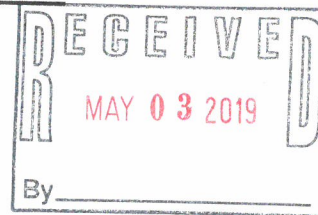




## **MINOR SUBDIVISION APPLICATION**

(a total of three or fewer lots)

**City of Rochester, New Hampshire**



Date: April 12, 2019 Is a conditional needed? Yes:      No:      Unclear:       
(If so, we encourage you to submit an application as soon as possible.)

### **Property information**

Tax map #: 204; Lot #'s: 34; Zoning district: A

Property address/location: Betts Rd

Name of project (if applicable): SL Sweet Properties Subdivision

Size of site:      acres; overlay zoning district(s)?     

### **Property owner**

Name (include name of individual): SL Sweet Properties, LLC

Mailing address: PO Box 234, Strafford, NH 03884

Telephone #:      Email:     

### **Applicant/developer** (if different from property owner)

Name (include name of individual): Same as Above

Mailing address: Same as Above

Telephone #:      Email:     

### **Engineer/surveyor**

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

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

Telephone #: 603-332-2863 Fax #: 603-335-4623

Email address: K.Berry@BerrySurveying.com Professional license #: 14243 / 805

### **Proposed project**

Number of proposed lots:     ; Are there any pertinent covenants?     

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

City water? yes      no     ; How far is City water from the site?     

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

Wetlands: Is any fill proposed? \_\_\_\_; area to be filled: \_\_\_\_; buffer impact? \_\_\_\_.

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

Signature of property owner: Scatcherd Andrew

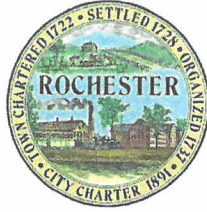
Signature of applicant/developer: Scatcherd Andrew Date: 4/29/19

Signature of agent: [Signature] Date: 4/29/19

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: Scatcherd Andrew Date: 4/29/19



**Conditional Use Permit Application**  
**City of Rochester, New Hampshire**

Date: 4-30-19

**Property information**

Tax map #: 204; Lot #(s): 34; Zoning district: AG

Property address/location: Betts Road

Name of project (if applicable): Subdivision Plan S & L Sweet Properties, LLC

**Property owner**

Name (include name of individual): S & L Sweet Properties, LLC

Mailing address: PO Box 234, Strafford, NH 03884

Telephone #: \_\_\_\_\_ Fax \_\_\_\_\_

**Applicant/developer** (if different from property owner)

Name (include name of individual): same

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

**Engineer/designer**

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

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

Telephone #: 603-332-2863 Fax #: \_\_\_\_\_

Email address: d.olone@berrysurveying.com Professional license #: LLS #805

**Proposed Project**

Please describe the proposed project: Subdivision of two frontage lots and one pork chop lot. The lots  
will be accessed via a shared driveway from Betts Road.


Please describe the existing conditions: The existing conditions of the site is that the lot is vacant.

The property has been recently logged. The topography is rolling, with an area of wetland to the rear of the site.


**Submission of application**

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

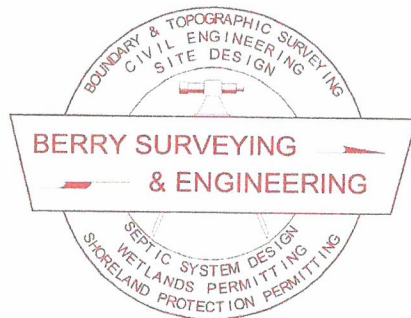
*I(we) hereby submit this Conditional Use application to the City of Rochester Planning Board pursuant to the City of Rochester Zoning Ordinance and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation 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: 

Signature of applicant/developer:  4-29-19

Signature of agent:  Date: 4-29-19

Date: 4-29-19



## **BERRY SURVEYING & ENGINEERING**

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

April 30, 2019

City of Rochester Planning Board  
33 Wakefield Street  
Rochester, NH 03867

RE: Proposed Minor Subdivision  
S & L Sweet Properties, LLC  
Betts Road, Rochester, N.H.  
Narrative – Tax Map 204, Lot 34

Mr. Chairman and Members of the City of Rochester Planning Board,

On behalf of S & L Sweet Properties, LLC, Berry Surveying & Engineering (BS&E) is filing a Minor Subdivision Application to subdivide Tax Map 204, Lot 34 into three separate lots using the pork chop ordinance.

Tax Map 204, Lot 34 is currently 684,106 SF, 15.70 Acres and is located in the AG zone. There is no current development area on the site – it is vacant land. We have performed a complete boundary survey of the lot. We have done an intense topographical survey of the front half of the parcel in order to show that each lot has more than enough buildable area to meet the City's regulations. We have provided contours from Google for the remainder of the parcel. The topography is rolling and there is an area of wetland to the rear of the site. These have been delineated by Damon Burt, CWS, of Fraggie Rock Environmental and field located. There is an existing easement over a portion of the frontage of the lot for grading and drainage in favor of the City. This was shown on a plan done by Norway Plains Associates, but did not have metes and bounds shown. Therefore, we have shown the easement graphically, but have not given detailed information on it.

The proposal is to subdivide the lot into three lots utilizing the pork chop lot ordinance. Two of the lots have the required frontage on Betts Road and the pork chop lot has 59.53 feet of frontage. This neck serves as the location for the shared driveway which will service all three lots. This driveway location was chosen with sight distance in mind for vehicles exiting the driveway onto Betts Road. We have provided a complete driveway design and sight distance profiles to show that the location meets safety standards set forth by the City and AASHTO. We have also included sediment and erosion control details, construction details, and drainage details for use in construction of the driveway. The proposed driveway will not have a detrimental effect on the

existing City drainage easement or runoff from the culvert under Betts Road. We have accounted for that runoff in our culvert sizing and design and the existing flow from that culvert into the wetland area will not be impeded.

These proposed lots meet the zoning requirements of the AG zone and the pork chop lot ordinance. Each lot will be serviced by private well and septic as there are no city services in the area. Two test pits for each lot were dug and the information is on the plans.

In addition to subdivision approval, the project requires a Conditional Use Permit to allow the pork chop lot configuration. 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 residential use is specifically allowed in this Zone. The departure is to allow the pork chop configuration.

2.) Intent of the Chapter:

- a. The purpose and intent of the chapter is to reasonably allow for the use. Through proper lot design and planning, a reasonable subdivision layout has been achieved.

3.) Intent of the Master Plan:

- a. The master plan looks to allow the pork chop subdivisions if the situation is warranted based on lot sizes, shape, and design. We submit that this parcel of property is very suitable for this type of design given the location on Betts Road and the need for a shared driveway to have adequate and safe sight distance when exiting the driveway. The acreage of the lot is also relatively large compared to the amount of road frontage – making the pork chop design a perfect alternative to a traditional frontage subdivision or a subdivision with a road design.

4.) Compatibility:

- a. The abutting parcels are all residential and most are significantly smaller than the lots we have designed. We feel that this pork chop subdivision design will fit into the neighborhood given the size of the lots and the regular shape of them.

5.) Streetscape:

- a. There will be no adverse effect on the streetscape. The lots will be used for residential purposes, so there will be typical house development seen from the street, as is the case on neighboring properties as well.

6.) Recourses:

- a. The project site will not be a detriment to natural, scenic, historic, or cultural recourses. The largest constraint on the project site revolves around storm water concerns based on the construction of the new



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driveway. We have provided a complete driveway design to alleviate those concerns and show what will be built in order to control and properly handle the existing and proposed runoff.

7.) Public Facilities:

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

With specific regard to meeting the pork chop subdivision regulation, please see below.

A. Quality of Project. A finding by the Planning Board that the proposed development is superior to development that would likely occur otherwise.

Any other type of development to obtain this number of lots would require a road design which would meet City standards to allow frontage to be taken from it given that there is not enough frontage on Betts Road for three lots. Additionally, there is a lack of locations from which safe sight distance can be had along Betts Road for access points, therefore having the shared driveway is the best option.

B. Parcel Size. The development parcel shall have a minimum size of 6 gross acres and minimum frontage of 150 feet on an existing public way.

This requirement is met.

C. 3 Lots. There shall be a maximum of 3 lots created from any one lot.

We have designed a 3 lot subdivision.

D. Minimum Lot Size. The minimum lot size for each new lot shall be 40,000 square feet or the minimum lot size for the district, whichever is greater.

This requirement is met.

E. Average Lot Size. The average lot size for new lots in the porkchop subdivision shall be at least 120,000 square feet or 1.5 times the minimum lot size for the district, whichever is greater.

This requirement is met. (228,035 SF average)

F. Frontage. The minimum frontage for each new porkchop lot shall be 50 feet

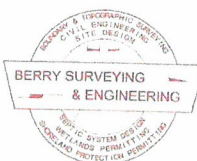
This requirement is met.

G. Common Access. All lots shall be entered from a common access point.

This requirement is met.

H. Separate Driveway. Each porkchop subdivision shall have a common driveway independent from any other subdivision.

This requirement is met.



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I. No Further Subdivision. There shall be no further subdivision of any of the porkchop lots other than lot line adjustments.

We have placed a note on the plan to this effect.

J. Single Family. The porkchop lots shall be used for single family use only.

We have placed a note on the plan to this effect.

K. Width. The all season passable width of any shared driveway shall be 20 feet when serving 2 or more lots. Adopted by the City Council: 4-22-14 Certified by the Codes and Ordinances Committee: 8-7-14 Amendment [5]

This requirement is met.

L. Easement Width. The width of the common driveway access easement shall be 30 feet. Additional width may be required to accommodate slope and drainage easements.

This requirement is met.

M. Turnaround. An acceptable turnaround for the fire trucks may be required.

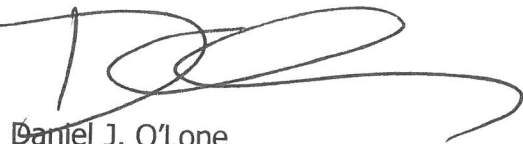
Due to the length and shape of the driveway, we did not feel that a turnaround was warranted at this time. However, if the fire department were to feel differently, we could address that concern.

N. Recording. A document satisfactory to the City Attorney shall be recorded establishing the conditions of use of any common driveway; providing for indemnification for the City for emergency services; and including suitable language to insure that the private way will not become a City road or street.

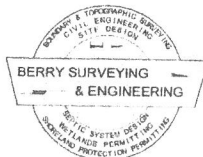
We will provide said document to the planning department when complete. The process has been started with the client's attorney.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING



Daniel J. O'Lone  
Project Manager



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# NOTES:

- OWNER: S & L SWEET PROPERTIES, LLC  
P.O. BOX 234  
STRAFFORD, NH 03884
- TAX MAP 204, LOT 34
- LOT AREA: 684,106 Sq. Ft., 15.70 Ac.
- S.C.R.D. BOOK 4610, PAGE 236
- ZONING: AGRICULTURAL, NEITHER MUNICIPAL WATER OR SEWER  
SETBACKS:  
MIN. ROAD FRONTAGE: 150'  
MIN. LOT SIZE: 45,000 Sq. Ft.  
FRONT: 20.0'  
SIDE: 10.0'  
REAR: 20.0'  
WETLAND BUFFER: 50'  
MAX. BUILDING FOOTPRINT: 30%  
MAX. LOT COVERAGE: 35%  
MAX. BUILDING HEIGHT: 35%
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017C02010, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON USGS NAVD83 ELEVATIONS.  
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 204, LOT 34 INTO 3 INDIVIDUAL LOTS USING THE CITY OF ROCHESTER PORK CHOP SUBDIVISION REGULATIONS. THIS IS A 2 SHEET PLAN SET. SHEET 1 IS THE SUBDIVISION SHEET. SHEET 2 IS A TOPOGRAPHY SHEET. SHEET 1 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON FILE AT THIS OFFICE AND THE CITY OF ROCHESTER. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- THE CURRENT USE OF THE PROPERTY IS VACANT LAND. ALL PROPOSED LOTS WILL BE FOR RESIDENTIAL HOMES WITH ON SITE WELLS AND SEPTIC SYSTEMS.
- NHDES SUBDIVISION APPROVAL WILL BE REQUIRED FOR LOT FOR LOTS 34 & 34-2.
- THERE WERE NO CEMETERIES OBSERVED ON THE PARCEL WHEN THE FIELD WORK WAS TAKING PLACE.
- LOT 34-1 IS LIMITED TO A SINGLE FAMILY HOME.
- THERE WILL BE NO FURTHER SUBDIVISION OF ANY LOT.

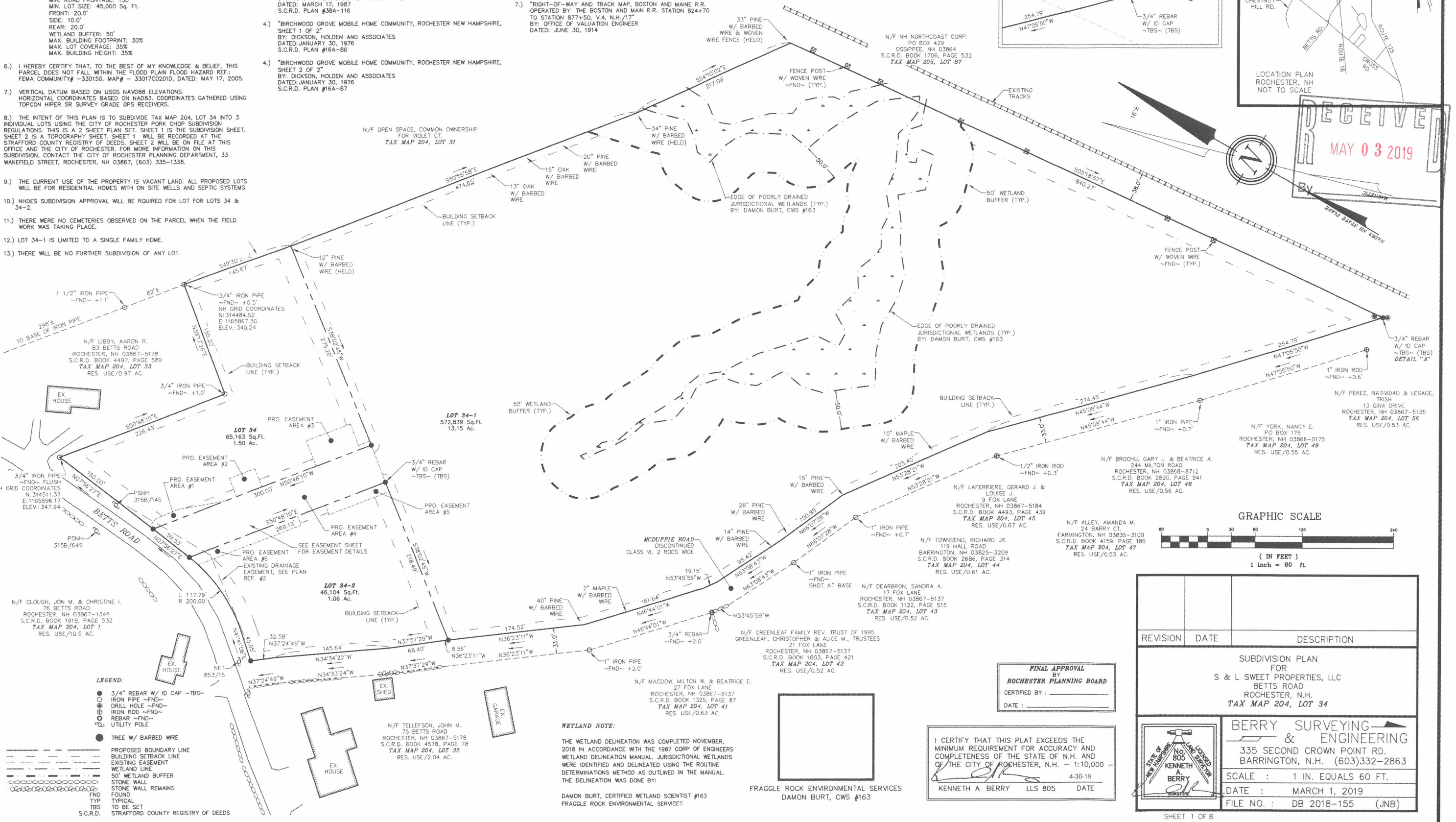
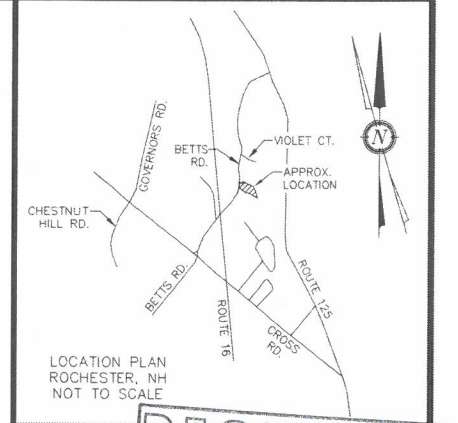
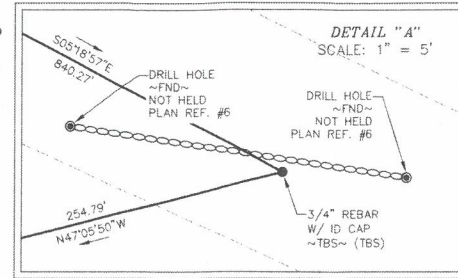
## PLAN REFERENCES:

- "PLAN OF LAND IN ROCHESTER, N.H. FOR GLENDON ATKINSON"  
BY: NORTH COUNTRY SURVEYORS  
DATED: OCTOBER 7, 1980  
S.C.R.D. PLAN #22A-19
- "LAND ACQUISITION PLAN, BETTS ROAD, ROCHESTER, N.H. FOR VICTORIA LAMBERT, ETAL. AND THE CITY OF ROCHESTER"  
BY: NORWAY PLAINS ASSOCIATES, INC.  
DATED: MARCH 2001  
S.C.R.D. PLAN #66-8
- "A CLUSTER SUBDIVISION, ROCHESTER, N.H. FOR LILAC HILL GROUP INC."  
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC.  
DATED: MARCH 17, 1987  
S.C.R.D. PLAN #38A-116
- "BIRCHWOOD GROVE MOBILE HOME COMMUNITY, ROCHESTER NEW HAMPSHIRE, SHEET 1 OF 2"  
BY: DICKSON, HOLDEN AND ASSOCIATES  
DATED: JANUARY 30, 1976  
S.C.R.D. PLAN #16A-86
- "BIRCHWOOD GROVE MOBILE HOME COMMUNITY, ROCHESTER NEW HAMPSHIRE, SHEET 2 OF 2"  
BY: DICKSON, HOLDEN AND ASSOCIATES  
DATED: JANUARY 30, 1976  
S.C.R.D. PLAN #16A-87

## PLAN REFERENCES CONT.:

- "PLAN OF LAND OF WAYNE CHICK AND RICHARD LUNEAU, ROCHESTER, N.H."  
BY: T.W. CHESLEY  
DATED: OCTOBER 1971  
S.C.R.D. POCKET #6, FOLDER #3, PLAN #25
- "A SURVEY AND PLAT OF PROPERTY PREPARED FOR LEEHILL'S PETROLEUM, INC., SITUATED IN THE CITY OF ROCHESTER, NEW HAMPSHIRE"  
BY: CYNET SURVEYS, INC.  
DATED: SEPTEMBER 1989  
S.C.R.D. PLAN #37A-4
- "RIGHT-OF-WAY AND TRACK MAP, BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R. STATION 824+70 TO STATION 877+50, V.4, N.H.17"  
BY: OFFICE OF VALUATION ENGINEER  
DATED: JUNE 30, 1914

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



# NOTES:

- OWNER: S & L SWEET PROPERTIES, LLC  
P.O. BOX 234  
STRAFFORD, NH 03884
- TAX MAP 204, LOT 34
- LOT AREA: 684,106 Sq. Ft., 15.70 Ac.
- S.C.R.D. BOOK 4610, PAGE 236
- ZONING: AGRICULTURAL, NEITHER MUNICIPAL WATER OR SEWER  
SETBACKS:  
MIN. ROAD FRONTAGE: 150'  
MIN. LOT SIZE: 45,000 Sq. Ft.  
FRONT: 20.0'  
SIDE: 10.0'  
REAR: 20.0'  
WETLAND BUFFER: 50'  
MAX. BUILDING FOOTPRINT: 30%  
MAX. LOT COVERAGE: 35%  
MAX. BUILDING HEIGHT: 35%
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# -3301702010, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.  
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 204, LOT 34 INTO 3 INDIVIDUAL LOTS USING THE CITY OF ROCHESTER PORK CHOP SUBDIVISION REGULATIONS. THIS IS A 2 SHEET PLAN SET. SHEET 1 IS THE SUBDIVISION SHEET. SHEET 2 IS A TOPOGRAPHY SHEET. SHEET 1 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON FILE AT THIS OFFICE AND THE CITY OF ROCHESTER.
- THE CURRENT USE OF THE PROPERTY IS VACANT LAND. ALL PROPOSED LOTS WILL BE FOR RESIDENTIAL HOMES WITH ON SITE WELLS AND SEPTIC SYSTEMS.
- NHDES SUBDIVISION APPROVAL WILL BE REQUIRED FOR LOT FOR LOTS 34 & 34-2.
- THERE WERE NO CEMETERIES OBSERVED ON THE PARCEL WHEN THE FIELD WORK WAS TAKING PLACE.
- SEE SHEET 1 FOR PLAN REFERENCES.

## TEST PIT DATA

### TEST PIT #1

0-3' 10YR3/3, FINE SANDY LOAM, GRANULAR, FRIABLE  
3-1.0' 10YR5/8, FINE SANDY LOAM, GRANULAR, FRIABLE  
1.0-2.1' 7.5Y5/8, FINE SANDY LOAM, GRANULAR, FRIABLE  
2.1-5.0' 10YR5/4, FINE SANDY LOAM, GRANULAR, FIRM IN HOLE, FRIABLE IN HAND, REDOX. CON. & DEP. @ 2.1'

E.S.H.W.T. @ 2.1'  
ROOTS TO 2.3'  
NO GROUND WATER  
NO REFUSAL  
P = 10 MIN/IN

### TEST PIT #2

0-6' 10YR3/3, FINE SANDY LOAM, GRANULAR, FRIABLE  
6-2.4' 10YR4/6, FINE SANDY LOAM, GRANULAR, FRIABLE  
2.4-5.2' 2.5Y6/4, FINE SANDY LOAM, GRANULAR, FRIABLE, REDOX. CON. & DEP. @ 2.4'

E.S.H.W.T. @ 2.4'  
ROOTS TO 2.1'  
NO GROUND WATER  
NO REFUSAL  
P = 10 MIN/IN

### TEST PIT #3

0-3' 10YR3/3, FINE SANDY LOAM, GRANULAR, FRIABLE  
3-1.9' 10YR5/8, FINE SANDY LOAM, GRANULAR, FRIABLE  
1.9-5.5' 2.5Y6/4, FINE SANDY LOAM, GRANULAR, SOMEWHAT FIRM IN HOLE, FRIABLE IN HAND, REDOX. CON. & DEP. @ 1.9'

E.S.H.W.T. @ 1.9'  
ROOTS TO 1.7'  
NO GROUND WATER  
NO REFUSAL  
P = 14 MIN/IN

## TEST PIT DATA

### TEST PIT #4

0-3' 10YR3/3, FINE SANDY LOAM, GRANULAR, FRIABLE  
3-1.0' 10YR5/8, FINE SANDY LOAM, GRANULAR, FRIABLE  
1.0-1.8' 10YR4/6, FINE SANDY LOAM, GRANULAR, FRIABLE  
1.8-5.0' 2.5Y6/4, FINE SANDY LOAM, GRANULAR, FIRM IN HOLE, FRIABLE IN HAND, REDOX. CON. & DEP. @ 1.8'

E.S.H.W.T. @ 1.8'  
ROOTS TO 1.7'  
NO GROUND WATER  
NO REFUSAL  
P = 14 MIN/IN

### TEST PIT #5

0-3' 10YR3/3, FINE SANDY LOAM, GRANULAR, FRIABLE  
3-1.3' 10YR5/8, FINE SANDY LOAM, GRANULAR, FRIABLE  
1.3-2.0' 10YR4/6, FINE SANDY LOAM, GRANULAR, FRIABLE  
2.1-4.0' 2.5Y6/4, FINE SANDY LOAM, GRANULAR, SOMEWHAT FIRM IN HOLE, FRIABLE IN HAND, REDOX. CON. & DEP. @ 2.0'

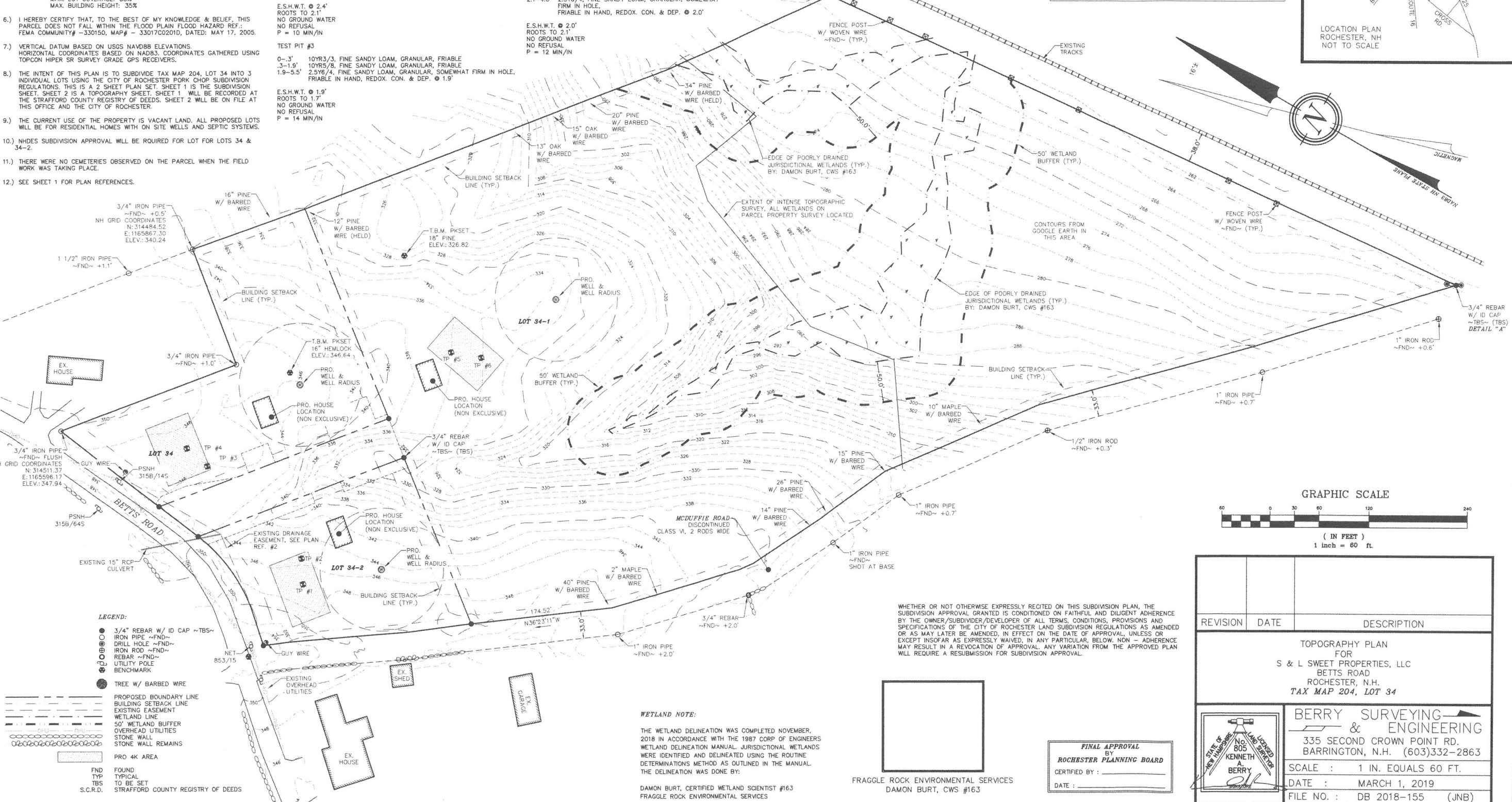
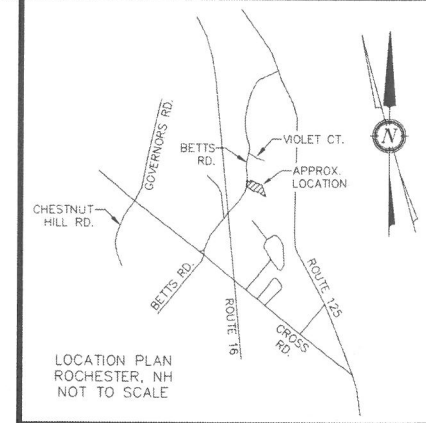
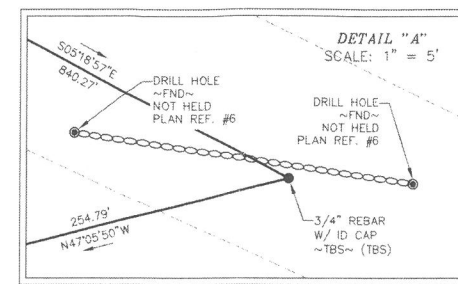
E.S.H.W.T. @ 2.0'  
ROOTS TO 2.1'  
NO GROUND WATER  
NO REFUSAL  
P = 12 MIN/IN

## TEST PIT DATA

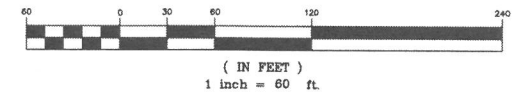
### TEST PIT #6

0-3' 10YR3/3, FINE SANDY LOAM, GRANULAR, FRIABLE  
3-1.3' 10YR5/8, FINE SANDY LOAM, GRANULAR, FRIABLE  
1.3-2.0' 10YR4/6, FINE SANDY LOAM, GRANULAR, FRIABLE  
2.1-4.0' 2.5Y6/4, FINE SANDY LOAM, GRANULAR, SOMEWHAT FIRM IN HOLE, FRIABLE IN HAND, REDOX. CON. & DEP. @ 2.0'

E.S.H.W.T. @ 2.0'  
ROOTS TO 2.1'  
NO GROUND WATER  
NO REFUSAL  
P = 12 MIN/IN



## GRAPHIC SCALE



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 - ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

## WETLAND NOTE:

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

DAMON BURT, CERTIFIED WETLAND SCIENTIST #163  
FRAGGLE ROCK ENVIRONMENTAL SERVICES

FRAGGLE ROCK ENVIRONMENTAL SERVICES  
DAMON BURT, CWS #163

FINAL APPROVAL  
BY  
ROCHESTER PLANNING BOARD  
CERTIFIED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

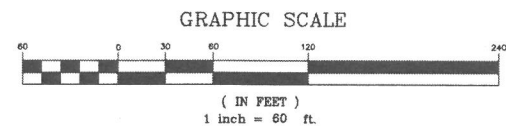
REVISION	DATE	DESCRIPTION
TOPOGRAPHY PLAN FOR S & L SWEET PROPERTIES, LLC BETTS ROAD ROCHESTER, N.H. TAX MAP 204, LOT 34		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE : 1 IN. EQUALS 60 FT.		
DATE : MARCH 1, 2019		
FILE NO. : DB 2018-155 (JNB)		

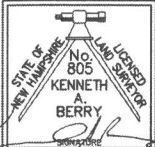
- 1.) OWNER: S & L SWEET PROPERTIES, LLC  
P.O. BOX 234  
STRAFFORD, NH 03864
- 2.) TAX MAP 204, LOT 34
- 3.) LOT AREA: 684.106 Sq. Ft., 15.70 Ac.
- 4.) S.C.R.D. BOOK 4610, PAGE 236
- 5.) ZONING: AGRICULTURAL, NEITHER MUNICIPAL WATER OR SEWER  
SETBACKS:  
MIN. ROAD FRONTAGE: 150'  
MIN. LOT SIZE: 45,000 Sq. Ft.  
FRONT: 20.0'  
SIDE: 10.0'  
REAR: 20.0'  
WETLAND BUFFER: 50'  
MAX. BUILDING FOOTPRINT: 30%  
MAX. LOT COVERAGE: 35%  
MAX. BUILDING HEIGHT: 35%
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017C02020, DATED: MAY 17, 2005.
- 7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.  
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 204, LOT 34 INTO 3 INDIVIDUAL LOTS USING THE CITY OF ROCHESTER PORK CHOP SUBDIVISION REGULATIONS. THIS IS A 2 SHEET PLAN SET. SHEET 1 IS THE SUBDIVISION SHEET. SHEET 2 IS A TOPOGRAPHY SHEET. SHEET 1 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON FILE AT THIS OFFICE AND THE CITY OF ROCHESTER.
- 9.) THE CURRENT USE OF THE PROPERTY IS VACANT LAND. ALL PROPOSED LOTS WILL BE FOR RESIDENTIAL HOMES WITH ON SITE WELLS AND SEPTIC SYSTEMS.
- 10.) NHDES SUBDIVISION APPROVAL WILL BE REQUIRED FOR LOT FOR LOTS 34 & 34-2.
- 11.) THERE WERE NO CEMETERIES OBSERVED ON THE PARCEL WHEN THE FIELD WORK WAS TAKING PLACE.

- 1.) "PLAN OF LAND IN ROCHESTER, N.H. FOR GLENDON ATKINSON"  
BY: NORTH COUNTRY SURVEYORS  
DATED: OCTOBER 7, 1980  
S.C.R.D. PLAN #22A-19
- 2.) "LAND ACQUISITION PLAN, BETTS ROAD, ROCHESTER, N.H. FOR VICTORIA AMBERT, ETAL. AND THE CITY OF ROCHESTER"  
BY: NORWAY PLAINS ASSOCIATES, INC.  
DATED: MARCH 2001  
S.C.R.D. PLAN #66-8
- 3.) "A CLUSTER SUBDIVISION, ROCHESTER, N.H. FOR LILAC HILL GROUP INC."  
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC.  
DATED: MARCH 17, 1987  
S.C.R.D. PLAN #38A-116
- 4.) "BIRCHWOOD GROVE MOBILE HOME COMMUNITY, ROCHESTER NEW HAMPSHIRE, SHEET 1 OF 2"  
BY: DICKSON, HOLDEN AND ASSOCIATES  
DATED: JANUARY 30, 1976  
S.C.R.D. PLAN #16A-86
- 4.) "BIRCHWOOD GROVE MOBILE HOME COMMUNITY, ROCHESTER NEW HAMPSHIRE, SHEET 2 OF 2"  
BY: DICKSON, HOLDEN AND ASSOCIATES  
DATED: JANUARY 30, 1976  
S.C.R.D. PLAN #16A-87

- 5.) "PLAN OF LAND OF WAYNE CHICK AND RICHARD LUNEAU,  
ROCHESTER, N.H."  
BY: T.W. OHSLEY  
DATED: OCTOBER 1971  
S.C.R.D. POCKET #6, FOLDER #3, PLAN #25
- 6.) "A SURVEY AND PLAT OF PROPERTY PREPARED FOR LEEMILL  
PETROLEUM, INC., SITUATED IN THE CITY OF ROCHESTER, NEW  
HAMPSHIRE"  
BY: CYGNET SURVEYS, INC.  
DATED: SEPTEMBER 1989  
S.C.R.D. PLAN #374-A
- 7.) "RIGHT-OF-WAY AND TRACK MAP, BOSTON AND MAINE R.R.  
OPERATED BY THE BOSTON AND MAIN R.R. STATION 824+70  
TO STATION 877+50, V.4, N.H./I."  
BY: OFF OF WALLACE J. HARRIS, CIVIL ENGINEER  
DATED: JUNE 30, 1914

ROCHESTER, NH  
NOT TO SCALE



REVISION	DATE	DESCRIPTION
<p style="text-align: center;">SUBDIVISION PLAN FOR S &amp; L SWEET PROPERTIES, LLC BETTS ROAD ROCHESTER, N.H. <i>TAX MAP 204, LOT 34</i></p>		
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border: 1px solid black; padding: 5px; text-align: center;">  </div> <div style="text-align: center;"> <p><b>BERRY SURVEYING &amp; ENGINEERING</b></p> <p>335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <p>SCALE : 1 IN. EQUALS 60 FT.</p> <p>DATE : MARCH 1, 2019</p> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <p>FILE NO. : DB 2018-155</p> <p>(JNB)</p> </div>		


SHEET 3 OF 8

**FINAL APPROVAL  
BY  
ROCHESTER PLANNING BOARD**

CERTIFIED BY : \_\_\_\_\_

DATE : \_\_\_\_\_

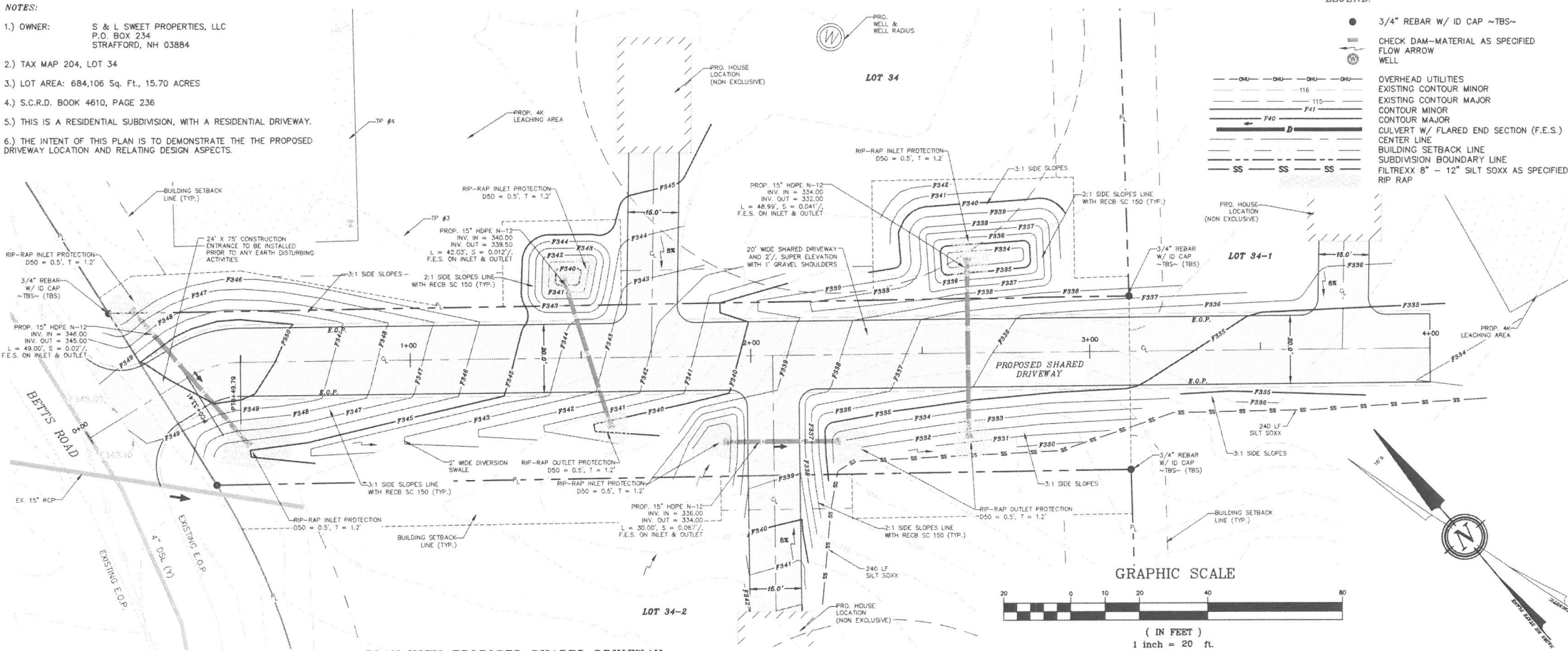
I CERTIFY THAT THIS PLAT EXCEEDS THE  
MINIMUM REQUIREMENT FOR ACCURACY AND  
COMPLETENESS OF THE STATE OF N.H. AND  
OF THE CITY OF ROCHESTER, N.H. - 1:10,000

 4-30-19

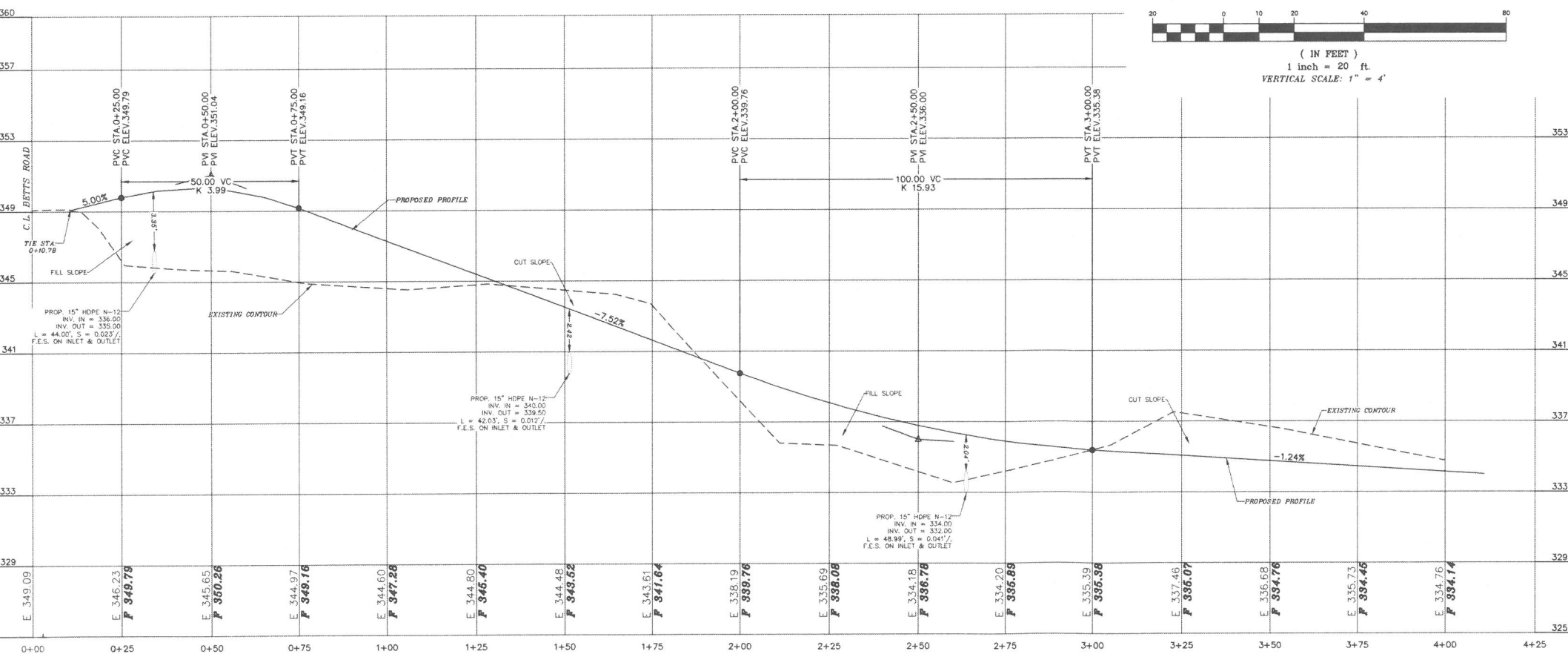
KENNETH A. BERRY      LLS 805      DATE

NOTES:

- 1.) OWNER: S & L SWEET PROPERTIES, LLC  
P.O. BOX 234  
STRAFFORD, NH 03884
- 2.) TAX MAP 204, LOT 34
- 3.) LOT AREA: 684,106 Sq. Ft., 15.70 ACRES
- 4.) S.C.R.D. BOOK 4610, PAGE 236
- 5.) THIS IS A RESIDENTIAL SUBDIVISION, WITH A RESIDENTIAL DRIVEWAY.
- 6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE THE PROPOSED DRIVEWAY LOCATION AND RELATING DESIGN ASPECTS.



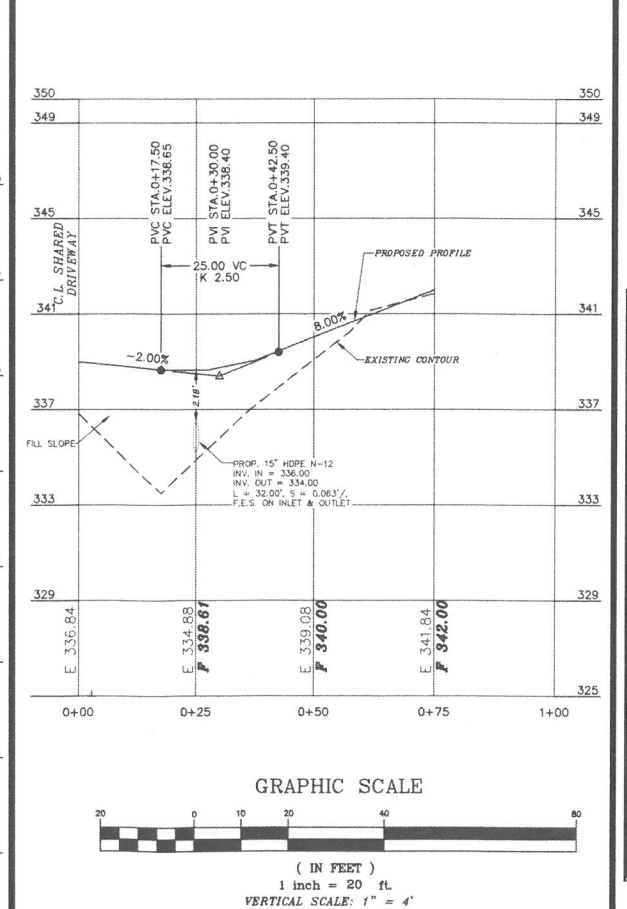
PLAN VIEW PROPOSED SHARED DRIVEWAY  
PROFILE VIEW PROPOSED SHARED DRIVEWAY



STANDARD CONSTRUCTION NOTES:

- 1.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.
- 2.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2010, CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
- 3.) CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS, BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION.
- 4.) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION.
- 5.) WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- 6.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- 7.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. LIMIT OF GRADING SHOULD NOT BE EXPANDED WITHOUT CONSULTING THE DESIGN ENGINEER.
- 8.) THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS.
- 9.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
- 10.) ALL TREATMENT SWALE TO BE CONSTRUCTED SHALL HAVE 500 BOTTOMS UNLESS OTHERWISE INSTRUCTED BY THE DESIGN ENGINEER DURING CONSTRUCTION.
- 11.) BUILDING ADDRESSES SHALL BE DETERMINED BY THE BUILDING OFFICIAL.
- 12.) THIS DRIVEWAY DESIGN PLAN PROPOSES 18,000 ± SQ. FT. OF DISTURBANCE.
- 13.) 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.
- 14.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 15.) SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY, AND SEDIMENT AND EROSION CONTROLS.
- 16.) ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED. RECYCLED PIPE IS APPROVED FOR PROJECT SITE. RECYCLED HDPE PIPE "GREEN PIPE" IS ACCEPTABLE FOR THIS PROJECT SITE.
- 17.) ALL CULVERTS ARE TO HAVE A MINIMUM OF 2' OF COVER.

PROFILE VIEW PROPOSED LOT 34-2



REVISION	DATE	DESCRIPTION

PLAN AND PROFILE PROPOSED SHARED DRIVEWAY  
FOR  
OWNER  
S & L SWEET PROPERTIES, LLC  
BETTS ROAD  
ROCHESTER, NH  
TAX MAP 204, LOT 34

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE: 1 IN. EQUALS 20 FT.  
DATE: MARCH 1, 2019  
FILE NO.: DB 2018 - 155

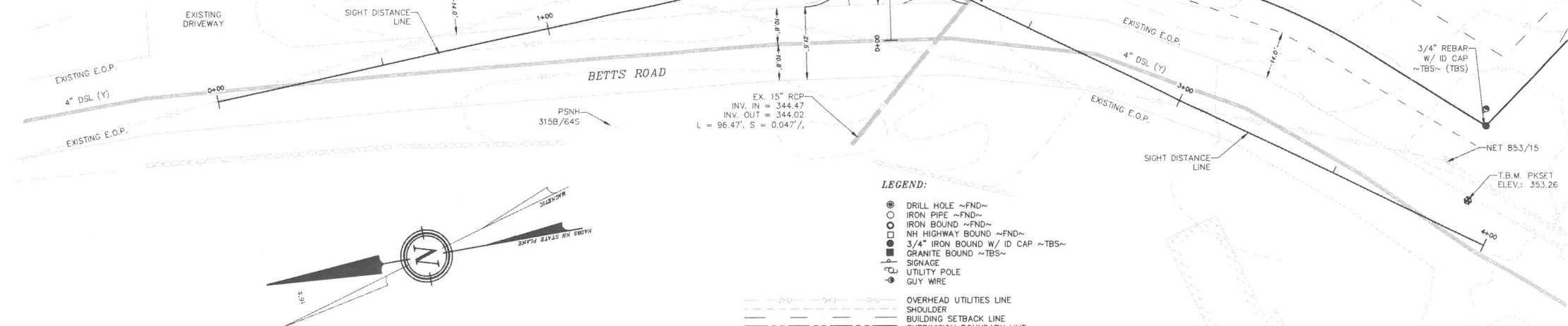
STATE OF NEW HAMPSHIRE  
KENNETH A. BERRY  
No. 14243  
PROFESSIONAL ENGINEER

**NOTES:**

- OWNER: S & L SWEET PROPERTIES, LLC  
P.O. BOX 234  
STRAFFORD, NH 03884
- TAX MAP 204, LOT 34
- LOT AREA: 684,106 Sq. Ft., 15.70 ACRES
- S.C.R.D. BOOK 4610, PAGE 236
- THIS IS A RESIDENTIAL SUBDIVISION, WITH A RESIDENTIAL DRIVEWAY.
- THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED DRIVEWAY.
- 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 2' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2010. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION
- WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.

**NOTES CONT.:**

- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).
- ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.
- ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH (T) SHALL BE THERMOPLASTIC.
- THE SPEED LIMIT ON BETTS ROAD IS 30 MPH.



**LEGEND:**

- DRILL HOLE ~FND~
  - IRON PIPE ~FND~
  - IRON BOUND ~FND~
  - NH HIGHWAY BOUND ~FND~
  - 3/4\" IRON BOUND W/ ID CAP ~TBS~
  - GRANITE BOUND ~TBS~
  - SIGNAGE
  - UTILITY POLE
  - GUY WIRE
  - OVERHEAD UTILITIES LINE
  - SHOULDER
  - BUILDING SETBACK LINE
  - SUBDIVISION BOUNDARY LINE
  - EASEMENT LINE
  - CENTER LINE
  - CLEAR ZONE LINE
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS  
TYP. TYPICAL  
FND. FOUND  
PL. PROPERTY LINE  
EL. EASEMENT LINE  
R.O.W. RIGHT OF WAY  
E.O.P. EDGE OF PAVEMENT

**CLEAR ZONE CALCULATION:**

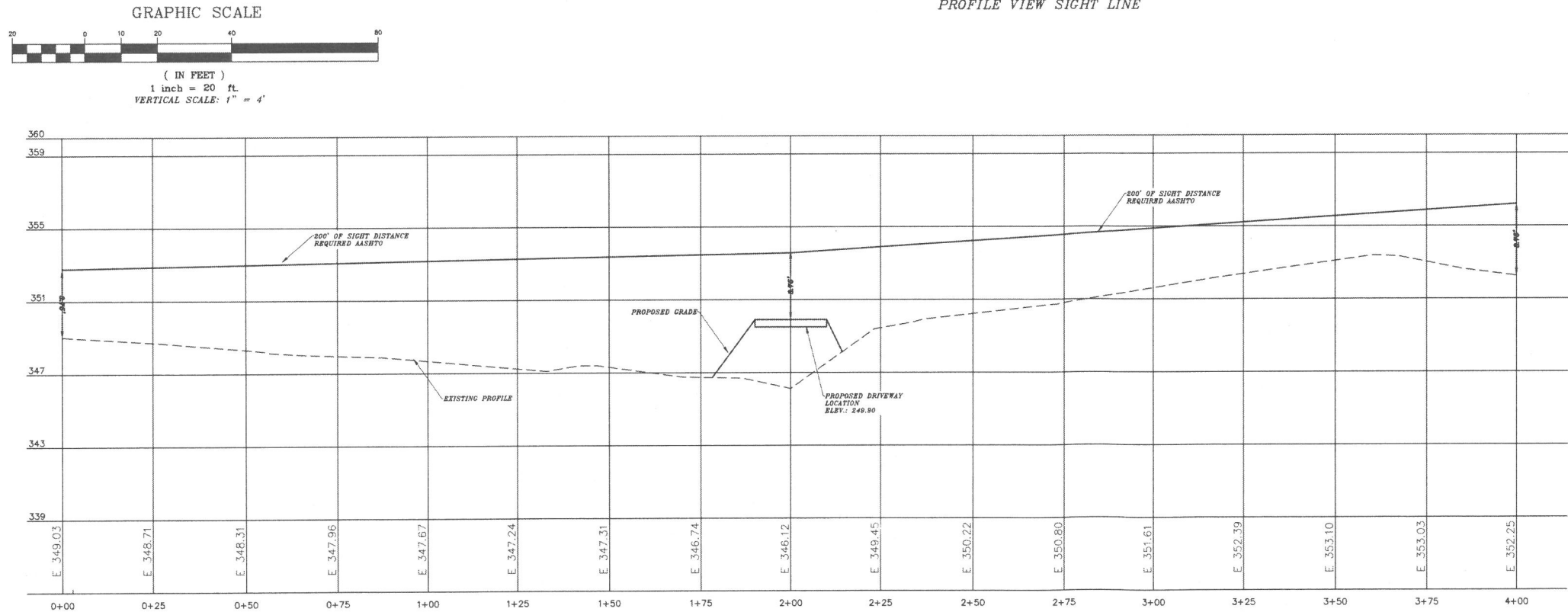
DESIGN SPEED: 30 MPH  
DESIGN ADT (2017): LESS THAN 2,000 (ASSUMED)  
FROM AASHTO ROADSIDE DESIGN GUIDE (2004) TABLE 3.1 PAGE 3-6  
CLEAR ZONE REQUIRED TO BE 14 FEET

**SIGHT DISTANCE REQUIREMENT:**

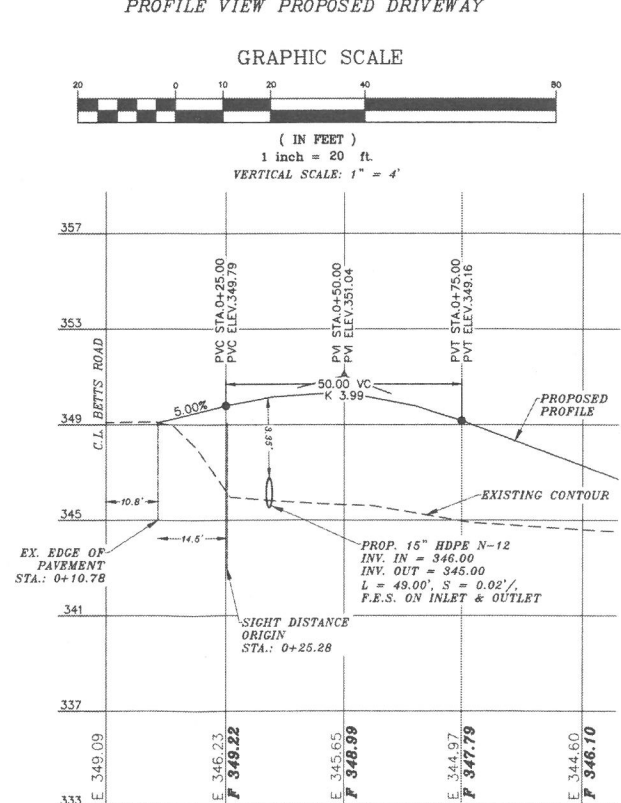
DESIGN SPEED: 30 MPH  
200' REQUIRED BY AASHTO

**PLAN VIEW BETTS ROAD**

**PROFILE VIEW SIGHT LINE**



**PROFILE VIEW PROPOSED DRIVEWAY**



**SD-1**

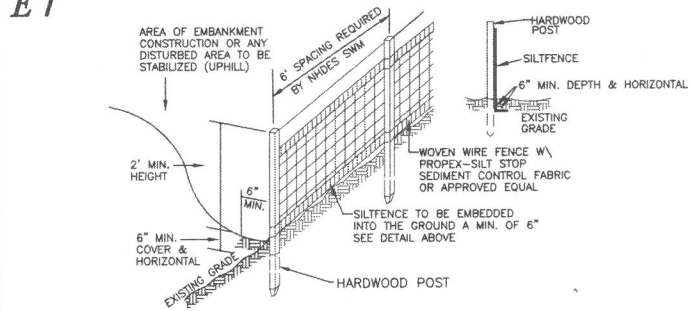
REVISION	DATE	DESCRIPTION

SIGHT DISTANCE PLAN FOR  
OWNER  
S & L SWEET PROPERTIES, LLC  
76 BETTS ROAD  
ROCHESTER, NH  
TAX MAP 204, LOT 34

**BERRY SURVEYING & ENGINEERING**  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE: 1" = 20 FT.  
DATE: MARCH 1, 2019  
FILE NO.: DB 2018 - 155

STATE OF NEW HAMPSHIRE  
KENNETH BERRY  
No. 14243  
PROFESSIONAL ENGINEER

E1

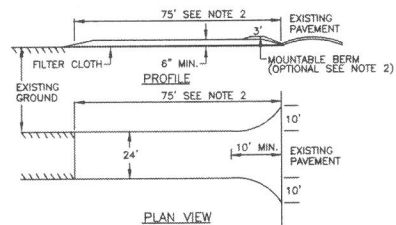


## SILT FENCE CONSTRUCTION SPECIFICATIONS

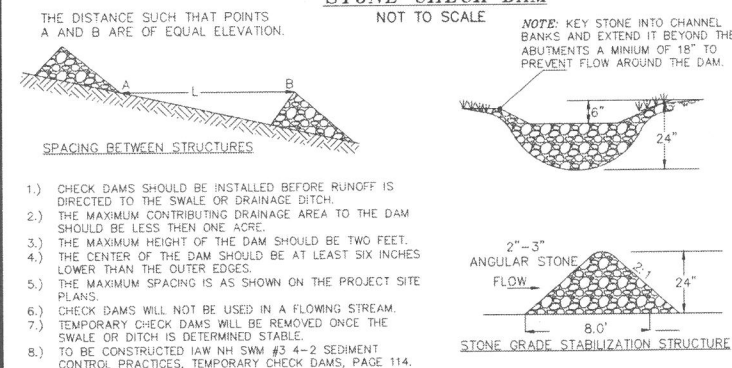
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN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

## SILT FENCE MAINTENANCE

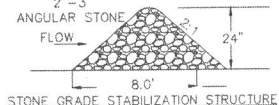
1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH SIX-INCHES IN DEPTH. 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 SCALEE5 STABILIZED CONSTRUCTION ENTRANCE  
NOT TO SCALE

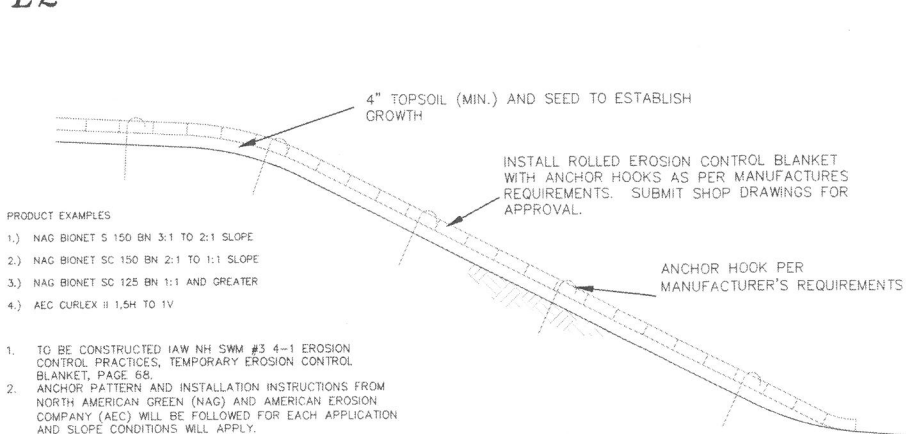
1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH BERM IS INSTALLED AT THE ENTRANCE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

STONE CHECK DAM  
NOT TO SCALE

1. CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE DAM SHOULD BE LESS THAN ONE ACRE.
3. THE MAXIMUM HEIGHT OF THE DAM SHOULD BE AT LEAST SIX INCHES LOWER THAN THE OUTER EDGES.
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.



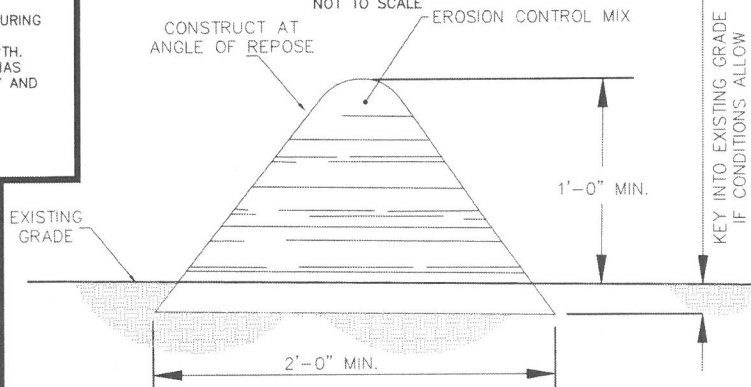
E2



## PRODUCT EXAMPLES

1. NAG BIONET S 150 BN 3:1 TO 2:1 SLOPE
2. NAG BIONET SC 150 BN 2:1 TO 1:1 SLOPE
3. NAG BIONET SC 125 BN 1:1 AND GREATER
4. AEC CURLEX II 1.5H TO 1V

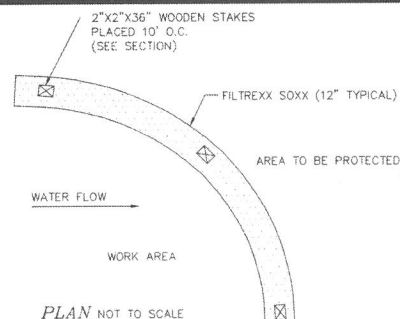
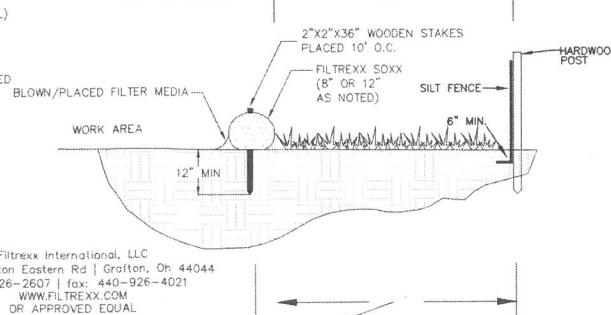
1. TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, TEMPORARY EROSION CONTROL BLANKET, PAGE 68.
2. ANCHOR PATTERN AND INSTALLATION INSTRUCTIONS FROM NORTH AMERICAN GREEN (NAG) AND AMERICAN EROSION COMPANY (AEC) WILL BE FOLLOWED FOR EACH APPLICATION AND SLOPE CONDITIONS WILL APPLY.

ROLLED EROSION CONTROL BLANKET (RECB)  
SLOPE STABILIZATION DETAILE6 EROSION CONTROL MIX BERM  
NOT TO SCALE

1. EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:
2. BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE DITCH ABOVE THE BERM.
3. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE.
4. THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5%.
5. SUBJECT TO (E), BELOW, THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100% DRY WEIGHT BASIS, AND BE FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
6. THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
7. 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.
8. THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
9. THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.
10. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, EROSION CONTROL MIX BERMS, PAGE 106.

E10

E11

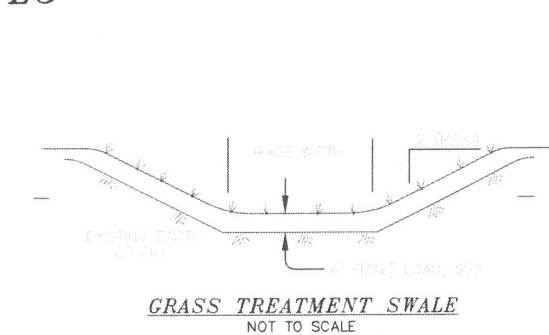
FILTREXX SEDIMENT CONTROL  
NOT TO SCALE

## NOTES

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. SILTSOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
5. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
6. FILTREXX SOXX IS A REGISTERED TRADEMARK OF FILTREXX INTERNATIONAL, LLC.
7. SILT FENCE IS NOT A SUBSTITUTION FOR SILT SOXX AND ANY EQUAL SUBSTITUTION TO BE APPROVED.
8. TO BE CONSTRUCTED IAW FILTREXX, SECTION 1: EROSION & SEDIMENT CONTROL (PAGE 323) - CONSTRUCTION ACTIVITIES, SWPPP CUT SHEET: FILTREXX SEDIMENT CONTROL.

SECTION NOT TO SCALE

E3

GRASS TREATMENT SWALE  
NOT TO SCALE

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

MOW GRASS ANNUALLY TO A DEPTH OF 4".

INSTALL STABILIZATION MATTING DURING CONSTRUCTION

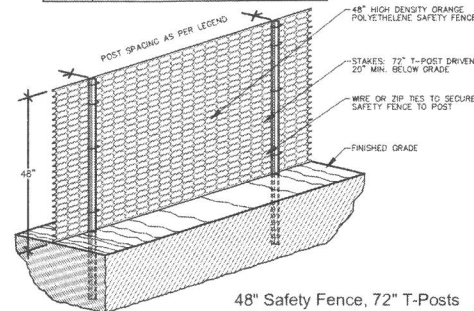
TO BE CONSTRUCTED IAW NH SWM #2 CHAPTER 4, #5 TREATMENT SWALES, PAGE 123.

E4

CONSTRUCTION SAFETY FENCE  
NOT TO SCALE

LEGEND

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



48" Safety Fence, 72" T-Posts

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

E8

## 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.

## ADDITION STABILIZATION NOTES:

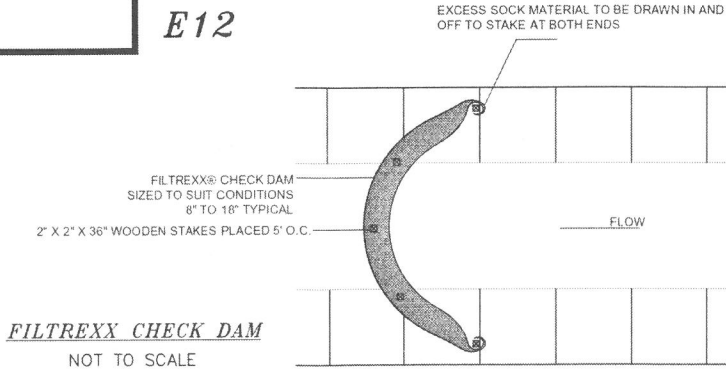
5. HAY MULCH OR OTHER APPROVED METHODS SHALL BE USED TO CONTROL EROSION OF NEWLY GRADED AREAS. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS AFTER THEIR CONSTRUCTION.
6. DISTURBED SOIL AREAS SHALL BE EITHER TEMPORARILY OR PERMANENTLY STABILIZED. IN AREAS WHERE FINAL GRADING HAS 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.

E9

## TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES

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

E12

FILTREXX CHECK DAM  
NOT TO SCALE

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 10 ACRES OR LESS.
3. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED 1/2 THE HEIGHT OF THE CHECK DAM.
4. CHECK DAM CAN BE DIRECT SEEDING AT THE TIME OF INSTALLATION.
5. CONTRACTOR IS REQUIRED TO BE A FILTREXX CERTIFIED INSTALLER.

E-101

EROSION AND SEDIMENT CONTROL DETAILS

FOR  
OWNER  
S & L SWEET PROPERTIES, LLC  
BETTS ROAD  
ROCHESTER, NH

TAX MAP 204, LOT 34

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

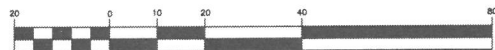
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DATE : MARCH 1, 2019  
FILE NO. : DB 2018 - 155

KENNETH A. BERRY  
No. 14243  
PROFESSIONAL ENGINEER

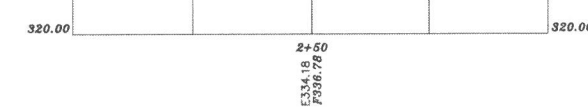
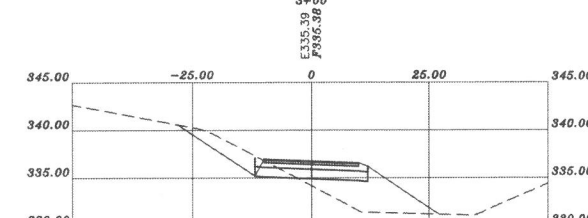
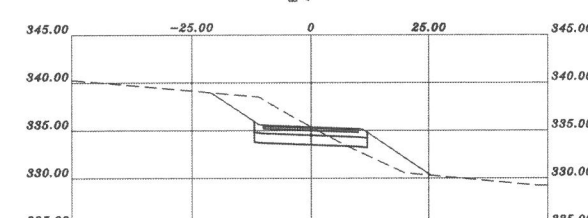
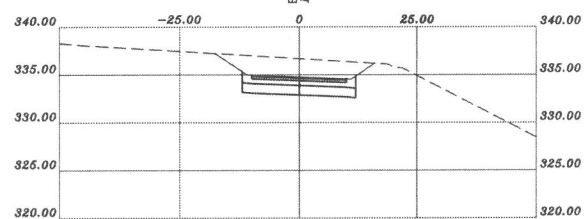
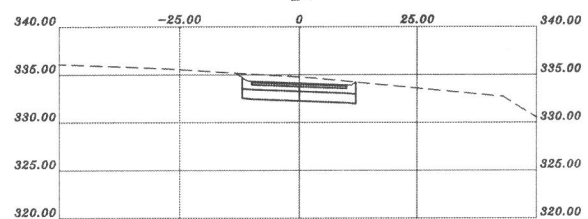
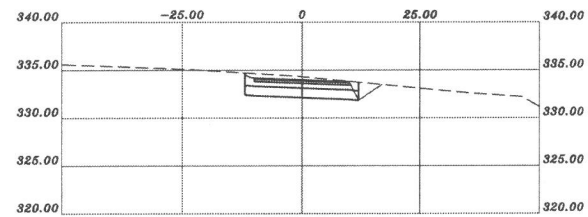
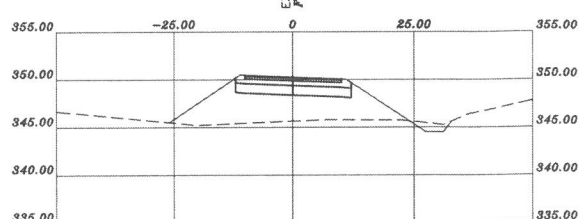
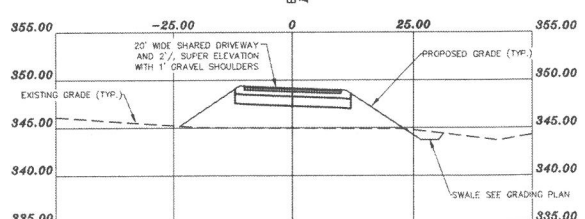
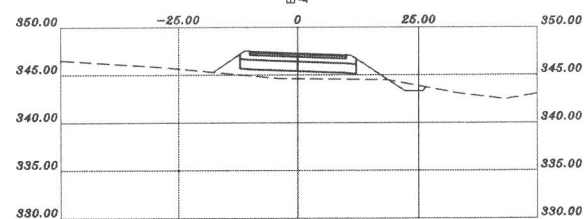
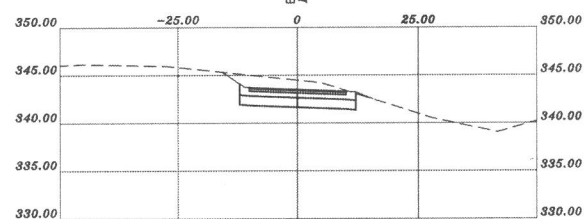
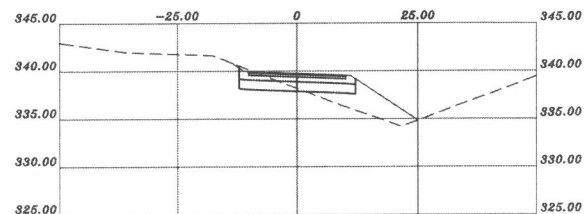
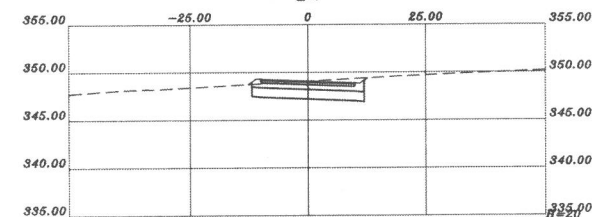
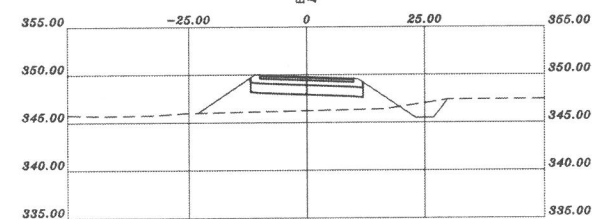
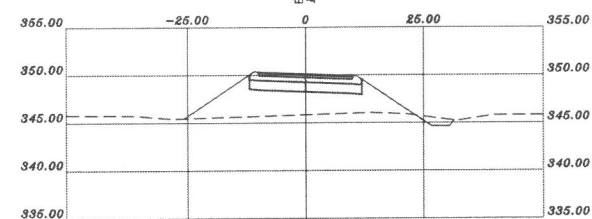
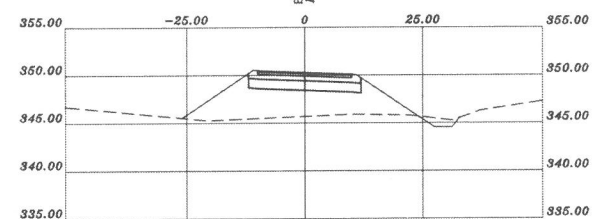
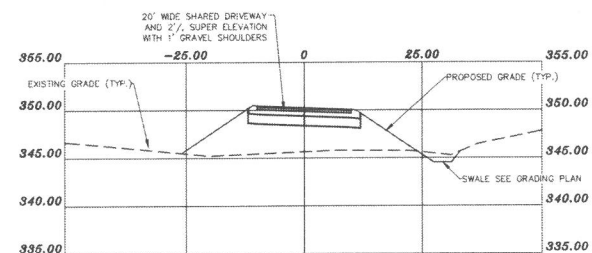
SHEET 6 OF 6



GRAPHIC SCALE



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



REVISION	DATE	DESCRIPTION

CROSS SECTIONS SHARED DRIVEWAY  
FOR  
OWNER  
S & L SWEET PROPERTIES, LLC  
BETTS ROAD  
ROCHESTER, NH  
TAX MAP 204, LOT 34

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE : 1 IN. EQUALS 20 FT.  
DATE : MARCH 1, 2019  
FILE NO. : DB 2018 - 155

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