (it is presently mostly bare soil with surface water and ice, but sparse vegetation) in the coming years if not regraded.

Please feel free to call with any questions regarding this report.

Sincerely,

Thomas E. Sokoloski

STATE OF NEW HAMPSHIRE
THOMAS E. SOKOLOSKI
12/3/18
No. 127
CERTIFIED WETLAND SCIENTIST

Thomas E. Sokoloski
New Hampshire Certified Wetland Scientist #127

1494 Route 3A, Unit 1, Bow, New Hampshire 03304
Phone: 603-856-8925 E-Mail: tom@tesenviro.comcastbiz.net

12/3/2018

THE VILLAGE AT CLARK BROOK
2019 REDESIGN SITE PLAN

RECEIVED
JAN 08 2019
By_____

LOCATED AT:

ATHENIAN DR, OLD DOVER RD, BLACKWATER RD

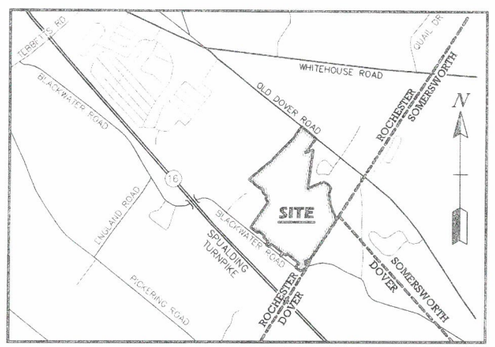
ROCHESTER & DOVER, NH

PREPARED FOR:

THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

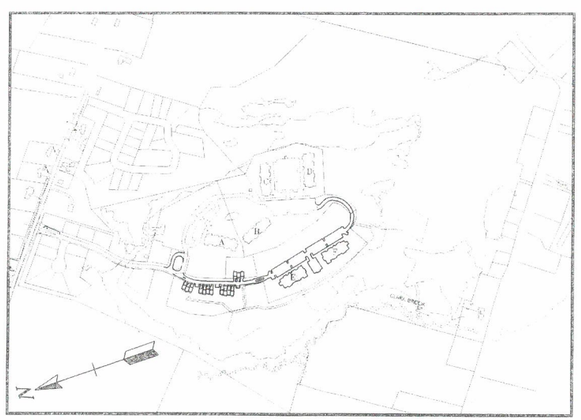
1662 ELM STREET

MANCHESTER, NEW HAMPSHIRE



LOCUS MAP

1"=2000'



PROJECT OVERVIEW

1"=1000'

PLAN INDEX	SHEET NO
COVER SHEET	1
EXISTING CONDITIONS PLAN	2–4
CONDOMINUM PLAN	5
ROAD DISCONTINUANCE PLAN	6
SITE PLAN	7–8
GRADING PLAN	9–11
UTILITIES PLAN	12–13
ROAD & SEWER PROFILE SHEETS	14–16
LIGHTING PLAN	17–18
LANDSCAPE PLAN	19–20
LOT LOADING PLANS	21–22
ARCHITECTURAL FLOOR PLANS	23–24
ARCHITECTURAL ELEVATIONS	25–26
DETAIL SHEETS	27–33

NOTES

1. OWNER OF RECORD:

   ROCHESTER TAX MAP 256 LOTS 66, 66–1 THRU 66–53 & 66–58 THRU 66–64
   SMALL TRIANGULAR PIECE IN DOVER

   CBDA DEVELOPMENT LLC
   1662 ELM STREET
   MANCHESTER, NH 03101
   BOOK 3873 PAGE 683 &
   BOOK 3676 PAGE 464

   ROCHESTER TAX MAP 256 LOTS 66–54 THRU 66–57

   VILLAGE OF CLARK BROOK, LLC
   1662 ELM STREET
   MANCHESTER, NH 03101
   BOOK 4337 PAGE 923

2. THE INTENT OF THIS PLAN IS TO SHOW MODIFICATIONS TO THE PREVIOUSLY APPROVED VILLAGE AT CLARK BROOK PLANNED UNIT DEVELOPMENT. THESE IMPROVEMENTS INCLUDE:
   2.1. THE CONSTRUCTION OF 14, THREE BEDROOM TOWNHOMES ON LOTS 66–F & 66–G.
   2.2. THE CONSTRUCTION OF TWO, 30 UNIT APARTMENT BUILDINGS ON LOTS 66–H WITH ASSOCIATED DRAINAGE AND PARKING.
   2.3. THE CONSTRUCTION OF A DOG PARK ON LOT 66–M. A GAZEBO AND RELOCATION OF A TOT LOT ONTO THE GREEN SPACE OF LOT 66–55 (SEE 2017 PUD MASTER PLAN FOR LOCATIONS).
   2.4. DESIGN OF 5 PARKING SPACES ALONG MAIN ENTRANCE FOR PARENTS TO PARK WHILE DROPPING CHILDREN AT THE BUS STOP.
   2.5. THE REMOVAL OF 47 SINGLE FAMILY LOTS AND THE ADDITION OF TWO LIVE/WORK LOTS.

3. PARCELS:
   MAP 256A LOT 66–F
   99,109 S.F.
   2.275 ACRES

   MAP 256A LOT 66–G
   29,285 S.F.
   0.672 ACRES

   MAP 256A LOT 66–H
   147,384 S.F.
   3.383 ACRES

   MAP 256A LOT 66 (OPEN SPACE)
   MAP 256A LOT 66–65 (ATHENIAN DRIVE)

4. SUBJECT LOTS ZONED AGRICULTERAL (PUD–4)

   BUILDING SETBACKS: SINGLE FAMILY & LIVE/WORK
   FRONT SETBACK = 10'
   SIDE SETBACK = 7'
   REAR SETBACK = 20'
   PUD PERIMETER SETBACK = 50'

   MINIMUM LOT SIZE
   SINGLE FAMILY = 6,000 S.F.
   FRONTAGE = 60'

5. THE SUBJECT PARCEL IS OUTSIDE THE 100 YEAR FLOOD PLAN PER FLOOD INSURANCE RATE MAP STRAFFORD COUNTY NEW HAMPSHIRE PANEL 218 OF 405, MAP NUMBER 33017C02180, EFFECTIVE DATE MAY 17, 2005.

6. HORIZONTAL DATUM IS BASED ON THE CITY OF ROCHESTER GIS.

7. PERMITS REQUIRED:
   NHDES ALTERATION OF TERRAIN
   NHDES STATE SUBDIVISION
   NHDES SEPTIC SYSTEM
   CITY OF ROCHESTER CONDOMINIUM SUBDIVISION
   CITY OF ROCHESTER SITE PLAN

8. PARKING REQUIRED:

	REQUIRED	PROPOSED
TOWNHOMES (2 SPACES PER UNIT X 14 UNITS) =	28	51
(TWO GARAGE AND ONE DRIVEWAY PER UNIT PLUS 9 PARKING SPACES)		
APARTMENTS (2 SPACES PER UNIT) X 60 UNITS =	120	130

9. FOR PLAN REFERENCES SEE THE EXISTING CONDITIONS PLAN.

10. FOR MORE INFORMATION ABOUT THIS SITE PLAN, OR TO SEE A COMPLETE PLAN SET CONTAINING 33 SHEETS CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST, ROCHESTER, NH 03867, (603) 335–1338.

Bedford Design Consultants Inc.

ENGINEERS AND SURVEYORS

177 East Industrial Park Drive, Manchester, NH 03109
Telephone: (603) 622-5533 Fax: (603) 622-4740
www.bedforddesign.com

STATE OF NEW HAMPSHIRE
ROBERT J. BASKERVILLE
No. 5952
LICENSED PROFESSIONAL ENGINEER

ROBERT J. BASKERVILLE, PE
LICENSE #5952

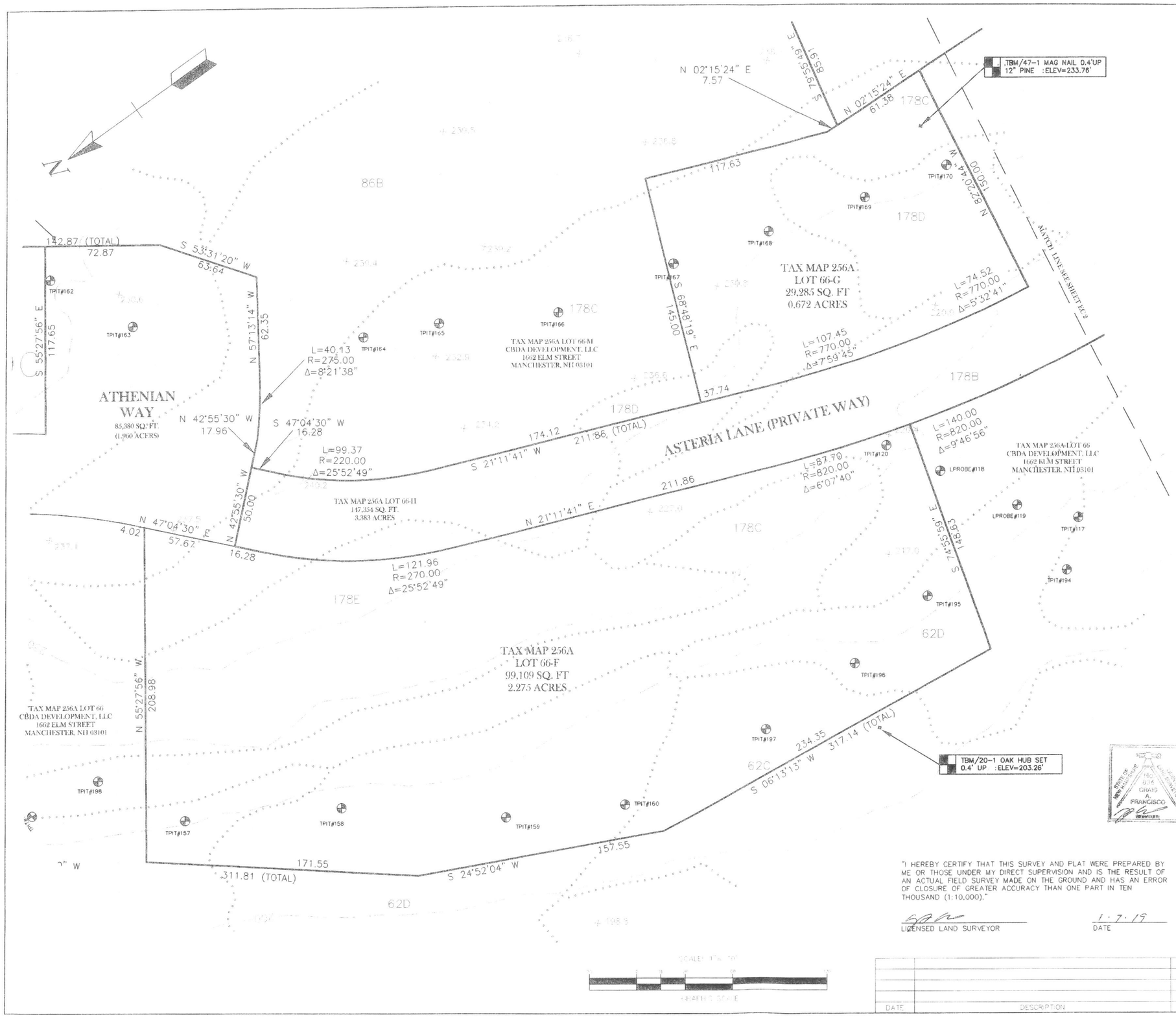
APPROVED BY THE ROCHESTER PLANNING BOARD

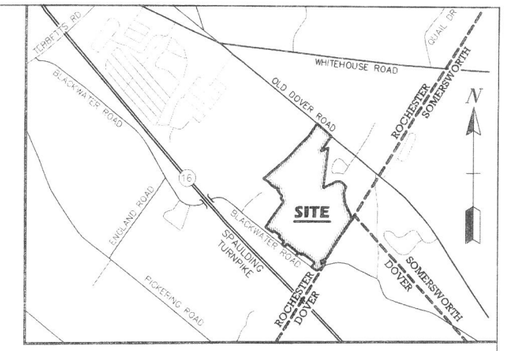
ON _____ SIGNED BY:

_____ , _____

(NAME) (POSITION)

DATE	DESCRIPTION	BY	REV.





LOCUS MAP

1"=2000'

NOTES

1. OWNER OF RECORD:

   ROCHESTER TAX MAP 256 LOTS 66, 66-F, 66-G, & 66-H.

   CBDA DEVELOPMENT LLC
   1662 ELM STREET
   MANCHESTER, NH 03101
   BOOK 3873 PAGE 683 &
   BOOK 3676 PAGE 464

2. THESE PROPERTIES ARE SUBJECT TO THE "DECLARATION OF CONDITIONS, OPEN SPACE, RESTRICTIONS AND EASEMENTS OF THE VILLAGE OF CLARK BROOK, ROCHESTER, NEW HAMPSHIRE" RECORDED IN SCRD BOOK 4337 PAGE 909.

3. THE INTENT OF THIS PLAN IS TO SHOW THE CONDITIONS OF THESE PROPERTIES PRIOR TO ANY CONSTRUCTION.

4. TOTAL PARCEL AREA PRIOR TO SUBDIVISION:
   ±5,009,000 SQ. FT.
   (±115 ACRES)

5. SUBJECT AND ABUTTING LOTS ZONED: AGRICULTURAL (PUD-4)

6. THE SUBJECT PARCEL IS OUTSIDE THE 100 YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP STRAFFORD COUNTY NEW HAMPSHIRE PANEL 218 OF 405, MAP NUMBER 33017C0218E; EFFECTIVE DATE SEPTEMBER 30, 2015.

7. HORIZONTAL DATUM IS BASED ON THE CITY OF ROCHESTER GIS.

8. SUBDIVISION APPROVAL WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXPECT 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.

9. A RESERVATION OF LAND WAS MADE IN S.C.R.D. BOOK 747, PAGE 260 BY EDWARD J. BRYAN FOR THE AREA ON WHICH TWO OF JAMES EDNEY'S FRIENDS ARE BURIED AND ANOTHER AREA WHERE ANOTHER FRIEND IS BURIED. THE EXACT LOCATIONS OF SAID BURIAL GROUNDS ARE UNKNOWN BUT BELIEVED TO BE TOWARDS THE NORTHERLY PORTION OF THE PREMISE. REFERENCE IS HEREBY MADE TO NHRSA 289:3.

10. FOR MORE INFORMATION ABOUT THIS SUBDIVISION, OR TO SEE A COMPLETE PLAN SET CONTAINING 33 SHEETS CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST, ROCHESTER, NH 03867, (603) 335-1338.

11. ROCHESTER GIS COORDINATES SHOWN WERE CALCULATED FROM THE REFERENCED PLANS.

12. TOPOGRAPHY AND WETLANDS WERE COPIED FROM THE REFERENCED PLANS.

13. THE PREVIOUS SUBDIVISION APPROVAL WAS DATED FEBRUARY 6, 2013, CASE #256-66-A/264-23-PUD-12.

14. TOPOGRAPHIC INFORMATION FROM "TOPOGRAPHIC WORKSHEET OF THE VILLAGE OF CLARK BROOK, ROCHESTER, N.H.", PREPARED FOR: PETER WHITMAN, NEW CASTLE, N.H., PREPARED BY: EASTERN TOPOGRAPHICS, WOLFEBORO, N.H.; SCALE 1"=50'; CONTOUR INTERVAL: 2'; PHOTO DATE 4/17/2004; COMPILATION DATE 5/04/2004; GROUND CONTROL BY NORWAY PLAINS ASSOC.

STATE OF NEW HAMPSHIRE
No. 814
GRAIG A. FRANCISCO
LICENSED LAND SURVEYOR

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

LICENSED LAND SURVEYOR — DATE: 1·7·19

DATE	DESCRIPTION	BY	REV.

TAX MAP 256A LOT 66, 66-F, 66-G & 66-H

EXISTING CONDITIONS PLAN
THE VILLAGE AT CLARK BROOK

PREPARED FOR & LAND OF:

CBDA DEVELOPMENT, LLC

LOCATED AT:

ATHENIAN DR., OLD DOVER RD. & BLACKWATER RD.
ROCHESTER & DOVER, NH

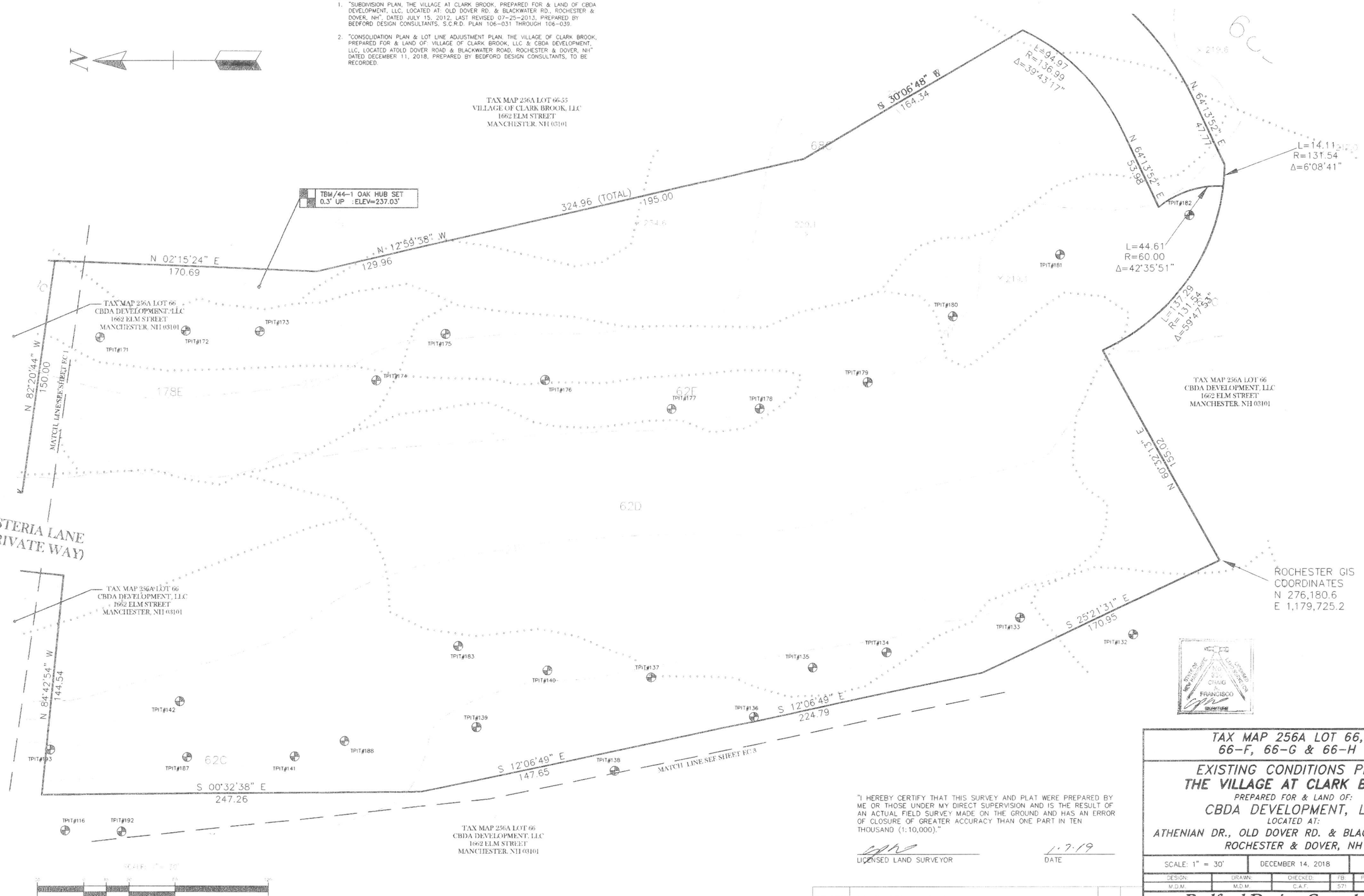
SCALE: 1" = 30'	DECEMBER 14, 2018	SHEET 2 OF 33

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	
M.D.M.	M.D.M.	C.A.F.	571		1130-004

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
177 East Industrial Park Drive, Manchester, NH 03109
Telephone: (603) 622-5533 Fax: (603) 622-4740
www.bedforddesign.com

PLAN REFERENCES:

1. "SUBDIVISION PLAN, THE VILLAGE AT CLARK BROOK, PREPARED FOR & LAND OF CBDA DEVELOPMENT, LLC, LOCATED AT: OLD DOVER RD. & BLACKWATER RD., ROCHESTER & DOVER, NH", DATED JULY 15, 2012, LAST REVISED 07-25-2013, PREPARED BY BEDFORD DESIGN CONSULTANTS, S.C.R.D. PLAN 106-031 THROUGH 106-039.
2. "CONSOLIDATION PLAN & LOT LINE ADJUSTMENT PLAN, THE VILLAGE OF CLARK BROOK, PREPARED FOR & LAND OF: VILLAGE OF CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC, LOCATED ATOLD DOVER ROAD & BLACKWATER ROAD, ROCHESTER & DOVER, NH" DATED DECEMBER 11, 2018, PREPARED BY BEDFORD DESIGN CONSULTANTS, TO BE RECORDED.



"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

LICENSED LAND SURVEYOR

1-7-19
DATE

DATE	DESCRIPTION	BY	REV.

TAX MAP 256A LOT 66,
66-F, 66-G & 66-H

EXISTING CONDITIONS PLAN
THE VILLAGE AT CLARK BROOK
PREPARED FOR & LAND OF:
CBDA DEVELOPMENT, LLC
LOCATED AT:
ATHENIAN DR., OLD DOVER RD. & BLACKWATER RD.
ROCHESTER & DOVER, NH

SCALE: 1" = 30'	DECEMBER 14, 2018			SHEET 3 OF 33	
DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1130-004
M.D.M.	M.D.M.	C.A.F.	571	1	

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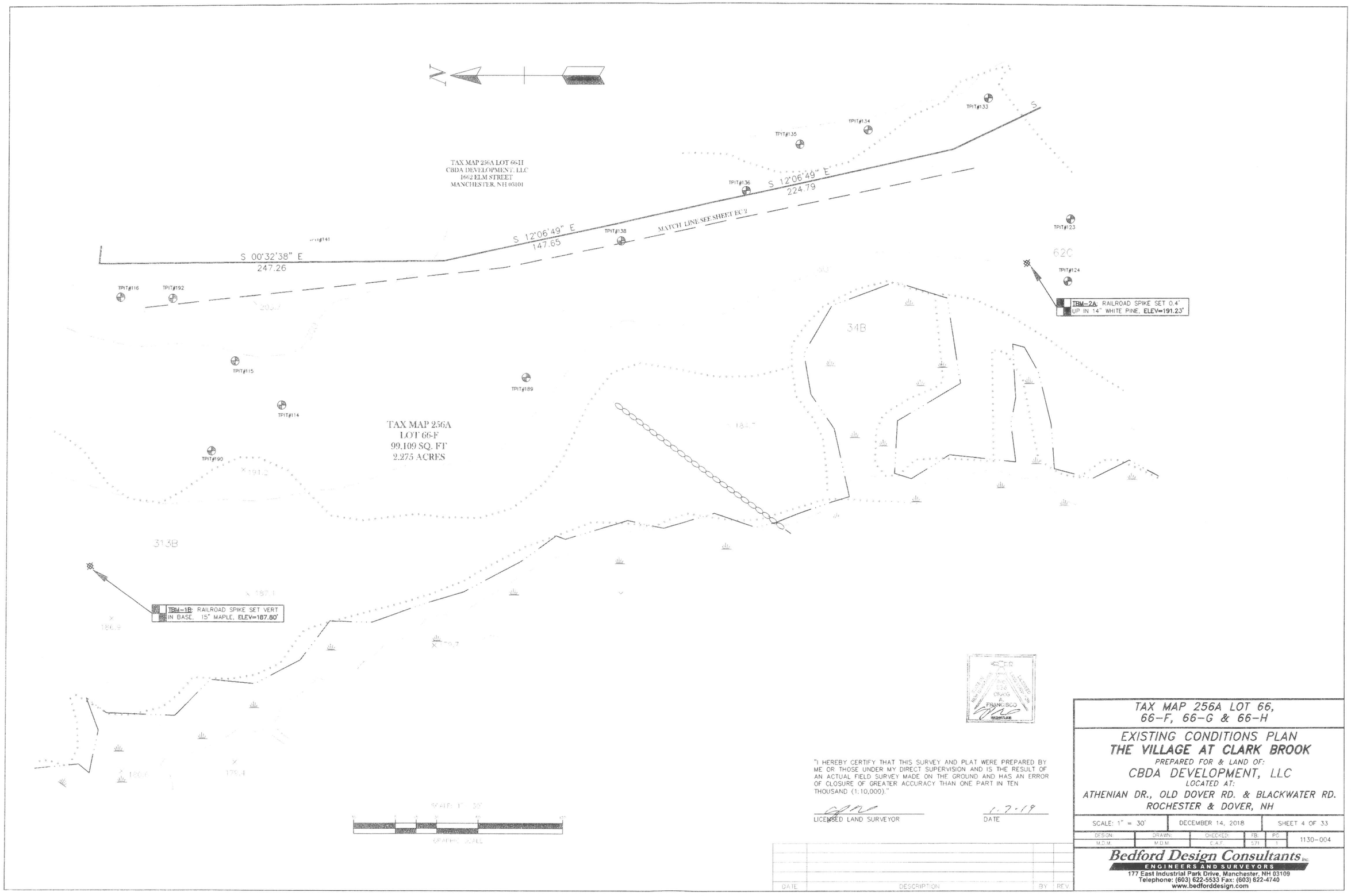

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

LICENSED LAND SURVEYOR

1-7-19
DATE

DATE	DESCRIPTION	BY	REV

TAX MAP 256A LOT 66, 66-F, 66-G & 66-H

EXISTING CONDITIONS PLAN
THE VILLAGE AT CLARK BROOK
PREPARED FOR & LAND OF:
CBDA DEVELOPMENT, LLC
LOCATED AT:
ATHENIAN DR., OLD DOVER RD. & BLACKWATER RD.
ROCHESTER & DOVER, NH

SCALE: 1" = 30'	DECEMBER 14, 2018			SHEET 4 OF 33	
DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1130-004
M.D.M.	M.D.M.	C.A.F.	571	1	

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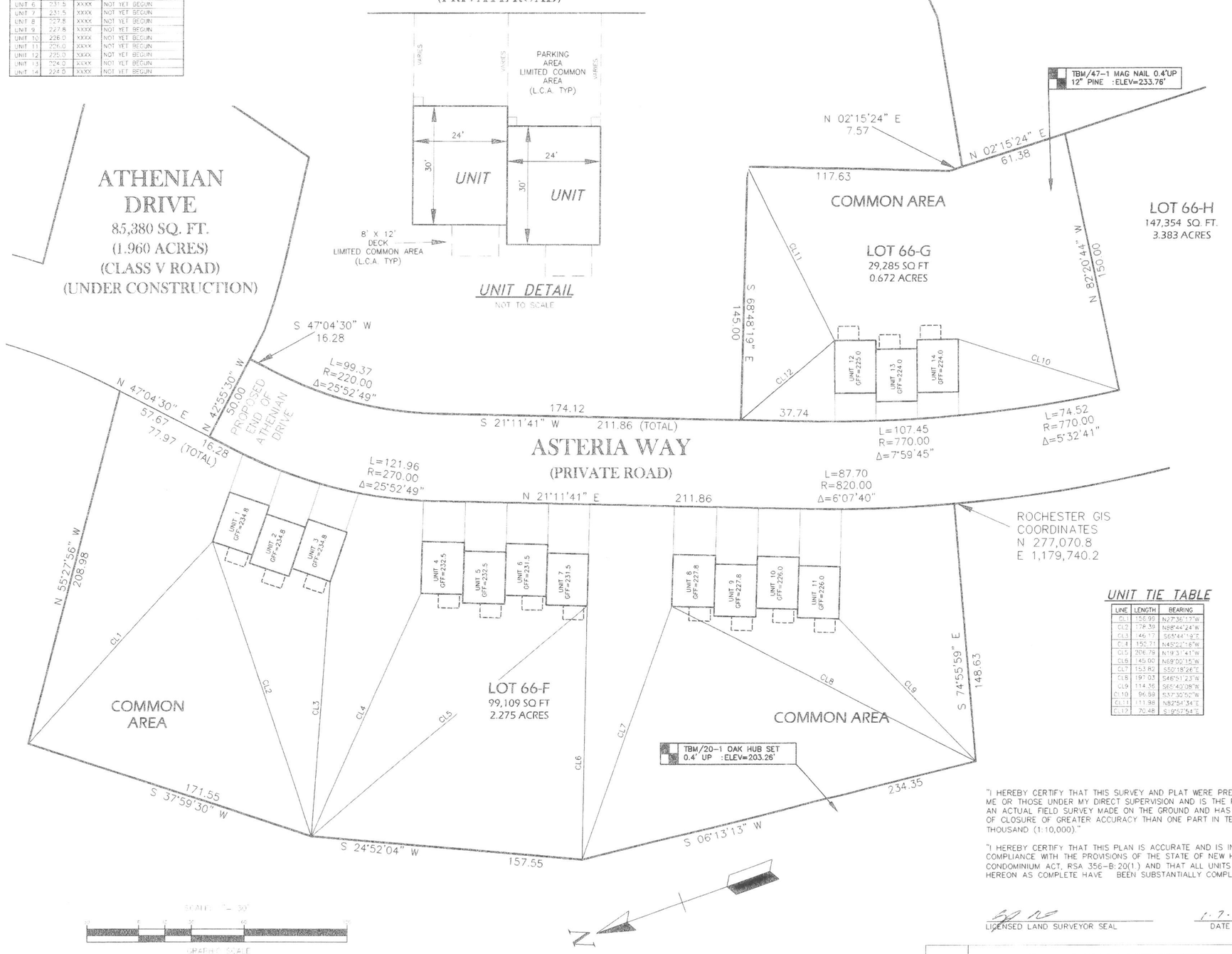
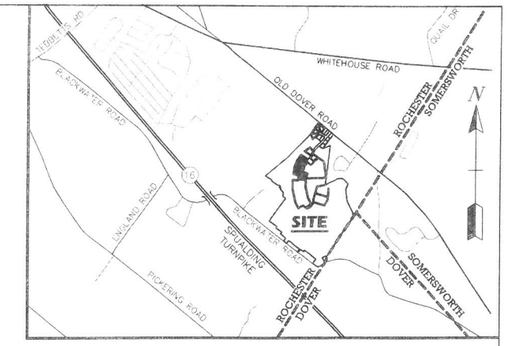
UNIT TABLE

UNIT NUMBER	LOWEST FLOOR ELEV.	PEAK ELEV.	COMPLETION STATUS
UNIT 1	234.8	XXXX	NOT YET BEGUN
UNIT 2	234.8	XXXX	NOT YET BEGUN
UNIT 3	234.8	XXXX	NOT YET BEGUN
UNIT 4	232.5	XXXX	NOT YET BEGUN
UNIT 5	232.5	XXXX	NOT YET BEGUN
UNIT 6	231.5	XXXX	NOT YET BEGUN
UNIT 7	231.5	XXXX	NOT YET BEGUN
UNIT 8	227.8	XXXX	NOT YET BEGUN
UNIT 9	227.8	XXXX	NOT YET BEGUN
UNIT 10	226.0	XXXX	NOT YET BEGUN
UNIT 11	226.0	XXXX	NOT YET BEGUN
UNIT 12	225.0	XXXX	NOT YET BEGUN
UNIT 13	224.0	XXXX	NOT YET BEGUN
UNIT 14	224.0	XXXX	NOT YET BEGUN





LOCUS MAP

1"=2000'

NOTES

1. OWNER OF RECORD:

   ROCHESTER TAX MAP 256 LOTS 66-G & 66-F

   CBDA DEVELOPMENT LLC
   1662 ELM STREET
   MANCHESTER, NH 03101
   BOOK 3873 PAGE 683 &
   BOOK 3676 PAGE 464

2. THESE PROPERTIES ARE SUBJECT TO THE "DECLARATION OF CONDITIONS, OPEN SPACE, RESTRICTIONS AND EASEMENTS OF THE VILLAGE OF CLARK BROOK, ROCHESTER, NEW HAMPSHIRE" RECORDED IN SCRD BOOK 4337 PAGE 909.

3. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATIONS OF THE PROPOSED CONDOMINIUMS PER RSA 356:B.

4. TOTAL PARCEL AREA PRIOR TO SUBDIVISION:
   ±5,009,000 SQ. FT.
   (±115 ACRES)

5. SUBJECT AND ABUTTING LOTS ZONED: AGRICULTURAL (PUD-4)

6. THE SUBJECT PARCEL IS OUTSIDE THE 100 YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP STRAFFORD COUNTY NEW HAMPSHIRE PANEL 218 OF 405, MAP NUMBER 33017C0218E, EFFECTIVE DATE SEPTEMBER 30, 2015.

7. HORIZONTAL DATUM IS BASED ON THE CITY OF ROCHESTER GIS.

8. SUBDIVISION APPROVAL, WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXPECT 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.

9. A RESERVATION OF LAND WAS MADE IN S.C.R.D. BOOK 747, PAGE 260 BY EDWARD J. BRYAN FOR THE AREA ON WHICH TWO OF JAMES EDNEY'S FRIENDS ARE BURIED AND ANOTHER AREA WHERE ANOTHER FRIEND IS BURIED. THE EXACT LOCATIONS OF SAID BURIAL GROUNDS ARE UNKNOWN BUT BELIEVED TO BE TOWARDS THE NORTHERLY PORTION OF THE PREMISE. REFERENCE IS HEREBY MADE TO NHRSA 289:3.

10. FOR MORE INFORMATION ABOUT THIS SUBDIVISION, OR TO SEE A COMPLETE PLAN SET CONTAINING 34 SHEETS CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST, ROCHESTER, NH 03867, (603) 335-1338.

11. ROCHESTER GIS COORDINATES SHOWN WERE CALCULATED FROM THE REFERENCED PLANS.

UNIT TIE TABLE

LINE	LENGTH	BEARING
CL1	152.98	N27°35'15"W
CL2	178.39	N88°44'24"W
CL3	146.17	S65°44'19"E
CL4	152.71	N45°55'16"W
CL5	206.79	N19°31'41"W
CL6	145.00	N69°00'15"W
CL7	153.82	S50°18'26"E
CL8	197.03	S46°51'23"W
CL9	114.35	S65°40'08"W
CL10	96.59	S37°30'52"W
CL11	111.98	N52°54'34"E
CL12	70.48	S19°57'54"E

STATE OF NEW HAMPSHIRE
DAVID FRANCISCO
LICENSED LAND SURVEYOR

APPROVED BY THE ROCHESTER PLANNING BOARD

ON _____ SIGNED BY:

_____ _____
(NAME) (POSITION)

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

"I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND IS IN COMPLIANCE WITH THE PROVISIONS OF THE STATE OF NEW HAMPSHIRE CONDOMINIUM ACT, RSA 356-B:20(1) AND THAT ALL UNITS DEPICTED HEREON AS COMPLETE HAVE BEEN SUBSTANTIALLY COMPLETED.

LICENSED LAND SURVEYOR SEAL — 1-7-19 DATE

DATE	DESCRIPTION	BY	REV.

TAX MAP 256A LOT 66-F & 66-G

CONDOMINIUM SITE PLAN
THE VILLAGE AT CLARK BROOK

PREPARED FOR & LAND OF:
CBDA DEVELOPMENT, LLC
LOCATED AT:
ATHENIAN DRIVE
ROCHESTER, NH

SCALE: 1" = 30'	DECEMBER 14, 2018			SHEET 5 OF 33	
DESIGN: M.D.M.	DRAWN: M.D.M.	CHECKED: C.A.F.	FB: 571	PG: 1	1130-004

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www.bedforddesign.com

NOTES

1. OWNER OF RECORD:

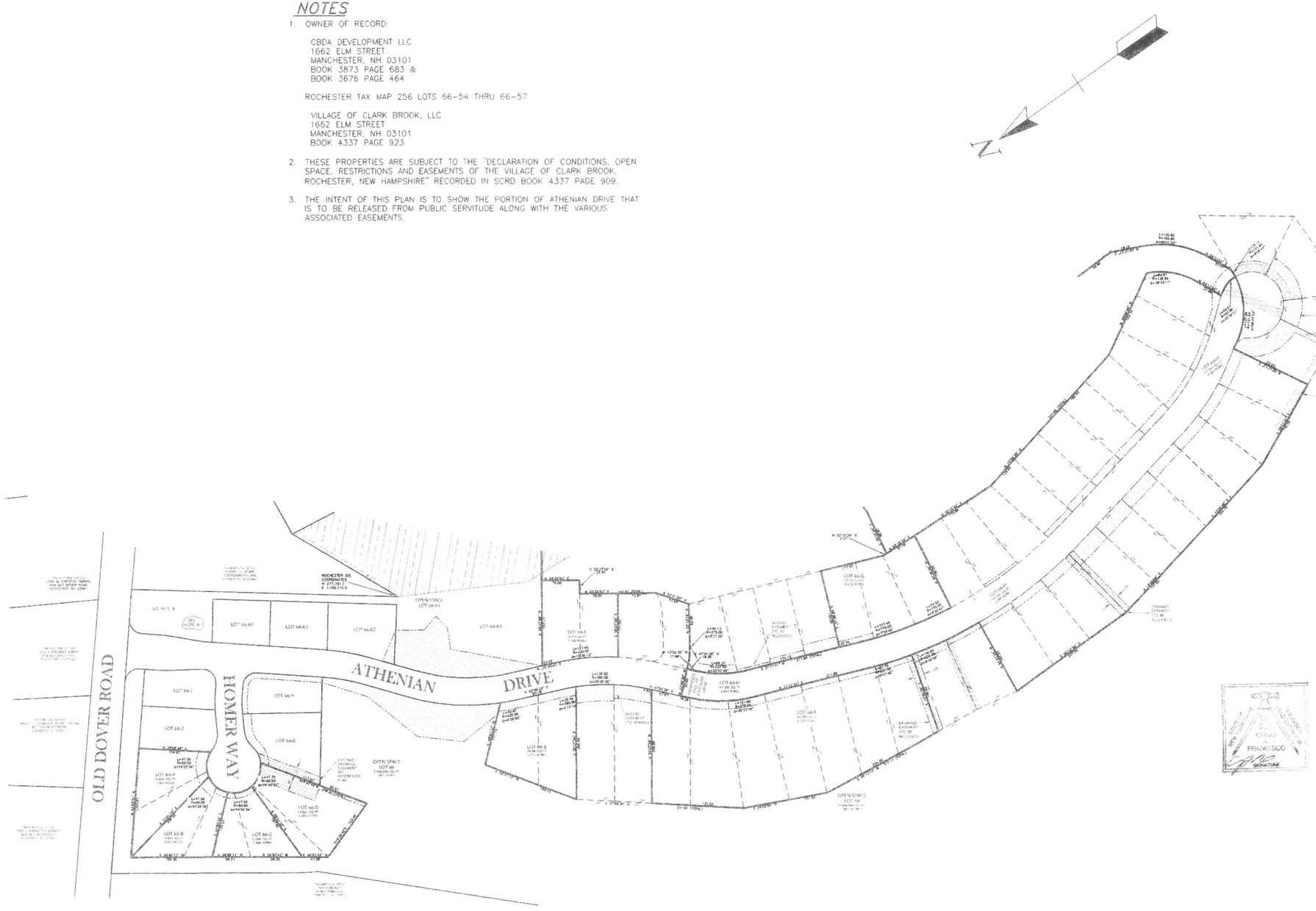
   CBDA DEVELOPMENT LLC
   1662 ELM STREET
   MANCHESTER, NH 03101
   BOOK 3873 PAGE 683 &
   BOOK 3676 PAGE 464

   ROCHESTER TAX MAP 256 LOTS 66-54 THRU 66-57

   VILLAGE OF CLARK BROOK, LLC
   1662 ELM STREET
   MANCHESTER, NH 03101
   BOOK 4337 PAGE 923

2. THESE PROPERTIES ARE SUBJECT TO THE "DECLARATION OF CONDITIONS, OPEN SPACE, RESTRICTIONS AND EASEMENTS OF THE VILLAGE OF CLARK BROOK, ROCHESTER, NEW HAMPSHIRE" RECORDED IN SCRD BOOK 4337 PAGE 909.

3. THE INTENT OF THIS PLAN IS TO SHOW THE PORTION OF ATHENIAN DRIVE THAT IS TO BE RELEASED FROM PUBLIC SERVITUDE ALONG WITH THE VARIOUS ASSOCIATED EASEMENTS.



LEGEND

- GRANITE BOUND FOUND
- BOUND TO BE SET
- REBAR FOUND
- REBAR TO BE SET
- IRON PIPE FOUND
- DRILL HOLE SET
- DRILL HOLE FOUND
- STONE WALL
- UTILITY POLE
- GUY ANCHOR
- MAILBOX
- TEST PIT
- BARBWIRE FENCE
- BUILDING SETBACK LINE (MIN.)
- EXISTING TREE LINE
- EDGE OF JURISDICTIONAL WETLANDS
- EDGE OF BROOK
- SLOPE EASEMENT
- DRAINAGE EASEMENT
- SEWER EASEMENT
- NITRATE EASEMENT (PER PLAN REF#2)
- ACCESS EASEMENT

APPROVED BY THE ROCHESTER PLANNING BOARD	
ON _____	SIGNED BY:
(NAME)	(POSITION)

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

LICENSED LAND SURVEYOR — DATE: 1-7-19

TAX MAP 256 LOT 66 THRU 66-60

ROADWAY AND EASEMENT ABANDONMENT PLAN
THE VILLAGE AT CLARK BROOK

PREPARED FOR & LAND OF:
VILLAGE OF CLARK BROOK, LLC &
CBDA DEVELOPMENT, LLC

LOCATED AT:
ATHENIAN DRIVE
ROCHESTER, NH

SCALE: 1" = 50'	DECEMBER 14, 2018	SHEET 6 OF 33

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1130-004
M.D.M.	M.D.M.	C.A.F.	571	1	

DATE	DESCRIPTION	BY	REV.

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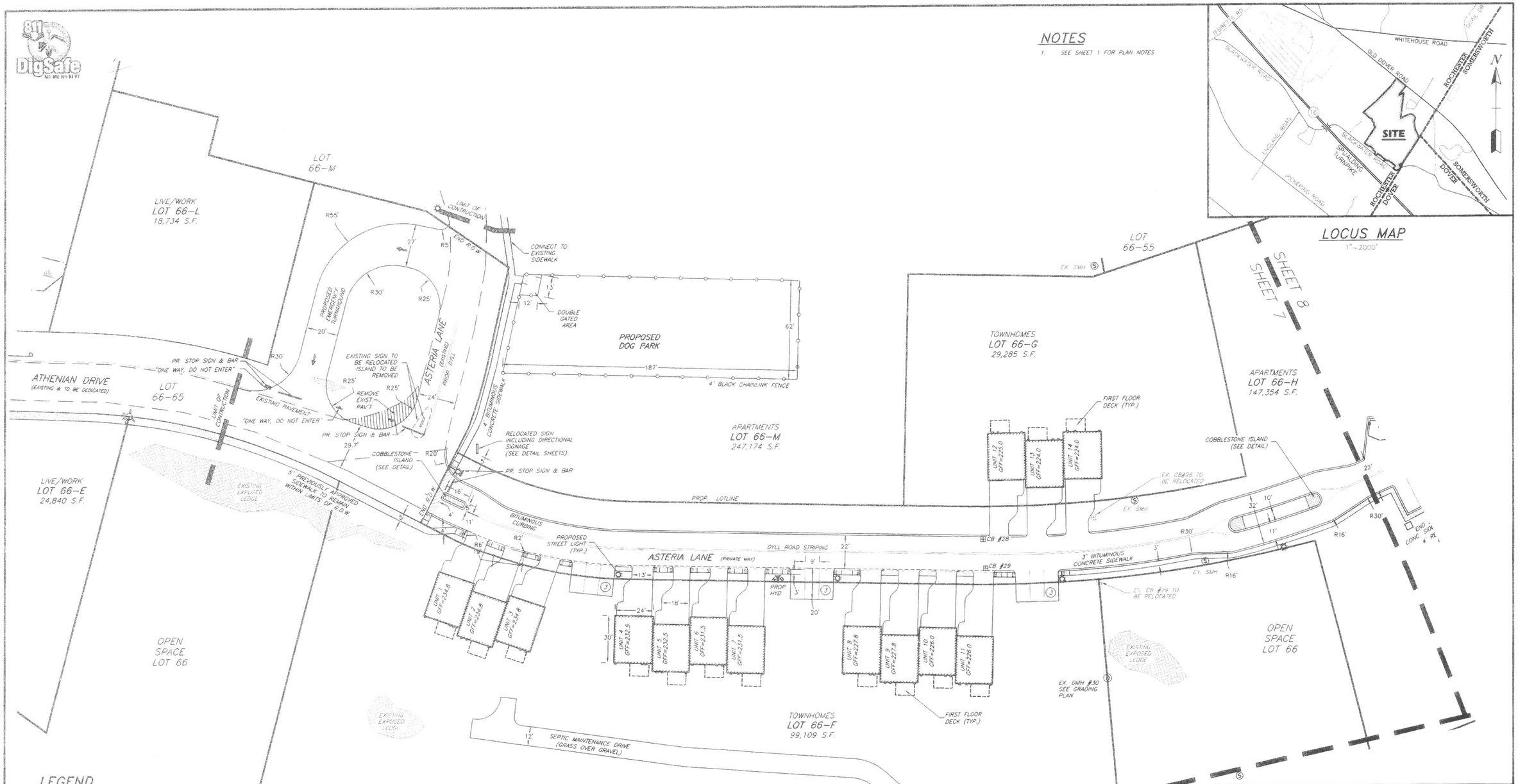
NOTES

1. SEE SHEET 1 FOR PLAN NOTES



LOCUS MAP

1"=2000'

LEGEND

290	PROPOSED CONTOUR
290	EXISTING CONTOUR
430.2	PROPOSED SPOT GRADE
282.6x	EXISTING SPOT GRADE
	LOT LINE
	EDGE OF JURISDICTIONAL WETLANDS
	WETLAND SYMBOL
	PROPOSED TREE LINE
	EXISTNG CATCH BASIN
	PROPOSED CATCH BASIN
	PROPOSED HYDRANT
	EXISTING ROADWAY
	PROPOSED BITUMINOUS CURBING
	PROPOSED 4' CHAIN LINK FENCE
	PR. 3' WHITE PVC FENCE
	PROPOSED RETAINING WALL
	SHEET MATCHLINE
	PROPOSED RIP RAP
	EXISTING LEDGE
	PROPOSED BUILDING
	PROPOSED SIDEWALK
	PROPOSED COBBLESTONE
	PROPOSED GRAVEL TRENCH
	PROPOSED GATE VALVE
	PROPOSED STREET LIGHT
	PROPOSED DECK
	EXISTING SEWER MANHOLE
	EXISTING DRAIN MANHOLE
	# OF PARKING SPACES

STATE OF NEW HAMPSHIRE
ROBERT BASKERVILLE
No. 5952
LICENSED
PROFESSIONAL ENGINEER

DATE	DESCRIPTION	BY	REV.

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

SITE PLAN

PREPARED FOR/LAND OF:
THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

LOCATED AT:
ATHENIAN DR, OLD DOVER RD, BLACKWATER RD
ROCHESTER & DOVER, NH

SCALE: 1" = 30'	JANUARY 8, 2019			SHEET 7 OF 33
DESIGN: ###	DRAWN: ###	CHECKED: ###	FB: ##	PG: ##	1130-04

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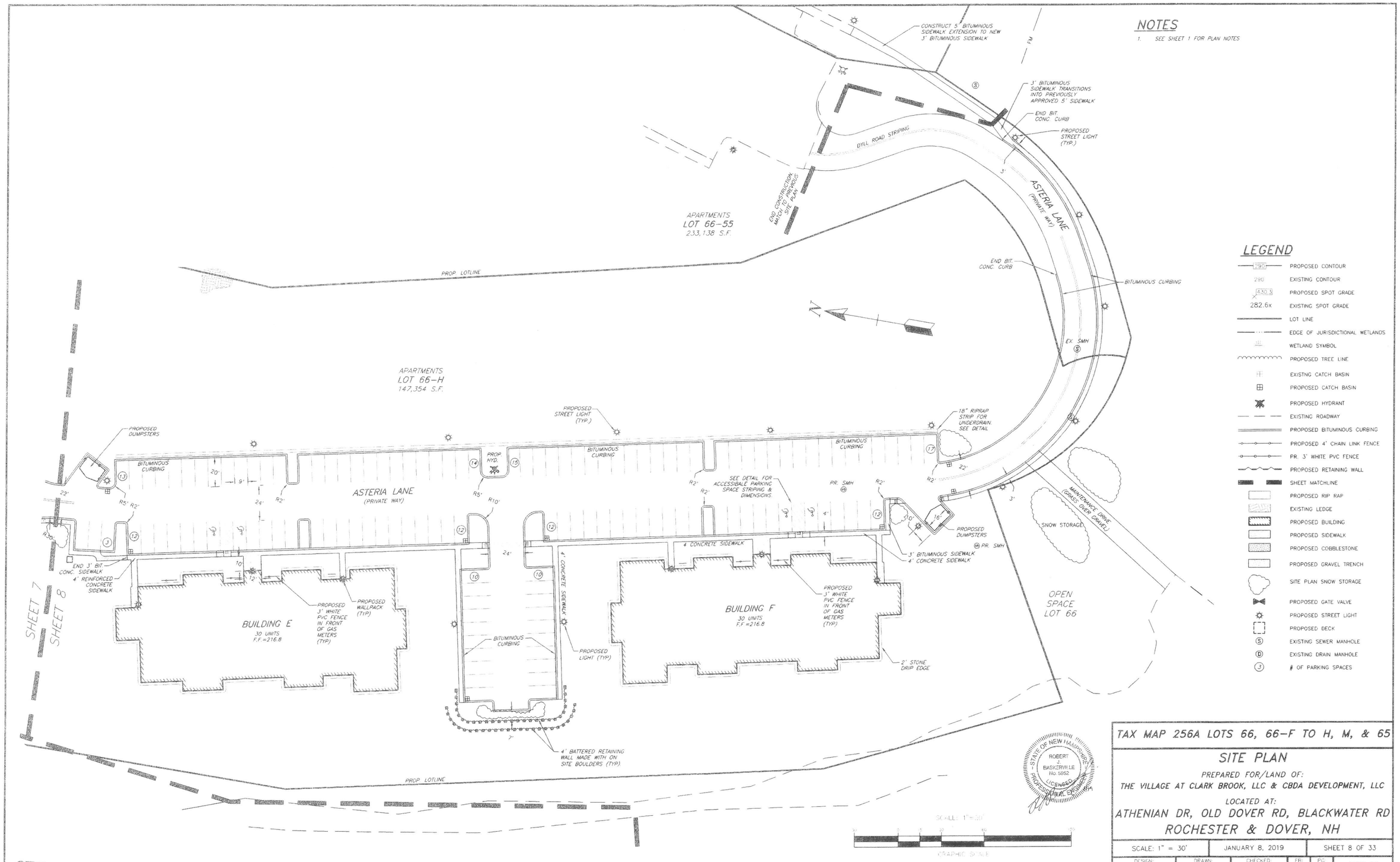
NOTES

1. SEE SHEET 1 FOR PLAN NOTES



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SPOT GRADE
- 282.6x EXISTING SPOT GRADE
- LOT LINE
- EDGE OF JURISDICTIONAL WETLANDS
- WETLAND SYMBOL
- PROPOSED TREE LINE
- EXISTNG CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- EXISTING ROADWAY
- PROPOSED BITUMINOUS CURBING
- PROPOSED 4' CHAIN LINK FENCE
- PR. 3' WHITE PVC FENCE
- PROPOSED RETAINING WALL
- SHEET MATCHLINE
- PROPOSED RIP RAP
- EXISTING LEDGE
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED COBBLESTONE
- PROPOSED GRAVEL TRENCH
- SITE PLAN SNOW STORAGE
- PROPOSED GATE VALVE
- PROPOSED STREET LIGHT
- PROPOSED DECK
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- # OF PARKING SPACES

STATE OF NEW HAMPSHIRE ROBERT J. BASKERVILLE No. 5852 LICENSED PROFESSIONAL ENGINEER

DATE	DESCRIPTION	BY	REV.

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

SITE PLAN

PREPARED FOR/LAND OF:

THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

LOCATED AT:

ATHENIAN DR, OLD DOVER RD, BLACKWATER RD

ROCHESTER & DOVER, NH

SCALE: 1" = 30'	JANUARY 8, 2019			SHEET 8 OF 33	
DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1130-04
###	###	###	##	##	

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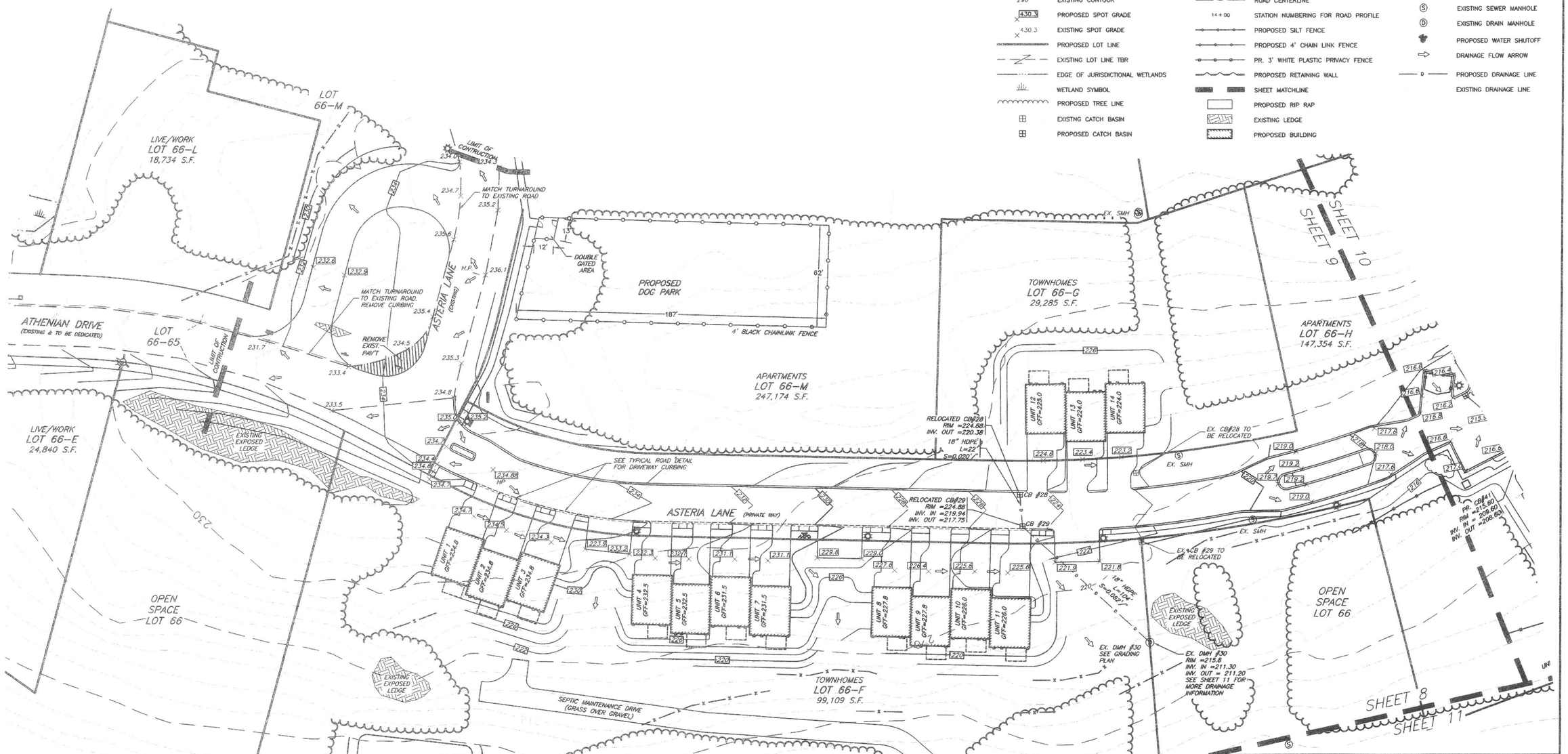
www.bedforddesign.com

811 DigSafe

LEGEND

290	PROPOSED CONTOUR
290	EXISTING CONTOUR
430.3	PROPOSED SPOT GRADE
430.3	EXISTING SPOT GRADE
	PROPOSED LOT LINE
	EXISTING LOT LINE TBR
	EDGE OF JURISDICTIONAL WETLANDS
	WETLAND SYMBOL
	PROPOSED TREE LINE
	EXISTNG CATCH BASIN
	PROPOSED CATCH BASIN
	PROPOSED HYDRANT
	EXISTING ROADWAY
	PROPOSED BITUMINOUS CURBING
	ROAD CENTERLINE
14+00	STATION NUMBERING FOR ROAD PROFILE
	PROPOSED SILT FENCE
	PROPOSED 4' CHAIN LINK FENCE
	PR. 3' WHITE PLASTIC PRIVACY FENCE
	PROPOSED RETAINING WALL
	SHEET MATCHLINE
	PROPOSED RIP RAP
	EXISTING LEDGE
	PROPOSED BUILDING
	EXISTING DRAINAGE EASEMENT
	EXISTING SEWER EASEMENT
	PROPOSED GATE VALVE
	EXISTING SEWER MANHOLE
	EXISTING DRAIN MANHOLE
	PROPOSED WATER SHUTOFF
	DRAINAGE FLOW ARROW
D	PROPOSED DRAINAGE LINE
D	EXISTING DRAINAGE LINE



SCALE: 1"=30'

GRAPHIC SCALE

TBM/20-1 OAK HUB SET
0.4' UP :ELEV=203.26'

STATE OF NEW HAMPSHIRE
ROBERT J. BASKERVILLE
No. 9652
LICENSED
PROFESSIONAL ENGINEER

811 DigSafe

DATE	DESCRIPTION	BY	REV.

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

GRADING PLAN

PREPARED FOR/LAND OF:

THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

LOCATED AT:

ATHENIAN DR, OLD DOVER RD, BLACKWATER RD

ROCHESTER & DOVER, NH

SCALE: 1" = 30'	JANUARY 8, 2019	SHEET 9 OF 33

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1130-04
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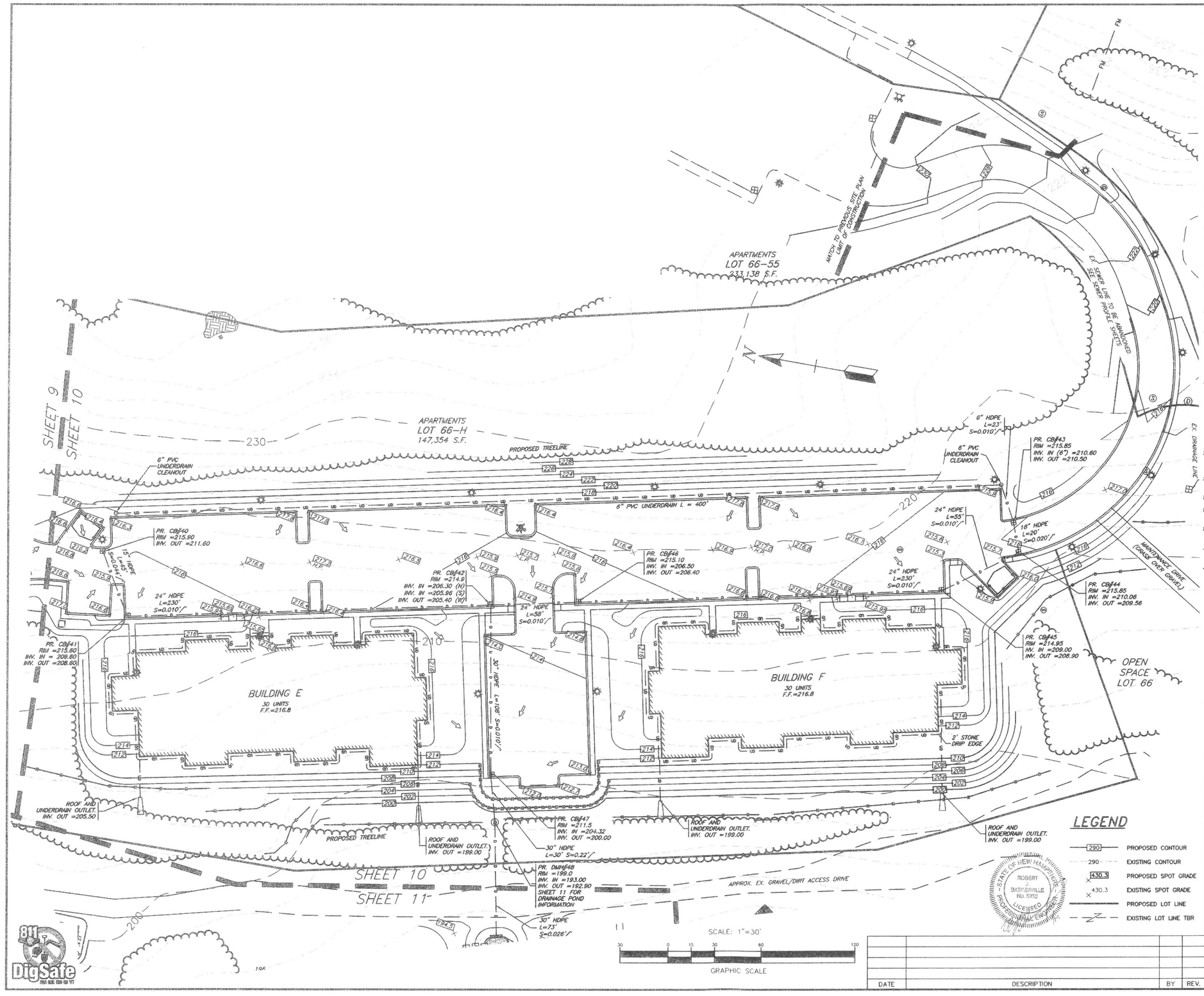

GRADING AND DRAINAGE NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE GRADING AND DRAINAGE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED SITE PLAN
2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF ROCHESTER AND SHALL BE BUILT IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
3. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURERS INSTALLATION INSTRUCTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROXIMATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-800-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR PROTECTION OF ALL UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE WITH THE OWNER OF SAID UTILITIES.
6. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS CONSTRUCTION WORK AT ALL TIMES.
7. THE CONTRACTOR SHALL THOROUGHLY SECURE ALL EXCAVATIONS ON A DAILY BASIS AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
8. CONTRACTOR SHALL VERIFY T.B.M. ELEVATION PRIOR TO THE START OF CONSTRUCTION.
9. ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
10. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, PONDS, AND SWALES PRIOR TO DIRECTING RUNOFF TO THEM.
11. ALL PROPOSED AND EXISTING CATCH BASINS WHICH MAY RECEIVE STORMWATER RUNOFF FROM THE DEVELOPMENT DURING CONSTRUCTION, SHALL BE OUTFITTED WITH STONE INLET PROTECTION OR SILT SACKS (SEE DETAILS SHEETS).
12. THE CONTRACTOR SHALL DISPOSE OF ANY UNSUITABLE MATERIAL FOUND ON-SITE (I.E. TRASH, STUMPS, ETC.) IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL DEVISES AS SHOWN IN THE PLAN SET THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE N.H.D.E.S. STANDARDS. 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 CONTRACTOR SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE CITY/TOWN.
14. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THIS PLAN SET, PREPARED BY BEDFORD DESIGN CONSULTANTS, INC., DO NOT EXTEND TO OR INCLUDE METHODS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REQUIREMENTS.
15. ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO N.H.D.O.T., LOCAL CITY/TOWN POLICE DEPARTMENT, AND DEPARTMENT OF PUBLIC WORKS SHALL BE EMPLOYED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
16. ADJUST ALL MANHOLES, CATCH BASIN, CURB BOXES, ETC. WITHIN THE LIMITS OF WORK TO FINISH GRADE PRIOR TO INSTALLATION OF FINISHED PAVEMENT.
17. THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE.
18. CONTRACTOR TO PROVIDE FINISHED PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE, RAMPS, AND LOADING AREAS.
19. ALL ELEVATIONS SHOWN AT THE CURB ARE TO THE BOTTOM OF THE CURB UNLESS OTHERWISE NOTED.
20. ALL SIDEWALK AND OTHER CURB REVEALS SHALL BE 6 INCHES. WHERE SIDEWALK IS TO BE FLUSH, THE PAVEMENT REVEAL SHALL BE 1/4" WITH A TOLERANCE OF 1/8".
21. THE FINISHED GRADE AT THE BOTTOM OF ALL ACCESSIBLE RAMPS SHALL BE FLUSH WITH THE PAVEMENT, WITH A TOLERANCE OF PLUS OR MINUS 1/4".

EDGE OF WETLANDS	SHEET MATCHLINE
WETLAND SYMBOL	PROPOSED RIP RAP
PROPOSED TREE LINE	EXISTING LEDGE
EXISTING CATCH BASIN	PROPOSED BUILDING
PROPOSED CATCH BASIN	EXISTING DRAINAGE EASEMENT
PROPOSED HYDRANT	EXISTING SEWER EASEMENT
EXISTING ROADWAY	PROPOSED GATE VALVE
PROPOSED BITUMINOUS CURBING	EXISTING SEWER MANHOLE
ROAD CENTERLINE	EXISTING DRAIN MANHOLE
14+00 STATION NUMBERING FOR ROAD PROFILE	PROPOSED WATER SHUTOFF
PROPOSED SILT FENCE	DRAINAGE FLOW ARROW
PROPOSED 4' CHAIN LINK FENCE	PROPOSED DRAINAGE LINE
PR. 3' WHITE PVC FENCE	EXISTING DRAINAGE LINE
PROPOSED RETAINING WALL	

LEGEND

290	PROPOSED CONTOUR
290	EXISTING CONTOUR
430.3	PROPOSED SPOT GRADE
430.3	EXISTING SPOT GRADE
	PROPOSED LOT LINE
	EXISTING LOT LINE TBR

STATE OF NEW HAMPSHIRE ROBERT J. BASKERVILLE No. 5952 LICENSED PROFESSIONAL ENGINEER

DATE	DESCRIPTION	BY	REV.

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

GRADING PLAN

PREPARED FOR/LAND OF:

THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

LOCATED AT:

ATHENIAN DR, OLD DOVER RD, BLACKWATER RD
ROCHESTER & DOVER, NH

SCALE: 1" = 30'	JANUARY 8, 2019	SHEET 10 OF 33

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1130-04
###	###	###	##	##	

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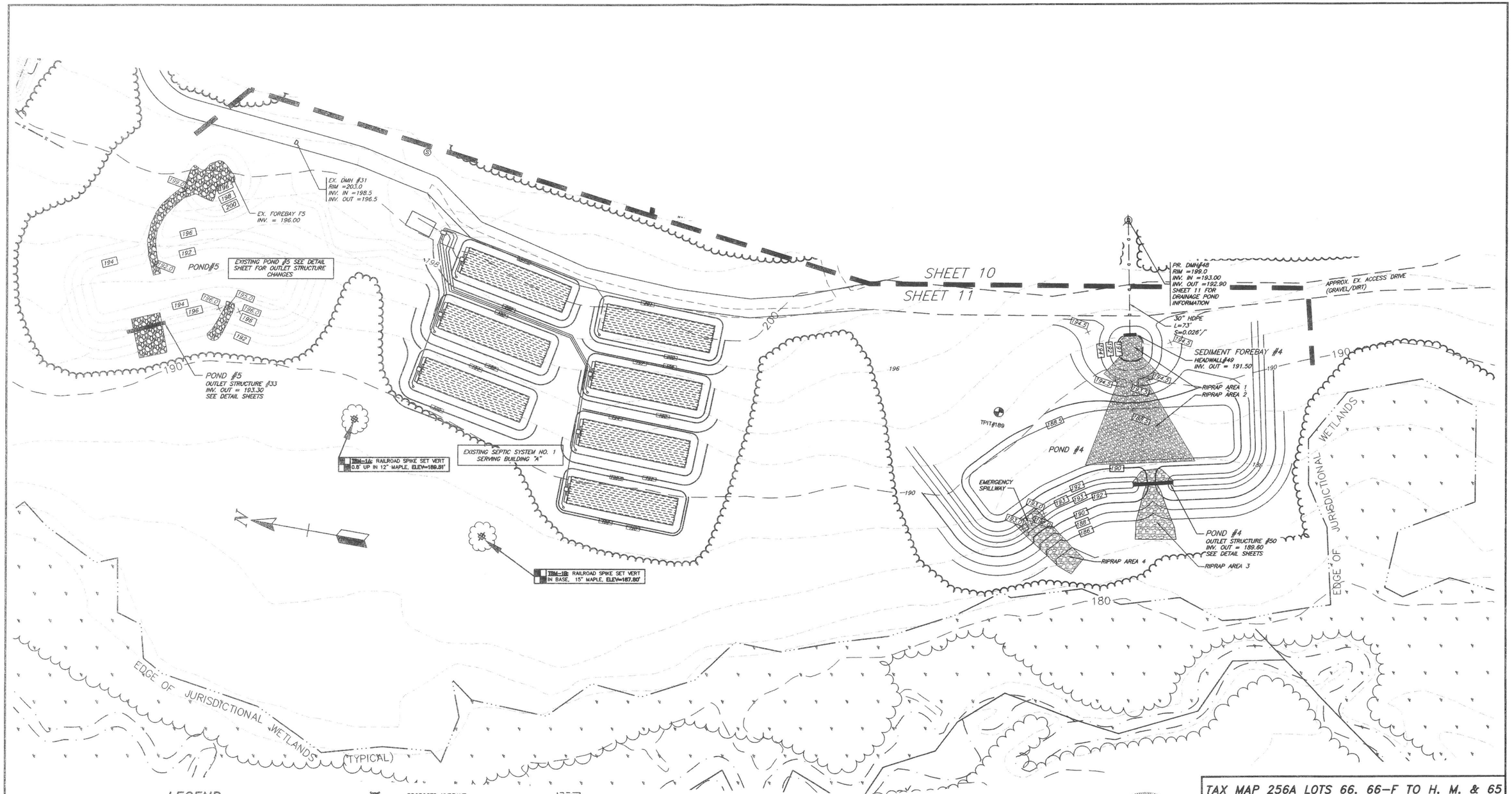

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- PROPOSED LOT LINE
- EXISTING LOT LINE TBR
- EDGE OF JURISDICTIONAL WETLANDS
- WETLAND SYMBOL
- PROPOSED TREE LINE
- EXISTNG CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- EXISTING ROADWAY
- PROPOSED BITUMINOUS CURBING
- ROAD CENTERLINE
- STATION NUMBERING FOR ROAD PROFILE
- PROPOSED SILT FENCE
- PROPOSED 4' CHAIN LINK FENCE
- PR. 3' WHITE PLASTIC PRIVACY FENCE
- PROPOSED RETAINING WALL
- SHEET MATCHLINE
- PROPOSED RIP RAP
- EXISTING LEDGE
- PROPOSED BUILDING
- EXISTING DRAINAGE EASEMENT
- EXISTING SEWER EASEMENT
- PROPOSED GATE VALVE
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- PROPOSED WATER SHUTOFF
- DRAINAGE FLOW ARROW
- PROPOSED DRAINAGE LINE
- EXISTING DRAINAGE LINE

SCALE: 1"=30'

GRAPHIC SCALE

STATE OF NEW HAMPSHIRE ROBERT J. BASKERVILLE No. 5252 LICENSED PROFESSIONAL ENGINEER

DATE	DESCRIPTION	BY	REV.

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

GRADING PLAN

PREPARED FOR/LAND OF:

THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

LOCATED AT:

ATHENIAN DR, OLD DOVER RD, BLACKWATER RD
ROCHESTER & DOVER, NH

SCALE: 1" = 30'	JANUARY 8, 2019			SHEET 11 OF 33	
DESIGN: ###	DRAWN: ###	CHECKED: ###	FB: ##	PG: ##	1130-04

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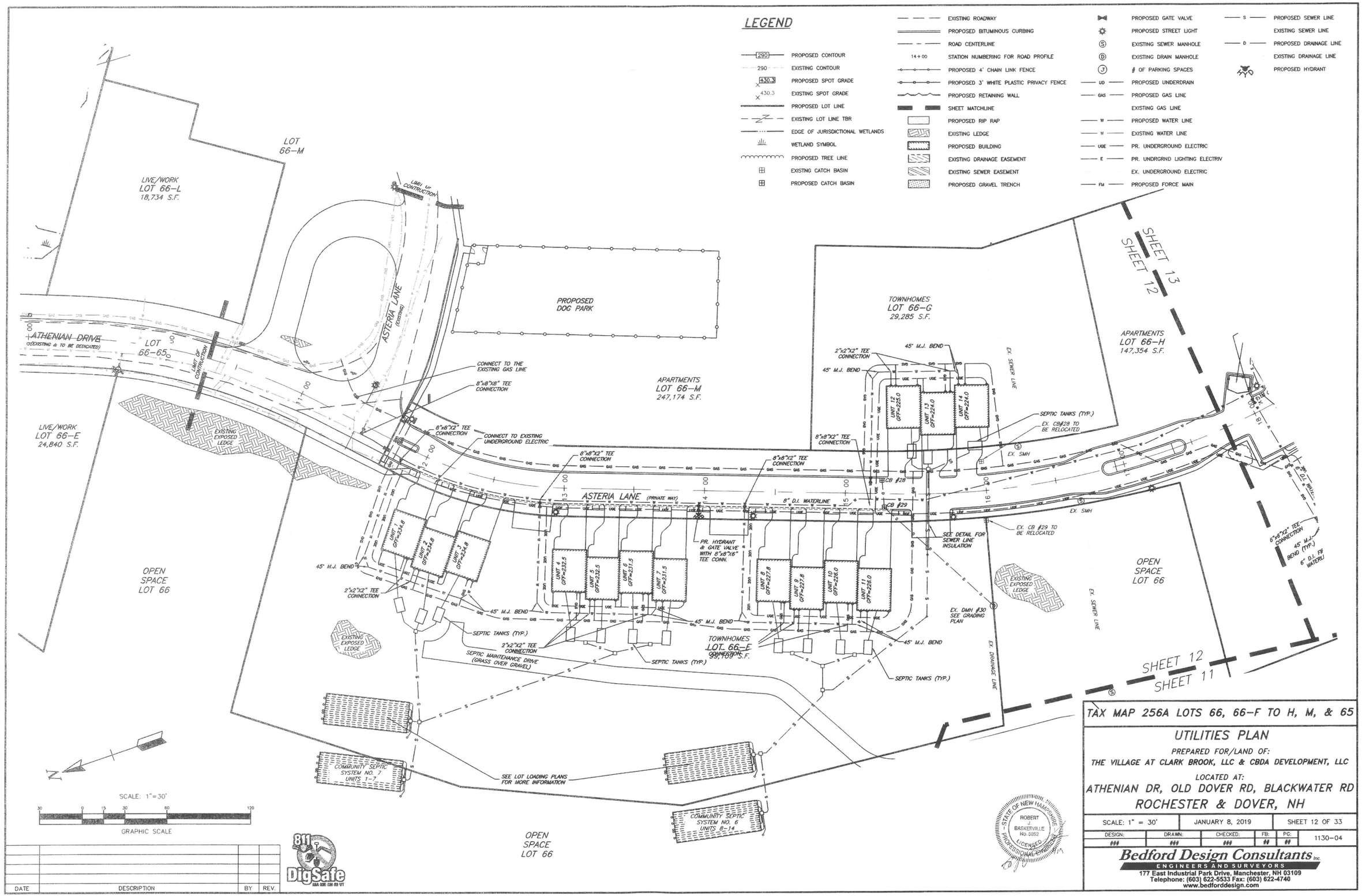
LEGEND

290	PROPOSED CONTOUR	EXISTING ROADWAY	PROPOSED GATE VALVE
290	EXISTING CONTOUR	PROPOSED BITUMINOUS CURBING	PROPOSED STREET LIGHT
430.3	PROPOSED SPOT GRADE	ROAD CENTERLINE	EXISTING SEWER MANHOLE
430.3	EXISTING SPOT GRADE	14+00 STATION NUMBERING FOR ROAD PROFILE	EXISTING DRAIN MANHOLE
	PROPOSED LOT LINE	PROPOSED 4' CHAIN LINK FENCE	# OF PARKING SPACES
	EXISTING LOT LINE TBR	PROPOSED 3' WHITE PLASTIC PRIVACY FENCE	PROPOSED UNDERDRAIN
	EDGE OF JURISDICTIONAL WETLANDS	PROPOSED RETAINING WALL	PROPOSED GAS LINE
	WETLAND SYMBOL	SHEET MATCHLINE	EXISTING GAS LINE
	PROPOSED TREE LINE	PROPOSED RIP RAP	PROPOSED WATER LINE
	EXISTING CATCH BASIN	EXISTING LEDGE	EXISTING WATER LINE
	PROPOSED CATCH BASIN	PROPOSED BUILDING	PR. UNDERGROUND ELECTRIC
		EXISTING DRAINAGE EASEMENT	PR. UNDRGRND LIGHTING ELECTRIV
		EXISTING SEWER EASEMENT	EX. UNDERGROUND ELECTRIC
		PROPOSED GRAVEL TRENCH	PROPOSED FORCE MAIN
			PROPOSED SEWER LINE
			EXISTING SEWER LINE
			PROPOSED DRAINAGE LINE
			EXISTING DRAINAGE LINE
			PROPOSED HYDRANT



DATE	DESCRIPTION	BY	REV.

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

UTILITIES PLAN

PREPARED FOR/LAND OF:

THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

LOCATED AT:

ATHENIAN DR, OLD DOVER RD, BLACKWATER RD

ROCHESTER & DOVER, NH

SCALE: 1" = 30'	JANUARY 8, 2019	SHEET 12 OF 33			
DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1130-04
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STATE OF NEW HAMPSHIRE ROBERT J. BASKERVILLE No. 5952 LICENSED PROFESSIONAL ENGINEER

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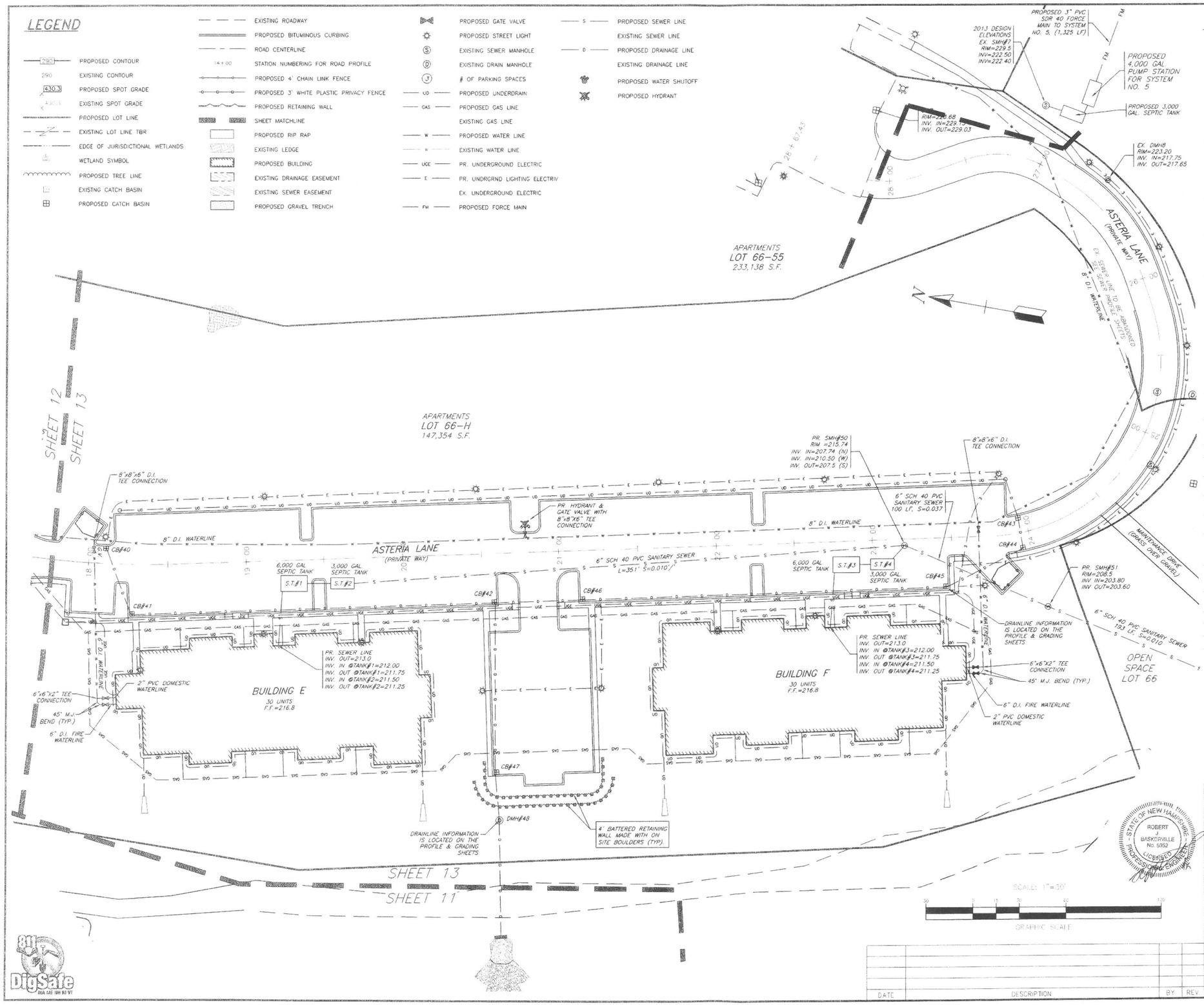
LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- PROPOSED LOT LINE
- EXISTING LOT LINE TBR
- EDGE OF JURISDICTIONAL WETLANDS
- WETLAND SYMBOL
- PROPOSED TREE LINE
- EXISTNG CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING ROADWAY
- PROPOSED BITUMINOUS CURBING
- ROAD CENTERLINE
- STATION NUMBERING FOR ROAD PROFILE
- PROPOSED 4' CHAIN LINK FENCE
- PROPOSED 3' WHITE PLASTIC PRIVACY FENCE
- PROPOSED RETAINING WALL
- SHEET MATCHLINE
- PROPOSED RIP RAP
- EXISTING LEDGE
- PROPOSED BUILDING
- EXISTING DRAINAGE EASEMENT
- EXISTING SEWER EASEMENT
- PROPOSED GRAVEL TRENCH
- PROPOSED GATE VALVE
- PROPOSED STREET LIGHT
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- # OF PARKING SPACES
- PROPOSED UNDERDRAIN
- PROPOSED GAS LINE
- EXISTING GAS LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PR. UNDERGROUND ELECTRIC
- PR. UNDRGRND LIGHTING ELECTRIV
- EX. UNDERGROUND ELECTRIC
- PROPOSED FORCE MAIN
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PROPOSED DRAINAGE LINE
- EXISTING DRAINAGE LINE
- PROPOSED WATER SHUTOFF
- PROPOSED HYDRANT



UTILITY NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE UTILITY IMPROVEMENTS ASSOCIATED WITH THE PROPOSED SITE PLAN. FOR STORM DRAIN INFORMATION SEE GRADING PLAN.
2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF ROCHESTER AND SHALL BE BUILT IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROXIMATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR PROTECTION OF ALL UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE WITH THE OWNER OF SAID UTILITIES.
5. ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 HIGH-DENSITY POLYETHYLENE PIPE SMOOTH INTERIOR, OR APPROVED EQUAL UNLESS NOTED ON THE PLANS. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURERS INSTALLATION INSTRUCTIONS.
6. ALL ROOF DRAINS FROM BUILDING SHALL BE CONSTRUCTED TO WITHIN 5' OF THE OUTSIDE THE BUILDING LIMITS AS SHOWN ON THE PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT THE END. ALL EXTERIOR ROOF DOWNSPOUTS ARE TO BE INSTALLED WITH OVERFLOW DEVICES.
7. ALL DRAINAGE AND SANITARY SEWER STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 3' DEEP SUMPS WITH HOODS, UNLESS OTHERWISE NOTED.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY H-20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
9. NO FOUNDATION DRAINS, ROOF DRAINS, FLOOR DRAINS SHALL BE CONNECTED TO THE SEWER.
10. OPERATION AND MAINTENANCE OF THE SEWER SERVICE SHALL BE THE RESPONSIBILITY OF THE APPLICANT.
11. THE MINIMUM SEWER TRENCH WIDTH SHALL BE AT LEAST 2 TIMES OUTER DIAMETER OF THE PIPE.
12. THE SEWER CONNECTIONS SHALL BE INSPECTED BY AUTHORIZED CITY OF ROCHESTER PUBLIC WORKS AND ENGINEERING DEPARTMENT PERSONNEL BEFORE ANY BACKFILLING.
13. THE SEWER SERVICE MANHOLES SHALL BE VACUUM TESTED AND THE PVC PIPING PRESSURE TESTED WITH AUTHORIZED CITY OF ROCHESTER PUBLIC WORKS AND/OR ENGINEERING DEPARTMENT PERSONNEL PRESENT ON SITE AS A WITNESS.
14. ALL SEWER CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE STANDARD SEWER CONSTRUCTION SPECIFICATIONS AND THE TOWN OF ROCHESTER DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
15. A MANDATORY PRECONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN, CONTRACTOR, OWNER, AND ALL UTILITY REPRESENTATIVES PRIOR TO CONSTRUCTION. NO WORK SHALL BEGIN UNTIL APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS HAS BEEN OBTAINED.
16. WATER MAINS TO BE 6" (MIN.) CLASS 52 CEMENT LINED DUCTILE IRON PIPE OR APPROVED EQUIVALENT. WATERLINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
17. GAS LINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL UTILITY SPECIFICATIONS.
18. ANY FIELD UTILITY ADJUSTMENTS SHALL BE APPROVED BY THE LOCAL AUTHORITIES AND THE OWNER PRIOR TO INSTALLATION.
19. ALL ELECTRIC, TELEPHONE AND CABLE TV LINES ARE TO BE INSTALLED IN CONFORMANCE WITH APPLICABLE UTILITY COMPANY SPECIFICATIONS.
20. ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY THE SPECIFIC UTILITY COMPANY AND THE LOCAL DEPARTMENT OF PUBLIC WORKS.
21. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL PROPOSED BUILDING UTILITY CONNECTIONS WITH THE ARCHITECTURAL PLANS.
22. 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 PROTECTION AT NO EXPENSE TO THE CITY OF ROCHESTER.
23. CONTRACTOR SHALL COORDINATE ALL WORK WITH SUBCONTRACTORS, UTILITY COMPANIES, AND THE CITY OF ROCHESTER, AND SHALL BE RESPONSIBLE FOR COORDINATION OF ALL PERMITS, INSPECTIONS, AND MAINTENANCE/PROTECTION OF ALL TRAFFIC AND PEDESTRIANS.
24. LIMITS OF CLEARING SHALL BE FLAGGED BY APPLICANT AND INSPECTED BY TOWN STAFF PRIOR TO THE START OF THE CLEARING.
25. SEWER MAINS TO BE 6" SDR 35 PVC MEETING ASTM D3034 OR APPROVED EQUIVALENT.
26. CONTRACTOR TO CONFIRM THE BENCHMARKS PRIOR TO COMMENCEMENT OF WORK.
27. ALL DRAINAGE AND SEWER PIPE DATA IS CALCULATED TO STRUCTURE CENTER, TYP.
28. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.

DATE	DESCRIPTION	BY	REV.

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

UTILITIES PLAN

PREPARED FOR/LAND OF:

THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

LOCATED AT:

ATHENIAN DR, OLD DOVER RD, BLACKWATER RD

ROCHESTER & DOVER, NH

SCALE: 1" = 30'	JANUARY 8, 2019	SHEET 13 OF 33

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1130-04
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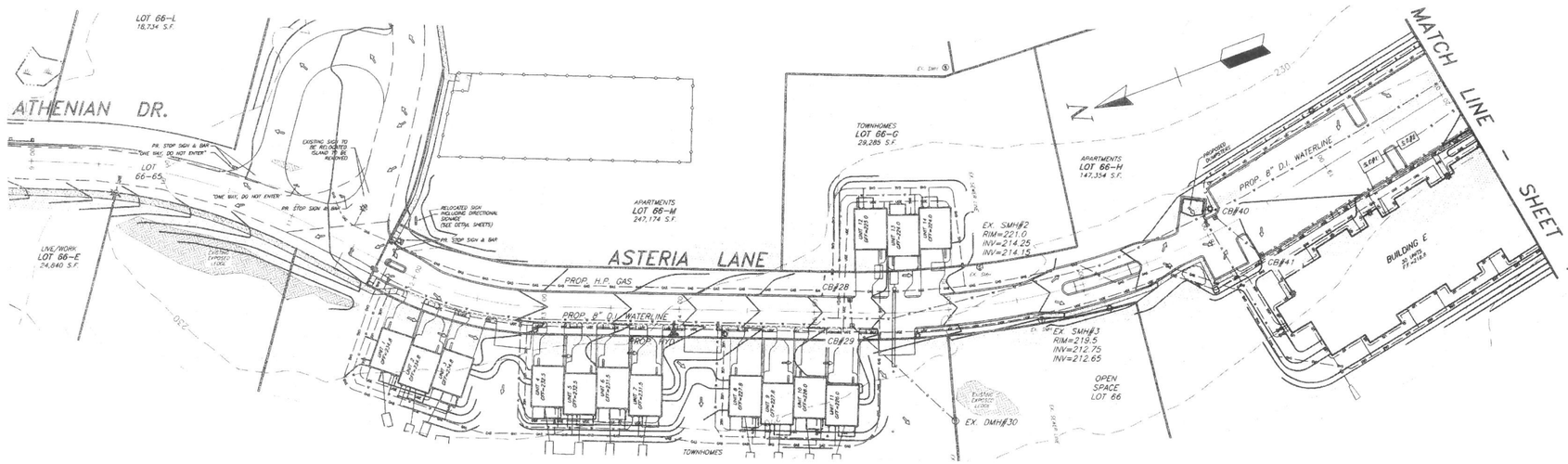

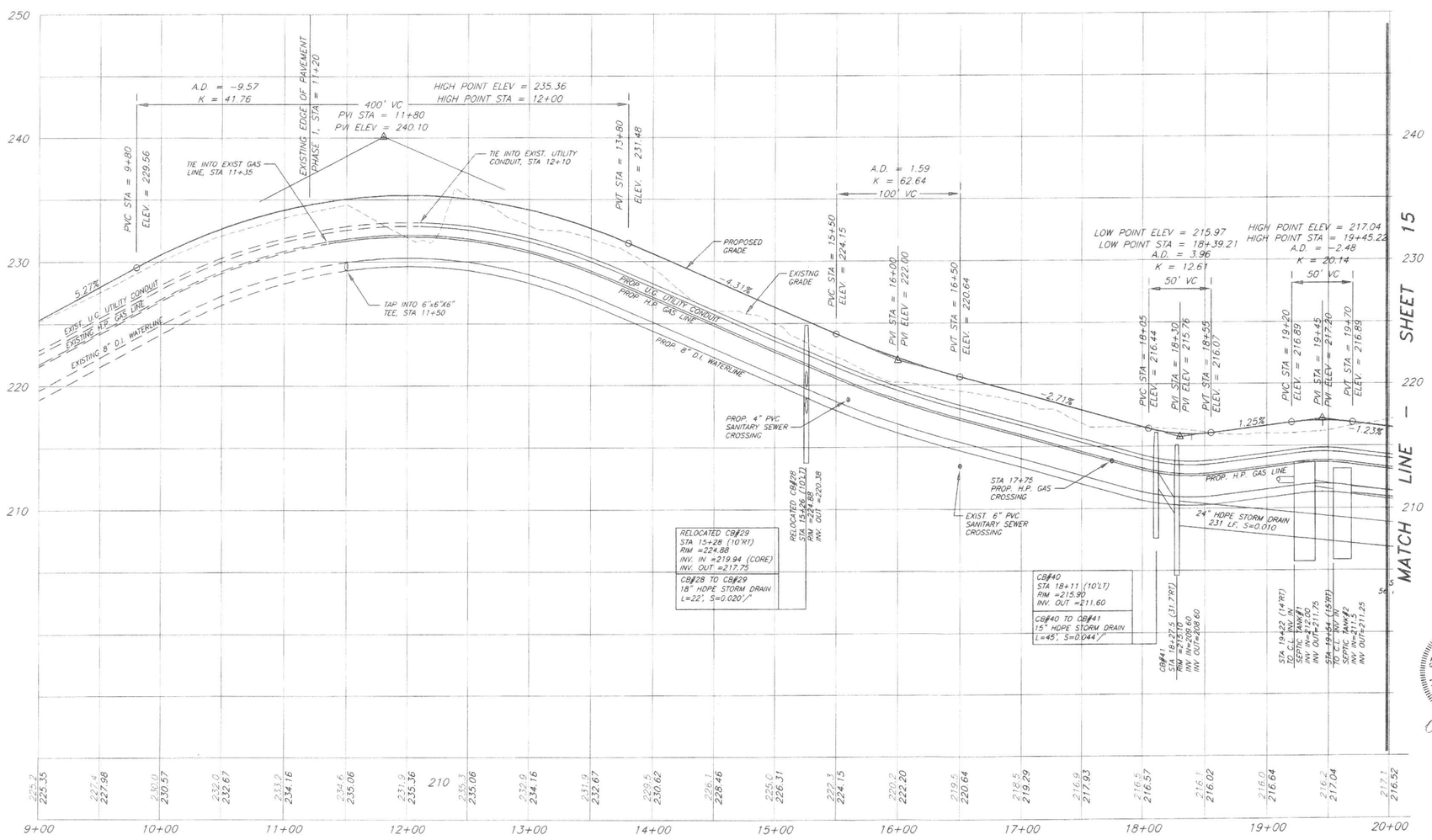

NOTES:

1. 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 PROTECTION AT NO EXPENSE TO THE CITY OF ROCHESTER.
2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF ROCHESTER AND SHALL BE BUILT IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
3. STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. CONSTRUCTION METHODS SHALL CONFORM TO N.H.D.O.T. STANDARD SPECIFICATIONS, SECTION 603. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN AND DRAIN MANHOLE GRATES SHALL CONFORM TO CITY OF ROCHESTER AND N.H.D.O.T. STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL COORDINATE ALL WORK WITH SUBCONTRACTORS, UTILITY COMPANIES, AND THE CITY OF ROCHESTER, AND SHALL BE RESPONSIBLE FOR COORDINATION OF ALL PERMITS, INSPECTIONS, AND MAINTENANCE/PROTECTION OF ALL TRAFFIC AND PEDESTRIANS.
5. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY COMPANIES, AND SHALL ARRANGE FOR ALL REQUIRED INSPECTIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROXIMATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
7. THE APPLICANT/CONTRACTOR WILL NEED TO SCHEDULE A MANDATORY PRECONSTRUCTION MEETING WITH ROCHESTER PUBLIC WORKS DIVISION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO DISCUSS INSPECTION FEES, SCHEDULES, ETC.
8. WORK WITHIN THE CITY OF ROCHESTER RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT. CONTRACTOR TO CONTACT THE PUBLIC WORKS DIVISION TO APPLY FOR THESE PERMITS.
9. ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO N.H.D.O.T., ROCHESTER POLICE DEPARTMENT, AND ROCHESTER DEPARTMENT OF PUBLIC WORKS SHALL BE EMPLOYED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
10. LIMITS OF CLEARING SHALL BE FLAGGED BY APPLICANT AND INSPECTED BY CITY STAFF PRIOR TO THE START OF THE CLEARING.
11. DRAINAGE PIPES TO BE CORRUGATED HIGH-DENSITY POLYETHYLENE PIPE WITH STANDARD JOINTS, DUAL-WALL, SMOOTH INTERIOR AS MANUFACTURED BY ADS., INC. OR ENGINEER APPROVED EQUIVALENT UNLESS OTHERWISE NOTED ON THE PLANS.
12. SEWER MAINS TO BE 8" SDR 35 PVC MEETING ASTM D3034 OR APPROVED EQUIVALENT.
13. WATER MAINS TO BE 8" CLASS 52 CEMENT LINED DUCTILE IRON PIPE OR APPROVED EQUIVALENT.
14. WATERLINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROCHESTER SPECIFICATIONS.
15. CONTRACTOR TO CONFIRM THE BENCHMARKS PRIOR TO COMMENCEMENT OF WORK.
16. ALL DRAINAGE AND SEWER PIPE DATA IS CALCULATED TO STRUCTURE CENTER, TYP.
17. ALL ELECTRIC, TELEPHONE, AND CABLE TV LINES ARE TO BE INSTALLED IN CONFORMANCE WITH APPLICABLE UTILITY CO. SPECIFICATIONS. THE LOCATION SHOWN ON THESE PLANS IS PRELIMINARY ONLY AND SUBJECT TO FINAL UTILITY COMPANY REVIEW. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
18. ANY UTILITIES TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND CITY OF ROCHESTER MUNICIPAL SERVICES DEPARTMENT.
19. THE FINAL SIZE AND LOCATION OF THE GAS MAIN TO BE DETERMINED BY LOCAL UTILTY COMPANY.
20. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.

SCALE: 1" = 50'

GRAPHIC SCALE

DATE	DESCRIPTION	BY	REV.

STATE OF NEW HAMPSHIRE
ROBERT J. BASKERVILLE
No. 5952
LICENSED
PROFESSIONAL ENGINEER

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

ROAD PROFILE

PREPARED FOR/LAND OF:

THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

LOCATED AT:

ATHENIAN DR, OLD DOVER RD, BLACKWATER RD
ROCHESTER & DOVER, NH

SCALE: 1" = 50' HORIZ 1" = 5' VERT	JANUARY 8, 2019	SHEET 14 OF 33			
DESIGN: ###	DRAWN: ###	CHECKED: ###	FB: ##	PG: ##	1130-04

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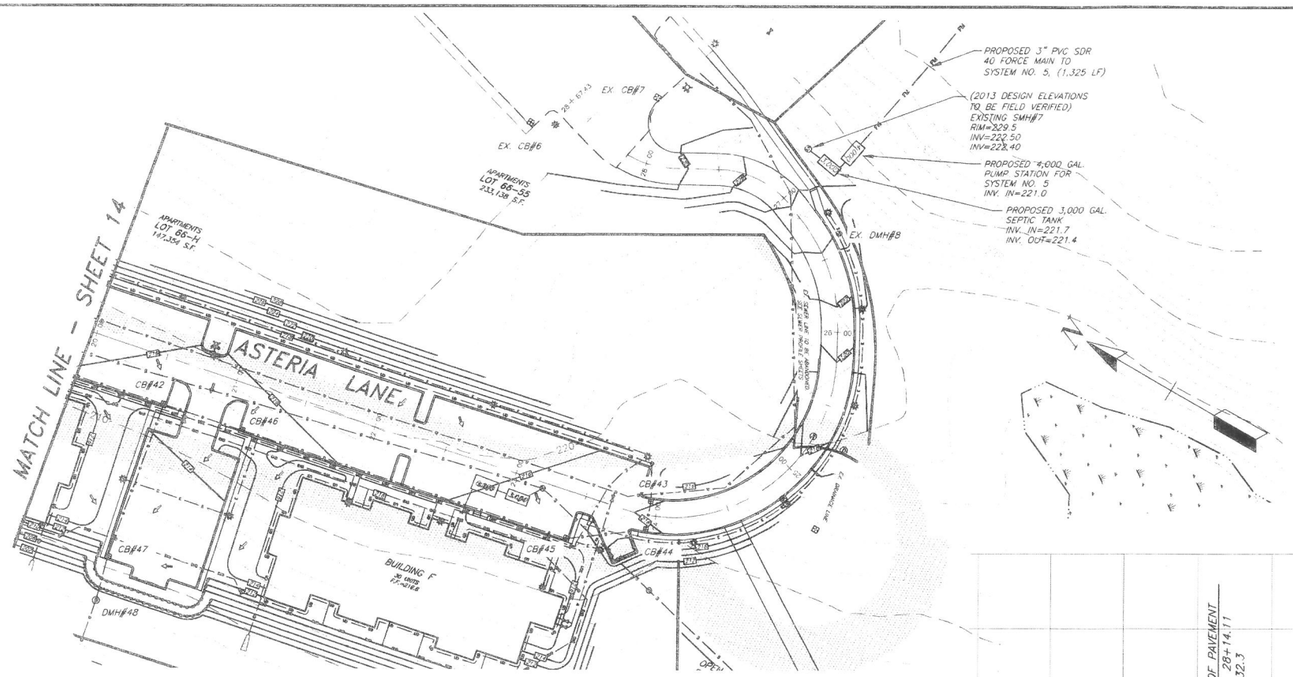
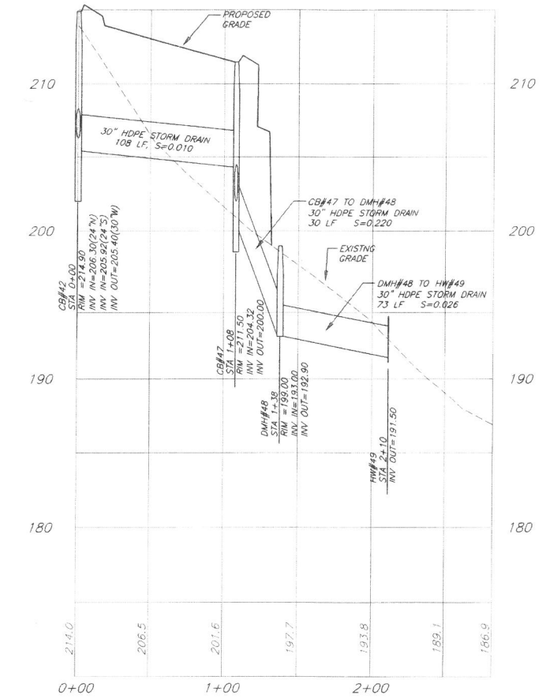
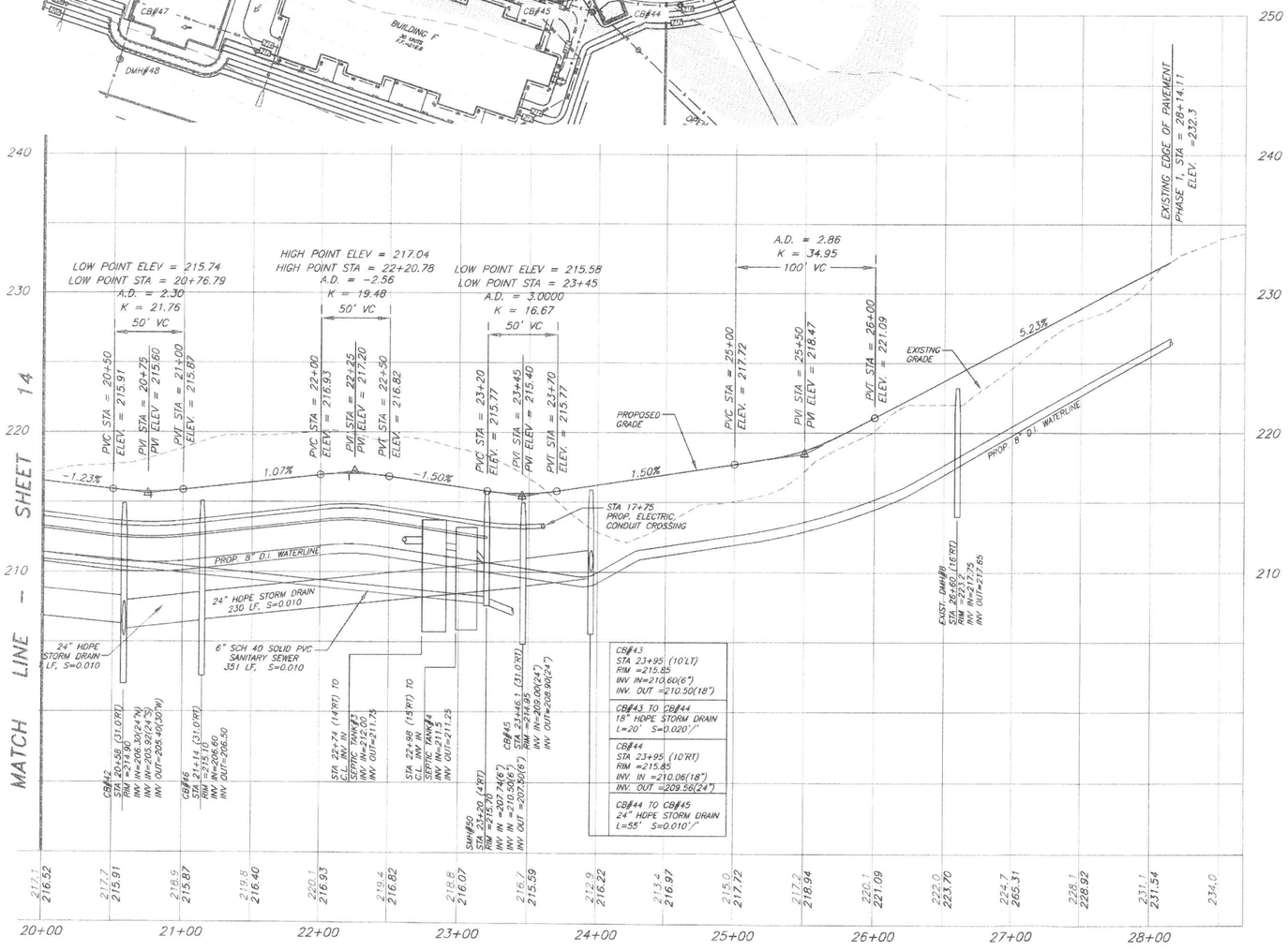
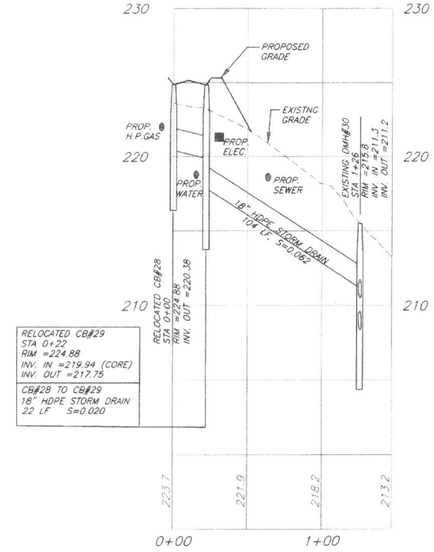




PROFILE CB#42 TO POND INLET





PROFILE CB#28 TO DMH#30

SCALE: 1" = 50'

GRAPHIC SCALE

DATE	DESCRIPTION	BY	REV.

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

ROAD PROFILE

PREPARED FOR/LAND OF:

THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

LOCATED AT:

ATHENIAN DR, OLD DOVER RD, BLACKWATER RD

ROCHESTER & DOVER, NH

SCALE: 1" = 50' HORIZ 1" = 5' VERT	JANUARY 8, 2019			SHEET 15 OF 33
DESIGN: ###	DRAWN: ###	CHECKED: ###	FB: ##	PG: ##	1130-04

STATE OF NEW HAMPSHIRE ROBERT J. BASKERVILLE No. 5952 LICENSED PROFESSIONAL ENGINEER

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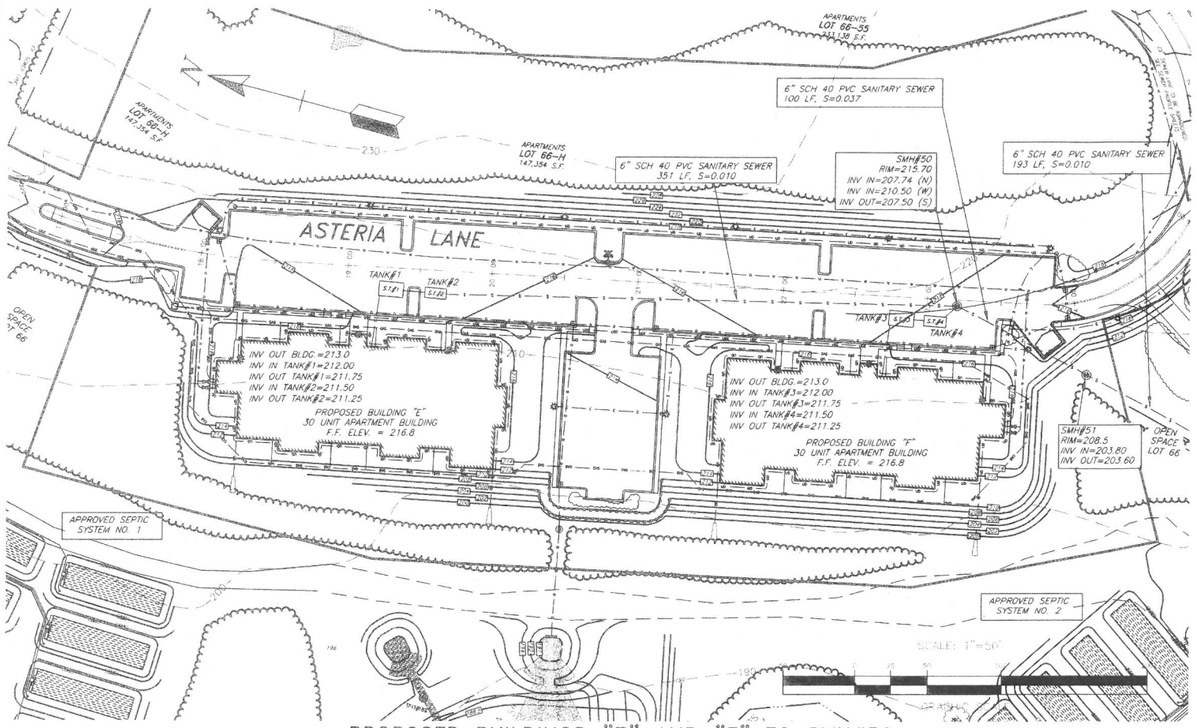
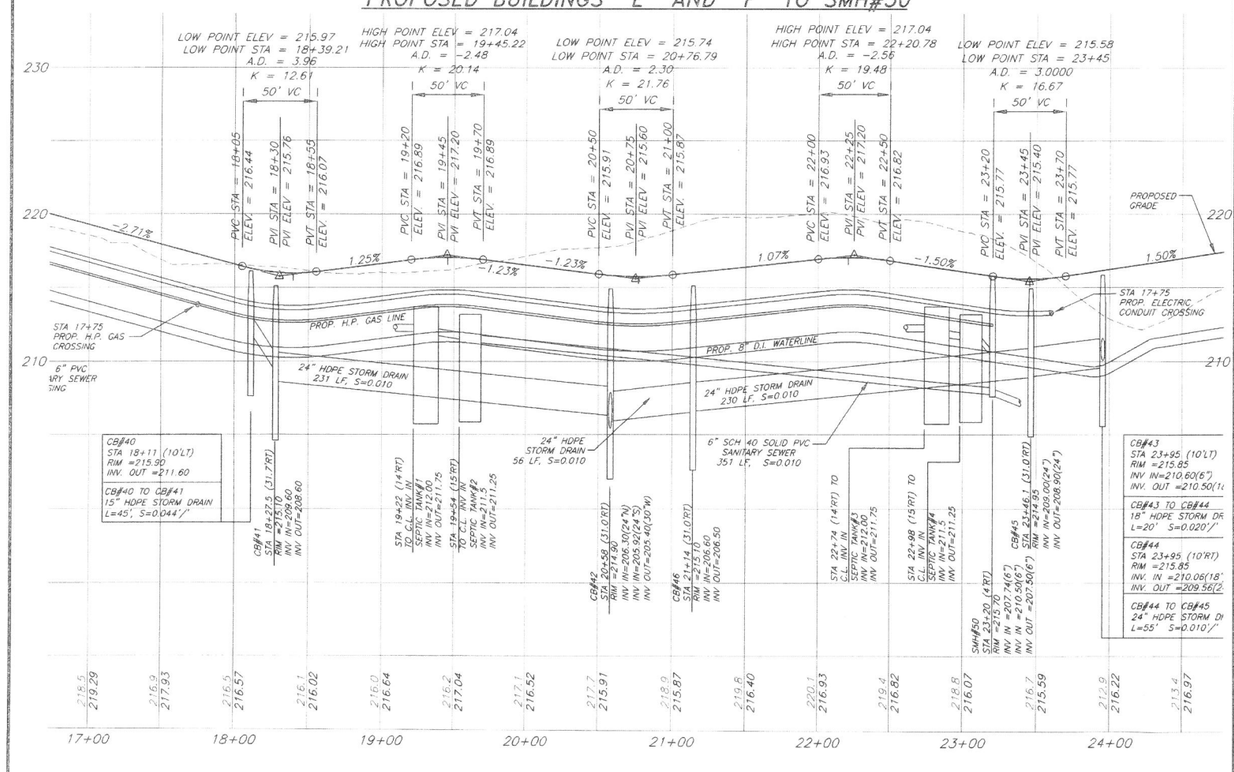
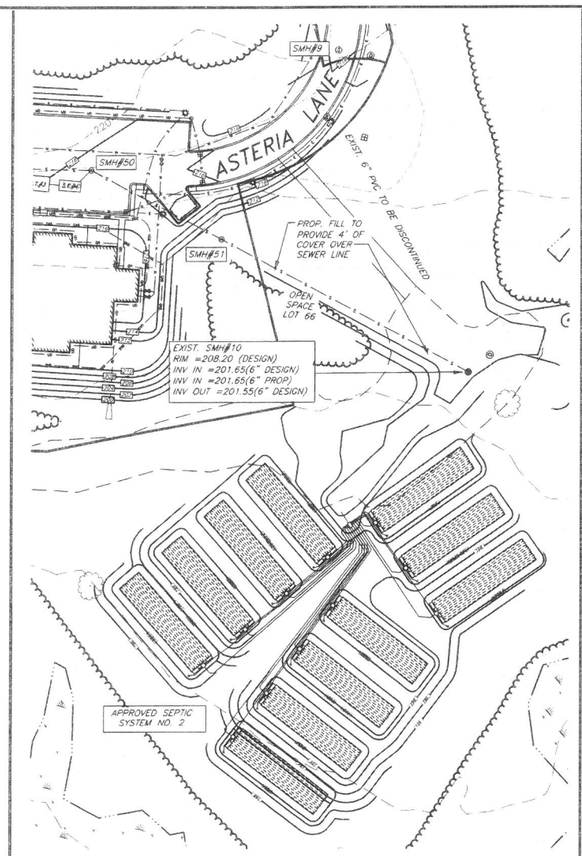
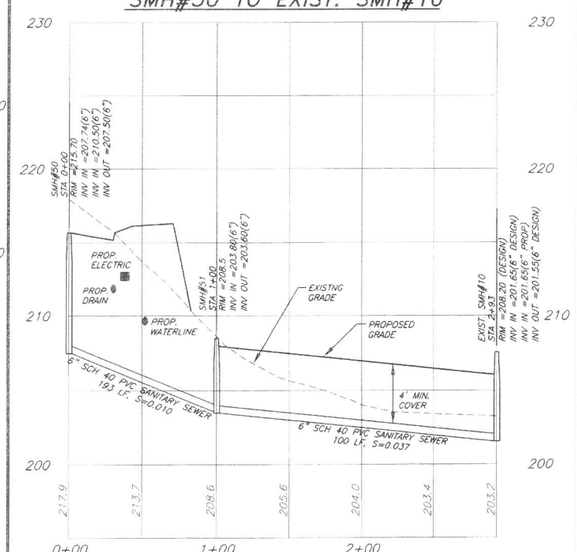


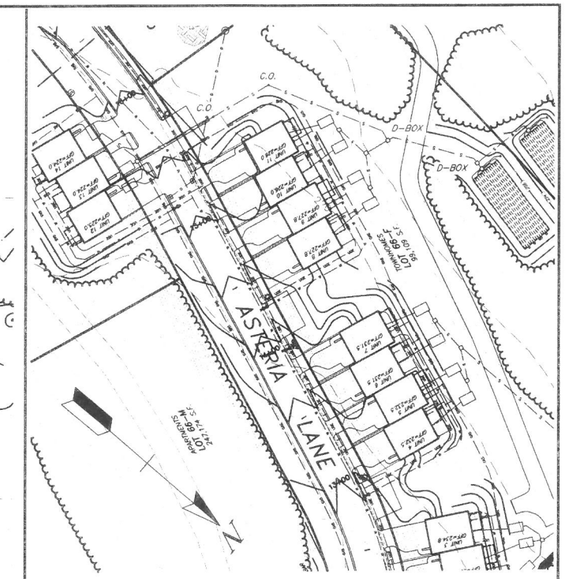
PROPOSED BUILDINGS "E" AND "F" TO SMH#50





SMH#50 TO EXIST. SMH#10





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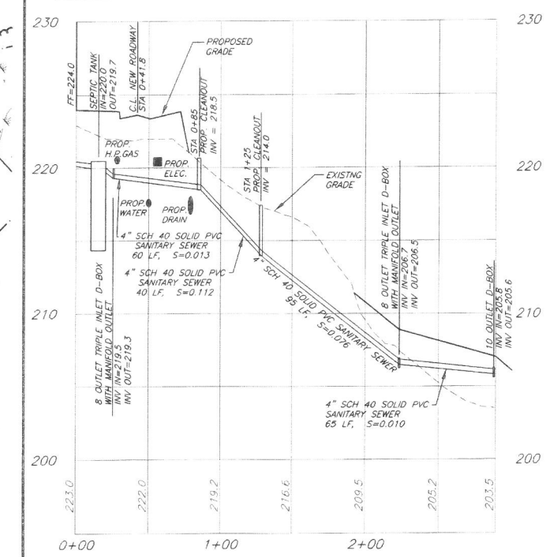

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

SANITARY SEWER PROFILES

PREPARED FOR/LAND OF:

THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

LOCATED AT:

ATHENIAN DR, OLD DOVER RD, BLACKWATER RD

ROCHESTER & DOVER, NH

SCALE: 1" = 50' HORIZ 1" = 5' VERT	JANUARY 8, 2019		SHEET 16 OF 33	
DESIGN: ###	DRAWN: ###	CHECKED: ###	FB: ##	PG: ##	1130-04

STATE OF NEW HAMPSHIRE ROBERT J. BASKERVILLE No. 5952 LICENSED PROFESSIONAL ENGINEER

DATE	DESCRIPTION	BY	REV.

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ENGINEERS AND SURVEYORS
177 East Industrial Park Drive, Manchester, NH 03109
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GENERAL DISCLAIMER:

Calculations have been performed according to IES standards and good practice Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

JOB NAME: Village at Clark Brook
APEX LIGHTING SOLUTIONS
APPS: TJ
SALES: LC

Luminaire Schedule							
Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	BUG Rating	Description
5	T2	SINGLE	6904	60.07694	0.850	B1-U0-G2	Gardco - P26-48L-400-NW-G2-2-HIS / mounted at 20ft
5	T3	SINGLE	6903	60.07694	0.850	B1-U0-G2	Gardco - P26-48L-400-NW-G2-3-HIS / mounted at 20ft
5	T4	SINGLE	7200	60.07694	0.850	B1-U0-G2	Gardco - P26-48L-400-NW-G2-4-HIS / mounted at 20ft
2	T5	SINGLE	9068	60.07694	0.850	B3-U0-G2	Gardco - P26-48L-400-NW-G2-5 / mounted at 20ft
6	W1	SINGLE	3372	36.3	0.850	B1-U0-G1	Stonco - LPW16-7 / mounted at 12ft

Calculation Summary						
Label	Grid Height (ft)	Avg	Max	Min	Avg/Min	Max/Min
Site_Ground	0	0.37	4.5	0.0	N.A.	N.A.

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- PROPOSED LOT LINE
- EXISTING LOT LINE TBR
- EDGE OF JURISDICTIONAL WETLANDS
- WETLAND SYMBOL
- PROPOSED TREE LINE
- EXISTNG CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- EXISTING ROADWAY
- PROPOSED BITUMINOUS CURBING
- PROPOSED 4' CHAIN LINK FENCE
- PR. 3' WHITE PVC FENCE
- PROPOSED RETAINING WALL
- SHEET MATCHLINE
- PROPOSED RIP RAP
- EXISTING LEDGE
- PROPOSED BUILDING
- PROPOSED GRAVEL TRENCH
- PROPOSED GATE VALVE
- PROPOSED STREET LIGHT
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- # OF PARKING SPACES

DATE	DESCRIPTION	BY	REV.

APEX
LIGHTING SOLUTIONS
THE POINT WHERE ALL ASCENDING LINES CONVERGE
TELEPHONE 860.632.8766
WWW.APEXLIGHTINGSOLUTIONS.COM

STATE OF NEW HAMPSHIRE
ROBERT J. BASKERVILLE
No. 5952
LICENSED
PROFESSIONAL ENGINEER

811 DigSafe
MA ME NH RI VT

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

LIGHTING PLAN

PREPARED FOR/LAND OF:
THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

LOCATED AT:
ATHENIAN DR, OLD DOVER RD, BLACKWATER RD
ROCHESTER & DOVER, NH

SCALE: 1" = 30'	JANUARY 8, 2019	SHEET 17 OF 33

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1130-04
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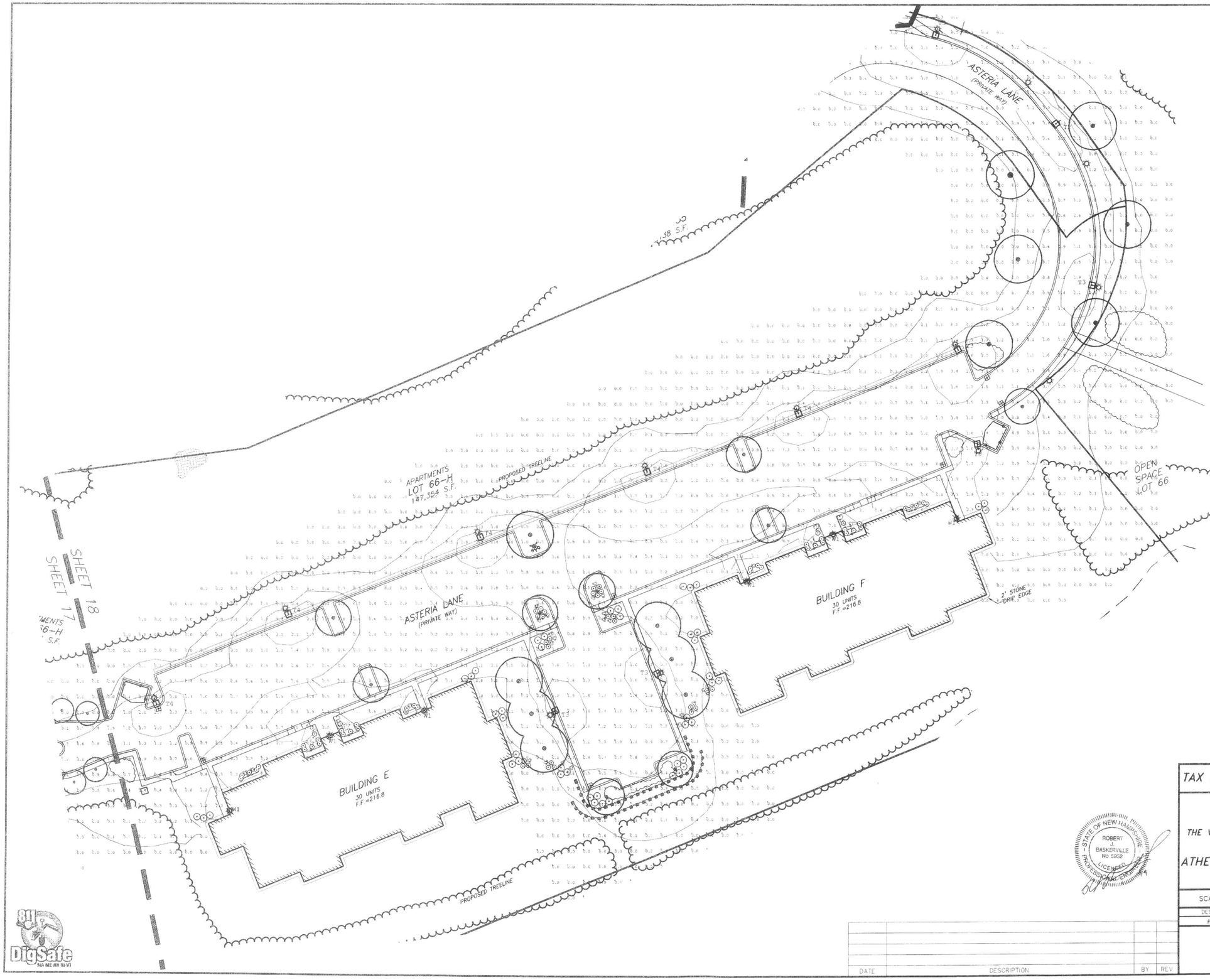

LEGEND

- 290 — PROPOSED CONTOUR
- 290 — EXISTING CONTOUR
- 430.3 — PROPOSED SPOT GRADE
- 430.3 — EXISTING SPOT GRADE
- PROPOSED LOT LINE
- EXISTING LOT LINE TBR
- EDGE OF JURISDICTIONAL WETLANDS
- WETLAND SYMBOL
- PROPOSED TREE LINE
- EXISTNG CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- EXISTING ROADWAY
- PROPOSED BITUMINOUS CURBING
- PROPOSED 4' CHAIN LINK FENCE
- PR. 3' WHITE PVC FENCE
- PROPOSED RETAINING WALL
- SHEET MATCHLINE
- PROPOSED RIP RAP
- EXISTING LEDGE
- PROPOSED BUILDING
- PROPOSED GRAVEL TRENCH
- PROPOSED GATE VALVE
- PROPOSED STREET LIGHT
- (S) EXISTING SEWER MANHOLE
- (D) EXISTING DRAIN MANHOLE
- (J) # OF PARKING SPACES
- UD — PROPOSED UNDERDRAIN
- PROPOSED GAS LINE
- PROPOSED WATER LINE
- PR. UNDERGROUND ELECTRIC
- PR. UNDRGRND LIGHTING ELECTRIC
- PROPOSED SEWER LINE
- PROPOSED DRAINAGE LINE

N

SCALE: 1"=30'

GRAPHIC SCALE

STATE OF NEW HAMPSHIRE
ROBERT J. BASKERVILLE
No 5952
LICENSED
PROFESSIONAL ENGINEER

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

LIGHTING PLAN

PREPARED FOR/LAND OF:

THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

LOCATED AT:

ATHENIAN DR, OLD DOVER RD, BLACKWATER RD

ROCHESTER & DOVER, NH

SCALE: 1" = 30'	JANUARY 8, 2019	SHEET 18 OF 33

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DATE	DESCRIPTION	BY	REV

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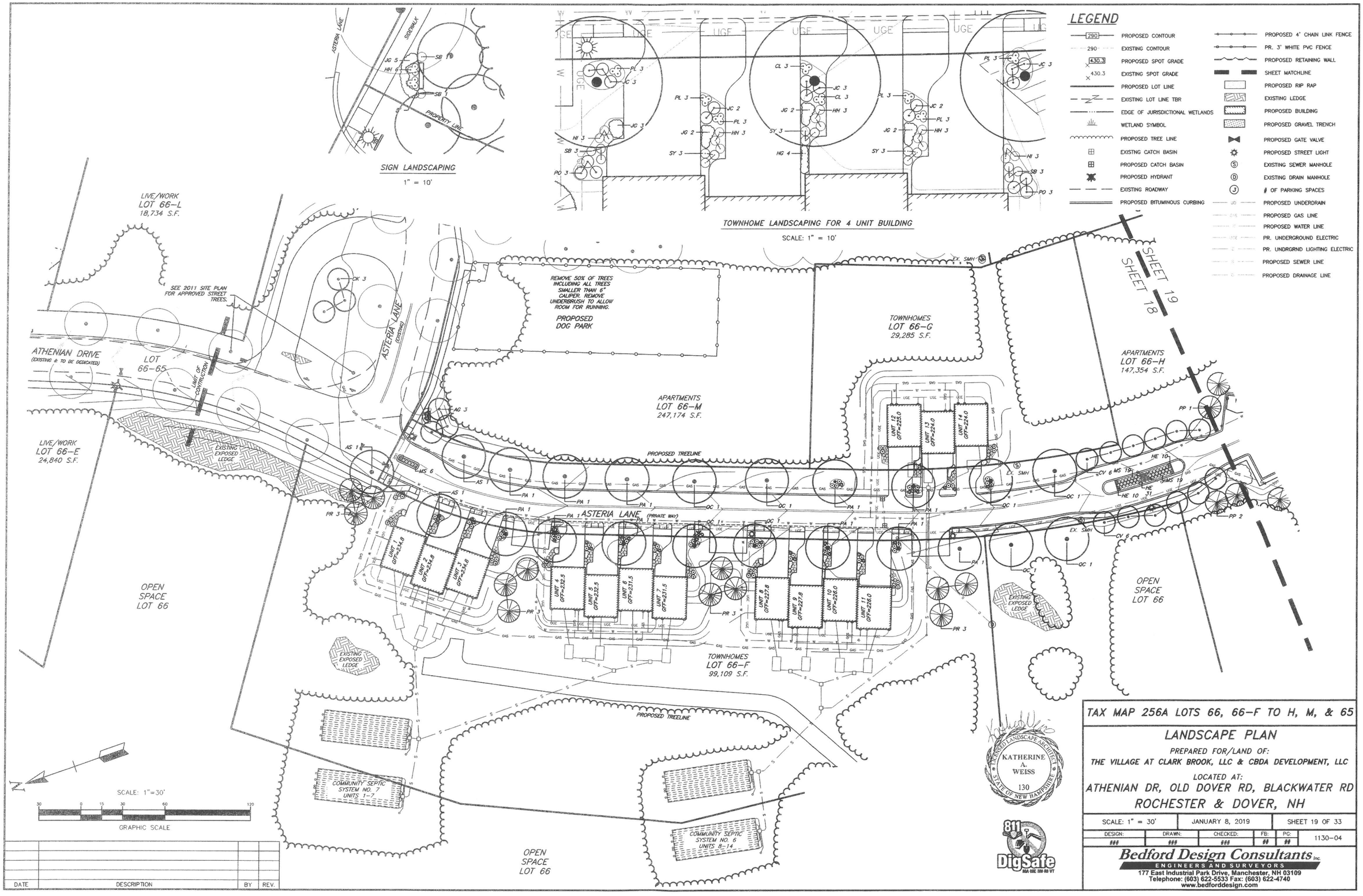
SIGN LANDSCAPING
1" = 10'
TOWNHOME LANDSCAPING FOR 4 UNIT BUILDING
SCALE: 1" = 10'
LEGEND
PROPOSED CONTOUR
EXISTING CONTOUR
PROPOSED SPOT GRADE
EXISTING SPOT GRADE
PROPOSED LOT LINE
EXISTING LOT LINE TBR
EDGE OF JURISDICTIONAL WETLANDS
WETLAND SYMBOL
PROPOSED TREE LINE
EXISTNG CATCH BASIN
PROPOSED CATCH BASIN
PROPOSED HYDRANT
EXISTING ROADWAY
PROPOSED BITUMINOUS CURBING
PROPOSED 4' CHAIN LINK FENCE
PR. 3' WHITE PVC FENCE
PROPOSED RETAINING WALL
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PROPOSED BUILDING
PROPOSED GRAVEL TRENCH
PROPOSED GATE VALVE
PROPOSED STREET LIGHT
EXISTING SEWER MANHOLE
EXISTING DRAIN MANHOLE
OF PARKING SPACES
PROPOSED UNDERDRAIN
PROPOSED GAS LINE
PROPOSED WATER LINE
PR. UNDERGROUND ELECTRIC
PR. UNDRGRND LIGHTING ELECTRIC
PROPOSED SEWER LINE
PROPOSED DRAINAGE LINE
LIVE/WORK
LOT 66-L
18,734 S.F.
SEE 2011 SITE PLAN FOR APPROVED STREET TREES.
ATHENIAN DRIVE
(EXISTING & TO BE DEDICATED)
LOT 66-65
LIMIT OF CONSTRUCTION
ASTERIA LANE
(EXISTING)
REMOVE 50% OF TREES INCLUDING ALL TREES SMALLER THAN 6" CALIPER. REMOVE UNDERBRUSH TO ALLOW ROOM FOR RUNNING.
PROPOSED DOG PARK
APARTMENTS
LOT 66-M
247,174 S.F.
TOWNHOMES
LOT 66-G
29,285 S.F.
SHEET 19
SHEET 18
APARTMENTS
LOT 66-H
147,354 S.F.
LIVE/WORK
LOT 66-E
24,840 S.F.
EXISTING EXPOSED LEDGE
PROPOSED TREELINE
ASTERIA LANE (PRIVATE WAY)
UNIT 1 GFF=234.8
UNIT 2 GFF=234.8
UNIT 3 GFF=234.8
UNIT 4 GFF=232.5
UNIT 5 GFF=232.5
UNIT 6 GFF=231.5
UNIT 7 GFF=231.5
UNIT 8 GFF=227.8
UNIT 9 GFF=227.8
UNIT 10 GFF=226.0
UNIT 11 GFF=226.0
UNIT 12 GFF=225.0
UNIT 13 GFF=224.0
UNIT 14 GFF=224.0
OPEN SPACE
LOT 66
TOWNHOMES
LOT 66-F
99,109 S.F.
COMMUNITY SEPTIC SYSTEM NO. 7 UNITS 1-7
COMMUNITY SEPTIC SYSTEM NO. 6 UNITS 8-14
SCALE: 1"=30'
GRAPHIC SCALE
DATE
DESCRIPTION
BY
REV.
KATHERINE A. WEISS
130
LICENSED LANDSCAPE ARCHITECT
STATE OF NEW HAMPSHIRE
DigSafe
TAX MAP 256A LOTS 66, 66-F TO H, M, & 65
LANDSCAPE PLAN
PREPARED FOR/LAND OF:
THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC
LOCATED AT:
ATHENIAN DR, OLD DOVER RD, BLACKWATER RD
ROCHESTER & DOVER, NH
SCALE: 1" = 30'
JANUARY 8, 2019
SHEET 19 OF 33
DESIGN: ###
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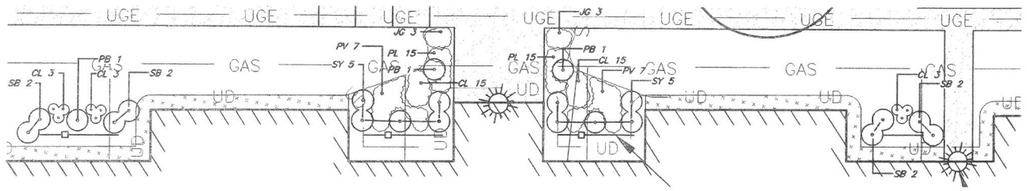

ENTRANCE LANDSCAPE PLAN (TYPICAL)

SCALE: 1" = 10'

LANDSCAPE NOTES:

1. SEE DETAIL SHEETS FOR LANDSCAPE NOTES.
2. ENTRANCE TO BUILDING E & F ARE MIRROR IMAGES OF EACH OTHER.
3. PLEASE SEE DETAIL SHEET FOR PLANTING LIST AND DETAILS.
4. PLANTS WERE SELECTED FROM THE 2018 MILLICAN NURSERIES CATALOG.
5. PLANTING LIST CONTAINS TOTAL NUMBER OF SHRUBS AND PERENNIALS FOR BOTH BUILDINGS E & F ENTRANCES.
6. A LANDSCAPE ARCHITECT SHALL BE PRESENT TO APPROVE FINAL LOCATION OF PLANTS.

APARTMENTS LOT 66-H 147,354 S.F.

PROPOSED TREELINE

ASTERIA LANE (PRIVATE WAY)

BUILDING E 30 UNITS F.F.=216.8

BUILDING F 30 UNITS F.F.=216.8

SEE INSET AT TOP LEFT

OPEN SPACE LOT 66

2' STONE DRIP EDGE

4' BATTERED RETAINING WALL MADE WITH ON SITE BOULDERS (TYP).

SHEET 19

SHEET 18

6,000

3,000

LEGEND

290	PROPOSED CONTOUR
290	EXISTING CONTOUR
430.3	PROPOSED SPOT GRADE
430.3	EXISTING SPOT GRADE
	PROPOSED LOT LINE
	EXISTING LOT LINE TBR
	EDGE OF JURISDICTIONAL WETLANDS
	WETLAND SYMBOL
	PROPOSED TREE LINE
	EXISTNG CATCH BASIN
	PROPOSED CATCH BASIN
	PROPOSED HYDRANT
	EXISTING ROADWAY
	PROPOSED BITUMINOUS CURBING
	PROPOSED 4' CHAIN LINK FENCE
	PR. 3' WHITE PVC FENCE
	PROPOSED RETAINING WALL
	SHEET MATCHLINE
	PROPOSED RIP RAP
	EXISTING LEDGE
	PROPOSED BUILDING
	PROPOSED GRAVEL TRENCH
	PROPOSED GATE VALVE
	PROPOSED STREET LIGHT
S	EXISTING SEWER MANHOLE
D	EXISTING DRAIN MANHOLE
J	# OF PARKING SPACES
UD	PROPOSED UNDERDRAIN
GAS	PROPOSED GAS LINE
W	PROPOSED WATER LINE
UGE	PR. UNDERGROUND ELECTRIC
E	PR. UNDRGRND LIGHTING ELECTRIC
S	PROPOSED SEWER LINE
D	PROPOSED DRAINAGE LINE

N

SCALE: 1"=30'

30 0 15 30 60 120

GRAPHIC SCALE

LICENSED LANDSCAPE ARCHITECT
KATHERINE A. WEISS
130
STATE OF NEW HAMPSHIRE

DATE	DESCRIPTION	BY	REV.

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

LANDSCAPE PLAN

PREPARED FOR/LAND OF:

THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

LOCATED AT:

ATHENIAN DR, OLD DOVER RD, BLACKWATER RD

ROCHESTER & DOVER, NH

SCALE: 1" = 30'	JANUARY 8, 2019	SHEET 20 OF 33

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1130-04
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PLAN REFERENCES:

1. "PLAN OF LAND ROCHESTER, N.H. DOVER, N.H. SOMERSWORTH, N.H. FOR R. ARTHUR & SUSAN G. BRADBURY". PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. DATED JANUARY 2, 1980. S.C.R.D. PLAN# 19A-76.
2. "SUBDIVISION PLAN LITTLE QUARRY AT THE VILLAGE AT CLARK BROOK TAX MAP 256 LOTS 61& 66 OLD DOVER ROAD (ROUTE 16B) ROCHESTER, NEW HAMPSHIRE". PREPARED BY DOUCET SURVEY INC. DATED DECEMBER 8, 2004. LAST REVISED 2/28/06. S.C.R.D. PLAN# 84-(63-66).
3. "BOUNDARY PLAT ROCHESTER, STRAFFORD COUNTY NEW HAMPSHIRE PREPARED FOR BERNARD C & GRETA SEVERANCE". PREPARED BY ORVIS/DREW, LLC. DATED JUNE 20, 2006. S.C.R.D. PLAN# 88-39.
4. "CONSERVATION EASEMENT PLAN MARDEAN FRAZER TRUST BLACKWATER ROAD AND COOK ROAD DOVER, NEW HAMPSHIRE". PREPARED BY TRITECH ENGINEERING CORPORATION. DATED DECEMBER 7, 2007. LAST REVISED 01-03-07. S.C.R.D. PLAN# 93-59.

PROPOSED DEVELOPMENT

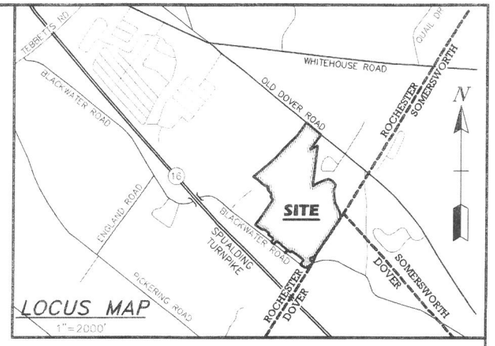
EXISTING 144 APARTMENT UNITS	108 TWO BDRM x 300 GPD/UNIT	=	32,400 GPD
	24 ONE BDRM x 225 GPD/UNIT	=	5,400 GPD
	12 THREE BDRM X 450 GPD/UNIT	=	5,400 GPD
PROPOSED 60 APARTMENT UNITS	18 TWO BDRM x 300 GPD/UNIT	=	5,400 GPD
	16 ONE BDRM x 225 GPD/UNIT	=	3,600 GPD
	18 THREE BDRM X 450 GPD/UNIT	=	8,100 GPD
	8 STUDIO X 225 GPD/UNIT	=	1,800 GPD
8 RESIDENTIAL DUPLEX LOTS (48 TOTAL BEDROOMS) x 150 GPD/BDRM		=	7,200 GPD
14 TOWNHOUSE UNITS ON TWO LOTS (42 TOTAL BEDROOMS) x 150 GPD/BDRM		=	6,300 GPD
5 LIVE WORK HOUSE LOTS (EACH 4 BEDROOMS + 100 GPD UNSPECIFIED OFFICE SPACE) = 3,500 GPD			
TOTAL DEVELOPMENT		=	79,100 GPD

PROPOSED DEVELOPMENT TO BE SERVICED BY CITY OF ROCHESTER PUBLIC WATER SYSTEM

LOTSIZE LOADING

SOIL NAME	SOIL GROUP	SOIL AREA (AC)	LOADING FACTOR	FLOW (GPD)
115A, 393A	6A	11.33	0	0
34B, 514B 600B, 924B	5B	10.93	3.0	7,286
62B, 89B, 178B	2B	5.48	1.3	8,430
62C, 89C, 178C	2C	22.86	1.43	31,972
62D, 89D, 178D	2D	13.88	1.56	17,794
62E, 89E, 178E	2E	4.61	1.69	5,455
68B, 189B 313B	3B	22.77	1.6	28,465
68C, 189C 313C	3C	4.51	1.76	5,128
68D, 189D 313D	3D	0.35	2.08	333
68B, 86B 89B, 178B	4B	9.39	1.45	12,951
62C, 86C 68C, 178C	4C	3.35	1.60	4,187
86D, 86D	4D	1.53	1.73	1,768
86E, 178E	4E	1.19	1.90	1,252
(SEE PLAN REF. NO. 3) NITRATE EASEMENT		2.81		0
TOTAL DAILY FLOW ALLOWED				125,021 GPD
PREVIOUSLY APPROVED TOTAL DAILY FLOW (SA 2013010166)				81,600 GPD
TOTAL DAILY FLOW PROPOSED				79,100 GPD

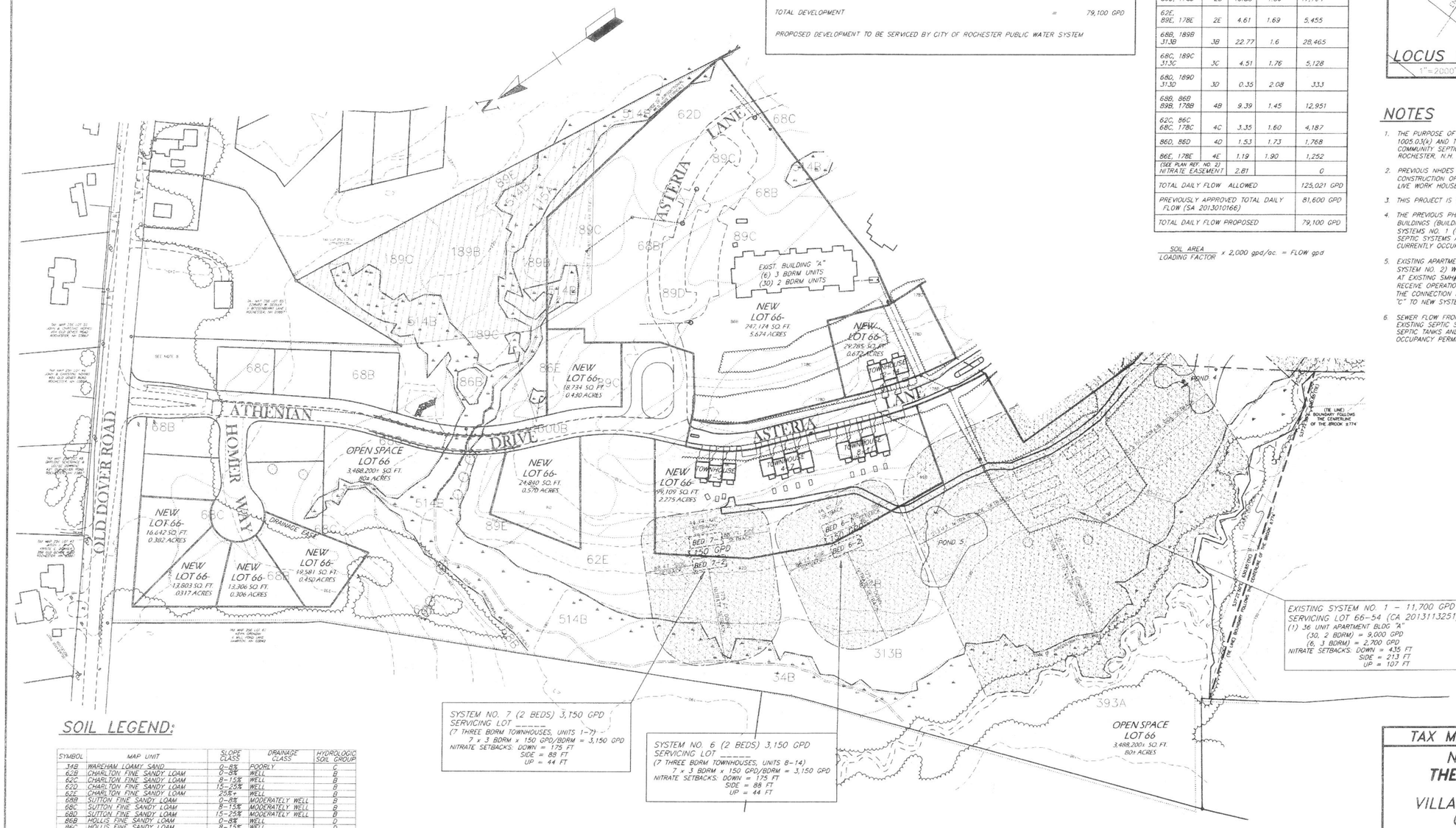
$\frac{\text{SOIL AREA}}{\text{LOADING FACTOR}}$ x 2,000 gpd/ac. = FLOW gpd



LOCUS MAP
1"=2000'

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE NHDES LOT SIZE LOADING PER Env. Wq 1005.03(c) AND THE NITRATE SETBACKS ASSOCIATED WITH THE PROPOSED CONSTRUCTION OF COMMUNITY SEPTIC SYSTEMS NO. 5, NO. 6, AND NO. 7 AT THE VILLAGE AT CLARK BROOK IN ROCHESTER, N.H.
2. PREVIOUS NHDES STATE SUBDIVISION APPROVAL NO. SA 2013010166 WAS APPROVED FOR THE CONSTRUCTION OF 144 APARTMENT UNITS (CONSTRUCTED AND OCCUPIED), 9 DUPLEX LOTS, 3 LIVE WORK HOUSE LOTS, AND 47 SINGLE FAMILY HOUSE LOTS.
3. THIS PROJECT IS SERVICED BY CITY OF ROCHESTER PUBLIC WATER.
4. THE PREVIOUS PHASE OF THE PROJECT INVOLVED THE CONSTRUCTION OF FOUR APARTMENT BUILDINGS (BUILDINGS "A", "B", "C" AND "D") SERVICED BY APPROVED COMMUNITY SEPTIC SYSTEMS NO. 1 (CA2013113251), NO. 2 (CA2013113223), AND NO. 4 (CA2013113226). THE SEPTIC SYSTEMS AND APARTMENT BUILDINGS WERE CONSTRUCTED IN 2016-2017 AND ARE CURRENTLY OCCUPIED AND OPERATIONAL.
5. EXISTING APARTMENT BUILDINGS "B" AND "C" (CURRENTLY SERVICED BY EXISTING SEPTIC SYSTEM NO. 2) WILL BE DIRECTED TO THE PROPOSED SEPTIC SYSTEM NO. 5 BY DIVERTING FLOW AT EXISTING SMH#7. SYSTEM NO. 5 SHALL BE CONSTRUCTED, THE PUMP STATION TESTED, AND RECEIVE OPERATIONAL APPROVAL FROM NHDES. EXISTING SMH#7 SHALL THEN BE CORED AND THE CONNECTION PROVIDED TO THE PUMP STATION TO DIRECT FLOW FROM BUILDINGS "B" AND "C" TO NEW SYSTEM NO. 5.
6. SEWER FLOW FROM PROPOSED BUILDINGS "E" AND "F" SHALL BE DIRECTED BY GRAVITY TO EXISTING SEPTIC SYSTEM NO. 2. THE BUILDINGS SHALL BE CONSTRUCTED AND ASSOCIATED SEPTIC TANKS AND SEWER LINES SHALL BE INSPECTED BY NHDES PRIOR TO CERTIFICATE OF OCCUPANCY PERMIT BEING ISSUED FOR THE NEW BUILDINGS.



STATE OF NEW HAMPSHIRE
ROBERT J. BASKERVILLE
No. 5952
LICENSED
PROFESSIONAL ENGINEER

SOIL LEGEND:

SYMBOL	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS	HYDROLOGIC SOIL GROUP
34B	WAREHAM LOAMY SAND	0-8%	POORLY	C
62B	CHARLTON FINE SANDY LOAM	0-8%	WELL	B
62C	CHARLTON FINE SANDY LOAM	8-15%	WELL	B
62D	CHARLTON FINE SANDY LOAM	15-25%	WELL	B
62E	CHARLTON FINE SANDY LOAM	25%+	WELL	B
68B	SUTTON FINE SANDY LOAM	0-8%	MODERATELY WELL	B
68C	SUTTON FINE SANDY LOAM	8-15%	MODERATELY WELL	B
68D	SUTTON FINE SANDY LOAM	15-25%	MODERATELY WELL	B
86B	HOLLIS FINE SANDY LOAM	0-8%	WELL	D
86C	HOLLIS FINE SANDY LOAM	8-15%	WELL	D
86D	HOLLIS FINE SANDY LOAM	15-25%	WELL	D
86E	HOLLIS FINE SANDY LOAM	25%+	WELL	D
89B	CHATFIELD FINE SANDY LOAM	0-8%	WELL	B
89C	CHATFIELD FINE SANDY LOAM	8-15%	WELL	B
89D	CHATFIELD FINE SANDY LOAM	15-25%	WELL	B
89E	CHATFIELD FINE SANDY LOAM	25%+	WELL	B
115A	SCARBORO MUCKY SANDY LOAM	0-3%	VERY POORLY	D
178B	CHARLTON-CHATFIELD COMPLEX	0-8%	WELL	B
189B	CHATFIELD VARIANT (MWD)	0-8%	MODERATELY WELL	B
189C	CHATFIELD VARIANT (MWD)	8-15%	MODERATELY WELL	B
313B	DEERFIELD FINE SANDY LOAM	0-8%	MODERATELY WELL	B
313C	DEERFIELD FINE SANDY LOAM	8-15%	MODERATELY WELL	B
313D	DEERFIELD FINE SANDY LOAM	8-15%	MODERATELY WELL	B
313E	DEERFIELD FINE SANDY LOAM	25%+	MODERATELY WELL	B
393A	TAMWORTH MUCKY PEAT	0-3%	VERY POORLY	D
514B	LEICESTER FINE SANDY LOAM	0-8%	POORLY	C
600B	ENDOAQUENTS, LOAMY	0-8%	POORLY	C
924B	SUTTON VARIANT (SPU)	0-8%	SOMEWHAT POORLY	B

SOIL NOTES:

THIS DETAILED SITE-SPECIFIC SOIL MAP, PERFORMED ON 10/13-18/2011 BY PETER S. SCHAUER, CERTIFIED SOIL SCIENTIST #039 OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. IN LOUDON, NEW HAMPSHIRE, CONFORMS TO THE STANDARDS OF SSSNNE PUBLICATION NO. 3, AS AMENDED, "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT". THIS MAP HAS BEEN PREPARED TO COMPLY WITH SOIL MAPPING REQUIREMENTS OF RSA 485 A:17 AND NHDES ENV-WQ 1500, ALTERATION OF TERRAIN. SEE ACCOMPANYING REPORT FOR METHODOLOGY, MAP SYMBOL LEGEND, AND INTERPRETATIONS.

DATE	DESCRIPTION	BY	REV.

TAX MAP 256 LOT 66 THRU 66-60

NHDES LOT LOADING PLAN
THE VILLAGE AT CLARK BROOK

PREPARED FOR & LAND OF:
VILLAGE OF CLARK BROOK, LLC &
CBDA DEVELOPMENT, LLC
LOCATED AT:
OLD DOVER RD. & BLACKWATER RD.
ROCHESTER & DOVER, NH

SCALE: 1" = 100'	JANUARY 8, 2019	SHEET 21 OF 33

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	
CAD	CAD	###	##	##	1130-04

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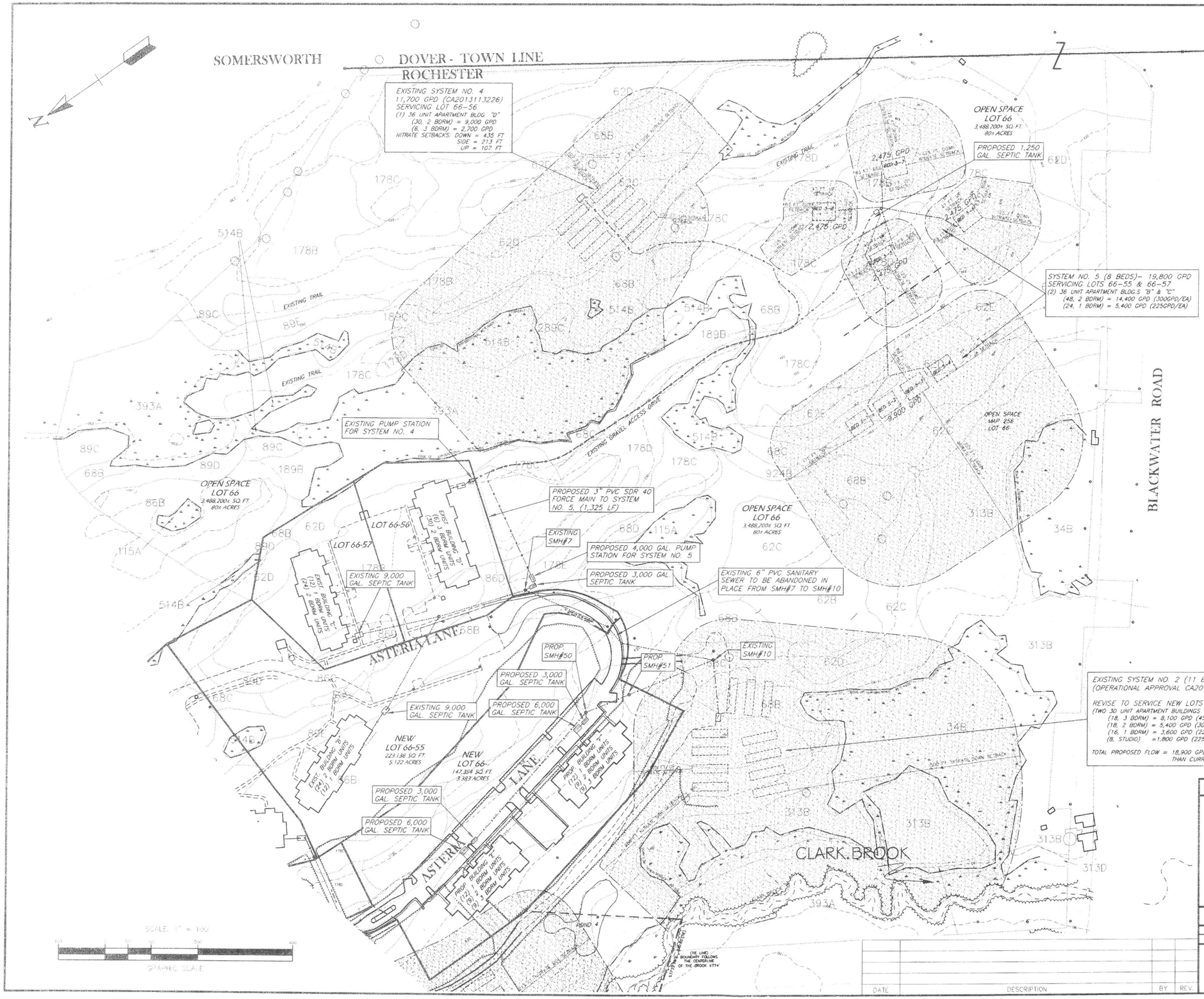

SOIL LEGEND:

SYMBOL	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS	HYDROLOGIC SOIL GROUP
34B	WAREHAM LOAMY SAND	0-8%	POORLY	C
62B	CHARLTON FINE SANDY LOAM	0-8%	WELL	B
62C	CHARLTON FINE SANDY LOAM	8-15%	WELL	B
62D	CHARLTON FINE SANDY LOAM	15-25%	WELL	B
62E	CHARLTON FINE SANDY LOAM	25%+	WELL	B
68B	SUTTON FINE SANDY LOAM	0-8%	MODERATELY WELL	B
68C	SUTTON FINE SANDY LOAM	8-15%	MODERATELY WELL	B
68D	SUTTON FINE SANDY LOAM	15-25%	MODERATELY WELL	B
86B	HOLLIS FINE SANDY LOAM	0-8%	WELL	D
86C	HOLLIS FINE SANDY LOAM	8-15%	WELL	D
86D	HOLLIS FINE SANDY LOAM	15-25%	WELL	D
86E	HOLLIS FINE SANDY LOAM	25%+	WELL	D
89B	CHATFIELD FINE SANDY LOAM	0-8%	WELL	B
89C	CHATFIELD FINE SANDY LOAM	8-15%	WELL	B
89D	CHATFIELD FINE SANDY LOAM	15-25%	WELL	B
89E	CHATFIELD FINE SANDY LOAM	25%+	WELL	B
115A	SCARBORO MUCKY SANDY LOAM	0-3%	VERY POORLY	D
178B	CHARLTON-CHATFIELD COMPLEX	0-8%	WELL	B
189B	CHATFIELD VARIANT (MWD)	0-8%	MODERATELY WELL	B
189C	CHATFIELD VARIANT (MWD)	8-15%	MODERATELY WELL	B
313B	DEERFIELD FINE SANDY LOAM	0-8%	MODERATELY WELL	B
313C	DEERFIELD FINE SANDY LOAM	8-15%	MODERATELY WELL	B
313D	DEERFIELD FINE SANDY LOAM	8-15%	MODERATELY WELL	B
313E	DEERFIELD FINE SANDY LOAM	25%+	MODERATELY WELL	B
393A	TAMAWA MUCKY PEAT	0-3%	VERY POORLY	D
514B	LEICESTER FINE SANDY LOAM	0-8%	POORLY	C
600B	ENDOAQUENTS, LOAMY	0-8%	POORLY	C
924B	SUTTON VARIANT (SPD)	0-8%	SOMEWHAT POORLY	B

SOIL NOTES:

THIS DETAILED SITE-SPECIFIC SOIL MAP, PERFORMED ON 10/13-18/2011 BY PETER S. SCHAUER, CERTIFIED SOIL SCIENTIST #0319 OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. IN LOUDON, NEW HAMPSHIRE, CONFORMS TO THE STANDARDS OF SSSNNE PUBLICATION NO. 3, AS AMENDED, "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT". THIS MAP HAS BEEN PREPARED TO COMPLY WITH SOIL MAPPING REQUIREMENTS OF RSA 485 A:17 AND NHDES ENV-WQ 1500, ALTERATION OF TERRAIN. SEE ACCOMPANYING REPORT FOR METHODOLOGY, MAP SYMBOL LEGEND, AND INTERPRETATIONS.

STATE OF NEW HAMPSHIRE
ROBERT J. BASKERVILLE No. 5952
LICENSED PROFESSIONAL ENGINEER

TAX MAP 256 LOT 66 THRU 66-60

NHDES LOT LOADING PLAN
THE VILLAGE AT CLARK BROOK

PREPARED FOR & LAND OF:
VILLAGE OF CLARK BROOK, LLC &
CBDA DEVELOPMENT, LLC
LOCATED AT:
OLD DOVER RD. & BLACKWATER RD.
ROCHESTER & DOVER, NH

SCALE: 1" = 100'	JANUARY 8, 2019	SHEET 22 OF 33

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	
CAD	CAD	###	##	##	1130-04

DATE	DESCRIPTION	BY	REV.

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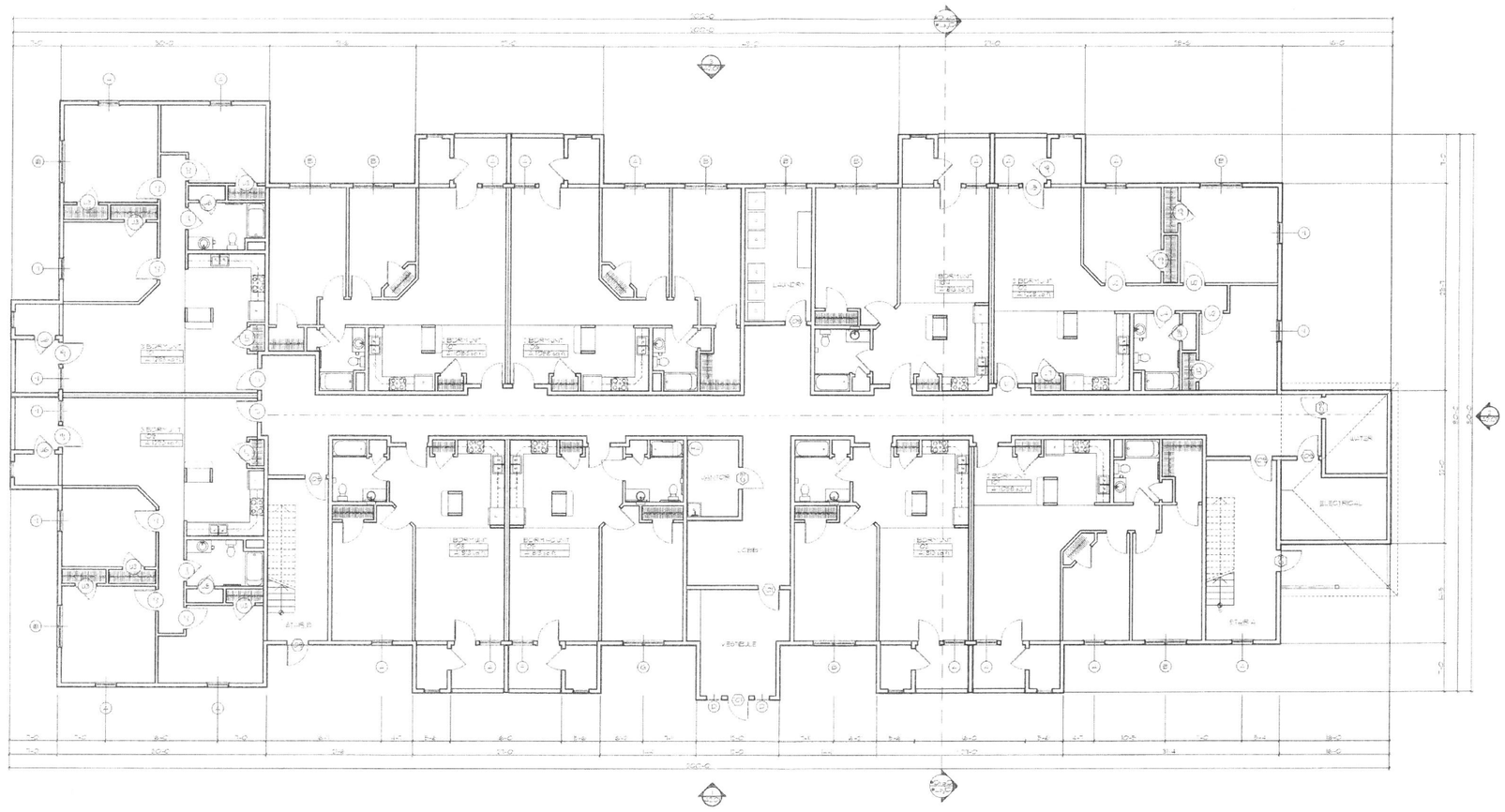

1. FIRST FLOOR PLAN
SCALE: 1" = 30'

BURNELL & JOHNSON
ARCHITECTS
81 SOUTH STREET
MANCHESTER, NH
(603) 625-5500
(603) 625-5507 FAX

FIRST FLOOR PLAN
VILLAGE AT CLARK BROOK #2
HOUSE STYLE NEW HAMPSHIRE
ANAGNOST PROPERTIES
MANCHESTER, NEW HAMPSHIRE
BUILDINGS E & F
30 UNITS
10 TRIPLEX - 2 FLOOR - 12 FLATS
PROJ. # XXXX

9-10-2018

A1.01

DATE	DESCRIPTION	BY	REV.

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

APARTMENT FLOOR PLANS

PREPARED FOR/LAND OF:
THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

LOCATED AT:
ATHENIAN DR, OLD DOVER RD, BLACKWATER RD
ROCHESTER & DOVER, NH

SCALE: 1" = 30'	JANUARY 8, 2019	SHEET 23 OF 33

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1130-04
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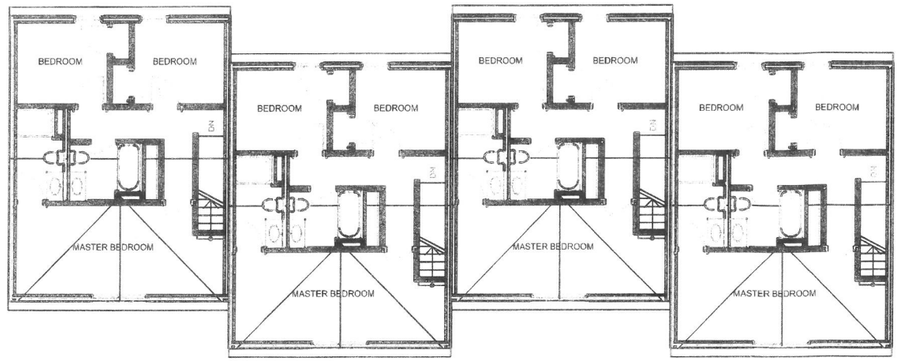
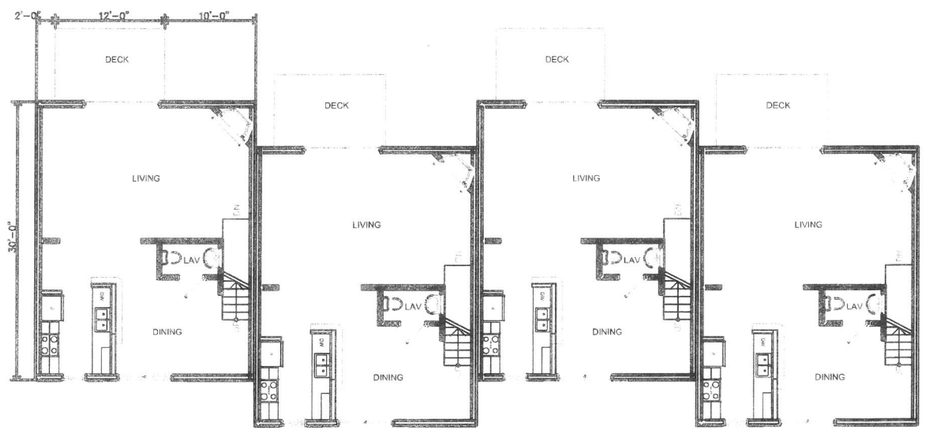
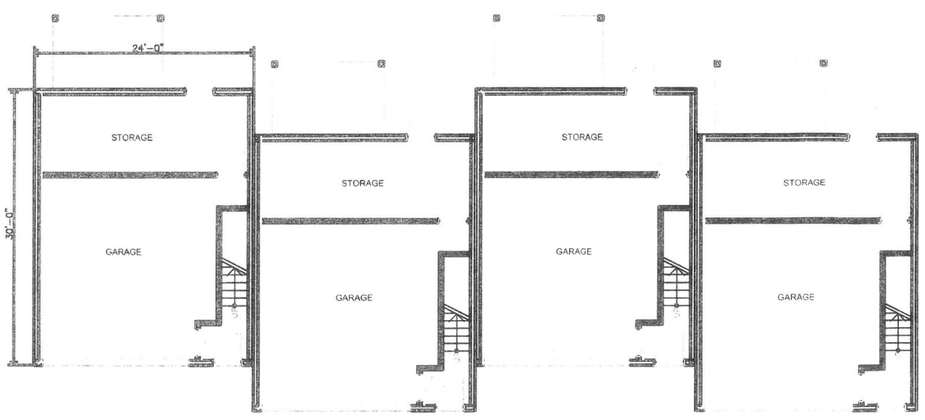


SECOND FLOOR



FIRST FLOOR



BASEMENT FLOOR

NOTES

1. OWNER OF RECORD:

   ROCHESTER TAX MAP 256 LOTS 66-G & 66-F

   CBDA DEVELOPMENT LLC
   1662 ELM STREET
   MANCHESTER, NH 03101
   BOOK 3873 PAGE 683 &
   BOOK 3676 PAGE 464

2. THESE PROPERTIES ARE SUBJECT TO THE "DECLARATION OF CONDITIONS, OPEN SPACE, RESTRICTIONS AND EASEMENTS OF THE VILLAGE OF CLARK BROOK, ROCHESTER, NEW HAMPSHIRE" RECORDED IN SCRD BOOK 4337 PAGE 909.

3. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED FLOOR PLAN FOR THE CONDOMINIUM UNITS PER RSA 356:B.

4. SUBDIVISION APPROVAL, WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXPECT 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.

5. A RESERVATION OF LAND WAS MADE IN S.C.R.D. BOOK 747, PAGE 260 BY EDWARD J. BRYAN FOR THE AREA ON WHICH TWO OF JAMES EDNEY'S FRIENDS ARE BURIED AND ANOTHER AREA WHERE ANOTHER FRIEND IS BURIED. THE EXACT LOCATIONS OF SAID BURIAL GROUNDS ARE UNKNOWN BUT BELIEVED TO BE TOWARDS THE NORTHERLY PORTION OF THE PREMISE. REFERENCE IS HEREBY MADE TO NHRSA 289:3.

6. FOR MORE INFORMATION ABOUT THIS SUBDIVISION, OR TO SEE A COMPLETE PLAN SET CONTAINING 34 SHEETS CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST. ROCHESTER, NH 03867, (603) 335-1338.

SCALE: 1" = 8'

GRAPHIC SCALE

STATE OF NEW HAMPSHIRE
LICENSED
LAND SURVEYOR
836
CHARLES A. FRANCISCO
SIGNATURE

APPROVED BY THE ROCHESTER PLANNING BOARD

ON _____ SIGNED BY:

_____ , _____
(NAME) (POINTION)

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

"I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND IS IN COMPLIANCE WITH THE PROVISIONS OF THE STATE OF NEW HAMPSHIRE CONDOMINIUM ACT, RSA 356-B:20(1.) AND THAT ALL UNITS DEPICTED HEREON AS COMPLETE HAVE BEEN SUBSTANTIALLY COMPLETED.

LICENSED LAND SURVEYOR SEAL

1.7.19
DATE

DATE	DESCRIPTION	BY	REV.

TAX MAP 256A LOT 66-F & 66-G

CONDOMINIUM FLOOR PLAN
THE VILLAGE AT CLARK BROOK
PREPARED FOR & LAND OF:
CBDA DEVELOPMENT, LLC
LOCATED AT:
ATHENIAN DRIVE
ROCHESTER, NH

SCALE: 1" = 8'	DECEMBER 14, 2018			SHEET 24 OF 33	
DESIGN: M.D.M.	DRAWN: M.D.M.	CHECKED: C.A.F.	FB: 571	PG: 1	1130-004

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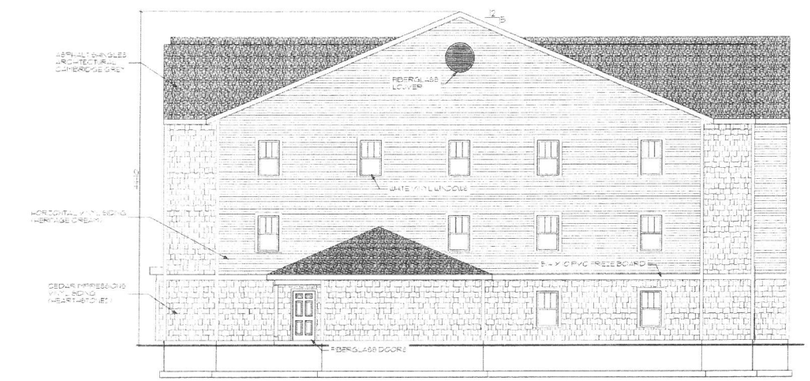
1 FRONT ELEVATION
SCALE: 1" = 10'

4 LEFT ELEVATION
SCALE: 1" = 10'



2 RIGHT ELEVATION
SCALE: 1" = 10'

3 REAR ELEVATION
SCALE: 1" = 10'

BURNELL & JOHNSON
ARCHITECTS
75 LEAVITT STREET MANCHESTER, N.H. 03101
(603) 625-5195
(603) 625-2137 FAX

ELEVATIONS
VILLAGE AT CLARK BROOK #2
ROCHESTER, NEW HAMPSHIRE
ANAGNOST PROPERTIES
MANCHESTER, NEW HAMPSHIRE
BUILDINGS E & F
3/1/2019
9 UNITS - 9 TWOS - 12 DENS
PROJ. # XXXX

DATE	DESCRIPTION	BY	REV.

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

APARTMENT ELEVATIONS

PREPARED FOR/LAND OF:
THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

LOCATED AT:
ATHENIAN DR, OLD DOVER RD, BLACKWATER RD
ROCHESTER & DOVER, NH

SCALE: 1" = 30'	JANUARY 8, 2019	SHEET 25 OF 33

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1130-04
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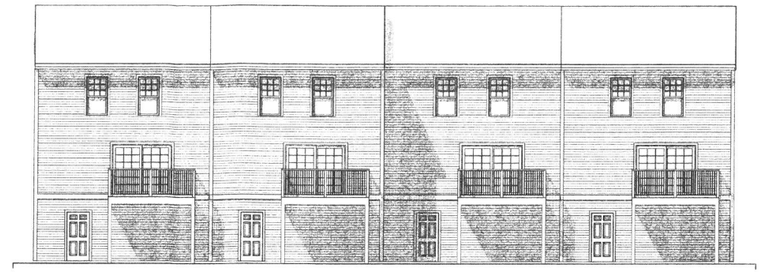
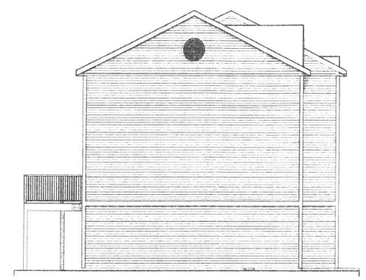


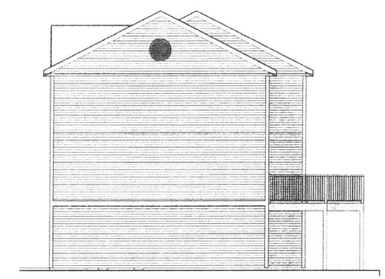
REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

FRONT ELEVATION

SCALE 1/8" = 1'-0"

DO NOT SCALE DRAWING USE WRITTEN DIMENSIONS WHERE THERE ARE NO DIMENSIONS PROVIDED CONSULT ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

BURNELL ▲ JOHNSON
ARCHITECTS
80 STARK STREET MANCHESTER, N.H. 03101
(603) - 625-5058
(603) - 625-0167 FAX

The Village at Clark Brook LLC
Rochester, New Hampshire

DATE	DESCRIPTION	BY	REV.

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

CONDOMINIUM ELEVATIONS

PREPARED FOR/LAND OF:

THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

LOCATED AT:

ATHENIAN DR, OLD DOVER RD, BLACKWATER RD
ROCHESTER & DOVER, NH

SCALE: 1" = 30'	JANUARY 8, 2019	SHEET 26 OF 33

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1130-04
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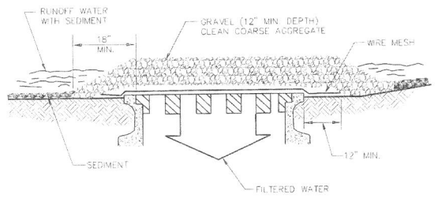
GENERAL CONSTRUCTION NOTES:

1. BOTH THE CONTRACTOR AND OWNER NEED TO SUBMIT A SEPARATE "NOTICE OF INTENT" TO BE COVERED BY THE N.H.D.E.S. GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
2. A MANDATORY PRECONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN, CONTRACTOR, OWNER, AND ALL UTILITY REPRESENTATIVES PRIOR TO CONSTRUCTION. NO WORK SHALL BEGIN UNTIL APPROVAL BY THE HIGHWAY DEPARTMENT HAS BEEN OBTAINED.
3. ALL CONSTRUCTION MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (LATEST EDITION) AND LOCAL REGULATIONS.
4. ANY SUBSTITUTIONS OF MATERIALS SHALL BE APPROVED BY THE ENGINEER IN WRITING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL AND STATE CONSTRUCTION PERMITS PRIOR TO BEGINNING WORK.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
7. SHOULD GROUND WATER OR UNSUITABLE MATERIALS BE ENCOUNTERED DURING CONSTRUCTION, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY FOR DETERMINATION OF POSSIBLE CONSTRUCTION DESIGN CHANGES SUCH AS (BUT NOT LIMITED TO) UNDERDRAINS OR ALIGNMENT AND GRADE CHANGES.
8. CLEARING THE SITE SHALL INCLUDE THE REMOVAL AND DISPOSAL OF DOWN TIMBER, RUBBISH AND DEBRIS FOUND EXISTING WITHIN THE AREAS TO BE CLEARED. CLEARING SHALL NOT TAKE PLACE UNTIL THE CONTRACTOR HAS DETERMINED FROM THE OWNER WHICH TREES ARE TO BE SAVED WITHIN THE CLEARING LIMITS.
9. PAVEMENT OF THE ROADWAY SHALL CONSIST OF A HOT BITUMINOUS LAYER, A CRUSHED GRAVEL LAYER AND A GRAVEL SUBBASE LAYER.
   A. BITUMINOUS TYPE F WEARING AND TYPE B BASE COURSES SHALL BE CONSTRUCTED PER N.H.D.O.T. SPECIFICATION 401 CONSTRUCTION REQUIREMENTS.
   B. GRAVEL SHALL MEET THE REQUIREMENTS OF N.H.D.O.T. 304.2
   C. THE CRUSHED GRAVEL SHALL MEET THE REQUIREMENTS OF N.H.D.O.T. 304.3
   D. REFER TO THE TYPICAL ROAD CROSS SECTION DETAIL FOR DIMENSIONS.
9. COMPACTION OF BACKFILL:
   A. GRASSED AREAS:
      EMBANKMENT FILL AREAS SHALL CONSIST OF COMMON FILL PLACED IN 12 INCH LIFTS AND COMPACTED TO 90% DENSITY.
   B. ROADWAY:
      THE COMPACTION REQUIREMENTS FOR MATERIALS PLACED AS BACKFILL, SUBGRADE, BASE COURSE AND PAVEMENT SHALL BE AS SPECIFIED FOR EACH SEPARATE ITEM IN THE N.H.D.O.T. "STANDARD SPECIFICATIONS" FOR ROAD AND BRIDGE CONSTRUCTION.
10. CATCH BASINS AND MANHOLES SHALL BE PRE-CAST REINFORCED CONCRETE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF NEW HAMPSHIRE AND ABLE TO WITHSTAND LOADINGS OF 15 TONS (H-20 LOADING).
11. TRENCH CONSTRUCTION WILL CONFORM WITH SECTION 603.3.1. OF THE N.H.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION).
12. WOOD SHEETING OR A SUITABLE TRENCH BOX SHALL BE USED TO SUPPORT THE TRENCH AS NECESSARY. IF WOOD SHEETING IS USED, IT SHALL BE DRIVEN AT A DISTANCE OF ONE FOOT FROM THE OUTSIDE DIAMETER OF THE PIPE TO A DEPTH SIX INCHES BELOW THE INVERT OF THE PIPE. WOOD SHEETING SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN ONE FOOT ABOVE THE TOP OF THE PIPE, BUT NOT GREATER THAN THREE FEET BELOW THE FINISHED GRADE.
13. TRENCH BEDDING SHALL CONFORM WITH SECTION 603.3.2. OF THE STANDARD SPECIFICATIONS (LATEST EDITION). FIRST CLASS BEDDING WILL BE REQUIRED FOR ALL PIPES 48" OR MORE IN DIAMETER OR SPAN.
14. BACKFILL MATERIAL FOR TRENCHES WILL CONFORM WITH SECTION 603.3.5. OF THE STANDARD SPECIFICATIONS (LATEST EDITION) AND, IN ADDITION, SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTE, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION. BACKFILL SHALL NOT BE PLACED ON FROZEN MATERIAL.
15. COMPACTION OF TRENCH BACKFILL AND PIPE BEDDING SHALL BE SIX INCH LIFTS FOR BEDDING AND BACKFILL TO A PLANE ONE FOOT ABOVE THE PIPE AND IN 12 INCH LIFTS THEREAFTER BY AN APPROVED MECHANICAL COMPACTOR.
16. SHOULD FROZEN MATERIAL BE ENCOUNTERED, IT SHALL NOT BE PLACED IN THE BACKFILL NOR SHALL BACKFILL BE PLACED UPON FROZEN MATERIAL.
17. THE DISTURBED AREA SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED.
18. ALL SEEDED AREAS SHALL BE MULCHED WITHIN 24 HOURS AFTER SEEDING. A GOOD QUALITY OF STRAW MULCH SHOULD BE USED AND APPLIED AT THE RATE OF 2 TONS PER ACRE.
19. BASIN FLOORS IN THE INFILTRATION BASINS ARE TO BE DEEPLY TILLED TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG PRIOR TO FINAL SEEDING. STORMWATER FLOWS SHALL NOT BE DIRECTED TO THE INFILTRATION BASINS, SWALES, OR DITCHES UNTIL THE BASINS AND ALL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
20. ALL SLOPES GREATER THAN 3:1 MUST BE MATTED WITH NORTH AMERICAN GREEN S150BN EROSION CONTROL BLANKETING.
21. THE PROJECT SHALL BE MANAGED TO MEET THE REQUIREMENTS OF AND INTENT OF RSA 430:51-57 AND Agr 3800 RELATIVE TO INVASIVE SPECIES AND FUGITIVE DUST IS TO BE CONTROLLED IN ACCORDANCE WITH Env-A 1000.
22. THE CITY OF ROCHESTER RESERVES THE RIGHT TO REQUIRE THAT ADDITIONAL EROSION CONTROL MEASURES BE INSTALLED DURING CONSTRUCTION BASED ON FIELD OBSERVATIONS/INSPECTIONS.



MAINTENANCE:

- ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY.
- SEDIMENT SHOULD BE REMOVED FROM THE TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF OF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURAL OR VEGETATIVE MEANS.
- THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.
- ALL STRUCTURES WITH INLET PROTECTION MUST BE CLEANED AT THE END OF CONSTRUCTION AND WHEN THE SITE IS FULLY STABILIZED.

GRAVEL DROP INLET SEDIMENT FILTER DETAIL

NOT TO SCALE

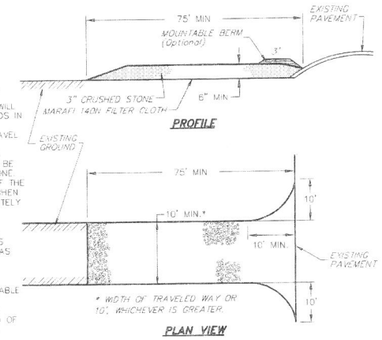
CONSTRUCTION SEQUENCE:

1. A MANDATORY PRECONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN, CONTRACTOR, OWNER, AND ALL UTILITY REPRESENTATIVES PRIOR TO CONSTRUCTION. NO WORK SHALL BEGIN UNTIL APPROVAL BY THE HIGHWAY DEPARTMENT HAS BEEN OBTAINED.
2. CLEAR AREA FOR CONSTRUCTION ENTRANCE AND INSTALL STABILIZED CONSTRUCTION ENTRANCES AS SHOWN ON THESE PLANS.
3. CUT AND CLEAR TREES IN CONSTRUCTION AREAS ONLY.
4. INSTALL SILT FENCE.
5. REMOVE STUMPS FROM SITE FOR SITE GRADING (CUT AND/OR FILL) TO SUBGRADE. STABILIZE AREAS WITH BASE GRAVEL WITHIN SIX WEEKS OF REMOVING STUMPS.
6. THE MAXIMUM UNSTABILIZED AREA SHALL BE LIMITED TO THE MINIMUM AREA PRACTICABLE FOR SITE CONSTRUCTION (NOT TO EXCEED 5 ACRES). NO AREA SHALL BE LEFT UNSTABILIZED MORE THAN 6 WEEKS. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS HAPPENED:
   A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
   B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
   C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
   D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
7. CONSTRUCT TEMPORARY AND PERMANENT SEDIMENT, EROSION AND DETENTION CONTROL FACILITIES AS PER THE NOTES IN THESE DRAWINGS. EROSION, SEDIMENT, AND DETENTION MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
   A. SILT FENCE
   B. RIP RAP LINED SWALES
   C. RIP RAP APRONS AT CULVERT OUTLETS
   D. TREATMENT SWALES
   L. DETENTION PONDS
8. ALL DITCHES/SWALES/BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
9. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION AND SEDIMENT 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 AND SEDIMENT CONTROL MEASURES.
10. BASIN FLOORS IN THE INFILTRATION BASINS ARE TO BE DEEPLY TILLED TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG PRIOR TO FINAL SEEDING. STORMWATER FLOWS SHALL NOT BE DIRECTED TO THE INFILTRATION BASINS, SWALES, OR DITCHES UNTIL ALL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
11. FINISH CLEARING AND GRUBBING.
12. CONSTRUCT TEMPORARY CULVERTS AND DIVERSION CHANNELS, AS NECESSARY.
13. CONSTRUCT CONSTRUCTION ENTRANCE FOR ACCESS TO DESIRED CONSTRUCTION AREAS.
14. BEGIN CONSTRUCTION OF UTILITIES AND STORM DRAINAGE AS NECESSARY.
15. MODIFY EROSION CONTROL MEASURES, AS NEEDED.
16. BEGIN PERMANENT AND TEMPORARY INSTALLATION OF SEED AND MULCH. ALL CUT AND FILL SLOPES SHALL BE STABILIZED.
17. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAIN DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC., AND SEED AS NECESSARY.
18. PAVE ALL PARKING AREAS AS SPECIFIED ON THE PLAN.
19. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROLS NEED TO BE INSPECTED WEEKLY AND AFTER EVERY 0.5" OF RAINFALL.
20. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
21. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 72 HOURS OF FINISH GRADING. MAXIMUM EXPOSURE LENGTH FOR ALL DISTURBED AREAS IS 30 DAYS.
22. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDED AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETED.

MAINTENANCE NOTES:

MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE GRAVEL AND THE EFFECTIVENESS OF THE GRAVEL PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOPDRESSED WITH NEW STONE. COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.

IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.



STABILIZED CONSTRUCTION ENTRANCE:

NOT TO SCALE

CONSTRUCTION SPECIFICATION

(A) THE MINIMUM STONE USED SHALL BE 3-INCH CRUSHED STONE;
(B) THE MINIMUM LENGTH OF THE PAD SHALL BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE;
(C) THE PAD SHALL EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER;
(D) THE PAD SHALL SLOPE AWAY FROM THE EXISTING ROADWAY;
(E) THE PAD SHALL BE AT LEAST 6 INCHES THICK;
(F) A GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD; AND
(G) THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHTS-OF-WAY. THIS MAY MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
(H) 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.

COLD WEATHER STABILIZATION

A. TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE ADDITIONAL STABILIZATION TECHNIQUES SPECIFIED IN THIS SECTION SHALL BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15 THROUGH MAY 1.
B. SUBJECT TO (C), BELOW, THE AREA OF EXPOSED, UNSTABILIZED SOIL SHALL BE LIMITED TO ONE ACRE, AND PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR SPRING MELT EVENT.
C. THE ALLOWABLE AREA OF EXPOSED SOIL MAY BE INCREASED IF A WINTER CONSTRUCTION PLAN IS DEVELOPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST AND BY SUBMITTED TO THE DEPARTMENT FOR APPROVAL AS A REQUEST TO WAIVE THE ONE-ACRE LIMIT.
D. SUBJECT TO (F) AND (G), BELOW, ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR THAT ARE DISTURBED AFTER OCTOBER 15, SHALL BE SEEDED AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE SECURED WITH ANCHORED NETTING OR TACKIFIER OR WITH AT LEAST 2 INCHES OF EROSION CONTROL MIX MEETING THE CRITERIA OF ENV-WQ 1506.05(B)
E. SUBJECT TO (F) AND (G), BELOW, ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF 15% OR GREATER THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR THAT ARE DISTURBED AFTER OCTOBER 15, SHALL BE SEEDED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL BLANKET OR WITH AT LEAST 4 INCHES OF EROSION CONTROL MIX MEETING THE CRITERIA OF ENV-WQ 1506.05(B).
F. ANCHORED HAY MULCH OR EROSION CONTROL MIX THAT MEETS THE CRITERIA OF ENV-WQ 1506.05(B), SHALL NOT BE INSTALLED OVER SNOW GREATER THAN ONE INCH IN DEPTH.
G. EROSION CONTROL BLANKETS SHALL NOT BE INSTALLED OVER SNOW GREATER THAN ONE INCH IN DEPTH OR ON FROZEN GROUND.
H. ALL PROPOSED STABILIZATION IN ACCORDANCE WITH (D) OR (E), ABOVE, SHALL BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS.
I. ALL DITCHES OR SWALES THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR THAT ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS, AS DETERMINED BY THE OWNER'S ENGINEERING CONSULTANT.
J. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING AREAS WHERE ACTIVE CONSTRUCTION OF THE ROAD OR PARKING AREA HAS STOPPED FOR THE WINTER SEASON SHALL BE PROTECTED WITH A MINIMUM 3-INCH LAYER OF BASE COURSE GRAVELS MEETING THE GRADATION REQUIREMENTS OF NHDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, 2016, TABLE 304-1, ITEM NO. 304.1, 304.2, OR 304.3.
K. ALL TOPSOIL STOCKPILED SHALL BE MULCHED PRIOR TO ANY SNOW EVENT. STANDARD PROTECTION OF STOCKPILES AS DESCRIBED IN OTHER SECTIONS APPLIES.
L. IN THE EVENT OF SNOWFALL (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

GENERAL EROSION CONTROL NOTES:

1. PERIMETER CONTROLS MUST BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
2. STORMWATER TREATMENT PONDS AND DRAINAGE SWALES MUST BE INSTALLED BEFORE ROUGH GRADING THE SITES.
3. RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMPS ARE STABILIZED.
4. BASINS, DITCHES AND SWALES MUST BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
5. ROADWAYS AND PARKING AREAS MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
6. CUT AND FILL SLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
7. ALL AREAS OF UNSTABILIZED SOIL MUST BE STABILIZED AS SOON AS PRACTICABLE BUT NO LATER THAN 45 DAYS OF INITIAL DISTURBANCE.
8. EROSION CONTROL PRACTICES MUST BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY RAIN EVENT OF 0.5 INCH OR MORE.
9. THE AREA OF DISTURBANCE MUST BE LIMITED TO 5 ACRES UNLESS ENV-WQ 1505.05 RELATIVE TO COLD WEATHER STABILIZATION APPLIES.
10. IN AREAS THAT WILL NOT BE PAVED, STABLE MEANS THAT:
    a. A MINIMUM OF 85% VEGETATIVE COVER HAS BEEN ESTABLISHED;
    b. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
    c. EROSION CONTROL BLANKETS HAVE BEEN INSTALLED IN ACCORDANCE WITH ENV-WQ 1506.03; AND
11. IN AREAS TO BE PAVED, STABLE MEANS THAT: BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.

TEMPORARY SEDIMENT TRAP: TEMPORARY SEDIMENT TRAPS SHALL COMPLY WITH THE FOLLOWING:

(A) THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE;
(B) THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES;
(C) THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA;
(D) THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER, AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION;
(E) THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA;
(F) THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED; AND
(G) THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.

CONSTRUCTION DEWATERING: DEWATERING SHALL COMPLY WITH THE FOLLOWING:

(A) THE DISCHARGE SHALL BE STOPPED IMMEDIATELY IF THE RECEIVING AREA SHOWS ANY SIGN OF INSTABILITY OR EROSION;
(B) ALL CHANNELS, SWALES, AND DITCHES DUG FOR DISCHARGING WATER FROM THE EXCAVATED AREA SHALL BE STABLE PRIOR TO DIRECTING DISCHARGE TO THEM;
(C) IF A CONSTRUCTION EQUIPMENT BUCKET IS USED, IT SHALL EMPTY THE MATERIAL TO A STABLE AREA;
(D) NO DEWATERING SHALL OCCUR DURING PERIODS OF INTENSE, HEAVY RAIN;
(E) FLOW TO THE SEDIMENT REMOVAL STRUCTURE SHALL NOT EXCEED THE STRUCTURE'S CAPACITY TO SETTLE AND FILTER FLOW OR ITS VOLUME CAPACITY; AND
(F) WHEREVER POSSIBLE, THE DISCHARGE FROM THE SEDIMENT REMOVAL STRUCTURE SHALL DRAIN TO A WELL-VEGETATED BUFFER BY SHEET FLOW WHILE MAXIMIZING THE
(G) DISTANCE TO THE NEAREST WATER RESOURCE AND MINIMIZING THE SLOPE OF THE BUFFER AREA

TEMPORARY STORMWATER DIVERSION: TEMPORARY STORMWATER DIVERSION SHALL COMPLY WITH THE FOLLOWING:

(A) WHEN NECESSARY TO MINIMIZE RELEASE OF SEDIMENT-LADEN RUNOFF PRIOR TO STABILIZATION OF THE SITE THE PERMANENT STORMWATER MANAGEMENT SYSTEM COMPONENTS, SEDIMENT-LADEN WATER SHALL BE DIVERTED AND STORED IN TEMPORARY DIVERSION PRACTICES SUCH AS SEDIMENT BASINS OR TRENCHES;
(B) SUBJECT TO (C), BELOW, TEMPORARY DIVERSION PRACTICES SHALL BE STABILIZED PRIOR TO RECEIVING RUNOFF;
(C) TEMPORARY DIVERSION CHANNELS WITH A GRADIENT OF 2 PERCENT OR GREATER SHALL BE STABILIZED, HOWEVER CHANNELS WITH A SLOPE OF LESS THAN 2% SHALL BE STABILIZED ONLY IF EROSION IS OBSERVED;
(D) THE AREA DRAINING TO EACH TEMPORARY DIVERSION PRACTICE SHALL BE LESS THAN 5 ACRES;
(E) TEMPORARY DIVERSION CHANNELS SHALL CONVEY AND TEMPORARY BASINS AND TRENCHES SHALL CONTAIN, THE 2-YEAR, 24 HOUR DESIGN STORM WITHOUT OVERTOPPING THE BANKS;
(F) THE BED SLOPE OF DIVERSION CHANNELS SHALL HAVE A POSITIVE GRADE TO ASSURE DRAINAGE;
(G) WHERE DIVERSIONS CARRY CONCENTRATED FLOWS, ENERGY DISSIPATION METHODS SHALL BE IMPLEMENTED TO DISPERSE FLOW INTO AREAS DOWNSTREAM OF THE DISTURBED AREA;
(H) IF EROSION OF DIVERSION PRACTICES OCCURS DURING CONSTRUCTION, CORRECTIVE ACTION SHALL BE TAKEN TO STABILIZE THE BASIN, CHANNEL, AND BERM; AND
(I) DIVERSION BASINS AND TRENCHES SHALL BE CLEARED OF SEDIMENT WHENEVER SEDIMENT ACCUMULATES.

SEEDING/MULCHING OF DISTURBED AREAS

TEMPORARY AND PERMANENT MULCHING: MULCHING SHALL COMPLY WITH THE FOLLOWING:

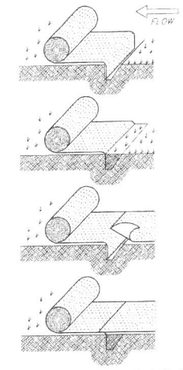
(A. HAY AND STRAW MULCHES SHALL BE ANCHORED WITH MULCH NETTING OR TACKIFIER SO THAT THEY ARE NOT BLOWN AWAY BY WIND OR WASHED AWAY BY FLOWING WATER;
(B. MULCH MATERIALS SHALL BE SELECTED BASED UPON SOILS, SLOPE, FLOW CONDITIONS, AND TIME OF YEAR;
(C. HAY OR STRAW MULCH SHALL BE APPLIED AT A RATE OF 1.5 TO 2 TONS PER ACRE, EQUIVALENT TO 70 TO 90 POUNDS PER 1,000 SQUARE FEET;
(D. WOOD CHIPS OR GROUND BARK SHALL BE APPLIED AT 2 TO 6 INCHES DEEP AT A RATE OF 10 TO 20 TONS PER ACRE, EQUIVALENT TO 460 TO 920 POUNDS PER 1,000 SQUARE FEET;
(E. JUTE AND FIBROUS MATS AND WOOD EXCELSIOR SHALL BE INSTALLED ACCORDING TO THE APPLICABLE MANUFACTURER'S INSTRUCTIONS; AND
(F. EROSION CONTROL MIX SHALL:
   (1) MEET THE CRITERIA OF ENV-WQ 1506.05(B); AND
   (2) BE PLACED AT A THICKNESS OF 2 INCHES OR MORE.

VEGETATION: VEGETATING DISTURBED AREAS SHALL BE COMPLETED ONLY AS SPECIFIED BELOW:

A. ALL ESSENTIAL GRADING AND TEMPORARY STRUCTURES, SUCH AS DIVERSIONS, DAMS, DITCHES, AND DRAINS NEEDED TO PREVENT GULLYING AND REDUCE SILTATION, SHOULD BE COMPLETED PRIOR TO SEEDING.
B. STONES AND TRASH SHALL BE REMOVED FROM THE AREA TO BE SEEDED SO AS NOT TO INTERFERE WITH THE SEEDING.
C. TILL THE SOIL TO A DEPTH OF ABOUT FOUR (4) INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHERE/IFER PRACTICAL.
D. ON SLOPES 4:1 OR STEEPER, FINAL PREPARATION OF THE AREA TO BE SEEDED SHALL INCLUDE CREATING GROOVES IN THE SOIL PERPENDICULAR TO THE DIRECTION OF THE SLOPE TO CATCH SEED AND REDUCE RUNOFF.
E. IF NEEDED TO ENSURE GROWTH, FERTILIZER OR OTHER ORGANIC SOIL AMENDMENTS SHALL BE APPLIED DURING THE GROWING SEASON.
F. FERTILIZER APPLIED TO ANY AREA WITHIN 100 FEET OF ANY RIVER, STREAM, POND, OR LAKE SHALL BE LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER ONLY.
G. FERTILIZER APPLIED TO ANY AREA THAT IS SUBJECT TO RSA 483-B, THE COMPREHENSIVE WATER QUALITY PROTECTION ACT (ACT), SHALL MEET OR BE MORE PROTECTIVE OF WATER QUALITY THAN THE MINIMUM STANDARDS OF THE ACT.
H. ALL SEEDED AREAS SHALL BE FERTILIZED. FERTILIZATION SHALL BE AT THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER.
I. ALL GRADED AREAS SHALL BE SEEDED WITH:

1. TALL FESCUE	20	POUNDS PER ACRE
2. CREEPING RED FESCUE	20	POUNDS PER ACRE
3. BIRDSFOOT TREFOIL	8	POUNDS PER ACRE
4. TOTAL	48	POUNDS PER ACRE LIVE SEED

J. 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 0.25 IN. OF SOIL OR LESS; BY CULTIPACKING OR RAKING.
K. RUNOFF SHALL BE DIVERTED FROM THE SEEDED AREA;
L. SUBJECT TO (N) BELOW, SEEDING SHALL OCCUR PRIOR TO SEPTEMBER 15TH OF THE YEAR IN WHICH THE AREA BEING SEEDED WAS DISTURBED;
M. AREAS SEEDED BETWEEN MAY 15TH TO AUGUST 15TH SHALL BE COVERED WITH HAY OR STRAW MULCH MEETING THE CRITERIA OF ENV-WQ 1506.01(A) THROUGH (C), AND
N. IF VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED AREA IS NOT ACHIEVED PRIOR TO OCTOBER 15TH, ONE OR MORE ADDITIONAL EROSION CONTROL METHODS SHALL BE IMPLEMENTED.



A. BURY THE TOP END OF THE JUTE STRIPS IN A TRENCH 6 INCHES OR MORE IN DEPTH.

B. TAMP THE TRENCH FULL OF SOIL. SECURE WITH A ROW OF STAPLES, 6 INCH SPACING, 4 INCHES DOWN FROM THE TRENCH.

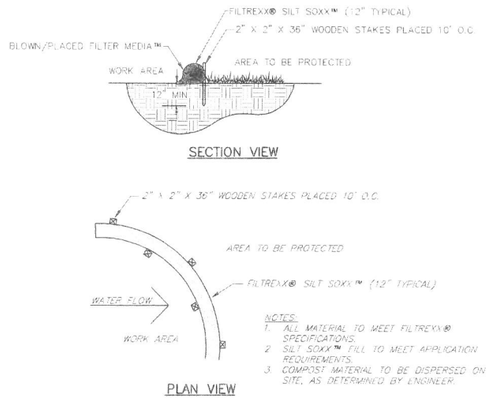
C. OVERLAP - BURY UPPER END OF LOWER STRIP AS IN "A" AND "B". OVERLAP END OF TOP STRIP 4 INCHES AND STAPLE.

D. EROSION STOP - FOLD OF JUTE BURIED IN SILT TRENCH AND TAMPED; DOUBLE ROW OF STAPLES.

E. OVERLAP JUTE MATTING STRIPS 4 INCHES ON THEIR SIDES. STAPLE ON 18 INCH CENTERS.

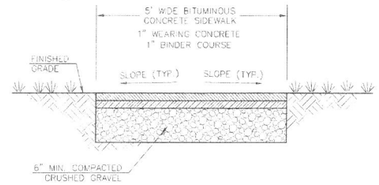
F. STAPLE OUTSIDE EDGE ON 2 INCH CENTERS.

A. STONES AND TRASH SHALL BE REMOVED FROM THE AREA TO BE SEEDED SO AS NOT TO INTERFERE WITH SEEDING.
B. BLANKETS SHALL BE:
   1. PLACED WITHIN 24 HOURS AFTER SOWING SEED IN THE AREA BEING COVERED;
   2. LAID LOOSELY OVER THE SOILS, MAINTAINING CONTACT WITH THE SOIL, AND NOT STRETCHED; AND
   3. INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND THE FOLLOWING, EVEN IF NOT IN THE MANUFACTURER'S INSTRUCTIONS:
      a. BLANKETS SHALL BE ANCHORED AT THE TOP OF THE SLOPE IN A TRENCH; AND
      b. BL



FILTREXX SILT SOXX DETAIL

NOT TO SCALE



BITUMINOUS SIDEWALK DETAIL

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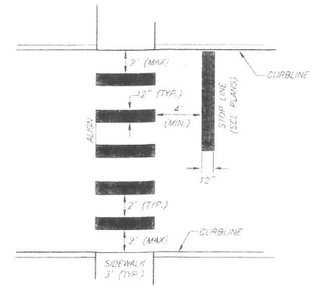
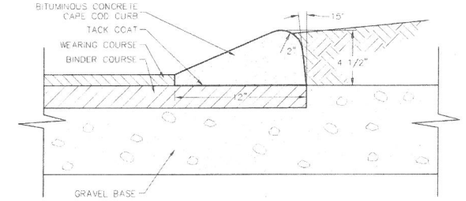


NOTES:
1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO 6 INCH LINES) WILL BE ACCEPTED.
2. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.
3. ALL LONGITUDINAL CROSSWALK LINES TO BE THE SAME LENGTH AND PROPERLY ALLIGNED.

CROSSWALK DETAIL

NOT TO SCALE



BITUMINOUS CAPE COD CURB

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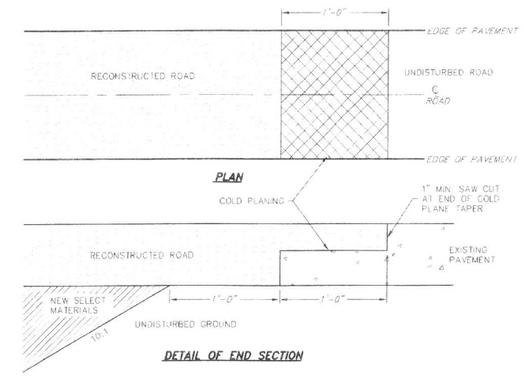
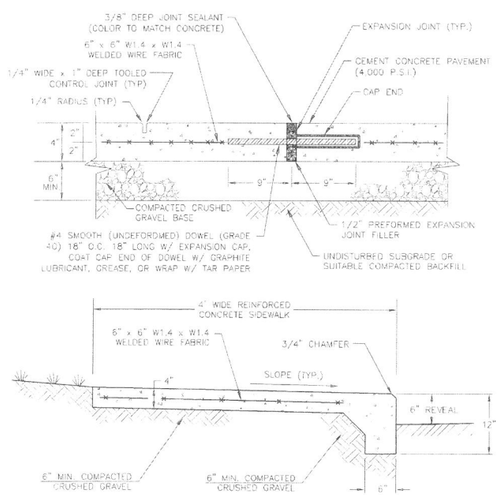


PAVEMENT CONNECTION

TO BE USED AT CONNECTION POINTS WITH ATHENIAN DRIVE & ASTERIA LANE

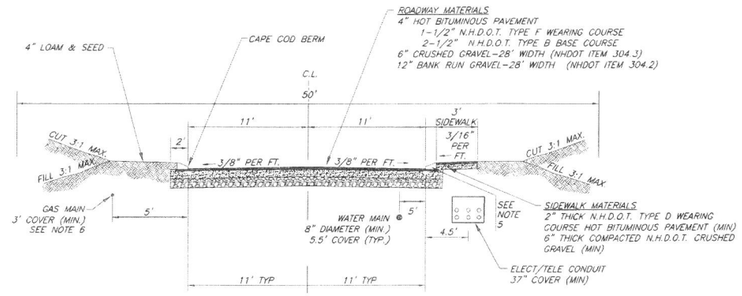
NOT TO SCALE



NOTES:
1. CROSS SLOPE OF SIDEWALK TO BE AS SPECIFIED ON THE PLAN.
2. MAINTAIN 2" CLEARANCE (TYP) BETWEEN ALL CONCRETE EDGES AND WIRE FABRIC OR DOWEL.
3. CONTROL JOINTS TO BE LOCATED 5-FEET ON CENTER.
4. EXPANSION JOINTS TO BE LOCATED 25-FEET ON CENTER.
5. ALL CONCRETE TO BE 4,000 PSI NHDOT CLASS AA.

REINFORCED CONCRETE SIDEWALK DETAIL FOR APARTMENT BUILDINGS

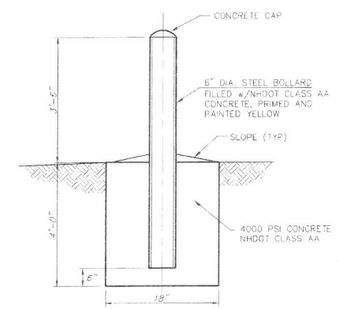
NOT TO SCALE



1. ALL ROADWAY MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST N.H.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, INCLUDING SUBSEQUENT AMENDMENTS AND EDITIONS.
2. PROVIDE 4" (MIN) COMPACTED LOAM AND SEED ON ALL SIDE SLOPES AND DRAINAGE SWALES UNLESS OTHERWISE NOTED.
3. ALL LEDGE SHALL BE REMOVED TO 6" BELOW SUBGRADE.
4. ROADWAY UNDERDRAIN SHALL BE PROVIDED IN ALL CUT SECTIONS (AT SIDE WITH CUT) AND WHERE SEASONAL HIGH WATER IS WITHIN FOUR (4) FEET OF FINISHED GRADE IN ALL OTHER AREAS. UNDERDRAINS SHALL HAVE A MINIMUM OF FOUR (4) FEET OF COVER.
5. THE BITUMINOUS CURB SHALL CONTINUE ALONG ASTERIA LANE AND EACH TOWNHOME DRIVEWAY SHALL BE PAVED TO THE TOP TO PREVENT WATER FROM FLOWING INTO THE DRIVEWAYS.
6. ROOT BARRIER SHALL BE USED ALONG THE UPHILL SIDE OF THE GAS LINE TO ALLOW FOR TREE PLANTING.

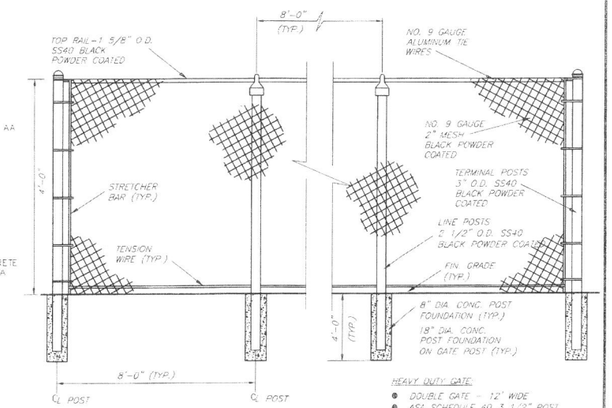
TYPICAL ROAD CROSS SECTION STA 11+70 TO 18+00 +/-

NOT TO SCALE



TYPICAL BOLLARD DETAIL FOR DUMPSTER PAD

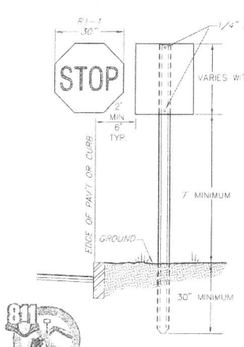
NOT TO SCALE



HEAVY DUTY GATE:
- DOUBLE GATE - 12' WIDE
- ASA SCHEDULE 40 3 1/2" POST
- OPEN IN OR OUT
- PROVIDE DIAGONAL & HORIZONTAL BRACING AT ALL CORNER POST
- SLOPE CONCRETE AT TOP OF POST FOUNDATION

CHAIN LINK FENCE DETAIL

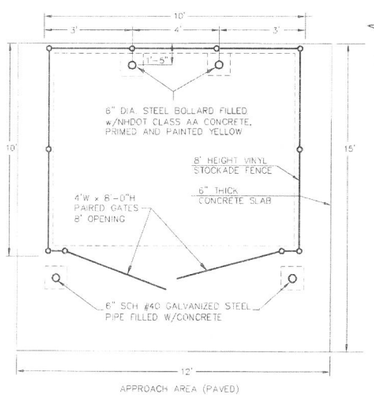
NOT TO SCALE



NOTES:
1. POSTS SHALL BE SET PLUMB. ANY POST BENT OR OTHERWISE DAMAGED SHALL BE REMOVED AND PROPERLY REPLACED. POSTS MAY BE SET OR DRIVEN.
2. WHEN POSTS ARE SET, HOLES SHALL BE DUG TO THE PROPER DEPTH. AFTER INSERTING POSTS, THE HOLES SHALL BE BACKFILLED WITH SUITABLE MATERIAL. CARE SHALL BE TAKEN TO PRESERVE THE ALIGNMENT OF THE POST.
3. WHEN POSTS ARE DRIVEN, A SUITABLE DRIVING CAP SHALL BE USED. AFTER DRIVING THE TOP OF THE POST SHALL HAVE SUBSTANTIALLY THE SAME CROSS-SECTIONAL DIMENSION AS THE BODY OF THE POST. BATTERED POSTS WILL NOT BE ACCEPTED.
4. POSTS SHALL NOT BE DRIVEN WITH THE SIGN ATTACHED TO THE POST.
5. SIGNS SHALL BE ERECTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION."
6. WHEN THE SIGN IS IN PLACE NO PART OF THE POST SHALL BE VISIBLE ABOVE THE SIGN.

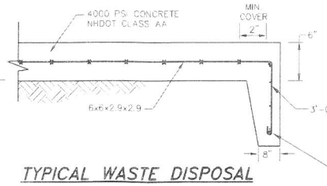
TRAFFIC SIGN DETAIL

NOT TO SCALE



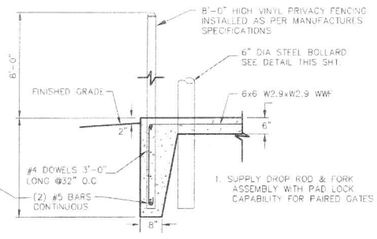
DUMPSTER ENCLOSURE DETAIL

NOT TO SCALE



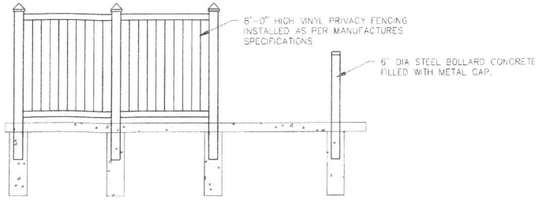
TYPICAL WASTE DISPOSAL CONCRETE PAD DETAIL

NOT TO SCALE



DUMPSTER ENCLOSURE SCREENING SECTION

NOT TO SCALE



STATE OF NEW HAMPSHIRE
ROBERT J. BARKERVILLE No. 5952 LICENSED PROFESSIONAL ENGINEER

DATE	DESCRIPTION	BY	REV.

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

DETAIL SHEET 2

PREPARED FOR/LAND OF:

THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

LOCATED AT:

ATHENIAN DR, OLD DOVER RD, BLACKWATER RD
ROCHESTER & DOVER, NH

SCALE: 1" = 30'	JANUARY 8, 2019			SHEET 28 OF 33
DESIGN: ###	DRAWN: ###	CHECKED: ###	FB: ##	PG: ##	1130-04

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
177 East Industrial Park Drive, Manchester, NH 03109
Telephone: (603) 622-5533 Fax: (603) 622-4740
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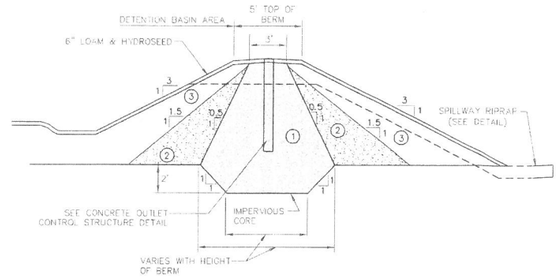
DETENTION POND CONSTRUCTION:

1. FOUNDATION PREPARATION:
   - THE FOUNDATION AREA SHALL BE CLEARED OF TREES, LOGS, STUMPS, ROOTS, BRUSH, BOULDERS, SOD, AND RUBBISH. IF NEEDED TO ESTABLISH VEGETATION, THE TOPSOIL AND SOD SHALL BE STOCKPILED AND SPREAD ON THE COMPLETED SLOPES AND SPILLWAYS. FOUNDATION AREA SHALL BE THOROUGHLY SCARIFIED BEFORE PLACEMENT OF THE MATERIAL. THE SURFACE SHALL HAVE MOISTURE ADDED OR IS SHALL BE COMPACTED IF NECESSARY SO THAT THE FIRST LAYER OF FILL MATERIAL CAN BE COMPACTED AND BONDED TO THE FOUNDATIONS.
   - FOUNDATION AREAS SHALL BE KEPT FREE OF STANDING WATER WHEN FILL IS BEING PLACED ON THEM.
2. FILL PLACEMENT:
   - THE MATERIAL PLACE IN THE FILL SHALL BE FREE OF DETRIMENTAL AMOUNTS OF SOD, ROOTS, FROZEN SOIL, STONES MORE THAN 6 INCHES IN DIAMETER (EXCEPT FOR ROCK FILLS), AND OTHER OBJECTIONABLE MATERIAL.
   - SELECTED BACKFILL MATERIAL SHALL BE PLACED AROUND STRUCTURES, PIPE CONDUITS, AND ANTISEEP COLLARS AT ABOUT THE SAME RATE ON ALL SIDES TO PREVENT DAMAGE FROM UNEQUAL LOADING.
   - THE PLACING AND SPREADING OF FILL MATERIAL SHALL BE STARTED AT THE LOWEST POINT OF THE FOUNDATION AND THE FILL BROUGHT UP IN HORIZONTAL LAYERS. PLACE MAXIMUM 8" LIFTS COMPACTED TO 93% MAXIMUM PROCTOR DENSITY. THE FILL SHALL BE CONSTRUCTED IN CONTINUOUS HORIZONTAL LAYERS EXCEPT WHERE OPENINGS OR SECTIONALIZED FILLS ARE REQUIRED. IN THOSE CASES, THE SLOPE OF THE BONDING SURFACES BETWEEN THE EMBANKMENT IN PLACE AND THE EMBANKMENT TO BE PLACED SHALL NOT BE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. THE BONDING SURFACE SHALL BE TREATED THE SAME AS THAT SPECIFIED FOR THE FOUNDATION SO AS TO INSURE A GOOD BOND WITH THE NEW FILL.
   - THE DISTRIBUTION AND GRADATION OF MATERIALS SHALL BE SUCH THAT NO LENSES, POCKETS, STREAKS, OR LAYERS OF MATERIAL DIFFER SUBSTANTIALLY IN TEXTURE OR GRADATION FROM THE SURROUNDING MATERIAL. IF IT IS NECESSARY TO USE MATERIALS OF VARYING TEXTURE AND GRADATION, THE MOST IMPERVIOUS MATERIAL SHALL BE PLACED IN THE CENTER AND UPSTREAM PARTS OF THE FILL. IF ZONED FILLS OF SUBSTANTIALLY DIFFERING MATERIALS ARE SPECIFIED, THE ZONES SHALL BE PLACED ACCORDING TO THE LINES AND GRADES SHOWN ON THE DRAWINGS. THE COMPLETE WORK SHALL CONFORM TO THE LINES, GRADES, AND ELEVATIONS SHOWN ON THE DRAWINGS OR AS STAKED IN THE FIELD.
3. MOISTURE CONTROL:
   - THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE ADEQUATE FOR OBTAINING THE REQUIRED COMPACTION. MATERIAL THAT IS TOO WET SHALL BE DRIED TO MEET THIS REQUIREMENT, AND MATERIAL THAT IS TOO DRY SHALL HAVE WATER ADDED AND MIXED UNTIL THE REQUIREMENT IS MET.
4. COMPACTION:
   - CONSTRUCTION EQUIPMENT SHALL BE OPERATED OVER THE AREAS OR EACH LAYER OF FILL TO INSURE THAT THE REQUIRED COMPACTION IS OBTAINED. SPECIAL EQUIPMENT SHALL BE USED IF NEEDED TO OBTAIN THE REQUIRED COMPACTION.
   - IF A MINIMUM REQUIRED DENSITY IS SPECIFIED, EACH LAYER OF FILL SHALL BE COMPACTED AS NECESSARY TO OBTAIN THAT DENSITY.
   - FILL ADJACENT TO STRUCTURES, PIPE CONDUITS, AND ANTISEEP COLLARS SHALL BE COMPACTED TO A DENSITY EQUIVALENT TO THAT OF THE SURROUNDING FILL BY MEANS OF HAND TAMPING OR MANUALLY DIRECTED POWER TAMPER OR PLATE VIBRATORS.
5. PROTECTION:
   - A PROTECTIVE COVER OF VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SURFACES OF THE EMBANKMENT, SPILLWAY, AND BORROW AREA. IF SOIL AND CLIMATIC CONDITIONS PERMIT. IF SOIL OR CLIMATIC CONDITIONS PRECLUDE THE USE OF VEGETATION AND PROTECTION IS NEEDED, NON-VEGETATIVE MEANS, SUCH MULCHES OR GRAVEL, MAY BE USED. IN SOME PLACES, TEMPORARY VEGETATION MAY BE USED UNTIL CONDITIONS PERMIT ESTABLISHMENT OR PERMANENT VEGETATION. THE EMBANKMENT AND SPILLWAY SHALL BE FENCED IF NECESSARY TO PROTECT THE VEGETATION.
   - SEEDBED PREPARATION, SEEDING, FERTILIZING, AND MULCHING SHALL COMPLY WITH THE APPROPRIATE VEGETATIVE BMPS.



TYPICAL DETENTION POND BERM CROSS-SECTION

NOT TO SCALE

DETENTION POND MAINTENANCE

1. THE EMBANKMENT SHOULD BE INSPECTED ANNUALLY TO DETERMINE IF RODENT BURROWS, WET AREAS, OR EROSION OF THE FILL IS TAKING PLACE.
2. THE VEGETATED AREAS OF THE STRUCTURE SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH. LIME AND FERTILIZER SHOULD BE APPLIED AS NECESSARY AS DETERMINED BY SOIL TESTS. TREES AND SHRUBS SHOULD BE KEPT OFF THE EMBANKMENT AND EMERGENCY SPILLWAY AREAS.
3. PIPE INLETS AND SPILLWAY STRUCTURE SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. ACCUMULATED DEBRIS AND SEDIMENT SHOULD BE REMOVED. IF PIPES ARE COATED, THE COATING SHOULD BE CHECKED AND REPAIRED AS NECESSARY.
4. PIPE OUTLETS SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. THE CONDITION OF THE PIPES SHOULD BE NOTED AND REPAIRS MADE AS NECESSARY. IF EROSION IS TAKING PLACE THEN MEASURES SHOULD BE TAKEN TO STABILIZE AND PROTECT THE AFFECTED AREA OF THE OUTLET.
5. SEDIMENT SHOULD BE CONTINUALLY CHECKED IN THE BASIN. WHEN SEDIMENT ACCUMULATIONS REACH THE PREDETERMINED DESIGN ELEVATION, THEN THE SEDIMENT SHOULD BE REMOVED AND PROPERLY DISPOSED OF.
6. ALL PERMANENT IMPOUNDMENTS SHOULD BE INSPECTED BY A QUALIFIED PROFESSIONAL ENGINEER ON A PERIODIC BASIS. IF THERE IS POTENTIAL FOR SIGNIFICANT DAMAGE OR LOSS OF LIFE DOWNSTREAM, THEN THE INSPECTION SHOULD BE CARRIED OUT ANNUALLY. THE DESIGNATED INDIVIDUAL OR GROUP SHOULD ALSO MAKE INSPECTIONS AFTER EVERY MAJOR STORM EVENT.

BERM MATERIALS:

1. IMPERVIOUS CORE (CLAY, SILT & SAND) SHALL CONFORM TO AASHTO T27 HAVING A COEFFICIENT OF PERMEABILITY OF 1 x 10 CM/SEC AND MEET THE GRADATION AS FOLLOWS:
   ROLLED TO 6" LAYERS (95% COMPACTION)

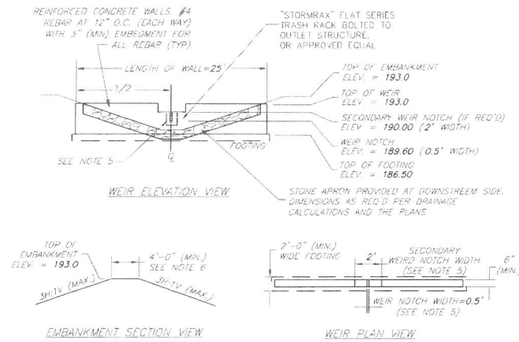
PERCENT FINER	SIEVE SIZE
100	#4
30 TO 85	#40
20 TO 50	#200

2. FILTER LAYER F1 (SAND & FINE GRAVEL)

PERCENT FINER	SIEVE SIZE
100	1/2 IN.
40 TO 85	#4
30 TO 50	#10
0 TO 5	#200

3. FILTER LAYER F2
   EMBANKMENT MATERIAL SHALL CONFORM TO AASHTO M57 AND MEET THE FOLLOWING GRADATION:

PERCENT FINER	SIEVE SIZE
100	3 IN.
95 TO 100	2 IN.
55 TO 85	1 IN.
27 TO 52	#4
50 MAX.	#40
25 MAX.	#200

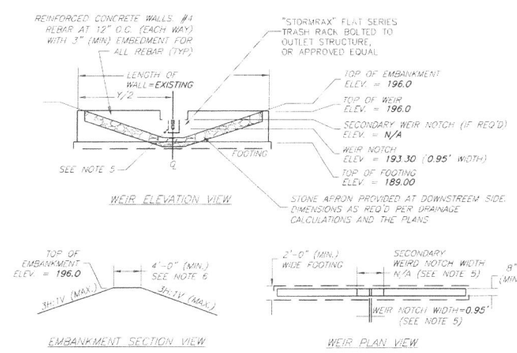


NOTES:

1. ALL CEMENT CONCRETE TO BE 4000 PSI (MIN)
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING DESIGN DETAILS AND STEEL REINFORCING PREPARED BY A NEW HAMPSHIRE LICENSED PROFESSIONAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
3. LOW FLOW STRUCTURE CAN BE USED AT DETENTION BASINS WITH INFLOWS OF LESS THAN 3 CFS.
4. CONTROL WEIRS SHALL BE CAST IN AS REQUIRED. MINIMUM CONCRETE WEIR WIDTH SHALL BE 2 INCHES.
5. CONTROL WEIRS(S) SHALL BE SIZED TO MITIGATE DESIGN STORM AS REQUIRED BY THE REGULATIONS AND IN ACCORDANCE WITH THE APPROVED DRAINAGE CALCULATIONS. STAINLESS STEEL PLATE SHALL BE USED FOR CONTROL WEIR LESS THAN 2 INCHES ATTACHED PER EXHIBIT D107. STAINLESS STEEL SHALL BE GRADE 316.
6. MINIMUM EMBANKMENT ELEVATION TO BE 12" ABOVE 50-YEAR STORM ELEVATION.

LOW FLOW OUTLET STRUCTURE AT POND 4

NOT TO SCALE

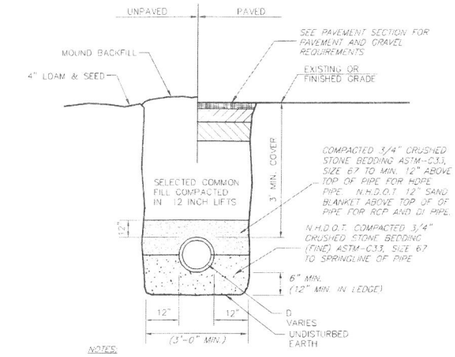


NOTES:

1. POND 5 WAS CONSTRUCTED FOR THE FIRST PHASE OF THE VILLAGE AT CLARK BROOK. ALL POND INFORMATION IS THE SAME AS THE ORIGINAL APPROVAL, EXCEPT THE WEIR SIZE IS LARGER TO ACCOMODATE A GREATER FLOW. THE NOTCH ON THE EXISTING WEIR WILL NEED TO BE MODIFIED TO THE ABOVE DIMENSIONS.

LOW FLOW OUTLET STRUCTURE AT POND 5

NOT TO SCALE

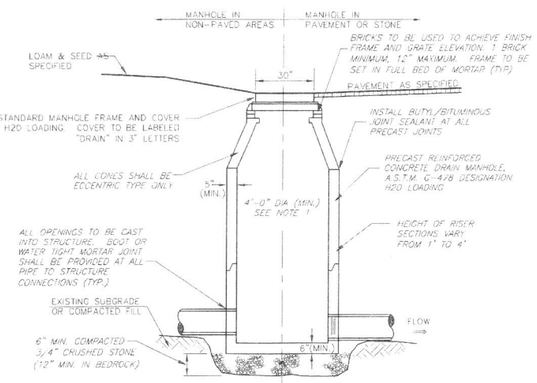


NOTES:

1. PLASTIC DRAIN PIPE (HDPE) SHALL BE ADS N-12 (CORREGATED EXTERIOR/SMOOTH INTERIOR) OR APPROVED EQUAL MEETING AASHTO M-252 AND H20 LOADING.
2. D.I. PIPE SHALL BE CLASS 50.
3. REINFORCED CONCRETE PIPE SHALL BE CLASS III, UNLESS OTHERWISE NOTED.

DRAINAGE TRENCH DETAIL

NOT TO SCALE

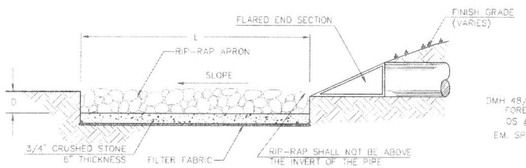


CATCH BASIN NOTES:

1. WHERE DEPTH EXCEEDS 12 FT., USE 5'-0" DIAMETER (MIN.) MAXIMUM DEPTH = 18 FEET
2. MINIMUM PIPE INFOP INLET TO OUTLET SHALL BE 3" UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.
3. ALL BOOTS, GASKETS, AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

DRAINAGE MANHOLE DETAIL

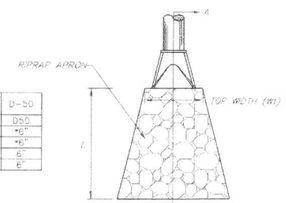
NOT TO SCALE



SECTION A-A:

	RIP-RAP APRON I.D.	APRON LENGTH	TOP WIDTH	BOTTOM WIDTH	RIP-RAP DEPTH	D-50
	APRON #	L	W1	W2	D	D50
DMH 48/HW 49	RIP-RAP AREA #1	33'	8'	21'	9"	*6"
FOREBAY 4	RIP-RAP AREA #2	51'	21'	72'	9"	*6"
DS #50 P4	RIP-RAP AREA #3	29'	6'	18'	13.5"	6"
EM. SPILLWAY	RIP-RAP AREA #4	40'	15'	11'	13.5"	6"

*D50 HAS BEEN CHANGED FROM 4" TO 6"



PLAN

FLARED END SECTION RIP-RAP APRON DETAIL

NOT TO SCALE

DESIGN SIZE	RIP-RAP SIZE	% OF WEIGHT (SMALLER THAN GIVEN SIZE)	SIZE OF STONE	THICKNESS (D)
D50	4"	100	6" TO 8"	9"
		85	5.2" TO 7.2"	
		50	4" TO 6"	
		15	1.2" TO 2"	
D50	6"	100	9" TO 12"	13.5"
		85	7.8" TO 10.8"	
		50	6" TO 9"	
		15	1.8" TO 3"	

RIP-RAP GRADATION TABLE:

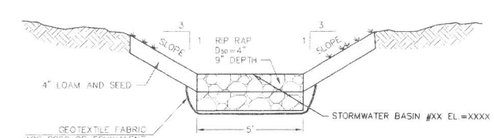
MAINTENANCE & CONSTRUCTION NOTES

MAINTENANCE NOTES:

ROCK RIP-RAP SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. THE IMMEDIATE AREA DOWNSTREAM FROM THE RIP-RAP SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. IF THE RIP-RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY BEFORE FURTHER DAMAGE CAN TAKE PLACE. WOODY VEGETATION SHOULD BE REMOVED FROM THE ROCK RIP-RAP ANNUALLY BECAUSE TREE ROOTS WILL EVENTUALLY DISLODGE THE ROCK RIP-RAP. IF THE RIP-RAP IS ON A CHANNEL BANK, THE STREAM SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT BARS THAT MAY CHANGE FLOW PATTERNS WHICH COULD DAMAGE OR DISPLACE THE RIP-RAP. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE RIP-RAP.

CONSTRUCTION SPECIFICATIONS:

1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC OR RIP-RAP SHALL BE CLEARED AND CRUBBED TO REMOVE ALL ROOTS, VEGETATION, AND DEBRIS AND PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK AND/OR GRAVEL USED FOR FILTER AND RIP-RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING PLACEMENT OF THE ROCK RIP-RAP. BY PLACING A CUSHION OF SAND AND GRAVEL OVER THE FABRIC. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 IN.
4. STONE FOR THE RIP-RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT DISPLACEMENT OF THE UNDERLYING MATERIALS. HAND PLACEMENT MAY BE REQUIRED TO PREVENT DAMAGE TO ANY PERMANENT STRUCTURES.
5. STONES FOR RIP-RAP SHALL BE ANGULAR OR SUBANGULAR. THE STONES SHOULD BE SHAPED SO THAT THE LEAST DIMENSION OF THE STONE FRAGMENT SHALL BE NOT LESS THAN ONE-THIRD OF THE GREATEST DIMENSION OF THE FRAGMENT. FLAT ROCKS SHALL NOT BE USED FOR RIP-RAP.
6. VOIDS IN THE ROCK RIP-RAP SHOULD BE FILLED WITH SPALLS AND SMALLER ROCKS.



NOTES:

- WIDTH OF SPILLWAY AND/OR WIDTH OF RIPRIP AS SPECIFIED ON THE PLANS.
- REFER TO THE MAINTENANCE AND CONSTRUCTION NOTES FOR ROCK RIP-RAP FOR ADDITIONAL DETAILS.

MAINTENANCE

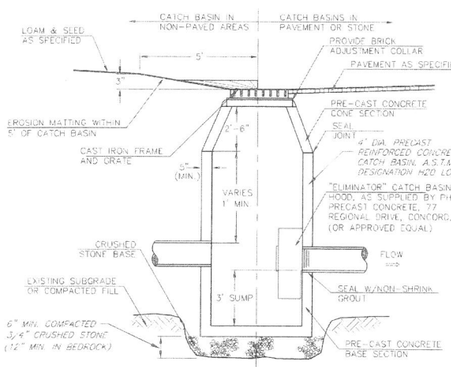
ROCK RIPRAP SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY BEFORE FURTHER DAMAGE CAN TAKE PLACE. WOODY VEGETATION SHOULD BE REMOVED FROM THE ROCK RIPRAP ANNUALLY BECAUSE TREE ROOTS WILL EVENTUALLY DISLODGE THE ROCK RIPRAP. IF THE RIPRAP IS ON A CHANNEL BANK, THE STREAM SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT BARS THAT MAY CHANGE FLOW PATTERNS WHICH COULD DAMAGE OR DISPLACE THE RIPRAP. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE RIPRAP.

CONSTRUCTION SPECIFICATIONS

1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC OR RIPRAP SHALL BE CLEARED AND CRUBBELD TO REMOVE ALL ROOTS, VEGETATION, AND DEBRIS AND PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK AND/OR GRAVEL USED FOR FILTER AND RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIPRAP BY PLACING A CUSHION OF SAND AND GRAVEL OVER THE FABRIC. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIPRAP MAY BE PLACE BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT PREVENT DISPLACEMENT OF THE UNDERLYING MATERIALS. HAND PLACEMENT MAY BE REQUIRED TO PREVENT DAMAGE TO ANY PERMANENT STRUCTURES.
5. STONES FOR RIPRAP SHALL BE ANGULAR OR SUBANGULAR. THE STONES SHOULD BE SHAPED SO THAT THE LEAST DIMENSION OF THE STONE FRAGMENT SHALL BE NOT LESS THAN ONE-THIRD OF THE GREATEST DIMENSION OF THE FRAGMENT. FLAT ROCKS SHALL NOT BE USED FOR RIPRAP.
6. VOIDS IN THE ROCK RIPRAP SHOULD BE FILLED WITH SPALLS AND SMALLER ROCKS.

EMERGENCY SPILLWAY DETAIL

NOT TO SCALE



NOTES:

- THE CONTRACTOR SHALL SUBMIT MANUFACTURER'S SHOP DRAWINGS, INCLUDING REINFORCING DETAILS AND CERTIFICATION OF LOADING CAPACITY TO ENGINEER FOR APPROVAL.
- THE RIM ELEVATION OF ALL CATCH BASINS SHALL BE SET TO THE GRADE OF THE ADJACENT BINDER COURSE.

TYPE "B" CATCH BASIN DETAIL:

NOT TO SCALE

STATE OF NEW HAMPSHIRE ROBERT J. BARKERVILLE No. 9862 LICENSED PROFESSIONAL ENGINEER

DATE	DESCRIPTION	BY	REV.

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

DETAIL SHEET 3

PREPARED FOR/LAND OF:

THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

LOCATED AT:

ATHENIAN DR, OLD DOVER RD, BLACKWATER RD

ROCHESTER & DOVER, NH

SCALE: 1" = 30'	JANUARY 8, 2019	SHEET 29 OF 33

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1130-04
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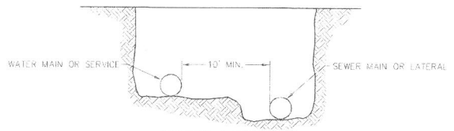
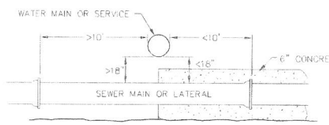


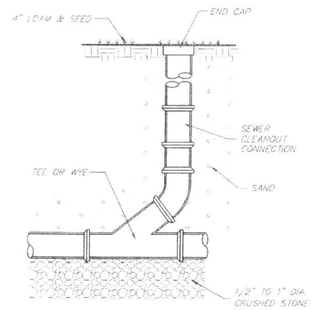
PARALLEL INSTALLATION



MAIN CROSSINGS

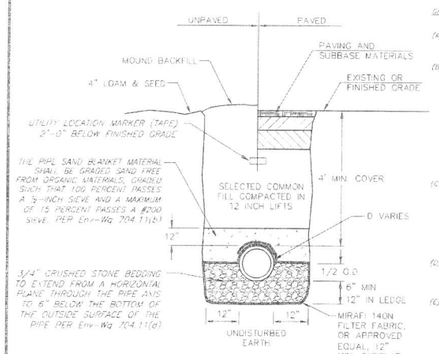
WATER MAIN AND SEWER MAIN SEPARATION DETAIL

NOT TO SCALE



SEWER CLEANOUT DETAIL

NOT TO SCALE



GRAVITY SEWER PIPE TESTING PER Env-Wq 704.06

(A) ALL NEW GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY THE USE OF LOW-PRESSURE AIR TESTS.

(B) LOW-PRESSURE AIR TESTING SHALL BE IN CONFORMANCE WITH THE FOLLOWING TESTING STANDARDS IN EFFECT AT THE TIME THE TEST IS CONDUCTED:

(1) ASTM F1417 "STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR", AVAILABLE AS NOTED IN APPENDIX Q, OR

(2) UNI-BELL PVC PIPE ASSOCIATION UNI-B-6, "LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE", AVAILABLE AS NOTED IN APPENDIX Q.

(C) ALL NEW GRAVITY SEWERS SHALL BE:

(1) CLEANED AND VISUALLY INSPECTED USING A LAMP TEST AND BY INTRODUCING WATER TO DETERMINE THAT THERE IS NO STANDING WATER IN THE SEWER; AND

(2) TRUE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO USE.

(D) ALL PLASTIC SEWER PIPE SHALL BE VISUALLY INSPECTED AND DEFLECTION TESTED NOT LESS THAN 30 DAYS NOR MORE THAN 90 DAYS FOLLOWING INSTALLATION.

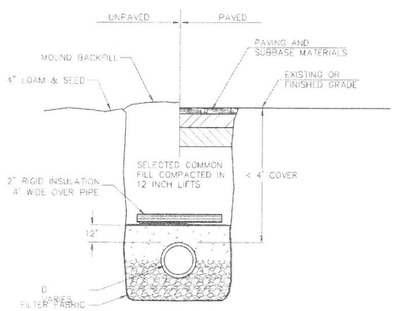
(E) THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% PERCENT OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANDREL WITH A DIAMETER OF AT LEAST 95% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.

NOTES:

1. MIN. TRENCH WIDTH SHALL BE THE INSIDE PIPE DIAMETER + 24 INCHES. 2. INSTALL 2" RIGID POLYSTYRENE THERMAL INSULATION WITH A MINIMUM "R" VALUE OF 10 AND EXTEND 4' EACH SIDE OF PIPE IF MINIMUM COVER CAN NOT BE ACHIEVED:
   4' FOR CROSS COUNTRY SANITARY SEWER PIPE
   8' FOR SANITARY SEWER PIPE UNDER PAVED AREAS
2. INSTALL TRENCH DAMS TO PREVENT GROUNDWATER FLOW ALONG PIPE AS SUBSURFACE CONDITIONS WARRANT.

SEWER MAIN TRENCH DETAIL

NOT TO SCALE

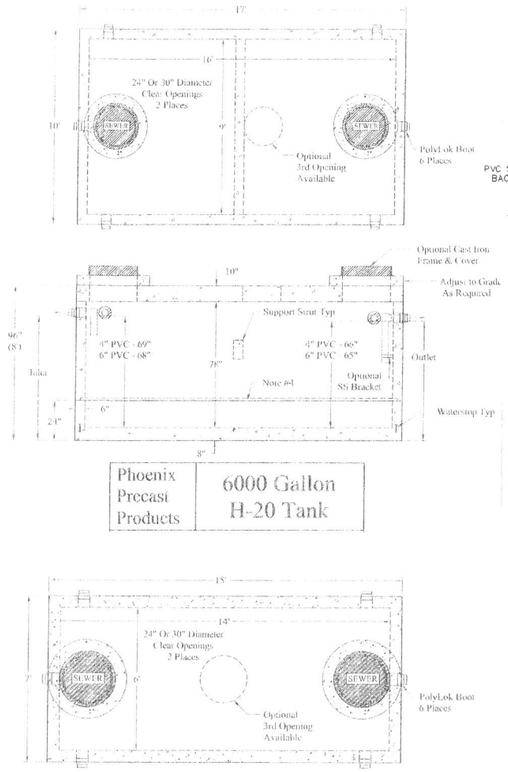


NOTE:

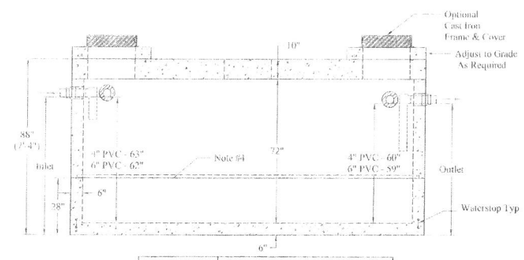
1. INSULATION SHALL BE USED OVER SEWER LINE WHERE INDICATED FOR UNITS 12-14.
2. TRENCH WIDTH SHALL BE THE INSIDE PIPE DIAMETER + 24 INCHES.
3. INSTALL 2" RIGID INSULATION 4' WIDE OVER PIPE IF MINIMUM COVER CAN NOT BE ACHIEVED.

TRENCH INSULATION DETAIL

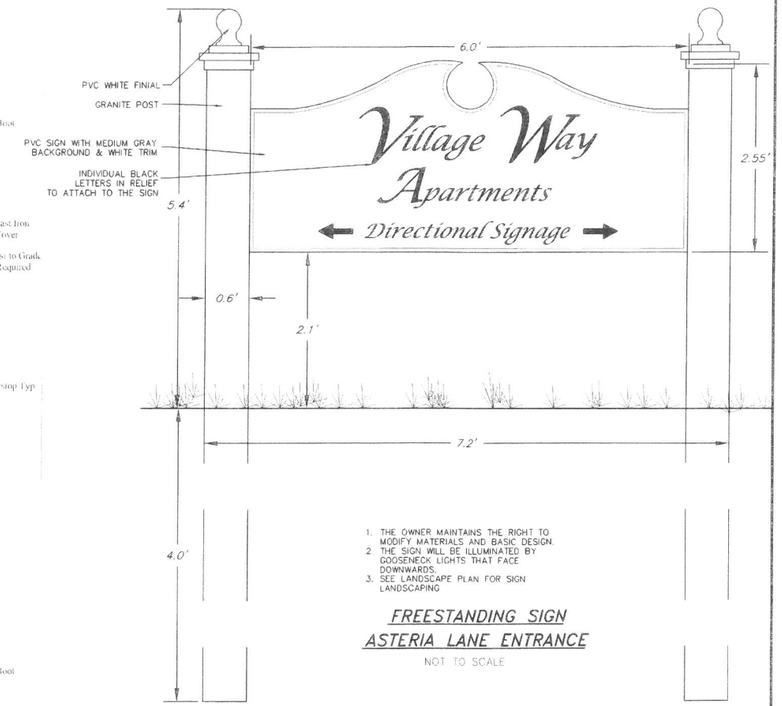
NOT TO SCALE



Phoenix Precast Products	6000 Gallon H-20 Tank



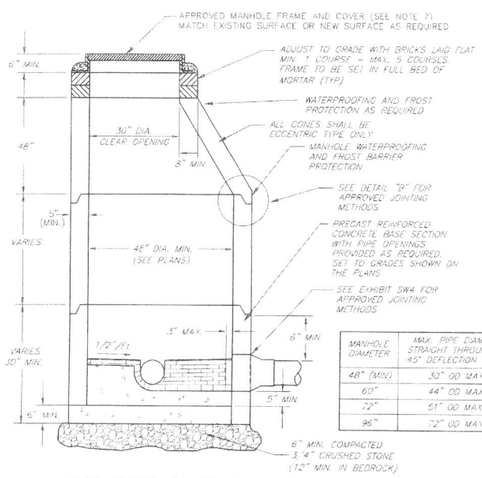
Phoenix Precast Products	3000 Gallon H-20 Tank



1. THE OWNER MAINTAINS THE RIGHT TO MODIFY MATERIALS AND BASIC DESIGN.
2. THE SIGN WILL BE ILLUMINATED BY GOOSENECK LIGHTS THAT FACE DOWNWARDS.
3. SEE LANDSCAPE PLAN FOR SIGN LANDSCAPING

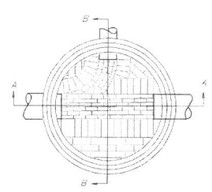
FREESTANDING SIGN ASTERIA LANE ENTRANCE

NOT TO SCALE

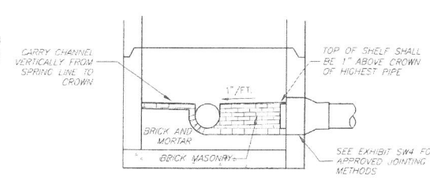


MANHOLE DIAMETER	MAX. PIPE DIAMETER STRAIGHT THROUGH TO 45° DEFLECTION	"T" (WALL THICKNESS)
48" (MIN)	30" OD MAX.	5" (MIN.)
60"	44" OD MAX.	6"
72"	51" OD MAX.	7"
96"	72" OD MAX.	9"

PRE-CAST SANITARY SEWER MANHOLE



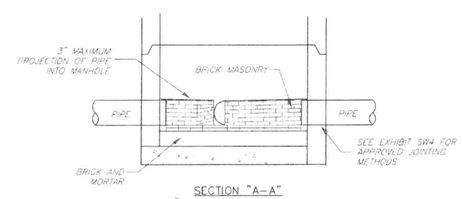
PLAN VIEW



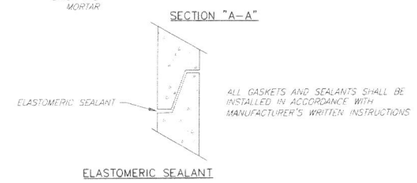
SECTION "B-B"

NOTES:

1. IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWINGS. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT AND ADEQUATE JOINTING. THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND HS-20-44 LOADING INCLUDING THE FRAME AND COVER.
2. SEWER MANHOLE DIAMETER SHALL BE AS INDICATED ON THE PLANS.
3. LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF LONDONDERRY AND NHDES REQUIREMENTS. INVERT AND SHELF TO BE PLACED AFTER PASSAGE OF LEAKAGE TEST.
4. CARE TO BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE. BASE SECTION SHALL BE FULL.
5. MANHOLE CHANNELS REQUIRING CHANGE IN ALIGNMENT ARE TO BE BUILT AS A SMOOTH RADIUS.
6. IN CROSS COUNTRY AREAS BEYOND ROADWAY RIGHT-OF-WAYS, THE MANHOLE FRAME ELEVATION SHALL BE SET A MINIMUM OF 6" ABOVE FINISHED GRADE. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE MANHOLE.
7. FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. 3-INCH (MINIMUM HEIGHT) LETTERS WITH THE WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH MANHOLE COVER.



SECTION "A-A"



ELASTOMERIC SEALANT

DETAIL "B"

HORIZONTAL JOINTS

STATE OF NEW HAMPSHIRE ROBERT BASKERVILLE No. 5992 LICENSED PROFESSIONAL ENGINEER

811 DigSafe

DATE	DESCRIPTION	BY	REV.

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

DETAIL SHEET 4

PREPARED FOR/LAND OF:

THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

LOCATED AT:

ATHENIAN DR, OLD DOVER RD, BLACKWATER RD

ROCHESTER & DOVER, NH

SCALE: 1" = 30'	JANUARY 8, 2019	SHEET 30 OF 33

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1130-04
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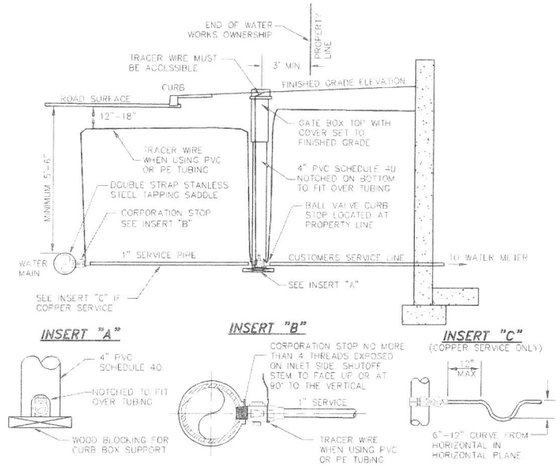
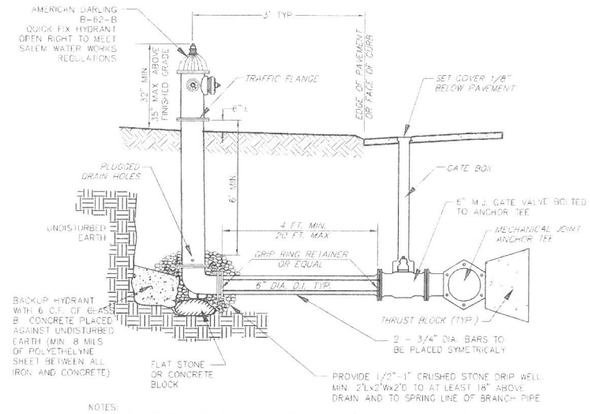


NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL CONFORM TO CURRENT D.P.W. SPECIFICATIONS.
2. ALL PIPE SHALL HAVE A MINIMUM DEPTH OF 5'-0" FROM THE TOP OF PIPE TO FINISHED GRADE.

TYPICAL 1" SERVICE & VALVE BOX INSTALLATION

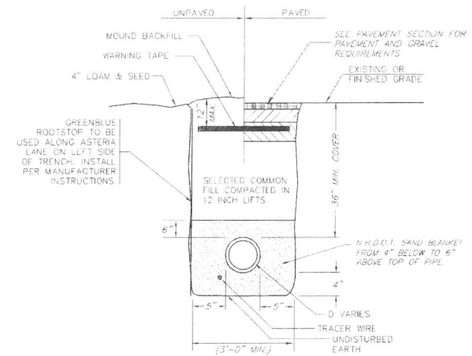
NOT TO SCALE



NOTES:
- THRUST BLOCKS TO BE POURED CONCRETE (3,000 PSI) OR FLAT SURFACED STONE
- THRUST BLOCKS TO BE SIZED TO SOIL BEARING CAPACITY.
- 8" DIA. D.I. PIPE REQUIRED SHOULD HYDRANT BE MORE THAN 20 FT. FROM WATER MAIN.

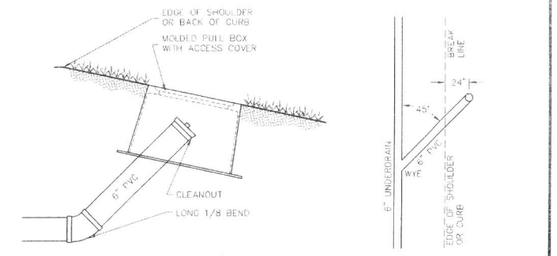
FIRE HYDRANT DETAIL:

NOT TO SCALE



GAS MAIN TRENCH DETAIL

NOT TO SCALE



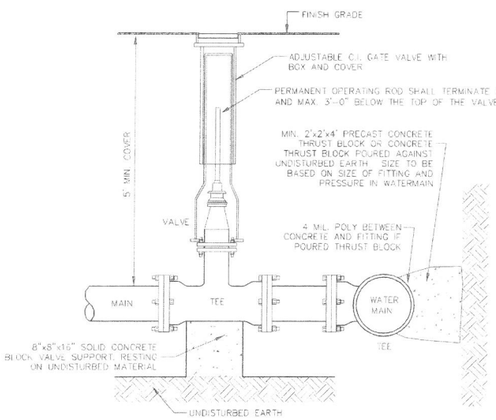
THE UNDERDRAIN FLUSHING BASIN SHALL INCLUDE ALL REQUIRED RISER PIPE, 45° WYE, LONG BEND, CROSS PIPE, CLEANOUT, PULL BOX AND REQUIRED BACKFILL MATERIAL.

A DELINEATION REFLECTOR SHALL BE USED AS A WITNESS MARKER.

FLUSHING BASINS SHALL BE PLACE AT THE BEGINNINGS (HIGH POINT) OF THE UNDERDRAIN AND AT A 300 FOOT SPACING.

UNDERDRAIN FLUSHING BASIN

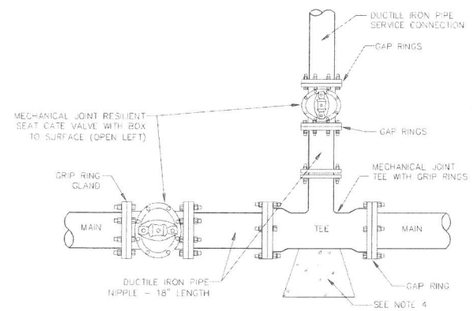
NOT TO SCALE



GENERAL NOTES:
1. ALL PIPE/FITTINGS SHALL BE MECHANICAL JOINT
2. WRAP ALL PIPE/FITTINGS IN POLYETHYLENE

STANDARD GATE VALVE

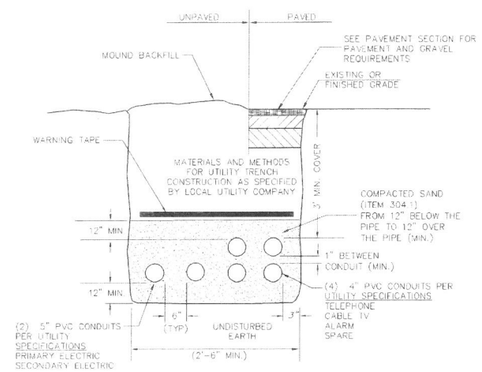
NOT TO SCALE



NOTES:
1. ALL MATERIAL AND INSTALLATION PROCEEDURES WILL CONFORM TO D.P.W SPECIFICATIONS.
2. ALL PIPE SHAOULD HAVE A MINIMUM DEPTH OF 5-FEET FROM TOP OF PIPE TO FINISH GRADE.
3. GRIP RINGS AND THRUST BLOCKS SHALL BE USED FOR THRUST RESTRAINT.
4. MIN. 2'x2'x4' PRECAST CONCRETE THRUST BLOCK MAY BE USED WITH D.P.W. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH - SIZE BASED ON SIZE OF FITTING AND PRESSURE IN WATERMAIN.

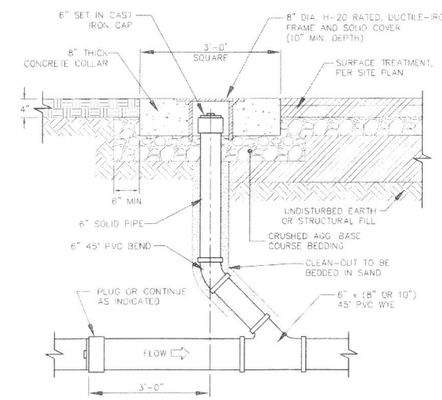
WATER TEE INSTALLATION

NOT TO SCALE



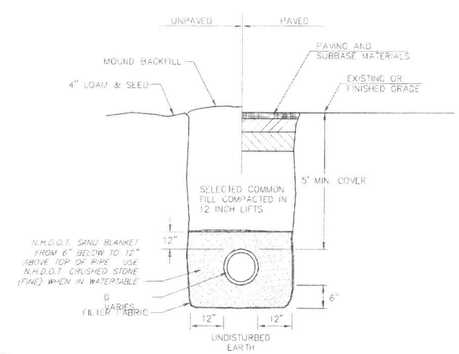
UTILITY TRENCH DETAIL

NOT TO SCALE



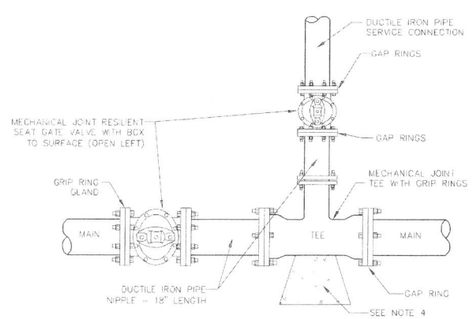
ROOF DRAIN STANDARD CLEAN-OUT

NOT TO SCALE



WATER MAIN TRENCH DETAIL

NOT TO SCALE



NOTES:
1. ALL MATERIAL AND INSTALLATION PROCEEDURES WILL CONFORM TO D.P.W SPECIFICATIONS.
2. ALL PIPE SHAOULD HAVE A MINIMUM DEPTH OF 5-FEET FROM TOP OF PIPE TO FINISH GRADE.
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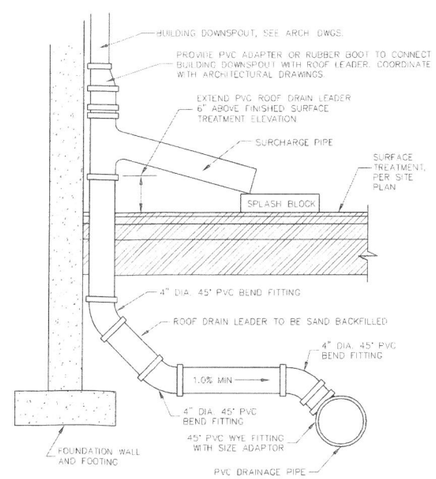
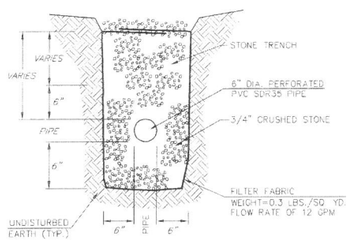
WATER TEE INSTALLATION

NOT TO SCALE



ROOF DRAIN LEADER

NOT TO SCALE



SECTION:

UNDERDRAIN DETAIL

NOT TO SCALE

STATE OF NEW HAMPSHIRE
ROBERT J. BASKERVILLE
No. 5952
LICENSED
PROFESSIONAL ENGINEER

DATE	DESCRIPTION	BY	REV.

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

DETAIL SHEET 5

PREPARED FOR/LAND OF:

THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

LOCATED AT:

ATHENIAN DR, OLD DOVER RD, BLACKWATER RD
ROCHESTER & DOVER, NH

SCALE: 1" = 30'	JANUARY 8, 2019	SHEET 31 OF 33

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1130-04
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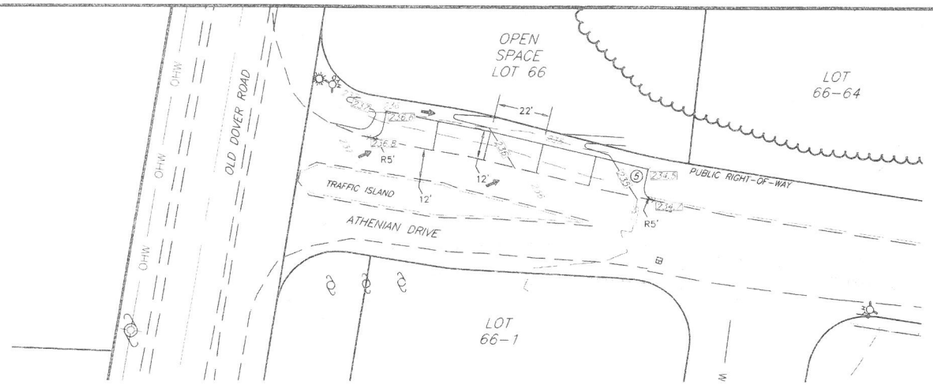
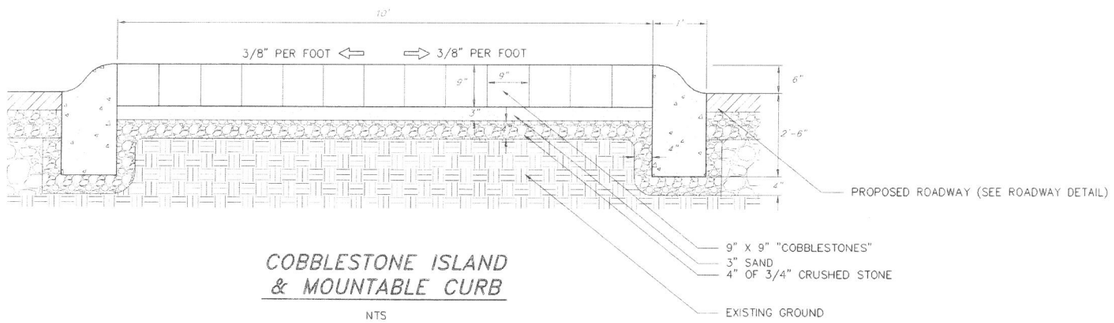


BUS STOP PARENT PARKING

SCALE: 1" = 30'



COBBLESTONE ISLAND & MOUNTABLE CURB

NTS

SCALE: 1"=30'

GRAPHIC SCALE

STATE OF NEW HAMPSHIRE
ROBERT J. BASKERVILLE No. 6852 LICENSED PROFESSIONAL ENGINEER

DATE	DESCRIPTION	BY	REV.

TAX MAP 256A LOTS 66, 66-F TO H, M, & 65

DETAIL SHEET 7

PREPARED FOR/LAND OF:

THE VILLAGE AT CLARK BROOK, LLC & CBDA DEVELOPMENT, LLC

LOCATED AT:

ATHENIAN DR, OLD DOVER RD, BLACKWATER RD

ROCHESTER & DOVER, NH

SCALE: 1" = 30'	JANUARY 8, 2019	SHEET 33 OF 33

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1130-04
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