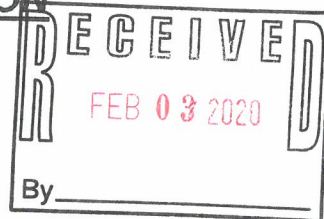


City of Rochester, New Hampshire



Date: 2-4-2010 Is a conditional needed? Yes: X No: Unclear:
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 232; Lot #(s): 13; Zoning district: Agricultural District AG

Property address/location: 122 Meaderboro Road

Name of project (if applicable): Leota Woods

Size of site: 62 acres; overlay zoning district(s)? N/A

Property owner

Name (include name of individual): Groen Construction Inc.

Mailing address: 120 Washington Street, Suite 302, Rochester NH 03839

Telephone #: 603-817-9352 Email: fenton@groenconstruction.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 (Chris Berry Project Manager)

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

Telephone #: 603-332-2863 Fax #:

Email address: k.berry@berrysurveying.com Professional license #: 14243

Proposed project

Number of proposed lots: 3 (2 new); Are there any pertinent covenants? N/A

Number of cubic yards of earth being removed from the site? N/A

City water? yes ___ no X; How far is City water from the site? N/A

City sewer? yes ___ no X; How far is City sewer from the site? N/A

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

Comments

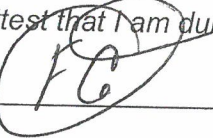
Please feel free to add any comments, additional information, or requests for waivers here:

See attached narrative for a project description.

Submission of application

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

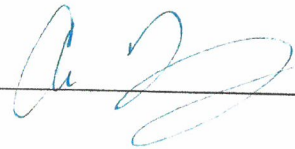
I (we) hereby submit this Subdivision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation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

Date: 2-3-2020

Signature of applicant/developer: _____

Date: _____

Signature of agent: 

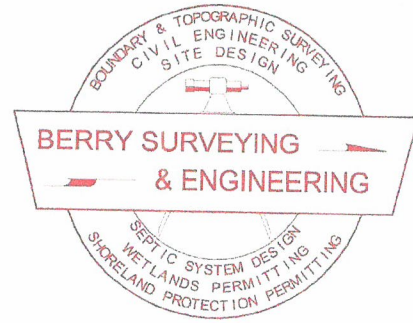
Date: 2-3-2020

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: 2-3-2020



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

February 3, 2020

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

RE: Proposed Minor Subdivision
Groen Construction
122 Meaderboro Road, Rochester, N.H.
Narrative – Tax Map 232, Lot 13

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

On behalf of Groen Construction, Berry Surveying & Engineering (BS&E) is filing a Minor Subdivision Application to subdivide Tax Map 232, Lot 13 into two separate lots.

Tax Map 232, Lot 13 is located in the AG zone. There is no existing structures on the site. The applicant is proposing to subdivide the lot into three lots. The two new lots will be in the easterly corner of the lot abutting Meaderboro Road, while the remaining land will remain as the other lot. A shared driveway will be constructed off Meaderboro Road to provide access to the two new lots. The proposed lots meet the zoning requirements of the AG zone. Berry Surveying & Engineering has done a full boundary and topographical survey of the parcel. Fraggie Rock Environmental has been on site and flagged all the wetlands.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING

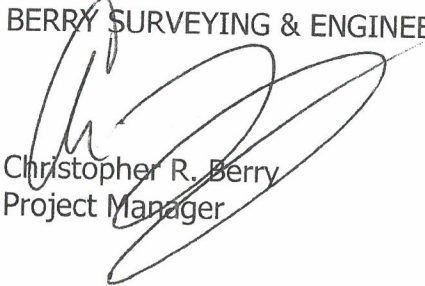
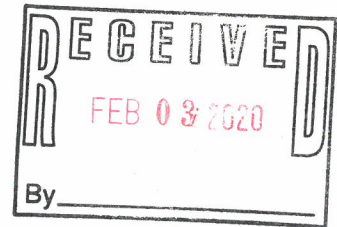

Christopher R. Berry
Project Manager

TABLE OF CONTENTS:

SHEET 1	~ NEIGHBORHOOD PLAN
SHEET 2	~ EXISTING CONDITIONS PLAN*
SHEET 3	~ OVERVIEW SUBDIVISION PLAN*
SHEET 4	~ OVERVIEW SUBDIVISION PLAN TOPO
SHEET 5	~ SUBDIVISION PLAN DETAIL*
SHEET 6	~ SUBDIVISION PLAN DETAIL TOPO
SHEET 7	~ EASEMENT PLAN*
SHEET 8	~ SHARED DRIVEWAY DESIGN PLAN
SHEET 9	~ NHDOT-1 SHARED DRIVEWAY SIGHT DISTANCE WEST BOUND
SHEET 10	~ NHDOT-2 SHARED DRIVEWAY SIGHT DISTANCE EAST BOUND
SHEET 11	~ NHDOT-3 FUTURE ROADWAY SIGHT DISTANCE WEST BOUND
SHEET 12	~ NHDOT-4 FUTURE ROADWAY SIGHT DISTANCE EAST BOUND

ASTERISKS ARE FOR PLANS TO BE RECORDED

MINOR SUBDIVISION PLAN
FOR
GROEN CONSTRUCTION, INC.
122 MEADERBORO ROAD
ROCHESTER, N.H.
TAX MAP 232, LOT 13



OWNER: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839

APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839

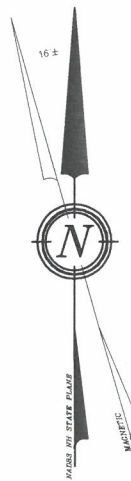
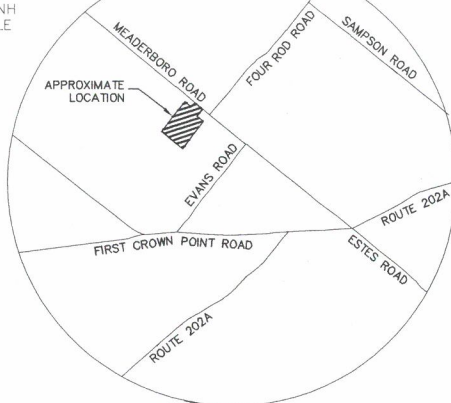
SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

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

WETLAND SCIENTIST: FRAGGLE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163
38 GARLAND ROAD
STRAFFORD, NH 03884
603-942-7894

VICINITY SKETCH
ROCHESTER, NH
SCALE: 1" = 1000' ±

LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE



GENERAL PLAN SET NOTES:

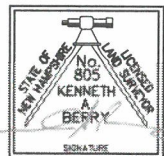
- 1.) 11x17" PLANS ARE HALF THE PUBLISHED SCALE.
- 2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF ROCHESTER.

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.

REQUIRED PERMITS:

- 1.) NHDES SUBDIVISION PERMIT: (PENDING)
- 2.) NHDOT DRIVEWAY PERMIT: (PENDING)
- 6.) NATURAL HERITAGE BUREAU: NHB18-2493
- 7.) DIVISION OF HISTORICAL RECOURCES: FILED 8-10-18

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



MINOR SUBDIVISION
FOR
GROEN CONSTRUCTION, INC.
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE : AS SHOWN
DATE : FEBRUARY 3, 2020
FILE NO. : DB 2018 - 085



REVISION	DATE	DESCRIPTION

ABBREVIATION LEGEND:

BITUM. BITUMINOUS
E.O.P. EDGE OF PAVEMENT
E.S.H.W.T. ESTIMATE SEASONAL HIGH WATER TABLE
TYP. TYPICAL
CONC. CONCRETE
U.G.E. UNDER GROUND ELECTRIC / UTILITY
U.D. UNDER DRAIN
F.E.S. FLARED END SECTION
HDPE HIGH DENSITY POLYETHYLENE
RCP REINFORCED CONCRETE PIPE
F.G. FINISHED GRADE
E.G. EXISTING GRADE
E.T.W. TRAVELED WAY
T.B.R. TO BE REMOVED
'/, FEET / FEET

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)

ADJUTERS WITHIN 500':

N/F ROWELL, THERESA
29 EVANS ROAD
ROCHESTER, NH 03867-4131
TAX MAP 232, LOT 10-1
S.C.R.D. BOOK 1621, PAGE 345

N/F LIBBY, ELSON L. III & ERIN D.
33 EVANS ROAD
ROCHESTER, NH 03867-4131
TAX MAP 232, LOT 10-3
S.C.R.D. BOOK 4587, PAGE 004

N/F STILLWATER KENNELS & TRAINING INC
100 MEADERBORO ROAD
ROCHESTER, NH 03867-4236
TAX MAP 232, LOT 12
S.C.R.D. BOOK 3893, PAGE 701

N/F ALLAR, HEATHER & NICHOLAS J.
114 MEADERBORO ROAD
ROCHESTER, NH 03867-4236
TAX MAP 232, LOT 13-1
S.C.R.D. BOOK 4361, PAGE 161

N/F KIMBALL CEMETERY
& CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867-1917
TAX MAP 232, LOT 14
S.C.R.D. BOOK & PAGE N/A

N/F CARTER, ANTHONY
132 MEADERBORO ROAD
ROCHESTER, NH 03867-4236
TAX MAP 232, LOT 15
S.C.R.D. BOOK 4468, PAGE 934

N/F WARD PAUL M & PAMELA & BRETT A.
138 MEADERBORO ROAD
ROCHESTER, NH 03867-4246
TAX MAP 232, LOT 16-2
S.C.R.D. BOOK 4284, PAGE 347

N/F BEATTY, LANE THOMAS & JENNIFER
136 MEADERBORO ROAD
ROCHESTER, NH 03867-4236
TAX MAP 232, LOT 16-2
S.C.R.D. BOOK 4479, PAGE 748

ADJUTERS WITHIN 500' CONT.:

N/F SCRUTON, MATTHEW G.
195 TEN ROD ROAD
ROCHESTER, NH 03867-4246
TAX MAP 232, LOT 16-3
S.C.R.D. BOOK 3455, PAGE 702

N/F NORMAN P. VETTER REVOCABLE TRUST
& STACIA R. VETTER REVOCABLE TRUST
VETTER, NORMAN P. & STACIA R. TRUSTEES
PO BOX 181
ROCHESTER, NH 03867-0181
TAX MAP 232, LOT 16
TAX MAP 234, LOT 33
S.C.R.D. BOOK 4287, PAGE 531

N/F JEFFREY A. BEAN SPECIAL NEEDS TRUST U/D/T
BEAN, EDWIN A. & ERIKSON, SUZANNE A. TRUSTEES
119 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 19
S.C.R.D. BOOK 3729, PAGE 784

N/F SCHER, VITALI & AYESA
368 NH ROUTE 11, SUITE 119
FARMINGTON, NH 03835-3843
TAX MAP 232, LOT 20
S.C.R.D. BOOK 3191, PAGE 876

EXISTING LEGEND:

IRON BOUND ~TBS~
IRON BOUND ~FND~
GRANITE BOUND ~TBS~
GRANITE BOUND ~FND~
STONE BOUND ~TBS~
STONE BOUND ~FND~
UTILITY POLE
GUY WIRE

FIRE HYDRANT
CATCH BASIN
SEWER MANHOLE
SINGLE POST SIGN

TEST PIT
TREE

BUILDING SETBACK LINE
EASEMENT LINE
GAS LINE
OVERHEAD UTILITIES
HIGHWAY FENCE
SOILS LINE
EXISTING CONTOUR MINOR
EXISTING CONTOUR MAJOR
EXISTING CULVERT PIPE

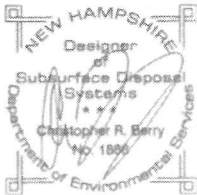
EXISTING AREAS OF GREATER
THAN 25% SLOPE

EXISTING AREAS OF GREATER
THAN 15% SLOPE

WETLAND LINE

PROPOSED LEGEND:

UTILITY POLE
UTILITY PADS
CATCH BASIN / DRAIN MANHOLE
SIGNAGE
CONTOUR MINOR
CONTOUR MAJOR
SPOT GRADE
CULVERT W/ FLARED END
SECTION (F.E.S.)
DETAIL SHEET / DETAIL
TREE LINE
CENTER LINE
UNDERGROUND UTILITY
UNDER DRAIN
SILT FENCE / EROSION MIX BERM
FILTREXX 12" SILT SOXX
ORANGE CONSTRUCTION PERIMETER FENCE
50' WETLANDS BUFFER
EASEMENT
MULCH BERM
STOCK PILE



TEST PIT DATA:

TEST PIT #1:
0-4" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-18" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
18-25" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
25-48" 2.5Y 6/2, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ 25"
GROUND WATER @ 36-48"
REFUSAL @ N/A
P = 18 MIN/IN

TEST PIT #2:
0-4" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-18" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
18-21" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
21-48" 2.5Y 6/2, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ 21"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 18 MIN/IN

TEST PIT #3:
0-4" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-16" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
16-19" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
19-50" 2.5Y 6/2, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ 19"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 18 MIN/IN

TEST PIT #4:
0-4" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-16" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
16-24" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
24-50" 2.5Y 6/2, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ 24"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 18 MIN/IN

TEST PIT #5:
0-10" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
10-15" 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
15-19" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
19-55" 10YR 6/4, FINE LOAMY SAND, GRANULAR, FRIABLE, COMMON MOTTLES
E.S.H.W.T. @ 19"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 18 MIN/IN

TEST PIT #6:
0-5" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
5-12" 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
12-19" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
19-55" 10YR 6/4, FINE LOAMY SAND, GRANULAR, FRIABLE, COMMON MOTTLES
E.S.H.W.T. @ 12"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 18 MIN/IN

TEST PIT DATA CONT.:

TEST PIT #7:
0-8" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
8-25" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
25-48" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, COMMON MOTTLES
E.S.H.W.T. @ 25"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 4 MIN/IN

TEST PIT #8:
0-10" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
10-26" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
26-48" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, COMMON MOTTLES
E.S.H.W.T. @ 26"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 4 MIN/IN

TEST PIT #9:
0-10" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
10-25" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
25-48" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, COMMON MOTTLES
E.S.H.W.T. @ 25"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 4 MIN/IN

TEST PIT #10:
0-4" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-12" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
12-22" 10YR 5/6, FINE LOAMY SAND, GRANULAR, FRIABLE
22-51" 10YR 6/4, FINE SANDY LOAM, GRANULAR, FRIABLE, 10% REDOX & DEPLETIONS
E.S.H.W.T. @ 22"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 5 MIN/IN

TEST PIT #11:
0-8" 10YR 2/2, VERY FINE SANDY LOAM (ORGANIC)
8-16" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
16-40" 10YR 6/2, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ 16"
GROUND WATER @ 16"
REFUSAL @ N/A
P = 20 MIN/IN

TEST PIT #12:
0-4" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-23" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
23-48" 10YR 6/4, FINE LOAMY SAND, SINGLE GRAIN, FRIABLE, 5% REDOX
E.S.H.W.T. @ 23"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 5 MIN/IN

TEST PIT #13:
0-4" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-20" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
20-26" 2.5Y 6/2, FINE SAND, SINGLE GRAIN, FRIABLE
26-48" 2.5Y 6/2, FINE SAND, SINGLE GRAIN, FRIABLE, FAINTE CONCENTRATIONS & DEPLETIONS
E.S.H.W.T. @ 25"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 4 MIN/IN

TEST PIT #14:
0-10" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
10-19" 10YR 5/6, FINE LOAMY SAND, SINGLE GRAIN, FRIABLE
19-30" 7.5Y 5/8, FINE SANDY LOAM, SINGLE GRAIN, BLOCKY, 30% REDOX - 10% DEPLETIONS
E.S.H.W.T. @ 10"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 30 MIN/IN

TEST PIT #15:
0-7" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
7-16" 10YR 5/4, FINE SANDY LOAM, GRANULAR, FRIABLE
16-24" 10YR 5/4, FINE SANDY LOAM, GRANULAR, FRIABLE, CONCENTRATIONS & DEPLETIONS
24-48" 10YR 6/8, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ 16"
GROUND WATER @ 24"
REFUSAL @ N/A
P = 18 MIN/IN

TEST PIT #16:
0-4" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
4-18" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
18-29" 10YR 6/4, FINE LOAMY SAND, SINGLE GRAIN, FRIABLE
29-48" 2.5Y 6/2, VERY FINE LOAMY SAND, GRANULAR, FRIABLE, 10% REDOX - 5% DEPLETIONS
E.S.H.W.T. @ 29"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 6 MIN/IN

TEST PIT #17:
0-8" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
8-24" 10YR 5/8, FINE LOAMY SAND, SINGLE GRAIN, FRIABLE
24-27" 7.5Y 5/8, FINE LOAMY SAND, SINGLE GRAIN, FRIABLE
27-46" 10YR 6/2, FINE SANDY LOAM, SINGLE GRAIN, FRIABLE, 46-52" 10YR 6/2, FINE SANDY LOAM, SINGLE GRAIN, FRIABLE, FAINTE CONCENTRATIONS
E.S.H.W.T. @ 16"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 4 MIN/IN

TEST PIT #18:
0-11" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
11-16" 10YR 5/8, FINE LOAMY SAND, SINGLE GRAIN, FRIABLE
16-32" 12.5Y 5/8, FINE SANDY LOAM, BLOCKY, FRIABLE, 30% REDOX - 10% DEPLETIONS
E.S.H.W.T. @ 16"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 24 MIN/IN

TEST PIT #19:
0-9" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
9-16" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
16-32" 2.5Y 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE, 30% REDOX - 10% DEPLETIONS
E.S.H.W.T. @ 16"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 24 MIN/IN

TEST PIT #20:
0-8" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
8-28" 10YR 4/4, FINE SANDY LOAM, SINGLE GRAIN, FRIABLE
28-48" 2.5Y 6/2, FINE LOAMY SAND, SINGLE GRAIN, FRIABLE, 30% REDOX
E.S.H.W.T. @ 28"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 10 MIN/IN

TEST PIT #21:
0-8" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
8-16" 10YR 4/4, FINE SANDY LOAM, SINGLE GRAIN, FRIABLE
16-20" 2.5Y 7/2, FINE SAND, SINGLE GRAIN, LOOSE IN HAND
20-48" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE, 10% REDOX - 10% DEPLETIONS
E.S.H.W.T. @ 20"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 16 MIN/IN

TEST PIT #22:
0-8" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
8-16" 10YR 4/4, FINE SANDY LOAM, SINGLE GRAIN, FRIABLE
16-48" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE, 20% REDOX - 10% DEPLETIONS
E.S.H.W.T. @ 16"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 24 MIN/IN



GIS SKETCH
ROCHESTER, NH
SCALE: 1" = 1000' ±

REVISION	DATE	DESCRIPTION

NEIGHBORHOOD PLAN
FOR
GREEN CONSTRUCTION, INC.
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)352-2863
SCALE: AS SHOWN
DATE: FEBRUARY 3, 2020
FILE NO.: DB 2018 - 085

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
REGISTERED PROFESSIONAL ENGINEER

DAMON BURT, CERTIFIED WETLAND SCIENTIST #163

FRAGGLE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163

N/F SCRUTON, MATTHEW G.
195 TEN ROD ROAD
ROCHESTER, NH 03867-4246
S.C.R.D. BOOK 3455, PAGE 702
TAX MAP 232 LOT 16-3

SOILS:

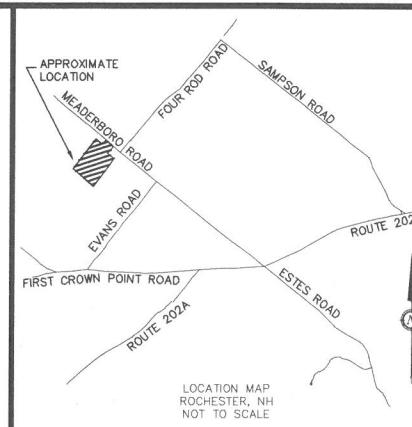
<i>AcB</i>	ACTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
<i>AdB</i>	ACTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
<i>GLB</i>	GLOUCESTER FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
<i>CIC</i>	GLOUCESTER FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
<i>GsB</i>	GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8 % SLOPES
<i>GsC</i>	GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15 % SLOPES
<i>LeB</i>	LEICESTER FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
<i>LrA</i>	LEICESTER-RIDGEBURY VERY STONY FINE SANDY LOAMS, 0 TO 3% SLOPES

SEE WEBSOIL USDA-NRCS
SEE EXISTING CONDITIONS DETAIL SHEETS FOR SOIL LINES

ROAD NOTE:

MEADERBORO ROAD IS A 4 ROD WIDE LAYOUT, LAYOUT RECORD FOUND IN ROCHESTER BOOK 1, PAGE 410, DATED MARCH 25, 1788
FRONT BOUNDARY LINE WAS CONSTRUCTED USING THE EXISTING STONEWALLS TO
CREATE THE CENTER LINE AND HOLDING 33' WIDE.

THIS PORTION OF MEADERBORO ROAD IS PUBLIC, PAVED, AND UNDER NH DOT CONTROL.



NOTES:

- 1.) OWNER: GREN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03639
- 1A.) APPLICANT: GREN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03639
- 2.) TAX MAP 232, LOT 13
- 3.) LOT AREA: 2,893,568 Sq. Ft., 61.83 Ac.
- 4.) S.C.R.D. BOOK #601, PAGE 171
- 5.) ZONING: (AG) AGRICULTURAL DISTRICT
MINIMUM FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 45,000 Sq. Ft.
FRONT SETBACK ~ 20'
REAR SETBACK ~ 20'
SIDE SETBACK ~ 10'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. BUILDING FOOTPRINT: 30%
MAX. LOT COVERAGE: 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 #33017C01950, DATED: MAY 17, 2005
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAILER FEEDING BY THIS OFFICE IN JULY OF 2018, WITH AN ERROR OF CLOSURE OF 1 PART IN 11,386.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 232, LOT 13 AS OF THE DATE OF THIS PLAN.
- 10.) THIS OVERVIEW SHEET IS SHOWING 5' MAJOR CONTOURS, SEE THE DETAIL SUBDIVISIONS SHEETS FOR FURTHER TOPOGRAPHY.
- 11.) SEE S.C.R.D. BOOK 443A, PAGE 831 FOR MENTION OF A 20' WIDE EASEMENT FOR ACCESS TO KIMBALL CEMETERY.

EXISTING CONDITIONS PLAN OVERVIEW

FOR
ROEN CONSTRUCTION, INC.
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

DESCRIPTION

ATE

REVISION

BERRY SURVEYING & ENGINEERING

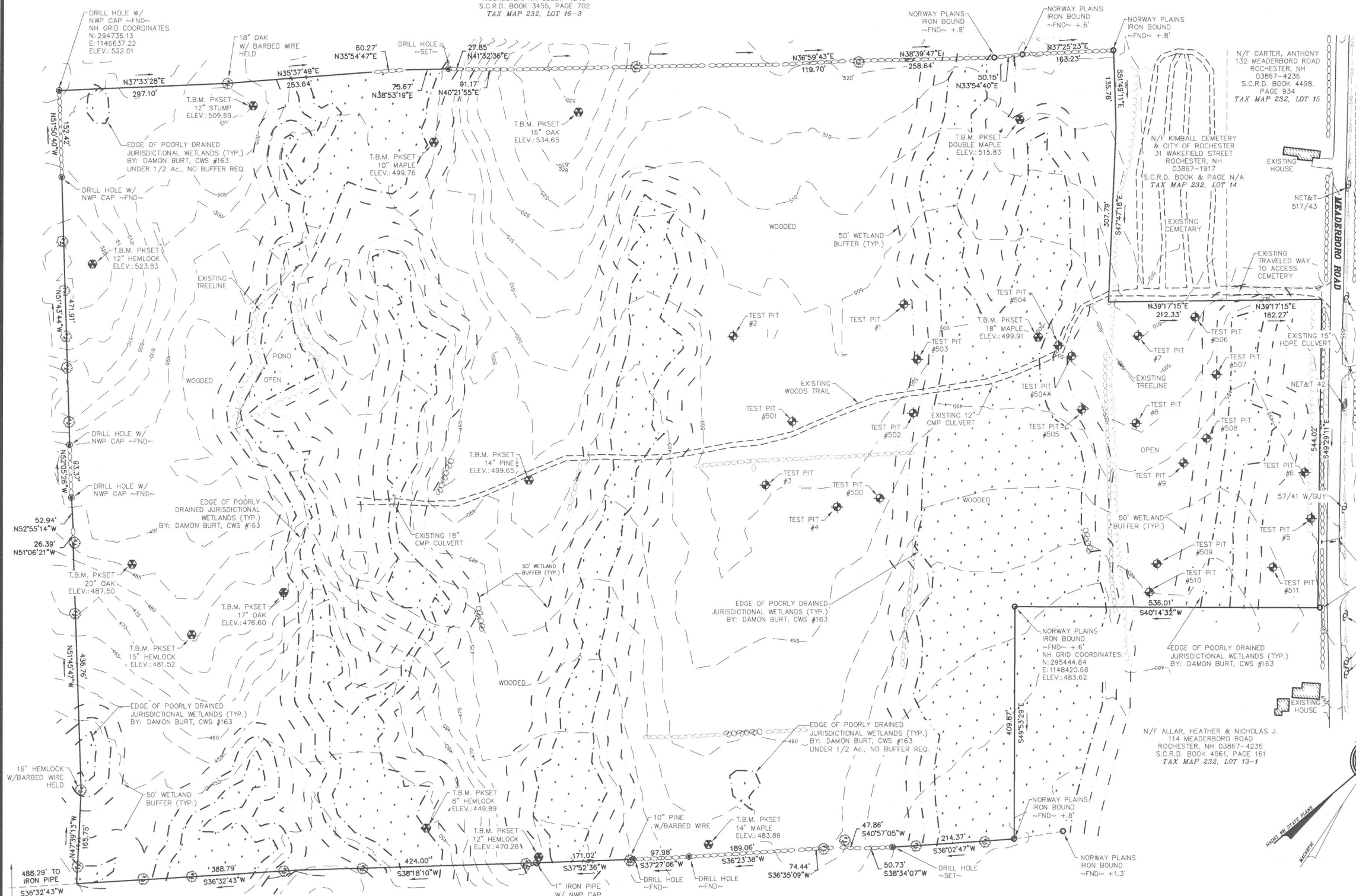
335 SECOND CROWN POINT ROAD
ARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 100 FT.

DATE : FEBRUARY 3, 2020

LE NO. : DB 2018 - 085

SHEET 2 OF 12



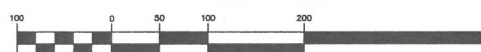
W/ NORMAN P. VETTER REVOCABLE TRUST & STACIA R. VETTER
REVOCABLE TRUST
VETTER, NORMAN P. & STACIA R. TRUSTEES
P O BOX 181
ROCHESTER, NH 03867-0181
S.C.R.D. BOOK 4336, PAGE 487 / BOOK 4267, PAGE 531
TAX MAP 232 LOT 33

N/F LIBBY, ELSON L. III & ERIN D.
33 EVANS ROAD
ROCHESTER, NH 03867-4131
S.C.R.D. BOOK 4587, PAGE 004
TAX MAP 232, LOT 10-3

N/F ROWELL, THERESA
29 EVANS ROAD
ROCHESTER, NH 03867-4131
S.C.R.D. BOOK 1621, PAGE 345
TAX MAP 232, LOT 10-1

N/F STILLWATER KENNELS & TRAINING INC
100 MEADERBORO ROAD
ROCHESTER, NH 03867-4236
S.C.R.D. BOOK 3893, PAGE 701
TAX MAP 232, LOT 12

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft

LEGEND.

- IRON PIPE (FND)
 ○ IRON BOUND (FND)
 ● DRILL HOLE (FND OR SET)
 〰 UTILITY POLE
 〰 TREE W/ BARBED WIRE
 FND FOUND
 TYP TYPICAL
 --- STONE WALL
 --- BUILDING SETBACK LINE
 --- JURISDICTIONAL WETLAND LINE
 --- WETLAND BUFFER
 --- EXISTING CONTOUR MAJOR

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
2-3-2

KENNETH A. BERRY S 805 DATE

WETLAND NOTE:

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

DAMON BURT, CERTIFIED WETLAND SCIENTIST #163

ABUTTERS ACROSS ROAD:

N/F NORMAN P. VETTER REVOCABLE TRUST & STACIA R. VETTER REVOCABLE TRUST
VETTER, NORMAN P. & STACIA R. TRUSTEES
P.O. BOX 181
ROCHESTER, NH 03867-0181
BOOK 4287, PAGE 531
TAX MAP 232, LOT 18
VACANT LAND/9.20 AC.

N/F JEFFREY A. BEAN SPECIAL NEEDS TRUST
BEAN, EDWIN A. & ERICKSON, SUZANNE, TRUSTEES
119 MEADERBORO ROAD
ROCHESTER, NH 03867
BOOK 3729, PAGE 784
TAX MAP 232, LOT 19
RES. USE/2.08 AC.

N/F SCHER, VITALIJ & AYESA
368 ROUTE 11, STE 119
FARMINGTON, NH 03835-3843
BOOK 3191, PAGE 876
TAX MAP 232, LOT 20
VACANT LAND/2.03 AC.

NOTES CONT.:

- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR, AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- SEE S.C.R.D. BOOK 4434, PAGE 831 FOR MENTION OF A 20' WIDE EASEMENT FOR ACCESS TO KIMBALL CEMETERY.
- SEE SHEET 5 FOR ADDITIONAL NOTES AND PLAN REFERENCES.
- EACH LOT HAS 3,000 Sq. Ft. OF BUILDABLE AREA
- ADDRESS NUMBERS MUST BE PLACED ON EACH LOT UNTIL THE NUMBER CAN BE AFFIXED TO THE MAILBOX AND HOME.
- "PROTECTED NATURAL AREA" SIGNS ARE TO BE INSTALLED EVERY 50-75 FEET ALONG THE 25' WETLAND BUFFER IN REASONABLE PROXIMITY TO HOMES AND YARDS PRIOR TO CONSTRUCTION. SIGNS ARE AVAILABLE AT THE PLANNING DEPARTMENT.

LEGEND:

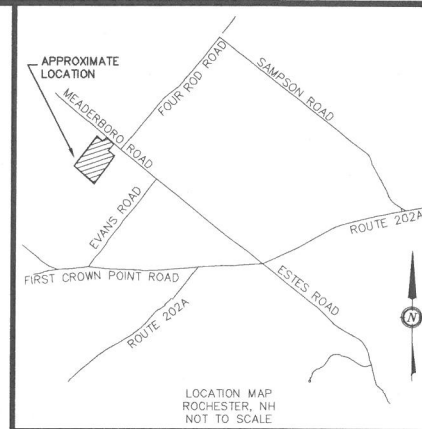
- 3/4" REBAR W/ ID CAP (TBS)
- GRANITE BOUND (TBS)
- DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- IRON BOUND (FND)
- UTILITY POLE
- TREE W/ BARBED WIRE
- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE
- JURISDICTIONAL WETLAND LINE
- 50' WETLAND BUILDING SETBACK
- PROPOSED EASEMENT
- TO BE SET
- FOUND
- TYPICAL
- STRAFFORD COUNTY REGISTRY OF DEEDS

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.

ROAD NOTE:

MEADERBORO ROAD IS A 4 ROD WIDE LAYOUT. LAYOUT RECORD FOUND IN ROCHESTER BOOK 1, PAGE 410, DATED MARCH 25, 1768. FRONT BOUNDARY LINE WAS CONSTRUCTED USING THE EXISTING STONEWALLS TO CREATE THE CENTER LINE AND HOLDING 33' WIDE.

THIS PORTION OF MEADERBORO ROAD IS PUBLIC, PAVED, AND UNDER NH DOT CONTROL.



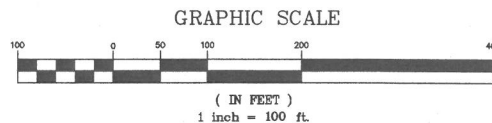
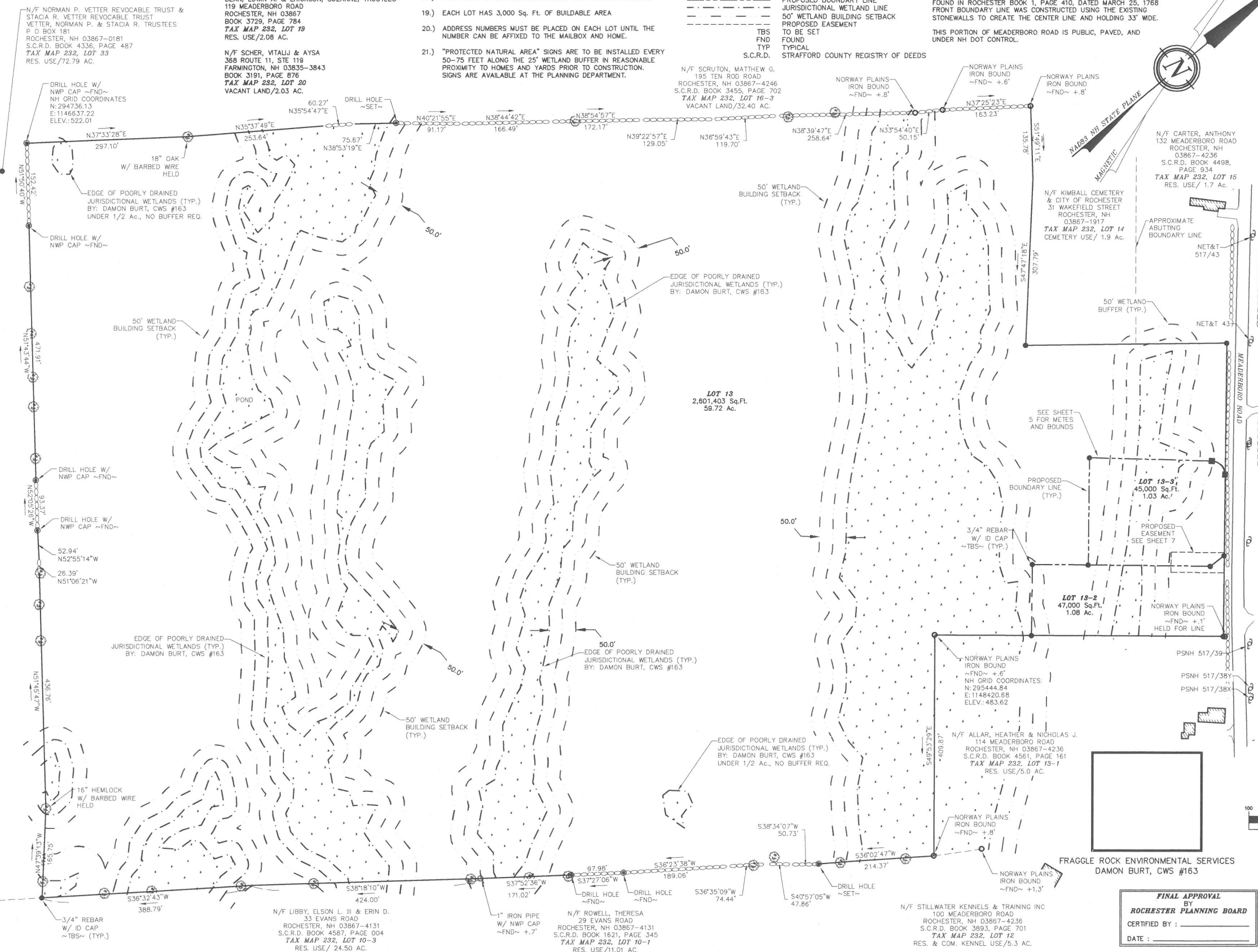
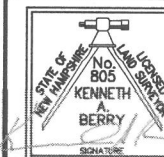
NOTES:

- OWNER: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- TAX MAP 232, LOT 13
- LOT AREA: 2,693,568 Sq. Ft., 61.83 Ac.
- S.C.R.D. BOOK 4601, PAGE 171
- ZONING: (AG) AGRICULTURAL DISTRICT
MINIMUM FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 45,000 Sq. Ft.
FRONT SETBACK ~ 20'
REAR SETBACK ~ 20'
SIDE SETBACK ~ 10'
WETLAND BUILDING SETBACK ~ 50.0'
WETLAND BUFFER ~ 25.0'
MAX. BUILDING HEIGHT: 35'
MAX. BUILDING FOOTPRINT: 30%
MAX. LOT COVERAGE: 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 #33017001950, DATED: MAY 17, 2005
- VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JULY OF 2018, WITH AN ERROR OF CLOSURE OF 1 PART IN 11,386.
- LOTS 13-1 & 13-2 WILL REQUIRE NHDES SUBDIVISION APPROVAL. ALL LOTS PROPOSED TO BE SINGLE FAMILY LOTS SERVICED BY ON SITE WELL AND SEPTIC SYSTEMS. THE CURRENT USE OF THE PROPERTY IS VACANT LAND
- THE INTENT OF THIS PLAN SET IS TO SUBDIVIDE TAX MAP 232, LOT 13 INTO INDIVIDUAL RESIDENTIAL LOTS. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATION AT NO EXPENSE TO THE CITY.
- REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE ARE AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTIONS AT NO EXPENSE TO THE CITY.

MINOR SUBDIVISION PLAN OVERVIEW

FOR
GROEN CONSTRUCTION, INC.
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 100 FT.
DATE: FEBRUARY 3, 2020
FILE NO.: DB 2018 - 085



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 - 2-3-2020
KENNETH A. BERRY LLS 805 DATE

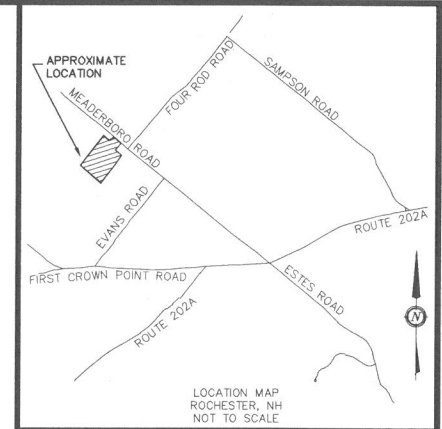
LEGEND:

- 3/4" REBAR W/ ID CAP (TBS)
- GRANITE BOUND (TBS)
- DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- IRON BOUND (FND)
- UTILITY POLE
- TREE W/ BARBED WIRE
- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE
- JURISDICTIONAL WETLAND LINE
- 50' WETLAND BUILDING SETBACK
- NRCS SOIL LINE
- TBS TO BE SET
- FND FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

SOILS:

- AcB - ACTION FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
- AdB - ACTION VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
- GLB - GLOUCESTER FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
- GcB - GLOUCESTER FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
- GvB - GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8 % SLOPES
- GvC - GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15 % SLOPES
- LcB - LEICESTER FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
- LrA - LEICESTER-RIDGEBURY VERY STONY FINE SANDY LOAMS, 0 TO 3% SLOPES

SEE WEBSOIL USDA-NRCS
SEE EXISTING CONDITIONS DETAIL SHEETS FOR SOIL LINES



NOTES:

- 1.) OWNER: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 1A.) APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 2.) TAX MAP 232, LOT 13
- 3.) LOT AREA: 2,693,568 Sq. Ft., 61.83 Ac.
- 4.) S.C.R.D. BOOK 4601, PAGE 171
- 5.) ZONING: (AG) AGRICULTURAL DISTRICT
MINIMUM FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 45,000 Sq. Ft.
FRONT SETBACK ~ 20'
REAR SETBACK ~ 20'
SIDE SETBACK ~ 10'
WETLAND BUILDING SETBACK ~ 50.0'
WETLAND BUFFER ~ 25.0'
MAX. BUILDING HEIGHT: 35'
MAX. BUILDING FOOTPRINT: 30%
MAX. LOT COVERAGE: 35%

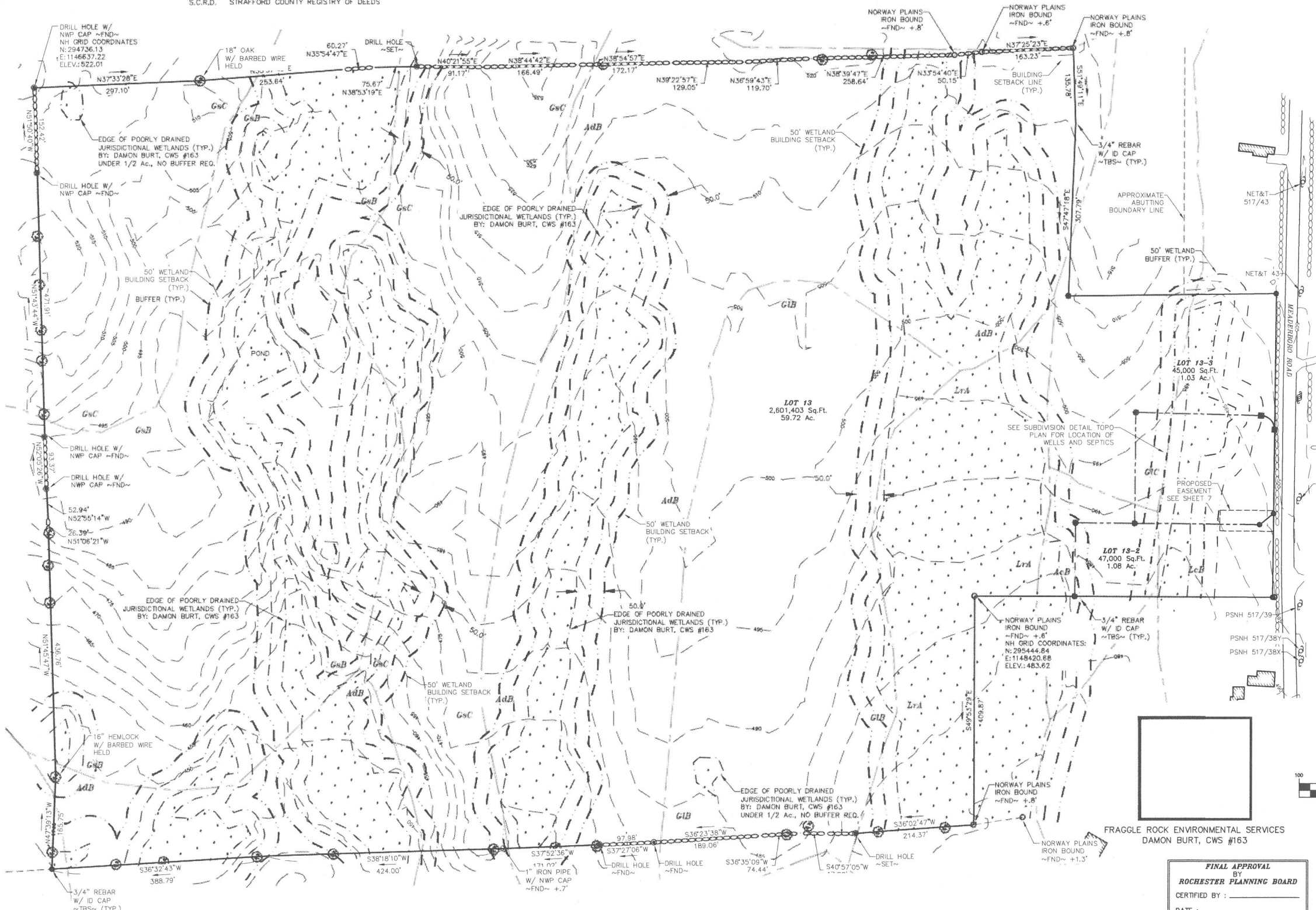
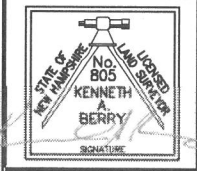
REVISION	DATE	DESCRIPTION

MINOR SUBDIVISION PLAN OVERVIEW TOPOGRAPHY

FOR
GROEN CONSTRUCTION, INC.
122 MEADSBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

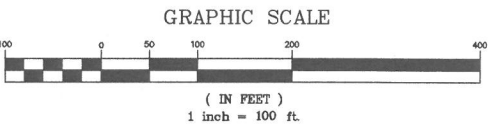
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863

SCALE : 1 IN. EQUALS 100 FT.
DATE : FEBRUARY 3, 2020
FILE NO. : DB 2018 - 085



WETLAND NOTE:

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DAMON BURT, CERTIFIED WETLAND SCIENTIST #163



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 -
2-3-2020
KENNETH A. BERRY LLS 805 DATE

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LEGEND:

- 3/4" REBAR W/ ID CAP (TBS)
- DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- IRON BOUND (FND)
- UTILITY POLE
- TREE W/ BARBED WIRE
- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE
- JURISDICTIONAL WETLAND LINE
- 50' WETLAND BUILDING SETBACK
- TO BE SET
- FND
- TYP
- S.C.R.D.
- STRAFFORD COUNTY REGISTRY OF DEEDS

ADDITIONAL ABUTTERS:

N/F NORMAN P. VETTER REVOCABLE TRUST & STACIA R. VETTER REVOCABLE TRUST
VETTER, NORMAN P. & STACIA R. TRUSTEES
P O BOX 181
ROCHESTER, NH 03867-0181
BOOK 4267, PAGE 531
TAX MAP 232, LOT 18
VACANT LAND/9.20 AC.

N/F JEFFREY A. BEAN SPECIAL NEEDS TRUST
BEAN, EDWIN A. & ERICKSON, SUZANNE, TRUSTEES
119 MEADERBORO ROAD
ROCHESTER, NH 03867
BOOK 3729, PAGE 784
TAX MAP 232, LOT 19
RES. USE/2.08 AC.

N/F SCHER, VITALIJ & AYSA
368 ROUTE 11, STE 119
FARMINGTON, NH 03835-3843
BOOK 3191, PAGE 876
TAX MAP 232, LOT 20
VACANT LAND/2.03 AC.

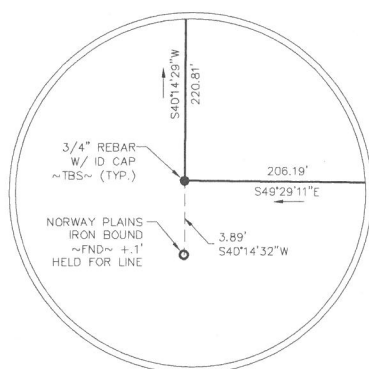
N/F STILLWATER KENNELS & TRAINING INC
100 MEADERBORO ROAD
ROCHESTER, NH 03867-4236
S.C.R.D. BOOK 3893, PAGE 701
TAX MAP 232, LOT 12
RES. & COM. KENNEL USE/5.3 AC.

N/F ROWELL, THERESA
29 EVANS ROAD
ROCHESTER, NH 03867-4131
S.C.R.D. BOOK 1621, PAGE 345
TAX MAP 232, LOT 10-1
RES. USE/11.01 AC.

N/F LIBBY, ELSON L. III & ERIN D.
33 EVANS ROAD
ROCHESTER, NH 03867-4131
S.C.R.D. BOOK 4587, PAGE 004
TAX MAP 232, LOT 10-3
RES. USE/24.50 AC.

N/F NORMAN P. VETTER REVOCABLE TRUST & STACIA R. VETTER REVOCABLE TRUST
VETTER, NORMAN P. & STACIA R. TRUSTEES
P O BOX 181
ROCHESTER, NH 03867-0181
S.C.R.D. BOOK 4336, PAGE 487
TAX MAP 232, LOT 33
RES. USE/72.79 AC.

N/F SCRUTON, MATTHEW G.
195 TEN ROD ROAD
ROCHESTER, NH 03867-4246
S.C.R.D. BOOK 3455, PAGE 702
TAX MAP 232, LOT 18-3
VACANT LAND/32.40 AC.



ROAD NOTE:

MEADERBORO ROAD IS A 4 ROD WIDE LAYOUT, LAYOUT RECORD FOUND IN ROCHESTER BOOK 1, PAGE 410, DATED MARCH 25, 1768 FRONT BOUNDARY LINE WAS CONSTRUCTED USING THE EXISTING STONEWALLS TO CREATE THE CENTER LINE AND HOLDING 33' WIDE. THIS PORTION OF MEADERBORO ROAD IS PUBLIC, PAVED, AND UNDER NH DOT CONTROL.

PLAN REFERENCES:

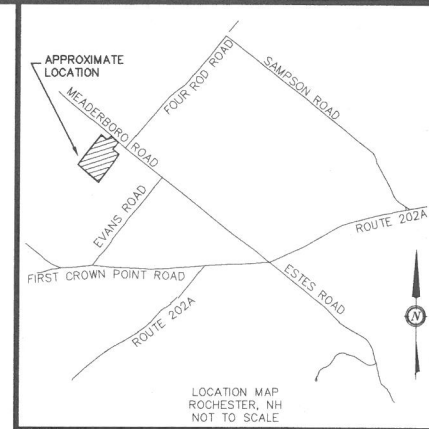
- "SUBDIVISION PLAN, MEADERBORO ROAD FARMINGTON & ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR THE JOHN F. SCRUTON AND SANDRA G. SCRUTON REVOCABLE TRUST" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: OCTOBER 2017 S.C.R.D.: PLAN # 115-044
- "SUBDIVISION PLAN, 1214 MEADERBORO ROAD ROCHESTER, STRAFFORD COUNTY, NH, FOR DANIEL L. SCRUTON" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: JUNE 2018 S.C.R.D.: PLAN # 112-016
- "LOT LINE REVISION PLAN, CROWN POINT, EVANS ROAD & SHEEPBORO ROAD, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR NORMAN P. VETTER REVOCABLE TRUST, STACIA R. VETTER REVOCABLE TRUST, NATALIE S. VICKERY REVOCABLE TRUST" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: JUNE 2015 S.C.R.D.: PLAN # 110-044
- "SUBDIVISION PLAN, TAX MAP 232-10-2 ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, FOR: WILLIAM D. & NATALIE S. VICKERY REVOCABLE TRUST" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: DECEMBER 2010 S.C.R.D.: PLAN # 101-095

PLAN REFERENCES CONTINUED:

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PLAN REFERENCES CONTINUED:

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- "PROPOSED SUBDIVISION LAND OF EDWIN & MARY BEAN, FOUR ROD ROAD & MEADERBORO ROADS ROCHESTER, N.H." BY: BERRY SURVEY & ENGINEERING DATED: OCTOBER 27, 1989 S.C.R.D.: PLAN # 37A-084 ALSO ON FILE AT THIS OFFICE, FILE #: DB 1989-061
- "SUBDIVISION OF LAND IN FARMINGTON, N.H. FOR: PAULINE SCRUTON" BY: GREGORY BUCK, LLS DATED: SEPTEMBER 30, 1989 S.C.R.D.: PLAN # 37A-033
- "PROPOSED SITE REVIEW FOR SANDY TREMBLAY & LAURIE BERKOWITZ, MEADERBORO ROAD, ROCHESTER, N.H." BY: BERRY SURVEY & ENGINEERING DATED: JUNE 27, 1988 S.C.R.D.: PLAN # 35-043 ALSO ON FILE AT THIS OFFICE, FILE #: DB 1988-82
- "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR WILLIAM D. & NATALIE S. VICKERY" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: SEPTEMBER 29, 1987 S.C.R.D.: PLAN # 33A-046



NOTES:

- OWNER: GROEN CONSTRUCTION, INC. 120 WASHINGTON STREET, SUITE 302 ROCHESTER, NH 03839
- APPLICANT: GROEN CONSTRUCTION, INC. 120 WASHINGTON STREET, SUITE 302 ROCHESTER, NH 03839
- TAX MAP 232, LOT 13
- LOT AREA: 2,693,568 Sq. Ft., 61.83 Ac.
- S.C.R.D. BOOK 4601, PAGE 171
- ZONING: (AG) AGRICULTURAL DISTRICT MINIMUM FRONTAGE ~ 150.0' MINIMUM LOT SIZE ~ 45,000 Sq. Ft. FRONT SETBACK ~ 20' REAR SETBACK ~ 20' SIDE SETBACK ~ 10' WETLAND BUILDING SETBACK ~ 50.0' WETLAND BUFFER ~ 25.0' MAX. BUILDING HEIGHT: 35' MAX. BUILDING FOOTPRINT: 30% MAX. LOT COVERAGE: 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 #33017C01950, DATED: MAY 17, 2005
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JULY OF 2018, WITH AN ERROR OF CLOSURE OF 1 PART IN 11,386.
- LOTS 13-1 & 13-2 WILL REQUIRE NHDES SUBDIVISION APPROVAL. ALL LOTS PROPOSED TO BE SINGLE FAMILY LOTS SERVICED BY ON SITE WELL AND SEPTIC SYSTEMS. THE CURRENT USE OF THE PROPERTY IS VACANT LAND
- THE INTENT OF THIS PLAN SET IS TO SUBDIVIDE TAX MAP 232, LOT 13 INTO 2 INDIVIDUAL RESIDENTIAL LOTS. THIS IS A 12 SHEET PLAN SET. SHEET ONE IS AN EXISTING CONDITIONS PLAN, SHEET TWO IS THE SUBDIVISION DETAIL AND SHEET THREE IS THE SUBDIVISION TOPOGRAPHY SHEET. SHEET TO BE RECORDED AT S.C.R.D. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITES SURFACE ARE AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES, IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTIONS AT NO EXPENSE TO THE TOWN.
- SEE S.C.R.D. BOOK 4434, PAGE 831 FOR MENTION OF A 20' WIDE EASEMENT FOR ACCESS TO KIMBALL CEMETERY.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.
- EACH LOT IS ONLY ALLOWED A MAXIMUM OF 35% IMPERVIOUS SURFACE. A PLOT PLAN WILL BE REQUIRED FOR EACH BUILDING PERMIT CERTIFYING THE PROPOSED COVERAGE
- EACH LOT WILL REQUIRE A FOUNDATION CERTIFICATION. IT IS ADVISED THAT EACH HOUSE BE STAKED OUT BY A LLS PRIOR TO CONSTRUCTION

WETLAND NOTE:

THE WETLAND DELINEATION WAS COMPLETED MAY, 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
DAMON BURT, CWS #163

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 -
KENNETH A. BERRY LLS 805 DATE: _____

DESCRIPTION	DATE	REVISION

SUBDIVISION PLAN DETAIL FOR	FILE NO. : DB 2018 - 085
GROEN CONSTRUCTION, INC. 122 MEADERBORO ROAD ROCHESTER, NH 03867 TAX MAP 232, LOT 13	

BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603) 332-2883 SCALE: 1 IN. EQUALS 40 FT. DATE: FEBRUARY 3, 2020 FILE NO. : DB 2018 - 085	STATE OF NEW HAMPSHIRE No. 805 Kenneth A. Berry L.L.S. 2-3-2020
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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.

LEGEND:

- 3/4" REBAR W/ ID CAP (TBS)
- GRANITE BOUND (TBS)
- DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- IRON BOUND (FND)
- UTILITY POLE
- TREE W/ BARBED WIRE
- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE
- JURISDICTIONAL WETLAND LINE
- 50' WETLAND BUILDING SETBACK TO BE SET
- TBS FOUND
- TYPICAL
- STRAFFORD COUNTY REGISTRY OF DEEDS

PLAN REFERENCES:

- "SUBDIVISION PLAN, MEADERBORO ROAD FARMINGTON & ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR THE JOHN F. SCRUTON AND SANDRA G. SCRUTON REVOCABLE TRUST" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: OCTOBER 2017 S.C.R.D.: PLAN # 115-044
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NOTES CONT.:

- TEST PITTING ON SOME OF THE LOTS WITHIN THIS SUBDIVISION REVEALED SEASONAL HIGH WATER TABLES WITHIN 24" OF THE SURFACE. TEST HOLE DATA CAN BE FOUND AT THE CITY OF ROCHESTER PLANNING OFFICE AND LOCATIONS ON THE ENCLOSED PLAN SET. IT IS INCUMBENT ON THE FUTURE OWNERS / BUILDERS TO REVIEW THIS INFORMATION AND BUILD / DEVELOP USING KNOWN BEST MANAGEMENT PRACTICES FOR THESE CONDITIONS. (FILL / FOUNDATION DRAINAGE)
- THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE FILL TO BE PLACED AROUND THEM WITH TYPICAL FOUNDATION/ROOF/YARD DRAIN CONSTRUCTION.
- EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CHAPTER 50.
- EACH LOT CONTAINS 3,000 Sq. Ft. OF BUILDABLE AREA.
- LOT 13-2 KEEP THE ADDRESS 122 MEADERBORO ROAD, LOT 13 WILL BECOME 128 MEADERBORO ROAD.
- AT LEAST TWO HEALTHY WELL-SPACED EXISTING TREES (50+ FEET APART) ARE TO BE PRESERVED ALONG THE FRONTAGE, OR NEW TREES PLANTED, IN ORDER TO MEET SUBDIVISION REG. 5.13, STREET TREES.
- THE STONEWALL ALONG MEADERBORO ROAD IS TO BE PRESERVED EXCEPT WHERE A DRIVEWAY WILL BE PLACED.

WETLAND NOTE:

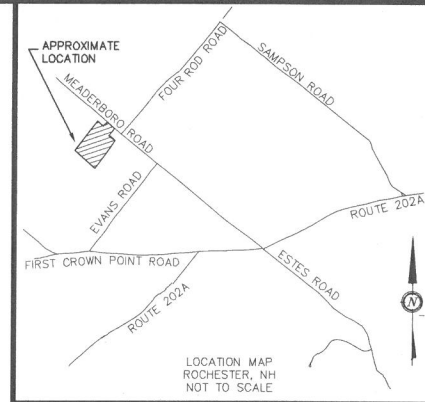
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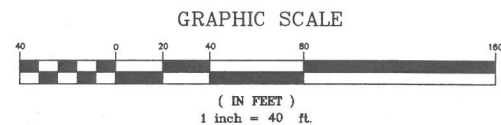
FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE :

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 -
KENNETH A. BERRY LLS 805 DATE 2-3-2020



NOTES:

- OWNER: D & J SCRUTON 2016 REVOCABLE TRUST SCRUTON, DANIEL L. & JUDY A. TRUSTEES 162 ROCKHOUSE ROAD SENIOIA, GA 30276-3440
- APPLICANT: GROEN CONSTRUCTION, INC. 120 WASHINGTON STREET, SUITE 302 ROCHESTER, NH 03859
- TAX MAP 232, LOT 13
- LOT AREA: 2,693,568 Sq. Ft., 61.83 Ac.
- S.C.R.D. BOOK 4505, PAGE 583
- ZONING: (AG) AGRICULTURAL DISTRICT MINIMUM FRONTAGE ~ 150.0' MINIMUM LOT SIZE ~ 45,000 Sq. Ft. FRONT SETBACK ~ 20' REAR SETBACK ~ 20' SIDE SETBACK ~ 10' WETLANDS BUFFER ~ 50.0' MAX. BUILDING HEIGHT: 35' MAX. BUILDING FOOTPRINT: 30% MAX. LOT COVERAGE: 35%
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- SEE S.C.R.D. BOOK 4434, PAGE 831 FOR MENTION OF A 20' WIDE EASEMENT FOR ACCESS TO KIMBALL CEMETERY.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.
- EACH LOT IS ONLY ALLOWED A MAXIMUM OF 35% IMPERVIOUS SURFACES. A LOT PLAN WILL BE REQUIRED FOR EACH BUILDING PERMIT CERTIFYING THE PROPOSED COVERAGE
- EACH LOT WILL REQUIRE A FOUNDATION CERTIFICATION. IT IS ADVISED THAT EACH HOUSE BE STAKED OUT BY A LLS PRIOR TO CONSTRUCTION
- A NH DOT PERMIT WILL BE REQUIRED FOR DRIVEWAYS ON BOTH LOTS.

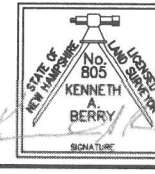


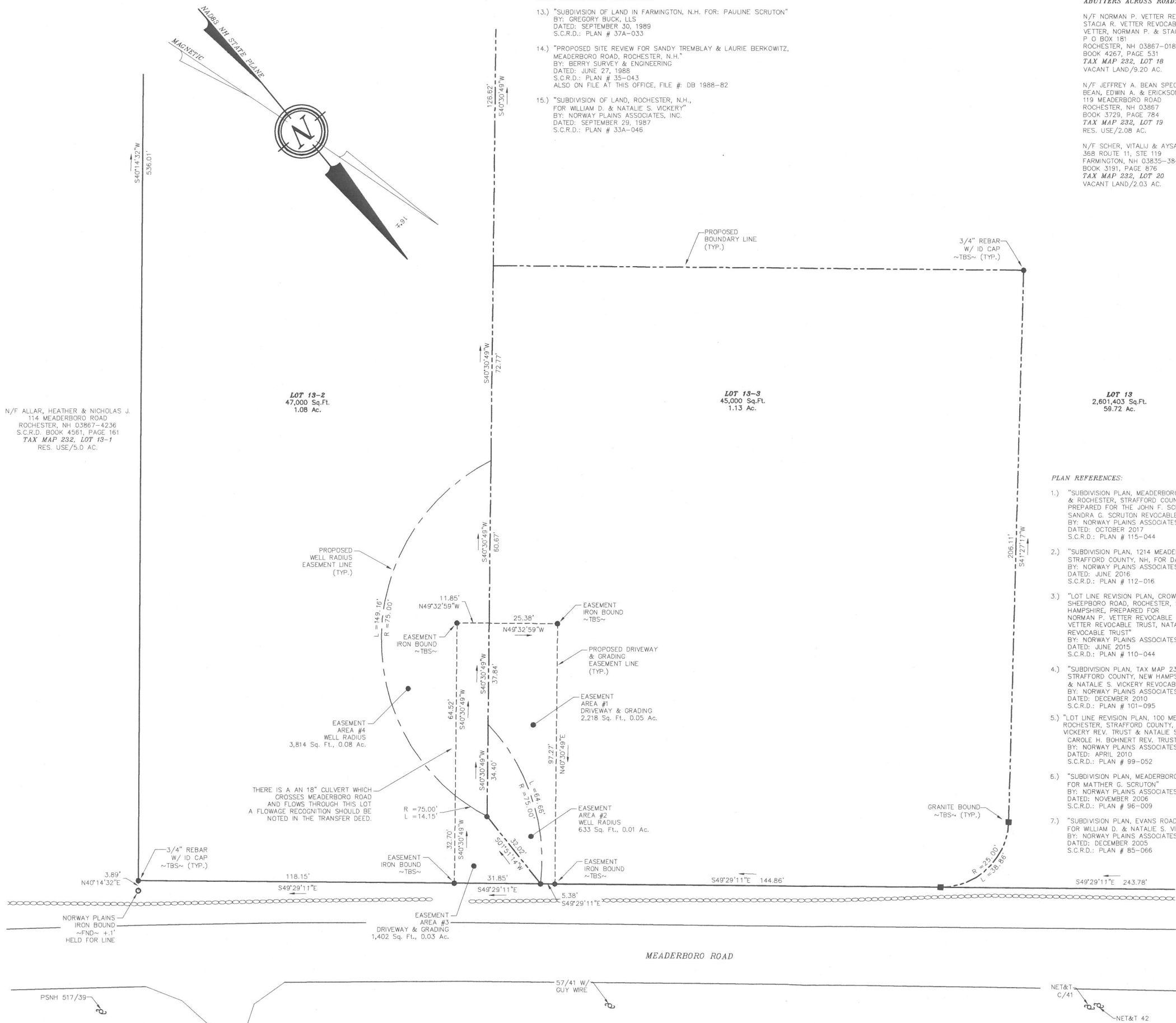
SUBDIVISION PLAN TOPOGRAPHY FOR

GROEN CONSTRUCTION, INC.
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

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

SCALE : 1 IN. EQUALS 40 FT.
DATE : FEBRUARY 3, 2020
FILE NO. : DB 2018 - 085



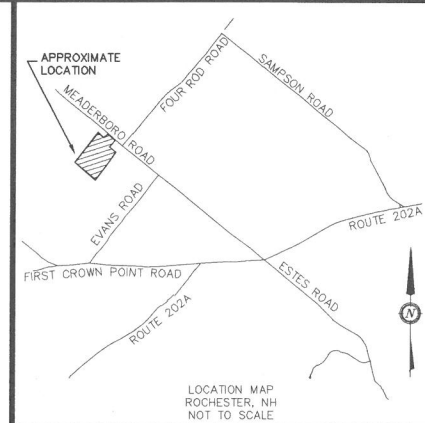


PLAN REFERENCES CONTINUED:

- 13.) "SUBDIVISION OF LAND IN FARMINGTON, N.H. FOR: PAULINE SCRUTON"
BY: GREGORY BUCK, LLS
DATED: SEPTEMBER 30, 1989
S.C.R.D.: PLAN # 37A-033
- 14.) "PROPOSED SITE REVIEW FOR SANDY TREMBLAY & LAURIE BERKOWITZ,
MEADERBORO ROAD, ROCHESTER, N.H."
BY: BERRY SURVEY & ENGINEERING
DATED: JUNE 27, 1988
S.C.R.D.: PLAN # 35-043
ALSO ON FILE AT THIS OFFICE, FILE # DB 1988-82
- 15.) "SUBDIVISION OF LAND, ROCHESTER, N.H.,
FOR WILLIAM D. & NATALIE S. VICKERY"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: SEPTEMBER 29, 1987
S.C.R.D.: PLAN # 33A-046

ABUTTERS ACROSS ROAD:

- N/F NORMAN P. VETTER REVOCABLE TRUST &
STACIA R. VETTER REVOCABLE TRUST
VETTER, NORMAN P. & STACIA R. TRUSTEES
P O BOX 181
ROCHESTER, NH 03867-0181
BOOK 4267, PAGE 531
TAX MAP 232, LOT 18
VACANT LAND/9.20 AC.
- N/F JEFFREY A. BEAN SPECIAL NEEDS TRUST
BEAN, EDWIN A. & ERICKSON, SUZANNE, TRUSTEES
119 MEADERBORO ROAD
ROCHESTER, NH 03867
BOOK 3729, PAGE 784
TAX MAP 232, LOT 19
RES. USE/2.08 AC.
- N/F SCHER, VITALIJ & AYESA
368 ROUTE 11, STE 119
FARMINGTON, NH 03835-3843
BOOK 3191, PAGE 876
TAX MAP 232, LOT 20
VACANT LAND/2.03 AC.



NOTES:

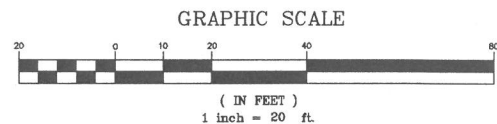
- 1.) OWNER: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 1A.) APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 2.) TAX MAP 232, LOT 13
- 3.) LOT AREA: 2,693,568 Sq. Ft., 61.83 Ac.
- 4.) S.C.R.D. BOOK 4601, PAGE 171
- 5.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED DRIVEWAY/GRADING & WELL RADIUS EASEMENTS FOR A 2 LOT SUBDIVISION ON TAX MAP 232, LOT 13.
- 6.) FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- 7.) EASEMENT AREA #1 IS A DRIVEWAY & GRADING BENEFITING TAX MAP 232, LOT 13-2. EASEMENT AREA #2 IS A WELL RADIUS EASEMENT BENEFITING TAX MAP 232, LOT 13-2. EASEMENT AREA #3 IS A DRIVEWAY & GRADING BENEFITING TAX MAP 232, LOT 13-3. EASEMENT AREA #4 IS A WELL RADIUS EASEMENT BENEFITING TAX MAP 232, LOT 13-3.

PLAN REFERENCES:

- 1.) "SUBDIVISION PLAN, MEADERBORO ROAD FARMINGTON & ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR THE JOHN F. SCRUTON AND SANDRA G. SCRUTON REVOCABLE TRUST"
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DATED: DECEMBER 2010
S.C.R.D.: PLAN # 101-095
- 5.) "LOT LINE REVISION PLAN, 100 MEADERBORO ROAD & 15 EVANS ROAD, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, FOR: WILLIAM D. VICKERY REV. TRUST & NATALIE S. VICKERY REV. TRUST AND CAROLE H. BOHNERT REV. TRUST"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: APRIL 2010
S.C.R.D.: PLAN # 99-052
- 6.) "SUBDIVISION PLAN, MEADERBORO ROAD ROCHESTER, NH, FOR MATTHEW G. SCRUTON"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: NOVEMBER 2006
S.C.R.D.: PLAN # 96-009
- 7.) "SUBDIVISION PLAN, EVANS ROAD ROCHESTER, NH, FOR WILLIAM D. & NATALIE S. VICKERY REVOCABLE TRUST"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: DECEMBER 2005
S.C.R.D.: PLAN # 85-066

PLAN REFERENCES CONTINUED:

- 8.) "SUBDIVISION PLAN, CROWN POINT ROAD & SHEEPBORO ROAD ROCHESTER, NH, FOR WILLIAM & NATALIE VICKERY"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: AUGUST 2003
S.C.R.D.: PLAN # 73-009
- 9.) "SUBDIVISION OF LAND, EVANS ROAD ROCHESTER, N.H. FOR: ROBERT M. WYMAN"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: AUGUST 1996
S.C.R.D.: PLAN # 48-081
- 10.) "EASEMENT PLAN OVER LAND OF FRANK G. SCRUTON, MEADERBORO ROAD ROCHESTER, NEW HAMPSHIRE, FOR: NEW ENGLAND TELEPHONE AND TELEGRAPH CO."
BY: DURGIN, VERRA AND ASSOCIATES, INC.
DATED: JANUARY 11, 1995
S.C.R.D.: PLAN # 41A-057
- 11.) "LOT LINE REVISION, ROCHESTER, N.H., FOR: GREAT MEADOW TRUST & FRANK J. & PAULINE E.P. SCRUTON"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: AUGUST 1991
S.C.R.D.: PLAN # 40-050
- 12.) "PROPOSED SUBDIVISION LAND OF EDWIN & MARY BEAN, FOUR ROD ROAD & MEADERBORO ROADS ROCHESTER, N.H."
BY: BERRY SURVEY & ENGINEERING
DATED: OCTOBER 27, 1989
S.C.R.D.: PLAN # 37A-084
ALSO ON FILE AT THIS OFFICE, FILE # DB 1989-061



I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

KENNETH A. BERRY L.L.S. 805 DATE 2-3-2020

REVISION	DATE	DESCRIPTION

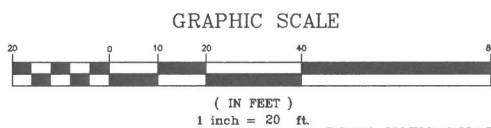
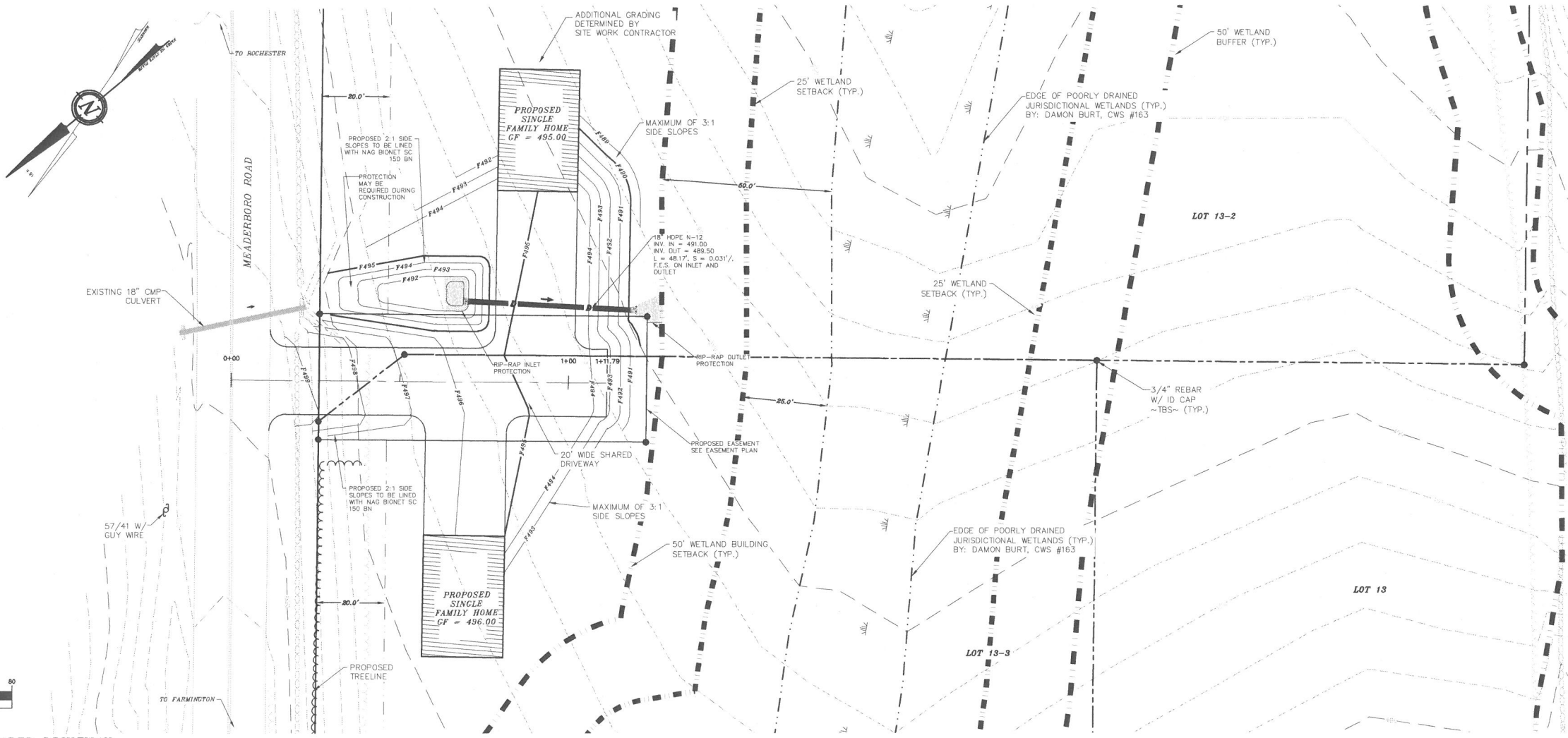
EASEMENT PLAN FOR GROEN CONSTRUCTION, INC. 122 MEADERBORO ROAD ROCHESTER, NH 03867 TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : FEBRUARY 3, 2020
FILE NO. : DB 2018 - 085

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

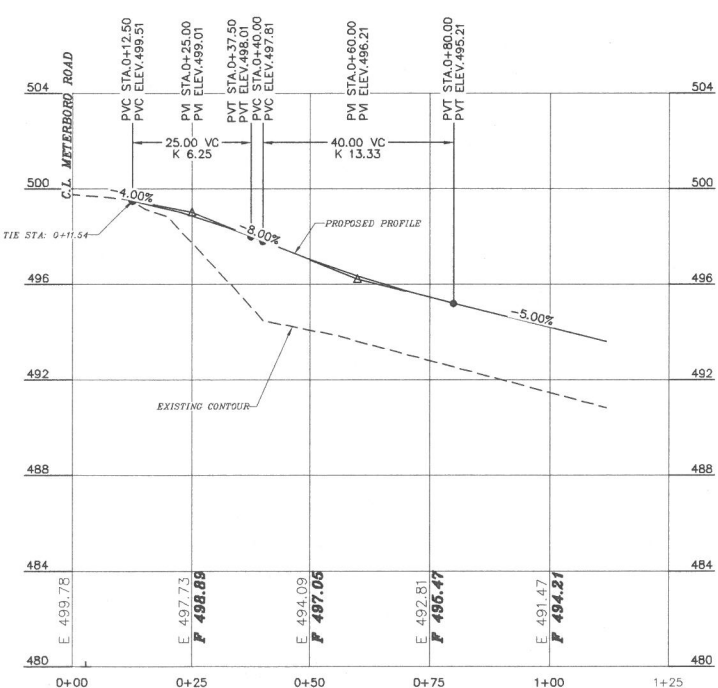
NOTES:

- OWNER: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- TAX MAP 232, LOT 13
- LOT AREA: 2,693,568 Sq. Ft., 61.83 Ac.
- S.C.R.D. BOOK 4601, PAGE 171
- THE INTENT OF THIS PLAN IS TO SHOW THE GRADING DESIGN FOR THE PROPOSED SHARED DRIVEWAY.
- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
- CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION.
- 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.
- ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.
- BUILDING ADDRESSES SHALL BE DETERMINED BY THE ASSESSING OFFICIAL.
- 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.
- 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.



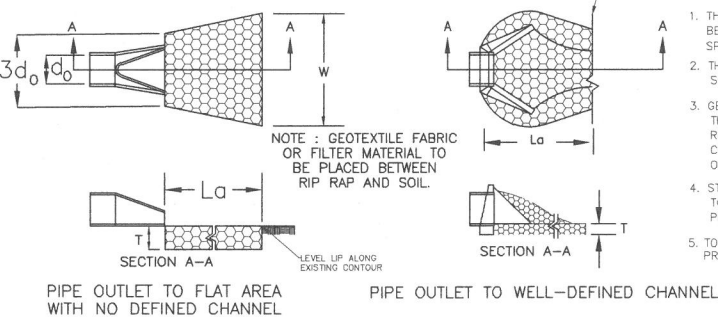
PLAN VIEW SHARED DRIVEWAY

PROFILE VIEW SHARED DRIVEWAY



VERTICAL SCALE: 1" = 4' HORIZONTAL SCALE: 1" = 20'

PIPE OUTLET PROTECTION



PIPE OUTLET PROTECTION CONSTRUCTION SPECIFICATIONS

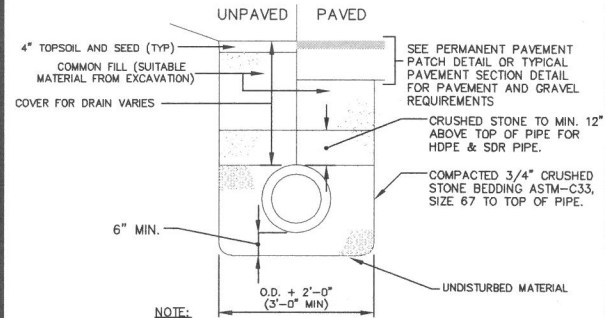
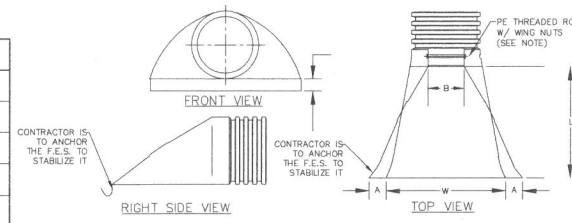
- THE SUB GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
- THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO NHDOT SECTION 583.
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT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

ADS N-12 FLARED END SECTIONS

NOT TO SCALE (ALL DIMENSIONS ARE NOMINAL)

PART No.	PIPE SIZE	A	B(MAX)	H	L	W
1510-NP	15"	6.5"	10"	6.5"	25"	29"
	375 mm	165 mm	254 mm	165 mm	635 mm	735 mm
1810-NP	18"	7.5"	15"	6.5"	32"	35"
	450 mm	190 mm	380 mm	165 mm	812 mm	890 mm
2410-NP	24"	7.5"	18"	6.5"	36"	45"
	600 mm	190 mm	450 mm	165 mm	900 mm	1140 mm
3010-NP	30"	10.5"	N/A	7.0"	53"	68"
	750 mm	266 mm	N/A	178 mm	1345 mm	1725 mm
3610-NP	36"	10.5"	N/A	7.0"	53"	68"
	900 mm	266 mm	N/A	178 mm	1345 mm	1725 mm

NOTE: PE THREADED ROD W/ WING NUTS PROVIDED FOR END SECTIONS 15"-24". 30" & 36" END SECTIONS TO BE WELDED PER MANUFACTURER'S RECOMMENDATIONS.



TYPICAL DRAIN PIPE TRENCH

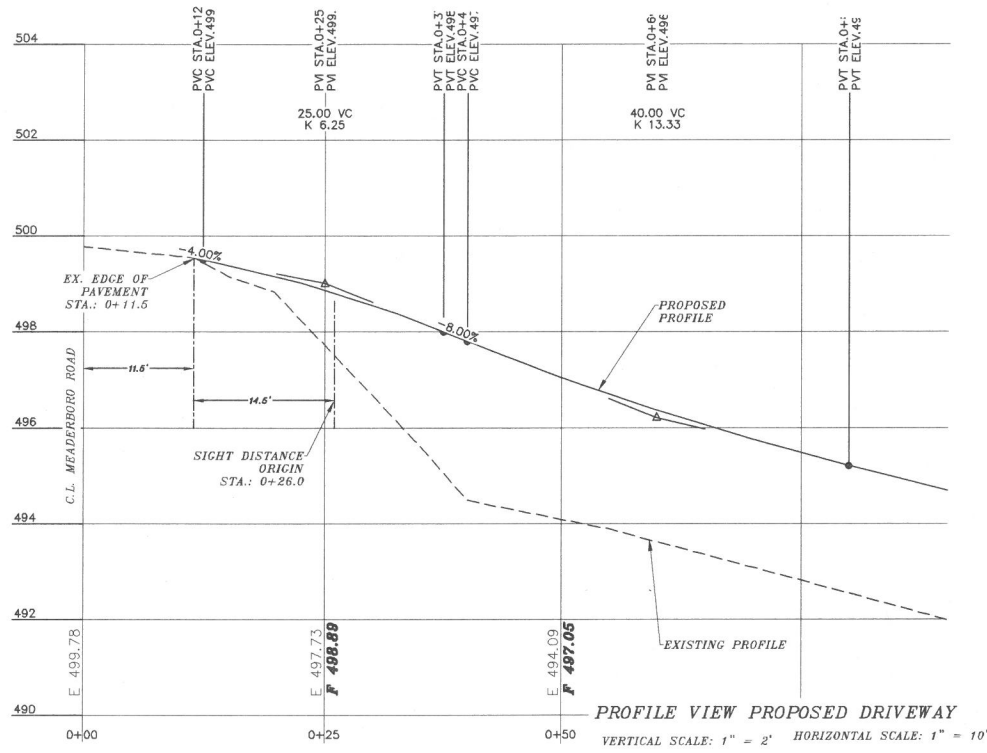
NOT TO SCALE

REVISION	DATE	DESCRIPTION

PLAN AND PROFILE SHARED DRIVEWAY
FOR
GROEN CONSTRUCTION, INC.
122 MEADBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : FEBRUARY 3, 2020
FILE NO. : DB 2018 - 085

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
Professional Engineer

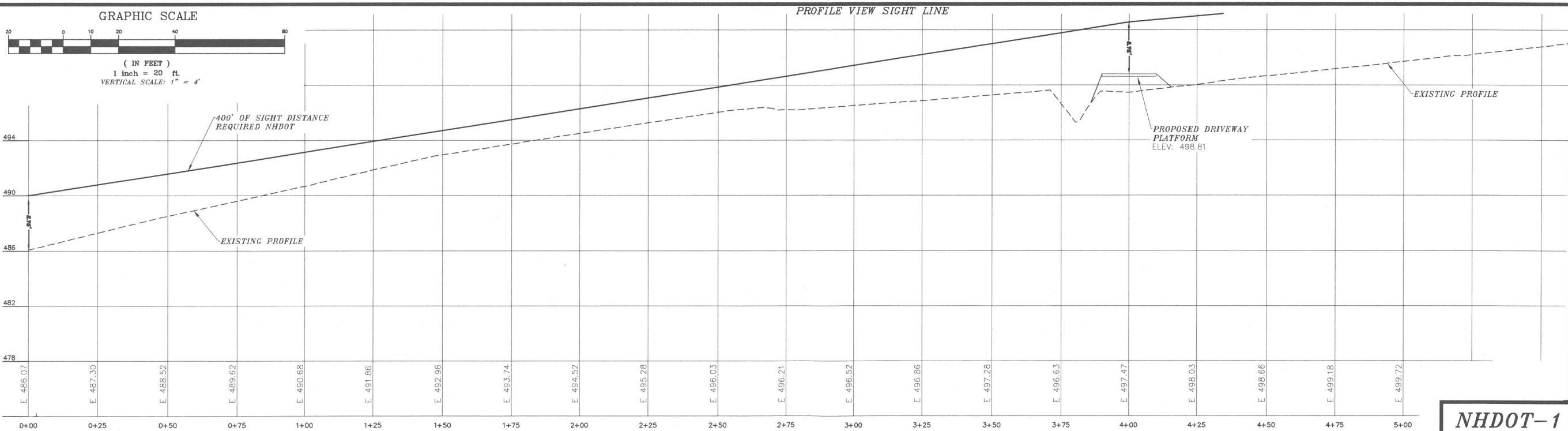
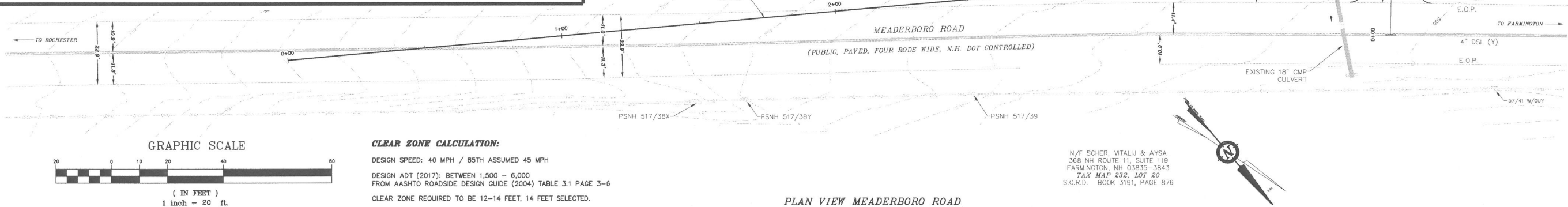


NOTES:

- 1.) OWNER: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 1A.) APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 2.) TAX MAP 232, LOT 13
- 3.) LOT AREA: 2,693,568 Sq. Ft., 61.83 Ac.
- 4.) S.C.R.D. BOOK 4601, PAGE 171
- 5.) THIS IS PROPOSED TO BE A RESIDENTIAL DRIVEWAY.
- 6.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE

LEGEND:

- IRON BOUND (FND)
- LIGHT POST
- UTILITY POLE/GUY WIRE
- OVERHEAD UTILITIES
- STONE WALL
- CLEAR ZONE
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND
- PL PROPERTY LINE
- E.O.P. EDGE OF PAVEMENT
- SSL (W/Y) SINGLE SOLID LINE (WHITE/YELLOW)
- DYL DOUBLE YELLOW LINE



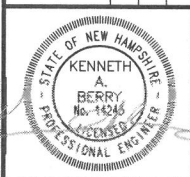
NHDOT-1

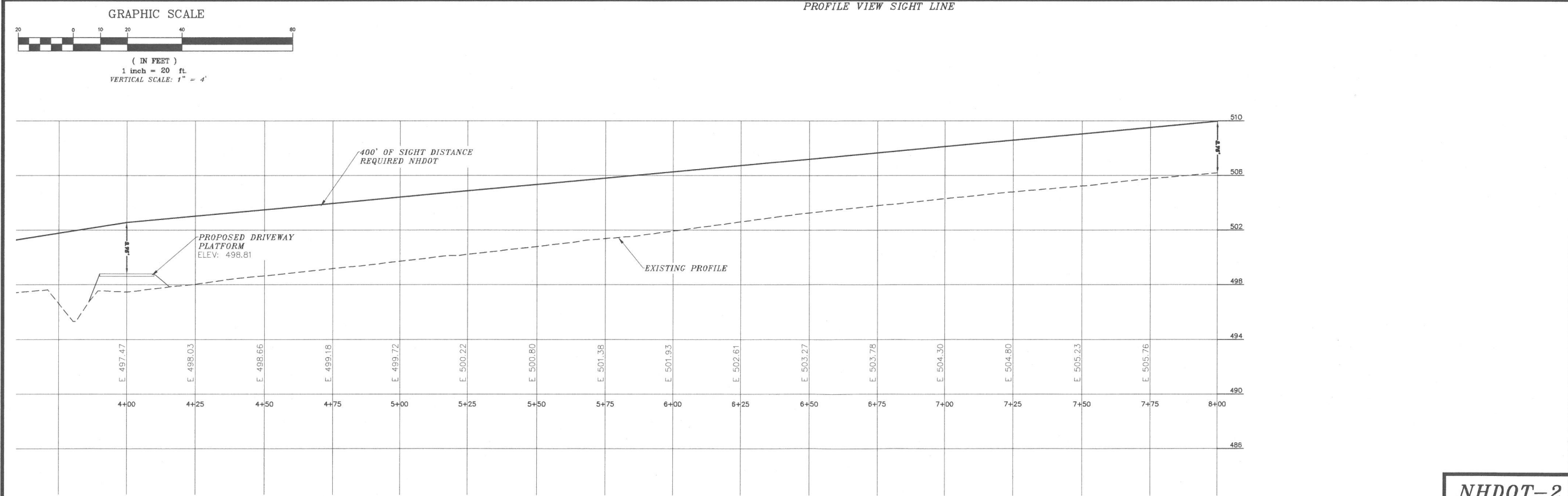
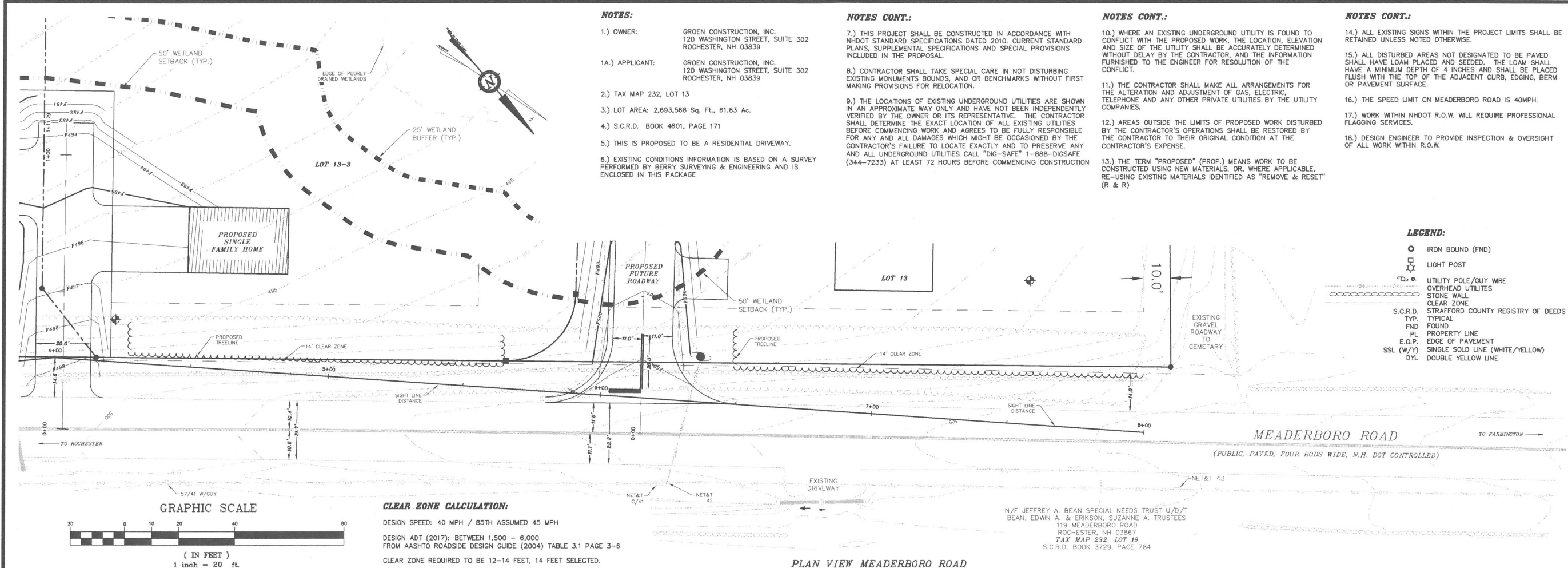
REVISION	DATE	DESCRIPTION

SIGHT DISTANCE PROFILE (WEST BOUND)

FOR
GROEN CONSTRUCTION, INC.
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : FEBRUARY 3, 2020
FILE NO. : DB 2018 - 085





- NOTES:**
- 1.) OWNER: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
 - 1A.) APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
 - 2.) TAX MAP 232, LOT 13
 - 3.) LOT AREA: 2,693,568 Sq. Ft., 61.83 Ac.
 - 4.) S.C.R.D. BOOK 4601, PAGE 171
 - 5.) THIS IS PROPOSED TO BE A RESIDENTIAL DRIVEWAY.
 - 6.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.
- NOTES CONT.:**
- 7.) 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.
 - 8.) CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION.
 - 9.) 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 AGREE 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
 - 10.) 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.
 - 11.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
 - 12.) 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.
 - 13.) 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)
- NOTES CONT.:**
- 14.) ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.
 - 15.) ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.
 - 16.) THE SPEED LIMIT ON MEADERBORO ROAD IS 40MPH.
 - 17.) WORK WITHIN NHDOT R.O.W. WILL REQUIRE PROFESSIONAL FLAGGING SERVICES.
 - 18.) DESIGN ENGINEER TO PROVIDE INSPECTION & OVERSIGHT OF ALL WORK WITHIN R.O.W.

REVISION	DATE	DESCRIPTION

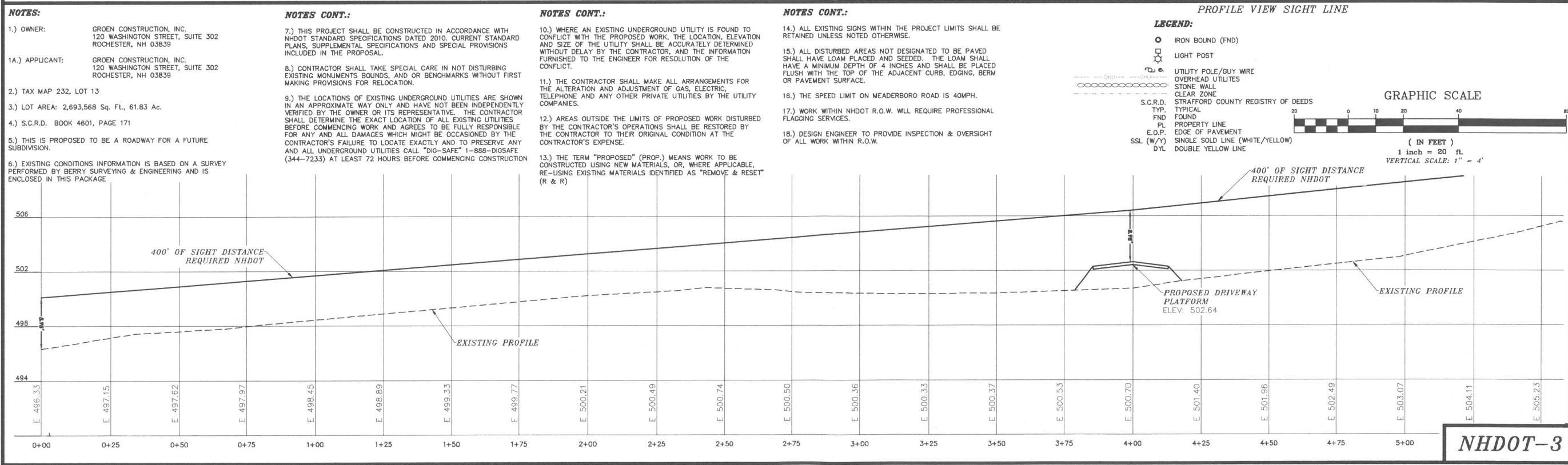
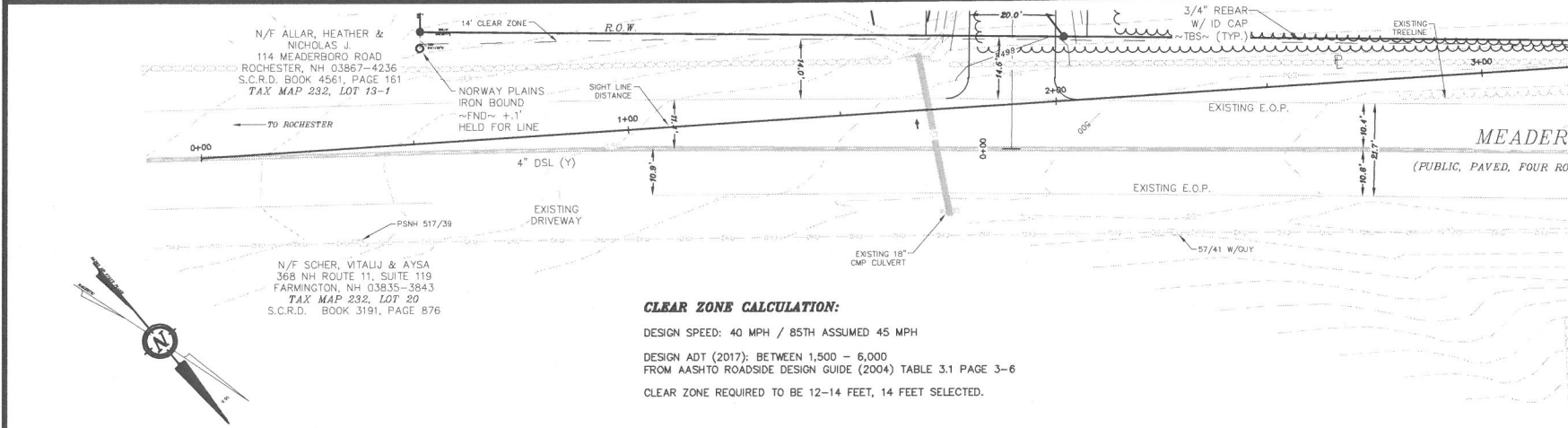
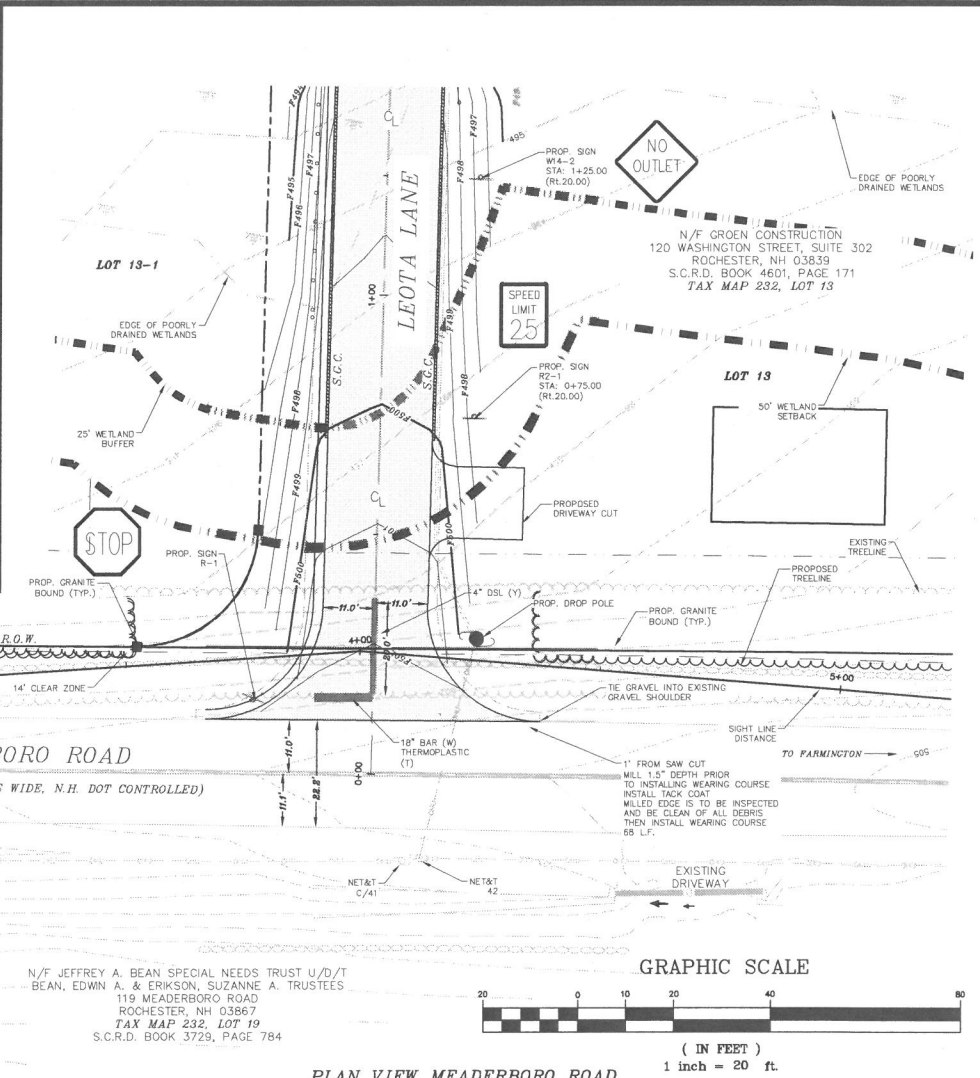
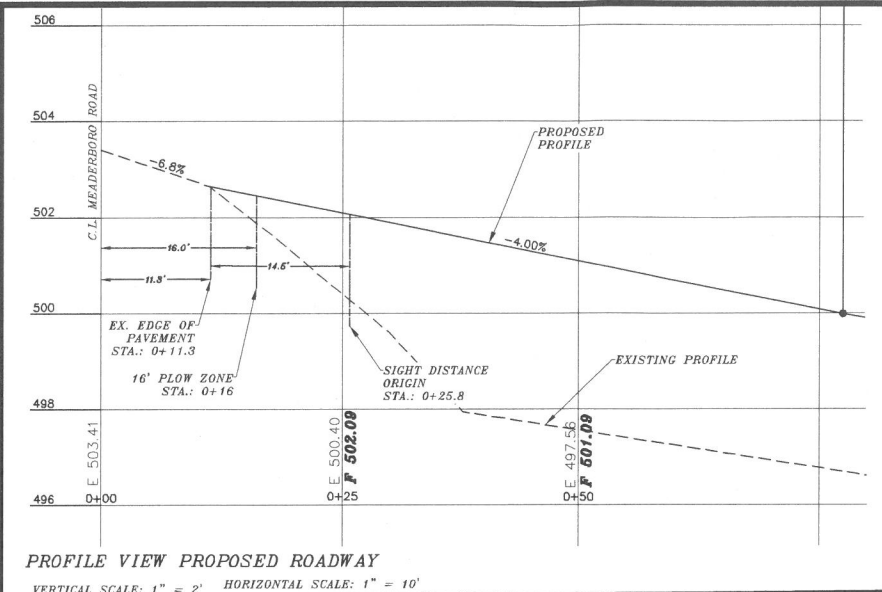
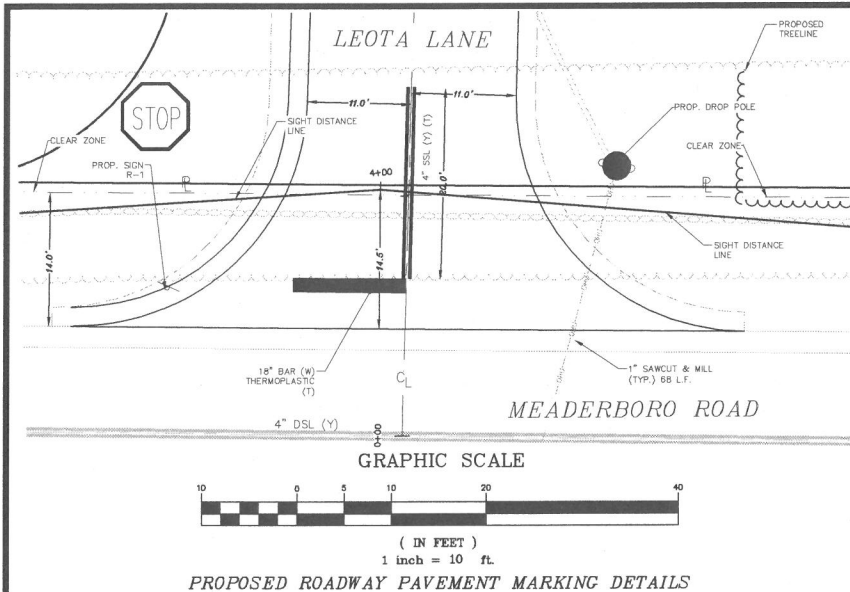
SIGHT DISTANCE PROFILE (EAST BOUND)

FOR
GROEN CONSTRUCTION, INC.
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : FEBRUARY 3, 2020
FILE NO. : DB 2018 - 085

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14219
PROFESSIONAL ENGINEER

SHEET 10 OF 12



NOTES:

- OWNER: GROEN CONSTRUCTION, INC. 120 WASHINGTON STREET, SUITE 302 ROCHESTER, NH 03839
- TAX MAP 232, LOT 13
- LOT AREA: 2,693,568 Sq. Ft., 61.83 Ac.
- S.C.R.D. BOOK 4601, PAGE 171
- THIS IS PROPOSED TO BE A ROADWAY FOR A FUTURE SUBDIVISION.
- EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE

NOTES CONT.:

- 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.
- CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION.
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NOTES CONT.:

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NOTES CONT.:

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- WORK WITHIN NHDOT R.O.W. WILL REQUIRE PROFESSIONAL FLAGGING SERVICES.
- DESIGN ENGINEER TO PROVIDE INSPECTION & OVERSIGHT OF ALL WORK WITHIN R.O.W.

REVISION	DATE	DESCRIPTION

SIGHT DISTANCE PROFILE (WEST BOUND)

FOR
GROEN CONSTRUCTION, INC.
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : FEBRUARY 3, 2020
FILE NO. : DB 2018 - 085

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 1424
PROFESSIONAL ENGINEER

