

PROPOSED SUBDIVISION & SITE PLAN
FOR
NM COOK DEVELOPMENT LLC
LAND OF
21 FARMINGTON ROAD, LLC
21 FARMINGTON ROAD
ROCHESTER, N.H.
TAX MAP 216, LOT 29



GIS SKETCH
ROCHESTER, N.H.
SCALE: 1" = 100'±

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ASTERISKS INDICATE PLANS TO BE RECORDED

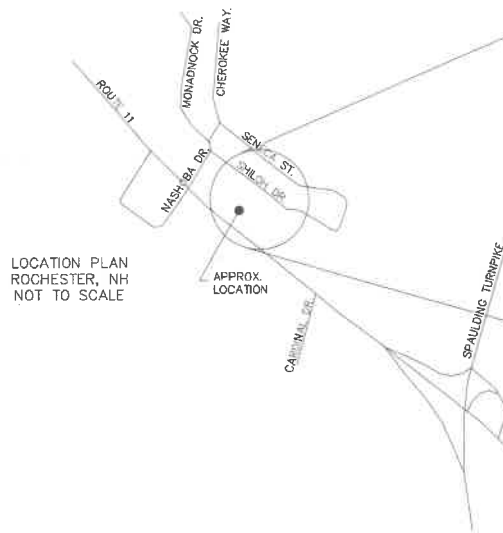
OWNER: 21 FARMINGTON ROAD, LLC
549 US HIGHWAY 1 BYP
PORTSMOUTH, NH 03801-4131

APPLICANT: NM COOK DEVELOPMENT LLC
22 ISAAC LUCAS CIRCLE
DOVER, NH 03820

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

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

WETLAND SCIENTIST: DAMON E. BURT, CWS #163
FRAGGLE ROCK ENVIRONMENTAL SERVICES
38 GARLAND ROAD
STRAFFORD, NH 03884
(603) 969-5574



REQUIRED PERMITS:

~ NHDOT DRIVEWAY PERMIT

(PENDING)

NOTE:

A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE CONSTRUCTION ACTIVITIES TAKE PLACE. THOSE PRESENT SHOULD INCLUDE THE OWNER OF RECORD, DESIGN ENGINEER, CONSTRUCTION MANAGER, CITY ENGINEER OR DESIGNEE, AND HEAD OF THE PLANNING DEPARTMENT OR DESIGNEE.

BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECT'S DOCUMENTATION. ALL USERS ARE BOUND TO THIS DOCUMENT AS PART OF THE APPROVAL OF THE PLANNING BOARD. COPIES OF THE YEARLY INSPECTIONS ARE TO BE DELIVERED TO THE CEO AS DIRECTED IN THE MANUAL.

GENERAL PLAN SET NOTES:

- 1.) 11x17" PLANS ARE HALF THE PUBLISHED SCALE.
- 2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF ROCHESTER.
- 3.) FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY: *Shannon Saunders* 9-28-21
DATE: *Per May 3, 2021 PB Mtg*



PROPOSED SUBDIVISION AND SITE PLAN
LAND OF: 21 FARMINGTON ROAD LLC
FOR: NM COOK DEVELOPMENT LLC
FARMINGTON ROAD
ROCHESTER, N.H.
TAX MAP 216, LOT 29

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: AS SHOWN
DATE: MARCH 23, 2021
FILE NO.: DB 2021 - 022

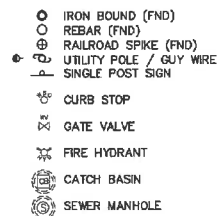
REVISION	DATE	DESCRIPTION
#5	9-27-21	BOUNDS SET PER FINAL NOD
#4	8-24-21	REVISED PER NHDOT COMMENT
#3	8-9-21	REVISED PER CONDITIONS OF APPROVAL
#2	8-5-21	REVISED PER NHDOT COMMENT
#1	7-15-21	UPDATE CROSS EASEMENTS

ABBREVIATION LEGEND:

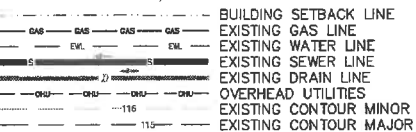
V.G.C.	VERTICAL GRANITE CURB
E.O.P.	EDGE OF PAVEMENT
BITUM.	BITUMINOUS
E.S.H.W.T.	ESTIMATED SEASONAL HIGH WATER TABLE
TYP.	TYPICAL
U.G.E.	UNDER GROUND ELECTRIC / UTILITY
HDPE	HIGH DENSITY POLYETHYLENE
ACP	ASBESTOS CLAY PIPE
F.G.	FINISHED GRADE
E.G.	EXISTING GRADE
L.F.	LINEAR FOOT
F.D.	FINISHED FLOOR
FND	FOUND
T.B.R.	TO BE REMOVED
P.L.	PROPERTY LINE
E.L.	EASEMENT LINE
T.B.M.	TEMPORARY BENCHMARK
'/	FOOT / FOOT

SSL () ~ {SIZE}	SINGLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
DSL () ~ {SIZE}	DOUBLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
SSB () ~ {SIZE}	SINGLE SOLID W/ BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
SBL () ~ {SIZE}	SINGLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
DBL () ~ {SIZE}	DOUBLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)

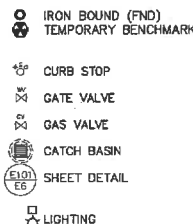
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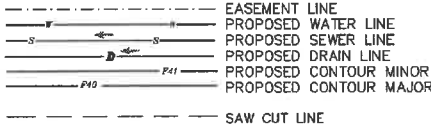
EXISTING SPOT ELEVATION



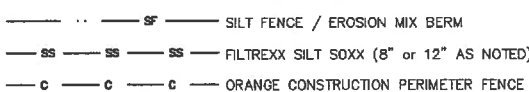
PROPOSED LEGEND:



PROPOSED SPOT ELEVATION



PROPOSED UNDERGROUND UTILITY



TEST PIT DATA:

4-20-15

1.)	0'-3" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, TOPSOIL
	3'-10" 10YR 5/4, SAND, GRANULAR, FRIABLE
	10'-24" 5YR 7/2, SEPTIC STONE, GRANULAR, FRIABLE, ABANDONED LEACH FIELD
	24'-72" 10YR 4/4, FINE SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 9"
	E.S.H.W.T. N/A
	ROOTS TO 4"
	TERMINATED @ 72"
	NO GROUNDWATER
2.)	0'-16" 10YR 5/4, SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 9"
	16'-72" 10YR 6/4, SAND, GRANULAR, FRIABLE
	E.S.H.W.T. N/A
	TERMINATED @ 72"
	NO GROUNDWATER
3.)	0'-12" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, TOPSOIL
	12'-36" 10YR 4/4, SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 12"
	36'-72" 10YR 6/4, SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 12"
	E.S.H.W.T. N/A
	ROOTS TO 12"
	TERMINATED @ 72", NO GROUNDWATER

TEST PIT DATA CONTINUED:

4-20-15

4.)	0'-12" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, TOPSOIL
	12'-72" 7.5YR 5/6, SAND AND GRAVEL, GRANULAR, FRIABLE, TOPSOIL
	E.S.H.W.T. N/A
	ROOTS TO 12"
	TERMINATED @ 72", NO GROUNDWATER
10-20-15	
5.)	0'-12" 10YR 5/4, SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 9"
	12'-72" 10YR 6/4, SAND, GRANULAR, FRIABLE
	E.S.H.W.T. N/A
	TERMINATED @ 72"
	NO GROUNDWATER
6.)	0'-18" 10YR 5/4, SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 9"
	18'-72" 10YR 6/4, SAND, GRANULAR, FRIABLE
	E.S.H.W.T. N/A
	TERMINATED @ 72"
	NO GROUNDWATER

GIS SKETCH
ROCHESTER, N.H.
SCALE: 1" = 300'±



SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	30"x30"	STOP	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	RED	WHITE	WHITE	SQUARE (1)
R7-8	12"x18"	RESERVED PARKING	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	WHITE	GREEN W/ WHITE SYMBOL ON BLUE	RED	SQUARE (2)
R7-8a	12"x6"	NO ACCESSIBLE	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	GREEN	GREEN	SQUARE (0)
R5-1	30"x30"	DO NOT ENTER	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	WHITE W/ RED SYMBOL	WHITE	WHITE	SQUARE (1)
R6-1R	36"x12"	ONE WAY	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	BLACK W/ WHITE ARROW	BLACK	WHITE	SQUARE (1)
R6-1L	36"x12"	ONE WAY	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	BLACK W/ WHITE ARROW	BLACK	WHITE	SQUARE (2)

ADDITIONS:

N/F ROCHESTER MOTORSPORTS
23 FARMINGTON RD
ROCHESTER, NH 03867
BOOK 3378, PAGE 464
TAX MAP 216, LOT 28
S.C.R.D. BOOK 3378, PAGE 464

N/F NM COOK 17 FARMINGTON RD LLC
22 SAAG LUCAS DR
DOVER, NH 03820
TAX MAP 221, LOT 184
S.C.R.D. BOOK 4766, PAGE 234

N/F DONALD & BONNIE TOY
TOYS MANUFACTURED HOUSING INC
15 HADSBOROUGH DR
ROCHESTER, NH 03867
TAX MAP 216, LOT 88
S.C.R.D. BOOK 1110, PAGE 658

N/F JOHN R & MARY PLUMER
9 SHILOH DR
ROCHESTER, NH 03867
TAX MAP 216, LOT 28-98
S.C.R.D. BOOK 4187, PAGE 682

N/F ELMER V & J HERMINE BURNS
13 SHILOH DR
ROCHESTER, NH 03867
TAX MAP 216, LOT 28-99
S.C.R.D. BOOK 2017, PAGE 256

N/F TINA P & JOHN W BRUNO
15 SHILOH DR
ROCHESTER, NH 03867
TAX MAP 216, LOT 88-94
S.C.R.D. BOOK 3578, PAGE 828

N/F BLANCHE B LESSARD
19 SHILOH DR
ROCHESTER, NH 03867
TAX MAP 216, LOT 88-95
S.C.R.D. BOOK 4251, PAGE 680

N/F BRIAN A TUCKER
23 SHILOH DR
ROCHESTER, NH 03867
TAX MAP 216, LOT 28-99
S.C.R.D. BOOK 4628, PAGE 277

N/F JANET L McDONALD
27 SHILOH DR
ROCHESTER, NH 03867
TAX MAP 216, LOT 28-97
S.C.R.D. BOOK 3918, PAGE 355

ADDITIONS CONTINUED:

N/F ROBERT J & ISABEL S MANSON LIV TRUST
29 SHILOH DR
ROCHESTER, NH 03867
TAX MAP 216, LOT 28-98
S.C.R.D. BOOK 4318, PAGE 623

N/F ANDERSON REV TRUST OF 2003
LUELLA ANDERSON TRUSTEE
33 SHILOH DR
ROCHESTER, NH 03867
TAX MAP 216, LOT 28-99
S.C.R.D. BOOK 4323, PAGE 933

N/F JOSEPH J & NORMA J TAVERNESE
JANICE A BURNS
37 SHILOH DR
ROCHESTER, NH 03867
TAX MAP 216, LOT 28-100
S.C.R.D. BOOK 3307, PAGE 471

N/F VIRGINIA CHAPPELL REV TRUST
VIRGINIA CHAPPELL TRUSTEE
38 SHILOH DR
ROCHESTER, NH 03867
TAX MAP 216, LOT 28-101
S.C.R.D. BOOK 4800, PAGE 868

N/F WESSLER PROPERTIES LLC
20 FARMINGTON RD
ROCHESTER, NH 03867
TAX MAP 216, LOT 1
TAX MAP 221, LOT 182
S.C.R.D. BOOK 4009, PAGE 573
S.C.R.D. BOOK 4193, PAGE 444

N/F MICHAEL V & JEAN F BARZILLO
16 FARMINGTON RD
ROCHESTER, NH 03867
TAX MAP 221, LOT 180
S.C.R.D. BOOK 3431, PAGE 885

N/F SECKENDORF REAL ESTATE HOLDINGS LLC
11 FARMINGTON RD
ROCHESTER, NH 03867
TAX MAP 221, LOT 186
S.C.R.D. BOOK 3192, PAGE 036

N/F ROCHESTER MOTORSPORTS
23 FARMINGTON RD
ROCHESTER, NH 03867
TAX MAP 216, LOT 28
S.C.R.D. BOOK 3378, PAGE 464

ADDITIONS CONTINUED:

N/F EDWARD J & KATHLEEN N WILDETT
41 SHILOH DR
ROCHESTER, NH 03867
TAX MAP 216, LOT 28-102
S.C.R.D. BOOK 3491, PAGE 421

N/F LESLIE V & ANN M HESLER
45 SHILOH DR
ROCHESTER, NH 03867
TAX MAP 216, LOT 28-103
S.C.R.D. BOOK 4279, PAGE 064

N/F GOLONKA FAMILY TRUST
WILLIAM & JOANNE GOLONKA
48 SHILOH DR
ROCHESTER, NH 03867
TAX MAP 216, LOT 28-104
S.C.R.D. BOOK 3948, PAGE 424

N/F 10 FARMINGTON ROAD LLC
549 ROUTE 1 BYPASS
PORTSMOUTH, NH 03801
TAX MAP 221, LOT 160
S.C.R.D. BOOK 4173, PAGE 380

N/F JEAN W EDDERLY REV TRUST
JEAN W EDDERLY SALADINO TRUSTEE
2 FARMINGTON RD
ROCHESTER, NH 03867
TAX MAP 221, LOT 184
S.C.R.D. BOOK 3307, PAGE 1015

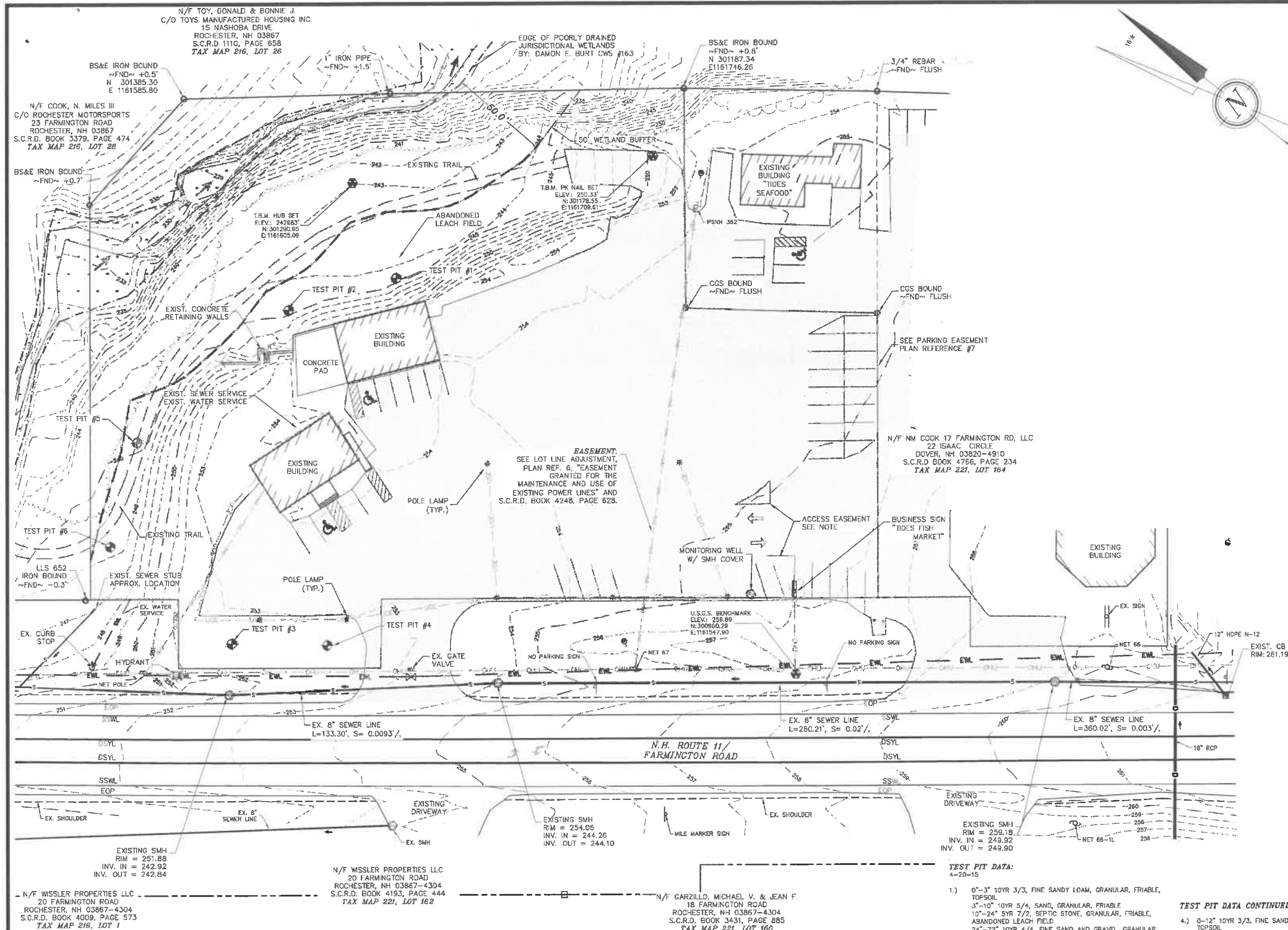


REVISION	DATE	DESCRIPTION
#5	9-27-21	BOUNDS SET PER FINAL NOD
#4	8-24-21	REVISED PER NHDOT COMMENT
#3	8-9-21	REVISED PER CONDITIONS OF APPROVAL
#2	8-5-21	REVISED PER NHDOT COMMENT
#1	4-15-21	UPDATE CROSS EASEMENTS

NEIGHBORHOOD PLAN
LAND OF: 21 FARMINGTON ROAD LLC
FOR: NM COOK DEVELOPMENT LLC
FARMINGTON ROAD
ROCHESTER, N.H.
TAX MAP 216, LOT 29

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: AS SHOWN
DATE: MARCH 23, 2021
FILE NO.: DB 2021 - 022

SHEET 1 OF 24



NOTES:

- 1.) OWNER: 21 FARMINGTON ROAD LLC
549 US HIGHWAY 1 BYP
PORTSMOUTH, NH 03801-4131
- 2.) TAX MAP 216, LOT 29
- 3.) LOT AREA: 93,832 Sq. Ft., 2.15 Ac.
- 4.) S.C.R.D. BOOK 4248, PAGE 628
- 5.) ZONING: GRD -GRANITE RIDGE DEVELOPMENT
SETBACKS:
FRONTAGE: 50 FEET, MINIMUM
MIN. LOT AREA: NO REGULATION
MAX. LOT COVERAGE: NO REGULATION
FRONT SETBACK: NO REGULATION
SIDE SETBACK: NO REGULATION
REAR SETBACK: NO REGULATION
MAXIMUM COVERAGE: NO REGULATION
PAVEMENT SETBACKS:
FRONT PAVEMENT: 10 FEET
SIDE PAVEMENT: 5 FEET
REAR PAVEMENT: 10 FEET
CONSERVATION OVERLAY DISTRICT
WETLAND BUFFER: 50 FEET
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017C0184D, DATED: MAY 17, 2005 & FEMA COMMUNITY# -330150, MAP# - 33017C0203D, DATED: MAY 17, 2005
- 7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NH GRID. (CITY OF ROCHESTER NH - CONTROL POINTS 240 & 241)
- 8.) SOIL: HINCKLEY LOAMY SAND, 3-8% SLOPE THROUGHOUT. SOURCE: USDA-NRCS WEB SOIL
- 9.) IMPERVIOUS COVER: 50,008 Sq. Ft., 1.15 Ac., 53.3%
- 10.) THIS IS A MULTI PAGE PLAN SET WITH ADDITIONAL ENGINEERING INFORMATION PROVIDED.
- 11.) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 216, LOT 29, AS OF THE DATE FIELD SURVEY IN THE FALL OF 2014 AND SUBSEQUENT SITE INSPECTIONS.
- 12.) THE BOUNDS SHOWN ON THIS PLAN ARE A RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN THE FALL OF 2014 UNDER NO SNOW CONDITIONS, WITH AN ERROR OF CLOSURE OF BETTER THAN 1 PART IN 10,000.

EXISTING LEGEND:

- IRON BOUND (FND)
- UTILITY POLE / GUY WIRE
- ⊕ SINGLE POST SIGN
- ⊕ CURB STOP
- ⊕ GATE VALVE
- ⊕ FIRE HYDRANT
- ⊕ CATCH BASIN
- ⊕ SEWER MANHOLE

- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING DRAIN LINE
- OVERHEAD UTILITIES
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- POORLY DRAINED WETLAND LINE
- EASEMENT LINE
- 50' WETLAND BUILDING SETBACK
- TBS TO BE SET
- FND FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

TEST PIT DATA:

- 1.) 0'-3" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, TOPSOIL
3'-10" 10YR 5/4, SAND, GRANULAR, FRIABLE
10'-24" 5YR 7/2, SEPTIC STONE, GRANULAR, FRIABLE, ABANDONED LEACH FIELD
24'-72" 10YR 4/4, FINE SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 9"
E.S.H.W.T. N/A
ROOTS TO 4"
TERMINATED @ 72", NO GROUNDWATER
- 2.) 0'-16" 10YR 5/4, SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 9"
16'-72" 10YR 6/4, SAND, GRANULAR, FRIABLE
E.S.H.W.T. N/A
TERMINATED @ 72", NO GROUNDWATER
- 3.) 0'-12" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, TOPSOIL
12'-36" 10YR 4/4, SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 12"
36'-72" 10YR 6/4, SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 12"
E.S.H.W.T. N/A
ROOTS TO 12"
TERMINATED @ 72", NO GROUNDWATER

TEST PIT DATA CONTINUED:

- 4.) 0'-12" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, TOPSOIL
12'-72" 7.5YR 5/5, SAND AND GRAVEL, GRANULAR, FRIABLE, TOPSOIL
E.S.H.W.T. N/A, ROOTS TO 12"
TERMINATED @ 72", NO GROUNDWATER
- 5.) 0'-12" 10YR 5/4, SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 9"
12'-72" 10YR 6/4, SAND, GRANULAR, FRIABLE
E.S.H.W.T. N/A
TERMINATED @ 72", NO GROUNDWATER
- 6.) 0'-16" 10YR 5/4, SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 9"
16'-72" 10YR 6/4, SAND, GRANULAR, FRIABLE
E.S.H.W.T. N/A
TERMINATED @ 72", NO GROUNDWATER

GRAPHIC SCALE

(IN FEET)
1 inch = 30. ft.

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

KENNETH A. BERRY L.L.S. 805 9-27-21 DATE

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

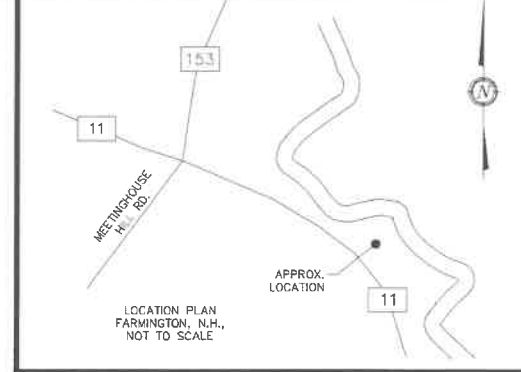
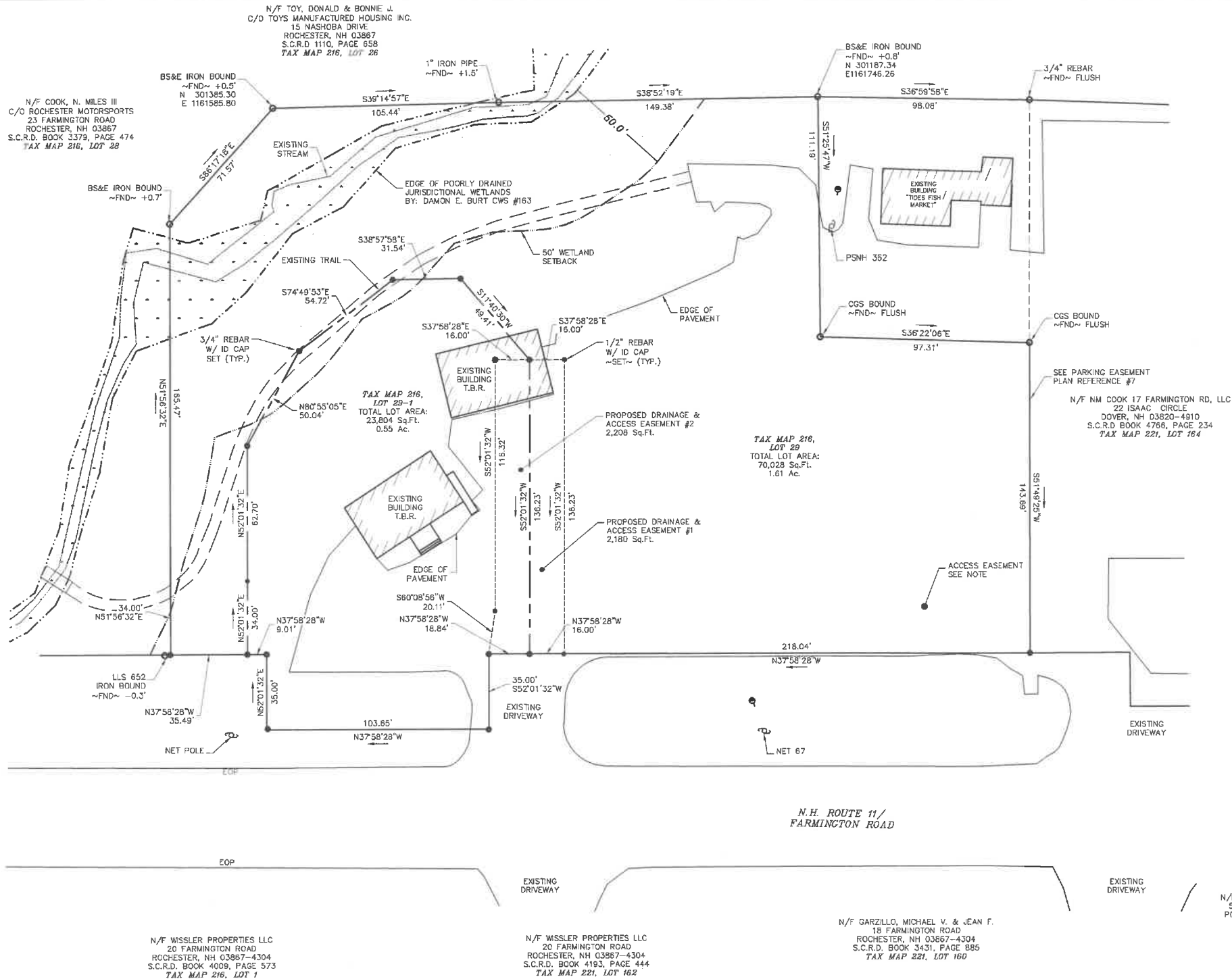
KENNETH A. BERRY L.L.S. 805 9-27-2021 DATE

BOUNDS SET PER FINAL NOD		REVISED PER NHDOT COMMENT		REVISED PER CONDITIONS OF APPROVAL		REVISED PER NHDOT COMMENT		UPDATE CROSS EASEMENTS	
9-27-21	#4	8-24-21	#3	8-9-21	#2	8-5-21	#1	4-15-21	#1
REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE

EXISTING CONDITIONS PLAN
LAND OF: 21 FARMINGTON ROAD LLC
FOR: NM COOK DEVELOPMENT LLC
FARMINGTON ROAD
ROCHESTER, N.H.
TAX MAP 216, Lot 29

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)352-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : MARCH 23, 2021
FILE NO. : DB 2021 - 022

SHEET 2 OF 24



NOTES:

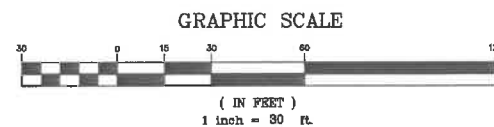
- 1) OWNER: 21 FARMINGTON ROAD LLC
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PORTSMOUTH, NH 03801-4131
- 2) TAX MAP 216, LOT 28
- 3) LOT AREA: 93,832 Sq. Ft., 2.15 Ac.
- 4) S.C.R.D. BOOK 4248, PAGE 628
- 5) ZONING: GRD - GRANITE RIDGE DEVELOPMENT
SETBACKS:
FRONTAGE: 50 FEET, MINIMUM
MIN. LOT AREA: NO REGULATION
MAX. LOT COVERAGE: NO REGULATION
FRONT SETBACK: NO REGULATION
SIDE SETBACK: NO REGULATION
REAR SETBACK: NO REGULATION
MAXIMUM COVERAGE: NO REGULATION
PAVEMENT SETBACKS:
FRONT PAVEMENT: 10 FEET
SIDE PAVEMENT: 5 FEET
REAR PAVEMENT: 10 FEET
CONSERVATION OVERLAY DISTRICT
WETLAND BUFFER: 50 FEET
- 6) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330150, MAP 33017C02040, DATED: MAY 17, 2005.
- 7) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS, HORIZONTAL DATUM BASED ON NAD83 STATE PLANE, COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
- 8) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FALL OF 2014, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- 9) THE INTENT OF THIS PLAN SET IS TO SUBDIVIDE TAX MAP 216, LOT 28 INTO 2 LOTS. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKERFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- 10) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.
- 11) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE SURFACE ARE AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTIONS AT NO EXPENSE TO THE CITY.
- 12) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 13) EXISTING BUILDINGS ON LOT 29 WILL BE DEMOLISHED PRIOR TO PLAN RECORDING.
- 14) SEE CORRESPONDING EASEMENT LANGUAGE IN REFERENCE TO PROPOSED EASEMENTS #1 & #2.

LEGEND:

- 3/4" REBAR W/ ID CAP ~SET~
1/2" EASEMENT BOUND ~SET~
IRON BOUND ~FND~
- UTILITY POLE
- PROPOSED BOUNDARY LINE
BUILDING SETBACK LINE
POORLY DRAINED WETLAND LINE
EASEMENT LINE
50' WETLAND BUILDING SETBACK
TO BE SET
FND
TYP
S.C.R.D.
T.B.R.
- TO BE REMOVED

EASEMENTS:

SEE LOT LINE ADJUSTMENT, PLAN REF. 6, "INCLUDES CROSS EASEMENTS FOR THE TWO SUBJECT LOTS FOR PARKING, ACCESS INTO THE SITE AND CIRCULATION THROUGH THE SITE, TO BE USED IN A REASONABLE AND IN THE CUSTOMARY FASHION OF SUCH EASEMENTS. IN THE EVENT THAT EITHER LOT IS REDEVELOPED SUCH THAT A CHANGE OR TERMINATION OF ONE OR MORE OF THE EASEMENTS IS IN ORDER, THE APPLICANT FOR SUCH REDEVELOPMENT MAY PROPOSE A CHANGE OR TERMINATION AS PART OF THE SITE PLAN APPLICATION, SUBJECT TO REASONABLE APPROVAL BY THE PLANNING BOARD." SEE ALSO S.C.R.D. BOOK 4248 PAGE 628 FOR INGRESS AND EGRESS ONLY BUT NOT FOR PARKING VEHICLES WITH REFERENCE TO S.C.R.D. BOOK 3973, PAGE 707.



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

I CERTIFY THAT THIS PLAN EXCEEDS THE
MINIMUM REQUIREMENT FOR ACCURACY AND
COMPLETENESS OF THE STATE OF N.H. AND
OF THE CITY OF ROCHESTER, N.H. - 1:10,000-
KENNETH A. BERRY L.L.S. BUS DATE 9-27-21

PLAN REFERENCES:

- 1.) "PROPOSED SITE REVIEW FOR MARC MOTORS, ROUTE 11, ROCHESTER, NH"
BY: BERRY SURVEYING & ENGINEERING
DATED: NOVEMBER 9, 1995
FILE #1995-53
- 2.) "PROPOSED RETAIL OUTLET RENE & WAYNE CARDINAL, ROUTE 11, ROCHESTER, NH"
BY: BERRY SURVEYING & ENGINEERING
DATED: APRIL 2, 1986
FILE #1986-52
- 3.) "LEON J. CARDINAL LOT, ROCHESTER, NH"
BY: NEW ENGLAND FORESTRY FOUNDATION
D.R. POPPEMA SURVEYOR
DATED: NOVEMBER 1972
ROCHESTER PLAN # 38 POCKET 6 FOLDER 3
- 4.) "PLAN OF LAND OF RICHARD L. COUSINEAU ROUTE 11, ROCHESTER, NH"
BY: BERRY CONST. CO.
DATED: FEBRUARY 5, 1975
FILE #1975-10E

PLAN REFERENCES CONTINUED:

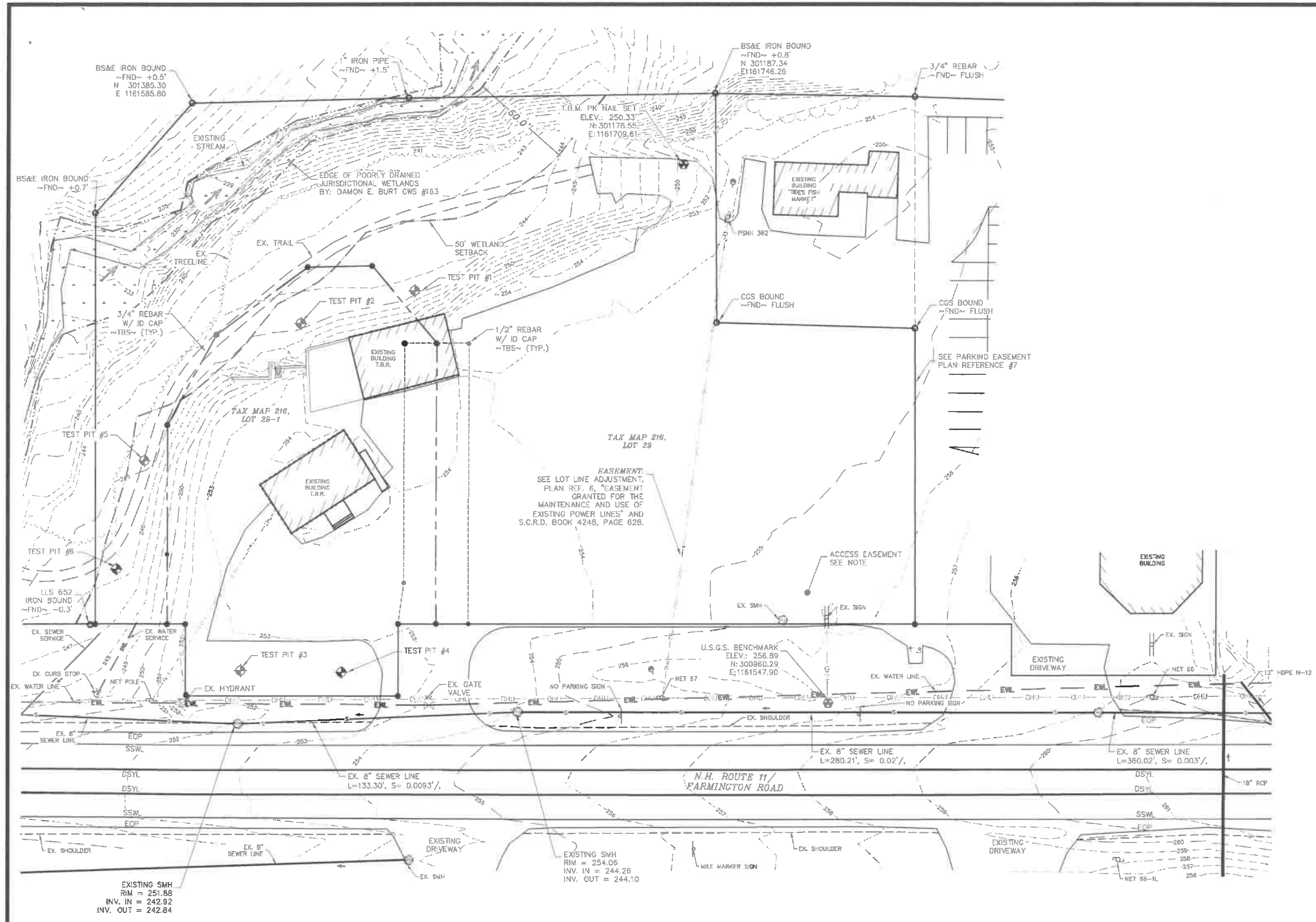
- 5.) "PROPOSED 2 BEDROOM RESIDENCE CARDINALS SEAFARER RESTAURANT, ROUTE 11, ROCHESTER, NH"
BY: BERRY SURVEYING & ENGINEERING
DATED: APRIL, 1986, FILE #1986-74
- 6.) "PROPOSED LOT LINE REVISION RENE CARDINAL & WAYNE CARDINAL, ROUTE 11, ROCHESTER, NH"
BY: BERRY SURVEYING & ENGINEERING
DATED: DECEMBER 6, 1986, S.C.R.D. PLAN # 30A-85
- 7.) "PROPOSED BOUNDARY LINE ADJUSTMENT FOR CARDINALS SEAFARER RESTAURANT INC. AND BGF-A LLC, ROCHESTER, NH"
TAX MAP 216, LOT 28 & TAX MAP 221, LOT 164"
BY: BERRY SURVEYING & ENGINEERING
DATED: DECEMBER 11, 2011
FILE #DB 2011-154, S.C.R.D. PLAN # 103-048
- 8.) NHDOT PLANS F 022-1(1), SHEET 19, 1958
NH ROUTE 11 - HENRY WILSON HIGHWAY
ON FILE AT NHDOT, HAZEN DRIVE, CONCORD, NH
- 9.) "EXISTING CONDITIONS PLAN, 21 FARMINGTON ROAD LLC, 21 FARMINGTON ROAD, ROCHESTER, NH"
BY: BERRY SURVEYING & ENGINEERING, FILE DB 2014-149

BOUNDS SET PER FINAL NOD		REVISED PER NHDOT COMMENT		REVISED PER CONDITIONS OF APPROVAL		REVISED PER NHDOT COMMENT		UPDATE CROSS EASEMENTS		DESCRIPTION	
9-27-21	#5	8-24-21	#4	8-9-21	#3	8-5-21	#2	1-15-21	#1	REVISION	DATE

SUBDIVISION PLAN
LAND OF: 21 FARMINGTON ROAD LLC
FOR: NM COOK DEVELOPMENT LLC
FARMINGTON ROAD
ROCHESTER, N.H.
TAX MAP 216, LOT 29

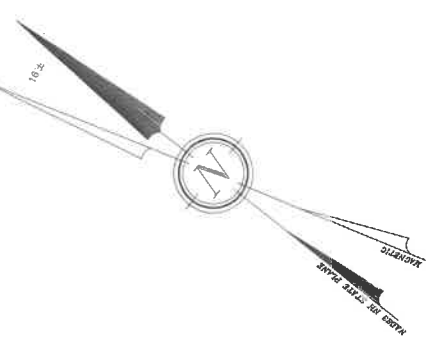
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 30 FT.
DATE: MARCH 23, 2021
FILE NO.: DB 2021 - 022





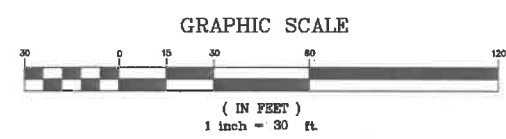
TEST PIT DATA:
4-20-15

- | | |
|---|--|
| 1.) 0'-3" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, TOPSOIL
3'-10" 10YR 5/4, SAND, GRANULAR, FRIABLE
10'-24" 5YR 7/2, SEPTIC STONE, GRANULAR, FRIABLE, ABANDONED LEACH FIELD
24'-72" 10YR 4/4, FINE SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 9"
E.S.H.W.T. N/A
ROOTS TO 4"
TERMINATED @ 72"
NO GROUNDWATER | 4.) 0'-12" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, TOPSOIL
12'-72" 7.5YR 5/6, SAND AND GRAVEL, GRANULAR, FRIABLE, TOPSOIL
E.S.H.W.T. N/A, ROOTS TO 12"
TERMINATED @ 72", NO GROUNDWATER |
| 2.) 0'-16" 10YR 5/4, SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 9"
16'-72" 10YR 6/4, SAND, GRANULAR, FRIABLE
E.S.H.W.T. N/A
TERMINATED @ 72"
NO GROUNDWATER | 5.) 0'-12" 10YR 5/4, SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 9"
12'-72" 10YR 6/4, SAND, GRANULAR, FRIABLE
E.S.H.W.T. N/A
TERMINATED @ 72"
NO GROUNDWATER |
| 3.) 0'-12" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, TOPSOIL
12'-36" 10YR 4/4, SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 12"
36'-72" 10YR 6/4, SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 12"
E.S.H.W.T. N/A
ROOTS TO 12"
TERMINATED @ 72", NO GROUNDWATER | 6.) 0'-18" 10YR 5/4, SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 9"
18'-72" 10YR 6/4, SAND, GRANULAR, FRIABLE
E.S.H.W.T. N/A
TERMINATED @ 72"
NO GROUNDWATER |



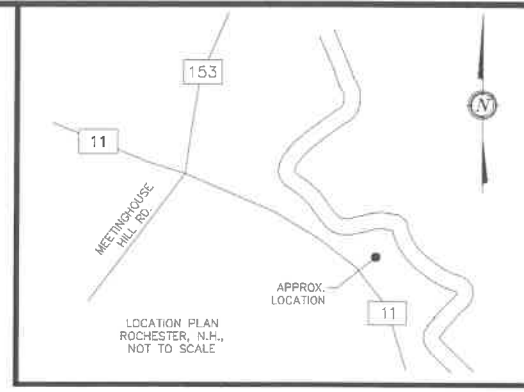
DAMON E. BURT
CWS #163

THE WETLAND DELINEATION WAS COMPLETED FALL 2014 AND WINTER OR 2021 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY: DAMON E. BURT, CWS #163, FRAGILE ROCK ENVIRONMENTAL SERVICES



FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE :

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000-
9-27-21
KENNETH A. BERRY E.L.S. 605 DATE



- NOTES:**
- 1.) OWNER: 21 FARMINGTON ROAD LLC
549 US HIGHWAY 1 BYP
PORTSMOUTH, NH 03801-4131
APPLICANT: NM COOK DEVELOPMENT, LLC
22 ISAAC LUCAS CIRCLE
DOVER, NH 03820
 - 2.) TAX MAP 216, LOT 29
 - 3.) LOT AREA: 93,832 Sq. Ft., 2.15 Ac.
 - 4.) S.C.R.D. BOOK 4248, PAGE 628
 - 5.) ZONING: GRD - GRANITE RIDGE DEVELOPMENT
SETBACKS:
FRONTAGE: 50 FEET, MINIMUM
MIN. LOT AREA: NO REGULATION
MAX. LOT COVERAGE: NO REGULATION
FRONT SETBACK: NO REGULATION
SIDE SETBACK: NO REGULATION
REAR SETBACK: NO REGULATION
MAXIMUM COVERAGE: NO REGULATION
PAVEMENT SETBACKS:
FRONT PAVEMENT: 10 FEET
SIDE PAVEMENT: 5 FEET
REAR PAVEMENT: 10 FEET
CONSERVATION OVERLAY DISTRICT
WETLAND BUFFER: 50 FEET
 - 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330150, MAP 33017C02040, DATED: MAY 17, 2005.
 - 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
 - 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FALL OF 2014, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
 - 9.) THE INTENT OF THIS PLAN SET IS TO SUBDIVIDE TAX MAP 216, LOT 29 INTO 2 LOTS. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
 - 10.) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.
 - 11.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE SURFACE AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTIONS AT NO EXPENSE TO THE CITY.
 - 12.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.

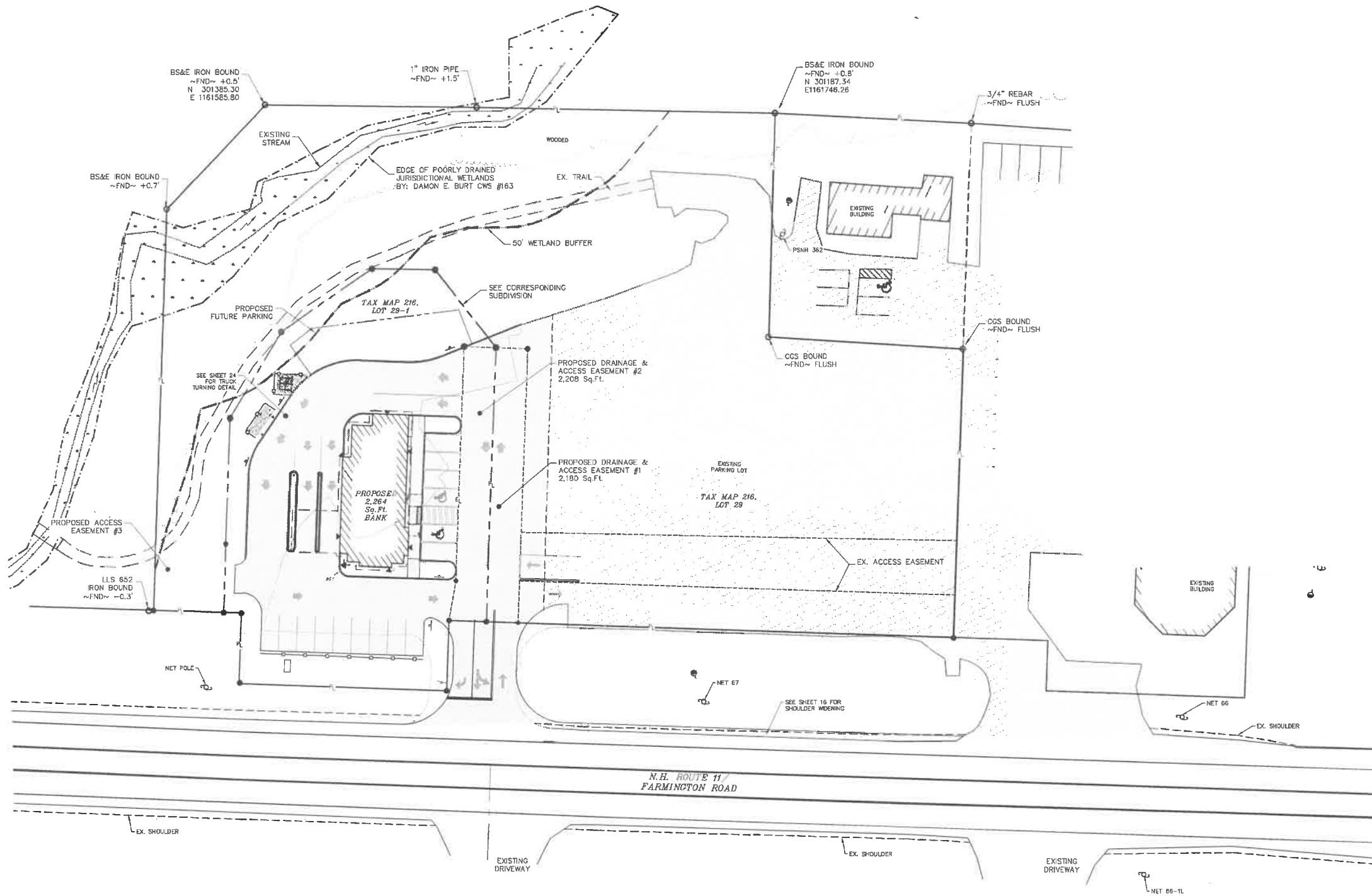
EXISTING LEGEND:

- | | |
|--|---|
| | IRON BOUND (FND) |
| | UTILITY POLE / GUY WIRE |
| | SINGLE POST SIGN |
| | CURB STOP |
| | GATE VALVE |
| | FIRE HYDRANT |
| | CATCH BASIN |
| | SEWER MANHOLE |
| | EXISTING WATER LINE |
| | EXISTING SEWER LINE |
| | EXISTING DRAIN LINE |
| | OVERHEAD UTILITIES |
| | EXISTING CONTOUR MINOR |
| | EXISTING CONTOUR MAJOR |
| | PROPOSED BOUNDARY LINE |
| | BUILDING SETBACK LINE |
| | POORLY DRAINED WETLAND LINE |
| | EASEMENT LINE |
| | 50' WETLAND BUILDING SETBACK |
| | TBS TO BE SET |
| | FND FOUND |
| | TYP TYPICAL |
| | S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS |
| | T.B.R. TO BE REMOVED |

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : MARCH 23, 2021
FILE NO. : DB 2021 - 022

TEST PIT DATA
KENNETH A. BERRY
E.L.S. 605

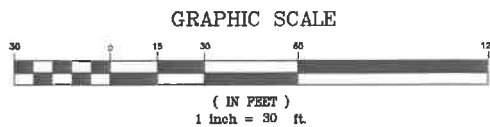
SHEET 4 OF 24



PARKING REQUIREMENTS:
SECTION 10 - PARKING AND CIRCULATION
(RETAIL, OFFICE, RESTAURANT OR SERVICE USES
(((3 SPACES PER 1,000 GSF.
((((2,264 SF / 1000 GSF) X 3 SPACES = 6.8 SPACES

REQUIRED = 7 SPACES
PROPOSED = 15 SPACES (TENET REQUIREMENT)

SNOW STORAGE:
(STORAGE CALCULATION (6:1 RATIO USED)
((PAVED AREA = 12,714 Sq.Ft. / 6,000 = 2,119
Sq.Ft.



WAIVER REQUEST:
25% OF LOT BE LEFT IN A NATURAL STATE
ARTICLE III SECTION 5.B.12: APPROVED

STANDARD SITE PLAN NOTES:

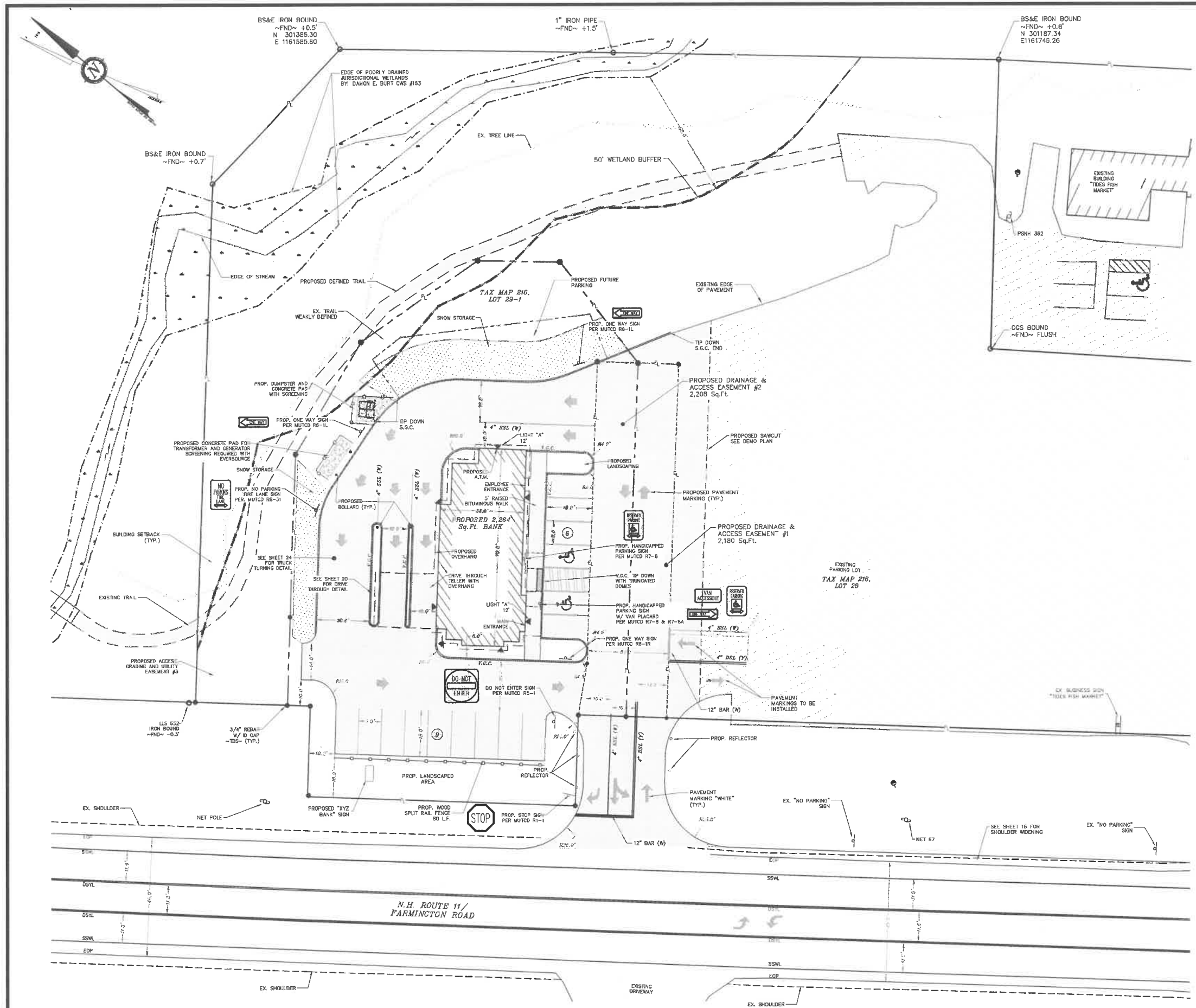
- 1.) OWNER: 21 FARMINGTON ROAD LLC
549 US HIGHWAY 1 BYP
PORTSMOUTH, NH 03801-4131
- 2.) TAX MAP 216, LOT 29
- 3.) LOT AREA: 93,832 Sq. Ft., 2.15 Ac.
- 4.) S.C.R.D. BOOK 4248, PAGE 628
- 5.) ZONING: GRD - GRANITE RIDGE DEVELOPMENT
SETBACKS:
FRONTAGE: 50 FEET, MINIMUM
MIN. LOT AREA: NO REGULATION
MAX. LOT COVERAGE: NO REGULATION
FRONT SETBACK: NO REGULATION
SIDE SETBACK: NO REGULATION
REAR SETBACK: NO REGULATION
MAXIMUM COVERAGE: NO REGULATION
PAVEMENT SETBACKS:
FRONT PAVEMENT: 10 FEET
SIDE PAVEMENT: 5 FEET
REAR PAVEMENT: 10 FEET
CONSERVATION OVERLAY DISTRICT
WETLAND BUFFER: 50 FEET
- 6.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT ONE REQUIRED DROP POLE.
- 7.) THE SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND MUNICIPAL SEWER.
- 8.) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF UME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- 9.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
- 10.) A LETTER OF CREDIT FOR 10% OF THE TOTAL COST OF CONSTRUCTION OF TO BE DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. COORDINATE WITH THE CITY OF ROCHESTER DEPARTMENT OF PLANNING & DEPARTMENT OF PUBLIC WORKS.
- 11.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR, AND THE TECHNICAL STAFF SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- 12.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE ASSESSING DEPARTMENT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 13.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED 2016. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF ROCHESTER POLICES AND PRACTICES.
- 14.) CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233).
- 15.) CONTRACTOR TO CONTACT ROCHESTER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS AS MAY BE REQUIRED.
- 16.) CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (603) 436-7708. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.
- 17.) CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS AND CABLE INSTALLATIONS WITH CONSOLIDATED COMMUNICATIONS, COMCAST, OR ATLANTIC BROADBAND.
- 18.) ALL UNPAVED DISTURBED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.
- 19.) THE SITE WORK HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAY 8AM-6PM WITH NO SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR.
- 20.) FROM GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.
- 21.) THIS SITE DESIGN HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE ACCESSIBILITY REGULATIONS IN ACCORDANCE WITH NH RSA 11-A:5.
- 22.) WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- 23.) FOR MORE INFORMATION ABOUT THIS SITE PLAN PLEASE CONTACT THE CITY OF ROCHESTER PLANNING OFFICE AT 603-335-1338.
- 24.) BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.
- 25.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
NHDOT DRIVEWAY PERMIT: PENDING
- 26.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNTIL ALL REQUIRED PERMITS ARE OBTAINED AND PLANS ARE STAMPED FOR CONSTRUCTION.
- 27.) MECHANICALS ARE TO BE PLACED ON THE ROOF OF THE STRUCTURE. MECHANICALS SHALL BE SCREENED IN ACCORDANCE WITH SITE PLAN REGULATION SECTION 7.E.2.A.
- 28.) AS BUILT PLANS OF SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN A PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ERSI FORMAT TO THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
- 29.) IMPERVIOUS COVERAGE LOT 29:
EXISTING BUILDING IMPERVIOUS: 3,021 Sq. Ft. (3.2%)
EXISTING PAVED IMPERVIOUS: 46,477 Sq. Ft. (49.5%)
EXISTING TOTAL IMPERVIOUS: 49,498 Sq. Ft. (52.8%)
PROPOSED BUILDING IMPERVIOUS: 0 Sq. Ft. (0%)
PROPOSED PAVED IMPERVIOUS: 38,628 Sq. Ft. (41.2%)
PROPOSED TOTAL IMPERVIOUS: 38,628 Sq. Ft. (41.2%)
IMPERVIOUS COVERAGE LOT 29-1:
EXISTING BUILDING IMPERVIOUS: 0 Sq. Ft. (0%)
EXISTING PAVED IMPERVIOUS: 0 Sq. Ft. (0%)
EXISTING TOTAL IMPERVIOUS: 0 Sq. Ft. (0%)
PROPOSED BUILDING IMPERVIOUS: 2,264 Sq. Ft. (9.6%)
PROPOSED PAVED IMPERVIOUS: 12,714 Sq. Ft. (53.2%)
PROPOSED TOTAL IMPERVIOUS: 14,978 Sq. Ft. (63.2%)
- 30.) BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.
- 31.) THE LIMITS OF CONSTRUCTION DISTURBANCE AND TREE CLEARING LIMITS ARE TO BE MARKED OUT AND APPROVED BY THE CITY PRIOR TO WORK.
- 32.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNTIL ALL REQUIRED PERMITS ARE OBTAINED AND PLANS ARE STAMPED FOR CONSTRUCTION.
- 33.) THE INTENT OF THIS PLAN IS TO SHOW THE OVERVIEW SITE PLAN IN RELATION TO THE ADJUTING LOTS.
- 34.) PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE FLOW CALCULATIONS AND SCHEMATICS TO DPW FOR REVIEW OF FINAL DOMESTIC AND FIRE WATER SERVICE SIZE AND CONFIGURATION, INCLUDING PROPOSED BACKFLOW PREVENTION DEVICES AND METERS. ALL COMMERCIAL AND INDUSTRIAL USES REQUIRE A TESTABLE BACKFLOW DEVICE REGISTERED WITH THE WATER UTILITY BILLING OFFICE. DPW WILL NOT SIGN OFF ON BUILDING PERMIT UNTIL BACKFLOW AND METERING REQUIREMENTS ARE SATISFIED. HAZARD CLASS AND METER TYPE ARE DETERMINED BY DPW.
- 35.) LIGHTS AND CAMERAS ARE TO BE INSTALLED SO THAT THE PROPOSED ATM IS FULLY ILLUMINATED AND PROTECTED.

BOUNDS SET PER FINAL NOD		REVISION	DATE	DESCRIPTION
REVISED PER NHDOT COMMENT				
REVISED PER CONDITIONS OF APPROVAL				
REVISED PER NHDOT COMMENT				
9-27-21	#5			
8-24-21	#4			
8-9-21	#3			
8-5-21	#2			
4-15-21	#1			

OVERVIEW SITE PLAN
LAND OF: 21 FARMINGTON ROAD LLC
FOR: NW COOK DEVELOPMENT LLC
FARMINGTON ROAD
ROCHESTER, N.H.
TAX MAP 216, LOT 29

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : MARCH 23, 2021
FILE NO. : DB 2021 - 022

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE 12/31/2024



- STANDARD SITE PLAN NOTES:
- 1.) OWNER: 21 FARMINGTON ROAD LLC
549 US HIGHWAY 1 BYP
PORTSMOUTH, NH 03801-4131
 - 2.) TAX MAP 216, LOT 29
 - 3.) LOT AREA: 93,832 Sq. Ft., 2.15 Ac.
 - 4.) S.C.R.D. BOOK 4248, PAGE 628
 - 5.) THE INTENT OF THIS PLAN IS TO SHOW THE DETAILED SITE PLAN DESIGN.
 - 6.) SEE SHEET 6 FOR ALL OTHER STANDARD SITE PLAN NOTES.

REVISION	DATE	DESCRIPTION
#5	9-27-21	BOUNDS SET PER FINAL NOD
#4	8-24-21	REVISED PER NHDOT COMMENT
#3	8-9-21	REVISED PER CONDITIONS OF APPROVAL
#2	8-5-21	REVISED PER NHDOT COMMENT
#1	4-15-21	UPDATE CROSS EASEMENTS

SITE PLAN
LAND OF: 21 FARMINGTON ROAD LLC
FOR: NM COOK DEVELOPMENT LLC
FARMINGTON ROAD
ROCHESTER, N.H.
TAX MAP 216, LOT 29

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD

BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.

DATE : MARCH 23, 2021

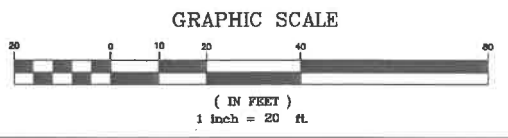
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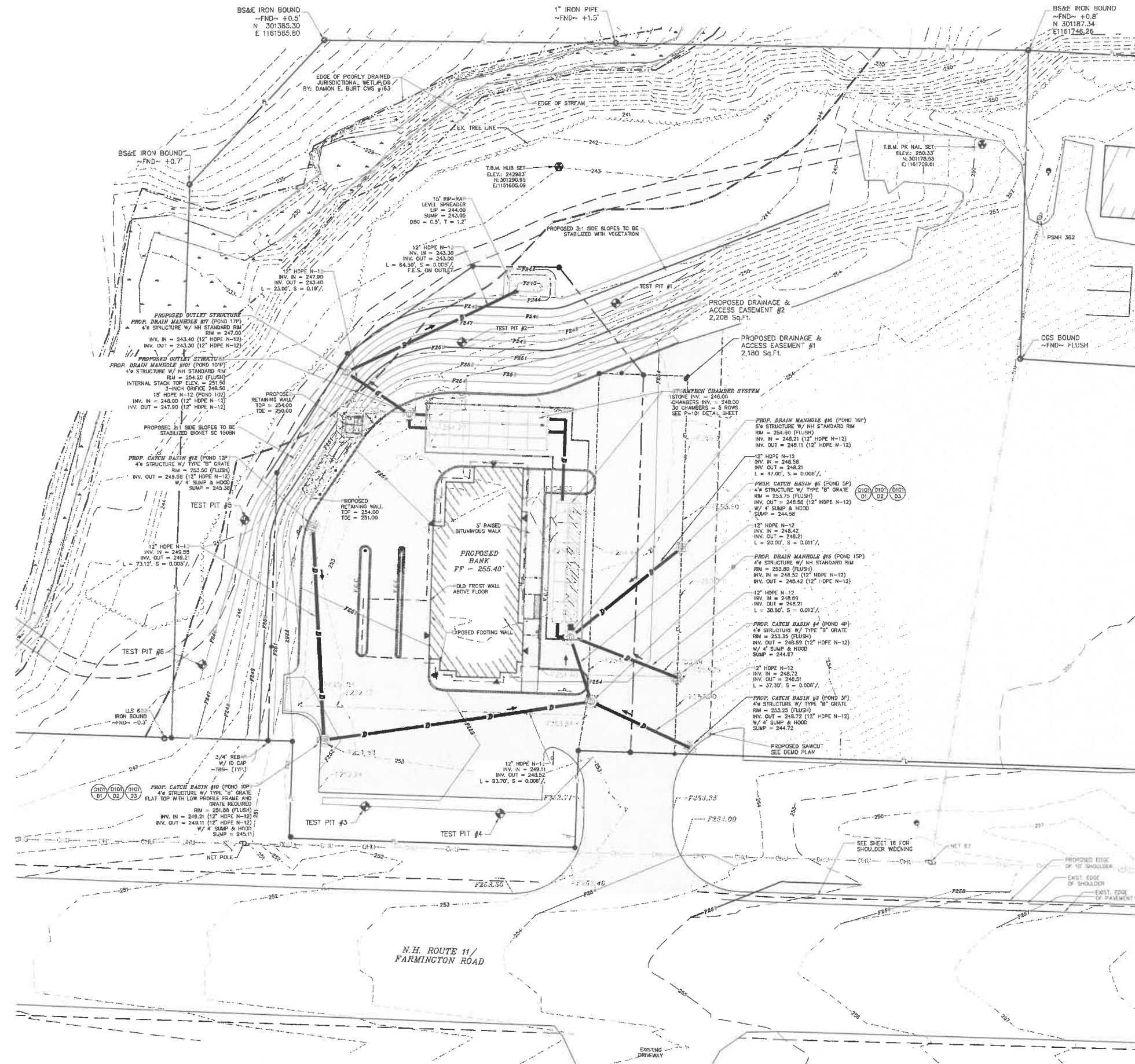
STATE OF NEW HAMPSHIRE

KENNETH A. BERRY

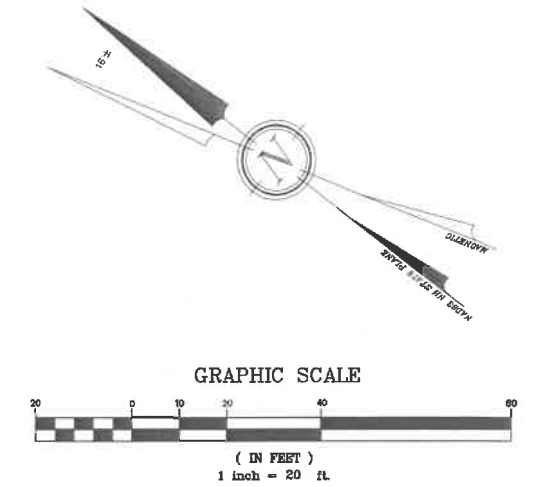
PROFESSIONAL ENGINEER

SHEET 7 OF 24





- NOTES:**
- OWNER: 21 FARMINGTON ROAD LLC
549 US HIGHWAY 1 BYP
PORTSMOUTH, NH 03801-4131
 - APPLICANT: NM COOK DEVELOPMENT, LLC
22 ISAAC LUCAS CIRCLE
DOVER, NH 03820
 - TAX MAP 216, LOT 29
 - LOT AREA: 93,832 Sq. Ft., 2.15 Ac.
 - S.C.R.D. BOOK 4248, PAGE 628
 - I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330150, MAP# - 33017C0184D, DATED: MAY 17, 2005 & FEMA COMMUNITY# - 330150, MAP# - 33017C0203D, DATED: MAY 17, 2005
 - VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NH GRID. (CITY OF ROCHESTER NH - CONTROL POINTS 240 & 241)
 - SOIL: MIDDLE LOAMY SAND, 3-8% SLOPE THROUGHOUT
SOURCE: USDA-NRCS WEBSOIL
 - PLAN INTENT: TO DEMONSTRATE THE PROPOSED GRADING AND DRAINAGE INFRASTRUCTURE.
 - SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
 - TWO ON SITE BENCHMARKS ARE PROVIDED. BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
 - EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
 - SEE UTILITY PLANS FOR DETAILS ON THE PROPOSED SEWER, WATER, AND UNDERGROUND ELECTRIC LINES SHOWN.
 - EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.
 - CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION.
 - THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION.
 - WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
 - THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
 - AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. DISTURBANCE OUTSIDE AREAS SHOWN TO BE APPROVED BY DESIGN ENGINEER.
 - THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R)
 - ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH (T) SHALL BE THERMOPLASTIC.
 - ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
 - UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS.
 - ALL CATCH BASINS AND DRAIN MANHOLES ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS. CATCH BASINS ARE TO HAVE NHDOT TYPE "B" GRATES AND DRAIN MANHOLES ARE TO HAVE NH STANDARD COVERS.
 - SEE DETAILS CONCERNING SITE LAYOUT, UTILITY, AND SEDIMENT AND EROSION CONTROLS.
 - ALL DRAINAGE PIPE IS TO BE HOPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED, RECYCLED PIPE IS APPROVED FOR PROJECT SITE. RECYCLED HOPE PIPE "GREEN PIPE" IS ACCEPTABLE FOR THIS PROJECT SITE.
 - ALL CATCH BASINS SHALL BE PRE-CAST H-20 LOADING AND SHALL BE EQUIPPED WITH DEEP SUMPS (4' MIN.) AND HOODS (SEE DETAILS) HOODS ARE TO BE "THE ELIMINATOR" BY KLEANSTREAM. RIMS ARE TO BE NHDOT TYPE "B" STYLE AND SHALL BE SET FLUSH WITH FINISH GRADE. UNLESS OTHERWISE INSTRUCTED DURING CONSTRUCTION BY ROCHESTER DPW, RIMS ABOVE FINISH GRADE WILL BE NOT BE ACCEPTED. ALL RIMS, GRATES AND COVERS ARE TO BE U.S.A. MADE. HOODS ARE TO BE INSTALLED IMMEDIATELY AFTER BASIN CONSTRUCTION.
 - THIS SITE PLAN PROPOSES 38,000 Sq.Ft. OF DISTURBANCE.
 - ROOF DRAINS TO TIE INTO DMH #15 OR #16.
 - FUTURE PARKING LOCATION PROVIDED ON THE SITE PLAN, IF FUTURE PARKING IS TO BE CONSTRUCTED, FILL AND A RETAINING WALL WILL BE REQUIRED. PARKING AREA SHALL BE CONSTRUCTED SO THAT RUNOFF FLOWS TOWARDS THE BANK AND INTO THE PROPOSED CATCH BASINS AS IS THE DESIGN INTENT.



#5	9-27-21	BOUNDS SET PER FINAL NOD
#4	8-24-21	REVISED PER NHDOT COMMENT
#3	8-9-21	REVISED PER CONDITIONS OF APPROVAL
#2	8-5-21	REVISED PER NHDOT COMMENT
#1	4-15-21	UPDATE CROSS EASEMENTS
REVISION	DATE	DESCRIPTION

GRADING & DRAINAGE PLAN
LAND OF: 21 FARMINGTON ROAD LLC
FOR: NM COOK DEVELOPMENT LLC
FARMINGTON ROAD
ROCHESTER, N.H.
TAX MAP 216, LOT 29

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: MARCH 23, 2021
FILE NO.: DB 2021 - 022

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2024

SHEET 8 OF 24



NOTES:

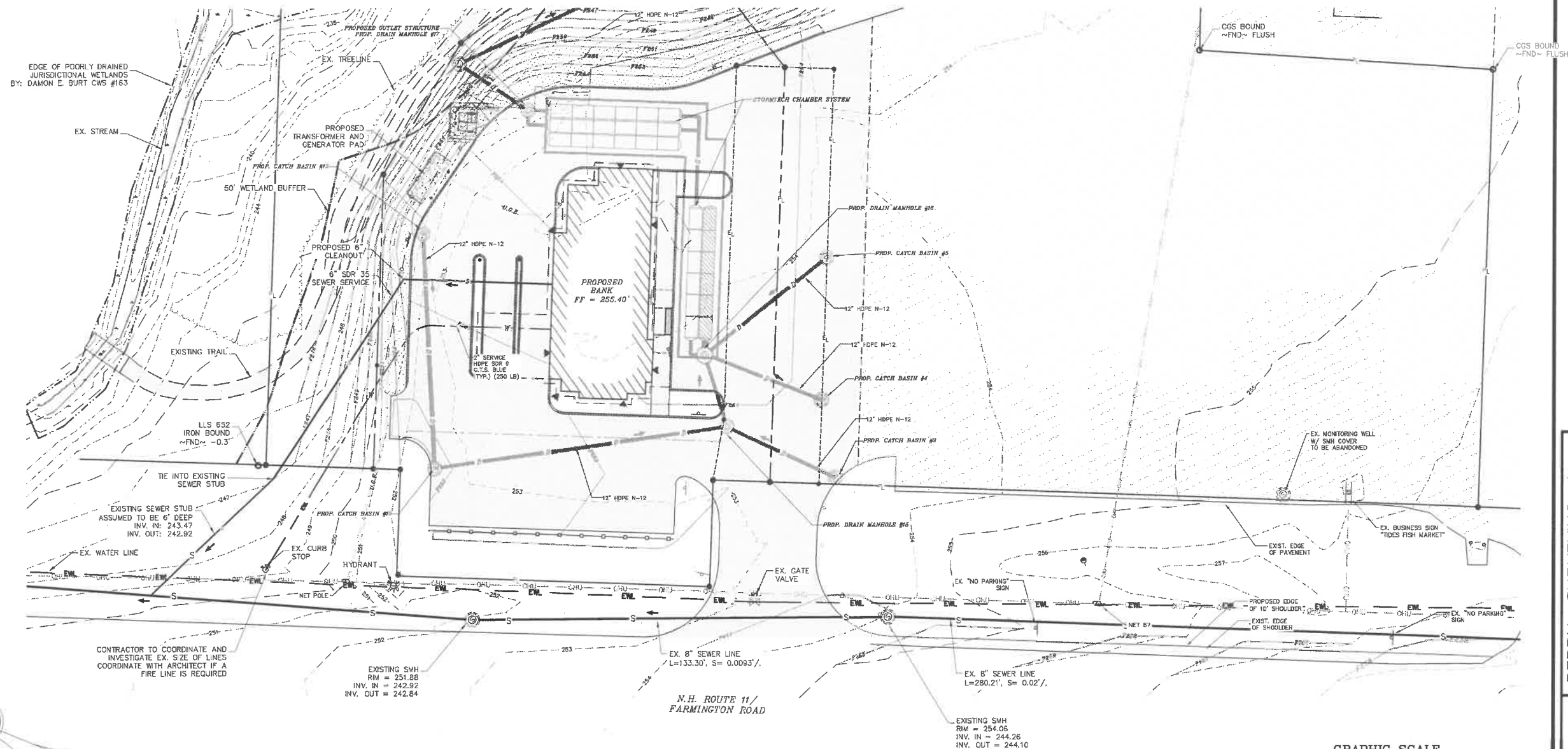
- *1.) OWNER: 21 FARMINGTON ROAD LLC
545 US HIGHWAY 1 BYP
PORTSMOUTH, NH 03801-4131
- APPLICANT: NM COOK DEVELOPMENT, LLC
22 ISAAC LUCAS CIRCLE
DOVER, NH 03820
- 2.) TAX MAP 216, LOT 29
- 3.) LOT AREA: 93,832 Sq. Ft., 2.15 Ac.
- 4.) S.C.R.D. BOOK 4248, PAGE 628
- 5.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED UTILITY DESIGN.
- 6.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
- 7.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 8.) PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES, TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL MEETING THE ENGINEER'S SPECIFIC RECOMMENDED CRITERIA.

NOTES CONTINUED:

- 9.) IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER (NOT ALLOWED IN CITY R.O.W.), EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- 10.) PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
- 11.) FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ROCHESTER DPW.
- 12.) CONTRACTOR TO CONTACT ROCHESTER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS.
- 13.) ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF ROCHESTER STANDARDS. ALL HIGHWAY CONSTRUCTION WILL MEET THE CITY OF ROCHESTER STANDARDS.
- 14.) CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (800) 662-7764. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.
- 15.) CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (803) 427-5525

NOTES CONTINUED:

- 16.) CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH COMCAST.
- 17.) CONTRACTOR SHALL COORDINATE ALL GAS INSTALLATIONS WITH UNIL.
- 18.) ALL WATER SERVICES ARE TO BE WITNESSED WITH A 2"x4" PAINTED BLUE. ALL SEWER SERVICES ARE TO BE WITNESSED WITH A 2"x4" PAINTED YELLOW, IS STUBBED PRIOR TO BUILDING CONSTRUCTION.
- 19.) CURB BOXES SHOULD BE PLACED IN THE LAWN AREA, OR IF PLACED IN PAVEMENT, A ROAD BOX IS REQUIRED.
- 20.) SEE EXISTING CONDITIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUMS BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
- 21.) ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & ROCHESTER DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05 (c)-(e) FOR SDR 35 GRAVITY SEWER PIPE, CONFORM WITH ENV-WQ 704.08 FOR SDR 21 / 11 FORCE MAIN PRESSURE PIPE, AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121. THE FORCE MAIN SHALL BE TESTED IN ACCORDANCE WITH ENV-WQ 704.09.
- 22.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 23.) CONTRACTOR TO TRANSFER TEMPORARY BENCHMARK TO A SUITABLE BENCHMARK TO CONTROL CONSTRUCTION. ANY ELEVATION DISCREPANCIES ARE TO BE REPORTED TO THE THE DESIGN ENGINEER IMMEDIATELY.



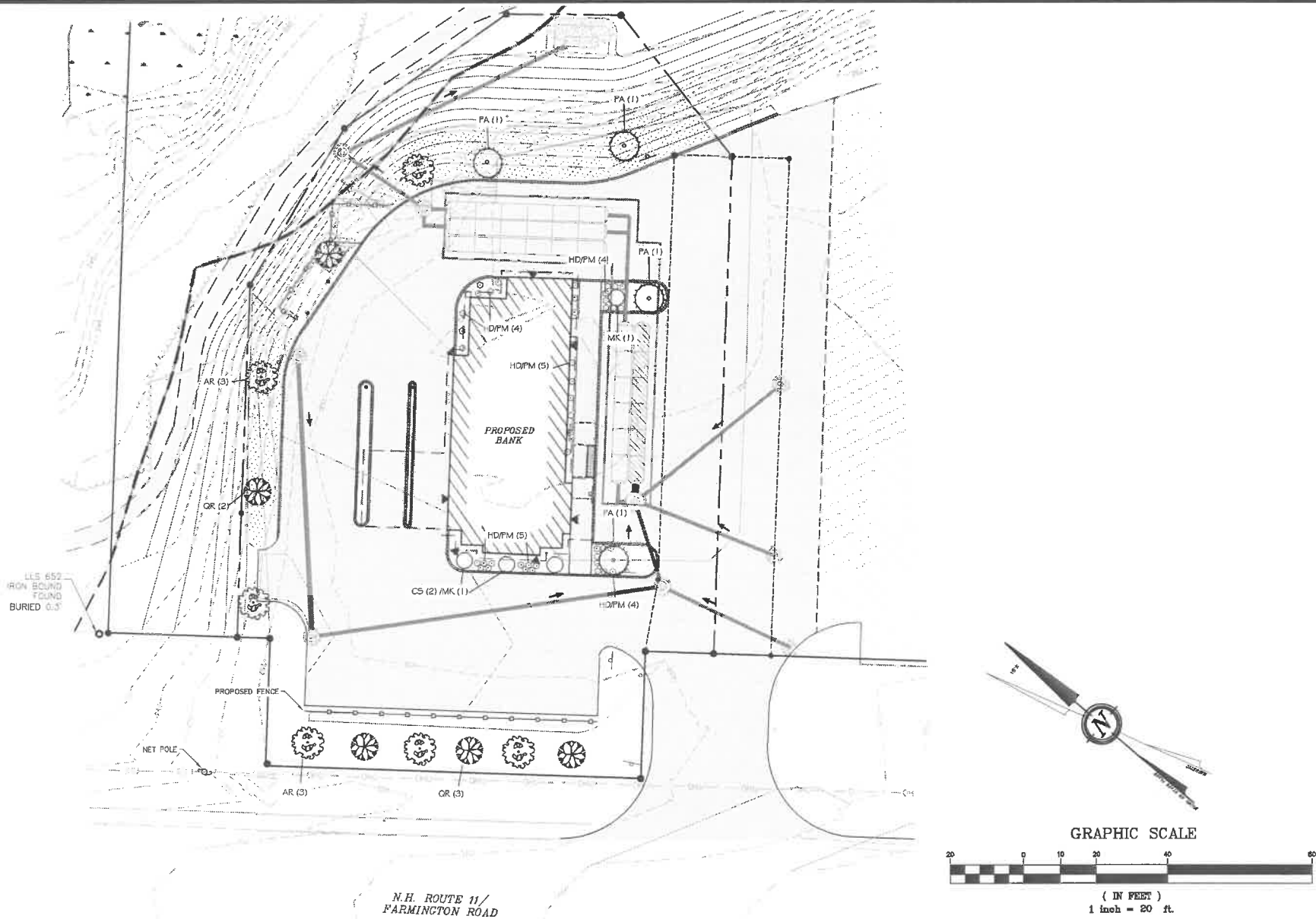
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UTILITY PLAN
LAND OF: 21 FARMINGTON ROAD LLC
FOR: NM COOK DEVELOPMENT LLC
FARMINGTON ROAD
ROCHESTER, N.H.
TAX MAP 216, Lot 29

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : MARCH 23, 2021
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STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 192713
PROFESSIONAL ENGINEER

SHEET 11 OF 24



NOTES:

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

N.H. ROUTE 11/
FARMINGTON ROAD

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

21. PLANT-PIT BACK-FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.
22. ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED OR SOO AS INDICATED ON PLANS.
23. TOPSOIL WILL BE TESTED FOR FERTILIZATION REQUIREMENTS, AND SLOW RELEASE ENVIRONMENTALLY FRIENDLY FERTILIZER WILL BE APPLIED AT THE RECOMMENDED RATES.
24. ALL DISTURBED WETLAND BUFFER AREAS, EXCEPT FOR AREAS THAT ARE PART OF THE DRAINAGE SYSTEM, ARE TO BE RESEEDED WITH A CONSERVATION SEED MIX AND ONLY MOWED TWICE PER YEAR.
25. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.
26. 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.
27. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NO LESS THAN ONE FULL YEAR FROM THE TIME OF INSTALLATION. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE OWNER IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.
28. BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, THAT HAS LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESS PRUNING OR INADEQUATE OR IMPROPER CARE, OR IS, IN THE OPINION OF THE OWNER, IN UNHEALTHY OR UNSIGHTLY CONDITION.
29. THE CONTRACTOR IS TO USE TEMPORARY MEASURES FOR WATERING PLANTS DURING THE ESTABLISHMENT PERIOD. INCLUDING CONNECTING TEMPORARY HOSES TO THE STRUCTURE WATER SUPPLY LINE AND UTILIZING SPRINKLERS UNTIL 85% GROWTH OCCURS.
30. A MULCH BED IS TO BE INSTALLED IN A 6' RADIUS AROUND THE PROPOSED TREE. THE REMAINING AREA IS TO BE LOAMED AND SEEDED.
31. TREES ARE TO BE 6' TALL AT PLANTING.
32. ALL UNPAVED AREAS SHALL BE LOAMED AND SEEDED.

PLANTING NOTES:

1. CONTRACTOR SHALL OBTAIN APPROVAL FROM L.A. PRIOR TO PURCHASING &/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
2. CONTRACTOR SHALL ACCESS ALL OF AS INDICATED BY L.A. CONTRACTOR IS RESPONSIBLE FOR RECONSTRUCTION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS. AT NO ADDITIONAL COST TO THE OWNER.
3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY L.A. ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
4. CONTRACTOR TO REMOVE ALL EXCESS MATERIALS BY PLANT INSTALLATION. DEBRIS TO BE REMOVED IN A LEGAL MANNER.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD HEALTH & FORTHWITHING. GUARANTEE PERIOD YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY L.A. CONTRACTOR SHALL REPLACE WITHOUT LIMIT TO OWNER AND AS SOON AS WEATHER CONDITIONS PERMIT. ALL DEAD AND NON-FUNCTIONING PLANTS AS DETERMINED BY THE L.A. REPLACEMENT PLANTS SHALL BE GUARANTEED IDENTICAL TO ORIGINAL PLANTS. ONE PERIOD COMMENSAL FROM DATE OF REPLACEMENT PLANTING APPROVAL BY L.A.
6. ALL BEDS TO BE MULCHED WITH 2" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.

TEMPORARY WATERING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR WHICH CURE ALL PLANT MATERIAL HAS ADEQUATE WATER DURING THE ESTABLISHMENT PERIOD.
2. THE USE OF GATOR BAGS, SOAKER HOSE, HAND WATERING AND OTHER TECHNIQUES SHOULD BE USED TO ASSURE PROPER HYDRATION OF THE PLANTINGS IS MAINTAINED.
3. TEMPORARY IRRIGATION SYSTEMS CAN BE SET UP TO ASSIST IN WATERING ACTIVITIES.

PLANTING SCHEDULE
21 Farmington Road
Botanical Name / Common Name

Trees	Size	Qty	Label
Plantanus acerifolia/London Planetree	3" Cal.	4	PA
Acer Rubrum / Red maple	3" Cal.	6	AR
Quercus rubra / Red Oak	3" Cal.	5	QR
Shrubs			
Syringa pubescens / Miss Kim Lilac	#3 3'-4'	2	MK
Cornus sanguina 'Winter Flame' / Winter Flame Dogwood	2-3' B&B	2	CS
Perennials			
Hemerocallis 'Big Time Happy' / Big Time Happy Daylily	#1	22	HD
Hemerocallis 'Pardon Me' / Pardon Me Daylily	#1	22	PM



General Plant Maintenance Guide

General Plant Maintenance Guide

All plant maintenance should be performed by a qualified horticulturist or licensed arborist. Cleaning the plant material out of the planting bed in the first winter helps to keep the plants and in some cases lifting the plants. Watering the first year during dry periods will help the plants establish. Staking every year is not necessary, holding the plant steady and watering it over it all must be done. When necessary only total: enough of each and do not place the mulch closer than 2" to the trunk of any tree.

Stake

- The first year staking during dry periods will be necessary.
- 3" inches of mulch should be used. The mulch should be kept 2 inches from the trunk.
- Staking is not necessary for the first year. Fertilizing is not necessary until the plant is in its third year.
- Fertilization should occur prior to April 1st or after winter has stopped their leaves for the year.
- Fertilization should occur once a year.
- Depending on the amount of competition the bed area receives, deep root aeration may be needed once a year.

Watering

- The first year watering during dry periods will be necessary.
- 2" inches of mulch should be used. The mulch should be kept 2 inches from the trunk.
- Fertilizing is not necessary for the first year. Fertilizing is not necessary until the plant is in its third year.
- Fertilization should occur prior to April 1st or after winter has stopped their leaves for the year.
- Fertilization should occur once a year.

Grass

- Grasses only need to be clipped back at the end of the growing season and all the clippings removed from the area.
- Do not over mulch. Too much mulch will prohibit the grass from developing into a strong clump.

Perennials

- All perennials need to be pruned back after the first frost. If two deep mulch, 3" inches of mulch should be used. The mulch should be kept 2 inches from the trunk.
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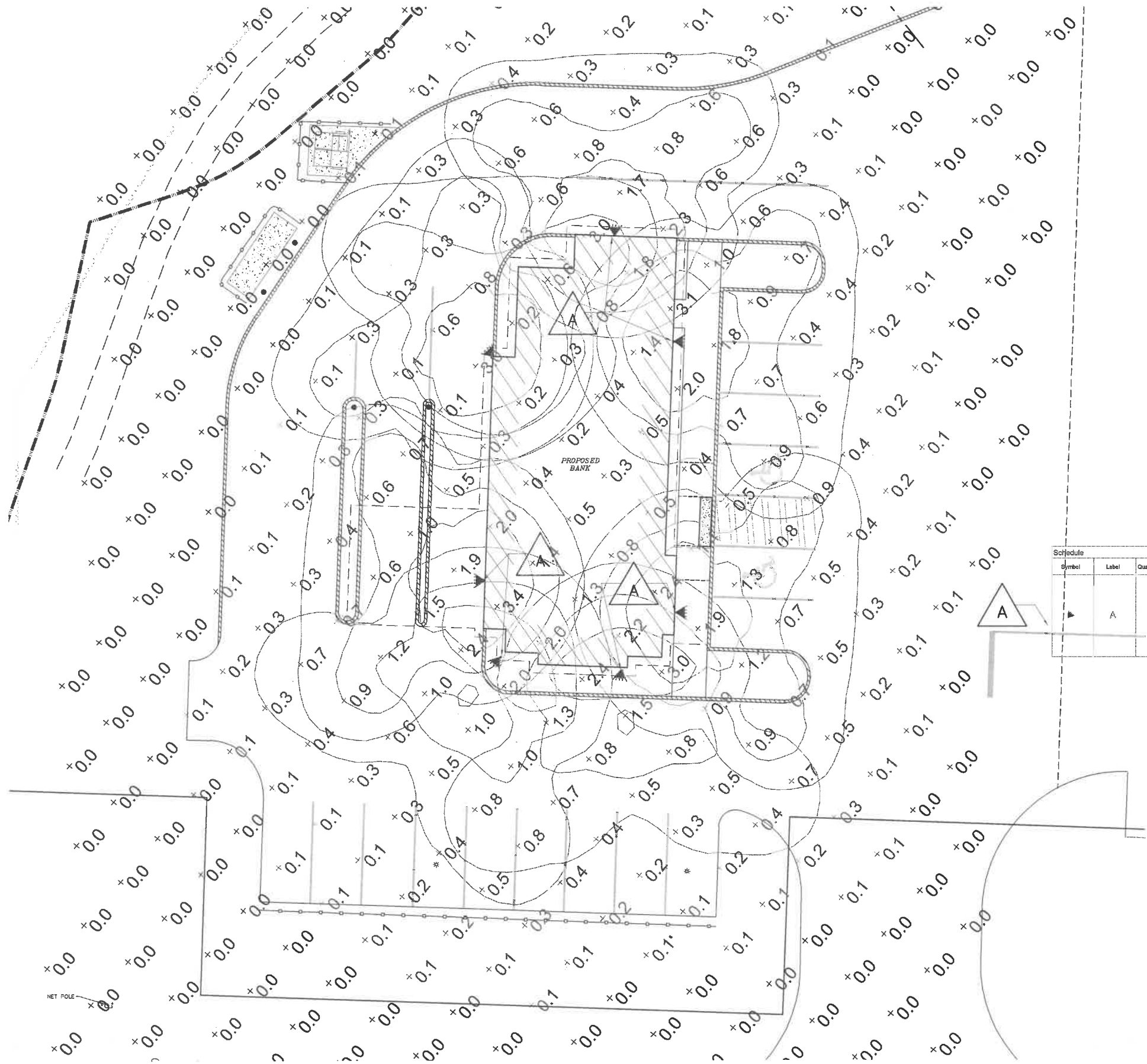
www.terrainplanning.com 315 Essex Hill Road, Hampton, NH 03825 1-800-455-2342

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LANDSCAPING PLAN
LAND OF: 21 FARMINGTON ROAD LLC
FOR: NM COOK DEVELOPMENT LLC
FARMINGTON ROAD
ROCHESTER, N.H.
TAX MAP 216, LOT 29

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
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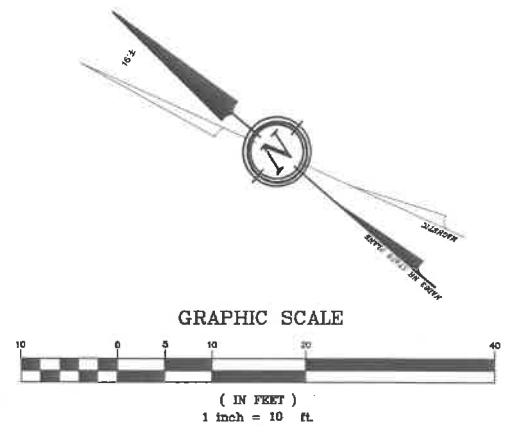
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
REGISTERED PROFESSIONAL ENGINEER
EX-1000



NOTES:

- 1.) OWNER: 21 FARMINGTON ROAD LLC
549 US HIGHWAY 1 BYP
PORTSMOUTH, NH 03801-4131
- 2.) TAX MAP 216, LOT 29
- 3.) LOT AREA: 93,832 Sq. Ft., 2.15 Ac.
- 4.) S.C.R.D. BOOK 4248, PAGE 628
- 5.) THE INTENT OF THIS PLAN IS TO PROVIDE THE LIGHTING SCHEME FOR THE PROPOSED PROJECT.
- 6.) LAMPS ARE SHOWN ON THE SITE PLAN WITH LOCATION, TYPE AND HEIGHT.
- 7.) SEE CONSTRUCTION DETAILS FOR PRODUCT CUT SHEET.

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	File Name	Lumens Per Lamp	Light Loss Factor
	A	7	Lithonia Lighting	WSR LED 1 10AT0040K SR4 MVOLT	WSR LED WITH 1 MODULE, 10 LED'S, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 4 LENS	LED	1	WSR_LED_1 10AT00_40 K_SR4_MVOLT.LT.s	1927	1



REVISION	DATE	DESCRIPTION
#5	9-27-21	BOUNDS SET PER FINAL NOD
#4	8-24-21	REVISED PER NHDOT COMMENT
#3	8-9-21	REVISED PER CONDITIONS OF APPROVAL
#2	8-5-21	REVISED PER NHDOT COMMENT
#1	4-15-21	UPDATE CROSS EASEMENTS

LIGHTING PLAN
LAND OF: 21 FARMINGTON ROAD LLC
FOR: NM COOK DEVELOPMENT LLC
FARMINGTON ROAD
ROCHESTER, N.H.
TAX MAP 216, LOT 29

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
DATE: MARCH 23, 2021
FILE NO.: DB 2021 - 022

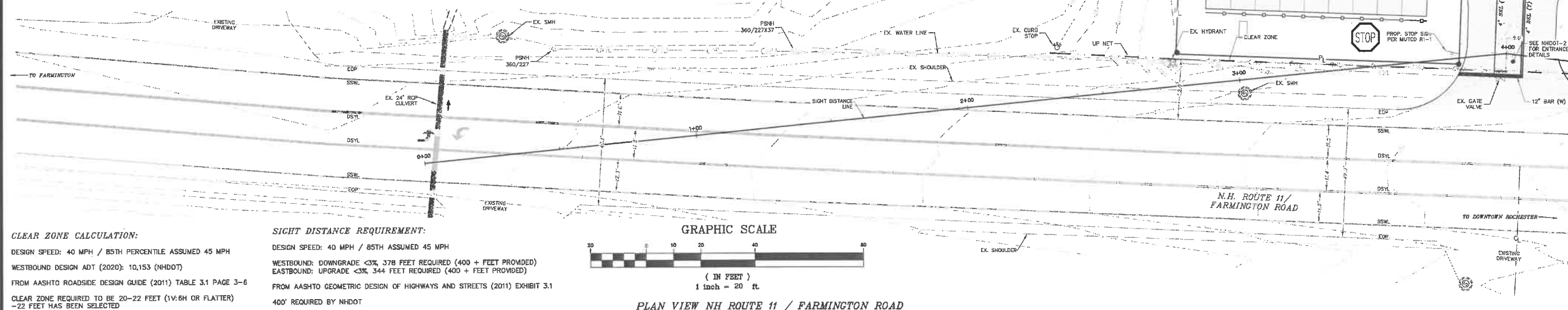


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- 3.) LOT AREA: 93,832 Sq. Ft., 2.15 Ac.
- 4.) S.C.R.D. BOOK 4248, PAGE 628
- 5.) THIS IS A COMMERCIAL SITE PLAN.
- 6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED COMMERCIAL DRIVEWAY.
- 7.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE. EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
- 8.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
- 9.) SEE NHDOT-2 FOR REMAINING NOTES AND ENTRANCE DETAILS.

LEGEND:

- DRILL HOLE ~FND~
- IRON PIPE ~FND~
- IRON BOUND ~FND~
- NH HIGHWAY BOUND ~FND~
- 3/4" IRON BOUND W/ ID CAP ~TBS~
- GRANITE BOUND ~TBS~
- SIGNAGE
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITIES LINE
- POORLY DRAINED WETLAND LINE
- 50' POORLY DRAINED WETLAND BUFFER
- SHOULDER
- BUILDING SETBACK LINE
- SUBDIVISION BOUNDARY LINE
- EASEMENT LINE
- CENTER LINE
- CLEAR ZONE LINE
- SAW CUT & MILL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND
- PL PROPERTY LINE
- EL EASEMENT LINE
- R.O.W. RIGHT OF WAY
- E.O.P. EDGE OF PAVEMENT
- SSL (W) SINGLE SOLID LINE (WHITE)
- DSL (Y) DOUBLE SOLID LINE (YELLOW)



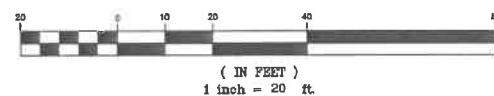
CLEAR ZONE CALCULATION:

DESIGN SPEED: 40 MPH / 85TH PERCENTILE ASSUMED 45 MPH
WESTBOUND DESIGN ADT (2020): 10,153 (NHDOT)
FROM AASHTO ROADSIDE DESIGN GUIDE (2011) TABLE 3.1 PAGE 3-6
CLEAR ZONE REQUIRED TO BE 20-22 FEET (1V-6H OR FLATTER)
-22 FEET HAS BEEN SELECTED

SIGHT DISTANCE REQUIREMENT:

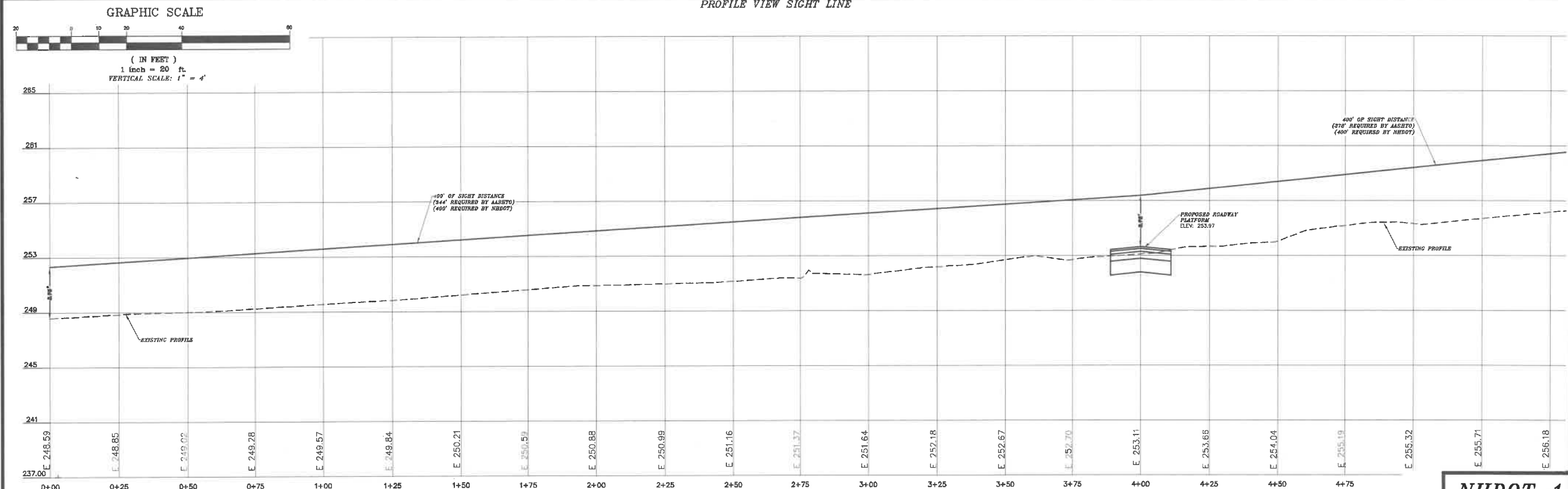
DESIGN SPEED: 40 MPH / 85TH ASSUMED 45 MPH
WESTBOUND: DOWNGRADE <3%, 378 FEET REQUIRED (400 + FEET PROVIDED)
EASTBOUND: UPGRADE <3%, 344 FEET REQUIRED (400 + FEET PROVIDED)
FROM AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS (2011) EXHIBIT 3.1
400' REQUIRED BY NHDOT

GRAPHIC SCALE



PLAN VIEW NH ROUTE 11 / FARMINGTON ROAD

PROFILE VIEW SIGHT LINE



NHDOT-1

#	REVISION	DATE	DESCRIPTION
1	1	4-15-21	UPDATE CROSS EASEMENTS
2	2	8-5-21	REVISED PER NHDOT COMMENT
3	3	8-9-21	REVISED PER CONDITIONS OF APPROVAL
4	4	8-24-21	REVISED PER NHDOT COMMENT
5	5	9-27-21	BOUNDS SET PER FINAL NOD

NHDOT ACCESS PLAN EAST BOUND
LAND OF: 21 FARMINGTON ROAD LLC
FOR: NM COOK DEVELOPMENT LLC
FARMINGTON ROAD
ROCHESTER, N.H.
TAX MAP 216, LOT 29

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : MARCH 23, 2021
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STATE OF NEW HAMPSHIRE
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NOTES:

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- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
- SEE NHDOT-2 FOR ENTRANCE PROFILE AND LEGEND.

NOTES CONT.:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY, AND ALL, UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION.
- WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.

NOTES CONT.:

- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).
- ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.

NOTES CONT.:

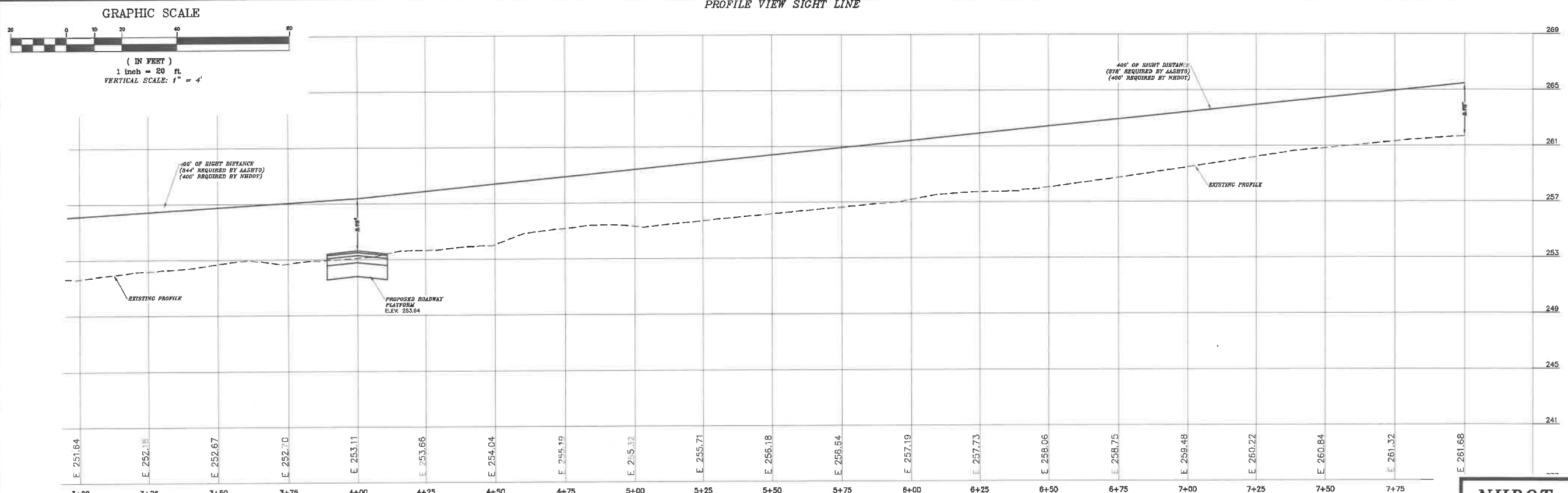
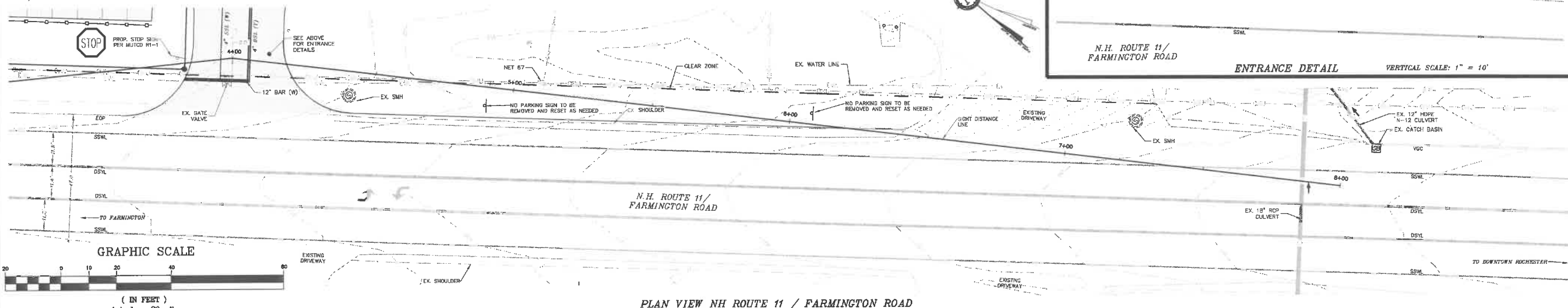
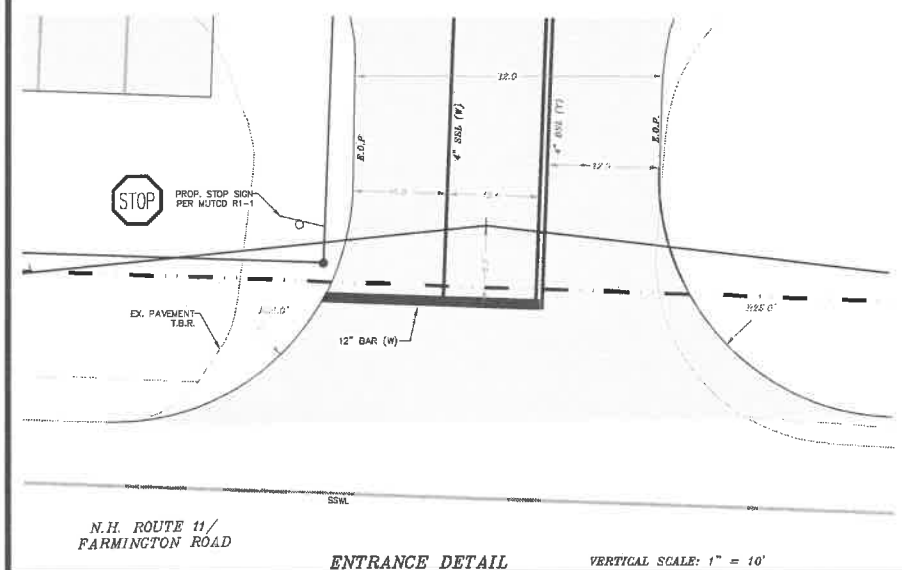
- ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH (T) SHALL BE THERMOPLASTIC.
- ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.
- THE CONTRACTOR SHALL CONTACT THE NHDOT BUREAU OF TRAFFIC AT (603) 271-2291 ONE WEEK PRIOR TO PAVEMENT MARKINGS.
- ALL PAVEMENT MARKINGS TO BE PAINTED TO NHDOT STANDARD NO. PM-9.
- THE SPEED LIMIT ON NH ROUTE 11 ROAD IS 40 MPH.
- OWNER IS RESPONSIBLE FOR MAINTAINING SIGHT DISTANCE.

CLEAR ZONE CALCULATION:

DESIGN SPEED: 40 MPH / 85TH PERCENTILE ASSUMED 45 MPH
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NHDOT-2

LEGEND:

- IRON BOUND ~TBS~
- IRON BOUND ~FND~
- GRANITE BOUND ~FND~
- STONE BOUND ~FND~
- UTILITY POLE
- GUY WIRE
- CURB STOP
- GATE VALVE
- GAS VALVE
- FIRE HYDRANT
- CATCH BASIN
- SEWER MAN HOLE
- SINGLE POST SIGN
- POLE LIGHT
- TESTPIT
- TREE
- BUILDING SETBACK LINE
- EASEMENT LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- OVERHEAD UTILITIES
- HIGHWAY FENCE
- SOILS LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- SPOT ELEVATION
- PROPOSED CULVERT WITH FLARED END SECTION (F.E.S.)

EMULSIFIED ASPHALT FOR TACK COAT
AT 0.02 GAL/SY OVER EXISTING
PAVEMENT & BETWEEN EACH COURSE

INSTALL 4" WHITE STRIPE AS
SHOWN ON PLANS PER
NHDOT SPEC.

NHDOT 628.20
SAW CUT EX. BITUM.
JUST OUTSIDE FOG LINE
TACK COAT
REMOVE ALL EX. SHOULDER
PAVEMENT

TYPICAL ROADWAY SECTION NHDOT WIDENING NOT TO SCALE

MATCH EXISTING PAVEMENT DEPTHS
6.5" NOMINAL

ITEM 403.11043 HOT BITUMINOUS PAVEMENT,
MACHINE METHOD, 1.5" WEARING COURSE

ITEM 403.11023 HOT BITUMINOUS PAVEMENT,
MACHINE METHOD,
5" (TWO LIFTS OF 2.5") BINDER COURSE,

5% GRAVEL SHOULDER

6:1 SLOPE

ITEM 646.31 TURF

ITEM 647.1 4" LOAM & SEED

WIDENED SHOULDER 10'

5% (MIN.)

CONSTRUCT

12" CRUSHED GRAVEL 304.3

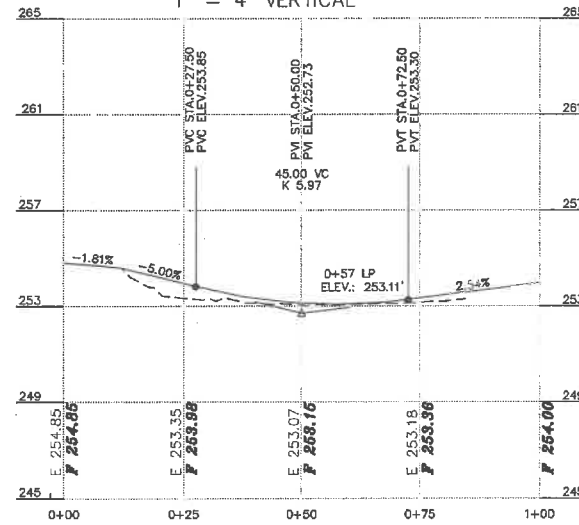
12" GRAVEL 304.2

12" SAND 304.1

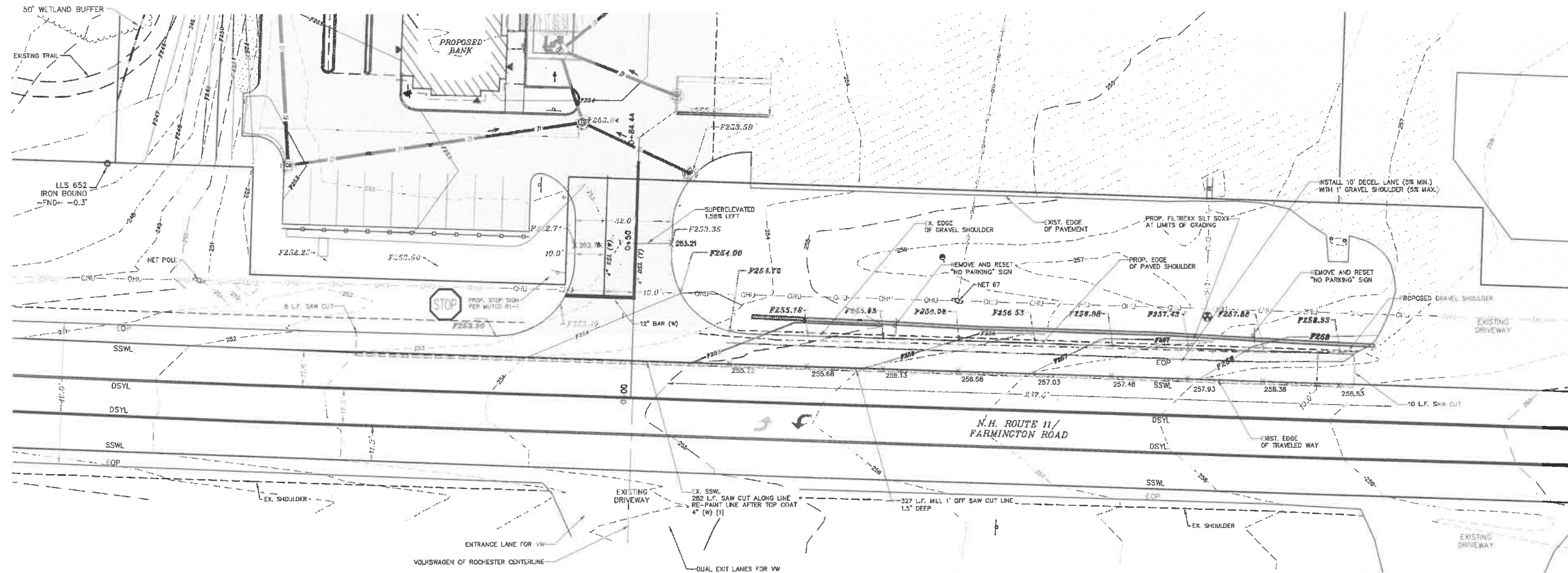
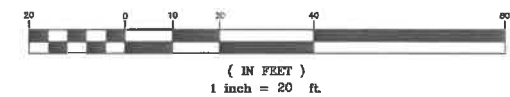
JOINT SEAL
ADHESIVE/RUBBER

SLOPE OF T.W.

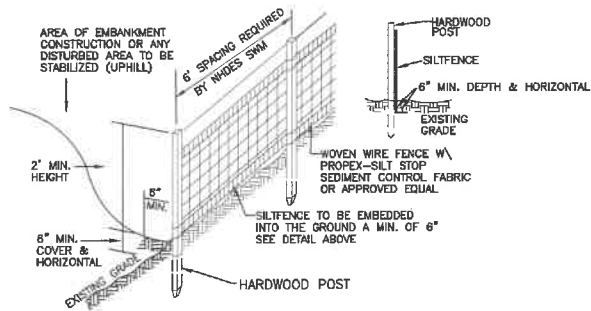
PROFILE OF DRIVEWAY ENTRANCE 1" = 20' HORIZONTAL 1" = 4' VERTICAL



GRAPHIC SCALE



E1

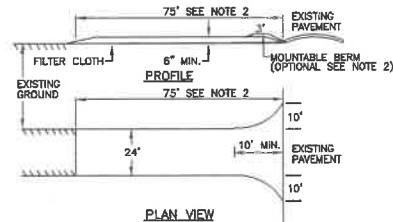


SILT FENCE CONSTRUCTION SPECIFICATIONS

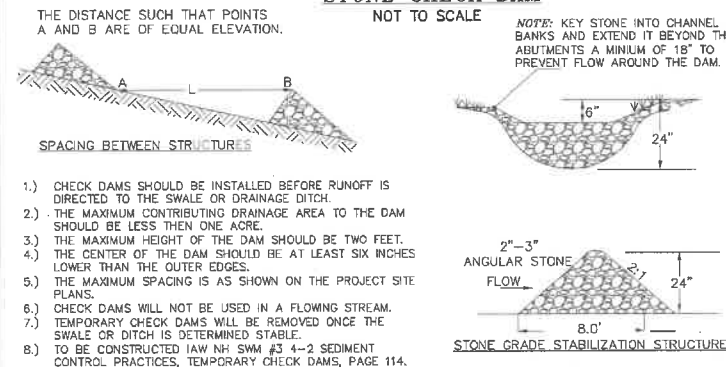
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 6' APART, AND DRIVEN A MINIMUM OF 18" INTO THE GROUND.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF. SEE MAINTENANCE NOTE BELOW, REMOVAL OF SEDIMENT REQUIRED AT A DEPTH OF 6-INCHES.
4. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
5. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER.
6. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED.
7. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, SILT FENCE, PAGE 90.

SILT FENCE MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH SIX-INCHES IN DEPTH.
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.

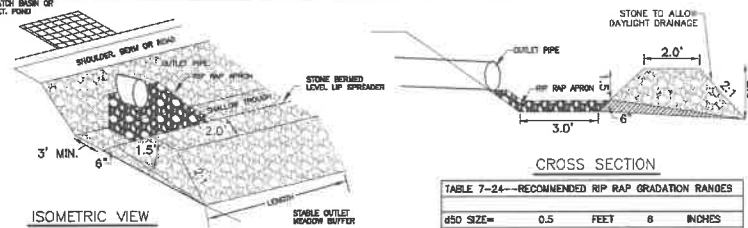
SILT FENCE DETAIL
NOT TO SCALEE5 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

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

STONE CHECK DAM
NOT TO SCALE

- 1.) CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
- 2.) THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE DAM SHOULD BE LESS THEN ONE ACRE.
- 3.) THE MAXIMUM HEIGHT OF THE DAM SHOULD BE TWO FEET.
- 4.) THE CENTER OF THE DAM SHOULD BE AT LEAST SIX INCHES LOWER THAN THE OUTER EDGES.
- 5.) THE MAXIMUM SPACING IS AS SHOWN ON THE PROJECT SITE PLANS.
- 6.) CHECK DAMS WILL NOT BE USED IN A FLOWING STREAM.
- 7.) TEMPORARY CHECK DAMS WILL BE REMOVED ONCE THE SWALE OR DITCH IS DETERMINED STABLE.
- 8.) TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CHECK DAMS, PAGE 114.

E2



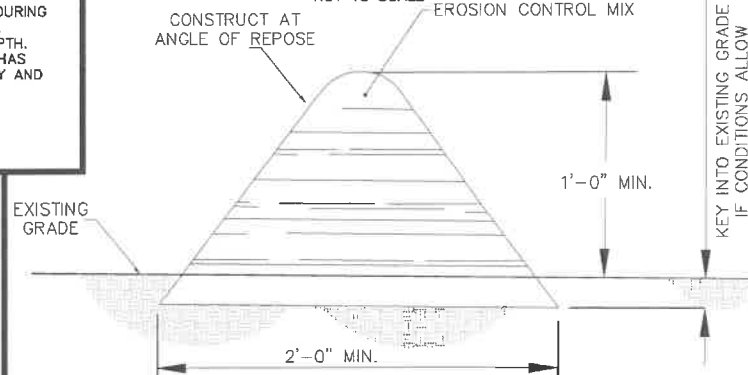
CROSS SECTION

450 SIZE=	0.5	FEET	6	INCHES
% OF WEIGHT SMALLER THAN THE GIVEN 450 SIZE				
100%	9		12	
85%	8		11	
50%	6		9	
15%	2		3	

1. CONSTRUCT THE LEVEL SPREADER LIP ON A 0% GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
3. THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING EXCELSIOR ENFORCER MATTING BENEATH THE STONE. EACH STRIP SHALL OVERLAP BY AT LEAST SIX INCHES.
4. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RE-CONCENTRATE IMMEDIATELY BELOW THE SPREADER.
5. MAINTENANCE: THE LEVEL SPREADER SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE LIP HAS BEEN DAMAGED AND THE DESIGN CONDITIONS HAVE NOT CHANGED. ANY DETRIMENTAL SEDIMENT ACCUMULATION SHOULD BE REMOVED. IF STONE REMOVAL HAS TAKEN PLACE ON THE LIP, THEN THE DAMAGE SHOULD BE REPAIRED.
6. REFERENCE IS MADE TO NHDES SWM VOL. 2, 4-6, STONE BERM LEVEL SPREADERS, PAGE 162

STONE BERM LEVEL SPREADER
NOT TO SCALE

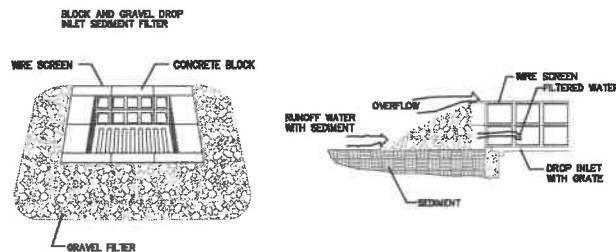
E6

EROSION CONTROL MIX BERM
NOT TO SCALE

EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

1. BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
2. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5%.
4. SUBJECT TO (E), BELOW, THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100% DRY WEIGHT BASIS, AND BE FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
5. THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
6. THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.
7. THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
8. THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.
9. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, EROSION CONTROL MIX BERMS, PAGE 106.

E7



MAINTENANCE

ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAIN STORM 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 OF IN A SUITABLE 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.

BLOCK & GRAVEL DROP
INLET SEDIMENT FILTER

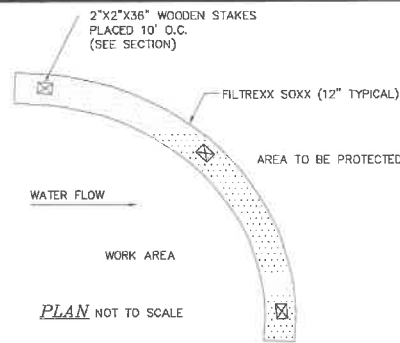
NOT TO SCALE

TO BE USED IN ALL AREAS WHERE THERE WILL BE NO TRAFFIC.

TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET PROTECTION, PAGE 118.

E9

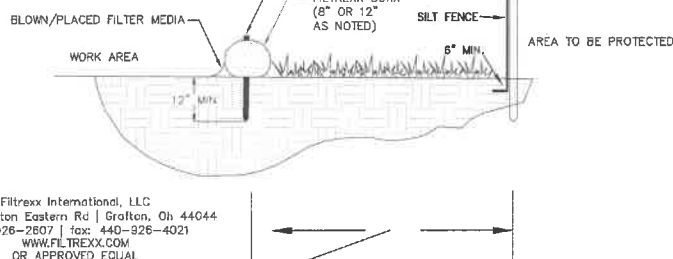
E10

FILTREXX SEDIMENT
CONTROL
NOT TO SCALE

NOTES

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. SILT/STOCK MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
5. SILT/STOCK COMPOST/STOCK/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
6. FILTREXX SOXX IS A REGISTERED TRADEMARK OF FILTREXX INTERNATIONAL, LLC.
7. SILT FENCE IS NOT A SUBSTITUTION FOR SILT SOXX AND ANY EQUAL SUBSTITUTION TO BE APPROVED.
8. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET PROTECTION, PAGE 118.

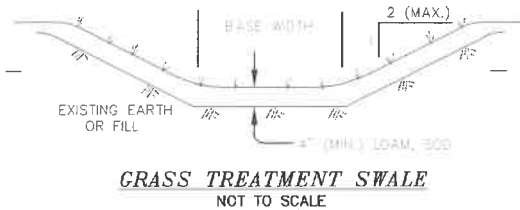
Filtrex International, LLC
35481 Grafton Eastern Rd | Grafton, Oh 44044
440-926-2807 | fax: 440-926-4021
WWW.FILTREXX.COM
OR APPROVED EQUAL



NOTE: FOR AREAS REQUIRING DOUBLE PERIMETER CONTROL WITHIN 50' OF JURISDICTIONAL WETLANDS AND NOT FOR ALL SILT SOXX APPLICATIONS, THIS DUPLICATION MAY BE SPECIFIED AS 12\"/>

SECTION NOT TO SCALE

E3

GRASS TREATMENT SWALE
NOT TO SCALE

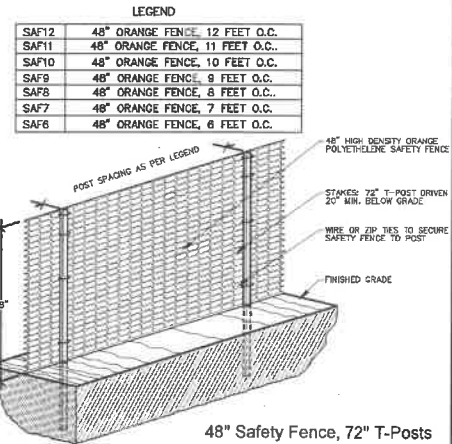
INSPECT ANNUALLY FOR EROSION, SEDIMENT ACCUMULATIONS, VEGETATION LOSS, & INVASIVE SPECIES. REPAIR AS NECESSARY.

MOW GRASS ANNUALLY TO A DEPTH OF 4\"/>

INSTALL STABILIZATION MATTING DURING CONSTRUCTION

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

E4

CONSTRUCTION SAFETY FENCE
NOT TO SCALE

48" Safety Fence, 72" T-Posts

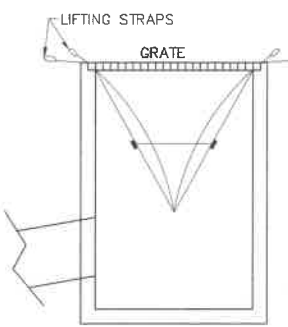
1. ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER LEGEND.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
3. WHEN PRACTICABLE, INSTALL HIGH VISIBILITY 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
4.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

E8

TEMPORARY EROSION CONTROL MEASURES

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
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 SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. (SEE SEED SPECIFICATIONS THIS SHEET)
4. ALL DISTURBED AREAS WILL BE RESTABILIZED WITHIN 45 DAYS. AT ANY ONE TIME, NO MORE THAN 5 ACRES, (217,800 Sq. Ft.) WILL BE DISTURBED.
5. SILT FENCES AND PERIMETER BARRIERS SHALL BE INSPECTED PERIODICALLY AND AFTER EVERY RAIN DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
6. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
7. PER THE EPA CDP REQUIREMENTS THERE WILL BE REPORTS OF THE EROSION CONTROL. INSPECTIONS IAW SWPPP PREPARED BY BSAE. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25" OR GREATER RAIN EVENT.
8. DITCHES, SWALES, AND BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
9. DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
10. DRIVEWAYS AND CUT AND FILL SLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINAL GRADE.
11. STABILIZATION MEANS:
 - 11.1. A MINIMUM OF 85% OF VEGETATIVE COVER HAS BEEN ESTABLISHED.
 - 11.2. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED, OR
 - 11.3. EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
12. THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
13. THE NHDES STORMWATER MANUAL, IN THREE VOLUMES, DATED DECEMBER 2008, IS A PART OF THIS PLAN SET AND THE MORE RESTRICTIVE WILL GOVERN. (NH SWM)

E11

RECOMMENDED MAINTENANCE SCHEDULE
-EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT, AND MUST BE MAINTAINED.

-IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACK SHOULD BE INSPECTED EVERY 2-3 WEEKS.

-THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

-TO BE USED IN ALL AREAS WHERE THERE WILL BE TRAFFIC.

- ARE SUBJECT TO DAMAGE BY SNOW PLOWS, AND MUST BE INSPECTED AFTER ANY SNOW EVENT AND REPLACED AS REQUIRED.

TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET PROTECTION, PAGE 118.

SILTSACK DETAIL
NOT TO SCALE

E-101

REVISION	DATE	DESCRIPTION
#5	9-27-21	BOUNDS SET PER FINAL NOD
#4	8-24-21	REVISED PER NHDOT COMMENT
#3	8-9-21	REVISED PER CONDITIONS OF APPROVAL
#2	8-5-21	REVISED PER NHDOT COMMENT
#1	4-15-21	UPDATE CROSS EASEMENTS

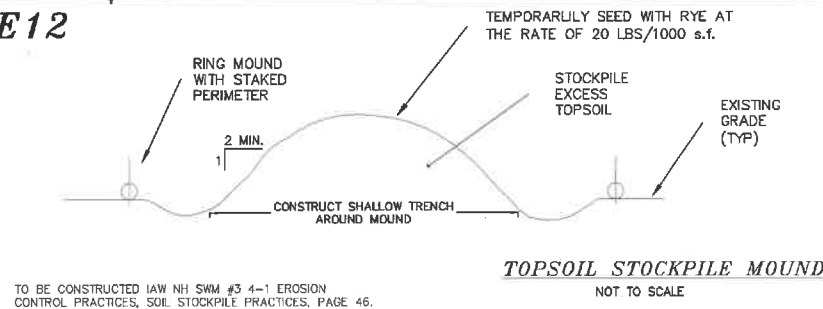
EROSION & SEDIMENT CONTROL DETAILS
LAND OF: 21 FARMINGTON ROAD LLC
FOR: NM COOK DEVELOPMENT LLC
FARMINGTON ROAD
ROCHESTER, N.H.
TAX MAP 276, LOT 29

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2803
AS NOTED
DATE : MARCH 23, 2021
FILE NO. : DB 2021 - 022

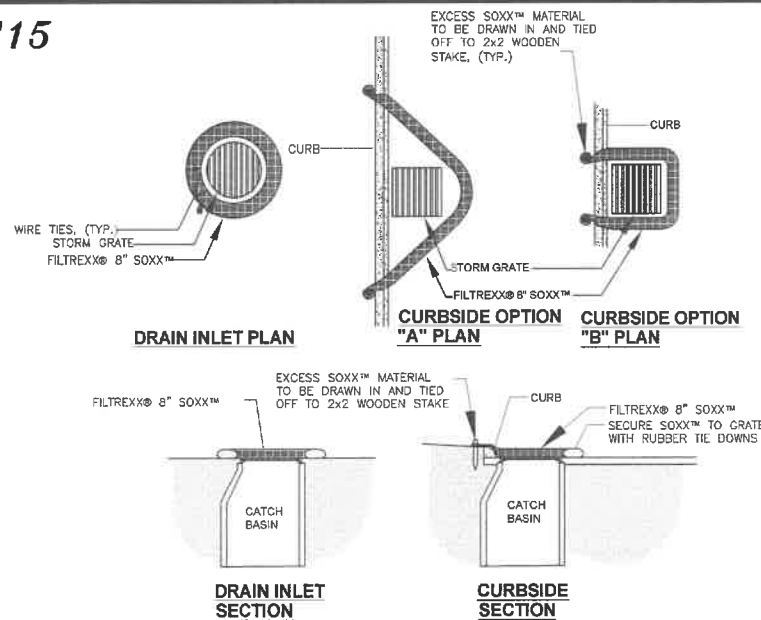
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
Professional Engineer
No. 16444

SHHEET 17 OF 24

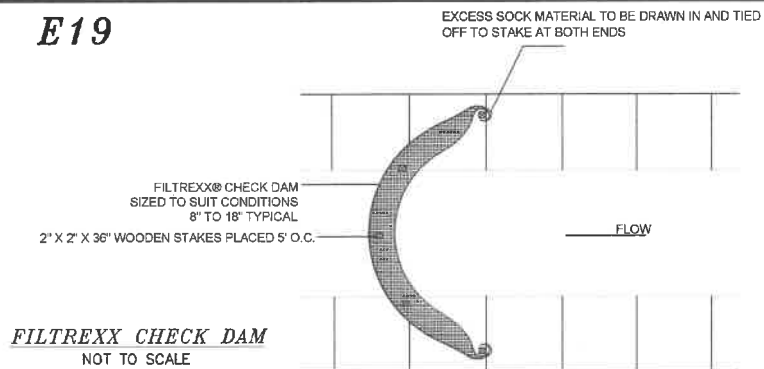
E12



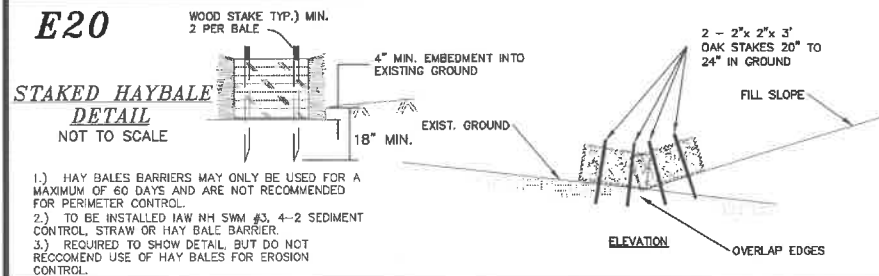
E15

FILTREXX INLET PROTECTION
NOT TO SCALE

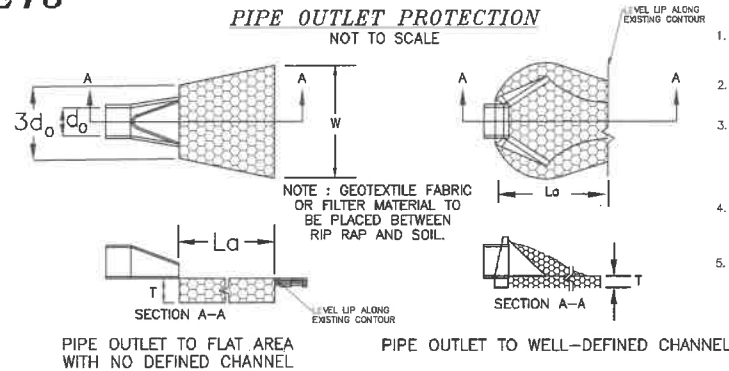
E19

FILTREXX CHECK DAM
NOT TO SCALE

E20



E13



E16

NOTE: THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.
A. TALL FESCUE	20	0.40
B. CREEPING RED FESCUE	20	0.40
C. TALL FESCUE	20	0.40
D. CREEPING RED FESCUE	20	0.40
E. TALL FESCUE	20	0.40
F. TALL FESCUE	20	0.40
G. TALL FESCUE	20	0.40
H. TALL FESCUE	20	0.40
I. TALL FESCUE	20	0.40
J. TALL FESCUE	20	0.40
K. TALL FESCUE	20	0.40
L. TALL FESCUE	20	0.40
M. TALL FESCUE	20	0.40
N. TALL FESCUE	20	0.40
O. TALL FESCUE	20	0.40
P. TALL FESCUE	20	0.40
Q. TALL FESCUE	20	0.40
R. TALL FESCUE	20	0.40
S. TALL FESCUE	20	0.40
T. TALL FESCUE	20	0.40
U. TALL FESCUE	20	0.40
V. TALL FESCUE	20	0.40
W. TALL FESCUE	20	0.40
X. TALL FESCUE	20	0.40
Y. TALL FESCUE	20	0.40
Z. TALL FESCUE	20	0.40

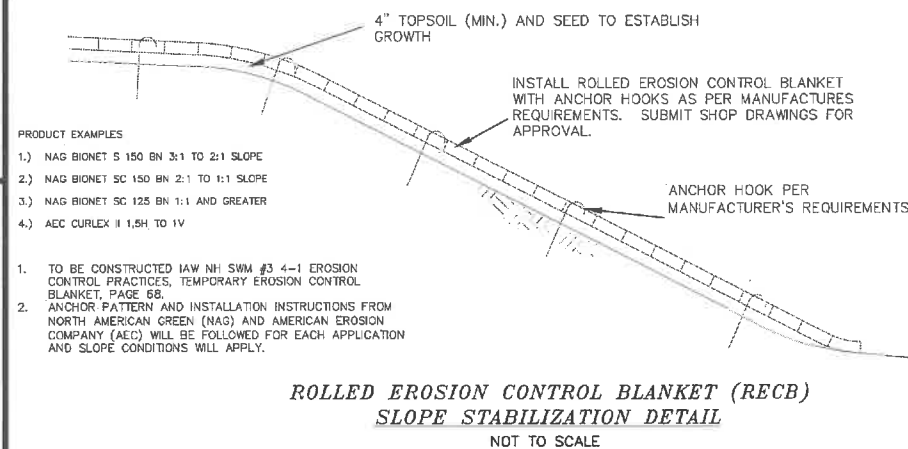
SEEDING GUIDE

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY DRAINED	POORLY DRAINED
STEEP CUTS AND FILL BROWNS AND DISPOSAL AREAS	A	POOR	GOOD	FAIR	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	B	POOR	GOOD	FAIR	POOR
LIGHTLY USED PARKING LOTS, OOD AREAS, UNIMPAVED LOTS, AND LOW INTENSITY USE RECREATION SITES	C	POOR	GOOD	FAIR	POOR
PLAY AREAS AND ATHLETIC FIELDS (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	D	POOR	GOOD	FAIR	POOR
GRAVEL, WET, WETLANDS-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.	E	POOR	GOOD	FAIR	POOR
1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-36.	F	POOR	GOOD	FAIR	POOR
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.	G	POOR	GOOD	FAIR	POOR

SEEDING SPECIFICATIONS

- GRADING AND SHAPING
 - SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED.
 - WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
- SEEDBED PREPARATION
 - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - 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 SEED BED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND
 - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL KINDS 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 100LBS. PER 1,000 SQ.FT.
 - NITROGEN(N), 50LBS. PER ACRE OR 1.1LBS. PER 1,000 SQ.FT.
 - PHOSPHATE(P2O5), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
 - POTASH(K2O), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
 - (NOTE: THIS IS THE EQUIVALENT OF 500LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000LBS. PER ACRE OF 5-10-10.)
- MULCH
 - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - 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 50LBS PER 1000 S.F.
 - MAINTENANCE TO ESTABLISH A STAND
 - PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
 - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.
 - TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.

E21

ROLLED EROSION CONTROL BLANKET (RECB)
SLOPE STABILIZATION DETAIL
NOT TO SCALEPIPE OUTLET PROTECTION
CONSTRUCTION SPECIFICATIONS

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

E17

CONSTRUCTION SEQUENCE:

- CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED, RELOCATE ANY PROJECT T.B.M.
- CONSTRUCT AND/OR INSTALL TEMPORARY EROSION AND DETENTION CONTROL FACILITIES AS SPECIFIED. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.
- EROSION, SEDIMENT AND DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. TEMPORARY DIVERSIONS MAY BE REQUIRED. POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES MUST BE INITIATED AND STABILIZED EARLY IN THE PROCESS.
- CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY.
- CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED.
- CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY.
- START BUILDING CONSTRUCTION.
- INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. INSTALL RAIN GARDENS. ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
- BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEED OR MULCHED AS REQUIRED, OR DIRECTED. NO AREA IS ALLOWED TO BE DISTURBED FOR A LENGTH OF TIME THAT EXCEEDS 60 DAYS BEFORE BEING STABILIZED. DAILY, OR AS REQUIRED. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES.
- CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORM WATER INSPECTOR (CESSWI), OR A CERTIFIED PROFESSIONAL IN STORM WATER QUALITY (CPSWQ). INSPECTION REPORTS SHALL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE.
- SMOOTH AND REVEGETATE ALL DISTURBED AREAS.
- FINISH PAVING ALL ROADWAYS.

E18 DEFINITION OF STABLE:

PER ENV-WQ 1500 ALTERATION OF TERRAIN

- BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 - A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
 - OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- ADDITIONAL STABILIZATION NOTES:
- HAY MULCH OR OTHER APPROVED METHODS SHALL BE USED TO CONTROL EROSION OF NEWLY GRADED AREAS. ALL CUT AND FILL SLOPES SHALL BE SEED AND MULCHED WITHIN 72 HOURS AFTER THEIR CONSTRUCTION.
 - DISTURBED SOIL AREAS SHALL BE EITHER TEMPORARILY OR PERMANENTLY STABILIZED. IN AREAS WHERE FINAL GRADING HAS NOT OCCURRED, TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN (7) CALENDAR DAYS FOR EXPOSED SOIL AREAS THAT ARE WITHIN ONE HUNDRED (100) FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE (3) CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.

E22

WINTER STABILIZATION NOTES

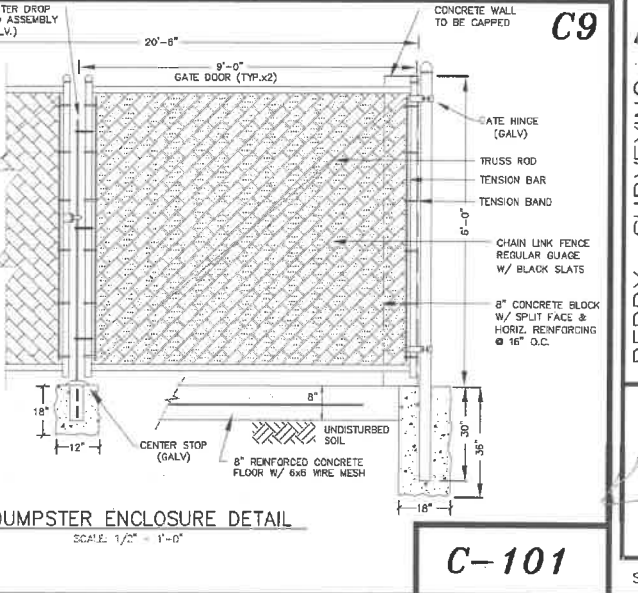
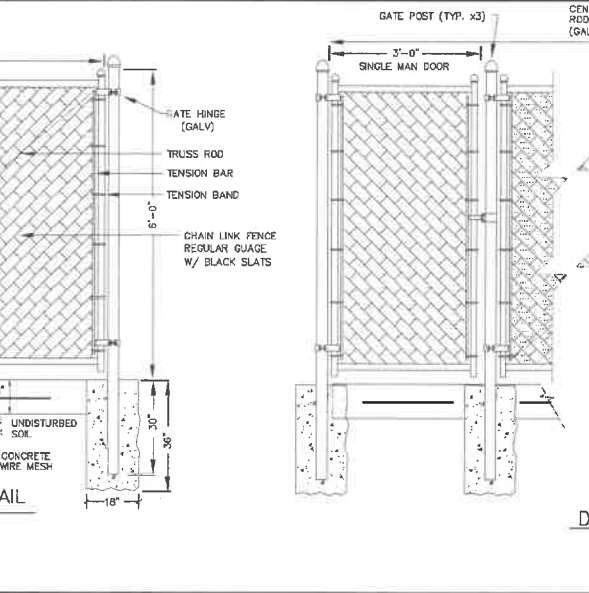
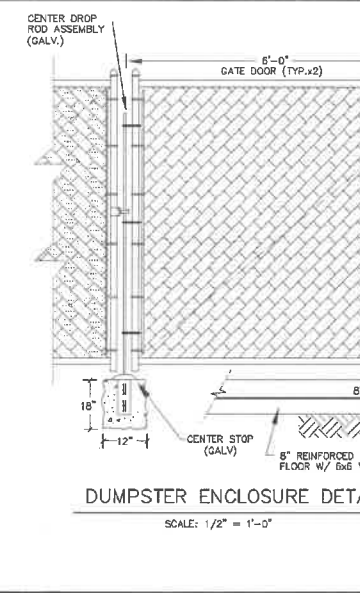
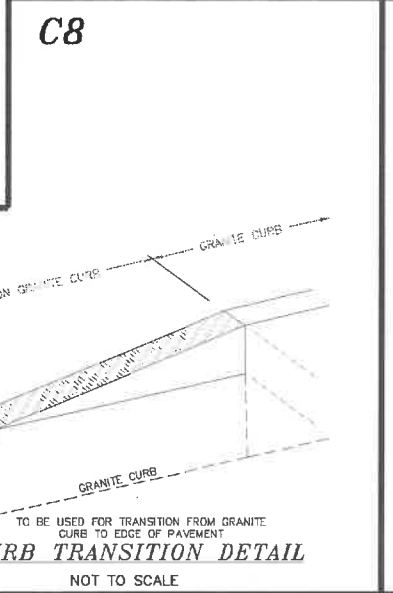
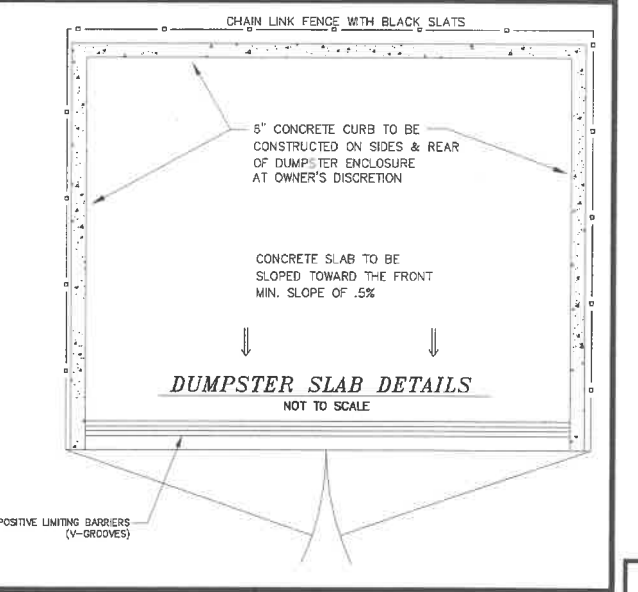
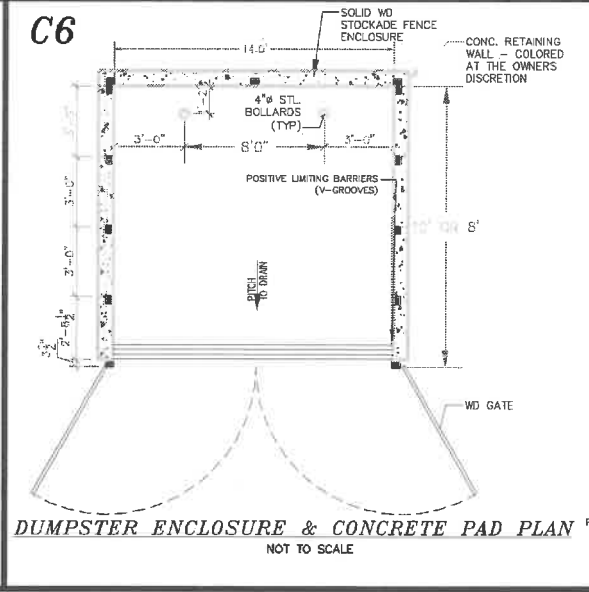
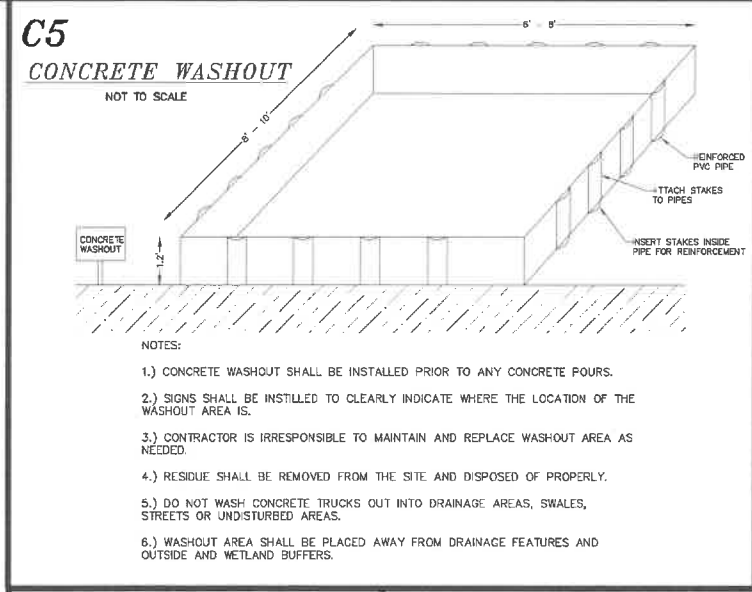
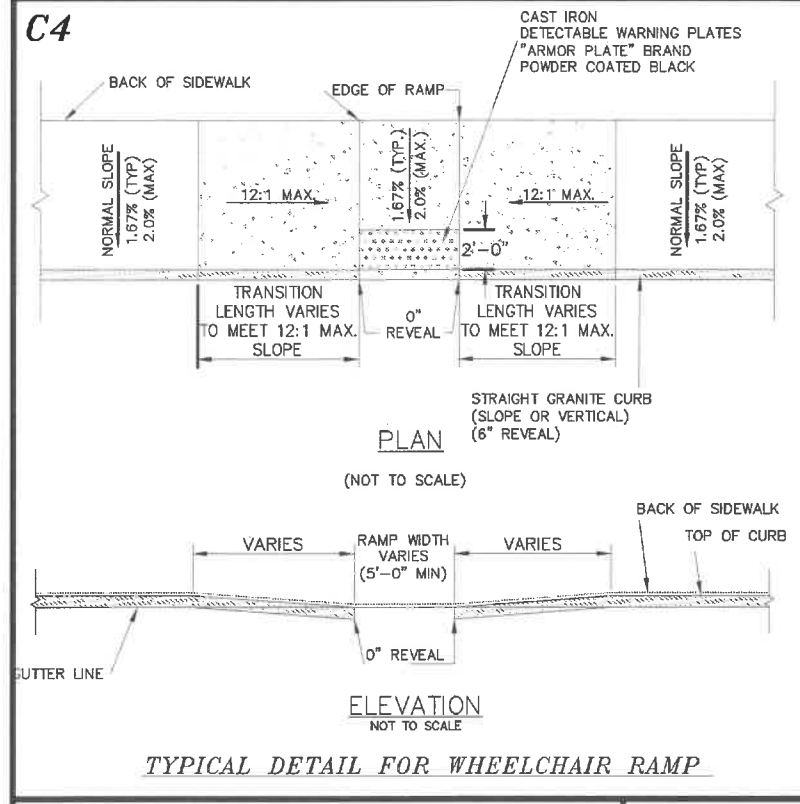
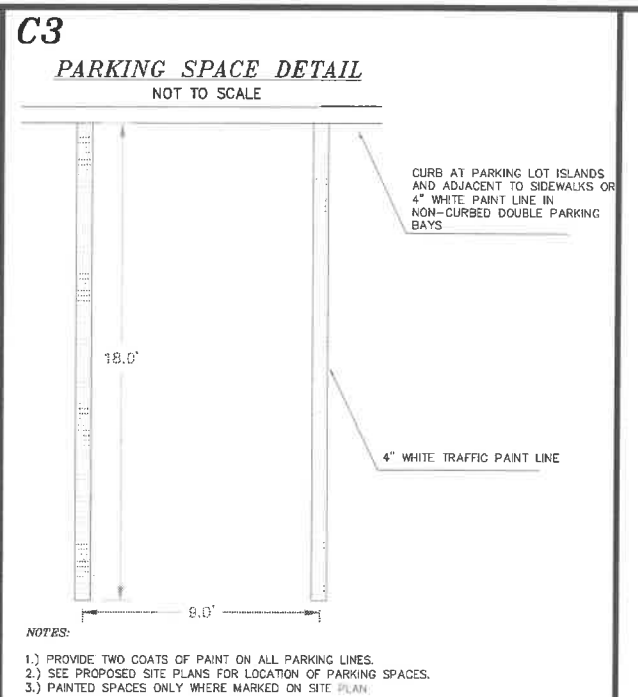
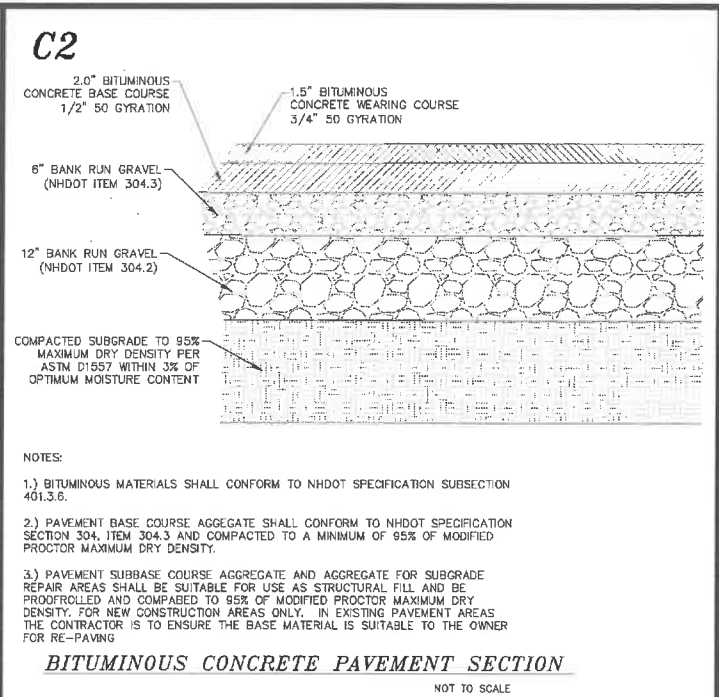
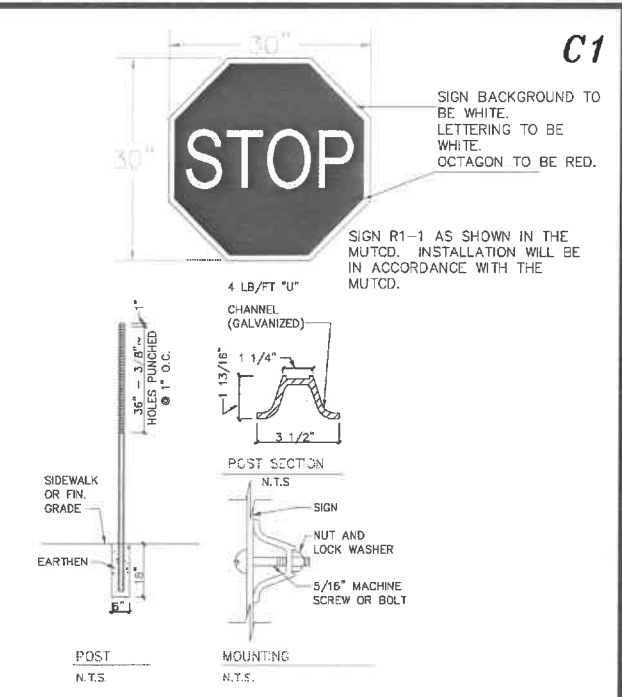
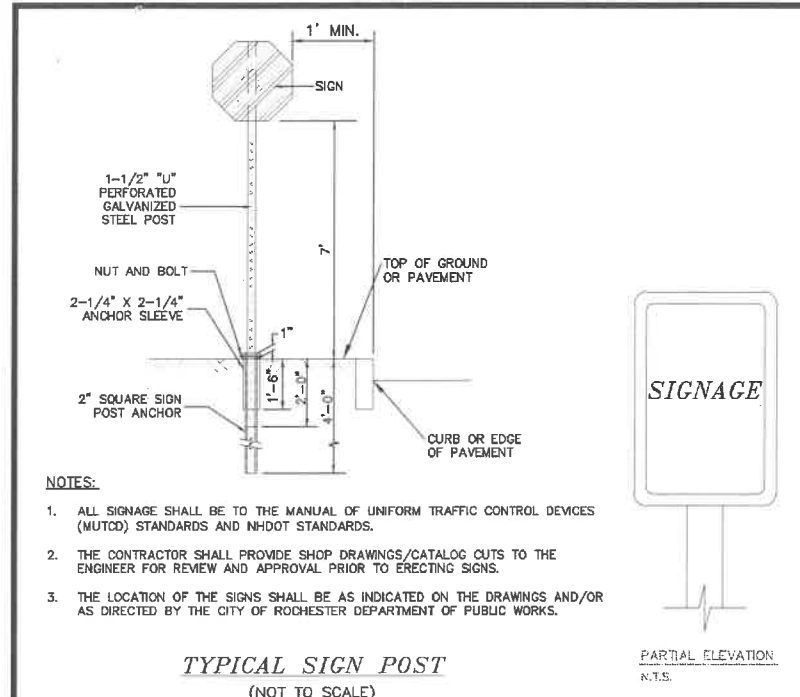
- ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3-4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.
- ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.
- PRIOR TO OCT. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15-25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.
- AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3-4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

E-102

BOUNDS SET PER FINAL NOD	REVISION	DATE	DESCRIPTION
9-27-21	#1	9-27-21	BOUNDS SET PER FINAL NOD
8-24-21	#2	8-24-21	REVISED PER NHDOT COMMENT
8-9-21	#3	8-9-21	REVISED PER CONDITIONS OF APPROVAL
8-5-21	#4	8-5-21	REVISED PER NHDOT COMMENT
4-15-21	#5	4-15-21	UPDATE CROSS EASEMENTS

EROSION & SEDIMENT CONTROL DETAILS
LAND OF: 21 FARMINGTON ROAD LLC
FOR: NM COOK DEVELOPMENT LLC
FARMINGTON ROAD
ROCHESTER, N.H.
TAX MAP 276, LOT 29

BERRY SURVEYING & ENGINEERING	335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603)352-2863	AS NOTED	DATE : MARCH 23, 2021 FILE NO. : DB 2021 - 022
KENNETH A. BERRY LICENSED PROFESSIONAL ENGINEER NO. 18713			



REVISION		DATE	DESCRIPTION
#5	9-27-21		BOUNDS SET PER FINAL NOD
#4	8-24-21		REVISED PER NHDOT COMMENT
#3	8-9-21		REVISED PER CONDITIONS OF APPROVAL
#2	8-5-21		REVISED PER NHDOT COMMENT
#1	4-15-21		UPDATE CROSS EASEMENTS

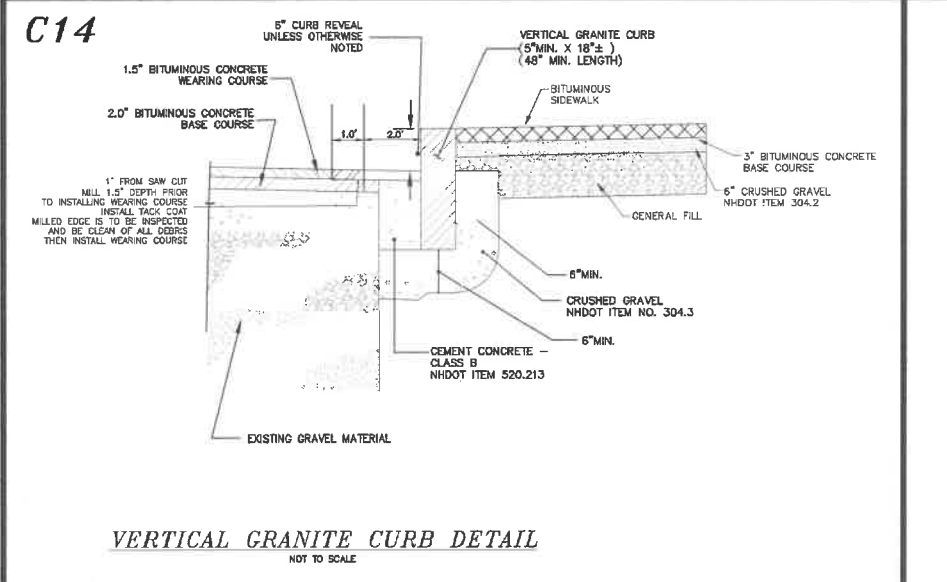
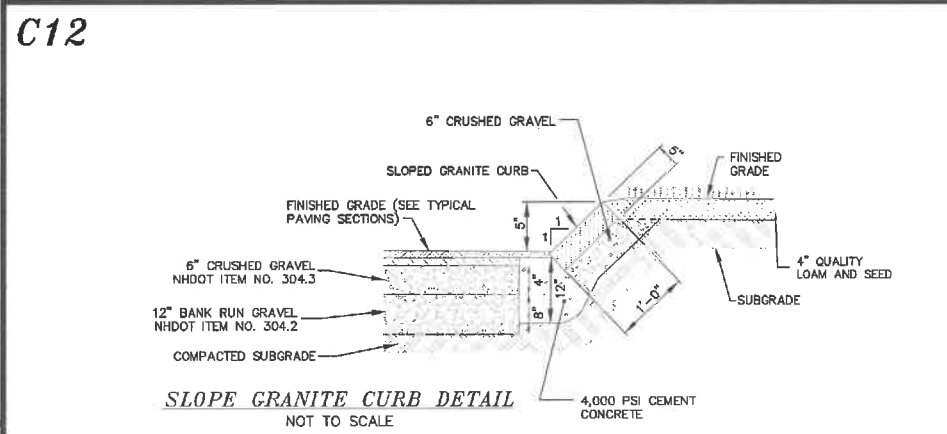
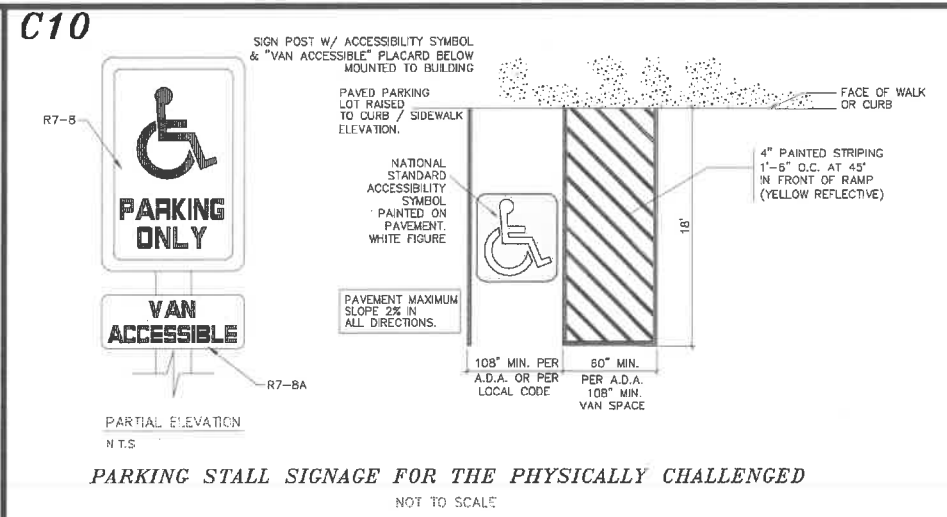
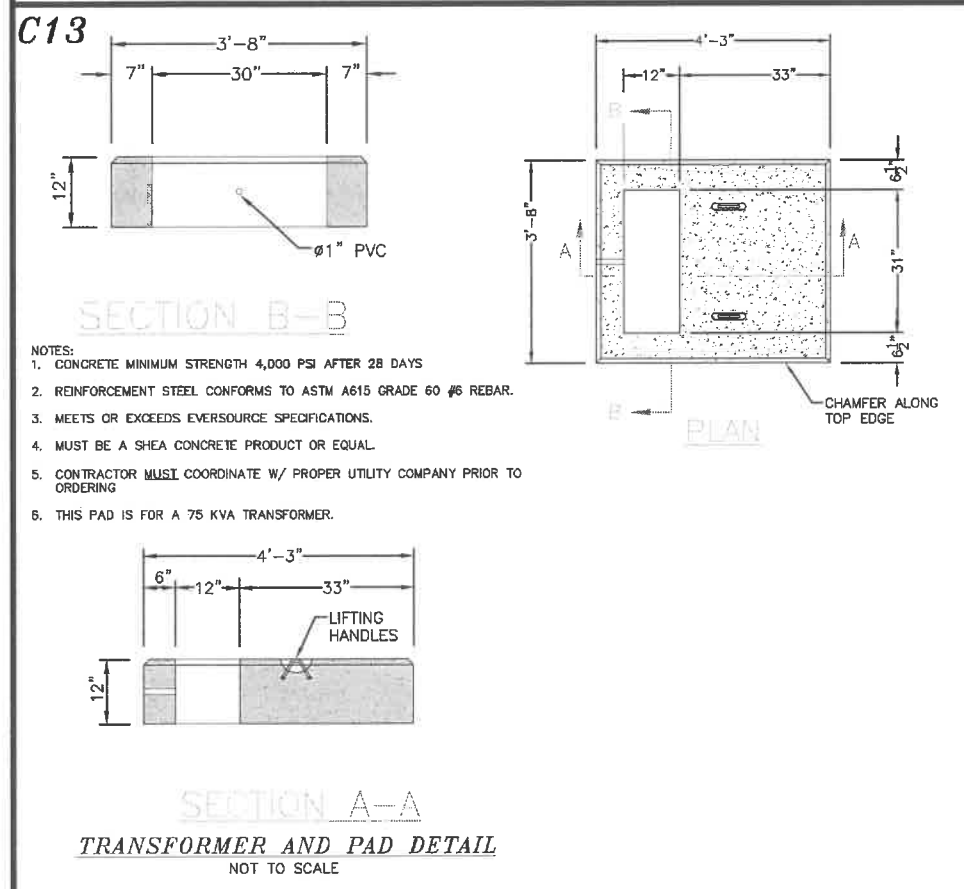
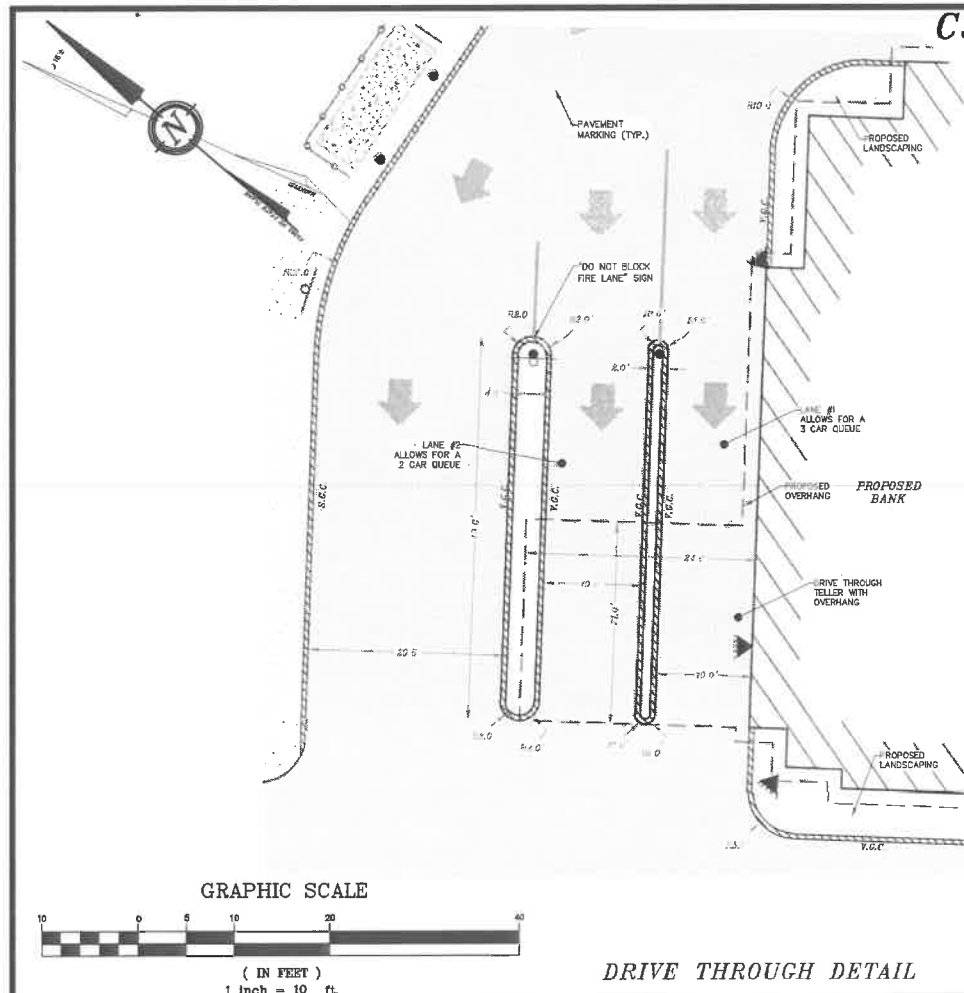
CONSTRUCTION DETAILS
LAND OF: 21 FARMINGTON ROAD LLC
FOR: NM COOK DEVELOPMENT LLC
FARMINGTON ROAD
ROCHESTER, N.H.
TAX MAP 216, LOT 29

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
AS NOTED
DATE: MARCH 23, 2021
FILE NO.: DB 2021 - 022

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
PROFESSIONAL ENGINEER

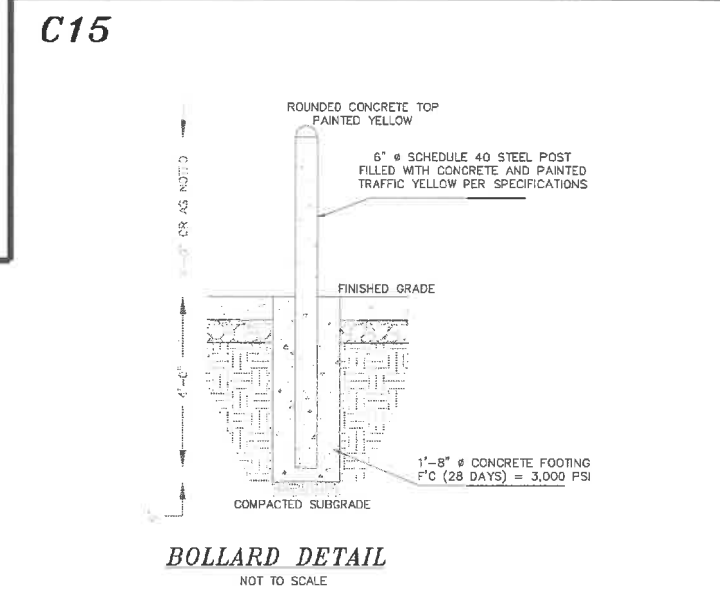
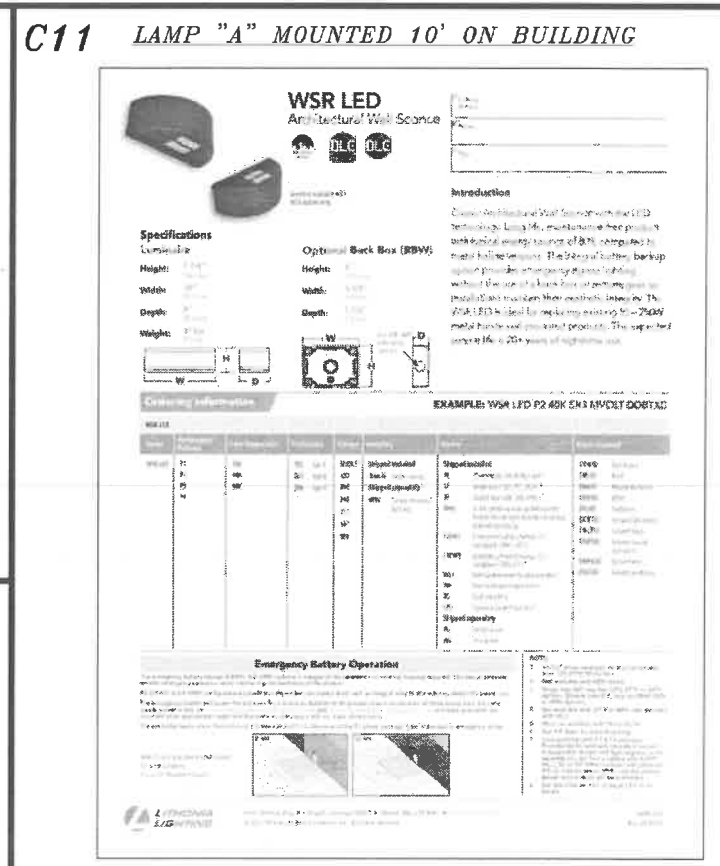
C-101

SHEET 19 OF 24



GENERAL NOTE:

- 1.) TO BE USED IN PLACE OF THE CONCRETE WALK AND INTEGRATED CURB AT THE OWNERS DISCRETION



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CONSTRUCTION DETAILS
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 FARMINGTON ROAD
 ROCHESTER, N.H.
 TAX MAP 216, Lot 29

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)352-2863

AS NOTED
 DATE: MARCH 23, 2021
 FILE NO.: DB 2021 - 022

STATE OF NEW HAMPSHIRE
 KENNETH A. BERRY
 PROFESSIONAL ENGINEER

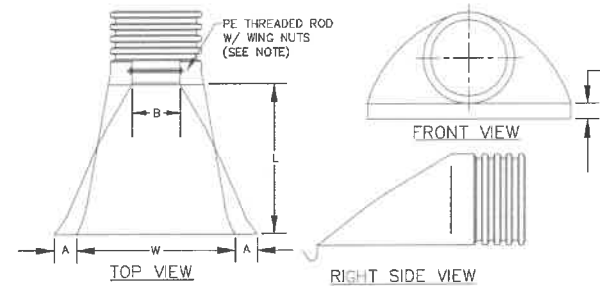
D1

PART No.	PIPE SIZE	A	B(MAX)	H	L	W
1510-NP	15"	6.5"	10"	6.5"	25"	29"
1810-NP	18"	7.5"	15"	6.5"	32"	35"
2410-NP	24"	7.5"	18"	6.5"	36"	45"
3010-NP	30"	10.5"	N/A	7.0"	53"	68"
3610-NP	36"	10.5"	N/A	7.0"	53"	68"

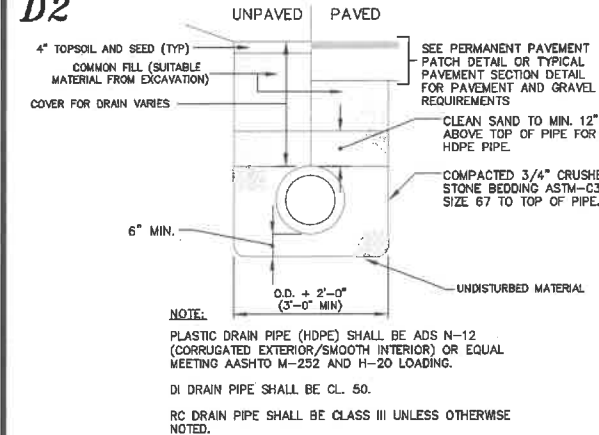
NOTE: PE THREADED ROD W/ WING NUTS PROVIDED FOR END SECTIONS 15"-24".
30" & 36" END SECTIONS TO BE WELDED PER MANUFACTURER'S RECOMMENDATIONS.

ADS N-12 FLARED END SECTIONS

NOT TO SCALE (ALL DIMENSIONS ARE NOMINAL)



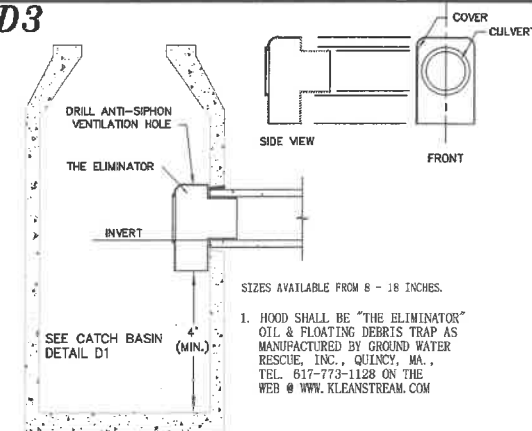
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TYPICAL DRAIN AND SEWER PIPE TRENCH

NOT TO SCALE

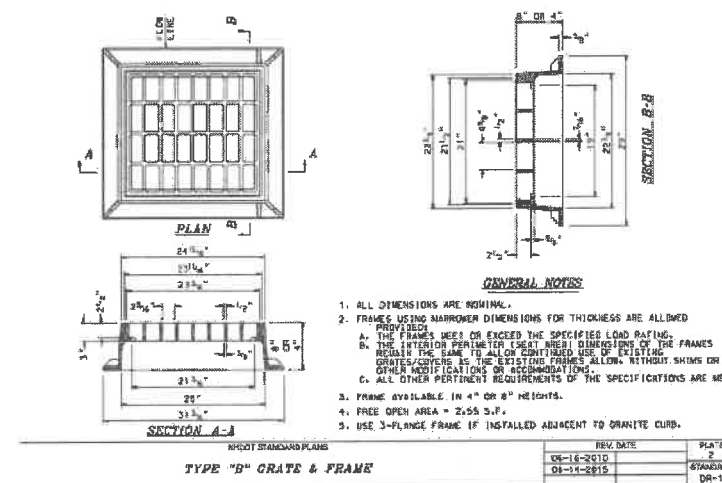
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CATCH BASIN HOOD DETAIL

NOT TO SCALE

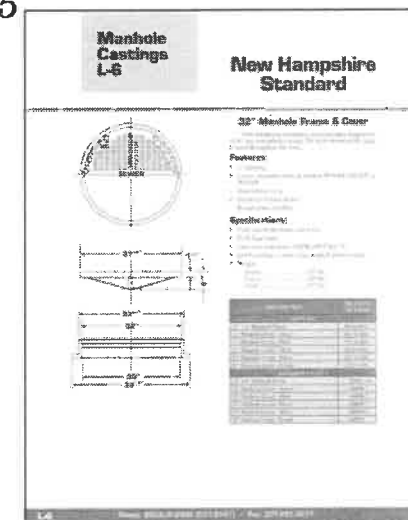
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CATCH BASIN GRATE

NOT TO SCALE

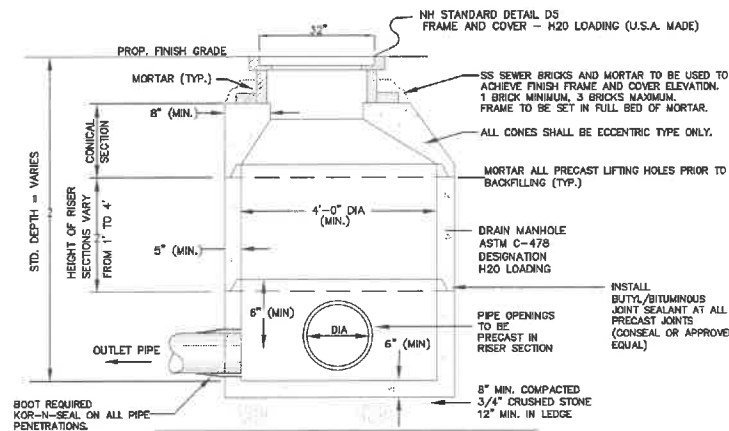
D5



DRAIN MANHOLE COVER DETAIL

NOT TO SCALE

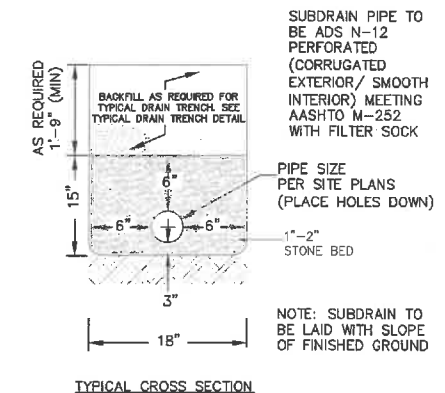
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PRECAST DRAIN MANHOLE DETAIL

NOT TO SCALE

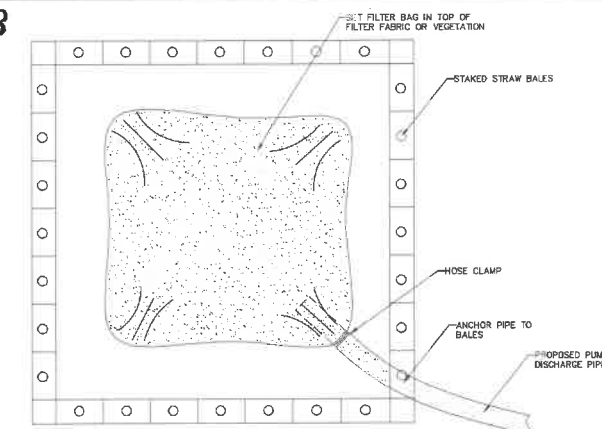
D7



SUBDRAIN DETAIL TYPICAL

NOT TO SCALE

D8

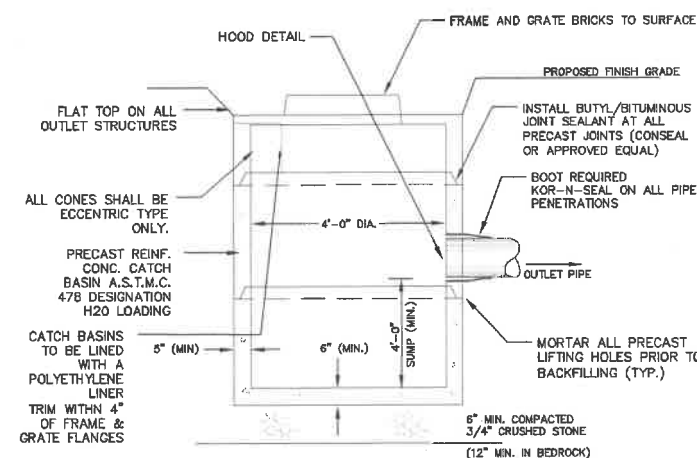


- NOTES:
- 1.) ENSURE DISCHARGE POINT IS STABILIZED WITH VEGETATION OR PROPER EROSION AND SEDIMENT CONTROL PRACTICES.
 - 2.) USE DIFFUSER NOZZLE OR LOW DISCHARGE RATE TO PREVENT SCOURING.
 - 3.) TO BE PLACED AT AN UPLAND LOCATION THAT WILL ALLOW WATER TO DRAIN INTO THE GROUND.
 - 4.) SIZE OF DE-WATERING AREA TO BE 10' X 10', ADJUST SIZE DEPENDING ON VOLUME AND USE.
 - 5.) ADDITIONAL BALES MAY BE USED TO INCREASE RETENTION AND FILTERING.

DE-WATERING BASIN

NOT TO SCALE

D9



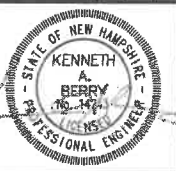
CATCH BASIN DETAIL

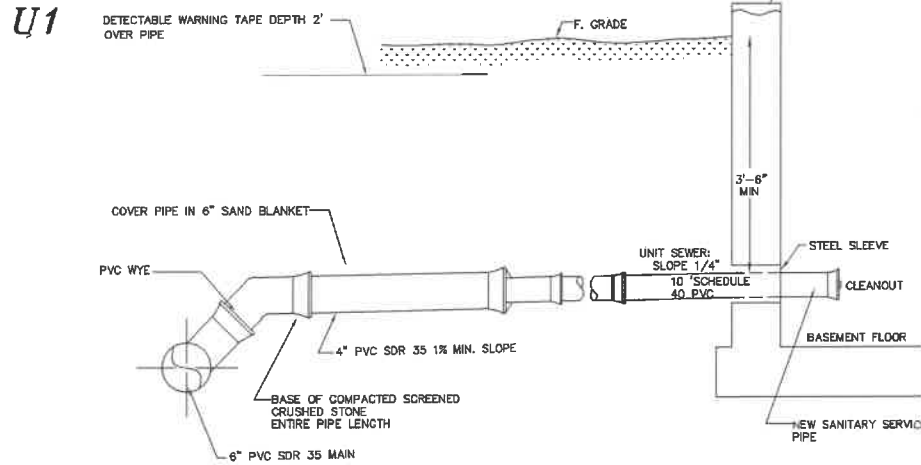
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DRAINAGE DETAILS
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FOR: NM COOK DEVELOPMENT LLC
FARMINGTON ROAD
ROCHESTER, N.H.
TAX MAP 216, LOT 29

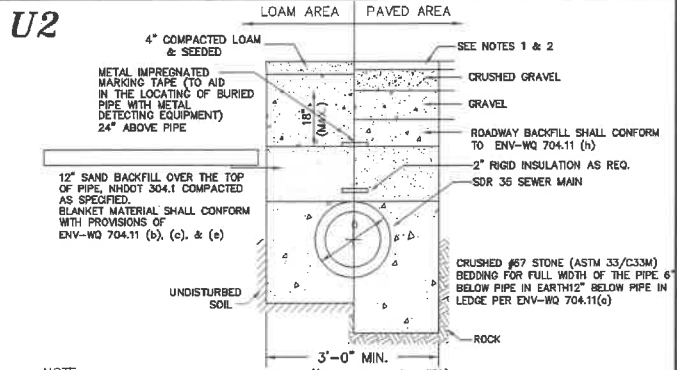
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
AS NOTED
DATE: MARCH 23, 2021
FILE NO.: DB 2021 - 022





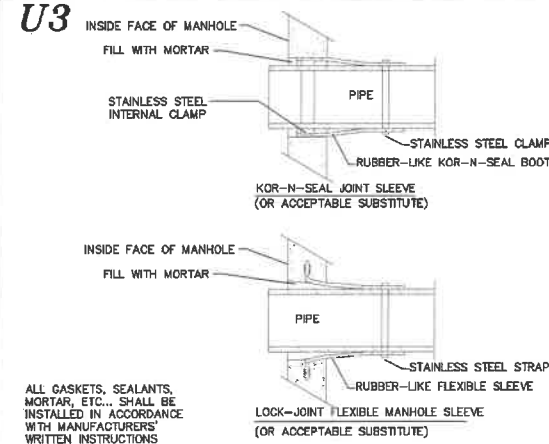
DETAIL OF UNIT SEWER SERVICE
NOT TO SCALE

- 1.) SEE DETAILS FOR SERVICE CONNECTION REQUIREMENTS
- 2.) SERVICE CONNECTION SHALL BE INSTALLED BELOW WATER MAIN WHERE POSSIBLE.
- 3.) CLEANOUTS SHALL BE INSTALLED INSIDE EACH BUILDING EXIT POINT

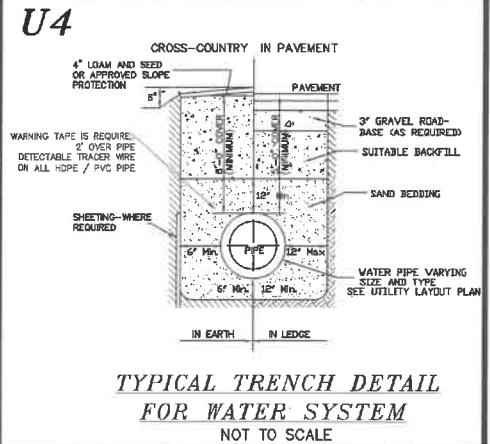
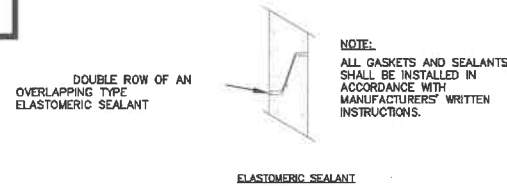


- NOTE:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
 2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPEC'S.
 3. ANTI-SEEP COLLARS OR CLAY CHECK DAMS ON STEEP RUNS IN WET CONDITIONS.
 4. ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & ROCHESTER DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05 (c) & (e) AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121.
 5. SEE DETAIL U8, SHEET U-101 FOR INSULATION DETAILS. INSULATION SHALL BE PROVIDED WHERE INDICATED ON PLANS.

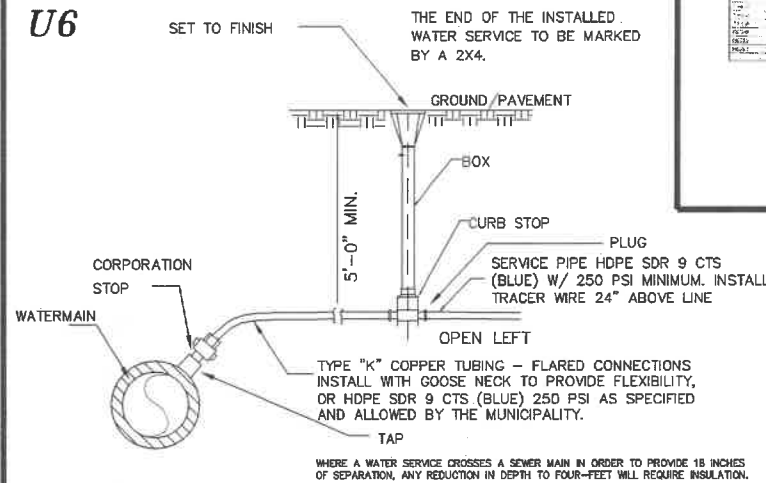
TYPICAL SEWER PIPE TRENCH
NOT TO SCALE



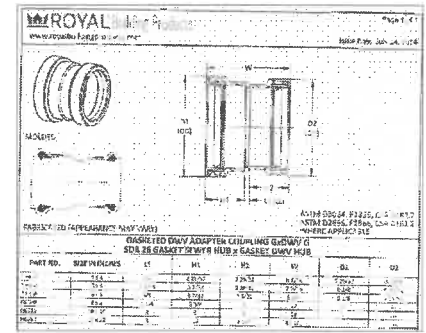
DETAIL "A" - PIPE TO MANHOLE JOINTS
NOT TO SCALE



DETAIL "B" HORIZONTAL JOINTS
NOT TO SCALE



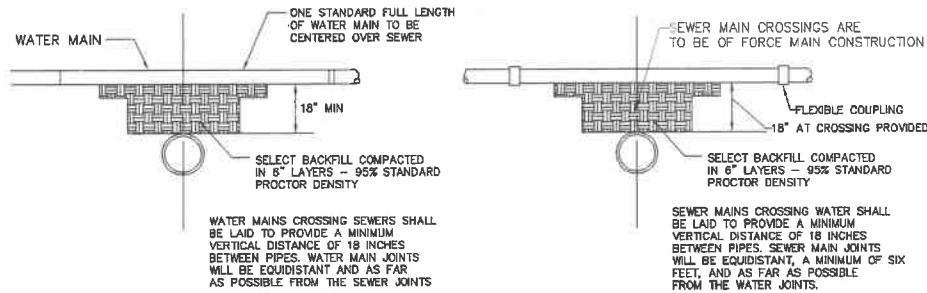
TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



COUPLING DETAIL
NOT TO SCALE

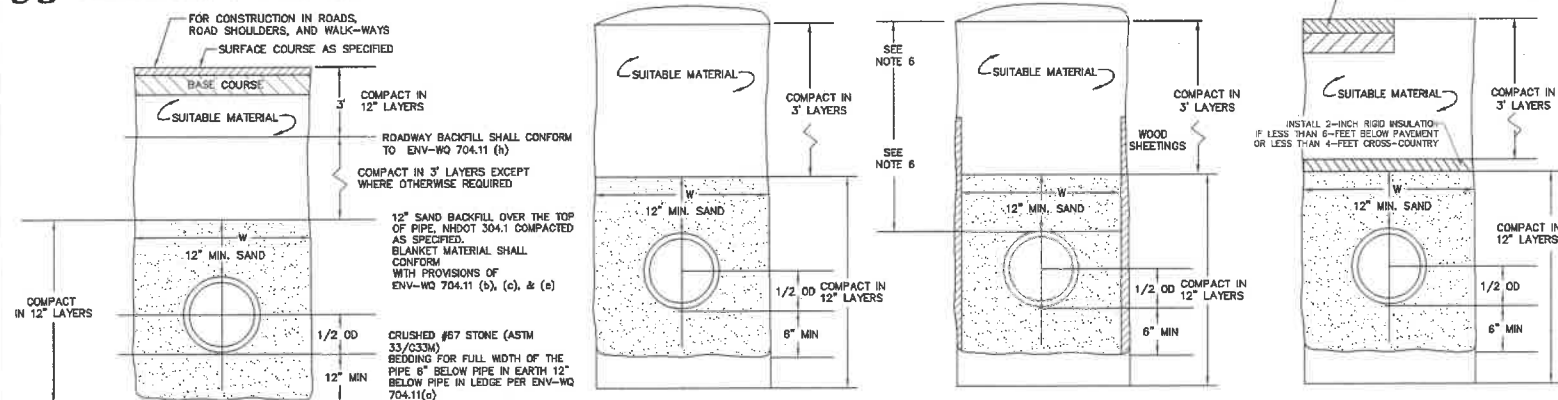
SEPERATION NOTES:

1. WATER MAIN SHALL BE IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR WATER WORKS" SO-CALLED TEN STATE STANDARDS AND NEW HAMPSHIRE WATER SUPPLY AND POLLUTION CONTROL DESIGN STANDARDS, ENV-WQ 700 ADOPTED OCTOBER 14, 2014.
2. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWERS. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IF THIS DISTANCE CANNOT BE OBTAINED, THEN THE PIPES SHALL BE INSTALLED IN A SEPARATE TRENCH AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
3. VERTICAL SEPARATION REQUIREMENTS APPLY TO WATER AND SEWER MAINS AND SERVICE LINES. WHERE SEWER CROSSES WATER MAIN AND WATER SERVICE CROSSES SEWER MAIN, 18 INCH VERTICAL CLEARANCE SHALL BE PROVIDED WITH WATER OVER SEWER.



WATER MAIN ABOVE SEWER
WATER MAIN BELOW SEWER
TYPICAL WATER/SEWER SEPERATION DETAILS
NOT TO SCALE

U8 SEE ALSO TYPICAL SEWER AND DRAINAGE TRENCH DETAIL, SHEET U-102, DETAIL U13. SEWER TRENCH SHALL BE MARKED WITH METAL WIRE OR TAPE.



LEDGE CONSTRUCTION
NOT TO SCALE

EARTH CONSTRUCTION
NOT TO SCALE

EARTH CONSTRUCTION WITH SHEETING
NOT TO SCALE

TRENCH INSULATION
NOT TO SCALE

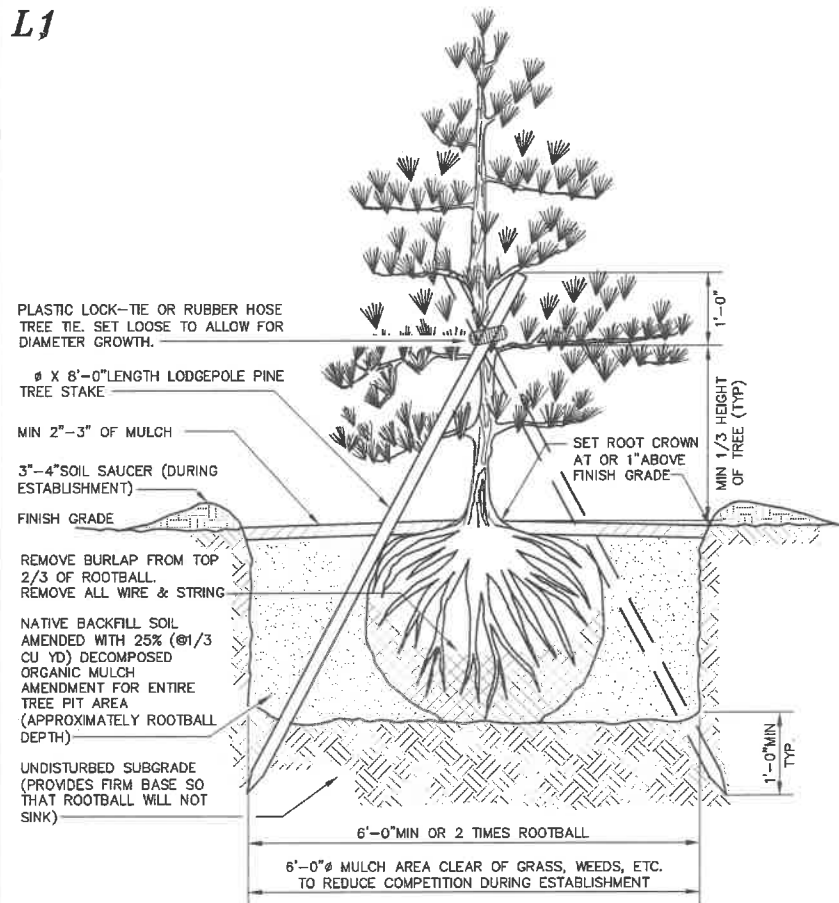
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UTILITY DETAILS
LAND OF: 21 FARMINGTON ROAD LLC
FOR: NM COOK DEVELOPMENT LLC
FARMINGTON ROAD
ROCHESTER, N.H.
74x MAP 216, LOT 29

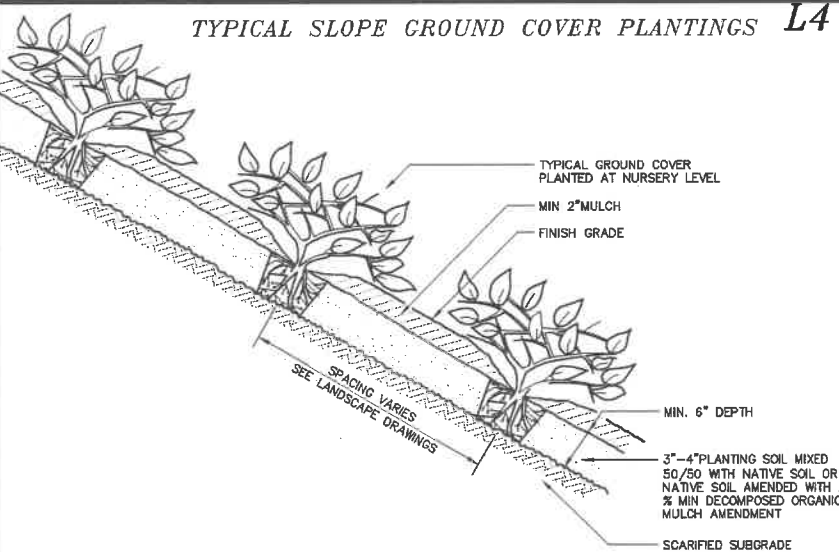
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L1

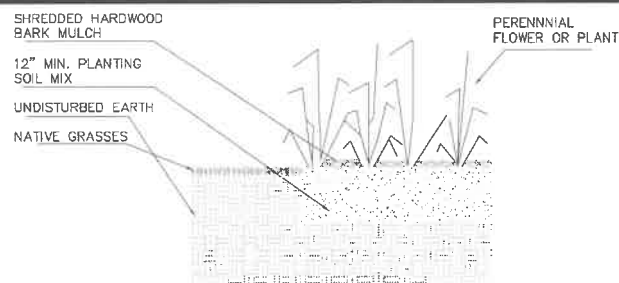


CONIFEROUS TREE PLANTING

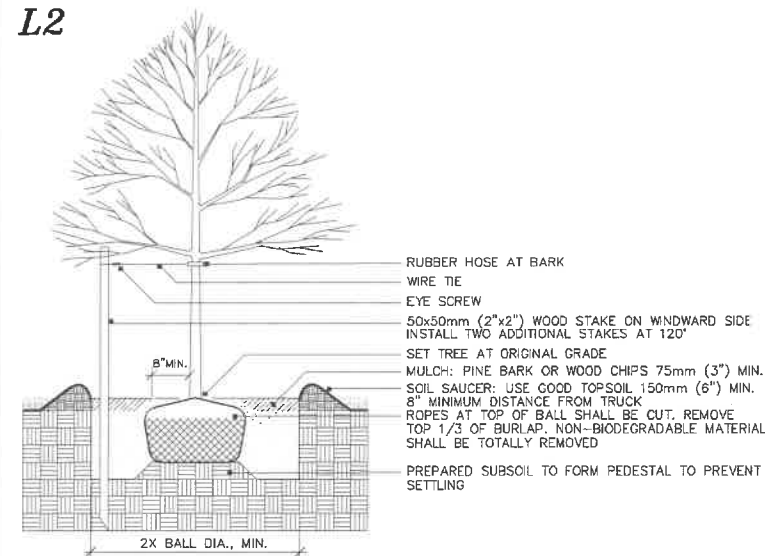


PERENNIAL PLANTING DETAIL

L8



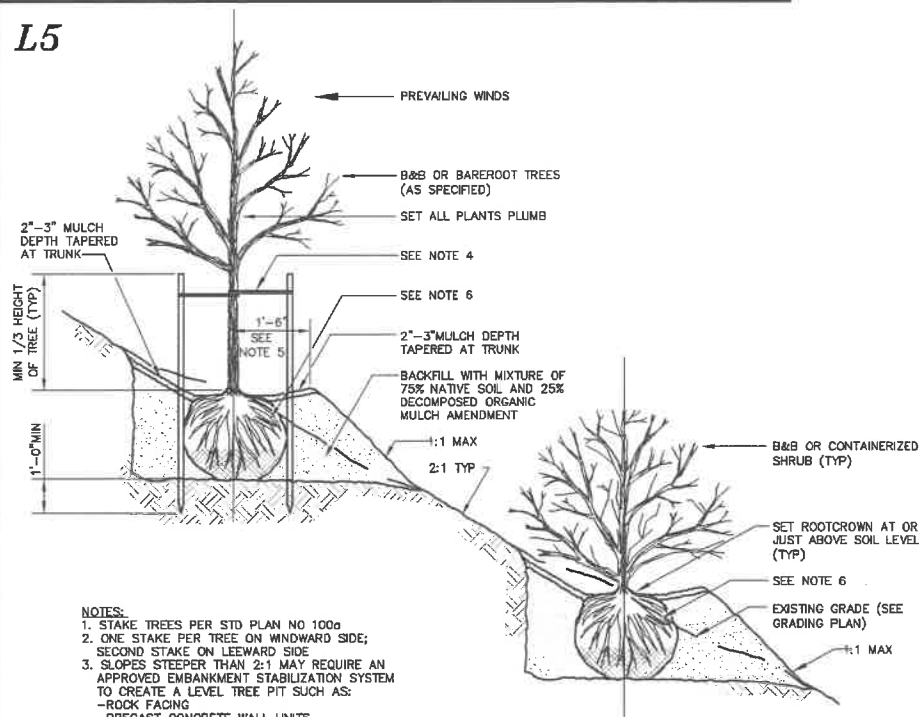
L2



DECIDUOUS TREE PLANTING

NOTE: STAKING TO BE USED IN PARKING ISLANDS AND OTHER CONFINED AREAS AS NECESSARY TO AVOID CONFLICTS WITH PEDESTRIANS

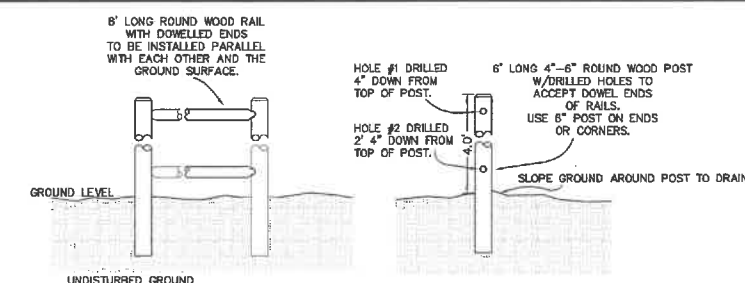
L5



TREE PLANTING ON SLOPES

- NOTES:
1. STAKE TREES PER STD PLAN NO 100a
 2. ONE STAKE PER TREE ON WINDWARD SIDE; SECOND STAKE ON LEeward SIDE
 3. SLOPES STEEPER THAN 2:1 MAY REQUIRE AN APPROVED EMBANKMENT STABILIZATION SYSTEM TO CREATE A LEVEL TREE PIT SUCH AS:
 - ROCK FACING
 - PRECAST CONCRETE WALL UNITS
 - TIMBER WALL
 - MANUFACTURED SLOPE RETENTION UNITS
 4. CHAINLOCK TREE TIE. LOOP EACH TIE AROUND TREE LOOSELY TO PROVIDE 1" SLACK FOR DIAMETER GROWTH.
 5. SHAPE SOIL TO PROVIDE 3' DIAMETER OR ROOTBALL DIAMETER, WHICHEVER IS GREATER, WATERING RING.
 6. REMOVE ALL WIRE AND STRING REMOVE TOP 2/3 OF BURLAP.

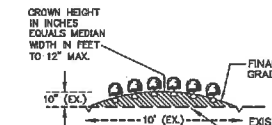
L7

TYPICAL POST & RAIL FENCE DETAIL
N.T.S.

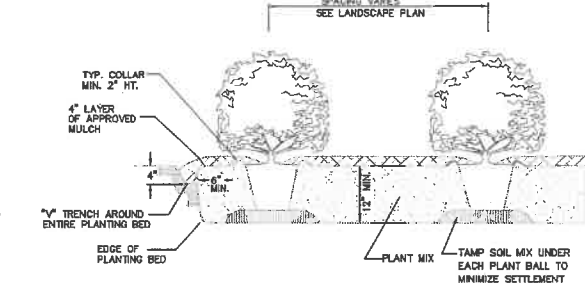
L3

NOTES:

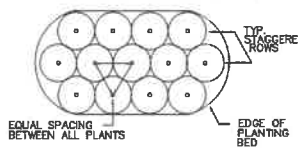
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL BED CROWNING



TYPICAL PLANTING BED DETAIL



TYPICAL PLANTING BED PLAN

SHRUB & HEDGE PLANTING

L6

NOTES:

1. CALL DIG SAFE PRIOR TO BEGINNING WORK. (1-888-344-7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.
2. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING. SEE NOTE XXX ON OVERALL SITE PLAN.
3. PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
4. ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
5. ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.
6. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.
7. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.
9. NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.
10. ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH.
11. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
12. MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AND ADDITIONAL YEAR FROM TIME OF INSTALLATION.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.
14. THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWING SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.
16. ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.
17. SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.
18. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.
19. TREES ARE TO BE 3" CALIPER 6" OFF THE ROOT BALL.
20. ALL PLANT STOCK SHALL CONFORM TO ANSI Z226.1 - NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)
21. 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
22. PLANT-PIT BACK-FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.
23. ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.

L-101

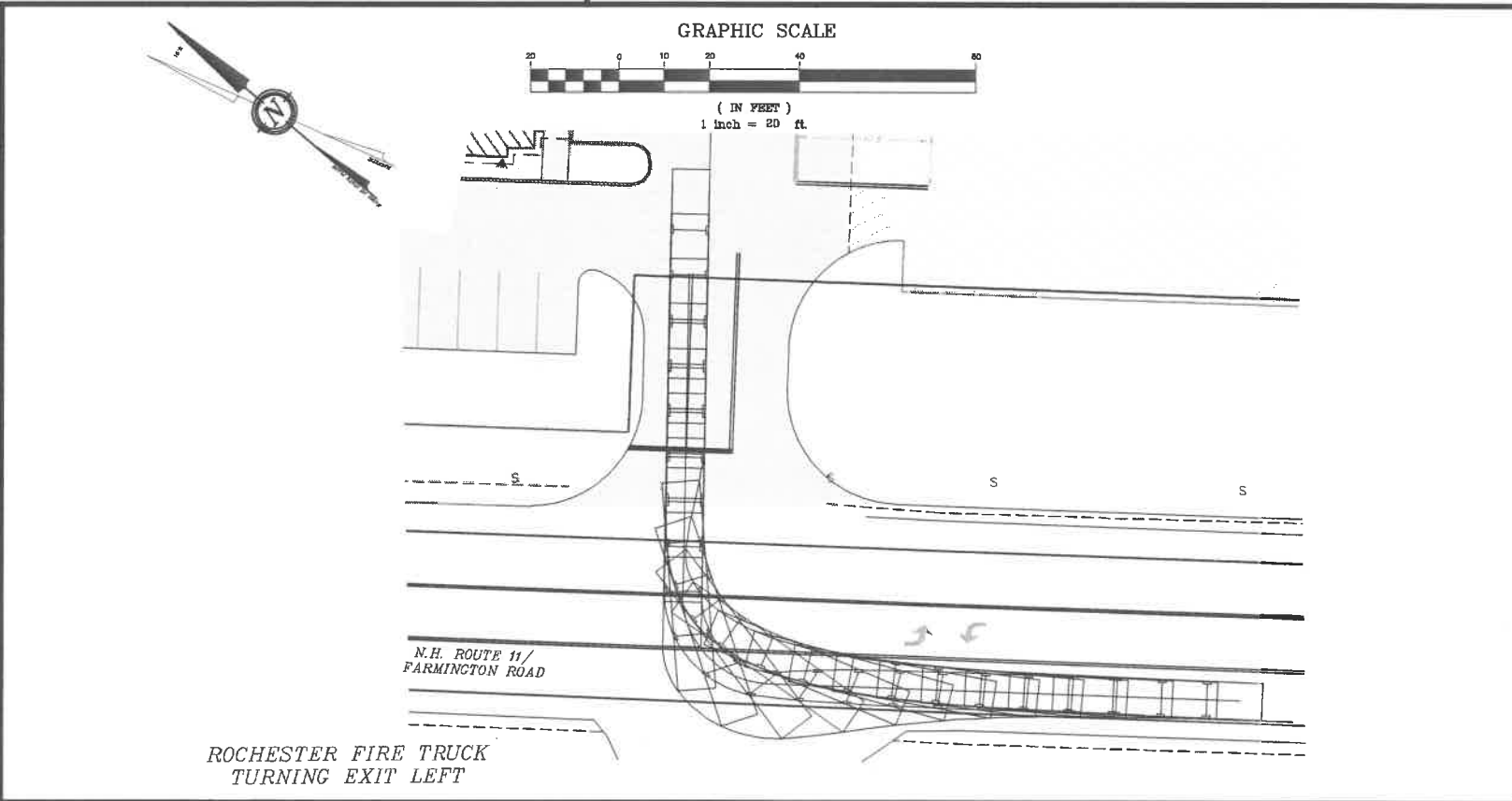
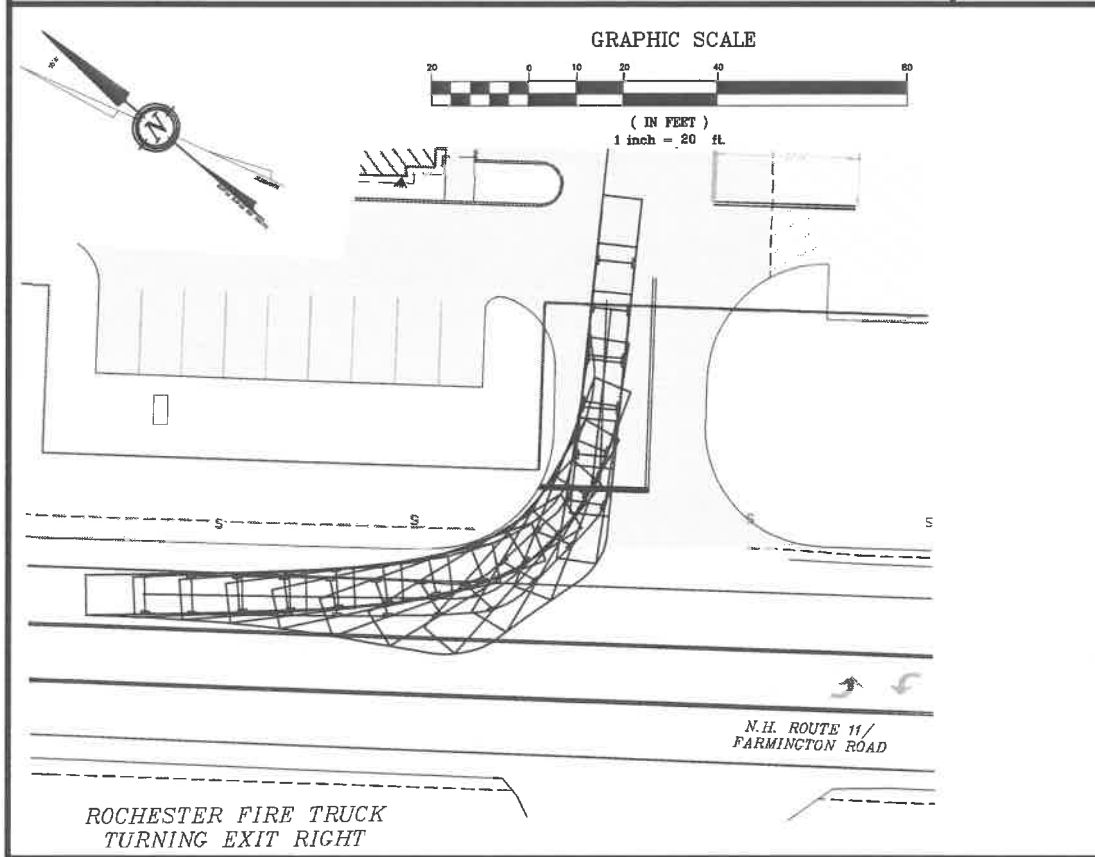
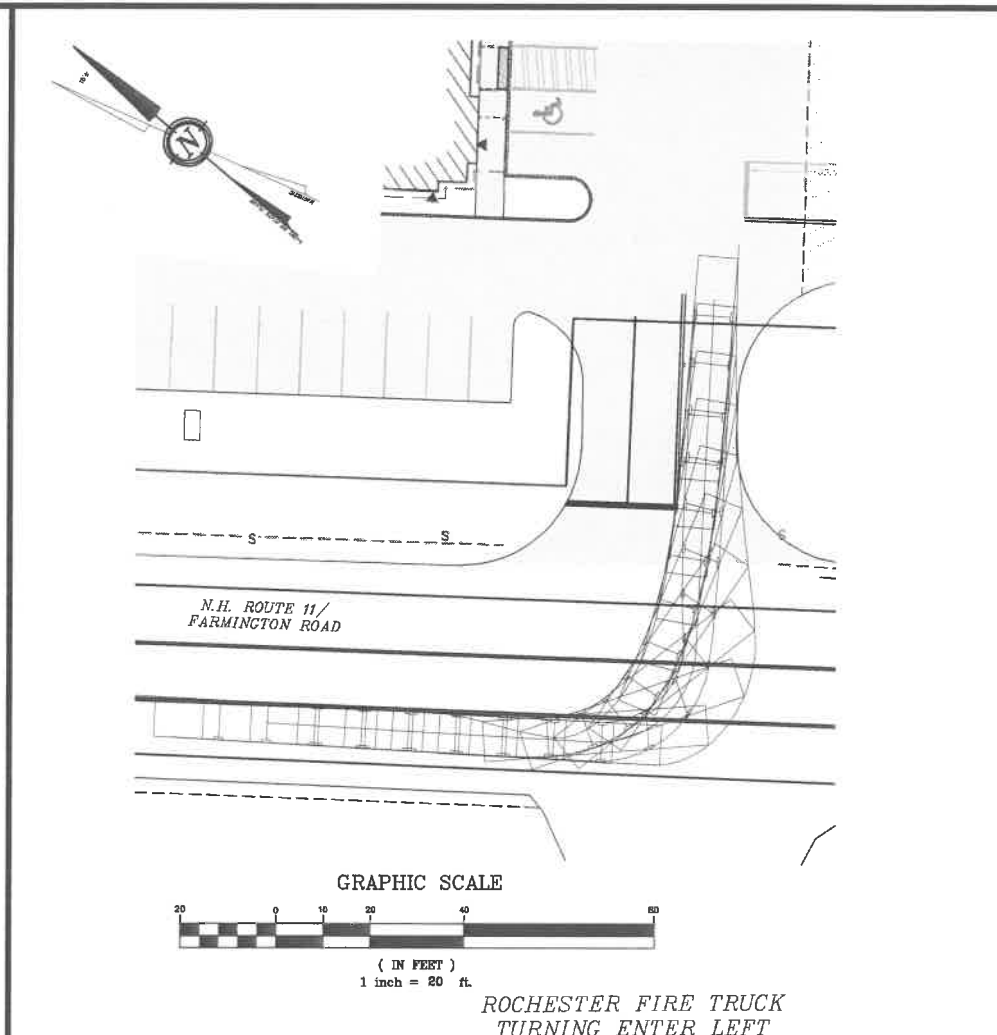
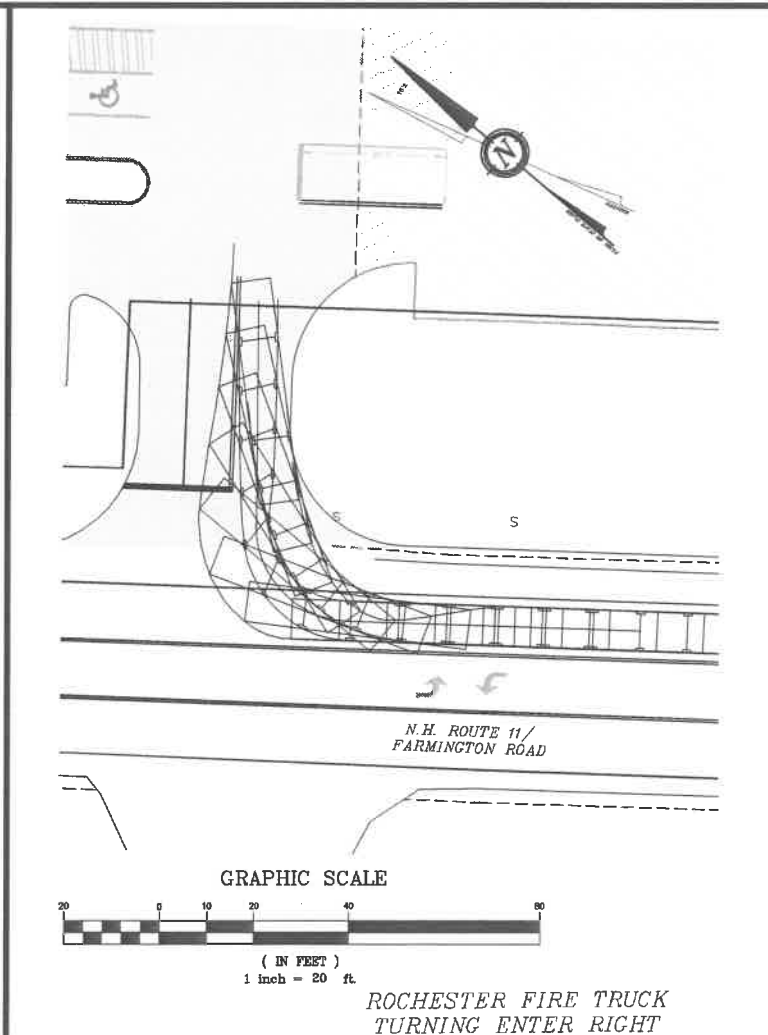
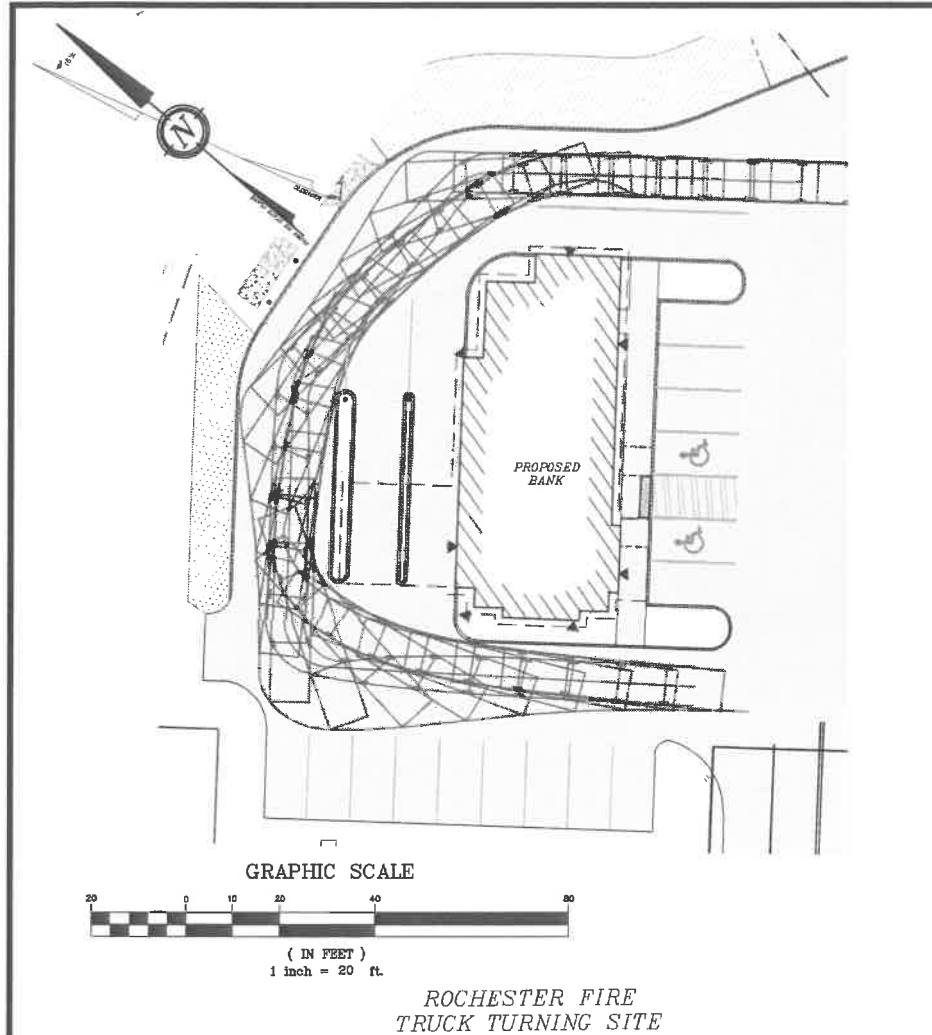
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LANDSCAPING CONSTRUCTION DETAILS

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FOR: NM COOK DEVELOPMENT LLC
FARMINGTON ROAD
ROCHESTER, N.H.
TAX MAP 216, LOT 29

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)352-2863
AS NOTED
DATE: MARCH 23, 2021
FILE NO.: DB 2021 - 022

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
REGISTERED PROFESSIONAL ENGINEER
EX. 0000000000



REVISION	DATE	DESCRIPTION
#5	9-27-21	BOUNDS SET PER FINAL NOD
#4	8-24-21	REVISED PER NHDOT COMMENT
#3	8-9-21	REVISED PER CONDITIONS OF APPROVAL
#2	8-5-21	REVISED PER NHDOT COMMENT
#1	4-15-21	UPDATE CROSS EASEMENTS

ROCHESTER FIRE TRUCK TURNING TEMPLATE
LAND OF: 21 FARMINGTON ROAD LLC
FOR: NM COOK DEVELOPMENT LLC
FARMINGTON ROAD
ROCHESTER, N.H.
TAX MAP 216, LOT 29

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : MARCH 23, 2021
FILE NO. : DB 2021 - 022

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
PROFESSIONAL ENGINEER
LICENSE NO. 10424

SHEET 24 OF 24



GENERAL PLAN NOTES

1. ARCHITECTURAL DATUM = 100'-0". THE ARCHITECTURAL DATUM IS INDEPENDENT OF ELEVATIONS SHOWN ON THE CIVIL DRAWINGS. SEE CIVIL DRAWINGS FOR CORRESPONDING DATUM IN HEIGHT ABOVE SEA LEVEL.
2. ALL DIMENSIONS AT NEW WALLS ARE TO OUTSIDE FACE OF STUD, FACE OF CONCRETE, FACE OF MASONRY, OR CENTER OF OPENING, U.N.O. AT EXISTING WALLS DIMENSIONS ARE TO FINISH FACE OF WALL.
3. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT FOR ANY DISCREPANCY PRIOR TO COMMENCING WITH ANY WORK.
4. REFER TO DIMENSION PLANS FOR GENERAL PARTITION NOTES & PARTITION TYPES.
5. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. NOTIFY ARCHITECT OF DISCREPANCIES.
6. ALL LUMBER IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED INCLUDING ALL SILL PLATES FOR WOOD STUD WALLS.
7. REVIEW PRIOR TO INSTALLATION. ANY CONFLICT OF ENGINEERING TRADE DEVICES (I.E. FIRE ALARM STROBES) WITH ARCHITECTURAL DETAILS AND BRING THOSE DISCREPANCIES TO THE ARCHITECT FOR REVIEW.
8. PROVIDE BLOCKING FOR MILLWORK, MECHANICAL FIXTURES, PLUMBING FIXTURES AND OTHER ITEMS IDENTIFIED IN THE CONSTRUCTION DOCUMENTS.
9. COORDINATE MISC. STEEL REQUIREMENTS FOR MOUNTING / HANGING OWNER SUPPLIED EQUIPMENT.

TO BE
EDITED

FLOOR PLAN LEGEND

- DOOR TAG. SEE DOOR SCHEDULE
- WINDOW TAG. SEE WINDOW SCHEDULE
- ACCESSORY TAG. SEE ACCESSORY TYPES & INTERIOR ELEVATIONS
- KEYNOTE. SEE FLOOR PLAN KEYNOTE LEGEND
- STRUCTURAL GRID LINE
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- NEW DOOR
- EXISTING DOOR

FLOOR PLAN KEYNOTES

TO BE
EDITED

WA
WARRENSTREET
ARCHITECTS
27 Warren Street Concord NH 03301
T 603.225.0640 F 603.225.0621 www.warrenstreet.coop

OWNER
TITLE 1
TITLE 2
STREET
CITY, STATE ZIP
P.() F.()

CONSTRUCTION MANAGER
TITLE 1
TITLE 2
STREET
CITY, STATE ZIP
P.() F.()

PLAN KEY:

PROJECT TITLE / ADDRESS:
ROCHESTER
21 FARMINGTON ROAD
ROCHESTER, NH

SCALE: AS NOTED DWN BY: KL
JOB #: 3687 CHK BY: JH
PRINT DATE: 2/25/2021 10:00:34 AM
ISSUE DATE:

NOT FOR CONSTRUCTION
SCHEMATIC DESIGN

REVISION	DATE	COMMENTS

FLOOR PLAN

A111
SHEET NUMBER: OF 7 ARCHITECTURAL
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PROJECT: 3687 MVSR ROCHESTER BANKING Design/020
Drawing: 0887 MVSR ROCHESTER.rvt
TEMPLATE DATE: 11/25/2019

1 FLOOR PLAN
A201 1/4" = 1'-0"



GENERAL ELEVATION NOTES

1. REFER TO MECH DWGS FOR LOCATIONS OF LOUVERS AND VENTS. CONFIRM FINAL POSITION WITH ARCHITECT PRIOR TO ORDERING.

ELEVATION LEGEND

- A KEYNOTE, SEE ELEVATION KEYNOTE LEGEND
X WINDOW TAG, SEE DOOR SCHEDULE SHEET
CJ CONTROL JOINT

ELEVATION KEYNOTES

WA
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OWNER
TITLE 1
TITLE 2
STREET
CITY, STATE ZIP
P. () F. ()
CONSTRUCTION MANAGER
TITLE 1
TITLE 2
STREET
CITY, STATE ZIP
P. () F. ()

PLAN KEY:

PROJECT TITLE / ADDRESS:
ROCHESTER
21 FARMINGTON ROAD
ROCHESTER, NH

SCALE: AS NOTED DWN BY: KL
JOB #: 3687 CHK BY: JH
PRINT DATE: 2/25/2021 10:00:36 AM
ISSUE DATE:

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REVISION	DATE	COMMENTS

EXTERIOR ELEVATIONS

A201

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GENERAL ELEVATION NOTES

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ELEVATION LEGEND

- KEYNOTE, SEE ELEVATION KEYNOTE LEGEND
- WINDOW TAG, SEE DOOR SCHEDULE SHEET
- CONTROL JOINT

ELEVATION KEYNOTES

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OWNER
TITLE 1
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STREET
CITY, STATE ZIP
P. () F. ()

CONSTRUCTION MANAGER
TITLE 1
TITLE 2
STREET
CITY, STATE ZIP
P. () F. ()

PLAN KEY:

PROJECT TITLE / ADDRESS:

ROCHESTER
21 FARMINGTON ROAD
ROCHESTER, NH

SCALE: AS NOTED DWN BY: KL
JOB #: 3687 CHK BY: JH
PRINT DATE: 2/25/2021 10:00:39 AM
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SCHEMATIC DESIGN

REVISION	DATE	COMMENTS

EXTERIOR ELEVATIONS

A202
SHEET NUMBER: OF ? ARCHITECTURAL

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PROJECT: 3687 MYSB ROCHESTER BANK/000 Design/020
Drawings: 3687 MYSB ROCHESTER.mxd
TEMPLATE DATE: 11/25/2019

TO BE
EDITED

PROGRESS - NOT FOR CONSTRUCTION