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AUG 13 2019
By

NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

Date: 8/13/19 Is a conditional use needed? Yes: X No:____ Unclear:____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 242; Lot #('s): 5; Zoning district: General Industrial

Property address/location: 91 Innovation Drive

Name of project (if applicable): Index Packaging

Size of site: 56.49 acres; overlay zoning district(s)? N/A

Property owner

Name (include name of individual): City of Rochester

Mailing address: 31 Wakefield Street Rochester NH 03867

Telephone #: (603) 335-7500 Email:

Applicant/developer (if different from property owner)

Name (include name of individual): Index Packaging Inc.

Mailing address: 1055 White Mountain Highway, Milton NH 03851

Telephone #: 603-312-3281 Email: Mwiles@indexpackaging.com

Engineer/designer

Name (include name of individual): Kenneth A. Berry

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

Telephone #: 603-332-2863 Fax #:

Email address: kberry@berrysurveying.com Professional license #: 14243

Proposed activity (check all that apply)

New building(s): X Site development (other structures, parking, utilities, etc.): X

Addition(s) onto existing building(s): _____ Demolition: _____ Change of use: _____

Describe proposed activity/use: Constructing a new roadway off Innovation Drive to provide access to a proposed warehouse building and "Index Packaging" building. See attached narrative for a more detailed description.

Describe existing conditions/use (vacant land?): Underutilized lot with no existing structures or uses.

Utility information

City water? yes X no ___; How far is City water from the site? Innovation Drive

City sewer? yes X no ___; How far is City sewer from the site? Innovation Drive

If City water, what are the estimated total daily needs? 3,300 gallons per day

If City water, is it proposed for anything other than domestic purposes? yes ___ no X

If City sewer, do you plan to discharge anything other than domestic waste? yes ___ no X

Where will stormwater be discharged? Proposed Rain Gardens, gravel wetlands and bio-swales

Building information

Type of building(s): Warehouse and commercial/industrial

Building height: +/- 40 feet Finished floor elevation: Warehouse = 261.00, Index = 263.00

Other information

parking spaces: existing: 0 total proposed: 251; Are there pertinent covenants? No

Number of cubic yards of earth being removed from the site Fill Only

Number of existing employees: 0; number of proposed employees total: 160

Check any that are proposed: variance ___; special exception ___; conditional use X(Bufer)

Wetlands: Is any fill proposed? Yes; area to be filled: 9,543 Sq.Ft.; buffer impact? 67,183 Sq.Ft.

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

	Square footage	% overall site
Building footprint(s) – give for each building	216,683	8.80
Parking and vehicle circulation	421,195	17.10
Planted/landscaped areas (excluding drainage)	47,183	1.92
Natural/undisturbed areas (excluding wetlands)	238,919	9.71
Wetlands	1,177,801	47.87
Other – drainage structures, outside storage, etc.	359,219	14.60

100%

Comments

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

See attached narrative for additional information about the proposed site development.

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: Blaun Cox Date: 8-12-19

Signature of applicant/developer: M.L. Date: 8-12-19

Signature of agent: Date: 8-12-19

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: Blaun Cox

Date: 8-12-19

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August 13, 2019

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

RE: Site Plan Review
Index Packaging
City of Rochester
91 Innovation Drive
Rochester, NH 03867

Mr. Chairman and Members of the Rochester Planning Board,

On behalf of Index Packaging, Berry Surveying & Engineering (BS&E) is filing a site plan application and project review with the City of Rochester for Tax Map 242, Lot 5.

Background:

The City of Rochester owns the parcel known as Tax Map 256, Lot 5. Berry Surveying and Engineering has been on site and has conducted a full topographic analysis. A wetlands analysis has also been conducted by Fraggle Rock Environmental (FRE). All onsite wetlands have been flagged. The site is mostly wooded, except for an Eversource easement that runs along the back of the parcel. An existing stream also runs parallel to the train tracks along the front of the parcel and base of the slope.

The applicant is proposing to construct a light industrial building of approximately 130,933 square feet in size. This includes space for warehousing and light industrial work along with office space at the front of the building. Index Packaging is in the business of designing specialty crates and boxes made from various products including wood and foam to transport specialized products for its customer base. In addition a warehouse of approximately 85,750 square feet in size is proposed for the company's future use. The project will likely take a phased approach with the current focus on the construction of the larger facility so that certain operations can be moved from the current facility to this one.

The proposal:

Index Packaging is proposes to construct a new 26' wide roadway known as Index Drive off existing Innovation Drive. This proposed road will service a new warehouse building and a new "Index Packaging" building and will have a cul-de-sac at the far end of the road. The road will be constructed with curbing and a raised sidewalk to allow pedestrian access to the site. There is an existing sidewalk along Innovation Drive that connects to N.H. 108. This sidewalk network will allow pedestrians to access the site from the existing COAST bus stop in front of Innovation Drive.

As part of this site design an intensive drainage analysis was also conducted. The proposed drainage design will consist of several Best Management Practices (BMP's), which range from gravel wetlands to rain gardens. These BMP's will be constructed along the roadway and parking areas to capture and treat the proposed development. The majority of the side slopes will be 3:1 and lined with rolled erosion control blankets and vegetation. This will increase stabilization and promote vegetation by having more gradual side slopes.

A full erosion and sediment control plan is also included with the submission. All proper erosion and sediment control measures will take place throughout the construction process. Construction entrances will be installed at the proposed roadway off Innovation Drive and any other area where proposed access will come off existing pavement. This will limit the amount of sediment tracking onto existing pavement. Perimeter control (silt soxx and mulch berm) will be utilized to contain sediment within the construction area and prevent from going onto abutting lands and wetlands. Double protection will be implemented at the edge of disturbance for any work within the 50' wetland buffer. Inlet protection will be utilized in all proposed and existing catch basins within the construction zone to prevent sediment from going into existing or proposed drain lines.

A full lighting analysis has also been conducted as part of this design. Lighting will installed around each of the proposed buildings illuminating all public and private entrances. In additions, lamps will be placed above the proposed concrete pads and loading docks. Lighting will also be installed to illuminate all the parking areas and intersection as shown on the lighting plans.

Given the zoning ordinance of the General Industrial Zone the applicant is not required to conform to the landscaping regulations within the zoning ordinance. However, given the nature of the proposed project and the adjacent wetlands, an intensive landscaping design has also been conducted in order to provide green space around the proposed project and provide buffering around the proposed parking areas

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and traveled ways. A variety of street trees will be installed along Index Drive and all traveled ways. Shrubs will be planted along the buildings and additional trees will be installed around the parking lot and in the internal landscaped island.

As part of this application the applicant will also be filing for a Conditional Use Permit for disturbance within the 50' wetland buffer and wetland disturbance. A separate application has been filed with the City of Rochester's Conservation Commissions, to discuss in depth the proposed disturbance and how the applicant will mitigate it to limit the disturbance to what is shown on the plan. See attached Conditional Use Permit narrative for further details involving the disturbance. In addition to this, a wetland application has also been filed with the State to receive State approval. A copy of the wetland permit will be submitted to the City when acquired.

Respectfully Submitted,
Berry Surveying & Engineering

James F. Hayden
Engineering Technician

Christopher R. Berry
Principal, President

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Application for Conditional Use

Conditional Uses and Buffer Reductions
Section 42.19 - Conservation Overlay District
City of Rochester, NH

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Date: 8-13-19

Property information

Tax map #: 242 ; Lot #('s): 5 ; Zoning district: General Industrial

Property address/location: 91 Innovation Drive

Name of project (if applicable): Index Packaging

Property owner

Name (include name of individual): City of Rochester

Mailing address: 31 Wakefield Street, Rochester NH 03867

Telephone #: (603) 335-7500 Fax

Applicant/developer (if different from property owner)

Name (include name of individual): Index Packaging Inc.

Mailing address: 1055 White Mountain Highway, Milton NH 03851

Telephone #: 603-312-3281 Fax #:

Engineer/designer

Name (include name of individual): Kenneth A. Berry

Mailing address: 335 Second Crown Point Road Barrington NH 03825

Telephone #: (603) 332-2863 Fax #:

Email address: kberry@berrysurveying.com Professional license #: 14243

Proposed Project

Please describe the proposed project: See attached narrative

The project proposes 67,183 square feet of buffer impact and 9,543 square feet of wetlands impact.

Please describe the existing conditions: Vacant lot

(continued *Conditional Use* application Tax Map: 242 Lot: 5)

Please fill in **one of the next two sections – for either Conditional Uses or Buffer Reductions**

Conditional Uses

For Conditional Uses only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (1) (A)). All four criteria must be satisfied.

(i) The proposed construction is essential to the productive use of land not in the COD.

See attached narrative

(ii) Design and construction methods will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.

See attached narrative

(iii) There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact on the wetlands. Nothing in this Section shall limit the applicant from exploring alternatives with abutting property owners.

See attached narrative

(iv) Economic advantage is not the sole reason for the proposed location of work.

See attached narrative

(Buffer Reductions on next page)

Buffer Reductions

For Buffer Reductions only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (2) (B)). All four criteria must be satisfied.

(i) The structure for which the exception is sought cannot feasibly, after consideration of all reasonable alternatives, be constructed on a portion or portions of the lot, which lie outside the CO district, ***or*** the application of the CO district eliminates greater than 50% of the buildable area located on the parcel ***or*** in the judgment of the Planning Board, the proposed site layout would result in a significantly higher quality design.

Not applicable

(ii) The proposed structure and use must be consistent with the purpose and intent of Section 42.19 and provisions must be made to ensure that drainage from the structure will not adversely impact any wetlands.

Not applicable

(iii) There shall be no impervious areas for parking within the reduced buffer for which the Conditional Use Approval is sought.

Not applicable

(iv) The maximum building coverage is limited to 50% of the outer half of the buffer zone, as shown in the diagram below.

Not applicable

(v) Best management practices must be demonstrated to the satisfaction of the Planning Board.

Not applicable

Submission of application

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

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

Signature of property owner: Blaine Cox Date: 8-12-19

Signature of applicant/developer: M.W. Date: 8-12-19

Signature of agent: Date: 8-12-19

Authorization to enter subject property

I hereby authorize members of the Rochester Conservation Commission and Planning Board, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections. 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. (It is not necessary to sign this provision if a Planning Board application has been submitted.)

Signature of property owner: Blaine Cox

Date: 8-12-19

****

Conservation Commission Recommendation: *[office use only]*

Name of project _____ Case # _____

Recommendation:

- ❑ Approval
- ❑ Approval with conditions
- ❑ Denial

Comments/recommended conditions:

_____

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_____ _____

Conservation Commission date

_____ _____

Planning Department date

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August 13, 2019

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

RE: Conditional Use Permit
Index Packaging
City of Rochester
91 Innovation Drive
Rochester, NH 03867

Mr. Chairman and Members of the Rochester Planning Board,

On behalf of Index Packaging, Berry Surveying & Engineering (BS&E) is filing for a conditional use permit in conjecture with the site plan application and project review with the City of Rochester for Tax Map 242, Lot 5.

The City of Rochester owns the parcel known as Tax Map 256, Lot 5. Berry Surveying and Engineering has been on site and has conducted a full topographic analysis. A wetlands analysis has also been conducted by Fraggle Rock Environmental (FRE). All onsite wetlands have been flagged. The site is mostly wooded, except for an Eversource easement that runs along the back of the parcel. An existing stream also runs parallel to the train tracks along the front of the parcel and base of the slope.

Conditional use approval may be granted by the Planning Board (RSA 674:21, II) after proper public notice and public hearing.

The following uses are allowed with a conditional use approval: Roads and other access ways; drainage ways; pipelines, power lines and other transmission lines; docks, boat launches, and piers; domestic water wells (and associated ancillary pipes and equipment); and replacement septic tanks and leach fields where evidence is submitted that no alternative location is available on the property, provided that all of the following conditions are found to exist:

a. The proposed construction is essential to the productive use if land not within the Conservation Overlay (CO) District.
The subject parcel has an existing stream that runs along the southern boundary, and a wetland finger that expands up to the Eversource Easement at the northern part of the lot. This wetland finger, divides the parcels upland into two separate portions. Given the configuration of the existing wetlands, the only way to access the western upland is to cross the wetlands. This will allow for the majority of the development to be outside of the Conservation District.

b. Design and construction methods will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.
All proper erosion and sediment control measures will be taken to ensure that the wetland disturbance is minimized and all sediment is contained within the proposed disturbance, in order to maintain the integrity of the existing wetlands.

c. There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact on the wetlands. Nothing in this section shall limit the applicant from exploring alternatives with abutting property owners.
The subject parcel has an existing stream that runs along the southern boundary, and a wetland finger that expands up to the Eversource Easement at the northern part of the lot. This wetland finger, divides the parcels upland into two separate portions. There is no way to access the western upland area without crossing the wetlands that run through the center of the parcel.

d. Economic advantage is not the sole reason for the proposed location of the construction.

Proposal

The proposal is to construct a new road off Innovation Drive, called Index Drive. This proposed road will provide access to a proposed warehouse building and a proposed commercial building, both to be utilized by Index Packaging. The proposed road will be 26' wide with 2' gravel shoulders and a raised sidewalk for pedestrian traffic. A large parking area will be constructed between the two buildings in order to accommodate the generated traffic from the proposed development. Traveled ways will also be constructed around the buildings, connecting to the main road, to allow for efficient vehicular traffic throughout the site and allow emergency vehicles access to every part of the proposed development.

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Wetland Disturbance:

This proposed development will generate 9,543 Sq. Ft. of wetland disturbance. **Wetland disturbance #1** will consist of 1,792 Sq.Ft. of disturbance. The generated disturbance is for the construction of the proposed roadway and box culvert. The proposed box culvert will allow the runoff to flow in its existing state and will be appropriately sized through the drainage analysis. This box will be 4 sided but will contain a natural bottom design. Though this area is not a stream, and in many places has been manipulated by human activity, this is a direct conduit to the large wetland system associated with the existing stream.

Wetland disturbance #2 is 2,107 Sq.Ft. and is required for the construction of Index Drive and the adjacent side slopes. The side slopes of the road will be at 3:1 and lined with a rolled erosion control blanket. In addition, perimeter control such as mulch berm or silt soxx will be installed at the toe of slope to contain all sediment within the construction area.

Wetland disturbance #3 is 416 Sq.Ft. and is required for a traveled way to be constructed from the warehouse to the "Index Packaging" building. This wetland is a small isolated wetland that is disconnected from the other larger wetlands on site.

Wetland disturbance #4 is 766 Sq.Ft. and is required for a traveled way to be constructed from the warehouse to the "Index Packaging" building. A 18 inch cross culvert will installed underneath the proposed traveled way at this location so that the flow of runoff from the northern part of the parcel can continue to flow down towards the stream at the base of the slope. We will reviewing the potential for enlarging this pipe and burying it to provide a natural bottom.

Wetland disturbance #5 is 4,463 Sq.Ft. and is required for the construction of a gravel wetland. This gravel wetland will serve to capture and treat the generated runoff from the proposed warehouse building and adjacent traveled way. The proposed side slopes in this area will also be constructed at 3:1 to promote stabilization and vegetation growth.

Buffer Disturbance:

This project proposes 67,183 Sq.Ft. of disturbance within wetland buffer. Cut sheets have been provided to show details of the disturbance and demonstrate why they are need for the design. Since the least meeting, the design has been adjusted to reduce the overall buffer impact. Some of the BMP's along Index Drive were adjusted and moved to be more outside of the buffer. The overall buffer disturbance has been reduced by approximately 4,000 Sq.Ft.

Buffer Disturbance #1 is 13,352 Sq.Ft. and is required for the construction of Index Drive and proposed gravel wetland #101. This proposed gravel wetland will treat the generated

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runoff from Index Drive. All slopes within the buffer will be lined with rolled erosion control blankets. In addition, double protection will be held at the toe of slope/edge of disturbance (2 rows of silt soxx or mulch berm). The edge of disturbance will also be staked out and lined with orange construction fence.

Buffer Disturbance #2 is 7,868 Sq.Ft. and is required for the construction of Index Drive, proposed treatment swale #103 and gravel wetland #110.These proposed BMP's will capture and treat the runoff generated from the proposed parking lot and proposed Index Drive. All slopes within the buffer will be lined with rolled erosion control blankets. In addition, double protection will be held at the toe of slope/edge of disturbance (2 rows of silt soxx or mulch berm). The edge of disturbance will also be staked out and lined with orange construction fence.

Buffer Disturbance #3 is 4,415 Sq.Ft. and is required for the construction of the pump house that will be used to pump the generated effluent up Index Drive to the existing sewer system in Innovation Drive. All slopes within the buffer will be lined with rolled erosion control blankets. In addition, double protection will be held at the toe of slope/edge of disturbance (2 rows of silt soxx or mulch berm). The edge of disturbance will also be staked out and lined with orange construction fence.

Buffer Disturbance #4 is 4,392 Sq.Ft. and is required for the construction of gravel wetland #104. This gravel wetland will serve to capture and treat the generated runoff coming off proposed Index Drive. All slopes within the buffer will be lined with rolled erosion control blankets. In addition, double protection will be held at the toe of slope/edge of disturbance (2 rows of silt soxx or mulch berm). The edge of disturbance will also be staked out and lined with orange construction fence.

Buffer Disturbance #5 is 16,634 Sq.Ft. and is required for the construction of Index Drive and the adjacent side slopes. The road was designed in this location to keep all disturbance out of the 100' stream buffer. All slopes within the buffer will be lined with rolled erosion control blankets. In addition, double protection will be held at the toe of slope/edge of disturbance (2 rows of silt soxx or mulch berm). The edge of disturbance will also be staked out and lined with orange construction fence.

Buffer Disturbance #6 & #7 are 755 Sq.Ft. in total and are required for the construction of Index Drive and the adjacent side slopes. All slopes within the buffer will be lined with rolled erosion control blankets. In addition, double protection will be held at the toe of slope/edge of disturbance (2 rows of silt soxx or mulch berm). The edge of disturbance will also be staked out and lined with orange construction fence.

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Buffer Disturbance #8, #9 & #10 are 14,675 Sq.Ft. in total and are required for the construction of the traveled way around the proposed warehouse and for the proposed wetland crossing (wetland disturbance #4). All slopes within the buffer will be lined with rolled erosion control blankets. In addition, double protection will be held at the toe of slope/edge of disturbance (2 rows of silt soxx or mulch berm). The edge of disturbance will also be staked out and lined with orange construction fence.

Buffer Disturbance #11 is 498 Sq.Ft. and is required for the construction of gravel wetland #110. This gravel wetland will serve to capture and treat the generated runoff coming off the proposed parking lot and Index Packaging building. All slopes within the buffer will be lined with rolled erosion control blankets. In addition, double protection will be held at the toe of slope/edge of disturbance (2 rows of silt soxx or mulch berm). The edge of disturbance will also be staked out and lined with orange construction fence.

Buffer Disturbance #12-#16 are 4,596 Sq.Ft. in total and are required for the construction of the traveled way around the proposed Index Packaging building. All slopes within the buffer will be lined with rolled erosion control blankets. In addition, double protection will be held at the toe of slope/edge of disturbance (2 rows of silt soxx or mulch berm). The edge of disturbance will also be staked out and lined with orange construction fence.

The proposed wetland crossings were overdesigned in size so that small animals would be able to migrate through them from the northern wetlands to the stream that runs along the southern border. The crossings will have a 1' burry depth which allow for easy migration and accessibility.

Given the zoning ordinance of the General Industrial Zone the applicant is not required to conform to the landscaping regulations within the zoning ordinance. However, given the nature of the proposed project and the adjacent wetlands, an intensive landscaping design has also been conducted in order to provide green space around the proposed project and provide buffering around the proposed parking areas and traveled ways. A variety of street trees will be installed along Index Drive and all traveled ways. Shrubs will be planted along the buildings and additional trees will be installed around the parking lot and in the internal landscaped island.

A full lighting analysis has also been conducted as part of this design. Lighting will installed around each of the proposed buildings illuminating all public and private entrances. In additions, lamps will be placed above the proposed concrete pads and loading docks. Lighting will also be installed to illuminate all the parking areas and intersection as shown on the lighting plans. The proposed lighting design was done to only illuminate the necessary areas but also prevent light from illuminating the abutting wetlands.

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As mentioned above there is a stream that runs along the base of the project site adjacent to the existing rail line. It has been our experience in the past that the Army Corps of Engineers has looked to protect a 100' buffer around those recourses and so we have kept that in mind as part of the project planning. You will note that we call out the stream and the "buffer" on the plans and details, but there is no local jurisdiction to this recourse.

We have filed with the Natural Heritage Bureau for a determination on impacts to rare and endangered plants and wildlife. We received correspondence back that the project was of no concern, however we have implemented the following into the design based on our prior experiences:

- Slopes are as flat as reasonably practical. 3:1 in most cases. Slopes are lined with a natural fiber matting that is not bound together with plastic webbing. This is a preferred product by NH F&G for the preservation of snakes and other animals that can get caught in the plastic webbing.
- Outlet control structures are designed towards the center of the ponds so as to discourage turtles and other animals from climbing on them and falling into them. With the sumps and internal outlet control weirs there is no way for them to safely escape.
- Sloped granite curbing is used where practical. This is used primarily on the side of the roadways that is adjacent to the larger wetland complex.

Stormwater on this project site is treated in three ways:

- Gravel wetlands are used as the primary treatment BMP on site. Though we are not in an impaired watershed for nitrogen, given the amount of pavement and impervious surface being applied to this project site we felt this BMP was superior for water quality.
- A Rain Garden is proposed in one area. This is to allow some of the parking lot impervious surface to be treated through a filter with little to no long term ponding. This decision is related to stormwater temperatures.
- Bio-Swales. Where practical bio-swales were used to treat storm flow from the proposed public road, Index Drive. This is in an effort to reduce future operational costs for the City of Rochester.

Respectfully Submitted,
Berry Surveying & Engineering

James F. Hayden
Engineering Technician

BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President

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MAJOR SITE PLAN
FOR
INDEX PACKAGING, INC.
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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SHEETS 82–85	~ INDEX PACKAGING WAREHOUSE UTILITY PLANS
SHEETS 86–87	~ INDEX PACKAGING WAREHOUSE CROSS SECTIONS
SHEET 88	~ INDEX PACKAGING WAREHOUSE LANDSCAPING PLAN
SHEET 89	~ INDEX PACKAGING WAREHOUSE LIGHTING PLAN
SHEET 90	~ INDEX PACKAGING WAREHOUSE TRUCK TURNING TEMPLATES
SHEETS 91–101	~ CONSTRUCTION DETAILS

* INDICATES A PLAN IS TO BE RECORDED

REQUIRED PERMITS:

~ NHDES WETLANDS PERMIT
~ NHDES SEWER DISCHARGE PERMIT
~ NHDES ALTERATION OF TERRAIN PERMIT
~ US EPA NOI & SWPPP
~ CONDITIONAL USE PERMIT

NOTE:

BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECTS DOCUMENTATION. ALL USERS ARE BOUND TO THIS DOCUMENT AS PART OF THE APPROVAL OF THE PLANNING BOARD. COPIES OF THE YEARLY INSPECTIONS ARE TO BE DELIVERED TO THE CITY OF ROCHESTER COMMUNITY SERVICES DEPARTMENT.

OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

RECEIVED
AUG 13 2019
By

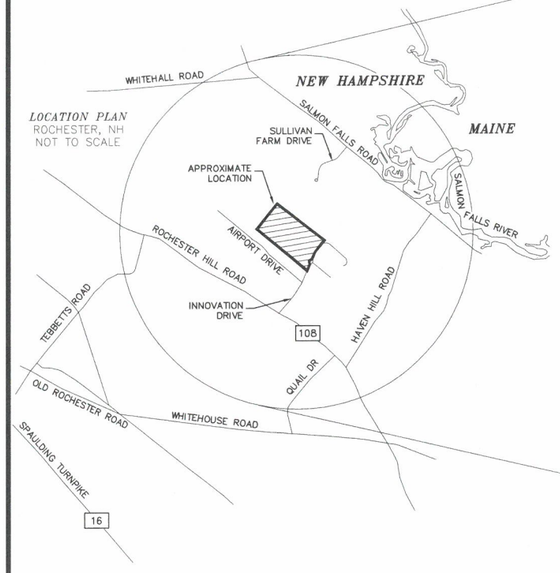
SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332–2863

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

WETLAND SCIENTIST: FRAGGLE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163
38 GARLAND ROAD
STRAFFORD, NH 03884
(603) 969–5574

SOIL SCIENTIST: JOHN P. HAYES, III, CSS #87
7 LIMESTONE WAY
NORTH HAMPTON, NH 03862
(603)–205–4396

LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE



VICINITY SKETCH
ROCHESTER, NH
SCALE: 1" = 500' ±

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

GENERAL PLAN SET NOTES:

1.) 11x17" PLANS ARE HALF THE PUBLISHED SCALE.

2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF ROCHESTER.

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

STATE OF NEW HAMPSHIRE — No. 805 — KENNETH A. BERRY — LICENSED LAND SURVEYOR — SIGNATURE

REVISION	DATE	DESCRIPTION

MAJOR SITE PLAN
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : AS SHOWN
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 – 034

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

ABBREVIATION LEGEND:

BITUM.	BITUMINOUS
E.O.P.	EDGE OF PAVEMENT
V.G.C.	VERTICAL GRANITE CURB
S.G.C.	SLOPED GRANITE CURB
E.S.H.W.T	ESTIMATED SEASONAL HIGH WATER TABLE
TYP.	TYPICAL
U.G.E.	UNDER GROUND ELECTRIC / UTILITY
U.D.	UNDER DRAIN
C.O.	CLEAN OUT
INV.	INVERT
ELEV.	ELEVATION
F.E.S.	FLARED END SECTION
HDPE	HIGH DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
C.L.D.I.	CONCRETE LINED DUCTILE IRON
RECB	ROLLED EROSION CONTROL BLANKET
F.G.	FINISHED GRADE
E.G.	EXISTING GRADE
E.T.W.	EDGE OF TRAVELED WAY
T.B.R.	TO BE REMOVED
PL	PROPERTY LINE
EL	EASEMENT LINE
R.O.W.	RIGHT OF WAY
CL	CENTER LINE
CF	CUBIC FEET
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.V.C.	POINT OF VERTICAL CURVATURE
P.V.I.	POINT OF VERTICAL INTERSECTION
P.V.T.	POINT OF VERTICAL TANGENCY
EX.	EXISTING
PROP.	PROPOSED
R&R	REMOVE AND REPLACE
STA.	STATION
'/.	FOOT / FOOT

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

EXISTING LEGEND:

- IRON BOUND ~FND~
- IRON PIPE ~FND~
- DRILL HOLE ~FND~
- T-BAR ~FND~
- UTILITY POLE / GUY WIRE
- TREE WITH WIRE
- SINGLE POST SIGN
- CURB STOP
- GATE VALVE
- GAS VALVE
- FIRE HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- DRAIN MANHOLE
- TREE
- E113.83 EXISTING SPOT ELEVATION
- 100' STREAM BUFFER
- BUILDING SETBACK LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING DRAIN LINE
- OVERHEAD UTILITIES
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR

PROPOSED LEGEND:

- UTILITY POLE
- LIGHT TYPE "A" MOUNTED ON LIGHT POLE
- LIGHT TYPE "B" MOUNTED ON LIGHT POLE
- LIGHT TYPE "C" MOUNTED LIGHT POLE
- LIGHT TYPE "D" MOUNTED ON BUILDING
- LIGHT TYPE "E" MOUNTED ON BUILDING
- DRAIN MANHOLE W/STRUCTURE
- SEWER MANHOLE W/STRUCTURE
- CATCH BASIN W/STRUCTURE
- SIGNAGE
- CHECK DAM-MATERIAL AS SPECIFIED
- FLOW ARROW
- TEMPORARY BENCHMARK (T.B.M.)
- E101 / E6 DETAIL SHEET / DETAIL
- MATCH POINT
- MATCH LINE
- CONTOUR MINOR, PROPOSED
- CONTOUR MAJOR, PROPOSED
- DRAIN CULVERT W/ FLARED END SECTION (F.E.S.)
- SHOULDER
- CENTER LINE
- BUILDING SETBACK LINE
- TRANSFORMER / J.BOX
- UNDERGROUND UTILITY
- UNDER DRAIN
- SILT FENCE / EROSION MIX BERM
- FILTREXX 8" – 12" SILT SOXX AS SPECIFIED
- ORANGE CONSTRUCTION PERIMETER FENCE
- PHASE LINE
- NRCS SOIL DELINEATION
- SOIL TYPE
- RIP RAP
- RAIN GARDEN
- BERM
- GATE VALVE
- CURB STOP
- HYDRANT
- THRUST BLOCKS
- PROPOSED SPOT ELEVATION
- PROPOSED GAS LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE

GIS SKETCH

ROCHESTER, NH
SCALE: 1" = 800' ±

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	30"x30"	STOP	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	7	RED	WHITE	WHITE	SQUARE (8)
R7-8	12"x18"	RESERVED PARKING	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	9	WHITE	GREEN W/ WHITE SYMBOL ON BLUE	RED	SQUARE (9)
R7-8a	12"x6"	VAN ACCESSIBLE	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	3	WHITE	GREEN	GREEN	SQUARE (0)
R8-31	12"x18"	NO PARKING FIRE LANE	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	2	WHITE	RED	RED	SQUARE (2)
R1-2	36"x36X36"	YIELD	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	3	WHITE/RED	RED	WHITE	SQUARE (2)
R6-1R	36"x12"	ONE WAY	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	2	BLACK W/ WHITE ARROW	BLACK	WHITE	SQUARE (2)

ABUTTERS WITHIN 200':

N/F FAZEKAS, CHRISTOPHER & LEANN
71 SULLIVAN FARM DRIVE
ROCHESTER, NH 03868
TAX MAP 241, LOT 20-7
S.C.R.D. BOOK 4074, PAGE 110

N/F KANELOS, NICHOLAS JR. & KATHY I.
67 SULLIVAN FARM DRIVE
ROCHESTER, NH 03868
TAX MAP 241, LOT 20-6
S.C.R.D. BOOK 3436, PAGE 653

N/F SARGENT, LINDA & FOWLER, MARTHA J.
671 SALMON FALLS ROAD
ROCHESTER, NH 03868
TAX MAP 241, LOT 21
S.C.R.D. BOOK 2003, PAGE 684

N/F RINES, DANIEL M. & DANA M.
1125 SALMON FALLS ROAD
ROCHESTER, NH 03868
TAX MAP 241, LOT 14
S.C.R.D. BOOK 4260, PAGE 769

N/F RINES, LORRAINE S.
1103 SALMON FALLS ROAD
ROCHESTER, NH 03868
TAX MAP 241, LOT 15
S.C.R.D. BOOK, 1362, PAGE 609

ABUTTERS WITHIN 200' CONT.:

N/F AIRPORT DR BUSINESS PARK CONDO
C/O AMAROSA PERKINS DEVELOPMENT, LLC
19 CHERRY LANE
MADBURY, NH 03823
TAX MAP 242, LOT 3
S.C.R.D. BOOK 3673, PAGE 398

N/F HOUSING AUTHORITY OF THE CITY OF ROCHESTER
& THE BUSINESS FINANCE AUTHORITY OF THE STATE OF NEW HAMPSHIRE
2 PILLSBURY STREET, SUITE 101
CONCORD, NH 03301
TAX MAP 242, LOT 6
S.C.R.D. BOOK 4029, PAGE 908

N/F HUSSEY MANUFACTURING TECHNOLOGY, LLC
44 VENTURE DRIVE
ROCHESTER, NH 03820
TAX MAP 243, LOT 34
S.C.R.D. BOOK 4340, PAGE 940

N/F SPECTEX REALTY, LLC
1 PROGRESS DRIVE
ROCHESTER, NH 03820
TAX MAP 243, LOT 36
S.C.R.D. BOOK 3440, PAGE 690

ABUTTERS WITHIN 200' CONT.:

N/F SPECTEX REALTY, LLC
1 PROGRESS DRIVE
ROCHESTER, NH 03820
TAX MAP 243, LOT 37
S.C.R.D. BOOK 3440, PAGE 690

N/F FRISBIE FOUNDATION
11 WHITEHALL ROAD
ROCHESTER, NH 03867
TAX MAP 243, LOT 37-2
S.C.R.D. BOOK 2278, PAGE 245

N/F CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
TAX MAP 255, LOT 18
S.C.R.D. BOOK 4457, PAGE 457

STATE OF NEW HAMPSHIRE – LICENSED SURVEYOR
No. 803
KENNETH A. BERRY
SIGNATURE

REVISION	DATE	DESCRIPTION

NEIGHBORHOOD PLAN
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : AS SHOWN
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 – 034

STATE OF NEW HAMPSHIRE – KENNETH A. BERRY No. 14241 LICENSED PROFESSIONAL ENGINEER

SITE PLAN NOTES:

1. AS BUILT PLANS OF SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN A PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ERSI FORMAT TO THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
2. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND. OVERHEAD UTILITIES ARE PROPOSED DOWN INDEX DRIVE AND PORTIONS OF THE PRIVATE SITE. UNDER GROUND UTILITIES ARE PROPOSED INTO THE TWO SHOWN STRUCTURES. A WAIVER HAS BEEN REQUESTED TO THE CITY OF ROCHESTER PLANNING BOARD.
3. THE SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND MUNICIPAL SEWER.
4. ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
5. THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
6. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
7. A LETTER OF CREDIT FOR 10% OF THE ESTIMATED COST OF EARTH WORK CONSTRUCTION SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. COORDINATE WITH HE CITY OF ROCHESTER DEPARTMENT OF PLANNING & DEPARTMENT OF PUBLIC WORKS.
8. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR, AND THE TECHNICAL STAFF WORKS SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
9. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE ASSESSING DEPARTMENT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
10. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
    EPA NOTICE OF INTENT (NOI): (PENDING)
    ALTERATION OF TERRAIN (AoT): (PENDING)
    STORM WATER POLLUTION PREVENTION PLAN (SWPPP): (PENDING)
    NHDES WETLAND PERMIT: (PENDING)
    NHDES SEWER DISCHARGE PERMIT: (PENDING)
11. THIS PLAN PROPOSES APPROXIMATELY 1,044,280 SQ. FT. (23.97 Ac.) OF DISTURBANCE.
12. ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED 2016. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF ROCHESTER POLICIES AND PRACTICES.
13. CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233).
14. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
15. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13, AS APPLICABLE..
16. FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ROCHESTER DPW.
17. CONTRACTOR TO CONTACT ROCHESTER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS AS MAY BE REQUIRED.
18. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (603) 436-7708. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.
19. CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH CONSOLIDATED COMMUNICATIONS AT (888) 941-1064 OR ATLANTIC BROADBAND AT (800) 952-1001.
20. THE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAY 8AM-6PM WITH NO SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR.
21. FROM GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.
22. THIS SITE DESIGN HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE ACCESSIBILITY REGULATIONS IN ACCORDANCE WITH NH RSA 11-A:5.
23. IF REQUIRED, SNOW SHALL BE REMOVED TO AN APPROVED LOCATION. SNOW STORAGE SHALL NOT IMPEDE DRAINAGE.
    PAVEMENT COVERAGE: 422,706 Sq. Ft.
    SNOW STORAGE: 70,200 Sq. Ft.
    6:1 RATIO PROVIDED
24. LOT COVERAGE
    EXISTING BUILDING IMPERVIOUS AREA: 0 Sq. Ft. (0%)
    EXISTING PAVED IMPERVIOUS AREA: 0 Sq. Ft. (0%)
    TOTAL EXISTING IMPERVIOUS COVER: 0 Sq. Ft. (0%)
    PROPOSED BUILDING IMPERVIOUS AREA: 216,743 Sq. Ft. (8.8%)
    PROPOSED PAVED IMPERVIOUS AREA: 422,706 Sq. Ft. (17.1%)
    TOTAL PROPOSED IMPERVIOUS COVER: 639,243 Sq. Ft. (25.9%)
25. WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
26. ALL DISTURBED AREAS ARE TO RECEIVE 4" OF QUALITY LOAM AND SEED.
27. LIST ANY CONDITIONAL USE PERMITS REQUIRED BY THE PLANNING BOARD:
    DISTURBANCE WITHIN THE 50' WETLAND BUFFER: PENDING
28. LIST ANY WAIVERS REQUIRED BY THE PLANNING BOARD.
    2:1 WHERE 3:1 IS REQUIRED
    UNDERGROUND UTILITIES
29. FOR MORE INFORMATION ABOUT THIS SITE PLAN PLEASE CONTACT THE CITY OF ROCHESTER PLANNING OFFICE AT 603-335-1338.

PARKING TABLE:

PER CITY OF ROCHESTER PARKING REQUIREMENT

- ** OFFICE
  - *** 5,410 SF / 3 SPACE PER 1000 SF = 16.23 SPACES
- ** INDUSTRIAL
  - *** 211,333 GSF OF INDUSTRIAL / 1 SPACE PER 1000 GSF = 211.33 SPACES

228 SPACES REQUIRED
251 SPACES PROVIDED

GRADING NOTES:

1. EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.
2. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
3. CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION
5. WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
6. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
7. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. LIMIT OF GRADING SHOULD NOT BE EXPANDED WITHOUT CONSULTING THE DESIGN ENGINEER. SEE ALSO E&SC PLAN.
8. THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).
9. ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH ‡‡ SHALL BE THERMOPLASTIC.
10. ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.
11. ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
12. NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II. THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). BIWEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER AND AFTER STORM EVENTS OF OVER 0.25".
13. UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS. SEE SHEET E102, DETAIL E18 FOR DEFINITION OF STABLE.
14. ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.
15. ALL BASINS AND DRAINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS.
16. ALL TREATMENT SWALE TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS UNLESS OTHERWISE INSTRUCTED BY THE DESIGN ENGINEER DURING CONSTRUCTION.
17. A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS, AS MAY BE APPLICABLE.
18. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND ROCHESTER CITY STAFF SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
19. BUILDING ADDRESSES SHALL BE DETERMINED BY THE BUILDING OFFICIAL.

THIS SITE PLAN PROPOSES 1,044,280 ± SQ. FT. (23.97 Ac.) OF DISTURBANCE. PER ENV-WQ 1503.12 AN ALTERATION OF TERRAIN PERMIT IS REQUIRED.

20. WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
21. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH CITY OF ROCHESTER CODE OR BE COORDINATED WITH THE DEPARTMENT OF PUBLIC WORK
22. SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY, AND SEDIMENT AND EROSION CONTROLS.
23. ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED, RECYCLED PIPE IS APPROVED FOR PROJECT SITE. RECYCLED HDPE PIPE "GREEN PIPE" IS ACCEPTABLE FOR THIS PROJECT SITE.
24. ALL CATCH BASINS SHALL BE PRE-CAST H-20 LOADING AND SHALL BE EQUIPPED WITH DEEP SUMPS (2-4' SEE GRADING PLANS) AND HOODS (SEE DETAILS) HOODS ARE TO BE "THE ELIMINATOR" BY KLEANSTREAM. RIMS ARE TO BE REXUS STYLE AND SHALL BE SET FLUSH WITH FINISH GRADE, UNLESS OTHERWISE INSTRUCTED DURING CONSTRUCTION BY ROCHESTER DPW. RIMS ABOVE FINISH GRADE WILL BE NOT BE ACCEPTED. ALL RIMS, GRATES AND COVERS ARE TO BE U.S.A MADE. RIMS ARE TO BE SET AT BINDER GRADE AND RIM-RAISED FOR FINAL TOP COAT. HOODS ARE TO BE INSTALLED IMMEDIATELY AFTER BASIN CONSTRUCTION.

UTILITY NOTES:

1. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES, TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL MEETING THE ENGINEERS SPECIFIC RECOMMENDED CRITERIA.
2. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER (NOT ALLOWED IN CITY R.O.W.), EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
3. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
4. FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ROCHESTER DPW.
5. CONTRACTOR TO CONTACT ROCHESTER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS.
6. ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF ROCHESTER STANDARDS. ALL HIGHWAY CONSTRUCTION WILL MEET THE CITY OF ROCHESTER STANDARDS.
7. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (800) 662-7764. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.
8. ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & ROCHESTER DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05 (c)-(e) AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121.
9. CONTRACTOR SHALL COORDINATE ALL GAS INSTALLATIONS WITH UNITIL.
10. ALL SEWER MANHOLE RIMS & COVERS ARE TO BE PAMREX.
11. ALL WATER SERVICES ARE TO BE WITNESSED WITH A 2"X4" PAINTED BLUE. ALL SEWER SERVICES ARE TO BE WITNESSED WITH A 2"X4" PAINTED YELLOW, IS STUBBED PRIOR TO BUILDING CONSTRUCTION.
12. CURB BOXES SHOULD BE PLACED IN THE LAWN AREA, OR IF PLACED IN PAVEMENT, A ROAD BOX IS REQUIRED.
13. SEE EXISTING CONDTIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUS BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
14. ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & ROCHESTER DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.08 FOR SDR 21 / 9 FORCE MAIN PRESSURE PIPE, AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121. THE FORCE MAIN SHALL BE TESTED IN ACCORDANCE WITH ENV-WQ 704.09.
15. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
16. CONTRACTOR TO TRANSFER TEMPORARY BENCHMARK TO A SUITABLE BENCHMARK TO CONTROL CONSTRUCTION. ANY ELEVATION DISCREPANCIES ARE TO BE REPORTED TO THE THE DESIGN ENGINEER IMMEDIATELY.
17. INDEX PACKAGING & INDEX PACKAGING WAREHOUSE WILL TEMPORARILY RELY ON A PUMP SYSTEM (DUAL ALTERNATING LIBERTY LSG200 SERIES (SINGLE STAGE) OMNIVORE 2HP GRINDER PUMPS) TO TRANSPORT EFFLUENT TO THE EXISTING CITY OF ROCHESTER MUNICIPAL PUMP STATION LOCATED IN THE INNOVATION DRIVE ROUND-ABOUT. THIS CONNECTION WILL BE TAKEN OFFLINE WHEN THE NEW CITY OF ROCHESTER MUNICIPAL PUMP STATION ON INDEX DRIVE IS PLACED ON LINE. SEE UTILITY PLANS FOR FURTHER DETAILS.

LANDSCAPING NOTES:

1. CALL DIG SAFE PRIOR TO BEGINNING WORK. (1-888-344-7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.
2. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS. VARIATIONS IN QUANTITIES ARE TO BE APPROVED BY THE DESIGN ENGINEER.
4. PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
5. ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN
6. ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.
7. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.
8. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.
10. NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.
11. ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
13. MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AND ADDITIONAL YEAR FROM TIME OF INSTALLATION.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.
15. THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWING SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.
17. ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.
18. SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.
19. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.
20. TREES ARE TO BE 6' TALL AT PLANTING.
21. ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 – NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)
22. PLANT-PIT BACK-FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.
23. ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS
24. TOPSOIL WILL BE TESTED FOR FERTILIZATION REQUIREMENTS, AND SLOW RELEASE ENVIRONMENTALLY FRIENDLY FERTILIZER WILL BE APPLIED AT THE RECOMMENDED RATES.
25. ALL DISTURBED WETLAND BUFFER AREAS, EXCEPT FOR AREAS THAT ARE PART OF THE DRAINAGE SYSTEM, ARE TO BE RESEEDED WITH A CONSERVATION SEED MIX AND ONLY MOWED TWICE PER YEAR.
26. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.
27. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ONGOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
28. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
29. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NO LESS THAN ONE FULL YEAR FROM THE TIME OF INSTALLATION. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE OWNER IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.
30. BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, THAT HAS LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESS PRUNING OR INADEQUATE OR IMPROPER CARE, OR IS, IN THE OPINION OF THE OWNER, IN UNHEALTHY OR UNSIGHTLY CONDITION.
31. THE CONTRACTOR IS TO USE TEMPORARY MEASURES FOR WATERING PLANTS DURING THE ESTABLISHMENT PERIOD. INCLUDING CONNECTING TEMPORARY HOSES TO THE STRUCTURE WATER SUPPLY LINE AND UTILIZING SPRINKLERS UNTIL 85% GROWTH OCCURS.
32. CONTRACTOR IS TO MULCH A 6' RADIUS AROUND ALL DECIDUOUS TREES (EXCEPT TREES THAT ARE IN THE SLOPE OF A DRAINAGE PRACTICE). THE REMAINING AREA IS TO BE LOAMED AND SEEDED.

REVISION	DATE	DESCRIPTION

PROJECT NOTES
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : N/A
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 - 034

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
LICENSED PROFESSIONAL ENGINEER

WETLAND NOTE:

THE WETLAND DELINEATION WAS COMPLETED APRIL 2019 ACCORDING TO THE FOLLOWING STANDARDS:

CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT 4–87–1, (JANUARY, 1987)

U.S. ARMY CORPS OF ENGINEERS, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 3909 HALLS FERRY ROAD, VICKSBURG, MS 39180–6199, JANUARY 2012, ERDC/EL TR–12–1

COWARDIN, LEWIS M., GOLET, FRANCIS C. AND LAROE, EDWARD T, CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFWS, DEPT. OF THE INTERIOR, WASH. D.C., 1979.

FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.1, 2017 (INCLUDING CORRECTIONS TO VERSION 8.0, 2016, ON PAGES 21, 25, AND 34)

NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2017 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA

DAMON E. BURT, CERTIFIED WETLAND SCIENTIST #163

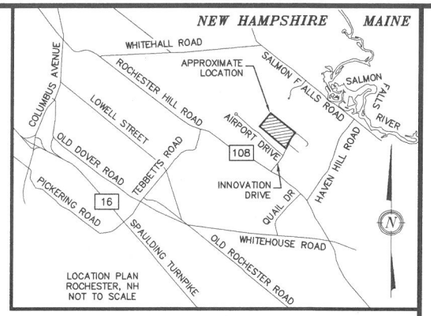
FRAGGLE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163

SOILS:

GsB – GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
GsC – GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
Mp – FREETOWN AND SWANSEA MUCKY PEATS, 0 TO 2 PERCENT SLOPES
Sb – SAUGATUCK LOAMY SAND
Wa – WHITMAN VERY STONY FINE SANDY LOAM
SEE WEBSOIL USDA–NRCS

LEGEND:

- IRON BOUND ~FND~
- IRON PIPE ~FND~
- DRILL HOLE ~FND~
- T–BAR ~FND~
- UTILITY POLE / GUY WIRE
- TREE WITH WIRE
- STONE WALL
- 100' STREAM BUFFER
- NRCS SOIL DELINEATION LINE
- BUILDING SETBACK LINE
- WETLAND LINE
- 50' WETLAND BUFFER
- OVERHEAD UTILITIES LINE
- EASEMENT LINE
- CONTOUR LINE, MINOR
- CONTOUR LINE, MAJOR
- NRCS SOIL LABEL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND



LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE

NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

2.) TAX MAP 242, LOT 5

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

4.) S.C.R.D. BOOK 3963, PAGE 25

5.) ZONING: GENERAL INDUSTRIAL DISTRICT
FRONTAGE ~ 100.0'
MINIMUM LOT SIZE ~ 20,000 SQUARE FEET
FRONT SETBACK ~ 25.0'
SIDE SETBACK ~ 20.0'
REAR SETBACK ~ 25.0'
WETLANDS/WATER BODY SETBACK ~ 50.0'
MAX. STRUCTURE HEIGHT: 55.0'
MAX. LOT COVERAGE: 75%

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# –330150, MAP# – 33017C0216D, DATED: MAY 17, 2005.

7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

8.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP 242 LOT 5 AS OF THE DATE OF THE FIELD WORK.

/F FAZEKAS, CHRISTOPHER & LEANN
71 SULLIVAN FARM DRIVE
ROCHESTER, NH 03868
S.C.R.D. BOOK 4074, PAGE 110
TAX MAP 241, LOT 20–7

N/F RINES, LORRAINE S.
1103 SALMON FALLS ROAD
ROCHESTER, NH 03868
S.C.R.D. BOOK, 1362, PAGE 609
TAX MAP 241, LOT 15

N/F RINES, DANIEL M. & DANA M.
1125 SALMON FALLS ROAD
ROCHESTER, NH 03868
S.C.R.D. BOOK 4260, PAGE 769
TAX MAP 241, LOT 14

N/F KANELOS, NICHOLAS JR. & KATHY I.
67 SULLIVAN FARM DRIVE
ROCHESTER, NH 03868
S.C.R.D. BOOK 3436, PAGE 653
TAX MAP 241, LOT 20–8

TRIPLE SNAG W/BARBED WIRE
1" IRON PIPE SHOT AT BASE ~FND~ +1' DISTURBED NOT HELD
11" MAPLE W/BARBED WIRE
5" MAPLE W/BARBED WIRE
STUMP W/BARBED WIRE
12" HEMLOCK W/BARBED WIRE
20" PINE W/BARBED WIRE
5" SNAG W/BARBED WIRE
1" IRON PIPE W/CAP ~FND~ +1' NH GRID COORDINATES: N: 287029.73 E: 1184288.65 ELEV.: 261.91
T–BAR ~FND~ +1.5'
8" HEMLOCK W/BARBED WIRE
EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DAMON BURT, CWS #163
WOODED
EVERSOURCE POWER LINE EASEMENT
S.C.R.D. BOOK, 4553, PAGE 645
PSNH 371/150X W/3 GUY WIRES
PSNH 371/150Y
PSNH 371/149
PSNH 371/148
PSNH 32/147
PSNH 32/148
PSNH 32/149 (W/3 GUY WIRES)
PSNH 371/147
PSNH 32/146
PSNH 371/146
PSNH 32/145
PSNH 371/145
PSNH 32/144
PSNH 32/143
UTILITY POLES
135.0'
150.0'
OPEN
PSNH 371/150Z
PSNH 371/150Y W/3 GUY WIRES
PSNH 32/149Y
PSNH 32/149X W/3 GUY WIRES
50' WETLAND BUFFER (TYP.)
EXISTING TREELINE
N/F HOUSING AUTHORITY OF THE CITY OF ROCHESTER & THE BUSINESS FINANCE AUTHORITY OF THE STATE OF NEW HAMPSHIRE
2 PILLSBURY STREET, SUITE 101
CONCORD, NH 03301
S.C.R.D. BOOK 4029, PAGE 908
TAX MAP 242, LOT 6
EXISTING TRAIL
50' WETLAND BUFFER (TYP.)
EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DAMON BURT, CWS #163
WOODED
EXISTING CHAIN LINK FENCE
N/F CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK, 3963, PAGE 25
TAX MAP 242, LOT 5
PSNH 159B/3 W/2 GUY WIRES
NRCS SOIL LINE (TYP.)
T.B.M. 102 SURVEY HUB ELEV.: 258.59
SAFRAN
EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DAMON BURT, CWS #163 NO BUFFER REQUIRED UNDER 1/2 ACRE
50.0'
EXISTING CATCH BASINS
EXISTING WATER VALVES
PSNH 159B/3 W/GUY WIRE
EXISTING FIRE HYDRANT
T.B.M. 103 SURVEY HUB ELEV.: 253.78
T.B.M. 102 – PK NAIL ELEV.: 258.32
EXISTING SEWER MANHOLE RIM ELEV.: 259.67
EXISTING CATCH BASINS
EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DAMON BURT, CWS #163
EXISTING WATER VALVE
EXISTING SEWER MANHOLE RIM ELEV.: 259.67
50' WETLAND BUFFER (TYP.)
100' STREAM BUFFER
T.B.M. 104 SURVEY HUB ELEV.: 241.12
PSNH 159B/5 W/GUY WIRE
EXISTING SIGN "STOP"
EXISTING SIGN "ONE WAY"
EXISTING GAS VALVE
EXISTING CATCH BASINS
EXISTING WATER VALVES
UTILITY POLE KP 55 W/GUY WIRE
ROCK LINED SLOPE
2" IRON PIPE ~FND~ +1.8'
PSNH 159B/6
EXISTING MUNICIPAL PUMP STATION CITY OF ROCHESTER
EXISTING RETAINING WALL
INNOVATION DRIVE
BRIDGE
PSNH 159A/33
PSNH 159B/7 W/2 GUY WIRES
EXISTING DRAIN MANHOLE RIM ELEV.: 261.17
EXISTING CATCH BASIN
N/F SARGENT, LINDA & FOWLER, MARTHA J.
671 SALMON FALLS ROAD
ROCHESTER, NH 03868
S.C.R.D. BOOK 2003, PAGE 684
TAX MAP 241, LOT 21
DRILL HOLE ~FND~
STREAM
EXISTING RAILROAD FENCE
DRILL HOLE ~FND~ NH GRID COORDINATES: N: 287111.90 E: 1182236.93 ELEV.: 254.18
EXISTING RAILROAD TRACKS
EXISTING 36" STONE CULVERT
N/F NH NORTHCOAST CORPORATION
PO BOX 429 OSSIPEE, NH 03823
S.C.R.D. BOOK 1706, PAGE 532
TAX MAP 239, LOT 26
EXISTING TREELINE

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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

KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION

EXISTING CONDITIONS PLAN
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 100 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 – 034

STATE OF NEW HAMPSHIRE No. 805 KENNETH A. BERRY LICENSED LAND SURVEYOR
SIGNATURE

LEGEND:

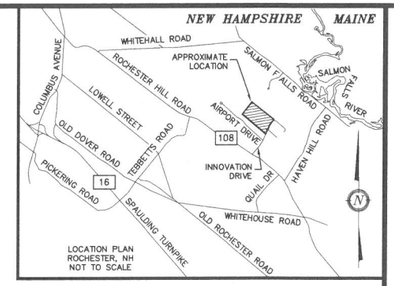
- IRON BOUND (TBS)
- IRON BOUND (FND)
- DRILL HOLE (FND)
- UTILITY POLE
- TEST HOLE
- BENCHMARK

- STONE WALL
- WETLAND LINE
- 50' WETLAND BUFFER
- OVERHEAD UTILITIES LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- SOIL LINE
- LIMIT OF SOIL SURVEY
- MATCH LINE / POINT

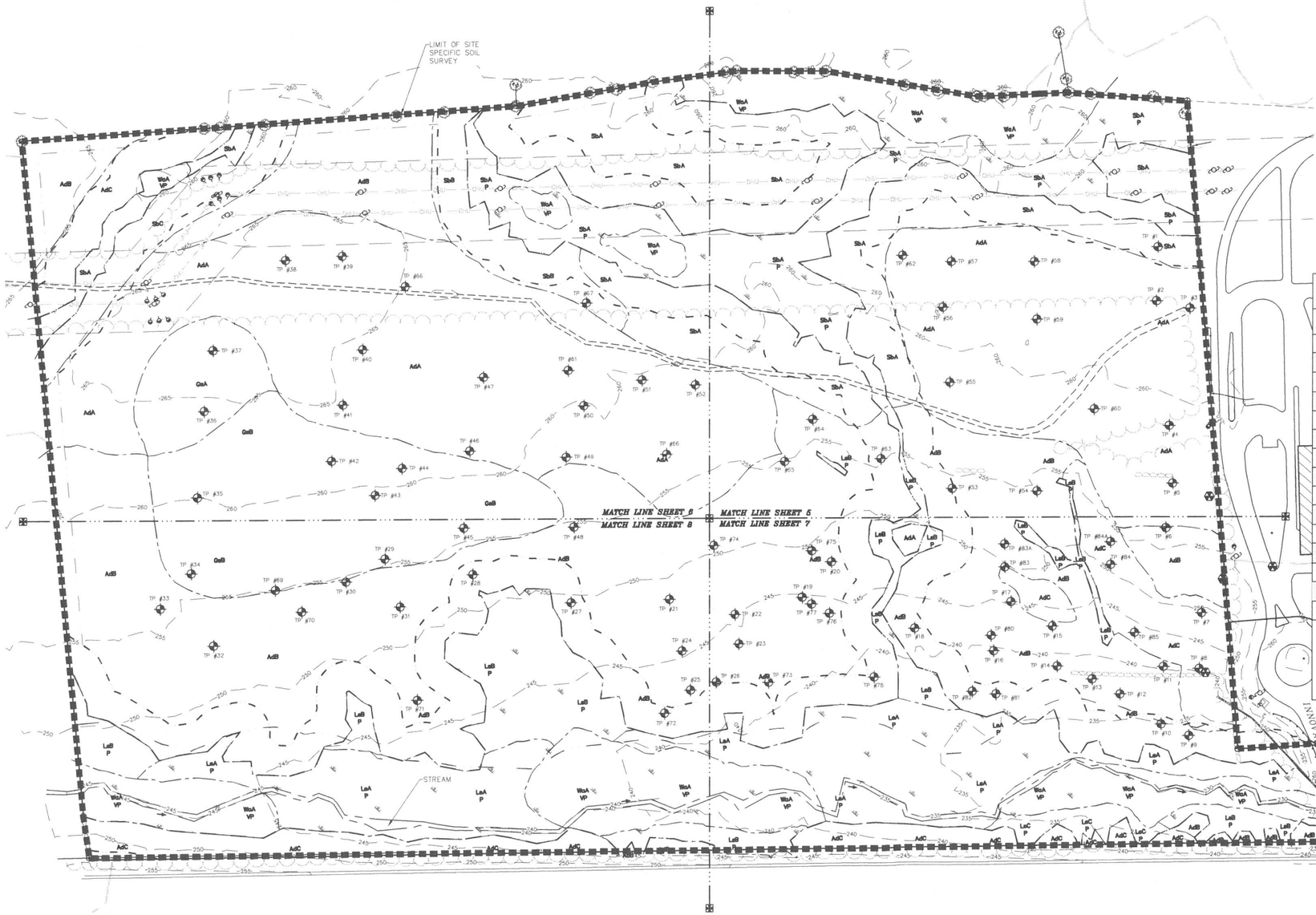
448A SOIL SERIES
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
TYP. TYPICAL
FND FOUND
TBA TO BE ABANDONED

JOHN P. HAYES III, CSS #87

DAMON BURT, CWS #163



LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE



NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

2.) TAX MAP 242, LOT 5

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

4.) S.C.R.D. BOOK 3963, PAGE 25

5.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# – 33017C0216D, DATED: MAY 17, 2005.

6.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

7.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING SOILS CONDITIONS OF TAX MAP 242 LOT 5 AS OF MAY 14, 2019. SEE SITE SPECIFIC SOIL SURVEY REPORT DATED MAY 14, 2019 BY JOHN P. HAYES III CSS #87

SOILS LEGEND

SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
AdA #147	ACTON (VERY STONY)	B
AdB #147	ACTON (VERY STONY)	B
AdC #147	ACTON (VERY STONY)	B
GsA #111	GLOUCESTER (VERY STONY)	A
GsB #111	GLOUCESTER (VERY STONY)	A
LeA/P #508	LEICESTER (VERY STONY, POORLY DRAINED)	D
LeB/P #508	LEICESTER (VERY STONY, POORLY DRAINED)	D
LeC/P #508	LEICESTER (VERY STONY, POORLY DRAINED)	D
SbA #16	SAUGATUCK (SOMEWHAT POORLY DRAINED)	D
SbB #16	SAUGATUCK (SOMEWHAT POORLY DRAINED)	D
SbC #16	SAUGATUCK (SOMEWHAT POORLY DRAINED)	D
SbA/P #16	SAUGATUCK (POORLY DRAINED)	D
SbB/P #16	SAUGATUCK (POORLY DRAINED)	D
SbC/P #16	SAUGATUCK (POORLY DRAINED)	D
WoA/VP #49	WHITMAN (VERY POORLY DRAINED)	D

SLOPE: A = 0–3% B = 3–8% C = 8–15% D = 15–25% E = 25–50% F = 50%+

DENOMINATOR: /VP = VERY POORLY DRAINED /P = POORLY DRAINED

REVISION	DATE	DESCRIPTION

SITE SPECIFIC SOILS MAP OVERVIEW
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

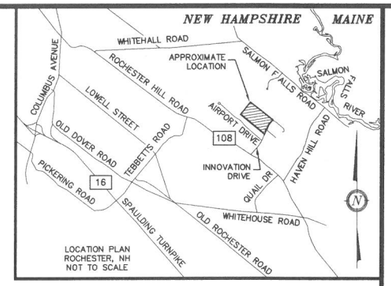
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 100 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 – 034

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

JOHN P. HAYES III, CSS #87

DAMON BURT, CWS #163



LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE

NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

2.) TAX MAP 242, LOT 5

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

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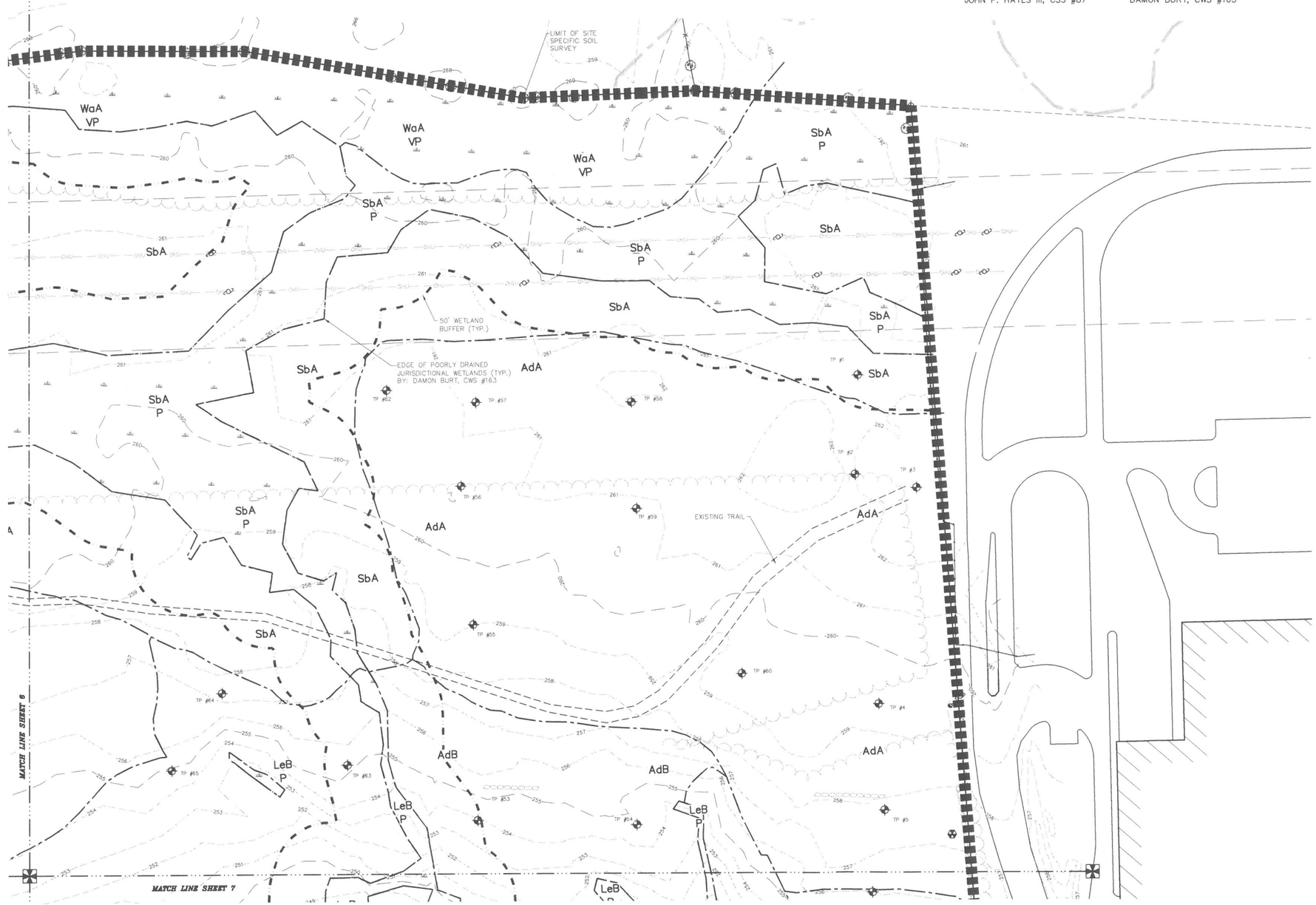


LEGEND:

- IRON BOUND (TBS)
- IRON BOUND (FND)
- DRILL HOLE (FND)
- UTILITY POLE
- TEST HOLE
- BENCHMARK
- STONE WALL
- WETLAND LINE
- 50' WETLAND BUFFER
- OVERHEAD UTILITIES LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- SOIL LINE
- LIMIT OF SOIL SURVEY
- MATCH LINE / POINT
- 448A SOIL SERIES
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND
- TBA TO BE ABANDONED

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REVISION	DATE	DESCRIPTION

SITE SPECIFIC SOILS MAP EAST
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

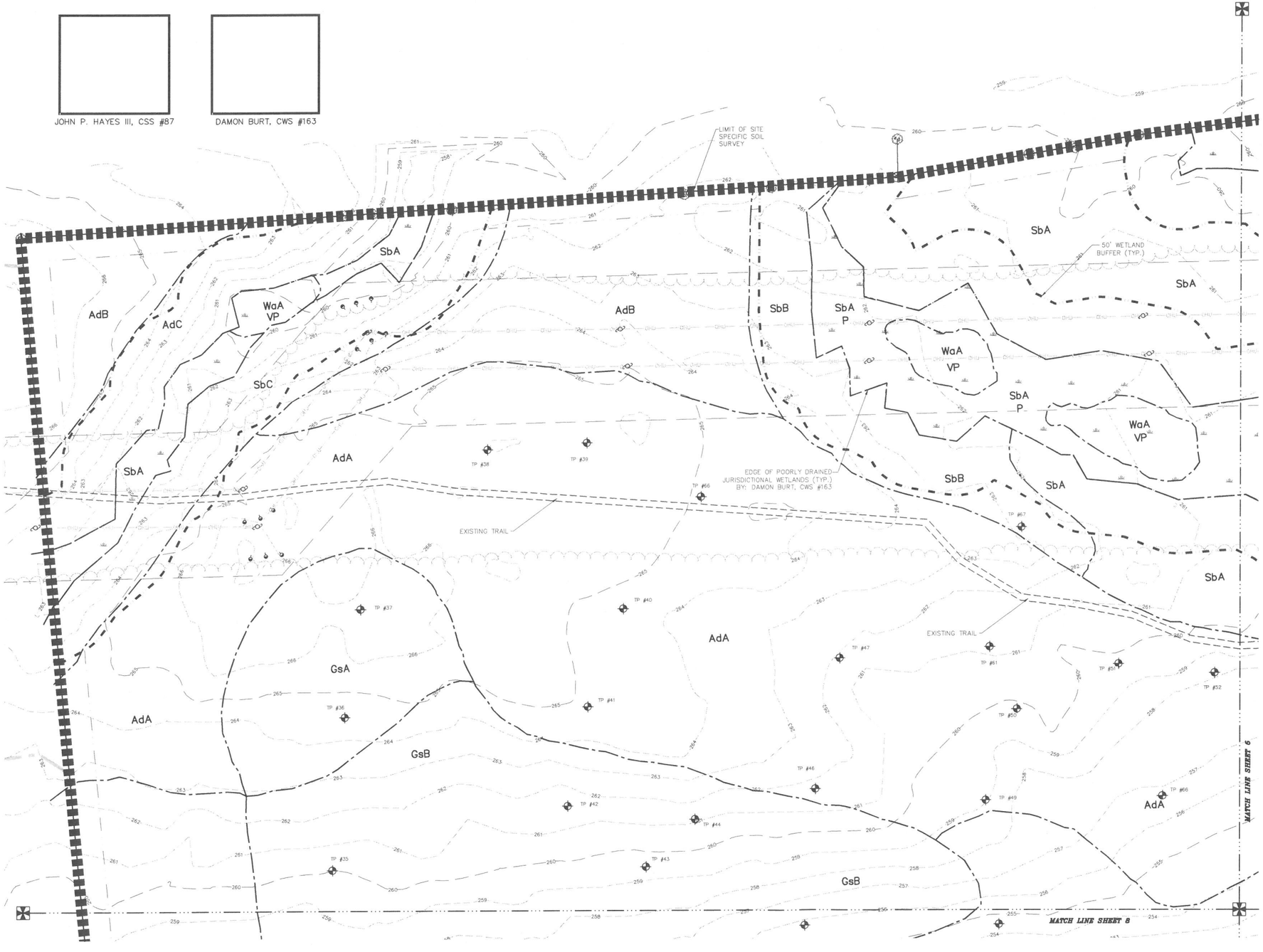
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

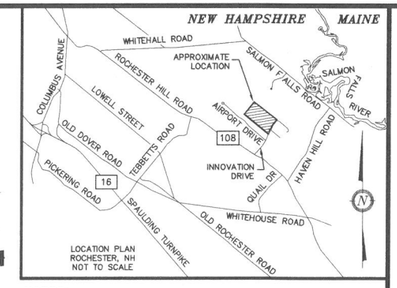
SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 – 034

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14242
LICENSED PROFESSIONAL ENGINEER

JOHN P. HAYES III, CSS #87

DAMON BURT, CWS #163





LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE

NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

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LEGEND:

- IRON BOUND (TBS)
- IRON BOUND (FND)
- DRILL HOLE (FND)
- UTILITY POLE
- TEST HOLE
- BENCHMARK
- STONE WALL
- WETLAND LINE
- 50' WETLAND BUFFER
- OVERHEAD UTILITIES LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- SOIL LINE
- LIMIT OF SOIL SURVEY
- MATCH LINE / POINT

448A SOIL SERIES
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
TYP. TYPICAL
FND FOUND
TBA TO BE ABANDONED

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

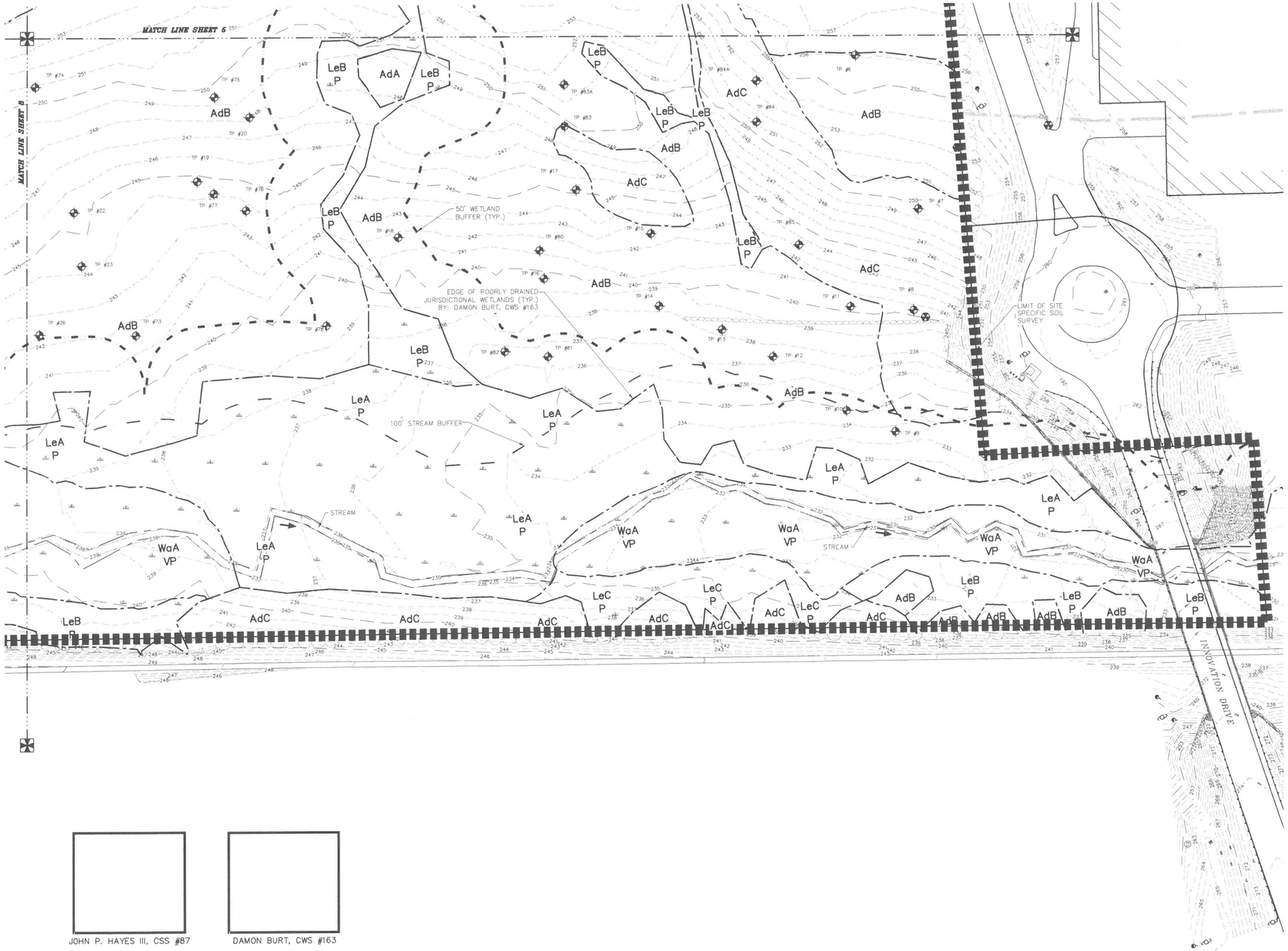
REVISION	DATE	DESCRIPTION

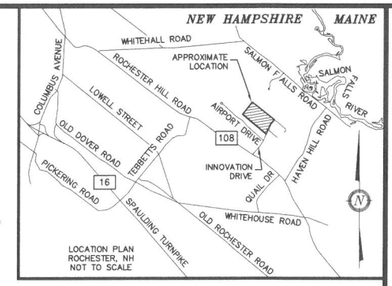
SITE SPECIFIC SOILS MAP NORTH
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 – 034

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





LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE

NOTES:

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31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

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LEGEND:

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- IRON BOUND (FND)
- DRILL HOLE (FND)
- UTILITY POLE
- TEST HOLE
- BENCHMARK
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- 50' WETLAND BUFFER
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- TBA TO BE ABANDONED

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50 0 25 50 100 200

(IN FEET)
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JOHN P. HAYES III, CSS #87

DAMON BURT, CWS #163

REVISION	DATE	DESCRIPTION

SITE SPECIFIC SOILS MAP SOUTH
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 13, 2019
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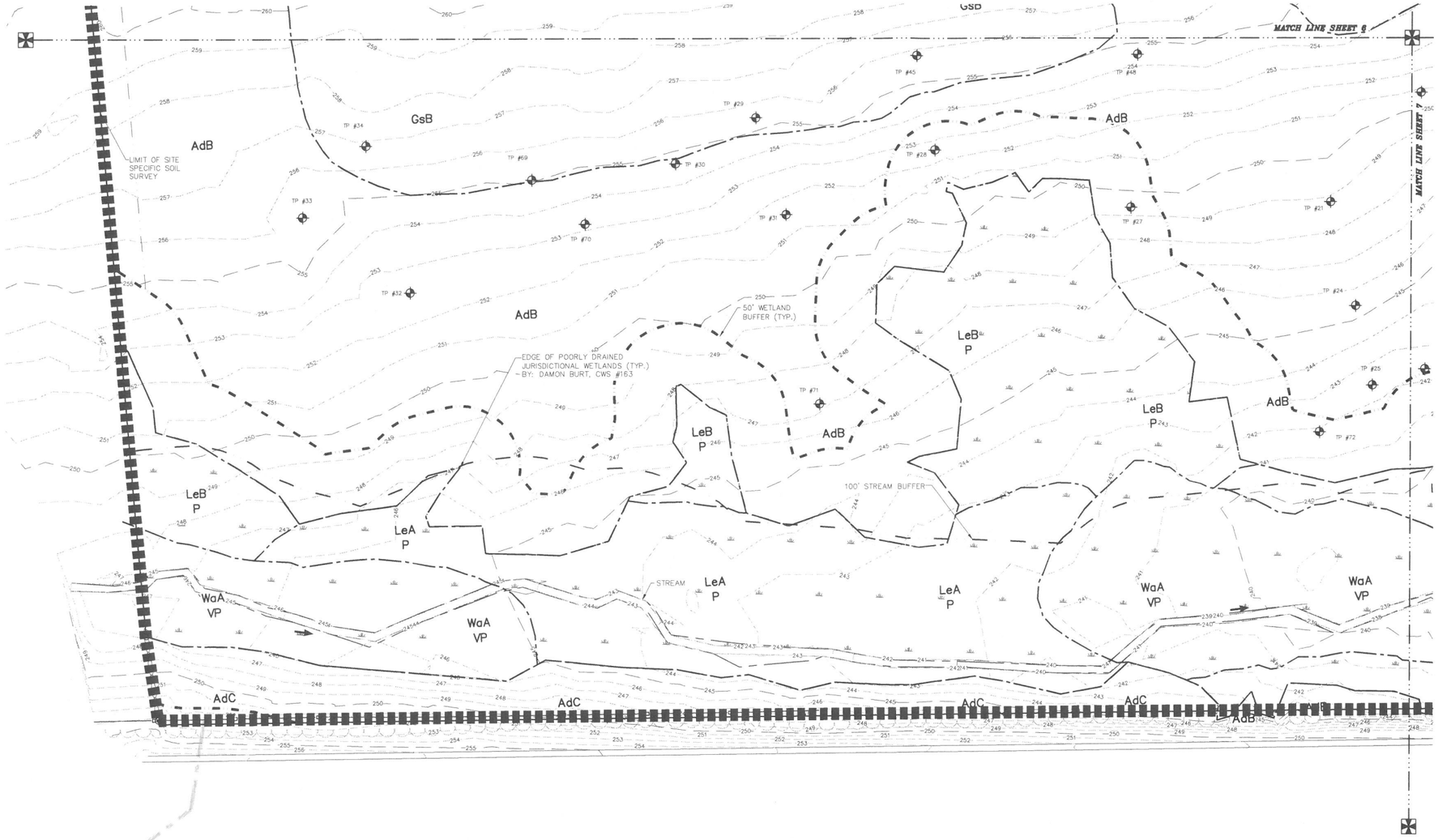
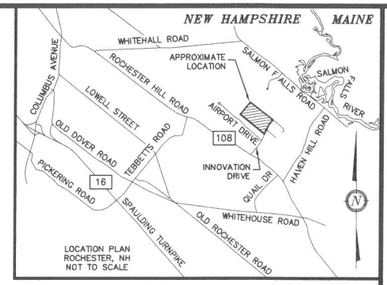
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER





NOTES:

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- TYP. TYPICAL
- FND FOUND
- TBA TO BE ABANDONED

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

JOHN P. HAYES III, CSS #87

DAMON BURT, CWS #163

REVISION	DATE	DESCRIPTION

SITE SPECIFIC SOILS MAP WEST
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 - 034

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

TEST PIT #1
0–5 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5–10 10YR 4/4 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
10–15" 2.5Y 4/4 OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
15–22 2.5Y 5/3 LIGHT OLIVE BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
22–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED: 60
E.S.H.W.T.: 15
RESTRICTIVE LAYER: 22"
REFUSAL: N/A
GROUND WATER OBSERVED: 30"

TEST PIT #2
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–14 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
14–22" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
22–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 15
RESTRICTIVE LAYER: 22"
REFUSAL: N/A
GROUND WATER OBSERVED: 30"

TEST PIT #3
0–5 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5–14 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
14–20" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
20–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 20
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #4
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–18 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
18–24" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
24–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 24
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #5
0–5 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5–14 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
14–22" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
22–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 22
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #6
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–22 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
22–28" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
28–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 28
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #7
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–22 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
22–28" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
28–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 28
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #8
0–10 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
10–18 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
18–22" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
22–60" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 22
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #9
0–12 10YR 2/1 BLACK, FINE SANDY LOAM, GRANULAR, FRIABLE
12–22" 2.5Y 5/2 GRAYISH BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
22–48" 2.5Y 6/3 LIGHT YELLOWISH BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 48
E.S.H.W.T.: < 12
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 18"

TEST PIT #10
0–12 10YR 2/1 BLACK, FINE SANDY LOAM, GRANULAR, FRIABLE
12–22" 2.5Y 5/2 GRAYISH BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
22–48" 2.5Y 6/3 LIGHT YELLOWISH BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 48
E.S.H.W.T.: < 12
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 20"

TEST PIT #11
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–16 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
16–20" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
20–60" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 20
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 32"

TEST PIT #12
0–12 10YR 2/1 BLACK, FINE SANDY LOAM, GRANULAR, FRIABLE
12–22" 2.5Y 5/2 GRAYISH BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
22–48" 2.5Y 6/3 LIGHT YELLOWISH BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 48
E.S.H.W.T.: < 12
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 20"

TEST PIT #13
0–12 10YR 2/1 BLACK, FINE SANDY LOAM, GRANULAR, FRIABLE
12–22" 2.5Y 5/2 GRAYISH BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
22–48" 2.5Y 6/3 LIGHT YELLOWISH BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 48
E.S.H.W.T.: < 12
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 18"

TEST PIT #14
0–10 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
10–16 10YR 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
16–60" 2.5Y 6/3 LIGHT YELLOWISH BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 16
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 28"

TEST PIT #15
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–15 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
15–60" 2.5Y 6/3 LIGHT YELLOWISH BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 15
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 28"

TEST PIT #16
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–15 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
15–60" 2.5Y 6/3 LIGHT YELLOWISH BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 15
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 30"

TEST PIT #17
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–15 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
15–60" 2.5Y 6/3 LIGHT YELLOWISH BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 15
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 30"

TEST PIT #18
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–15 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
15–60" 2.5Y 6/3 LIGHT YELLOWISH BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 15
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 30"

TEST PIT #19
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–12 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
12–60" 2.5Y 6/3 LIGHT YELLOWISH BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: < 12
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 22"

TEST PIT #20
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–16 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
16–60" 2.5Y 6/3 LIGHT YELLOWISH BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 16
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 30"

TEST PIT #21
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–22 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
22–28" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
28–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 28
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #22
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–16 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
16–22" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
22–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 22
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #23
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–16 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
16–20" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
20–60" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SANDY LOAM WTH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED: 60
E.S.H.W.T.: 20
RESTRICTIVE LAYER: 20"
REFUSAL: N/A
GROUND WATER OBSERVED: 28"

TEST PIT #24
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–16 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
16–20" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
20–60" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 20
RESTRICTIVE LAYER: 20"
REFUSAL: N/A
GROUND WATER OBSERVED: 32"

TEST PIT #25
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–12 10YR 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
12–20" 2.5Y 5/2 GRAYISH BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
20–48" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED: 48
E.S.H.W.T.: 12
RESTRICTIVE LAYER: 20"
REFUSAL: 48"
GROUND WATER OBSERVED: 28"
LARGE BOULDERS IN TEST PIT AREA

TEST PIT #26
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–12 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
12–20" 2.5Y 5/2 GRAYISH BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
20–48" 2.5Y 5/2 GRAYISH BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED: 48
E.S.H.W.T.: 12
RESTRICTIVE LAYER: 20"
REFUSAL: 48"
GROUND WATER OBSERVED: 28"
LARGE BOULDERS IN TEST PIT AREA

TEST PIT #27
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–16 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
16–20" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
20–50" 2.5Y 5/2 GRAYISH BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED: 50
E.S.H.W.T.: 20
RESTRICTIVE LAYER: N/A
REFUSAL: 50"
GROUND WATER OBSERVED: N/A
LARGE BOULDERS IN TEST PIT AREA

TEST PIT #28
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–16 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
16–20" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
20–52" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED: 52
E.S.H.W.T.: 20
RESTRICTIVE LAYER: N/A
REFUSAL: 52"
GROUND WATER OBSERVED: N/A
LARGE BOULDERS IN TEST PIT AREA

TEST PIT #29
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–20 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
20–30" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
30–48" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 48
E.S.H.W.T.: 30
RESTRICTIVE LAYER: N/A
REFUSAL: 48"
GROUND WATER OBSERVED: N/A

TEST PIT #30
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–20 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
20–30" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
30–50" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 50
E.S.H.W.T.: 30
RESTRICTIVE LAYER: N/A
REFUSAL: 50"
GROUND WATER OBSERVED: N/A

TEST PIT #31
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–12 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
12–48" 2.5Y 6/3 LIGHT YELLOWISH BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 48
E.S.H.W.T.: < 12
RESTRICTIVE LAYER: N/A
REFUSAL: 48"
GROUND WATER OBSERVED: 30"

TEST PIT #32
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–12 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
12–48" 2.5Y 6/3 LIGHT YELLOWISH BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 48
E.S.H.W.T.: < 12
RESTRICTIVE LAYER: N/A
REFUSAL: 48"
GROUND WATER OBSERVED: 30"

TEST PIT #33
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–12 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
12–48" 2.5Y 6/3 LIGHT YELLOWISH BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 48
E.S.H.W.T.: < 12
RESTRICTIVE LAYER: N/A
REFUSAL: 48"
GROUND WATER OBSERVED: N/A

TEST PIT #34
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–18 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
18–24" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
24–52" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 52
E.S.H.W.T.: 24
RESTRICTIVE LAYER: N/A
REFUSAL: 52"
GROUND WATER OBSERVED: 48"

TEST PIT #35
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–28 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
28–38" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
38–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 38
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #36
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–16 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
16–24" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
24–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 24
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #37
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–22 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
22–30" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
30–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 30
RESTRICTIVE LAYER: 30"
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #38
0–5 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5–16 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
16–24" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
24–70" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED: 70
E.S.H.W.T.: 24
RESTRICTIVE LAYER: 24"
REFUSAL: N/A
GROUND WATER OBSERVED: 55"

TEST PIT #39
0–5 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5–16 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
16–24" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
24–70" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED: 70
E.S.H.W.T.: 24
RESTRICTIVE LAYER: 24"
REFUSAL: N/A
GROUND WATER OBSERVED: 58"

TEST PIT #40
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–12 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
12–20" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
20–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 20
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #41
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–28 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
28–38 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
38–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 38
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #42
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–20 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
20–28" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
28–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 28
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #43
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–26 7.5YR 4/6 STRONG BROWN, LOAMY SAND, GRANULAR, FRIABLE
26–36" 10YR 4/4 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
TERMINATED: 36"
E.S.H.W.T.: N/A
RESTRICTIVE LAYER: N/A
REFUSAL: 36"
GROUND WATER OBSERVED: N/A

TEST PIT #44
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–18 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
18–24" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
24–68" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED: 68
E.S.H.W.T.: 24
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #45
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–18 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
18–28" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
28–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 28
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

REVISION	DATE	DESCRIPTION

TEST PIT DATA
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : N/A
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 – 034

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
LICENSED PROFESSIONAL ENGINEER

TEST PIT #46
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–28 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
28–38" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
38–65" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 65
E.S.H.W.T.: 38
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #47
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–18 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
18–24" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
24–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 24
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #48
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–18 10YR 5/4 LIGHT YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
18–24" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
24–38" 2.5Y 5/3 LIGHT OLIVE BROWN, LOAMY SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
38–60" 2.5Y 5/2 GRAYISH BROWN, FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED: 60
E.S.H.W.T.: 24
RESTRICTIVE LAYER: 38"
REFUSAL: N/A
GROUND WATER OBSERVED: 40"

TEST PIT #49
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–18 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
18–24" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
24–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 24
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #50
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–28 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
28–38" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
38–65" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 65
E.S.H.W.T.: 38
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #51
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–18 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
18–26" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
26–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 26"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #52
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–22 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
22–30" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
30–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 30"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #53
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–22 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
22–32" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
32–65" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 65
E.S.H.W.T.: 32
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #54
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–22 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
22–30" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
30–60" 2.5Y 5/3 LIGHT OLIVE BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 30
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #55
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–10 10YR 4/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
10–20" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
20–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 20
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #56
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–20 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
20–28" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
28–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 28
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #57
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–20 10YR 4/6 LIGHT YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
20–28" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
28–41" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
41–60" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED: 60
E.S.H.W.T.: 20
RESTRICTIVE LAYER: 41"
REFUSAL: N/A
GROUND WATER OBSERVED: 38"

TEST PIT #58
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–16 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
16–40" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
40–65" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED: 65
E.S.H.W.T.: 16
RESTRICTIVE LAYER: 40"
REFUSAL: N/A
GROUND WATER OBSERVED: 36"

TEST PIT #59
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–20 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
20–28" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
28–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 28
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #60
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–22 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
22–30" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
30–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 30
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #61
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–22 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
22–30" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
30–60" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 30
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #62
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–16 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
16–20" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
20–50" 2.5Y 5/3 LIGHT OLIVE BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
50–68" 2.5Y 5/3 GRAYISH BROWN, VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED: 68
E.S.H.W.T.: 20
RESTRICTIVE LAYER: 50"
REFUSAL: N/A
GROUND WATER OBSERVED: 48"

TEST PIT #63
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–28 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
28–38" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
38–76" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 76
E.S.H.W.T.: 38
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #64
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–28 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
28–38" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
38–76" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 76
E.S.H.W.T.: 38
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #65
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–18 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
18–28" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
28–80" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 80
E.S.H.W.T.: 28
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #66
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–14 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
14–18" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
18–76" 2.5Y 5/3 LIGHT OLIVE BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 76
E.S.H.W.T.: 18
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #67
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–16 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
16–24" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
24–82" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED: 82
E.S.H.W.T.: 24
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #68
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–14 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
14–18" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE.
18–76" 2.5Y 5/3 LIGHT OLIVE BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 76
E.S.H.W.T.: 18
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #69
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–16 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
16–24" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
24–72" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 72
E.S.H.W.T.: 24
RESTRICTIVE LAYER: N/A
REFUSAL: 72"
GROUND WATER OBSERVED: 65"

TEST PIT #70
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–34 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
34–38" 2.5YR 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
TERMINATED: 38"
E.S.H.W.T.: N/A
RESTRICTIVE LAYER: N/A
REFUSAL: 38"
GROUND WATER OBSERVED: N/A
NOTE: SAPROLITE (ROTTEN LEDGE) AT 38"

TEST PIT #71
0–7 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7–12 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
12–38" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 38"
E.S.H.W.T.: 12"
RESTRICTIVE LAYER: N/A
REFUSAL: 38"
GROUND WATER OBSERVED: N/A

TEST PIT #72
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–12 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
12–48" 2.5Y 5/3 LIGHT OLIVE BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 48"
E.S.H.W.T.: 12"
RESTRICTIVE LAYER: N/A
REFUSAL: 48"
GROUND WATER OBSERVED: 36"

TEST PIT #73
0–8 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8–12 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
12–60" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED: 60"
E.S.H.W.T.: 12"
RESTRICTIVE LAYER: N/A
REFUSAL: 60"
GROUND WATER OBSERVED: 30"

TEST PIT #74
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–16 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
16–24" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
24–80" 2.5Y 5/3 LIGHT OLIVE BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 80
E.S.H.W.T.: 24
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #75
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–22 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
22–30" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
30–82" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED: 82
E.S.H.W.T.: 30
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #76
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–26 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
26–32" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
32–52" 2.5Y 5/3 LIGHT OLIVE BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
52–78" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED: 78
E.S.H.W.T.: 32
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 50"

TEST PIT #77
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–16 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
16–24" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
24–42" 2.5Y 5/3 LIGHT OLIVE BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
42–75" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED: 75
E.S.H.W.T.: 24
RESTRICTIVE LAYER: 42"
REFUSAL: N/A
GROUND WATER OBSERVED: 38"

TEST PIT #78
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–12 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
12–34" 2.5Y 5/3 LIGHT OLIVE BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
34–78" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED: 78
E.S.H.W.T.: 12
RESTRICTIVE LAYER: 34"
REFUSAL: N/A
GROUND WATER OBSERVED: 32"

TEST PIT #80
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–12 10YR 5/8 BROWN, LOAMY SAND, GRANULAR, FRIABLE
12–23" 10YR 5/6 BROWN, LOAMY FINE SAND, GRANULAR, FRIABLE,
23–60" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, GRANULAR, FRIABLE
TERMINATED: 60"
E.S.H.W.T.: 23"
RESTRICTIVE LAYER: 60"
REFUSAL: POSSIBLE AT 60"
GROUND WATER OBSERVED: 55"

TEST PIT #81 & #82
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–12 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
12–34" 2.5Y 5/3 LIGHT OLIVE BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
34–78" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FIRM
TERMINATED: 60
E.S.H.W.T.: 12
RESTRICTIVE LAYER: 34"
REFUSAL: ROCKY HARD PAN AT 60"
GROUND WATER OBSERVED: 28"

TEST PIT #83 & 83A, #84 & 84A
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–12 10YR 5/8 BROWN, LOAMY SAND, GRANULAR, FRIABLE
12–20" 10YR 5/6 BROWN, LOAMY FINE SAND, GRANULAR, FRIABLE,
23–60" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, GRANULAR, FRIABLE
TERMINATED: 60"
E.S.H.W.T.: 20"
RESTRICTIVE LAYER: 60"
REFUSAL: POSSIBLE AT 60"
GROUND WATER OBSERVED: 55"

TEST PIT #85

0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–12 10YR 5/8 BROWN, LOAMY SAND, GRANULAR, FRIABLE
12–18" 10YR 5/6 BROWN, LOAMY FINE SAND, GRANULAR, FRIABLE,
18–60" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, GRANULAR, FRIABLE
TERMINATED: 60
E.S.H.W.T.: 18"
RESTRICTIVE LAYER: 60"
REFUSAL: POSSIBLE AT 60"
GROUND WATER OBSERVED: 55"

REVISION	DATE	DESCRIPTION

TEST PIT DATA
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : N/A
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 – 034

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7241
LICENSED PROFESSIONAL ENGINEER

NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

2.) TAX MAP 242, LOT 5

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

4.) S.C.R.D. BOOK 3963, PAGE 25

5.) ZONING: GENERAL INDUSTRIAL DISTRICT
FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 40,000 SQUARE FEET
FRONT SETBACK ~ 40.0'
ABUT A STREET SET BACK: ~ 40'
SIDE SETBACK ~ 25.0'
REAR SETBACK ~ 30.0'
WETLANDS/WATER BODY SETBACK ~ 50.0'
MAX. STRUCTURE HEIGHT: 35.0'
MAX. LOT COVERAGE: 10%

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330160, MAP# - 33017C0246D, DATED: MAY 17, 2005.

7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

8.) THE INTENT OF THIS PLAN IS TO SHOW THE DIFFERENT PHASES FOR THE PROPOSED DEVELOPMENT.

DISTURBANCE PER PHASES:

PHASE 1: 755,660 Sq. Ft., 17.35 Ac.

- FIRST +/- OF INDEX DRIVE.
- INDEX PACKAGING BUILDING AND PARKING LOT
- INDEX BUILDING SHIPPING, DRIVE LANE AND THE CONNECTION BETWEEN THE INDEX BUILDING AND WAREHOUSE BUILDING.
- CONSTRUCTION OF P101, P102, P103, P107, P108 (AND ADJACENT LEVEL SPREADER), P109, P110, P111, P113 & P114

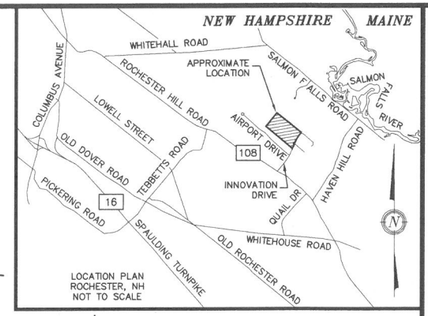
PHASE 2: 92,045 Sq. Ft., 2.11 Ac.

- REMAINDER OF INDEX DRIVE.
- CONSTRUCTION OF P104, P105 & P106
- CONSTRUCTION OF THE MUNICIPAL PUMP STATION

PHASE 3: 197,875 Sq. Ft., 4.54 Ac.

- CONSTRUCTION OF THE PROPOSED WAREHOUSE
- CONSTRUCTION OF THE WAREHOUSE DRIVE LANE AND THE SAFRAN CONNECTION.
- CONSTRUCTION OF P112.

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.



EVERSOURCE POWER LINE EASEMENT

INDEX PACKAGING DRIVE LANE

INDEX PACKAGING 130,266 SF FF = 263.00

PHASE 1

INDEX PACKAGING SHIPPING LANE

PHASE 1

DETENTION POND #112 SEE P112 FOR DETAILS

DETENTION POND #111 SEE P111 FOR DETAILS

INDEX PACKAGING WAREHOUSE 85,750 SF FF = 261.00

PHASE 3

INDEX WAREHOUSE DRIVE LANE

GRAVEL WETLAND #113 SEE P113 FOR DETAILS

GRAVEL WETLAND #110 SEE P110 FOR DETAILS

INFILTRATION POND #102 SEE P102 FOR DETAILS

PHASE 1

RAIN GARDEN #114 W/ INFILTRATION SEE P114 FOR DETAILS

DETENTION POND #107 SEE P107 FOR DETAILS

GRAVEL WETLAND #108 SEE P108 FOR DETAILS

DETENTION POND #109 SEE P109 FOR DETAILS

PHASE 2

PHASE 1

PROPOSED LEVEL SPREADER FOR P108

BIO-SWALE #105 SEE P105 FOR DETAILS

INDEX DRIVE

PHASE 2

PHASE 1

DETENTION POND #106 SEE P106 FOR DETAILS

BIO-SWALE #103 SEE P103 FOR DETAILS

GRAVEL WETLAND #104 SEE P104 FOR DETAILS

FUTURE MUNICIPAL PUMP STATION

GRAVEL WETLAND #101 SEE P101 FOR DETAILS

INNOVATION DRIVE

REVISION	DATE	DESCRIPTION

PHASING PLAN
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 80 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 - 034

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

NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

2.) TAX MAP 242, LOT 5

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

4.) S.C.R.D. BOOK 3963, PAGE 25

5.) ZONING: GENERAL INDUSTRIAL DISTRICT
FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 40,000 SQUARE FEET
FRONT SETBACK ~ 40.0'
ABUT A STREET SET BACK: ~ 40'
SIDE SETBACK ~ 25.0'
REAR SETBACK ~ 30.0'
WETLANDS/WATER BODY SETBACK ~ 50.0'
MAX. STRUCTURE HEIGHT: 35.0'
MAX. LOT COVERAGE: 10%

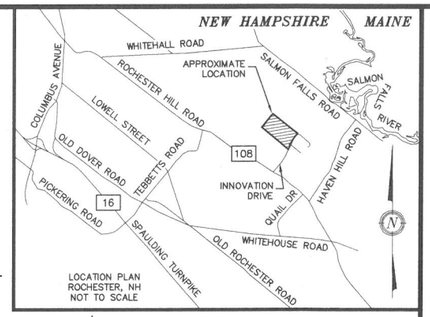
6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330160, MAP# - 33017C0246D, DATED: MAY 17, 2005.

7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

8.) THE INTENT OF THIS PLAN IS TO SHOW THE OVERALL SITE DESIGN OF THE ENTIRE PROJECT.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD SITE PLAN NOTES.

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.



N/F KANELOS, NICHOLAS JR. & KATHY I.
67 SULLIVAN FARM DRIVE
ROCHESTER, NH 03868
S.C.R.D. BOOK 3436, PAGE 653
TAX MAP 241, LOT 20-8

N/F FAZEKAS, CHRISTOPHER & LEANN
71 SULLIVAN FARM DRIVE
ROCHESTER, NH 03868
S.C.R.D. BOOK 4074, PAGE 110
TAX MAP 241, LOT 20-7

N/F RINES, LORRAINE S.
1103 SALMON FALLS ROAD
ROCHESTER, NH 03868
S.C.R.D. BOOK, 1362, PAGE 609
TAX MAP 241, LOT 15

N/F RINES, DANIEL M. & DANA M.
1125 SALMON FALLS ROAD
ROCHESTER, NH 03868
S.C.R.D. BOOK 4260, PAGE 769
TAX MAP 241, LOT 14

N/F HOUSING AUTHORITY OF THE CITY OF ROCHESTER & THE BUSINESS FINANCE AUTHORITY OF THE STATE OF NEW HAMPSHIRE
2 PILLSBURY STREET, SUITE 101
CONCORD, NH 03301
S.C.R.D. BOOK 4029, PAGE 908
TAX MAP 242, LOT 6

"EVERSOURCE POWER LINE EASEMENT"

INDEX PACKAGING DRIVE LANE

INDEX PACKAGING SHIPPING LANE

INDEX DRIVE

INNOVATION DRIVE

INDEX WAREHOUSE DRIVE LANE

TAX MAP 242, LOT 5

TAX MAP 242, LOT 5-1

"INDEX PACKAGING" 130,266 SF BUILDING

"INDEX PACKAGING WAREHOUSE" 85,750 SF BUILDING

1" IRON PIPE SHOT AT BASE ~FND~ +1' DISTURBED NOT HELD

1" IRON PIPE W/CAP ~FND~ +1'

EXISTING TREELINE

PROPOSED TREELINE

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DAMON BURT, CWS #163

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DAMON BURT, CWS #163 NO BUFFER REQUIRED UNDER 1/2 ACRE

50' WETLAND BUFFER (TYP.)

100' STREAM BUFFER (TYP.)

STREAM

DETENTION POND #112 SEE P112 FOR DETAILS

DETENTION POND #111 SEE P111 FOR DETAILS

DETENTION POND #107 SEE P107 FOR DETAILS

DETENTION POND #106 SEE P106 FOR DETAILS

DETENTION POND #108 SEE P109 FOR DETAILS

GRAVEL WETLAND #108 SEE P108 FOR DETAILS

GRAVEL WETLAND #104 SEE P104 FOR DETAILS

GRAVEL WETLAND #110 SEE P110 FOR DETAILS

GRAVEL WETLAND #101 SEE P101 FOR DETAILS

GRAVEL WETLAND #113 SEE P113 FOR DETAILS

BIO-SWALE #105 SEE P105 FOR DETAILS

BIO-SWALE #103 SEE P103 FOR DETAILS

INFILTRATION POND #102 SEE P102 FOR DETAILS

RAIN GARDEN #114 W/ INFILTRATION SEE P114 FOR DETAILS

PROPOSED BOX CULVERT WITH WING WALLS

PROPOSED TEMPORARY PUMP STATION

FUTURE MUNICIPAL PUMP STATION

PROPOSED CROSSWALK & SIDEWALK

PROPOSED RETAINING WALL

EXISTING MUNICIPAL PUMP STATION

EXISTING RETAINING WALL

EXISTING CHAIN LINK FENCE

EXISTING CHAIN LINK FENCE & GATE

EXISTING RAILROAD FENCE

EXISTING RAILROAD TRACKS

TRANSFORMER & PAD COORDINATE W/ EVERSOURCE

EXISTING TRANSFORMER

UTILITY POLES

UTILITY POLE KP 55 W/GUY WIRE

PSNH 371/150Y

PSNH 371/150Y W/3 GUY WIRES

PSNH 32/149

PSNH 32/149 W/3 GUY WIRES

PSNH 32/149X W/3 GUY WIRES

PSNH 32/148

PSNH 371/149

PSNH 32/147

PSNH 371/148

PSNH 32/146

PSNH 371/147

PSNH 32/145

PSNH 371/146

PSNH 32/144

PSNH 371/145

PSNH 32/143

PSNH 159B/3 W/2 GUY WIRES

PSNH 159B/3 W/GUY WIRE

PSNH 159B/5 W/GUY WIRE

PSNH 159B/6

2" IRON PIPE ~FND~ +1.8'

EXISTING SIGN "ONE WAY"

EXISTING SIGN "STOP"

DRILL HOLE ~FND~

DRILL HOLE ~FND~

REVISION	DATE	DESCRIPTION

OVERVIEW SITE PLAN INDEX DRIVE & INDEX PACKAGING
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 80 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 - 034

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
LICENSED PROFESSIONAL ENGINEER

NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

2.) TAX MAP 242, LOT 5

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

4.) S.C.R.D. BOOK 3963, PAGE 25

5.) ZONING: GENERAL INDUSTRIAL DISTRICT
FRONTAGE ~ 100.0'
MINIMUM LOT SIZE ~ 20,000 SQUARE FEET
FRONT SETBACK ~ 25.0'
SIDE SETBACK ~ 20.0'
REAR SETBACK ~ 25.0'
WETLANDS/WATER BODY SETBACK ~ 50.0'
MAX. STRUCTURE HEIGHT: 55.0'
MAX. LOT COVERAGE: 75%

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017C0216D, DATED: MAY 17, 2005.

7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

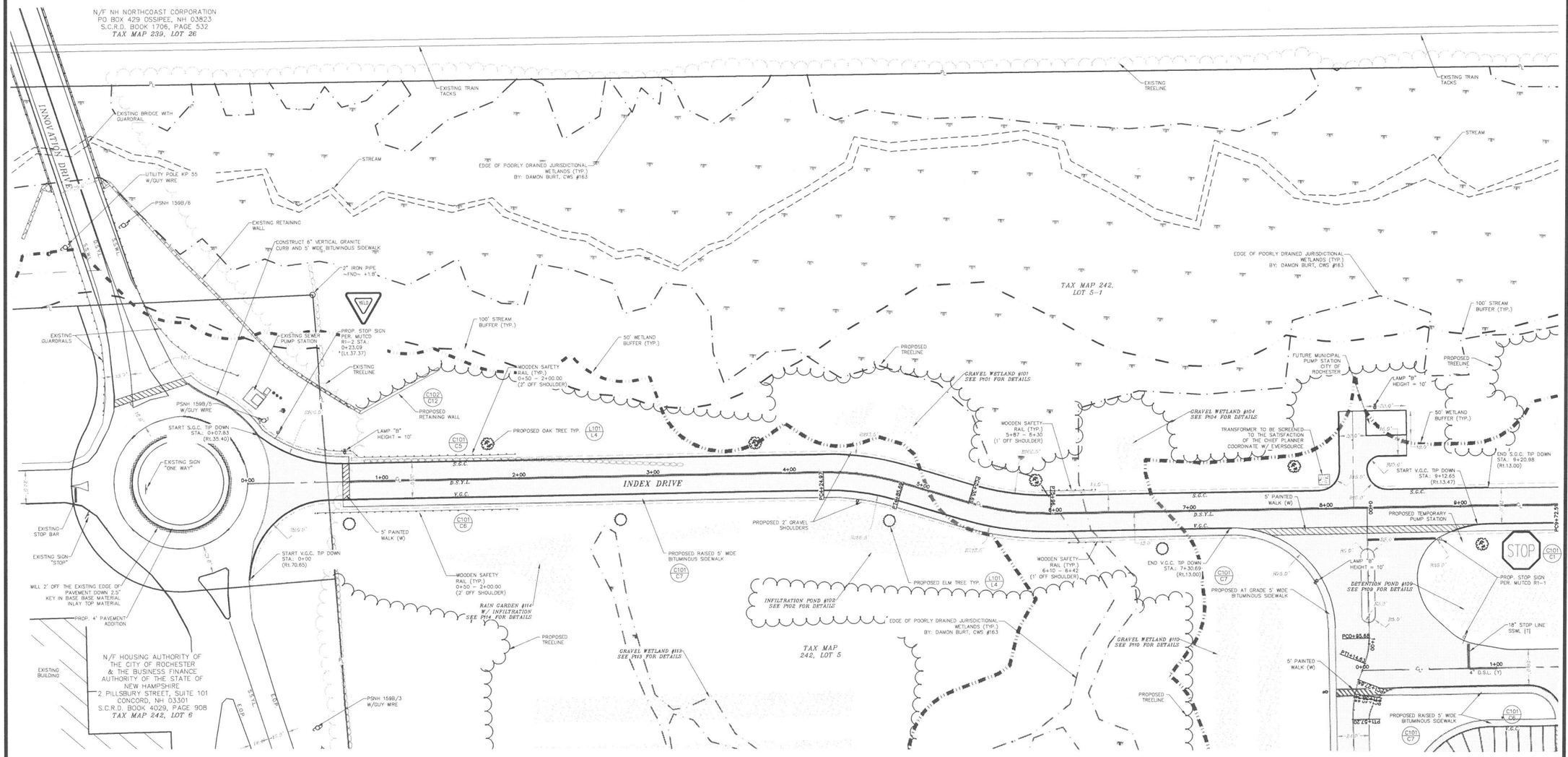
8.) THE INTENT OF THIS PLAN IS TO SHOW THE EAST SIDE OF THE PROPOSED SITE DESIGN FOR INDEX DRIVE.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD SITE PLAN NOTES.

PLANTING SCHEDULE
Index Drive
Botanical Name/ Common Name

Trees	Size	Qty	Label
Ulmus americana 'Princeton' / Princeton American Elm	3" Cal.	10	UA
Quercus / Oak	3" Cal.	10	QU

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.



REVISION	DATE	DESCRIPTION

SITE PLAN INDEX DRIVE EAST
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 - 034

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
LICENSED PROFESSIONAL ENGINEER

NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

2.) TAX MAP 242, LOT 5

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

4.) S.C.R.D. BOOK 3963, PAGE 25

5.) ZONING: GENERAL INDUSTRIAL DISTRICT
FRONTAGE ~ 100.0'
MINIMUM LOT SIZE ~ 20,000 SQUARE FEET
FRONT SETBACK ~ 25.0'
SIDE SETBACK ~ 20.0'
REAR SETBACK ~ 25.0'
WETLANDS/WATER BODY SETBACK ~ 50.0'
MAX. STRUCTURE HEIGHT: 55.0'
MAX. LOT COVERAGE: 75%

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017C0216D, DATED: MAY 17, 2005.

7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

8.) THE INTENT OF THIS PLAN IS TO SHOW THE WEST SIDE OF THE PROPOSED SITE DESIGN FOR INDEX DRIVE.

9.) SEE PREVIOUS SHEET FOR ALL OTHER STANDARD SITE PLAN NOTES.

PLANTING SCHEDULE
Index Drive
Botanical Name/ Common Name

Trees	Size	Qty	Label
Ulmus americana 'Princeton' / Princeton American Elm	3" Cal.	10	UA
Quercus / Oak	3" Cal.	10	QU

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

N/F NH NORTHCOAST CORPORATION
PO BOX 429 OSSIPEE, NH 03823
S.C.R.D. BOOK 1706, PAGE 532
TAX MAP 239, LOT 26

N/F CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK, 3963, PAGE 25
TAX MAP 242, LOT 5

INDEX DRIVE

INDEX PACKAGING SHIPPING LANE

REVISION	DATE	DESCRIPTION

SITE PLAN INDEX DRIVE WEST
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 - 034

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
LICENSED PROFESSIONAL ENGINEER

NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

2.) TAX MAP 242, LOT 5

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

4.) S.C.R.D.: BOOK 3963, PAGE 25

5.) THE INTENT OF THIS PLAN IS TO PROVIDE AN OVERVIEW OF THE PROPOSED GRADING DESIGN FOR INDEX DRIVE AND THE PROPOSED SITE DEVELOPMENT.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

N/F KANELOS, NICHOLAS JR. & KATHY I.
67 SULLIVAN FARM DRIVE
ROCHESTER, NH 03868
S.C.R.D. BOOK 3436, PAGE 653
TAX MAP 241, LOT 20-8

N/F FAZEKAS, CHRISTOPHER & LEANN
71 SULLIVAN FARM DRIVE
ROCHESTER, NH 03868
S.C.R.D. BOOK 4074, PAGE 110
TAX MAP 241, LOT 20-7

N/F RINES, LORRAINE S.
1103 SALMON FALLS ROAD
ROCHESTER, NH 03868
S.C.R.D. BOOK, 1362, PAGE 609
TAX MAP 241, LOT 15

N/F RINES, DANIEL M. & DANA M.
1125 SALMON FALLS ROAD
ROCHESTER, NH 03868
S.C.R.D. BOOK 4260, PAGE 769
TAX MAP 241, LOT 14

N/F HOUSING AUTHORITY OF THE CITY OF ROCHESTER & THE BUSINESS FINANCE AUTHORITY OF THE STATE OF NEW HAMPSHIRE
2 PILLSBURY STREET, SUITE 101
CONCORD, NH 03301
S.C.R.D. BOOK 4029, PAGE 908
TAX MAP 242, LOT 6

EVERSOURCE POWER LINE EASEMENT

INDEX PACKAGING DRIVE LANE

INDEX PACKAGING SHIPPING LANE

INDEX DRIVE

INDEX PACKAGING 130,266 SF FF = 263.00

INDEX PACKAGING WAREHOUSE 85,750 SF FF = 261.00

TAX MAP 242, LOT 5

TAX MAP 242, LOT 5-1

TAX MAP 242, LOT 5-2

SAFRAN AEROSPACE COMPOSITES

DETENTION POND #107

DETENTION POND #108

DETENTION POND #109

DETENTION POND #111

DETENTION POND #112

INFILTRATION POND #102

RAIN GARDEN #114 W/ INFILTRATION

GRAVEL WETLAND #101

GRAVEL WETLAND #104

GRAVEL WETLAND #108

GRAVEL WETLAND #110

GRAVEL WETLAND #113

BIO-SWALE #103

BIO-SWALE #105

FUTURE MUNICIPAL PUMP STATION CITY OF ROCHESTER

EXISTING MUNICIPAL PUMP STATION CITY OF ROCHESTER

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DAMON BURT, CWS #163

WETLAND DISTURBANCE #1: 1,792 Sq. Ft.

WETLAND DISTURBANCE #2: 2,107 Sq. Ft.

WETLAND DISTURBANCE #3: 416 Sq. Ft.

WETLAND DISTURBANCE #4: 766 Sq. Ft.

WETLAND DISTURBANCE #5: 4,463 Sq. Ft.

50' WETLAND BUFFER (TYP.)

100' STREAM BUFFER (TYP.)

GRADING & DRAINAGE EASEMENT #1

GRADING & DRAINAGE EASEMENT #2

GRADING & DRAINAGE EASEMENT #3

GRADING & DRAINAGE EASEMENT #4

GRADING & DRAINAGE EASEMENT #5

GRADING & DRAINAGE EASEMENT #6

RIP-RAP OUTLET PROTECTION AND LEVEL SPREADER

CONVEYANCE SWALE

PROPOSED TREELINE

EXISTING TREELINE

PROPOSED RETAINING WALL

EXISTING RETAINING WALL

BOX CULVERT

1" IRON PIPE SHOT AT BASE ~FND~ +1' DISTURBED NOT HELD

1" IRON PIPE W/CAP ~FND~ +1'

2" IRON PIPE ~FND~ +1.8'

DRILL HOLE ~FND~

PSNH 371/150Y

PSNH 371/150Y W/3 GUY WIRES

PSNH 32/149 W/3 GUY WIRES

PSNH 32/149X W/3 GUY WIRES

PSNH 371/149

PSNH 371/148

PSNH 32/146

PSNH 32/147

PSNH 371/147

PSNH 371/146

PSNH 371/145

PSNH 32/144

PSNH 32/145

PSNH 32/143

PSNH 159B/3 W/2 GUY WIRES

PSNH 159B/3 W/GUY WIRE

PSNH 159B/5 W/GUY WIRE

PSNH 159B/6

UTILITY POLES

UTILITY POLE KP 55 W/GUY WIRE

SAFRAN CONNECTION

INNOVATION DRIVE

EXISTING RAILROAD FENCE

EXISTING RAILROAD TRACKS

STREAM

EXISTING TREELINE

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

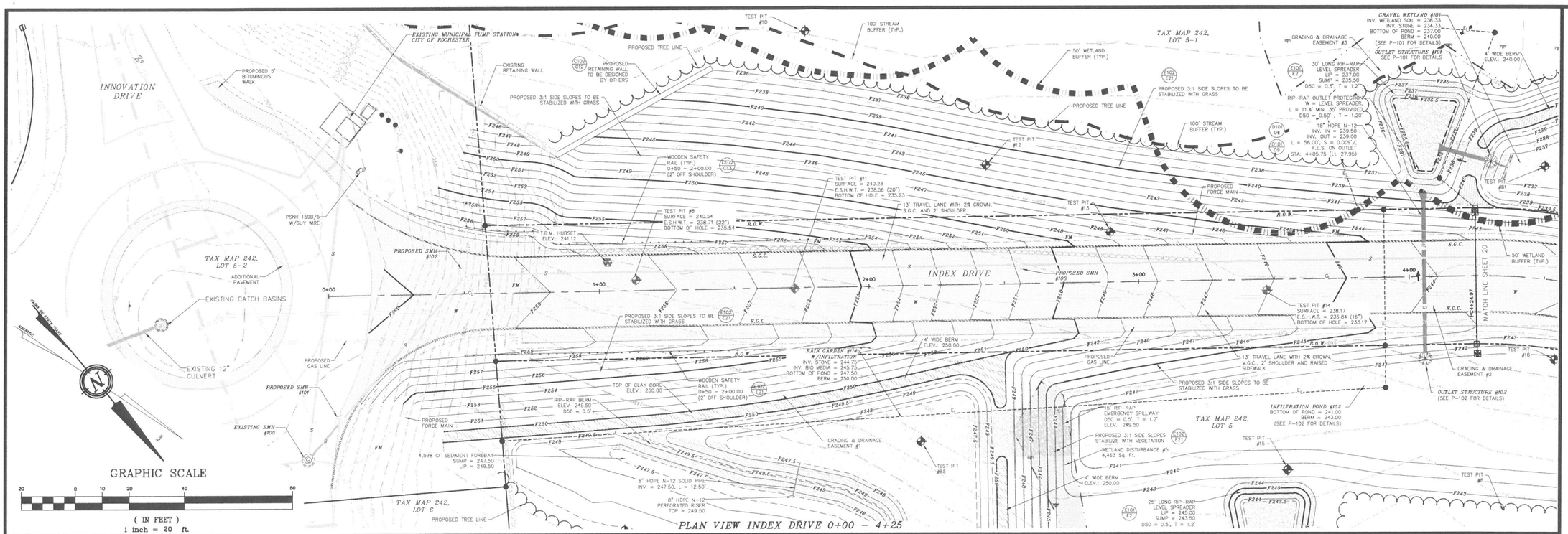
REVISION	DATE	DESCRIPTION

OVERVIEW GRADING PLAN INDEX DRIVE & INDEX PACKAGING
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

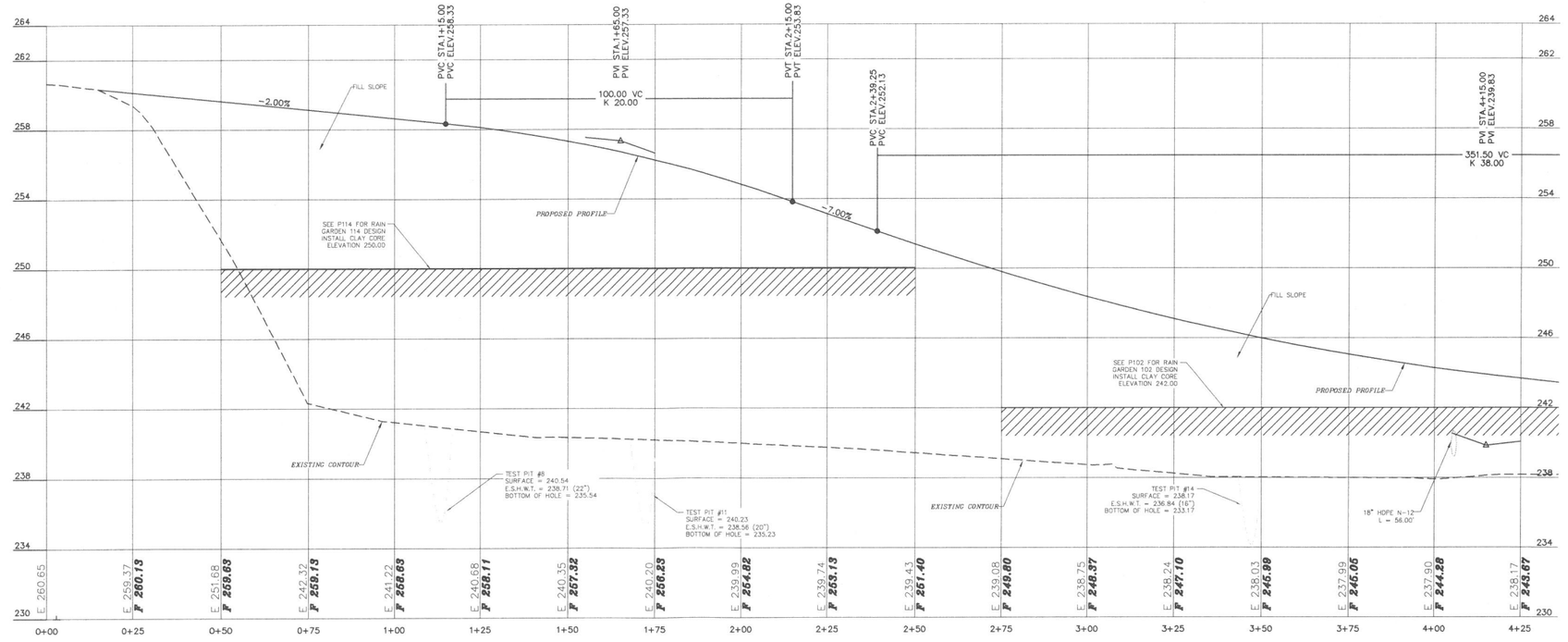
SCALE : 1 IN. EQUALS 80 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 - 034

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



PLAN VIEW INDEX DRIVE 0+00 - 4+25

PROFILE VIEW INDEX DRIVE 0+00 - 4+25



NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

2.) TAX MAP 242, LOT 5

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

4.) S.C.R.D.: BOOK 3963, PAGE 25

5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAIL OF INDEX DRIVE.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

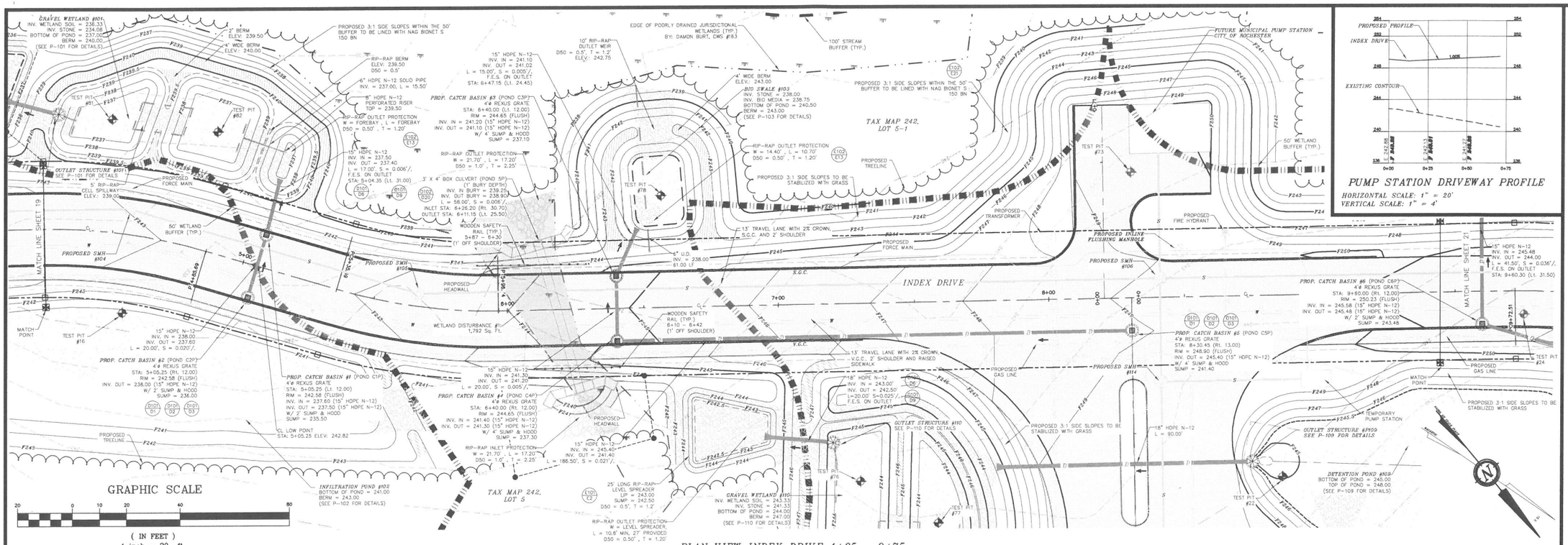
REVISION	DATE	DESCRIPTION

PLAN & PROFILE INDEX DRIVE 0+00 - 4+25
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 - 034

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



PLAN VIEW INDEX DRIVE 4+25 - 9+75

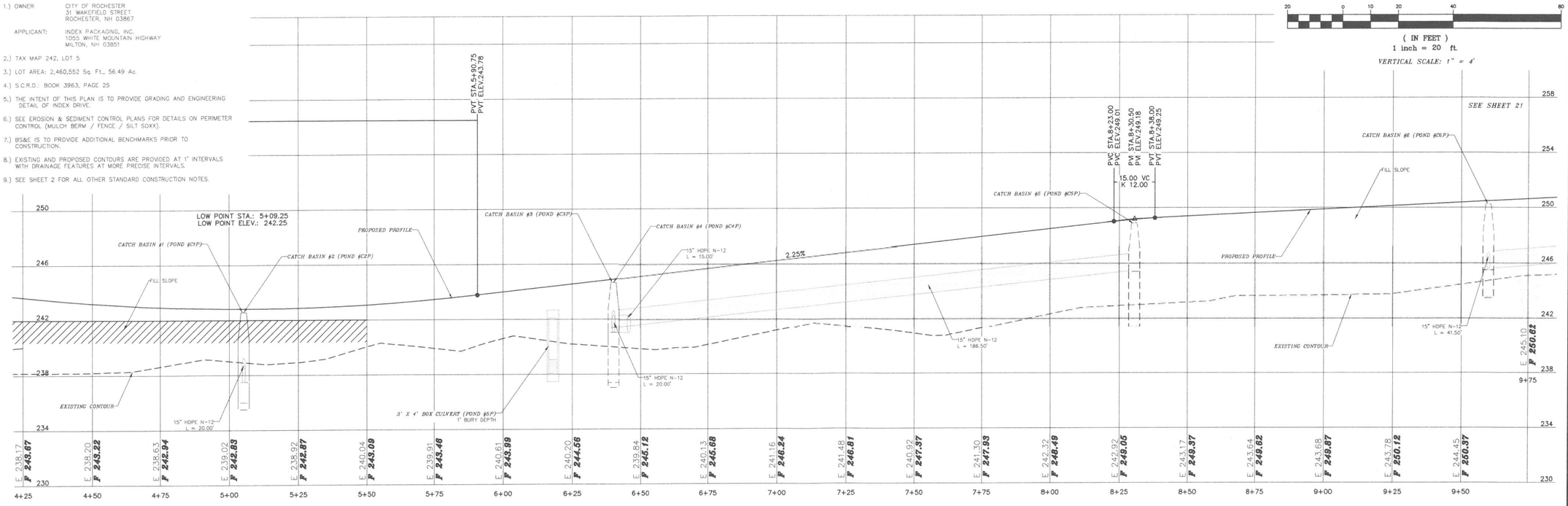
PROFILE VIEW INDEX DRIVE 4+25 - 9+75

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET) 1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'



NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

2.) TAX MAP 242, LOT 5

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

4.) S.C.R.D.: BOOK 3963, PAGE 25

5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAIL OF INDEX DRIVE.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

REVISION	DATE	DESCRIPTION

PLAN & PROFILE INDEX DRIVE 4+25 - 9+75
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAN VIEW INDEX DRIVE 9+75 – 15+75

PROFILE VIEW INDEX DRIVE 9+75 – 15+75

NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

2.) TAX MAP 242, LOT 5

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

4.) S.C.R.D.: BOOK 3963, PAGE 25

5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAIL OF INDEX DRIVE.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

REVISION	DATE	DESCRIPTION

PLAN & PROFILE INDEX DRIVE 9+75 – 15+25

LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 – 034

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

NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

2.) TAX MAP 242, LOT 5

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

4.) S.C.R.D.: BOOK 3963, PAGE 25

5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAIL OF INDEX DRIVE ALONG WITH THE GRADING AND DRAINAGE DETAIL OF TAX MAP 242, LOT 5.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DAMON BURT, CWS #163

50' WETLAND BUFFER (TYP.)

TAX MAP 242, LOT 5-1

PROPOSED CONVEYANCE SWALE

PROPOSED TREELINE

4' WIDE BERM ELEV.: 250.00

4' WIDE BERM ELEV.: 251.00

PROP. DRAIN MANHOLE #1 (POND D1P)
4'ø PAMREX RIM
STA: 16+50.00 (Rt. 12.00)
RIM = 254.13 (FLUSH)
INV. IN = 250.35 (12" HDPE N-12)
INV. OUT = 250.25 (12" HDPE N-12)

PROPOSED 3:1 SIDE SLOPES TO BE STABILIZED WITH GRASS

DETENTION POND #106
BOTTOM OF POND = 251.50
TOP OF POND = 255.00
(SEE P-106 FOR DETAILS)

OUTLET STRUCTURE #106
SEE P-106 FOR DETAILS

PROPOSED SMH #113

PROPOSED SMH #112

CL HIGH POINT
STA: 18+96.00 ELEV: 256.77

RIP-RAP OUTLET PROTECTION
W = 13.50', L = 9.70'
D50 = 0.50', T = 1.20'

RIP-RAP ENTRANCE
D50 = 0.50', T = 1.20'

15" HDPE N-12
INV. IN = 249.65
INV. OUT = 249.20
L = 35.00', S = 0.013'/'
F.E.S. ON OUTLET

CL LOW POINT
STA: 15+50.00 ELEV. 253.50

15" HDPE N-12
INV. IN = 250.25
INV. OUT = 249.75
L = 89.50', S = 0.005'/'

4' WIDE BERM ELEV.: 253.00

INDEX DRIVE

15" HDPE N-12
INV. IN = 251.50
INV. OUT = 250.35
L = 141.50', S = 0.008'/'

PILOT CHANNEL

TEST PIT #32

DETENTION POND #107
BOTTOM OF POND = 251.00
BERM = 255.00
(SEE P-107 FOR DETAILS)

4' WIDE BERM ELEV.: 255.00

PROPOSED TREELINE

50' WETLAND BUFFER (TYP.)

PROPOSED FIRE HYDRANT

RIP-RAP INLET PROTECTION
D50 = 0.5', T = 1.2'

PROPOSED CONVEYANCE SWALE

PROPOSED 3:1 SIDE SLOPES TO BE STABILIZED WITH GRASS

18" HDPE N-12
INV. IN = 249.67
INV. OUT = 249.34
L = 60.00', S = 0.006'/'
F.E.S. ON OUTLET

PROP. CATCH BASIN #9 (POND C9P)
4'ø REXUS GRATE
STA: 15+50.00 (Rt. 12.00)
RIM = 253.26 (FLUSH)
INV. IN = 249.75 (12" HDPE N-12)
INV. OUT = 249.65 (15" HDPE N-12)
W/ 2' SUMP & HOOD
SUMP = 247.65

20' RIP-RAP EMERGENCY SPILLWAY
D50 = 0.5', T = 1.2'
ELEV.: 252.50

2' WIDE BERM ELEV.: 251.50

TEST PIT #70

12" RIP-RAP CELL SPILLWAY ELEV.: 251.50

TAX MAP 242, LOT 5

2' WIDE BERM ELEV.: 251.50

12" RIP-RAP CELL SPILLWAY ELEV.: 251.50

PILOT CHANNEL

TEST PIT #33

OUTLET STRUCTURE #108
SEE P-108 FOR DETAILS

OUTLET STRUCTURE #107
SEE P-107 FOR MORE DETAILS

GRAVEL WETLAND #108
INV. WETLAND SOIL = 247.33
INV. STONE = 249.33
BOTTOM OF POND = 250.00
BERM = 253.00
(SEE P-108 FOR DETAILS)

TEST PIT #59

PLAN VIEW INDEX DRIVE 15+75 – END

PROFILE VIEW INDEX DRIVE 15+75 – END

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

PVC STA:15+24.00
PVC ELEV:253.63

PVI STA:15+50.00
PVI ELEV:253.37

PVT STA:15+76.00
PVT ELEV:253.63

52.00 VC
K 26.00

PROPOSED PROFILE

CATCH BASIN #9 (POND #C9P)

FILL SLOPE

DRAIN MANHOLE #1 (POND #D1P)

OUTLET STRUCTURE #106

PVC STA:18+84.00
PVC ELEV:256.71

PVI STA:18+96.00
PVI ELEV:256.83

PVT STA:19+08.00
PVT ELEV:256.71

24.00 VC
K 12.00

HIGH POINT STA.: 18+96.00
LOW POINT ELEV.: 256.83

1.00%

-1.00%

EXISTING CONTOUR

18" HDPE N-12
L = 60.00'

15" HDPE N-12
L = 35.00'

15" HDPE N-12
L = 89.50'

15" HDPE N-12
L = 141.50'

TEST PIT #32

	15+25	15+50	15+75	16+00	16+25	16+50	16+75	17+00	17+25	17+50	17+75	18+00	18+25	18+50	18+75	19+00	19+25	19+50	19+75	20+00	20+25	20+50	20+75
E	251.45	250.96	250.49	250.53	250.58	250.89	251.31	251.51	251.66	251.91	252.38	252.89	253.21	253.14	252.99	252.55	251.84	251.04	250.51	250.76	251.37	251.69	
F	253.62	253.60	253.62	253.87	254.12	254.37	254.62	254.87	255.12	255.37	255.62	255.87	256.12	256.37	256.62	256.77	256.54	256.29	256.04	255.79	255.54	255.29	

PLAN & PROFILE INDEX DRIVE 15+25 – END
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

REVISION	DATE	DESCRIPTION

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 – 034

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

MAINTENANCE REQUIREMENTS

ACTIVITY	FREQUENCY
CLOGGING AND SYSTEM PERFORMANCE	
INSPECT INLETS AND OUTLETS TO ENSURE GOOD CONDITION AND NO EVIDENCE OF DETERIORATION. CHECK TO SEE IF HIGH-FLOW BYPASS IS FUNCTIONING. REMEDY: REPAIR OR REPLACE ANY DAMAGED STRUCTUAL PARTS, INLETS AND OUTLETS. CLEAR OR REMOVE DEBRIS OR RESTRICTIONS.	ANNUALLY, MORE FREQUENTLY IN THE FIRST YEAR OF OPERATION
CHECK FOR INTERNAL EROSION. EVIDENCE OF SHORT-CIRCUITING, AND ANIMAL BURROWS. REMEDY: SOIL EROSION FROM SHORT-CIRCUITING OR ANIMAL BOROUGHS SHOULD BE REPAIRED WHEN THEY OCCUR.	
CHECK THAT THE SYSTEM IS FULLY DRAINING WITHIN A 24-48 HOUR PERIOD AFTER RAIN EVENTS. REMEDY: REPAIR OR RESTORE HYDRAULIC INLET OR OUTLET CONFIGURATION.	
VEGETATION	
CHECK FOR ROBUST VEGETATION COVERAGE THROUGHOUT THE SYSTEM AND DEAD OR DYING PLANTS REMEDY: VEGETATION SHOULD COVER > 75% OF THE SYSTEM AND SHOULD BE RESEEDED AND CARED FOR AS NEEDED	ANNUALLY, OR AS NEEDED
CUT AND REMOVE VEGETATION FROM GRAVEL WETLAND SYSTEM AND FOREBAY IN ORDER TO MAINTAIN NITROGEN REMOVAL PERFORMANCE REMEDY: THE VEGETATION SHOULD BE CUT AND REMOVED FROM THE SYSTEM TO PREVENT NITROGEN FROM CYCLING BACK INTO THE SYSTEM	ONCE EVERY 3 YEARS

3/8" WASHED CRUSHED STONE*

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

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

3/4" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
1/2"	15 – 55
# 10	0 –5

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

WETLAND SOIL

SIEVE SIZE	% PASSING BY WEIGHT
0.5	100
#10"	90 – 75
#100	40 – 50
#200	25 –50
SIEVE SIZE	**% PASSING TOLERANCES**
0.5	±10.0
#10	±5.0
#100	±5.0
#200	±5.0

DESIGN REFERENCES

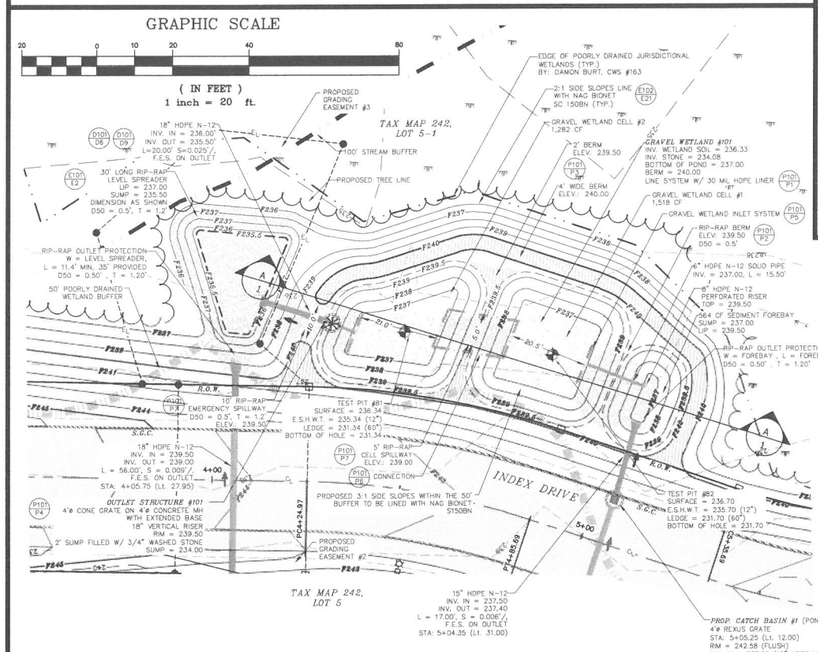
UNH STORMWATER CENTER

P1

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

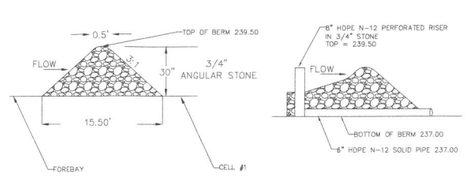


PLAN VIEW GRAVEL WETLAND #101

P2

STONE BERM FOR FOREBAY

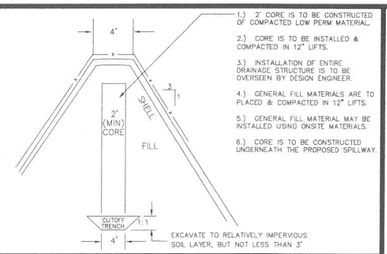
NOT TO SCALE



P3

BERM CONSTRUCTION

NOT TO SCALE



1.) 2' CORE IS TO BE CONSTRUCTED OF COMPACTED LOW PERM MATERIAL.

2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

6.) CORE IS TO BE CONSTRUCTED UNDERNEATH THE PROPOSED SPILLWAY.

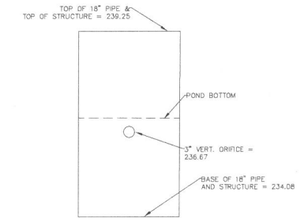
LOW PERMEABILITY MATERIAL GRADATION

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

P4

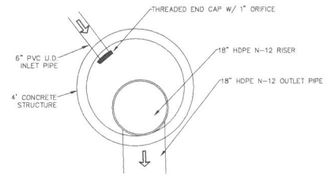
ORIFICE SCHEMATIC #101

NOT TO SCALE



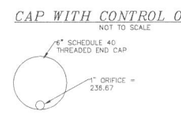
TOP VIEW

NOT TO SCALE



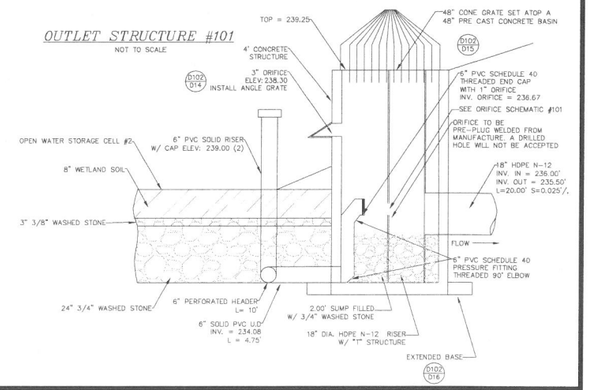
CAP WITH CONTROL ORIFICE

NOT TO SCALE

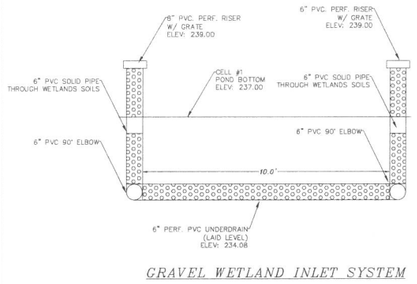


OUTLET STRUCTURE #101

NOT TO SCALE



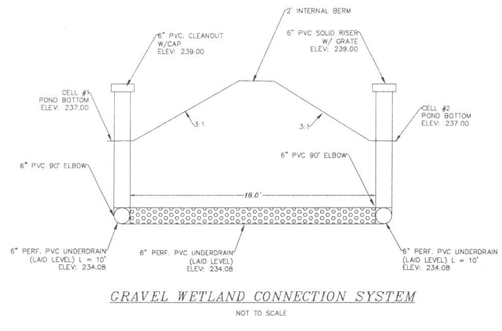
P5



GRAVEL WETLAND INLET SYSTEM

NOT TO SCALE

P6



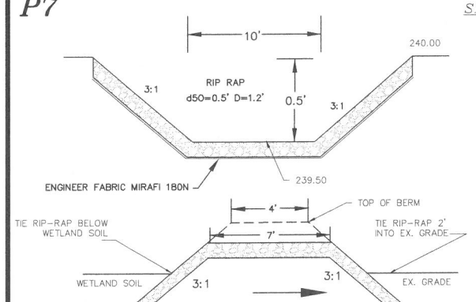
GRAVEL WETLAND CONNECTION SYSTEM

NOT TO SCALE

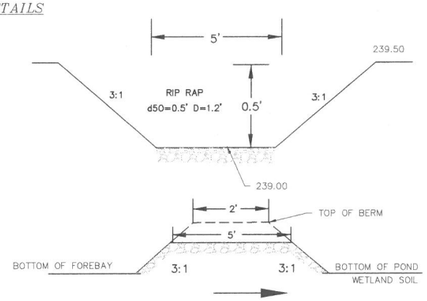
P7

SPILLWAY DETAILS

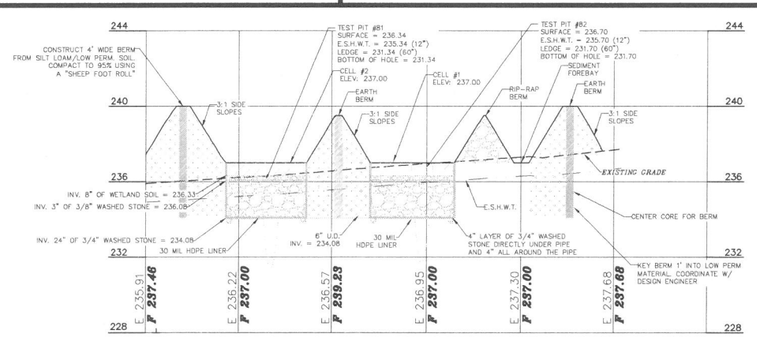
NOT TO SCALE



EMERGENCY SPILLWAY PROFILE



GRAVEL WETLAND CELL SPILLWAY PROFILE



SECTION OF GRAVEL WETLAND #101

A 1

A 1

P-101

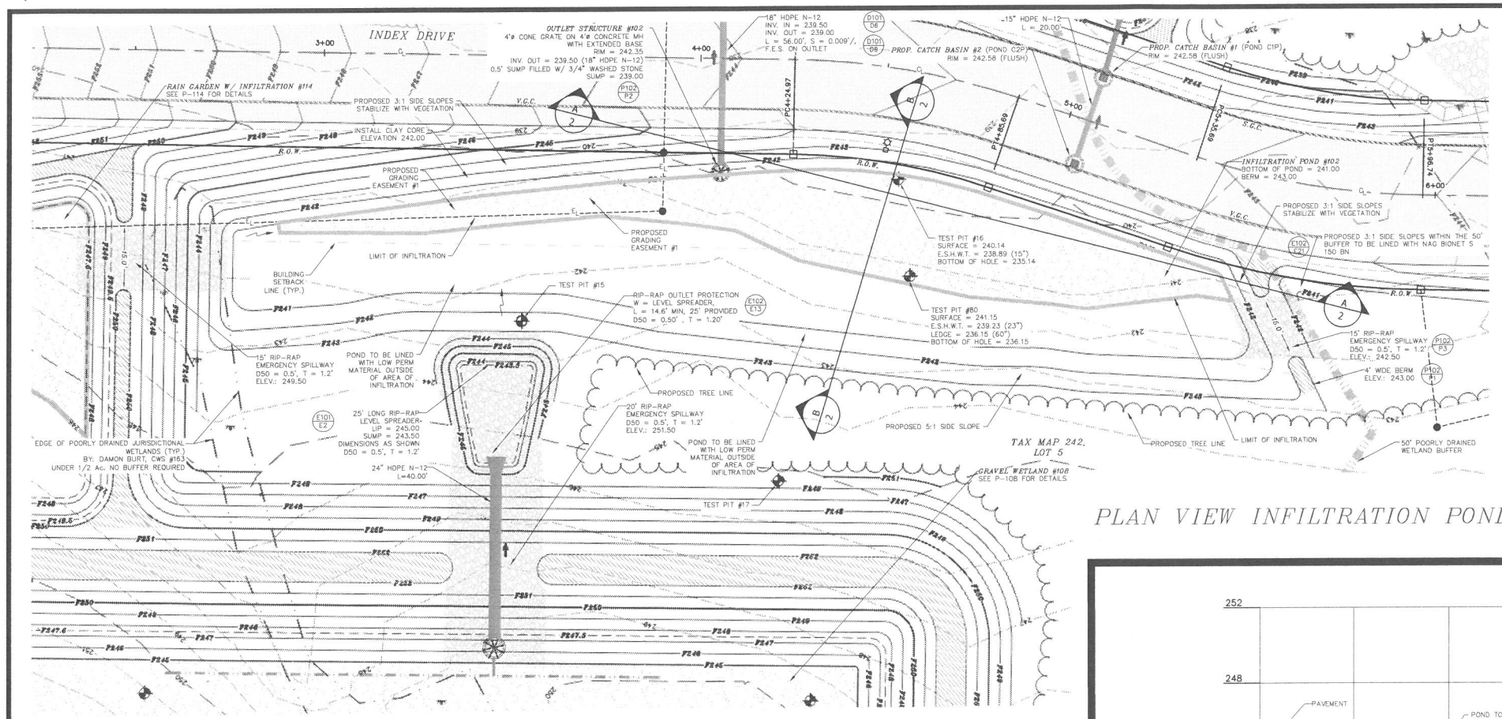
REVISION	DATE	DESCRIPTION

GRAVEL WETLAND #101
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 – 034

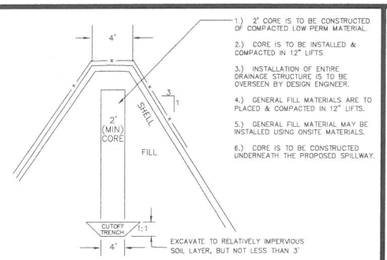
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY No. 14243 LICENSED PROFESSIONAL ENGINEER



PLAN VIEW INFILTRATION POND #102

P1 BERM CONSTRUCTION

NOT TO SCALE



1.) 2' CORE IS TO BE CONSTRUCTED OF COMPACTED LOW PERM MATERIAL.

2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

6.) CORE IS TO BE CONSTRUCTED UNDERNEATH THE PROPOSED SPILLWAY.

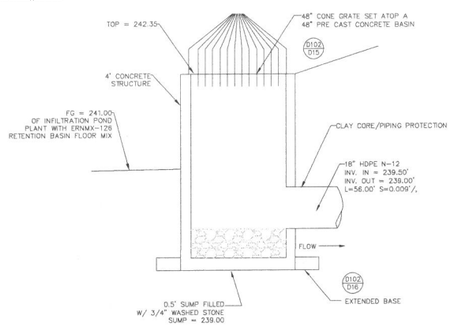
LOW PERMEABILITY MATERIAL GRADATION

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

SECTION OF INFILTRATION POND #102

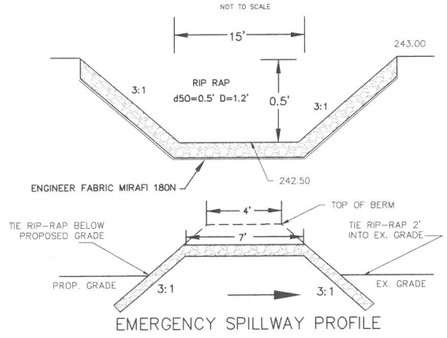
P2 OUTLET STRUCTURE #102

NOT TO SCALE



P3 SPILLWAY DETAILS

NOT TO SCALE



EMERGENCY SPILLWAY PROFILE

LOW PERMEABILITY MATERIAL GRADATION

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

SECTION OF INFILTRATION POND #102

P-102

INFILTRATION POND #102
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

REVISION	DATE	DESCRIPTION

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 – 034

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14231
LICENSED PROFESSIONAL ENGINEER

BIORETENTION FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Bioretention Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5

3/8" WASHED CRUSHED STONE*

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

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

3/4" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
1/2"	15 – 55
# 10	0 –5

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

RAIN GARDEN MIX

THE GRASS THAT IS PLANTED WITHIN A RAIN GARDEN BIO-FILTRATION SYSTEM WITHIN THE BIO-MEDIA MUST CONSIST OF A COMBINATION OF WARM SEASON GRASS SEED AND COLD SEASON GRASS SEED IN ORDER FOR THE GRASS TO START GROWING FOR STABILIZATION AND CONTINUE GROWING IN THE SANDY WELL-DRAINED ENVIRONMENT. PLANTING SPECIFICATION WILL MEET THE REQUIREMENTS AS OUTLINED IN 'VEGETATION NEW HAMPSHIRE SAND AND GRAVEL PITS' MIX 1 (WARM SEASON GRASSES) (15 LBS/AC) AND INCLUDE ANNUAL AND PERENNIAL RYE GRASS SEED (15 LBS/AC); THE NEW ENGLAND NATIVE WARM SEASON GRASS MIX (2.3 LBS/AC) BY NEW ENGLAND WETLAND PLANTS, INC.; RAIN GARDEN MIX 180 (15 LBS/AC & 15 LBS/AC OF RYE) / RAIN GARDEN GRASS MIX 180-1 (20 LBS/AC & 10 LBS/AC OF RYE) BY ERNST CONSERVATION SEEDS; OR APPROVED EQUAL.

P1

NOTES:

1. WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
2. SOIL BIORETENTION FILTER MEDIA SHALL BE AS SHOWN ABOVE. "BIO MEDIA" MEANS BIORETENTION FILTER MADIA.
3. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.
4. DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
5. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
6. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE FILTRATION COMPONENTS OF THE SYSTEM.

MAINTENANCE REQUIREMENTS:

SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.

PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.

AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.

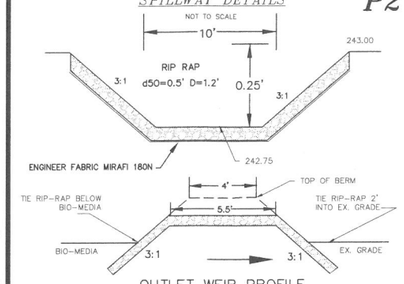
VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

DESIGN REFFERENCES:

UNH STORMWATER CENTER
NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

SPILLWAY DETAILS — P2

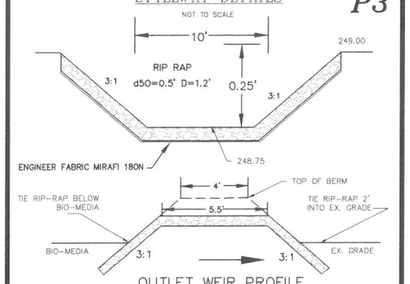
NOT TO SCALE



OUTLET WEIR PROFILE
BIO-SWALE #103

SPILLWAY DETAILS — P3

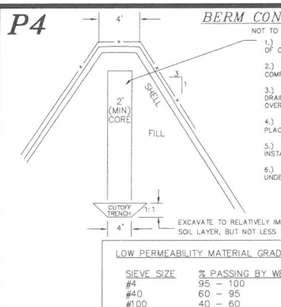
NOT TO SCALE



OUTLET WEIR PROFILE
BIO-SWALE #105

P4 — BERM CONSTRUCTION

NOT TO SCALE



1.) 2' CORE IS TO BE CONSTRUCTED OF COMPACTED LOAM MATERIAL.

2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

6.) CORE IS TO BE CONSTRUCTED UNDERNEATH THE PROPOSED SPILLWAY.

LOW PERMEABILITY MATERIAL GRADATION

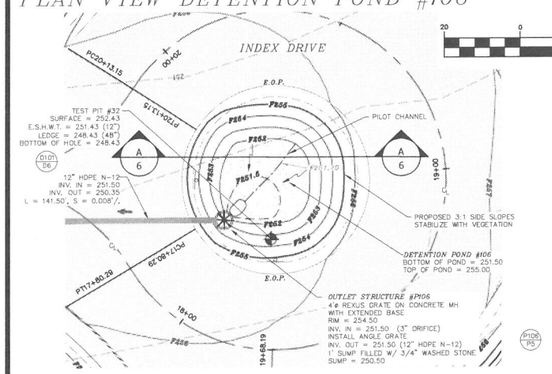
SIEVE SIZE	% PASSING BY WEIGHT
#4	95 – 100
#40	60 – 95
#100	40 – 60
#200	25 – 45

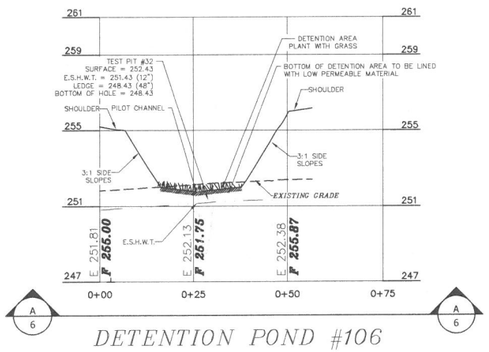
PLAN VIEW DETENTION POND #106

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



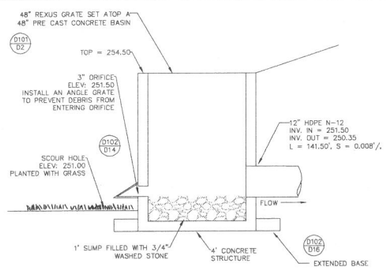


DETENTION POND #106

LOW PERMEABILITY MATERIAL GRADATION	
SIEVE SIZE	% PASSING BY WEIGHT
#4	95 – 100
#40	60 – 95
#100	40 – 60
#200	25 – 45

OUTLET STRUCTURE #106

NOT TO SCALE



P5

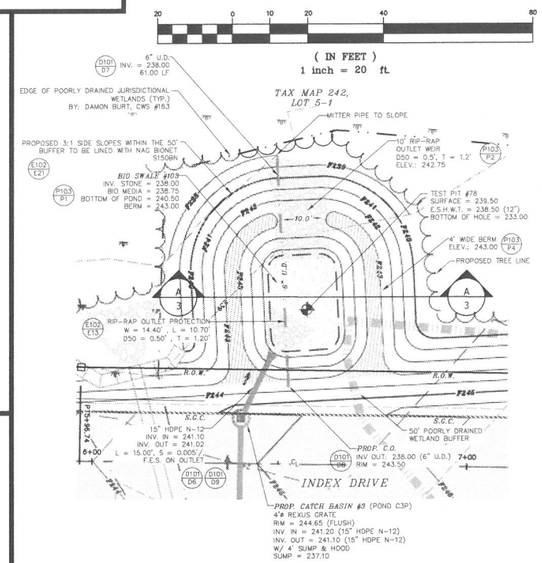
P-106

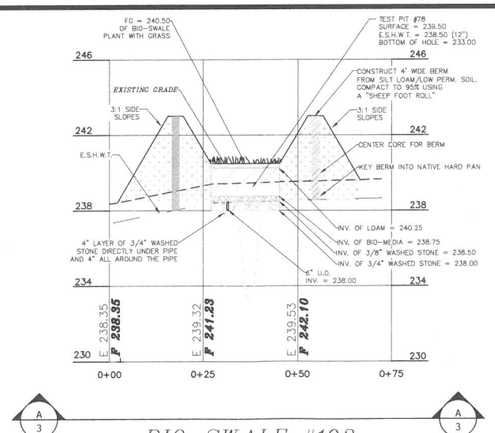
PLAN VIEW BIO-SWALE #103

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.





BIO-SWALE #103

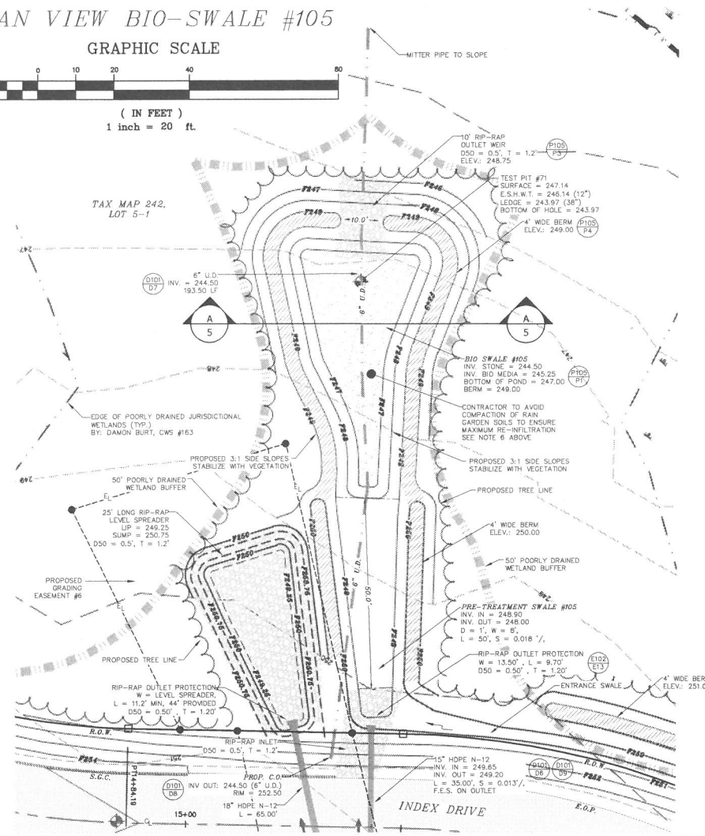
P-103

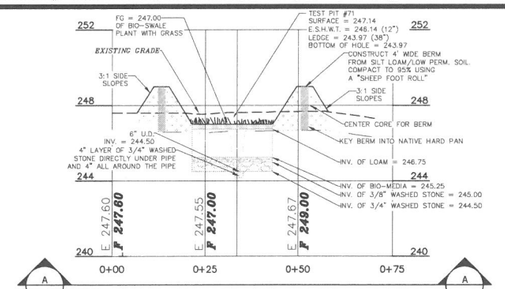
PLAN VIEW BIO-SWALE #105

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.





BIO-SWALE #105

P-105

BIO-SWALES #103, #105 & DETENTION POND #106
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

REVISION	DATE	DESCRIPTION

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 – 034

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
LICENSED PROFESSIONAL ENGINEER

P1

MAINTENANCE REQUIREMENTS

ACTIVITY	FREQUENCY
CLOGGING AND SYSTEM PERFORMANCE	
INSPECT INLETS AND OUTLETS TO ENSURE GOOD CONDITION AND NO EVIDENCE OF DETERIORATION. CHECK TO SEE IF HIGH-FLOW BYPASS IS FUNCTIONING. REMEDY: REPAIR OR REPLACE ANY DAMAGED STRUCTURAL PARTS, INLETS AND OUTLETS. CLEAR OR REMOVE DEBRIS OR RESTRICTIONS.	ANNUALLY, MORE FREQUENTLY IN THE FIRST YEAR OF OPERATION
CHECK FOR INTERNAL EROSION, EVIDENCE OF SHORT-CIRCUITING, AND ANIMAL BURROWS. REMEDY: SOIL EROSION FROM SHORT-CIRCUITING OR ANIMAL BOROUGHS SHOULD BE REPAIRED WHEN THEY OCCUR.	
CHECK THAT THE SYSTEM IS FULLY DRAINING WITHIN A 24-48 HOUR PERIOD AFTER RAIN EVENTS. REMEDY: REPAIR OR RESTORE HYDRAULIC INLET OR OUTLET CONFIGURATION.	
VEGETATION	
CHECK FOR ROBUST VEGETATION COVERAGE THROUGHOUT THE SYSTEM AND DEAD OR DYING PLANTS REMEDY: VEGETATION SHOULD COVER > 75% OF THE SYSTEM AND SHOULD BE RESEEDED AND CARED FOR AS NEEDED	ANNUALLY, OR AS NEEDED
CUT AND REMOVE VEGETATION FROM GRAVEL WETLAND SYSTEM AND FOREBAY IN ORDER TO MAINTAIN NITROGEN REMOVAL PERFORMANCE. REMEDY: THE VEGETATION SHOULD BE CUT AND REMOVED FROM THE SYSTEM TO PREVENT NITROGEN FROM CYCLING BACK INTO THE SYSTEM	ONCE EVERY 3 YEARS

3/8" WASHED CRUSHED STONE*

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

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

3/4" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
1/2"	15 – 55
# 10	0 –5

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

WETLAND SOIL

SIEVE SIZE	% PASSING BY WEIGHT
0.5	100
#10"	90 – 75
#100	40 – 50
#200	25 –50
SIEVE SIZE	**% PASSING TOLERANCES**
0.5	±10.0
#10	±5.0
#100	±5.0
#200	±5.0

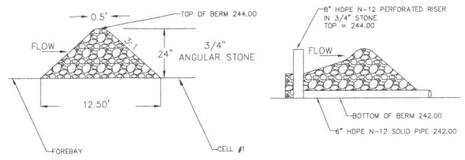
DESIGN REFERENCES

UNH STORMWATER CENTER

P2

STONE BERM FOR FOREBAY

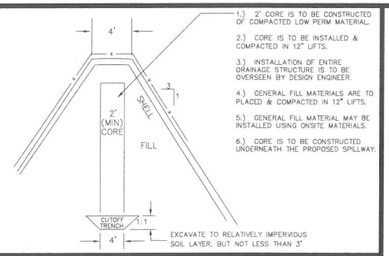
NOT TO SCALE



P3

BERM CONSTRUCTION

NOT TO SCALE



1.) 2' CORE IS TO BE CONSTRUCTED OF COMPACTED LOW PERM MATERIAL.

2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

6.) CORE IS TO BE CONSTRUCTED UNDERNEATH THE PROPOSED SPILLWAY.

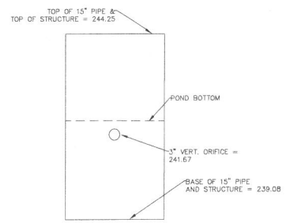
LOW PERMEABILITY MATERIAL GRADATION

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

P4

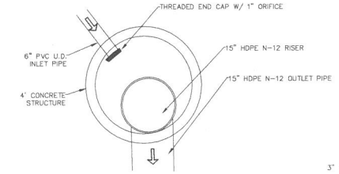
ORIFICE SCHEMATIC #104

NOT TO SCALE



TOP VIEW

NOT TO SCALE

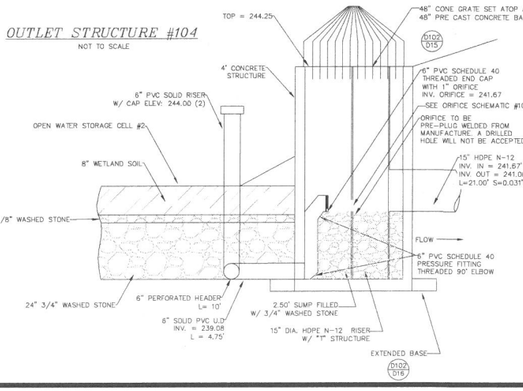


CAP WITH CONTROL ORIFICE

NOT TO SCALE

OUTLET STRUCTURE #104

NOT TO SCALE



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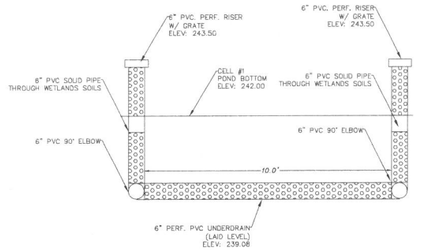
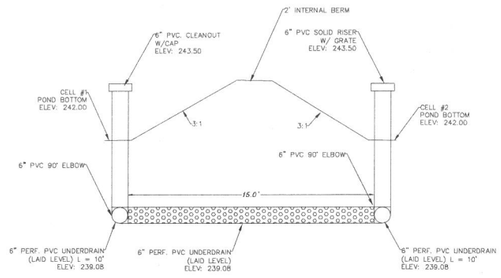


GRAVEL WETLAND INLET SYSTEM (CELL #1)

NOT TO SCALE

P6



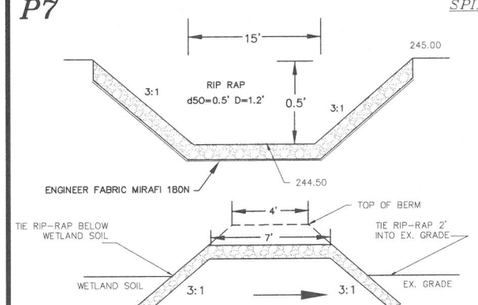
GRAVEL WETLAND CONNECTION SYSTEM

NOT TO SCALE

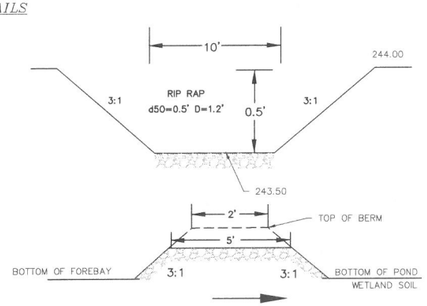
P7

SPILLWAY DETAILS

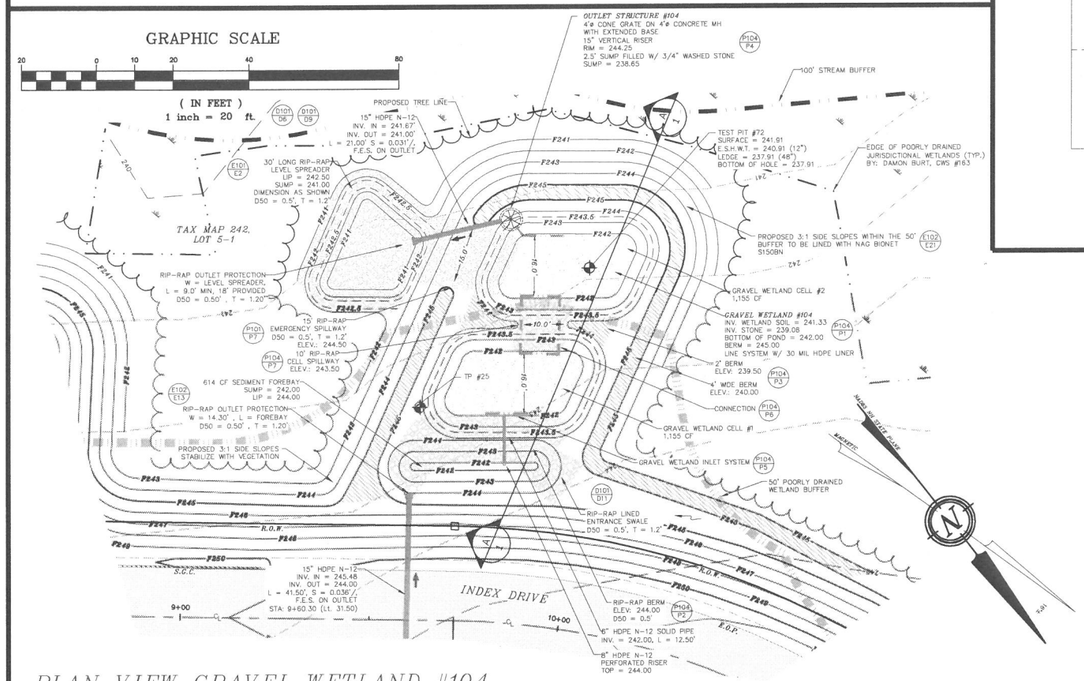
NOT TO SCALE



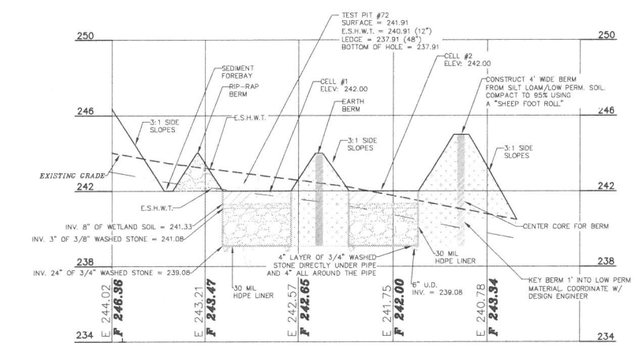
EMERGENCY SPILLWAY PROFILE



GRAVEL WETLAND CELL SPILLWAY PROFILE



PLAN VIEW GRAVEL WETLAND #104



SECTION OF GRAVEL WETLAND #104

A 4

A 4

P-104

REVISION	DATE	DESCRIPTION

GRAVEL WETLAND #104
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 – 034

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

P1

BIORETENTION FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material: Sieve No.	Gradation of material: Percent by Weight Passing Standard Sieve
Bioretention Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5

3/8" WASHED CRUSHED STONE *

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

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

3/4" WASHED CRUSHED STONE *

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
1/2"	15 – 55
# 10	0 –5

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

NOTES

1. WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
2. SOIL BIORETENTION FILTER MEDIA SHALL BE AS SHOWN ABOVE. "BIO MEDIA" MEANS BIORETENTION FILTER MADIA.
3. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.
4. DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
5. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
6. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

MAINTENANCE REQUIREMENTS

SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.

PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.

AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.

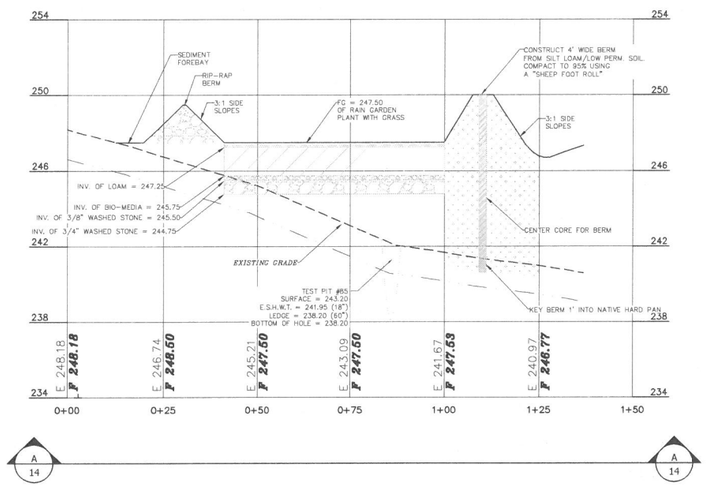
VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

DESIGN REFERENCES

UNH STORMWATER CENTER
NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

RAIN GARDEN MIX

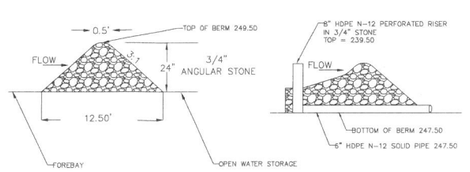
THE GRASS THAT IS PLANTED WITHIN A RAIN GARDEN BIO-FILTRATION SYSTEM WITHIN THE BIO-MEDIA MUST CONSIST OF A COMBINATION OF WARM SEASON GRASS SEED AND COLD SEASON GRASS SEED IN ORDER FOR THE GRASS TO START GROWING FOR STABILIZATION AND CONTINUE GROWING IN THE SANDY WELL-DRAINED ENVIRONMENT. PLANTING SPECIFICATION WILL MEET THE REQUIREMENTS AS OUTLINED IN 'VEGETATION NEW HAMPSHIRE SAND AND GRAVEL PITS' MIX 1 (WARM SEASON GRASSES) (15 LBS/AC) AND INCLUDE ANNUAL AND PERENNIAL RYE GRASS SEED (15 LBS/AC); THE NEW ENGLAND NATIVE WARM SEASON GRASS MIX (23 LBS/AC) BY NEW ENGLAND WETLAND PLANTS, INC.; RAIN GARDEN MIX 180 (15 LBS/AC & 15 LBS/AC OF RYE) / RAIN GARDEN GRASS MIX 180-1 (20 LBS/AC & 10 LBS/AC OF RYE) BY ERNST CONSERVATION SEEDS; OR APPROVED EQUAL.



SECTION OF RAIN GARDEN W/ INFILTRATION #114

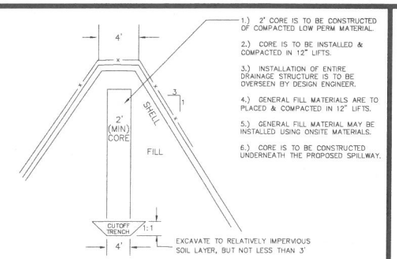
P2

STONE BERM FOR FOREBAY
NOT TO SCALE



P3

BERM CONSTRUCTION
NOT TO SCALE

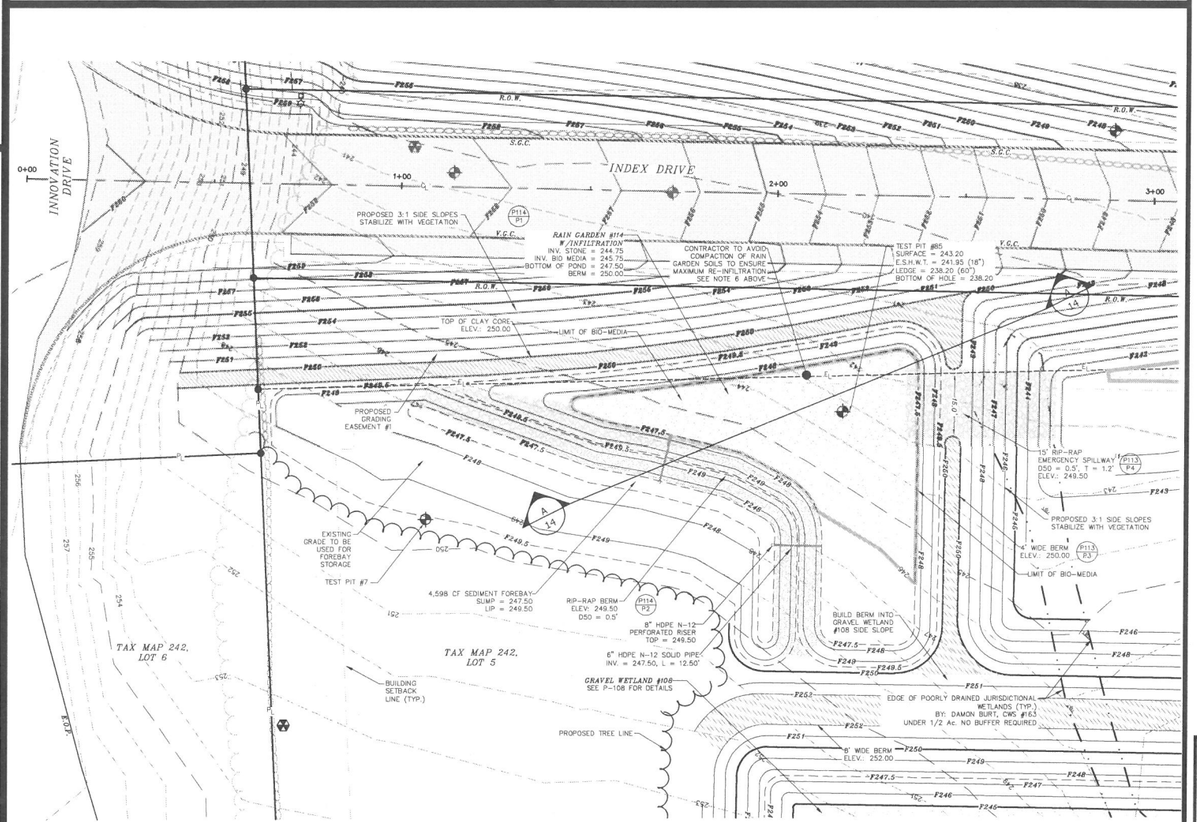


1.) 2" CORE IS TO BE CONSTRUCTED OF COMPACTED LOW PERM. MATERIAL.
2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.
3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.
4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.
5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.
6.) CORE IS TO BE CONSTRUCTED UNDERNEATH THE PROPOSED SPILLWAY.

EXCAVATE TO RELATIVELY IMPERVIOUS SOIL LAYER, BUT NOT LESS THAN 3'

LOW PERMEABILITY MATERIAL GRADATION

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



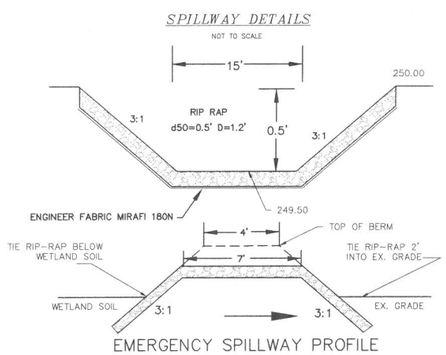
PLAN VIEW RAIN GARDEN W/ INFILTRATION #114

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

P4

SPILLWAY DETAILS
NOT TO SCALE



EMERGENCY SPILLWAY PROFILE

REVISION	DATE	DESCRIPTION

RAIN GARDEN W/ INFILTRATION #114
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 – 034

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
LICENSED PROFESSIONAL ENGINEER

P–114

NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

2.) APPLICANT: INDEX PACKAGING INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

3.) THE PROJECT PARCEL IS TAX MAP 242, LOT 5

4.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

5.) THE INTENT OF THIS PLAN IS TO SHOW THE EROSION AND SEDIMENT CONTROL PLAN FOR INDEX DRIVE.

6.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.

7.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

8.) ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED ON GRADING AND DETAIL PLAN SHEETS, GREEN PIPE.

9.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.

10.) UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS. SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF PROPERLY, AND ANNUAL MAINTENANCE PREFORMED ON ALL DRAINAGE PRACTICES.

NOTES CONTINUED:

11.) CONTRACTOR IS RESPONSIBLE FOR SWEEPING THE PARKING LOT, SIDEWALKS AND ROADS, TO ENSURE THAT NO SEDIMENT IS BEING TRACKED ONTO INNOVATION DRIVE OR ANY OTHER STABILIZED AREA.

12.) CONTRACTOR IS RESPONSIBLE FOR CLEANING AND MAINTAINING THE INLET PROTECTION ONCE INSTALLED.

13.) FUGITIVE DUST IS TO BE CONTROLLED THROUGHOUT THE CONSTRUCTION PROCESS IN ACCORDANCE WITH ENV-A 1000.

14.) CONTRACTOR IT TO MEET THE REQUIREMENTS SPECIFIED IN RSA 430:51-57 AND AGR 3800, RELATING TO INVASIVE SPECIES.

15.) CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WATER QUALITY FROM ANY RUN OFF DURING THE CONSTRUCTION PROCESS, IN ACCORDANCE WITH ENV-WQ 1507, IN ORDER TO PREVENT VIOLATIONS OF THE STORM WATER QUALITY STANDARDS.

16.) CATCH BASIN HOODS WILL BE INSTALLED AS SOON AS THE BASIN IS PUT ON LINE. RIM IS TO BE RAISED WITH FINAL GRADE SO THAT STORMWATER RUNOFF CAN DRAIN PROPERLY THROUGHOUT CONSTRUCTION.

17.) ALL 3:1 SLOPES WITHIN A WETLAND OR WETLAND BUFFER DISTURBANCE ARE TO BE LINED WITH "NAG BIONET S 150 BN". 3:1 SIDE SLOPES THAT DO NOT FALL WITHIN BUFFER OR WETLAND DISTURBANCE MAY BE STABILIZED WITH VEGETATION OR HECP (HYDRAULICALLY APPLIED EROSION CONTROL MIX)/BONDED FIBER MATRIX. HOWEVER, IF THE SWPPP INSPECTOR OR ENGINEER DEEM IT TO BE NECESSARY, THE CONTRACTOR MAY BE REQUIRED TO INSTALL ROLLED EROSION SEDIMENT CONTROL BLANKETS ON ANY CONSTRUCTED SLOPE.

SOILS & DEWATERING:

AdA	ACTON	VERY STONY	K= 0.43
AdB	ACTON	VERY STONY	K= 0.43
AdC	ACTON	VERY STONY	K= 0.43
GsA	GLOUCESTER	VERY STONY	K= 0.17
GsB	GLOUCESTER	VERY STONY	K= 0.17
LeA/P	LEICESTER	VERY STONY	K= 0.17
LeB/P	LEICESTER	VERY STONY	K= 0.43
LeC/P	LEICESTER	VERY STONY	K= 0.43
SbA	SAUGATUCK	SOMEWHAT POORLY DRAINED	K= N/A
SbB	SAUGATUCK	SOMEWHAT POORLY DRAINED	K= N/A
SbC	SAUGATUCK	SOMEWHAT POORLY DRAINED	K= N/A
SbA/P	SAUGATUCK	POORLY DRAINED	K= N/A
SbB/P	SAUGATUCK	POORLY DRAINED	K= N/A
SbC/P	SAUGATUCK	POORLY DRAINED	K= N/A
WaA/P	WHITMAN	VERY POORLY DRAINED	K= 0.24

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

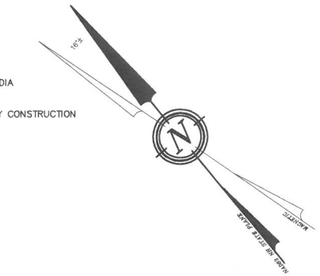
CONTRACTOR TO BE AWARE OF THE SOIL PROFILES AND ENSURE THAT PROPER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TAKEN AT ALL TIMES. ANY DEWATERING REQUIREMENTS IN NEW HAMPSHIRE REQUIRE SPECIAL PROVISIONS IN ACCORDANCE WITH THE "CLARIFICATION OF SECTION 9.1.2 (STATE OF NEW HAMPSHIRE CONDITIONS) AND OTHER NH SPECIFIC INFORMATION FOR THE U.S. EPA 2012 NPDES CONSTRUCTION GENERAL PERMIT (CGP)" DATED MAY 3, 2012 INCLUDED IN THE SWPPP.

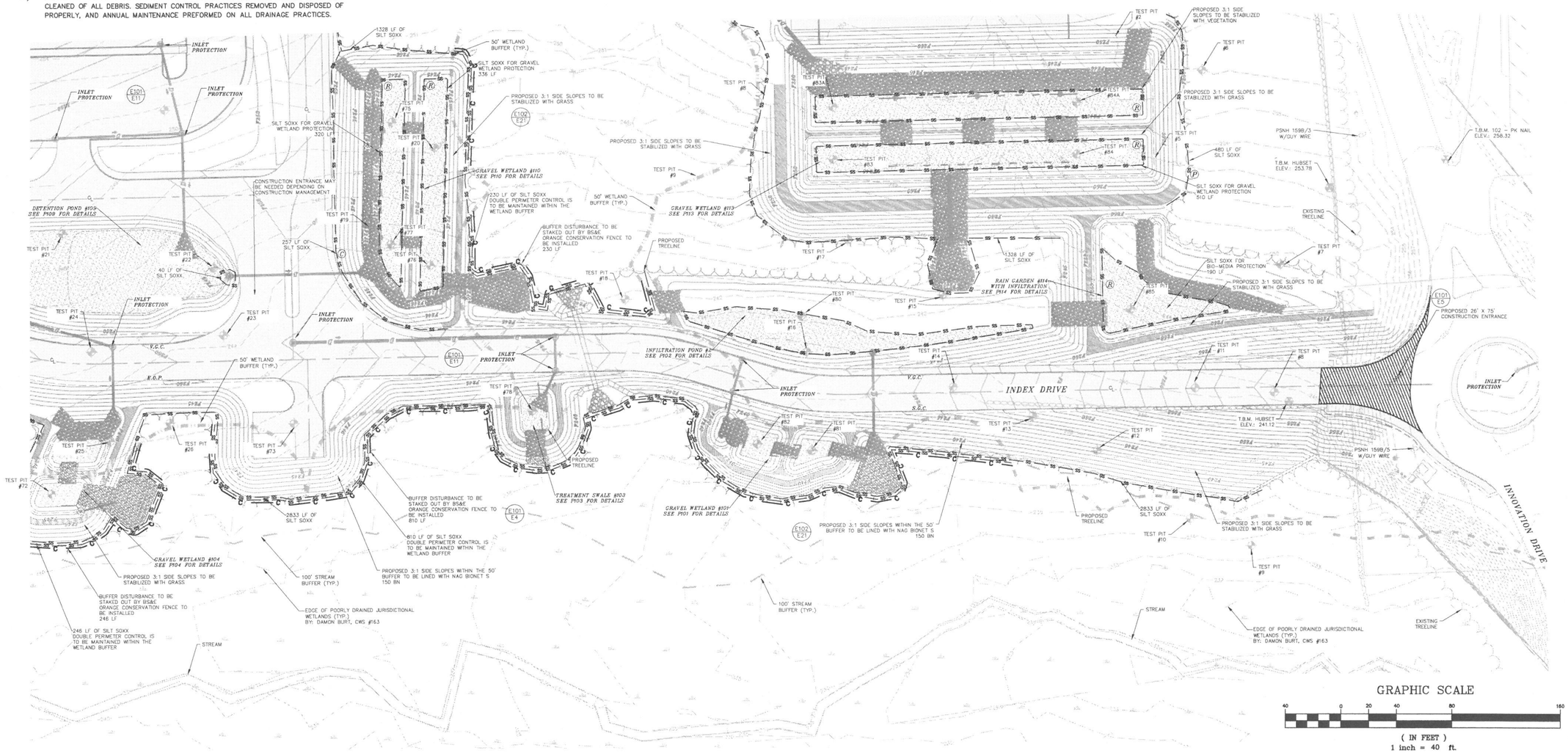
COVER MANAGEMENT DURING CONSTRUCTION FOR EXPOSED SOIL WILL INCLUDE HAY / STRAW APPLIED AT A RATE OF 2.0 TONS PER ACRE, TEMPORARY SEEDING OF ANNUAL RYE GRASS, AND PERMANENT SEEDING AT THE EARLIES OPPORTUNITY. SEE ADDITIONAL REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS, E-101 AND E-102.

THE CONSTRUCTION SCHEDULE WILL BE MANAGED SO THAT ALL STORMWATER STRUCTURES WILL BE BUILT AND STABILIZED PRIOR TO RECEIVING SURFACE WATER RUNOFF. CONTRACTOR TO BE RESPONSIBLE FOR ALL DIVERSIONS DURING CONSTRUCTION AND FOR INTERIM SEDIMENT AND EROSION CONTROL MEASURES.

LEGEND:

- (R) RAIN GARDEN BIO-MEDIA PROTECTION
- (P) PERIMETER CONTROL
- (C) RESIDENTIAL/ROADWAY CONSTRUCTION
- IRON PIPE (FND)
- IRON BOUND (FND)
- REBAR (FND)
- UTILITY POLE
- GUY WIRE
- (W) WELL
- BENCHMARK
- CONIFEROUS TREE
- DECIDUOUS TREE
- SF — SILT FENCE
- SS — FILTREXX SILTSOXX
- TREE LINE
- C — CONSTRUCTION FENCE





GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REVISION	DATE	DESCRIPTION

EROSION & SEDIMENT CONTROL PLAN INDEX DRIVE EAST
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 - 034

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

NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

2.) APPLICANT: INDEX PACKAGING INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

3.) THE PROJECT PARCEL IS TAX MAP 242, LOT 5

4.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

5.) THE INTENT OF THIS PLAN IS TO SHOW THE EROSION AND SEDIMENT CONTROL PLAN FOR INDEX DRIVE.

6.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.

7.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

8.) ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED ON GRADING AND DETAIL PLAN SHEETS, GREEN PIPE.

9.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.

10.) UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS. SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF PROPERLY, AND ANNUAL MAINTENANCE PREFORMED ON ALL DRAINAGE PRACTICES.

NOTES CONTINUED:

11.) CONTRACTOR IS RESPONSIBLE FOR SWEEPING THE PARKING LOT, SIDEWALKS AND ROADS, TO ENSURE THAT NO SEDIMENT IS BEING TRACKED ONTO INNOVATION DRIVE OR ANY OTHER STABILIZED AREA.

12.) CONTRACTOR IS RESPONSIBLE FOR CLEANING AND MAINTAINING THE INLET PROTECTION ONCE INSTALLED.

13.) FUGITIVE DUST IS TO BE CONTROLLED THROUGHOUT THE CONSTRUCTION PROCESS IN ACCORDANCE WITH ENV-A 1000.

14.) CONTRACTOR IT TO MEET THE REQUIREMENTS SPECIFIED IN RSA 430:51-57 AND AGR 3800, RELATING TO INVASIVE SPECIES.

15.) CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WATER QUALITY FROM ANY RUN OFF DURING THE CONSTRUCTION PROCESS, IN ACCORDANCE WITH ENV-WQ 1507, IN ORDER TO PREVENT VIOLATIONS OF THE STORM WATER QUALITY STANDARDS.

16.) CATCH BASIN HOODS WILL BE INSTALLED AS SOON AS THE BASIN IS PUT ON LINE. RIM IS TO BE RAISED WITH FINAL GRADE SO THAT STORMWATER RUNOFF CAN DRAIN PROPERLY THROUGHOUT CONSTRUCTION.

17.) ALL 3:1 SLOPES WITHIN A WETLAND OR WETLAND BUFFER DISTURBANCE ARE TO BE LINED WITH "NAG BIONET S 150 BN". 3:1 SIDE SLOPES THAT DO NOT FALL WITHIN BUFFER OR WETLAND DISTURBANCE MAY BE STABILIZED WITH VEGETATION OR HECP (HYDRAULICALLY APPLIED EROSION CONTROL MIX)/BONDED FIBER MATRIX. HOWEVER, IF THE SWPPP INSPECTOR OR ENGINEER DEEM IT TO BE NECESSARY, THE CONTRACTOR MAY BE REQUIRED TO INSTALL ROLLED EROSION SEDIMENT CONTROL BLANKETS ON ANY CONSTRUCTED SLOPE.

SOILS & DEWATERING:

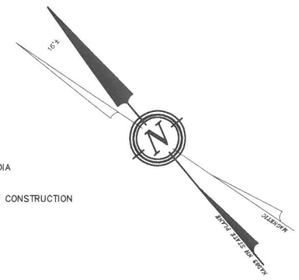
AdA	ACTON	VERY STONY	K= 0.43
AdB	ACTON	VERY STONY	K= 0.43
AdC	ACTON	VERY STONY	K= 0.43
GoA	GLOUCESTER	VERY STONY	K= 0.17
GoB	GLOUCESTER	VERY STONY	K= 0.17
LeA/P	LEICESTER	VERY STONY	K= 0.17
LeB/P	LEICESTER	VERY STONY	K= 0.43
LeC/P	LEICESTER	VERY STONY	K= 0.43
SbA	SAUGATUCK	SOMEWHAT POORLY DRAINED	K= N/A
SbB	SAUGATUCK	SOMEWHAT POORLY DRAINED	K= N/A
SbC	SAUGATUCK	SOMEWHAT POORLY DRAINED	K= N/A
SbA/P	SAUGATUCK	POORLY DRAINED	K= N/A
SbB/P	SAUGATUCK	POORLY DRAINED	K= N/A
Sbc/P	SAUGATUCK	POORLY DRAINED	K= N/A
WmA/VP	WHITMAN	VERY POORLY DRAINED	K= 0.24

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

CONTRACTOR TO BE AWARE OF THE SOIL PROFILES AND ENSURE THAT PROPER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TAKEN AT ALL TIMES. ANY DEWATERING REQUIREMENTS IN NEW HAMPSHIRE REQUIRE SPECIAL PROVISIONS IN ACCORDANCE WITH THE "CLARIFICATION OF SECTION 9.1.2 (STATE OF NEW HAMPSHIRE CONDITIONS) AND OTHER NH SPECIFIC INFORMATION FOR THE U.S. EPA 2012 NPDES CONSTRUCTION GENERAL PERMIT (CGP)" DATED MAY 3, 2012 INCLUDED IN THE SWPPP.

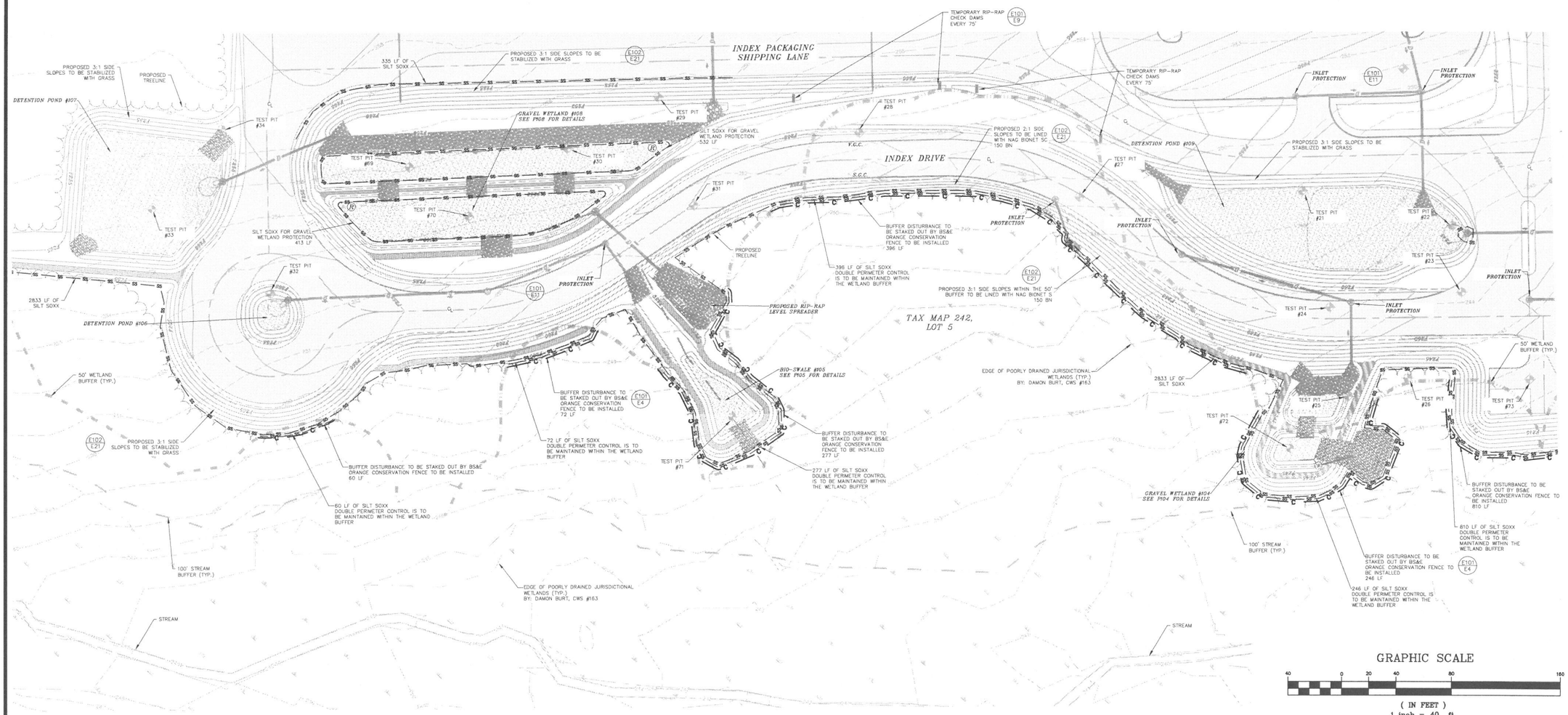
COVER MANAGEMENT DURING CONSTRUCTION FOR EXPOSED SOIL WILL INCLUDE HAY / STRAW APPLIED AT A RATE OF 2.0 TONS PER ACRE, TEMPORARY SEEDING OF ANNUAL RYE GRASS, AND PERMANENT SEEDING AT THE EARLIES OPPORTUNITY. SEE ADDITIONAL REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS, E-101 AND E-102.

THE CONSTRUCTION SCHEDULE WILL BE MANAGED SO THAT ALL STORMWATER STRUCTURES WILL BE BUILT AND STABILIZED PRIOR TO RECEIVING SURFACE WATER RUNOFF. CONTRACTOR TO BE RESPONSIBLE FOR ALL DIVERSIONS DURING CONSTRUCTION AND FOR INTERIM SEDIMENT AND EROSION CONTROL MEASURES.



LEGEND:

- (R) RAIN GARDEN BIO-MEDIA PROTECTION
- (P) PERIMETER CONTROL
- (C) RESIDENTIAL/ROADWAY CONSTRUCTION
- IRON PIPE (FND)
- IRON BOUND (FND)
- REBAR (FND)
- UTILITY POLE
- GUY WIRE
- (W) WELL
- BENCHMARK
- CONIFEROUS TREE
- DECIDUOUS TREE
- SF — SILT FENCE
- SS — FILTREXX SILTSOXX
- TREE LINE
- C — CONSTRUCTION FENCE



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REVISION	DATE	DESCRIPTION

EROSION & SEDIMENT CONTROL PLAN INDEX DRIVE WEST
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 - 034

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
LICENSED PROFESSIONAL ENGINEER

N/F KANELOS, NICHOLAS JR. & KATHY I.
67 SULLIVAN FARM DRIVE
ROCHESTER, NH 03868
S.C.R.D. BOOK 3436, PAGE 653
TAX MAP 241, LOT 20-8

N/F FAZEKAS, CHRISTOPHER & LEANN
71 SULLIVAN FARM DRIVE
ROCHESTER, NH 03868
S.C.R.D. BOOK 4074, PAGE 110
TAX MAP 241, LOT 20-7

N/F RINES, LORRAINE S.
1103 SALMON FALLS ROAD
ROCHESTER, NH 03868
S.C.R.D. BOOK, 1362, PAGE 609
TAX MAP 241, LOT 15

N/F RINES, DANIEL M. & DANA M.
1125 SALMON FALLS ROAD
ROCHESTER, NH 03868
S.C.R.D. BOOK 4260, PAGE 769
TAX MAP 241, LOT 14

NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

2.) TAX MAP 242, LOT 5

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

4.) S.C.R.D.: BOOK 3963, PAGE 25

5.) THE INTENT OF THIS PLAN IS TO PROVIDE AN OVERVIEW OF UTILITY AND ENGINEERING DETAILS OF INDEX DRIVE, INDEX PACKAGING, INDEX PACKAGING WAREHOUSE, AND TAX MAP 242, LOT 5.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

EVERSOURCE POWER LINE EASEMENT

N/F HOUSING AUTHORITY OF THE CITY OF ROCHESTER & THE BUSINESS FINANCE AUTHORITY OF THE STATE OF NEW HAMPSHIRE
2 PILLSBURY STREET, SUITE 101
CONCORD, NH 03301
S.C.R.D. BOOK 4029, PAGE 908
TAX MAP 242, LOT 6

INDEX PACKAGING DRIVE LANE

INDEX PACKAGING 130,933 SF FF = 263.00

INDEX PACKAGING WAREHOUSE 85,750 SF FF = 261.00

INDEX PACKAGING SHIPPING LANE

INDEX PACKAGING WAREHOUSE DRIVE LANE

INDEX DRIVE

INNOVATION DRIVE

TAX MAP 242, LOT 5

TAX MAP 242, LOT 5-1

SAFRAN AEROSPACE COMPOSITES

DETENTION POND #106

DETENTION POND #107

DETENTION POND #111

DETENTION POND #112

GRAVEL WETLAND #104

GRAVEL WETLAND #108

GRAVEL WETLAND #109

GRAVEL WETLAND #110

GRAVEL WETLAND #101

GRAVEL WETLAND #113

INFILTRATION POND #102

RAIN GARDEN W/ INFILTRATION #114

BIO-SWALE #103

BIO-SWALE #105

1,500 GALLON TEMPORARY PUMP STATION

FUTURE MUNICIPAL PUMP STATION CITY OF ROCHESTER

EXISTING MUNICIPAL PUMP STATION CITY OF ROCHESTER

PROP. SEWER MANHOLE #101 through #120

PROP. IN-LINE FLUSHING MANHOLE #120

EX. SEWER MANHOLE #100

EX. STEEL SLEEVE WATER LINE

EXISTING GAS LINE

2" SDR 9 HDPE FORCEMAIN

PROP. GAS LINE

PROP. OHU LINE

PROP. UGE

PROP. 300 CONTOUR

PSNH 371/150Y

PSNH 371/150Y W/3 GUY WIRES

PSNH 32/149 W/3 GUY WIRES

PSNH 32/148X W/3 GUY WIRES

PSNH 371/149

PSNH 371/148

PSNH 32/146

PSNH 32/147

PSNH 371/147

PSNH 32/145

PSNH 371/146

PSNH 371/145

PSNH 32/143

PSNH 1598/3 W/GUY WIRE

PSNH 1598/5 W/GUY WIRE

PSNH 1598/6

UTILITY POLES

UTILITY POLE KP 55 W/GUY WIRE

HYDRANT

6" C.L.D.I. CL 52 W/ POLY WRAP

8" C.L.D.I. CL 52 W/ POLY WRAP

12" C.L.D.I. CL 52 W/ POLY WRAP

8" SDR 35

8" SDR 21

50' WETLAND BUFFER (TYP.)

100' STREAM BUFFER

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DAMON BURT, CWS #163

STREAM

METER & BACK FLOW PREVENTER REQUIRED

TRANSFORMER & PAD

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

REVISION	DATE	DESCRIPTION

OVERVIEW UTILITY PLAN INDEX DRIVE & INDEX PACKAGING
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 80 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 - 034

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
LICENSED PROFESSIONAL ENGINEER

NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

2.) TAX MAP 242, LOT 5

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

4.) S.C.R.D.: BOOK 3963, PAGE 25

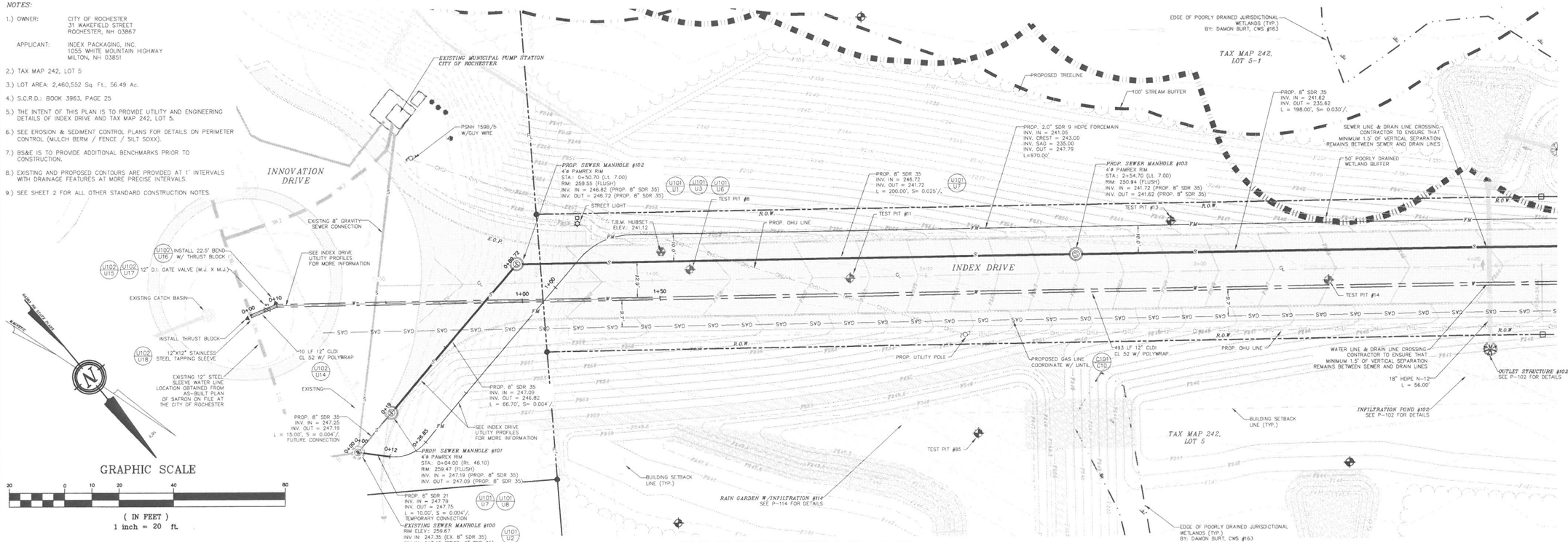
5.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY AND ENGINEERING DETAILS OF INDEX DRIVE AND TAX MAP 242, LOT 5.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

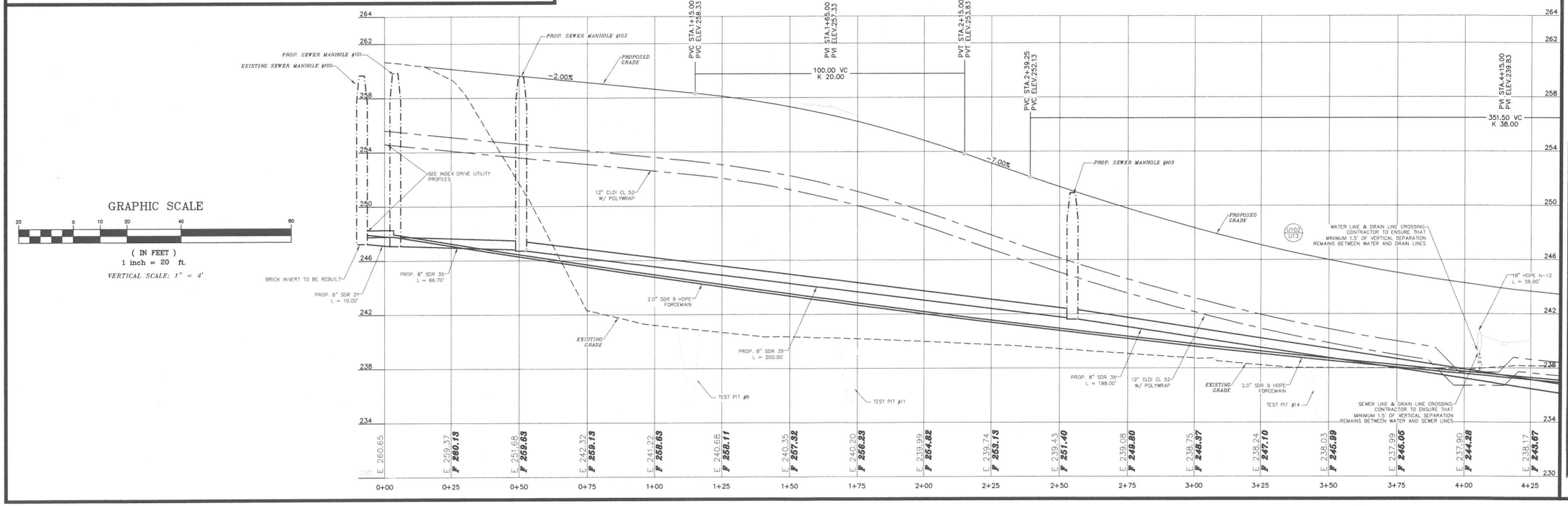
8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.



PLAN VIEW INDEX DRIVE 0+00 – 4+25

PROFILE VIEW INDEX DRIVE 0+00 – 4+25



REVISION	DATE	DESCRIPTION

UTILITY PLAN & PROFILE INDEX DRIVE 0+00 – 4+25
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 – 034

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

PLAN VIEW INDEX DRIVE 4+25 – 9+75

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PROFILE VIEW INDEX DRIVE 4+25 – 9+75

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

2.) TAX MAP 242, LOT 5

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

4.) S.C.R.D.: BOOK 3963, PAGE 25

5.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY AND ENGINEERING DETAILS OF INDEX DRIVE AND TAX MAP 242, LOT 5.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

REVISION	DATE	DESCRIPTION

UTILITY PLAN & PROFILE INDEX DRIVE 4+25 – 9+75
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 – 034

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
LICENSED PROFESSIONAL ENGINEER

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAN VIEW INDEX DRIVE 9+75 – 15+75

PROFILE VIEW INDEX DRIVE 9+75 – 15+75

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

2.) TAX MAP 242, LOT 5

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

4.) S.C.R.D.: BOOK 3963, PAGE 25

5.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY AND ENGINEERING DETAILS OF INDEX DRIVE AND TAX MAP 242, LOT 5.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

REVISION	DATE	DESCRIPTION

UTILITY PLAN & PROFILE INDEX DRIVE 9+75 – 15+25
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 – 034

KENNETH A. BERRY No. 14241 LICENSED PROFESSIONAL ENGINEER
STATE OF NEW HAMPSHIRE

NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

2.) TAX MAP 242, LOT 5

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

4.) S.C.R.D.: BOOK 3963, PAGE 25

5.) THE INTENT OF THIS PLAN IS TO PROVIDE UTILITY AND ENGINEERING DETAILS OF INDEX DRIVE AND TAX MAP 242, LOT 5.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

TAX MAP 242, LOT 5-1

50' POORLY DRAINED WETLAND BUFFER

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DAMON BURT, CWS #163

PROPOSED TREE LINE

PROP. 8" SDR 35
INV. IN = 248.53
INV. OUT = 246.70
L = 186.00', S= 0.010'/'

PROP. SEWER MANHOLE #113
4'ø PAMREX RIM
STA.: 19+90.55 (Lt. 17.80)
RIM: 255.53 (FLUSH)
INV. OUT = 248.53 (PROP. 8" SDR 35)

STREET LIGHT

PROP. SEWER MANHOLE #112
4'ø PAMREX RIM
STA.: 16+10.00 (Lt. 8.90)
RIM: 253.81 (FLUSH)
INV. IN = 246.70 (PROP. 8" SDR 35)
INV. OUT = 246.60 (PROP. 8" SDR 35)

15" HDPE N-12
L = 141.50'

PROP. 8" SDR 35
INV. IN = 246.50
INV. OUT = 245.88
L = 184.40', S= 0.004'/'

15" HDPE N-12
L = 35.00'

PROP. UTILITY POLE

INDEX DRIVE

WATER LINE & DRAIN LINE CROSSING. CONTRACTOR TO ENSURE THAT MINIMUM 1.5' OF VERTICAL SEPARATION REMAINS BETWEEN WATER AND DRAIN LINES

OUTLET STRUCTURE #106
SEE P-106 FOR DETAILS

DETENTION POND #106
(SEE P-106 FOR DETAILS)

GAS LINE TO BE CAPPED AND MARKED

PROP. UTILITY POLE

TEST PIT #32

100 LF 6" CLDI CL 52 W/ POLYWRAP

PROP. GHU LINE

110 LF 6" CLDI CL 52 W/ POLYWRAP

INSTALL 11.25° BEND W/ THRUST BLOCK

INSTALL 45° BEND W/ THRUST BLOCK

PROP. DRAIN MANHOLE #1
RIM = 254.13 (FLUSH)

38 LF 6" CLDI CL 52 W/ POLYWRAP

INSTALL 11.25° BEND W/ THRUST BLOCK

30 LF 6" CLDI CL 52 W/ POLYWRAP

15" HDPE N-12
L = 89.50'

PROPOSED GAS LINE COORDINATE W/ UNTIL

PROPOSED HYDRANT 18+83.10 (Rt. 38.50')

12" D.I. GATE VALVE (M.J. X M.J.)

18" HDPE N-12
L = 60.00'

60 LF 6" CLDI CL 52 W/ POLYWRAP

INSTALL 11.25° BEND W/ THRUST BLOCK

PROP. CATCH BASIN #9
RIM = 253.26 (FLUSH)

OUTLET STRUCTURE #108
SEE P-108 FOR DETAILS

72 LF 6" CLDI CL 52 W/ POLYWRAP

TEST PIT #70

TAX MAP 242, LOT 5

GRAVEL WETLAND #108
(SEE P-108 FOR DETAILS)

STREET LIGHT

INDEX PACKAGING DRIVE LANE

TEST PIT #33

DETENTION POND #107
(SEE P-107 FOR DETAILS)

PLAN VIEW INDEX DRIVE 15+75 – END

PROFILE VIEW INDEX DRIVE 15+75 – END

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

PVC STA.15+24.00 PVC ELEV.253.63
PVI STA.15+50.00 PVI ELEV.253.37
PVT STA.15+76.00 PVT ELEV.253.63
52.00 VC K 26.00
PROP. CATCH BASIN #9
PROPOSED GRADE
PROP. SEWER MANHOLE #112
PROP. DRAIN MANHOLE #1
PROPOSED GRADE
15" HDPE N-12 L = 141.50'
OUTLET STRUCTURE #106
1.00%
15" HDPE N-12 L = 35.00'
15" HDPE N-12 L = 89.50'
INSTALL 11.25° BEND W/ THRUST BLOCK
EXISTING GRADE
INSTALL 45° BEND W/ THRUST BLOCK
WATER LINE & DRAIN LINE CROSSING. CONTRACTOR TO ENSURE THAT MINIMUM 1.5' OF VERTICAL SEPARATION REMAINS BETWEEN WATER AND DRAIN LINES
12" CLDI CL 52 W/ POLYWRAP
18" HDPE N-12 L = 60.00'
WATER LINE & DRAIN LINE CROSSING. CONTRACTOR TO ENSURE THAT MINIMUM 1.5' OF VERTICAL SEPARATION REMAINS BETWEEN WATER AND DRAIN LINES
PROP. 8" SDR 35 L = 184.40'
INSTALL 11.25° BEND W/ THRUST BLOCK
12" CLDI CL 52 W/ POLYWRAP
INSTALL 11.25° BEND W/ THRUST BLOCK
PROP. 8" SDR 35 L = 186.00'
PVC STA.18+84.00 PVC ELEV.246.71
PVI STA.18+96.00 PVI ELEV.256.83
PVT STA.19+08.00 PVT ELEV.256.71
HYDRANT & GATE VALVE W/ INDICATOR
24.00 VC K 12.00
PROPOSED GRADE
-1.00%
PROP. SEWER MANHOLE #113
EXISTING GRADE
PROP. 8" SDR 35 L = 186.00'

	E	F
15+25	251.45	253.62
15+50	250.96	253.60
15+75	250.49	253.82
16+00	250.53	253.87
16+25	250.58	254.12
16+50	250.89	254.37
16+75	251.31	254.62
17+00	251.51	254.87
17+25	251.66	255.12
17+50	251.91	255.37
17+75	252.38	255.62
18+00	252.89	255.87
18+25	253.21	256.12
18+50	253.14	256.37
18+75	252.99	256.62
19+00	252.55	256.77
19+25	251.84	256.64
19+50	251.04	256.28
19+75	250.51	256.04
20+00	250.76	256.79
20+25	251.37	256.64
20+50	251.69	256.28

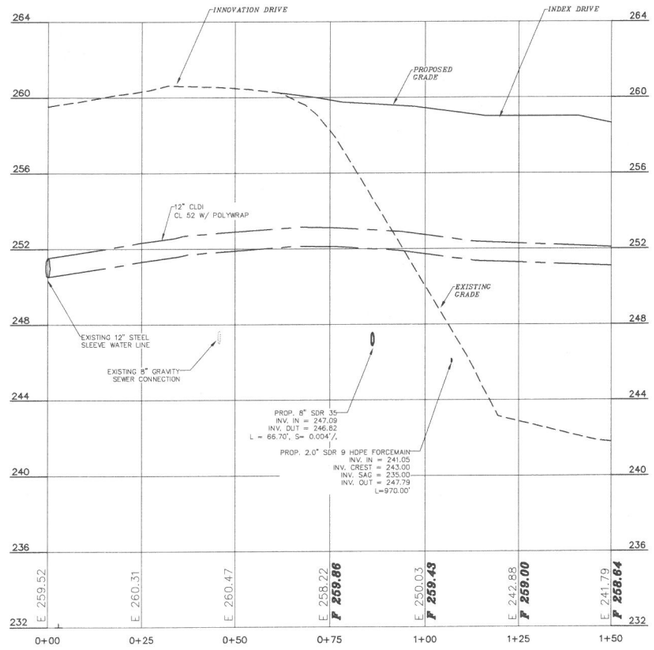
REVISION	DATE	DESCRIPTION

UTILITY PLAN & PROFILE INDEX DRIVE 15+25 – END
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 – 034

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



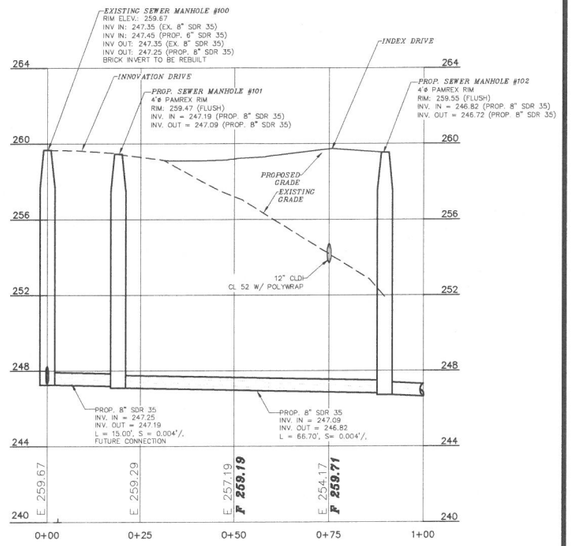
PROFILE VIEW WATER LINE CONNECTION

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'



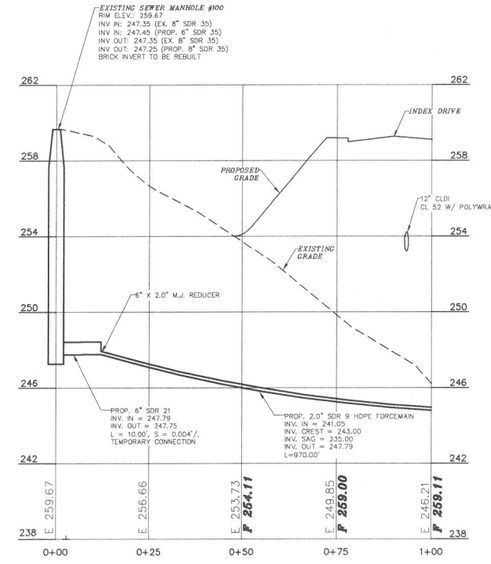
PROFILE VIEW SMH #100 – SMH #102

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'



PROFILE VIEW SMH #100 – FORCEMAIN CONNECTION

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

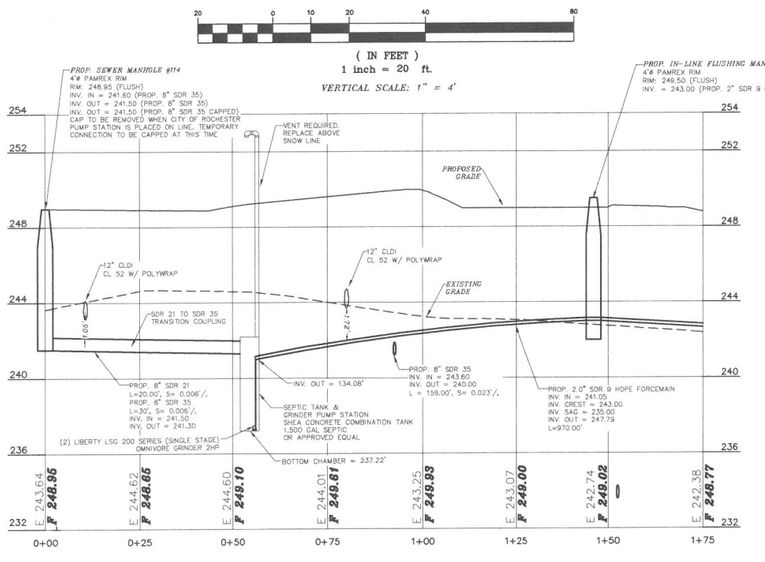
VERTICAL SCALE: 1" = 4'

GRAPHIC SCALE

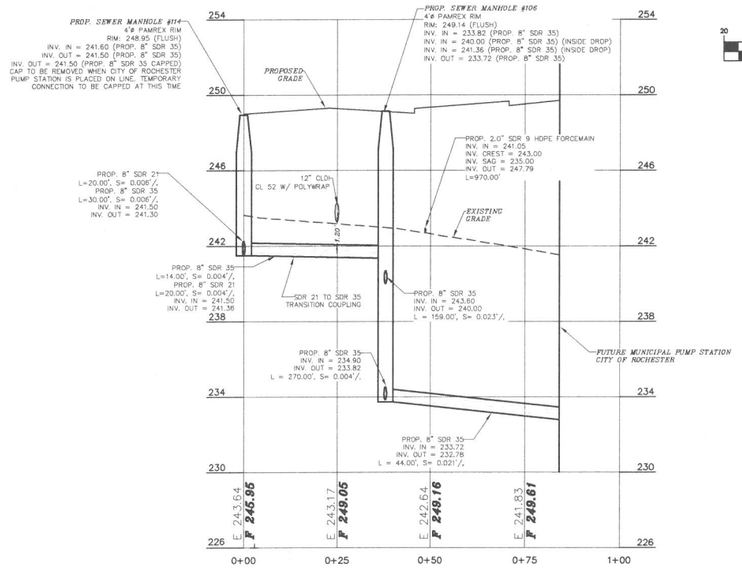
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'



PROFILE VIEW SMH #114 – FORCEMAIN



PROFILE VIEW SMH #106 – PUMP STATION

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

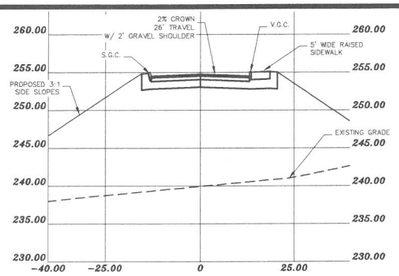
REVISION	DATE	DESCRIPTION

INDEX DRIVE UTILITY PROFILES
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

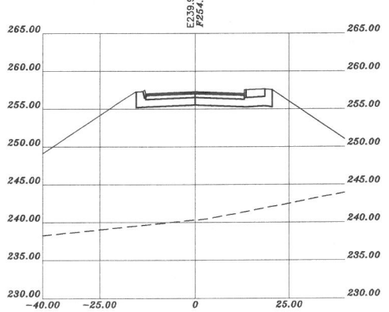
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 – 034

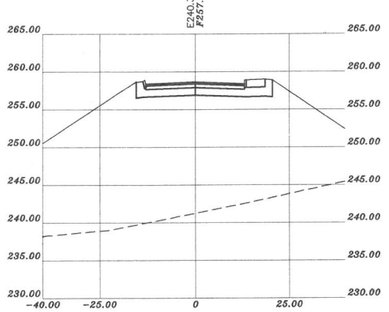
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY No. 14241
LICENSED PROFESSIONAL ENGINEER



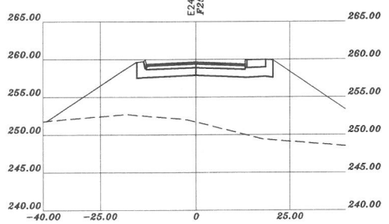
2+00
E239.99
F254.82



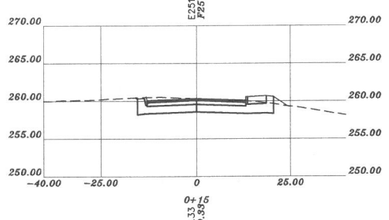
1+50
E240.35
F257.32



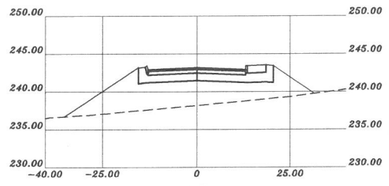
1+00
E241.22
F258.63



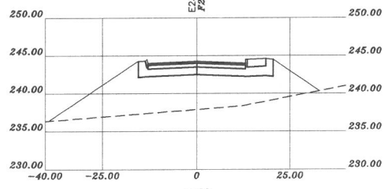
0+50
E251.68
F259.63



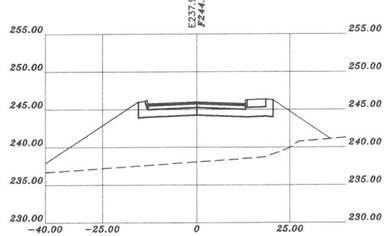
0+15
E260.13
F260.37



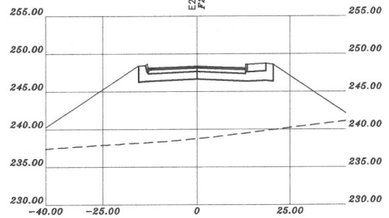
4+50
E238.20
F243.22



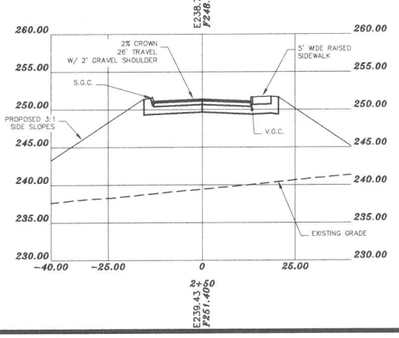
4+00
E237.90
F244.28



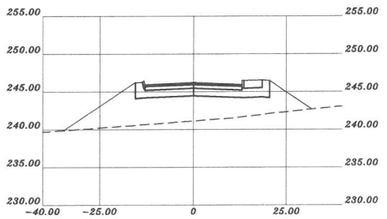
3+50
E238.03
F245.99



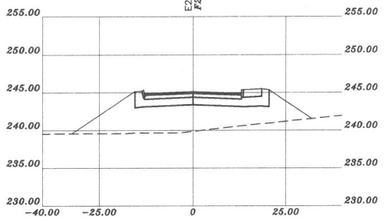
3+00
E238.75
F248.37



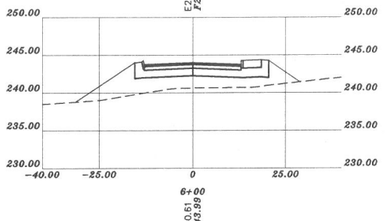
2+50
E239.43
F251.40



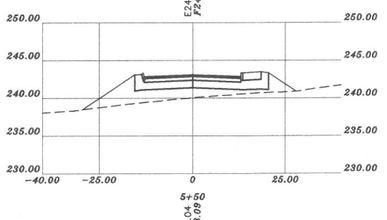
7+00
E241.16
F246.24



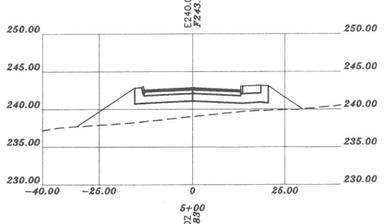
6+50
E239.84
F245.12



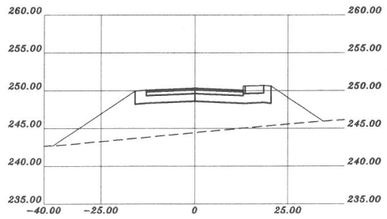
6+00
E240.61
F243.99



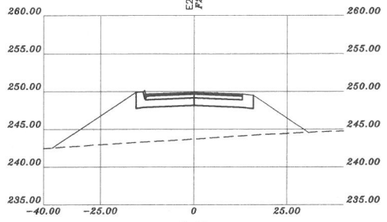
5+50
E240.04
F243.09



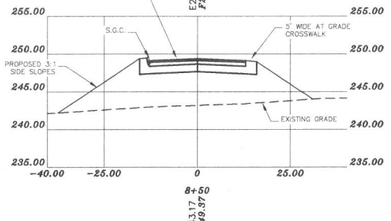
5+00
E239.02
F242.83



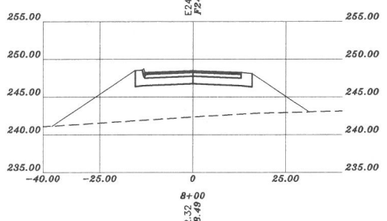
9+50
E244.45
F250.37



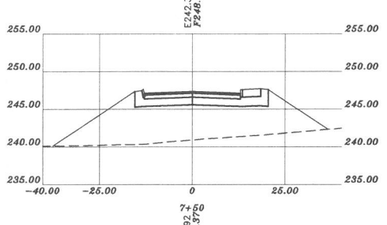
9+00
E243.68
F249.87



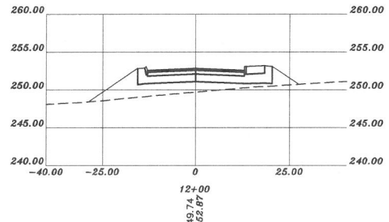
8+50
E243.17
F249.37



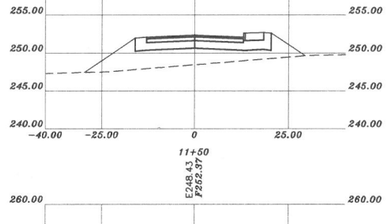
8+00
E242.32
F248.49



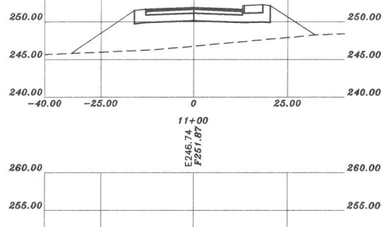
7+50
E240.92
F247.37



12+00
E249.71
F252.87



11+50
E248.43
F252.37



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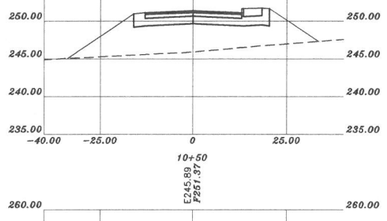
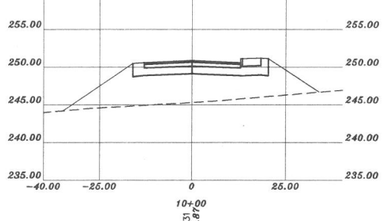
F251.87



10+50
E245.89
F251.37



10+00
E245.31
F250.87

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.
Vertical Scale 10

REVISION	DATE	DESCRIPTION

CROSS SECTIONS INDEX DRIVE 0+00 – END

LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 13, 2019
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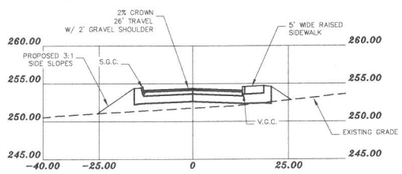
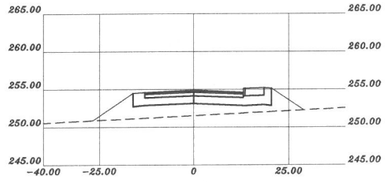
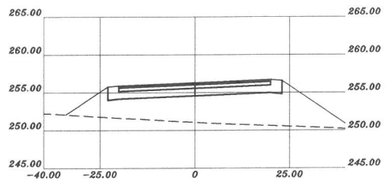
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



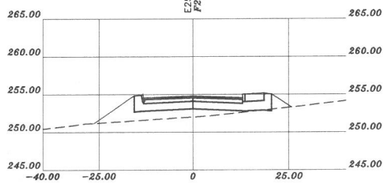
14+50
E251.74
F254.37



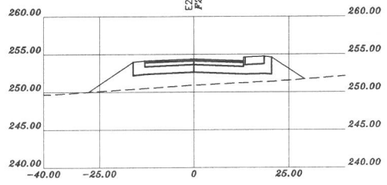
17+00
E251.51
F254.87



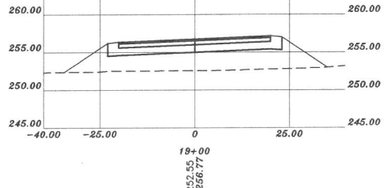
19+50
E251.04
F256.29



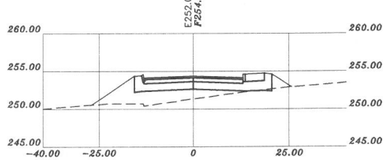
14+00
E252.00
F254.81



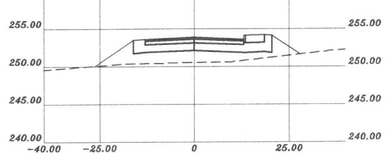
16+50
E250.89
F254.37



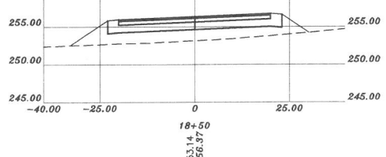
19+00
E252.55
F256.77



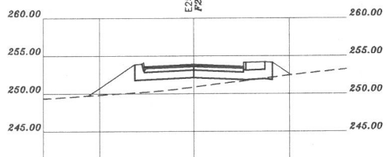
13+50
E251.33
F254.37



16+00
E250.53
F253.87



18+50
E253.11
F256.37



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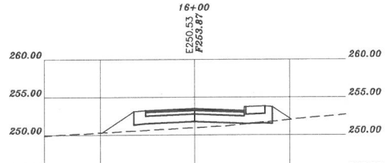
E250.98
F253.87



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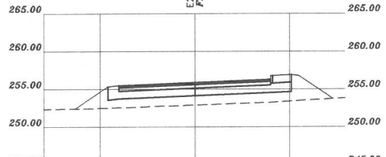
E250.96
F253.60



18+00
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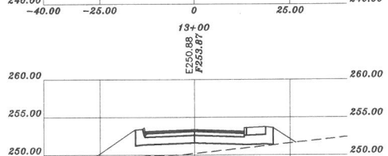
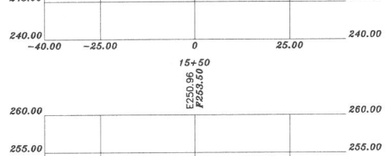
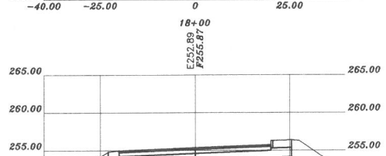


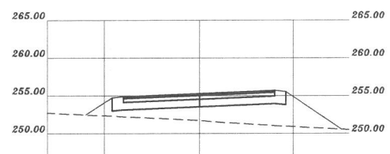
12+50
E250.22
F253.37



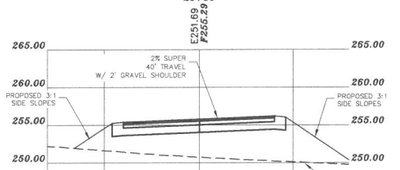
15+00
E251.53
F253.87



17+50
E251.91
F256.37



20+50
E251.69
F255.29



20+00
E250.76
F255.79

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
Vertical Scale 10

REVISION	DATE	DESCRIPTION

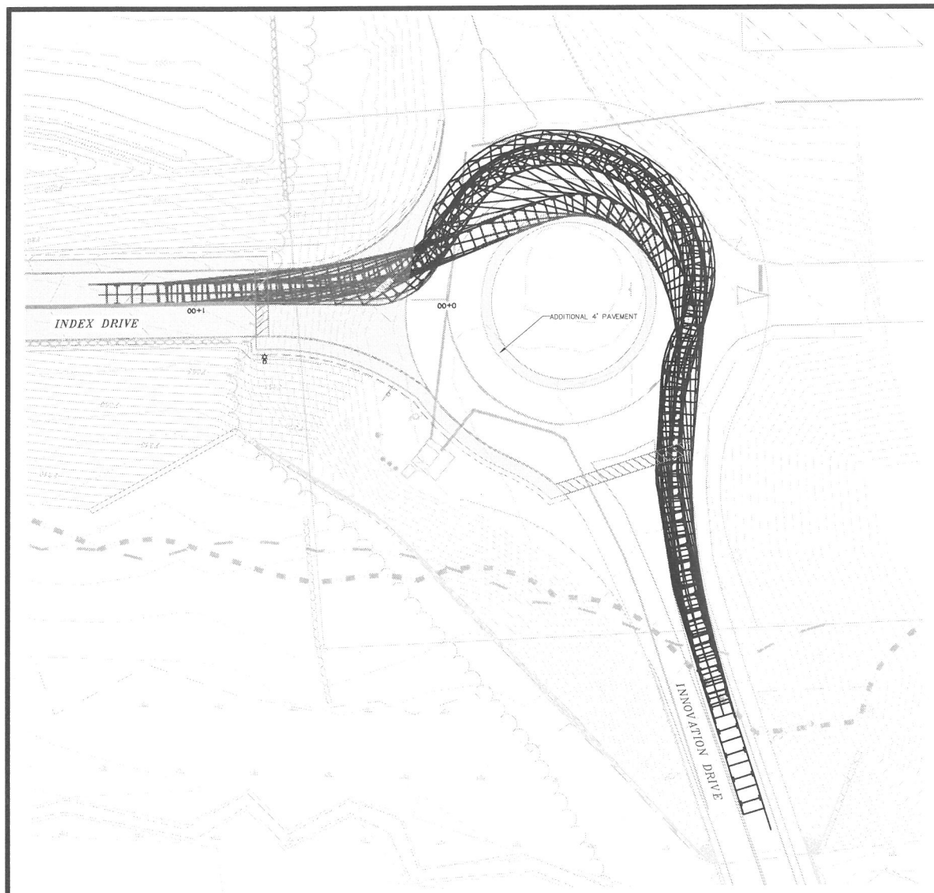
CROSS SECTIONS INDEX DRIVE 12+50 – END

LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

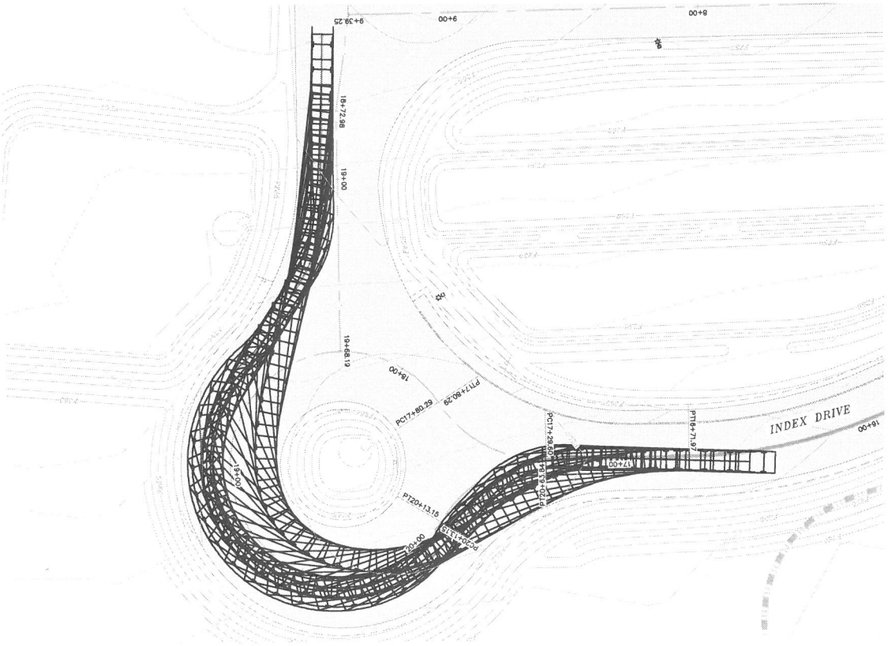
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 – 034

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
LICENSED PROFESSIONAL ENGINEER



INNOVATION DRIVE CUL-DE-SAC WB 67



INDEX DRIVE CUL-DE-SAC WB 67

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

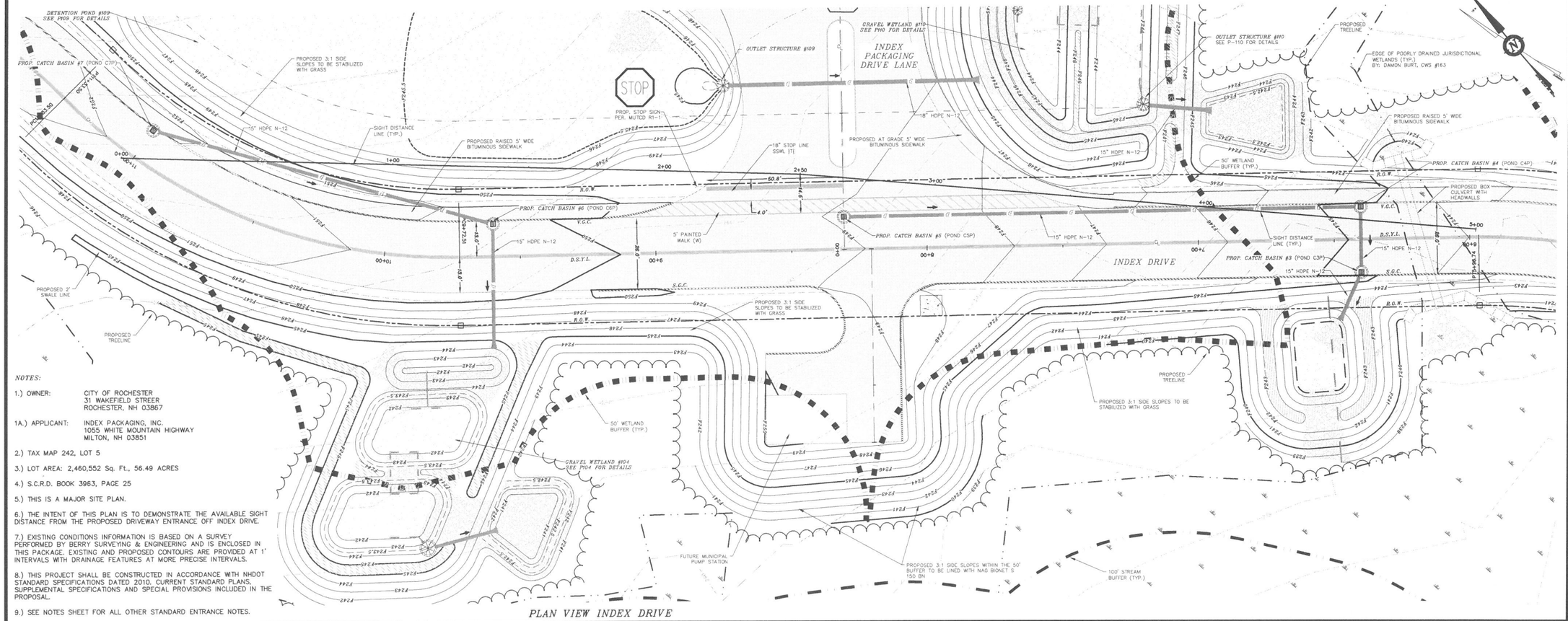
REVISION	DATE	DESCRIPTION

INDEX DRIVE TURNING TEMPLATE
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 30 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 – 034

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



PLAN VIEW INDEX DRIVE

NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREER
ROCHESTER, NH 03867

1A.) APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

2.) TAX MAP 242, LOT 5

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 ACRES

4.) S.C.R.D. BOOK 3963, PAGE 25

5.) THIS IS A MAJOR SITE PLAN.

6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED DRIVEWAY ENTRANCE OFF INDEX DRIVE.

7.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE. EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

8.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2010. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

9.) SEE NOTES SHEET FOR ALL OTHER STANDARD ENTRANCE NOTES.

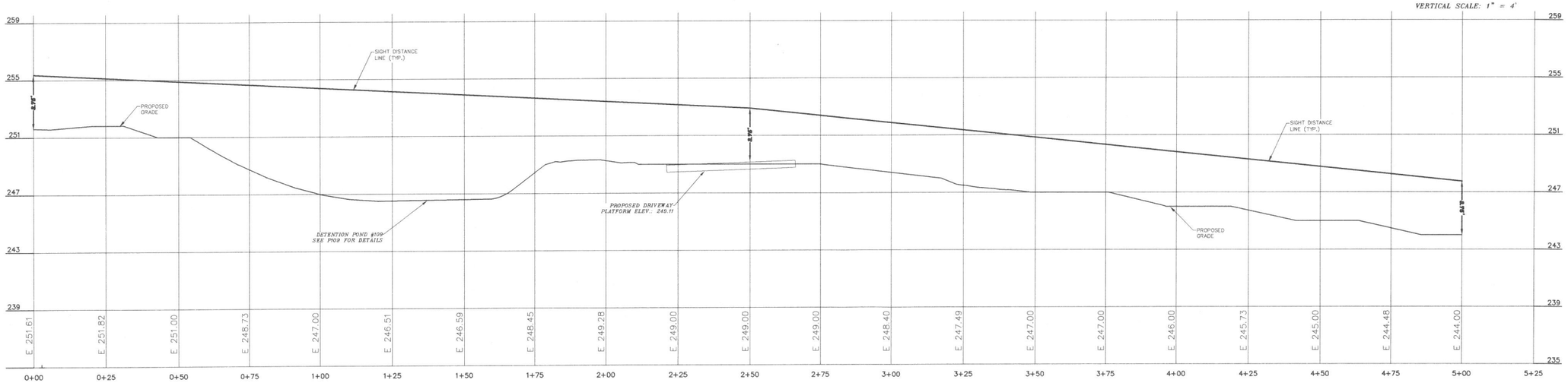
PROFILE VIEW SIGHT LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'



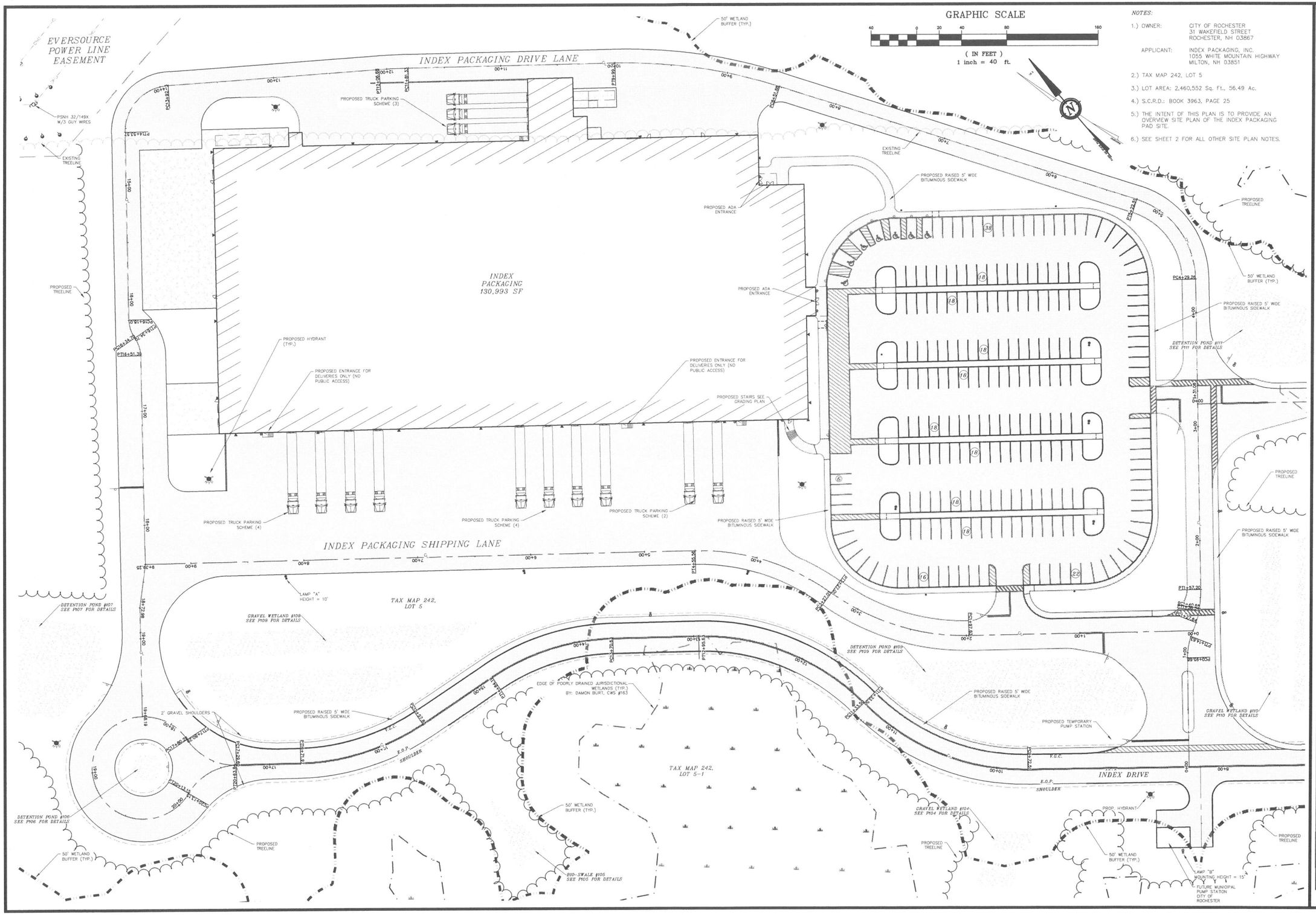
REVISION	DATE	DESCRIPTION

SIGHT DISTANCE INDEX PACKAGING DRIVE LANE
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 - 034

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
LICENSED PROFESSIONAL ENGINEER



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

2.) TAX MAP 242, LOT 5

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

4.) S.C.R.D.: BOOK 3963, PAGE 25

5.) THE INTENT OF THIS PLAN IS TO PROVIDE AN OVERVIEW SITE PLAN OF THE INDEX PACKAGING PAD SITE.

6.) SEE SHEET 2 FOR ALL OTHER SITE PLAN NOTES.

REVISION	DATE	DESCRIPTION

OVERVIEW SITE PLAN INDEX PACKAGING PAD SITE
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 - 034

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

NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

2.) TAX MAP 242, LOT 5

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

4.) S.C.R.D.: BOOK 3963, PAGE 25

5.) THE INTENT OF THIS PLAN IS TO PROVIDE SITE PLAN DETAIL OF THE INDEX PACKAGING PAD SITE.

6.) SEE SHEET 2 FOR ALL OTHER SITE PLAN NOTES.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PROPOSED 130,993 Sq. Ft.
"INDEX PACKAGING"

INDEX PACKAGING DRIVE LANE

INDEX PACKAGING SHIPPING LANE

INDEX DRIVE

PROPOSED AT GRADE 8' WIDE BITUMINOUS SIDEWALK

PROPOSED ADA ENTRANCE

SNOW STORAGE

PROP. HANDICAP PER MUTCD R7-8

RESERVED PARKING C102 C15

PROPOSED RAISED 5' WIDE BITUMINOUS SIDEWALK C101 C7

LAMP "C" HEIGHT = 20'

V.G.C. TIP DOWN FLUSH MOUNT CURB THROUGH ADA ZONE (TYP.)

PROP. HANDICAPPED PARKING SIGN W/ VAN PLACARD PER MUTCD R7-8A C102 C15 VAN ACCESSIBLE

LAMP "D" HEIGHT = 10' (TYP.)

PROPOSED ADA ENTRANCE

PROP. NO PARKING FIRE LANE" SIGN PER MUTCD R7-1 C102 C19 NO PARKING FIRE LANE

5' PAINTED WALK (W)

TIP DOWN FLUSH MOUNT CURB

PROPOSED RAISED 8' WIDE BITUMINOUS SIDEWALK

PROP. NO PARKING FIRE LANE" SIGN PER MUTCD R7-1 C103 C19 NO PARKING FIRE LANE

PROPOSED ENTRANCE FOR DELIVERIES ONLY (NO PUBLIC ACCESS)

PROPOSED ENTRANCE FOR DELIVERIES ONLY (NO PUBLIC ACCESS)

PROPOSED STAIRS SEE GRADING PLAN

PAINTED YELLOW (T)

S.G.C. TIP DOWN THROUGH CROSSWALK (TYP.)

TIP DOWN FLUSH MOUNT CURB THROUGH ENTRANCE

PROPOSED HYDRANT

PROPOSED RAISED 5' WIDE BITUMINOUS SIDEWALK

TIP DOWN FLUSH MOUNT CURB THROUGH CROSSWALK

LAMP "E" HEIGHT = 18'

PROPOSED TRUCK PARKING SCHEME (4)

PROPOSED TRUCK PARKING SCHEME (2)

LAMP "A" HEIGHT = 25'

LAMP "B" HEIGHT = 15'

C101 C6

GRAVEL WETLAND #108 SEE P108 FOR DETAILS

2' GRAVEL SHOULDERS

V.G.C.

B.S.Y.L.

S.G.C.

C101 C5

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DAMON BURT, CWS #163

50' WETLAND BUFFER (TYP.)

PROPOSED TREELINE

TAX MAP 242, LOT 5-1

PROPOSED TREELINE

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DAMON BURT, CWS #163

TAX MAP 242, LOT 5

50' WETLAND BUFFER (TYP.)

DETENTION POND #109 SEE P109 FOR DETAILS

PC4+29.26

SNOW STORAGE

STOP

PROP. STOP SIGN PER. MUTCD R1-1 STA.: 0+28.62 (Lt.39.33) C101 C1

LAMP "B" MOUNTING HEIGHT = 15'

5' PAINTED WALK (W)

START V.G.C. TIP DOWN

4" D.S.L. (Y)

18" STOP LINE SSWL (T)

PROP. STOP SIGN PER. MUTCD R1-1 STA.: 2+98.28 (Lt.16.78)

LAMP "B" HEIGHT = 15'

PROPOSED TREELINE

50' WETLAND BUFFER (TYP.)

LAMP "B" MOUNTING HEIGHT = 15'

PROPOSED AT GRADE 5' WIDE BITUMINOUS SIDEWALK C101 C7

PROP. STOP SIGN PER. MUTCD R1-1 STA.: 1+23.53 (Lt.27.89) C101 C1

END V.G.C. TIP DOWN STA.: 1+23.53 (Lt.27.89)

PT1+57.20

PC1+40.68

PT1+32.64

PROPOSED LANDSCAPED ISLAND

LAMP "B" MOUNTING HEIGHT = 15'

50' WETLAND BUFFER (TYP.)

PT1+14.81

PC0+95.88

PROP. STOP SIGN PER. MUTCD R1-1 STA.: 0+76.60 (Lt.22.60) C101 C1

PROP. STOP SIGN PER. MUTCD R1-1 STA.: 0+24.20 (Lt.54.40)

18" STOP LINE SSWL (T)

LAMP "B" HEIGHT = 15'

2' GRAVEL SHOULDERS

PROPOSED TEMPORARY PUMP STATION

START V.G.C. TIP DOWN STA.: 9+12.65 (Rt.13.47)

GRAVEL WETLAND #110 SEE P110 FOR DETAILS

END V.G.C. TIP DOWN STA.: 7+30.69 (Rt.13.00)

PC4+72.59

END S.G.C. TIP DOWN STA.: 9+20.98 (Lt.13.00)

PROPOSED HYDRANT

SNOW STORAGE

PROPOSED RAISED 5' WIDE BITUMINOUS SIDEWALK C101 C7

PROP. STOP SIGN PER. MUTCD R1-1 STA.: 1+46.20 (Rt.17.73) C101 C1

LAMP "C" HEIGHT = 20'

5' PAINTED WALK (W)

START V.G.C. TIP DOWN

LAMP "A" HEIGHT = 25' (TYP.)

PROPOSED RAISED 5' WIDE BITUMINOUS SIDEWALK

END V.G.C. TIP DOWN STA.: 1+23.53 (Lt.27.89)

PC3+27.20

PT3+05.63

PC3+37.84

PT3+55.56

PC4+97.83

PT4+55.56

PC4+70.63

PT4+88.41

PC4+33.50

PT4+33.50

4" D.S.L. (Y)

18" STOP LINE SSWL (T)

DETENTION POND #109 SEE P109 FOR DETAILS

PROPOSED RAISED 5' WIDE BITUMINOUS SIDEWALK

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

2.) TAX MAP 242, LOT 5

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

4.) S.C.R.D.: BOOK 3963, PAGE 25

5.) THE INTENT OF THIS PLAN IS TO PROVIDE SITE PLAN DETAIL OF THE INDEX PACKAGING PAD SITE.

6.) SEE SHEET 2 FOR ALL OTHER STANDARD SITE PLAN NOTES.

PROPOSED 130,993 Sq. Ft.
"INDEX PACKAGING"

INDEX PACKAGING DRIVE LANE

INDEX PACKAGING SHIPPING LANE

INDEX DRIVE

TAX MAP 242, LOT 5

TAX MAP 242, LOT 5-1

GRAVEL WETLAND #108 SEE P108 FOR DETAILS

DETENTION POND #109 SEE P109 FOR DETAILS

REVISION	DATE	DESCRIPTION

INDEX PACKAGING DETAIL SITE PLAN NORTHWEST
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 30 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 - 034

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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

2.) TAX MAP 242, LOT 5

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

4.) S.C.R.D.: BOOK 3963, PAGE 25

5.) THE INTENT OF THIS PLAN IS TO PROVIDE AN OVERVIEW GRADING AND ENGINEERING DETAIL OF THE INDEX PACKAGING SITE ALONG WITH THE GRADING AND DRAINAGE DETAIL OF TAX MAP 242, LOT 5.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

REVISION	DATE	DESCRIPTION

INDEX PACKAGING OVERVIEW GRADING PLAN
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 - 034

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
LICENSED PROFESSIONAL ENGINEER

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTES:

1.) OWNER: CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867

APPLICANT: INDEX PACKAGING, INC.
1055 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851

2.) TAX MAP 242, LOT 5

3.) LOT AREA: 2,460,552 Sq. Ft., 56.49 Ac.

4.) S.C.R.D.: BOOK 3963, PAGE 25

5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAIL OF THE INDEX PACKAGING DRIVE LANE.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

INDEX DRIVE

PROPOSED FORCE MAIN

TEMPORARY PUMP STATION

TEST PIT #22

TEST PIT #23

PROP. CATCH BASIN #5 (POND C5P)
4'ø REXUS GRATE
STA: 8+30.45 (Rt. 13.00)
RIM = 248.90 (FLUSH)
INV. OUT = 245.40 (15" HDPE N-12)
W/ 4' SUMP & HOOD
SUMP = 241.40

PROPOSED INLINE FLUSHING MANHOLE

PROPOSED SMH #106

PROPOSED TRANSFORMER

PROPOSED SMH #114

OUTLET STRUCTURE #P09
(SEE P-109 FOR DETAILS)

DETENTION POND #109
BOTTOM OF POND = 245.00
TOP OF POND = 248.00
(SEE P-109 FOR DETAILS)

18" HDPE N-12
INV. IN = 245.00
INV. OUT = 244.50
L = 95.00', S = 0.005'/,
F.E.S. ON OUTLET

RIP-RAP OUTLET PROTECTION
W = 15.80', L = FOREBAY
D50 = 0.50', T = 1.20'

PROPOSED 3:1 SIDE SLOPES TO BE STABILIZED WITH GRASS

RIP-RAP OUTLET PROTECTION
W = 25.80', L = 27.30'
D50 = 0.50', T = 1.20'

15" HDPE N-12
L = 70.00'

TEST PIT #74

PROP. CATCH BASIN #17 (POND C17P)
RIM = 249.12 (FLUSH)

PROPOSED 3:1 SIDE SLOPES TO BE STABILIZED WITH GRASS

INDEX PACKAGING DRIVE LANE

RIP-RAP LINED ENTRANCE SWALE
D50 = 0.5', T = 1.2'

PROPOSED CONVEYANCE SWALE

GRAVEL WETLAND INLET STRUCTURE #1

GRAVEL WETLAND INLET STRUCTURE #2

GRAVEL WETLAND #P10
INV. WETLAND SOIL = 243.33
INV. STONE = 241.33
BOTTOM OF POND = 244.00
BERM = 247.00
(SEE P-110 FOR DETAILS)

10' RIP-RAP CELL SPILLWAY ELEV.: 245.50

2' BERM ELEV: 247.50

TEST PIT #10

TEST PIT #77

TEST PIT #75

TEST PIT #65

TEST PIT #63

PROPOSED TREELINE

TAX MAP 242, LOT 5

12" HDPE N-12
L = 68.10'

SEE INDEX PACKAGING PIPE PROFILES

PROP. CATCH BASIN #14 (POND C14P)
RIM = 254.48 (FLUSH)

12" HDPE N-12
L = 61.40'

PROPOSED SMH #115

PROPOSED SMH #116

18" HDPE N-12
L = 145.60'

MATCH POINT

MATCH LINE SHEET A5

MATCH LINE SHEET 73

24" HDPE N-12
INV. IN = 252.33
INV. OUT = 251.00
L = 255.00', S = 0.005'/,
F.E.S. ON OUTLET
STA: 4+29.45 (Rt. 23.50)

PROPOSED TREELINE

RIP-RAP LINED ENTRANCE SWALE
D50 = 0.5', T = 1.2'

RIP-RAP OUTLET PROTECTION
W = 25.80', L = 27.30'
D50 = 0.50', T = 1.20'

DETENTION POND #111
BOTTOM OF POND = 250.50
TOP OF POND = 254.00
(SEE P-111 FOR DETAILS)

PLAN VIEW INDEX PACKAGING DRIVE LANE 0+00 – 4+50

PROFILE VIEW INDEX PACKAGING DRIVE LANE 0+00 – 4+50

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

INDEX DRIVE

PROPOSED PROFILE

1.50%

EXISTING CONTOUR

CUT SLOPE

FILL SLOPE

18" HDPE N-12
L = 90.00'

3.83'

18" HDPE N-12
L = 145.60'

2.17'

24" HDPE N-12
L = 255.00'

	0+00	0+25	0+50	0+75	1+00	1+25	1+50	1+75	2+00	2+25	2+50	2+75	3+00	3+25	3+50	3+75	4+00	4+25	4+50
E	242.97	243.36	243.74	244.18	245.32	246.68	247.87	249.54	251.04	251.60	252.66	253.67	254.54	255.42	256.60	256.33	256.72	257.24	257.92
F	248.13	249.07	249.45	249.82	250.20	250.57	250.95	251.32	251.70	252.07	252.45	252.82	253.20	253.57	253.95	254.32	254.70	255.07	255.45

REVISION	DATE	DESCRIPTION

PLAN & PROFILE INDEX PACKAGING DRIVE LANE 0+00–4+50
LAND OF
CITY OF ROCHESTER
91 INNOVATION DRIVE
ROCHESTER, N.H.
TAX MAP 242, LOT 5

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 13, 2019
FILE NO. : DB 2019 – 034

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
LICENSED PROFESSIONAL ENGINEER