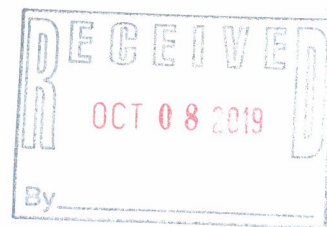




PRELIMINARY
Subdivision Application
City of Rochester, New Hampshire



Check one of the following: ☒ Design Review ☐ Conceptual (design review is strongly encouraged)

Property information

Tax map #: 110; Lot #'s: 10-0,10-2 thru 10-18; Zoning district: Residential-1 (R1)

Property address/location: Freedom Drive; # acres: 17.16

Name of project (if applicable): Proposed 16 Lot Subdivision

Proposed project

Describe proposed project: A 16 lot subdivision with open space. A roadway (Freedom Drive) width of 24-feet, and length of 1250 feet long.

Lots will be serviced by city water and sewer. Stormwater will be handled by closed drainage. NHDES Permit required Wetlands, Wastewater, and Alteration of Terrain.

Approximate # of lots proposed: 16; approx. # acres of upland: 15.4

City water? yes X no ; how far is City water from the site? Eastern Ave.

City sewer? yes X no ; how far is City sewer from the site? Eastern Ave.

Property owner

Name (include name of individual): Arthur Taylor LLC.

Mailing address: 479 Tovar Drive, San Jose, CA 95123

Telephone #: Email:

Applicant/developer (if different from property owner)

Name (include name of individual): Golden Oaks Development, LLC

Mailing address: 35 Jenkins Road, Lee, NH 03861

Telephone #: (603) 828-1151 Email: tports@Comcast.net

Engineer/surveyor

Name (include name of individual): Norway Plains Associates, Inc.

Mailing address: PO Box 249

Telephone #: (603) 335-3948 Fax #:

Email address: slawler@norwayplains.com Professional license #: 10026

2 Continental Blvd., Rochester, N.H. 603-335-3948

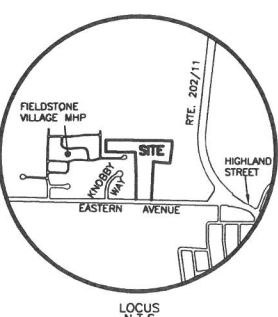
LAND SURVEYORS

CIVIL ENGINEERS

LEGEND
 N 72°41'00" W
 58.89'
 --- PROPERTY LINE
 --- LIMITS OF JURISDICTIONAL WETLANDS
 --- EXISTING STONEWALLS
 --- EXISTING MONUMENT
 --- EXISTING WETLANDS
 --- PROPOSED MONUMENT



- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO 16 RESIDENTIAL LOTS WITH OPEN SPACE.
 2. TOTAL PARCEL AREA:
MAP 110, LOTS 10-00 AND 10-2 THRU 10-18 = 17.16 ACRES.
 3. PARCEL IS ZONED RESIDENTIAL-1 DISTRICT (R-1)
 4. MINIMUM LOT REQUIREMENTS:
(R-1 WITH CITY WATER & SEWER)
LOT SIZE = 10,000 SF
FRONTAGE = 100'
 5. BUILDING SETBACKS: FY. = 10', SY. = 10', RY. = 20'
 6. THE PROPOSED LOTS WILL BE SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
 7. THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP 33017C02040 DATED 5/17/05.
 8. FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.
 9. STATE OF NEW HAMPSHIRE PERMIT NUMBERS:
WETLANDS AND NON-SITE SPECIFIC PERMIT: PENDING
WASTEWATER CONNECTION PERMIT: PENDING
ALTERATION OF TERRAIN PERMIT: PENDING



FILE NO. 166
 PLAN NO. #
 DWG. NO. 190138/S-1
 E.B. NO. "33" "CEK"

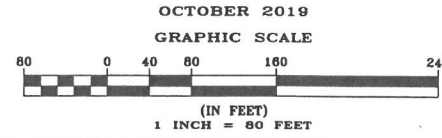
SUBDIVISION APPROVAL:
 WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS, AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS,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

REFERENCE PLANS:
 1. "SUBDIVISION PLAN EASTERN AVENUE TAX MAP 110 - LOT 10 ROCHESTER, NH FOR ARTHUR TAYLOR, JR."
 DATED: NOVEMBER 2005 BY NORWAY PLAINS ASSOC., INC
 RECORDED: SCRD 87-76

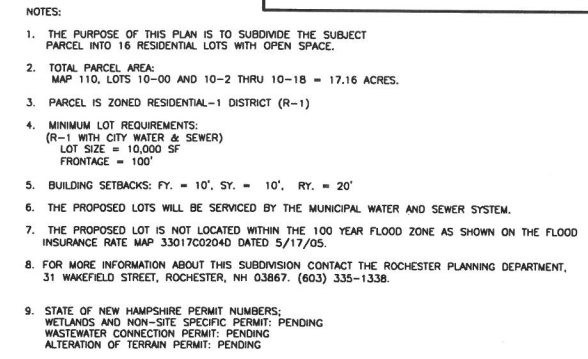
CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

TAX MAP 110 - LOT 10-00, LOTS 10-2 THRU 10-18
 OWNER OF RECORD:
 ARTHUR TAYLOR, JR.
 479 TOVAR DRIVE
 SAN JOSE, CA 95123-4948
 BK 3434, PG 903

OVERALL SUBDIVISION PLAN
TAX MAP 110, LOTS 10-2 THRU 10-18
FREEDOM DRIVE
ROCHESTER, NH
 PREPARED FOR:
GOLDEN OAKS DEVELOPMENT, LLC.



SHEET S-1



CURVE	RADIUS	LENGTH	DELTA	ANGLE	CHORD BEARING	CHORD LENGTH
C1	77.06	200.00	22.04° S	14° 43' 44" E	75.59	19.36
C2	26.20	200.00	7.38° SE	S 29° 51' 58" E	266.68	19.36
C3	52.22	150.00	19.58° SE	S 36° 00' 56" E	51.96	19.36
C4	65.40	150.00	14.40° S	S 42° 17' 12" E	150.00	19.36
C5	100.01°	65.00	88.09° N	N 40° 05' 59" W	90.43	19.36
C6	100.01°	65.00	88.09° N	N 40° 03' 10" E	90.43	19.36
C7	108.99	65.00	96.04° N	N 47° 30' 12" W	96.66	19.36
C8	60.40	150.00	14.40° S	S 42° 17' 12" E	150.00	19.36
C9	50.26	200.00	14.23° S	N 38° 47' 25" W	50.13	19.36
C10	19.37	200.00	5.32° SE	N 28° 49' 00" W	19.36	19.36
C11	77.22	150.00	22.04° S	S 40° 18' 16" E	76.95	19.36
C12	77.22	150.00	22.04° S	S 40° 18' 16" E	76.95	19.36

REFERENCE PLANS:

1. "SUBDIVISION PLAN EASTERN AVENUE TAX MAP 110 - LOT 10 ROCHESTER, NH FOR
ARTHUR TAYLOR, JR."
DATED: NOVEMBER 2005 BY NORWAY PLAINS ASSOC., INC
RECORDED: SCRD 87-76

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

FILE NO. 166
PLAN NO. #
DWG. NO. 190138/S-1
F.B. NO. "33" "CEK"

31 MOONEY STREET, ALTON, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

SUBDIVISION PLAN
TAX MAP 110, LOTS 10-2 THRU 10-18
FREEDOM DRIVE
ROCHESTER, NH
PREPARED FOR:
GOLDEN OAKS DEVELOPMENT, LLC.
OCTOBER 2019

GRAPHIC SCALE

(IN FEET)
1 INCH = 50 FEET

6-2

2 CONTINENTAL BLVD., ROCHESTER, N.H. 603-335-3948

LAND SURVEYORS

CIVIL ENGINEERS

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO 16 RESIDENTIAL LOTS WITH OPEN SPACE.
2. TOTAL PARCEL AREA: MAP 110, LOTS 10-00 AND 10-2 THRU 10-18 = 17.16 ACRES.
3. PARCEL IS ZONED RESIDENTIAL-1 DISTRICT (R-1)
4. MINIMUM LOT REQUIREMENTS: (R-1 WITH CITY WATER & SEWER) LOT SIZE = 10,000 SF FRONTAGE = 100'
5. BUILDING SETBACKS: FY. = 10', SY. = 10', RY. = 20'
6. THE PROPOSED LOTS WILL BE SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
7. THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP 33017C02040 DATED 5/17/05.
8. FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03667, (603) 335-1338.
9. STATE OF NEW HAMPSHIRE PERMIT NUMBERS: WETLANDS AND NON-SITE SPECIFIC PERMIT: PENDING WASTEWATER CONNECTION PERMIT: PENDING ALTERATION OF TERRAIN PERMIT: PENDING

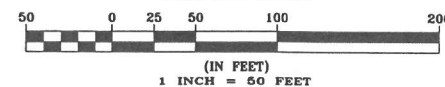
LINE BEARING	DISTANCE
L1	N 46°20'38" W 25.87'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	177.06'	200.00'	22°04'35"	S 44°43'44" E	176.59'
C2	26.70'	200.00'	17°38'56"	S 29°51'58" E	26.66'
C3	52.22'	150.00'	11°48'50"	S 38°00'56" E	51.98'
C4	52.40'	65.00'	48°11'13"	S 69°04'57" E	50.99'
C5	100.01'	65.00'	88°09'09"	N 48°05'58" W	90.43'
C6	100.01'	65.00'	88°09'09"	N 42°03'10" E	90.43'
C7	108.99'	65.00'	86°04'08"	N 47°50'12" W	96.66'
C8	52.40'	65.00'	48°11'13"	S 22°53'44" E	50.99'
C9	50.26'	200.00'	11°43'51"	N 38°47'25" W	50.13'
C10	15.37'	200.00'	5°32'55"	N 28°49'00" W	19.36'
C11	77.82'	150.00'	28°43'31"	S 40°54'16" E	76.65'
C12	72.50'	46.69'	88°35'04"	S 79°56'28" W	65.49'

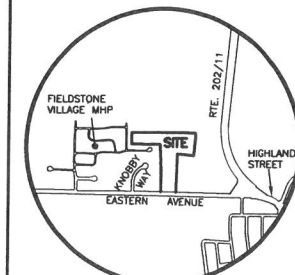
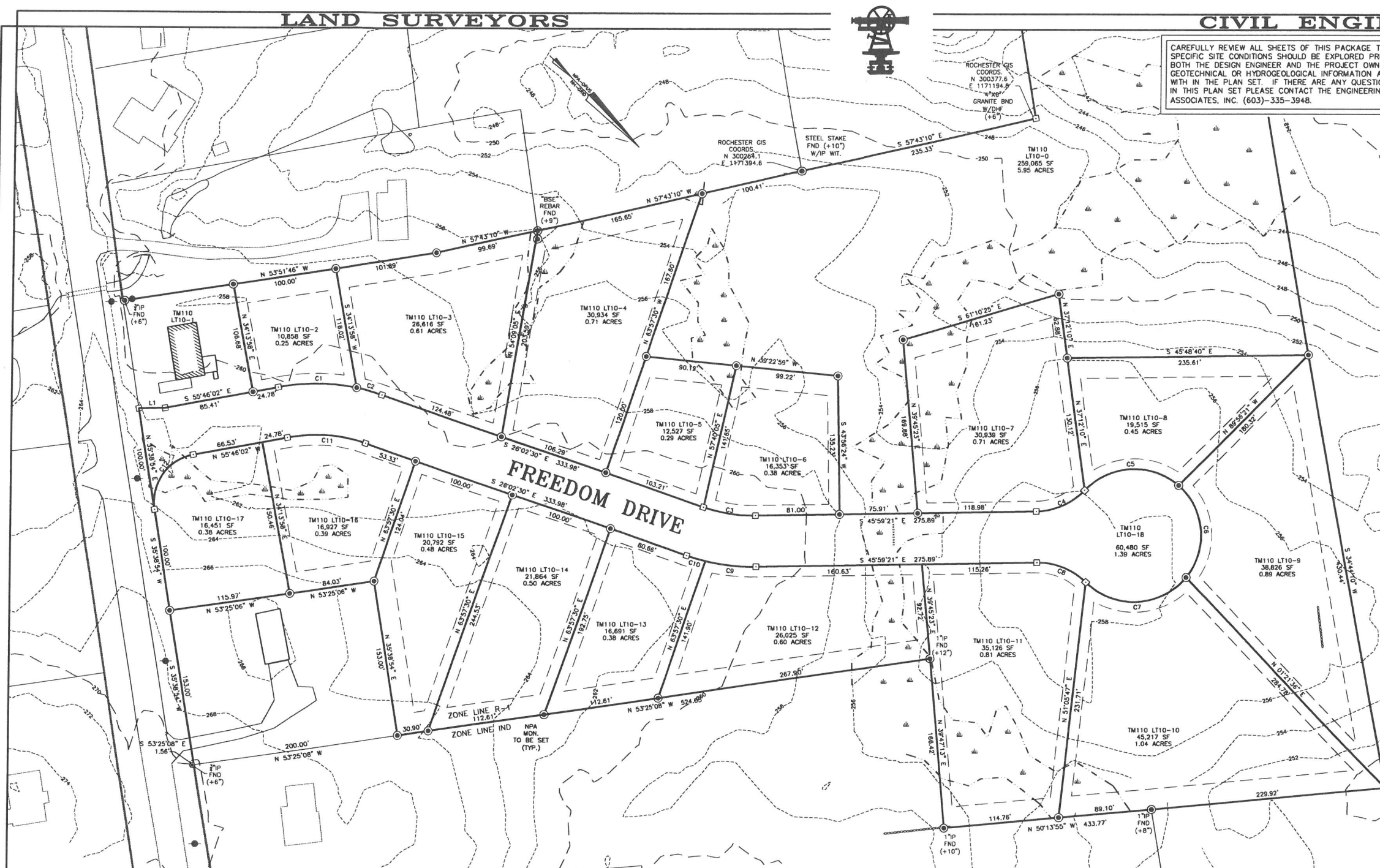
TAX MAP 110 - LOT 10-00, LOTS 10-2 THRU 10-18
OWNER OF RECORD:
ARTHUR TAYLOR, JR.
479 TOVAR DRIVE
SAN JOSE, CA 95123-4948
BK 3434, PG 903

TOPOGRAPHIC PLAN
TAX MAP 110, LOTS 10-2 THRU 10-18
FREEDOM DRIVE
ROCHESTER, NH
PREPARED FOR:
GOLDEN OAKS DEVELOPMENT, LLC.

OCTOBER 2019
GRAPHIC SCALE



S-3



LOCUS
N.T.S.

FILE NO. 166
PLAN NO. #
DWG. NO. 190138/S-1
F.B. NO. "33" -CEK

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

REFERENCE PLANS:

1. "SUBDIVISION PLAN EASTERN AVENUE TAX MAP 110 - LOT 10 ROCHESTER, NH FOR ARTHUR TAYLOR, JR." DATED: NOVEMBER 2005 BY NORWAY PLAINS ASSOC., INC. RECORDED: SCRD 87-76

31 MOONEY STREET, ALTON, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 CONTINENTAL BLVD., ROCHESTER, N.H. 603-335-3948

Drawing Location: N 120138/S-1
Date: 08 Oct 2019 - 6:36am
Drawing Location: N 120138/S-1

LEGEND

- PROPERTY LINE
- LIMITS OF JURISDICTIONAL WETLANDS
- EXISTING TREE LINE
- EXISTING STONEWALLS
- EXISTING RAILROAD TRACKS
- EXISTING CONTOUR LINE
- EXISTING DRAIN LINE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING UTILITY POLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING MONUMENT
- EXISTING HYDRANT
- EXISTING WATER GATE OR SHUT-OFF VALVE
- EXISTING TEST PIT LOCATION & NUMBER
- EXISTING WETLANDS
- EXISTING WELL

LAND SURVEYORS

CIVIL ENGINEERS



NOTES:

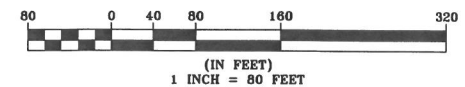
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING SITE FEATURE ON THE SUBJECT PARCEL AND ADJUTING PARCELS.
- TOTAL PARCEL AREA: MAP 110, LOTS 10-2 THRU 10-18 = 16.19 ACRES OR 705,207.3 SQ.FT.
- THE PARCEL IS ZONED RESIDENTIAL-1 DISTRICT (R-1)
- MINIMUM LOT REQUIREMENTS:
LOT SIZE = 10,000 SF
FRONTAGE = 100'
- BUILDING SETBACKS: FY. = 10', SY. = 10', RY. = 20'
- THE PROPOSED LOTS WILL BE SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
- THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP 33017C0204D DATED 5/17/05.
- ORIENTATION: HORIZONTAL DATUM IS NAVD83 AND VERTICAL DATUM IS NGVD29
- FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.

TEST PITS WERE DUG AND RECORDED ON DECEMBER 19, 2006, BY JESSICA A. ESTES, DESIGNER #1613.

- TP 1
EXISTING GRADE = 251.8'
0-3 10YR 2/2 LOAM
3-10 10YR 3/4 LOAMY SAND, GRANULAR, FRIABLE
10-24 10YR 5/6 SAND, GRANULAR, FRIABLE
24-60 2.5Y 5/4 LOAMY SAND, PAN LAYER, REDOX @ 30'
- SHWT @ 30' (249.3')
ROOTS TO 30'
WATER @ N/A
LEDGE @ N/A TO 108'
- TP 2
EXISTING GRADE = 252.3'
0-3 10YR 2/2 LOAM
3-20 10YR 5/6 LOAMY SAND, FRIABLE
20-60' 2.5Y 5/4 LOAMY SAND, PAN LAYER, REDOX @ 30'
- SHWT @ 30' (249.8')
ROOTS TO 30'
WATER @ N/A
LEDGE @ N/A TO 96'
- TP 3
EXISTING GRADE = 254.7'
0-3 10YR 2/2 LOAM
3-30 10YR 4/6 SAND, GRANULAR, FRIABLE
30-34 7.5YR 4/6 SAND, GRANULAR, FRIABLE
34-55' 2.5Y 5/6 SAND, REDOX @ 34'
- SHWT @ 34' (251.87')
ROOTS TO 30'
WATER @ 46'
LEDGE @ 84'
- TP 4
EXISTING GRADE = 255.0'
0-3 10YR 2/2 LOAM
3-12 10YR 3/4 LOAMY SAND, GRANULAR, FRIABLE
12-36 10YR 5/6 LOAMY SAND, GRANULAR, FRIABLE
36-55' 2.5Y 5/4 LOAMY SAND, PAN LAYER, REDOX @ 36'
- SHWT @ 36' (252.0')
ROOTS TO 36'
WATER @ N/A
LEDGE @ N/A TO 108'

TAX MAP 110 - LOTS
10-0, 10-2 THRU 10-18
OWNER OF RECORD:
ARTHUR TAYLOR, JR.
479 TOVAR DRIVE
SAN JOSE, CA 95123-4948
BK 1400, PG 649

EXISTING FEATURES PLAN
TAX MAP 110
LOTS 10-0, 10-2 THRU 10-18
FREEDOM DRIVE
ROCHESTER, NH
PREPARED FOR:
GOLDEN OAKS DEVELOPMENT, LLC.
OCTOBER 2019
GRAPHIC SCALE



FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

E-1

FILE NO. 166
PLAN NO. #
DWC. NO. 190138/S-1
E.B. NO. "33" "CEK"

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

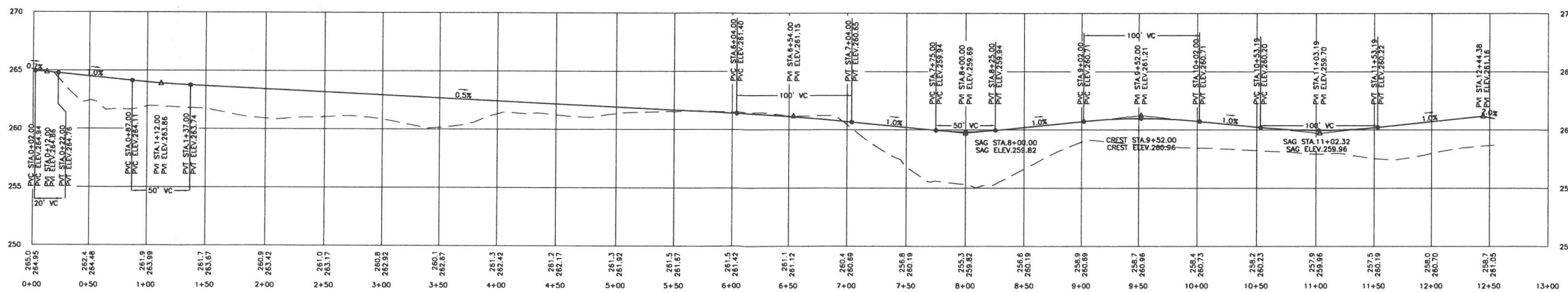
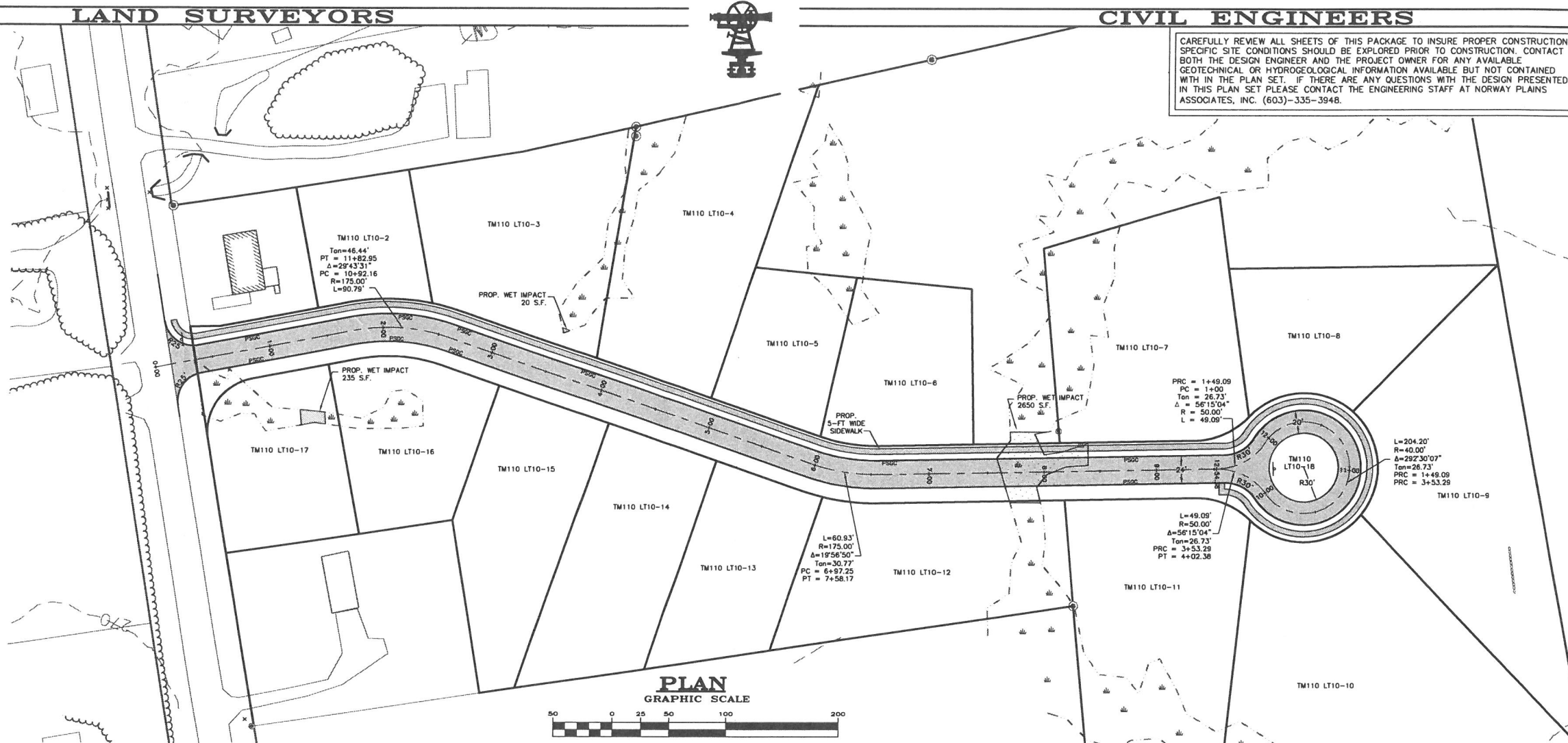
Drawing Location: W:\2019\19128\DWG\19128 S-1.dwg
Mon, 07 Oct 2019 - 11:05am

LAND SURVEYORS

CIVIL ENGINEERS

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

LEGEND
PROPERTY LINE
JURISDICTIONAL WETLANDS
EXISTING TREE LINE



SCALE 1" = 50' (HORIZ.)
1" = 5' (VERT.)

FILE NO. 166
PLAN NO. #
DWG. NO. 190138/S-1
P.B. NO. "33" "CEK"

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

ROAD PLAN AND PROFILE
TAX MAP 110, LOTS 10-2 THRU 10-18
FREEDOM DRIVE
ROCHESTER, NH
PREPARED FOR:
GOLDEN OAKS DEVELOPMENT, LLC.

OCTOBER 2019

C-1

2 Continental Blvd., Rochester, N.H. 603-335-3948

Drawing Location: W:\2019\19138\DWG\19138 S-1.dwg
Mod. Oct 2019 - 11:08am

LAND SURVEYORS



CIVIL ENGINEERS

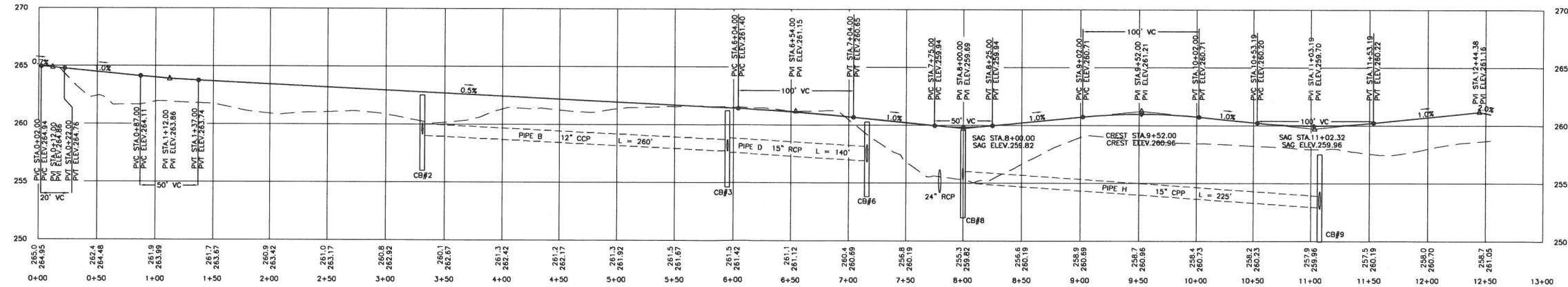
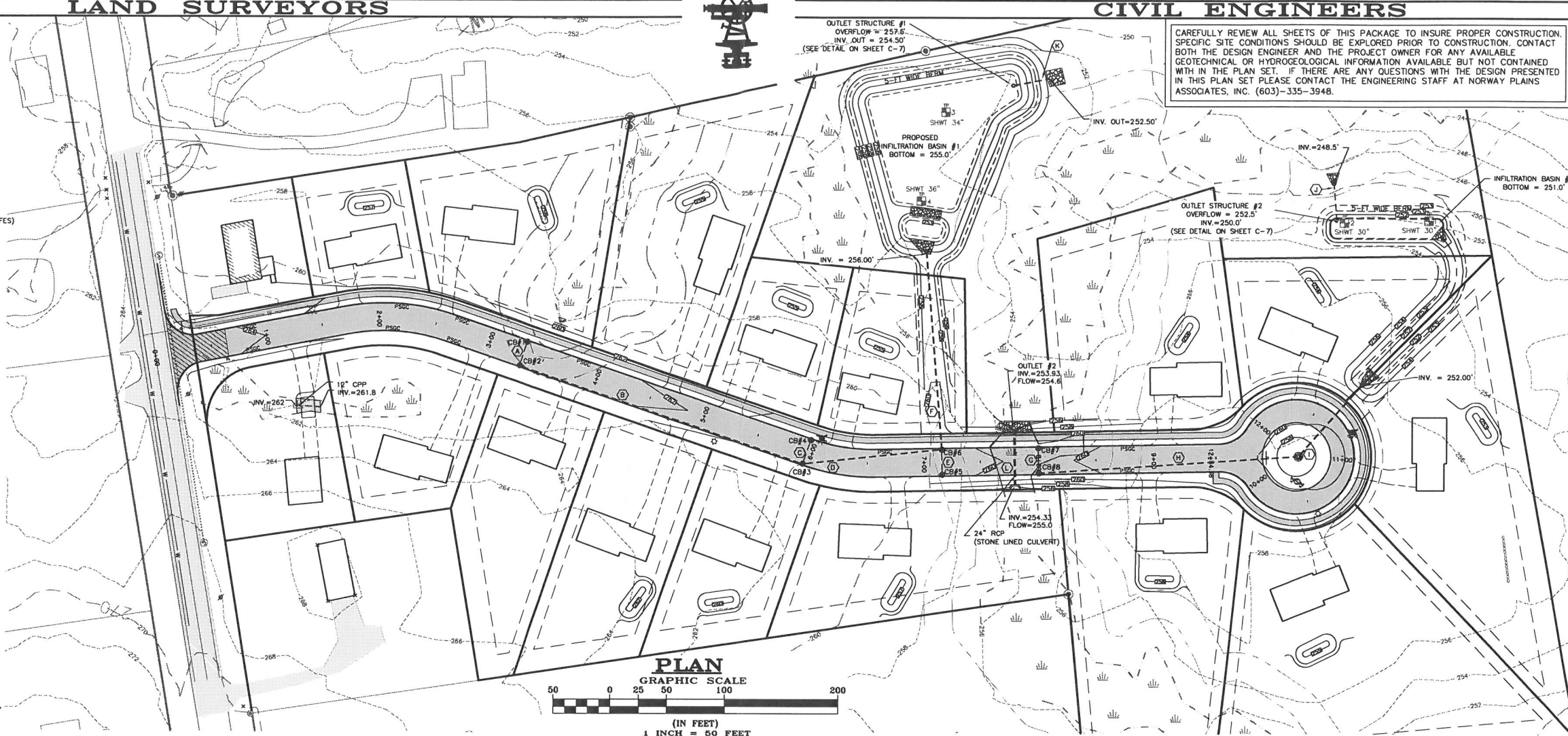
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- LEGEND**
- PROPERTY LINE
 - JURISDICTIONAL WETLANDS
 - EXISTING TREE LINE
 - EXISTING DRAIN LINE
 - EXISTING CONTOUR LINE
 - EXISTING TEST PIT
 - EXISTING SPOT GRADE
 - PROPOSED SPOT GRADE
 - PROPOSED TREE LINE
 - PROPOSED DRAIN LINE
 - PROPOSED CONTOUR LINE
 - PROPOSED CATCH BASIN
 - PROPOSED FLARED END SECTION (FES)
 - CORRUGATED POLYETHYLENE PIPE
 - REINFORCED CONCRETE PIPE
 - CATCH BASIN
 - SLOPE GRANITE CURB
 - PROPOSED OUTLET PROTECTION



TEST PITS WERE DUG AND RECORDED ON DECEMBER 19, 2006, BY JESSICA A. ESTES, DESIGNER #1613.

- TP 1**
EXISTING GRADE = 251.8'
0-3 10YR 2/2 LOAM
3-10 10YR 3/4 LOAMY SAND, GRANULAR, FRIABLE
10-24 10YR 5/6 SAND, GRANULAR, FRIABLE
24-60 2.5Y 5/4 LOAMY SAND, PAN LAYER, REDOX @ 30"
SHWT @ 30" (249.3')
ROOTS TO 30"
WATER @ N/A
LEDGE @ N/A TO 108'
- TP 2**
EXISTING GRADE = 252.3'
0-3 10YR 2/2 LOAM
3-20 10YR 5/6 LOAMY SAND, FRIABLE
20-60 2.5Y 5/4 LOAMY SAND, PAN LAYER, REDOX @ 30"
SHWT @ 30" (249.8')
ROOTS TO 30"
WATER @ N/A
LEDGE @ N/A TO 96'
- TP 3**
EXISTING GRADE = 254.7'
0-3 10YR 2/2 LOAM
3-30 10YR 4/6 SAND, GRANULAR, FRIABLE
30-34 7.5YR 4/6 SAND, GRANULAR, FRIABLE
34-55 2.5Y 5/6 SAND, REDOX @ 34"
SHWT @ 34" (251.87')
ROOTS TO 30"
WATER @ 46"
LEDGE @ 84'
- TP 4**
EXISTING GRADE = 255.0'
0-3 10YR 2/2 LOAM
3-12 10YR 3/4 LOAMY SAND, GRANULAR, FRIABLE
12-36 10YR 5/6 LOAMY SAND, GRANULAR, FRIABLE
36-55 2.5Y 5/4 LOAMY SAND, PAN LAYER, REDOX @ 36"
SHWT @ 36" (252.0')
ROOTS TO 36"
WATER @ N/A
LEDGE @ N/A TO 108'



PROPOSED DRAINAGE STRUCTURES

- | | | |
|---|--|---|
| 1- CB#1 4" STA. 3+31.13 L RIM = 262.5' INV. = 259.2' (PIPE A) SUMP = 256.2' | 4- CB#4 STA. 5+95.13 L RIM = 261.20' INV. = 257.8' (PIPE C) SUMP = 252.5' | 7- CB#7 STA. 8+00 L RIM = 259.55' INV. = 255.5' (12"CPP) SUMP = 252.5' |
| 2- CB#2 STA. 3+31.13 R RIM = 262.5' INV. IN = 259.1' (PIPE A) INV. OUT = 259.0' (PIPE B) SUMP = 256.0' | 5- CB#5 STA. 7+16.03 R RIM = 260.25' INV. = 257.0' (PIPE E) SUMP = 254.0' | 8- CB#8 STA. 8+00 R RIM = 259.55' INV. IN = 255.3' (12"CPP) INV. OUT = 255.0' (15"CPP) SUMP = 252.0' |
| 3- CB#3 STA. 5+95.13 R RIM = 261.20' INV. IN = 257.7' (PIPE C) INV. IN = 257.7' (PIPE D) INV. OUT = 257.6' (PIPE D) SUMP = 254.6' | 6- CB#6 STA. 7+16.03 L RIM = 260.25' INV. IN = 256.9' (PIPE E) INV. IN = 256.9' (PIPE D) INV. OUT = 256.8' (PIPE F) ELIMINATOR SUMP = 253.8' | 9- CB#9 CENTER OF CUL-DE-SAC RIM = 257.5 (BEE HIVE GRATE) INV. IN = 252.9' (15"CPP) INV. OUT = 252.8' (18"CPP) ELIMINATOR SUMP = 249.8' |

PROFILE

SCALE 1" = 50' (HORIZ.)
1" = 5' (VERT.)

PROPOSED DRAINAGE PIPES

- | | |
|----------------------------------|----------------------------------|
| A- PROP. PIPE A 12" CPP L = 18' | G- PROP. PIPE G 12" CPP L = 18' |
| B- PROP. PIPE B 12" CPP L = 260' | H- PROP. PIPE H 15" CPP L = 225' |
| C- PROP. PIPE C 12" CPP L = 18' | I- PROP. PIPE I 18" CPP L = 80' |
| D- PROP. PIPE D 15" RCP L = 140' | J- PROP. PIPE J 12" CPP L = 30' |
| E- PROP. PIPE E 12" CPP L = 12' | K- PROP. PIPE K 12" CPP L = 30' |
| F- PROP. PIPE F 18" CPP L = 170' | L- PROP. PIPE L 24" RCP L = 50' |

FILE NO. 166
PLAN NO. #
DWG. NO. 190138/S-1
F.B. NO. "93" "CEK"

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

**GRADING & DRAINAGE
PLAN & PROFILE**
TAX MAP 110, LOTS 10-2 THRU 10-18
FREEDOM DRIVE
ROCHESTER, NH
PREPARED FOR:
GOLDEN OAKS DEVELOPMENT, LLC.

OCTOBER 2019

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