

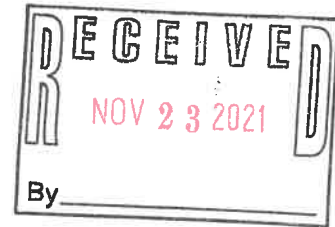
JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

November 23, 2021

Rochester Planning Board
Attn. Nel Sylvain, Chair
31 Wakefield Street
Rochester, NH 03867

**RE: Site Plan Application for Residential Townhouses
19 Old Gonic Road, Rochester, NH
Tax Map 131, Lot 1
JBE Project No. 21090**



Dear Mr. Sylvain and Board Members,

Jones & Beach Engineers, Inc., respectfully submits a Site Plan Application for the above-referenced parcel on behalf of our client, Green & Company. The intent of this application is to propose a 174-unit townhouse development on this parcel. Currently there is a single-family home with a garage and barn on the property. The land, 31+ acres is a mix of lawn, field and woods. There are trails through the property and access to the existing house is at the end of Old Gonic Road.

The proposal is that these units will be rental townhouses with 2 car garages and space for 2 cars in front of each unit. Therefore, each unit has the ability to park 4 vehicles and then we also have overflow parking fields spread out around the site. We have three mailbox locations provided as well. The road network is designed to have one main loop road that will connect the end of Old Gonic Road to the end of Emerson Street. Then we have a couple of different loop roads off this main road which will allow the units to be constructed while other units are occupied.

The roadways will have curbing and catch basins to direct stormwater to detention and treatment ponds located on the low side of the property. The stormwater will need to be treated to NHDES Alteration of Terrain Standards. The property will have city water & sewer. We have designed the sewer so it can flow via gravity to the sewer manhole at the intersection of State Street and Old Gonic Road. The sewer has been reviewed by Weston & Sampson and a report is included regarding the pump station offsite. The water lines are proposed to be looped from Emerson to Old Gonic Road. The units will have sprinklers and sprinkler rooms are included on each building.

Four (4) copies of the following are provided in support of this application with the following items:

1. Site Plan Application with Checklist.
2. Waiver Request Letter.
3. Current Deed.
4. Signed Authorization.
5. Test Pits.
6. Sewer Letter from Weston & Sampson.
7. Site Specific Soil Report.
8. NHB Data Check.
9. Abutters List with Three (3) Sets of Mailing Labels.
10. Two (2) Drainage Analysis.
11. Three (3) Full Size Plan Sets.
12. Four (4) Architectural Plan Sets.
13. Two (2) 11x17 Plan Sets (Folded).
14. Fee Check.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

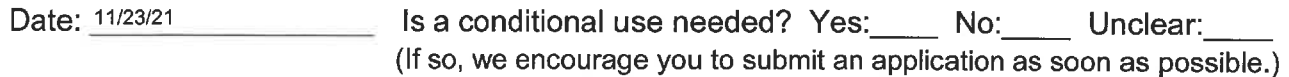
Very truly yours,

JONES & BEACH ENGINEERS, INC.



Joseph Coronati
Vice President

cc: Green & Company (application & plans via email)
John O'Neill (application & plans via email)
Jim Gove, Gove Environmental Services (application & plans via email)



Tax map #: 131; Lot #(s): 1; Zoning district: Residential -2

Name of project (if applicable): Old Gonic Road Townhouses

Size of site: 30.07 acres; overlay zoning district(s)? None

Name (include name of individual): William Lacouture

Telephone #: _____ Email: _____

Name (include name of individual): Michael Green, Green and Company

Telephone #: 603-964-7572 Email: mgreen@greenandcompany.com

Name (include name of individual): Joseph Coronati, Jones & Beach Engineers, Inc.

Telephone #: 603-772-4746 Fax #:

Email address: jcoronati@jonesandbeach.com Professional license #: _____

(You are not bound by information on bedrooms and type of ownership unless that is a condition of approval.)

Total number of proposed dwelling units: 174; number of existing dwelling units: 1

Proposed bedrooms/unit: 3; total number of proposed bedrooms: 525

New building(s)? 27 addition(s)/modifications to existing building(s)? No

Townhouses/rowhouses: x flats: duplexes: freestanding detached units:

Proposed ownership - leasehold: x fee simple conveyance: condominiums:

Utility information

City water? yes x no ; How far is City water from the site? On road next to site

City sewer? yes x no ; How far is City sewer from the site? 295'

If City water, what are the estimated total daily needs? 78,300 gallons per day

Where will stormwater be discharged? Gravel Wetlands on site to outlet to Axe Handle Brook

Other information

parking spaces: existing: 0 total proposed: 730; Are there pertinent covenants?

Describe existing conditions/use (vacant land?): The existing property has a single-family house, garage & barn with a mix of fields & woods.

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

Wetlands: Is any fill proposed? No; area to be filled: ; buffer impact? No

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	125,280	9.6%
Parking and vehicle circulation	202,175	15.4%
Planted/landscaped areas (excluding drainage)	521,467	39.8%
Natural/undisturbed areas (excluding wetlands)	366,714	28.0%
Wetlands	58,294	4.5%
Other – drainage structures, outside storage, etc.	35,765	2.7%

Comments

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

Submission of application

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

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

Signature of property owner: _____

Date: 11/22/21

Signature of applicant/developer: _____

Date: 11/22/21

Signature of agent: _____

Date: 11/22/21

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: _____

Site Plan Checklist (residential and nonresidential)

**To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements

City of Rochester Planning & Development Department

Project Name: Old Gonio Road Townhouses Map: 131 Lot: 1 Date: 11/23/21

Applicant/agent: Green and Company Signature: _____

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
4 sets completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
4 copies of narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
3 sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
2 sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, deed restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Plan Information

Basic information including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Title sheet					
• Name of Project					
• Date					
• North arrow					
• Scale					
• Legend					
• Revision block					
• Vicinity sketch -not less than 1" = 1,000'					
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of land survey, engineer, and/or architect	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
City tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Notation on plans: "For more information about this site plan contact...."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

General items Continued

	Yes	No	N/A	Waiver Requested	Comments
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Surveyed property lines including: <ul style="list-style-type: none">• existing and proposed bearings• existing and proposed distances• pins, stakes, bounds• monuments• benchmarks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Include error of closure statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Information on abutting properties: <ul style="list-style-type: none">• owner name• owner address• tax map and lot #• square footage of lots• approximate building footprints• use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Zoning

Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning requirements for district: <ul style="list-style-type: none">• frontage• lot dimensions/density• all setbacks• lot coverage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Existing Topographic Features:

Contour lines a (not to exceed two-foot Intervals, except on steep slopes) and spot elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Soil types and boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Soil test pit locations, profiles, and Depth to water table and ledge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Percolation test locations and results	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Existing Topographic Features Continued:

	Yes	No	N/A	Waiver Requested	Comments
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands including name of certified Wetlands scientist who delineated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Statement whether located in flood area, And if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Delineation of trees and open areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overview of types of trees and vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stone walls and archaeological features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Locations of trails and paths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other natural/cultural resources (productive farmland, habitats, scenic views, historic structures, etc)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Building Information

Existing buildings/structures including square footage and use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed building/structures including <ul style="list-style-type: none">• square footage• first floor elevation• use• # bedrooms per unit if residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elevation drawing of proposed buildings and structures as follows: <ul style="list-style-type: none">• Showing all four sides• Drawn to scale with dimensions• Showing exterior materials• Showing exterior colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Circulation and Parking Plans

Existing and proposed driveways and access points including: <ul style="list-style-type: none">• Width of opening• Turning radii• Cross section of driveway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Curbing & edge treatment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Traffic control devices, if appropriate:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Circulation and Parking Plans Continued:

	Yes	No	N/A	Waiver Requested	Comments
Number of parking spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• required by ordinance					
• proposed					
Parking layout and dimensions of spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Handicap spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Loading area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Pedestrian circulation plan (including existing sidewalks in vicinity, if any)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bicycle rack, if appropriate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Buffers, landscaping & screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Snow storage areas/plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Utilities

Show all pertinent existing and proposed profiles, elevations, materials, sizes, and details

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic and leaching areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pump stations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Stormwater management system: pipes, culverts,, catch basins detention/ retention basins, swales, rip rap, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire hydrant location(s) and details	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electric, telephone, cable TV (underground or overhead)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire alarm connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Treatment of solid waste (dumpsters?)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Handling of oil, grease, chemicals hazardous materials/waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Landscaping Plan

	Yes	No	N/A	Waiver Requested	Comments
Demarcation of limits of construction, clear delineation of vegetation to be saved, and strategy for protecting vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed ground cover, shrubbery, and trees including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<ul style="list-style-type: none"> • botanical and common names • locations and spacing • total number of each species • size at installation 					
Planting plan (size of holes, depth of planting, soil amendments, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Irrigation: system? soaker hose? Manual? underground, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Protection of landscaping from vehicles (Curb stops, berm, railroad ties, etc)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Specification all finished ground surfaces and edges (greenspace, mulch, asphalt, concrete, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fencing/screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Signage

Location and type of signs:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
<ul style="list-style-type: none"> • Attached to building • Freestanding • Directional, if appropriate 					
Dimensions of signs:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
<ul style="list-style-type: none"> • Height • Area • Setback 					
Elevation drawings with colors & materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Type of Illumination, if proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Outdoor Lighting

	Yes	No	N/A	Waiver Requested	Comments
Locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Height of fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wattage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Type of light (high pressure sodium, etc)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design/cut sheets of fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Illumination study, if appropriate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Other Elements

Traffic study, if appropriate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drainage study with calculations, storm Water impact analysis, and mitigation plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Grading plan (including finish grades)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Earth being removed from site(in cubic yards)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Erosion and sedimentation plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed covenants, easements, And deed restrictions, if any	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fiscal impact study, if requested	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Additional Comments:

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

November 23, 2021

Rochester Planning Board
Attn. Nel Sylvain, Chair
31 Wakefield Street
Rochester, NH 03867

**RE: Waiver Request
19 Old Gonic Road, Rochester, NH
Tax Map 131, Lot 1
JBE Project No. 21090**

Dear Mr. Sylvain and Board Members,

On behalf of our client, Green & Company, Jones & Beach Engineers, Inc. respectfully requests a waiver from the Rochester Subdivision Regulations for the following:

Subdivision Regulations – Section 5.3.9, Table 5-2 Street Alignment Design Standards

Jones & Beach Engineers request a waiver from this section as we have 4 areas that are less than the 200' radius requirement. Road 3 has a radius of 80'. Road 4 has 2 radii of 50'. The entry from Old Gonic has a short radii of 68'. We feel that the smaller radii will help control speed through the residential side streets.

We look forward to discussing these waiver requests at the Planning Board Hearing. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.

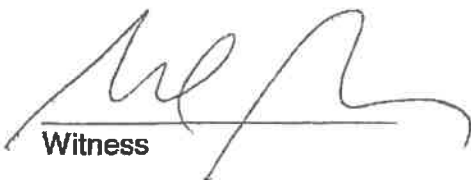


Joseph Coronati
Vice President

Letter of Authorization

I/We, William B. Lacouture of 208 Oliver Creek Road, Ellijay, GA 30536, as owner of certain real property situated Rochester, New Hampshire further described as 19 Old Gonic Road, consisting of approximately 35 +/- Acres of land, with a house and other improvements, as shown on Tax Assessors Map 131, Lot 10, and further defined by legal description found at the Strafford County Registry of Deeds Book 4093, Page 0148, dated January 22, 2013 and recorded on January 28, 2013, and all interests in the discontinued portion of Old Gonic Road between the end of Old Gonic Road and the Spaulding Turnpike. Meaning and intending to convey all interests in property located between Old Gonic Road, State Street, Emerson Road, the Ball Fields, the Roman Catholic Church Property and the Spaulding Turnpike (all 4 sides of subject property) do hereby authorize Green & Company Building and Development Corp. and its Affiliates, Agents, Assigns and Engineers to act on my/our behalf and to appear before the zoning board of adjustment and/or the planning board of said city/town and/or any of its boards or commissions, in my/our behalf for the purpose of seeking any regulatory relief that may be requested by the person I/we have above authorized, including variances, special exceptions, dimensional waivers, site plan approval, lot line adjustment approval and subdivision approval, hereby ratifying any actions taken by him/her/them to obtain any such relief. I/We authorize Green & Company Building and Development Corp. and its Affiliates, Agents, Assigns and Engineers to act in my/our behalf in all matters concerning the development and approval process, without limitation, for the above stated property, to include any required signatures.

I/We shall cooperate fully with Green & Company Building and Development Corp. and its Affiliates, Agents, Assigns and Engineers in seeking timely public approvals and for the completion of the sale contemplated herein. I/We agree to use my/our good faith efforts to provide any assistance I/we reasonably can to Green & Company Building and Development Corp. and its Affiliates, Agents, Assigns and Engineers throughout the development process, including but not limited to signing permit applications as needed.


Witness


Owner: William B. Lacouture

4/1/2024
Date

Witness

Owner:

Date

**CATHERINE A. BERUBE
Register of Deeds, Strafford County
LCHIP STA183923 25.00**

QUITCLAIM DEED

KNOW ALL MENT BY THESE PRESENTS THAT I, **WILLIAM B. LaCOUTURE**, Successor Trustee of the **LEO P. LaCOUTURE REVOCABLE TRUST OF 1994**, u/d/d January 6, 1994, of 208 Oliver Creek Road, Ellijay, Gilmer County, Georgia, 30536, for consideration paid, hereby grants to **WILLIAM B. LaCOUTURE**, married, of 208 Oliver Creek Road, Ellijay, Gilmer County, Georgia, 30536, with *quitclaim covenants*, all my right, title and interest in and to:

A certain parcel of real estate with the buildings and improvements thereon located in Rochester Heights, Rochester, County of Strafford, State of New Hampshire, more particularly described as follows:

Beginning at a wooden stake driven in the ground at the northwesterly corner of lot numbered 158, as shown on the plan of the so-called Rochester Heights, recorded in the Strafford County Records, Book 393, Page 501, thence running in a southwesterly direction by land of William H. Felker, to the Hussey Brook at high water mark: thence by said brook at high water mark southerly to a stone post set in the ground on the bank of said brook and near the dam erected by the late Warren Wadleigh, deceased, across the brook aforesaid; Thence southerly to a stone post set in the ground on the northerly bank of the canal leading from said dam to the axe-handle mill, erected by the said deceased: Thence easterly by the northerly bank of said Canal to the road leading from the so-called French Street to Dwelling house of Jonathan E. Kimball; Thence by said Road to a wooden stake driven in the ground on the southwesterly corner of lot numbered 122 situated in the said Rochester Heights; Thence in a northerly direction by said Rochester Heights ten hundred and thirty (1030) feet, more or less, to a wooden stake driven in the ground; thence in a westerly direction by the said Rochester Heights two hundred (200) feet, more or less, to a wooden stake; Thence in a northerly direction four hundred forty-eight (448) feet, more or less, by the said Rochester Heights, to the point of beginning, together with the right at all times to enter upon the land of the grantors of the conveyance of this land to George H. Tebbetts southerly of the boundary line aforesaid along the said canal for the purpose of

maintaining and keeping in repair the necessary piping and a water ram where one is now located and taking water from said canal, whenever water may be found therein, and forcing it by means of said ram through subterranean pipes to the buildings on said described premises in sufficient quantities to supply the same with water for domestic and drinking purposes but not intending hereby to convey any land beneath the water of said canal or southerly of its northerly bank. The gate of said dam shall not at any time be so tightly closed as not to allow sufficient water to pass into the canal to supply the ram aforesaid; and the live stock kept on said premises shall at all times have access to the water of the said brook.

Excepting herefrom all sawable soft lumber, with the right to set mill and stick the timber on said farm, the said lumber to be removed within two years from July 15th, 1920, as granted to George H. Springfield, by deed of July 15th, 1920.

Meaning and intending to describe and convey the same premise conveyed to Leo P. LaCouture as Trustee of the Leo P. LaCouture Revocable Trust of 1994 by Quitclaim Deed of Leo P. LaCouture, dated January 6, 1994, and recorded at the Strafford County Registry of Deeds in book 1725, Page 538.

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO NEW HAMPSHIRE RSA 78-B:2 XXI.

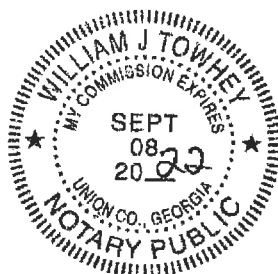
Executed this 6th day of August, 2021.

Leo P. LaCouture Revocable Trust of 1994

William B. LaCouture / TRUSTEE
William B. LaCouture, Successor Trustee

STATE OF Georgia
COUNTY OF Gilmer

On this 6 day of August, 2021, personally appeared William B. LaCouture in his capacity as Successor Trustee of the Leo P. LaCouture Revocable Trust of 1994, known to me, or satisfactorily proven, to be the person(s) described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.



William J. Towhey
Notary Public, Justice of the Peace
My commission expires: 9-8-22

Certification of Trustee

William B. LaCouture, Successor Trustee of the Leo P. LaCouture Revocable Trust of 1994, releases to the Grantee all rights of homestead and other interests therein.

The undersigned Trustee, as Trustee under the Leo P. LaCouture Revocable Trust of 1994, created under trust agreement dated January 6, 1994, and thereto has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see the application of any trust asset paid to the Trustee for a conveyance thereof.

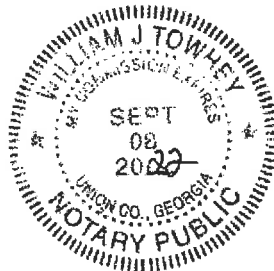
Leo P. LaCouture Revocable Trust of 1994

08/06, 2021

By: W B LaCouture / TTEF
William B. LaCouture, Successor Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

On the 6 day of August, 2021, personally appeared William B. LaCouture, Successor Trustee of the Leo P. LaCouture Revocable Trust of 1994, known to me, or satisfactorily proven, to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.



William J. Towhey
Justice of the Peace / Notary Public
My Commission Expires: 9-8-2022



GOVE ENVIRONMENTAL SERVICES, INC.

TEST PIT DATA

Project 19 Old Gonic Road, Rochester, NH
Client Green and Company
GES Project No. 2021113
MM/DD/YY Staff 07-12-2021 JP Gove, Certified Soil Scientist # 004

Test Pit No. D2 BOXFORD

ESHWT: 13"

Termination @ 85"

Refusal: No

Obs. Water: 13"

Depth	Color	Texture	Structure	Consistence	REDOX	HORIZON
0-10"	2.5Y3/2	SIL	GR	FR	N	Ap
10-13"	2.5Y5/6	SIL	GR	FR	N	Bw
13-85"	2.5Y5/2	SICL	BLK	FI	P	C

GR (TEXTURE) = GRAVELLY

LS = LOAMY SAND

S = SAND

FSL = FINE SANDY LOAM

SL = SANDY LOAM

SIL = SILT LOAM

SICL = SILTY CLAY

CB (TEXTURE) = COBBLY

CN (TEXTURE) = CHANNERY

GR = GRANULAR

OM = MASSIVE

PL = PLATY

BLK = BLOCKY

FR = FRIABLE

FI = FIRM

C = COMMON

P = PROMINENT

D = DISTINCT

N = NONE

VF (TEXTURE) = VERY FINE

F (TEXTURE) = FINE

V (ROCK FRAGMENT)(TEXTURE) = VERY

Test Pit No. D3 ELDRIDGE

ESHWT: 26"

Termination @ 84"

Refusal: No

Obs. Water: 34"

Depth	Color	Texture	Structure	Consistence	REDOX	HORIZON
0-12"	10YR3/2	LS	GR	FR	N	Ap
12-26"	2.5Y5/4	LS	GR	FR	N	Bw1
26-34"	2.5Y5/4	LS	GR	FR	D	Bw2
34-84"	2.5Y5/2	SICL	BLK	FI	P	C

8 Continental Dr Bldg 2 Unit H, Exeter, NH 03833-7526

Ph (603) 778 0644 / Fax (603) 778 0654

info@gesinc.biz

www.gesinc.biz

Test Pit No.	D4	ELDRIDGE				
ESHWT:	22"					
Termination @	86"					
Refusal:	No					
Obs. Water:	26"					
Depth	Color	Texture	Structure	Consistence	REDOX	HORIZON
0-8"	10YR3/2	LS	GR	FR	N	Ap
8-22"	10YR5/6	LS	GR	FR	N	Bw1
22-26"	2.5Y5/4	LS	OM	FR	D	Bw2
26-86"	2.5Y5/2	SICL	BLK	FI	P	C

Test Pit No.	D5	SCITUATE				
ESHWT:	23"					
Termination @	72"					
Refusal:	No					
Obs. Water:	NONE					
Depth	Color	Texture	Structure	Consistence	REDOX	HORIZON
0-10"	10YR3/2	CB FSL	GR	FR	N	Ap
10-23"	10YR5/6	CB FSL	GR	FR	N	Bw
23-72"	2.5Y5/4	CB LS	PL	FI	D	Cd

Test Pit No.	D6	SCITUATE				
ESHWT:	20"					
Termination @	71"					
Refusal:	No					
Obs. Water:	NONE					
Depth	Color	Texture	Structure	Consistence	REDOX	HORIZON
0-8"	10YR3/2	CB FSL	GR	FR	N	Ap
8-20"	10YR5/6	CB FSL	GR	FR	N	Bw
20-71"	2.5Y5/4	CB LS	PL	FI	D	Cd

Test Pit No.	D7	SCITUATE				
ESHWT:	25"					
Termination @	57"					
Refusal:	57"					
Obs. Water:	NONE					
Depth	Color	Texture	Structure	Consistence	REDOX	HORIZON
0-10"	10YR3/2	CB FSL	GR	FR	N	Ap
10-25"	10YR5/6	CB FSL	GR	FR	N	Bw
25-57"	2.5Y5/3	CB LS	PL	FI	D	Cd

Test Pit No.	D12	SCITUATE				
ESHWT:	26"					
Termination @	56"					
Refusal:	56"					
Obs. Water:	NONE					
Depth	Color	Texture	Structure	Consistence	REDOX	HORIZON
0-8"	10YR3/2	CB FSL	GR	FR	N	Ap
8-26"	10YR5/6	CB FSL	GR	FR	N	Bw
26-56"	2.5Y5/4	CB LS	PL	FI	D	Cd

Test Pit No.	D13	SCITUATE				
ESHWT:	29"					
Termination @	57"					
Refusal:	57"					
Obs. Water:	NONE					
Depth	Color	Texture	Structure	Consistence	REDOX	HORIZON
0-9"	10YR3/2	CB FSL	GR	FR	N	Ap
9-29"	10YR5/6	CB FSL	GR	FR	N	Bw
29-57"	2.5Y5/4	CB LS	PL	FI	D	Cd

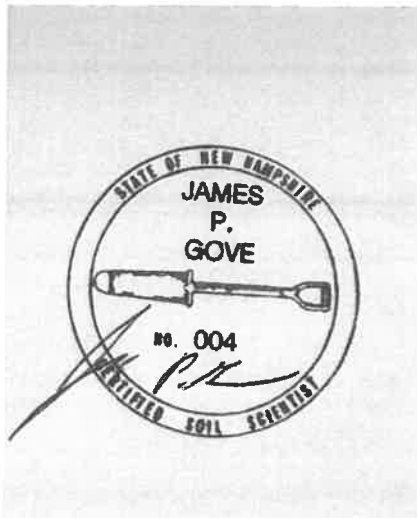
Test Pit No.	D14	ELDRIDGE				
ESHWT:	21"					
Termination @	52"					
Refusal:	No					
Obs. Water:	21"					
Depth	Color	Texture	Structure	Consistence	REDOX	HORIZON
0-9"	10YR3/2	LS	GR	FR	N	Ap
9-21"	10YR5/6	LS	GR	FR	N	Bw
21-52"	2.5Y5/2	SICL	BLK	FI	P	C

Test Pit No.	D15	ELDRIDGE				
ESHWT:	18"					
Termination @	72"					
Refusal:	No					
Obs. Water:	31"					
Depth	Color	Texture	Structure	Consistence	REDOX	HORIZON
0-7"	10YR3/2	LS	GR	FR	N	Ap
7-18"	10YR5/6	LS	GR	FR	N	Bw1
18-31"	7.5YR5/6	LS	OM	FR	D	Bw2
31-72"	2,5Y5/3	SIL	BLK	FI	P	C

Test Pit No.	D16	ELDRIDGE				
ESHWT:	15"					
Termination @	72"					
Refusal:	No					
Obs. Water:	27"					
Depth	Color	Texture	Structure	Consistence	REDOX	HORIZON
0-7"	10YR3/2	LS	GR	FR	N	Ap
7-15"	10YR5/6	LS	GR	FR	N	Bw1
15-27"	7.5YR5/6	LS	OM	FR	D	Bw2
27-72"	2,5Y5/3	SIL	BLK	FI	P	C

Test Pit No.	D18	ELDRIDGE				
ESHWT:	20"					
Termination @	60"					
Refusal:	No					
Obs. Water:	39"					
Depth	Color	Texture	Structure	Consistence	REDOX	HORIZON
0-8"	10YR3/2	LS	GR	FR	N	Ap
8-20"	10YR5/6	LS	GR	FR	N	Bw1
20-39"	7.5YR5/6	LS	OM	FR	D	Bw2
39-60"	2,5Y5/3	SIL	BLK	FI	P	C

Test Pit No.	D20	HOLLIS				
ESHWT:	NONE					
Termination @	6"					
Refusal:	6"					
Obs. Water:	NONE					
Depth	Color	Texture	Structure	Consistence	REDOX	HORIZON
0-6"	10YR3/2	FSL	GR	FR	N	A



7-13-2021

SITE-SPECIFIC SOIL SURVEY REPORT

For

19 Old Gonic Road, Rochester, NH

By

Gove Environmental Services, Inc.

1. MAPPING STANDARDS

Site-Specific Soil Mapping Standards for New Hampshire and Vermont. SSSNNE Special Publication No. 3, current version. This map product is within the technical standards of the National Cooperative Soil Survey. It is a special product, intended for the submission to NH DES Alteration of Terrain. It was produced by a professional soil scientist and is not a product of the USDA Natural Resource Conservation Service.

OVERVIEW:

The area has two separate land forms. At the lower, flatter elevations, the soils are dominated by sand over clay or silts. In some areas, the silts are at the surface, but, for the most part a mantle of sand overlays the silts and clays. These soils extend down to Axe Handle Brook.

The upper land form is a large hill that is dominated by bedrock and a sandy hard pan. One side of the hill (south slope) there is exposed bedrock and very shallow soils. On the majority of the hill, the soils are deep (greater than 40 inches), but the sandy hard pan is within the 40 inch control section and thus is both a mineral restrictive layer and the estimated seasonal high water table.

On the southwestern corner of the area is a rock dam in the Axe Handle Brook and man-made fill area to the south of the dam. Rock and loam were dumped into this area.

This map product is within the technical standards of the National Cooperative Soil Survey. It is a special purpose product, intended for infiltration requirements by the NH DES Alteration of Terrain Bureau. It was produced by a professional soil scientist, and is not a product of the USDA Natural Resources Conservation Service. There is a report that accompanies this map.

The site specific soil survey (SSSS) was produced July 21, 2021, and was prepared by James P. Gove, CSS # 004, Gove Environmental Services, Inc. The survey area is located at 19 Old Gonic Road, Rochester, NH.

Soils were identified with the New Hampshire State-wide Numerical Soils Legend, USDA NRCS, Durham, NH. Issue # 10, January 2011. The numeric legend was amended to identify the correct soil components of the complex.

Hydrologic Soil Group from Ksat Values for New Hampshire Soils, Society of Soil Scientists of New England, Special Publication No. 5, September, 2009.

SSSS SYM.	SSSS MAP NAME	HISS SYM.	HYDRO. SOIL GRP.
953	Boxford (somewhat poorly drained)	453	C
38	Eldridge loamy sand	343	C
141	Hollis-Rock Outcrop-Chatfield	228	D
448	Scituate fine sandy loam	323	C
500	Udorthents, loamy	762	N/A
538	Squamscott loamy sand	543	C

SLOPE PHASE:

0-8%	B	8-15%	C	15-25%	D
25%+	E				

Scale of soil map:

Approximately 1" equals 100'

Contours:

Intervals of 2 feet

2. DATE SOIL MAP PRODUCED

Date(s) of on-site field work: June and July of 2021

Date(s) of test pits: 07-12-2021

Test pits recorded by: J.P. Gove

3. GEOGRAPHIC LOCATION AND SIZE OF SITE

City or town where soil mapping was conducted: Rochester

Location: North of Old Gonic Road, Tax map 131, lot 1

Size of area: approximately 32 acres

Was the map for the entire lots? yes

If no, where was the mapping conducted on the parcel: n/a

4. PURPOSE OF THE SOIL MAP

Was the map prepared to meet the requirement of Alteration of Terrain? Yes

If no, what was the purpose of the map? N/A

Who was the map prepared for? Green and Company

5. SOIL MAP UNIT DESCRIPTIONS – SOIL DESCRIPTIONS - PHOTOS

SSSS SYM.	SSSS MAP NAME	HISS SYM.	HYDRO. SOIL GRP.
953	Boxford (somewhat poorly drained)	453	C

Boxford silt loam is a marine silt/clay that is somewhat poorly drained, with water tables of less than 15 inches, but not hydric. This is a minor soil area for the site and limited to the southern portion. This soil wets up quickly and drains slowly.

38	Eldridge loamy sand	343	C
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Eldridge loamy sand has a topsoil subsoil of sand/loamy sand over a substratum of silt and clay. The water tables range from 15 to 30 inches. This map unit dominates the northern and western portion of the site, in the flat areas away from the major hill that covers the middle and southern portion of the site. While the silt/clay substratum retains water, the sands above allow the water to move away toward the brook.

141	Hollis-Rock Outcrop-Chatfield	228	D
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This bedrock controlled map unit is a small area that is on the southern steep slopes of the hill. Bedrock is virtually at the surface or covered with a thin mantle of loam. This map unit is mostly Hollis and Rock Outcrop, with Chatfield being a very minor component.

448	Scituate fine sandy loam	323	C
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Scituate fine sandy loam is a moderately well drained soil with a sandy dense hard pan in the substratum. The water tables are 20 to 30 inches. What is more interesting about these soil map units are the fact they are deep (greater than 40 inches) but not very deep (greater than 60 to 80 inches). Bedrock was found in the majority of the soil profiles between 40 and 60 inches. These soil map units are over the hill and side slopes of the hill landform in the middle and southern portion of the site.

500	Udorthents, loamy	762	N/A
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This map unit represents the old rock dam and fill/boulders/rock that was placed behind the dam and downstream of the structure. There was no attempt made to characterize this man-made area. No slopes were assigned to this broken landscape.

538	Squamscott loamy sand	543	C
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These map units represent the wetlands on the site. The water tables are at or near the surface. The soils are either sand over silts or mostly silts (which would be an inclusion).

Detail soil descriptions are in the test pit report for the site. This is a separate document from this report.

6. RESPONSIBLE SOIL SCIENTIST

Name: James P. Gove

Certified Soil Scientist Number: 004

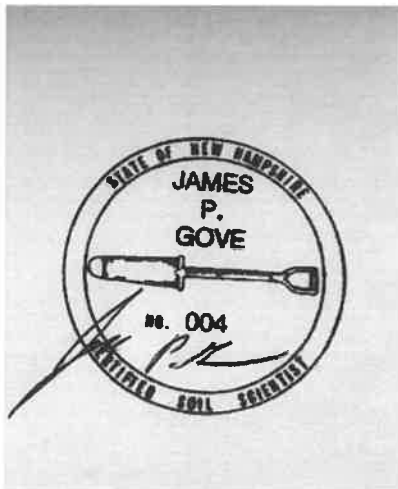
7. OTHER DISTINGUISHING FEATURES OF SITE

Is the site in a natural condition? For the majority of the site.

If no, what is the nature of the disturbance? Area at the dam and south of the dam.

Stamp of CSS

7-21-2021



**New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter**

To: Andrew Butler, Jones & Beach Engineers
PO Box 219

Stratham , NH 03885

From: NH Natural Heritage Bureau

Date: 11/4/2021 (valid until 11/4/2022)

Re: Review by NH Natural Heritage Bureau of request submitted 10/28/2021

Permits: NHDES - Alteration of Terrain Permit, USEPA - Stormwater Pollution Prevention

NHB ID: NHB21-3386

Applicant: Andrew Butler

Location: Rochester
19 Old Gonic Road

Project

Description: The intent is to construct a 175-unit townhouse development on the existing parcel with an estimated lot coverage of 322,500 sf.

The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government.

It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 10/28/2021 2:35:21 PM, and cannot be used for any other project.

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: **NHB21-3386**

NHB21-3386



MEMORANDUM

TO: Joseph Coronati, Jones & Beach Engineers, Inc.

FROM: John Sykora, Senior Team Leader, Weston & Sampson Engineers
Griffin Parodi, EIT, Staff Engineer, Weston & Sampson Engineers

DATE: November 10, 2021

SUBJECT: Rochester, NH, Old Gonic Road Sewer Capacity Evaluation

This memorandum presents the results of Weston and Sampson Engineer's (WSE) evaluation of Rochester's (the City) sewer collection system and its ability to accommodate wastewater flows from the proposed 175-unit townhouse development on the south end of Old Gonic Road.

It is understood that the Developer intends to provide residential use development to include an estimated 175 units along Old Gonic Road. The wastewater will be conveyed to the existing Old Gonic Road 8-inch gravity sewer system and subsequent Old Route 125 Pump Station which conveys flow through the City's gravity system via a siphon under Route 16 and ultimately to the WWTF. The City of Rochester has required an evaluation of the existing sewer collection system, including associated pump station to determine the impact of the proposed development.

Weston & Sampson Engineers reviewed relevant wastewater flow information provided by the Client and City to develop the estimated design flows for the proposed development that will impact available capacity of existing sewer infrastructure. WSE developed a desktop hydraulic analysis of the downstream system to identify pipe capacity limitations of critical sewer reaches along the connection route to the WWTF. Record drawings provided by the city were used to create the desktop model. No dynamic modeling was performed. An assessment of the Old Route 125 pump station capacity, operation, and efficiency was also performed.

Evaluation of Wastewater Flows

Data Sources

Multiple sources of flow data were used in this evaluation. At the time of this memorandum, WSE has been conducting a city-wide flow metering study to measure wastewater flows and detect sewer sheds that contribute high volumes of infiltration and inflow after rain events. As part of this study, a flow meter was installed at the first manhole upstream of the Old Route 125 pump station wetwell, which receives all flow that contributes to the station. Data from this flow meter from April through July of 2021 was used to evaluate the capacity of the pump station. This data was used in conjunction with City supplied pump station flow data, which originates from the station's discharge flow meter. Figure 1 on the following page shows the locations of the flow meters in relation to the proposed development, pump station, and siphons.

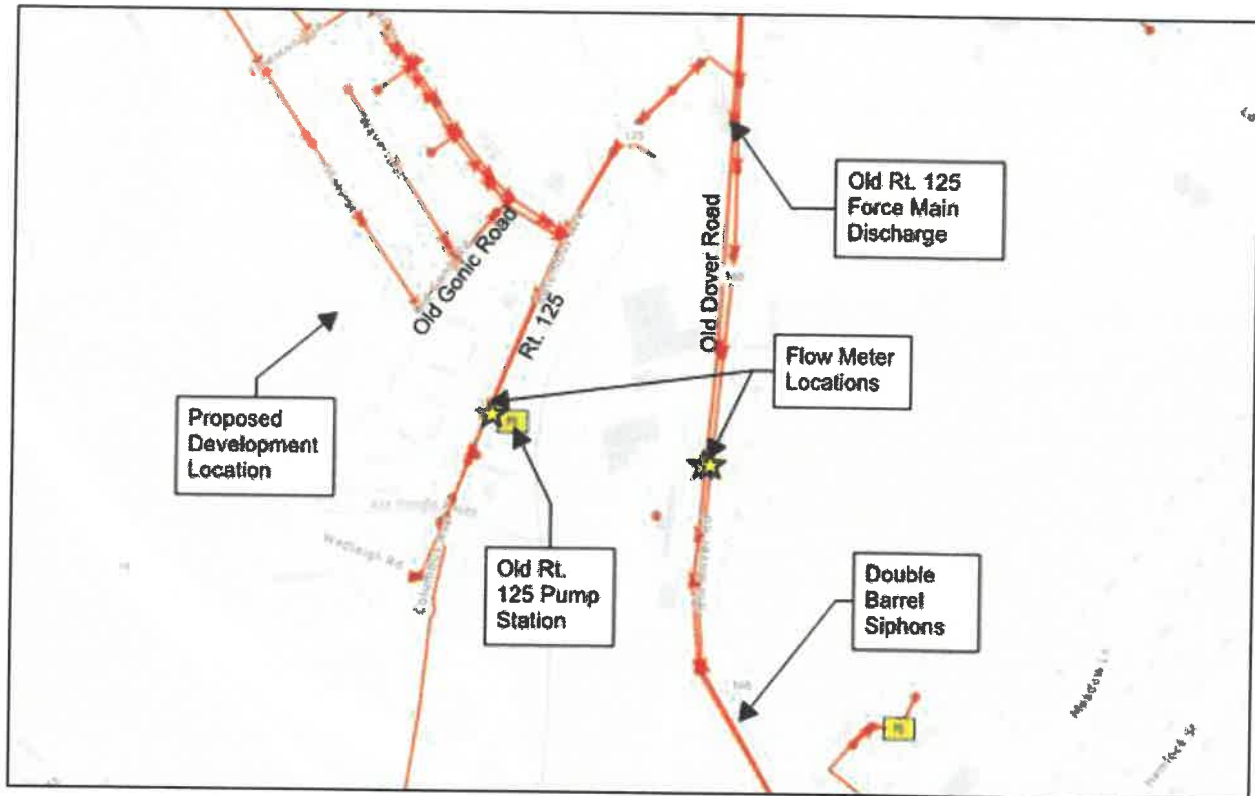


Figure 1 – Rochester, NH Sewer System GIS Map

Flow data from two City-owned flow meters, installed a short distance upstream of the siphons, was used to help evaluate the capacity of the double barrel siphon. Additionally, the City provided WSE with the 2015 *Draft Basis of Design Report Siphon 16B, Pump Station and Forcemain*, by Brown and Caldwell. This detailed report evaluated the capacity of the siphons and proposed alternatives for expanding the capacity and preventing backups during extreme rain events.

Record drawings for Old Gonic Road, Columbus Ave (Route 125), Old Dover Road, and the siphon were reviewed to gather pipe lengths, invert elevations (for calculating pipe slopes), pipe material, and pipe size data. Record drawings and O&M information for the Old Route 125 pump station was also reviewed to evaluate the capacity of the station.

Projected Flows from Development

Table 1. Future Flows from Proposed Development			
Number of Units	Flow per Unit (GPD)	Average Daily Flow (GPD)	Peak Hourly Flow (GPM) ¹
175	200	35,000	146

¹Peaking factor of 6 applied to average daily flow to calculate peak hourly flow. Peaking factor selection based on NHDES and TR16 sewer design standards.

The peak hourly flow of 146 gallons per minute (210,000 gallons per day) was used for the purpose of sewer capacity calculations.

Old Route 125 Pump Station Flows

All flows from the proposed development will enter the gravity sewer system on Old Gonic Road, which is routed to the Old Route 125 Pump Station. To ensure the pump station has the capacity to accommodate the additional 146 gpm peak flow, the existing pump station flows and pumping capacity were evaluated. Table 2 below summarizes the flow data from both the flow meter upstream of the station and the discharge flow meter.

Data Source	Existing Average Daily Flow (GPD)	Existing Peak Hourly Flow (GPM)	Future Peak Hourly flow ¹ (GPM)
Pump Station Mag Meter (Data from 2016 – 2020)	81,700	312 ²	486
Influent Manhole Flow Meter ³ (Data from April-July 2021)	101,000	181 ⁴	327

¹Future peak hourly flow equals the sum of the existing peak hourly flow from the indicated data source and the projected peak hourly flow from the proposed development (146 gpm).

²Peaking factor of 5.5 applied to average daily flow to calculate peak hourly flow. Peaking factor selection based on TR16 sewer design standards.

³Flow meter installed by Flow Assessment Services, a subconsultant for Weston & Sampson Engineers, during City-wide flow metering program.

⁴Peak hourly flow measured by the influent flow meter over the four-month period. No peaking factor was applied.

Both flow data sources were considered when evaluating pump station capacity. The influent flow meter recorded higher flows on average than the historic data from the effluent flow meter. However, the sample size for this meter (4 months) is much smaller than that of the effluent meter (5+ years). Additionally, during the four-month sample period for the gravity flow meter there was above average rainfall. The largest peak hourly flow recorded by the flow meter over the four-month period was 181 GPM, which occurred on April 25, 2021.

During the 4-month monitoring period, the highest intensity storm (measured by a local rain gauge) was observed on July 9, 2021. On that day, 2.76 inches of total rainfall was measured and the storm had a peak intensity 1.08 inches per hour. During this storm event, the highest flow over the four-month period was recorded by the influent flow meter. The meter, which records flows in one-minute increments, recorded a maximum flow of 288 GPM. The peak hourly flow recorded by the meter during this storm event was 167 GPM.

Siphon Flows

Flow metering data from two City-owned flow meters (located shortly upstream of the siphon) was reviewed. Table 3 below indicates the average daily flows and maximum flows recorded by the meters from April – August, 2021. Both of these interceptors merge prior to flowing through the siphon, and therefore the sum of these flows was considered when conducting the siphon capacity analysis. This combined flow is included in the bottom row of Table 3.

This table also includes flow data from the two meters that was used in the 2015 Brown and Caldwell siphon capacity analysis. The maximum flows that were recorded during the 2014-2015 study period

occurred during a storm with very similar intensity and total rainfall to that observed in July 2021, which caused the maximum recorded flows seen during the 2021 monitoring period.

Table 3. Siphon Flows				
Data Source	Average Daily Flow (April 2021 – August 2021) (GPD)	Maximum Recorded Flow ¹ (April 2021 – August 2021) (GPM)	Average Daily Flow (May 2014 – April 2015) (GPD)	Maximum Recorded Flow ¹ (May 2014 – April 2015) (GPM)
West Flow Meter (Downstream of Old Gonic Road and PS)	474,000	1,680	330,000	1,910
East Flow Meter	2,879,000	3,819	2,490,000	3,771
Combined (Total Siphon Flow)	3,353,000	5,499	2,820,000	5,681

¹Maximum flow over a 5-minute increment.

Sewer Capacity Analysis

Old Gonic Road to Old Route 125 Pump Station

A static desktop model was conducted to calculate the capacity of each pipe segment from the proposed development location to the Old Route 125 Pump Station. The model indicated that each gravity segment has sufficient capacity to accommodate peak flows. The model also showed that at no point would any segment be beyond 80% capacity even during peak flow conditions.

Old Route 125 Pump Station and Force Main

The flow data in Table 2 was used as the starting point for the pump station capacity analysis. The peak flow calculated using the peaking factor is significantly higher than the actual observed peak flow during the 2021 monitoring period. The peaking factor, calculated from *Figure 2-1 Ratio of Extreme Flow to Average Daily Flow* from TR16, is a meant to conservatively project the peak flow that can be expected during a maximum flow day. While the peak hourly flow calculated with this method is significantly higher than the actual observed peak flow, it is important to consider that the actual maximum flows that the station may experience did not occur during the monitoring period. For the purpose of this capacity analysis, the more conservative peak flow estimate of 312 GPM was used. The projected future peak flow with the flows from the development is therefore 486 GPM.

The Old Route 125 Pump Station consists of a duplex Gorman Rupp T6A pump skid with 25 horsepower motors. The belt-driven pumps have a top speed of 1,240 RPM. The station was designed to pump 500 GPM at 65 feet of total dynamic head (TDH). As part of the capacity analysis, WSE reviewed record drawings and previous correspondence to gain an understanding of the pump system components including static head, force main length, force main size, and station piping minor losses. A theoretical system TDH curve was calculated based on these factors. This system curve was then compared to the T6A pump curve and the original design point of 500 GPM at 65-feet TDH.

The system curve calculated by WSE indicated that at a speed of 1,240 RPM, the T6A pump should actually be pumping approximately 650 GPM. It is possible that the original designers of the pump station used an extremely conservative friction coefficient, or other variables, when calculating the TDH. It should be noted that the Gorman Rupp pump vendor also completed a system curve calculation in 2015 to evaluate the theoretical capacity of the station. They came to a similar conclusion, observing that the pumps are likely operating at a much higher flow rate than what the station was designed for. Pump station data, including system curve calculations compared to the pump performance curve, are attached to this memorandum.

In summary, the T6A pumps are more than capable of handling the projected peak flow of 486 GPM. Based on WSE's calculations, the pump station has the capacity to pump a peak hourly flow of 650 GPM. However, according to the original design criteria, the station has a 500 GPM capacity, which is still larger than the projected peak hourly flow. No modifications to the pump station are required to accommodate the flows from the proposed development. Furthermore, it is recommended that the City confirm the actual full-speed flow of the pumps by performing a drawdown test.

Force Main Discharge to Siphons

The stretch of gravity sewer from the Old Route 125 Pump Station force main discharge manhole up to the siphons was evaluated for capacity. The same desktop model was used for these segments as the one that was used on Old Gonic Road. Limited record information was available for this portion of sewer so a minimum slope of 0.002 for all segments was assumed. The model indicated that the sum of the proposed peak flows and the historical max flows from the west flow meter would not push the 24-inch pipe past 75% capacity.

Siphons

The 2015 Brown and Caldwell study, *Basis of Design Report Siphon 16B, Pump Station and Forcemain*, concluded that each 18-inch siphon has a capacity of 5 MGD (3,472 GPM), or a total capacity of 10 MGD (6,944 GPM). As shown in Table 3, the maximum combined flow measured from the flow meters before the siphons was 5,681 GPM. With the additional projected flow of 146, the peak flow would still be significantly less than 6,944 GPM. It is important to note that the maximum flows included in Table 3 were recorded during relatively small monitoring periods, and do not contain data from extreme storm events exceeding a 10-year storm.

It is understood that on multiple occasions the City had experienced surcharging and overflows at the upstream end of the siphon during extreme wet weather events. The most recent event occurred during a storm in March of 2009, when the wastewater treatment facility recorded an average daily flow of 10.7 MGD and the influent pump station/remote headworks facility (downstream of the siphon) was at full capacity (16 MGD) for a portion of the day. It was reported that this surcharging was contributed to debris deposited in one or both of the 18-inch siphons. Since this event, the City has continued to proactively jet/clean the siphon annually to ensure it can operate at full capacity. No further surcharging has occurred to date.

According to the Brown and Caldwell report, the most extreme storm that occurred from January 1, 2009 through April 16, 2015 actually took place 5 months after the March 2009 surcharge event. On August 11, 2009, the City experienced an 8.6-year, 1-hour storm, and no surcharging occurred. According to

the City, the highest flow recorded by the influent pump station/remote headworks facility since the 2009 surcharging event was 9 MGD, and no surcharging occurred anywhere in the collection system.

In summary, flows from the proposed development would not overload the siphons during normal peak flow conditions. The additional flow of 24 to 146 GPM (average through peak) that the development is projected to contribute to the siphon is considered to be negligible when compared to the siphon's full capacity.

Interceptor

Following the siphon, flow travels through a 22-inch x 28.5-inch brick interceptor sewer. The capacity of this sewer was not modeled, as this interceptor collects the majority of the City's wastewater and it was assumed that the additional flow from the proposed development would be negligible.

Conclusion

The proposed development, when fully occupied, is expected to contribute an average daily flow of 35,000 GPD and may contribute peak hourly flow of up to 146 GPM to the collection system on Old Gonic Road. The gravity sewers on Old Gonic Road, Brock Street, and Columbus Ave (Route 125) are more than capable of accommodating this additional flow. The Old Route 125 Pump Station can also accommodate the additional flow, and may likely have additional capacity to accommodate other future developments. It is recommended that the City conduct pressure tests and drawdown tests to confirm the actual pump flow and TDH, which would provide more insight on the available capacity of the station. All sewer downstream of the force main discharge manhole is capable of accommodating the additional flow during regular peak flow conditions with wet weather. However, flow metering data was not available for storms exceeding a 10-year storm, so extreme wet weather capacity could not be confirmed. In conclusion, Weston and Sampson finds it acceptable for the developers to tie the proposed development into the existing gravity sewer on Old Gonic Road without conducting sewer improvements.

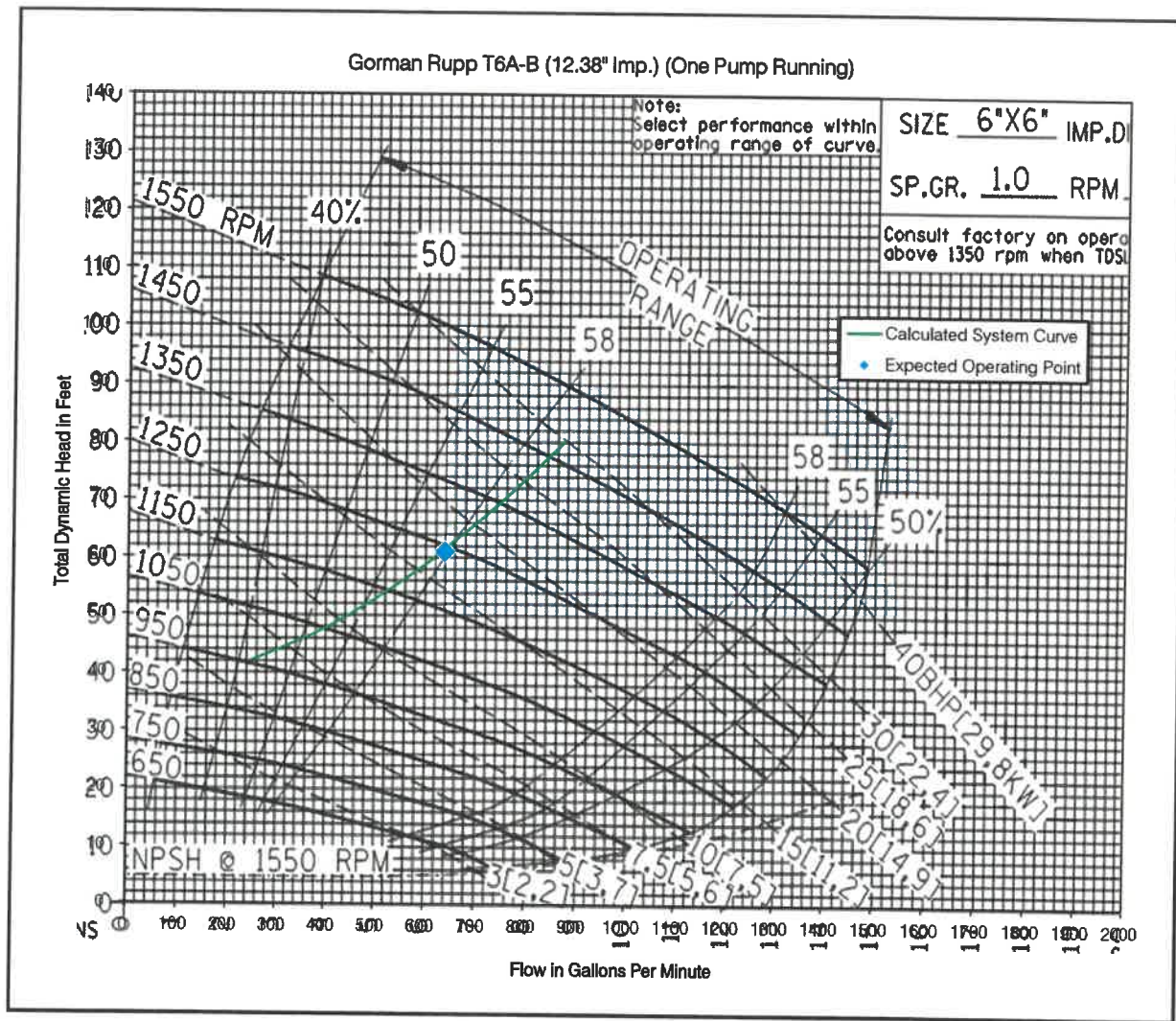
There remains a need to reduce excessive infiltration and inflow into the sewer system during wet weather events, but it is understood that this is outside of the scope of both Jones & Beach Engineers and the developers. Weston & Sampson Engineers will continue to investigate sources of excessive I/I in order to perform collection system repairs and reduce the strain on the siphon and interceptor during extreme wet weather events with their ongoing work with the City.

Attachments

Old Route 125 Pump Station Performance Curve and Equipment Information

\\wse03.local\\WSE\\Projects\\Private\\Jones & Beach Engineers\\ENG21-0841 Rochester Old Gonic Road\\Deliverables\\Final Deliverable\\Old Gonic Road Sewer Capacity Evaluation Memo.docx

*Calculated by Weston & Sampson October 2021.



Approximate Curves for "Old Route 125". Numbers are theoretical given the unknowns in the system.

PERFORMANCE CURVE

VOLUME 10957C CURVE T6A-B-4

IMPELLER 10958 MODEL T6A-B

SIZE	6"X6"	IMP. DIA.	12.38"

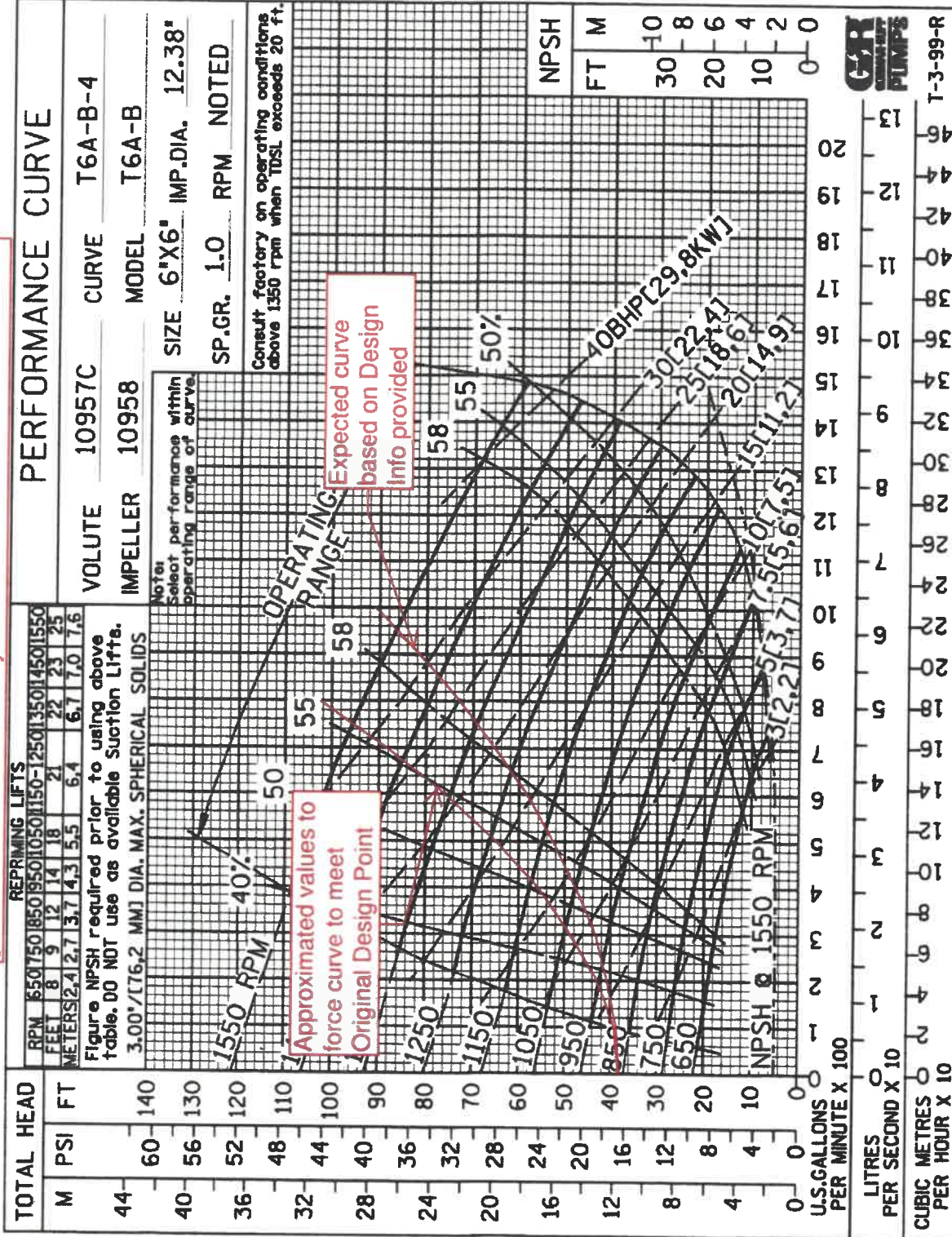
SP.GR. 1.0 RPM NOTED

Consult factory on operating conditions above 1350 rpm when TDSL exceeds 20 ft.

Note:
Select performance within
operating range of curve.

Expected curve based on Design Info provided

**Approximated values to
force curve to meet
Original Design Point**



THE GORMAN-RUPP COMPANY • MANSFIELD, OHIO

GORMAN-RUPP OF CANADA LIMITED • ST. THOMAS, ONTARIO, CANADA

Specifications Subject to Change Without Notice

Printed in U.S.A.

$\alpha\beta\chi\delta\epsilon$ **ENGINEERING**
ORDER

Serial No. **99-1638-SLE**

Date: 3/19/99

Revisions:

GORMAN-RUPP ENGINEERED SYSTEMS EQUIPMENT

STATION DESCRIPTION INDIVIDUAL BASE MOUNTED PUMPS AND E

STATION LOCATION ROCHESTER, NH
ROUTE 125 RETROFIT PUMP STATION

ENGINEER..... HOYLE TANNER & ASSOCIATES
MANCHESTER, NH

OWNER..... CITY OF ROCHESTER
ROCHESTER, NH

CONTRACTOR WATER INDUSTRIES, INC.
P.O. BOX 218
ALTON, NH 03809

GORMAN RUPP REPRESENTATIVE WATER INDUSTRIES, INC.
P.O. BOX 218
ALTON, NH 03809

$\alpha\beta\chi\delta\epsilon$

GORMAN-RUPP ENGINEERED SYSTEMS EQUIPMENT

STATION DATA

EQUIPMENT OUTLINE DWG. NO.: B-11555A

The base mounted station consists of two (2) pumps, each assembled on individual, right hand, horizontal v-belt bases, with v-belt drive and motors.

The unit bases will comprise a base plate, perimeter flange, and reinforcements. Base plates will be fabricated of steel not less than 1/4O thick, and will incorporate openings for access to all internal cavities to permit complete grouting of the unit base after installation. Perimeter flange and reinforcements will be designed to prevent flexing or warping under operating conditions. Base plates and/or flanges will be drilled for hardware used to secure unit base to concrete pad. Unit bases will contain provisions for lifting the complete pump units during shipping and handling.

FOR UNIT MODIFICATIONS & OPTIONS, REFER TO SECTION TITLED: MODIFICATIONS & OPTIONS

GORMAN-RUPP ENGINEERED SYSTEMS EQUIPMENT

PUMP DATA

PUMP PERFORMANCE APPLIES TO EACH PUMP EXCEPT WHERE NOTED:

Design Characteristics (G.P.M. @ T.D.H.): 500 @ 65'
Priming Lift: Flooded
Total Dynamic Suction Lift: 0.0'
N.P.S.H. Required: 5.0'
Excess N.P.S.H. Available, With 3.0' Safety Factor: 24.7'
Pump Model No.: T6A3-B /WW
Impeller Diameter: 12-3/8"
Impeller Speed: 1240 RPM

MOTOR NAME PLATE DATA

PUMP MOTOR DATA APPLIES TO EACH PUMP MOTOR EXCEPT WHERE NOTED:

Horsepower: 25
Motor Wired: Phase/Hertz/Volts: 3/60/460
Service Factor: 1.15
Locked Rotor Code: G
Frame Size: 284T
Enclosure Type: ODP
Insulation Class: F
Manufacturer: TOSHIBA
Ambient Rating: 40EC

Note: A supplement sheet will be provided in the O&M Manual with the following data:

Pump S/N's	Motor Full Load Amps
Motor S/N's	Motor Overload Heater Elements
Motor Full Load R.P.M.	Engine S/N (When Applicable)

FOR PUMP/MOTOR MODIFICATIONS & OPTIONS, REFER TO SECTION TITLED: MODIFICATIONS & OPTIONS

GORMAN-RUPP ENGINEERED SYSTEMS EQUIPMENT

V - BELT DRIVE DATA

V-BELT DRIVE DATA APPLIES TO EACH PUMP MOTOR EXCEPT WHERE NOTED:

Motor Speed @ 61% Load: 1780 RPM
Required Pump Speed:..... 1240 RPM
Speed Ratio @ 61% Load:..... 1.43
Theoretical H.P Per Belt: 25.48
Arc Correction Factor:91
Corrected H.P. Per Belt:..... 23.18
Number of Belts:..... 2
Total H.P. Developed:..... 46.37
Pump Brake H.P. Required:..... 15.48
Safety Factor: 2.99
Center Line Distance: 24.80"
Pump V-Belts:..... 5VX800
Drive Manufacturer:..... DODGE

PUMP SHEAVE DATA:

Section:..... 5V
Diameter:..... 11.30"
Groove:..... 2
Bushing No.: 3020
Bore:..... 1 ½"
Key: 3/8"

MOTOR SHEAVE DATA:

Section:..... 5V
Diameter:..... 8.00"
Groove:..... 2
Bushing No.: 2517
Bore:..... 1 7/8"
Key: ½"

Corrected H.P. Per Belt = Theoretical H.P. Per Belt x Arc Correction Factor
Total H.P. Developed = Corrected H.P. Per Belt x Number of Belts
Safety Factor = Total H.P. Developed) Pump Brake H.P. Required
Safety Factor to be 1.5 or Larger.

Pump Brake H.P. = $\frac{\text{Flow} \times \text{T.D.H.} \times \text{S.G.}}{3960 \times \text{Pump Eff.}}$

GORMAN-RUPP ENGINEERED SYSTEMS EQUIPMENT

ELECTRICAL DATA & EQUIPMENT SCHEDULE

ELECTRICAL SCHEMATIC DWG. No.: D4-08409 REV.: ____

Service Available: 1/60/120, 3 Wire
1/60/120 Voltage Available At Job Site?: Yes
Power Transformer: N/A
Power & Level Control Electrical Enclosure: NEMA 1 Steel, 16" High x 14" Wide x 6" Deep
Control Panel Mounting Method Wall Mounted

BRANCH CIRCUIT PROTECTION APPLIES TO EACH PUMP MOTOR, EXCEPT WHERE NOTED:

BRANCH CIRCUIT PROTECTION						
CIRCUIT	PH/VOLTS	TYPE	TRIP	RMS INTER. CAP	MFG.	MFG. No.
Control	1/60/120	Fuse	2.8	10,000	Buss	FNM-2.8

FOR ELECTRICAL MODIFICATIONS & OPTIONS, REFER TO SECTION TITLED: MODIFICATIONS & OPTIONS

GORMAN-RUPP ENGINEERED SYSTEMS EQUIPMENT

LIQUID LEVEL CONTROL SYSTEM

TYPE: Air Bubbler - EPS 2000

CONTROLLER: Electronic Pressure Switch with EPS 2000 will include integral components to all pressure sensing, signal conditioning, EMI & RFI suppression, DC power supply and 108 - 132/60/1 AC, in an ambient temperature range of -18EC (0EF) through +55EC (131EF), Control range will be 0 - 20 ft. of water with an overall repeat accuracy of +/- 0.1 ft. of water.

RELATED EQUIPMENT: Two (2) instrument air pumps with manual selector switch, one (1) on/off selector switch, one (1) inline air flow indicator, and one (1) 30 PVC air bell for wet well mounting.

LIQUID LEVEL CONTROL SET POINTS & OPERATION				
INPUT	SET POINT	CONTROL FUNCTION	RISING LEVEL	FALLING LEVEL
EPS Input A	A On	Field Assigned	As Required	-----
	A Off	Field Assigned	-----	As Required
EPS Input B	B On	Field Assigned	As Required	-----
	B Off	Field Assigned	-----	As Required
EPS Input C	C On	Field Assigned	As Required	-----
	C Off	Field Assigned	-----	As Required
EPS Input D	D On	Field Assigned	As Required	-----
	D Off	Field Assigned	-----	As Required
EPS Input E	E On	Not Used	-----	-----
	E Off	Not Used	-----	-----
EPS Input F	F On	Not Used	-----	-----
	F Off	Not Used	-----	-----
EPS Input G	G On	Not Used	-----	-----
	G Off	Not Used	-----	-----
EPS Input H	H On	Not Used	-----	-----
	H Off	Not Used	-----	-----

Notes:

- 1) Minimum recommend on/off differential, 0.5 ft. WC.
- 2) Radio frequency interference (RFI) and electro-magnetic (EMI) protection to be supplied by others.
- 3) The control will be equipped with 4 interface relays to facilitate connection to the customer's equipment. Contacts are rated NEMA B300 pilot duty 10 amp general use resistive, 1/4 HP at 120 VAC, 1/3 HP at 240 VAC.

FOR LEVEL CONTROL MODIFICATIONS & OPTIONS, REFER TO SECTION TITLED: MODIFICATIONS & OPTIONS

GORMAN-RUPP ENGINEERED SYSTEMS EQUIPMENT

STANDARD FEATURES

4-20mA OUTPUT SIGNAL: Controller supplied with a 4-20 mA signal. Scaling for the Output is as follows:

4 mA = 0 ft WC

20 mA = 8 ft WC

PUMP START DELAY: Controller equipped with pump start delay(s) preset at a fixed delay time of five (5) seconds.

GORMAN-RUPP ENGINEERED SYSTEMS EQUIPMENT

MODIFICATIONS & OPTIONS

SUCTION AND DISCHARGE GAUGES: Consists of a resilient mounted panel with a 4" diameter glycerin filled "no shock" pressure gauge graduated 0-140' WC and a 4" diameter glycerin filled "no shock" compound gauge graduated -34'-34' WC for each pump, with shut off valves and fittings.

SPARE PARTS KIT: One cover plate O-Ring One mechanical seal

One rotating assembly O-Ring One set rotating assembly shims

AIR RELEASE VALVE ASSEMBLY: Automatic air release installed on each pump. Valve is open during priming or repriming cycle. Closes automatically to eliminate recirculation of liquid to wet well after pump is delivering full capacity.

PROPOSED SITE PLAN

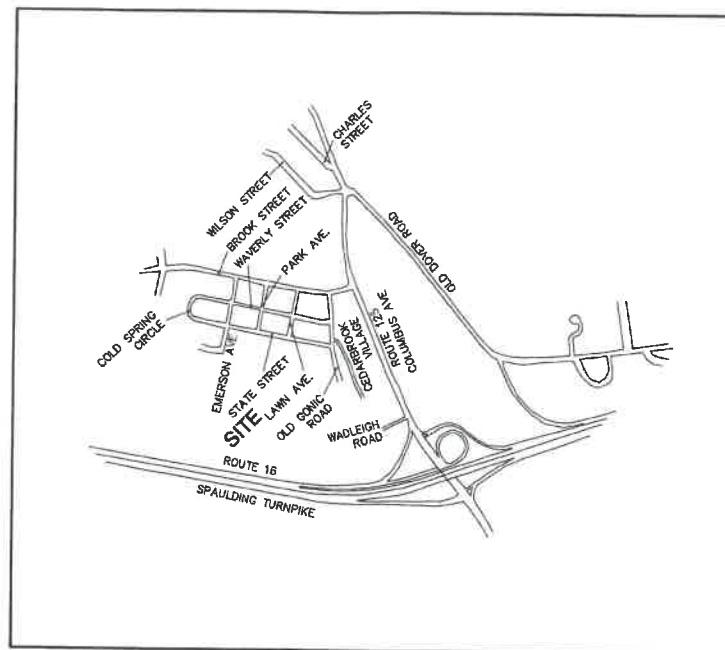
"OLD GONIC ROAD TOWNHOUSES"

TAX MAP 131, LOT 1

19 OLD GONIC ROAD, ROCHESTER, NH

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	FRESHWATER WETLANDS LINE
---	---	TIDAL WETLANDS LINE
---	---	STREAM CHANNEL
---	---	TREE LINE
---	---	STONEWALL
---	---	BARBED WIRE
---	---	FENCE
---	---	STOCKADE FENCE
---	---	SOIL BOUNDARY
---	---	AQUICLUDING PROTECTION LINE
---	---	FLOOD PLAIN LINE
---	---	ZONELINE
---	---	EASEMENT
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	EDGE OF PAVEMENT
---	---	VERTICAL GRANITE CURB
---	---	SLOPE GRANITE CURB
---	---	CAPE COD BERM
---	---	POURED CONCRETE CURB
---	---	SILT FENCE
---	---	DRAINAGE LINE
---	---	SEWER LINE
---	---	SEWER FORCE MAIN
---	---	GAS LINE
---	---	WATER LINE
---	---	WATER SERVICE
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND ELECTRIC
---	---	GUARDRAIL
---	---	UNDERDRAIN
---	---	FIRE PROTECTION LINE
---	---	THRUST BLOCK
---	---	IRON PIPE/IRON ROD
---	---	DRILL HOLE
---	---	IRON ROD/DRILL HOLE
---	---	STONE/GRANITE BOUND
---	---	SPOT GRADE
---	---	PAVEMENT SPOT GRADE
---	---	CURB SPOT GRADE
---	---	BENCHMARK (TBM)
---	---	DOUBLE POST SIGN
---	---	SINGLE POST SIGN
---	---	WELL
---	---	TEST PIT
---	---	FAILED TEST PIT
---	---	MONITORING WELL
---	---	PERC TEST
---	---	PHOTO LOCATION
---	---	TREES AND BUSHES
---	---	UTILITY POLE
---	---	LIGHT POLES
---	---	DRAIN MANHOLE
---	---	SEWER MANHOLE
---	---	HYDRANT
---	---	WATER GATE
---	---	WATER SHUT OFF
---	---	REDUCER
---	---	SINGLE GRATE CATCH BASIN
---	---	DOUBLE GRATE CATCH BASIN
---	---	TRANSFORMER
---	---	CULVERT W/WINGWALLS
---	---	CULVERT W/FLARED END SECTION
---	---	CULVERT W/STRAIGHT HEADWALL
---	---	STONE CHECK DAM
---	---	DRAINAGE FLOW DIRECTION
---	---	4K SEPTIC AREA
---	---	WETLAND IMPACT
---	---	VEGETATED FILTER STRIP
---	---	RIPRAP
---	---	OPEN WATER
---	---	FRESHWATER WETLANDS
---	---	TIDAL WETLANDS
---	---	STABILIZED CONSTRUCTION ENTRANCE
---	---	CONCRETE
---	---	GRAVEL
---	---	SNOW STORAGE
---	---	RETAINING WALL



LOCUS MAP
SCALE 1" = 2000'

CIVIL ENGINEER / SURVEYOR
JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
PO BOX 219
STRATHAM, NH 03885
(603) 772-4746
CONTACT: JOSEPH CORONATI
EMAIL: JCORONATI@JONESANDBEACH.COM

TRAFFIC ENGINEER
STEPHEN G. PERNAW & COMPANY, INC.
P.O. BOX 1821
CONCORD, NH 03302
(603) 731-8500
CONTACT: STEPHEN G. PERNAW
EMAIL: SGP@PERNAW.COM

WETLAND CONSULTANT
GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DR., BUILDING 2, UNIT H
EXETER, NH 03833-7526
(603) 778-0644
CONTACT: JAMES GOVE
EMAIL: JGOVE@GESINC.BIZ

LANDSCAPE DESIGNER
LM LAND DESIGN, LLC
11 SOUTH ROAD
BRENTWOOD, NH 03833
(603) 770-7728
CONTACT: LISE McNAUGHTON
LMLANDDESIGN@GMAIL.COM

WATER AND SEWER
ROCHESTER DEPARTMENT OF PUBLIC WORKS
45 OLD DOVER ROAD
ROCHESTER, NH 03867
(603) 332-4096
CONTACT: MICHAEL BEZANSON, P.E.

ELECTRIC
EVERSOURCE ENERGY
74 OLD DOVER ROAD
ROCHESTER, NH 03867
(603) 555-5334
CONTACT: MARK BOUCHER

TELEPHONE
CONSOLIDATED COMMUNICATIONS
1575 GREENLAND ROAD
GREENLAND, NH 03840
(603) 427-5525
CONTACT: JOE CONSIDINE

CABLE TV
COMCAST COMMUNICATION CORPORATION
334-B CALEF HIGHWAY
EPPING, NH 03042-2325
(603) 679-5695

NATURAL GAS
UNITIL SERVICE CORP.
325 WEST ROAD
PORTSMOUTH, NH 03801
(603) 294-5261
MACLEAND@UNITIL.COM

SHEET INDEX

CS	COVER SHEET
OVEX	EXISTING CONDITIONS OVERVIEW PLAN
C1-C4	EXISTING CONDITIONS PLAN
DM1	DEMOLITION PLAN
OVR5	OVERVIEW SITE PLAN
C5-C8	SITE PLANS
OVRG	OVERVIEW GRADING PLAN
C9-C11	GRADING AND DRAINAGE PLAN
OVRU	OVERVIEW UTILITY PLAN
U1-U2	UTILITY PLAN
L1-L2	LANDSCAPE PLAN
L3-L4	LIGHTING PLAN
P1-P6	ROAD PLAN AND PROFILE
P7-P10	SEWER PROFILE
D1-D4	DETAIL SHEETS
E1	EROSION AND SEDIMENT CONTROL DETAILS



PROJECT PARCEL
CITY OF ROCHESTER
TAX MAP 131, LOT 1

APPLICANT
GREEN AND COMPANY
11 LAFAYETTE ROAD
NORTH HAMPTON, NH 03862

TOTAL LOT AREA
1,309,895 SQ. FT. ±
30.07 ACRES ±

APPROVED - ROCHESTER, NH
PLANNING BOARD

DATE:

Design: JAC Draft: LAZ Date: 04/29/21
Checked: JAC Scale: AS NOTED Project No.: 21090
Drawing Name: 21090-PLAN.dwg

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN
PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE).
ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE
AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



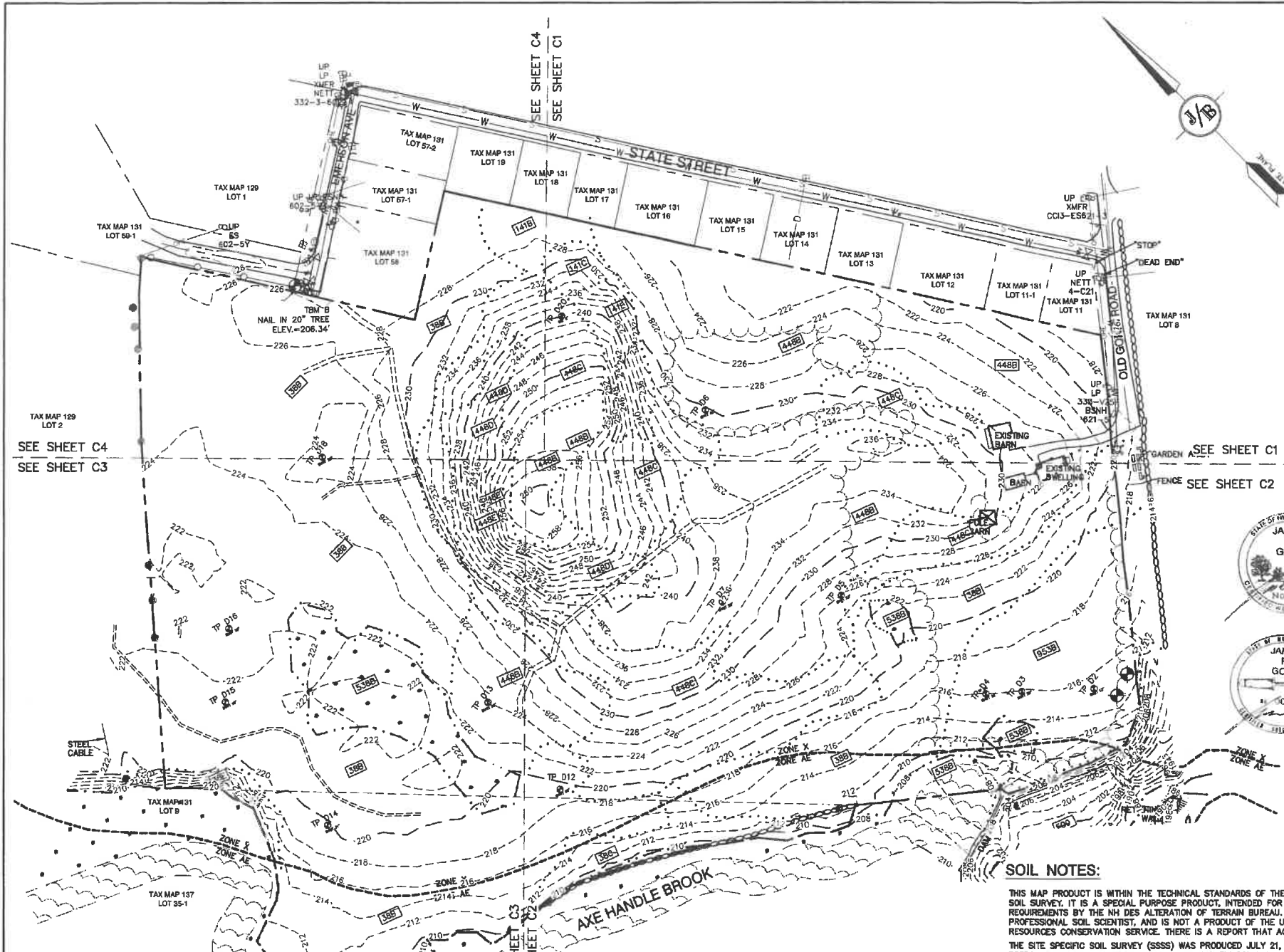
REV.	DATE	REVISION	BY
0	11/23/21	ISSUED FOR REVIEW	LAZ

J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **COVER SHEET**
Project: **OLD GONIC ROAD TOWNHOUSES**
19 OLD GONIC ROAD, ROCHESTER, NH
Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE**
19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148

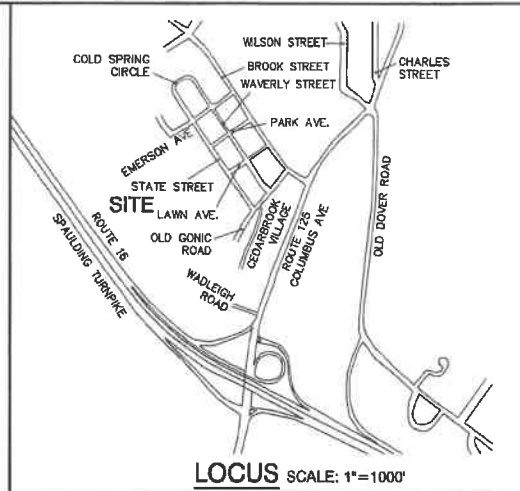
DRAWING No.
CS
SHEET 1 OF 40
JBE PROJECT NO. 21090

PROJECT NAME AND LOCATION
JBE # 21090 REVISION 0, 11/23/21



EXISTING CONDITIONS NOTES:

- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233).
- VERTICAL DATUM: NAVD 88. HORIZONTAL DATUM: STATE PLANE COORDINATES.
- THE SUBJECT PARCEL IS PARTIALLY LOCATED WITHIN AN AREA HAVING A ZONE A DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33017C021D, WITH EFFECTIVE DATE OF MAY 17, 2005 FOR COMMUNITY PANEL NO. 211 OF 405, IN ROCKINGHAM COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY JAMES GOVE DURING SPRING, 2021 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 - THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- WETLAND BOUNDARIES AND CONSTRUCTION LIMITS ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION.



ABUTTERS:

129/02 ROMAN CATHOLIC BISHOP FINANCE AND REAL ESTATE OFFICE 153 ASH ST MANCHESTER, NH 03104	131/08-1 LAURA GATCHELL 14 CEDARBROOK AVE ROCHESTER, NH 03867 4653/128 (5/8/19)	131/8-17 ALICIA MANSON 30 CEDARBROOK AVE ROCHESTER, NH 03867 4823/411 (11/27/18)	131/8-33 DEBRA WELCH 6A CEDARBROOK AVE ROCHESTER, NH 03867	131/8-49 MARISSA CORBIN 8E CEDARBROOK AVE ROCHESTER, NH 03867 4845/275 (4/3/19)	131/8-85 LYNNE PARADIS 11C CEDARBROOK AVE ROCHESTER, NH 03867 3120/280 (12/21/04)
131/57-1 131/58 TOWNSEND RICHARD 119 HALL ROAD BARRINGTON, NH 03825 4379/86 (5/5/18)	131/08-2 KATHRYN SOUSA 19 CEDARBROOK AVE ROCHESTER, NH 03867 2985/618 (3/30/2004)	131/8-18 EVANS FAMILY TRUST 30 CEDARBROOK AVE ROCHESTER, NH 03867 4757/589 (4/9/20)	131/8-34 JOSEPH ZUROMSKIS 8B CEDARBROOK AVE ROCHESTER, NH 03867 2110/732 (5/26/1998)	131/8-50 JUSTIN MANTEUFFEL 8F CEDARBROOK AVE ROCHESTER, NH 03867 3522/214 (4/2/07)	131/8-86 GRANT REALTY TRUST ATTN: DAVID PAULINI 242 CENTRAL AVE DOVER, NH 03820 4178/531 (11/5/13)
131/59-1 131/59-2 RHA CSM II LIMITED PARTNERSHIP 77 OLDE FARM LANE ROCHESTER, NH 03867 2488/92 (4/4/02)	131/08-3 ANNA & ROBERT FEHRE 30 CEDARBROOK AVE ROCHESTER, NH 03867 4487/437 (6/22/17)	131/8-19 JESSICA STENERI 3E CEDARBROOK AVE ROCHESTER, NH 03867 4487/437 (6/22/17)	131/8-35 ONGOWARSITO MULJAWATI 8C CEDARBROOK AVE ROCHESTER, NH 03867 4312/138 (7/24/15)	131/8-51 JEFFREY BOOMER 9A CEDARBROOK AVE ROCHESTER, NH 03867 4578/729 (6/17/18)	131/8-87 USA VIBRAAL 11E CEDARBROOK AVE ROCHESTER, NH 03867 4588/936 (8/2/18)
131/11 ABBOTT REMI 15 OLD GONIC ROAD ROCHESTER, NH 03867 3375/947 (5/21/06)	131/08-4 AMY SCHAEFFER 10 CEDARBROOK AVE ROCHESTER, NH 03867 4387/484 (5/28/18)	131/8-20 SEAN CONNORS 3F CEDARBROOK AVE ROCHESTER, NH 03867 4598/273 (6/27/18)	131/8-36 JOSHUA SWONGER 8D CEDARBROOK AVE ROCHESTER, NH 03867 4956/1035 (9/21/21)	131/8-52 KENNETH MAUSER 9B CEDARBROOK AVE ROCHESTER, NH 03867 3935/182 (6/25/11)	131/8-88 CHARLENE WHITEHOUSE 11F CEDARBROOK AVE ROCHESTER, NH 03867 2417/55 (11/25/01)
131/12 COOLING COREY 21 STATE ST ROCHESTER, NH 03867 4927/624 (6/29/21)	131/8-5 NATHANIEL PRIEBE 1E CEDARBROOK AVE ROCHESTER, NH 03867 4955/795 (5/19/19)	131/8-21 SARAH GIAMBRONE 17 CEDARBROOK AVE ROCHESTER, NH 03867 3018/468 (6/20/04)	131/8-37 LINDSEY NICKLESS 6E CEDARBROOK AVE ROCHESTER, NH 03867 4814/826 (10/1/20)	131/8-53 HOMER WOODBURY 9C CEDARBROOK AVE ROCHESTER, NH 03867 3165/820 (3/31/05)	131/8-89 CHRISTINE SENECHAL 12A CEDARBROOK AVE ROCHESTER, NH 03867 4428/130 (10/25/16)
131/13 LARRIE FAMILY TRUST 17 STATE ST ROCHESTER, NH 03867 4627/285 (11/4/18)	131/8-6 DAVID PETTIS 1F CEDARBROOK AVE ROCHESTER, NH 03867 4858/411 (5/30/19)	131/8-22 BRIAN MCQUADE 27A CEDAR ST SEBASTIAN, FL 32958 3811/711 (1/13/11)	131/8-38 LOUISE LOUCHER 8F CEDARBROOK AVE ROCHESTER, NH 03867 1877/283 (1/11/1998)	131/8-54 JAMES SAULNIER 8D CEDARBROOK AVE ROCHESTER, NH 03867 4578/933 (6/28/18)	131/8-90 STEPHEN SMALL 12 B CEDARBROOK AVE ROCHESTER, NH 03867 2543/142 (7/11/02)
131/14 13 STATE STREET LLC 11 FARRWOOD DRIVE HOOKSETT, NH 03106 4964/285 (10/7/21)	131/8-7 LAMBERT 10 CEDARBROOK AVE ROCHESTER, NH 03867 3621/318 (3/27/08)	131/8-23 KERRY DESAUTEL 4C CEDARBROOK AVE ROCHESTER, NH 03867 3835/932 (6/27/11)	131/8-39 ERIN FERLAND 7D CEDARBROOK AVE ROCHESTER, NH 03867 4953/870 (10/5/21)	131/8-55 ALISON JESSEMAN 8E CEDARBROOK AVE ROCHESTER, NH 03867 4393/888 (3/6/16)	131/8-91 SARAH BENTON 12C CEDARBROOK AVE ROCHESTER, NH 03867 4578/933 (6/28/18)
131/15 PEHA DOMINIC RAFAEL 11 STATE STREET ROCHESTER, NH 03867 4702/788 (10/23/18)	131/8-8 CAROLINE LEWIS 1H CEDARBROOK AVE ROCHESTER, NH 03867 4587/717 (8/30/18)	131/8-24 PATRICK RILEY 4D CEDARBROOK AVE ROCHESTER, NH 03867 2400/678 (10/30/01)	131/8-40 ROBIN GARY 7B CEDARBROOK AVE ROCHESTER, NH 03867 4541/680 (1/4/18)	131/8-56 CHEN YU 9F CEDARBROOK AVE ROCHESTER, NH 03867 4880/675 (8/14/19)	131/8-92 ROBERT THOMAS 12D CEDARBROOK AVE ROCHESTER, NH 03867 4880/675 (8/14/19)
131/16 FRISBEE TRACEY 84 BROOK ST ROCHESTER, NH 03867 4847/802 (12/13/20)	131/8-9 STEPHEN & PATRICIA TALOR 2A CEDARBROOK AVE ROCHESTER, NH 03867 2392/538 (10/15/01)	131/8-25 PAULIE PRATT 4E CEDARBROOK AVE ROCHESTER, NH 03867 2916/46 (12/11/03)	131/8-41 BRANDON MAINS 7C CEDARBROOK AVE ROCHESTER, NH 03867 4928/242 (1/10/18)	131/8-57 UNWAVEY ESPRANCE 10A CEDARBROOK AVE ROCHESTER, NH 03867 4980/191 (9/23/21)	131/8-93 SUSAN WELSH 12E CEDARBROOK AVE ROCHESTER, NH 03867 3032/58 (7/2/04)
131/17 DUGHESNEAU MICHELLE 7 STATE ST ROCHESTER, NH 03867 3158/178 (2/14/05)	131/8-10 BRIAN HEBERT 2B CEDARBROOK AVE ROCHESTER, NH 03867 3587/428 (8/23/07)	131/8-26 TIMUR GAMIROV 4F CEDARBROOK AVE ROCHESTER, NH 03867 4289/903 (5/28/15)	131/8-42 IOLA FOREMAN 7D CEDARBROOK AVE ROCHESTER, NH 03867 4598/155 (8/30/16)	131/8-58 DANIEL DEGRANDPRE 10B CEDARBROOK AVE ROCHESTER, NH 03867 4858/950 (5/28/18)	131/8-94 TRUST 12F CEDARBROOK AVE ROCHESTER, NH 03867 4304/153 (4/10/08)
131/18 DAY ARRON 5 WISTATE STREET ROCHESTER, NH 03867 4769/475 (8/2/20)	131/8-11 BRIAN TANDUHART 2C CEDARBROOK AVE ROCHESTER, NH 03867 428/512 (5/7/15)	131/8-27 HAYDEN GRACE KRISTY 5A CEDARBROOK AVE ROCHESTER, NH 03867 4684/777 (6/19/18)	131/8-43 JULIANE HOLT 7E CEDARBROOK AVE ROCHESTER, NH 03867 4798/981 (8/17/20)	131/8-59 RALPH STILLINGS 10C CEDARBROOK AVE ROCHESTER, NH 03867 4525/478 (10/26/17)	131/8-95 CITY OF ROCHESTER 31 WAKEFIELD ST ROCHESTER, NH 03867 3371/144 (4/10/08)
131/19 BRYAN CELINAS PAMELA 3 STATE ST ROCHESTER, NH 03867 4798/762 (8/25/20)	131/8-12 GEORGE GATCOMB 2D CEDARBROOK AVE ROCHESTER, NH 03867 3328/679 (1/28/06)	131/8-28 LINDA LACHANCE 5B CEDARBROOK AVE ROCHESTER, NH 03867 3477/108 (12/21/08)	131/8-44 ALEXANDRA MCKIM JOSEPH WARREN 7F CEDARBROOK AVE ROCHESTER, NH 03867 4785/958 (5/28/20)	131/8-60 DENISE SELFE 10D CEDARBROOK AVE ROCHESTER, NH 03867 1304/258 (4/15/1887)	131/8-96 TARA CAMPFIELD 11A CEDARBROOK AVE ROCHESTER, NH 03867 2443/774 (1/10/02)
131/20 CEDARBROOK VILLAGE CONDO ASSOCIATION 14A CEDARBROOK AVE ROCHESTER, NH 03867 1161/202 (2/27/1985)	131/8-13 RAYMOND KING 2E CEDARBROOK AVE ROCHESTER, NH 03867 3474/0028 (12/16/08)	131/8-29 MICHAEL WALSH 35 CEDARBROOK AVE ROCHESTER, NH 03867 4705/183 (10/30/19)	131/8-45 KAREN BAILEY 8A CEDARBROOK AVE ROCHESTER, NH 03867 3876/380 (10/27/10)	131/8-61 RICHARD DUSETT 33 ALEXANDRA LANE ROCHESTER, NH 03867 4525/478 (10/26/17)	131/8-97 ELIZABETH HANSON 235 LONG POND ROAD DANVILLE, NH 03819 3719/769 (3/10/09)
	131/8-14 OAK BLUFF REALTY LLC 242 CENTRAL AVE DOVER, NH 03820 3983/548 (9/8/11)	131/8-30 SANDRA FOURNIER 30 CEDARBROOK AVE ROCHESTER, NH 03867 2842/181 (2/11/04)	131/8-46 MICHAEL CROVETTI 8B CEDARBROOK AVE ROCHESTER, NH 03867 4715/120 (12/2/18)	131/8-62 JOHN COLESCIA 10 F CEDARBROOK AVE ROCHESTER, NH 03867 4792/125 (5/7/20)	131/8-98 ELIZABETH HANSON 38 CEDARBROOK AVE ROCHESTER, NH 03867 4487/435 (2/8/17)
	131/8-15 SEAN JACKSON 3A CEDARBROOK AVE DOVER, NH 03820 4581/844 (5/28/18)	131/8-31 OLD DOG PROPERTIES LLC 24 MORRISON LANE DOVER, NH 03820 4027/158 (5/29/12)	131/8-47 PHILIP LONG 8C CEDARBROOK AVE ROCHESTER, NH 03867 4581/977 (8/28/18)	131/8-63 TARA CAMPFIELD 11A CEDARBROOK AVE ROCHESTER, NH 03867 2443/774 (1/10/02)	
	131/8-16 ELIZABETH HANSON 38 CEDARBROOK AVE ROCHESTER, NH 03867 4487/435 (2/8/17)	131/8-32 ELIZABETH HANSON 235 LONG POND ROAD DANVILLE, NH 03819 3719/769 (3/10/09)	131/8-48 ROBIN LORD 8D CEDARBROOK AVE ROCHESTER, NH 03867 4923/182 (6/22/21)	131/8-64 MOORE FAMILY REV. 21 RIDGEWOOD ROAD ELIOT, MAINE 03903	

SOIL NOTES:

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THE SITE SPECIFIC SOIL SURVEY (SSSS) WAS PRODUCED JULY 21, 2021, AND WAS PREPARED BY JAMES P. GOVE, CSS # 004, GOVE ENVIRONMENTAL SERVICES, INC. THE SURVEY AREA IS LOCATED AT 18 OLD GONIC ROAD, ROCHESTER, NH.

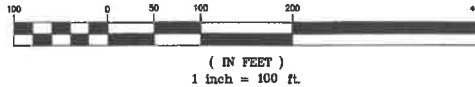
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HYDROLOGIC SOIL GROUP FROM KSAT VALUES FOR NEW HAMPSHIRE SOILS, SOCIETY OF SOIL SCIENTISTS OF NEW ENGLAND, SPECIAL PUBLICATION NO. 5, SEPTEMBER, 2008.

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38	ELDRIDGE LOAMY SAND	343	C
141	HOLLIS-ROCK OUTCROP-CHATFIELD	228	D
448	SITUATE FINE SANDY LOAM	323	C
5	ODDOROTHENS, LOAMY	762	N/A
538	SQUAMSCOTT LOAMY SAND	543	C

SLOPE PHASE:
0-8% B
8-15% C
15-25% D
25%+ E

GRAPHIC SCALE



CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

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DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 11/23/21

PLAN REFERENCES:

- "CEDARBROOK VILLAGE CONDOMINIUM DEVELOPMENT BOUNDARY SURVEY FOR ROUNDTREE REALTY TRUST ROCHESTER, NH"; PREPARED BY BERRY CONST. CO., INC.; DATED APRIL 23, 1988; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN P23-058.
- "PLAN OF LAND PARCEL NO. 5 TAX ASSESSOR'S MAP 59 AND PARCEL NO. 2 TAX ASSESSOR'S MAP NO. 8 NEW HAMPSHIRE ROUTE 125 PREPARED FOR JEN-SCOT REALTY, INC.; PREPARED BY CIVILWORKS ENGINEERS AND SURVEYORS; DATED NOVEMBER 6, 1988 RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN P37A-028.
- "PROPOSED SUBDIVISION AND LOT LINE REVISION FOR ROCHESTER HOUSING AUTHORITY COLD SPRING MANOR BROOK STREET ROCHESTER, NH"; PREPARED BY BERRY SURVEYING & ENGINEERING, DATED FEBRUARY 13, 2001; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN P81-056.
- "PROPOSED SUBDIVISION LAND OF THOMAS & JODI REMINGTON 15 OLD GONIC ROAD ROCHESTER, NH"; PREPARED BY BERRY SURVEYING & ENGINEERING, DATED AUGUST 17, 2005; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN P81-0036.
- "SUBDIVISION PLAN TAX MAP 131, LOT 28 WAVERLY ST./ OLD GONIC RD. ROCHESTER NH FOR BAYONNE CONSTRUCTION COMPANY, INC.; PREPARED BY NORWAY PLAINS ASSOCIATES, INC.; DATED JULY 25, 2008; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN P88-0100.
- "SUBDIVISION PLAN TAX MAP 131, LOT 57 STATE STREET & EMERSON COURT ROCHESTER NH FOR RUNNING WITH HAMMERS, LLC"; PREPARED BY NORWAY PLAINS ASSOCIATES, INC.; DATED OCTOBER 17, 2007; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN P82-014.
- "ROCHESTER HEIGHTS ROCHESTER, NH A.H. CHAPMAN LAND CO"; PREPARED BY E.H. SHEPHERD, DATED JULY 1920; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN #19 POCKET #10 FOLDER #3.

Design: JAC Draft: LAZ Date: 04/29/21
Checked: JAC Scale: AS NOTED Project No.: 21090
Drawing Name: 21090-PLAN.dwg

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



REV.	DATE	ISSUED FOR REVIEW	REVISION	LAZ	BY
0	11/23/21				

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Civil Engineering Services

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **EXISTING CONDITIONS PLAN**

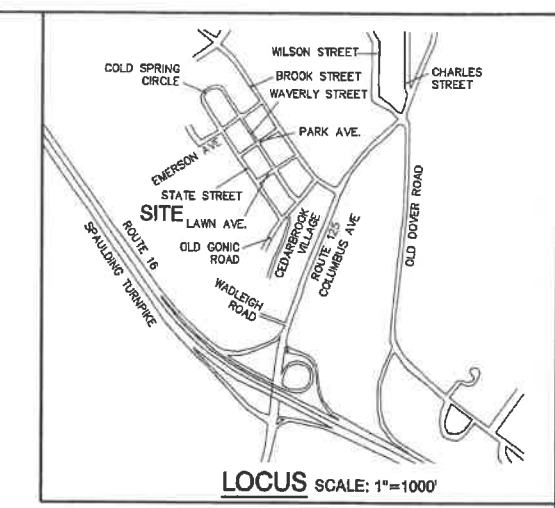
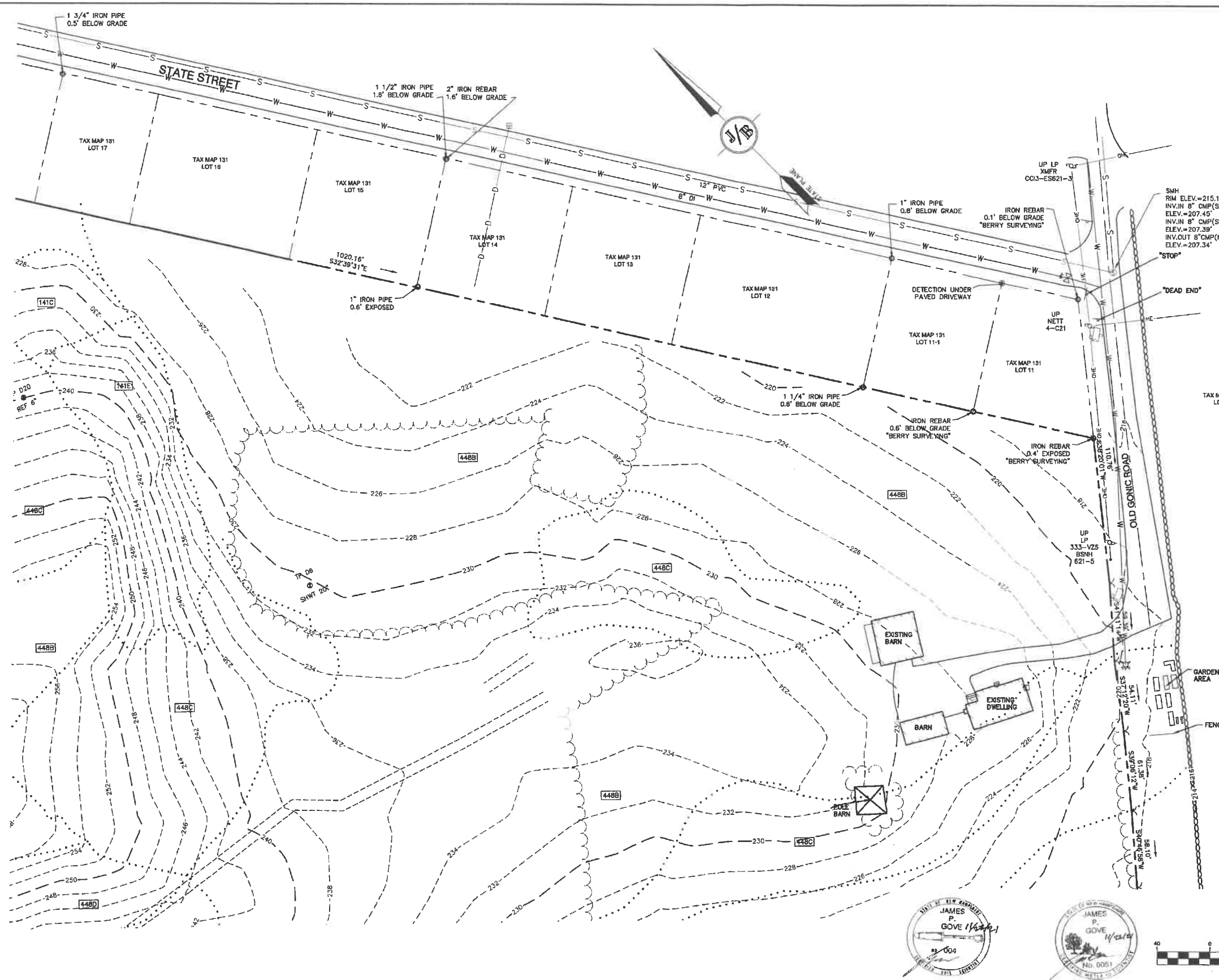
Project: **OLD GONIC ROAD TOWNHOUSES
19 OLD GONIC ROAD, ROCHESTER, NH**

Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE
19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148**

DRAWING No.

OVR

SHEET 2 OF 40
JBE PROJECT NO. 21090



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5	COUDORTHENTS, LOAMY	782	N/A
538	SQUAMSCOTT LOAMY SAND	543	C

SLOPE PHASE:


0-8% B 8-15% C 15-25% D
25%+ E

CERTIFICATION:

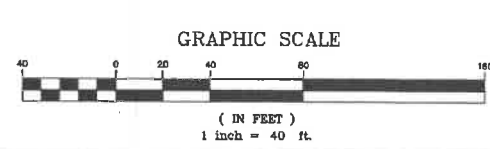
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DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 1/23/21



Design: JAC Draft: LAZ Date: 04/29/21
Checked: JAC Scale: AS NOTED Project No.: 21090
Drawing Name: 21090-PLAN.dwg

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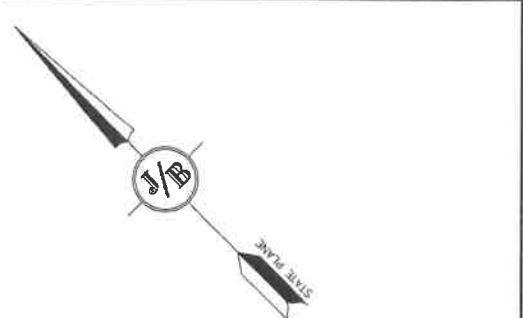
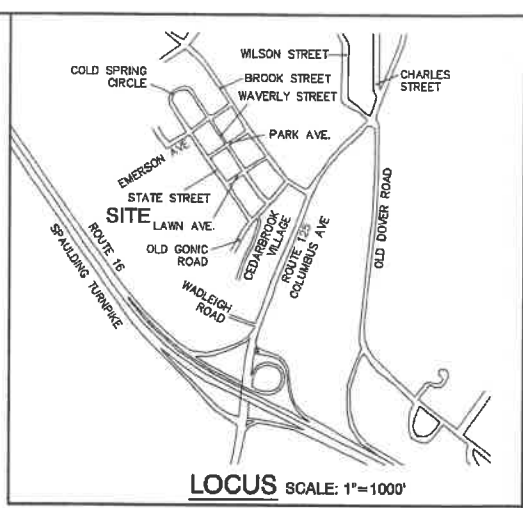
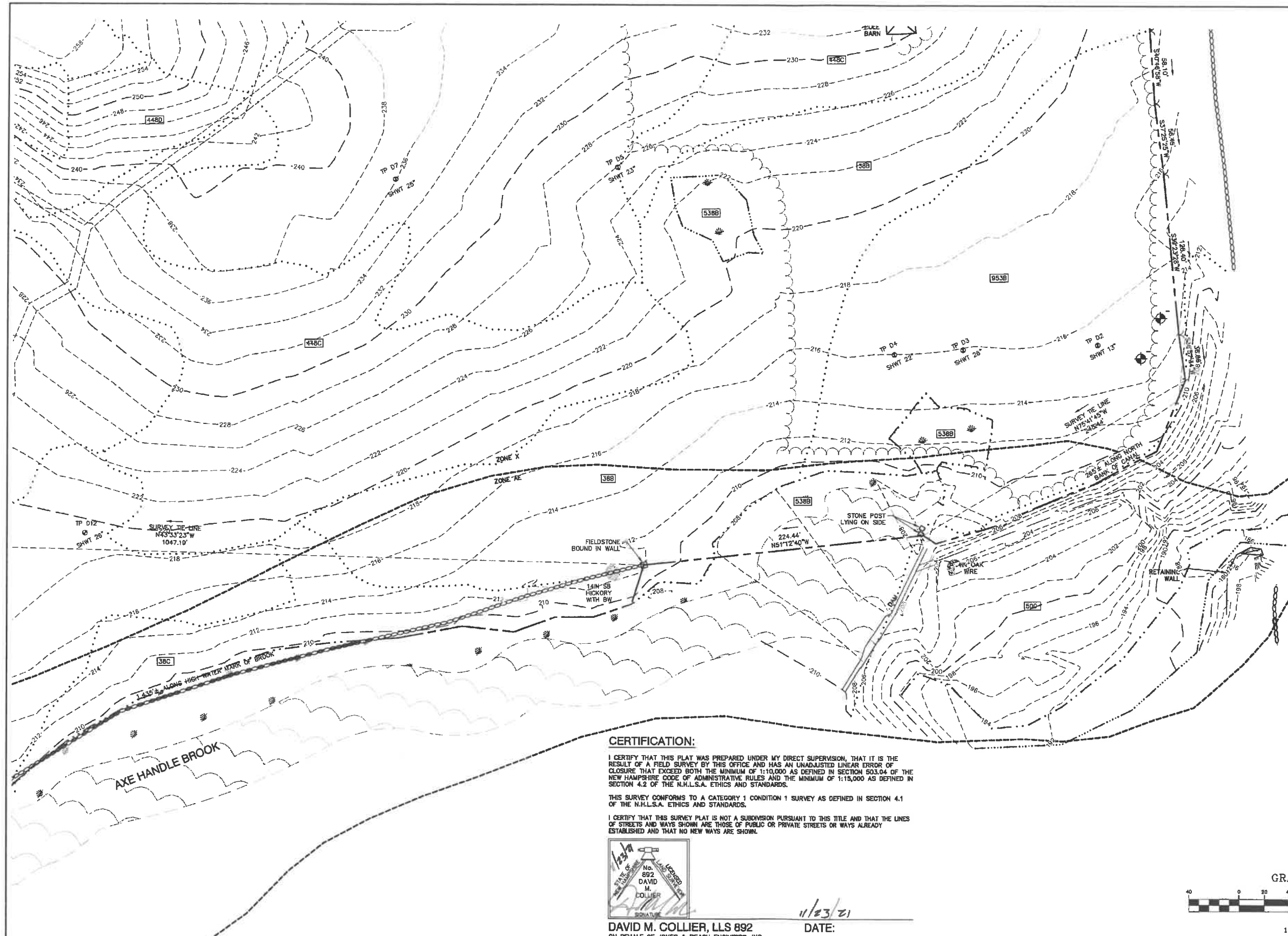
REV.	DATE	REVISION	BY
0	11/23/21	ISSUED FOR REVIEW	LAZ

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **EXISTING CONDITIONS PLAN**
Project: **OLD GONIC ROAD TOWNHOUSES**
 19 OLD GONIC ROAD, ROCHESTER, NH
Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE**
 19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4083 PG 148

DRAWING No. **C1**
SHEET 3 OF 40
JBE PROJECT NO. 21090



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5	ODDORTMENTS, LOAMY	782	N/A
538	SQUAMSCOTT LOAMY SAND	543	C

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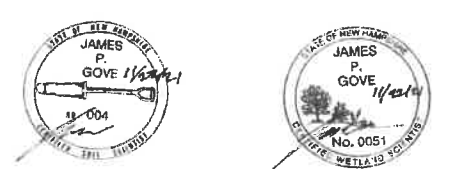
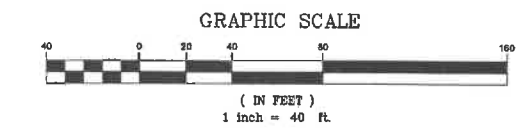
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ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 11/23/21



PROJECT PARCEL
CITY OF ROCHESTER
TAX MAP 181, LOT 1

APPLICANT
GREEN AND COMPANY
11 LAFAYETTE ROAD
NORTH HAMPTON, NH 03862

TOTAL LOT AREA
1,809,695 SQ. FT. ±
30.07 ACRES ±

Design: JAC Draft: LAZ Date: 04/29/21
Checked: JAC Scale: AS NOTED Project No.: 21090
Drawing Name: 21090-PLAN.dwg

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1	11/23/21	REVISION	BY

Designed and Produced in NH

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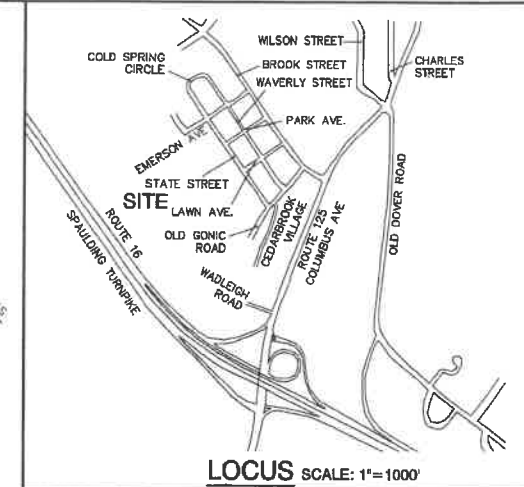
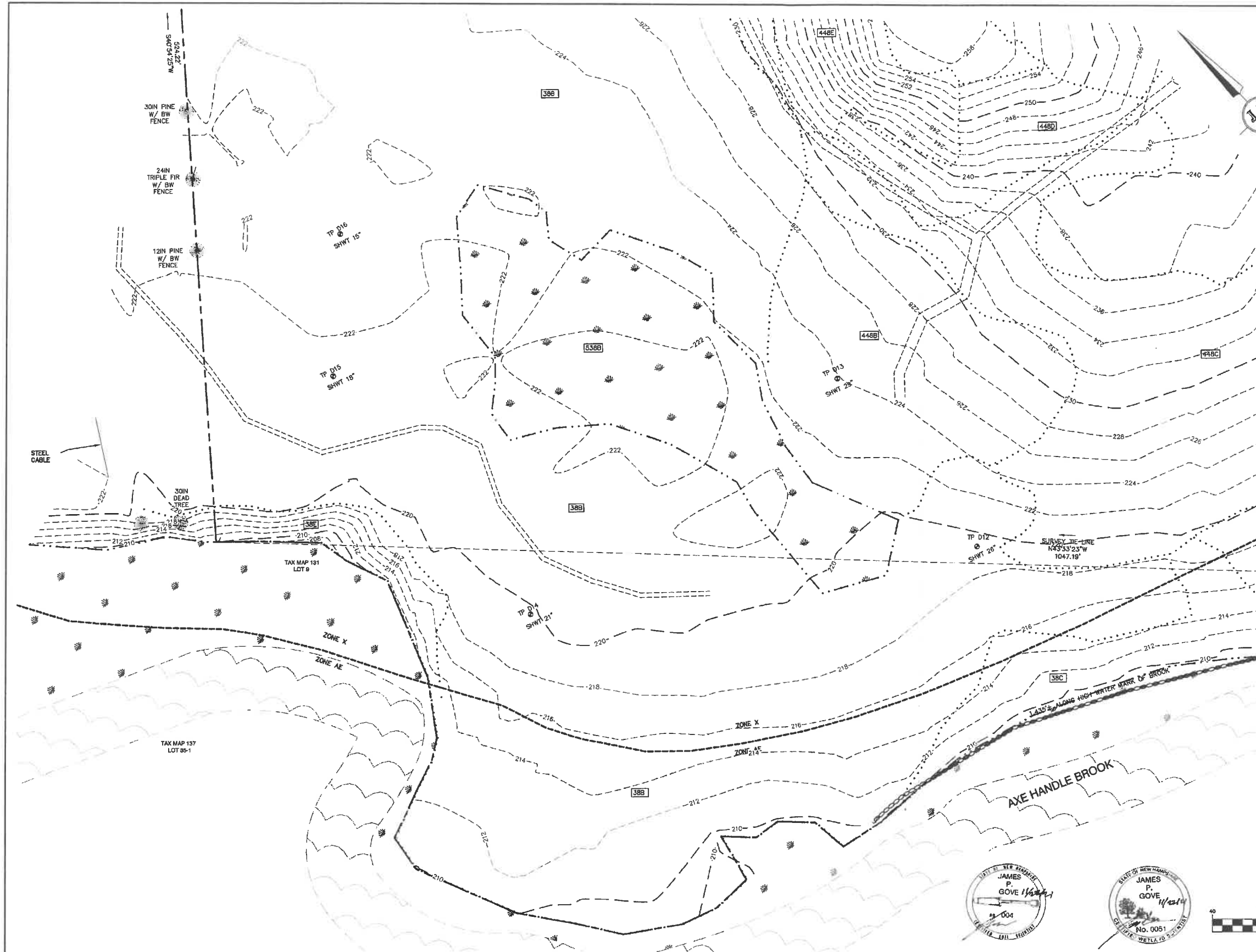
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DRAWING No. **C2**

SHEET 4 OF 40
JBE PROJECT NO. 21090



SOIL NOTES:

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP. THE SITE SPECIFIC SOIL SURVEY (SSSS) WAS PRODUCED JULY 21, 2021, AND WAS PREPARED BY JAMES P. GOVE, CSS # 004, GOVE ENVIRONMENTAL SERVICES, INC. THE SURVEY AREA IS LOCATED AT 19 OLD GONIC ROAD, ROCHESTER, NH. SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH, ISSUE # 10, JANUARY 2011. THE NUMERIC LEGEND WAS AMENDED TO IDENTIFY THE CORRECT SOIL COMPONENTS OF THE COMPLEX. HYDROLOGIC SOIL GROUP FROM KSAT VALUES FOR NEW HAMPSHIRE SOILS, SOCIETY OF SOIL SCIENTISTS OF NEW ENGLAND, SPECIAL PUBLICATION NO. 5, SEPTEMBER, 2009.

SSSS SYM.	SSSS MAP NAME	HISS SYM.	HYDRO. SOIL GRP.
853	BOWFORD (SOMEWHAT POORLY DRAINED)	453	C
38	ELDRIDGE LOAMY SAND	343	C
141	HOLLIS-ROCK OUTCROP-CHATFIELD	228	D
448	SCITUATE FINE SANDY LOAM	323	C
5	OLDORTHERTS, LOAMY	762	N/A
538	SQUAMSCOTT LOAMY SAND	543	C

SLOPE PHASE:
 0-8% B 8-15% C 15-25% D
 25%+ E

CERTIFICATION:

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE, AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

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.



DAVID M. COLLIER, LLS 892
 ON BEHALF OF JONES & BEACH ENGINEERS, INC.

11/23/21
 DATE:

PROJECT PARCEL CITY OF ROCHESTER TAX MAP 131, LOT 1
APPLICANT GREEN AND COMPANY 11 LAFAYETTE ROAD NORTH HAMPTON, NH 03862
TOTAL LOT AREA 1,309,695 SQ. FT. ± 30.07 ACRES ±

Design: JAC	Draft: LAZ	Date: 04/29/21
Checked: JAC	Scale: AS NOTED	Project No.: 21090
Drawing Name: 21090-PLAN.dwg		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

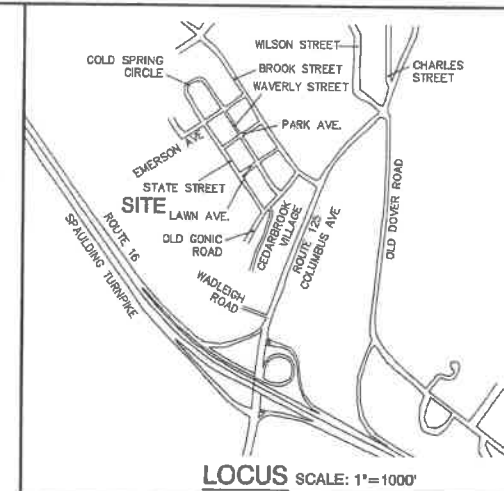
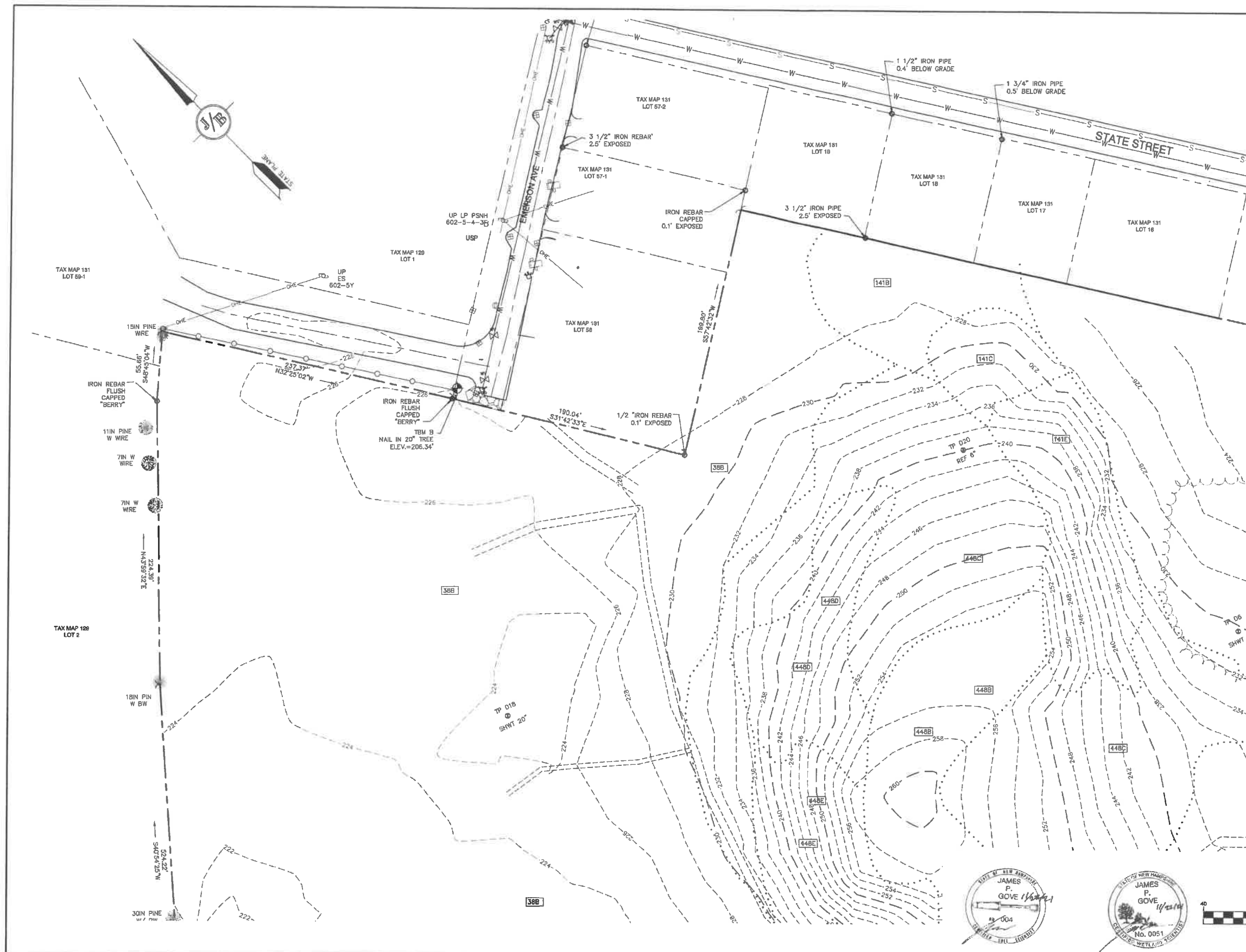


REV.	DATE	REVISION	BY
0	11/23/21	ISSUED FOR REVIEW	LAZ

J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave.
 PO Box 219
 Stratham, NH 03885
 603-772-4746
 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	OLD GONIC ROAD TOWNHOUSES 19 OLD GONIC ROAD, ROCHESTER, NH
Owner of Record:	LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE 19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148

DRAWING No.
C3
 SHEET 5 OF 40
 JBE PROJECT NO. 21090



SOIL NOTES:

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.

THE SITE SPECIFIC SOIL SURVEY (SSSS) WAS PRODUCED JULY 21, 2021, AND WAS PREPARED BY JAMES P. GOVE, CSS # 004, GOVE ENVIRONMENTAL SERVICES, INC. THE SURVEY AREA IS LOCATED AT 19 OLD GONIC ROAD, ROCHESTER, NH.

SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH, ISSUE # 10, JANUARY 2011. THE NUMERIC LEGEND WAS AMENDED TO IDENTIFY THE CORRECT SOIL COMPONENTS OF THE COMPLEX.

HYDROLOGIC SOIL GROUP FROM KSAT VALUES FOR NEW HAMPSHIRE SOILS, SOCIETY OF SOIL SCIENTISTS OF NEW ENGLAND, SPECIAL PUBLICATION NO. 5, SEPTEMBER, 2006.

SSSS SYM.	SSSS MAP NAME	HISS SYM.	HYDRO. SOIL GRP.
053	BOXFORD (SOMEWHAT POORLY DRAINED)	453	C
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141	HOLLIS-ROCK OUTCROP-CHATFIELD	228	D
448	SCITUATE FINE SANDY LOAM	323	C
5	DOUDORTHENTS, LOAMY	762	N/A
538	SQUAMSCOTT LOAMY SAND	543	C

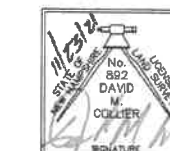
SLOPE PHASE:
0-8% B 8-15% C 15-25% D
25%+ E

CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE, AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

I CERTIFY THAT THIS SURVEY PLAN 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.



DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

1/23/21
DATE:

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

PROJECT PARCEL
CITY OF ROCHESTER
TAX MAP 131, LOT 1

APPLICANT
GREEN AND COMPANY
11 LAFAYETTE ROAD
NORTH HAMPTON, NH 03862

TOTAL LOT AREA
1,308,695 SQ. FT. ±
30.07 ACRES ±

DRAWING No.

C4

SHEET 6 OF 40
JBE PROJECT NO. 21060

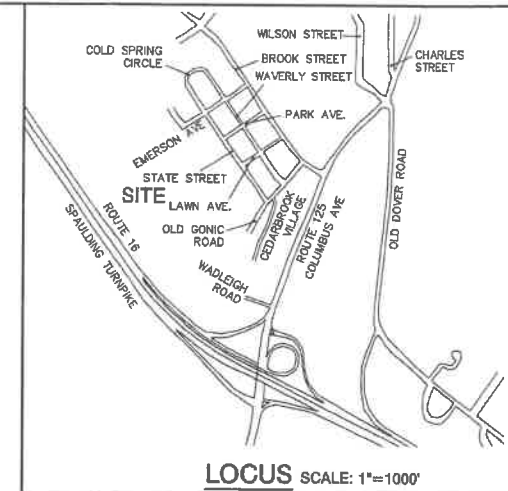
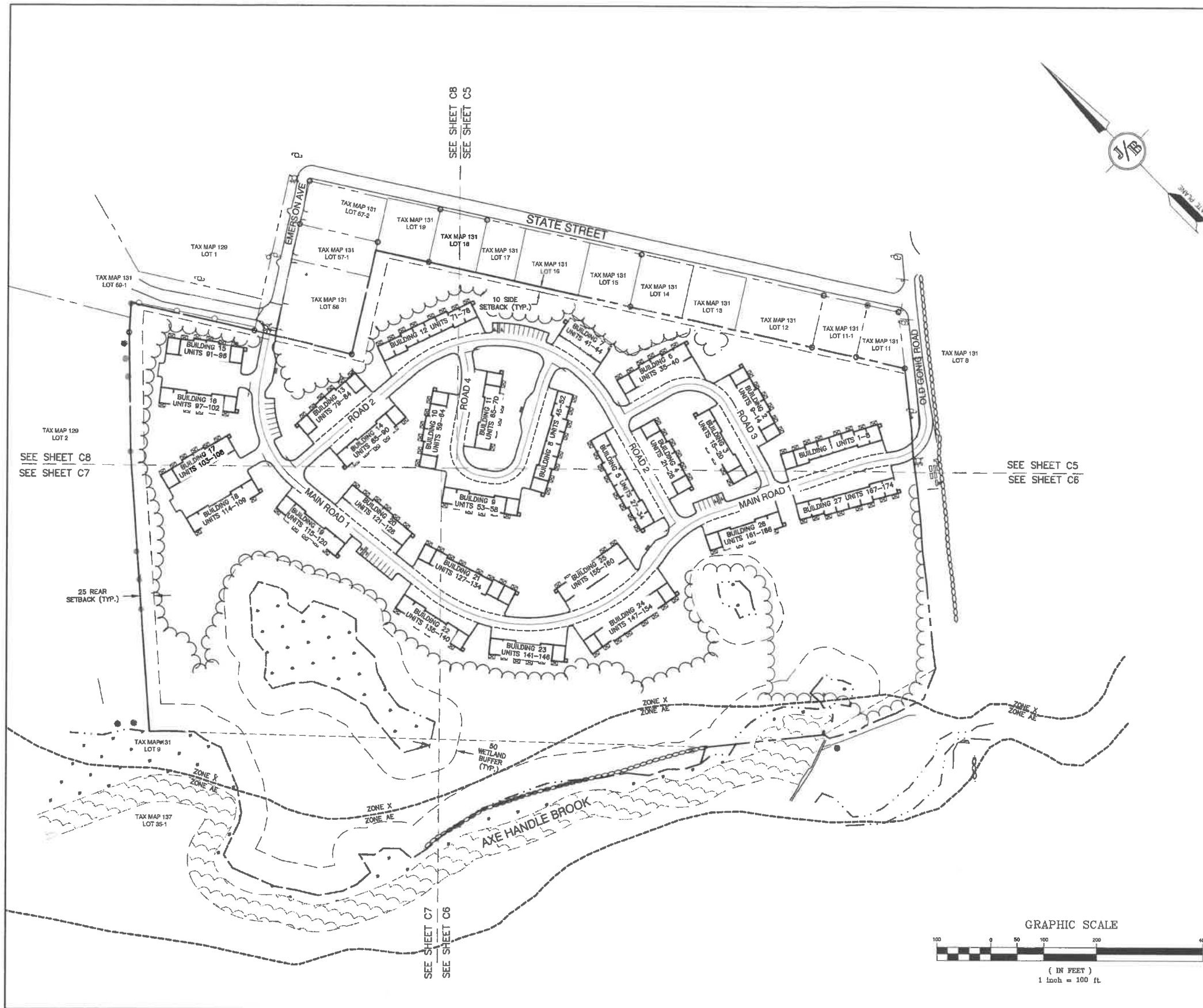
Design: JAC Draft: LAZ Date: 04/29/21
Checked: JAC Scale: AS NOTED Project No.: 21060
Drawing Name: 21060-PLAN.dwg
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



REV.	DATE	REVISION	BY
0	11/23/21	ISSUED FOR REVIEW	LAZ

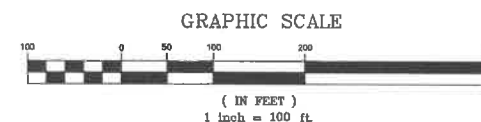
Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave. P.O. Box 219 Stratham, NH 03885
603-772-4748 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **EXISTING CONDITIONS PLAN**
Project: **OLD GONIC ROAD TOWNHOUSES**
Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE**
19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148



SITE NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW A 174-UNIT TOWNHOUSE DEVELOPMENT ON THE SUBJECT PARCEL. ALL UNITS TO HAVE 3 BEDROOMS. PROJECT TO BE SERVICED BY TOWN WATER AND SEWER AND UNDERGROUND UTILITIES.
2. ZONING DISTRICT: RESIDENTIAL-2, USE: FIVE-OR MORE FAMILY
LOT AREA MINIMUM = 30,000 S.F.
LOT FRONTAGE MINIMUM = 100'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 15'
SIDE SETBACK = 10'
REAR SETBACK = 25'
WETLAND SETBACK = 50'
MAX. BUILDING HEIGHT = 35'
MAX. BUILDING FOOTPRINT = 30%
MAX. LOT COVERAGE = 60%
MIN. LOT AREA / DWELLING UNIT = 7,500 S.F.
BUILDING FOOTPRINT PROPOSED = 125,280 S.F. = 8.6% OF SITE
TOTAL LOT COVERAGE PROPOSED = 327,485 S.F. = 25% OF SITE
4. DENSITY CALCULATION:
TOTAL LOT AREA = 1,308,695 S.F. / 7,500 S.F. = 175 UNITS ALLOWED
174 UNITS PROVIDED
5. PARKING CALCULATIONS
ALL UNITS TO HAVE 2 GARAGE SPACES AND 2 SPACES IN FRONT OF UNIT PLUS
34 VISITOR SPACES INCLUDING 6 HANDICAP SPACES.
TOTAL PARKING ON SITE = 730 SPACES
6. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
7. THE SUBJECT PARCEL IS PARTIALLY LOCATED WITHIN AN AREA HAVING A ZONE A DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 330170221D, WITH EFFECTIVE DATE OF MAY 17, 2005 FOR COMMUNITY PANEL NO. 211 OF 405, IN ROCKINGHAM COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
8. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
9. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.). THIS DOCUMENT IS TO BE KEPT ON SITE AT ALL TIMES AND UPDATED AS REQUIRED.
10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
11. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE CITY ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
12. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
13. ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKYD BASIN SYNTHETIC RESIN, FEDERAL SPECIFICATION TTP-115 TYPE 1, IN A COLOR OF WHITE.
14. ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
15. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
16. SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
17. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
18. TRASH TO BE HANDLED WITH TOTES AT EACH UNIT.



APPROVED - ROCHESTER, NH
PLANNING BOARD

PROJECT PARCEL
CITY OF ROCHESTER
TAX MAP 131, LOT 1

APPLICANT
GREEN AND COMPANY
11 LAFAYETTE ROAD
NORTH HAMPTON, NH 03862

TOTAL LOT AREA
1,308,695 SQ. FT. ±
30.07 ACRES ±

DATE:

Design: JAC Draft: LAZ Date: 04/29/21
Checked: JAC Scale: AS NOTED Project No.: 21090
Drawing Name: 21090-PLAN.dwg

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REV.	DATE	REVISION	BY
0	11/23/21	ISSUED FOR REVIEW	LAZ

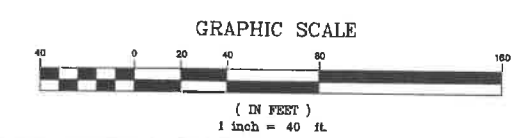
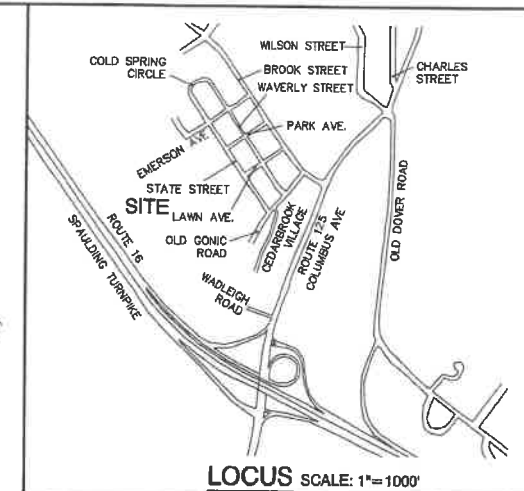
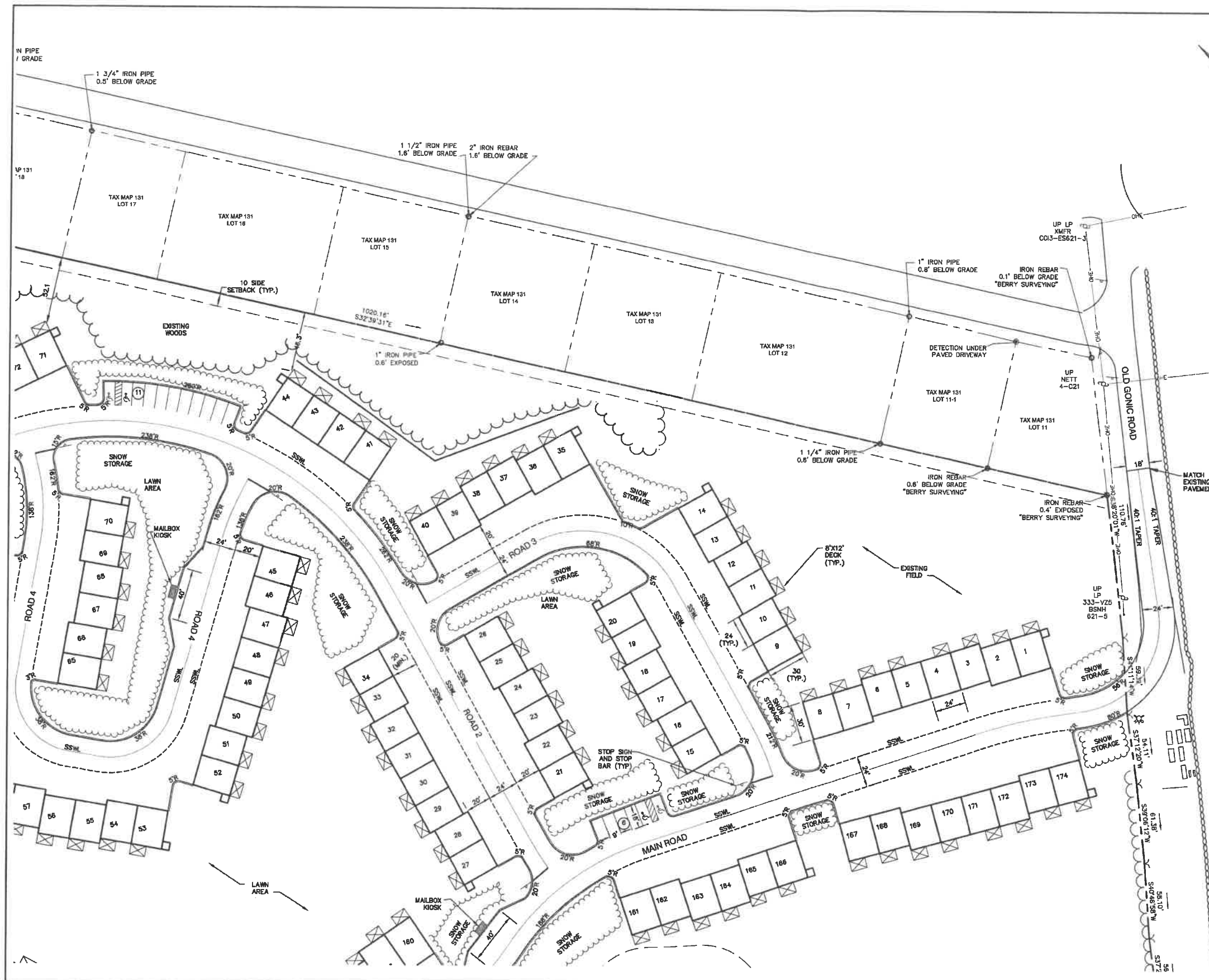
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **OVERVIEW SITE PLAN**
Project: **OLD GONIC ROAD TOWNHOUSES**
19 OLD GONIC ROAD, ROCHESTER, NH
Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE**
19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148

DRAWING No.

OVRS

SHEET 8 OF 40
JBE PROJECT NO. 21090



APPROVED - ROCHESTER, NH
PLANNING BOARD

DATE: _____

PROJECT PARCEL
CITY OF ROCHESTER
TAX MAP 131, LOT 1

APPLICANT
GREEN AND COMPANY
11 LAFAYETTE ROAD
NORTH HAMPTON, NH 03862

TOTAL LOT AREA
1,308,695 SQ. FT. ±
30.07 ACRES ±

Design: JAC Draft: LAZ Date: 04/29/21
Checked: JAC Scale: AS NOTED Project No.: 21090
Drawing Name: 21090-PLAN.dwg

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Civil Engineering Services

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FAX: 603-772-0227
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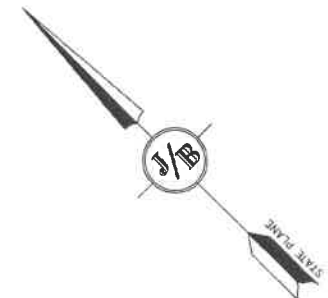
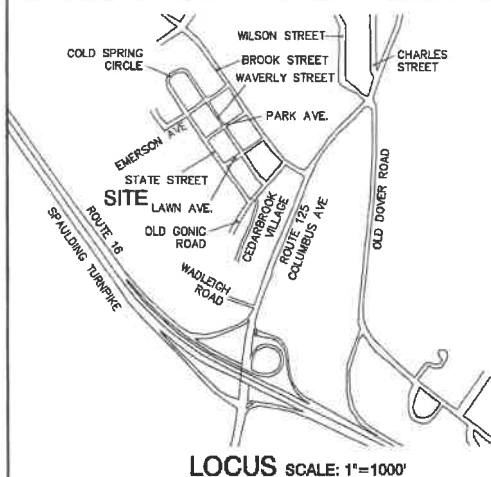
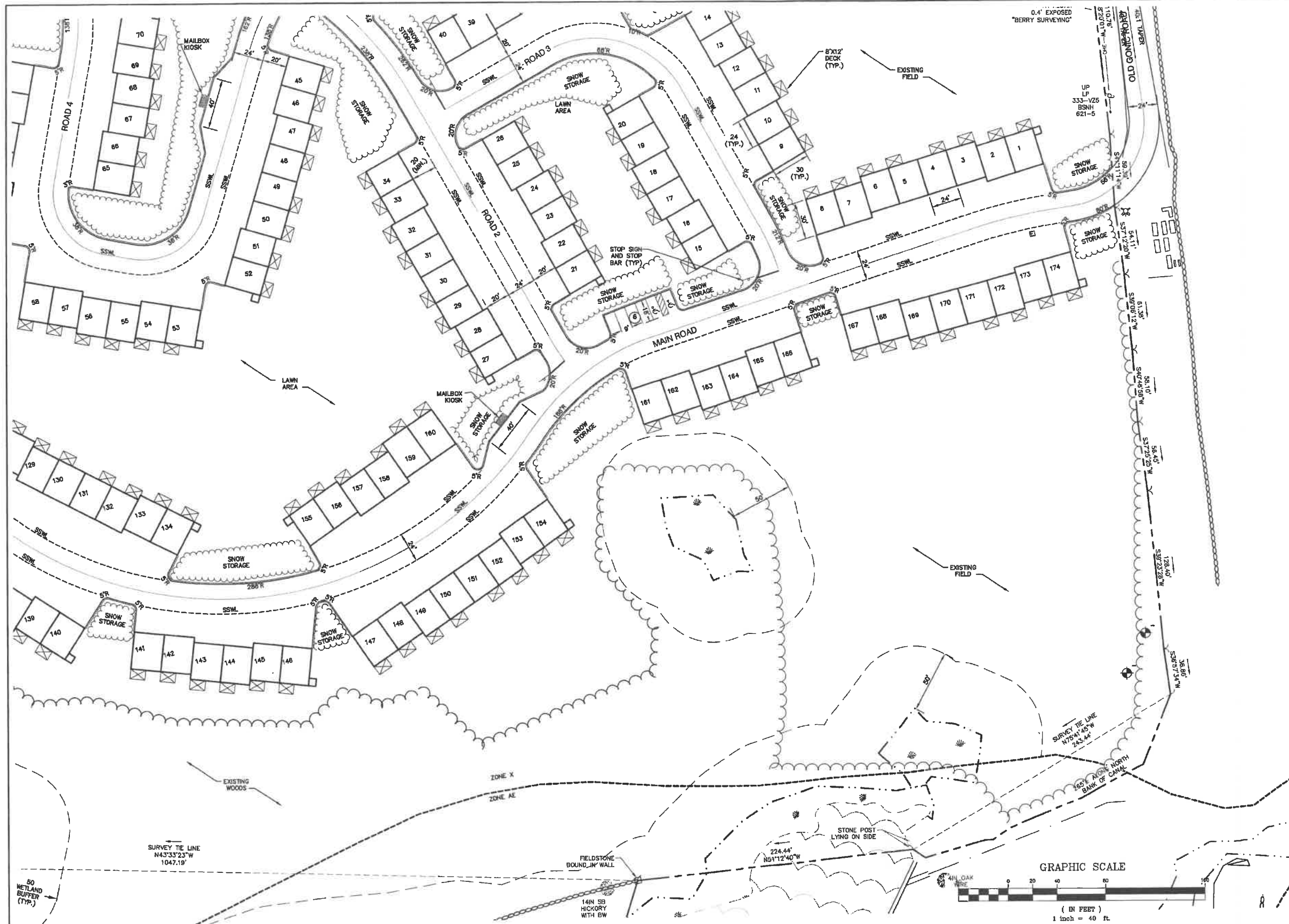
Plan Name: **SITE PLAN**

Project: **OLD GONIC ROAD TOWNHOUSES
19 OLD GONIC ROAD, ROCHESTER, NH**

Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE
19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148**

DRAWING No.
C5

SHEET 9 OF 40
JBE PROJECT NO. 21090



PROJECT PARCEL
CITY OF ROCHESTER
TAX MAP 131, LOT 1

APPLICANT
GREEN AND COMPANY
11 LAFAYETTE ROAD
NORTH HAMPTON, NH 03862

TOTAL LOT AREA
1,306,895 SQ. FT. ±
30.07 ACRES ±

**APPROVED - ROCHESTER, NH
PLANNING BOARD**

DATE: _____

Design: JAC Draft: LAZ Date: 04/28/21
Checked: JAC Scale: AS NOTED Project No.: 21060
Drawing Name: 21060-PLAN.dwg

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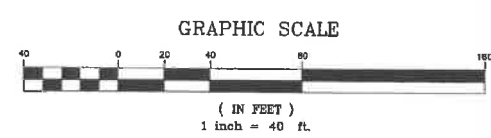
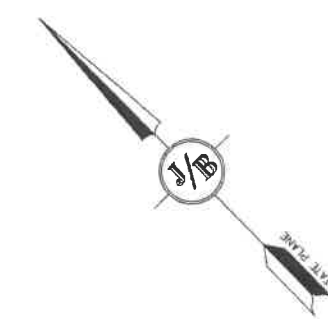
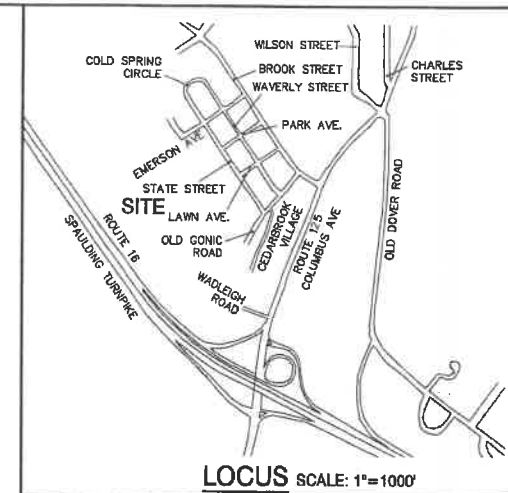
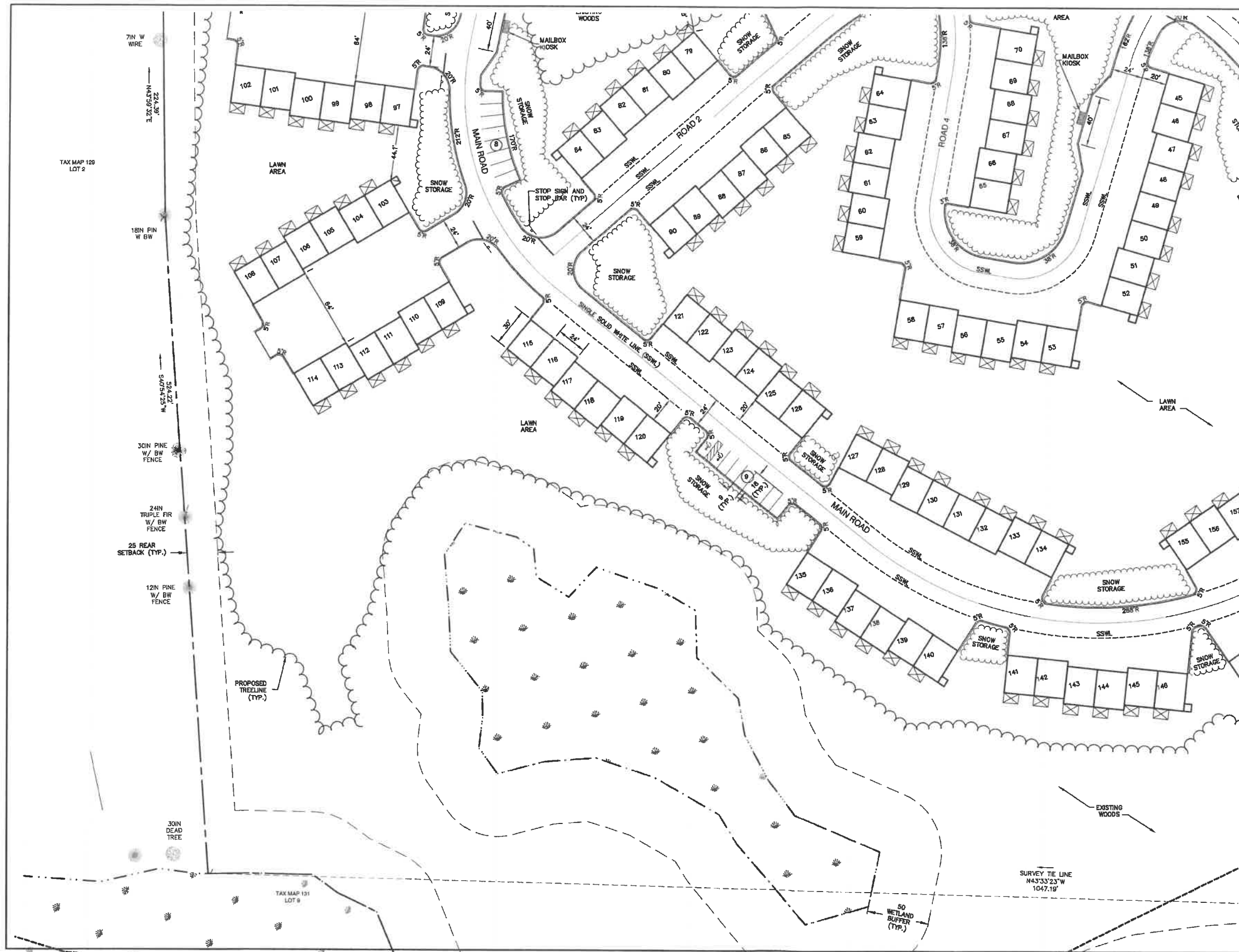
REV.	DATE	ISSUED FOR REVIEW	BY
0	11/23/21	LAZ	

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

603-772-4748
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SITE PLAN**
Project: **OLD GONIC ROAD TOWNHOUSES**
19 OLD GONIC ROAD, ROCHESTER, NH
Owner of Record: LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE
19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148

DRAWING No.
C6
SHEET 10 OF 40
JBE PROJECT NO. 21060



APPROVED - ROCHESTER, NH PLANNING BOARD		PROJECT PARCEL CITY OF ROCHESTER TAX MAP 131, LOT 1
DATE: _____		APPLICANT GREEN AND COMPANY 11 LAFAYETTE ROAD NORTH HAMPTON, NH 03862
		TOTAL LOT AREA 1,309,695 SQ. FT. ± 30.07 ACRES ±

Design: JAC Draft: LAZ Date: 04/29/21
 Checked: JAC Scale: AS NOTED Project No.: 21090
 Drawing Name: 21090-PLAN.dwg
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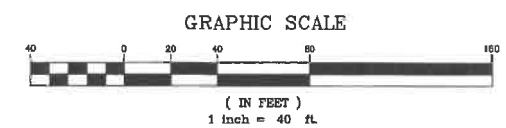
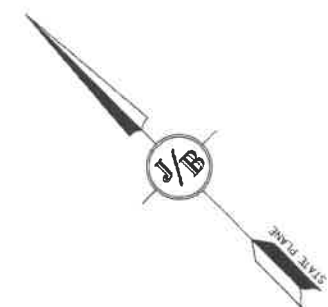
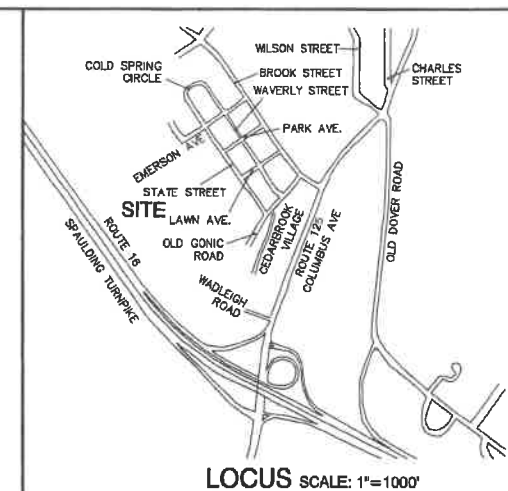
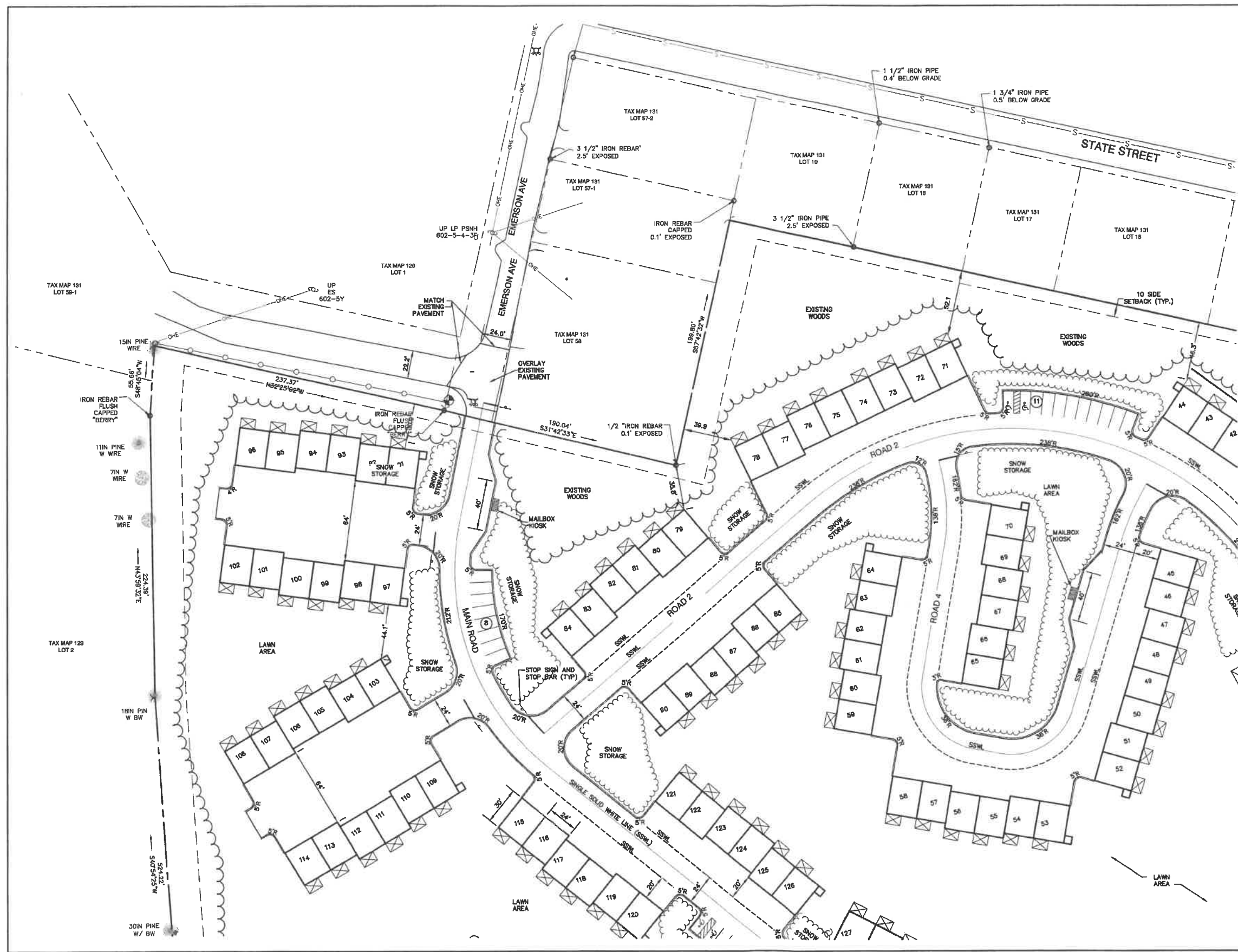


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 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SITE PLAN**
 Project: **OLD GONIC ROAD TOWNHOUSES
19 OLD GONIC ROAD, ROCHESTER, NH**
 Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE
19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148**

DRAWING No.
C7
 SHEET 11 OF 40
 JBE PROJECT NO. 21090



APPROVED - ROCHESTER, NH PLANNING BOARD	
PROJECT PARCEL CITY OF ROCHESTER TAX MAP 131, LOT 1	
APPLICANT GREEN AND COMPANY 11 LAFAYETTE ROAD NORTH HAMPTON, NH 03862	
TOTAL LOT AREA 1,309,885 SQ. FT. ± 80.07 ACRES ±	
DATE:	

Design: JAC Draft: LAZ Date: 04/29/21
 Checked: JAC Scale: AS NOTED Project No.: 21090
 Drawing Name: 21090-PLAN.dwg
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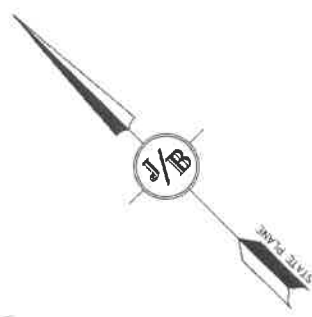


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 Designed and Produced in NH
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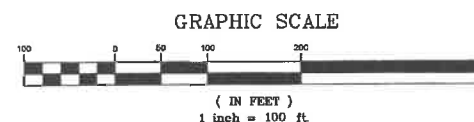
Plan Name:	SITE PLAN
Project:	OLD GONIC ROAD TOWNHOUSES 19 OLD GONIC ROAD, ROCHESTER, NH
Owner of Record:	LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE 19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148

DRAWING No.
C8
 SHEET 12 OF 40
 JBE PROJECT NO. 21090



GRADING AND DRAINAGE NOTES:

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
2. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
5. ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
6. PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
7. ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
8. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 3' DEEP SUMPS WITH GREASE HOODS, UNLESS OTHERWISE NOTED.
9. ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED.
10. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
11. IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
12. ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
13. STONE INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS. SEE DETAIL WITHIN THE DETAIL SHEETS.
14. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
15. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING AND ANYTIME CONSTRUCTION STOPS FOR LONGER THAN 3 DAYS.
16. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
17. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
18. CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
19. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
20. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
21. SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
22. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
23. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
24. SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.



PROJECT PARCEL
CITY OF ROCHESTER
TAX MAP 131, LOT 1

APPLICANT
GREEN AND COMPANY
11 LAFAYETTE ROAD
NORTH HAMPTON, NH 03862

TOTAL LOT AREA
1,309,895 SQ. FT. ±
30.07 ACRES ±

Design: JAC Draft: LAZ Date: 04/29/21
Checked: JAC Scale: AS NOTED Project No.: 21090
Drawing Name: 21090-PLAN.dwg
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J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **OVERVIEW GRADING PLAN**
Project: **OLD GONIC ROAD TOWNHOUSES
19 OLD GONIC ROAD, ROCHESTER, NH**
Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE
19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148**

DRAWING No.
OVRG
SHEET 13 OF 40
JBE PROJECT NO. 21090



Design: JAC Draft: LAZ Date: 04/29/21
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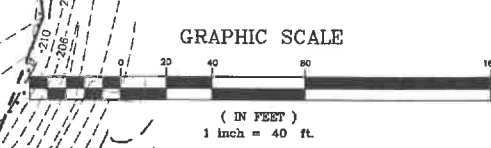
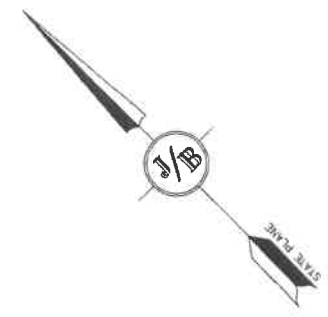


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 Civil Engineering Services
 85 Portsmouth Ave.
 PO Box 219
 Stratham, NH 03885
 603-772-4746
 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	GRADING & DRAINAGE PLAN
Project:	OLD GONIC ROAD TOWNHOUSES 19 OLD GONIC ROAD, ROCHESTER, NH
Owner of Record:	LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE 19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148

DRAWING No.
C9
 SHEET 14 OF 40
 JBE PROJECT NO. 21090



PROJECT PARCEL CITY OF ROCHESTER TAX MAP 131, LOT 1
APPLICANT GREEN AND COMPANY 11 LAFAYETTE ROAD NORTH HAMPTON, NH 03862
TOTAL LOT AREA 1,308,695 SQ. FT. ± 30.07 ACRES ±

Design: JAC Draft: LAZ Date: 04/29/21
 Checked: JAC Scale: AS NOTED Project No.: 21090
 Drawing Name: 21090-PLAN.dwg
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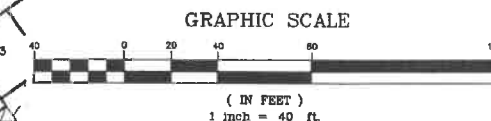
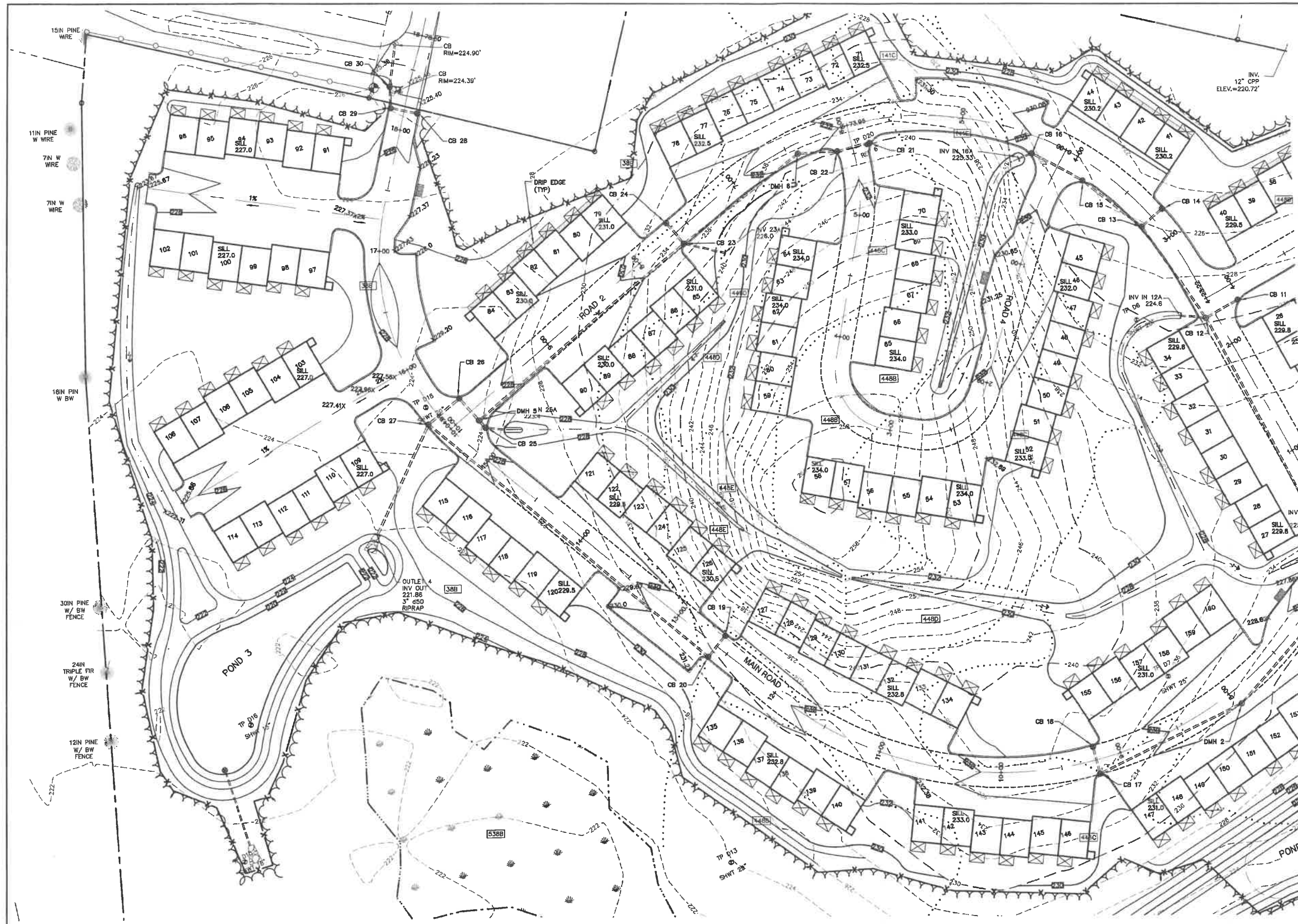
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 Civil Engineering Services
 85 Portsmouth Ave.
 PO Box 219
 Stratham, NH 03885
 603-772-4746
 FAX: 603-772-0227
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Plan Name:	GRADING & DRAINAGE PLAN
Project:	OLD GONIC ROAD TOWNHOUSES 19 OLD GONIC ROAD, ROCHESTER, NH
Owner of Record:	LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE 19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148

DRAWING No.

C10

SHEET 15 OF 40
JBE PROJECT NO. 21090



PROJECT PARCEL
CITY OF ROCHESTER
TAX MAP 181, LOT 1

APPLICANT
GREEN AND COMPANY
11 LAFAYETTE ROAD
NORTH HAMPTON, NH 03862

TOTAL LOT AREA
1,309,895 SQ. FT. ±
30.07 ACRES ±

Design: JAC Draft: LAZ Date: 04/29/21
Checked: JAC Scale: AS NOTED Project No.: 21080
Drawing Name: 21080-PLAN.dwg
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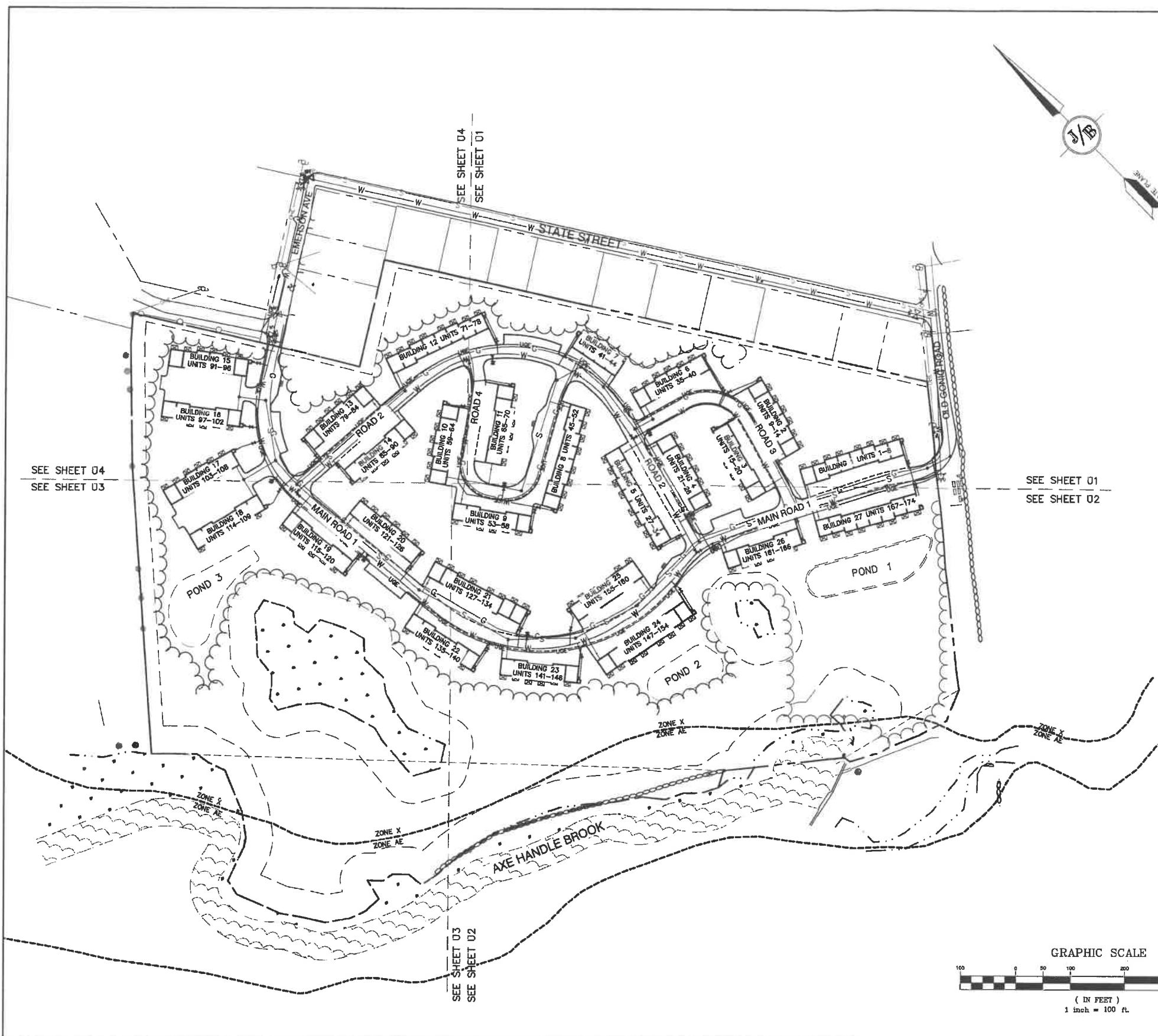


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Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

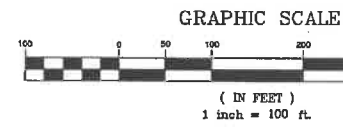
Plan Name: **GRADING & DRAINAGE PLAN**
Project: **OLD GONIC ROAD TOWNHOUSES
19 OLD GONIC ROAD, ROCHESTER, NH**
Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE
19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148**

DRAWING No.
C11
SHEET 16 OF 40
JBE PROJECT NO. 21080



UTILITY NOTES:

1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, CONNECTION FEES AND BONDS.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
3. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).
4. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL PROJECT-RELATED UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
5. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN STANDARDS AND REGULATIONS, AND NHDES STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT, UNLESS OTHERWISE SPECIFIED.
6. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
7. BUILDING TO BE SERVED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED.
9. AS-BUILT PLANS SHALL BE SUBMITTED TO DEPARTMENT OF PUBLIC WORKS.
10. INVERTS AND SHELVE: MANHOLES SHALL HAVE A BRICK PAVED SHELVE AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW AT CHANGES IN DIRECTION. THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVE SHALL BE CONSTRUCTED TO THE ELEVATION OF THE THROUGH CHANNEL. UNDERLAYMENT OF INVERT, AND SHELVE SHALL CONSIST OF BRICK MASONRY.
11. FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30 INCH DIA. CLEAR OPENING. THE WORD "SEWER" OR "DRAIN" SHALL BE CAST INTO THE CENTER OF THE UPPER FACE OF EACH COVER WITH RAISED, 3" LETTERS.
12. SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H20 LOADS.
13. CONTRACTOR SHALL PLACE 2" WIDE METAL WIRE IMPREGNATED RED PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.
14. SANITARY SEWER FLOW CALCULATIONS:
174 - THREE BEDROOM UNITS @ 150 GPD/BEDROOM = 78,300 GPD
15. ALL SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS.
16. PROPOSED RIM ELEVATIONS OF DRAINAGE AND SANITARY MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE AS SHOWN ON THE GRADING AND DRAINAGE PLAN.
17. ALL WATER MAINS AND SERVICE PIPES SHALL HAVE A MINIMUM 12" VERTICAL AND 24" HORIZONTAL SEPARATION TO MANHOLES, OR CONTRACTOR SHALL INSTALL BOARD INSULATION FOR FREEZING PROTECTION.
18. WATER MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED FOR LEAKAGE PRIOR TO ACCEPTANCE. WATERMAINS SHALL BE TESTED AT 1.5 TIMES THE WORKING PRESSURE OR 150 PSI, WHICHEVER IS GREATER. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 4 OF AWWA STANDARD C 600. WATERMAINS SHALL BE DISINFECTED AFTER THE ACCEPTANCE OF THE PRESSURE AND LEAKAGE TESTS ACCORDING TO AWWA STANDARD C 651.
19. ALL WATER AND SANITARY LEADS TO BUILDING(S) SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
20. IF THE BUILDING IS REQUIRED TO HAVE A SPRINKLER SYSTEM, A PRECONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CONTRACTOR, OWNER, ARCHITECT AND THE LOCAL FIRE DEPARTMENT PRIOR TO THE INSTALLATION.
21. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, MECHANICAL JOINTS AND FIRE HYDRANTS.
22. DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
23. REFER TO FIRE PROTECTION SHEETS FOR LOCATION AND DETAIL OF FIRE LINE LEAD IN TO BUILDING. FIRE LINE SHALL BE STUBBED UP 1' ABOVE FINISH FLOOR ELEVATION IN SPRINKLER ROOM. AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH 101 LIFE SAFETY CODE/MFPA 1 AND LOCAL REGULATIONS. FIRE DEPARTMENT CONNECTION SHALL BE FIELD VERIFIED BY LOCAL FIRE DEPARTMENT TO ENSURE OPTIMUM PLACEMENT.
24. THE CONTRACTOR SHALL HAVE THE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER FIRE PROTECTION SYSTEM PRIOR TO INSTALLATION.
25. CONTRACTOR TO FURNISH SHOP DRAWINGS FOR UTILITY RELATED ITEMS TO ENSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SHOULD BE SENT IN TRIPLICATE TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
26. EXISTING UTILITIES SHALL BE DISINFECTED BEFORE CONSTRUCTION.
27. ALL WATER LINES SHOULD HAVE TESTABLE BACKFLOW PREVENTERS AT THE ENTRANCE TO EACH BUILDING.
28. ALL GRAVITY SEWER PIPE, MANHOLES, AND FORCE MAINS SHALL BE TESTED ACCORDING TO NHDES STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWAGE AND WASTEWATER TREATMENT FACILITIES, CHAPTER ENV-HQ 700, ADOPTED ON 10-15-14.
29. ENV-HQ 704.08 GRAVITY SEWER PIPE TESTING: GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY USE OF LOW-PRESSURE AIR TESTS CONFORMING WITH ASTM F1417-92(2005) OR UN-BELL PVC PIPE ASSOCIATION UNI-B-6. LINES SHALL BE CLEANED AND VISUALLY INSPECTED AND TRUE TO LINE AND GRADE. DEFLECTION TESTS SHALL TAKE PLACE AFTER 30 DAYS FOLLOWING INSTALLATION AND THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 8% OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANDREL WITH A DIAMETER OF AT LEAST 85% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.
30. ENV-HQ 704.17 SEWER MANHOLE TESTING: SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST PRIOR TO BACKFILLING AND PLACEMENT OF SHELVE AND INVERTS.
31. SANITARY SEWER LINES SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM AN EXISTING OR PROPOSED WATER LINE. WHEN A SEWER LINE CROSSES UNDER A WATER LINE, THE SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATERMAIN. THE SEWER LINE SHALL ALSO MAINTAIN A VERTICAL SEPARATION OF NOT LESS THAN 18 INCHES.
32. SEWERS SHALL BE BURIED TO A MINIMUM DEPTH OF 6 FEET BELOW GRADE IN ALL ROADWAY LOCATIONS, AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS-COUNTRY LOCATIONS. PROVIDE TWO-INCHES OF R-10 FOAM BOARD INSULATION 2-FOOT WIDE TO BE INSTALLED 6-INCHES OVER SEWER PIPE IN AREAS WHERE DEPTH IS NOT ACHIEVED. A WAIVER FROM THE DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER ENGINEERING BUREAU IS REQUIRED PRIOR TO INSTALLING SEWER AT LESS THAN MINIMUM COVER.
33. ALL WATER AND SANITARY LEADS TO BUILDING(S) SHALL END AT RIGHT OF WAY AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
34. THE CONTRACTOR SHALL MINIMIZE THE DISRUPTIONS TO THE EXISTING SEWER FLOWS AND THOSE INTERRUPTIONS SHALL BE LIMITED TO FOUR (4) HOURS OR LESS AS DESIGNATED BY THE TOWN SEWER DEPARTMENT.
35. LIGHTING CONDUIT SHALL BE SCHEDULE 40 PVC, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRIC CODE. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL.
36. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
37. DISINFECTION OF WATER MAINS SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH AWWA STANDARD C651, LATEST EDITION. THE BASIC PROCEDURE TO BE FOLLOWED FOR DISINFECTING WATER MAINS IS AS FOLLOWS:
 - a. PREVENT CONTAMINATING MATERIALS FROM ENTERING THE WATER MAIN DURING STORAGE, CONSTRUCTION, OR REPAIR.
 - b. REMOVE, BY FLUSHING OR OTHER MEANS, THOSE MATERIALS THAT MAY HAVE ENTERED THE WATER MAINS.
 - c. CHLORINATE ANY RESIDUAL CONTAMINATION THAT MAY REMAIN, AND FLUSH THE CHLORINATED WATER FROM THE MAIN.
 - d. PROTECT THE EXISTING DISTRIBUTION SYSTEM FROM BACKFLOW DUE TO HYDROSTATIC PRESSURE TEST AND DISINFECTION PROCEDURES.
 - e. DETERMINE THE BACTERIOLOGICAL QUALITY BY LABORATORY TEST AFTER DISINFECTION.
 - f. MAKE FINAL CONNECTION OF THE APPROVED NEW WATER MAIN TO THE ACTIVE DISTRIBUTION SYSTEM.



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Drawing Name: 21090-PLAN.dwg
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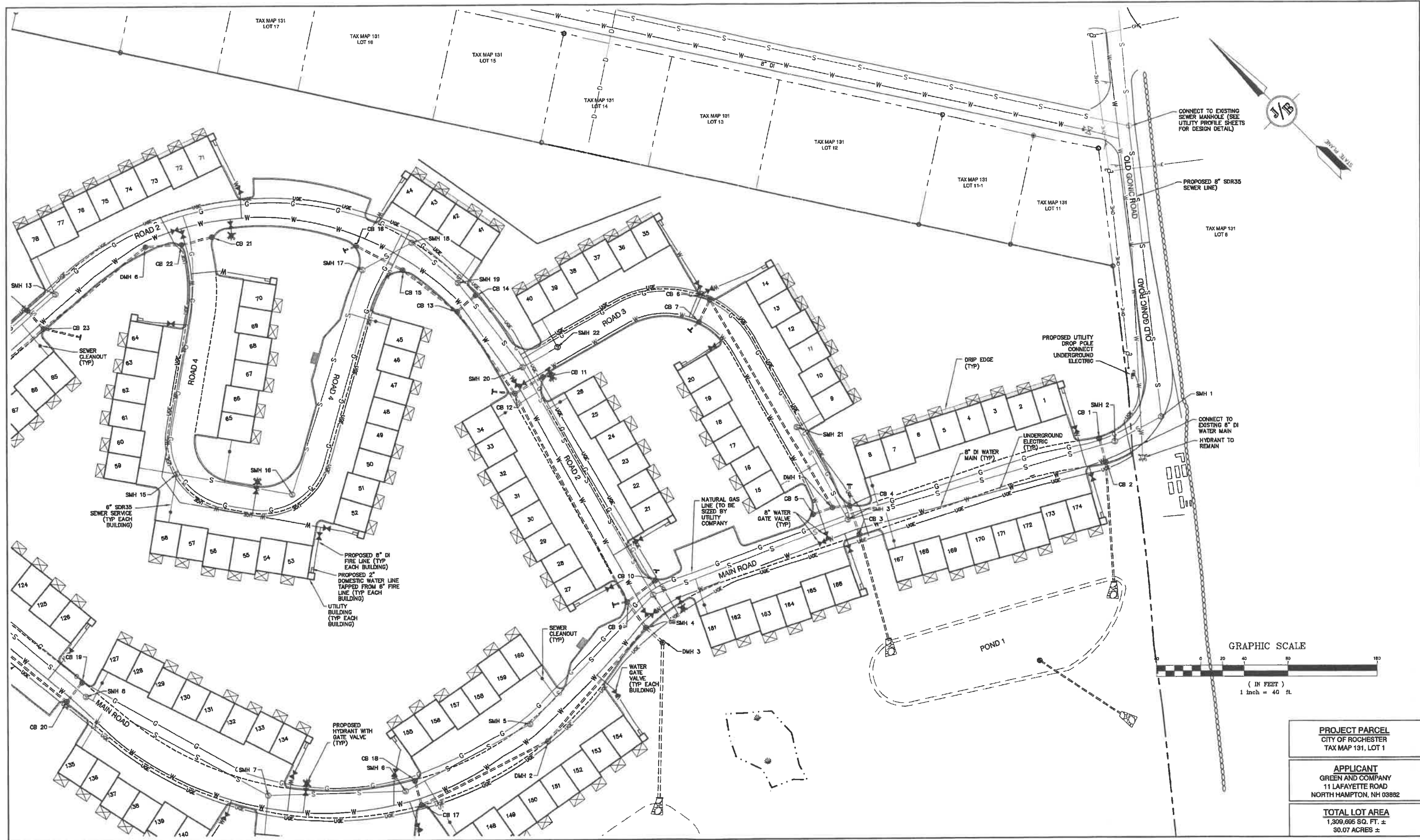


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Civil Engineering Services
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	OVERVIEW UTILITY PLAN
Project:	OLD GONIC ROAD TOWNHOUSES 19 OLD GONIC ROAD, ROCHESTER, NH
Owner of Record:	LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE 19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148

DRAWING No.
OVRU
SHEET 17 OF 40
JBE PROJECT NO. 21090



Design: JAC Draft: LAZ Date: 04/29/21
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Plan Name:	UTILITY PLAN
Project:	OLD GONIC ROAD TOWNHOUSES 19 OLD GONIC ROAD, ROCHESTER, NH
Owner of Record:	LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE 19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148

DRAWING No.
U1
SHEET 18 OF 40
JBE PROJECT NO. 21090

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
4. 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.
5. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT.
6. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
7. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE.
8. 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, LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT IS, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN UNHEALTHY OR UNSIGHTLY CONDITION.
9. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION, EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS SPECIFIED.
10. ALL TREES AND SHRUBS SHALL BE PLANTED IN MULCH BEDS WITH EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
11. THE CONTRACTOR SHALL REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC. FROM ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE. GRASS SEED OR PINE BARK MULCH SHALL BE APPLIED AS DEPICTED ON PLANS.
12. FINISHED GRADES IN LANDSCAPED ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" HIGHER THAN THE TOP OF THE SURROUNDING CURB.
13. ALL LANDSCAPING SHALL MEET THE CITY STANDARDS AND REGULATIONS.
14. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE PERIMETER OF THE TREE. THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
15. ALL MULCH AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH OVER A 10 MIL WEED MAT EQUAL TO "WEEDBLOCK" BY EASY GARDENER OR DEWITT WEED BARRIER.
16. ALL LANDSCAPED AREAS SHALL HAVE SELECT MATERIALS REMOVED TO A DEPTH OF AT LEAST 9" BELOW FINISH GRADE. THE RESULTING VOID IS TO BE FILLED WITH A MINIMUM OF 9" HIGH-QUALITY SCREENED LOAM AMENDED WITH 3" OF AGED ORGANIC COMPOST.
17. THIS PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO CIVIL/SITE DRAWINGS FOR OTHER SITE CONSTRUCTION INFORMATION.

JBE 21090 - OLD GONIC RD TOWNHOUSES

TREES - EVERGREEN & DECIDUOUS

Quantity	Botanical Name	Common Name	Size
32	Abies concolor	WHITE FIR	9-10 FT. HT.
32	Acer saccharum 'Green Mountain'	GREEN MOUNTAIN SUGAR MAPLE	3" Caliper
12	Juniperus virginiana	EASTERN RED CEDAR	7-8 FT. HT.
23	Liquidambar styraciflua	SWEETGUM	3" Caliper
38	Picea abies	NORWAY SPRUCE	9-10 FT. HT.
21	Pinus strobus	EASTERN WHITE PINE	9-10 FT. HT.
6	Prunus serrulata 'Kwanzan'	KWANZAN ORIENTAL CHERRY	2.5" Caliper
35	Syringa reticulata 'Ivory Silk'	IVORY SILK TREE LILAC	2.5" Caliper
17	Thuja plicata 'Green Giant'	GREEN GIANT ARBORVITAE	7-8 FT. HT.
18	Tilia cordata 'Greenspire'	GREENSPIRE LITTLELEAF LINDEN	3" Caliper

SHRUBS - EVERGREEN & DECIDUOUS

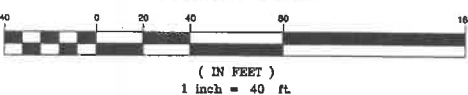
108	Buxus microphylla var. 'koreana' 'Winter Green'	WINTER GREEN BOXWOOD	5 Gallon
20	Chamaecyparis pisifera 'Aurea'	GOLDEN THREAD CYPRESS	5 Gallon
12	Hydrangea arborescens 'Annabelle'	ANNABELLE HYDRANGEA	5 Gallon
100	Ilex glabra 'Shamrock'	SHAMROCK INKSBERRY HOLLY	5 Gallon
12	Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER	5 Gallon
22	Pinus mugo 'Compacta'	COMPACTA MUGO PINE	5 Gallon
60	Rhododendron 'PJM'	PJM RHODODENDRON	5 Gallon
22	Syringa patula 'Miss Kim'	MISS KIM MANCHURIAN LILAC	5 Gallon
20	Weigela florida 'Alexandra'	VINE & ROSES WEIGELA	5 Gallon

PROJECT PARCEL
CITY OF ROCHESTER
TAX MAP 131, LOT 1

APPLICANT
GREEN AND COMPANY
11 LAFAYETTE ROAD
NORTH HAMPTON, NH 03862

TOTAL LOT AREA
1,309,695 SQ. FT. ±
30.07 ACRES ±

GRAPHIC SCALE



Design: JAC Draft: LAZ Date: 04/20/21
Checked: JAC Scale: AS NOTED Project No.: 21090
Drawing Name: 21090-PLAN.dwg

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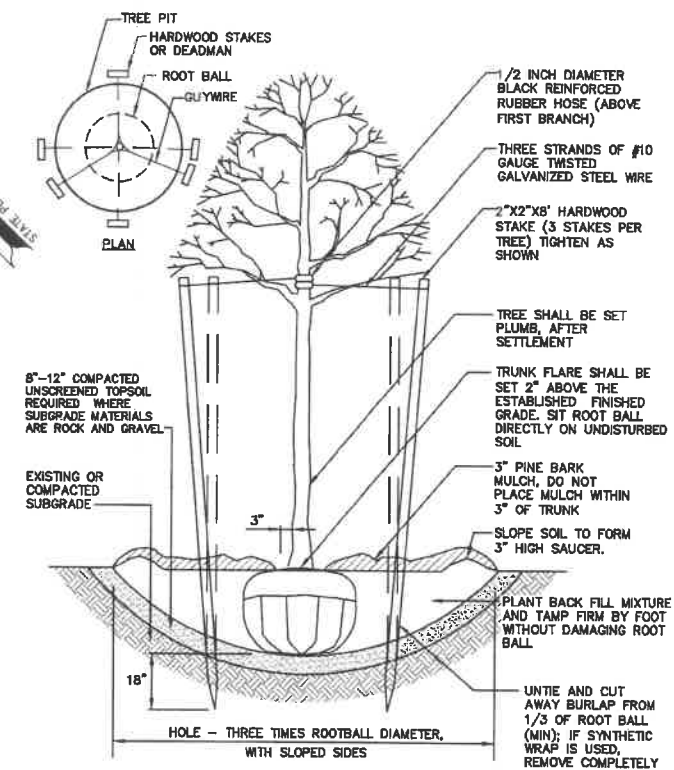
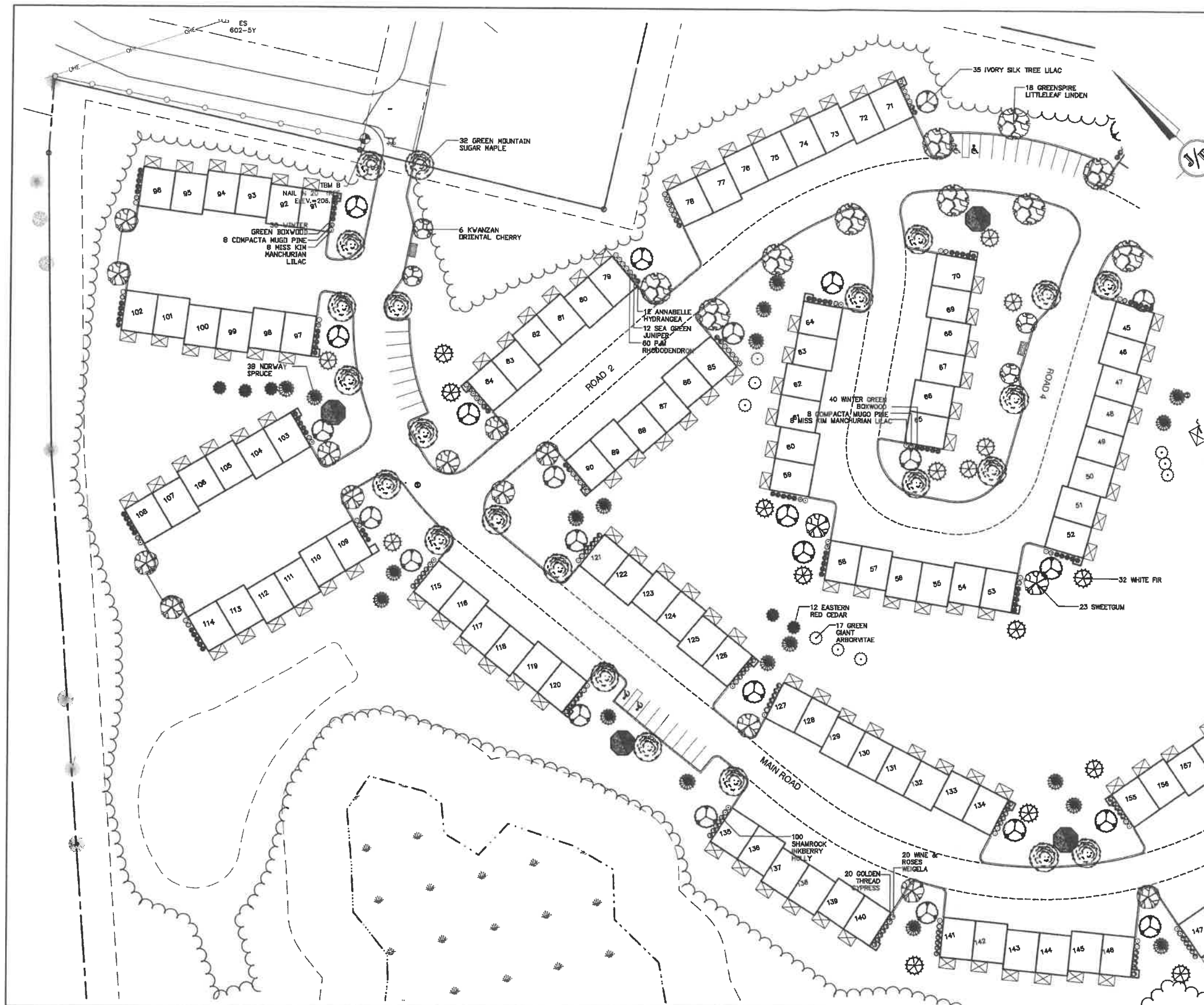
Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4748 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **LANDSCAPE PLAN**
Project: **OLD GONIC ROAD TOWNHOUSES
19 OLD GONIC ROAD, ROCHESTER, NH**
Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE
19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148**

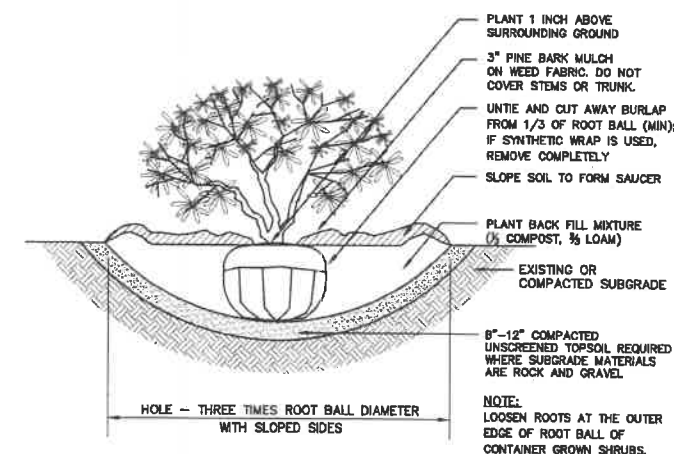
DRAWING No.

L1

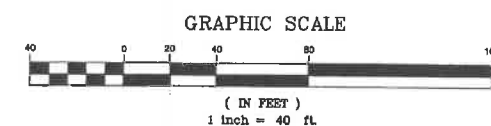
SHEET 20 OF 40
JBE PROJECT NO. 21090



TREE PLANTING (FOR TREES UNDER 4" CALIPER)
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



PROJECT PARCEL
CITY OF ROCHESTER
TAX MAP 131, LOT 1

APPLICANT
GREEN AND COMPANY
11 LAFAYETTE ROAD
NORTH HAMPTON, NH 03862

TOTAL LOT AREA
1,309,635 SQ. FT. ±
30.07 ACRES ±

DRAWING No.

L2

SHEET 21 OF 40
JBE PROJECT NO. 21090

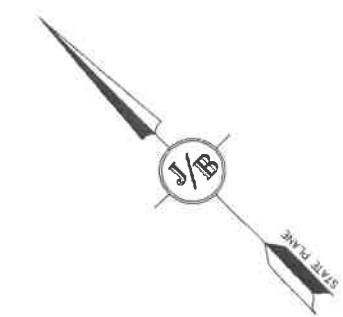
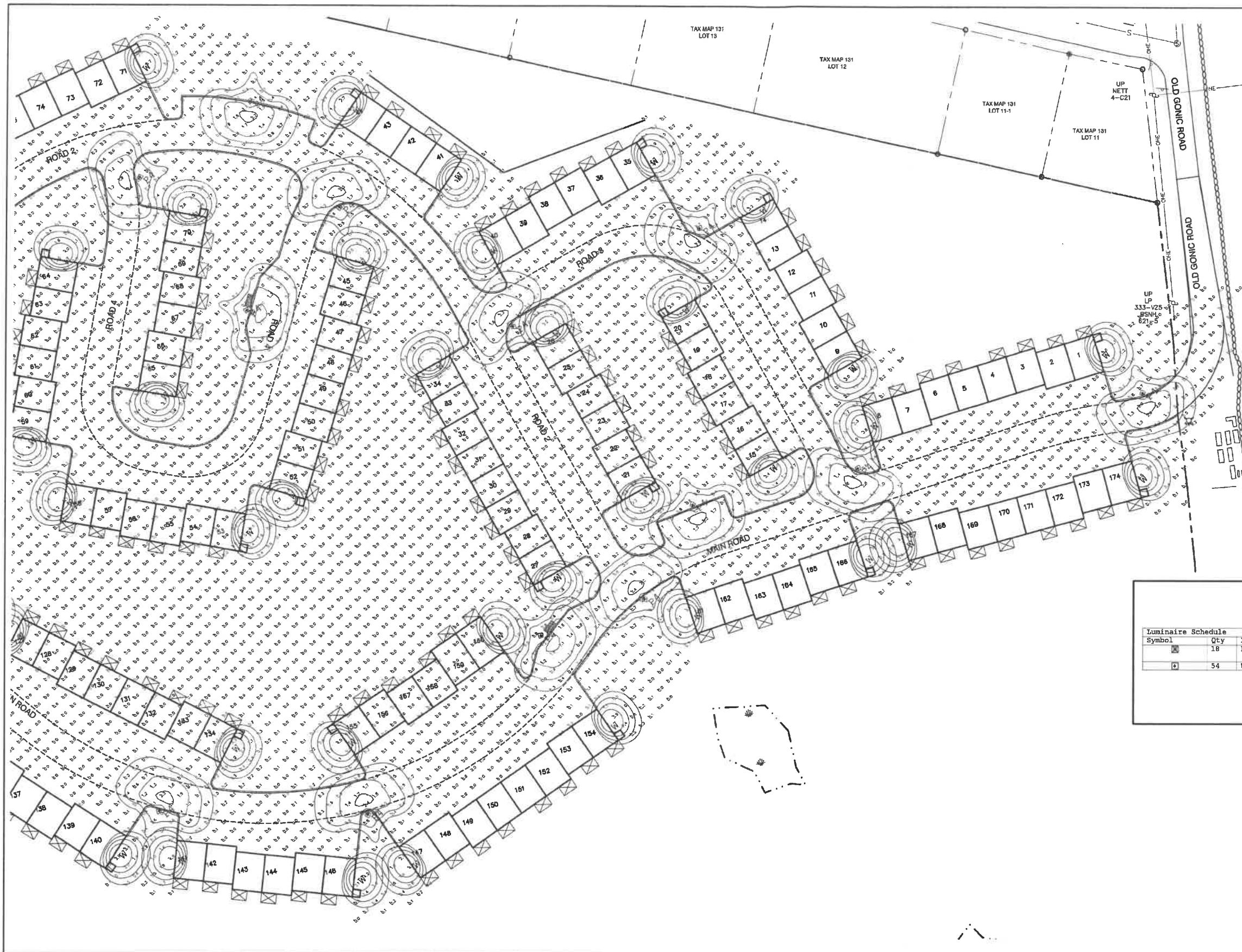
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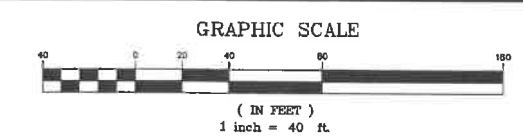
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19 OLD GONIC ROAD, ROCHESTER, NH**
Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE
19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148**



LIGHTING AND ELECTRICAL NOTES:

1. SITE ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
2. CONTRACTOR SHALL INSTALL PROPOSED LIGHT POLES ACCORDING TO TOWN REGULATIONS.
3. ALL OUTDOOR LIGHTING SYSTEMS SHALL BE EQUIPPED WITH TIMERS TO REDUCE ILLUMINATION LEVELS TO NON-OPERATIONAL VALUES PER TOWN REGULATIONS.
4. LIGHTING CONDUIT SHALL BE SCHEDULE 40 PVC, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL.
5. ILLUMINATION READINGS SHOWN ARE BASED ON A TOTAL LLF OF 0.75 AT GRADE. ILLUMINATION READINGS SHOWN ARE IN UNITS OF FOOT-CANDELS.
6. LIGHTING CALCULATIONS SHOWN ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM AND SAFETY.
7. ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF DARK-SKY COMPLIANT, UNLESS OTHERWISE NOTED.
8. THE PROPOSED LIGHTING CALCULATIONS AND DESIGN WAS PERFORMED BY CHARRON, INC., P.O. BOX 4350, MANCHESTER, NH 03104, ATTENTION KEN SWEENEY. ALL LIGHTS SHOULD BE PURCHASED FROM THIS COMPANY, OR AN EQUAL LIGHTING DESIGN SHOULD BE SUBMITTED FOR REVIEW IF EQUAL SUBSTITUTIONS ARE PROPOSED BY THE CONTRACTOR OR OWNER.

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
⊠	18	P4	Single	HER1-FA-40W3K-U-4-N-N-BK / PLB412-4-10-S-125-T300-N-BK (10' POLE)
⊡	54	W	Single	AXCS1AWT-PC1 / WALL MTD 12' AFG



PROJECT PARCEL
CITY OF ROCHESTER
TAX MAP 131, LOT 1

APPLICANT
GREEN AND COMPANY
11 LAFAYETTE ROAD
NORTH HAMPTON, NH 03862

TOTAL LOT AREA
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30.07 ACRES ±

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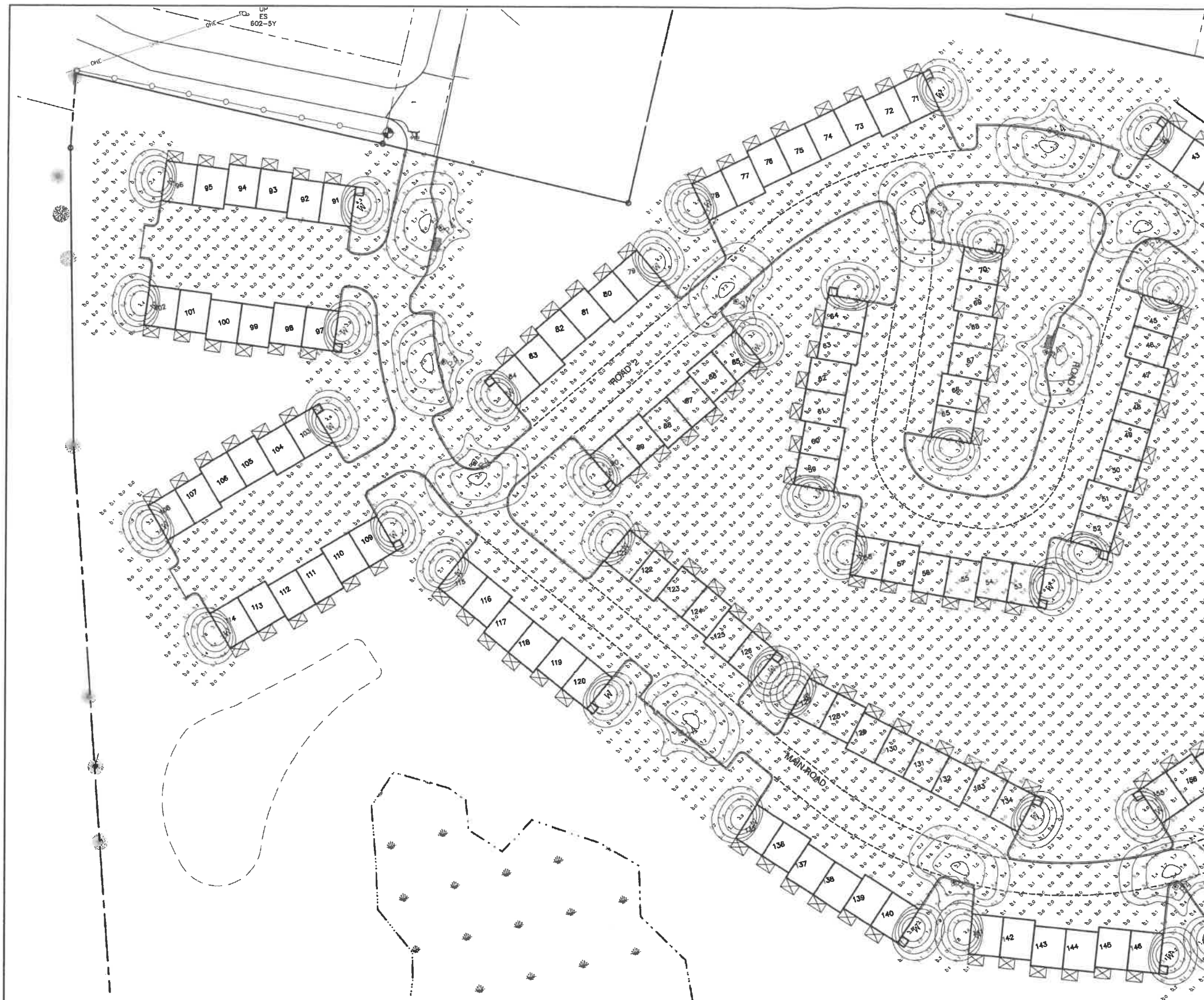
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603-772-4748
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **LIGHTING PLAN**

Project: **OLD GONIC ROAD TOWNHOUSES
19 OLD GONIC ROAD, ROCHESTER, NH**

Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE
19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148**

DRAWING No.
L3
SHEET 22 OF 40
JBE PROJECT NO. 21090



Lumark
Axcent
Well Mount Luminaire

Product Features

- Information Menu
- On/Off Information
- Metering Details
- Product Specifications
- Energy and Performance Data
- Control Options

Product Certifications

Dimensions

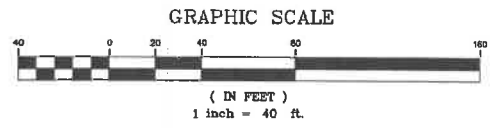
COOPER

PENICO
LIGHTING PRODUCTS
A GOSW COMPANY

RADIANT™ LED POST TOPS

Specifications and Features:

- Radiant™ LED**
 - Conformal Coating LED light engine
 - CCT: 2700K, 3000K, 4000K, 5000K, 6000K
 - Beam: 10° Beam - 120° Beam
 - Beam: 10° Beam - 120° Beam
- Electrical**
 - Electronic Driver, 120-277V, 50/60Hz or 240V/50/60Hz
 - 15-10V Dimmable Driver
 - Standard Surge Protection Included (SPIC) 10kV line-to-line
- Controls (Adder)**
 - 15-10V Dimmable Driver (DC)
 - 15-10V Dimmable Driver (DC)
 - 15-10V Dimmable Driver (DC)
- Housing**
 - Cast aluminum cage, rod and 3" slip fit
- Finish**
 - Super durable polyester powder coat finish. Custom finishes available. Including primed and all RAL colors.
- Listing & Ratings**
 - ETL Marked to UL 1591 standard for wall location
 - LED to FCC listed
- Warranty**
 - 5 year limited warranty



PROJECT PARCEL
CITY OF ROCHESTER
TAX MAP 131, LOT 1

APPLICANT
GREEN AND COMPANY
11 LAFAYETTE ROAD
NORTH HAMPTON, NH 03862

TOTAL LOT AREA
1,309,695 SQ. FT. ±
30.07 ACRES ±

Design: JAC Draft: LAZ Date: 04/29/21
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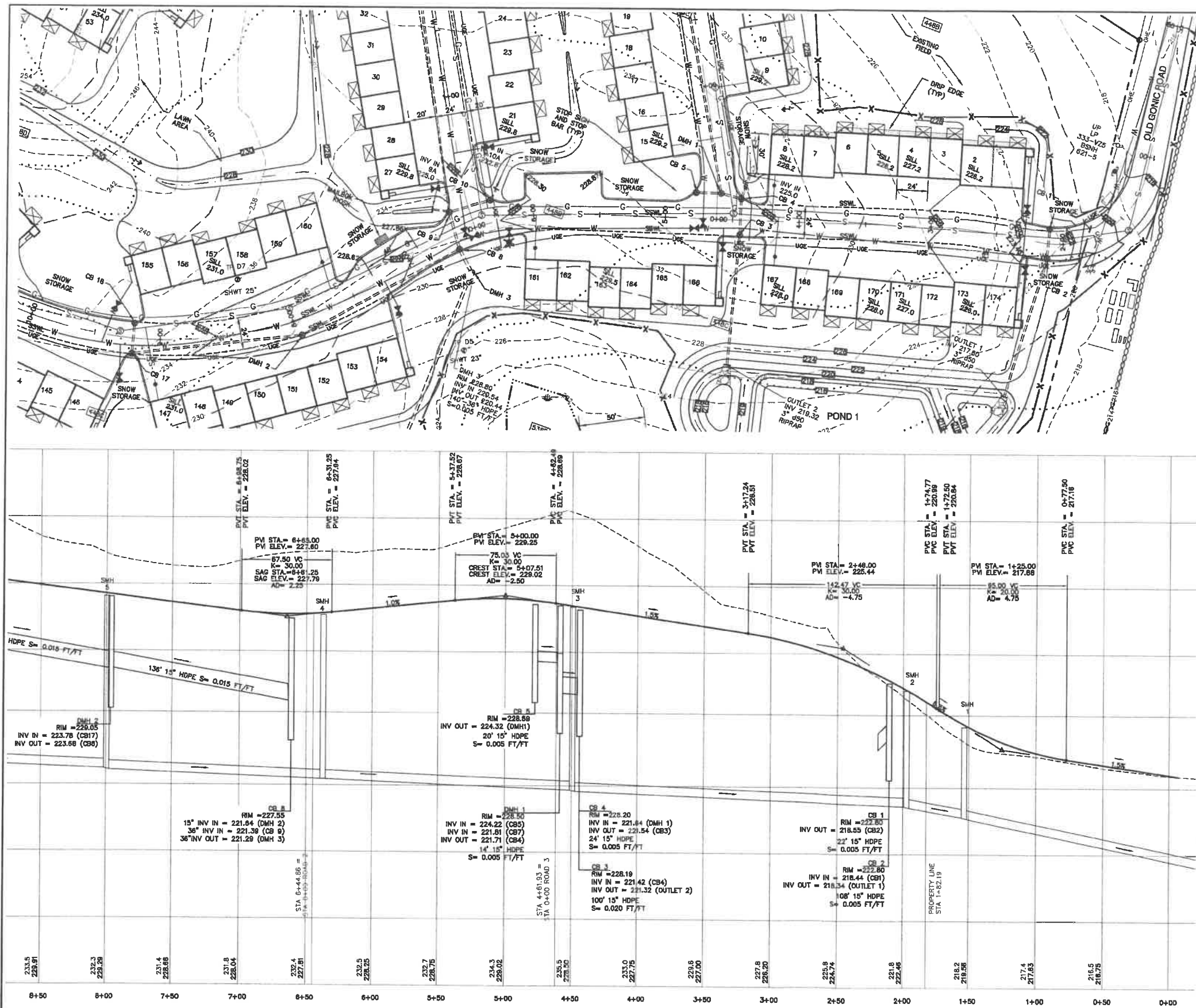
603-772-4748
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **LIGHTING PLAN**

Project: **OLD GONIC ROAD TOWNHOUSES
19 OLD GONIC ROAD, ROCHESTER, NH**

Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE
19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148**

DRAWING No.
L4
SHEET 28 OF 40
JBE PROJECT NO. 21090



NOTES:

- THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE CONSTRUCTION SITE. THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH SHALL REMAIN ON SITE AND BE MADE ACCESSIBLE TO THE PUBLIC. THE CONSTRUCTION SITE OPERATOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA REGIONAL OFFICE SEVEN DAYS PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. EPA WILL POST THE NOI AT [HTTP://CFPUB.EPA.GOV/NPDES/STORMWATER/NOI/NOISEARCH.CFM](http://cfpub.epa.gov/npdes/stormwater/noi/noisearch.cfm). AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE" STATUS ON THIS WEBSITE. A COMPLETED NOTICE OF TERMINATION SHALL BE SUBMITTED TO THE NPDES PERMITTING AUTHORITY WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
 - FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE; OR
 - ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED. PROVIDE DPW WITH A COPY OF THE NOTICE OF TERMINATION (NOT).
- ALL ROAD AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE TOWN, AND NHDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- AS-BUILT PLANS TO BE SUBMITTED TO THE TOWN PRIOR TO ACCEPTANCE OF THE ROADWAY.
- DEVELOPER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
- CONTRACTOR TO COORDINATE AND COMPLETE ALL WORK REQUIRED FOR THE RELOCATION AND/OR INSTALLATION OF ELECTRIC, CTV, TELEPHONE, AND FIRE ALARM PER UTILITY DESIGN AND STANDARDS. LOCATIONS SHOWN ARE APPROXIMATE. LOW PROFILE STRUCTURES SHALL BE USED TO THE GREATEST EXTENT POSSIBLE.
- THIS PLAN HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE CONDITIONS OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- SILTATION AND EROSION CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN UNTIL SITE HAS BEEN STABILIZED WITH PERMANENT VEGETATION. SEE DETAIL SHEET E1 FOR ADDITIONAL NOTES ON EROSION CONTROL.
- ALL DISTURBED AREAS NOT STABILIZED BY NOVEMBER 1st SHALL BE COVERED WITH AN EROSION CONTROL BLANKET. PRODUCT TO BE SPECIFIED BY THE ENGINEER.
- FINAL DRAINAGE, GRADING AND EROSION PROTECTION MEASURES SHALL CONFORM TO REGULATIONS OF THE PUBLIC WORKS DEPARTMENT.
- CONTRACTOR TO VERIFY EXISTING UTILITIES AND TO NOTIFY ENGINEER OF ANY DISCREPANCY IMMEDIATELY.
- ROADWAY INTERSECTIONS WITH SLOPE GRANITE CURB SHALL EXTEND AROUND RADIUS WITH 6' STRAIGHT PIECE ALONG TANGENT.
- RETAINING WALLS SHALL BE DESIGNED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER. CONTRACTOR SHALL COORDINATE WITH MANUFACTURER PRIOR TO INSTALLATION.
- 6" PERFORATED ADS UNDER DRAIN PLACEMENT TO BE DETERMINED BY THE ENGINEER DURING TIME OF SUBGRADE INSPECTION. CONTRACTOR TO ADJUST LOCATION IN THE FIELD ONLY WITH PRIOR APPROVAL OF PROJECT ENGINEER OR PUBLIC WORKS DEPARTMENT. CONTRACTOR TO INCLUDE 3000 LF IN BID PRICE.
- ALL DRIVEWAYS TO BE CONSTRUCTED MAXIMUM 10% SLOPE. SEE DETAIL SHEET. ALL DRIVEWAYS TO HAVE CULVERTS UNLESS APPROVED BY THE TOWN ROAD AGENT.
- ENGINEER TO INSTALL PERMANENT BENCHMARK (REINFORCED GRANITE MARKER) AT LOCATIONS SHOWN ON PLANS. BENCH MARKS TO BE TIED TO STATE PLANE COORDINATE SYSTEM.
- SIDEWALK TO BE INSTALLED AT TIME OF TOP COURSE PAVING ALONG WITH DRIVEWAY APRONS.
- DRAINAGE INSPECTION AND MAINTENANCE SCHEDULE: SILT FENCING WILL BE INSPECTED DURING AND AFTER STORM EVENTS TO ENSURE THAT THE FENCE STILL HAS INTEGRITY AND IS NOT ALLOWING SEDIMENT TO PASS. SEDIMENT BUILD UP IN SWALES WILL BE REMOVED IF IT IS DEEPER THAN SIX INCHES, AND IS TO BE REMOVED FROM SWALES BELOW THE INLET OF CULVERTS SEMIANNUALLY, AS WELL AS FROM CATCH BASINS. FOLLOWING MAJOR STORM EVENTS, THE STAGE DISCHARGE OUTLET STRUCTURES ARE TO BE INSPECTED AND ANY DEBRIS REMOVED FROM THE ORIFICE, TRASH TRACK AND EMERGENCY SPILL WAY. INFREQUENTLY, SEDIMENT MAY ALSO HAVE TO BE REMOVED FROM THE SUMP OF THE STRUCTURE.
- CONTRACTOR MUST HAVE A VALID PIPE INSTALLER'S LICENSE FROM THE PUBLIC WORKS DEPARTMENT BEFORE WORKING ON ANY DRAINAGE AND/OR UTILITY CONSTRUCTION.
- ALL DRAINAGE INFRASTRUCTURE SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING ANY RUNOFF TO IT.
- DETENTION PONDS REQUIRE TIMELY MAINTENANCE AND SHOULD BE INSPECTED AFTER EVERY MAJOR STORM EVENT, AS WELL AS FREQUENTLY DURING THE FIRST YEAR OF OPERATION, AND ANNUALLY THEREAFTER. EVERY FIVE YEARS, THE SERVICES OF A PROFESSIONAL ENGINEER SHOULD BE RETAINED TO PERFORM A THOROUGH INSPECTION OF THE DETENTION POND AND ITS INFRASTRUCTURE. ANY DEBRIS AND SEDIMENT ACCUMULATIONS SHOULD BE REMOVED FROM THE OUTLET STRUCTURE(S) AND EMERGENCY SPILLWAY(S) AND DISPOSED OF PROPERLY. DETENTION POND BERMS SHOULD BE MOVED AT LEAST ONCE ANNUALLY SO AS TO PREVENT THE ESTABLISHMENT OF WOODY VEGETATION. TREES SHOULD NEVER BE ALLOWED TO GROW ON A DETENTION POND BERM, AS THEY MAY DESTABILIZE THE STRUCTURE AND INCREASE THE POTENTIAL FOR FAILURE. AREAS SHOWING SIGNS OF EROSION OR THIN OR DYING VEGETATION SHOULD BE REPAIRED IMMEDIATELY BY WHATEVER MEANS NECESSARY, WITH THE EXCEPTION OF FERTILIZER. RODENT BORROWS SHOULD BE REPAIRED IMMEDIATELY AND THE ANIMALS SHOULD BE TRAPPED AND RELOCATED IF THE PROBLEM PERSISTS.
- THE DETENTION PONDS ARE TO BE CONSTRUCTED PRIMARILY THROUGH EXCAVATION. IN THOSE AREAS WHERE THE BERMS MUST BE CONSTRUCTED BY THE PLACEMENT OF FILL, THE ENTIRE EMBANKMENT AREA OF THE DETENTION PONDS SHALL BE EXCAVATED TO PROPOSED GRADE, STRIPPED OF ALL ORGANIC MATERIALS, COMPACTED TO AT LEAST 95% AND SCARIFIED PRIOR TO THE PLACEMENT OF THE EMBANKMENT MATERIAL. IN THE EVENT THE FOUNDATION MATERIAL EXPOSED DOES NOT ALLOW THE SPECIFIED COMPACTION, AN ADDITIONAL ONE FOOT (1') OF EXCAVATION AND THE PLACEMENT OF A ONE FOOT (1') THICK, TWELVE FOOT (12') WIDE PAD OF THE MATERIAL DESCRIBED IN THE NOTE BELOW, COMPACTED TO 95% OF ASTM D-1557 MAY BE NECESSARY. PLACEMENT AND COMPACTION SHOULD OCCUR AT A MOISTURE CONTENT OF OPTIMUM PLUS OR MINUS 3%, AND NO FROZEN OR ORGANIC MATERIAL SHOULD BE PLACED WITHIN FOR ANY REASON.
- EMBANKMENT MATERIAL FOR THE BERMS SHALL BE CLEAN MINERAL SOIL WITH A CLAY COMPONENT FREE OF ROOTS, ORGANIC MATTER, AND OTHER DELETERIOUS SUBSTANCES, AND SHALL CONTAIN NO ROCKS OR LUMPS OVER FOUR INCHES (4") IN DIAMETER. THIS MATERIAL SHOULD BE INSTALLED IN 6" LIFTS AND COMPACTED TO 95% OF ASTM D-1557, AND SHOULD MEET THE FOLLOWING SPECIFICATIONS: 4" PASSING 100% #4 SIEVE 25-70%, #200 SIEVE 10-20% (IN TOTAL SAMPLE).
- EMBANKMENT IS TO HAVE 3:1 SIDE SLOPES (MAX.) AND IS TO BE BROUGHT TO SPECIFIED GRADES PRIOR TO THE ADDITION OF LOAM (4" MINIMUM) SO AS TO ALLOW FOR THE COMPACTION OF THE STRUCTURE OVER TIME WHILE MAINTAINING THE PROPER BERM ELEVATION.
- COMPACTION TESTING SERVICES (I.E. NUCLEAR DENSITY TESTS) ARE TO BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER RETAINED BY THE CONTRACTOR FOR ROADWAY CONSTRUCTION, AND ON THE FOUNDATION OF THE BERM AND ON EVERY LIFT OF NEWLY PLACED MATERIAL.
- ORNAMENTAL STREET LIGHTING SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION. LIGHTING SHALL NOT TO BE OWNED OR MAINTAINED BY THE TOWN.
- SLOPED GRANITE CURBS TO BE TIPPED DOWN AT ALL DRIVEWAY ENTRANCES BY THE CONTRACTOR. ALL DRIVEWAY LOCATIONS SHALL BE REVIEWED AND APPROVED BY PUBLIC WORKS PRIOR TO ISSUANCE OF BUILDING PERMIT.
- NO IRRIGATION PIPES OR SPRINKLER HEADS SHALL BE LOCATED WITHIN TOWN RIGHT OF WAY.
- FILTER STRIP AREAS SHALL HAVE ALL BOULDERS REMOVED FROM THE ENTIRE LENGTH AND WIDTH AND SHALL BE IMMEDIATELY STABILIZED WITH VEGETATION, OR THE CONTRACTOR SHALL ORIENT THE FILTER STRIP AND LEVEL SPREADER SO AS TO ALLOW DRAINAGE FLOW OVER A BOULDER FREE AREA OF EQUAL LENGTH AND WIDTH. ENGINEER SHALL BE NOTIFIED TO INSPECT ALL LEVEL SPREADERS AND FILTER STRIP LOCATIONS AFTER ROAD SUBGRADE IS ESTABLISHED. NO STORMWATER SHALL BE DIRECTED TO THE LEVEL SPREADER AND FILTER STRIP UNTIL THE AREA HAS BEEN STABILIZED WITH VEGETATION.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft Horiz.
1 inch = 4 ft Vert.

0 40 80

MAIN ROAD

Design: JAC Draft: LAZ Date: 04/29/21
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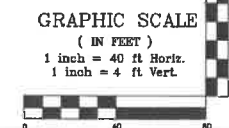
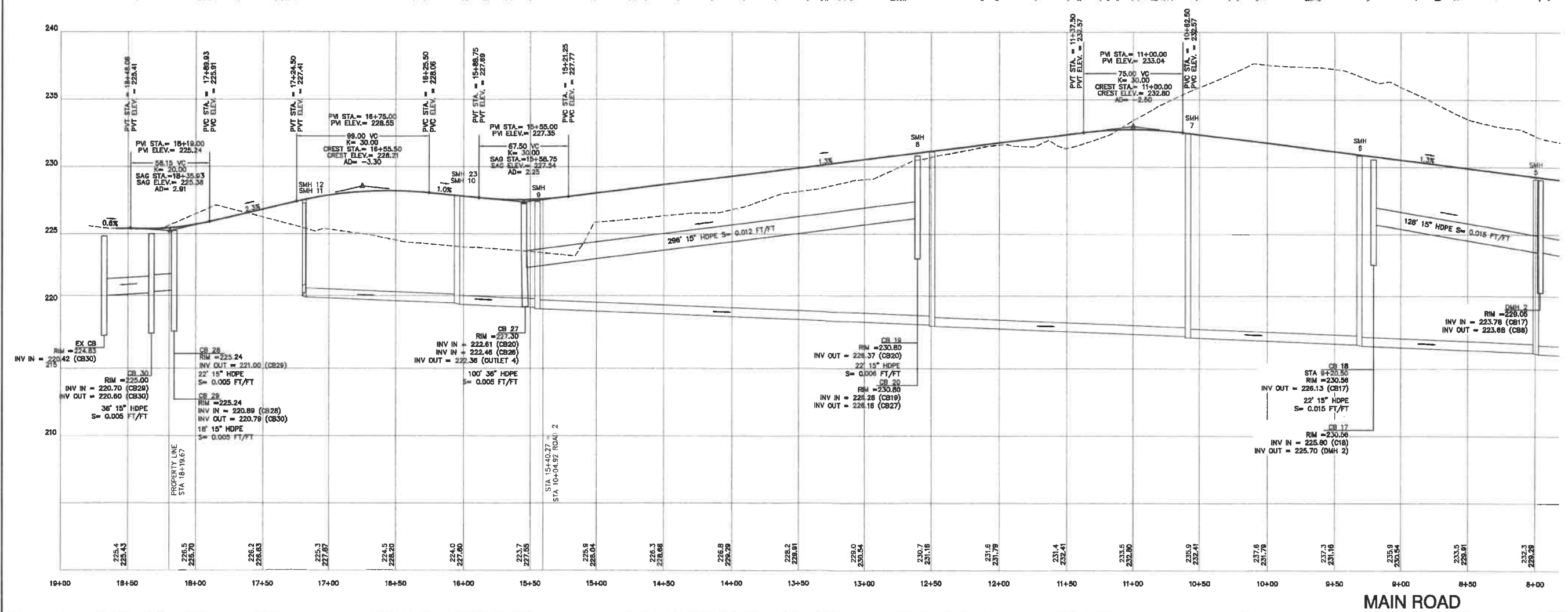
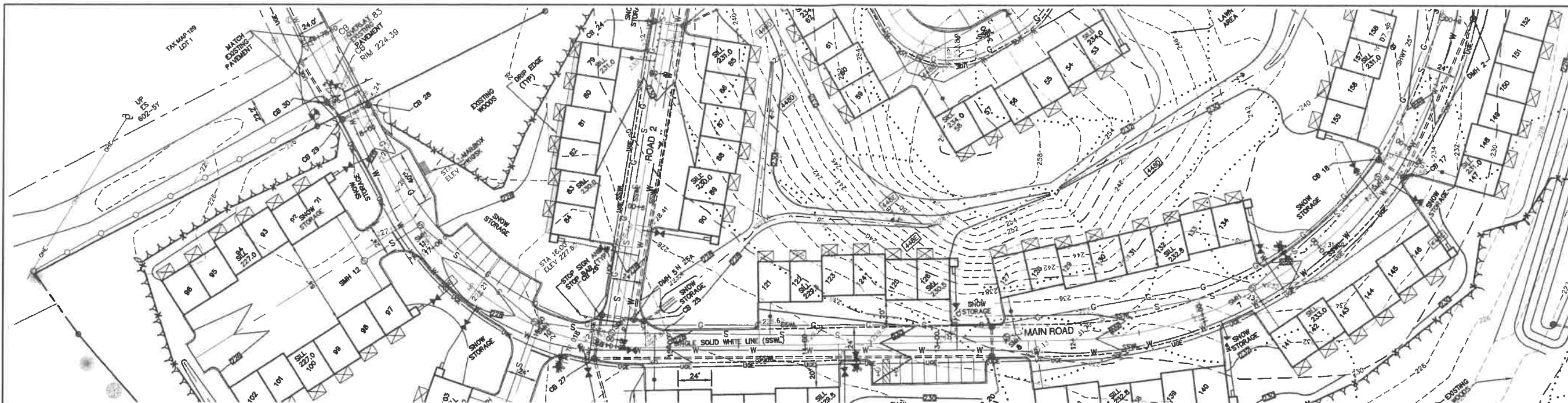
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Civil Engineering Services
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **PLAN AND PROFILE**
Project: **OLD GONIC ROAD TOWNHOUSES**
19 OLD GONIC ROAD, ROCHESTER, NH
Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE**
19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148

DRAWING No.

P1

SHEET 24 OF 40
JBE PROJECT NO. 21090



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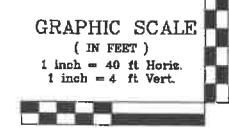
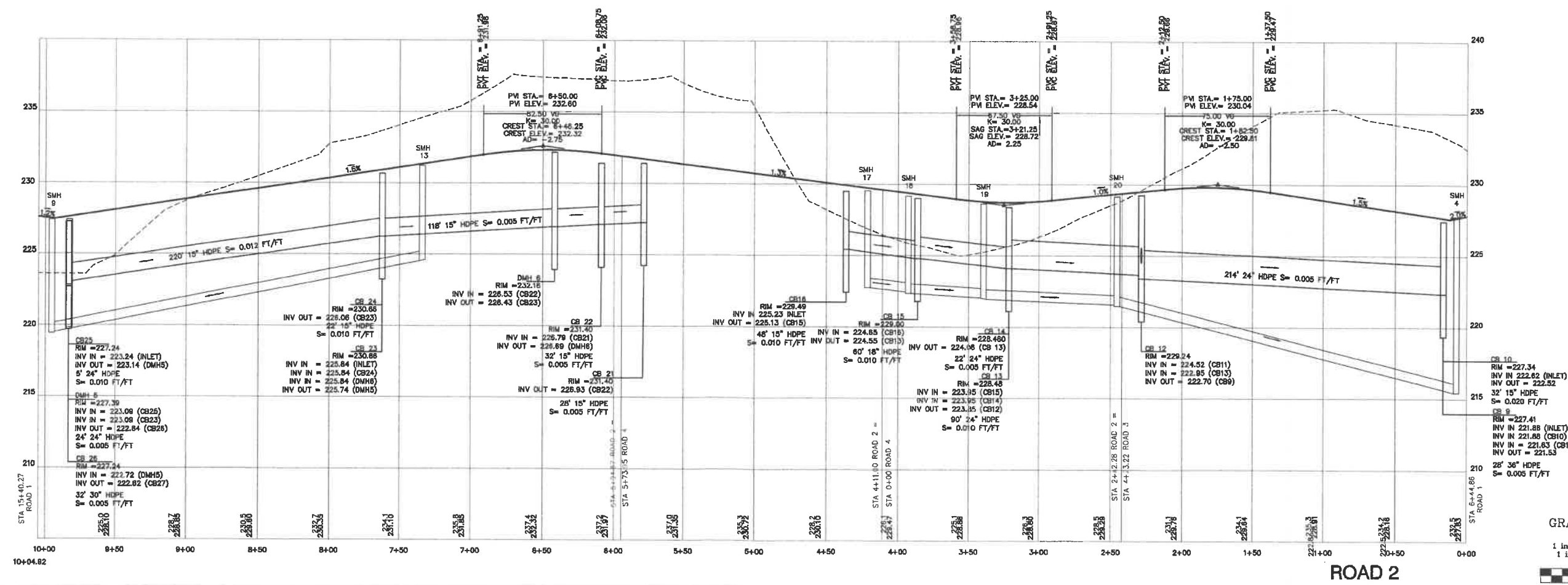
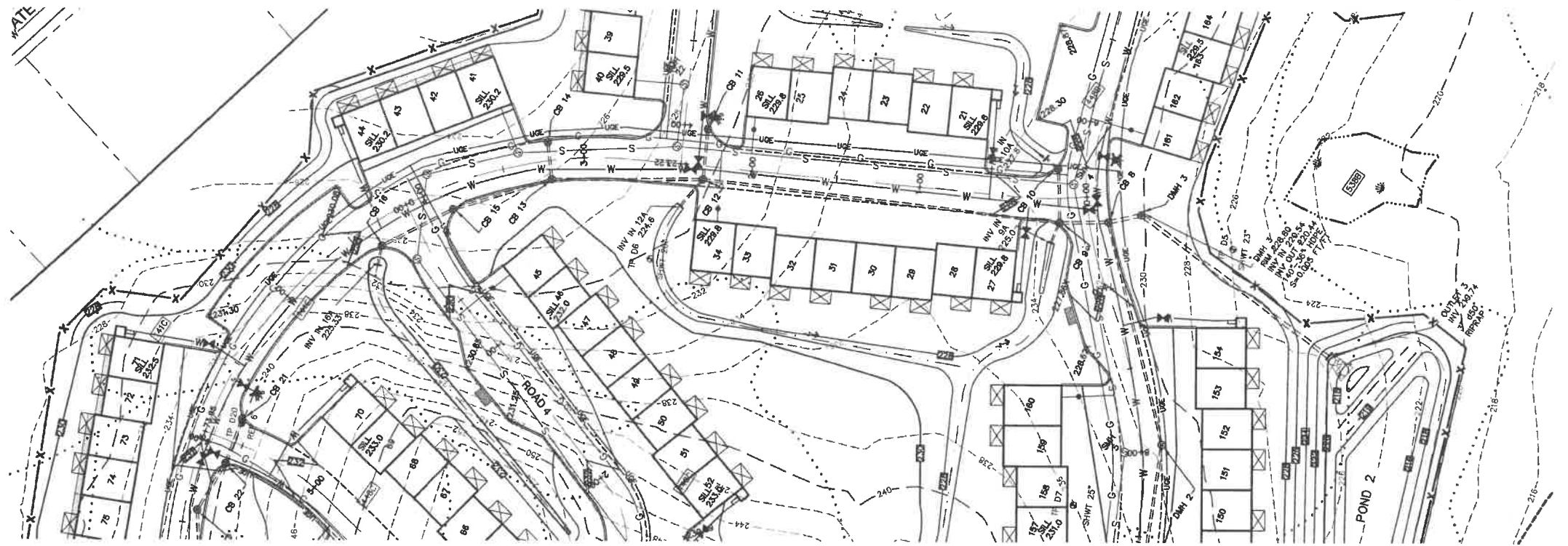


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 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **PLAN AND PROFILE**
 Project: **OLD GONIC ROAD TOWNHOUSES**
 19 OLD GONIC ROAD, ROCHESTER, NH
 Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE**
 19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148

DRAWING No. **P2**
 SHEET 26 OF 40
 JBE PROJECT NO. 21090



Design: JAC Draft: LAZ Date: 04/29/21
Checked: JAC Scale: AS NOTED Project No.: 21090
Drawing Name: 21090-PLAN.dwg
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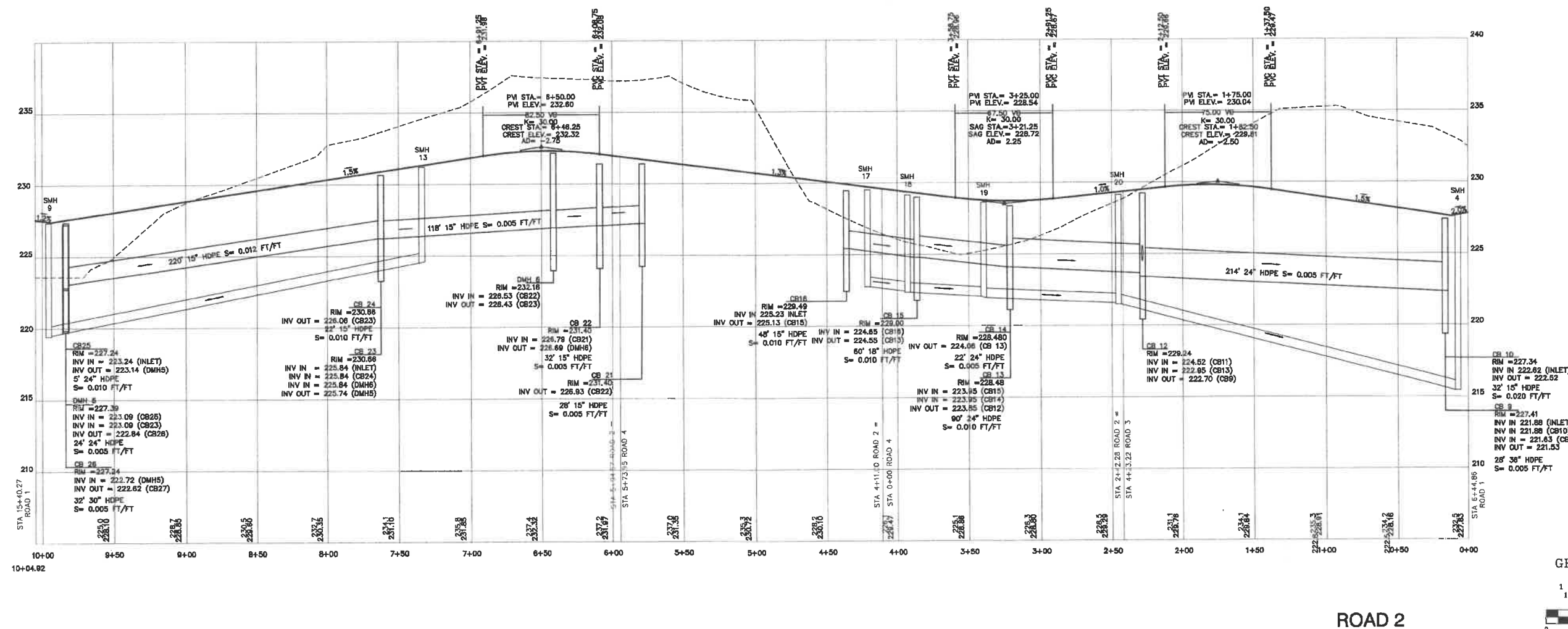
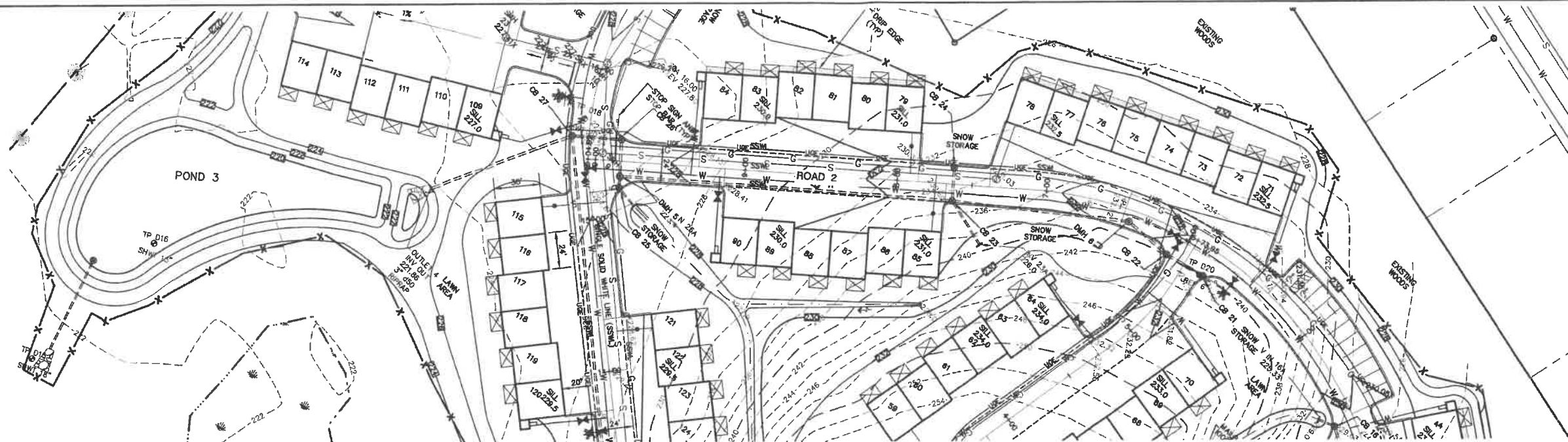


REV.	DATE	REVISION	BY
0	11/23/21	ISSUED FOR REVIEW	LAZ

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
65 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **PLAN AND PROFILE**
Project: **OLD GONIC ROAD TOWNHOUSES**
19 OLD GONIC ROAD, ROCHESTER, NH
Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE**
19 OLD GONIC RD., ROCHESTER, NH 03667 BK 4093 PG 148

DRAWING No. **P3**
SHEET 26 OF 40
JBE PROJECT NO. 21090



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft Horiz.
1 inch = 4 ft Vert.

Design: JAC Draft: LAZ Date: 04/29/21
Checked: JAC Scale: AS NOTED Project No.: 21090
Drawing Name: 21090-PLAN.dwg
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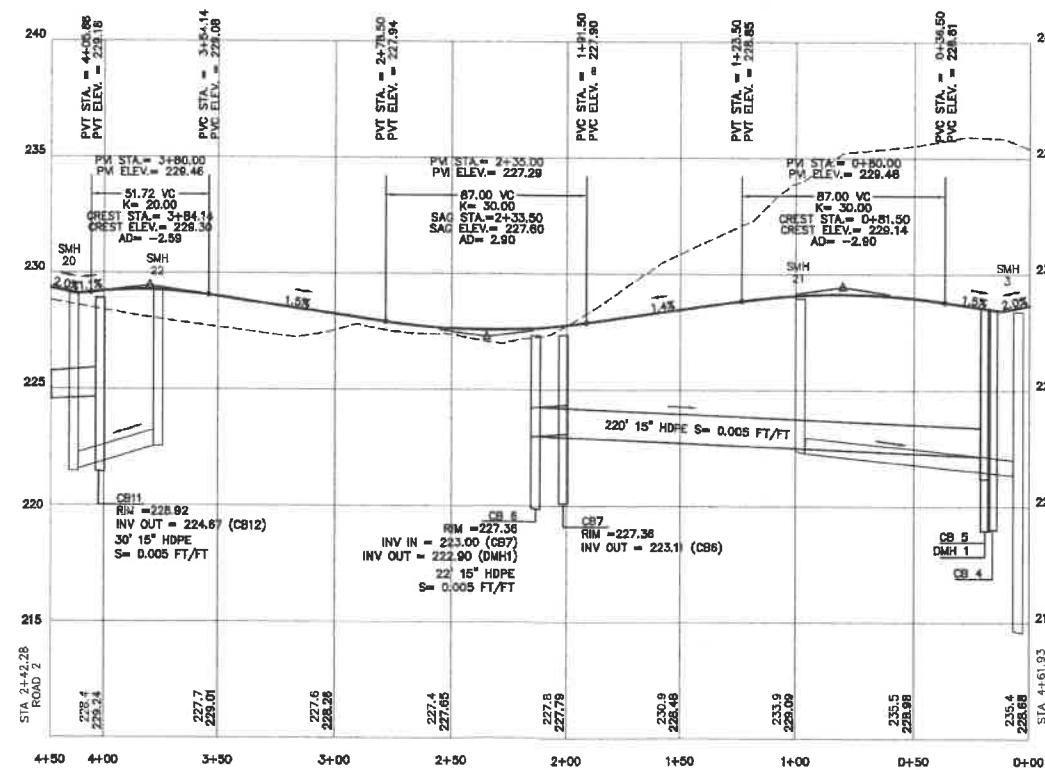
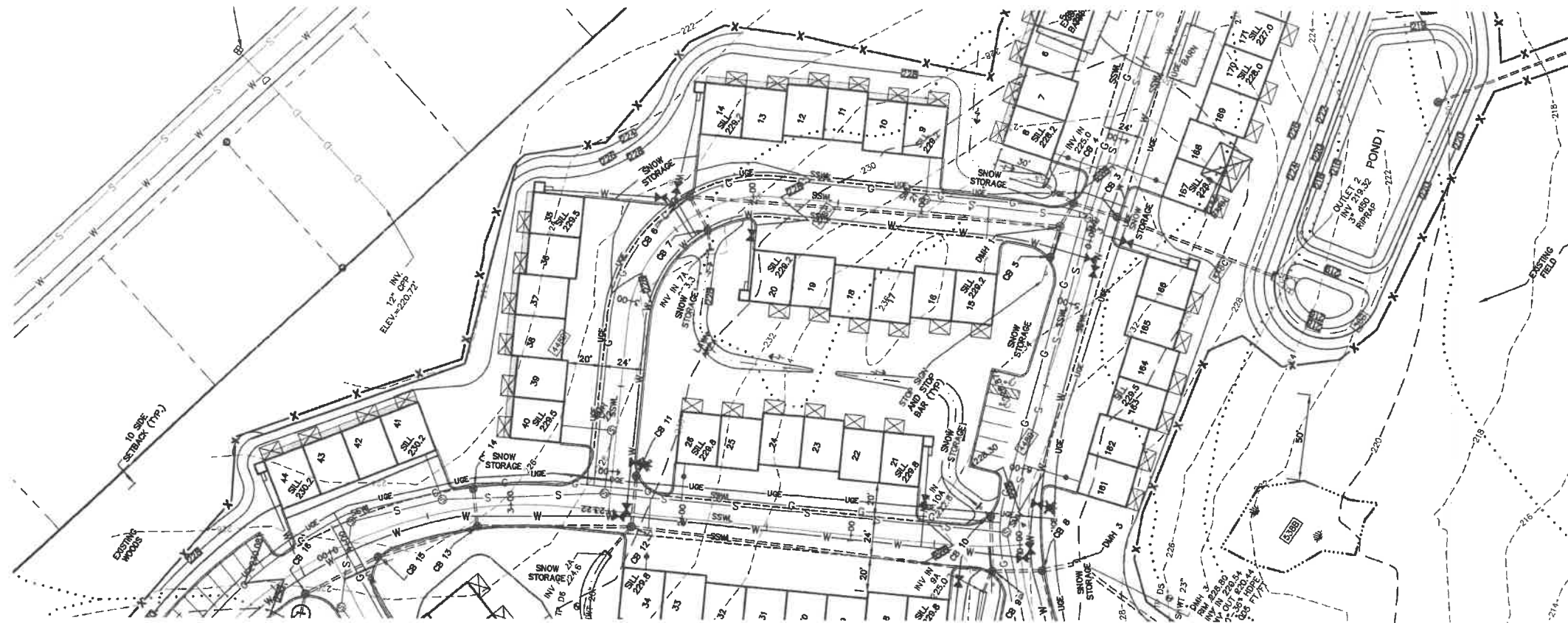


REV.	DATE	REVISION	BY
0	11/28/21	ISSUED FOR REVIEW	LAZ

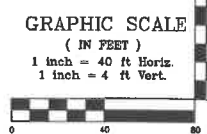
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03865
Designed and Produced in NH
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **PLAN AND PROFILE**
Project: **OLD GONIC ROAD TOWNHOUSES**
19 OLD GONIC ROAD, ROCHESTER, NH
Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE**
19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148

Drawing No. **P4**
SHEET 27 OF 40
JBE PROJECT NO. 21090



ROAD 3



Design: JAC Draft: LAZ Date: 04/29/21
 Checked: JAC Scale: AS NOTED Project No.: 21090
 Drawing Name: 21090-PLAN.dwg
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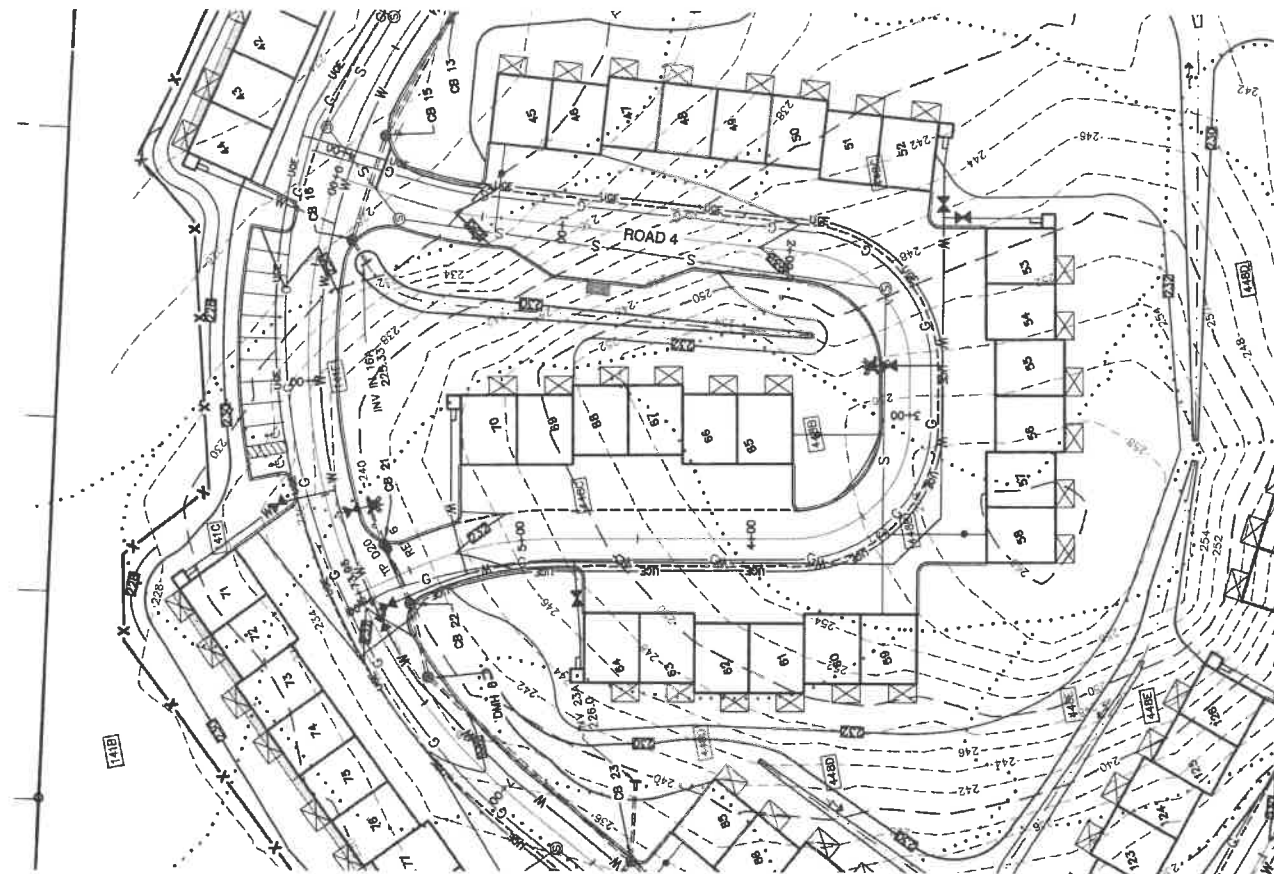
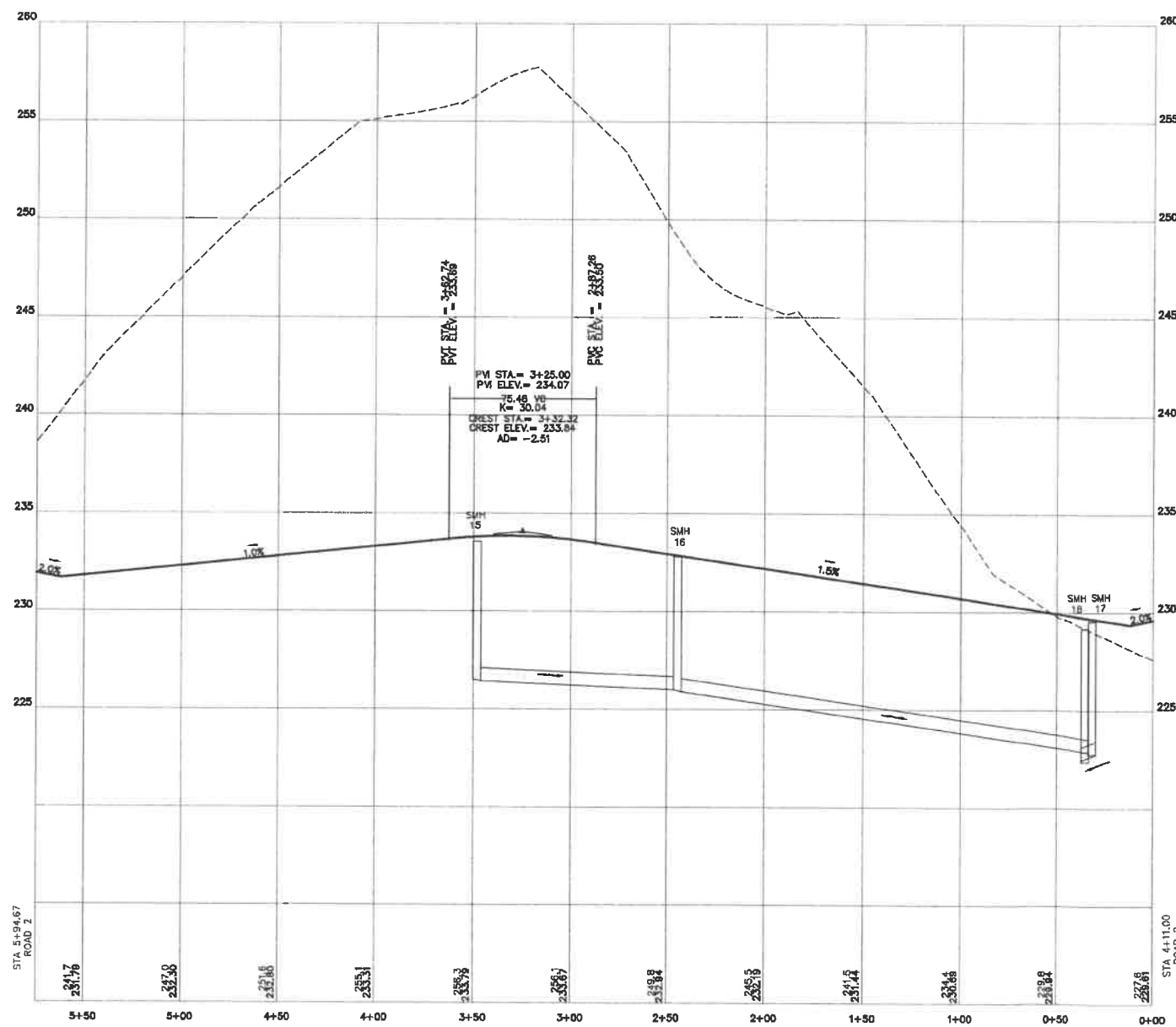


REV.	DATE	REVISION	BY
0	11/23/21	ISSUED FOR REVIEW	LAZ

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 Civil Engineering Services
 65 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **PLAN AND PROFILE**
 Project: **OLD GONIC ROAD TOWNHOUSES**
 19 OLD GONIC ROAD, ROCHESTER, NH
 Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE**
 19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148

DRAWING No. **P5**
 SHEET 28 OF 40
 JBE PROJECT NO. 21090



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft Horiz.
1 inch = 4 ft Vert.

ROAD 4

Design: JAC Draft: LAZ Date: 04/29/21
Checked: JAC Scale: AS NOTED Project No.: 21090
Drawing Name: 21090-PLAN.dwg
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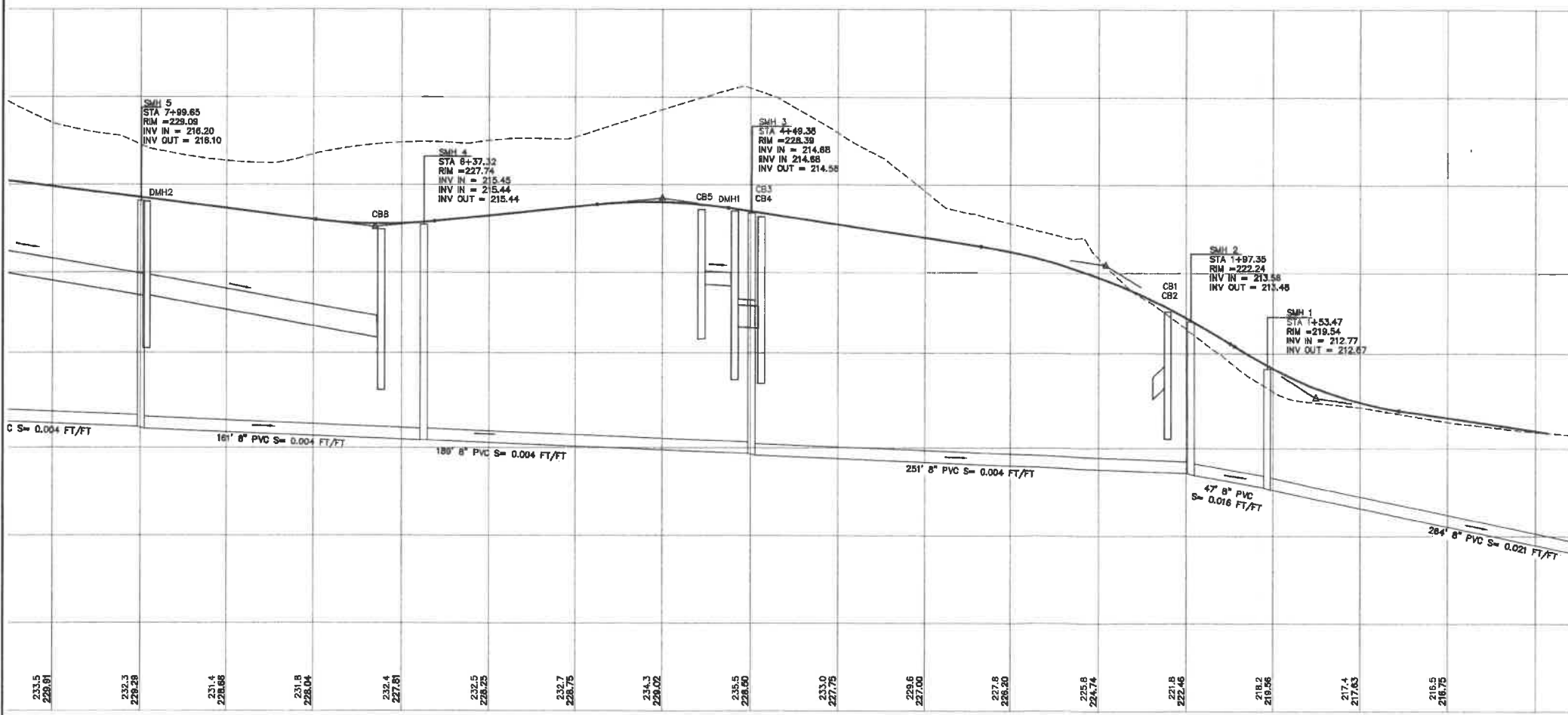
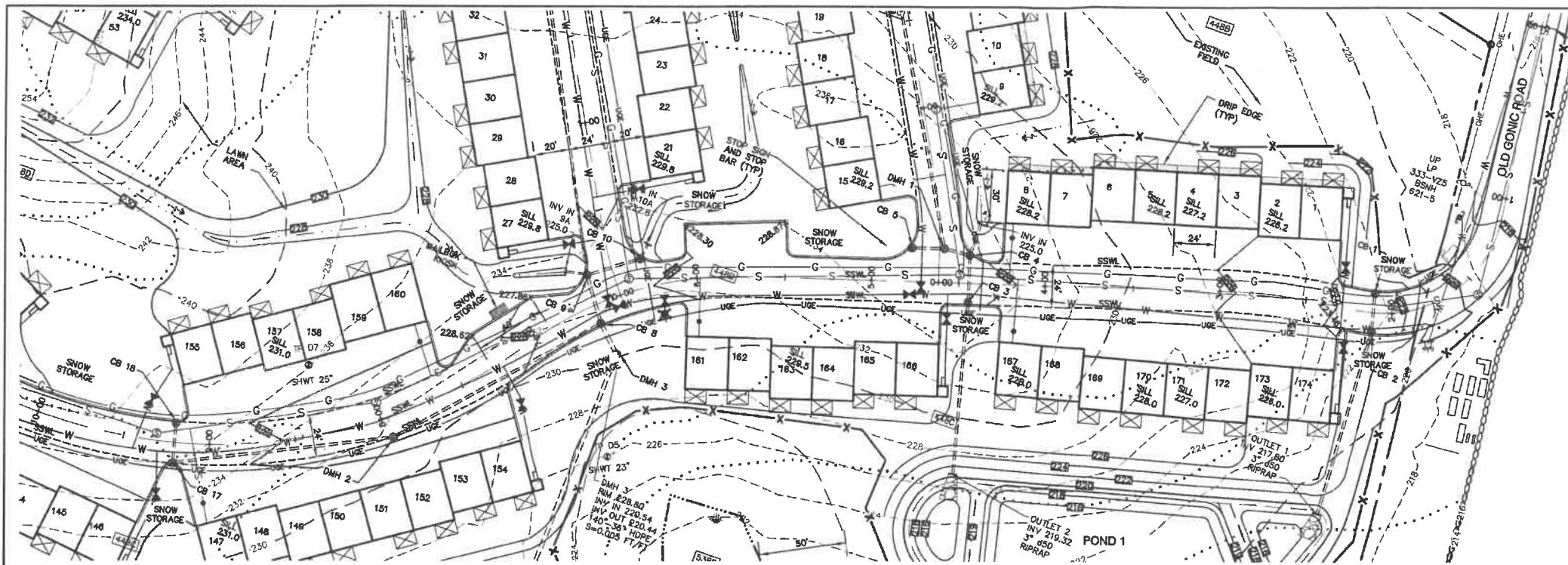


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FAX: 603-772-0227
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Plan Name: **PLAN AND PROFILE**
Project: **OLD GONIC ROAD TOWNHOUSES**
19 OLD GONIC ROAD, ROCHESTER, NH
Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE**
19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148

DRAWING No.
P6
SHEET 29 OF 40
JBE PROJECT NO. 21090



MAIN ROAD

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft Horiz.
1 inch = 4 ft Vert.

Design: JAC Draft: LAZ Date: 04/29/21
Checked: JAC Scale: AS NOTED Project No.: 21080
Drawing Name: 21080-PLAN.dwg
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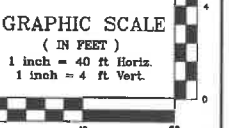
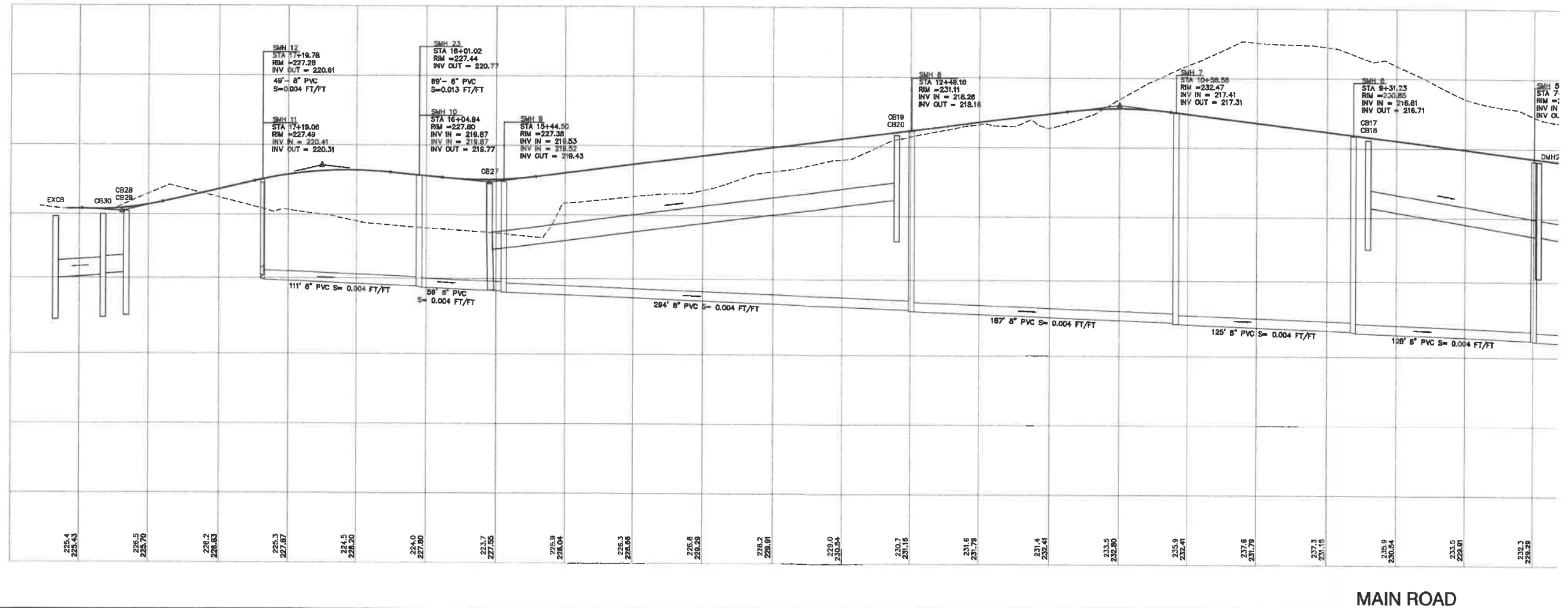
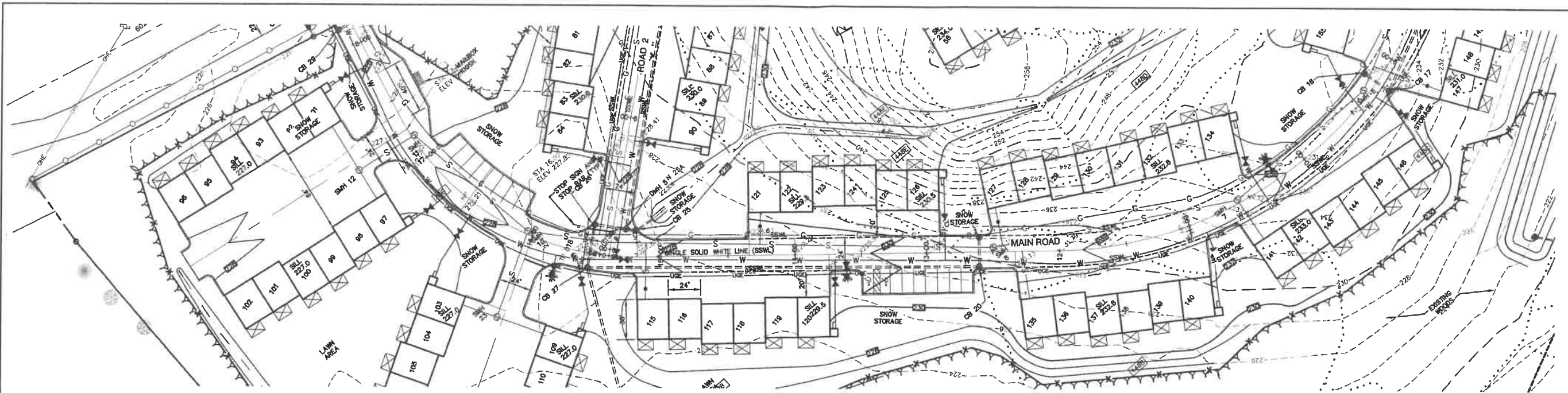


REV.	DATE	REVISION	BY
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Civil Engineering Services
65 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SEWER PLAN AND PROFILE**
Project: **OLD GONIC ROAD TOWNHOUSES**
19 OLD GONIC ROAD, ROCHESTER, NH
Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE**
19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4083 PG 148

DRAWING No.
P7
SHEET 80 OF 40
JBE PROJECT NO. 21080



Design: JAC Draft: LAZ Date: 04/29/21
 Checked: JAC Scale: AS NOTED Project No.: 21090
 Drawing Name: 21090-PLAN.dwg
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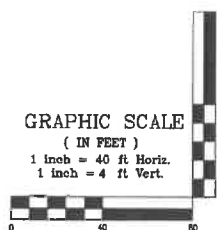
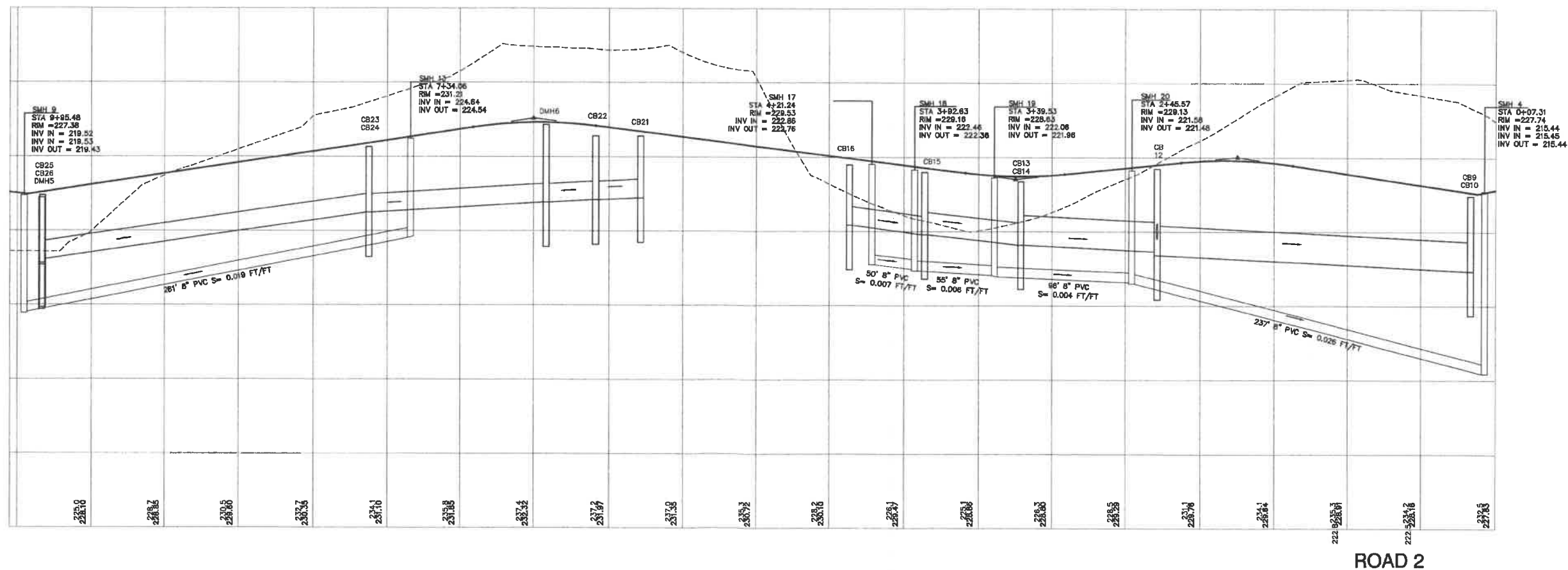
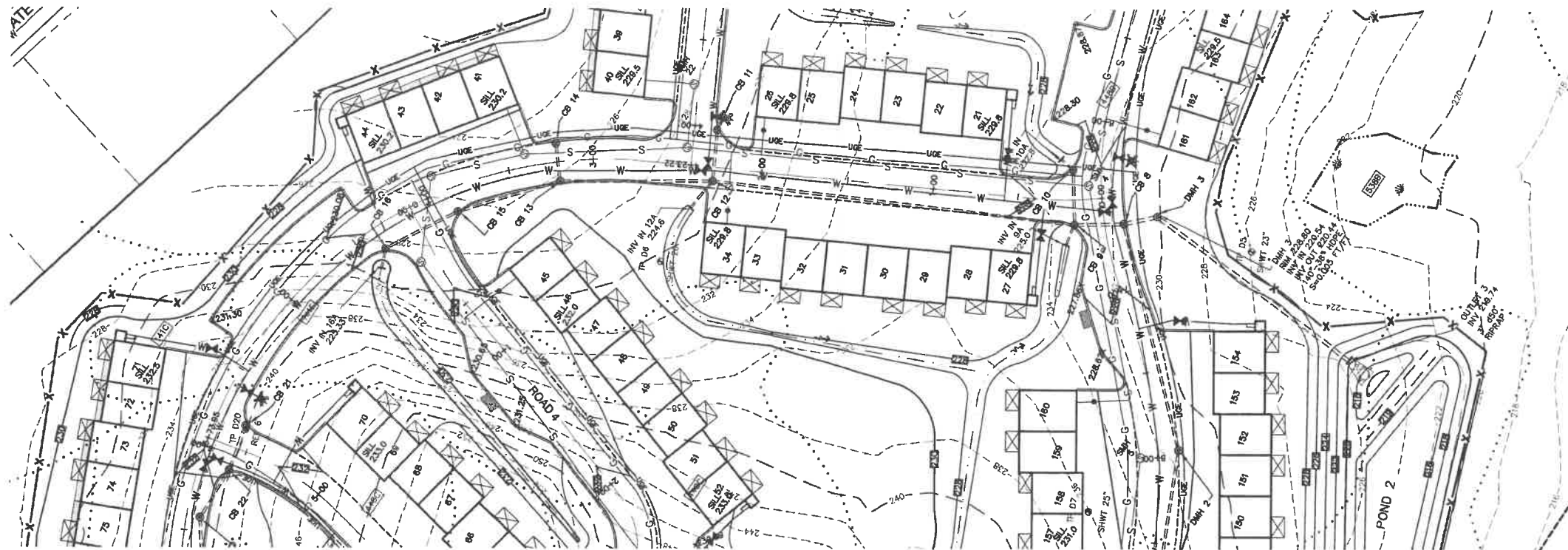


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J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave.
 PO Box 219
 Stratham, NH 03885
 603-772-4748
 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SEWER PLAN AND PROFILE**
 Project: **OLD GONIC ROAD TOWNHOUSES**
 19 OLD GONIC ROAD, ROCHESTER, NH
 Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE**
 19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148

DRAWING No.
P8
 SHEET 31 OF 40
 JBE PROJECT NO. 21090



Design: JAC Draft: LAZ Date: 04/29/21
 Checked: JAC Scale: AS NOTED Project No.: 21090
 Drawing Name: 21090-PLAN.dwg
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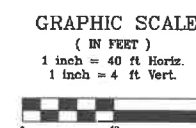
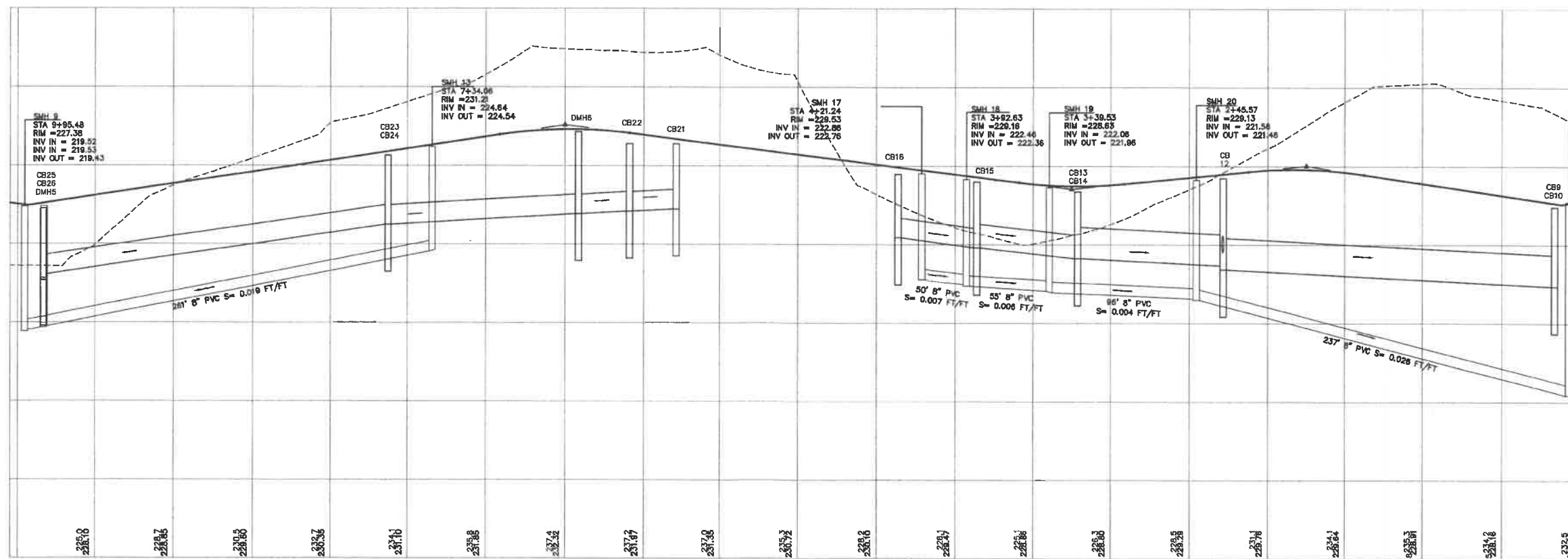
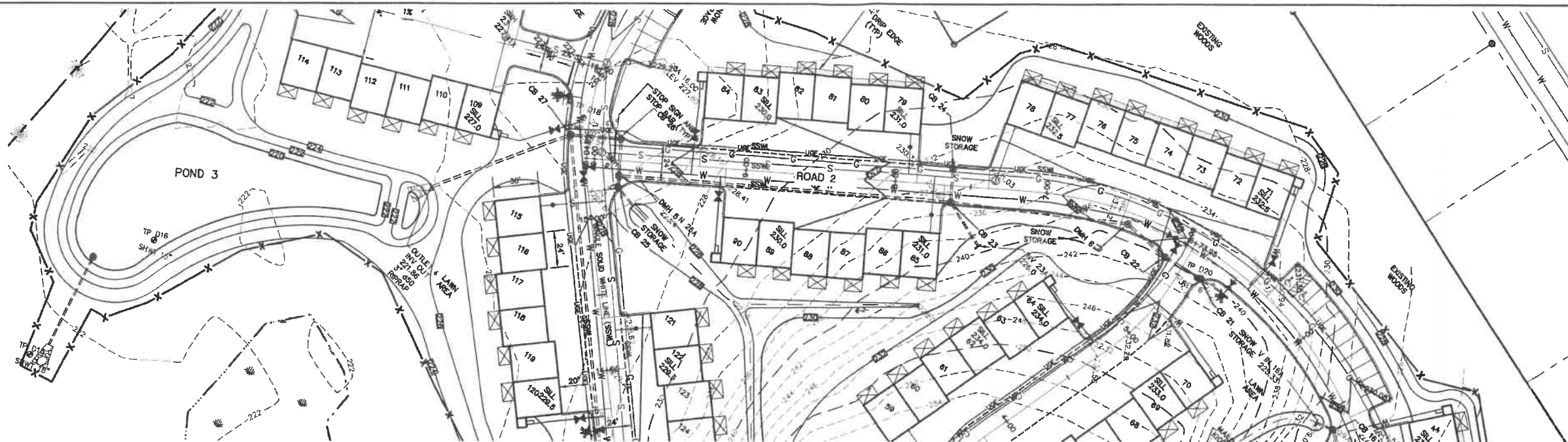


REV.	DATE	REVISION	BY
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Plan Name: **SEWER PLAN AND PROFILE**
 Project: **OLD GONIC ROAD TOWNHOUSES**
 19 OLD GONIC ROAD, ROCHESTER, NH
 Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE**
 19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148

DRAWING No. **P9**
 SHEET 32 OF 40
 JBE PROJECT NO. 21090



ROAD 2

Design: JAC Draft: LAZ Date: 04/29/21
Checked: JAC Scale: AS NOTED Project No.: 21090
Drawing Name: 21090-PLAN.dwg
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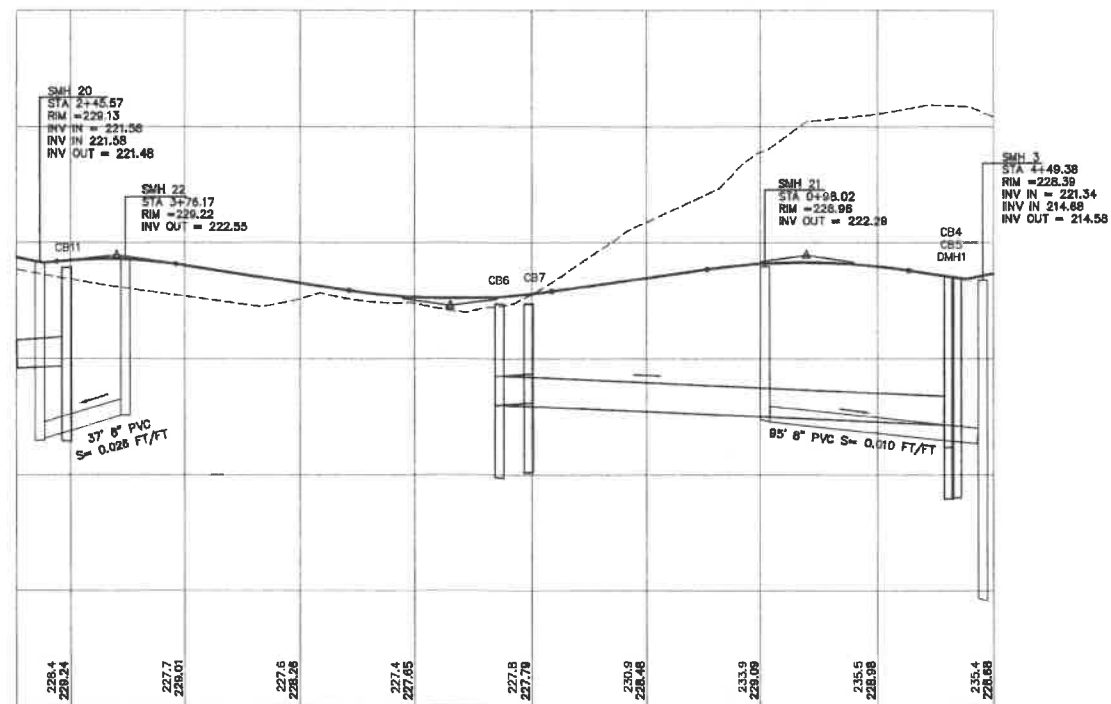
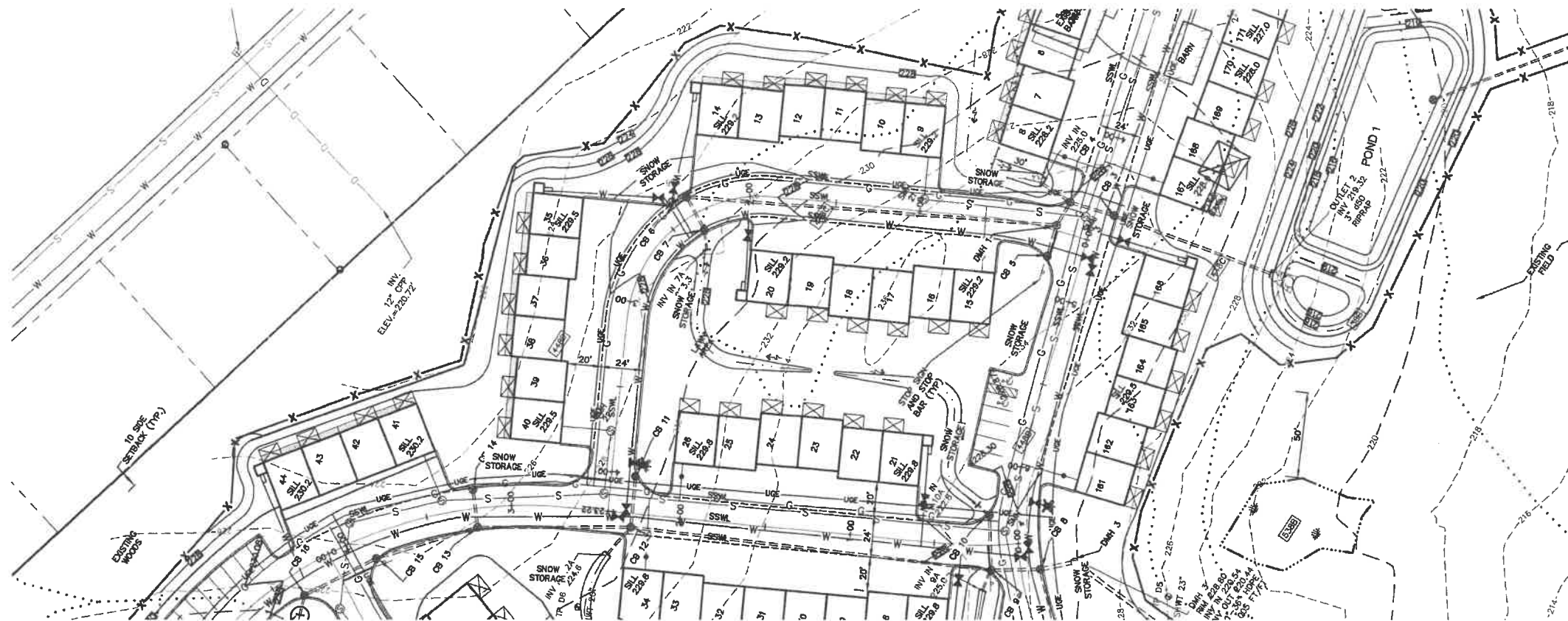


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85 Portsmouth Ave.
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603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **PLAN AND PROFILE**
Project: **OLD GONIC ROAD TOWNHOUSES
19 OLD GONIC ROAD, ROCHESTER, NH**
Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE
19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148**

DRAWING No.
P10
SHEET 33 OF 40
JBE PROJECT NO. 21090



ROAD 3

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft Horiz.
1 inch = 4 ft Vert.

Design: JAC Draft: LAZ Date: 04/29/21
Checked: JAC Scale: AS NOTED Project No.: 21090
Drawing Name: 21090-PLAN.dwg
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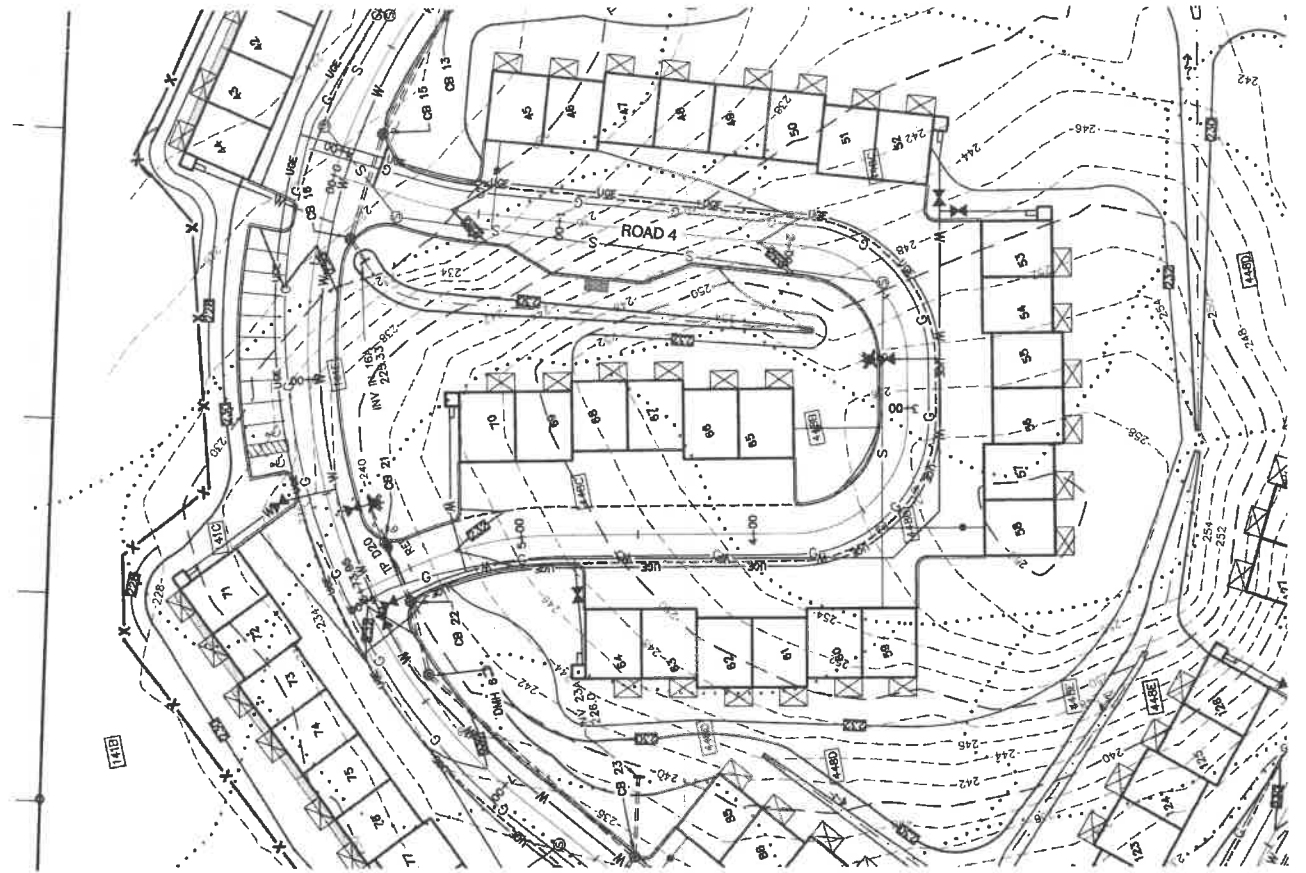
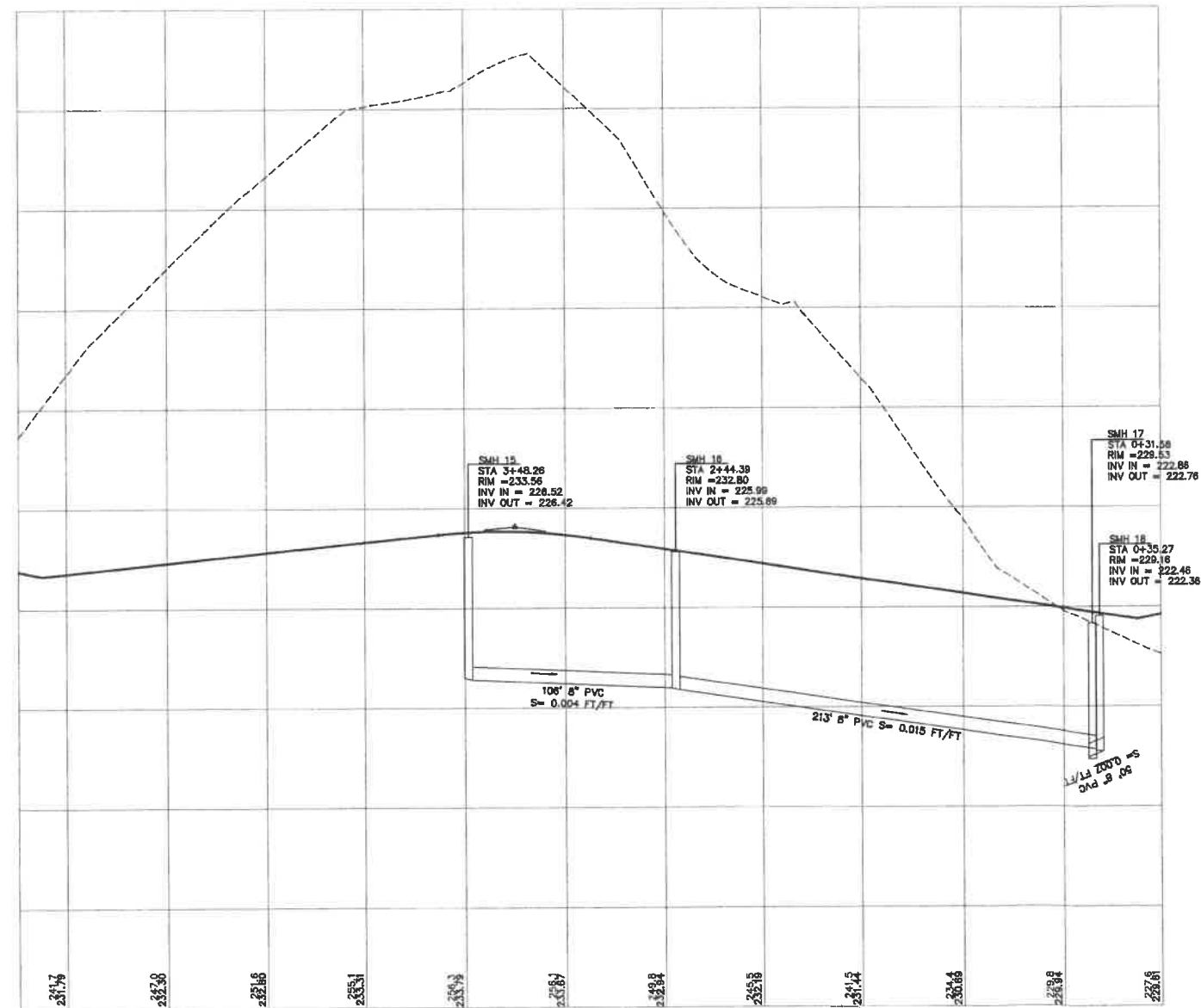


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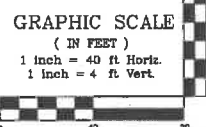
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Civil Engineering Services
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Plan Name: **SEWER PLAN AND PROFILE**
Project: **OLD GONIC ROAD TOWNHOUSES**
Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE**
19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148

DRAWING No. **P11**
SHEET 34 OF 40
JBE PROJECT NO. 21090



ROAD 4



Design: JAC Draft: LAZ Date: 04/29/21
 Checked: JAC Scale: AS NOTED Project No.: 21090
 Drawing Name: 21090-PLAN.dwg
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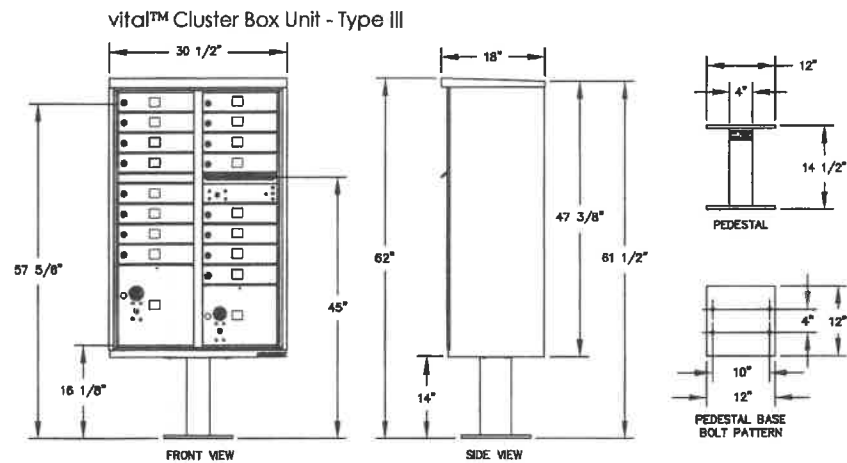
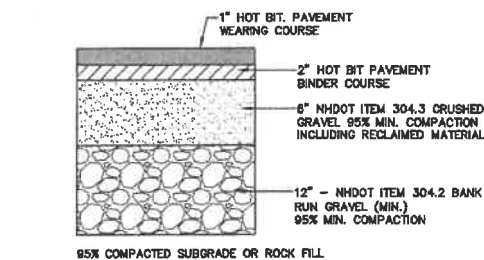
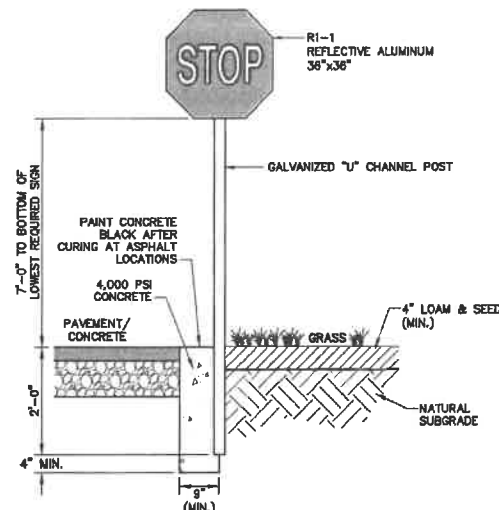


REV.	DATE	REVISION	BY
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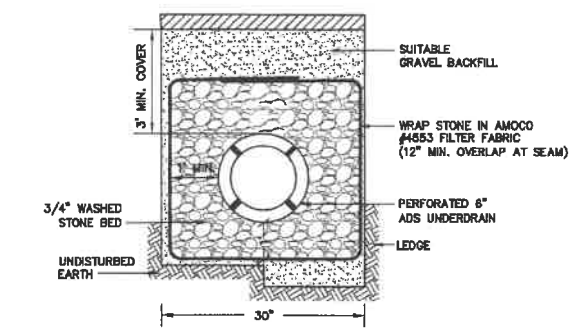
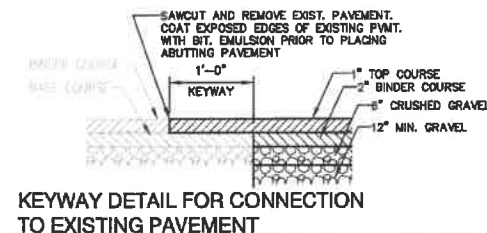
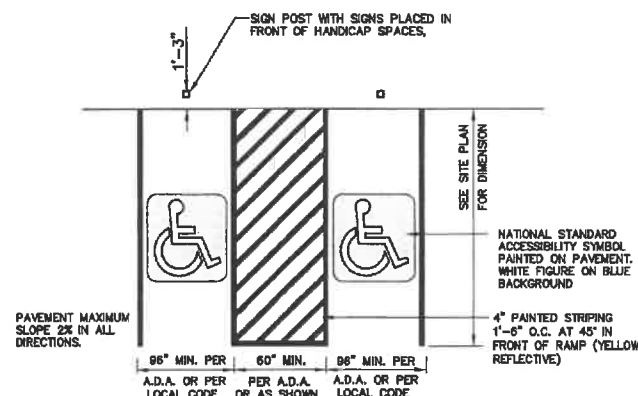
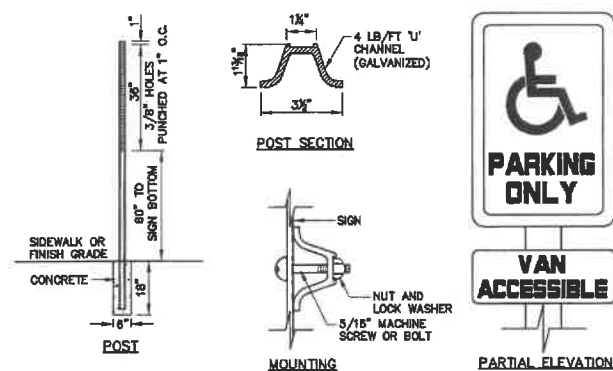
Plan Name: **SEWER PLAN AND PROFILE**
 Project: **OLD GONIC ROAD TOWNHOUSES**
 Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE**
 19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148

DRAWING No.
P12
 SHEET 35 OF 40
 JBE PROJECT NO. 21090

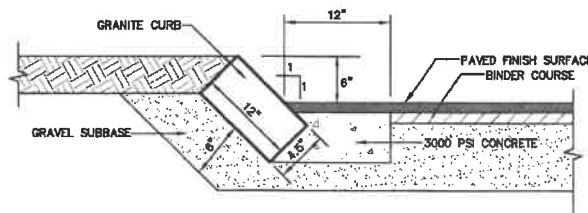
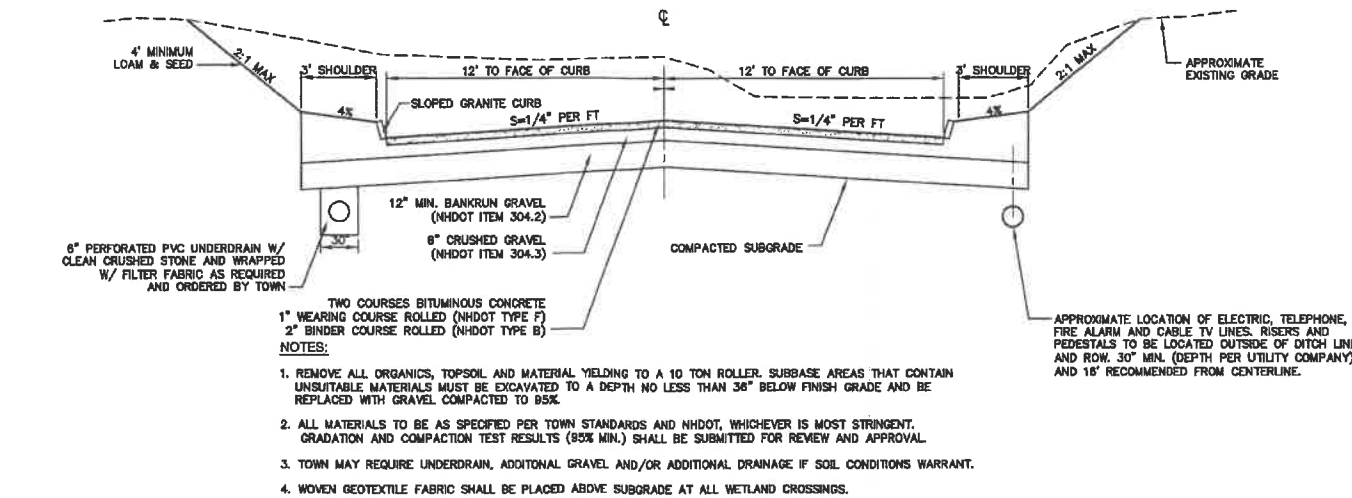
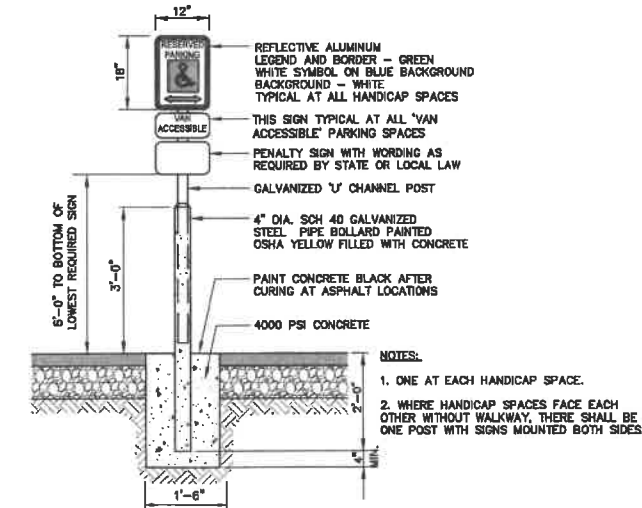


- NOTES:
1. This unit is approved for USPS and private applications.
 2. Decorative mailbox accessories sold separately and are USPS Approved products.
 3. Pedestal should be installed with included Rubber Pad; mounting hardware not included, refer to installation manual for recommendations.
 4. Florence "F" series CBU is Officially Licensed by USPS: License#CDSE08-08-0012

DOOR CHART	
DOOR TYPE	DIMENSION (HEIGHT x WIDTH)
TENANT	3'-3 7/8" x 12'-13 1/8"
10' PARCEL	10'-1 4/4" x 12'-13 1/8"
13' PARCEL	13'-3 4/4" x 12'-13 1/8"
OUTGOING SLOT	3 1/4" x 11'-3 1/4"



- NOTES:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
 2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO PROJECT AND TOWN SPECIFICATIONS.
 3. SLOPE UNDERDRAIN PIPE TO DAYLIGHT.



- NOTES:
1. CURB TO BE PLACED PRIOR TO PLACING TOP SURFACE COURSE.
 2. JOINTS BETWEEN STONES SHALL BE MORTARED.

Design: JAC Draft: LAZ Date: 04/29/21
 Checked: JAC Scale: AS NOTED Project No.: 21090
 Drawing Name: 21090-PLAN.dwg
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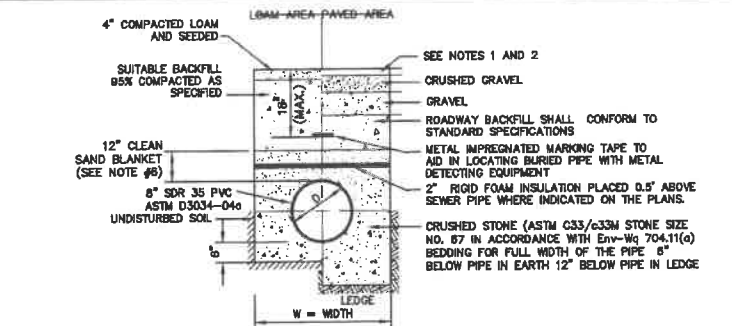


REV.	DATE	REVISION	BY
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Designed and Produced in NH
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 Civil Engineering Services
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **DETAIL SHEET**
 Project: **OLD GONIC ROAD TOWNHOUSES**
 19 OLD GONIC ROAD, ROCHESTER, NH
 Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE**
 19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148

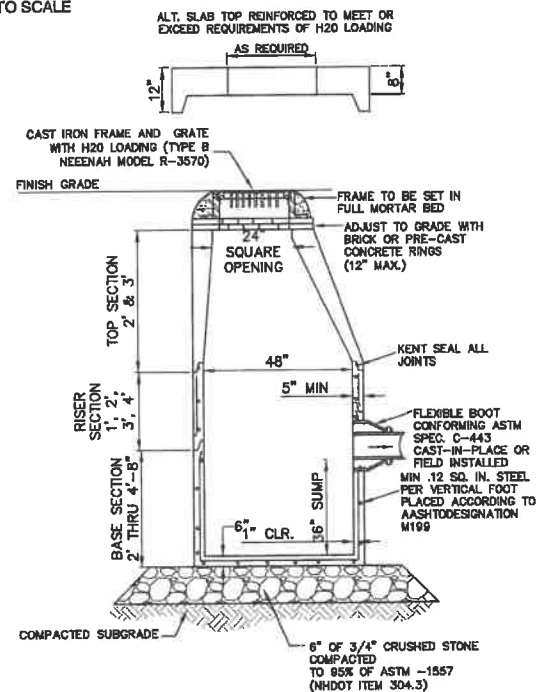
DRAWING No. **D1**
 SHEET 38 OF 40
 JBE PROJECT NO. 21090



- NOTES:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO PAVEMENT DETAILS.
 2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPECIFICATIONS.
 3. TRENCH BACKFILL SHALL CONFORM WITH ENV-WQ 704.11(h) AND BE FREE OF DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT OR CLAY, EXCAVATED LEDGE OR ROCKS OVER SIX INCHES.
 4. W= MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12" INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, WIDTH SHALL BE NO MORE THAN 36"; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, WIDTH SHALL BE 24 INCHES PLUS PIPE O.D. WIDTH SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
 5. RIGID FOAM INSULATION TO BE PROVIDED WHERE COVER IN THE ROADWAY IS LESS THAN 6' AND CROSS COUNTRY IS LESS THAN 4', PURSUANT TO DES WAIVER BEING ISSUED.
 6. PIPE SAND BLANKET MATERIAL SHALL BE GRADED SAND, FREE FROM ORGANIC MATERIALS, GRADED SUCH THAT 100% PASSES A 1/2" SIEVE AND A MAXIMUM OF 15% PASSES A #200 SIEVE IN ACCORDANCE WITH ENV-WQ 704.11(b).
 7. JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL AND CERTIFIED BY THE MANUFACTURER AS CONFORMING TO THE ASTM D3212 STANDARD IN EFFECT WHEN THE JOINT SEALS WERE MANUFACTURED, AND SHALL BE PUSH-ON, BELL-AND-SPIGOT TYPE PER ENV-WQ 704.05 (e).

SEWER TRENCH

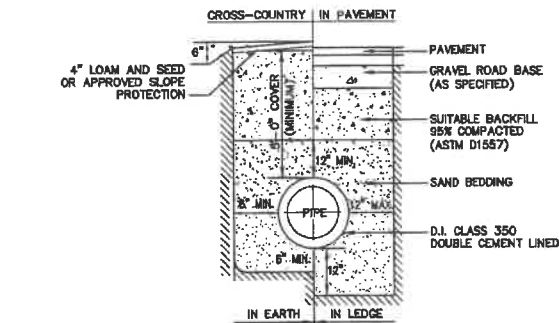
NOT TO SCALE



- NOTES:
1. BASE SECTION SHALL BE MONOLITHIC WITH 48" INSIDE DIAMETER.
 2. ALL SECTIONS SHALL BE DESIGNED FOR H2O LOADING.
 3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
 4. FRAMES AND GRATES SHALL BE HEAVY DUTY AND DESIGNED FOR H2O LOADING.
 5. PROVIDE "Y" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS SO AS TO BE WATERTIGHT.
 6. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
 7. ALL CATCH BASIN FRAMES AND GRATES SHALL BE NHDOT CATCH BASIN TYPE ALTERNATE 1 OR NEENAH R-3570 OR APPROVED EQUAL (24"x24" TYPICAL).
 8. STANDARD CATCH BASIN FRAME AND GRATE(S) SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM, BUT NO MORE THAN 12"), OR PRECAST CONCRETE "DONUTS".

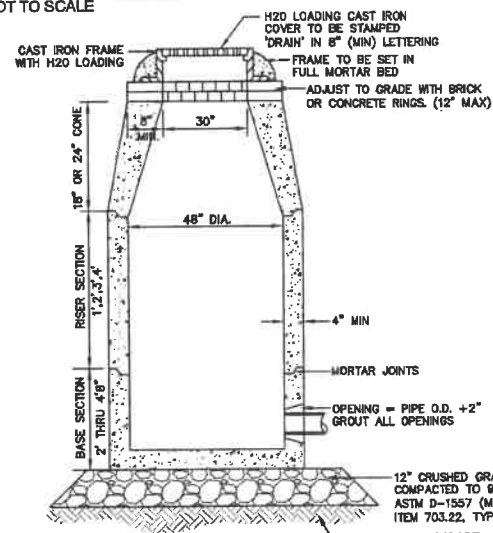
CATCH BASIN

NOT TO SCALE



WATER SYSTEM TRENCH

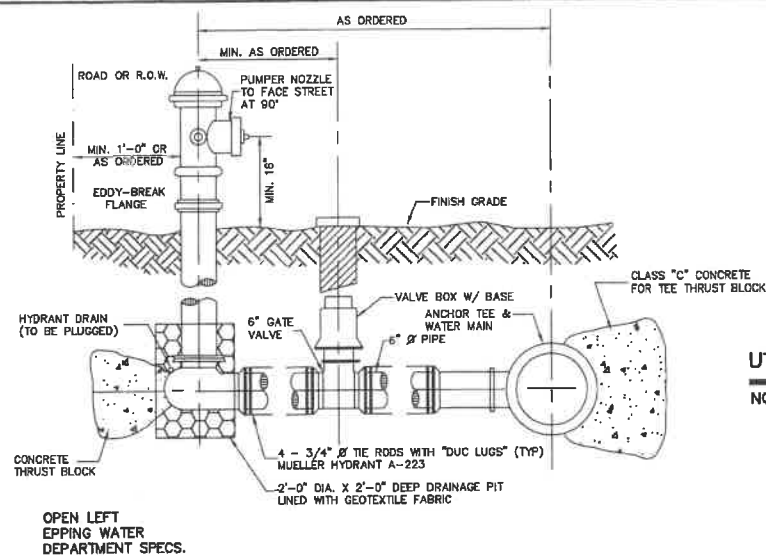
NOT TO SCALE



- NOTES:
1. BASE SECTION SHALL BE MONOLITHIC WITH 48" INSIDE DIAMETER.
 2. ALL SECTIONS SHALL BE DESIGNED FOR H2O LOADING.
 3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
 4. FRAMES AND GRATES SHALL BE HEAVY DUTY AND DESIGNED FOR H2O LOADING.
 5. PROVIDE "Y" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS SO AS TO BE WATERTIGHT.
 6. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
 7. ALL DRAIN MANHOLE FRAMES AND GRATES SHALL BE NEENAH R-1788 OR APPROVED EQUAL (30" DIA. TYPICAL).
 8. STANDARD FRAME(S) AND GRATE(S) SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM, BUT NO MORE THAN 12"), OR PRECAST CONCRETE "DONUTS".

DRAIN MANHOLE (4' DIAM.)

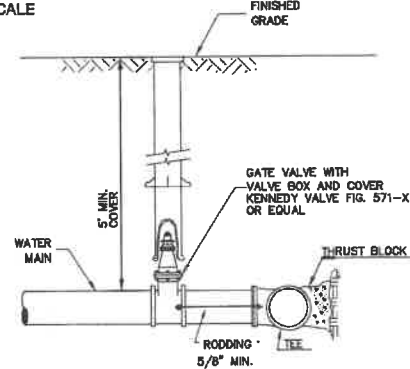
NOT TO SCALE



- NOTES:
1. ALL PIPE FITTINGS TO BE D.I. PRESSURE CLASS 350, THICKNESS CLASS 52.
 2. HYDRANT TO BE PAINTED RED WITH WHITE "REFLECTOR" PAINT ON BONNET.
 3. MECHANICAL JOINTS SHALL HAVE MEGALUG RETAINING GLANDS AS MADE BY EBBA OR APPROVED EQUAL.
 4. STEAMER NOZZLE TO BE "STORCH" TYPE.
 5. NATIONAL STANDARD THREAD.

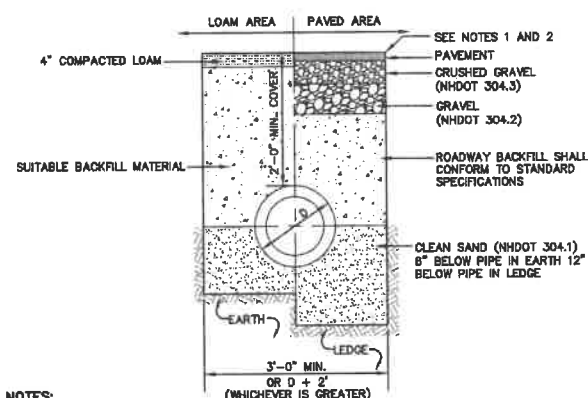
HYDRANT INSTALLATION

NOT TO SCALE



BURIED GATE VALVE DETAIL

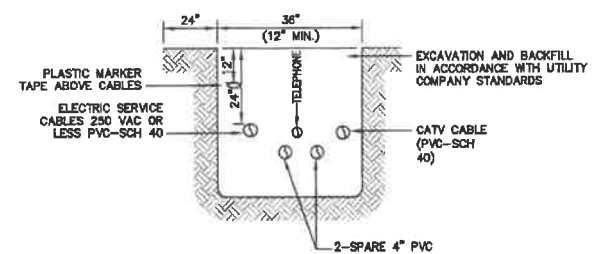
NOT TO SCALE



- NOTES:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
 2. NEW ROADWAY CONSTRUCTION SHALL CONFORM WITH PROJECT AND TOWN SPECIFICATIONS.
 3. ALL MATERIALS ARE TO BE COMPACTED TO 95% OF ASTM D-1557.

DRAINAGE TRENCH

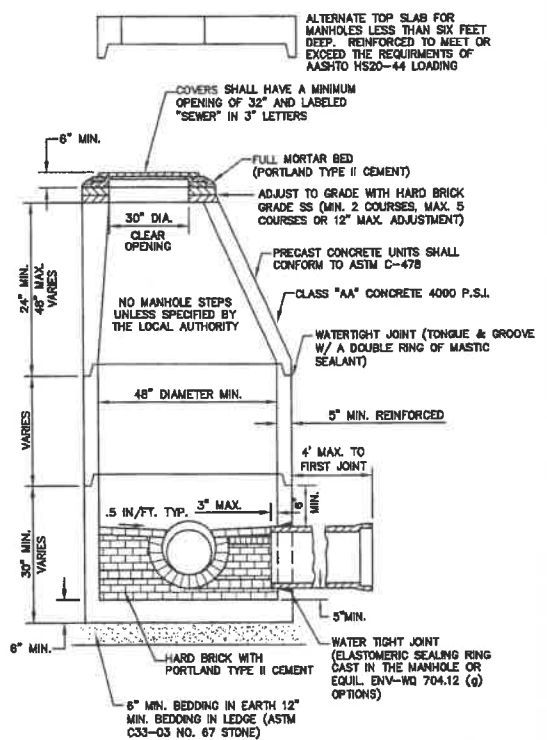
NOT TO SCALE



NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.

UTILITY TRENCH

NOT TO SCALE



- NOTES:
1. PER NHDES ENV-WQ 704.13(c), MORTAR USED IN MANHOLE CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:
 - a. MORTAR SHALL BE COMPOSED OF TYPE II PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION
 - b. PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE PER TABLE 704-4:
 - (1) 4.5 PARTS SAND AND 1.5 PARTS CEMENT; OR
 - (2) 4.5 PARTS SAND, ONE PART CEMENT AND 0.5 PART HYDRATED LIME.
 - c. CEMENT SHALL BE TYPE II PORTLAND CEMENT THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C150/C150M STANDARD IN EFFECT AT THE TIME THE CEMENT WAS MANUFACTURED
 - d. HYDRATED LIME SHALL BE TYPE S THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C207 STANDARD IN EFFECT AT THE TIME THE HYDRATED LIME WAS PROCESSED
 - e. SAND SHALL CONSIST OF INERT NATURAL SAND THAT IS CERTIFIED BY ITS SUPPLIER AS CONFORMING TO THE ASTM C33 STANDARD IN EFFECT AT THE TIME THE SAND IS PROCESSED BY STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES
 - f. CONCRETE FOR DROP SUPPORTS SHALL CONFORM TO THE REQUIREMENT FOR CLASS AAA CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS AVAILABLE AT: [HTTP://WWW.NH.GOV/DOY/ORG/PROJECTDEVELOPMENT/HIGHWAYDESIGN/SPECIFICATIONS/INDEX.HTM](http://www.nh.gov/dot/org/projectdevelopment/highwaydesign/specifications/index.htm)
 2. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPED TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL IN ACCORDANCE WITH ENV-WQ 704.12 (K).
 3. ALL MANHOLES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH ENV-WQ 704.17 (a) THROUGH (e).
 4. SEWER MANHOLE COVERS SHALL CONFORM TO ASTM A48/A48M WITH A CASTING EQUAL TO CLASS 30 IN ACCORDANCE WITH ENV-WQ 704.13 (a) (b).
 5. ALL PRECAST SECTIONS SHALL BE COATED TO THE EXTERIOR WITH A BITUMINOUS DAMP-PROOFING COATING IN ACCORDANCE WITH ENV-WQ 704.12 (d).
 6. ALL PRECAST SECTIONS AND BASES SHALL HAVE THE DATE OF MANUFACTURE AND THE NAME OR TRADEMARK OF THE MANUFACTURER IMPRESSED OR INDUBLY MARKED ON THE INSIDE WALL PER ENV-WQ 704.12(i).
 7. BRICK MASONRY SHALL CONFORM TO ASTM C32 (ENV-WQ 704.12(a)(9))

SEWER MANHOLE

NOT TO SCALE

Design: JAC	Draft: LAZ	Date: 04/29/21
Checked: JAC	Scale: AS NOTED	Project No.: 21090
Drawing Name: 21090-PLAN.dwg		
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REV.	DATE	REVISION	BY
0	11/23/21	ISSUED FOR REVIEW	LAZ

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

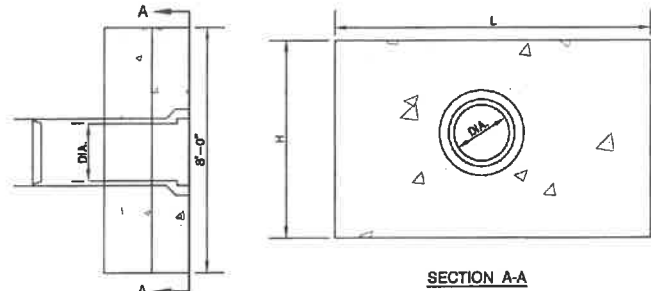
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	OLD GONIC ROAD TOWNHOUSES 19 OLD GONIC ROAD, ROCHESTER, NH
Owner of Record:	LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE 19 OLD GONIC RD., ROCHESTER, NH 03887 BK 4093 PG 148

DRAWING No.	D2
SHEET 87 OF 40	JBE PROJECT NO. 21090

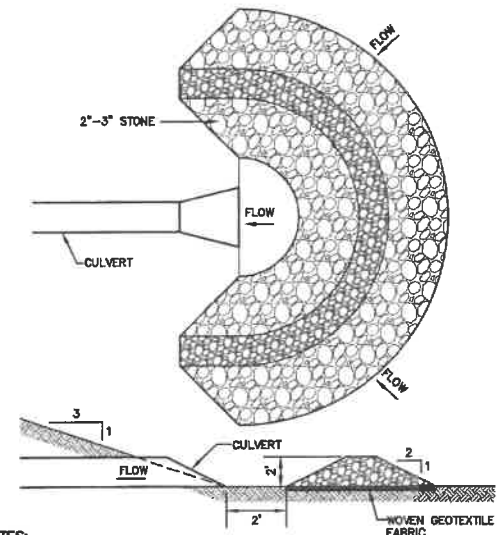


DIA.	HEADWALL LENGTH	HEADWALL HEIGHT	FILL HEIGHT	PIPE COVER	HEADWALL BOTTOM WIDTH
D	L	H	FH	h	W
12"	4'-2"	3'-9"	1'-6"	1'-3"	1'-11"
15"	5'-11"	4'-2"	1'-6"	1'-5"	2'-0"
18"	6'-11"	4'-5"	1'-6"	1'-5"	2'-1"
24"	8'-10"	4'-11"	1'-6"	1'-5"	2'-3"

- NOTES:**
1. ALL DIMENSIONS GIVEN IN FEET & INCHES.
 2. PROVIDE BELL END AT INLET HEADWALL, AND SPIGOT END AT OUTLET END HEADWALL.
 3. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS. CEMENT TO BE TYPE III PER ASTM C-150. REINFORCING TO MEET OR EXCEED ASTM A-615 GRADE 60 DEFORMED BARS.
 4. 1" THREADED INSERTS PROVIDED FOR FINAL ATTACHMENT IN FIELD BY OTHERS.

PRECAST CONCRETE HEADWALL

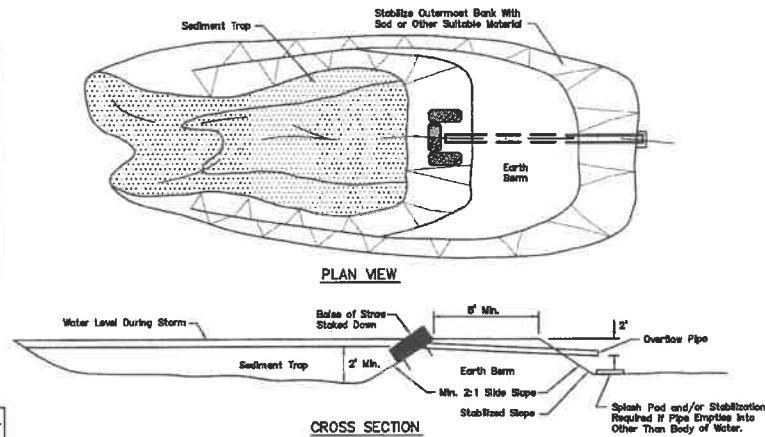
NOT TO SCALE



- NOTES:**
1. TEMPORARY CULVERT INLET PROTECTION CHECK DAMS SHALL BE CONSTRUCTED OF 2'-3" STONE OVER WOVEN GEOTEXTILE FABRIC.
 2. INLET PROTECTION MEASURES SHALL BE INSTALLED AT THE OPENINGS OF ALL EXISTING AND PROPOSED CULVERTS LOCATED BELOW (DOWNSTREAM) FROM AND WITHIN 100' OF THE PROJECT SITE.
 3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURE WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE STRUCTURE.
 4. STRUCTURES SHALL BE REMOVED WHEN THE SITE IS STABILIZED WITH VEGETATION AND THE CHANNEL SHALL BE SMOOTHED AND REVEGETATED.

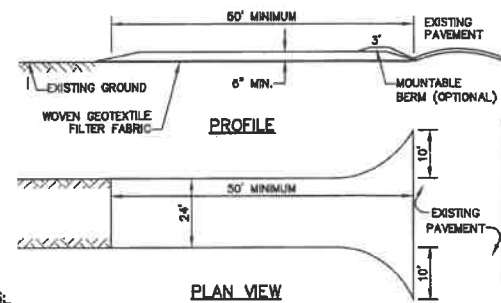
TEMPORARY CULVERT INLET PROTECTION CHECK DAM

NOT TO SCALE



TEMPORARY SEDIMENT BASIN

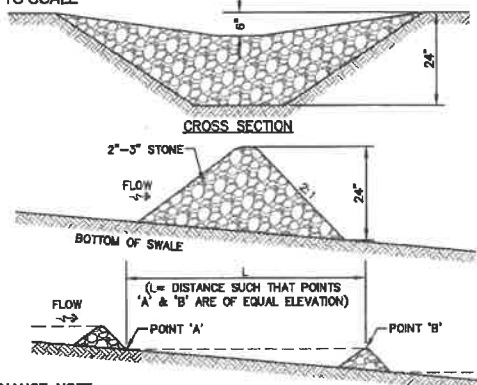
NOT TO SCALE



- NOTES:**
1. STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
 2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
 3. THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
 4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS, OR TO FEET, WHICHEVER IS GREATER.
 5. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER FABRIC IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
 6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A STONE BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
 7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

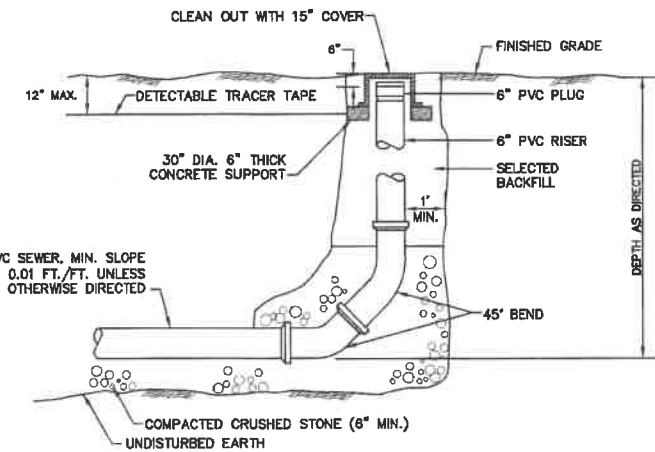


MAINTENANCE NOTE:

1. STONE CHECK DAMS SHOULD BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY NECESSARY REPAIRS SHOULD BE MADE IMMEDIATELY. PARTICULAR ATTENTION SHOULD BE GIVEN TO END RUN AND EROSION AT THE DOWNSTREAM TOE OF THE STRUCTURE. WHEN THE STRUCTURES ARE REMOVED, THE DISTURBED PORTION SHOULD BE BROUGHT TO THE EXISTING CHANNEL GRADE AND THE AREAS PREPARED, SEEDED AND MULCHED. WHILE THIS PRACTICE IS NOT INTENDED TO BE USED PRIMARILY FOR SEDIMENT TRAPPING, SOME SEDIMENT WILL ACCUMULATE BEHIND THE STRUCTURES. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURES WHEN IT HAS ACCUMULATED TO ONE HALF OF THE ORIGINAL HEIGHT OF THE STRUCTURE.

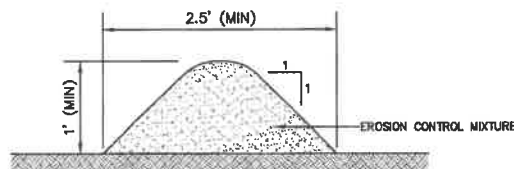
STONE CHECK DAM

NOT TO SCALE



SEWER CLEAN OUT

NOT TO SCALE

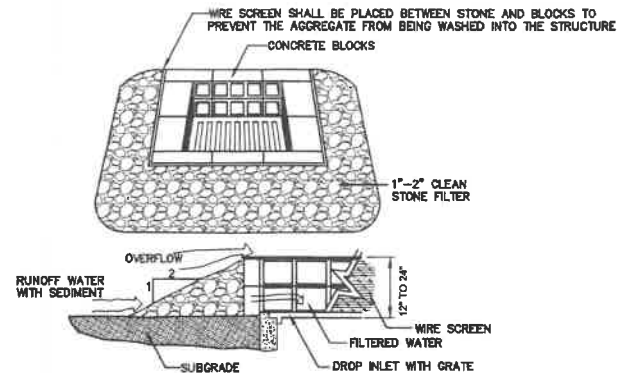


NOTES:

1. ORGANIC FILTER BERMS MAY BE UTILIZED IN LIEU OF SILT FENCE, UNLESS OTHERWISE SPECIFIED.
2. THE EROSION CONTROL MIX USED IN THE FILTER BERMS SHALL BE A WELL-GRADED MIXTURE OF PARTICLE SIZES, MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER, STUMP GRINDINGS, SHREDDED OR COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS, AND SHALL BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH, AND SHALL MEET THE FOLLOWING STANDARDS:
 - a) THE ORGANIC CONTENT SHALL BE 80-100% OF DRY WEIGHT.
 - b) PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 8" SCREEN, AND 70-85% PASSING A 0.75" SCREEN.
 - c) THE ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED.
 - d) LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS SHALL NOT BE INCLUDED IN THE MIXTURE.
 - e) SOLUBLE SALTS CONTENT SHALL BE >4.0mmhos/cm.
 - f) THE pH SHALL BE BETWEEN 5.0 AND 8.0.
3. ORGANIC FILTER BERMS SHALL BE INSTALLED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BERM.
4. ON SLOPES LESS THAN 5%, OR AT THE BOTTOM OF SLOPES STEEPER THAN 3:1, UP TO 20' LONG, THE BERM SHALL BE A MINIMUM OF 12" HIGH (AS MEASURED ON THE UPHILL SIDE), AND A MINIMUM OF 36" WIDE. ON LONGER OR STEEPER SLOPES, THE BERM SHALL BE WIDER TO ACCOMMODATE THE POTENTIAL ADDITIONAL RUNOFF.
5. FROZEN GROUND, OUTCROPS OF BEDROCK, AND VERY ROOTED FORESTED AREAS PRESENT THE MOST PRACTICAL AND EFFECTIVE LOCATIONS FOR ORGANIC FILTER BERMS. OTHER BMP'S SHOULD BE USED AT LOW POINTS OF CONCENTRATED RUNOFF, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT HAVE A LARGE CONTRIBUTING AREA.
6. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURES WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE STRUCTURE.
7. STRUCTURES MAY BE LEFT IN PLACE ONCE THE SITE IS STABILIZED.

ORGANIC FILTER BERM

NOT TO SCALE



MAINTENANCE NOTE:

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

TEMPORARY CATCH BASIN INLET PROTECTION (Block and Gravel Drop Inlet Sediment Filter)

NOT TO SCALE

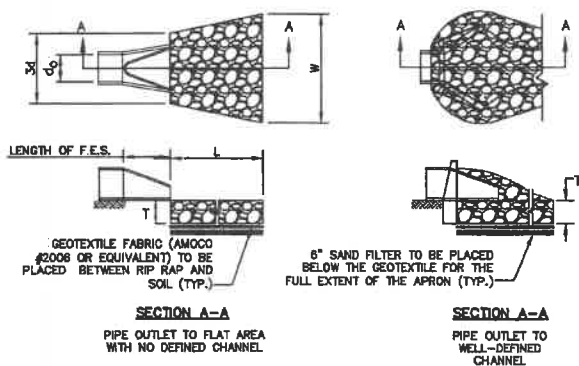


TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES			
THICKNESS OF RIP RAP = 1.5 FEET			
d50 SIZE=	0.50 FEET	6 INCHES	
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES)		
	FROM	TO	
100%	9	12	
85%	8	11	
50%	6	9	
15%	2	3	

NOTES:

1. THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. OUTLETS TO A DEFINED CHANNEL SHALL HAVE 2:1 OR FLATTER SIDE SLOPES AND SHOULD BEGIN AT THE TOP OF THE CULVERT AND TAPER DOWN TO THE CHANNEL BOTTOM THROUGH THE LENGTH OF THE APRON.
6. MAINTENANCE: THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO OUTLET PROTECTION.

RIP RAP OUTLET PROTECTION APRON

NOT TO SCALE

Design: JAC Draft: LAZ Date: 04/29/21
 Checked: JAC Scale: AS NOTED Project No.: 21090
 Drawing Name: 21090-PLAN.dwg
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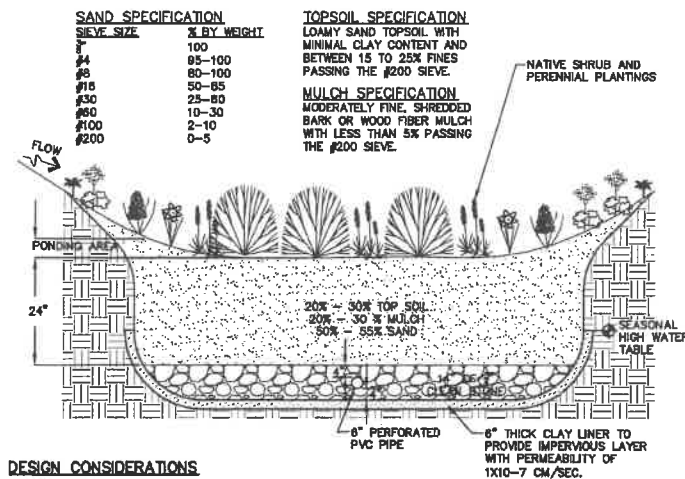


REV.	DATE	REVISION	BY
0	11/23/21	ISSUED FOR REVIEW	LAZ

J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave. PO Box 218 Stratham, NH 03885
 603-772-4748 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **DETAIL SHEET**
 Project: **OLD GONIC ROAD TOWNHOUSES 19 OLD GONIC ROAD, ROCHESTER, NH**
 Owner of Record: **LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE 19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148**

DRAWING No. **D3**
 SHEET 38 OF 40
 JBE PROJECT NO. 21090



DESIGN CONSIDERATIONS

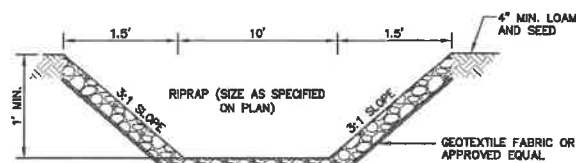
- DO NOT PLACE BIORETENTION SYSTEMS INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUN-OFF, WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

MAINTENANCE REQUIREMENTS:

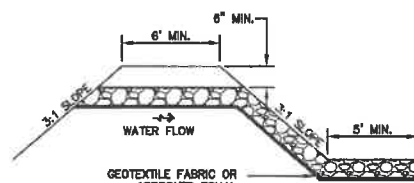
- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EVENT EXCEEDING 2.5 INCHES IN A 24 HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
- PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
- TRASH AND DEBRIS SHOULD BE REMOVED AT EACH INSPECTION.
- AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72 HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
- VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.
- CLAY LINER MATERIAL SHALL BE CLEAN SILTY-CLAY BORROW FREE OF ROOTS, ORGANIC MATTER, AND OTHER DELETERIOUS SUBSTANCES, AND SHALL CONTAIN NO ROCKS OR LUMPS OVER THREE INCHES (3") IN DIAMETER. THIS MATERIAL SHALL BE INSTALLED IN 6" LIFTS COMPACTED TO 92% OF ASTM D-1557, AND SHALL MEET THE FOLLOWING SPECIFICATIONS: 6" PASSING 100%, #4 SIEVE 95-100%, #40 SIEVE 80-90%, #100 SIEVE 40-60%, #200 SIEVE 25-45% (OF THE FRACTION PASSING THE #4 SIEVE). THE CLAY COMPONENT SHALL HAVE A PLASTICITY INDEX OF AT LEAST 8 AND A HYDRAULIC CONDUCTIVITY OF 10 TO THE -6 CM/SEC.
- COMPACTION AND MATERIALS TESTING SERVICES SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER RETAINED BY THE OWNER.

BIORETENTION SYSTEM (with clay bottom and pipe)

NOT TO SCALE



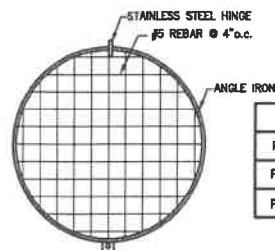
EMERGENCY SPILLWAY SECTION



EMERGENCY SPILLWAY PROFILE

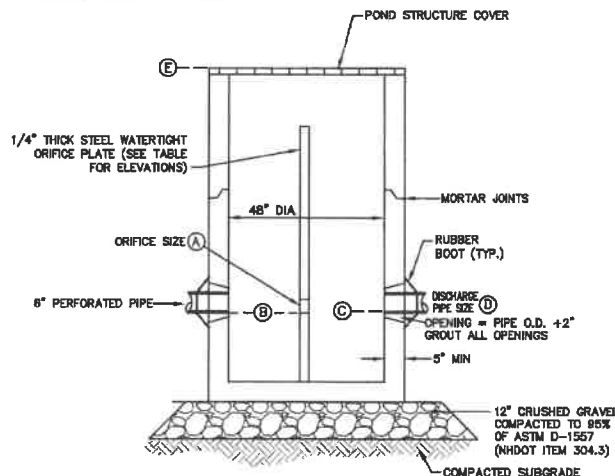
EMERGENCY SPILLWAY

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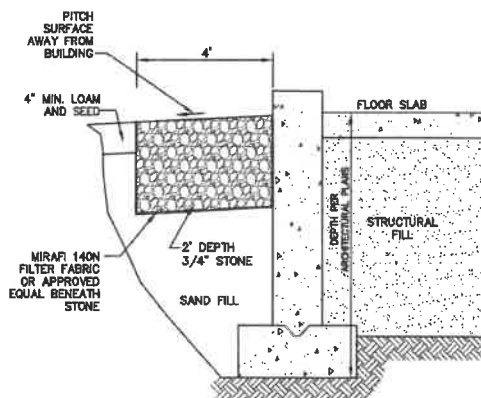
POND STRUCTURE COVER

	A	B	C	D	E
POND 1	3.5"	213.25	213.25	12"	219.00
POND 2	3.5"	213.25	213.25	12"	219.00
POND 3	5.0"	217.25	217.25	12"	223.00



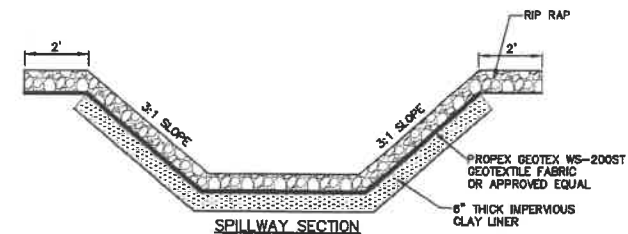
CATCH BASIN CONTROL STRUCTURE (CBCS)

NOT TO SCALE

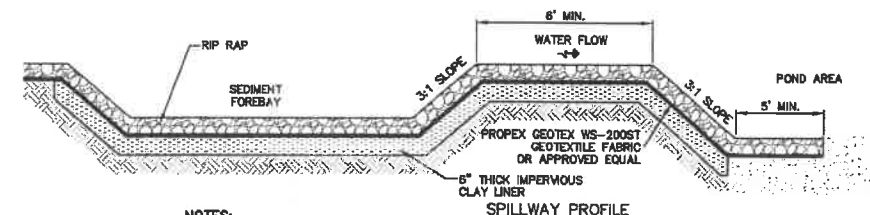


DRIP EDGE DETAIL

NOT TO SCALE



SPILLWAY SECTION



SPILLWAY PROFILE

NOTES:

- A 6" THICK IMPERVIOUS CLAY LINER IS TO BE PLACED UNDER ENTIRE SEDIMENT FOREBAY AND SPILLWAY AND ONLY AROUND THE SIDES OF THE ENTIRE BIORETENTION AREA.
- SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURE WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE STRUCTURE.
- EMBANKMENT MATERIAL SHALL BE CLEAN MINERAL SOIL FREE OF ROOTS, ORGANIC MATTER, AND OTHER DELETERIOUS SUBSTANCES. IT SHALL CONTAIN NO ROCKS OR LUMPS OVER FOUR INCHES (4") IN DIAMETER. THIS MATERIAL SHALL BE INSTALLED IN 6" LIFTS COMPACTED TO 92% OF ASTM D-1557, AND SHALL MEET THE FOLLOWING SPECIFICATIONS: 6" PASSING 100%, #4 SIEVE 40-90%, #40 SIEVE 50-80%, #100 SIEVE 25-40%, #200 SIEVE 15-30% (OF THE TOTAL SAMPLE).
- 6" THICK IMPERVIOUS CLAY LINER MATERIAL SHALL BE CLEAN SILTY-CLAY BORROW FREE OF ROOTS, ORGANIC MATTER, AND OTHER DELETERIOUS SUBSTANCES, AND SHALL CONTAIN NO ROCKS OR LUMPS OVER THREE INCHES (3") IN DIAMETER. THIS MATERIAL SHALL BE INSTALLED IN 6" LIFTS COMPACTED TO 92% OF ASTM D-1557, AND SHALL MEET THE FOLLOWING SPECIFICATIONS: 6" PASSING 100%, #4 SIEVE 95-100%, #40 SIEVE 80-90%, #100 SIEVE 40-60%, #200 SIEVE 25-45% (OF THE FRACTION PASSING THE #4 SIEVE). THE CLAY COMPONENT SHALL HAVE A PLASTICITY INDEX OF AT LEAST 8 AND A HYDRAULIC CONDUCTIVITY OF 10 TO THE -6 CM/SEC.
- COMPACTION AND MATERIALS TESTING SERVICES SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER RETAINED BY THE OWNER.

SEDIMENT FOREBAY SPILLWAY

NOT TO SCALE

Design: JAC	Draft: LAZ	Date: 04/29/21
Checked: JAC	Scale: AS NOTED	Project No.: 21090
Drawing Name: 21090-PLAN.dwg		
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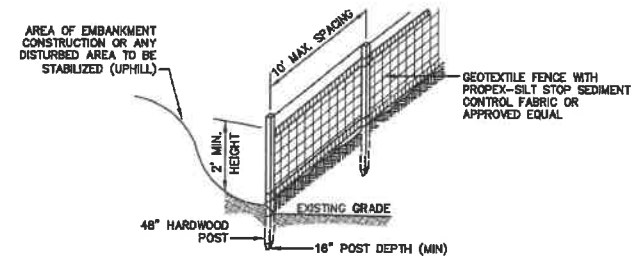
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	OLD GONIC ROAD TOWNHOUSES 19 OLD GONIC ROAD, ROCHESTER, NH
Owner of Record:	LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE 19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148

DRAWING No.	D4
SHEET 38 OF 40	JBE PROJECT NO. 21090

TEMPORARY EROSION CONTROL NOTES

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE "C" AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
4. SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
5. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
6. AREAS MUST BE SEEDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
7. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
8. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
9. AFTER OCTOBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
10. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- a. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - b. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - c. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - d. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
11. FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
12. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR'S NAME, ADDRESS, AND PHONE NUMBER SHALL BE SUBMITTED TO DES VIA EMAIL (SEE BELOW).
13. PRIOR TO CONSTRUCTION, A PHASING PLAN THAT DELINEATES EACH PHASE OF THE PROJECT SHALL BE SUBMITTED. ALL TEMPORARY SEDIMENT BASINS THAT WILL BE NEEDED FOR DEWATERING WORK AREAS SHALL BE LOCATED AND IDENTIFIED ON THIS PLAN.
14. IN ORDER TO ENSURE THE STABILITY OF THE SITE AND EFFECTIVE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES SPECIFIED IN THE PLANS FOR THE DURATION OF CONSTRUCTION, THE CONTRACTOR SHALL BE IN STRICT COMPLIANCE WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS IN ADDITION TO THOSE CALLED FOR IN THE SHPPP:
- a. A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL OR A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE ("MONITOR") SHALL BE EMPLOYED TO INSPECT THE SITE FROM THE START OF ALTERATION OF TERRAIN ACTIVITIES UNTIL THE SITE IS IN FULL COMPLIANCE WITH THE SITE SPECIFIC PERMIT ("PERMIT").
 - b. DURING THIS PERIOD, THE MONITOR SHALL INSPECT THE SUBJECT SITE AT LEAST ONCE A WEEK, AND IF POSSIBLE, DURING ANY 1/2 INCH OR GREATER RAIN EVENT (I.E. 1/2 INCH OF PRECIPITATION OR MORE WITHIN A 24 HOUR PERIOD). IF UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THIS EVENT.
 - c. THE MONITOR SHALL PROVIDE TECHNICAL ASSISTANCE AND RECOMMENDATIONS TO THE CONTRACTOR ON THE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS REQUIRED TO MEET THE REQUIREMENTS OF RSA 485 A:17 AND ALL APPLICABLE DES PERMIT CONDITIONS.
 - d. WITHIN 24 HOURS OF EACH INSPECTION, THE MONITOR SHALL SUBMIT A REPORT TO DES VIA EMAIL (RIDGELY MAUCK AT: RIDGELY.MAUCK@DES.NH.GOV).
 - e. THE MONITOR SHALL MEET WITH DES TO DECIDE UPON A REPORT FORMAT. THE REPORT FORMAT SHALL BE REVIEWED AND APPROVED BY DES PRIOR TO THE START OF CONSTRUCTION.

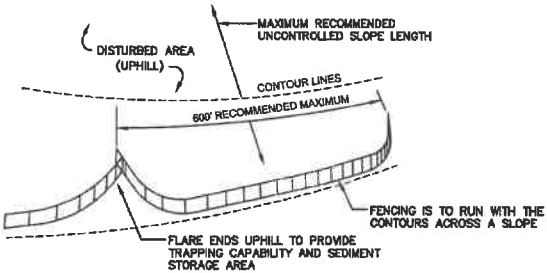


CONSTRUCTION SPECIFICATIONS:

1. WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 6" AND THEN COVERED WITH SOIL.
2. THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT BY-PASSING.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE 'BULGES' DEVELOP IN THE SILT FENCE.
5. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
6. SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.

SILT FENCE

NOT TO SCALE



7. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.

MAINTENANCE:

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

SEEDING SPECIFICATIONS

1. GRADING AND SHAPING
- A. SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
 - B. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. SEEDBED PREPARATION
- A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
- A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.
NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.
PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
(NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
 - B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAGING.
 - C. REFER TO THE 'SEEDING GUIDE' AND 'SEEDING RATES' TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BIRD'S FOOT, TREFOL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
 - D. WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.
4. MULCH
- A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.
5. MAINTENANCE TO ESTABLISH A STAND
- A. PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
 - C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2/
	F	FAIR	EXCELLENT	EXCELLENT	2/

GRAVEL PIT: SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.

2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

SEEDING GUIDE

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR		
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRD'S FOOT TREFOL	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREeping RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/2	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

SEEDING RATES

Design: JAC	Draft: LAZ	Date: 04/20/21
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J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Designed and Produced in NH
Civil Engineering Services
603-772-4748
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EROSION AND SEDIMENT CONTROL DETAILS
Project:	OLD GONIC ROAD TOWNHOUSES 19 OLD GONIC ROAD, ROCHESTER, NH
Owner of Record:	LEO P. LACOUTURE REV. TRUST & WILLIAM B. LACOUTURE 19 OLD GONIC RD., ROCHESTER, NH 03867 BK 4093 PG 148

DRAWING No.	E1
SHEET 40 OF 40 JBE PROJECT NO 21090	



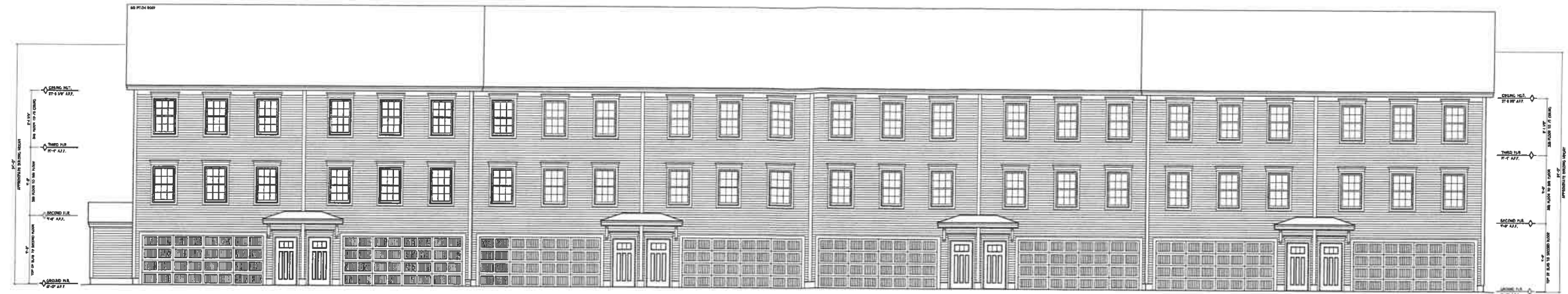


NO.	DATE	REVISION	PLAN CONCEPTS
1	10/1/21		

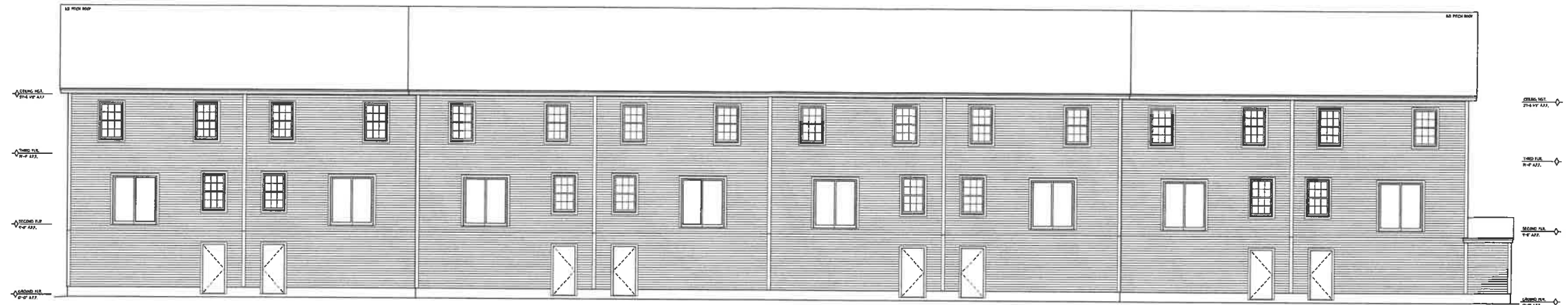
ELEVATIONS

BUILDING 1, UNITS 1 - 2
OLD GONIC ROAD TOWNHOUSES
19 OLD GONIC ROAD, ROCHESTER, NH

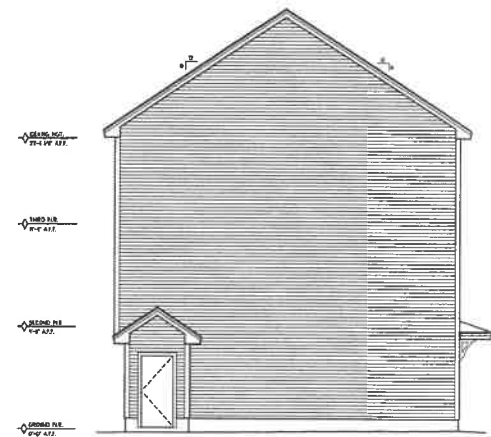
A-1



FRONT ELEVATION
SCALE 3/8" = 1'-0"



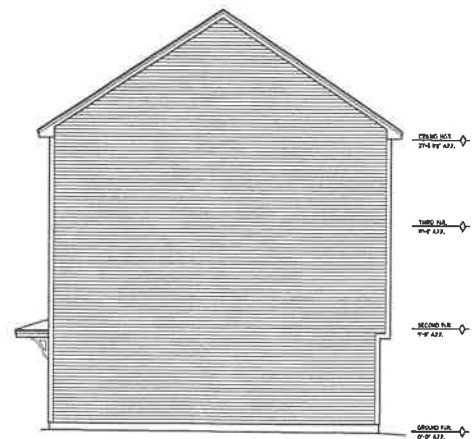
REAR ELEVATION
SCALE 3/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE 3/8" = 1'-0"

SQUARE FOOTAGE TABLE	
TOWNHOUSE UNITS 1 & 2	
UNIT NO.	SQ. FT.
UNIT 1	1,115
UNIT 2	1,115
TOTAL	2,230

NOTE:
SQUARE FOOTAGE INCLUDES ALL
FLOOR, WALL, CEILING, ROOF, AND
DOOR AREA. EXCLUDES PORCHES,
DECKS, PATIOS, AND OTHER
DETACHED AREAS. SEE ARCH.
DRAWINGS FOR MORE DETAILS.



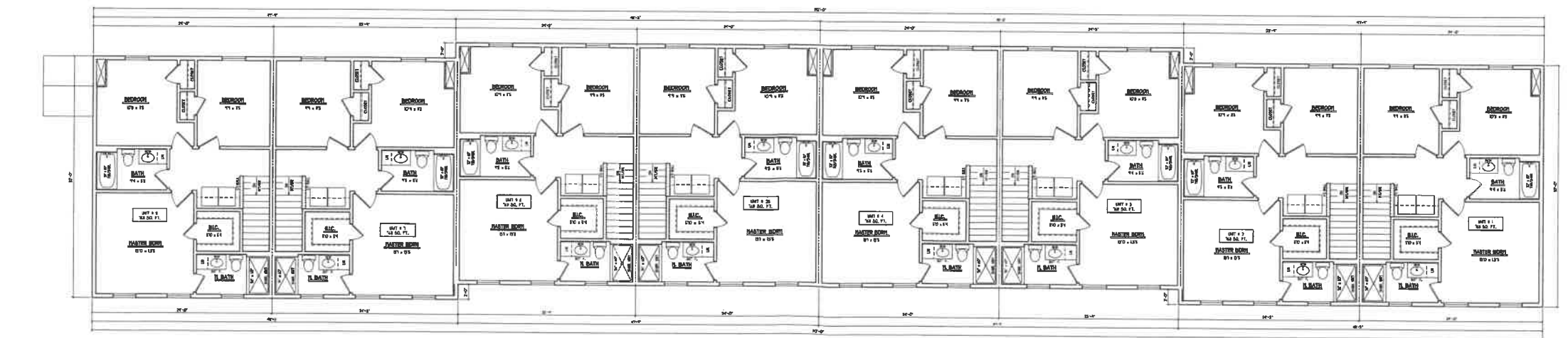
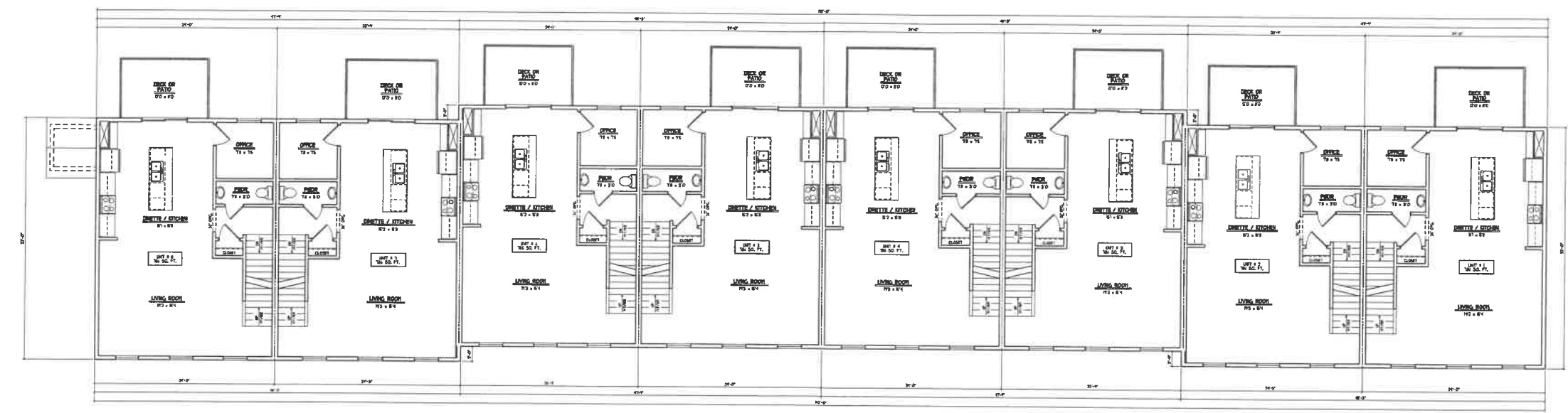
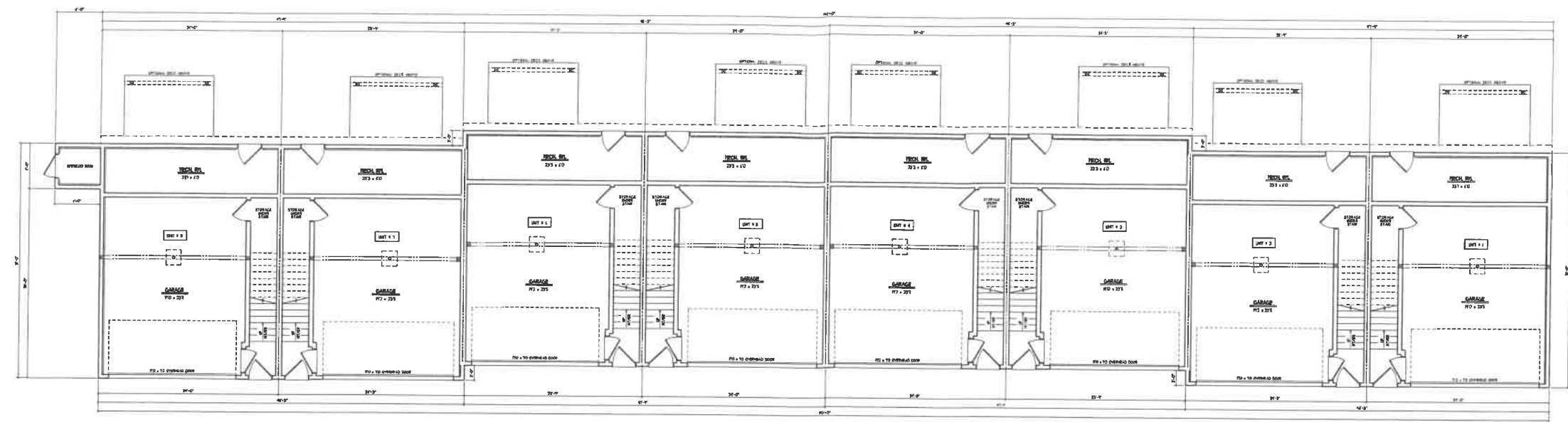
RIGHT SIDE ELEVATION
SCALE 3/8" = 1'-0"



NO.	DATE	REVISION	DESCRIPTION
1	04/28	PLAN CONCEPTS	

FLOOR PLANS

BUILDING 1, UNITS 1 - 2
OLD GONIC ROAD TOWNHOUSES
19 OLD GONIC ROAD, ROCHESTER, NH





FRONT ELEVATION
(BUILDING "C" - UNITS 7-12)

APPROX. GROSS FLOOR AREA 14,548 SQ. FT.
SCALE: 3/16" = 1'-0"



REAR ELEVATION
(BUILDING "C" - UNITS 7-12)

SCALE: 3/16" = 1'-0"

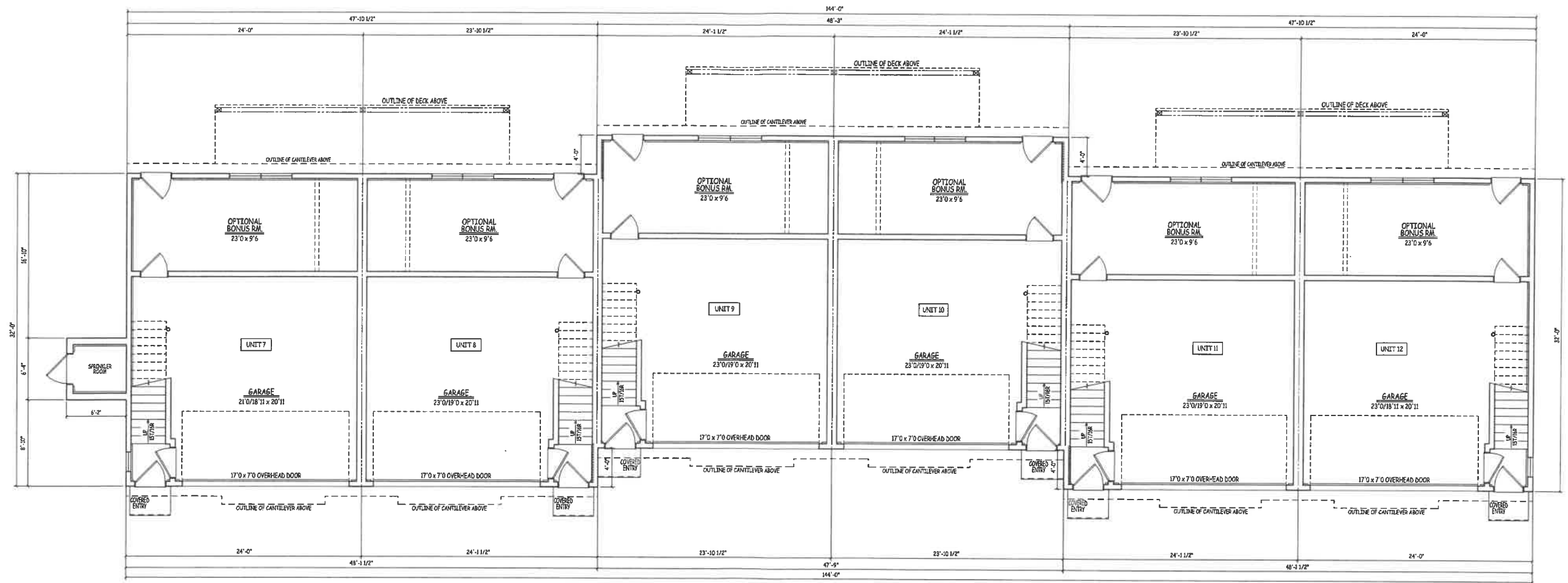
BUILDING "A" UNITS 1-3 3 STORIES	=	GROSS FLOOR AREA ± 6,670 SQ. FT. RESIDENTIAL
BUILDING "B" UNITS 4-6 3 STORIES	=	GROSS FLOOR AREA ± 6,670 SQ. FT. RESIDENTIAL
BUILDING "C" UNITS 7-12 3 STORIES	=	GROSS FLOOR AREA ± 14,548 SQ. FT. RESIDENTIAL
BUILDING "D" UNITS 13-15 3 STORIES	=	GROSS FLOOR AREA ± 14,548 SQ. FT. RESIDENTIAL
PROJECTED TOTAL GROSS FLOOR AREA	=	± 42,436 SQ. FT. RESIDENTIAL USE

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:
WHILE IT IS OUR INTENT TO DELIVER OUR SERVICES FREE OF
ERROR, OMISSION OR OVERSIGHT, WE WILL ADMIT TO BE
HUMAN AND, THEREFORE, OUR DRAWINGS WILL, AT TIMES, BE
AS THE DRAFTING COMPANY, WILL RELY ON THE EXPERIENCED
CONTRACTOR USING THESE PLANS TO THOROUGHLY REVIEW THEM
FOR DIMENSIONAL ACCURACY, COMPLETENESS AND
APPROPRIATENESS. THE CONTRACTOR USING THESE PLANS
ASSUMES ALL RESPONSIBILITY FOR THEM AND WILL BE/USE
IDEAS NECESSARY FOR A LICENSED PROFESSIONAL ENGINEER
TO ASSIST IN THE REVIEW.

PROJECT:

6-UNIT CONCEPT
OLD GONIC ROAD TOWNHOUSES
19 OLD GONIS ROAD, ROCHESTER, NH

REVISIONS		
NO.	DATE	REVISION
1		



GROUND FLOOR PLAN APPROX. GROSS FLOOR AREA 4,646 SQ. FT.
SCALE: 3/16" = 1'-0"

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:
WHILE IT IS OUR INTENT TO DELIVER OUR SERVICES FREE OF
ERROR, OMISSION OR OVERSIGHT, WE WILL ADMIT TO BE
HUMAN AND, THEREFORE, PERMANENTLY J.C. ACTING SOLELY
AS THE DESIGN COMPANY, WILL RELY ON THE EXPERIENCED
CONTRACTOR USING THESE PLANS TO THOROUGHLY REVIEW THEM
FOR BIDDING AND CONSTRUCTION. COMPETITIVE AND
APPROPRIATE. THE CONTRACTOR USING THESE PLANS
ASSUMES ALL RESPONSIBILITY FOR THEM AND WILL BE RESPONSIBLE
NECESSARY TO A LICENSED PROFESSIONAL ENGINEER
TO ASSIST IN THE REVIEW.

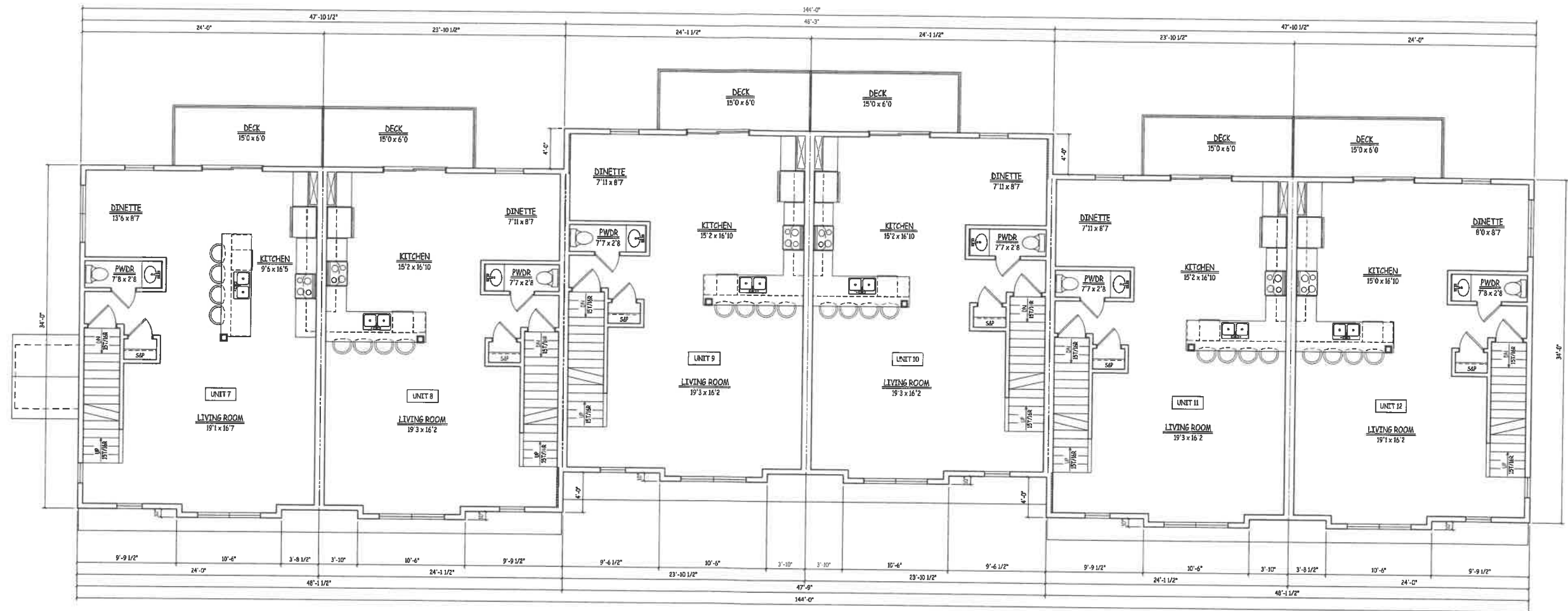
PROJECT:

6-UNIT CONCEPT
OLD GONIC ROAD TOWNHOUSES
19 OLD GONIS ROAD, ROCHESTER, NH

REVISIONS

NO.	DATE	REVISION
1		

2



SECOND FLOOR PLAN APPROX. GROSS FLOOR AREA 4,961 SQ. FT.
SCALE: 3/16" = 1'-0"

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:
WHILE IT IS OUR INTENT TO DELIVER OUR SERVICES FREE OF ERROR, OMISSION OR OVERSIGHT, WE WILL ADMIT TO BE HUMAN AND THEREFORE FSA DRAWINGS LLC, ACTING SOLELY AS THE DRAFTING COMPANY, WILL RELY ON THE EXPERIENCED CONTRACTOR USING THESE PLANS TO THOROUGHLY REVIEW THEM FOR DIMENSIONAL ACCURACY, COMPLETENESS AND APPROPRIATENESS. THE CONTRACTOR USING THESE PLANS ASSUMES ALL RESPONSIBILITY FOR THEM AND WILL BE HELD DEPENDENT NECESSARY HERE, A LICENSED PROFESSIONAL ENGINEER TO ASSIST IN THE REVIEW.

PROJECT:

6-UNIT CONCEPT
OLD GONIC ROAD TOWNHOUSES
19 OLD GONIS ROAD, ROCHESTER, NH

REVISIONS

NO.	DATE	REVISION
1		

