



NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

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

Date: 3/5/19 Is a conditional use needed? Yes: _____ No: X Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 210; Lot #(s): 32; Zoning district: HC

Property address/location: 124 Milton Rd

Name of project (if applicable): _____

Size of site: 5.73 Acres acres; overlay zoning district(s)? Urban Compact

Property owner

Name (include name of individual): Journey Baptist Church / Beacon Baptist Church, Rob Willis

Mailing address: PO Box 707, Barrington, NH 03825

Telephone #: 603-664-0550 Email: robw@thejourneynh.com

Applicant/developer (if different from property owner)

Name (include name of individual): TSB Properties LLC

Mailing address: 385 Sixth St, Dover, NH 03820

Telephone #: 603-396-1635 Email: jsmith@windsorbrook.com

Engineer/designer

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

Mailing address: Berry Surveying & Engineering, 335 Second Crown Point Rd, Barrington, NH 03825

Telephone #: 603-332-2863 Fax #: _____

Email address: K.Berry@BerrySurveying.com Professional license #: 14243
crberry@merocast.net

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: X Change of use: _____

(Continued Nonresidential Site Plan application Tax Map: 210 Lot: 32 Zone HC)

Describe proposed activity/use: See attached narrative

Describe existing conditions/use (vacant land?): Existing house and underutilized building

Utility information

City water? yes x no ; How far is City water from the site? +/- 26 feet

City sewer? yes x no ; How far is City sewer from the site? +/- 37 feet

If City water, what are the estimated total daily needs? +/- 100 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? Several rain gardens throughout the site

Building information

Type of building(s): Self storage and retail space

Building height: +/- 15' Finished floor elevation: Varies, see plan

Other information

parking spaces: existing: 14 total proposed: 50 ; Are there pertinent covenants? N/A

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

Number of existing employees: 0 ; number of proposed employees total: +/- 3

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

Wetlands: Is any fill proposed? N/A ; area to be filled: N/A ; buffer impact? 245 Sq. Ft.

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	46,104	18.5
Parking and vehicle circulation	85,110	34.1
Planted/landscaped areas (excluding drainage)	5,086	2.1
Natural/undisturbed areas (excluding wetlands)	29,441	11.8
Wetlands	27,530	11.0
Other – drainage structures, outside storage, etc.	56,179	22.5

(Continued Nonresidential Site Plan application Tax Map: 210 Lot: 32 Zone HC)

Comments

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

Submission of application

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

I(we) hereby submit this 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: Robert K Willis

dotloop verified
03/04/19 1:16 PM EST
GUWT-MB9C-1HID-8APX

Date: 3/4/19

Signature of applicant/developer: _____

Date: 3/4/19

Signature of agent: 

Date: 3/4/19

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: Robert K Willis

dotloop verified
03/04/19 1:16 PM EST
TW80-1KXB-OHHV-VQXT



Conditional Use Permit Application
City of Rochester, New Hampshire

Date: 3/5/19

Property information

Tax map #: 210; Lot #'s: 32; Zoning district: HC

Property address/location: 124 Milton Rd

Name of project (if applicable): _____

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Applicant/developer (if different from property owner)

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Telephone #: 603-396-1635 Fax #: _____

Engineer/designer

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

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

Telephone #: 603-332-2863 Fax #: _____

Email address: K.Berry@BerrySurveying.com Professional license #: 14243
crberry@merocast.net

Proposed Project

Please describe the proposed project: See attached project narrative

Self Storage. Infiltration system requires grading within the buffer
of 200 square feet

Please describe the existing conditions: See attached project narrative


Submission of application

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

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

Signature of property owner: _____

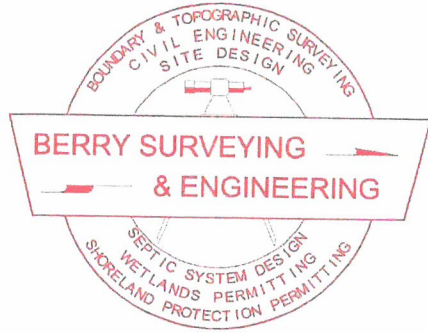
Date: 3/4/19

Signature of applicant/developer: 

Date: 3/4/19

Signature of agent: 

Date: 3/4/19



BERRY SURVEYING & ENGINEERING

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

March 5, 2019

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

Re: Site Plan Review
"The Storage Barn of Rochester"
TSB Properties LLC
Journey Baptist Church
124 Milton Road
Rochester, NH
Tax Map 210, Lot 32

Mr. Chairman and Members of the Rochester Planning Board,

On behalf of the applicant TSB properties LLC and the owner, Journey Baptist Church, Berry Surveying & Engineering submits for Planning Board approval a Site Plan Application and Site Plan for the construction of self-storage buildings and other commercial space on Lot 32.

Background:

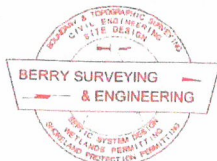
Journey Baptist Church owns the parcel known as 124 Milton Road (Tax Map 210, Lot 32.) Berry Surveying and Engineering conducted a survey of the lot, including a full topographic analysis of the site. Keyland Enterprises LLC was on site in the winter of 2018 and delineated all on site wetlands. In addition to the survey, a soil analysis was done to determine the onsite soil types. It was determined that majority of the onsite soils are sandy hydraulic group A and B soils. The middle of the lot is open and lightly wooded at the rear towards the wetlands. The site is relatively flat throughout and begins to slope down towards the wetland at the rear of the property. The parcel contains two existing buildings towards the front of the lot which are both serviced by City water and onsite septic. The existing commercial style building was formerly used as Journey Church and more recently run as a remote food pantry for the church location in Barrington, NH. There is an existing residential structure to the front of the project site which is proposed to remain.

The proposal:

TSB Properties LLC is proposing to construct 6 new self-storage buildings in the center of the parcel with one new general commercial building towards the front. Within the self-storage buildings there will be approximately 450 individual units for rent including the outdoor storage spaces. The existing house at the front of the parcel will remain and a 40' by 40' portion of the other existing building will also remain for general commercial space. Self-Storage is an allowed use within the HC Zone by conditional use. There is a 100' front setback specific to the use. There are no abutting residential zones in the area. The existing nonconforming abutting uses are proposed to be screened by a fence and landscaping as described below. Enclosed below are the Base Criteria for the request for the planning board to review and grant conditional use permits for this use.

As part of the site plan development, various parking arrays will be constructed along the proposed self-storage buildings in order to accommodate all vehicles that will access the self-storage from box trucks to passenger vehicles. Some of these parking areas are for outdoor storage. There is a large demand for tow trailer and RV storage. We have noted these areas on the site plan, and also noted that at some point the applicant may want to install shed roofs over these areas to protect the items below. (See enclosed photo of this demonstrated.) The building development is proposed towards the center of the lot to allow for traffic circulation to the outside. This was in an effort to keep the activity on the site more centralized. A variation of white vinyl fencing and proposed landscaping will shield the proposed site development from both the abutting lots and Milton Road. Drainage systems are placed in the outside buffer, however due to the installation of the fence, they do not interfere with the use as a buffer. The facilities are open 24 hours a day 7 days a week to allow access to personal belongings at all times. The site is not gated. Some of the units may be climate controlled. If the sites are determined to be climate controlled, on site roof top solar systems may be employed to offset the power needs of the site, through use of net-metering. Though power is provided to the units for lighting and climate control needs, there is no internal provision for power to individual units.

An intensive drainage analysis was done as part of the site design so that all the City of Rochester drainage regulations would be met by the proposed design. Underground stone storage is proposed around the larger storage buildings. Gutters will be used to divert the clean runoff generated from these buildings down into the proposed stone storage. This will allow for maximum infiltration of the runoff into the existing sandy soils and the most even and central distribution of the re-infiltration. Any excess runoff that does not infiltrate will be diverted via underdrains and pipes to a proposed rain garden (R-101) at the rear of the site. This device also captures the dirty flow from the paved areas, provides treatment and re-infiltration. The site is designed with 2' of bio-media whereas it is located within G2 groundwater recourse zone. The project is not in a local aquifer protection zone. Several



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other rain gardens are proposed throughout the site. These rain gardens will serve to capture treat and re-infiltrate the runoff generated by the proposed buildings and pavement.

All required erosion and sediment control measures will be utilized during the construction process. Perimeter control will be used along the property lines and wetland buffer to prevent sediment from running off into the abutting lots or wetlands. Inlet protection will be installed in the proposed catch basins to keep sediment from entering the proposed drainage system. A construction entrance will be installed so that no sediment is tracked onto Milton Road during the construction process.

As part of the site plan, the applicant will also be requesting a waiver to allow for grading of more than 2% within 100 feet of an intersection. Due to the existing grade of the driveway icing occurs at the intersection of Milton Road. As part of the site plan design the driveway will be graded so the icing is reduced in the future. Due to the negative slope off Milton Road, a steeper grade into the site will be required to limit the grading and disturbance around the existing buildings. A 1% negative slope into a 4% positive slope was chosen to achieve the design needs of the site.

In addition to the Non-Residential Site Review application this project requires a Conditional Use Permit for 200 square feet of disturbance within the 50' wetlands buffer.

The following is the base criteria for granting conditional use permits as laid out in Section 42.20 and 42.21 in the City of Rochester Zoning Requirements:

1.) Allowed Use of the Departure:

- a. The use is specifically allowed in this Zone. It is allowed 100' from the street, which is provided for in the plan. All of the abutting parcels are non-conforming in the Highway Commercial Zoned, whereas they are being used for residential purposes.

2.) Intent of the Chapter:

- a. The purpose and intent of the chapter is to reasonably allow for the use. Through proper site design and site screening the applicant has achieved this.

3.) Intent of the Master Plan:

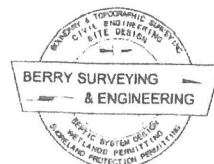
- a. The master plan looks to allow uses that are not only immediately compatible with the neighborhood through the site specific zoning but also looks to allow proper uses on proper infrastructure. This is a major thoroughfare through the city in a primarily commercial zone. We submit that this use is consistent with the master plan.

4.) Compatibility:

- a. The abutting properties associated with Amerosa park are vastly larger in scope and size, we submit that this project design is compatible with that use. With

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335 Second Crown Pt. Rd., Barrington, NH 03825
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respect to the non-conforming residential houses along Milton Road, we submit that given the site design and overall low profile massing these buildings offer, it is likely the most compatible use for the project site. Specifically with respect to noise and traffic congestion.

5.) Streetscape:

- a. The project is to be set back a minimum of 100' from the street and screened by the existing residential home, existing commercial structure and proposed commercial space.

6.) Recourses:

- a. The project site will not be a detriment to natural, scenic, historic, or cultural recourses. The largest constrain on the project site revolves around storm water concerns. All of the flow from this site is dispersed throughout the site and re-infiltrated.

7.) Public Facilities:

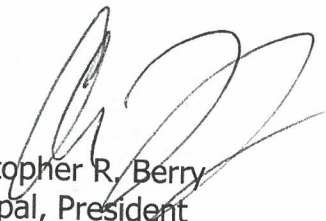
- a. This is private site that has no burden on public facilities.

We hope the board finds that the conditions of the Conditional Use Permit have been met.

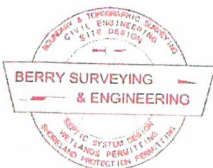
Respectfully Submitted,
Berry Surveying & Engineering

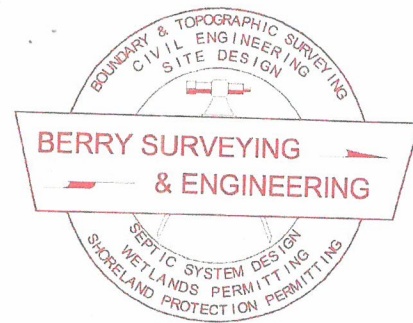


James F. Hayden
Engineering Technician



Christopher R. Berry
Principal, President





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Barrington, NH 03825
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March 5, 2019

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

Re: Site Plan Review
TSB Properties LLC
Journey Baptist Church
124 Milton Road
Rochester, NH
Tax Map 210, Lot 32

Mr. Chairperson & Members of the Dover Planning Board:

In accordance with Section 7.3 of the Rochester Subdivision Regulation, the following waiver is hereby requested:

1. **Identification of Waiver Request:** Subdivision Regulation Table 5-1 Maximum road grade of 2% within 100 feet of an intersection.
 - Proposed roadway with a grade of 4 % within 40 feet of an intersection.

2. **Explanation:**

The applicant is proposing to construct several new self-storage buildings towards the center of the parcel. As part of this development, the existing house and a portion of the existing church/office building will remain. As part of the site plan development, the applicant will also grade out the site so that runoff generated from the proposed pavement and buildings can be treated properly.

The existing driveway currently has icing issues due to the existing grade of the driveway. The driveway will be fully reconstructed over the existing footprint in order to limit the disturbance but also allow for the continued utilization of the existing buildings. The new driveway will come off Milton Road at a negative 1% grade, into a positive 4% road grade and will be super elevated to the left so that the runoff in this area will drain properly into a proposed rain garden. The necessary downgrade off Milton Road requires a steeper grade in order to catch slope in front of the existing buildings and limit the disturbance.

TSB Properties LLC, Waiver Request
124 Milton Road

March 5, 2019

3. Waiver Justification:

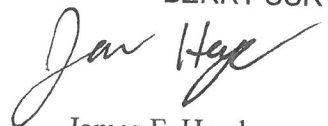
a. Granting the waiver will properly carry out the purpose and intent of the regulations.

The purpose and intent of the 2% roadway within 100 feet of the intersection is to allow for vehicles to safely approach and stop at intersections. Due to the proposed grade changes, vehicles will naturally come to a stop through the sag curves. The proposed reconstruction will greatly enhance the safety by eliminating the icing in this area.

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

Strict conformity to the regulation would pose an unnecessary hardship on the applicant. Requiring the applicant to adhere to the 2% road grade within 100' of an intersection would require an increased cut in front of the existing building and increase the disturbance needed to maintain the existing finished floor of the building.

BERRY SURVEYING & ENGINEERING


James F. Hayden
Engineering Technician

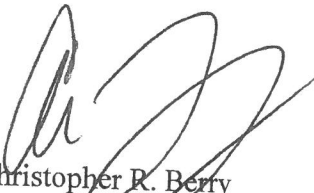

Christopher R. Berry
Principal, President

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OWNER: THE JOURNEY BAPTIST CHURCH
PO BOX 707
BARRINGTON, NH 03825-0707

APPLICANT: TSB PROPERTIES, LLC
385 SIXTH STREET
DOVER, NH 03820

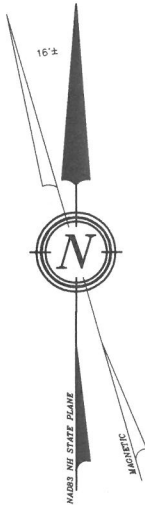
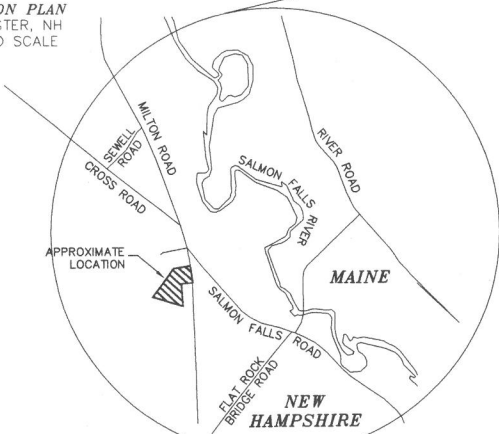
SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

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: KEYLAND ENTERPRISES, LLC
ALDEN BEAUCHEMIN, CWS
412 W RIVER RD
HOOKSETT, NH 03106
(603) 485-5125

SOIL SCIENTIST: GOVE ENVIRONMENTAL SERVICES INC
LUKE HURLEY, CSS, CWS
8 CONTINENTAL DR # H
EXETER, NH 03833
(603) 778-0644

LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE



REQUIRED PERMITS:

- 1.) ALTERATION OF TERRAIN (AOT)
- 2.) NOTICE OF INTENT (NOI)
- 3.) SEWER DISCHARGE PERMIT
- 4.) STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

GENERAL PLAN SET NOTES:

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

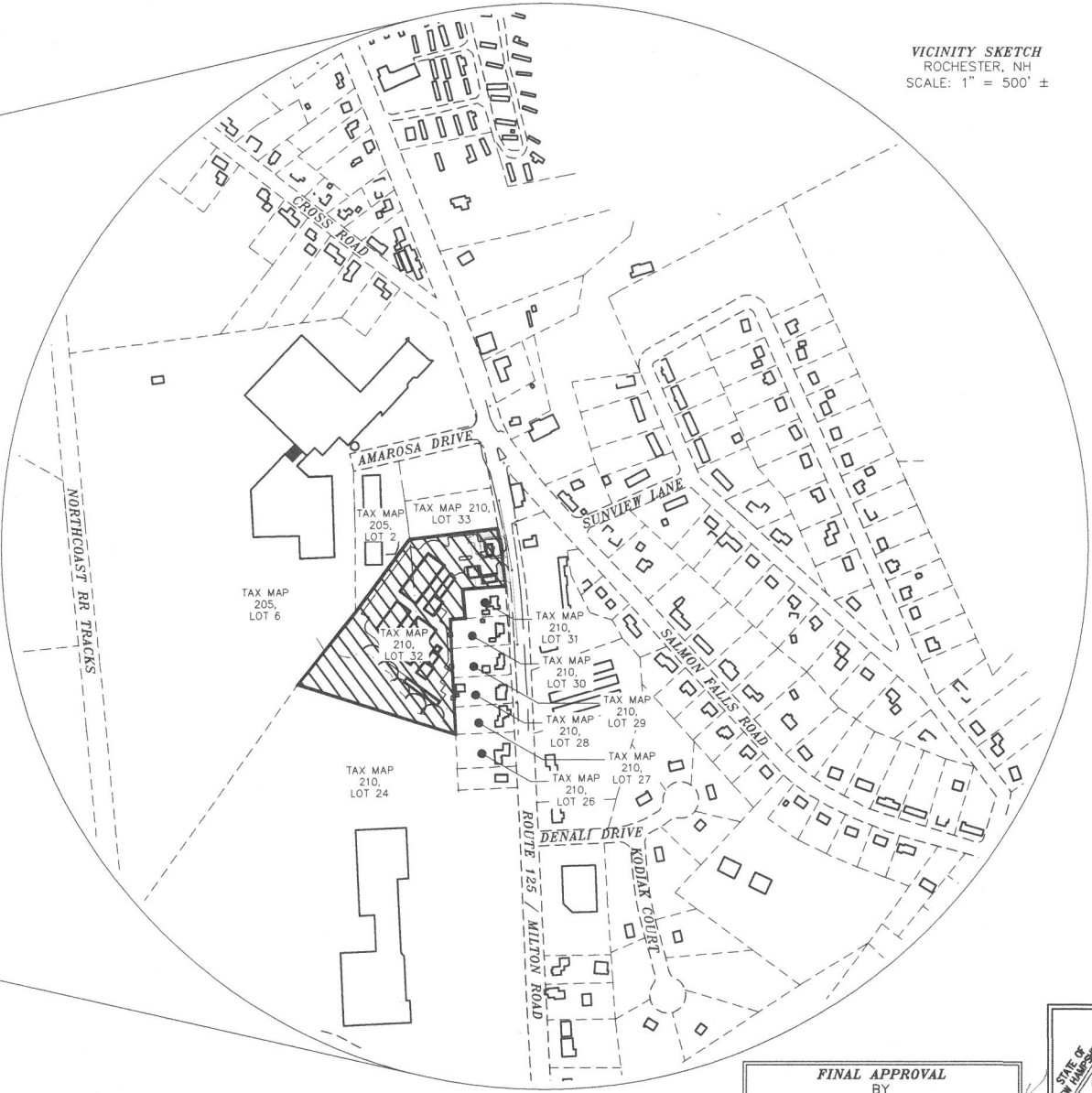
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SITE PLAN REGULATIONS AS AMENDED OR AS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

MAJOR SITE PLAN
FOR
TSB PROPERTIES, LLC
124 MILTON ROAD
ROCHESTER, NH 03868
TAX MAP 210, LOT 32

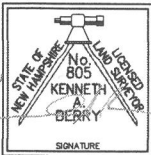
NOTE:

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

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

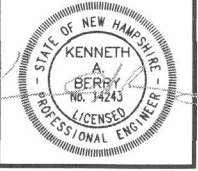


FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE :



THE STORAGE BARN OF ROCHESTER
TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH
TAX MAP 210, LOT 32

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE : AS SHOWN
DATE : MARCH 5, 2019
FILE NO. : DB 2019 - 007



REVISION	DATE	DESCRIPTION

ABBREVIATION LEGEND:

V.G.C. VERTICAL GRANITE CURB
E.O.P. EDGE OF PAVEMENT
BITUM. BITUMINOUS
E.S.H.W.T ESTIMATED SEASONAL HIGH WATER TABLE
TYP. TYPICAL
U.G.E. UNDER GROUND ELECTRIC / UTILITY
HDPE HIGH DENSITY POLYETHYLENE
ACP ASBESTOS CLAY PIPE
F.G. FINISHED GRADE
E.G. EXISTING GRADE
L.F. LINEAR FOOT
F.D. FINISHED FLOOR
FND FOUND
T.B.R. TO BE REMOVED
P.L. PROPERTY LINE
E.L. EASEMENT LINE
T.B.M. TEMPORARY BENCHMARK
'/.' 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:

GRANITE BOUND ~FND~
IRON BOUND ~FND~
IRON PIPE / REBAR ~FND~
RAILROAD SPIKE ~FND~
UTILITY POLE / GUY WIRE
SINGLE POST SIGN
CURB STOP
GATE VALVE
GAS VALVE
FIRE HYDRANT
CATCH BASIN
SEWER MANHOLE
DRAIN MANHOLE
TREE

E113.83 EXISTING SPOT ELEVATION

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:

IRON BOUND ~FND~
TEMPORARY BENCHMARK
TEST PIT/BORING
CURB STOP
GATE VALVE
GAS VALVE
CATCH BASIN
SHEET DETAIL
THRUST BLOCK
PROPOSED LAMP "A"
PROPOSED LAMP "B"
PROPOSED LAMP "C"
PROPOSED LAMP "D"

PROPOSED SPOT ELEVATION
EASEMENT LINE
PROPOSED GAS LINE
PROPOSED WATER LINE
PROPOSED SEWER LINE
PROPOSED DRAIN LINE
PROPOSED UNDERDRAIN
PROPOSED CONTOUR MINOR
PROPOSED CONTOUR MAJOR
SAW CUT LINE
PROPOSED UNDERGROUND UTILITY
SILT FENCE / EROSION MIX BERM
FILTREXX SILT SOXX (8" or 12" AS NOTED)
ORANGE CONSTRUCTION PERIMETER FENCE

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	RED	WHITE	WHITE	SQUARE (1)
R7-8	18"x24"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	WHITE	GREEN	GREEN	SQUARE (1)
R7-8A	12"x6"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	GREEN	GREEN	SQUARE (1)

ADJUTERS WITHIN 800':

N/F HOAG, BENJAMIN, CHRISTOPHER & KATHERINE
49 DUMAS AVENUE
HAMPTON, NH 03842-3646
TAX MAP 205, LOT 1
S.C.R.D. BOOK 4392, PAGE 74

N/F AMAROSA INDUSTRIAL PARK, LLC
18 CHERRY DRIVE
MAIDEN, NH 03823-7525
TAX MAP 205, LOT 2
S.C.R.D. BOOK 3231, PAGE 642

N/F EIP AMAROSA DRIVE, LLC
PO BOX 1083
HICKSVILLE, NY 11802-1083
TAX MAP 205, LOT 6
S.C.R.D. BOOK 4517, PAGE 802

N/F WOLEMOORE HOLDINGS, LLC
69 AUTUMN STREET
ROCHESTER, NH 03868
TAX MAP 210, LOT 246
S.C.R.D. BOOK 4048, PAGE 908

N/F WOODWORTH, JONATHAN D.
108 MILTON ROAD
DOVER, NH 03820-3316
TAX MAP 210, LOT 25
S.C.R.D. BOOK 4482, PAGE 75

N/F DUPONT, EVERETT J.
222 GOVERNORS ROAD
BROOKFIELD, NH 03872
TAX MAP 210, LOT 26
S.C.R.D. BOOK 2202, PAGE 043

N/F COUCH, GORDON & AMANDA
114 MILTON ROAD
ROCHESTER, NH 03868
TAX MAP 210, LOT 27
S.C.R.D. BOOK 4619, PAGE 330

ADJUTERS WITHIN 800' CONT.:

N/F DEMASKY, KEVIN K.
116 MILTON ROAD
ROCHESTER, NH 03868
TAX MAP 210, LOT 29
S.C.R.D. BOOK 4105, PAGE 469

N/F LAMONTAGNE, ALAN J. & ROSA G.
118 MILTON ROAD
ROCHESTER, NH 03868
TAX MAP 210, LOT 29
S.C.R.D. BOOK 4476, PAGE 648

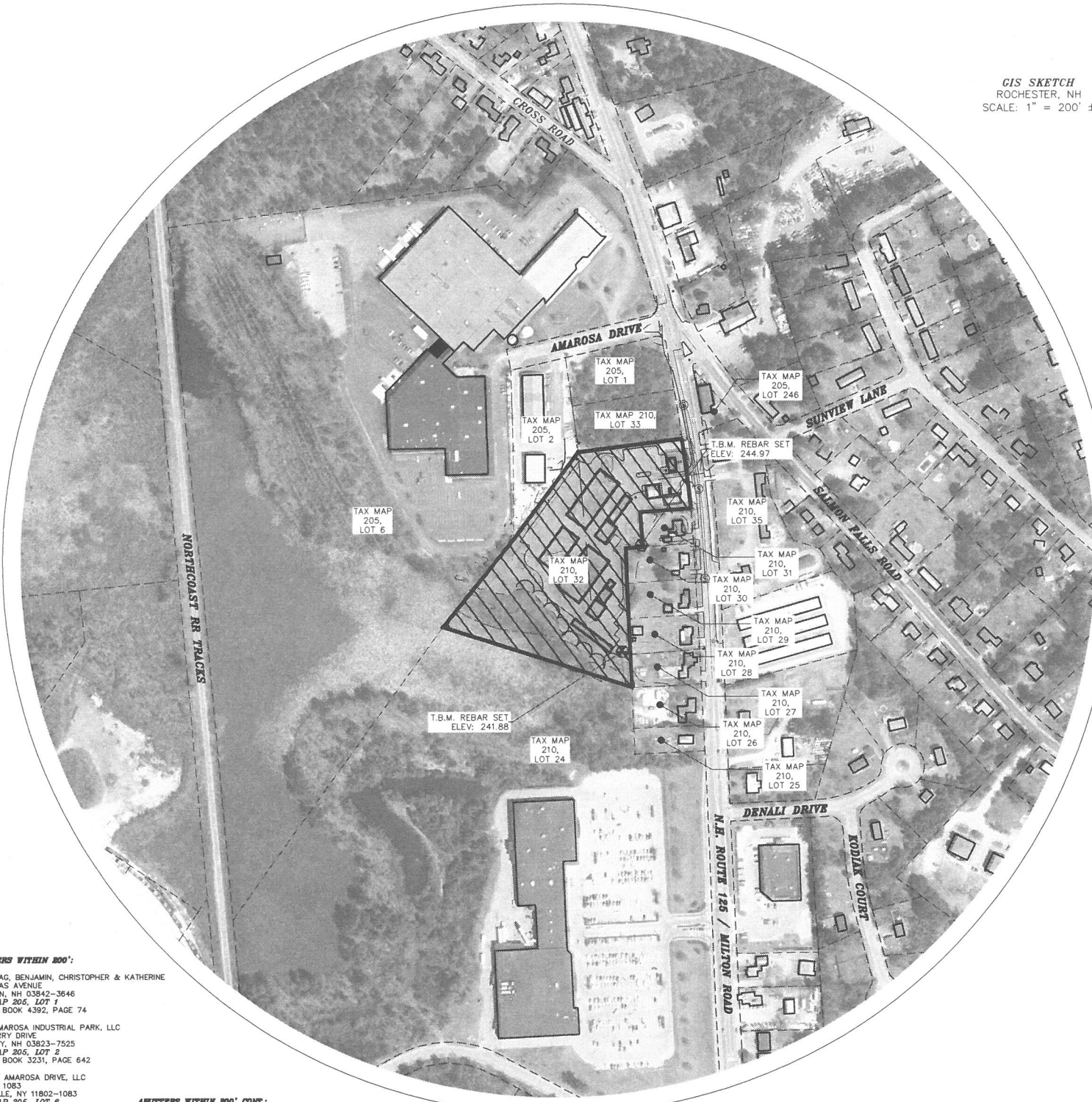
N/F BANKS, DANIEL J.
120 MILTON ROAD
ROCHESTER, NH 03868
TAX MAP 210, LOT 30
S.C.R.D. BOOK 4477, PAGE 185

N/F MACAIGNE FAMILY REVOCABLE TRUST OF 2012
MACAIGNE, ANTHONY TRUSTEE
122 MILTON ROAD
ROCHESTER, NH 03868-8606
TAX MAP 210, LOT 31
S.C.R.D. BOOK 4502, PAGE 26

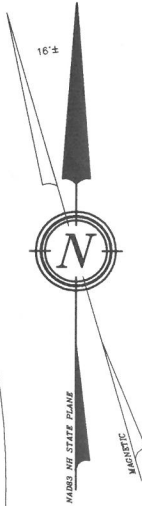
ADJUTERS WITHIN 800' CONT.:

N/F HOAG, BENJAMIN & CHRISTOPHER & KNITE, KATHERINE
49 DUMAS AVENUE
HAMPTON, NH 03842-3646
TAX MAP 210, LOT 33
S.C.R.D. BOOK 4392, PAGE 74

N/F MRP MOTEL, LLC
479 GONIC ROAD
ROCHESTER, NH 03869-5683
TAX MAP 210, LOT 35
S.C.R.D. BOOK 4235, PAGE 278



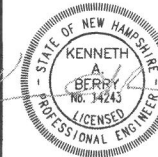
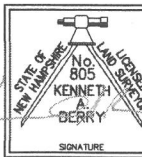
GIS SKETCH
ROCHESTER, NH
SCALE: 1" = 200' ±



NEIGHBORHOOD PLAN
TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH
TAX MAP 210, LOT 32

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

SCALE : AS SHOWN
DATE : MARCH 5, 2019
FILE NO. : DB 2019 - 007



PLAN REFERENCES:

- "EXISTING CONDITIONS PLAN FOR JOURNEY BAPTIST CHURCH, ROUTE 125, ROCHESTER, NH 03867, TAX MAP 210, LOT 32" BY: BERRY SURVEY & ENGINEERING DATED: DECEMBER 4, 2012 ON FILE AT THIS OFFICE.
- "LOT CONSOLIDATION PLAN, ROCHESTER, N.H., FOR CABLETRON SYSTEMS, INC." BY: NORWAY PLAINS ASSOCIATES, INC. DATED: OCTOBER 1994 S.C.R.D. PLAN # 46-32
- "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR THOMAS R. AUBERT & WILLIAM ANGLIT" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: APRIL 17, 1987 S.C.R.D. PLAN # 31A-83
- "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR SALMON FALLS REALTY CORP." BY: JOHN W. DURGIN ASSOCIATES, INC. DATED: JUNE 28, 1995 S.C.R.D. PLAN # 27-95
- "LIMITED SUBDIVISION, MICHAEL J. AND JAMES P. NADEAU, ROCHESTER, NH" BY: FREDERICK E. DREW ASSOCIATES DATED: DECEMBER 1976 S.C.R.D. PLAN # 17A-121
- "PROPOSED SUBDIVISION LAND OF WENDELL PARKER, MILTON ROAD - SALMON FALLS ROAD, ROCHESTER, N.H." BY: BERRY CONST. CO., INC. DATED: NOVEMBER 3, 1973 S.C.R.D. PLAN # 16-34 ON FILE AT THIS OFFICE.
- "PLAN OF LAND OF MICHAEL J. AND JAMES P. NADEAU, ROCHESTER, NH" BY: T.W. CHESLEY ENGR. CO. DATED: APRIL 1950 S.C.R.D. PLAN # 19, POCKET # 2, FOLDER # 19

WETLAND NOTES:

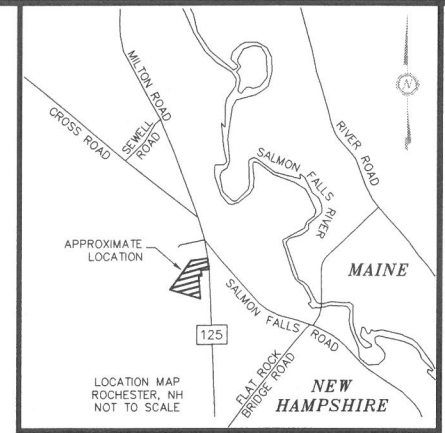
WETLANDS WERE DELINEATED BY KEYLAND ENTERPRISES, LLC. IN WINTER 2018 UTILIZING THE FOLLOWING STANDARDS:

- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

SOILS:

HsA - HINCKLEY LOAMY SAND, 0-3% SLOPES
Mp - FREETOWN AND SWANSEA MUCKY PEATS, 0-2% SLOPES
 SEE WEBSOIL USDA-NRCS

KEYLAND ENTERPRISES, LLC
 ALDEN BEAUCHEMIN, CWS #29



NOTES:

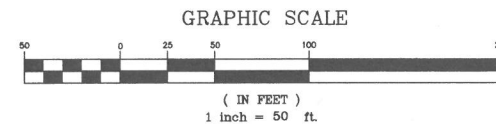
- OWNER: THE JOURNEY BAPTIST CHURCH
 PO BOX 707
 BARRINGTON, NH 03825-0707
- APPLICANT: TSB PROPERTIES, LLC
 385 SIXTH STREET
 DOVER, NH 03820
- TAX MAP 210, LOT 32
- LOT AREA: 249,450 Sq. Ft., 5.73 Ac.
- S.C.R.D. BOOK 4187, PAGE 434
- ZONING: HIGHWAY COMMERCIAL DISTRICT
 MINIMUM FRONTAGE ~ 100.0'
 MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
 FRONT SETBACK ~ 20'
 REAR SETBACK ~ 25'
 SIDE SETBACK ~ 10'
 WETLANDS BUFFER ~ 50.0'
 MAX. BUILDING HEIGHT: 3 STORIES
 MAX. LOT COVERAGE: 85%
- 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 #33017C0201D, DATED: MAY 17, 2005
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN NOVEMBER OF 2012, WITH AN ERROR OF CLOSURE OF 1 PART IN 26,400.
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 210, LOT 32 AS OF THE DATE OF THIS PLAN.
- THE EXISTING BUILDING COVERAGE IS 3,995 Sq. Ft.
- THE EXISTING HOUSE HAS THREE BEDROOMS.

LEGEND:

- IRON PIPE ~FND~
- IRON BOUND/REBAR ~FND~
- CONCRETE BOUND ~FND~
- GRANITE BOUND ~FND~
- UTILITY POLE
- SINGLE POST SIGN
- CATCH BASIN W/STRUCTURE
- FIRE HYDRANT
- GATE VALVE
- GAS VALVE
- BUILDING SETBACK LINE
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- NRCS SOIL LINE
- OVERHEAD UTILITY LINE
- WATER LINE
- GAS LINE
- SEWER LINE
- DRAINAGE LINE
- FND FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

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 -

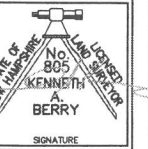
KENNETH A. BERRY LLS 805 DATE



REVISION	DATE	DESCRIPTION

EXISTING CONDITIONS PLAN
 TSB PROPERTIES, LLC
 LAND OF THE JOURNEY BAPTIST CHURCH
 124 MILTON ROAD
 ROCHESTER, NH
 TAX MAP 210, LOT 32

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE: 1 IN. EQUALS 50 FT.
 DATE: MARCH 5, 2019
 FILE NO.: DB 2019 - 007

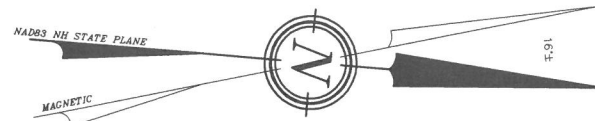


WETLAND NOTES:

WETLANDS WERE DELINEATED BY KEYLAND ENTERPRISES, LLC. IN WINTER 2018 UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

KEYLAND ENTERPRISES, LLC
ALDEN BEAUCHEMIN, CWS #29



- LEGEND:**
- IRON PIPE ~FND~
 - IRON BOUND ~FND~
 - CONCRETE BOUND ~FND~
 - GRANITE BOUND ~FND~
 - UTILITY POLE/GUY WIRE
 - LEDGE PROBE
 - TEST HOLE
 - BENCHMARK
- WETLAND LINE
--- EXISTING CONTOUR MINOR
--- EXISTING CONTOUR MAJOR
--- OVERHEAD UTILITY LINE
--- ABUTTING PROPERTY LINE
--- OFF SITE NRCS SOIL LINE
--- SOIL LINE
--- LIMIT OF SOIL SURVEY
- 12B SOIL SERIES
CsB NRCS SOIL LABEL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

SOILS LEGEND		
SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
12B	HINCKLEY	A
12C	HINCKLEY	A
24B	ACAWAM	B
115A (VP)	SCARBORO	D
313B	DEERFIELD	B
313C	DEERFIELD	B
313D	DEERFIELD	B
SLOPES: 0-3% A 3-8% B 8-15% C 15-25% D 25%-50% E		
DENOMINATOR: /PD = POORLY DRAINED /VP = VERY POORLY		

TEST PIT DATA:

TEST PIT #98 & 99

0-8" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
8-19" 10YR 5/8, FINE SAND, SINGLE GRAIN, FRIABLE
19-35" 10YR 6/4, FINE SAND & COARSE SAND, LOOSE, SINGLE GRAIN
35-56" 2.5Y 5/4, VERY FINE SAND, SINGLE GRAIN, LOOSE
56-84" 2.5Y 5/3, SAND, SINGLE GRAIN, FRIABLE
REDOX - 15% 10YR 5/6
E.S.H.W.T.: 56"
GROUND WATER: N/A
REFUSAL: N/A
P = 2 MIN/IN

TEST PIT #100, 100A, 100B, 100C

0-6" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
6-24" 10YR 4/6, FINE & COARSE SAND AND GRAVEL, FRIABLE, SINGLE GRAIN
24-48" 10YR 5/6, COARSE SAND, LOOSE, SINGLE GRAIN
48-84" 2Y 5/4, VERY FINE SAND, SINGLE GRAIN, VERY FRIABLE
REDOX - 15% 10YR 5/6
E.S.H.W.T.: 48"
GROUND WATER: N/A
REFUSAL: N/A
P = 2 MIN/IN

TEST PIT #101

0-8" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
8-19" 10YR 5/8, FINE SAND, SINGLE GRAIN, FRIABLE
19-35" 10YR 6/4, FINE SAND & COARSE SAND, LOOSE, SINGLE GRAIN
35-56" 2.5Y 5/4, VERY FINE SAND, SINGLE GRAIN, LOOSE
56-84" 2.5Y 5/3, SAND, SINGLE GRAIN, FRIABLE
REDOX - 15% 10YR 5/6
E.S.H.W.T.: 56"
GROUND WATER: N/A
REFUSAL: N/A
P = 2 MIN/IN

TEST PIT #103

0-6" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
6-24" 10YR 4/4, FINE SAND & GRAVEL, SINGLE GRAIN, LOOSE
24-68" 2.5Y 4/6, COARSE SAND, SINGLE GRAIN, LOOSE
E.S.H.W.T.: NONE FOUND
GROUND WATER: N/A
REFUSAL: N/A
P = 2 MIN/IN

TEST PIT #104 & 104A

0-6" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
6-34" 10YR 5/8, VERY COARSE SAND & GRAVEL, SINGLE GRAIN, LOOSE
34-48" 2.5Y 5/6, SAND, SINGLE GRAIN, FRIABLE
48-84" 2.5Y 3/4, SAND, SINGLE GRAIN, VERY FRIABLE
64-84" 2.5Y 3/4, VERY FINE SAND, SINGLE GRAIN, VERY FRIABLE
10% CONCENTRATIONS AND DEPLETIONS
E.S.H.W.T.: 48"
GROUND WATER: N/A
REFUSAL: N/A
P = 2 MIN/IN

TEST PIT #105 & 105A

0-6" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
6-30" 10YR 4/4, FINE SAND, GRANULAR, FRIABLE
30-84" 2.5Y 5/6, COARSE SAND, SINGLE GRAIN, LOOSE
E.S.H.W.T.: NONE
GROUND WATER: N/A
REFUSAL: N/A
P = 2 MIN/IN

NOTES:

- 1.) OWNER: THE JOURNEY BAPTIST CHURCH
PO BOX 707
BARRINGTON, NH 03825-0707
- 1A.) APPLICANT: TSB PROPERTIES, LLC
385 SIXTH STREET
DOVER, NH 03820
- 2.) TAX MAP 210, LOT 32
- 3.) LOT AREA: 249,450 Sq. Ft., 5.73 Ac.
- 4.) S.C.R.D. BOOK 4187, PAGE 434
- 5.) ZONING: HIGHWAY COMMERCIAL DISTRICT
MINIMUM FRONTAGE ~ 100.0'
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONT SETBACK ~ 20'
REAR SETBACK ~ 25'
SIDE SETBACK ~ 10'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 3 STORIES
MAX. LOT COVERAGE: 85%
- 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 #33017C02010, DATED: JULY 3, 2002
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN NOVEMBER OF 2012, WITH AN ERROR OF CLOSURE OF 1 PART IN 26,400.
- 9.) THE INTENT OF THIS PLAN IS TO REPRESENT THE SITE SPECIFIC SOILS ON TAX MAP 210, LOT 32 AS OF THE DATE OF THIS PLAN.

TEST PIT DATA:

TEST PIT #1

0-5" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
5-13" 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
13-38" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
38-56" 2Y 5/4, SAND, SINGLE GRAIN, VERY FRIABLE
REDOX - 15% 10YR 5/6
E.S.H.W.T.: 38"
GROUND WATER: N/A
REFUSAL: N/A
P = 2 MIN/IN

TEST PIT #2

0-6" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
6-11" 10YR 4/4, FINE SANDY LOAM, GRANULAR, FRIABLE
11-38" 10YR 4/6, SANDY LOAM, GRANULAR, FRIABLE
38-41" 2.5Y 5/4, SAND, GRANULAR, FRIABLE
REDOX - GRAVEL 15% 10YR 5/6
41-60" 2.5Y 5/3, SAND, SINGLE GRAIN, FRIABLE
REDOX - 15% 10YR 5/6
E.S.H.W.T.: 38"
GROUND WATER: N/A
REFUSAL: N/A
P = 2 MIN/IN

TEST PIT #3

0-6" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
6-12" 10YR 4/4, FINE SANDY LOAM, GRANULAR, FRIABLE
12-27" 2.5Y 5/6, FINE SAND, GRANULAR, FRIABLE
27-48" 2.5Y 5/6, FINE SAND, GRANULAR, FRIABLE
48-60" 2.5Y 3/4, SAND, SINGLE GRAIN, VERY FRIABLE
REDOX - GRAVEL 10% 10YR 5/6
E.S.H.W.T.: 48"
GROUND WATER: N/A
REFUSAL: N/A
P = 2 MIN/IN

TEST PIT #4

0-11" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
11-21" 10YR 4/4, FINE SANDY LOAM, GRANULAR, FRIABLE
21-33" 2.5Y 5/4, SAND, SINGLE GRAIN, FRIABLE
REDOX - GRAVEL
33-60" 2.5Y 3/4, SAND, SINGLE GRAIN, VERY FRIABLE
REDOX - 10% 10YR 5/6
E.S.H.W.T.: 50"
GROUND WATER: N/A
REFUSAL: N/A
P = 2 MIN/IN

TEST PIT #5

0-9" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
9-18" 10YR 4/4, FINE SANDY LOAM, GRANULAR, FRIABLE
18-31" 2.5Y 5/6, SAND, SINGLE GRAIN, FRIABLE
REDOX - GRAVEL
31-56" 2.5Y 5/4, SAND, SINGLE GRAIN, FRIABLE
REDOX - 10% 10YR 5/6
E.S.H.W.T.: 46"
GROUND WATER: N/A
REFUSAL: N/A
P = 2 MIN/IN

TEST PIT #6

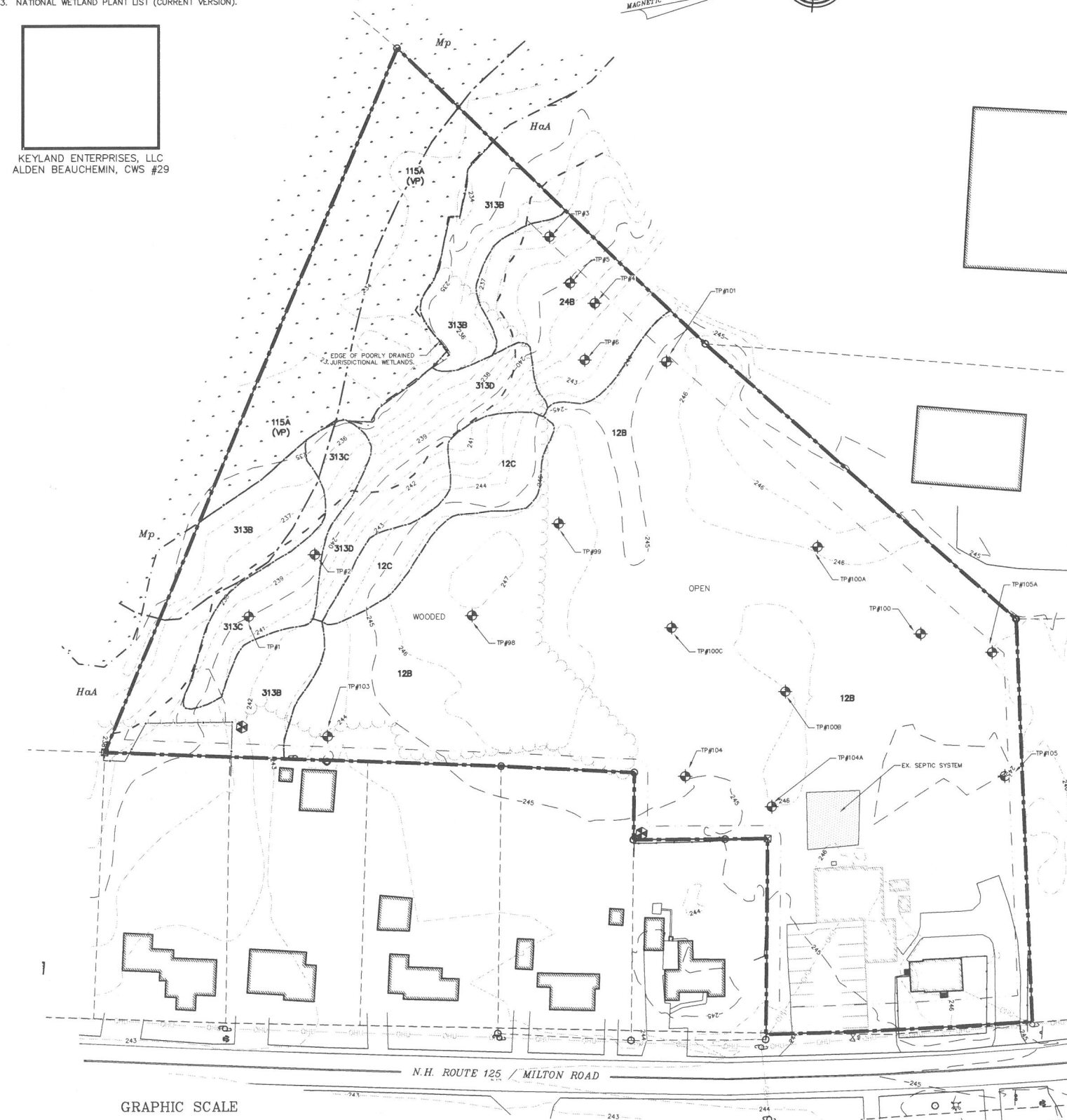
0-7" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
7-17" 10YR 4/4, SAND, GRANULAR, FRIABLE
REDOX - GRAVEL
17-56" 2.5Y 5/4, SAND, SINGLE GRAIN, VERY FRIABLE
REDOX - 15% 10YR 5/6
E.S.H.W.T.: 48"
GROUND WATER: N/A
REFUSAL: N/A
P = 2 MIN/IN

SOIL NOTE:

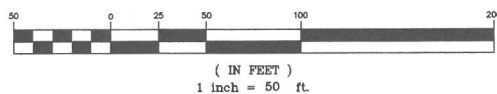
SOILS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. IN JANUARY 2019 UTILIZING THE FOLLOWING STANDARDS:

SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT: SSNNE SPECIAL PUBLICATION NO. 3, VERSION 5.0, DECEMBER 2017. THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PRODUCT, INTENDED FOR THE NH DES ALTERATION OF TERRAIN. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCE CONSERVATION SERVICE.

TEST HOLES WERE CONDUCTED ON-SITE AND WITNESSED BY CHRISTOPHER R. BERRY OF BERRY SURVEYING & ENGINEERING, DESIGNER #1886 IN JANUARY AND FEBRUARY OF 2019.



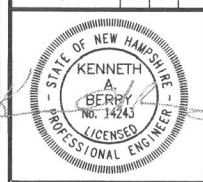
GRAPHIC SCALE



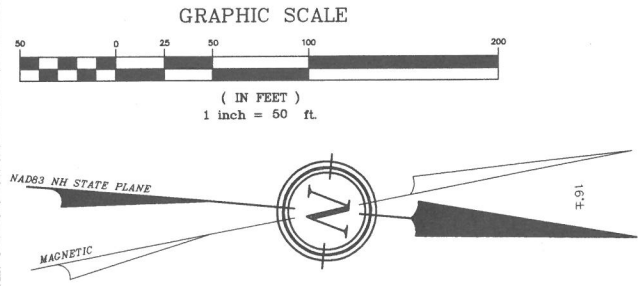
GOVE ENVIRONMENTAL SERVICES, INC.
LUKE D. HURLEY, CSS #95

SITE SPECIFIC SOILS MAP
TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH
TAX MAP 210, LOT 32

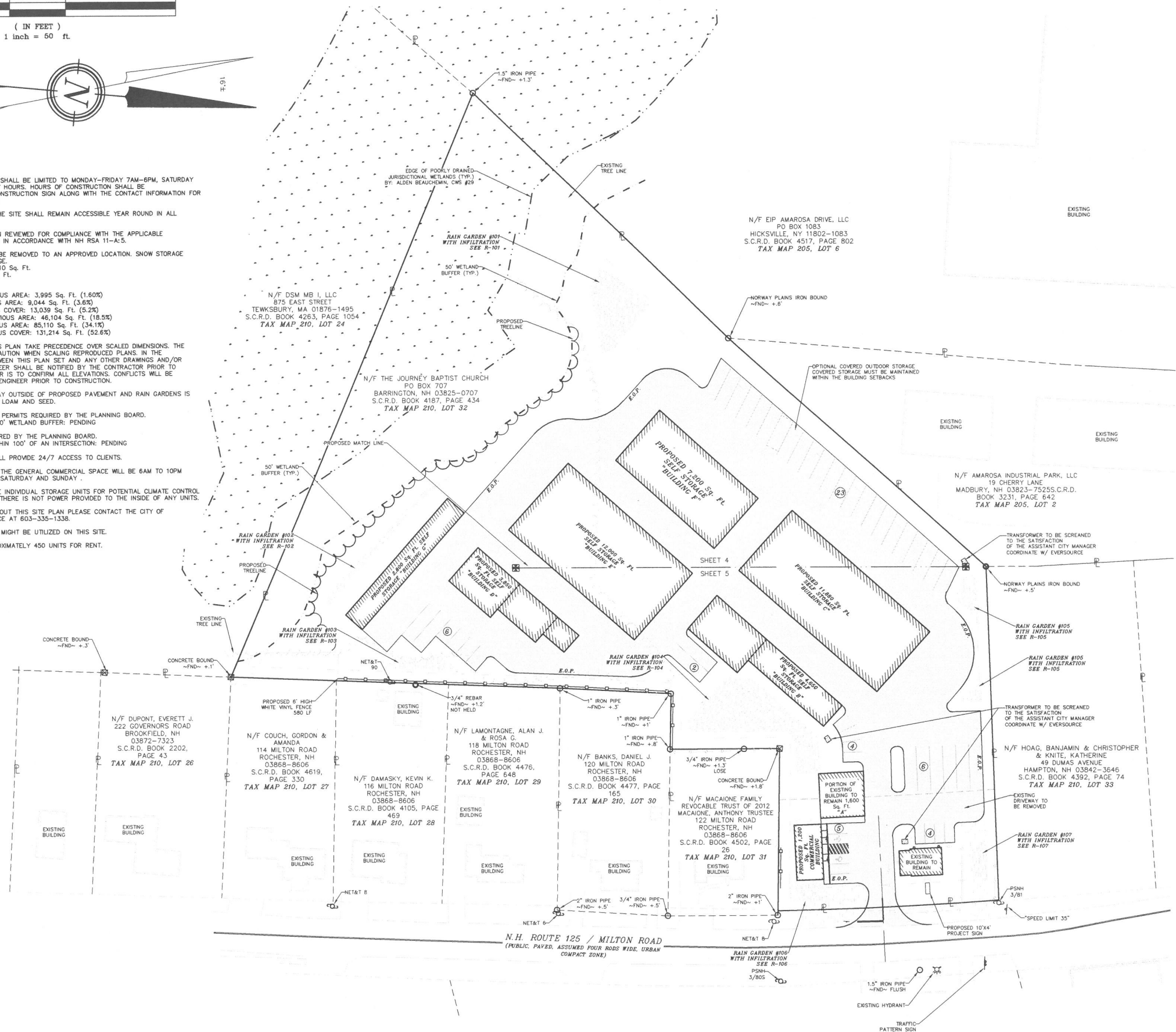
BERRY SURVEYING
& ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 50 FT.
DATE: MARCH 5, 2019
FILE NO.: DB 2019 - 007



SHEET 3 OF 32



- NOTES CONTINUED:
- 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.
 - FROM GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.
 - THIS SITE DESIGN HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE ACCESSIBILITY REGULATIONS IN ACCORDANCE WITH NH RSA 11-A:5.
 - IF REQUIRED, SNOW SHALL BE REMOVED TO AN APPROVED LOCATION. SNOW STORAGE SHALL NOT IMPEDE DRAINAGE.
PAVEMENT COVERAGE: 85,110 Sq. Ft.
SNOW STORAGE: 14,185 Sq. Ft.
6:1 RATIO PROVIDED
 - EXISTING BUILDING IMPERVIOUS AREA: 3,995 Sq. Ft. (1.60%)
EXISTING PAVED IMPERVIOUS AREA: 9,044 Sq. Ft. (3.6%)
TOTAL EXISTING IMPERVIOUS COVER: 13,039 Sq. Ft. (5.2%)
PROPOSED BUILDING IMPERVIOUS AREA: 46,104 Sq. Ft. (18.5%)
PROPOSED PAVED IMPERVIOUS AREA: 85,110 Sq. Ft. (34.1%)
TOTAL PROPOSED IMPERVIOUS COVER: 131,214 Sq. Ft. (52.6%)
 - 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.
 - LIMITS OF EXISTING DRIVEWAY OUTSIDE OF PROPOSED PAVEMENT AND RAIN GARDENS IS TO RECEIVE 4" OF QUALITY LOAM AND SEED.
 - LIST ANY CONDITIONAL USE PERMITS REQUIRED BY THE PLANNING BOARD.
DISTURBANCE WITHIN THE 50' WETLAND BUFFER: PENDING
 - LIST ANY VARIANCES REQUIRED BY THE PLANNING BOARD.
MAXIMUM SLOPE OF 2% WITHIN 100' OF AN INTERSECTION: PENDING
 - THE STORAGE BUILDINGS WILL PROVIDE 24/7 ACCESS TO CLIENTS.
 - HOURS OF OPERATION FOR THE GENERAL COMMERCIAL SPACE WILL BE 6AM TO 10PM MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY.
 - POWER IS PROVIDED TO THE INDIVIDUAL STORAGE UNITS FOR POTENTIAL CLIMATE CONTROL AND LIGHTING PURPOSES. THERE IS NOT POWER PROVIDED TO THE INSIDE OF ANY UNITS.
 - FOR MORE INFORMATION ABOUT THIS SITE PLAN PLEASE CONTACT THE CITY OF ROCHESTER PLANNING OFFICE AT 603-335-1338.
 - ROOF TOP SOLAR SYSTEMS MIGHT BE UTILIZED ON THIS SITE.
 - THIS SITE PROPOSES APPROXIMATELY 450 UNITS FOR RENT.



- NOTES:
- OWNER: THE JOURNEY BAPTIST CHURCH
PO BOX 707
BARRINGTON, NH 03825-0707
 - APPLICANT: TSB PROPERTIES, LLC
385 SIXTH STREET
DOVER, NH 03820
 - TAX MAP 210, LOT 32
 - LOT AREA: 249,450 Sq. Ft., 5.73 Ac.
 - S.C.R.D. BOOK 4187, PAGE 434
 - ZONING: HIGHWAY COMMERCIAL DISTRICT
MINIMUM FRONTAGE ~ 100.0'
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONT SETBACK ~ 20'
REAR SETBACK ~ 25'
SIDE SETBACK ~ 10'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 3 STORIES
MAX. LOT COVERAGE: 85%
 - 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 #33017002010, DATED: JULY 3, 2002
 - VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
 - THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN NOVEMBER OF 2012, WITH AN ERROR OF CLOSURE OF 1 PART IN 26,400.
 - THE INTENT OF THIS PLAN IS TO SHOW THE OVERVIEW OF THE PROPOSED SITE DESIGN FOR LOT 32.
 - 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.
 - ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - THE SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND MUNICIPAL SEWER.
 - 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 UME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
 - THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
 - ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
 - 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. COORDINATE WITH THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS.
 - A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR, AND THE DEPARTMENT OF PUBLIC WORKS SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
 - BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 - THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
EPA NOTICE OF INTENT (NOI): (PENDING)
ALTERATION OF TERRAIN (AOT): (PENDING)
 - THIS PLAN PROPOSES APPROXIMATELY 180,000 SQ. FT. OF DISTURBANCE.
 - 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.
 - CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233).
 - EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
 - FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13, AS APPLICABLE.
 - FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ROCHESTER DPW.
 - 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.
 - 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.
 - CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH ATLANTIC BROADBAND AT (800) 952-1001.
 - ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.

PARKING TABLE:
PER CITY OF ROCHESTER PARKING REQUIREMENTS

** RETAIL SALES
*** 2,800 GSF OF RETAIL / 1 SPACE PER 250 GSF = 11.2 SPACES
*** MINI WAREHOUSE (SELF STORAGE)
*** NO PARKING REQUIREMENTS

11.2 SPACES REQUIRED
50 SPACES PROVIDED

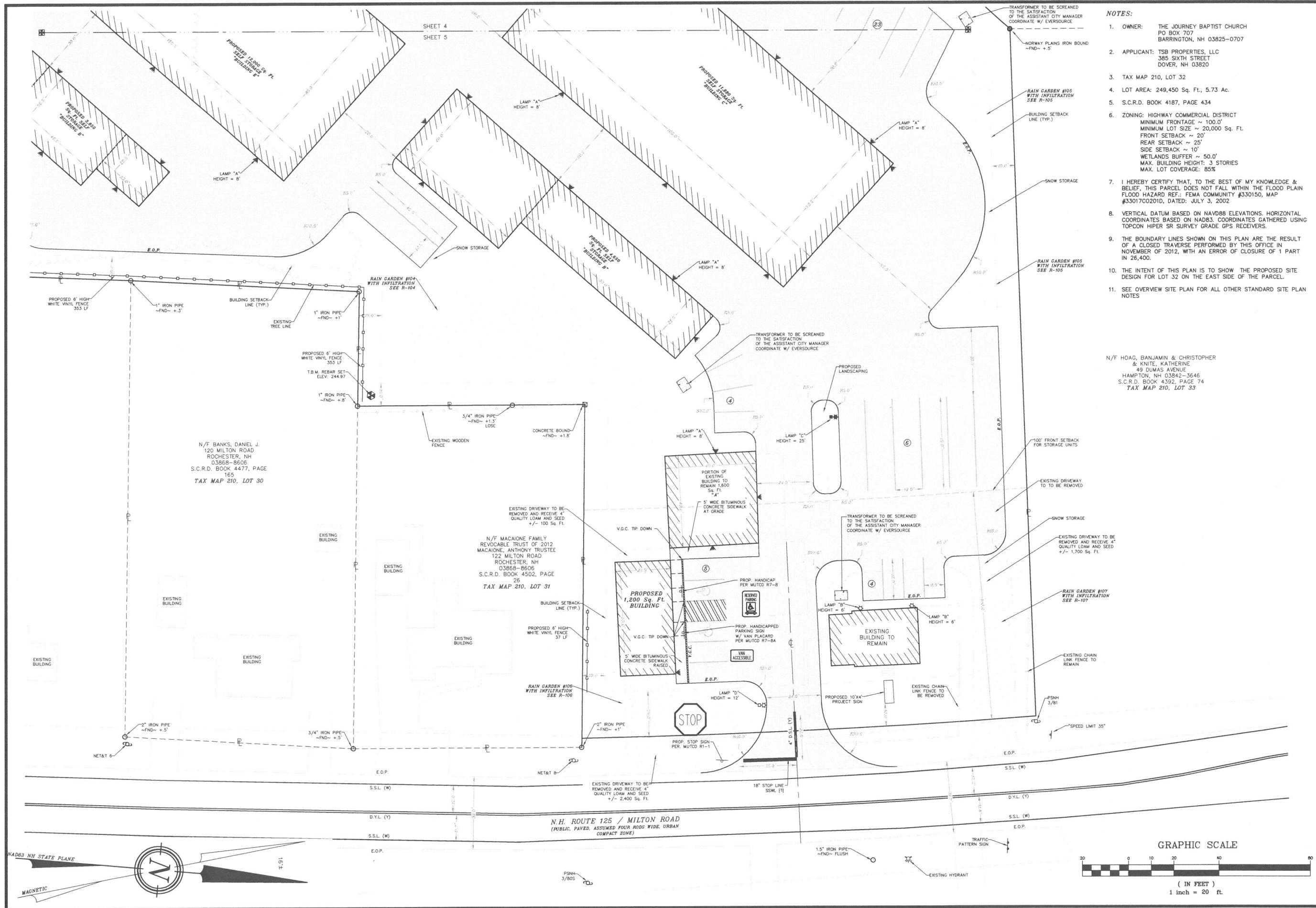
DESCRIPTION	
REVISION	DATE

OVERVIEW SITE PLAN
TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH
TAX MAP 210, LOT 32

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 50 FT.
DATE: MARCH 5, 2019
FILE NO.: DB 2019 - 007

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

SHEET 4 OF 32



- NOTES:
1. OWNER: THE JOURNEY BAPTIST CHURCH
PO BOX 707
BARRINGTON, NH 03825-0707
 2. APPLICANT: TSB PROPERTIES, LLC
385 SIXTH STREET
DOVER, NH 03820
 3. TAX MAP 210, LOT 32
 4. LOT AREA: 249,450 Sq. Ft., 5.73 Ac.
 5. S.C.R.D. BOOK 4187, PAGE 434
 6. ZONING: HIGHWAY COMMERCIAL DISTRICT
MINIMUM FRONTAGE ~ 100.0'
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONT SETBACK ~ 20'
REAR SETBACK ~ 25'
SIDE SETBACK ~ 10'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 3 STORIES
MAX. LOT COVERAGE: 85%
 7. 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 #33017C02010, DATED: JULY 3, 2002
 8. VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
 9. THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN NOVEMBER OF 2012, WITH AN ERROR OF CLOSURE OF 1 PART IN 26,400.
 10. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SITE DESIGN FOR LOT 32 ON THE EAST SIDE OF THE PARCEL.
 11. SEE OVERVIEW SITE PLAN FOR ALL OTHER STANDARD SITE PLAN NOTES

N/F HOAG, BENJAMIN & CHRISTOPHER
& KNITE, KATHERINE
49 DUMAS AVENUE
HAMPTON, NH 03842-3646
S.C.R.D. BOOK 4392, PAGE 74
TAX MAP 210, LOT 33

N/F BANKS, DANIEL J.
120 MILTON ROAD
ROCHESTER, NH
03868-8606
S.C.R.D. BOOK 4477, PAGE 165
TAX MAP 210, LOT 30

N/F MACAIONE FAMILY
REVOCABLE TRUST OF 2012
MACAIONE, ANTHONY TRUSTEE
122 MILTON ROAD
ROCHESTER, NH
03868-8606
S.C.R.D. BOOK 4502, PAGE 26
TAX MAP 210, LOT 31

REVISION	DATE	DESCRIPTION

SITE PLAN EAST
TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH
TAX MAP 210, LOT 32

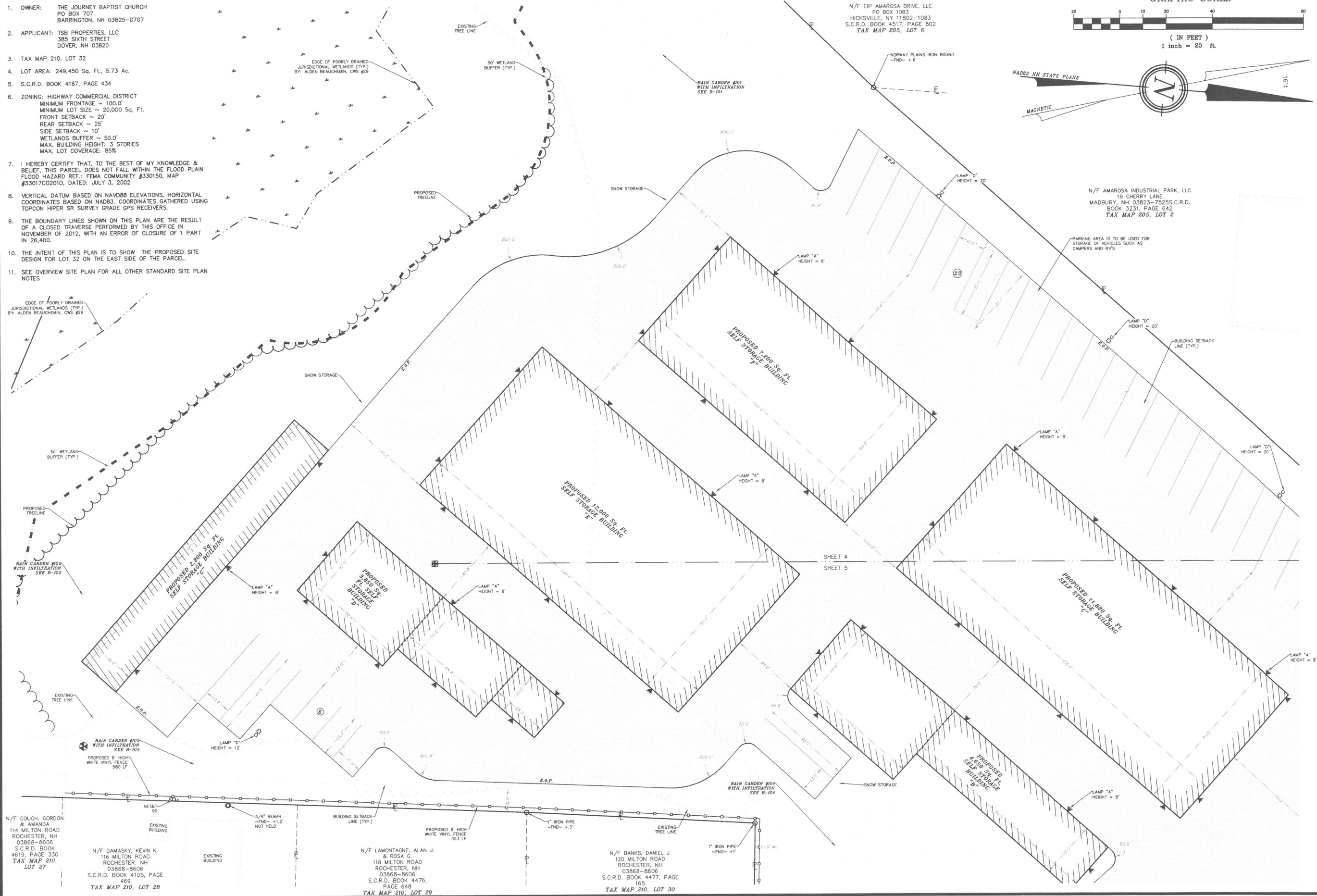
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: MARCH 5, 2019
FILE NO.: DB 2019 - 007

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 24243
LICENSED PROFESSIONAL ENGINEER

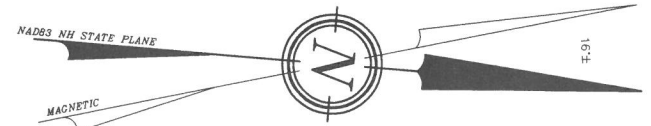
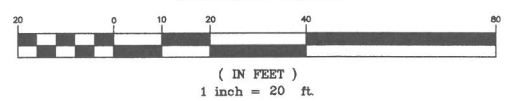
SHEET 5 OF 32

NOTES:

- OWNER: THE JOURNEY BAPTIST CHURCH
PO BOX 707
BARRINGTON, NH 03825-0707
- APPLICANT: TSB PROPERTIES, LLC
385 SIXTH STREET
DOVER, NH 03820
- TAX MAP 210, LOT 32
- LOT AREA: 249,450 Sq. Ft., 5.73 Ac.
- S.C.R.D. BOOK 4187, PAGE 434
- ZONING: HIGHWAY COMMERCIAL DISTRICT
MINIMUM FRONTAGE ~ 100.0'
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONT SETBACK ~ 20'
REAR SETBACK ~ 25'
SIDE SETBACK ~ 10'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 3 STORIES
MAX. LOT COVERAGE: 85%
- 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 #33017C02010, DATED: JULY 3, 2002
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN NOVEMBER OF 2012, WITH AN ERROR OF CLOSURE OF 1 PART IN 26,400.
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SITE DESIGN FOR LOT 32 ON THE EAST SIDE OF THE PARCEL.
- SEE OVERVIEW SITE PLAN FOR ALL OTHER STANDARD SITE PLAN NOTES



GRAPHIC SCALE



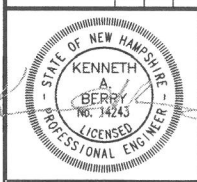
N/F AMAROSA INDUSTRIAL PARK, LLC
19 CHERRY LANE
MADBURY, NH 03823-7525S.C.R.D.
BOOK 3231, PAGE 642
TAX MAP 205, LOT 2

PARKING AREA IS TO BE USED FOR
STORAGE OF VEHICLES SUCH AS
CAMPER AND RV'S

REVISION	DATE	DESCRIPTION

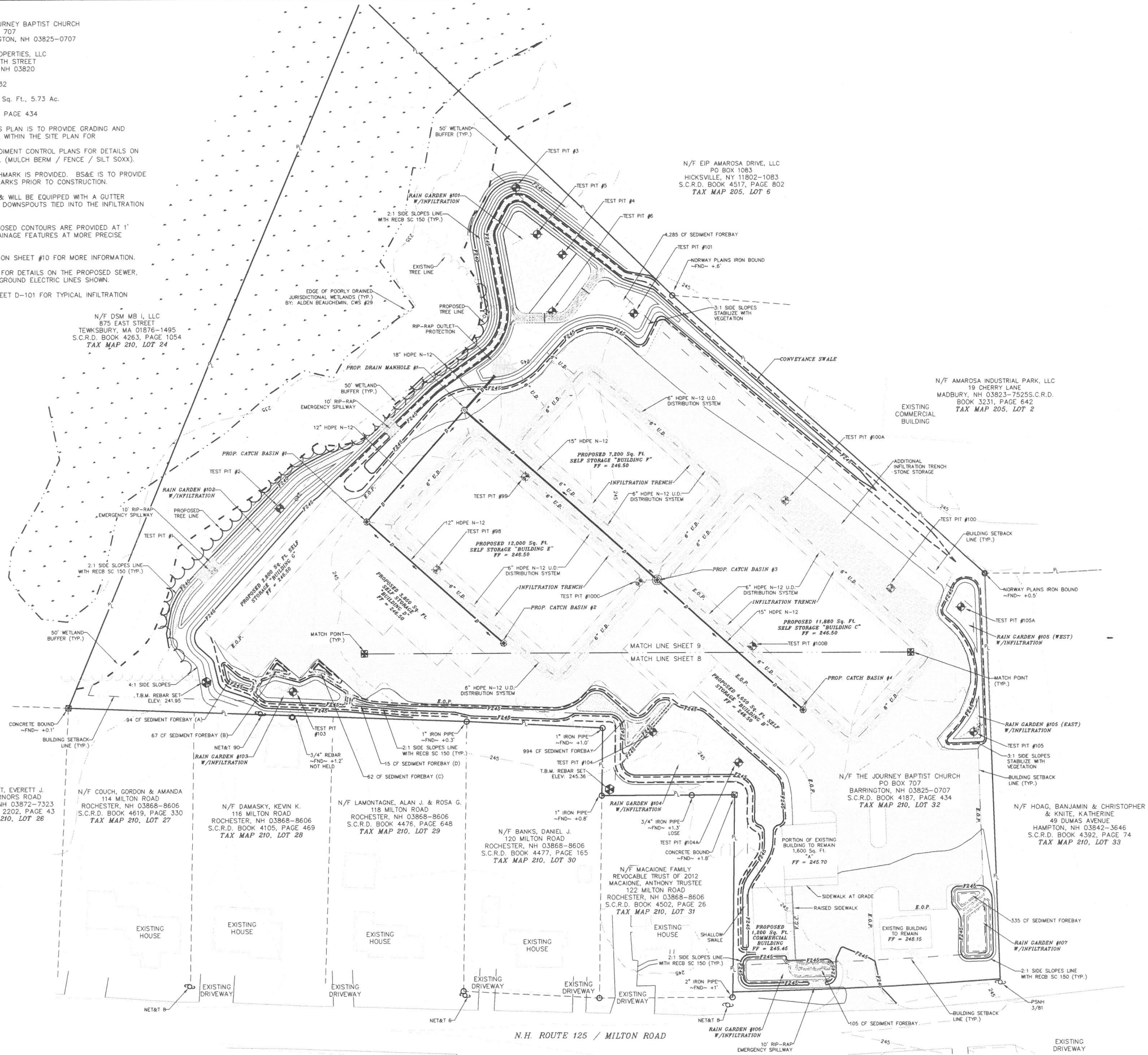
SITE PLAN WEST
TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH
TAX MAP 210, LOT 32

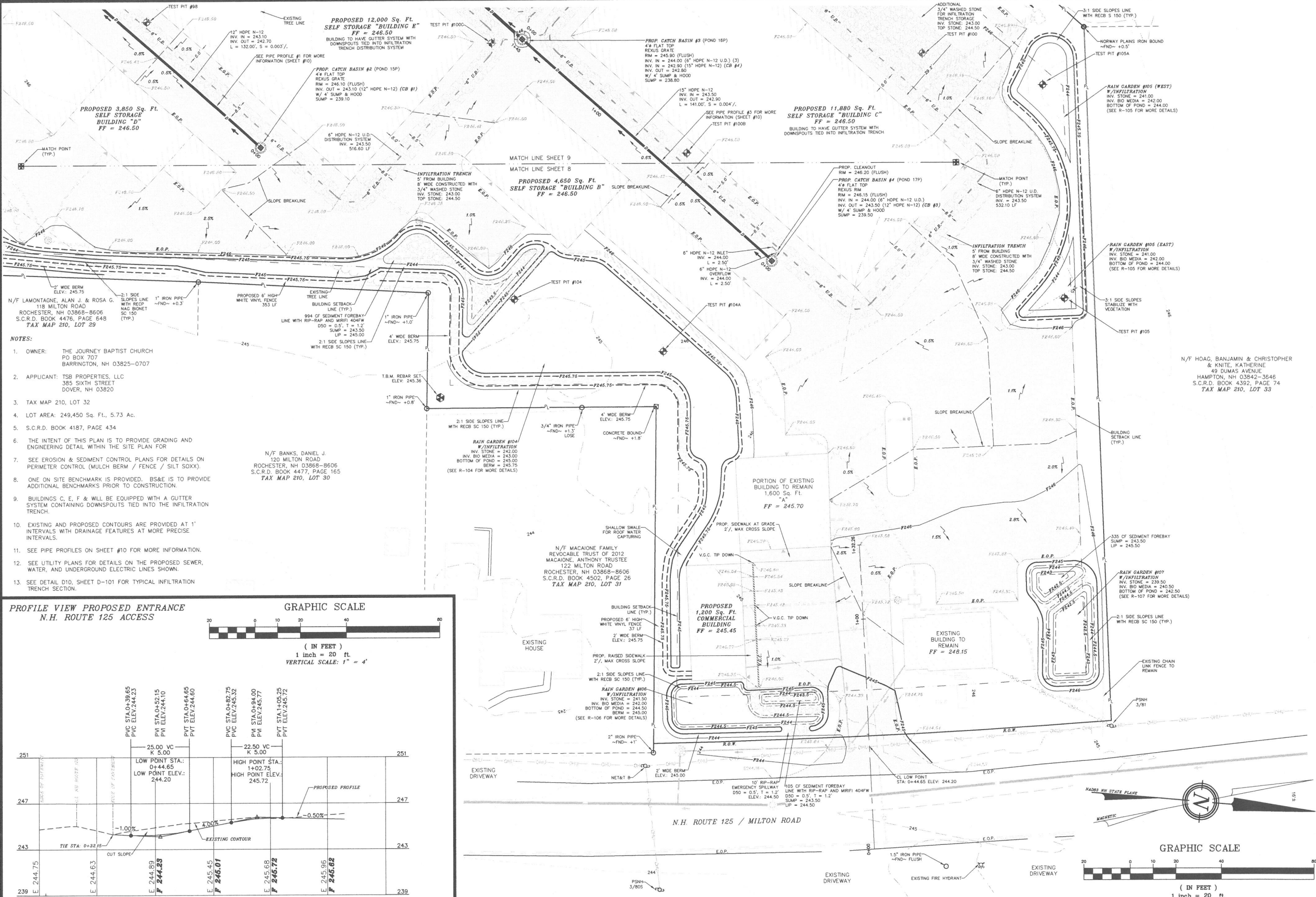
BERRY SURVEYING
& ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)352-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : MARCH 5, 2019
FILE NO. : DB 2019 - 007



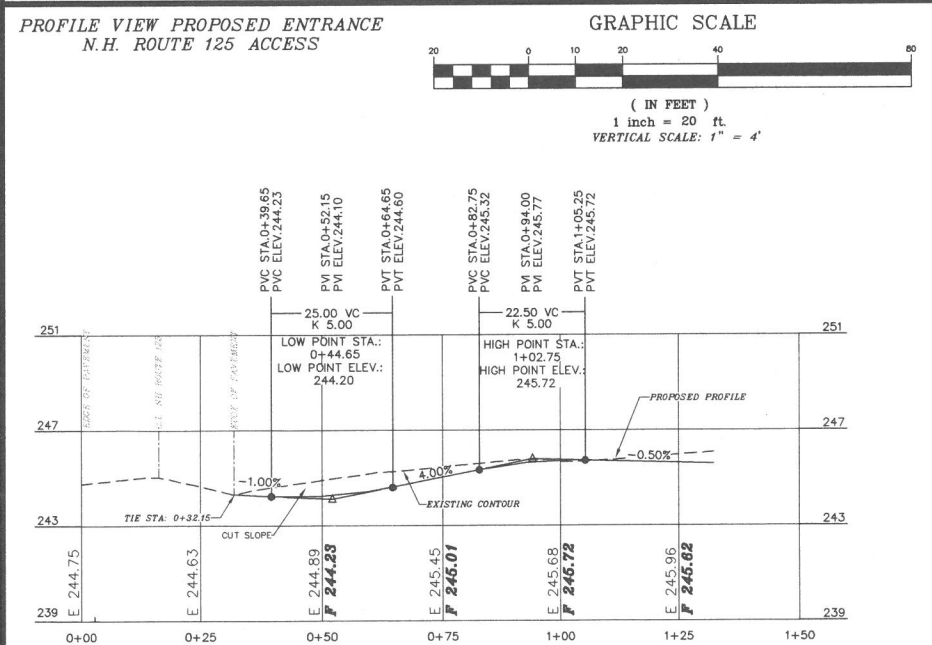
NOTES:

- OWNER: THE JOURNEY BAPTIST CHURCH
PO BOX 707
BARRINGTON, NH 03825-0707
- APPLICANT: TSB PROPERTIES, LLC
385 SIXTH STREET
DOVER, NH 03820
- TAX MAP 210, LOT 32
- LOT AREA: 249,450 Sq. Ft., 5.73 Ac.
- S.C.R.D. BOOK 4187, PAGE 434
- THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAIL WITHIN THE SITE PLAN FOR
- SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
- ONE ON SITE BENCHMARK IS PROVIDED. BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
- BUILDINGS C, E, F & WILL BE EQUIPPED WITH A GUTTER SYSTEM CONTAINING DOWNSPOUTS TIED INTO THE INFILTRATION TRENCH.
- EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
- SEE PIPE PROFILES ON SHEET #10 FOR MORE INFORMATION.
- SEE UTILITY PLANS FOR DETAILS ON THE PROPOSED SEWER, WATER, AND UNDERGROUND ELECTRIC LINES SHOWN.
- SEE DETAIL D10, SHEET D-101 FOR TYPICAL INFILTRATION TRENCH SECTION.





- NOTES:**
1. OWNER: THE JOURNEY BAPTIST CHURCH
PO BOX 707
BARRINGTON, NH 03825-0707
 2. APPLICANT: TSB PROPERTIES, LLC
385 SIXTH STREET
DOVER, NH 03820
 3. TAX MAP 210, LOT 32
 4. LOT AREA: 249,450 Sq. Ft., 5.73 Ac.
 5. S.C.R.D. BOOK 4187, PAGE 434
 6. THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAIL WITHIN THE SITE PLAN FOR
 7. SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
 8. ONE ON SITE BENCHMARK IS PROVIDED. BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
 9. BUILDINGS C, E, F & WILL BE EQUIPPED WITH A GUTTER SYSTEM CONTAINING DOWNSPOUTS TIED INTO THE INFILTRATION TRENCH.
 10. EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
 11. SEE PIPE PROFILES ON SHEET #10 FOR MORE INFORMATION.
 12. SEE UTILITY PLANS FOR DETAILS ON THE PROPOSED SEWER, WATER, AND UNDERGROUND ELECTRIC LINES SHOWN.
 13. SEE DETAIL D10, SHEET D-101 FOR TYPICAL INFILTRATION TRENCH SECTION.



REVISION	DATE	DESCRIPTION

GRADING PLAN EAST
TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH
TAX MAP 210, LOT 32

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: MARCH 5, 2019
FILE NO.: DB 2019 - 007

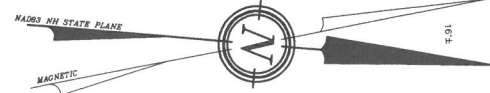
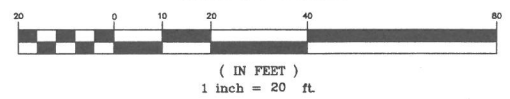
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
LICENSED PROFESSIONAL ENGINEER
NO. 14243

SHEET 8 OF 32

NOTES:

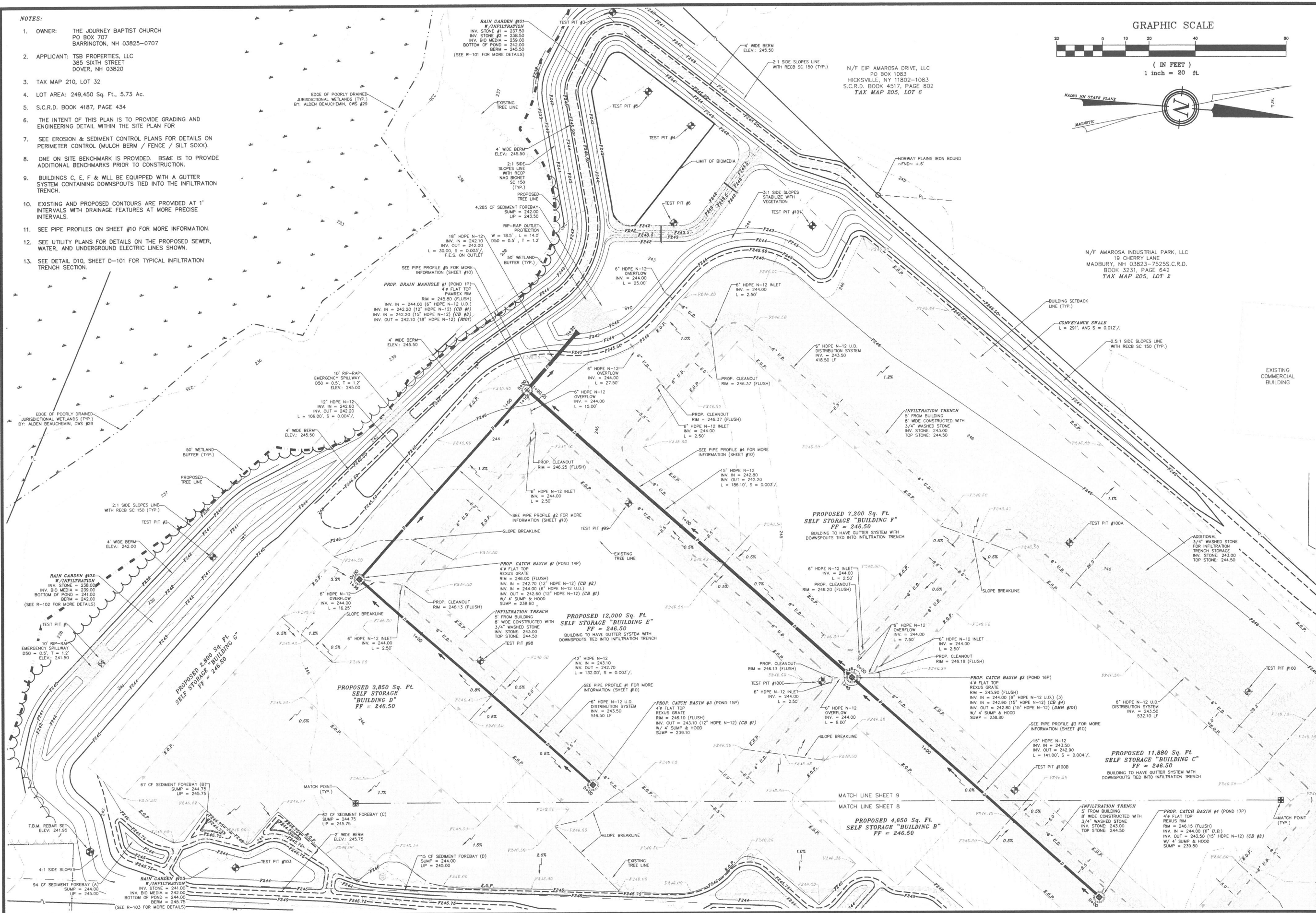
- OWNER: THE JOURNEY BAPTIST CHURCH
PO BOX 707
BARRINGTON, NH 03825-0707
- APPLICANT: TSB PROPERTIES, LLC
385 SIXTH STREET
DOVER, NH 03820
- TAX MAP 210, LOT 32
- LOT AREA: 249,450 Sq. Ft., 5.73 Ac.
- S.C.R.D. BOOK 4187, PAGE 434
- THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAIL WITHIN THE SITE PLAN FOR
- SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
- ONE ON SITE BENCHMARK IS PROVIDED. BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
- BUILDINGS C, E, F & WILL BE EQUIPPED WITH A GUTTER SYSTEM CONTAINING DOWNSPOUTS TIED INTO THE INFILTRATION TRENCH.
- EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
- SEE PIPE PROFILES ON SHEET #10 FOR MORE INFORMATION.
- SEE UTILITY PLANS FOR DETAILS ON THE PROPOSED SEWER, WATER, AND UNDERGROUND ELECTRIC LINES SHOWN.
- SEE DETAIL D10, SHEET D-101 FOR TYPICAL INFILTRATION TRENCH SECTION.

GRAPHIC SCALE



N/F AMAROSA INDUSTRIAL PARK, LLC
19 CHERRY LANE
MADBURY, NH 03823-7525S.C.R.D.
BOOK 3231, PAGE 642
TAX MAP 205, LOT 2

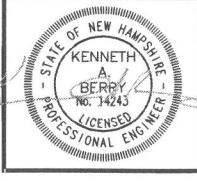
N/F EIP AMAROSA DRIVE, LLC
PO BOX 1083
HICKSVILLE, NY 11802-1083
S.C.R.D. BOOK 4517, PAGE 802
TAX MAP 205, LOT 6



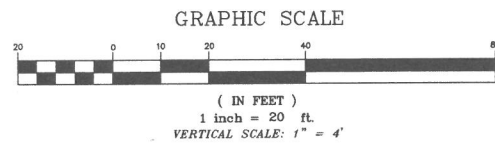
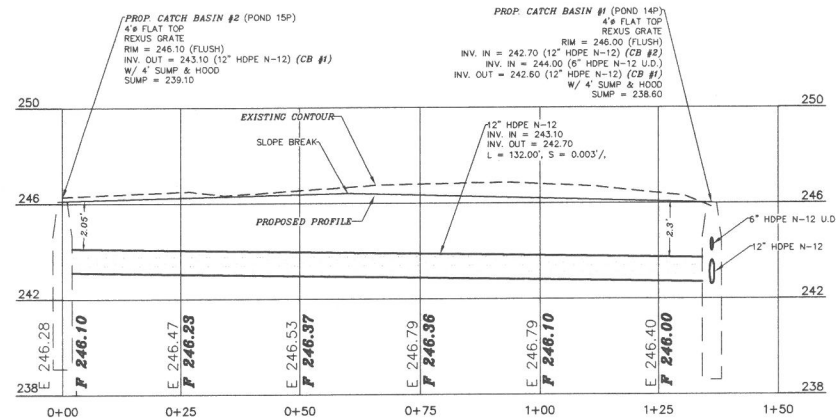
REVISION	DATE	DESCRIPTION

GRADING PLAN WEST
TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH
TAX MAP 210, LOT 32

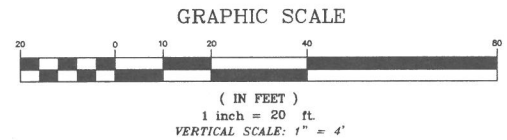
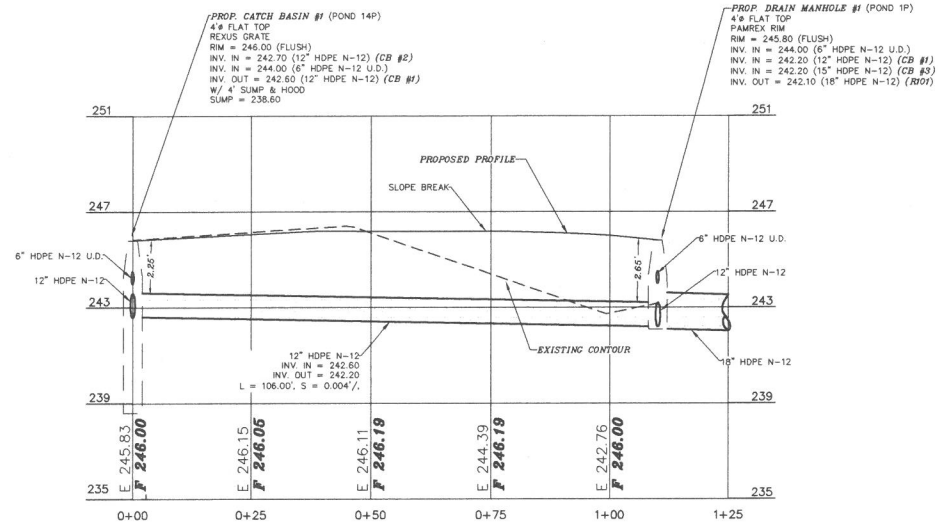
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: MARCH 5, 2019
FILE NO.: DB 2019 - 007



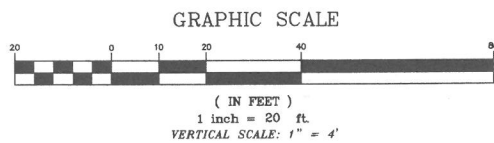
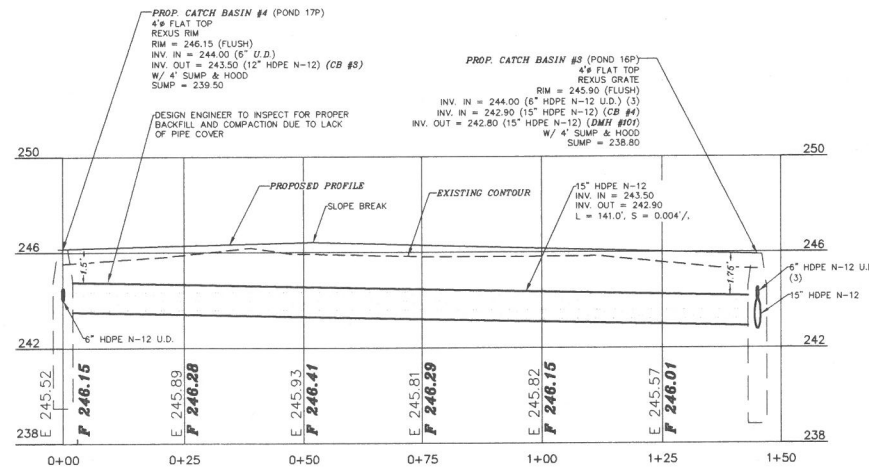
PIPE PROFILE #1
CATCH BASIN #2 - CATCH BASIN #1



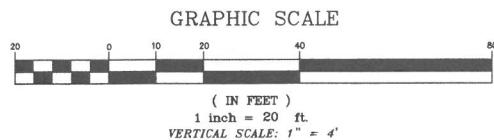
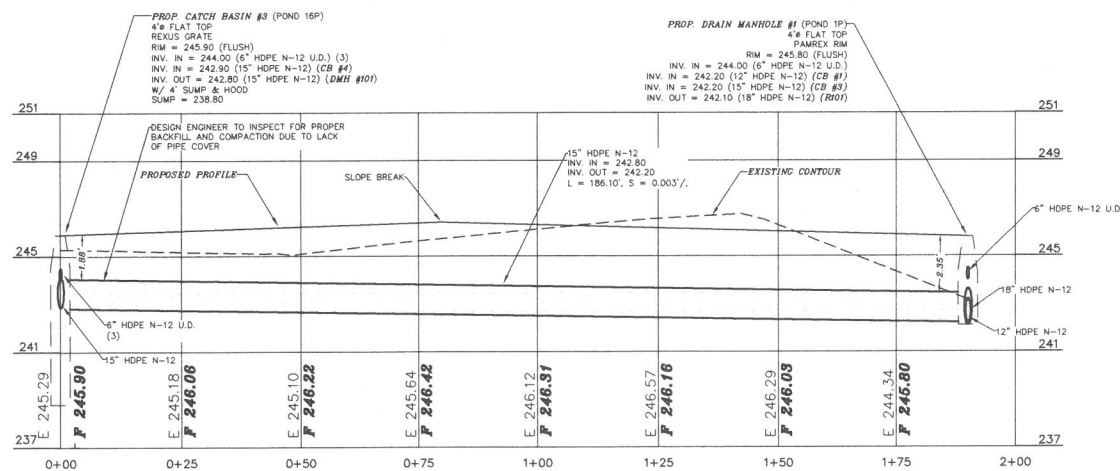
PIPE PROFILE #2
CATCH BASIN #1 - DRAIN MANHOLE #1



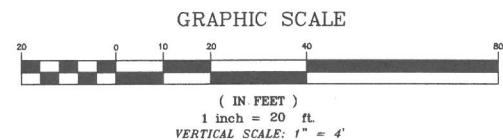
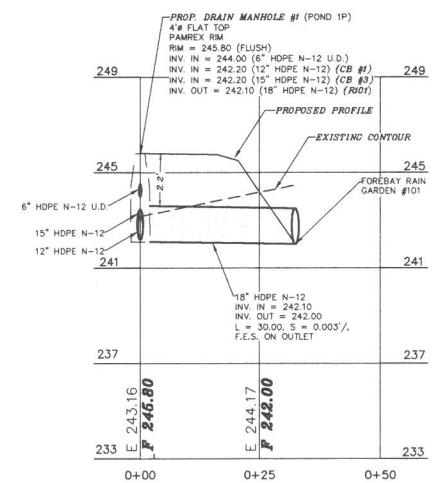
PIPE PROFILE #3
CATCH BASIN #4 - CATCH BASIN #3



PIPE PROFILE #4
CATCH BASIN #3 - DRAIN MANHOLE #1



PIPE PROFILE #5
DRAIN MANHOLE #1 - RAIN GARDEN #101



REVISION	DATE	DESCRIPTION

DRAINAGE LINE PROFILES
TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH
TAX MAP 270, LOT 32

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: MARCH 5, 2019
FILE NO.: DB 2019 - 007

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
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 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 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 MEDIA. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.
3. DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
4. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
5. 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.

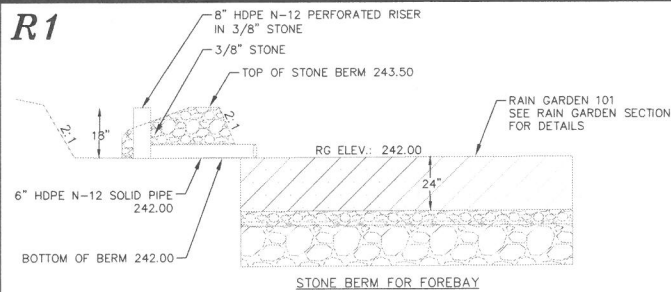
MAINTENANCE REQUIREMENTS

1. SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
2. PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
3. AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
4. VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

DESIGN REFERENCES

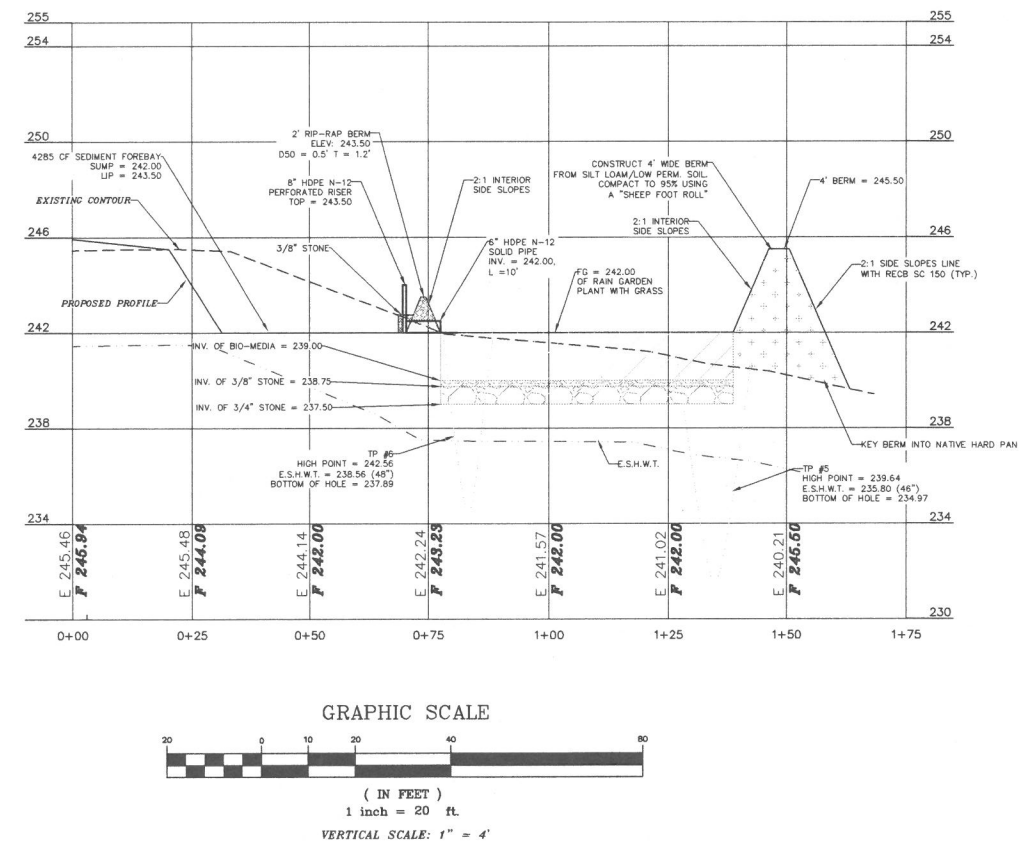
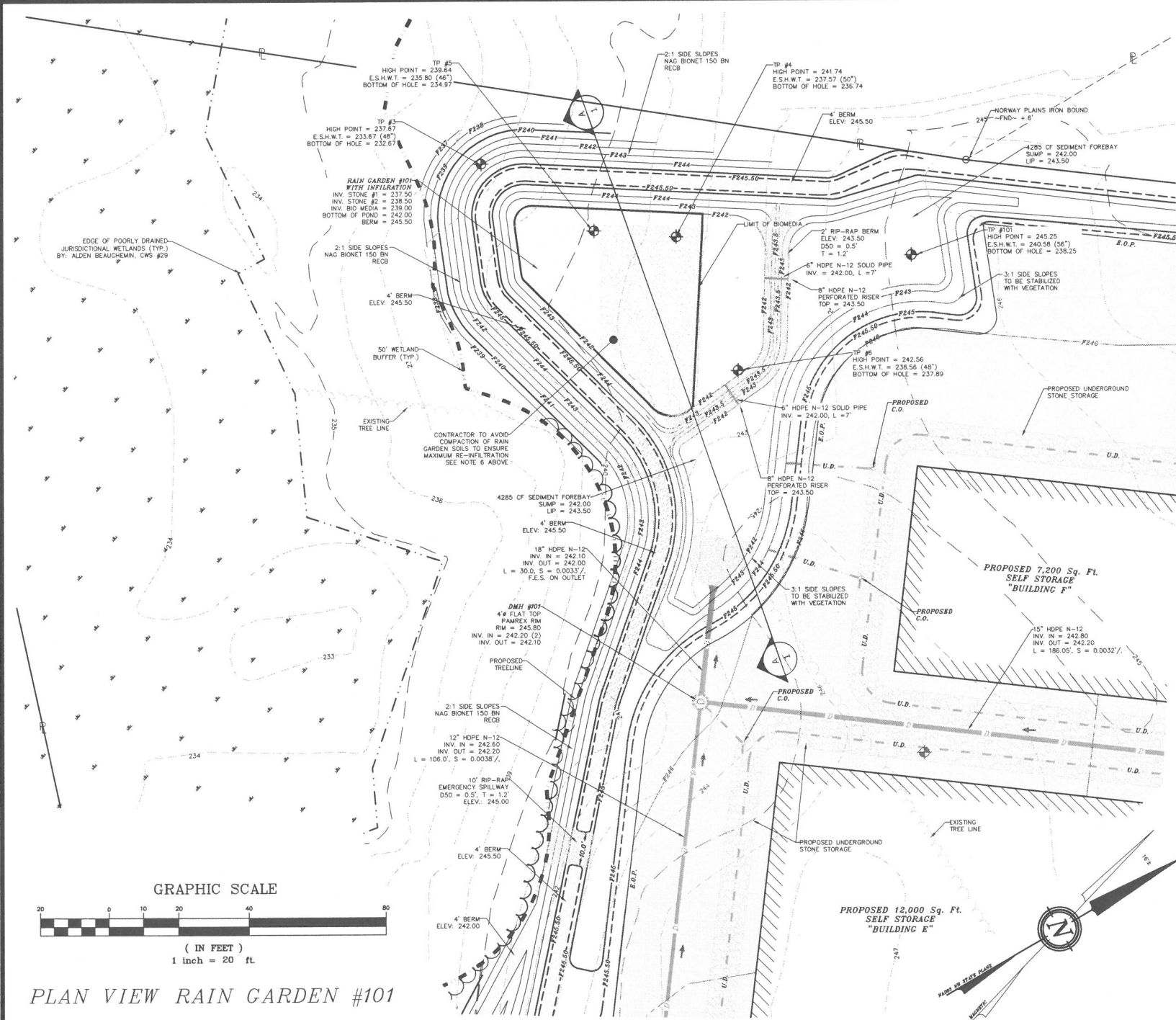
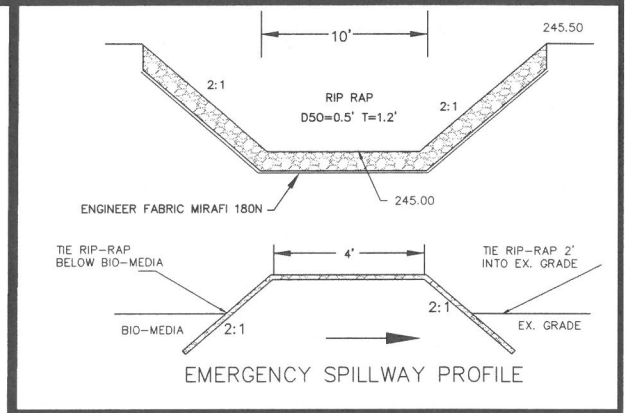
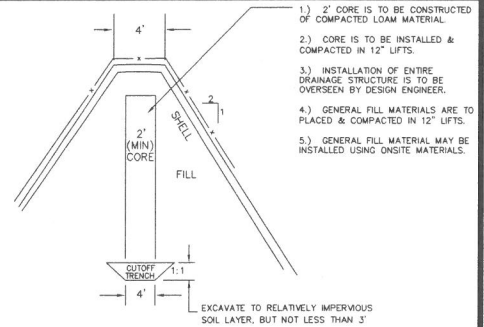
1. UNH STORMWATER CENTER
2. NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

R1



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

R2



PLAN VIEW RAIN GARDEN #101

SECTION OF RAIN GARDEN R101

R-101

REVISION	DATE	DESCRIPTION

RAIN GARDEN #101
TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH
TAX MAP 270, LOT 32

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: AS SHOWN
DATE: MARCH 5, 2019
FILE NO.: DB 2019 - 007

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
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 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 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 MEDIA. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.
3. DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
4. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
5. 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.

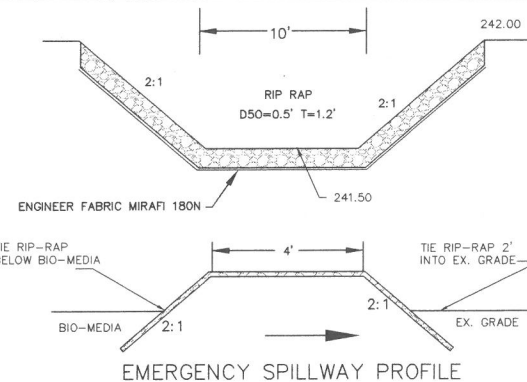
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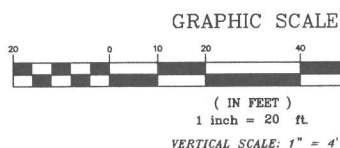
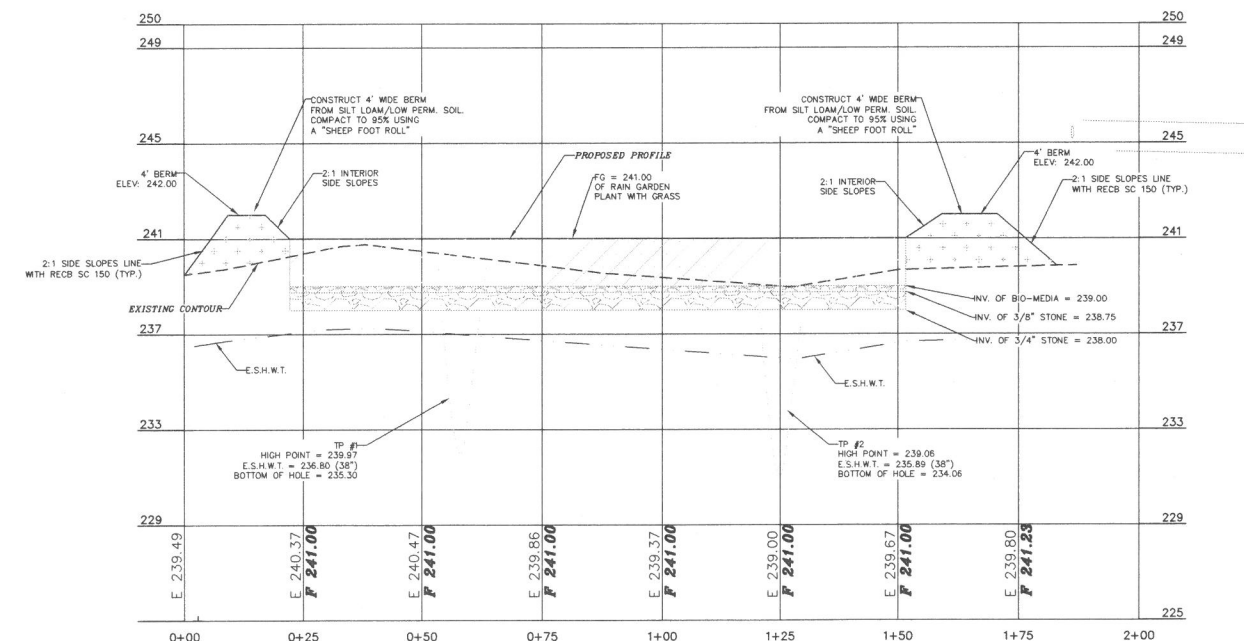
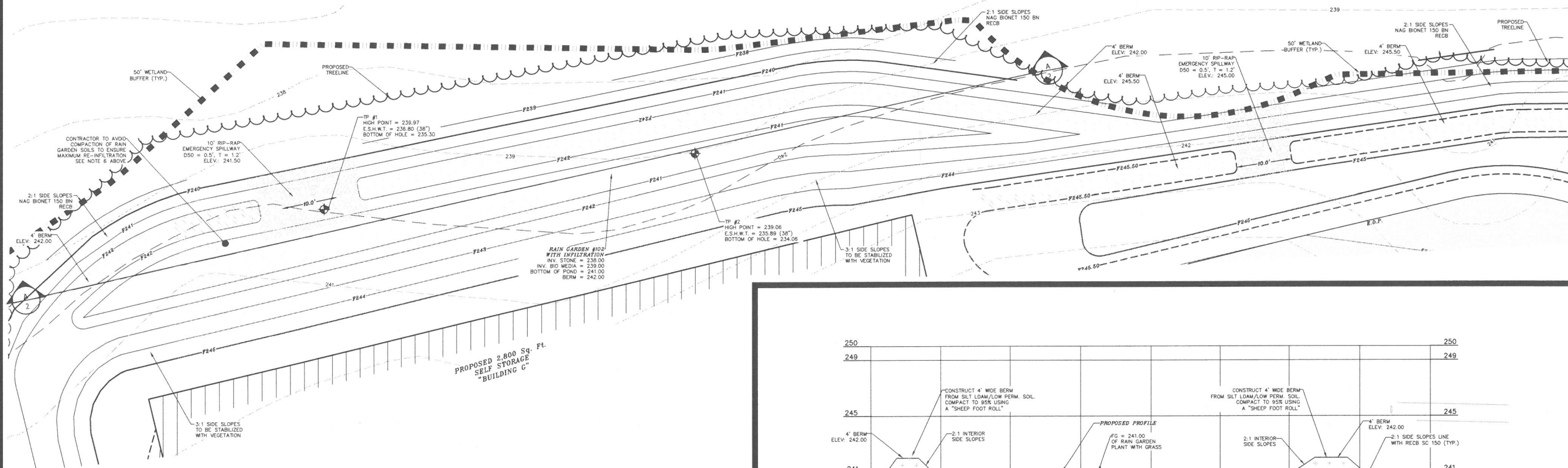
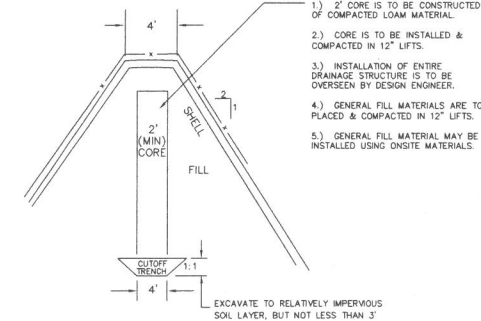
1. UNH STORMWATER CENTER
2. NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

R1



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

R2



SECTION OF RAIN GARDEN R102

R-102

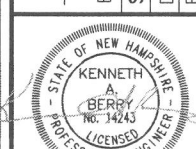
DESCRIPTION

DATE

REVISION

RAIN GARDEN #102
TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH
TAX MAP 270, LOT 32

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: AS SHOWN
DATE: MARCH 5, 2019
FILE NO.: DB 2019 - 007



SHEET 12 OF 32

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

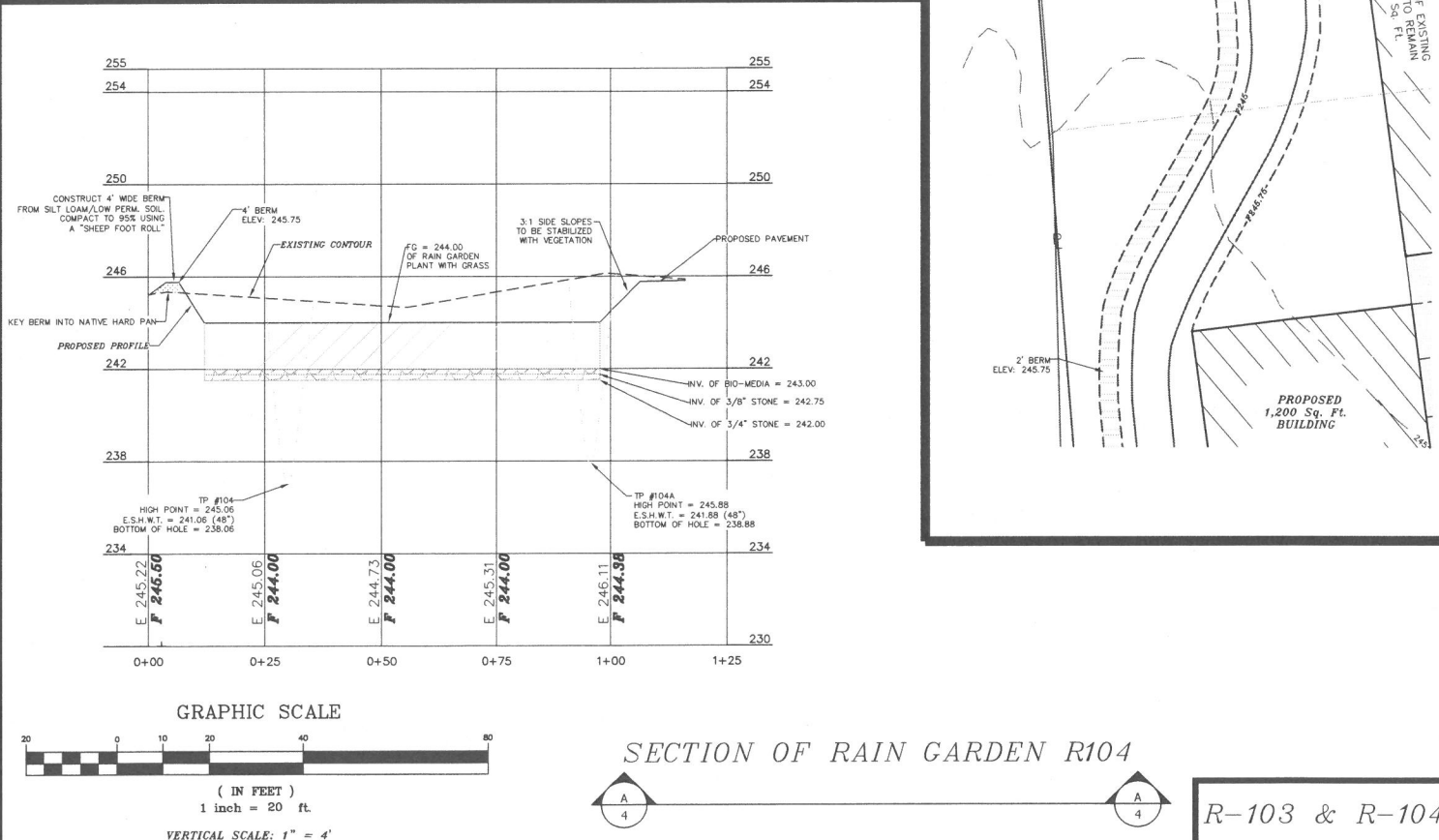
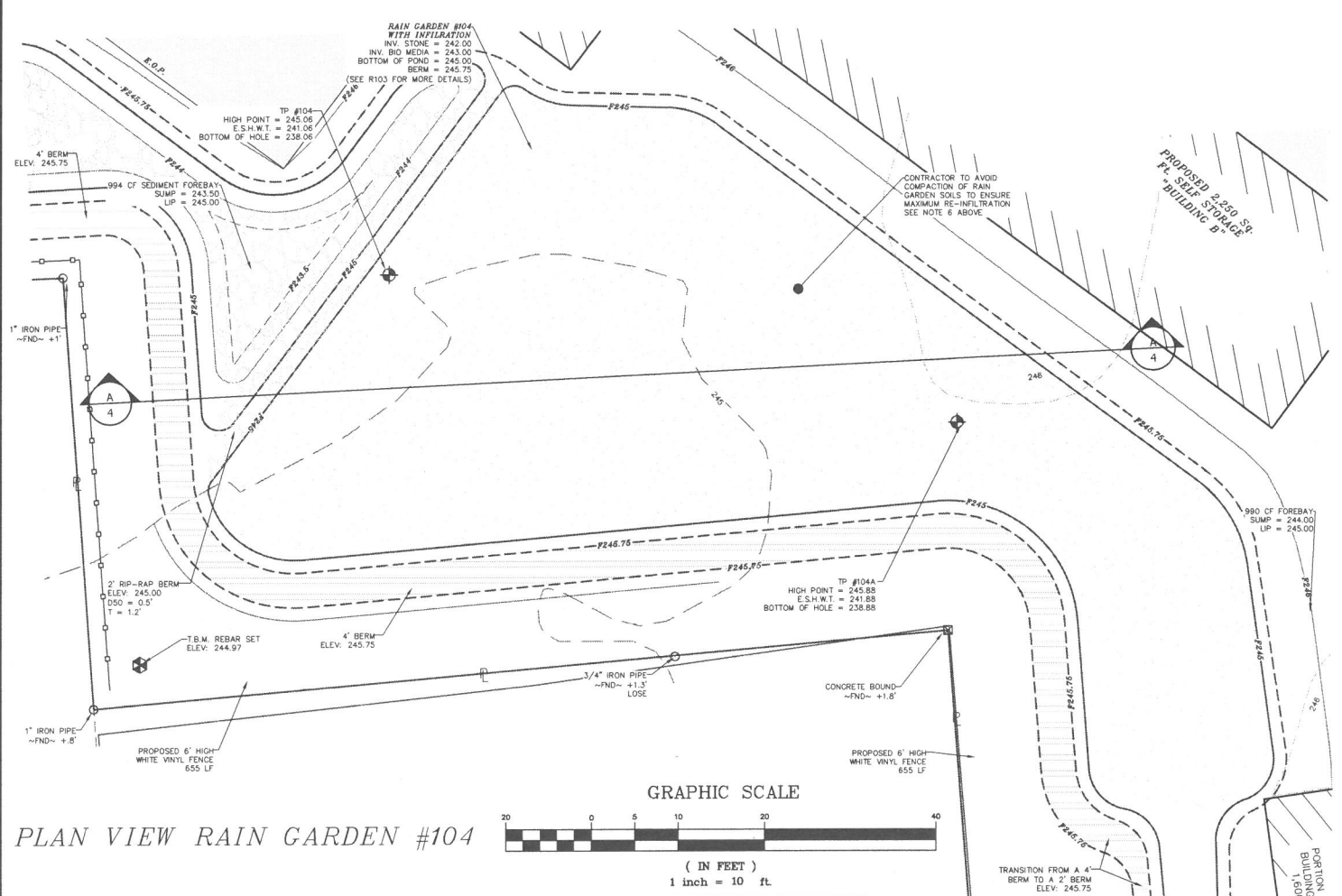
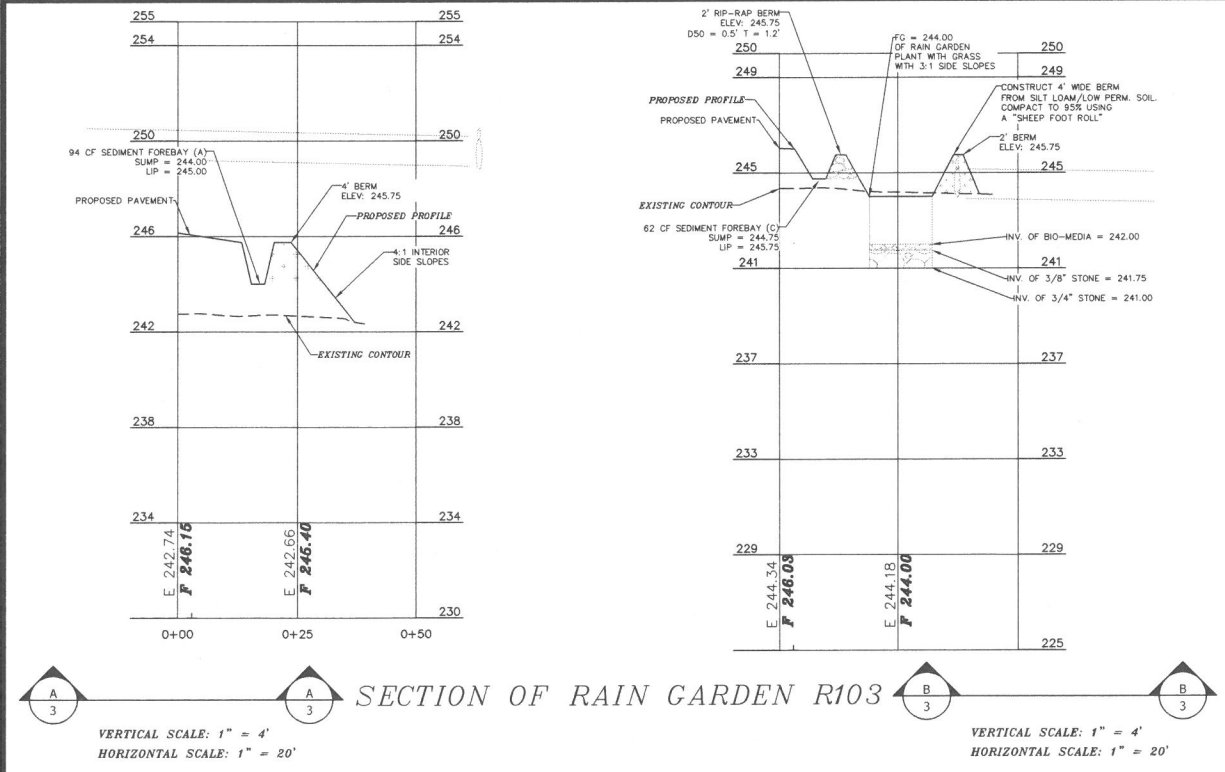
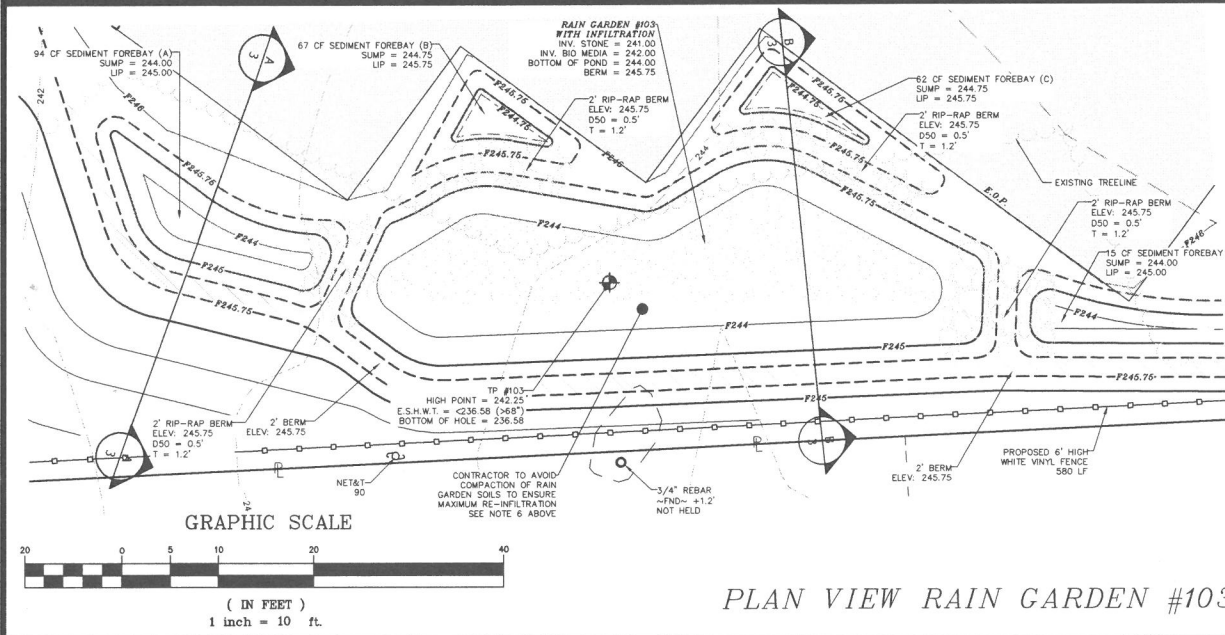
3/8" WASHED CRUSHED STONE*		3/4" WASHED CRUSHED STONE*	
SIEVE SIZE	% PASSING BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100	1"	100
3/8"	95 - 100	3/4"	90 - 100
# 4	22 - 55	1/2"	15 - 55
# 8	0 - 10	# 10	0 - 5

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

- NOTES**
- 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.
 - SOIL BIORETENTION FILTER MEDIA SHALL BE AS SHOWN ABOVE. "BIO MEDIA" MEANS BIORETENTION FILTER MEDIA. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.
 - DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
 - DO NOT DISCHARGE SEDIMENT-LOADED WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
 - 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**
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- DESIGN REFERENCES**
- UNH STORMWATER CENTER
 - NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.



REVISION	DATE	DESCRIPTION

RAIN GARDENS #103 & #104
TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH
TAX MAP 210, LOT 32

BERRY & SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: AS SHOWN
DATE: MARCH 5, 2019
FILE NO.: DB 2019 - 007

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

R-103 & R-104
SHEET 13 OF 32

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 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 STANDARD SPECIFICATIONS

NOTES

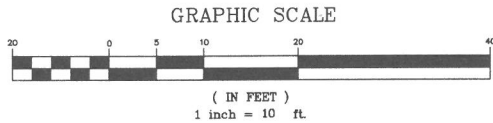
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MAINTENANCE REQUIREMENTS

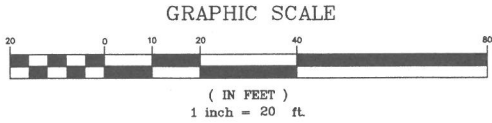
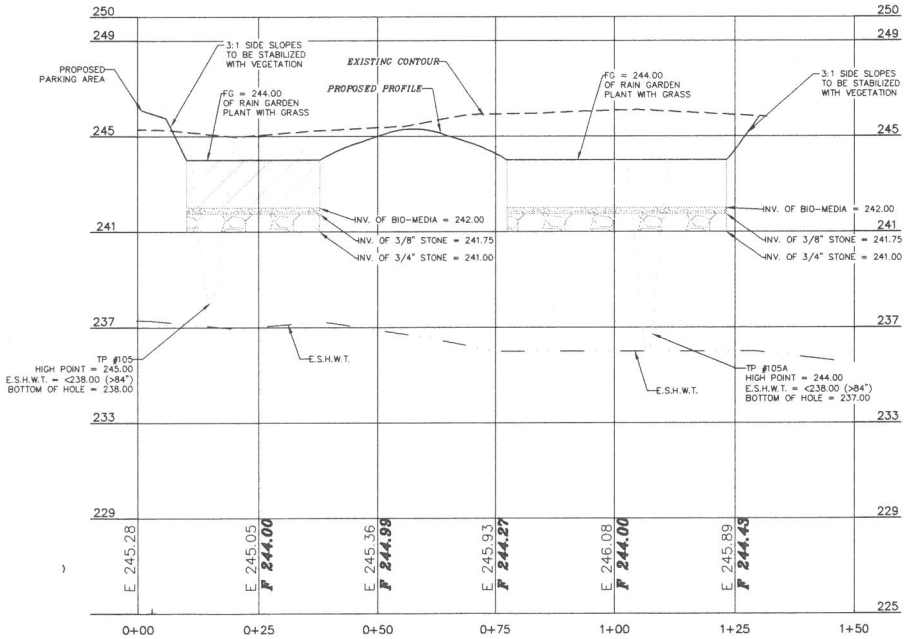
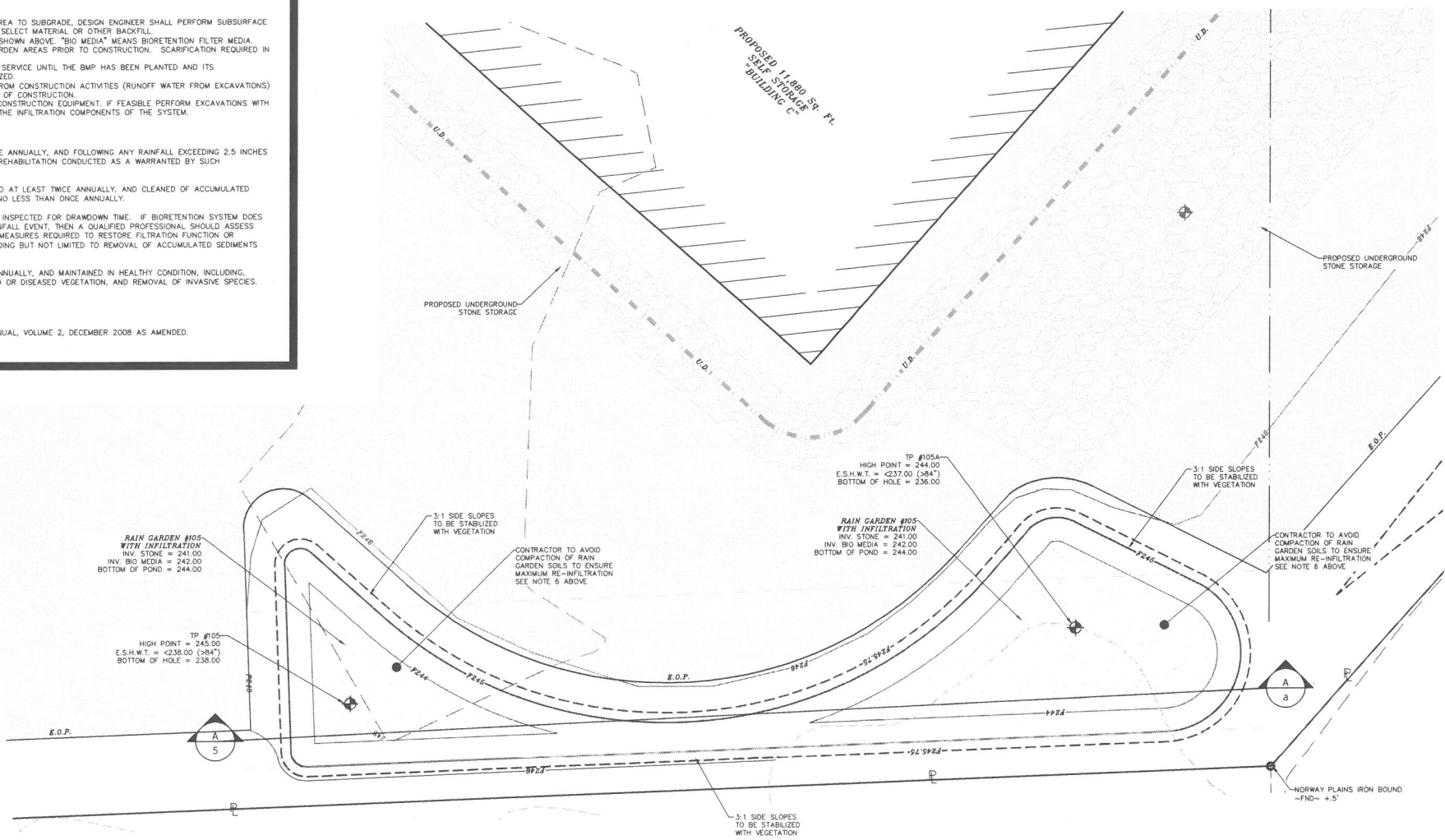
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DESIGN REFERENCES

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



PLAN VIEW RAIN GARDEN #105



VERTICAL SCALE: 1" = 4'

SECTION OF RAIN GARDEN R105

R105

REVISION	DATE	DESCRIPTION

RAIN GARDEN #105
TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH
TAX MAP 210, LOT 32

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD

BARRINGTON, NH 03825 (603)332-2863

SCALE :: AS SHOWN

DATE :: MARCH 5, 2019

FILE NO. :: DB 2019 - 007

STATE OF NEW HAMPSHIRE

KENNETH A. BERRY

NO. 14243

PROFESSIONAL ENGINEER

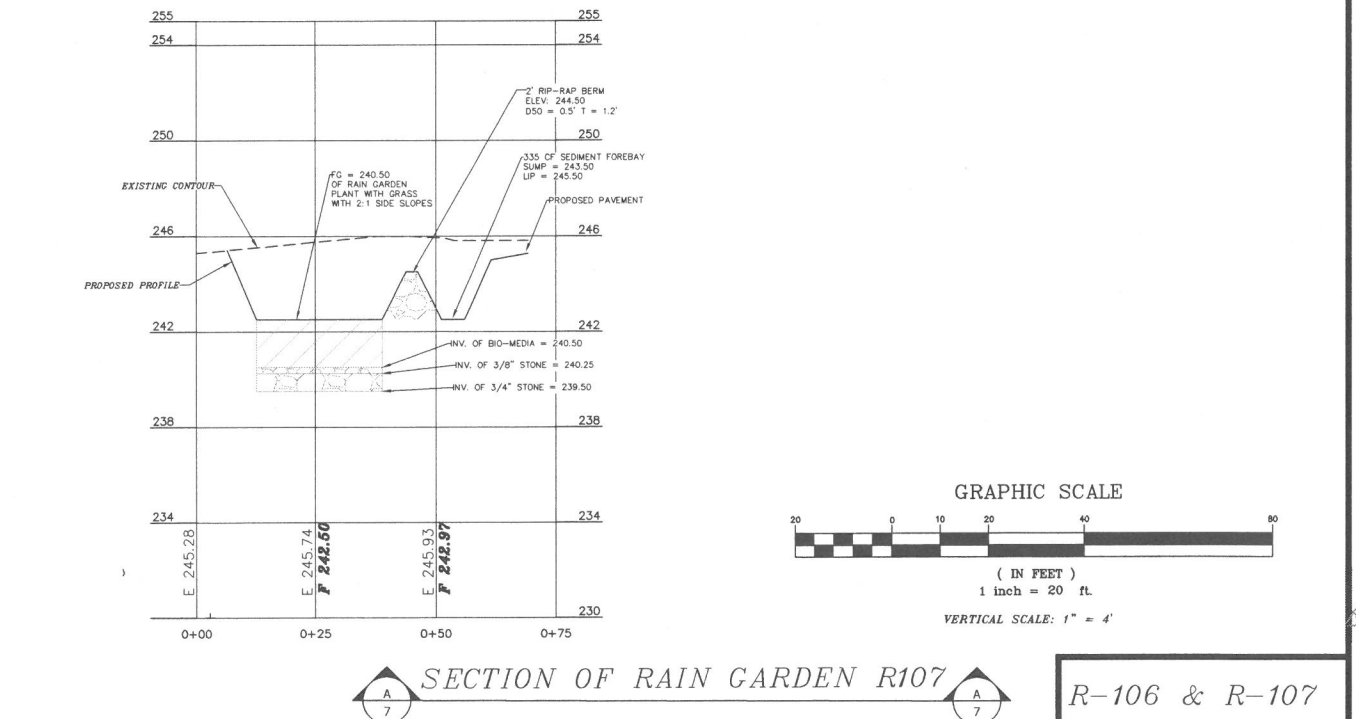
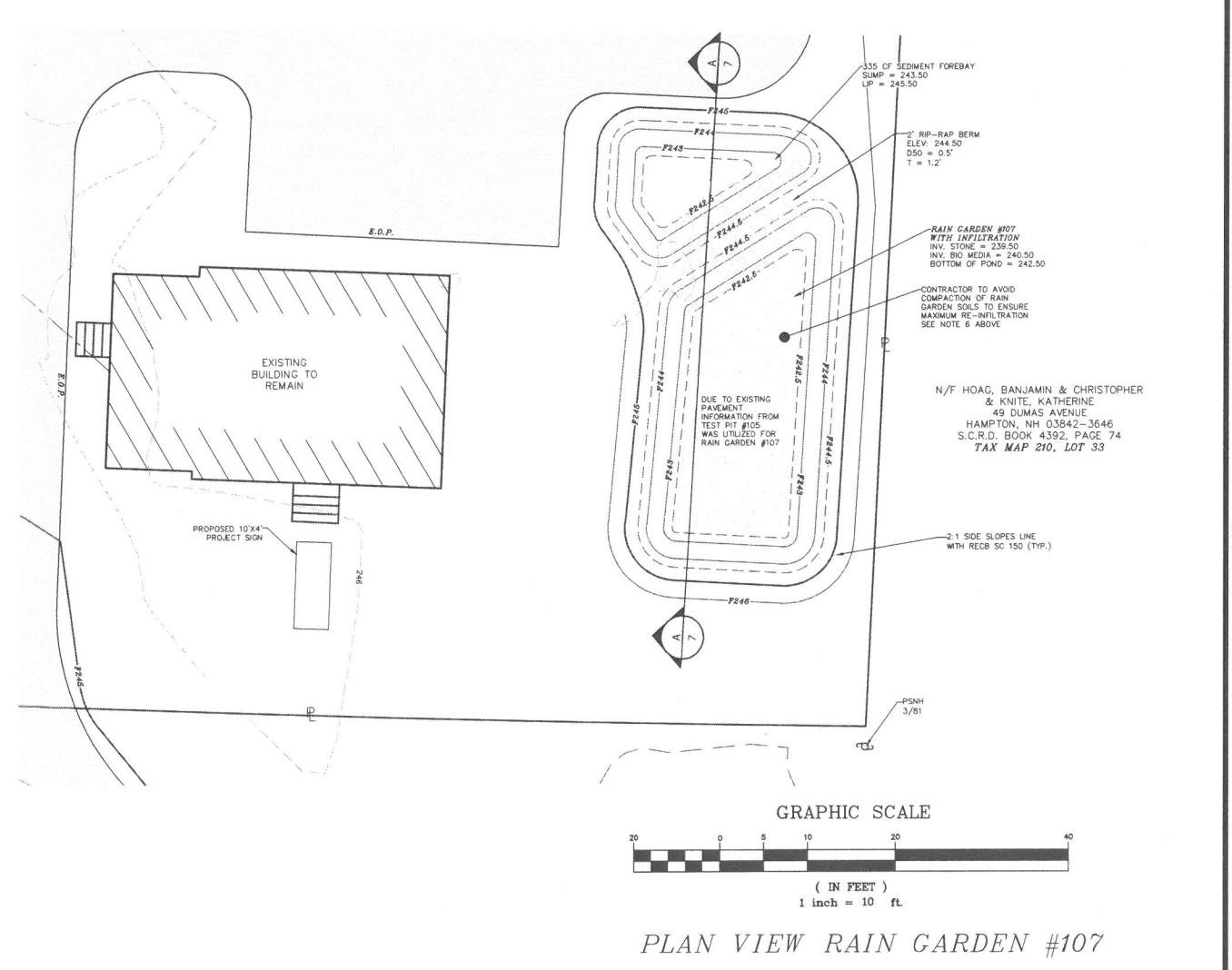
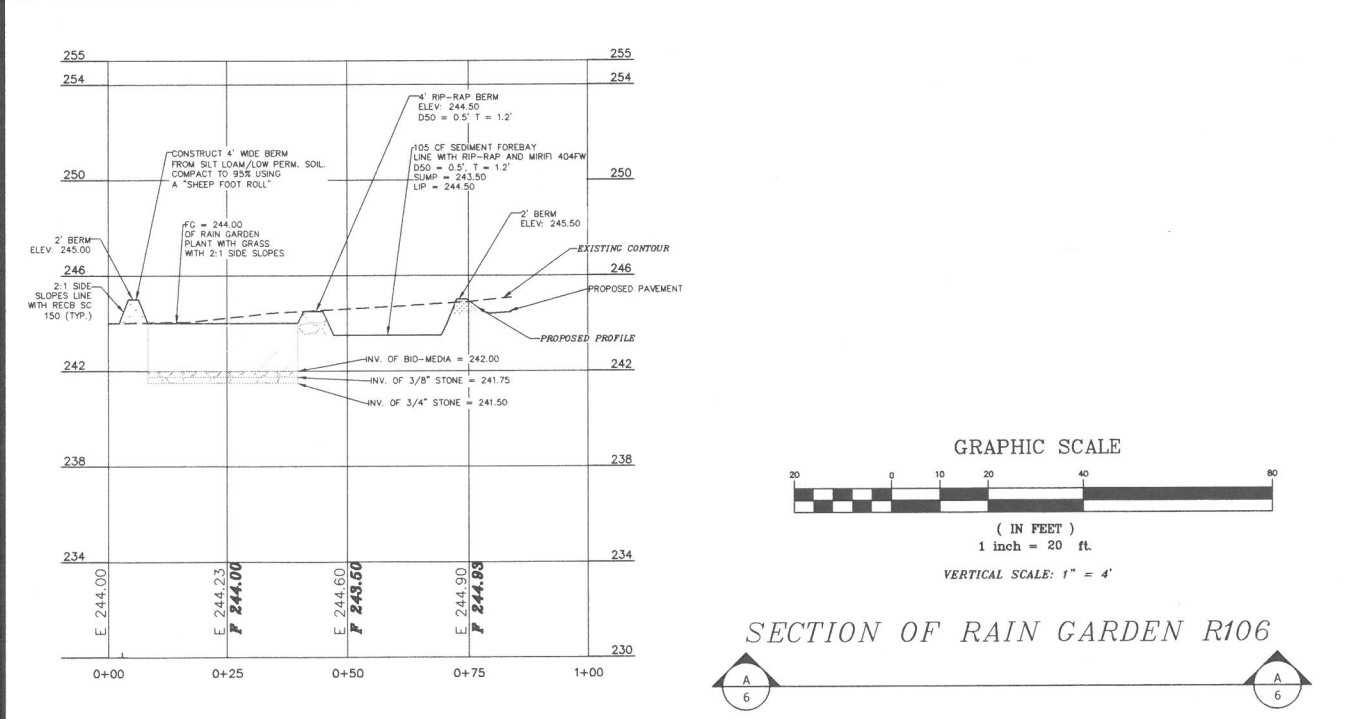
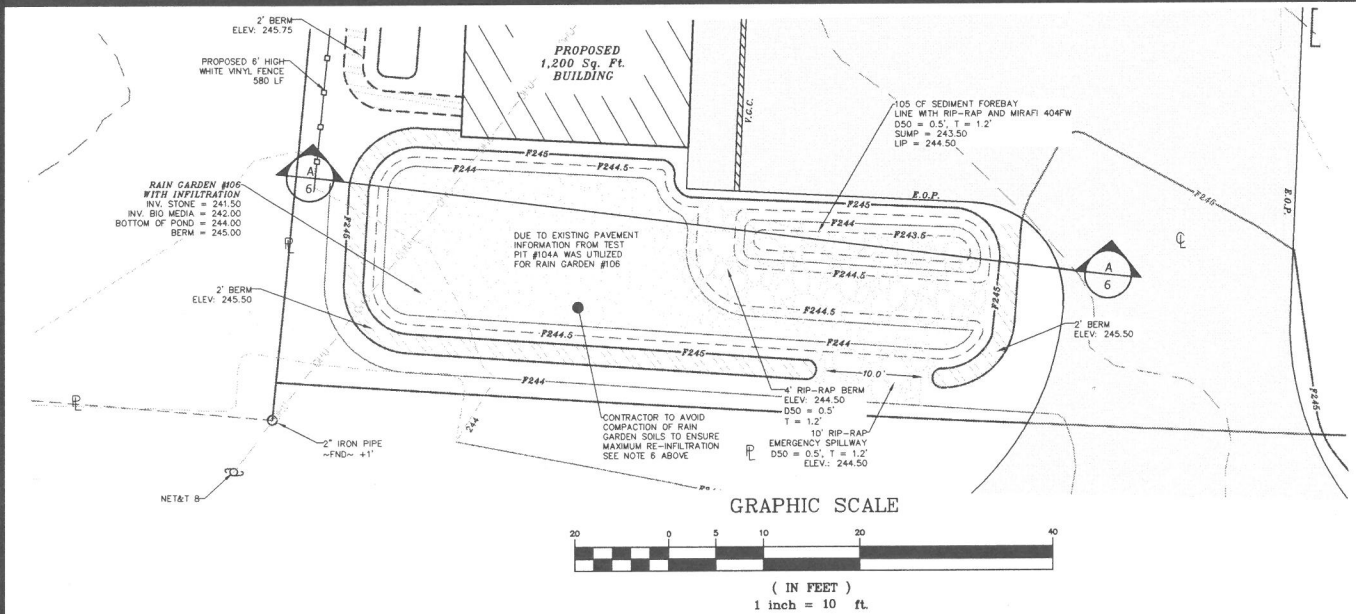
SHEET 14 OF 32

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
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3/8" WASHED CRUSHED STONE*		3/4" WASHED CRUSHED STONE*	
SIEVE SIZE	% PASSING BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100	1"	100
3/8"	95 - 100	3/4"	90 - 100
# 4	22 - 55	1/2"	15 - 55
# 8	0 - 10	# 10	0 - 5

* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS	* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS
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- NOTES**
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- DESIGN REFERENCES**
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 2. NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.



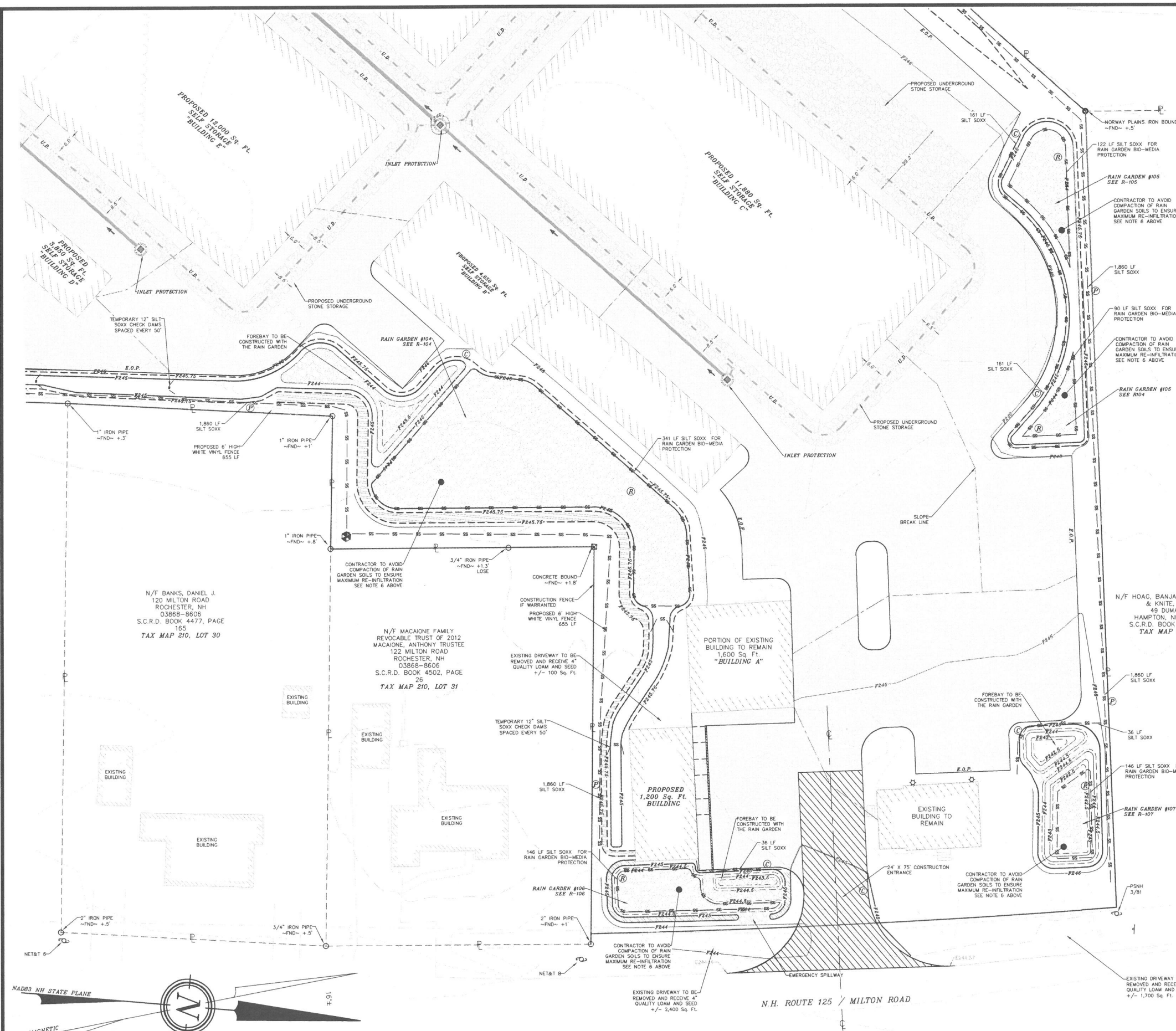
REVISION	DATE	DESCRIPTION

RAIN GARDENS #106 & #107
TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
49 DUMAS AVENUE
HAMPTON, NH 03842-3646
S.C.R.D. BOOK 4392, PAGE 74
TAX MAP 210, LOT 33

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE :: AS SHOWN
DATE :: MARCH 5, 2019
FILE NO. :: DB 2019 - 007

KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

SHEET 15 OF 32



- NOTES:
- OWNER: THE JOURNEY BAPTIST CHURCH
PO BOX 707
BARRINGTON, NH 03825-0707
 - APPLICANT: TSB PROPERTIES, LLC
385 SIXTH STREET
DOVER, NH 03820
 - TAX MAP 210, LOT 32
 - LOT AREA: 249,450 Sq. Ft., 5.73 Ac.
 - THE INTENT OF THIS PLAN IS TO SHOW THE EROSION AND SEDIMENT CONTROL MEASURES ON THE EAST SIDE OF THE PARCEL, RELATING TO THE PROPOSED SITE DESIGN.
 - 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.
 - THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 - 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.
 - UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS. SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF PROPERLY, AND ANNUAL MAINTENANCE PERFORMED ON ALL DRAINAGE PRACTICES.
 - EROSION AND SEDIMENT CONTROL INSPECTIONS TO BE CONDUCTED ONCE PER EVERY SEVEN DAYS AND AT AN INCREASED FREQUENCY INCLUDING WITHIN 24-HOURS OF A 0.25 INCH RAIN EVENT. INSPECTIONS TO BE CONDUCTED BY A "QUALIFIED PERSON" AS DEFINED BY EPA CGP 4.1.1 AND INSPECTION REPORTS SUBMITTED TO THE CITY OF ROCHESTER, NH, ENGINEERING DEPARTMENT WITHIN 24 HOURS IN ACCORDANCE WITH CGP 4.1.7 AND MAINTAINED BY THE OWNER FOR A PERIOD OF THREE YEARS AFTER THE NOTICE OF TERMINATION (NOT) IS SUBMITTED. SEE ALSO CITY OF ROCHESTER ADDITIONAL INSPECTION REQUIREMENTS BELOW.
 - CONSTRUCTION ENTRANCE IS TO BE INSTALLED UPON GROUND DISTURBANCE AND SHALL REMAIN IN PLACE AND MAINTAINED UNTIL THE SITE IS PAVED. ONCE PAVED THE CONTRACTOR IS RESPONSIBLE FOR SWEEPING THE PARKING LOT TO ENSURE SO SEDIMENT GETS TRACKED ONTO MILTON ROAD DURING THE CONSTRUCTION PROCESS.
 - INLET PROTECTION SHALL BE INSTALLED ONCE THE CATCH BASINS ARE IN PLACE AND SHALL REMAIN INSTALLED UNTIL CONSTRUCTION HAS CEASED. CONTRACTOR SHALL MAINTAIN THE INLET PROTECTION THROUGHOUT THE CONSTRUCTION PROCESS.
 - PERIMETER CONTROL IS TO BE INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES. ONCE INSTALLED THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING IT THROUGHOUT THE CONSTRUCTION PROCESS. ADDITIONAL PERIMETER CONTROL MAY BE REQUIRED.

LEGEND:

- RAIN GARDEN BIO-MEDIA PROTECTION
- PERIMETER CONTROL
- RESIDENTIAL/ROADWAY CONSTRUCTION
- IRON BOUND ~FND~
- IRON PIPE ~FND~
- UTILITY POLE
- GUY WIRE
- BENCHMARK
- CONIFEROUS TREE
- DECIDUOUS TREE
- SILT FENCE
- FILTREXX SILT/SOXX
- TREE LINE

SS SS SF SS

N/F HOAG, BENJAMIN & CHRISTOPHER
& KNITE, KATHERINE
49 DUMAS AVENUE
HAMPTON, NH 03842-3646
S.C.R.D. BOOK 4392, PAGE 74
TAX MAP 210, LOT 33

SOILS & DEWATERING:

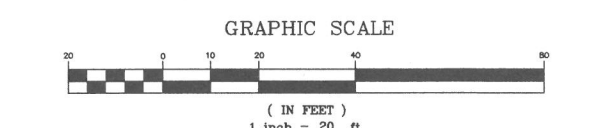
12B	HINCKLEY	SANDY-SKELETAL	K= 0.17
12C	HINCKLEY	SANDY-SKELETAL	K= 0.17
24B	AGAWAM	LOAM OVER SAND/GRAVEL	K= 0.64
115A	SCARBORO	SANDY	K= N/A
313B	DEERFIELD	SANDY	K= 0.17
313C	DEERFIELD	SANDY	K= 0.17
313D	DEERFIELD	SANDY	K= 0.17

SEE SITE SPECIFIC SOILS MAP (SSSM)
SEE WEBSOIL USDA-NRCS
ERODIBILITY FACTOR - K, CPESC MANUAL, ENVROCERT INTERNATIONAL INC. & STRAFFORD COUNTY 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 EARLIEST OPPORTUNITY. SEE ADDITIONAL REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS, E-101 AND E-102.

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



EROSION AND SEDIMENT CONTROL PLAN EAST

TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH
TAX MAP 210, LOT 32

REVISION	DATE	DESCRIPTION

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: MARCH 5, 2019
FILE NO.: DB 2019 - 007

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

SHEET 16 OF 32

SOILS & DEWATERING:

12B	HINCKLEY	SANDY-SKELETAL	K= 0.17
12C	HINCKLEY	SANDY-SKELETAL	K= 0.17
24B	ACAWAM	LOAM OVER SAND/GRAVEL	K= 0.64
115A	SCARBORO	SANDY	K= N/A
313B	DEERFIELD	SANDY	K= 0.17
313C	DEERFIELD	SANDY	K= 0.17
313D	DEERFIELD	SANDY	K= 0.17

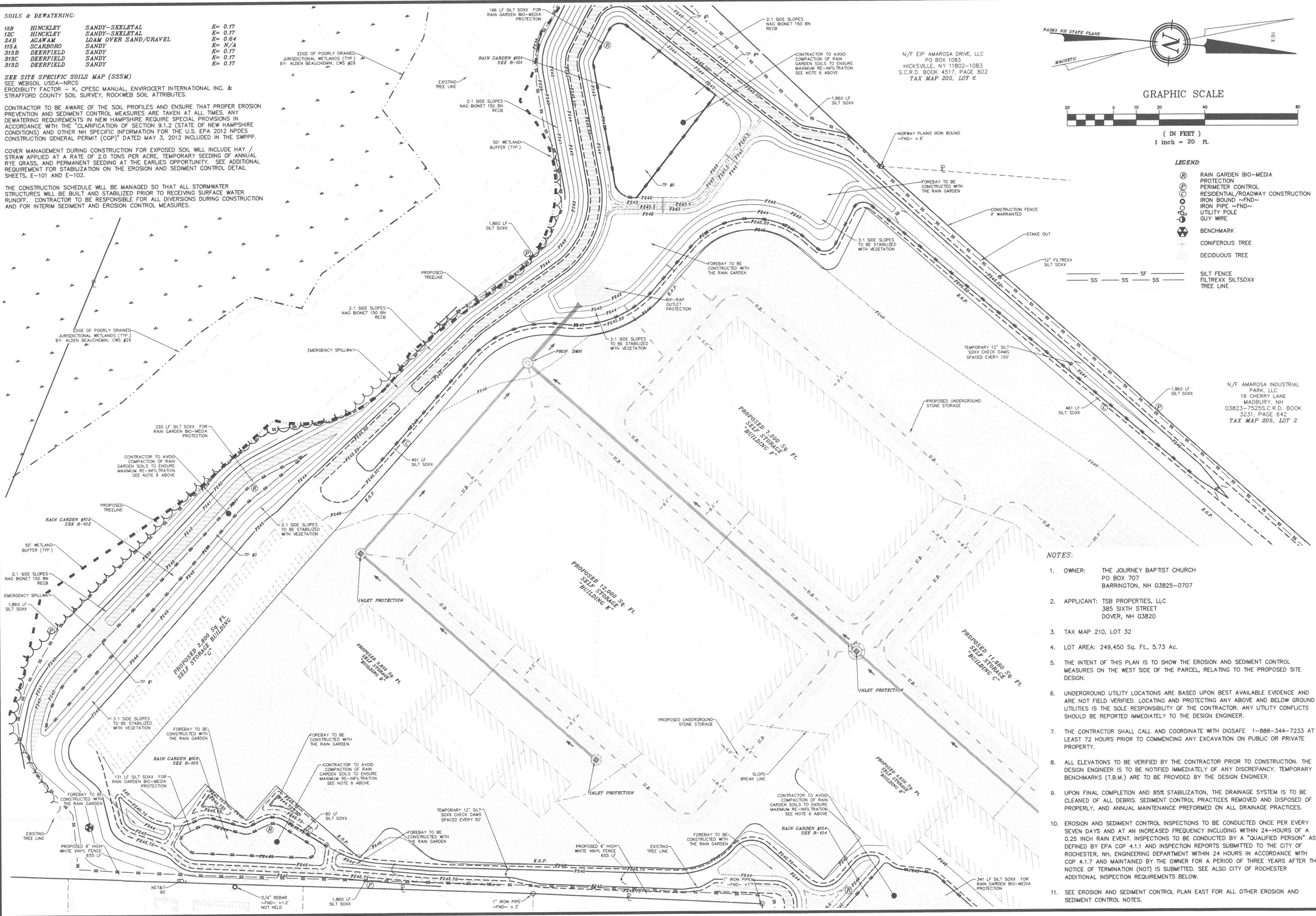
SEE SITE SPECIFIC SOILS MAP (SSSM)

SEE WEBSOIL USDA-NRCS
ERODIBILITY FACTOR - K, CPESC MANUAL, ENVIROCERT INTERNATIONAL INC. &
STRAFFORD COUNTY 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
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RYE GRASS, AND PERMANENT SEEDING AT THE EARLIEST OPPORTUNITY. SEE ADDITIONAL
REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL
SHEETS, E-101 AND E-102.

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



NOTES:

- OWNER: THE JOURNEY BAPTIST CHURCH
PO BOX 707
BARRINGTON, NH 03825-0707
- APPLICANT: TSB PROPERTIES, LLC
385 SIXTH STREET
DOVER, NH 03820
- TAX MAP 210, LOT 32
- LOT AREA: 249,450 Sq. Ft., 5.73 Ac.
- THE INTENT OF THIS PLAN IS TO SHOW THE EROSION AND SEDIMENT CONTROL
MEASURES ON THE WEST SIDE OF THE PARCEL, RELATING TO THE PROPOSED SITE
DESIGN.
- 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.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT
LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE
PROPERTY.
- 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.
- UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE
CLEANED OF ALL DEBRIS. SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF
PROPERLY, AND ANNUAL MAINTENANCE PERFORMED ON ALL DRAINAGE PRACTICES.
- EROSION AND SEDIMENT CONTROL INSPECTIONS TO BE CONDUCTED ONCE PER EVERY
SEVEN DAYS AND AT AN INCREASED FREQUENCY INCLUDING WITHIN 24-HOURS OF A
0.25 INCH RAIN EVENT. INSPECTIONS TO BE CONDUCTED BY A "QUALIFIED PERSON" AS
DEFINED BY EPA CGP 4.1.1 AND INSPECTION REPORTS SUBMITTED TO THE CITY OF
ROCHESTER, NH, ENGINEERING DEPARTMENT WITHIN 24 HOURS IN ACCORDANCE WITH
CGP 4.1.7 AND MAINTAINED BY THE OWNER FOR A PERIOD OF THREE YEARS AFTER THE
NOTICE OF TERMINATION (NOT) IS SUBMITTED. SEE ALSO CITY OF ROCHESTER
ADDITIONAL INSPECTION REQUIREMENTS BELOW.
- SEE EROSION AND SEDIMENT CONTROL PLAN EAST FOR ALL OTHER EROSION AND
SEDIMENT CONTROL NOTES.

EROSION AND SEDIMENT CONTROL PLAN WEST

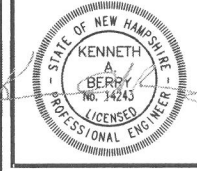
TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH
TAX MAP 210, LOT 32

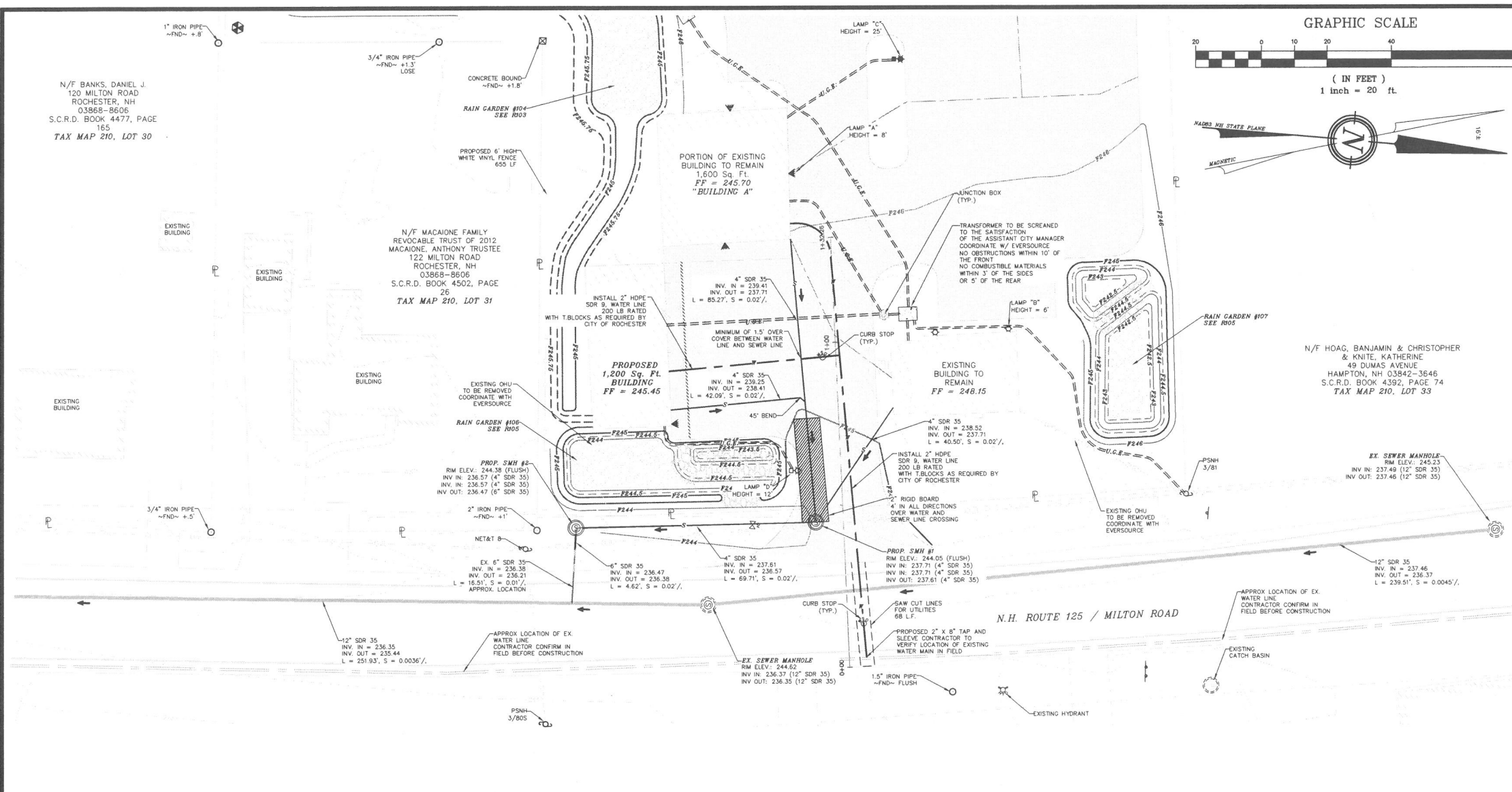
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE: 1 IN. EQUALS 20 FT.

DATE: MARCH 5, 2019

FILE NO.: DB 2019 - 007

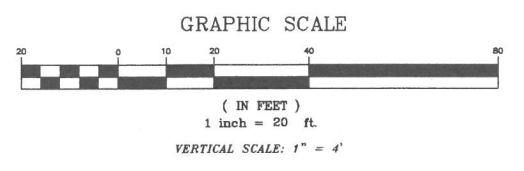
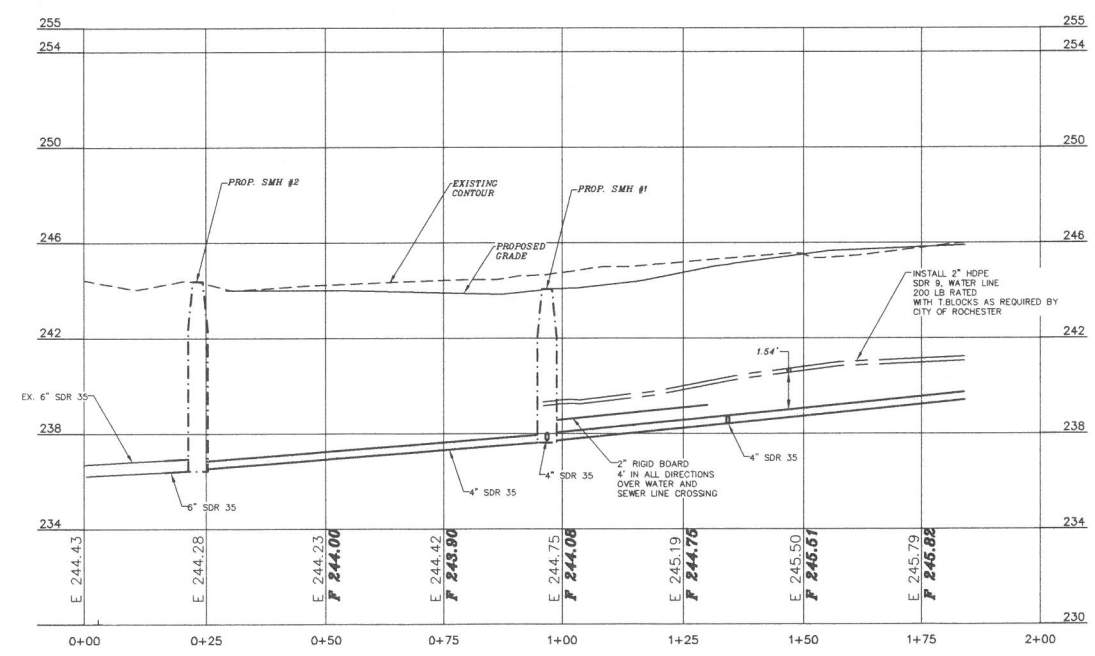




- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE UTILITY DESIGN ASSOCIATED WITH THE PROPOSED SITE PLAN.
 2. UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
 3. THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 4. 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 ENGINEER'S SPECIFIC RECOMMENDED CRITERIA.
 5. 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.
 6. 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.
 7. FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ROCHESTER DPW.
 8. 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.
 9. ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF ROCHESTER STANDARDS. ALL HIGHWAY CONSTRUCTION WILL MEET THE CITY OF ROCHESTER STANDARDS.
 10. 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.
 11. 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.
 12. CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.
 13. CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH METROCAST.
 14. CONTRACTOR SHALL COORDINATE ALL GAS INSTALLATIONS WITH UNTIL.
 15. 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.
 16. CURB BOXES SHOULD BE PLACED IN THE LAWN AREA, OR IF PLACED IN PAVEMENT, A ROAD BOX IS REQUIRED.
 17. SEE EXISTING CONDITIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
 18. MINIMUM SLOPE FOR ALL SEWER SERVICE CONNECTIONS IS TO BE NO LESS THAN 0.02%.
 19. 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.
 20. CONTRACTOR TO TRANSFER TEMPORARY BENCHMARK TO A SUITABLE BENCHMARK TO CONTROL CONSTRUCTION. ANY ELEVATION DISCREPANCIES ARE TO BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY.
 21. CONTRACTOR MAY EXTEND UNDERGROUND UTILITIES TO THE PROPOSED SELF STORAGE BUILDINGS.
 22. CONTRACTOR TO VERIFY EXISTING SEWER STUB IN THE FIELD PRIOR TO UTILITY INSTALLATION.

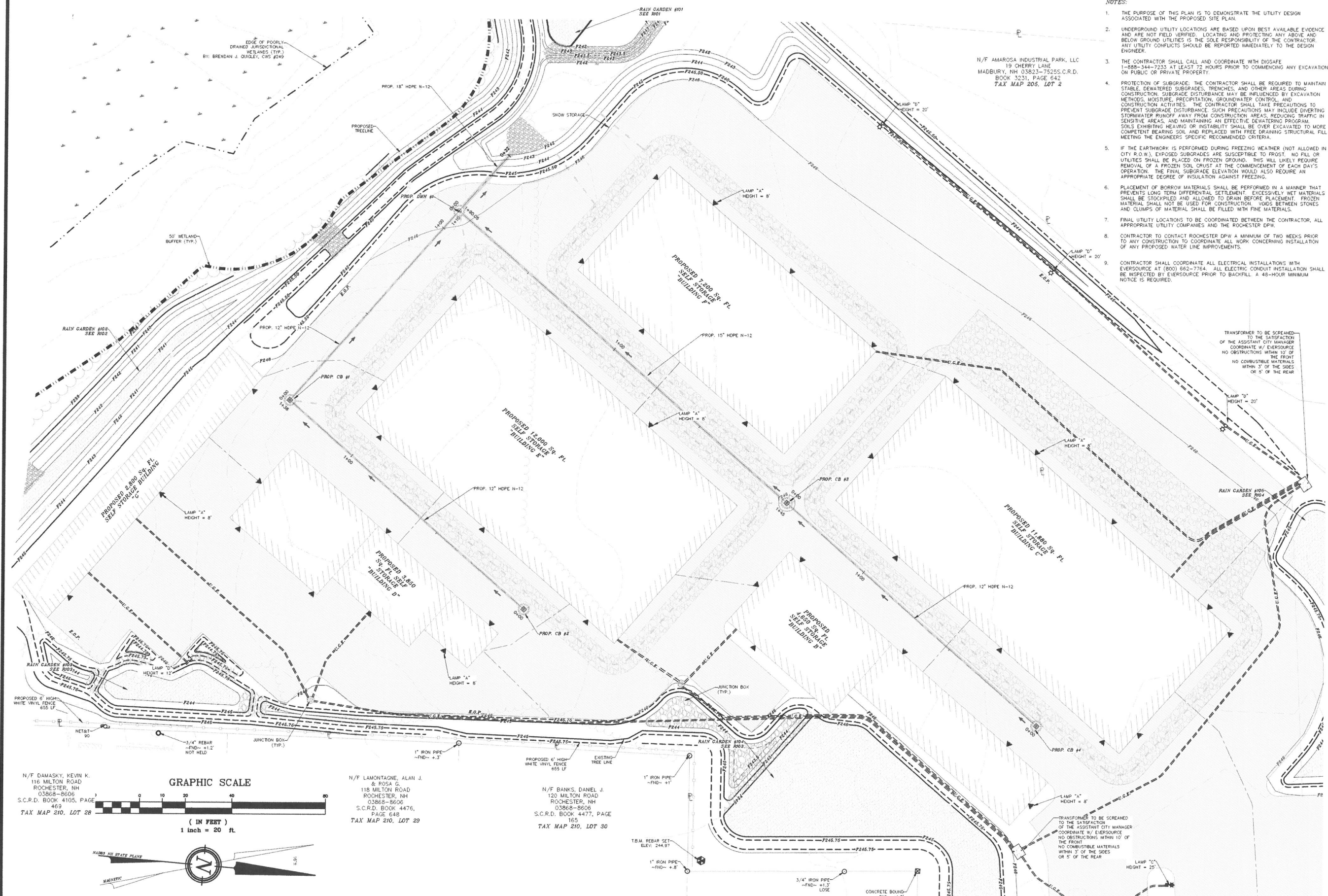
DESCRIPTION	
REVISION	DATE

UTILITY PLAN EAST
TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH
TAX MAP 210, LOT 32



BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1" = 1 IN. EQUALS 20 FT.
DATE: MARCH 5, 2019
FILE NO.: DB 2019 - 007

SHEET 18 OF 32



- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE UTILITY DESIGN ASSOCIATED WITH THE PROPOSED SITE PLAN.
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 9. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (800) 862-7764. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.

REVISION		DATE	DESCRIPTION

UTILITY PLAN WEST	
TSB PROPERTIES, LLC	
LAND OF THE JOURNEY BAPTIST CHURCH	
124 MILTON ROAD	
ROCHESTER, NH	
TAX MAP 210, LOT 32	

BERRY SURVEYING & ENGINEERING	
335 SECOND CROWN POINT ROAD	
BARRINGTON, NH 03825 (603)332-2863	
SCALE :	1 IN. EQUALS 20 FT.
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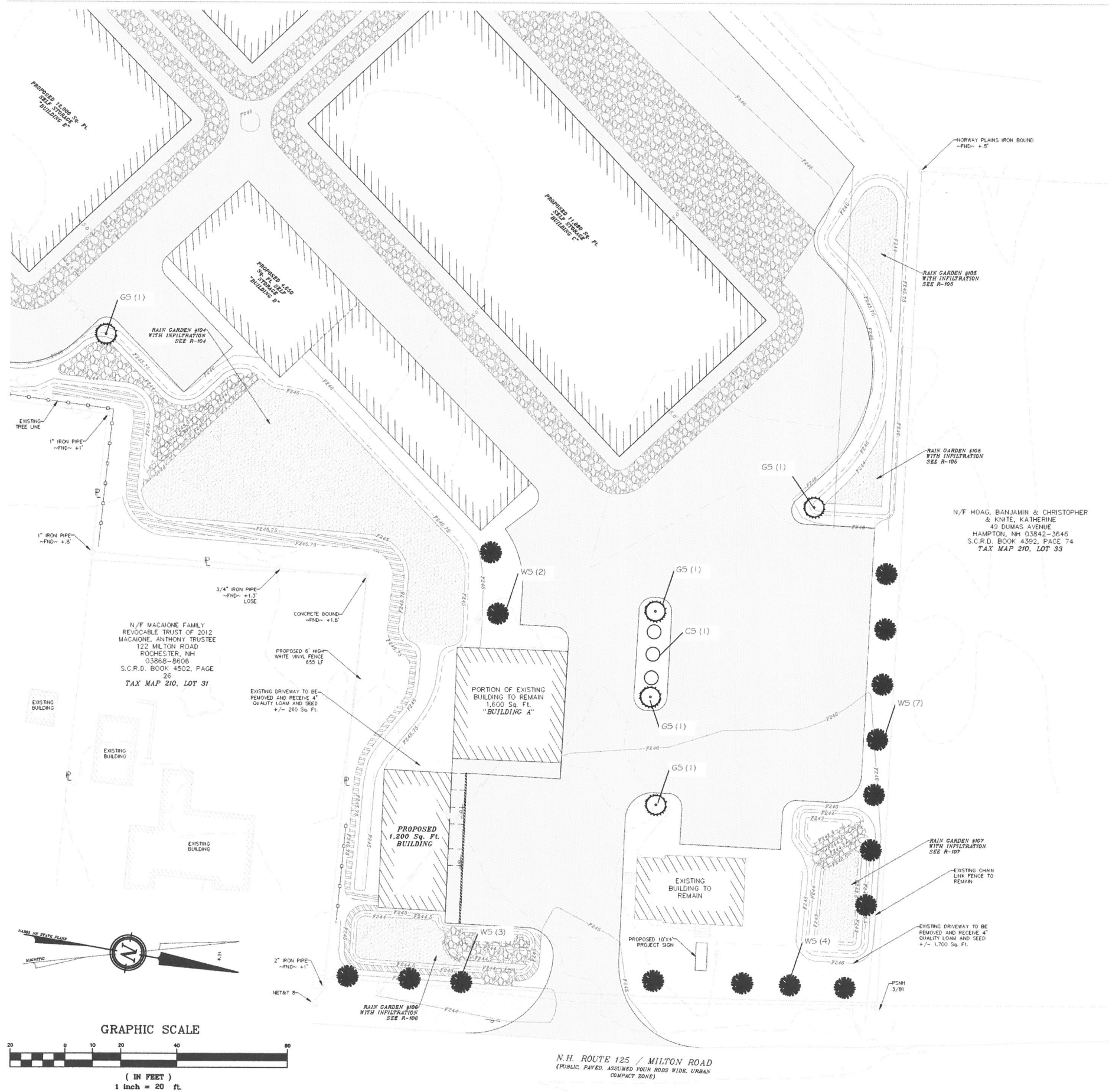
STATE OF NEW HAMPSHIRE

KENNETH A. BERRY

NO. 14243

REGISTERED PROFESSIONAL ENGINEER

SHEET 19 OF 32



PLANTING NOTES

1. CONTRACTOR SHALL OBTAIN APPROVAL FROM L.A. PRIOR TO PURCHASING &/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
2. CONSTRUCTION ACCESS WILL BE AS DIRECTED BY L.A. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY L.A. ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY & FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY L.A. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE L.A. REPLACEMENT PLANTS SHALL BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY L.A.
6. ALL BEDS TO BE MULCHED WITH 3" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.
8. ALL PLANT MATERIAL TO COMPLY WITH THE CITY OF DOVER'S SITE REVIEW REGULATIONS, 149-14(C), SUCH THAT THERE SHALL BE DECIDUOUS SHADE TREES PLANTED 40 FEET O.C. ALONG THE PERIMETER OF THE PARKING LOTS AND SHRUBS PLANTED 5 FEET O.C. WITHIN THE PERIMETER BUFFER. SEE PLANT LIST FOR SPECIES AND SIZE OF PLANTS.
9. SEE L-101 FOR ADDITIONAL LANDSCAPING DETAILS AND ADDITIONAL AREAS TO BE LANDSCAPED.

TEMPORARY WATERING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR MAKING SURE ALL PLANT MATERIAL HAS ADEQUATE WATER DURING THE ESTABLISHMENT PERIOD.
2. THE USE OF GATOR BAGS, SOAKER HOSE, HAND WATERING AND OTHER TECHNIQUES SHOULD BE USED TO ASSURE PROPER HYDRATION OF THE PLANTINGS IS MAINTAINED.
3. TEMPORARY IRRIGATION SYSTEMS CAN BE SET UP TO ASSIST IN WATERING ACTIVITIES.

PLANTING SCHEDULE
124 Milton Road

Botanical Name / Common Name

Trees	Size	Qty	Label
<i>Gleditsia</i> 'Shademaster' / Shademaster Honeylocust	3" Cal.	5	GS
<i>Picea glauca</i> / White Spruce	3" Cal.	28	WS
Shrubs			
<i>Cornus sanguinea</i> 'Winter Flame' / Winter Flame Dogwood	2-3' B&B	3	CS
<i>Syringa patula</i> 'Miss Kim' / Miss Kim Lilac	2-3' B&B	12	MK

SEE L-101 FOR ADDITIONAL PLANTINGS



General Plant Maintenance Guide

- General Plant Bed Maintenance:**
- All plant maintenance should be performed by a qualified horticulturalist or licensed arborist. Cleaning the dead material out of the planting bed in the fall helps keep litter from building up around the plants and in some cases killing the plants. Watering the first year during dry periods will help get the plants established. Mulching every year is not necessary. Raking the old mulch and turning it over is all that is needed. When necessary only install one inch of mulch and do not place the mulch closer than 3" to the trunk or stems of woody plants.
- Trees**
- The first year watering during dry periods will be necessary.
 - 3" inches of mulch may be used. The mulch should be kept 3 inches from the trunk.
 - Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
 - Fertilization should occur prior to Mid 31" or after trees have dropped their leaves for the year.
 - Prune dead wood once a year.
 - Depending on the amount of compaction the bed area receives, deep root aeration may be needed over time.
- Woody Shrubs**
- The first year watering during dry periods will be necessary.
 - 3" inches of mulch may be used. The mulch should be kept 3 inches from the stems.
 - Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
 - Fertilization should occur prior to Mid 31" or after shrubs have dropped their leaves or gone dormant for the year.
 - Prune dead wood once a year.
- Grasses**
- Grasses only need to be clipped back at the end of the growing season and all the clippings removed from the area.
 - Do not over mulch. Too much mulch will prohibit the grass from developing into a strong clump.
- Perennials**
- All perennials need to be pruned back after the first or second hard frost. A two-step method: Cut dead head all the flower heads and let drop to the ground for re-seeding. Second cut the stems back to 3" above the ground and remove the clump and leaf litter and place in compost. Do not over mulch. Too much mulch will prohibit the growth and development.
 - Fertilizing perennials once in the spring with slow phosphate fertilizer will help the plants to get started in the spring.



311 kast hill road
hopkinton, nh 03229
603. 491. 2322
terrainplanning.com

124 MILTON ROAD

Site Location:
124 MILTON ROAD
Rochester, NH
Tax Map: 32

Prepared For:
Berry Surveying & Engineering
335 Second Crown Point Rd
Barrington, NH 03825

LANDSCAPE PLAN

DATE: 3/5/2019

SCALE: 1" = 20'

PROJECT #: 1802

Drawn By: ID

Checked By: ERB

REVISIONS: DATE:
Issued for Client Review

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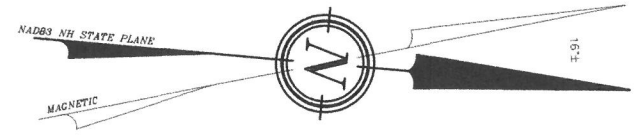
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SHEET 20 OF 32





- NOTES:
1. OWNER: THE JOURNEY BAPTIST CHURCH
PO BOX 707
BARRINGTON, NH 03825-0707
 2. APPLICANT: TSB PROPERTIES, LLC
385 SIXTH STREET
DOVER, NH 03820
 3. TAX MAP 210, LOT 32
 4. LOT AREA: 249,450 Sq. Ft., 5.73 Ac.
 5. S.C.R.D. BOOK 4187, PAGE 434
 6. THE INTENT OF THIS PLAN IS TO PROVIDE THE LIGHTING SCHEME FOR THE PROPOSED PROJECT AT 124 MILTON ROAD.
 7. ALL LAMPS ARE SHOWN ON THE SITE PLAN WITH LOCATION, TYPE AND HEIGHT.
 8. SEE CONSTRUCTION DETAILS FOR PRODUCT CUT SHEETS



Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor
▶	A	45	Lithonia Lighting	WSR LED 1 10A07040K SR4 MVOLT	WSR LED WITH 1 10A07040K SR4 MVOLT DRIVER, 4000K COLOR TEMPERATURE, E-TYPE 4 LENS	LED	1	WSR_LED_1 10A07040 K SR4 MVO LT.res	1927	1
☆	B	2	Lithonia Lighting	ODSL10 SRC	CRAFTSTON WALL MOUNTED SMALL DECORATIVE LANTERN, ONE LAMP 13W SPIRAL COMPACT FLUORESCEN T, WHITE GLASS DIFFUSER 4.25" DIA. X 6.65" HIGH, ELECTRONIC BALLAST	ONE 13-WATT T4 SPIRAL COMPACT FLUORESCEN T, VERTICAL BASE UP POSITION.	1	ODSL10_SR C.res	800	1
■	C	1	Lithonia Lighting	KADT LED 40C 1000 40K R4 MVOLT HS	KADT LED, 40 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 4 OPTICS WITH HOUSE SIDE SHIELDS	LED	1	KADT_LED_4 0C_1000_40 K_R4_MVOL T_HS.res	9504	1
⊙	D	5	Lithonia Lighting	DSXWPM LED 20C 700 AMBPC T2M MVOLT HS	DSXWPM LED WITH (2) 10 LED ENGINES, TYPE T2M OPTIC, AMBPC, @ 700mA WITH HOUSE-SIDE SHIELDS.	LED	1	DSXWPM_LE D_20C_700_ AMBPC_T2M _MVOLT_HS .res	2535	1

REVISION	DATE	DESCRIPTION

LIGHTING PLAN
TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH
TAX MAP 210, LOT 32

BERRY SURVEYING & ENGINEERING

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

SCALE : 1 IN. EQUALS 50 FT.

DATE : MARCH 5, 2019

FILE NO. : DB 2019 - 007

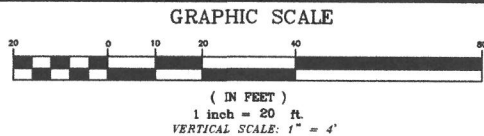
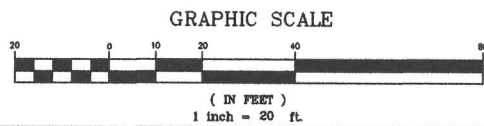
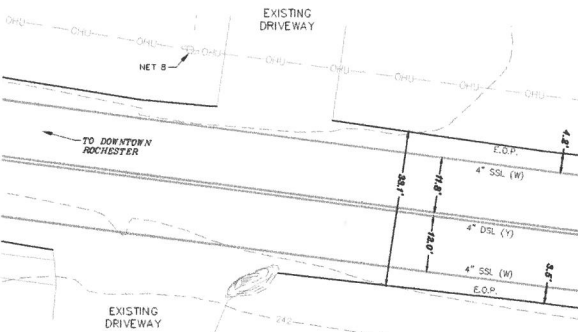
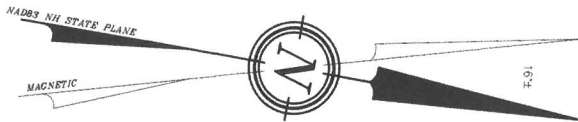
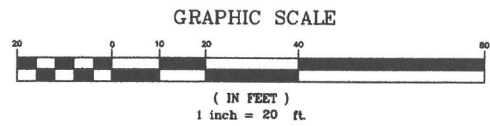
STATE OF NEW HAMPSHIRE

KENNETH A. BERRY

PROFESSIONAL ENGINEER

NO. 14243

SHEET 21 OF 32

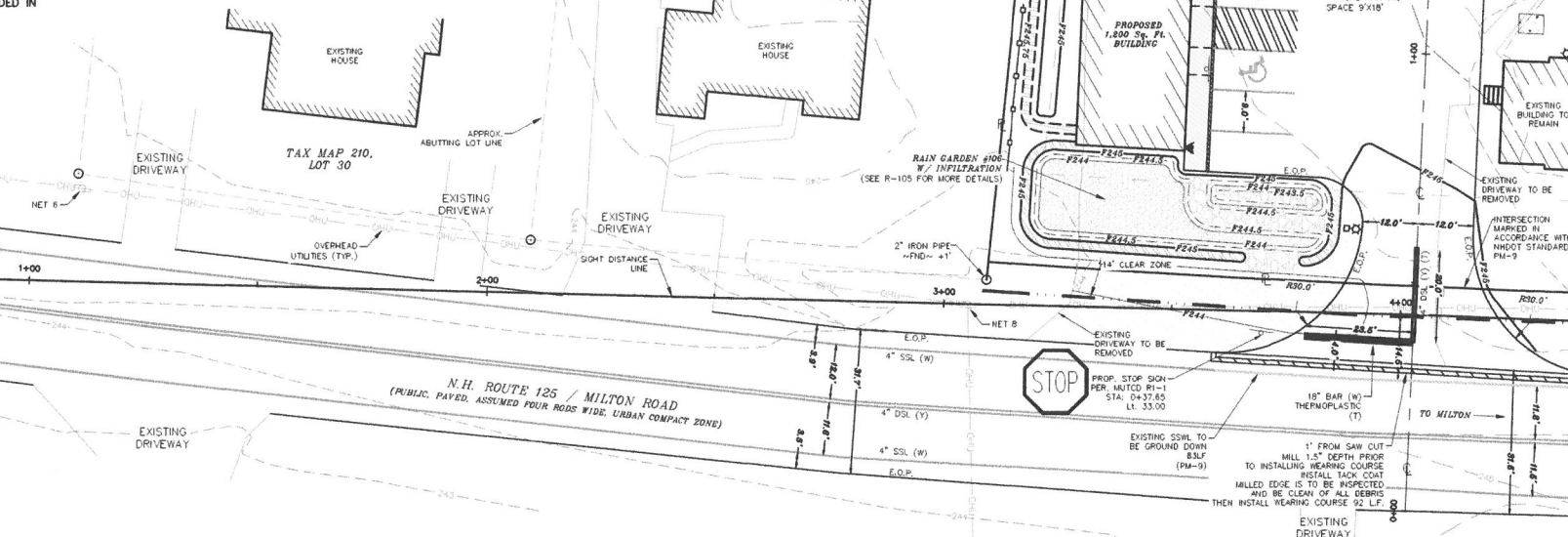


NOTES:

- OWNER: THE JOURNEY BAPTIST CHURCH
PO BOX 707
BARRINGTON, NH 03825-0707
- APPLICANT: TSB PROPERTIES, LLC
385 SIXTH STREET
DOVER, NH 03820
- TAX MAP 210, LOT 32
- LOT AREA: 249,450 Sq. Ft., 5.73 ACRES
- S.C.R.D. BOOK 4187, PAGE 434
- THIS IS A MAJOR SITE PLAN.
- THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED PROJECT SITE.
- 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.
- 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.
- SEE HWA-3 FOR REMAINING NOTES AND ENTRANCE DETAILS.

LEGEND:

- IRON PIPE ~FND~
- IRON BOUND ~FND~
- SIGNAGE
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITIES LINE
- APPROX. ABUTTING LOT LINE
- BUILDING SETBACK LINE
- CENTER LINE
- CLEAR ZONE LINE
- SAW CUT & MILL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND
- PL PROPERTY LINE
- R.O.W. RIGHT OF WAY
- E.O.P. EDGE OF PAVEMENT
- SSL (W) SINGLE SOLID LINE (WHITE)
- DLS (Y) DOUBLE SOLID LINE (YELLOW)

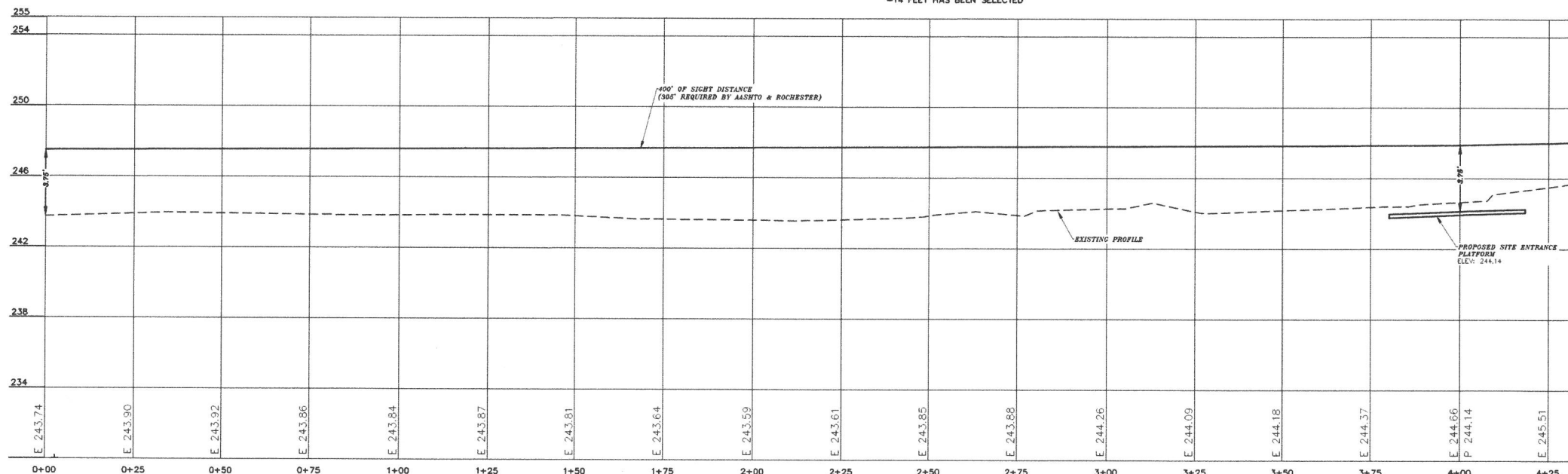


PLAN VIEW NH ROUTE 125 / MILTON ROAD

PROFILE VIEW SIGHT LINE

ROAD NOTE:

NH ROUTE 125 / MILTON ROAD;
CLASS 1 PAVED, ASSUMED 4 ROADS WIDE



CLEAR ZONE CALCULATION:

DESIGN SPEED: 35 MPH / 85TH PERCENTILE ASSUMED 40 MPH
SOUTHBOUND DESIGN ADT (2018): 3,969 (NHDOT)
FROM AASHTO ROADSIDE DESIGN GUIDE (2004) TABLE 3.1 PAGE 3-6
CLEAR ZONE REQUIRED TO BE 14-16 FEET (1V:5H TO 1V:4H)
-14 FEET HAS BEEN SELECTED

SIGHT DISTANCE REQUIREMENT:

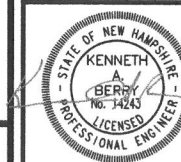
DESIGN SPEED: 35 MPH / 85TH ASSUMED 40 MPH
NORTHBOUND: DOWNGRADE <3% 305 FEET REQUIRED (400 FEET PROVIDED)
SOUTHBOUND: UPGRADE <3% 305 FEET REQUIRED (360 FEET PROVIDED)
FROM AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS (2011) EXHIBIT 3.1

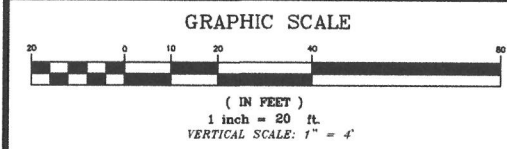
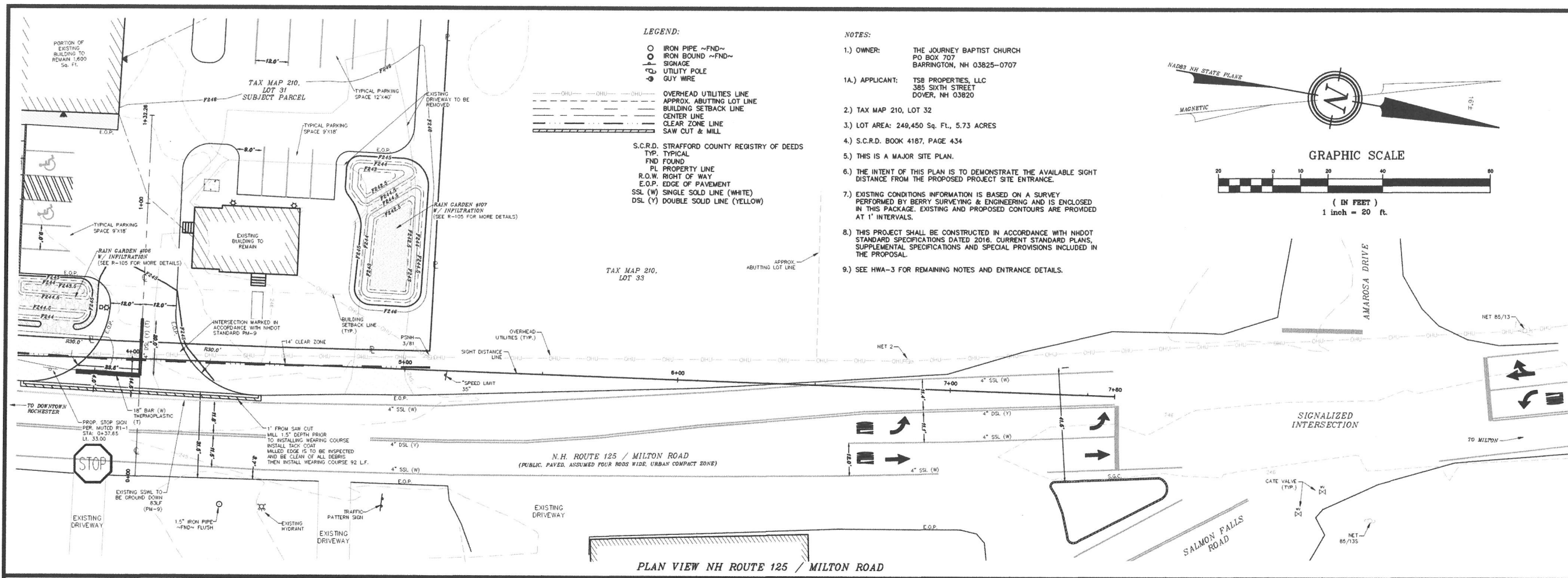
HWA-1

REVISION	DATE	DESCRIPTION

SIGHT DISTANCE SOUTHBOUND
TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH
TAX MAP 210, LOT 32

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: MARCH 5, 2019
FILE NO.: DB 2019 - 007





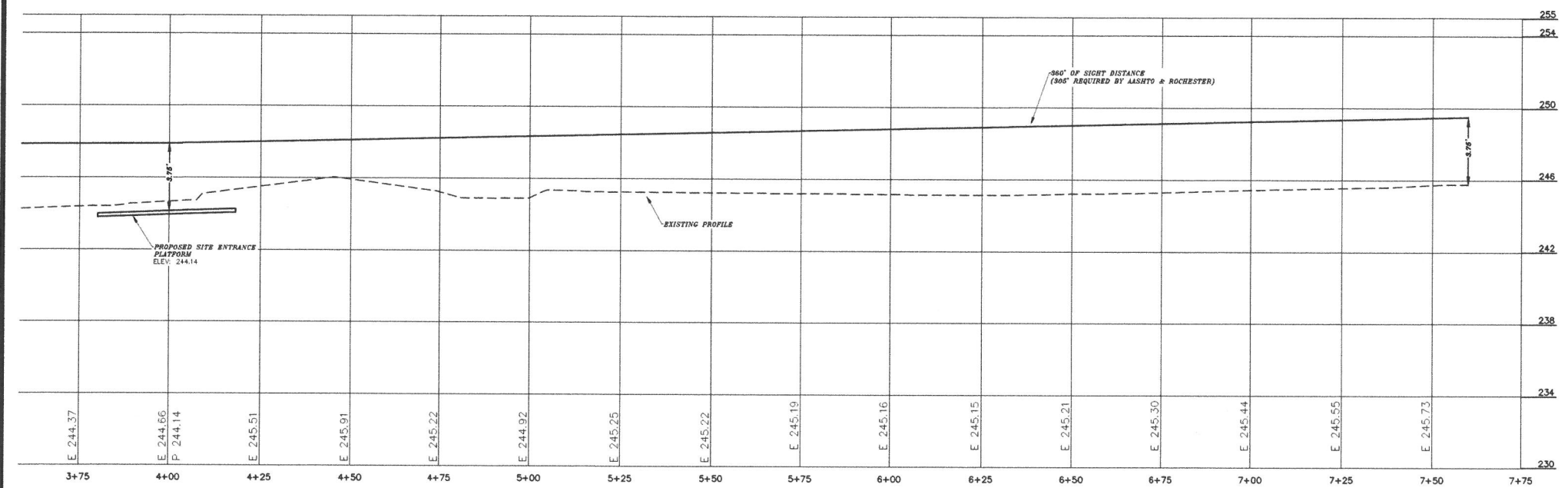
ROAD NOTE:
NH ROUTE 125 / MILTON ROAD;
CLASS I PAVED, ASSUMED 4 RDS WIDE

PLAN VIEW NH ROUTE 125 / MILTON ROAD

PROFILE VIEW SIGHT LINE

CLEAR ZONE CALCULATION:
DESIGN SPEED: 35 MPH / 85TH PERCENTILE ASSUMED 40 MPH
SOUTHBOUND DESIGN ADT (2018): 3,969 (NHDOT)
FROM AASHTO ROADSIDE DESIGN GUIDE (2004) TABLE 3.1 PAGE 3-6
CLEAR ZONE REQUIRED TO BE 14-16 FEET (1V:5H TO 1V:4H)
-14 FEET HAS BEEN SELECTED

SIGHT DISTANCE REQUIREMENT:
DESIGN SPEED: 35 MPH / 85TH ASSUMED 40 MPH
NORTHBOUND: DOWNGRADE <3% 305 FEET REQUIRED (400 FEET PROVIDED)
SOUTHBOUND: UPGRADE <3% 305 FEET REQUIRED (360 FEET PROVIDED)
FROM AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS (2011) EXHIBIT 3.1



HWA-2

REVISION	DATE	DESCRIPTION

SIGHT DISTANCE NORTHBOUND
TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH
TAX MAP 210, LOT 32

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: MARCH 5, 2019
FILE NO.: DB 2019 - 007

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

SILT FENCE CONSTRUCTION SPECIFICATIONS

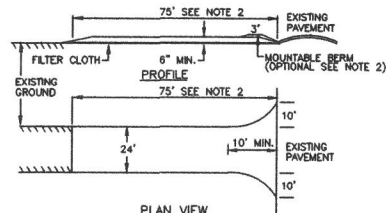
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVE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

SILT FENCE MAINTENANCE

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

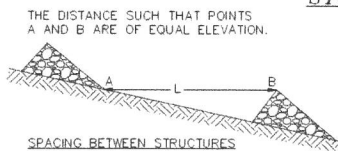
SILT FENCE DETAIL
NOT TO SCALE

E5 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

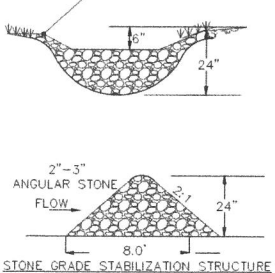


1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE.
5. WHERE INGRESS OR EGRESS OCCURS, THERE SHALL BE 10 FEET OF STABILIZED ENTRANCE.
6. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
7. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE FENCED OFF AND DIVERTED TO A BERM WITH 5' SLOPES THAT CANNOT BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF MUD TO OR FROM THE ENTRANCE. TRACKING OR FLOWING OF MUD SHALL BE PREVENTED BY DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF THE ENTRANCE MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED OUTON PUBLIC RIGHT-OF-WAY MUST BE REMOVED.
8. TO BE CONSTRUCTION LAW ENFORCEMENT #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CONSTRUCTION EXIT, PAGE 124.

STONE CHECK DAM
NOT TO SCALE



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



E2 CATCH BASIN OR DEV. POND

ISOMETRIC VIEW

SHOULDER, BERM OR ROAD

OUTLET PIPE

1.0'

2.0'

2%

3' MIN.

6'

LENGTH

STONE BERM LEVEL LIP SPREADER

GRAVEL TRENCH

STABLE OUTLET MEADOW BUTTER

CROSS SECTION

STONE TO ALLOW DAYLIGHT DRAINAGE

OUTLET PIPE

2.0'

2%

3.0'

6'

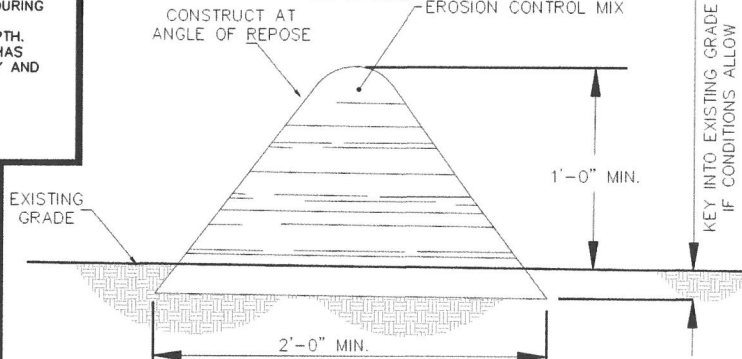
GRAVEL TRENCH

SIEVE DESIGNATION	SIZE OF STONE (INCHES)
100%	12
84-100%	6
68-83%	3
42-55%	1
8-12%	NO. 4

1. CONSTRUCT THE LEVEL SPREADER LIP ON A 0% GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
3. THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING EXCELSIOR ENFORCER MATTING BENEATH THE STONE. EACH STRIP SHALL OVERLAP BY AT LEAST SIX INCHES.
4. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RE-CONCENTRATE IMMEDIATELY BELOW THE SPREADER.
5. MAINTENANCE: THE LEVEL SPREADER SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE LIP HAS BEEN DAMAGED AND THE DESIGN CONDITIONS HAVE NOT CHANGED. ANY DETRIMENTAL SEDIMENT ACCUMULATION SHOULD BE REMOVED. IF STONE REMOVAL HAS TAKEN PLACE ON THE LIP, THEN THE DAMAGE SHOULD BE REPAIRED.
6. REFERENCE IS MADE TO NHDES SWM VOL. 2, 4-6, STONE BERM LEVEL SPREADERS, PAGE 162

STONE BERM LEVEL SPREADER
NOT TO SCALE

E6 EROSION CONTROL MIX BERM
NOT TO SCALE



EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

1. BERMS SHALL BE INSTALLED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY
2. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5%
4. SUBJECT TO (E), BELOW, THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100% DRY WEIGHT BASIS, AND BE FIBROUS AND ELONGATED SUCH AS FROM SHEDDED BARK, STUMP GRINDINGS, COMPOSED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUD CONSTRUCTION DEBRIS, OR REPROCESSSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
5. THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
6. THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.
7. THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
8. THE BERMS SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.
9. THEY SHALL BE CONSTRUCTED IAW HSW §3 4-2.5 SEDIMENT CONTROL PRACTICES, EROSION CONTROL
10. MIX BERMS, PAGE 106.

E7

BLOCK AND GRAVEL DROP
INLET SEDIMENT FILTER

WIRE SCREEN

CONCRETE BLOCK

GRAVEL FILTER

RUNOFF WATER WITH SEDIMENT

OVERFLOW

WIRE SCREEN FILTERED WATER

DRAIN INLET WITH GRATE

SEDIMENT

MAINTENANCE

ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURE OR VEGETATIVE MEANS. THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.

BLOCK & GRAVEL DROP
INLET SEDIMENT FILTER

TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT
CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET
PROTECTION, PAGE 118.

E8

TEMPORARY EROSION CONTROL MEASURES

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. (SEE SPECIFICATIONS THIS SHEET)
4. ALL DISTURBED AREAS WILL BE RESTABILIZED WITHIN 45 DAYS, AT ANY ONE TIME, NOT FEWER THAN 5 ACRES, (127,800 Sq. Ft.) WILL BE DISTURBED.
5. SILT FENCES AND PERIMETER BARRIERS SHALL BE INSPECTED PERIODICALLY AND AFTER EVERY RAIN DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
6. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
7. PER THE EPA CGP REQUIREMENTS THERE WILL BE REPORTS OF THE EROSION CONTROL INSPECTIONS LAW SWPPP PREPARED BY BS&E. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25" OR GREATER RAIN EVENT.
8. DITCHES, SWALES, AND BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
9. DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT, IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
10. DRIVEWAYS AND CUT AND FILL SLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINAL GRADE.

11. STABILIZATION MEANS:

- 11.1. A MINIMUM OF 85% OF VEGETATIVE COVER HAS BEEN ESTABLISHED.
- 11.2. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED, OR
- 11.3. EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.

12. THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

13. THE NHDES STORMWATER MANUAL, IN THREE VOLUMES, DATED DECEMBER 2008, IS A PART OF THIS PLAN SET AND THE MORE RESTRICTIVE WILL GOVERN. (NH SWM)

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. (SEE SEED SPECIFICATIONS THIS SHEET)
4. ALL DISTURBED AREAS WILL BE RESTABILIZED WITHIN 45 DAYS, AT ANY ONE TIME, NO MORE THAN 5 ACRES, (217,800 Sq. Ft.) WILL BE DISTURBED.
5. SILT FENCES AND PERIMETER BARRIERS SHALL BE INSPECTED PERIODICALLY AND AFTER EVERY RAIN DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
6. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
7. PER THE EPA CQ REQUIREMENTS THERE WILL BE REPORTS OF THE EROSION CONTROL INSPECTIONS IAW SWPPP PREPARED BY ES&E. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25" OR GREATER RAIN EVENT.
8. DITCHES, SWALES, AND BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
9. DO NOT TRACK EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT, IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
10. DRIVEWAYS AND CUT AND FILL SLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINAL GRADE.
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13. THE NHDES STORMWATER MANUAL, IN THREE VOLUMES, DATED DECEMBER 2008, IS A PART OF THIS PLAN SET AND THE MORE RESTRICTIVE WILL GOVERN. (NH SWM)

E10

PLACED 18" O.C.
(SEE SECTION)

FILTREXX SOXX (12" TYPICAL)

AREA TO BE PROTECTED

WATER FLOW →

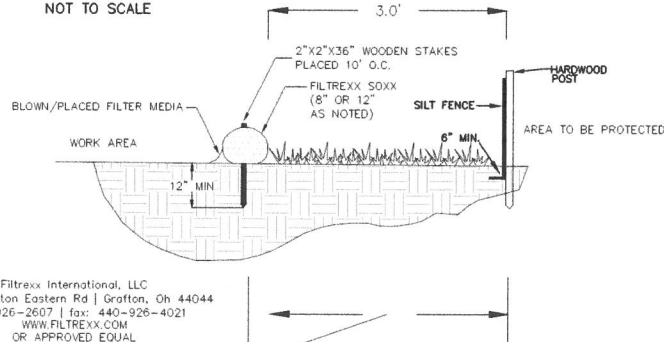
WORK AREA

PLAN NOT TO SCALE

NOTES:

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

FILTREXX SEDIMENT
CONTROL
NOT TO SCALE



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

SECTION NOT TO SCALE

E4 CONSTRUCTION SAFETY FENCE
NOT TO SCALE

LEGEND

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

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

E11

The diagram illustrates the construction of a siltsack. It features a rectangular frame with a grate at the top. Two lifting straps are attached to the top corners of the frame. A restraints cord is shown running diagonally from the top corners to a central point below the grate. A side view of the siltsack is shown on the left, indicating its depth. The entire assembly is labeled 'SILTSACK DETAIL'.

RECOMMENDED MAINTENANCE SCHEDULE

- EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT, AND MUST BE MAINTAINED.
- IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACK SHOULD BE INSPECTED EVERY 2-3 WEEKS.
- THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.
- TO BE USED IN ALL AREAS WHERE THERE WILL BE TRAFFIC.
- ARE SUBJECT TO DAMAGE BY SNOW PLOWS, AND MUST BE INSPECTED AFTER ANY SNOW EVENT AND REPLACED AS REQUIRED.

TO BE CONSTRUCTED IAW NH SWM #3 4-2, SEDIMENT CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET PROTECTION, PAGE 118.

SILTSACK DETAIL
NOT TO SCALE

E-101

RECOMMENDED MAINTENANCE SCHEDULE
- EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT, AND MUST BE MAINTAINED.

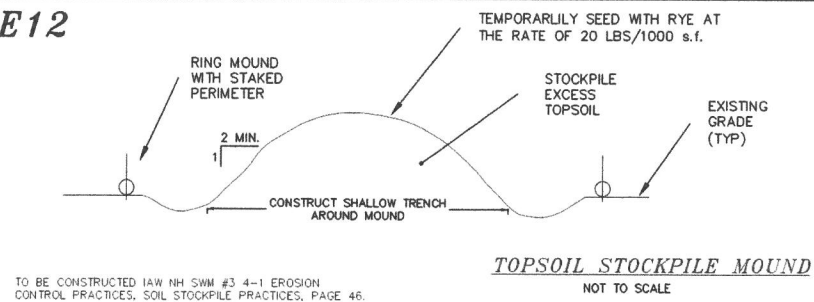
- IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACK SHOULD BE INSPECTED EVERY 2-3 WEEKS.

- THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

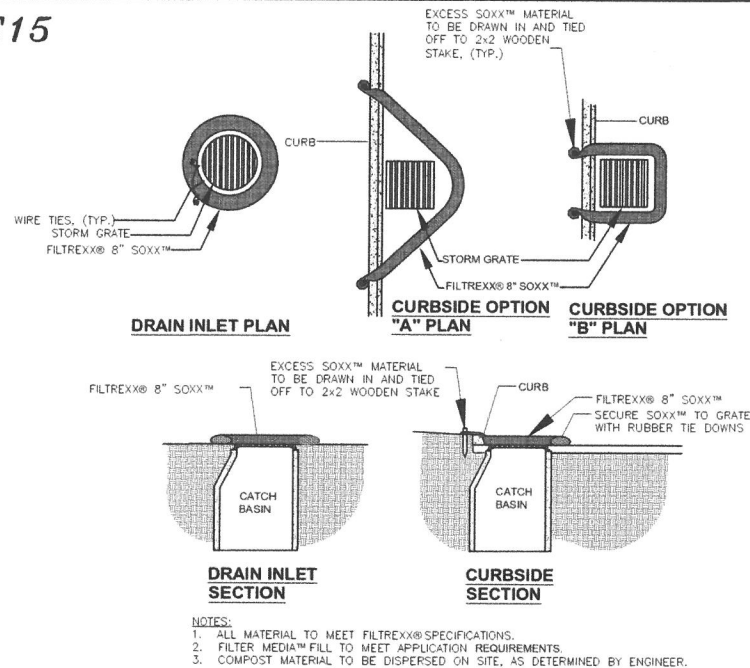
TO BE CONSTRUCTED IAW NH SWM #3 4-2
SEDIMENT CONTROL PRACTICES, TEMPORARY
STORM DRAIN INLET PROTECTION, PAGE 118.

SILTSACK DETAIL
NOT TO SCALE

E12

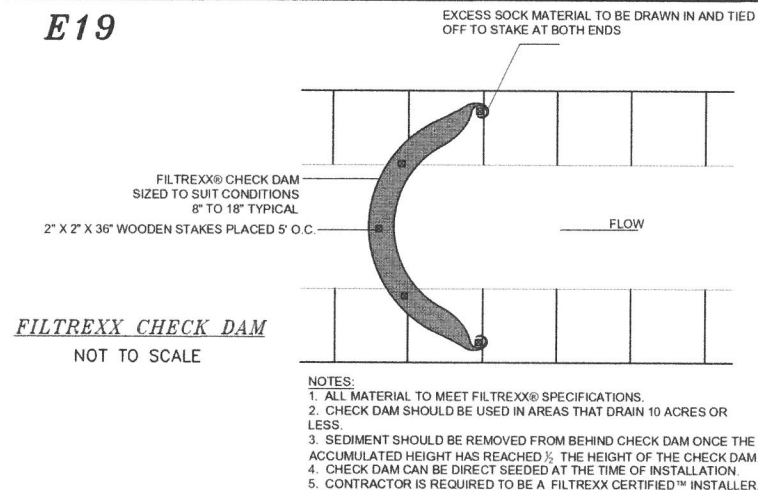


E15



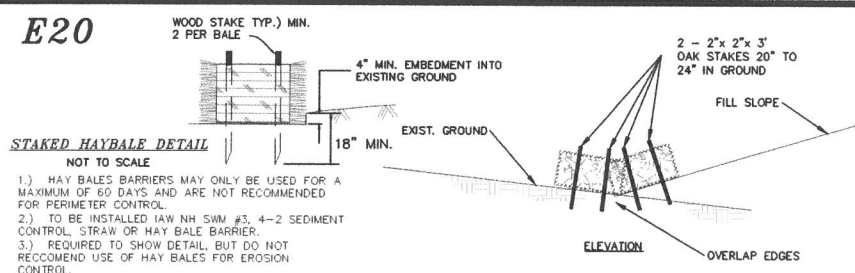
FILTREXX INLET PROTECTION
NOT TO SCALE

E19



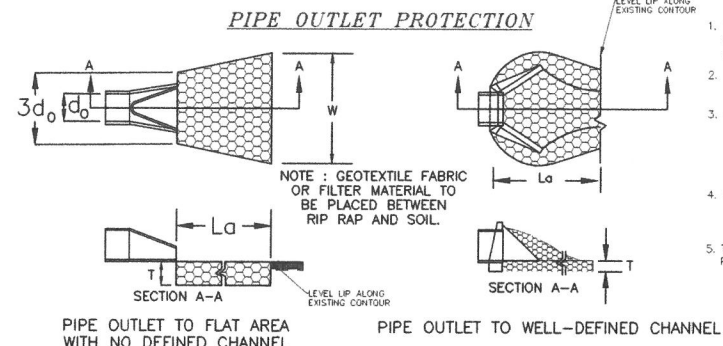
FILTREXX CHECK DAM
NOT TO SCALE

E20



STAKED HAYBALE DETAIL
NOT TO SCALE

E13



E16

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

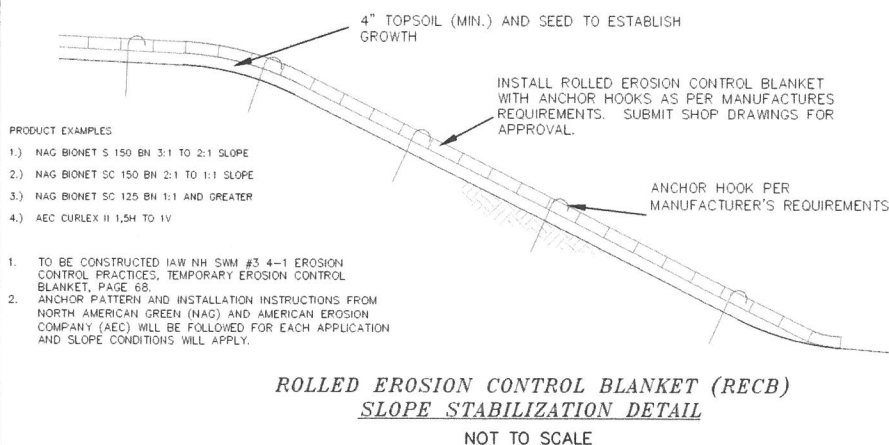
USE	SEEDING MIXTURE 1/	WATERWAYS	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILL, BORROW AREAS	A	GOOD	GOOD	GOOD	FAIR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	B	GOOD	GOOD	GOOD	FAIR
LIGHTLY USED PARKING LOTS, LOTS, AND UNPAVED AREAS	C	GOOD	GOOD	GOOD	FAIR
PLAY AREAS AND ATHLETIC FIELDS, (TYPICAL) IS ESSENTIAL FOR GOOD TURF	D	GOOD	GOOD	GOOD	FAIR
GRAVEL PIT, SEE NH-FM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.	E	GOOD	GOOD	GOOD	FAIR

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-24. 2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

SEEDING SPECIFICATIONS

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

E21



ROLLED EROSION CONTROL BLANKET (RECB)
SLOPE STABILIZATION DETAIL
NOT TO SCALE

PIPE OUTLET PROTECTION CONSTRUCTION SPECIFICATIONS

1. THE SUB GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO NHDOT SECTION 583.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. TO BE CONSTRUCTED IAW NH SWM #2 4-6 CONVEYANCE PRACTICES, 6. OUTLET PROTECTION, PAGE 172.

E14

TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES

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

E17

CONSTRUCTION SEQUENCE:

1. CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED. RELOCATE ANY PROJECT T.B.M.
2. CONSTRUCT AND/OR INSTALL TEMPORARY EROSION AND DETENTION CONTROL FACILITIES AS SPECIFIED. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.
3. EROSION, SEDIMENT AND DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. TEMPORARY DIVERSIONS MAY BE REQUIRED. POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES MUST BE INITIATED AND STABILIZED EARLY IN THE PROCESS.
4. CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY.
5. CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED.
6. CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY.
7. START BUILDING CONSTRUCTION.
8. INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. INSTALL RAIN GARDENS. ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
9. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEED OR MULCHED AS REQUIRED, OR DIRECTED. NO AREA IS ALLOWED TO BE DISTURBED FOR A LENGTH OF TIME THAT EXCEEDS 60 DAYS BEFORE BEING STABILIZED. DAILY, OR AS REQUIRED, ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES.
10. CONSTRUCT TEMPORARY BERM, DRAIN DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
11. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORM WATER INSPECTOR (CESS), OR A CERTIFIED PROFESSIONAL IN STORM WATER QUALITY (CPSWQ). INSPECTION REPORTS SHALL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.
12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
13. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE.
14. SMOOTH AND REVEGETATE ALL DISTURBED AREAS.
15. FINISH PAVING ALL ROADWAYS.

E18 DEFINITION OF STABLE:

PER ENV-WQ 1500 ALTERATION OF TERRAIN

1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 2. A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
 3. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
 4. OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- ADDITIONAL STABILIZATION NOTES:
5. HAY MULCH OR OTHER APPROVED METHODS SHALL BE USED TO CONTROL EROSION OF NEWLY GRADED AREAS. ALL CUT AND FILL SLOPES SHALL BE SEED AND MULCHED WITHIN 72 HOURS AFTER THEIR CONSTRUCTION.
 6. DISTURBED SOIL AREAS SHALL BE EITHER TEMPORARILY OR PERMANENTLY STABILIZED. IN AREAS WHERE FINAL GRADING HAS NOT OCCURRED, TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN (7) CALENDAR DAYS FOR EXPOSED SOIL AREAS THAT ARE WITHIN ONE HUNDRED (100) FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE (3) CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.

E22

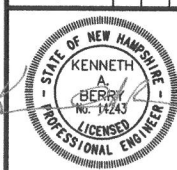
WINTER STABILIZATION NOTES

1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3-4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.
2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.
3. PRIOR TO NOV. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15-25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.
4. AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3-4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

E-102

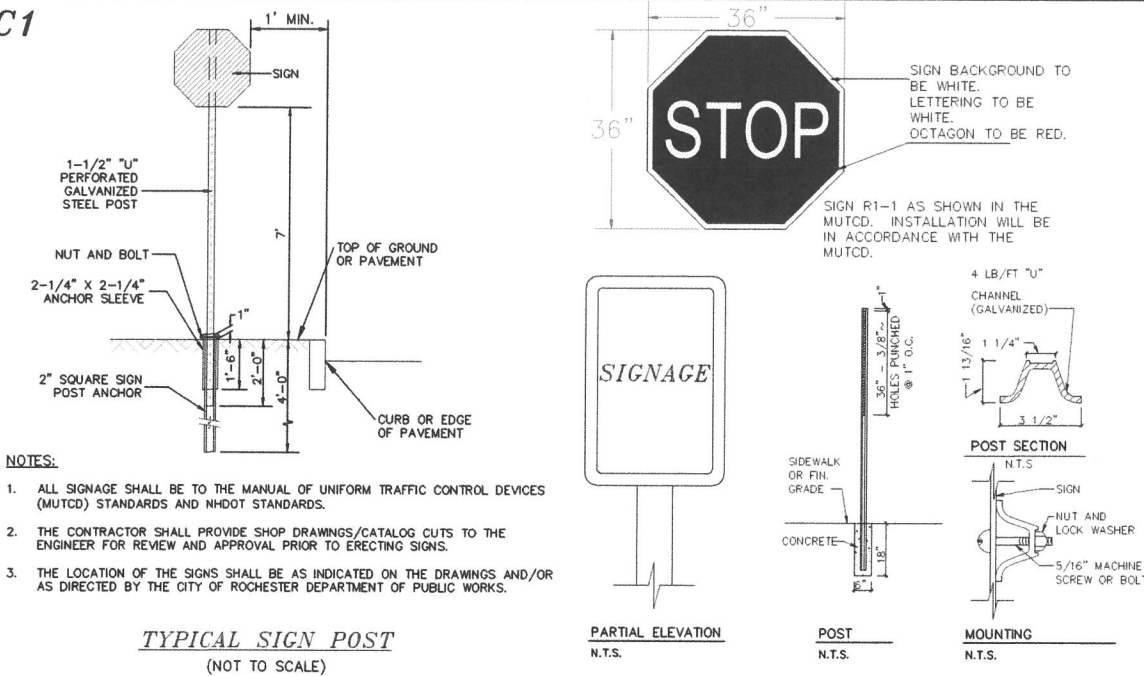
EROSION & SEDIMENT CONTROL DETAILS
TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH
TAX MAP 210, LOT 32

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: AS NOTED
DATE: MARCH 5, 2019
FILE NO.: DB 2019 - 007

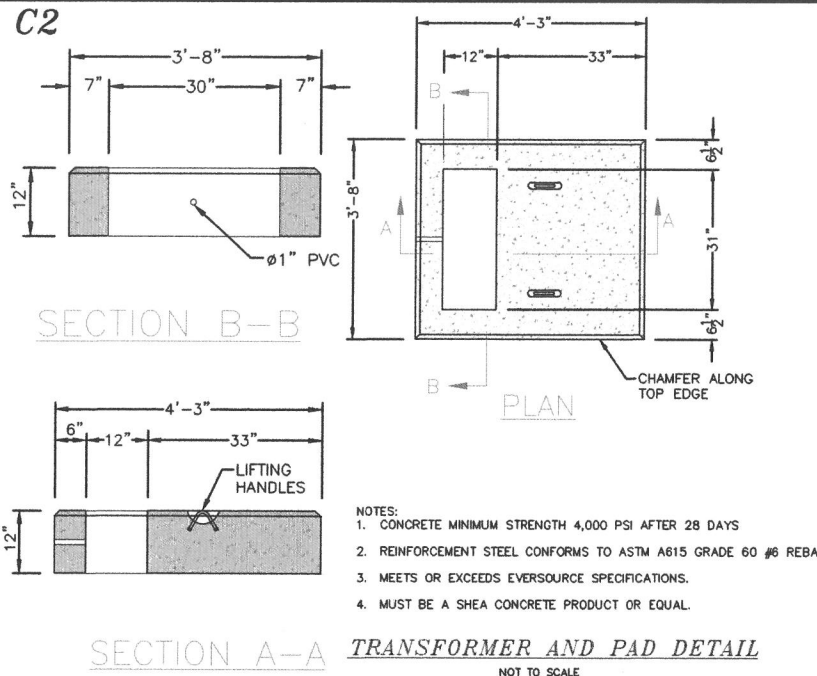


SHEET 26 OF 32

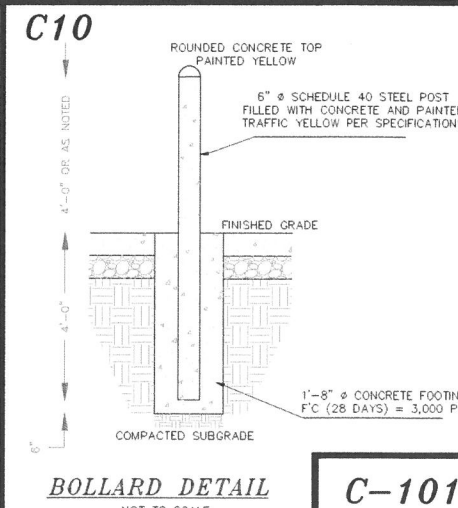
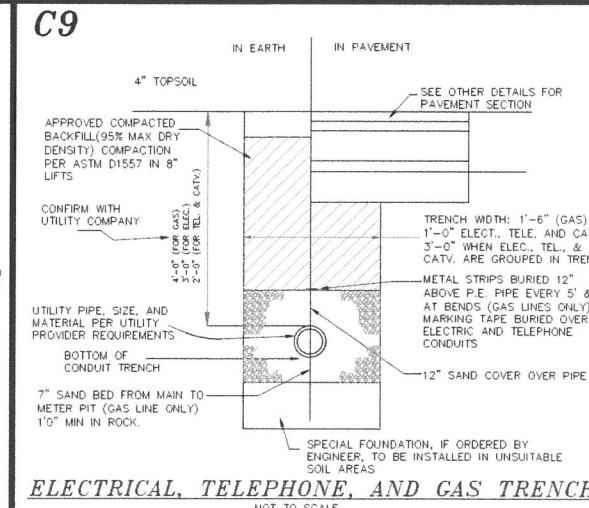
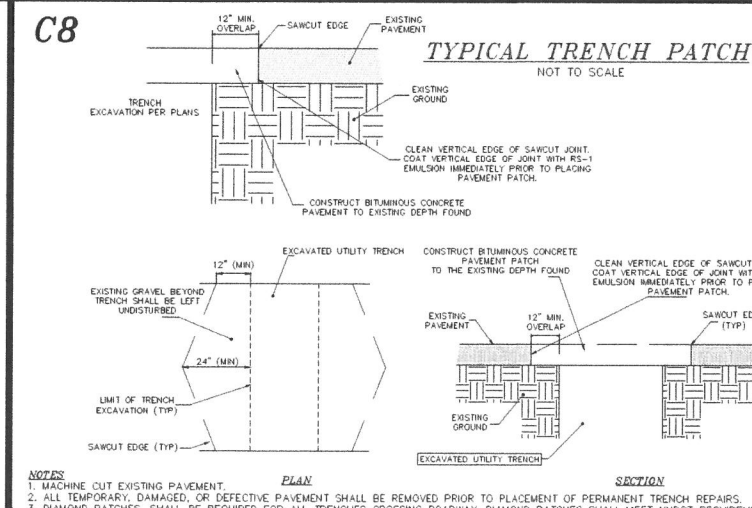
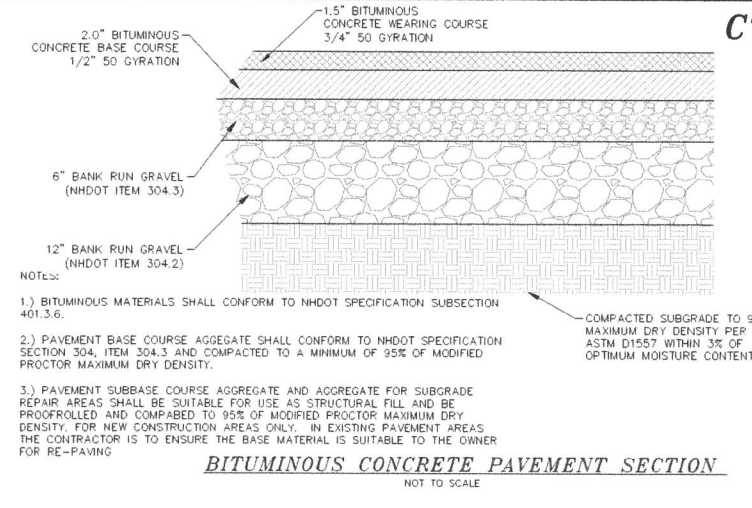
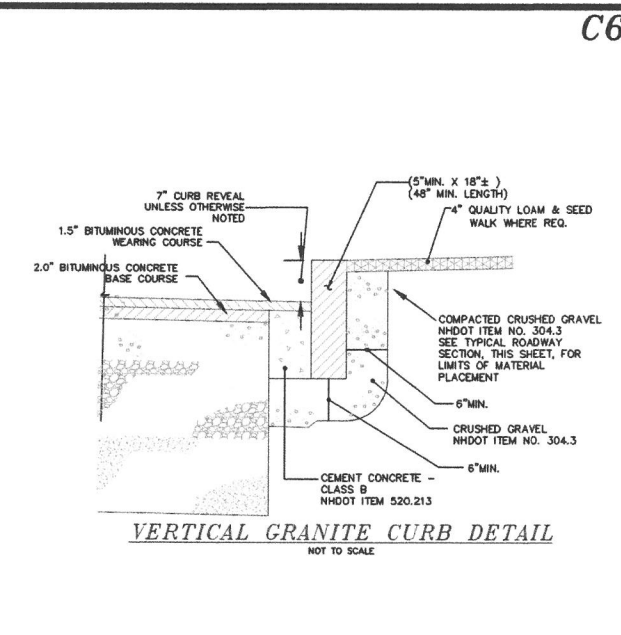
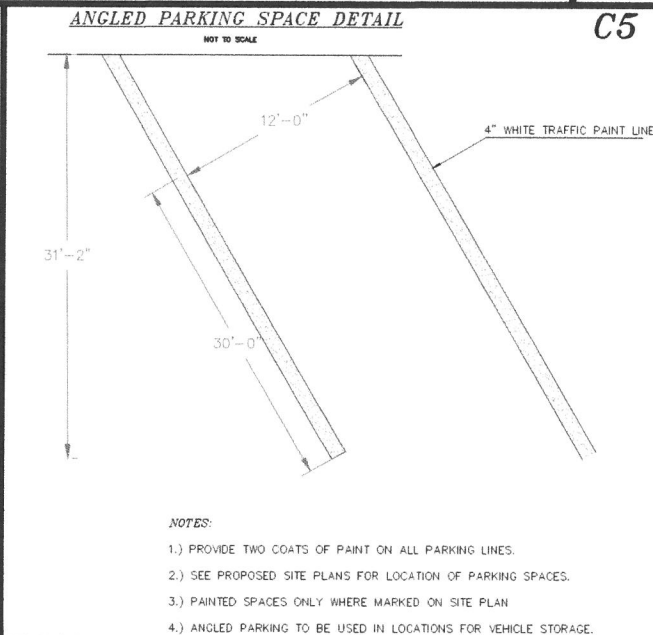
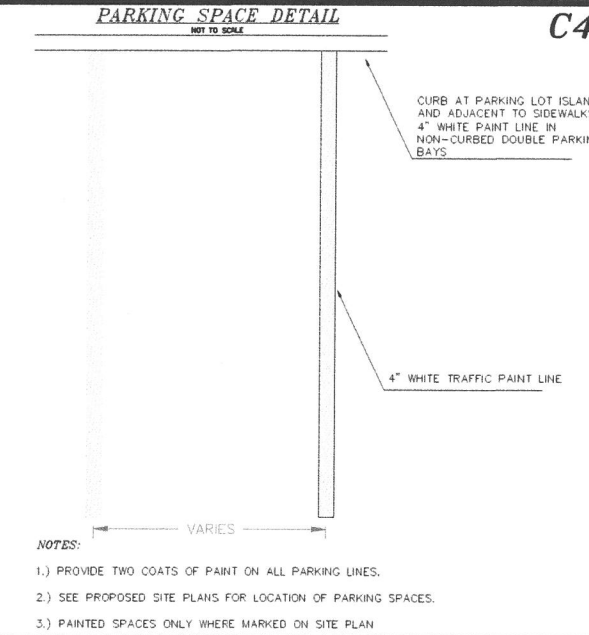
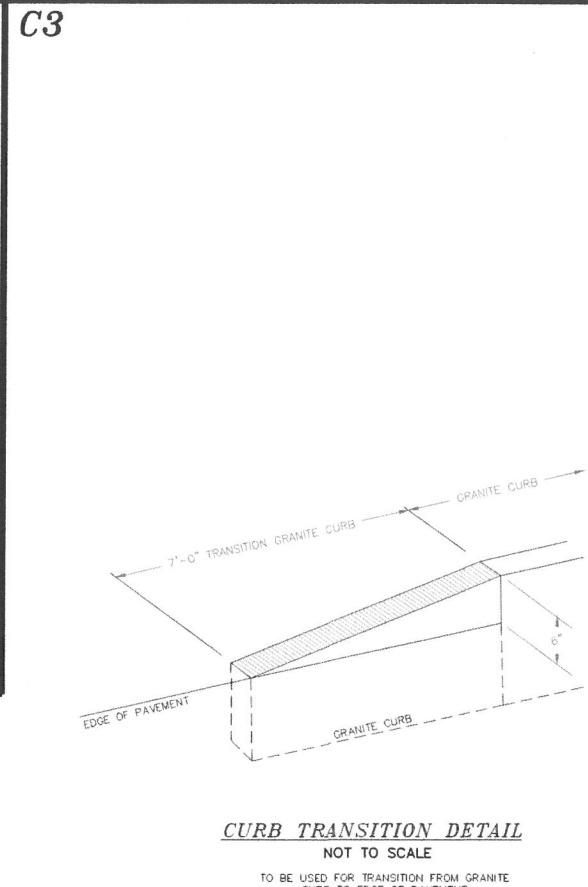
C1



C2



C3



REVISION	DATE	DESCRIPTION

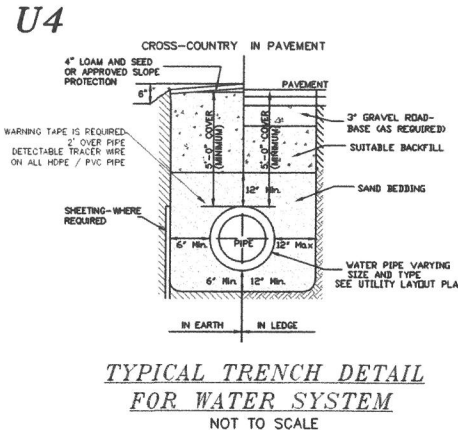
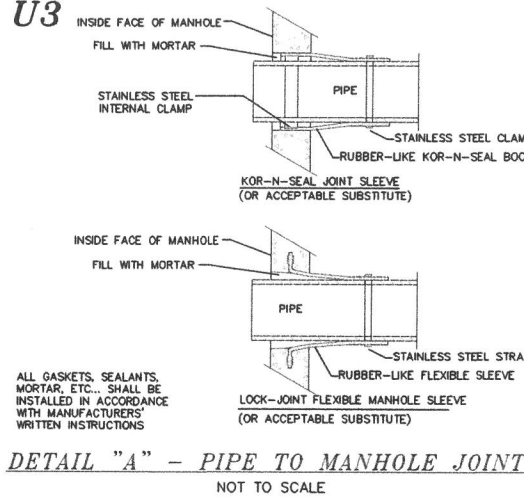
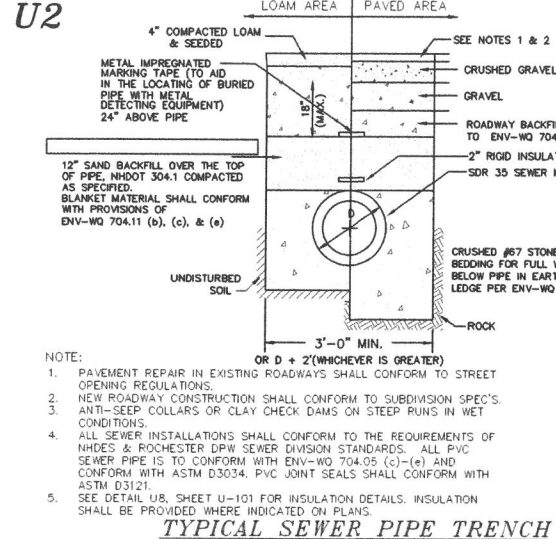
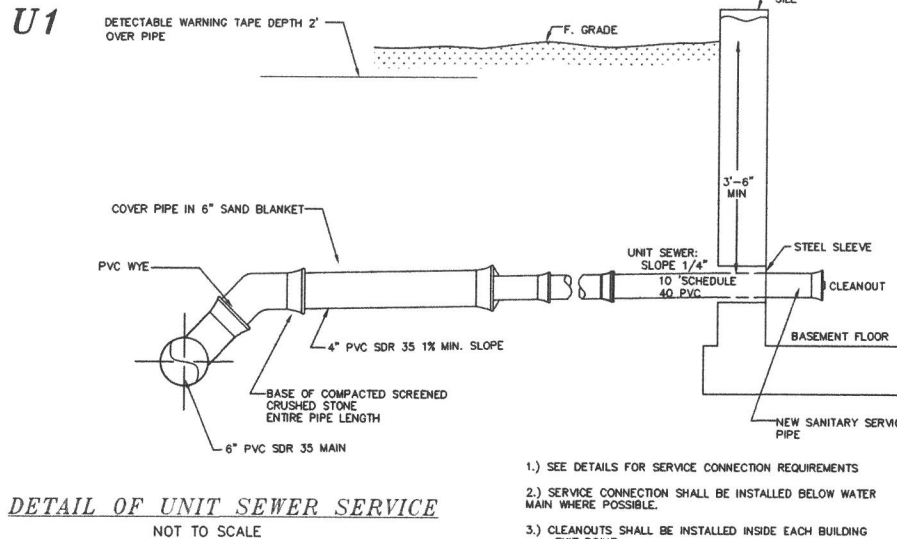
CONSTRUCTION DETAILS
TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH
TAX MAP 210, LOT 82

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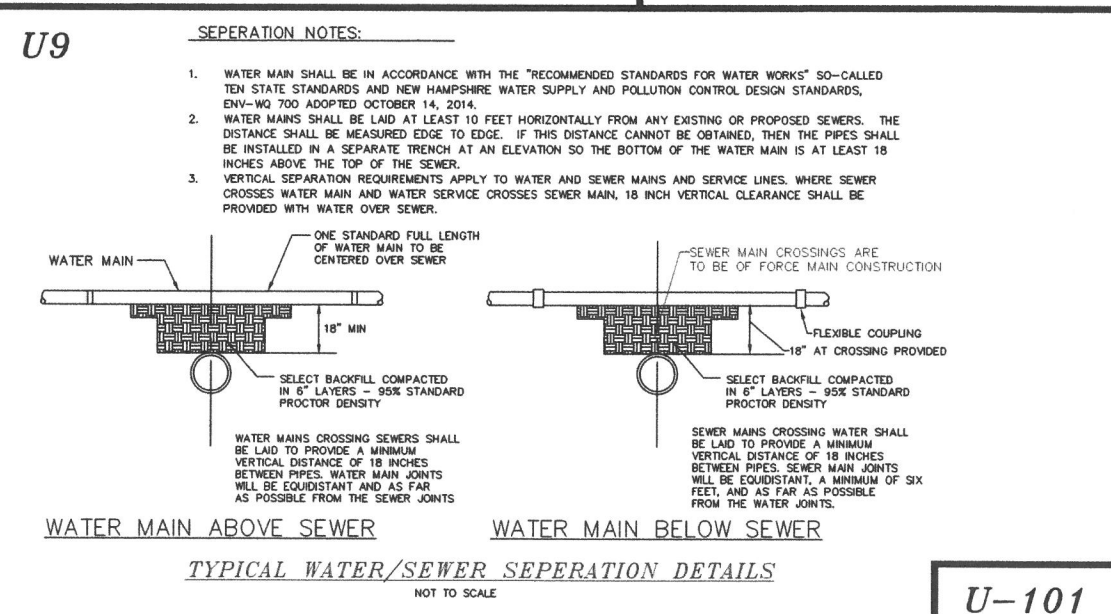
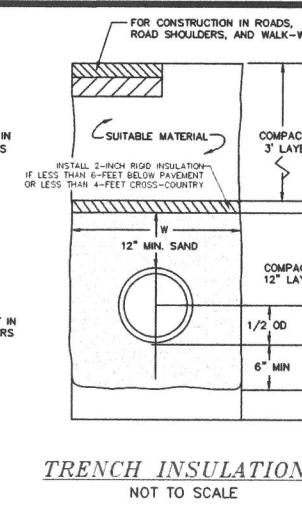
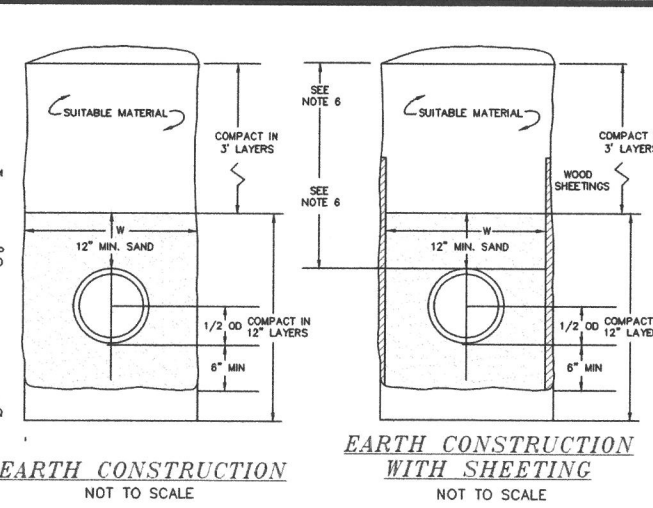
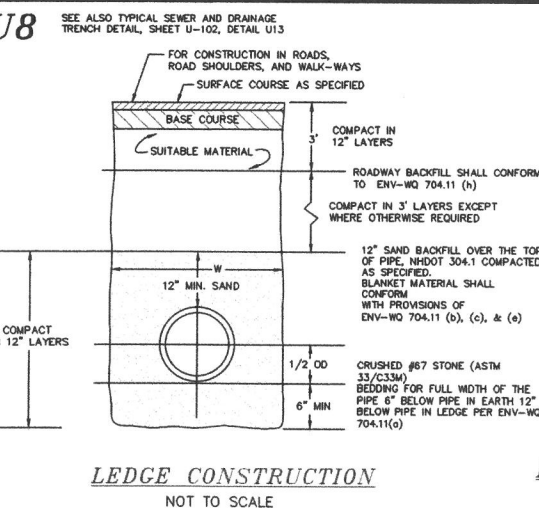
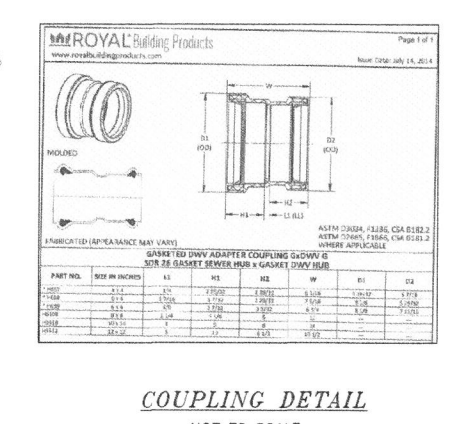
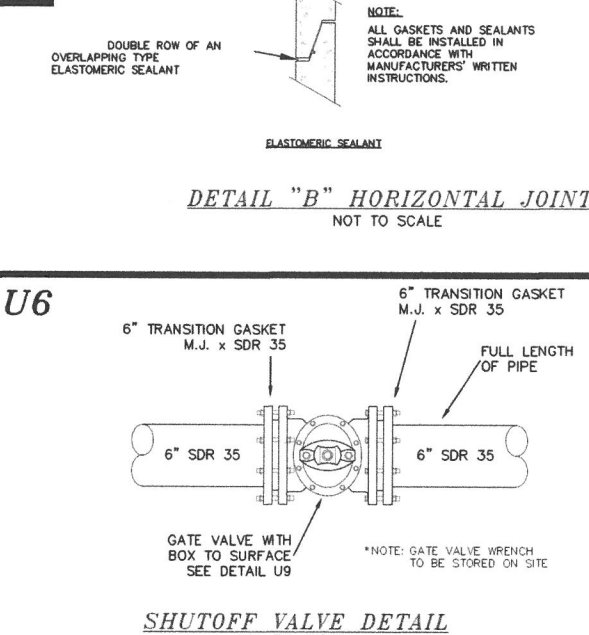
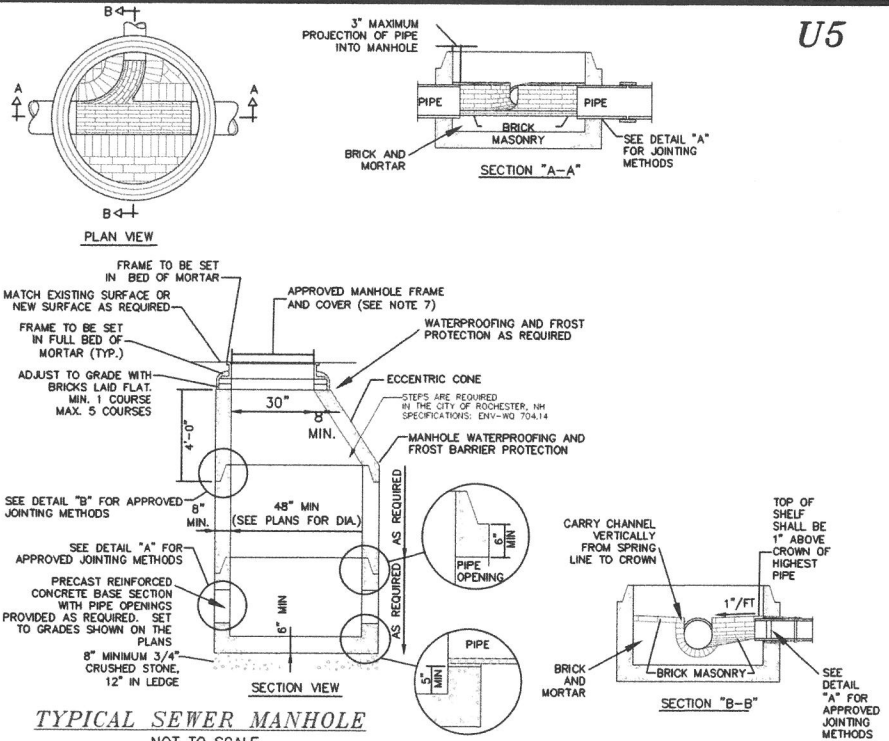


C-101





- NOTES ON MANHOLE AND SEWER CONSTRUCTION:**
- IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT AND ADEQUATE JOINTING. THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND HS-20-44 LOADING, INCLUDING THE COVER. ALL SMH CONSTRUCTION AND MATERIALS WILL BE IAW ENV-WQ 704.13 ADOPTED OCTOBER 15, 2014.
 - BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE. (IAW ENV-WQ 704.12 (d))
 - SEWER MANHOLE DIAMETER SHALL BE AS INDICATED ON THE PLANS.
 - PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.
 - GRAVITY SEWER PIPE TESTING WILL BE IN ACCORDANCE WITH ENV-WQ 704.06 AND MAN HOLE TESTING IAW ENV-WQ 704.17 DATED OCTOBER 15, 2014.
 - INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. INVERT BRICKS SHALL BE LAID ON EDGE AND THE BASE SECTION SHALL BE FULL. AT CHANGES IN DIRECTIONS, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. CARE SHALL BE TAKEN TO ENSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. (IAW ENV-WQ 704.13 (a) (9)), MORTAR SHALL CONFORM WITH REQUIREMENTS OF IAW ENV-WQ 704.13 (c).
 - FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. 3-INCH (MINIMUM HEIGHT) LETTERS WITH THE WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH MANHOLE COVER. (IAW ENV-WQ 704.13 (a) (4)-(6)) SEWER MAN HOLE COVERS ARE TO PAIRTEX.
 - SHALLOW MANHOLE: IN VIEW OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 8 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.
 - HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE ROCHESTER DPW, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATER TIGHTNESS UPON A DOUBLE ROW OF AN OVERLAPPING TYPE ELASTOMERIC OR MASTIC-LIKE GASKET. APPROVED ELASTOMERIC SEALANTS ARE: RAM-NEK, KENT SEAL NO. 2, EZ, OR EQUAL.
 - IN CROSS COUNTRY AREAS OUTSIDE OF THE PAVED ROADWAY SURFACE, THE MANHOLE FRAME ELEVATION SHALL BE A MINIMUM OF 6" ABOVE FINISHED GRADE. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE MANHOLE. SEE TYPICAL TRENCH DETAIL ON SHEET D-102.
 - ALL FRAMES AND GRATES ARE TO BE U.S.A. MADE. MANHOLE STEPS ARE REQUIRED IN THIS MUNICIPALITY AND MUST CONFORM TO THE REQUIREMENTS OF ENV-WQ 704.14.
 - THE CONTRACTOR TO WORK WITH CITY OF ROCHESTER REVIEW ENGINEER AND SEWER DEPARTMENT ON THE MEANS AND METHODS USED TO INSTALL ALL SEWER STRUCTURES. SPECIFIC ATTENTION IS TO BE PAID TO THE INSTALLATION OF SMH 1A, WHEREAS THE EXISTING PIPE SLOPE IS UNKNOWN. DURING LOW FLOW CONDITIONS, CUT AND TEMPORARILY CAP THE EXISTING 6" VC LINE, OR INSTALL TEMPORARY BY-PASS LINE (OF EQUAL SIZE). AFTER INSTALLATION OF NEW BASIN, PERFORM THE NEW SDR 35 PIPES TO THE EXISTING VC LINE. THIS INSTALLATION IS TO BE COORDINATED WITH THE CITY OF ROCHESTER SEWER DEPARTMENT.
 - ANY WORK INVOLVING THE CUTTING INTO THE EXISTING A.C. PIPE SHALL MEET THE REQUIREMENTS OF ENV-A 1800.
 - THE "CITY OF ROCHESTER, NEW HAMPSHIRE, DEPARTMENT OF COMMUNITY SERVICES, CONSTRUCTION GUIDELINES, PERMITS, RULES, AND REGULATIONS" (DATED JANUARY 13, 2018) ARE A PART OF THE CONSTRUCTION DETAILS AND TO BE FOLLOWED. SEE APPENDIX B, PAGE 14 FOR INTERNAL DROP DETAILS.



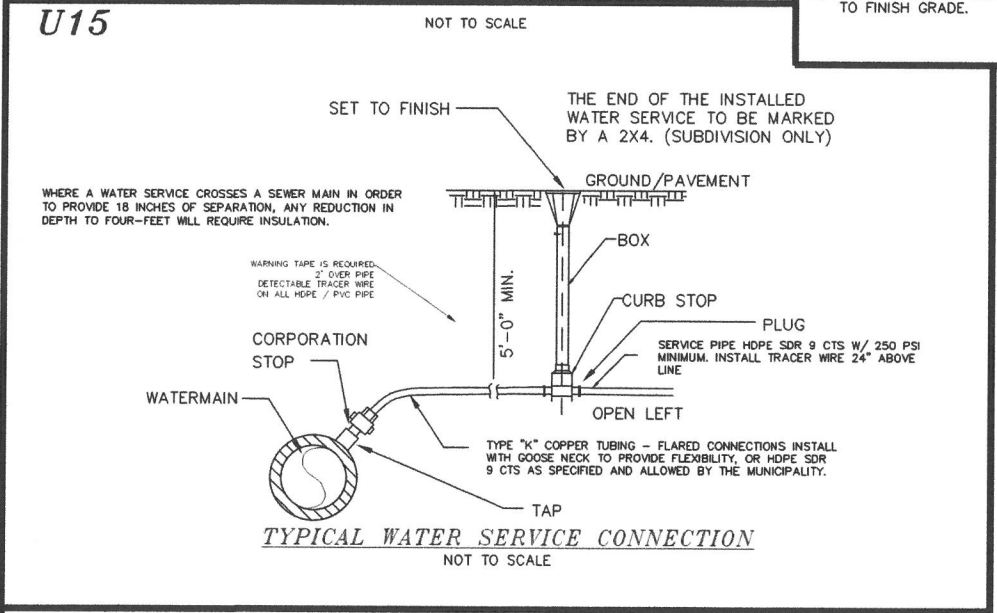
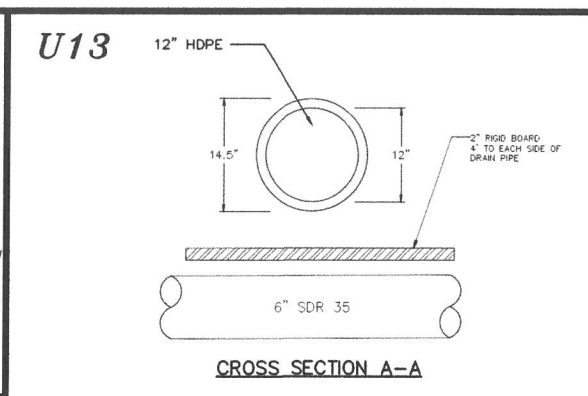
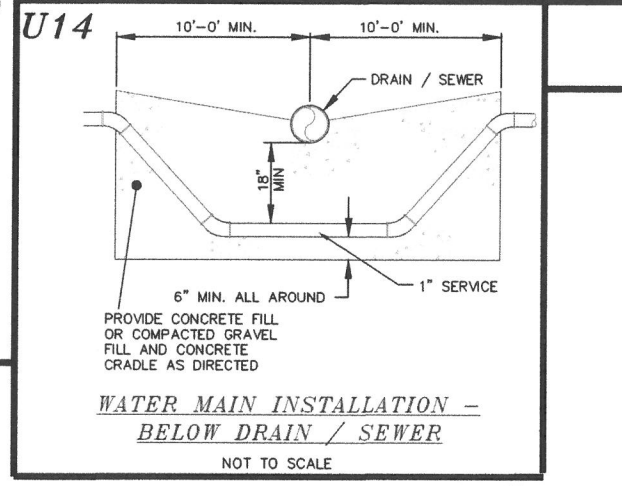
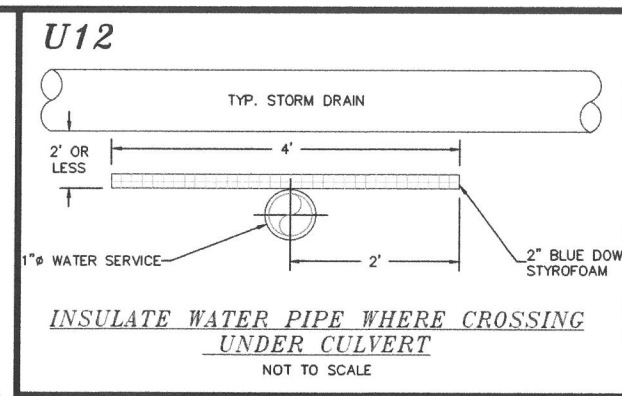
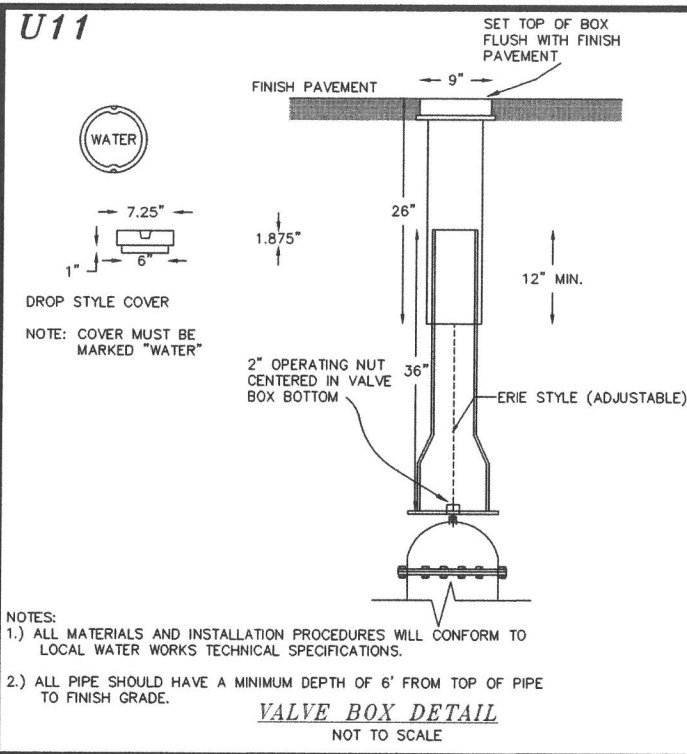
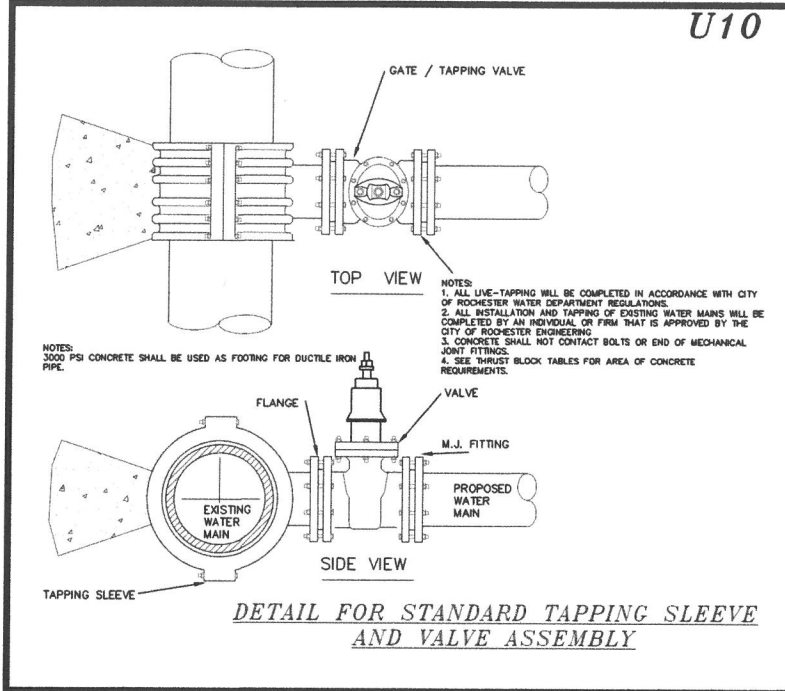
REVISION	DATE	DESCRIPTION

UTILITY DETAILS
TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH
TAX MAP 210, LOT 32

BERRY & SURVEYING ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: AS SHOWN
DATE: MARCH 5, 2019
FILE NO.: DB 2019 - 007

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14043
LICENSED PROFESSIONAL ENGINEER

SHEET 30 OF 32



REVISION	DATE	DESCRIPTION

UTILITY DETAILS

TSB PROPERTIES, LLC

LAND OF THE JOURNEY BAPTIST CHURCH

124 MILTON ROAD

ROCHESTER, NH

TAX MAP 210, LOT 32

BERRY SURVEYING & ENGINEERING

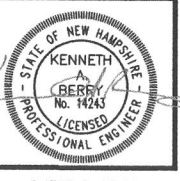
335 SECOND CROWN POINT ROAD

BARRINGTON, NH 03825 (603)332-2863

SCALE : : AS SHOWN

DATE : : MARCH 5, 2019

FILE NO. : : DB 2019 - 007



L1

PLASTIC LOCK-TIE OR RUBBER HOSE TREE TIE. SET LOOSE TO ALLOW FOR DIAMETER GROWTH.

Ø X 8'-0" LENGTH LODGEPOLE PINE TREE STAKE

MIN 2"-3" OF MULCH

3"-4" SOIL SAUCER (DURING ESTABLISHMENT)

FINISH GRADE

REMOVE BURLAP FROM TOP 2/3 OF ROOTBALL.

REMOVE ALL WIRE & STRING

NATIVE BACKFILL SOIL AMENDED WITH 25% (Ø1/3 CU YD) DECOMPOSED ORGANIC MULCH AMENDMENT FOR ENTIRE TREE PIT AREA (APPROXIMATELY ROOTBALL DEPTH)

UNDISTURBED SUBGRADE (PROVIDES FIRM BASE SO THAT ROOTBALL WILL NOT SINK)

SET ROOT CROWN AT OR 1" ABOVE FINISH GRADE

MIN 1/3 HEIGHT OF TREE (TYP)

1'-0"

6'-0" MIN OR 2 TIMES ROOTBALL

6'-0" Ø MULCH AREA CLEAR OF GRASS, WEEDS, ETC. TO REDUCE COMPETITION DURING ESTABLISHMENT

1'-0" MIN TYP.

CONIFEROUS TREE PLANTING
NOT TO SCALE

L4

RUBBER HOSE AT BARK
WIRE TIE
EYE SCREW
50x50mm (2"x2") WOOD STAKE ON WINDWARD SIDE
INSTALL TWO ADDITIONAL STAKES AT 120"
SET TREE AT ORIGINAL GRADE
MULCH: PINE BARK OR WOOD CHIPS 75mm (3") MIN.
SOIL SAUCER: USE GOOD TOPSOIL 150mm (6") MIN.
8" MINIMUM DISTANCE FROM TRUNK
ROPE AT TOP OF BALL SHALL BE CUT. REMOVE
TOP 1/3 OF BURLAP. NON-BIODEGRADABLE MATERIAL
SHALL BE TOTALLY REMOVED
PREPARED SUBSOIL TO FORM PEDESTAL TO PREVENT
SETTLING
2X BALL DIA., MIN.

DECIDUOUS TREE PLANTING

NOTE: STAKING TO BE USED IN PARKING ISLANDS AND OTHER CONFINED AREAS AS NECESSARY TO AVOID CONFLICTS WITH PEDESTRIANS

NOT TO SCALE

L2

PROPOSED 12,000 S.F. PL. SELF STORAGE BUILDING

PROPOSED 2,600 S.F. PL. SELF STORAGE BUILDING

PROPOSED 2,600 S.F. PL. SELF STORAGE BUILDING

RAIN GARDEN 100'S WITH INFILTRATION SEE R-103

EXISTING TREE LINE

PROPOSED 6" HIGH WHITE VINYL FENCE 580 LF

N/F BANKS, DANIEL J.
120 MILTON ROAD
ROCHESTER, NH
03605-8606
S.C.R.D. BOOK 4477, PAGE 165
TAX MAP 210, LOT 30

1" IRON PIPE ~#10- +3'

WS (12)

3/4" REBAR ~#10- +1.2' NOT HELD

EXISTING BUILDING

EXISTING BUILDING

PROPOSED 6" HIGH WHITE VINYL FENCE 580 LF

L5

8' LONG ROUND WOOD RAIL
TO BE INSTALLED PARALLEL
WITH EACH OTHER AND THE
GROUND SURFACE.

GROUND LEVEL

UNDISTURBED GROUND

HOLE #1 DRILLED
4" DOWN FROM
TOP OF POST.

6' LONG 4"-6" ROUND WOOD POST
W/DRILLED HOLES TO
ACCEPT DOWEL ENDS
OF RAILS.
USE 6" POST ON ENDS
OR CORNERS.

SLOPE GROUND AROUND POST TO DRAIN

TYPICAL POST & RAIL FENCE DETAIL
NOT TO SCALE

L3

NOTES:

1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

TYPICAL BED CROWNING

TYPICAL PLANTING BED PLAN

SHRUB & HEDGE PLANTING

NOT TO SCALE

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. SEE NOTE XXX ON OVERALL SITE PLAN.
- 3.) PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
- 4.) ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 5.) ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.
- 6.) 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.
- 7.) ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- 8.) 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, SLOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.
- 9.) NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.
- 10.) ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH.
- 11.) WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTILL BEDS TO A DEPTH OF 8 INCHES.
- 12.) 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.
- 13.) 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.
- 14.) 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.
- 15.) 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.
- 16.) ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.
- 17.) 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.
- 18.) ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.
- 19.) TREES ARE TO BE 2-2.5" CALIPER 6" OFF THE ROOT BALL.
- 20.) ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)
- 21.) 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
- 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 GROUND COVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.

L-101

REVISION	DATE	DESCRIPTION


LANDSCAPING CONSTRUCTION DETAILS
TSB PROPERTIES, LLC
LAND OF THE JOURNEY BAPTIST CHURCH
124 MILTON ROAD
ROCHESTER, NH
TAX MAP 210, LOT 32

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

SCALE : AS NOTED

DATE : MARCH 5, 2019

FILE NO. : DB 2019 - 007

The seal is circular with a double border. The outer border contains the text "STATE OF NEW HAMPSHIRE" at the top and "PROFESSIONAL ENGINEER" at the bottom. Inside this, the word "KENNETH" is at the top, "BERRY" is in the center, and "No. 14243" is below "BERRY". At the bottom of the inner circle is the word "LICENSED".