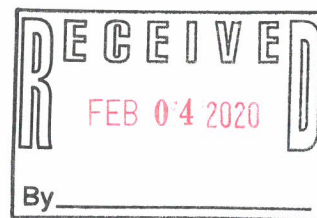




PRELIMINARY
SITE PLAN APPLICATION
City of Rochester, New Hampshire



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

Property information

Tax map #: 210; Lot #'s: 50; Zoning district: Highway Commercial

Property address/location: 89 Milton Road; # acres: 1.43

Name of project (if applicable): We Dig It Excavating & Trucking

Proposed project

Describe proposed project: Contractor equipment storage & landscaping material storage.

Nonresidential: current bldg. size N/A s.f.; total proposed bldg. size 720 s.f.

Residential: current # units N/A; total proposed # units N/A

City water? yes ☒ no ☐; how far is City water from the site?

City sewer? yes ☐ no ☒; how far is City sewer from the site? Sewer is 2500 feet away

Property owner

Name (include name of individual): We Dig It Excavating & Trucking LLC

Mailing address: 7 Davis Boulevard Rochester NH 03868

Telephone #: 603-973-5037 Email: wedigitexcavating@gmail.com

Applicant/developer (if different from property owner)

Name (include name of individual): Same

Mailing address:

Telephone #: Email:

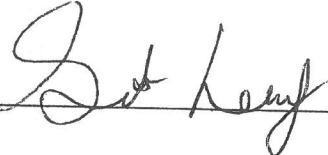
Engineer/surveyor

Name (include name of individual): Kenneth A. Berry, Berry Surveying & Engineering (Christopher R. Berry Project manager)

Mailing address: 332 Second Crown Point Road, Barrington NH 03825

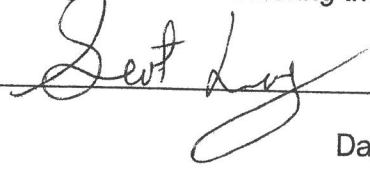
Telephone #: 603-332-2863 Fax #:

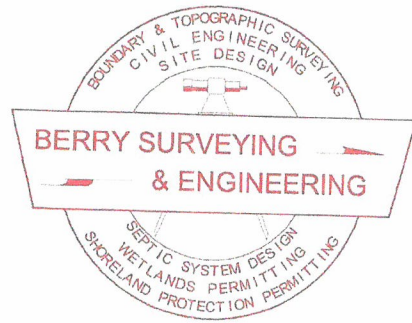
Email address: k.berry@berrysurveying.com & crberry@metrocast.net Professional license #: 14243

Signature  Date 2-4-20

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:  Date: 2-4-20



BERRY SURVEYING & ENGINEERING

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

February 4, 2020

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

Re: Design Review
We Dig It Excavating & Trucking LLC
89 Milton Road
Rochester, NH
Tax Map 210, Lot 50

Mr. Chairman and Members of the Rochester Planning Board,

On behalf of the applicant We Dig It Excavating & Trucking LLC and the owner, Berry Surveying & Engineering submits for Planning Board approval a design review for a proposed site plan on Lot 50, known as 89 Milton Road

Background:

We Dig It Excavating & Trucking LLC owns the parcel known as 89 Milton Road. Berry Surveying and Engineering has been on site and conducted a full topographic survey in 2015. A wetlands analysis has also been conducted. The site is currently a vacant lot with no existing structures. It slopes gradually down from Milton Road to the wetlands at the middle of the lot.

The proposal:

The applicant is proposing to construct several landscape material bins at the front of the site and a construction equipment lay down area towards the center of the lot. A 720 Sq. Ft. building will also be constructed next to the lay down area. A one way, enter only access point will be constructed off Milton Road to allow access to the site. The existing entrance at Family Dollar will be used as the exit point.

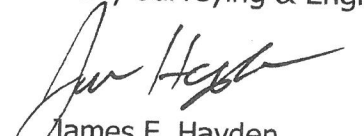
An intensive landscaping design will be done as part of the site plan development. A variety of trees and shrubs will be planted around the site to provide green space and shield the


proposed site development from Milton Road and abutting lots, by creating a ascending vertical barrier.

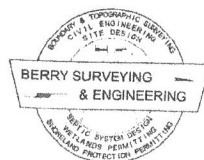
A gravel wetland will be constructed at the rear of the site along the 25' wetland buffer. This gravel wetland will capture and treat all the runoff from the proposed site. A detention pond will also be constructed at the front of the site. This detention pond will capture runoff and infiltrate it before it runs off onto Milton Road.

Due to the size of the site and the constraints of the wetland buffers, a conditional use permit will be needed for construction within the 50' wetland setback. The disturbance will be for the construction of the gravel wetland.

Respectfully Submitted,
Berry Surveying & Engineering


James F. Hayden
Engineering Technician


Christopher R. Berry
Principal, President



BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

TABLE OF CONTENTS:

SHEET 1 ~ NEIGHBORHOOD PLAN
SHEET 2 ~ EXISTING CONDITIONS PLAN
SHEET 3 ~ SITE PLAN
SHEET 4 ~ GRADING PLAN
SHEET 5 ~ LANDSCAPING PLAN

SITE PLAN
FOR

WE DIG IT EXCAVATING & TRUCKING, LLC
89 MILTON ROAD
ROCHESTER, N.H.
TAX MAP 210, LOT 50

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 PLANNING DEPARTMENT.

OWNER: WE DID IT EXCAVATING & TRUCKING LLC
7 DAVIS BOULEVARD
ROCHESTER, NH 03868

APPLICANT: WE DID IT EXCAVATING & TRUCKING LLC
7 DAVIS BOULEVARD
ROCHESTER, NH 03868

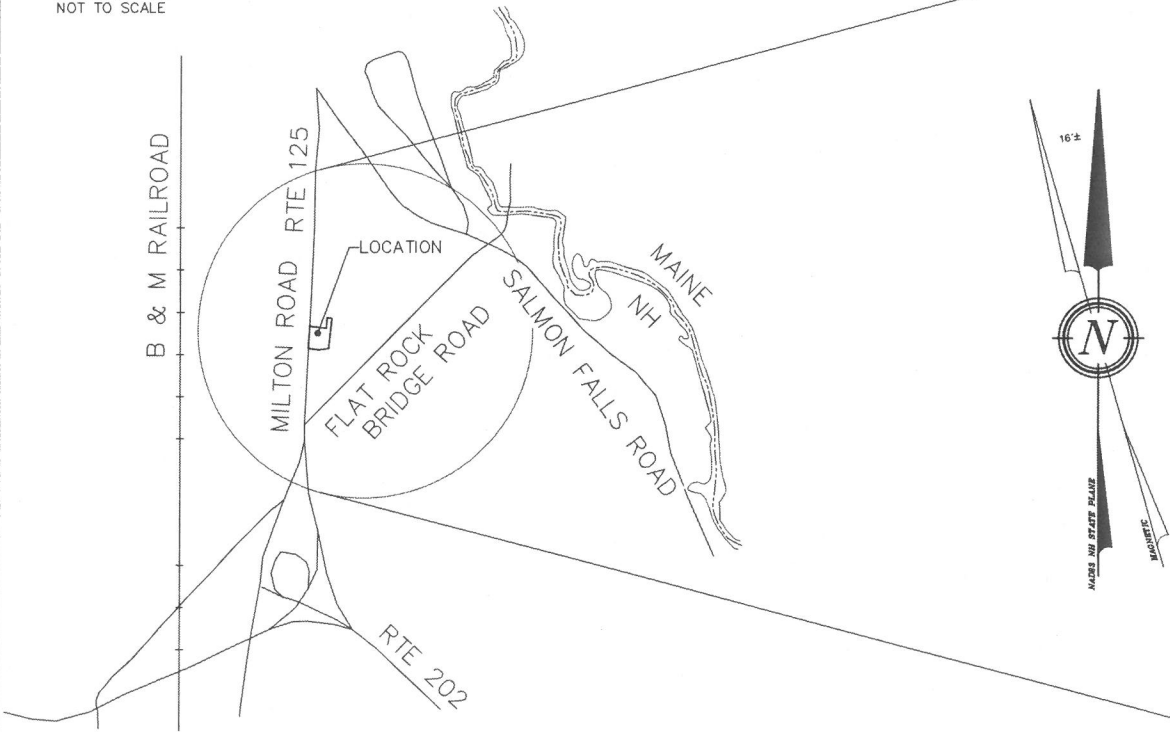
SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

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: PETER SPEAR, CWS #103
95 SILVER LAKE ROAD
TILTON, NH 03276
(603) 729-0214

SOILS SCIENTIST: STONEY RIDGE ENVIRONMENTAL:
CYNTHIA M. BALCIUS, CSS, CWS, CPESC
229 PROSPECT MOUNTAIN ROAD
ALTON, NH 03809
(603) 776-5825

LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE



VICINITY SKETCH
ROCHESTER, NH
SCALE: 1" = 300' ±



REQUIRED PERMITS:

- 1.) NHDES SUBSURFACE SEWAGE DISPOSAL
- 2.) CHAPTER 50

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.

REVISION	DATE	DESCRIPTION

SITE PLAN LAND OF WE DIG IT EXCAVATING & TRUCKING, LLC 89 MILTON ROAD ROCHESTER, N.H. TAX MAP 210, LOT 50

BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603) 332-2863 SCALE : AS SHOWN DATE : FEBRUARY 4, 2020 FILE NO. : DB 2020-009

ABBREVIATION LEGEND:

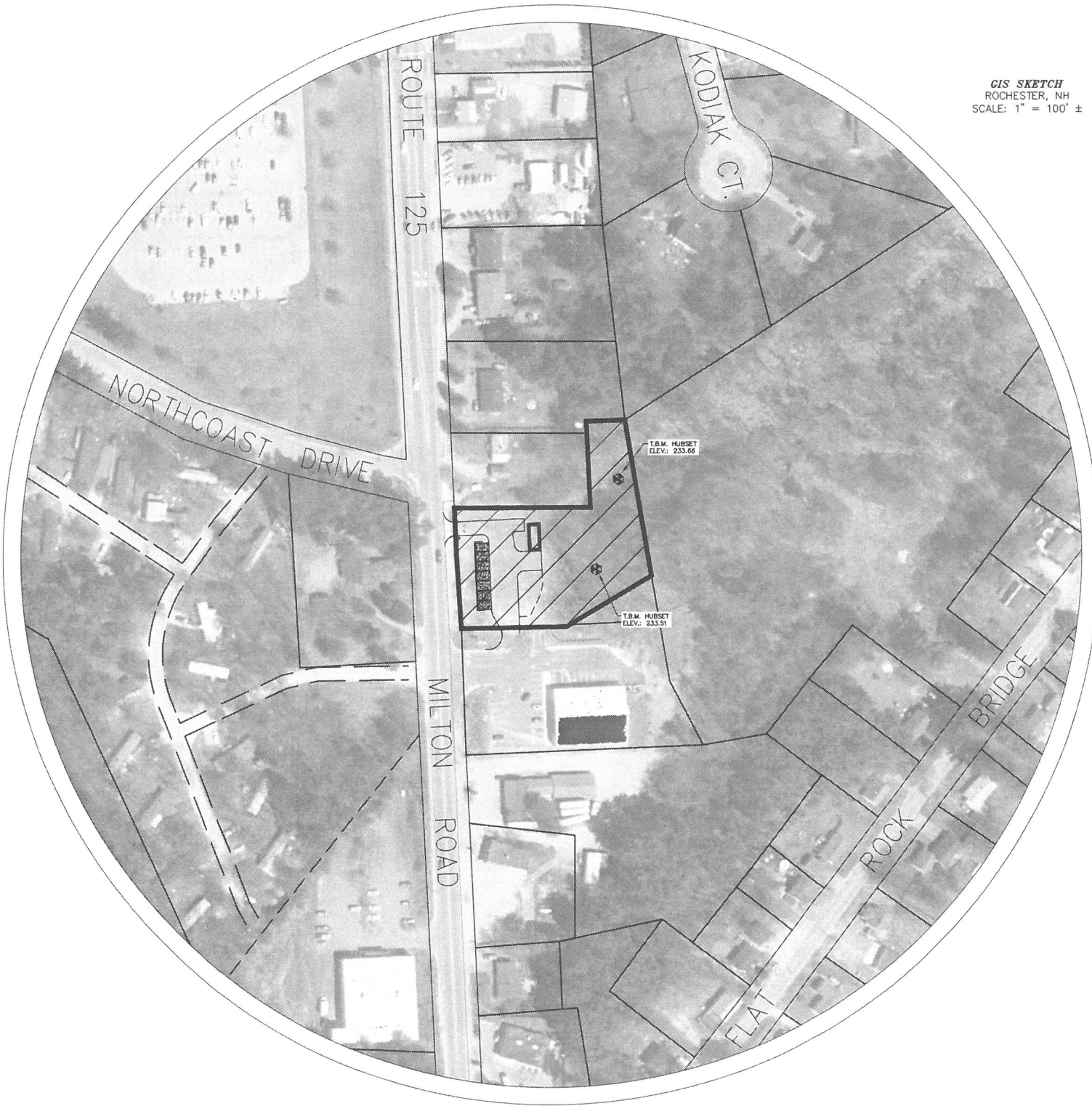
V.G.C. VERTICAL GRANITE CURB
E.O.P. EDGE OF PAVEMENT
BITUM. BITUMINOUS
E.S.H.W.T. ESTIMATED SEASONAL HIGH WATER TABLE
TYP. TYPICAL
U.G.E. UNDER GROUND ELECTRIC / UTILITY
HDPE HIGH DENSITY POLYETHYLENE
ACP ASBESTOS CLAY PIPE
F.G. FINISHED GRADE
E.G. EXISTING GRADE
L.F. LINEAR FOOT
F.D. FINISHED FLOOR
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:

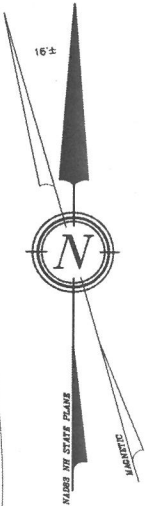
IRON BOUND (FND)
IRON PIPE (FND)
AXLE (FND)
UTILITY POLE / GUY WIRE
SINGLE POST SIGN
CURB STOP
GATE VALVE
GAS VALVE
FIRE HYDRANT
CATCH BASIN
SEWER MANHOLE
DRAIN MANHOLE
TREE
EXISTING SPOT ELEVATION
BUILDING SETBACK LINE
EXISTING GAS LINE
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING DRAIN LINE
OVERHEAD UTILITIES
EXISTING CONTOUR MINOR
EXISTING CONTOUR MAJOR

PROPOSED LEGEND:

IRON BOUND (FND)
TEMPORARY BENCHMARK
PARKING KIOSK
CURB STOP
GATE VALVE
GAS VALVE
CATCH BASIN
SHEET DETAIL
THRUST BLOCK
LIGHTING
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



GIS SKETCH
ROCHESTER, NH
SCALE: 1" = 100' ±



REVISION	DATE	DESCRIPTION

NEIGHBORHOOD PLAN LAND OF WE DIG IT EXCAVATING & TRUCKING, LLC 88 MILTON ROAD ROCHESTER, N.H. TAX MAP 270, LOT 50

BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603)332-2863
SCALE : AS SHOWN
DATE : FEBRUARY 4, 2020
FILE NO. : DB 2020-009



THE WETLAND DELINEATION WAS COMPLETED FALL 2015
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:
NRCS, PETER SPEAR, CWS #103

N/F FAZEKAS ERVIN REV. TRUST &
FAZEKAS KATHLEEN A. REV. TRUST
141 WAKEFIELD STREET
ROCHESTER, NH 03867-1303
TAX MAP 210, LOT 64
S.C.R.D.: BOOK 4466, PAGE 111

NRCS
PETER SPEAR
CWS #103

N/F ERVIN FAZEKAS REV. TRUST
FAZEKAS, ERVIN TRUSTEE
& VESSELS, SUSANNA
51 ESSEX STREET
SANFORD, ME 04073-3229
TAX MAP 210, LOT 46
S.C.R.D.: BOOK 4460, PAGE 400

N/F FAZEKAS ERVIN REV. TRUST &
FAZEKAS KATHLEEN A. REV. TRUST
141 WAKEFIELD STREET
ROCHESTER, NH 03867-1303
TAX MAP 210, LOT 47
S.C.R.D.: BOOK 4020, PAGE 762

PLAN REFERENCE:

- 1.) PLOT PLAN - PROPOSED SUBDIVISION
BO-MOR REALTY, INC., MEDFORD, MASS
TO BE PURCHASED FROM ALBERTA M. HORNE
BY BERRY CONSTRUCTION CO., INC. DB1971-7
DATED APRIL 28, 1971 REVISED MAY 17, 1971
S.C.R.D. PLAN 26, POKET 11, FOLDER 3
- 2.) PLAN OF LAND IN ROCHESTER, N.H.
OWNED BY PIONEER REALTY INVESTMENT TRUST
BY: DECESARE & LANG
DATED AUGUST 1, 1975
S.C.R.D. PLAN 17A-2
- 3.) SUBDIVISION PLAN
CHESTNUT HILL HOMES INC.
ROCHESTER, N.H.
BY: FREDERICK E. DREW ASSOC. PLAN NO A-925
DATED APRIL 1978
S.C.R.D. PLAN 17D-70
- 4.) PROPOSED LIMITED SUBDIVISION
JOSEPH FAZEKAS PROPERTY
ROCHESTER, N.H.
BY: FREDERICK E. DREW ASSOC. PLAN NO A-384
DATED AUGUST 1973
S.C.R.D. PLAN 17E-7 RECORDED JULY 22, 1983
- 5.) MINOR SUBDIVISION OF LAND FOR
WILLIAM SMITH, ROCHESTER, STRAFFORD COUNTY, NH
LOT 2 TO BE SOLD TO ABUTTER (FAZEKAS)
BY: ROLDAN THERRIAN, LAND SURVEYOR
DATED APRIL 8, 1978
S.C.R.D. PLAN 18A-48
- 6.) LAND OF CITY OF ROCHESTER
FLAT ROCK BRIDGE ROAD, ROCHESTER, NH
BY: BERRY CONSTRUCTION CO., INC.
DATED DECEMBER 26, 1979
DB 1979-88 (NOT RECORDED)
- 7.) LOT LINE REVISION
ERVIN & JOSEPH FAZEKAS AND
CHARLES ROUSSEAU
ROCHESTER, N.H.
BY: JOHN W. DURGIN ASSOCIATED FILE NO R-248
DATED FEBRUARY 1984
S.C.R.D. PLAN 24A-17
- 8.) SUBDIVISION OF LAND
ERVIN & JOSEPH FAZEKAS
ROCHESTER, N.H.
BY: JOHN W. DURGIN ASSOCIATES INC. FILE NO R-248
DATED AUGUST 24 1984
S.C.R.D. PLAN 24A-106
- 9.) SUBDIVISION PLAN OF
SUNRISE TOWNHOUSES, SUNSET ARMS CONDOMINIUM
PIONEER REALTY & INVESTMENT TRUST
BY: W.G. HOWARD, INC.
DATED SEPTEMBER 7, 1985
S.C.R.D. PLAN 29-10
- 10.) SUBDIVISION PLAN AURELE CORMIER
MILTON ROAD, ROUTE 125, ROCHESTER, NH
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED MARCH 2000
S.C.R.D. PLAN 63-24
- 11.) LOT LINE REVISION, LAND OF ANNA FAZEKAS
REVOCABLE TRUST, MILTON ROAD, ROCHESTER, NH
TAX MAP 210, LOT 48 & 50
BY: BERRY SURVEYING AND ENGINEERING
DATED: JULY 24, 2013
FILE NO.: 2012-075
S.C.R.D. PLAN # 106-13

N/F GTM INVESTMENTS, LLC
438 COMMONS DRIVE
BRIDGTON, ME 04009-4445
TAX MAP 210, LOT 48
S.C.R.D.: BOOK 4169, PAGE 499



LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE

NOTES:

- 1.) OWNER: WE DIG IT EXCAVATING & TRUCKING, LLC
7 DAVIS BOULEVARD
ROCHESTER, NH 03868
- 2.) TAX MAP 210, LOT 50
- 3.) S.C.R.D. BOOK 4575, PAGE 441
- 4.) LOT AREA: 62,474 Sq. Ft., 1.43 Ac.
- 5.) ZONING: HC (HIGHWAY COMMERCIAL)
SETBACKS:
FRONT ~ 20.0'
SIDE ~ 10.0'
REAR ~ 25.0'
WETLAND BUILDING SETBACK ~ 50.0'
WETLAND BUFFER ~ 25.0'
MIN. LOT SIZE: 20,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 85%
- 6.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES
AND CONDITIONS OF TAX MAP 210, LOT 50, LOCATED IN ROCHESTER,
N.H., AS OF FALL 2015.
- 7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND
BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN
FLOOD HAZARD REF: FEMA COMMUNITY #330150, MAP 33017C0203D,
DATED: MAY 17, 2005.
- 8.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL
DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED
USING TOPCON HIPER SR SURVEY GRADE GPS.
- 9.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A
CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FALL OF 2012,
WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- 10.) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS
THE RESULT OF A FIELD SURVEY PERFORMED FALL 2015.

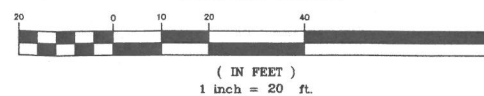
PLAN REFERENCE (CONTINUED)

- 12.) LOT LINE REVISION & MERGER PLAN LAND OF ANNA
FAZEKAS REVOCABLE TRUST & ERVIN FAZEKAS
REVOCABLE TRUST, FLAT ROCK BRIDGE ROAD &
MILTON ROAD, ROCHESTER, N.H., TAX MAP 210
LOT 50, 51, 64, & 71
BY: BERRY SURVEYING & ENGINEERING
DATED: NOVEMBER 1, 2016
S.C.R.D. PLAN #114-2
FILE NO. DB 2016-135
- 13.) EASEMENT & RESTRICTIVE COVENANT PLAN, LAND OF
ANNA FAZEKAS REVOCABLE TRUST & ERVIN FAZEKAS
REVOCABLE TRUST, MILTON ROAD, ROCHESTER, NH, TAX
MAP 210, LOT 48 & 50.
BY: BERRY SURVEYING & ENGINEERING
DATED: SEPTEMBER 27, 2013
S.C.R.D. PLAN #106-22
FILE NO. 2012-075

SOILS:

HsA - HINCKLEY LOAMY SAND, 0-3% SLOPES
SEE WEBSOIL USDA-NRCS

GRAPHIC SCALE



REVISION	DATE	DESCRIPTION

EXISTING CONDITIONS PLAN LAND OF WE DIG IT EXCAVATING & TRUCKING, LLC 89 MILTON ROAD ROCHESTER, N.H. TAX MAP 210, LOT 50

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : FEBRUARY 4, 2020
FILE NO. : DB 2020-009

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

NOTES:

- 1.) OWNER: WE DIG IT EXCAVATING & TRUCKING, LLC
7 DAVIS BOULEVARD
ROCHESTER, NH 03868
- 2.) TAX MAP 210, LOT 50
- 3.) S.C.R.D. BOOK 4575, PAGE 441
- 4.) LOT AREA: 62,474 Sq. Ft., 1.43 Ac.
- 5.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE PROPOSED SITE PLAN DEVELOPMENT.

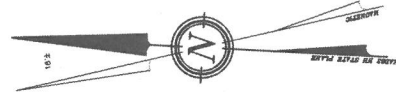
N/F ERVIN FAZEKAS REV. TRUST
FAZEKAS, ERVIN TRUSTEE
& VESSELS, SUSANNA
51 ESSEX STREET
SANFORD, ME 04073-3229
TAX MAP 210, LOT 46
S.C.R.D.: BOOK 4460, PAGE 400

N/F FAZEKAS ERVIN REV. TRUST &
FAZEKAS KATHLEEN A. REV. TRUST
141 WAKEFIELD STREET
ROCHESTER, NH 03867-1303
TAX MAP 210, LOT 64
S.C.R.D.: BOOK 4466, PAGE 111

N/F GTM INVESTMENTS, LLC
438 COMMONS DRIVE
BRIDGTON, ME 04009-4445
TAX MAP 210, LOT 48
S.C.R.D.: BOOK 4169, PAGE 499

N/F FAZEKAS ERVIN REV. TRUST &
FAZEKAS KATHLEEN A. REV. TRUST
141 WAKEFIELD STREET
ROCHESTER, NH 03867-1303
TAX MAP 210, LOT 47
S.C.R.D.: BOOK 4020, PAGE 762

N.H. ROUTE 125/MILTON ROAD



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

REVISION	DATE	DESCRIPTION

GRADING PLAN LAND OF WE DIG IT EXCAVATING & TRUCKING, LLC 89 MILTON ROAD ROCHESTER, N.H. TAX MAP 210, LOT 50

BERRY SURVEYING & ENGINEERING

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

SCALE : 1 IN. EQUALS 20 FT.

DATE : FEBRUARY 4, 2020

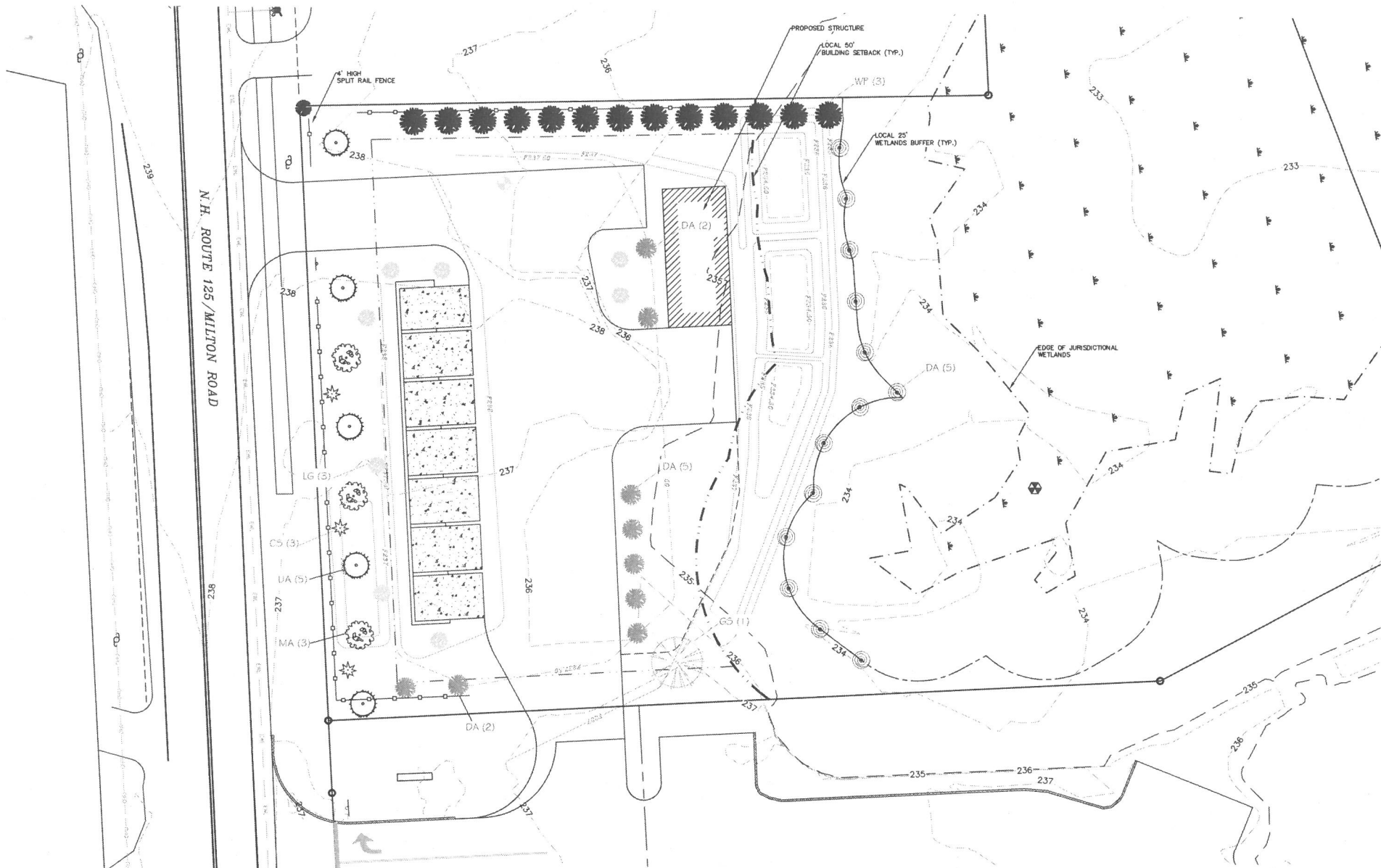
FILE NO. : DB 2020-009

STATE OF NEW HAMPSHIRE

KENNETH A. BERRY

No. 14243

PROFESSIONAL ENGINEER



NOTES:

1. CALL DIG SAFE PRIOR TO BEGINNING WORK. (1-888-344-7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.
2. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS. VARIATIONS IN QUANTITIES ARE TO BE APPROVED BY THE DESIGN ENGINEER.
4. PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
5. ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN
6. ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.
7. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.
8. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.
10. NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.
11. ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH

12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
13. MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AND ADDITIONAL YEAR FROM TIME OF INSTALLATION.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.
15. THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWING SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.
17. ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.
18. SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.
19. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.
20. TREES ARE TO BE 6' TALL AT PLANTING.
21. ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)
22. 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.

23. 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.
24. ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE RESTORED WITH SEED OR SOO AS INDICATED ON PLANS.
25. TOPSOIL WILL BE TESTED FOR FERTILIZATION REQUIREMENTS, AND SLOW RELEASE ENVIRONMENTALLY FRIENDLY FERTILIZER WILL BE APPLIED AT THE RECOMMENDED RATES.
26. ALL DISTURBED WETLAND BUFFER AREAS, EXCEPT FOR AREAS THAT ARE PART OF THE DRAINAGE SYSTEM, ARE TO BE RESEED WITH A CONSERVATION SEED MIX AND ONLY MOWED TWICE PER YEAR.
27. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.
28. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ONGOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
29. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
30. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NO LESS THAN ONE FULL YEAR FROM THE TIME OF INSTALLATION. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE OWNER IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.
31. BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, THAT HAS LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESS PRUNING OR INADEQUATE OR IMPROPER CARE, OR IS, IN THE OPINION OF THE OWNER, IN UNHEALTHY OR UNSIGHTLY CONDITION.
32. THE CONTRACTOR IS TO USE TEMPORARY MEASURES FOR WATERING PLANTS DURING THE ESTABLISHMENT PERIOD. INCLUDING CONNECTING TEMPORARY HOSES TO THE STRUCTURE WATER SUPPLY LINE AND UTILIZING SPRINKLERS UNTIL 85% GROWTH OCCURS.

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.

TEMPORARY WATERING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR MAKING SURE ALL PLANT MATERIAL HAS ADEQUATE WATER DURING THE ESTABLISHMENT PERIOD.
2. THE USE OF CATCH 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.

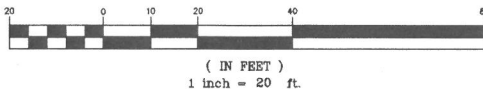
PLANTING SCHEDULE

89 Milton Road

Botanical Name / Common Name

Trees	Size	Qty	Label
Gleditsia "Shademaster" / Shademaster Honeylocust	3.5" Cal.	1	CS
Picea glauca / White Spruce	6"	13	WP
Fraxinus pennsylvanica / Green Ash	3.5" Cal.	5	GA
Thuja occidentalis "Hign" / Dark American Arborvitae	6"	9	DA
Maackia americana / Standust	3.5" Cal.	5	MA
Shrubs			
Cornus sanguinea "Winter Flame" / Winter Flame Dogwood	2-3' B&B	6	CS
Vaccinium corymbosum L / High Bush Blueberry	2-3' B&B	12	MB
Thuja occidentalis / Little Giant Dwarf Arborvitae	2-3' B&B	8	LG
Perennials			
Hemerocallis "Big Time Happy" / Big Time Happy Daylily	#1	13	HD

GRAPHIC SCALE



General Plant Maintenance Guide

General Plant Maintenance Guide:

- All plant maintenance should be performed by a qualified horticulturist or licensed arborist. Clearing the dead material out of the planting bed in the fall helps keep the soil 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 trunks 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 late 31" or after trees have dropped their leaves for the year.
- Prune dead wood once a year.
- Depending on the amount of compaction the back area receives, deep root aeration may be needed over time.

Woody Shrubs

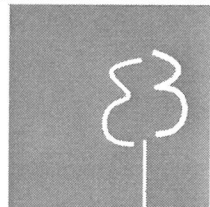
- The first year watering during dry periods will be necessary.
- 3" inches of mulch may be used. The mulch should be kept 3 inches from the stems.
- Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
- Fertilization should occur prior to late 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. Step 1: dead head all the flower heads and let dry to the ground for 10-14 days. Step 2: cut the stems back to 3" above the ground and remove the stem and let it dry and place in compost. Do not over mulch. Too much mulch will prohibit the growth and development.
- Fertilizing perennials once in the spring with a low phosphate fertilizer will help the plants to get started in the spring.



terrain
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89 MILTON ROAD

Site Location:

89 MILTON ROAD
ROCHESTER, NH
Tax Map: 210, LOT 50

Prepared For:

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

LANDSCAPE
PLAN

DATE: 2-4-2020

SCALE: 1" = 20'

PROJECT #:

Drawn By: ID

Checked By: ERB

REVISIONS:

DATE:

Issued for Client Review 2-4-2020

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SHEET 5 OF 5