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LOT MERGER & MOBILE HOME SUBDIVISION PLAN FOR DONALD & BONNIE TOY 418 OLD DOVER ROAD ROCHESTER, N.H. TAX MAP 256, LOT 53 & 54-1 ADDISON ESTATES PHASE II

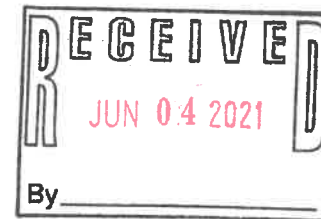
OWNER: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03867

DEVELOPER: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03867

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

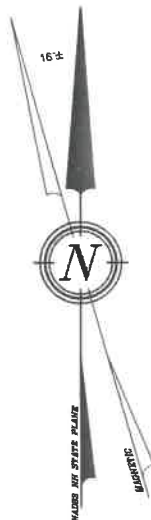
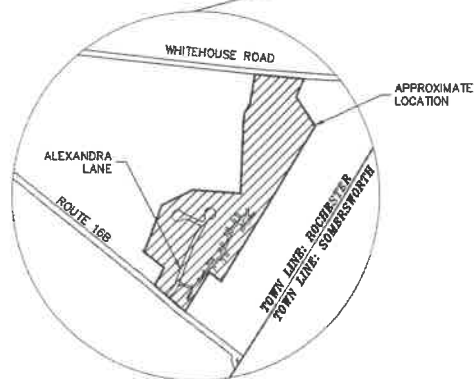
ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPESC, CESSWI, CPSWQ
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

WETLAND SCIENTIST: STONEY RIDGE ENVIRONMENTAL
CYNTHIA M. BALGIUS, CSS, CWS, CPESC
229 PROSPECT MOUNTAIN ROAD
ALTON, NH 03809
603-776-5825



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

LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE



REQUIRED PERMITS:

- 1.) NHDES SUBDIVISION APPROVAL: ESA2020100801
- 2.) EPA NOTICE OF INTENT / SWPPP: (PENDING)
- 2.) NATURAL HERITAGE BUREAU: (PENDING)
- 4.) DIVISION OF HISTORICAL RECOURCES: (PENDING)
- 5.) NHDOT DRIVEWAY PERMIT: 06-389-443

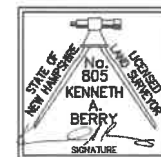
GENERAL PLAN SET NOTES:

- 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.

NOTE:

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

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY: *[Signature]*
DATE: 6-4-2021



BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE: 1 INCH EQUALS AS NOTED
DATE: JUNE 11, 2019
FILE NO.: DB 2015 - 151

MOBILE HOME SUBDIVISION PLAN
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

REVISION	DATE	REVISION PER NOTICE OF DECISION	REVISION PER STAFF COMMENT
#2	2-24-21		
#1	2-4-20		

ABBREVIATION LEGEND:

E.O.P.	EDGE OF PAVEMENT
B.C.C.	BITUMINOUS CONCRETE CURB
BITUM.	BITUMINOUS
E.O.P.	EDGE OF PAVEMENT
TYP.	TYPICAL
T. BLOCK	THRUST BLOCK
CONC.	CONCRETE
U.G.E.	UNDER GROUND ELECTRIC / UTILITY
U.D.	UNDER DRAIN
F.E.S.	FLARED END SECTION
HDPE	HIGH DENSITY POLYETHYLENE
F.F.	FINISHED FLOOR
L.F.	LINEAR FOOT
FND	FOUND
P.L.	PROPERTY LINE
T.B.M.	TEMPORARY BENCHMARK
RCP	REINFORCED CONCRETE PIPE
F.G.	FINISHED GRADE
E.G.	EXISTING GRADE
T.W.	TRAVELED WAY

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

EXISTING LEGEND:

⊠	GRANITE BOUND ~FND~
○	IRON BOUND ~FND~
○	IRON PIPE / REBAR ~FND~
⊕	RAILROAD SPIKE ~FND~
⊕	UTILITY POLE / GUY WIRE
⊕	SINGLE POST SIGN
⊕	CURB STOP
⊕	GATE VALVE
⊕	GAS VALVE
⊕	FIRE HYDRANT
⊕	CATCH BASIN
⊕	SEWER MANHOLE
⊕	DRAIN MANHOLE
⊕	TREE
⊕	EXISTING SPOT ELEVATION

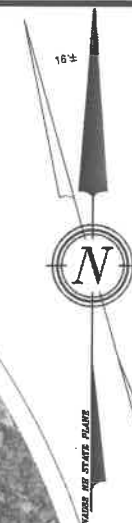
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---	EWL	---	EWL	---	EWL	---	EWL
---	EWL	---	EWL	---	EWL	---	EWL
---	EWL	---	EWL	---	EWL	---	EWL
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---	EWL	---	EWL	---	EWL	---	EWL
---	EWL	---	EWL	---	EWL	---	EWL
---	EWL	---	EWL	---	EWL	---	EWL

PROPOSED LEGEND:

⊕	TEMPORARY BENCHMARK
⊕	TEST PIT/BORING
⊕	CURB STOP
⊕	GATE VALVE
⊕	GAS VALVE
⊕	CATCH BASIN
⊕	DRAIN MANHOLE
⊕	SHEET DETAIL
⊕	THRUST BLOCK
⊕	PROPOSED LAMP

---	PROPOSED SPOT ELEVATION
---	PROPOSED GAS LINE
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	PROPOSED DRAIN LINE
---	PROPOSED UNDERDRAIN
---	PROPOSED CONTOUR MINOR
---	PROPOSED CONTOUR MAJOR
---	PROPOSED UNDERGROUND UTILITY
---	FILTREX SILT SOXX (6" or 12" AS NOTED)
---	ORANGE CONSTRUCTION PERIMETER FENCE

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)
R2-1	24"x30"	SPEED LIMIT 25	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	GREEN	GREEN	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)
W14-2	30"x30"	NO OUTLET	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	YELLOW	BLACK	BLACK	SQUARE (1)

LIST OF ABUTTERS:

N/F KENYON, BRADFORD D. & ROWENA A.	80 WHITEHOUSE ROAD ROCHESTER, NH 03867 TAX MAP 256, LOT 22 S.C.R.D. BOOK 3307, PAGE 200
N/F WEBB, CAROL A.	90 WHITEHOUSE ROAD ROCHESTER, NH 03867 TAX MAP 256, LOT 23 S.C.R.D. BOOK 3596, PAGE 939
N/F ROSE, THERIAULT 2009 REVOCABLE TRUST	84 WHITEHOUSE ROAD ROCHESTER, NH 03867 TAX MAP 256, LOT 24 S.C.R.D. BOOK 3791, PAGE 207
N/F PONTON, JOHANNES J. & SANDRA KELLY	98 WHITEHOUSE ROAD ROCHESTER, NH 03867 TAX MAP 256, LOT 25 S.C.R.D. BOOK 3257, PAGE 118

LIST OF ABUTTERS CONT'D:

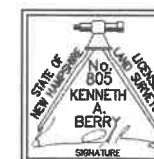
N/F LAZZARO, ANTHONY L. & CAROLYN W.	81 WHITEHOUSE ROAD ROCHESTER, NH 03867 TAX MAP 256, LOT 26 S.C.R.D. BOOK 871, PAGE 494
N/F LAZZARO, ANTHONY & CAROLYN	81 WHITEHOUSE ROAD ROCHESTER, NH 03867 TAX MAP 256, LOT 27 S.C.R.D. BOOK 1032, PAGE 696
N/F POWERS, LANCE	71 WHITEHOUSE ROAD ROCHESTER, NH 03867 TAX MAP 256, LOT 28 S.C.R.D. BOOK 2158, PAGE 414
N/F WEEDEN, JOHN W. & DEBRA J.	263 SIXTH STREET DOVER, NH 03820 TAX MAP 256, LOT 29 S.C.R.D. BOOK 1034, PAGE 701
N/F NORRIS, JOHN & CHRISTINE	404 OLD DOVER ROAD ROCHESTER, NH 03867 TAX MAP 256, LOT 30 S.C.R.D. BOOK 1034, PAGE 701

LIST OF ABUTTERS CONT'D:

N/F TOY, DONALD & BONNIE J.	15 NASHOBA DRIVE ROCHESTER, NH 03867 TAX MAP 256, LOT 31 S.C.R.D. BOOK 4310, PAGE 741
N/F TOY, DONALD & BONNIE J.	15 NASHOBA DRIVE ROCHESTER, NH 03867 TAX MAP 256, LOT 32 S.C.R.D. BOOK 4343, PAGE 187
N/F PHILBROOK, MICHAEL G. & STACEY A.	424 OLD DOVER ROAD ROCHESTER, NH 03867 TAX MAP 256, LOT 33 S.C.R.D. BOOK 4331, PAGE 814
N/F SEVERANCE, DARLENE L.	421 OLD DOVER ROAD ROCHESTER, NH 03867 TAX MAP 256, LOT 34 S.C.R.D. BOOK/PAGE: 319-2015-ET-471
N/F LITTLE QUARRY, LLC	OPEN SPACE COMMON OWNERSHIP 1000 MARKET STREET, BLDG 1, SUITE 202 PORTSMOUTH, NH 03801 TAX MAP 256, LOT 35 S.C.R.D. BOOK 3167, PAGE 524

LIST OF ABUTTERS CONT'D:

N/F HOWARD CARINA L. & JOHNSON	415 OLD DOVER ROAD ROCHESTER, NH 03867 TAX MAP 256, LOT 36 S.C.R.D. BOOK 4187, PAGE 812
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REVISION	DATE	DESCRIPTION
#2	2-24-21	REVISED PER STAFF COMMENT
#1	2-4-20	REVISED PER NOTICE OF DECISION

MOBILE HOME SUBDIVISION PLAN	FOR
DONALD TOY	
418 OLD DOVER ROAD	
ROCHESTER, N.H.	
TAX MAP 256, LOT 53	

BERRY SURVEYING & ENGINEERING	335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 [332-2863]
SCALE: 1 INCH EQUALS AS NOTED	DATE: JUNE 11, 2019
FILE NO.: DB 2015 - 151	

NOTES:

1. OWNER: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03867-5145
2. TAX MAP 256, LOT 54-1
3. LOT AREA: 1,067,116 Sq. Ft., 24.49 Ac.
4. S.C.R.D. BOOK 4317, PAGE 840
5. ZONING: AGRICULTURAL DISTRICT W/MUNICIPAL WATER
FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 30,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
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# - 3301700218E, DATED: SEPTEMBER 30, 2015
7. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
8. THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JANUARY OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 19,420.
9. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 256, LOT 54-1 AS OF JANUARY 2016 WHEN THE FIELD WORK WAS COMPLETED.

LEGEND:

- DRILL HOLE (FND)
- IRON PIPE (FND)
- IRON BOUND (FND)
- ✕ CHISELED IN LEDGE
- UTILITY POLE
- ✕ TEMPORARY BENCH MARK (T.B.M.)
- NRCS SOIL DELINEATION LINE
- STONE WALL
- WETLAND LINE
- 50' WETLAND BUFFER
- BUILDING SETBACK LINE
- OVERHEAD UTILITIES LINE
- STRAFFORD COUNTY REGISTRY OF DEEDS TYPICAL FOUND
- S.C.R.D. TYP. FND

SOIL DATA:

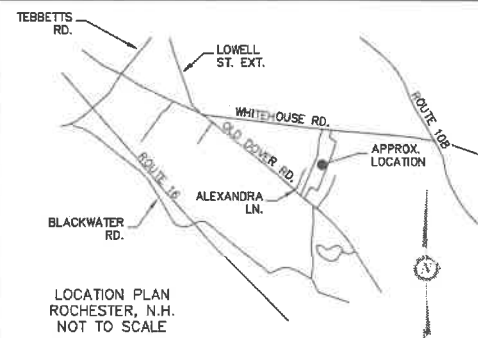
- Cfb ~ CHARLTON FINE SANDY LOAM, 3-8% SLOPES
- HaB ~ HINCKLEY LOAMY SAND, 3 TO 8% SLOPES
- SeB ~ HOLLIS-CHARLTON FINE SANDY LOAMS, 3-8% SLOPES
- Up ~ FREETOWN AND SWANSEA MUCKY PEATS, 0-2% SLOPES
- SeA ~ SCANTIC SILT LOAM, 0-3% SLOPES
- Sub ~ SUTTON FINE SANDY LOAM, 0-8% SLOPES, VERY STONY

SEE WEBSOIL

STONEY RIDGE ENVIRONMENTAL, LLC.
CYNTHIA BALCIUS, CWS #61

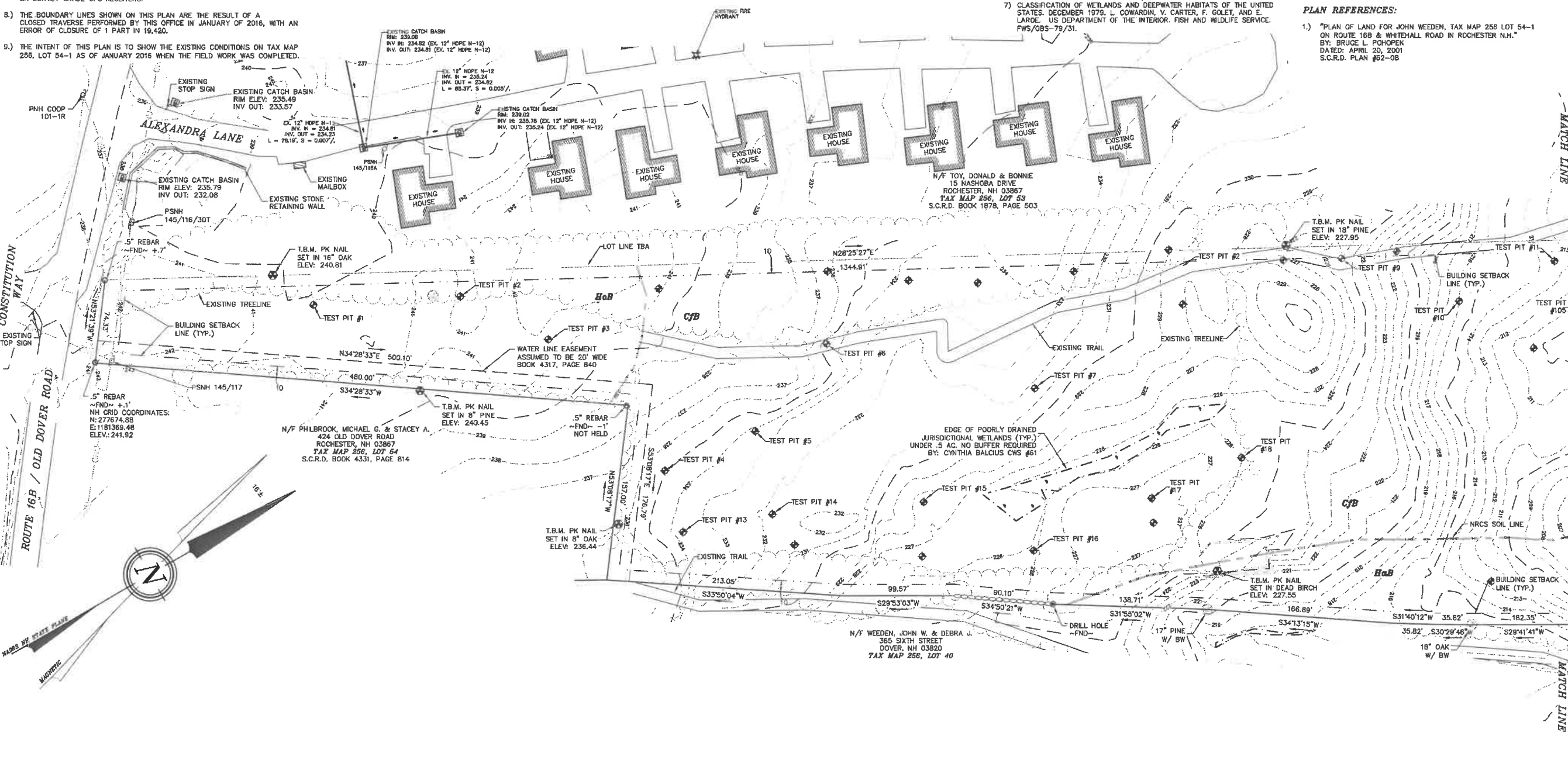
JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL, LLC IN DECEMBER OF 2015 UTILIZING THE FOLLOWING STANDARDS:

1. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
2. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3. APRIL 2004. NEWPPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND.PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
4. STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.M. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTOFLORA 2014-41:1-42.
5. CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
6. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEAST AND NORTHWEST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
7. CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. U.S. DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.



PLAN REFERENCES:

1. "PLAN OF LAND FOR JOHN WEEDEN, TAX MAP 256 LOT 54-1 ON ROUTE 16B & WHITEHALL ROAD IN ROCHESTER N.H." BY: BRUCE L. POHOPEK DATED: APRIL 20, 2001 S.C.R.D. PLAN #62-08

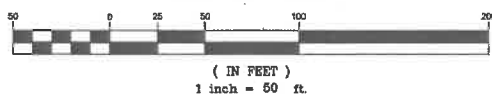


ADJUTERS ACROSS THE STREET:

N/F SEVERANCE, DARLENE L.
421 OLD DOVER ROAD
ROCHESTER, NH 03867
TAX MAP 256, LOT 60
S.C.R.D. BOOK/PAGE: 319-2015-ET-471

N/F OPEN SPACE COMMON OWNERSHIP
TAX MAP 256, LOT 61
S.C.R.D. BOOK 3167, PAGE 524

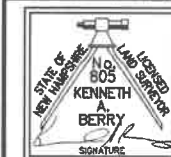
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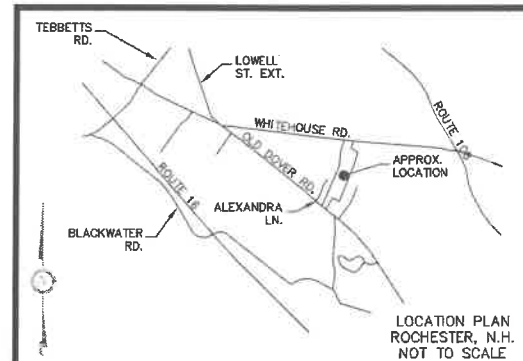


I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND THE CITY OF ROCHESTER, N.H. - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE

EXISTING CONDITIONS PLAN NORTH FOR DONALD TOY 418 OLD DOVER ROAD ROCHESTER, N.H. TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE : 1 IN. EQUALS 50 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 151





- NOTES:**
- 1.) OWNER: DONALD & BONNIE TOY
15 NASHUA DRIVE
ROCHESTER, NH 03867-5145
 - 2.) TAX MAP 256, LOT 54-1
 - 3.) LOT AREA: 1,067,118 Sq. Ft., 24.49 Ac.
 - 4.) S.C.R.D. BOOK 4317, PAGE 640
 - 5.) ZONING: AGRICULTURAL DISTRICT W/MUNICIPAL WATER
FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 30,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
 - 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN HAZARD REF.: FEMA COMMUNITY# ~ 330150, MAP# ~ 3301700216E, DATED: SEPTEMBER 30, 2015
 - 7.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
 - 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JANUARY OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 19,420.
 - 9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 256, LOT 54-1 AS OF JANUARY 2016 WHEN THE FIELD WORK WAS COMPLETED.

- LEGEND:**
- DRILL HOLE (FND)
 - IRON PIPE (FND)
 - IRON BOUND (FND)
 - ⊗ "X" CHISELED IN LEDGE
 - ⊕ UTILITY POLE
 - ⊙ TEMPORARY BENCH MARK (T.B.M.)
 - NRCS SOIL DELINEATION LINE
 - STONE WALL
 - WETLAND LINE
 - 50' WETLAND BUFFER
 - BUILDING SETBACK LINE
 - OVERHEAD UTILITIES LINE
 - STRAFFORD COUNTY REGISTRY OF DEEDS
 - TYPICAL FOUND
 - S.C.R.D. TYP. FND

SOIL DATA:

CJB ~ CHARLTON FINE SANDY LOAM, 3-8% SLOPES
HaB ~ HINCKLEY LOAMY SAND, 3 TO 8% SLOPES
HbB ~ HOLLIS-CHARLTON FINE SANDY LOAMS, 3-8% SLOPES
Mp ~ FREETOWN AND SWANSEA MUCKY PEATS, 0-2% SLOPES
SaA ~ SCANTIC SILT LOAM, 0-3% SLOPES
SuB ~ SUTTON FINE SANDY LOAM, 0-8% SLOPES, VERY STONY

SEE WEBSOIL

N/F LAZZARO, ANTHONY L. & CAROLYN M.
81 WHITEHOUSE ROAD
ROCHESTER, NH 03867
TAX MAP 256, LOT 26
S.C.R.D. BOOK 871, PAGE 494

STEEL STAKE
~FND~ +3'
NH GRID COORDINATES:
N:280141.86
E:1192101.87
ELEV:202.85

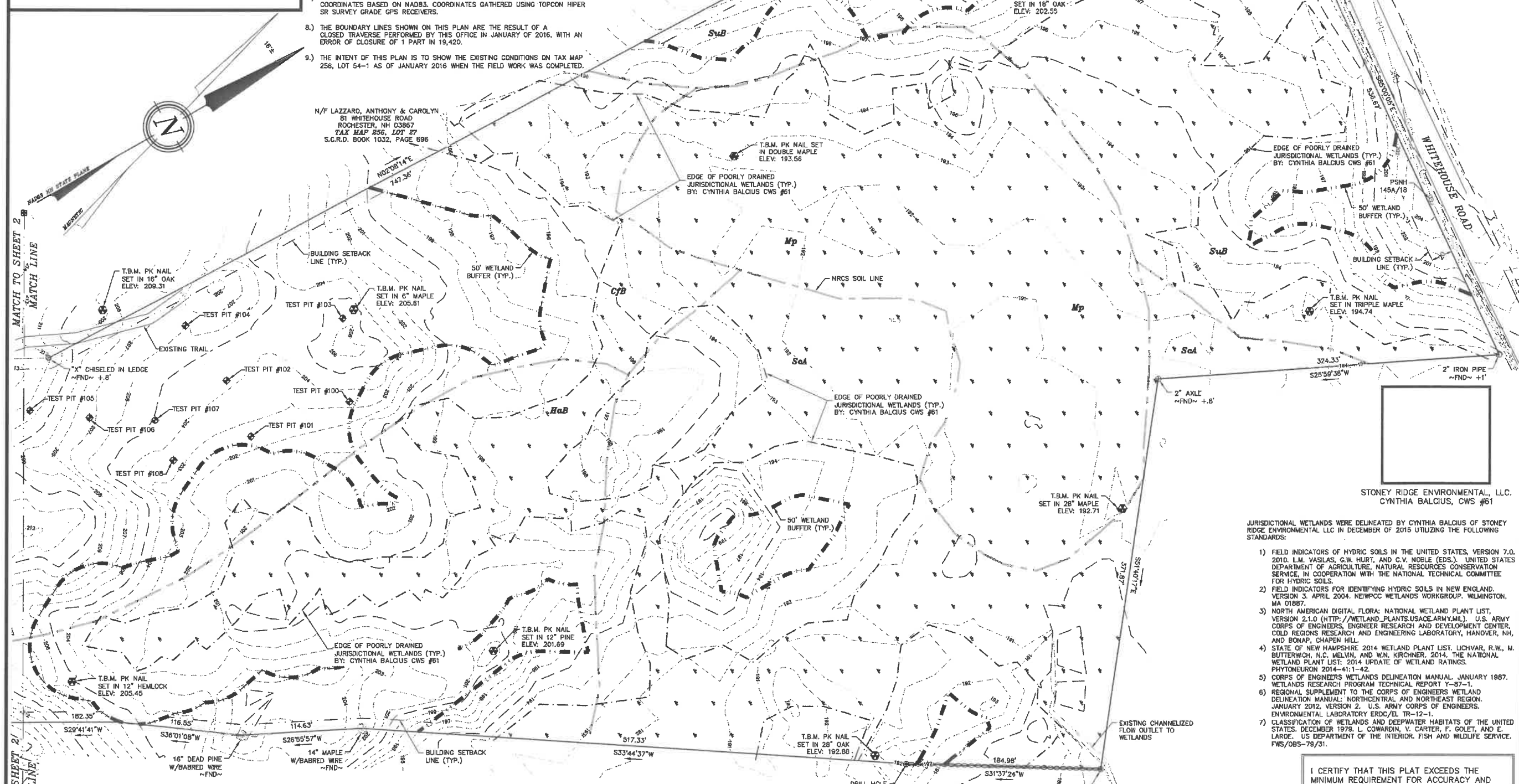
ABUTTERS ACROSS THE STREET:

N/F KENYON, BRADFORD D. & ROWENA A.
85 WHITEHOUSE ROAD
ROCHESTER, NH 03867
TAX MAP 256, LOT 23
S.C.R.D. BOOK 3307, PAGE 200

N/F WEBB, CAROL A.
90 WHITEHOUSE ROAD
ROCHESTER, NH 03867
TAX MAP 256, LOT 23
S.C.R.D. BOOK 3596, PAGE 939

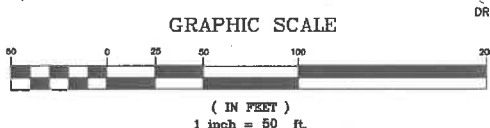
N/F ROSE THERIAULT 2009 REVOCABLE TRUST
THERIAULT, ROSE SELJAN TRUSTEE
84 WHITEHOUSE ROAD
ROCHESTER, NH 03867
TAX MAP 256, LOT 24
S.C.R.D. BOOK 3791, PAGE 207

N/F PONTON, JOHANNES J. & SANDRA KELLY
88 WHITEHOUSE ROAD
ROCHESTER, NH 03867
TAX MAP 256, LOT 25
S.C.R.D. BOOK 3297, PAGE 116



- PLAN REFERENCES:**
- 1.) "PLAN OF LAND FOR JOHN WEEDEN, TAX MAP 256 LOT 54-1 ON ROUTE 16B & WHITEHALL ROAD IN ROCHESTER N.H." BY: BRUCE L. POHOPEK
DATED: APRIL 20, 2001
S.C.R.D. PLAN #62-08

N/F WEEDEN, JOHN W. & DEBRA J.
365 SIXTH STREET
DOVER, NH 03820
TAX MAP 256, LOT 40



- JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN DECEMBER OF 2015 UTILIZING THE FOLLOWING STANDARDS:
- 1.) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0, 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
 - 2.) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. NEWPPC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
 - 3.) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND.PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEL HILL.
 - 4.) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONOMERON 2014-4:1-12.
 - 5.) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
 - 6.) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
 - 7.) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

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

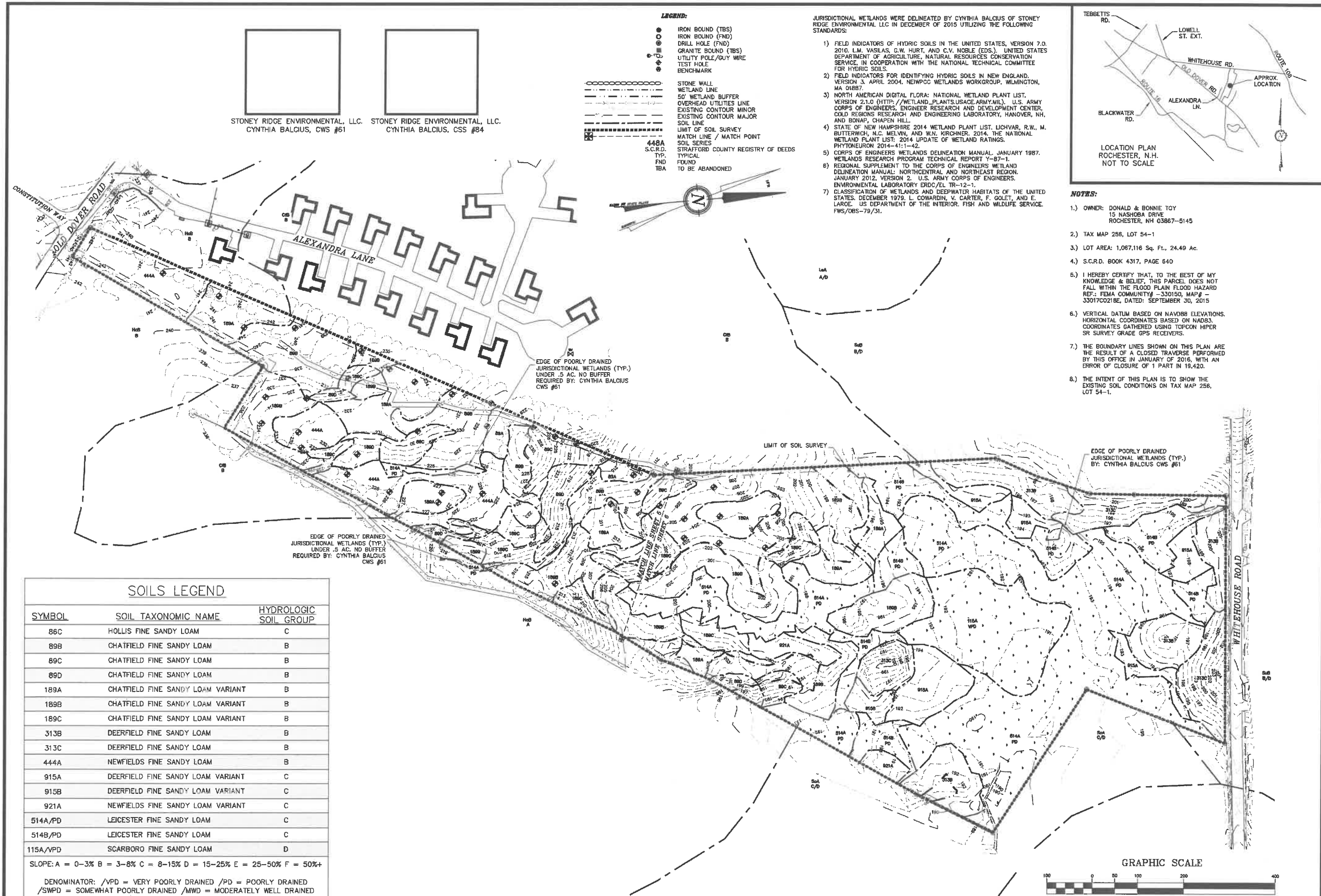
KENNETH A. BERRY LLS 805 DATE

REVISED PER STAFF COMMENT		REVISED PER NOTICE OF DECISION	
#2	2-24-21	#1	2-4-20
REVISION	DATE	REVISION	DATE

EXISTING CONDITIONS PLAN NORTH FOR DONALD TOY 418 OLD DOVER ROAD ROCHESTER, N.H. TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE : 1 IN. EQUALS 50 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 151



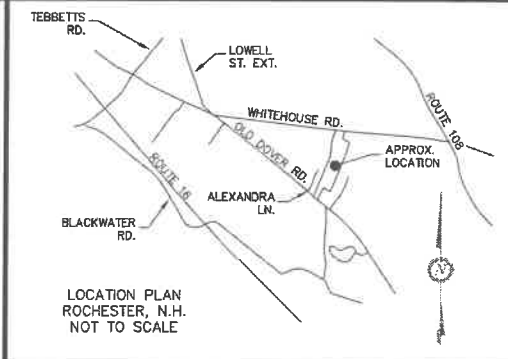


STONE RIDGE ENVIRONMENTAL, LLC.
CYNTHIA BALCIUS, CWS #61

STONE RIDGE ENVIRONMENTAL, LLC.
CYNTHIA BALCIUS, CSS #84

- LEGEND:**
- IRON BOUND (TBS)
 - IRON BOUND (FND)
 - DRILL HOLE (FND)
 - GRANITE BOUND (TBS)
 - UTILITY POLE/GUY WIRE
 - TEST HOLE
 - BENCHMARK
 - STONE WALL
 - WETLAND LINE
 - 50' WETLAND BUFFER
 - OVERHEAD UTILITIES LINE
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
 - SOIL LINE
 - LIMIT OF SOIL SURVEY
 - MATCH LINE / MATCH POINT
 - SOIL SERIES
 - STRAITFORD COUNTY REGISTRY OF DEEDS
 - 448A
 - S.C.R.D.
 - TYP.
 - FND
 - TBA
 - TO BE ABANDONED

- JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN DECEMBER OF 2015 UTILIZING THE FOLLOWING STANDARDS:
- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0, 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.), UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
 - 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. NEWPPCC WETLANDS WORKGROUP, WILMINGTON, MA 01887.
 - 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL), U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
 - 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.M. KROCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
 - 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
 - 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION, JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
 - 7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. L. COMARIN, V. CARTER, F. COLETT, AND E. LARCE. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.



- NOTES:**
- 1.) OWNER: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03867-5145
 - 2.) TAX MAP 258, LOT 54-1
 - 3.) LOT AREA: 1,067,116 Sq. Ft., 24.49 Ac.
 - 4.) S.C.R.D. BOOK 4317, PAGE 640
 - 5.) 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 # 33017C0218E, DATED: SEPTEMBER 30, 2015
 - 6.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
 - 7.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JANUARY OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 18,420.
 - 8.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING SOIL CONDITIONS ON TAX MAP 258, LOT 54-1.

SOILS LEGEND		
SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
86C	HOLLIS FINE SANDY LOAM	C
89B	CHATFIELD FINE SANDY LOAM	B
89C	CHATFIELD FINE SANDY LOAM	B
89D	CHATFIELD FINE SANDY LOAM	B
189A	CHATFIELD FINE SANDY LOAM VARIANT	B
189B	CHATFIELD FINE SANDY LOAM VARIANT	B
189C	CHATFIELD FINE SANDY LOAM VARIANT	B
313B	DEERFIELD FINE SANDY LOAM	B
313C	DEERFIELD FINE SANDY LOAM	B
444A	NEWFIELDS FINE SANDY LOAM	B
915A	DEERFIELD FINE SANDY LOAM VARIANT	C
915B	DEERFIELD FINE SANDY LOAM VARIANT	C
921A	NEWFIELDS FINE SANDY LOAM VARIANT	C
514A/PD	LEICESTER FINE SANDY LOAM	C
514B/PD	LEICESTER FINE SANDY LOAM	C
115A/VPD	SCARBORO FINE SANDY LOAM	D

SLOPE: A = 0-3% B = 3-8% C = 8-15% D = 15-25% E = 25-50% F = 50%+

DENOMINATOR: /VPD = VERY POORLY DRAINED /PD = POORLY DRAINED /SWPD = SOMEWHAT POORLY DRAINED /MWD = MODERATELY WELL DRAINED

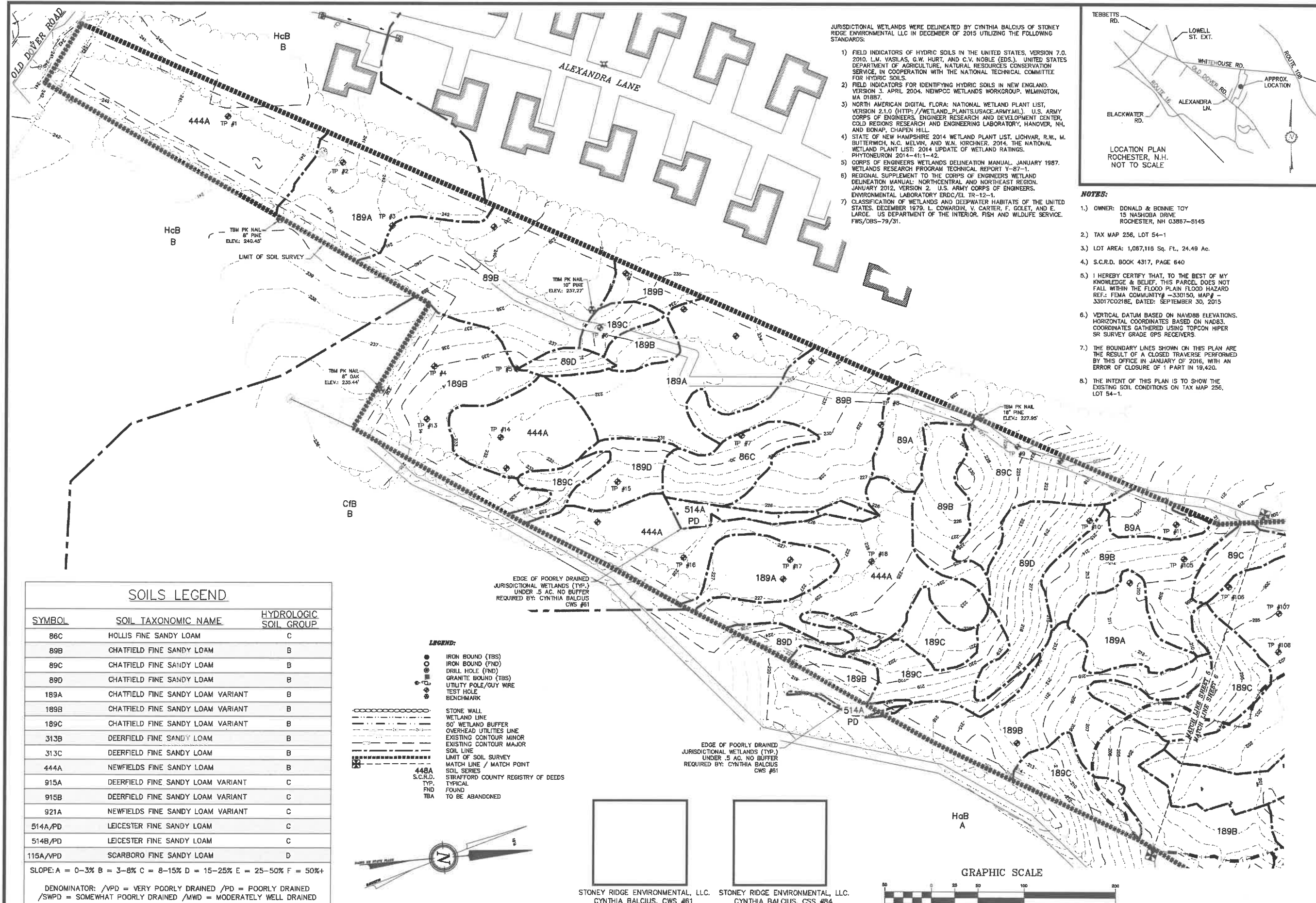
REVISED PER STAFF COMMENT		DATE	DESCRIPTION
REVISED PER NOTICE OF DECISION			
#2	2-24-21	#1	
	2-4-20		

SITE SPECIFIC SOILS MAP OVERVIEW
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 258, LOT 53

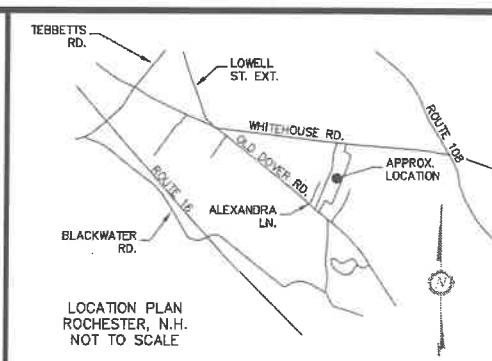
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE : 1 IN. EQUALS 100 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 151

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
LICENSED PROFESSIONAL ENGINEER

SHEET 4 OF 36



- JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL, LLC IN DECEMBER OF 2015 UTILIZING THE FOLLOWING STANDARDS:
- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0, 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.), UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
 - 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. NEWPPCC WETLANDS WORKGROUP, WILMINGTON, MA 01887.
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- NOTES:**
- 1.) OWNER: DONALD & BONNIE TOY
15 NASHOGA DRIVE
ROCHESTER, NH 03857-5145
 - 2.) TAX MAP 256, LOT 54-1
 - 3.) LOT AREA: 1,087,116 Sq. Ft., 24.49 Ac.
 - 4.) S.C.R.D. BOOK 4317, PAGE 640
 - 5.) 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# -3301700218E, DATED: SEPTEMBER 30, 2015
 - 6.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
 - 7.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JANUARY OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 19,420.
 - 8.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING SOIL CONDITIONS ON TAX MAP 256, LOT 54-1.

SOILS LEGEND		
SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
86C	HOLLIS FINE SANDY LOAM	C
89B	CHATFIELD FINE SANDY LOAM	B
89C	CHATFIELD FINE SANDY LOAM	B
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115A/VPD	SCARBORO FINE SANDY LOAM	D

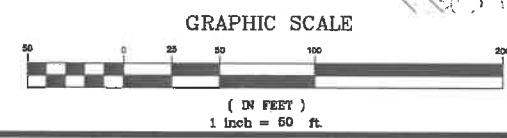
SLOPE: A = 0-3% B = 3-8% C = 8-15% D = 15-25% E = 25-50% F = 50%+

DENOMINATOR: /VPD = VERY POORLY DRAINED /PD = POORLY DRAINED /SWPD = SOMEWHAT POORLY DRAINED /MWD = MODERATELY WELL DRAINED

- LEGEND:**
- IRON BOUND (TBS)
 - IRON BOUND (FND)
 - DRILL HOLE (FND)
 - GRANITE BOUND (TBS)
 - UTILITY POLE/GUY WIRE
 - TEST HOLE
 - BENCHMARK
 - STONE WALL
 - WETLAND LINE
 - 50' WETLAND BUFFER
 - OVERHEAD UTILITIES LINE
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
 - SOIL LINE
 - LIMIT OF SOIL SURVEY
 - MATCH LINE / MATCH POINT
 - SOIL SERIES
 - STRAFFORD COUNTY REGISTRY OF DEEDS
 - 448A S.C.R.D. TYP. FND TBA
 - 448A S.C.R.D. TYP. FND TBA

STONEY RIDGE ENVIRONMENTAL, LLC.
CYNTHIA BALCIUS, CWS #61

STONEY RIDGE ENVIRONMENTAL, LLC.
CYNTHIA BALCIUS, CSS #84



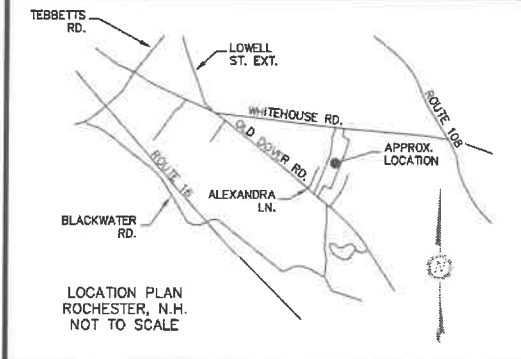
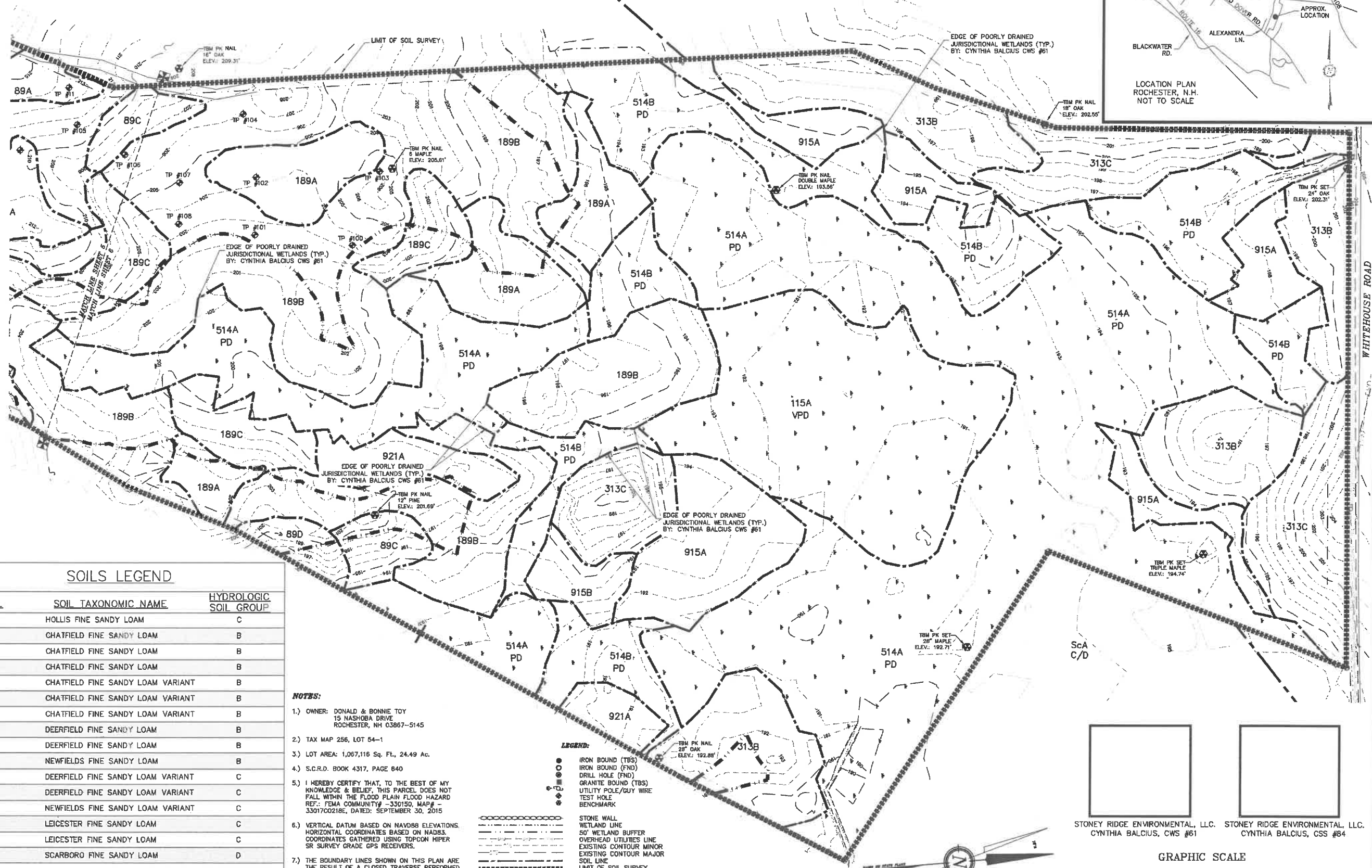
REVISED PER STAFF COMMENT		DATE	DESCRIPTION
REVISED PER NOTICE OF DECISION			
#2	2-24-21	#1	2-4-20

SITE SPECIFIC SOILS MAP DETAIL SOUTH FOR DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE : 1 IN. EQUALS 50 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 151

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
LICENSED PROFESSIONAL ENGINEER

SHEET 5 OF 36



SOILS LEGEND

SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
86C	HOLLIS FINE SANDY LOAM	C
89B	CHATFIELD FINE SANDY LOAM	B
89C	CHATFIELD FINE SANDY LOAM	B
89D	CHATFIELD FINE SANDY LOAM	B
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921A	NEWFIELDS FINE SANDY LOAM VARIANT	C
514A/PD	LEICESTER FINE SANDY LOAM	C
514B/PD	LEICESTER FINE SANDY LOAM	C
115A/VPD	SCARBORO FINE SANDY LOAM	D

SLOPE: A = 0-3% B = 3-8% C = 8-15% D = 15-25% E = 25-50% F = 50%+

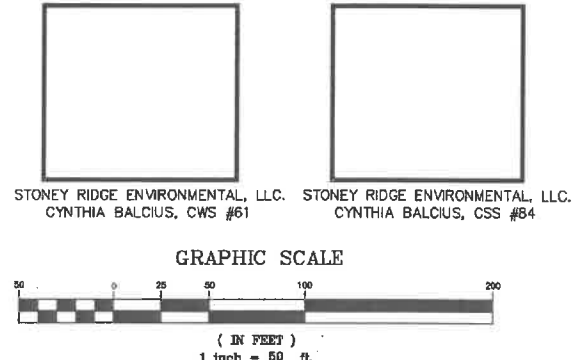
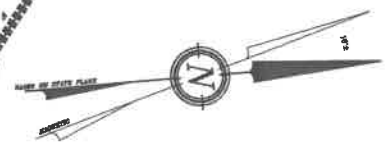
DENOMINATOR: /VPD = VERY POORLY DRAINED /PD = POORLY DRAINED /SWPD = SOMEWHAT POORLY DRAINED /MWD = MODERATELY WELL DRAINED

NOTES:

- OWNER: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03867-5145
- TAX MAP 256, LOT 54-1
- LOT AREA: 1,067,116 Sq. Ft., 24.49 Ac.
- S.C.R.D. BOOK 4317, PAGE 640
- 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 # -3301700218C, DATED: SEPTEMBER 30, 2015
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- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JANUARY OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 19,420.
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING SOIL CONDITIONS ON TAX MAP 256, LOT 54-1.

LEGEND:

- IRON BOUND (TBS)
- IRON BOUND (FND)
- DRILL HOLE (FND)
- GRANITE BOUND (TBS)
- UTILITY POLE/GUY WIRE
- TEST HOLE
- BENCHMARK
- STONE WALL
- WETLAND LINE
- 50' WETLAND BUFFER
- OVERHEAD UTILITIES LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- SOIL LINE
- LIMIT OF SOIL SURVEY
- MATCH LINE / MATCH POINT
- SOIL SERIES
- STRAFFORD COUNTY REGISTRY OF DEEDS
- 448A S.C.R.D. TYP. FND TBA
- TO BE ABANDONED



REVISION	DATE	DESCRIPTION
#2	2-24-21	REVISED PER STAFF COMMENT
#1	2-4-20	REVISED PER NOTICE OF DECISION

SITE SPECIFIC SOILS MAP DETAIL NORTH

FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING

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

SCALE : 1 IN. EQUALS 50 FT.

DATE : JUNE 11, 2019

FILE NO. : DB 2015 - 151

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
LICENSED PROFESSIONAL ENGINEER

SHEET 6 OF 36

JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN DECEMBER OF 2015 UTILIZING THE FOLLOWING STANDARDS:

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0, 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.), UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. NEWPPCC WETLANDS WORKGROUP, WILMINGTON, MA 01887.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL), U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
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STONEY RIDGE ENVIRONMENTAL, LLC.
CYNTHIA BALCIUS, CWS #61

NOTES:

- 1.) OWNER: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03867-5145
- 2.) TAX MAP 256, LOT 53
- 3.) LOT AREA: FORMALLY LOT 54-1: 1,067,116 Sq. Ft., 24.49 Ac.
- 4.) S.C.R.D. BOOK 4317, PAGE 640
- 5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER CHAPTER 275
FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 30,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MOBILE HOME PARK ORDINANCE CHAPTER 135
FRONTAGE ~ 75.0'
MINIMUM LOT SIZE ~ 10,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 15.0'
SIDE SETBACK ~ 15.0'
WETLANDS BUFFER ~ 50.0'
MAXIMUM BUILDING COVERAGE ~ 35%
MINIMUM SEPARATION BETWEEN MOBILE HOMES ~ 30.0'
- 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# - 33017C0218E, DATED: SEPTEMBER 30, 2015
- 7.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS, HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JANUARY OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 19,420.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE MOBILE HOME LOTTING PLAN FOR FORMALLY TAX MAP 256, LOT 54-1.

NOTES CONT.:

- 10.) ALL UTILITIES ARE REQUIRED TO BE UNDERGROUND.
- 11.) ALL STREET SIGNS AND ADDRESS SIGNS ARE TO BE IN PLACE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 12.) THIS IS A 36 SHEET PLAN SET. SHEETS 7 & 8 ARE THE MOBILE HOME LOTTING PLANS. SHEETS 9 & 10 ARE TOPOGRAPHY SHEETS. SHEETS 7 & 8 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEETS 9 & 10 WILL BE ON FILE AT THIS OFFICE AND THE CITY OF ROCHESTER.
- 13.) MOBILE HOMES ARE DEFINED AS ANY STRUCTURE, TRANSPORTABLE IN ONE OR MORE SECTIONS, WHICH, IN THE TRAVELING MODE, IS EIGHT BODY FEET OR MORE IN WIDTH AND 40 BODY FEET OR MORE IN LENGTH, OR WHEN ERECTED ON SITE, IS 320 SQUARE FEET OR MORE, AND WHICH IS BUILT ON A PERMANENT CHASSIS AND DESIGNED TO BE USED AS A DWELLING WITH OR WITHOUT A PERMANENT FOUNDATION WHEN CONNECTED TO REQUIRED UTILITIES, WHICH INCLUDE PLUMBING, HEATING AND ELECTRICAL HEATING SYSTEMS CONTAINED THEREIN.
- 14.) THESE ARE NOT INDIVIDUAL LOTS FOR THE PURPOSES OF TAXING AND ZONING.
- 15.) THE MOBILE HOME WATER SYSTEM SHALL BE ADEQUATE TO PROVIDE 20 POUNDS PER SQUARE OF PRESSURE TO EACH HOME. IF THIS PRESSURE CANNOT BE ACHIEVED, A PUMP OR OTHER APPROVED MEASURES WILL BE REQUIRED.

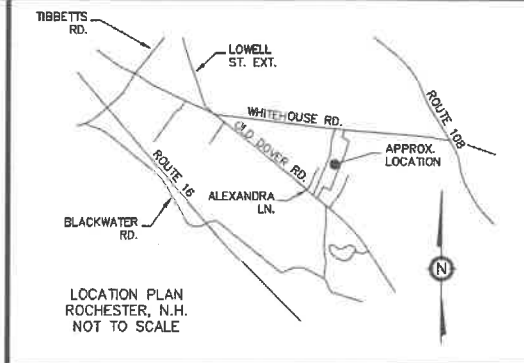
PROPOSED COMMON AREA:

CHAPTER 135 MOBILE PARK HOME ORDINANCE

- AT LEAST 7% OF GROSS LAND AREA (COMBINED LOT 53 & 54)
- MINIMUM 15,000 Sq.Ft.
- CANNOT INCLUDE POORLY DRAINED AREAS OR STEEP SLOPES
- BUILDING COVERAGE = HOUSE SIZE/LOT SIZE
- REQUIRED = 7% OF THE LOT AREA = .07 * 39.07 Ac. = 119,132 Sq.Ft.
- PROVIDED = 246,504 Sq.Ft.

PLAN REFERENCES:

- 1.) "PLAN OF LAND FOR JOHN WEEDEN, TAX MAP 256 LOT 54-1 ON ROUTE 168 & WHITEHALL ROAD IN ROCHESTER N.H." BY: BRUCE L. POHOPEK DATED: APRIL 20, 2001 S.C.R.D. PLAN #62-08

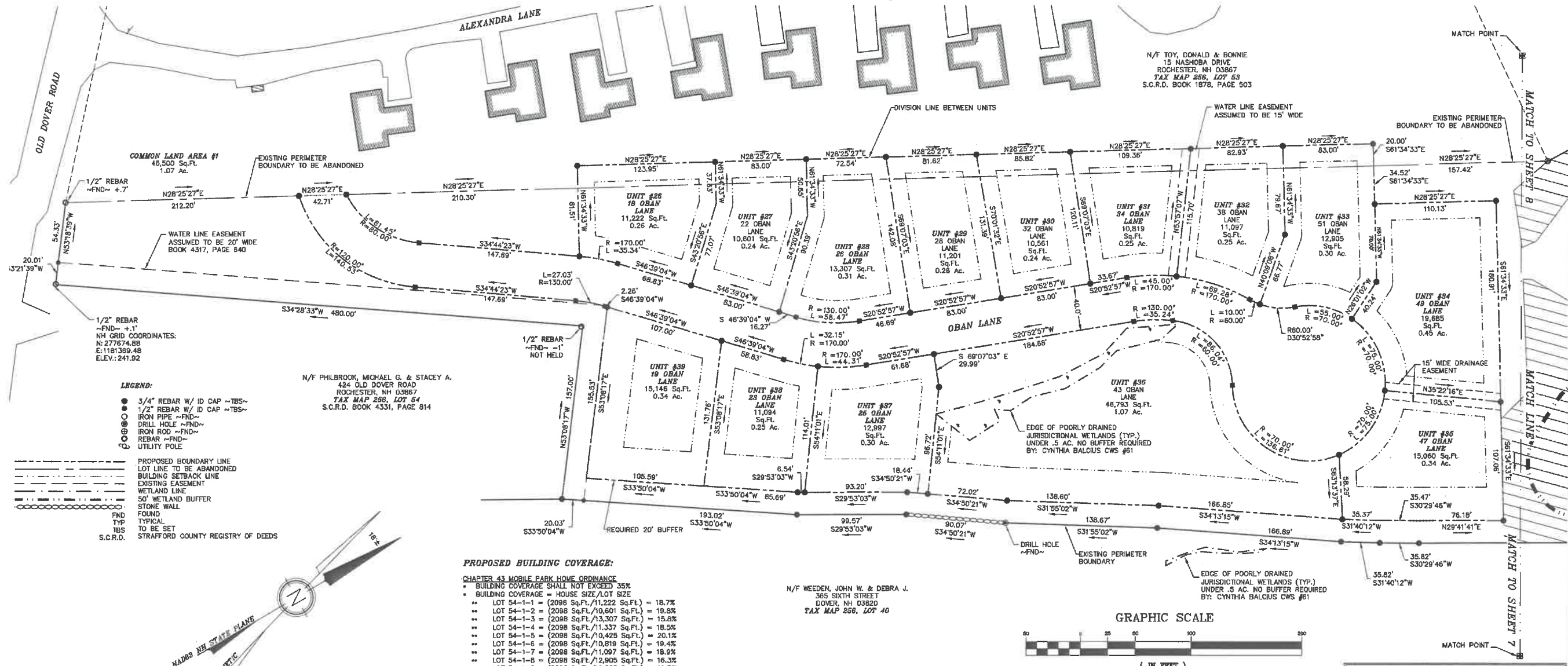


DENSITY CALCULATION:

CHAPTER 135-4.B MOBILE PARK HOME ORDINANCE

- 2.9 UNITS/ACRE
- LOT 54-1 = 24.49 ACRES
- 24.49 ACRES * 2.9 UNIT/ACRE = 71 UNITS

71 UNITS ALLOWED
14 UNITS PROVIDED



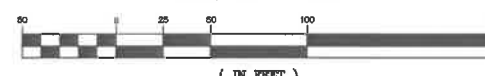
PROPOSED BUILDING COVERAGE:

CHAPTER 43 MOBILE PARK HOME ORDINANCE

- BUILDING COVERAGE SHALL NOT EXCEED 35%
- BUILDING COVERAGE = HOUSE SIZE/LOT SIZE
- LOT 54-1-1 = (2098 Sq.Ft./11,222 Sq.Ft.) = 18.7%
- LOT 54-1-2 = (2098 Sq.Ft./10,601 Sq.Ft.) = 19.8%
- LOT 54-1-3 = (2098 Sq.Ft./13,307 Sq.Ft.) = 15.8%
- LOT 54-1-4 = (2098 Sq.Ft./11,337 Sq.Ft.) = 18.5%
- LOT 54-1-5 = (2098 Sq.Ft./10,425 Sq.Ft.) = 20.1%
- LOT 54-1-6 = (2098 Sq.Ft./10,819 Sq.Ft.) = 19.4%
- LOT 54-1-7 = (2098 Sq.Ft./11,097 Sq.Ft.) = 18.9%
- LOT 54-1-8 = (2098 Sq.Ft./12,905 Sq.Ft.) = 16.3%
- LOT 54-1-9 = (2098 Sq.Ft./19,685 Sq.Ft.) = 10.7%
- LOT 54-1-10 = (2098 Sq.Ft./15,080 Sq.Ft.) = 14.0%
- LOT 54-1-11 = (2098 Sq.Ft./46,793 Sq.Ft.) = 4.5%
- LOT 54-1-12 = (2098 Sq.Ft./12,997 Sq.Ft.) = 16.2%
- LOT 54-1-13 = (2098 Sq.Ft./11,094 Sq.Ft.) = 18.9%
- LOT 54-1-14 = (2098 Sq.Ft./15,146 Sq.Ft.) = 13.8%

N/F WEEDEN, JOHN W. & DEBRA J.
365 SIXTH STREET
DOVER, NH 03820
TAX MAP 256, LOT 40

GRAPHIC SCALE



FINAL APPROVAL
ROCHESTER PLANNING BOARD
CERTIFIED BY: [Signature]
DATE: 6-1-21

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. 805 DATE: 6-1-21

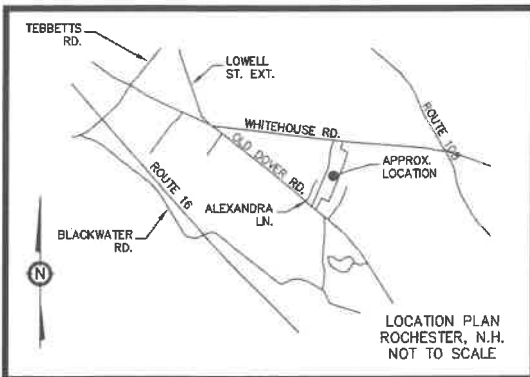
REVISED PER STAFF COMMENT
REVISED PER NOTICE OF DECISION

#2 2-24-21
#1 2-4-20
REVISION DATE

MOBILE HOME SUBDIVISION PLAN
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 [352-2863]
SCALE: 1 INCH EQUALS 50 FEET
DATE: JUNE 11, 2019
FILE NO.: DB 2015 - 151





NOTES:

- 1.) OWNER: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03867-5145
- 2.) TAX MAP 256, LOT 53
- 3.) LOT AREA: FORMALLY LOT 54-1: 1,067,116 Sq. Ft., 24.49 Ac.
- 4.) S.C.R.D. BOOK 4317, PAGE 640
- 5.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED MOBILE HOME SUBDIVISION LAYOUT ON TAX MAP 256, LOT 54-1.

PLAN REFERENCES:

- 1.) "PLAN OF LAND FOR JOHN WEEDEN, TAX MAP 256 LOT 54-1 ON ROUTE 16B & WHITEHALL ROAD IN ROCHESTER N.H." BY: BRUCE L. POHOPEK DATED: APRIL 20, 2001 S.C.R.D. PLAN #62-08

N/F LAZZARO, ANTHONY & CAROLYN
81 WHITEHOUSE ROAD
ROCHESTER, NH 03867
TAX MAP 256, LOT 27
S.C.R.D. BOOK 1032, PAGE 696

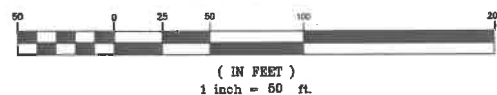
"X" CHISELED IN LEDGE
~FND~ +.8'

COMMON LAND AREA #2
199,805 Sq.Ft.
4.39 Ac.

PROPOSED RAIN
GARDEN AREA

N/F WEEDEN, JOHN W. & DEBRA J.
365 SIXTH STREET
DOVER, NH 03820
TAX MAP 256, LOT 40

GRAPHIC SCALE



LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- IRON PIPE ~FND~
- DRILL HOLE ~FND~
- IRON ROD ~FND~
- REBAR ~FND~
- UTILITY POLE

- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT
- WETLAND LINE
- 50' WETLAND BUFFER
- STONE WALL
- FND TYP TO BE SET
- STRAFFORD COUNTY REGISTRY OF DEEDS

N/F LAZZARO, ANTHONY L. & CAROLYN M.
81 WHITEHOUSE ROAD
ROCHESTER, NH 03867
TAX MAP 256, LOT 28
S.C.R.D. BOOK 871, PAGE 494

STEEL STAKE
~FND~ +.3'
NH GRID COORDINATES:
N: 280141.86
E: 1182101.87
ELEV: 202.85

NET&T CO 17

EDGE OF POORLY DRAINED
JURISDICTIONAL WETLANDS

EDGE OF POORLY DRAINED
JURISDICTIONAL WETLANDS (TYP.)
BY: CYNTHIA BALCIUS CWS #61

50' WETLAND
BUFFER (TYP.)

EDGE OF POORLY DRAINED
JURISDICTIONAL WETLANDS

50' WETLAND
BUFFER (TYP.)

JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY
RIDGE ENVIRONMENTAL LLC IN DECEMBER OF 2015 UTILIZING THE FOLLOWING
STANDARDS:

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0, 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. NEWPPCC WETLANDS WORKGROUP, WILMINGTON, MA 01887.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND.PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LUDHAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
- 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION, JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS.
- 7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

PROPOSED COMMON AREA:

CHAPTER 135 MOBILE PARK HOME ORDINANCE

- AT LEAST 7% OF GROSS LAND AREA (COMBINED LOT 53 & 54)
- MINIMUM 15,000 Sq.Ft.
- CANNOT INCLUDE POORLY DRAINED AREAS OR STEEP SLOPES
- BUILDING COVERAGE = HOUSE SIZE/LOT SIZE
- REQUIRED = 7% OF THE LOT AREA = .07 * 39.07 Ac. = 119,132 Sq.Ft.
- PROVIDED = 248,504 Sq.Ft.

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

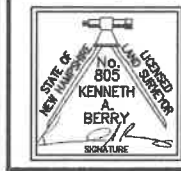
I CERTIFY THAT THIS PLAT EXCEEDS THE
MINIMUM REQUIREMENT FOR ACCURACY AND
COMPLETENESS OF THE STATE OF N.H. AND
OF THE CITY OF ROCHESTER, N.H. - 1:10,000

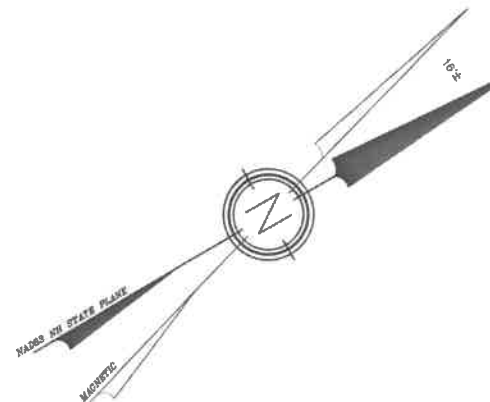
KENNETH A. BERRY L.L.S. 805 DATE: 5-6-21

REVISION	DATE	DESCRIPTION
#2	2-24-21	REVISED PER STAFF COMMENT
#1	2-4-20	REVISED PER NOTICE OF DECISION

MOBILE HOME SUBDIVISION PLAN
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

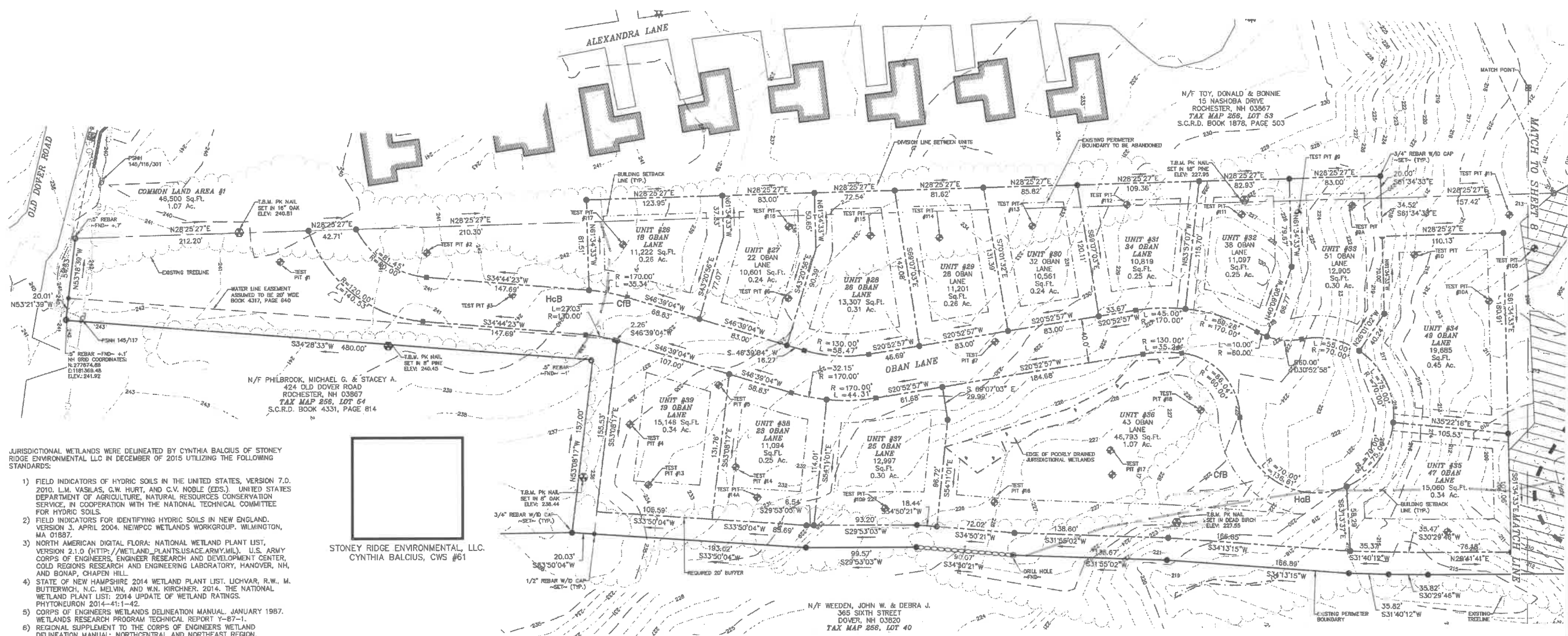
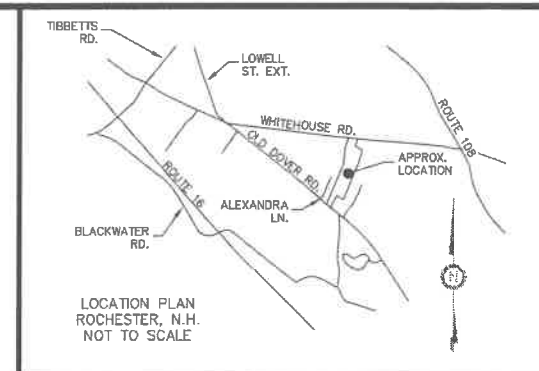
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE: 1 INCH EQUALS 50 FEET
DATE: JUNE 11, 2019
FILE NO.: DB 2015 - 151





NOTES:

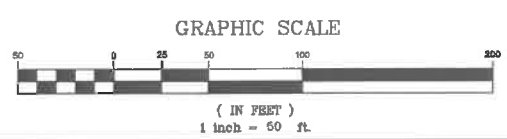
- 1.) OWNER: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03867-5145
- 2.) TAX MAP 256, LOT 54-1
- 3.) LOT AREA: 1,067,116 Sq. Ft., 24.40 Ac.
- 4.) S.C.R.D. BOOK 4317, PAGE 640
- 5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER CHAPTER 275
FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 30,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MOBILE HOME PARK ORDINANCE CHAPTER 135
FRONTAGE ~ 75.0'
MINIMUM LOT SIZE ~ 10,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 15.0'
SIDE SETBACK ~ 15.0'
WETLANDS BUFFER ~ 50.0'
MAXIMUM BUILDING COVERAGE ~ 35%
MINIMUM SEPARATION BETWEEN MOBILE HOMES ~ 30.0'
- 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# -3301700218E, DATED: SEPTEMBER 30, 2015
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JANUARY OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 19,420.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE MOBILE HOME LOTTING PLAN FOR TAX MAP 256, LOT 54-1.



- JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN DECEMBER OF 2015 UTILIZING THE FOLLOWING STANDARDS:
- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0, 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
 - 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. NEWPPC WETLANDS WORKGROUP, WILMINGTON, MA 01897.
 - 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
 - 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.M. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
 - 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-67-1.
 - 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION, JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
 - 7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LARCE. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

STONEY RIDGE ENVIRONMENTAL, LLC.
CYNTHIA BALCIUS, CWS #61

SOIL DATA:
C/FB ~ CHARLTON FINE SANDY LOAM, 3-8% SLOPES
H/B ~ HINCKLEY LOAMY SAND, 3 TO 8% SLOPES
H/B ~ HOLLIS-CHARLTON FINE SANDY LOAMS, 3-8% SLOPES
M/P ~ FREETOWN AND SWANSEA MUCKY PEATS, 0-2% SLOPES
S/L ~ SCANTIC SILT LOAM, 0-3% SLOPES
S/W ~ SUTTON FINE SANDY LOAM, 0-8% SLOPES, VERY STONY
SEE WEBSOIL

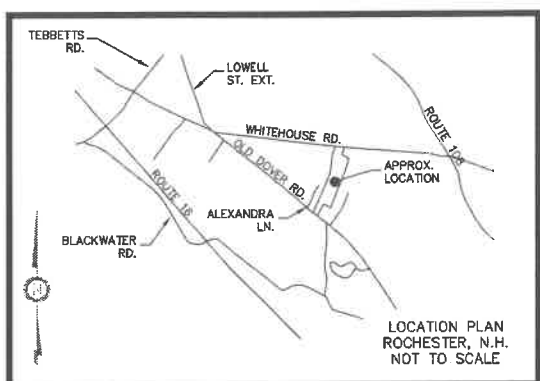


REVISION		DATE	DESCRIPTION
#2	2-24-21		REVISED PER STAFF COMMENT
#1	2-4-20		REVISED PER NOTICE OF DECISION

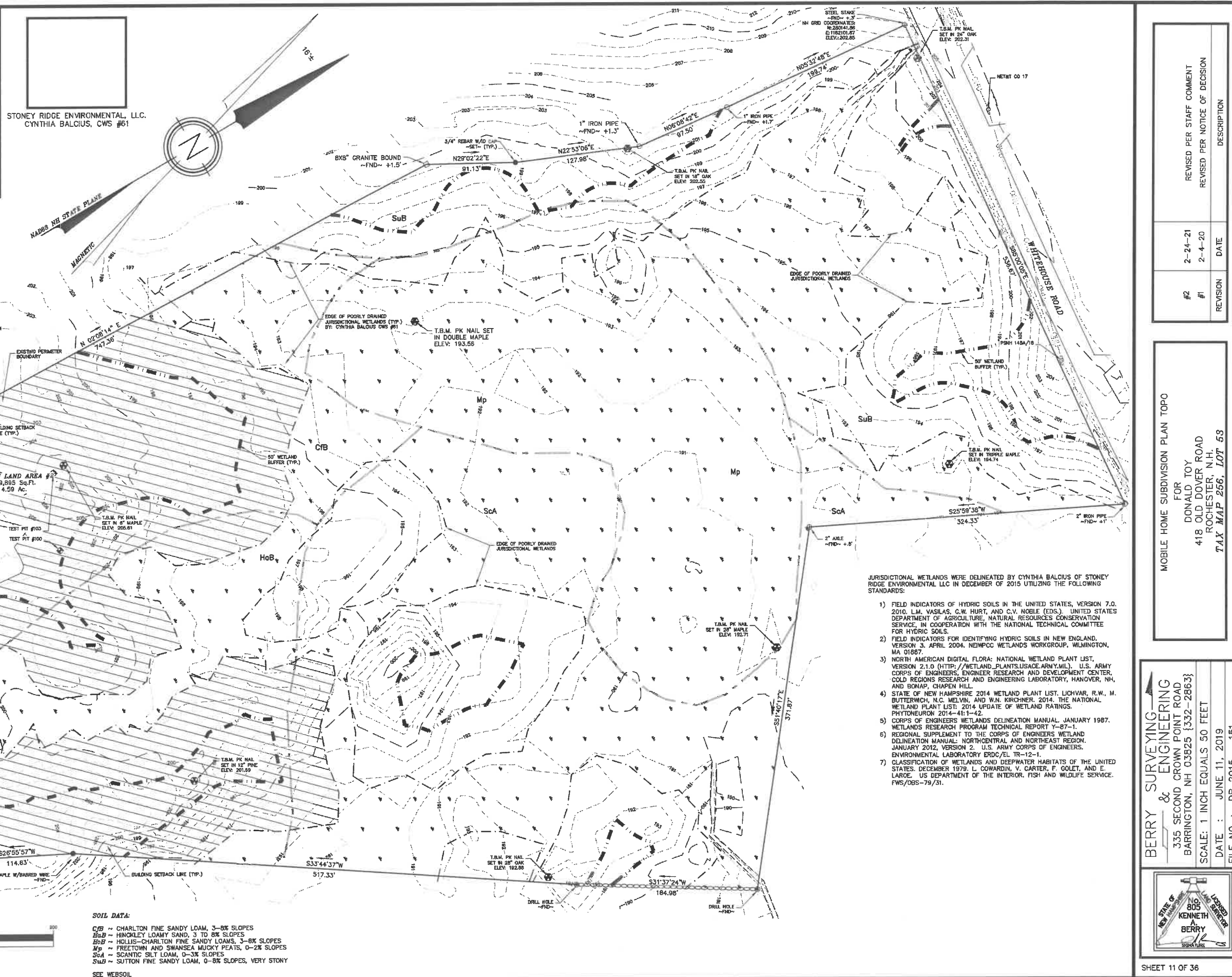
MOBILE HOME SUBDIVISION PLAN TOPO
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE: 1 INCH EQUALS 50 FEET
DATE: JUNE 11, 2019
FILE NO.: DB 2015 - 151

STATE OF NEW HAMPSHIRE
NO. 805
KENNETH BERRY
REGISTERED PROFESSIONAL SURVEYOR



- NOTES:**
- 1.) OWNER: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03667-5145
 - 2.) TAX MAP 256, LOT 54-1
 - 3.) LOT AREA: 1,067,116 Sq. Ft., 24.49 Ac.
 - 4.) S.C.R.D. BOOK 4317, PAGE 640
 - 5.) THE INTENT OF THIS PLAN IS TO SHOW THE TOPOGRAPHIC FEATURES OF THE PROPOSED MOBILE HOME SUBDIVISION LAYOUT ON TAX MAP 256, LOT 54-1.

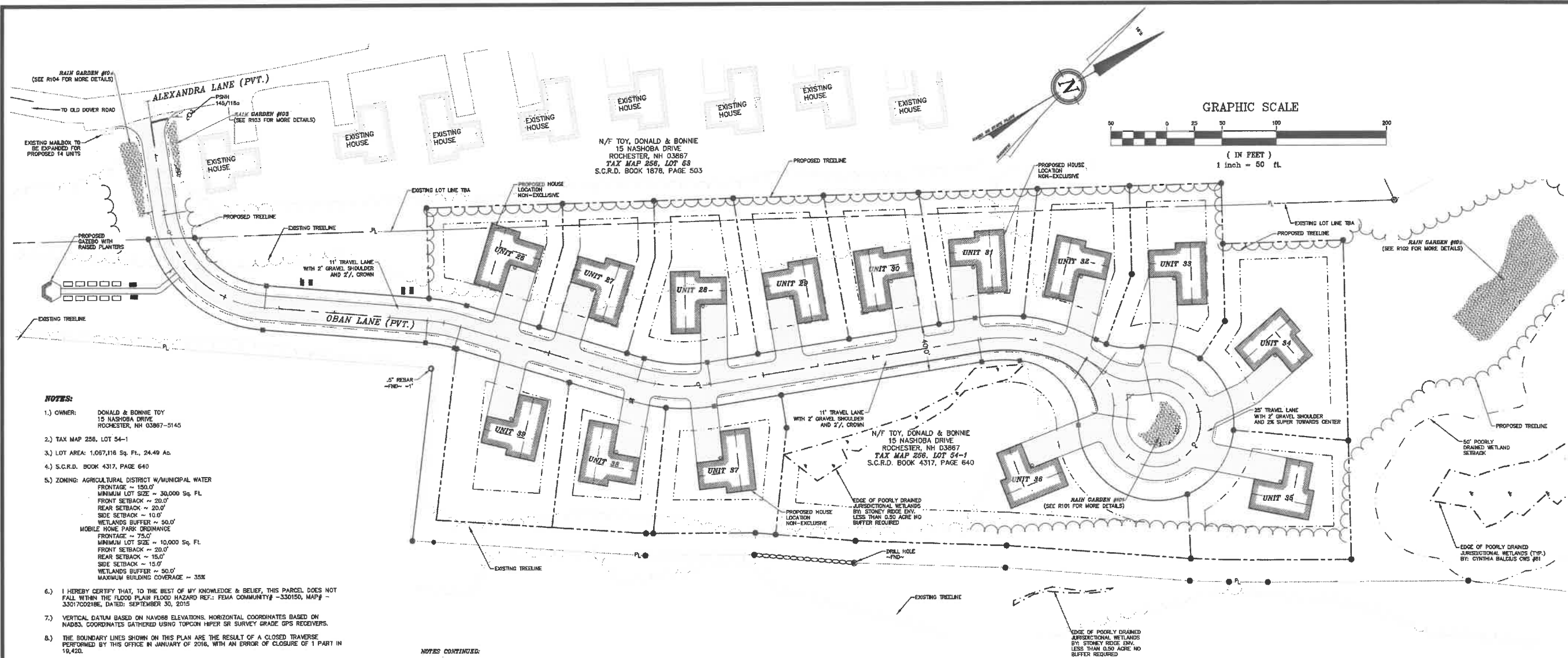


REVISED PER STAFF COMMENT		REVISED PER NOTICE OF DECISION	
#2	2-24-21	#1	2-4-20
REVISION	DATE	REVISION	DESCRIPTION

MOBILE HOME SUBDIVISION PLAN TOPO
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE: 1 INCH EQUALS 50 FEET
DATE: JUNE 11, 2019
FILE NO.: DB 2015 - 151

STATE OF NEW HAMPSHIRE
NOTARY PUBLIC
KENNETH A. BERRY
Signature



NOTES:

- OWNER: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03867-5145
- TAX MAP 256, LOT 54-1
- LOT AREA: 1,097,116 Sq. Ft., 24.49 Ac.
- S.C.R.D. BOOK 4317, PAGE 640
- ZONING: AGRICULTURAL DISTRICT W/MUNICIPAL WATER
FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 30,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MOBILE HOME PARK ORDINANCE
FRONTAGE ~ 75.0'
MINIMUM LOT SIZE ~ 10,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 15.0'
SIDE SETBACK ~ 15.0'
WETLANDS BUFFER ~ 50.0'
MAXIMUM BUILDING COVERAGE ~ 35%
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# -3301700248E, DATED: SEPTEMBER 30, 2015
- VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER OR SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JANUARY OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 15,420.
- THE INTENT OF THIS PLAN IS TO SHOW THE OVERVIEW SITE DESIGN ON TAX MAP 256, LOT 54-1.
- AS BUILT PLANS OF SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN A PDF AND AUTOCAD DWG 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.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE SUBJECT PARCEL IS SERVED BY SOMMERSWORTH MUNICIPAL WATER AND ON SITE SEPTIC.
- ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE, FERTILIZER RATES, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- ALL TREATMENT SHALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
- A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL 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.
- 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.
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE ASSESSING DEPARTMENT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
EPA NOTICE OF INTENT (NOI): (PENDING)
NHDES SUBDIVISION APPROVAL: (PENDING)
NHDOT DRIVEWAY PERMIT: (PENDING)
DIVISION OF HISTORICAL RESOURCES: (PENDING)
NATURAL HERITAGE BUREAU: (PENDING)
- THIS PLAN PROPOSES APPROXIMATELY 88,000 SQ. FT. OF DISTURBANCE.
- ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED 2018. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF ROCHESTER POLICIES AND PRACTICES.
- EXTERIOR LIGHTING SHALL BE OUT-OF-TYPE FIXTURES AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- THE PROPOSAL IS TO CONSTRUCT 14, 2 BEDROOM MOBILE HOMES WITH GARAGES/ 2 ADDITIONAL SPACES PROVIDED IN THE DRIVEWAY.
- FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ROCHESTER DPW.
- 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.

NOTES CONTINUED:

- 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.
- CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH CONSOLIDATED COMMUNICATIONS (844) 968-7224.
- ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.
- THE SITE WORK CONSTRUCTION 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.
- FROM GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.
- IF REQUIRED, SNOW SHALL BE REMOVED TO AN APPROVED LOCATION. SNOW STORAGE SHALL NOT IMPIDE DRAINAGE.
PAVEMENT COVERAGE: 83,365 Sq. Ft.
SNOW STORAGE: 13,884 Sq. Ft.
6:1 RATIO PROVIDED
- 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.
- SEE CONSTRUCTION DETAILS FOR LIGHTING CUT SHEETS.
- PROPOSED ROADWAY, ROADSIDE SHALES AND RAIN GARDENS ARE TO BE FULLY CONSTRUCTED AND STABILIZED PRIOR TO RESIDENTIAL LOT CONSTRUCTION.
- SURVEYOR IS TO STAKE THE SOUTHERN/EASTERN 20-FOOT BUFFER POST TREE CLEARING AND AT THE TIME OF CERTIFICATE OF OCCUPANCY REQUEST FOR LOTS 10 THROUGH 14 AND THAT THE PURPOSE OF THIS IS TO ALLOW STAFF TO DETERMINE IF ADDITIONAL SCREENING IS REQUIRED. IF ADDITIONAL SCREENING IS REQUIRED THE PARK OWNER MUST IMPLEMENT ADDITIONAL SCREENING.
- SOLID WASTE DISPOSAL WILL BE VIA PRIVATE PICKUP, IN THE SAME MANNER THAT ALEXANDRA WAY CURRENTLY MITIGATES THEIR SOLID WASTE.
- WETLAND BUFFER/PROTECTED NATURAL AREA SIGNS ARE TO BE INSTALLED ALONG THE WETLAND BOUNDARY OF THE WETLAND ON PROPOSED MOBILE HOME UNIT 11. SIGNS ARE ALSO TO BE INSTALLED ALONG THE WETLAND BUFFER AT 75' INTERVALS, BEHIND THE MOBILE HOME UNITS 9 & 10.
- ANY EXISTING LARGE TREES ALONG THE PROPOSED ROADWAY ARE TO REMAIN AS STREET TREES WHEREVER POSSIBLE. IN ADDITION, LARGE TREES THAT ARE OUTSIDE THE CONSTRUCTION AREA AT THE ENTRANCE OF OBAN LANE ARE ALSO TO REMAIN.

PROPOSED LOT COVERAGE:

CHAPTER 43 MOBILE HOME ORDINANCE

- LOT COVERAGE SHALL NOT EXCEED 35%
- LOT COVERAGE = HOUSE SIZE/LOT SIZE
- LOT 54-1-1 = (2098 Sq.Ft./11,222 Sq.Ft.) = 18.7%
- LOT 54-1-2 = (2098 Sq.Ft./10,601 Sq.Ft.) = 19.8%
- LOT 54-1-3 = (2098 Sq.Ft./13,307 Sq.Ft.) = 15.8%
- LOT 54-1-4 = (2098 Sq.Ft./11,337 Sq.Ft.) = 18.5%
- LOT 54-1-5 = (2098 Sq.Ft./10,425 Sq.Ft.) = 20.1%
- LOT 54-1-6 = (2098 Sq.Ft./10,619 Sq.Ft.) = 19.4%
- LOT 54-1-7 = (2098 Sq.Ft./11,097 Sq.Ft.) = 18.9%
- LOT 54-1-8 = (2098 Sq.Ft./12,905 Sq.Ft.) = 16.3%
- LOT 54-1-9 = (2098 Sq.Ft./19,685 Sq.Ft.) = 10.7%
- LOT 54-1-10 = (2098 Sq.Ft./15,060 Sq.Ft.) = 14.0%
- LOT 54-1-11 = (2098 Sq.Ft./46,793 Sq.Ft.) = 4.5%
- LOT 54-1-12 = (2098 Sq.Ft./12,997 Sq.Ft.) = 16.2%
- LOT 54-1-13 = (2098 Sq.Ft./11,094 Sq.Ft.) = 18.9%
- LOT 54-1-14 = (2098 Sq.Ft./15,146 Sq.Ft.) = 13.8%

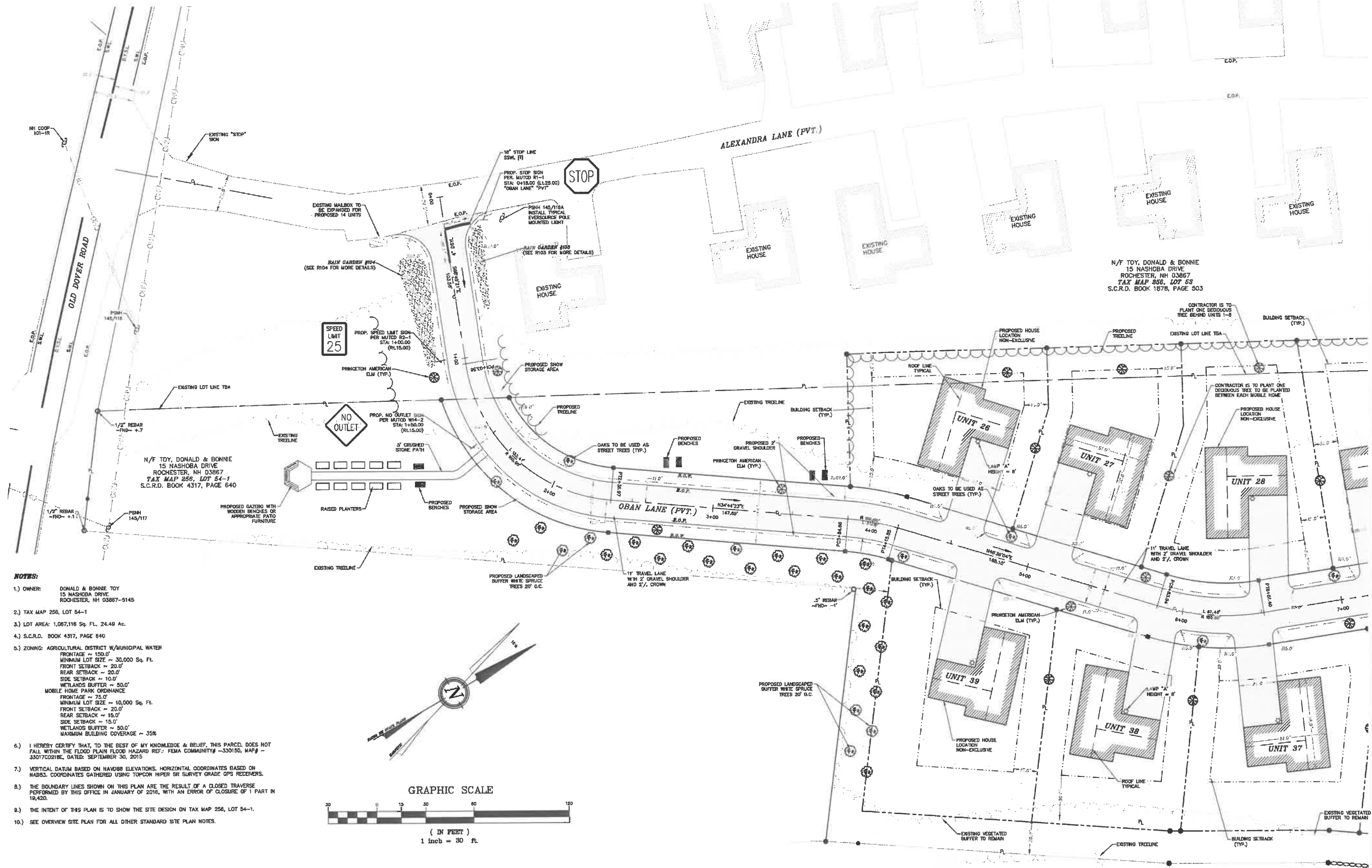
REVISION	DATE	DESCRIPTION
#2	2-24-21	REVISED PER STAFF COMMENT
#1	2-4-20	REVISED PER NOTICE OF DECISION

OVERVIEW SITE PLAN
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}

SCALE : 1 IN. EQUALS 50 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 151

SHEET 12 OF 36



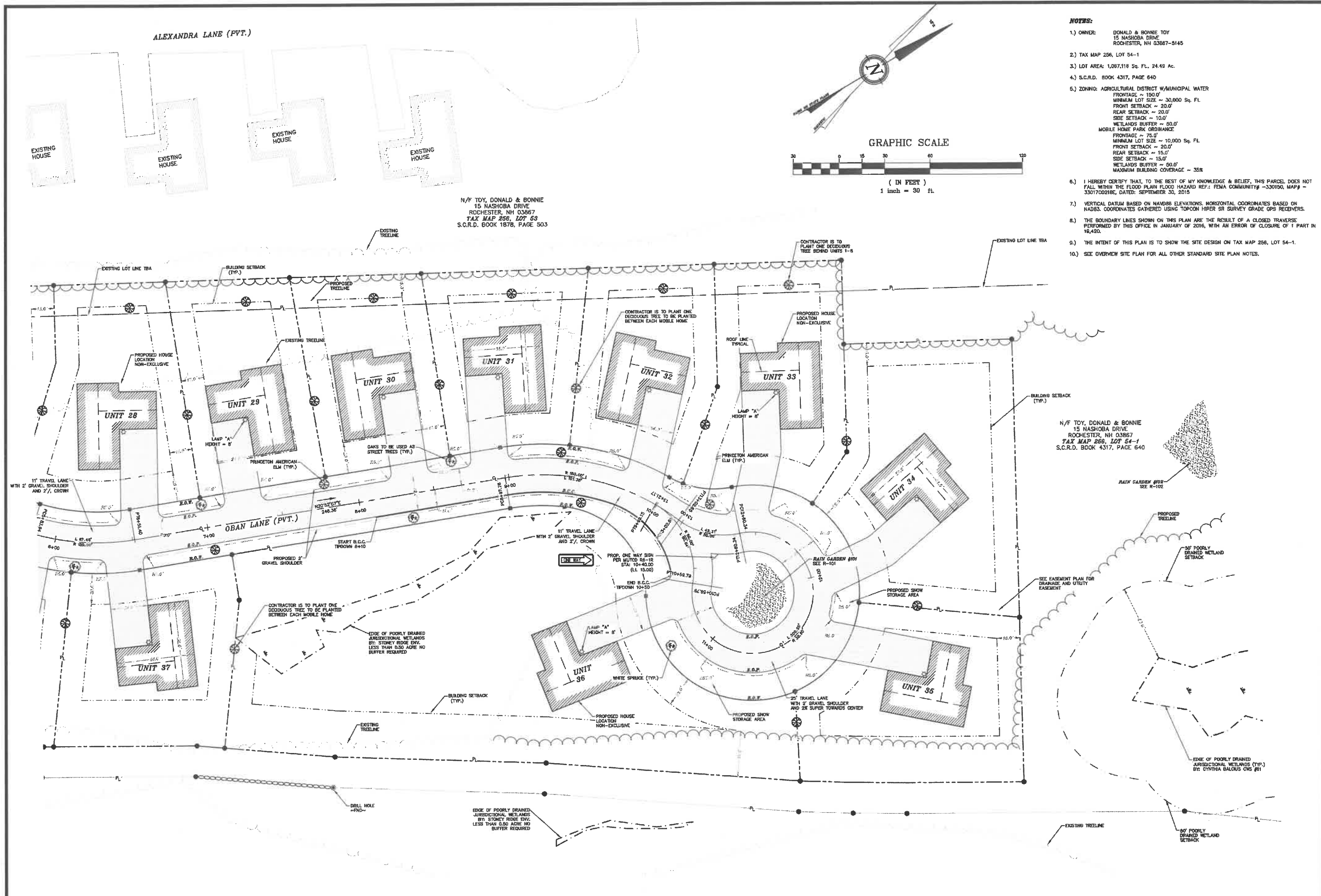
- NOTES:**
- 1) OWNER: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03867-5145
 - 2) TAX MAP 256, LOT 54-1
 - 3) LOT AREA: 1,057,116 Sq. Ft., 24.48 Ac.
 - 4) S.C.R.D. BOOK 4317, PAGE 840
 - 5) ZONING: AGRICULTURAL DISTRICT W/MUNICIPAL WATER
FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 30,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MOBILE HOME PARK ORDINANCE
FRONTAGE ~ 75.0'
MINIMUM LOT SIZE ~ 10,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 15.0'
SIDE SETBACK ~ 15.0'
WETLANDS BUFFER ~ 50.0'
MAXIMUM BUILDING COVERAGE ~ 35%
 - 6) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT
FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY# -330150, MAP# -
35077C021NE, DATED: SEPTEMBER 30, 2015
 - 7) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON
NAD83. COORDINATES GATHERED USING TOPCON HIPER OR SURVEY GRADE GPS RECEIVERS.
 - 8) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE
PERFORMED BY THIS OFFICE IN JANUARY OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN
19,420.
 - 9) THE INTENT OF THIS PLAN IS TO SHOW THE SITE DESIGN ON TAX MAP 256, LOT 54-1.
 - 10) SEE OVERVIEW SITE PLAN FOR ALL OTHER STANDARD SITE PLAN NOTES.

REVISED PER STAFF COMMENT		DATE	DESCRIPTION
#2	#1		
2-24-21	2-4-20		

SITE PLAN SOUTH
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {352-2863}
SCALE : 1 IN. EQUALS 30 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 151

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
LICENSED PROFESSIONAL ENGINEER



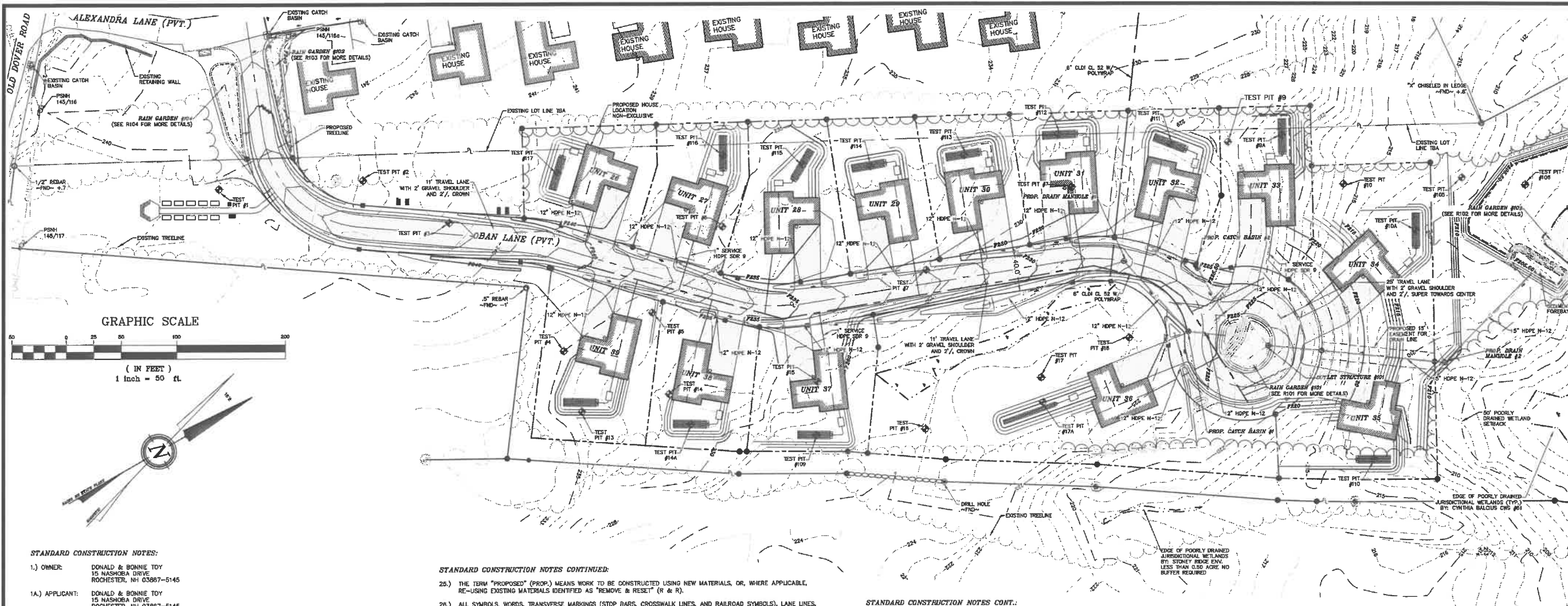
- NOTES:**
- 1.) OWNER: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03867-5145
 - 2.) TAX MAP 256, LOT 54-1
 - 3.) LOT AREA: 1,067,118 Sq. Ft. 24.49 Ac.
 - 4.) S.C.R.D. BOOK 4317, PAGE 640
 - 5.) ZONING: AGRICULTURAL DISTRICT W/MUNICIPAL WATER
FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 30,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MOBILE HOME PARK ORDINANCE
FRONTAGE ~ 75.0'
MINIMUM LOT SIZE ~ 10,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 15.0'
SIDE SETBACK ~ 15.0'
WETLANDS BUFFER ~ 50.0'
MAXIMUM BUILDING COVERAGE ~ 35%
 - 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# -3301700218C, DATED: SEPTEMBER 30, 2015
 - 7.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
 - 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JANUARY OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 16,420.
 - 9.) THE INTENT OF THIS PLAN IS TO SHOW THE SITE DESIGN ON TAX MAP 256, LOT 54-1.
 - 10.) SEE OVERVIEW SITE PLAN FOR ALL OTHER STANDARD SITE PLAN NOTES.

REVISED PER STAFF COMMENT		REVISED PER NOTICE OF DECISION		DATE	DESCRIPTION
#2	2-24-21	#1	2-4-20		

SITE PLAN NORTH
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE : 1 IN. EQUALS 30 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 151

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 10446



STANDARD CONSTRUCTION NOTES:

- OWNER: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03607-5145
- APPLICANT: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03607-5145
- TAX MAP 256, LOT 54-1
- LOT AREA: 1,057,116 Sq. Ft., 24.49 ACRES
- S.G.R.D. BOOK 4317, PAGE 640
- THE INTENT OF THIS PLAN IS TO PROVIDE AN OVERVIEW GRADING AND ENGINEERING DETAIL OF OLAN LANE.
- EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF ROCHESTER SUBDIVISION REGULATIONS AND THE LATEST EDITION OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF ROCHESTER UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- TOPOGRAPHIC SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN JANUARY OF 2015.
- VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 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.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DISSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY AND SEDIMENT AND EROSION CONTROLS.
- SEE SEDIMENT & EROSION CONTROL PLAN FOR INLET PROTECTION AND CONTROLS FOR THE ENTIRE SITE.
- REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA 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 AND EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE CITY.
- 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.
- CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION.
- 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.
- FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE CITY OF ROCHESTER.
- CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (603)-438-7708. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL CABLE AND TELECOMMUNICATIONS INSTALLATIONS WITH CONSOLIDATED COMMUNICATIONS.
- ALL NEW ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE PROJECT WILL BE SERVED BY SOMERSWORTH WATER AND ON SITE SEPTIC SYSTEMS.

STANDARD CONSTRUCTION NOTES CONTINUED:

- 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 [X] 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.
- PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DE-WATERED 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 ENGINEERS SPECIFIC RECOMMENDED CRITERIA.
- 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.
- 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.
- BERMS ARE TO BE CONSTRUCTED WITH HIGH QUALITY CLAY OR LOAMY MATERIAL AND COMPACTED APPROPRIATELY. NO FROZEN MATERIALS ARE TO BE USED IN THE CONSTRUCTION OF ANY BERM ON SITE. TO BE REVIEWED AND APPROVED BY THE CITY OF ROCHESTER OR THEIR AGENTS.
- 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.
- ALL DRAINAGE PIPE IS TO BE HOPE N-12 ASTM F2848. (GREEN PIPE) INDIVIDUAL PIPE SIZES ARE SPECIFIED.
- UPON FINAL COMPLETION AND 65% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN Sumps.
- ALL BASINS AND DRAINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS. HOODS TO BE INSTALLED ON THE CATCH BASINS UPON INSTALLATION.
- ALL PROPOSED CLEAN OUTS ARE TO BE VERTICAL 12" N-12 PIPE WITH CAST IRON COVERS SCREWED WITH STAINLESS SCREWS. THE COVER IS TO BE DEMARCATED WITH A "D".
- ALL TREATMENT SWALE TO BE CONSTRUCTED SHALL HAVE 500 BOTTOMS UNLESS OTHERWISE INSTRUCTED BY THE DESIGN ENGINEER DURING CONSTRUCTION.
- A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS, AS MAY BE APPLICABLE.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND ROCHESTER DPW AND PLANNING STAFF SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

STANDARD CONSTRUCTION NOTES CONT.:

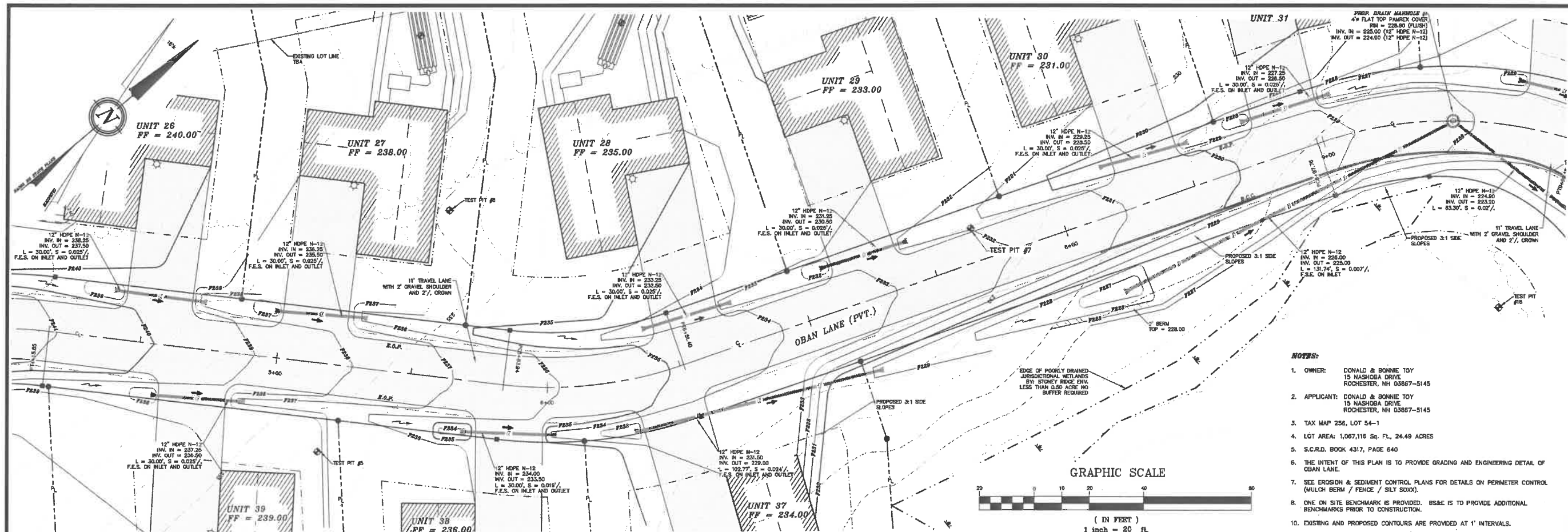
- BUILDING ADDRESSES SHALL BE DETERMINED BY THE BUILDING OFFICIAL.
- THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
NHDES SUBDIVISION PERMIT: (PENDING)
EPA NOTICE OF INTENT (NOI): (PENDING)
NATURAL HERITAGE BUREAU: (PENDING)
NHDOT DRIVEWAY PERMIT: (PENDING)
DIVISION OF HISTORICAL RESOURCES: (PENDING)
- 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.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE CITY.
- THIS PLAN PROPOSES 88,000 Sq. Ft. OF DISTURBANCE FOR THE CONSTRUCTION OF THE ROAD AND RAIN GARDENS.
- CONTRACTOR IS TO FULLY CONSTRUCT THE ROADWAY, ROADSIDE SWALES AND RAIN GARDENS PRIOR TO ANY RESIDENTIAL LOT CONSTRUCTION.

REVISED PER STAFF COMMENT		DATE	DESCRIPTION
#2	2-24-21		
#1	2-4-20	REVISION	

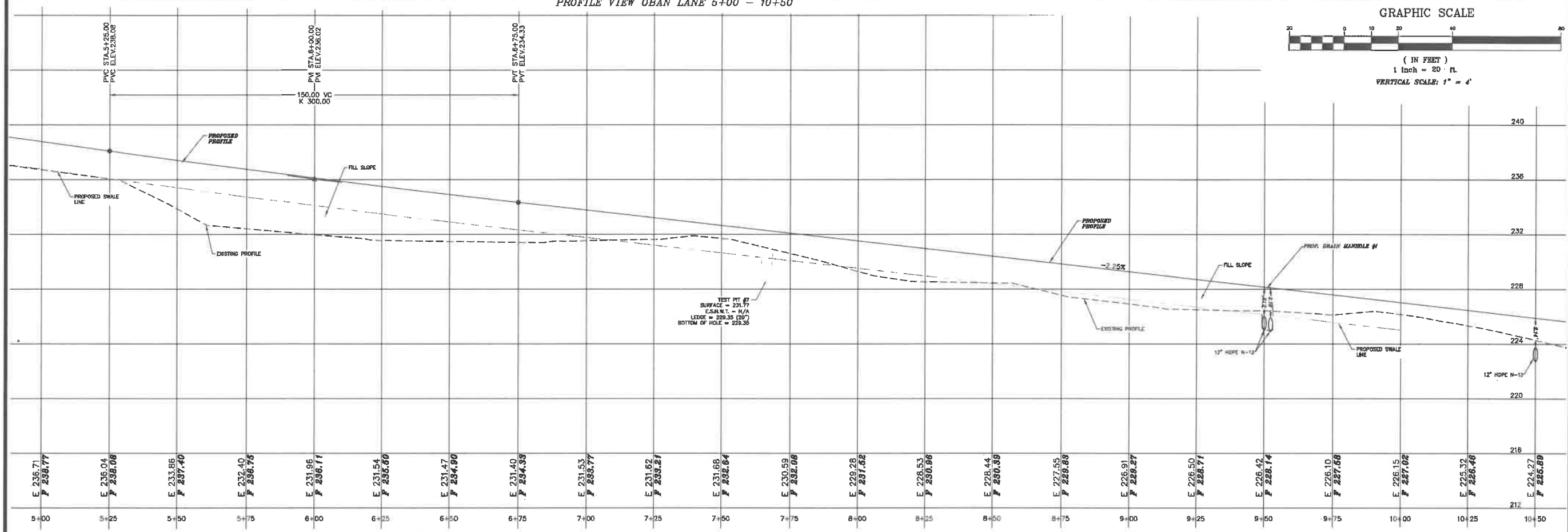
OVERVIEW GRADING PLAN
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE : 1 IN. = 50 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 151





PLAN VIEW OBAN LANE 5+00 - 10+50
PROFILE VIEW OBAN LANE 5+00 - 10+50



- NOTES:**
- OWNER: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03867-5145
 - APPLICANT: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03867-5145
 - TAX MAP 256, LOT 54-1
 - LOT AREA: 1,067,116 Sq. Ft., 24.49 ACRES
 - S.C.R.D. BOOK 4317, PAGE 640
 - THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAIL OF OBAN LANE.
 - SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
 - ONE ON SITE BENCHMARK IS PROVIDED. BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
 - EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS.
 - SEE OVERVIEW GRADING PLAN FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

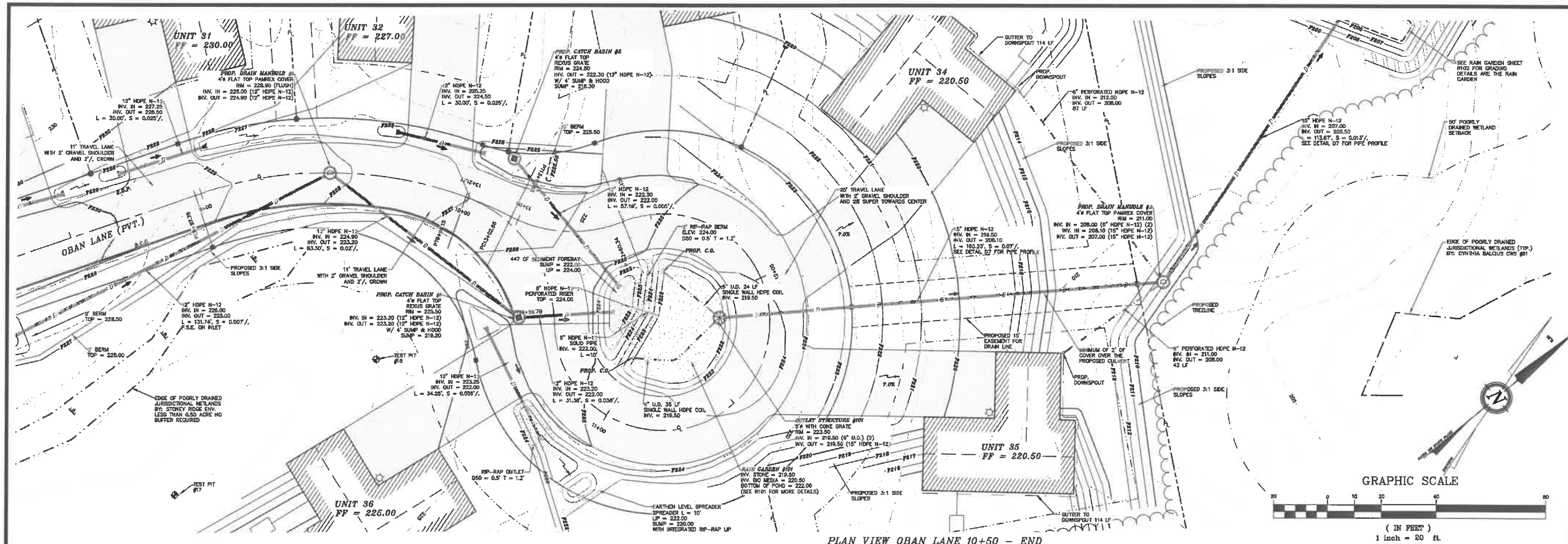
REVISION	DATE	DESCRIPTION
#2	2-24-21	REVISED PER STAFF COMMENT
#1	2-4-20	REVISED PER NOTICE OF DECISION

PLAN AND PROFILE OBAN LANE 5+00 TO 10+50
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

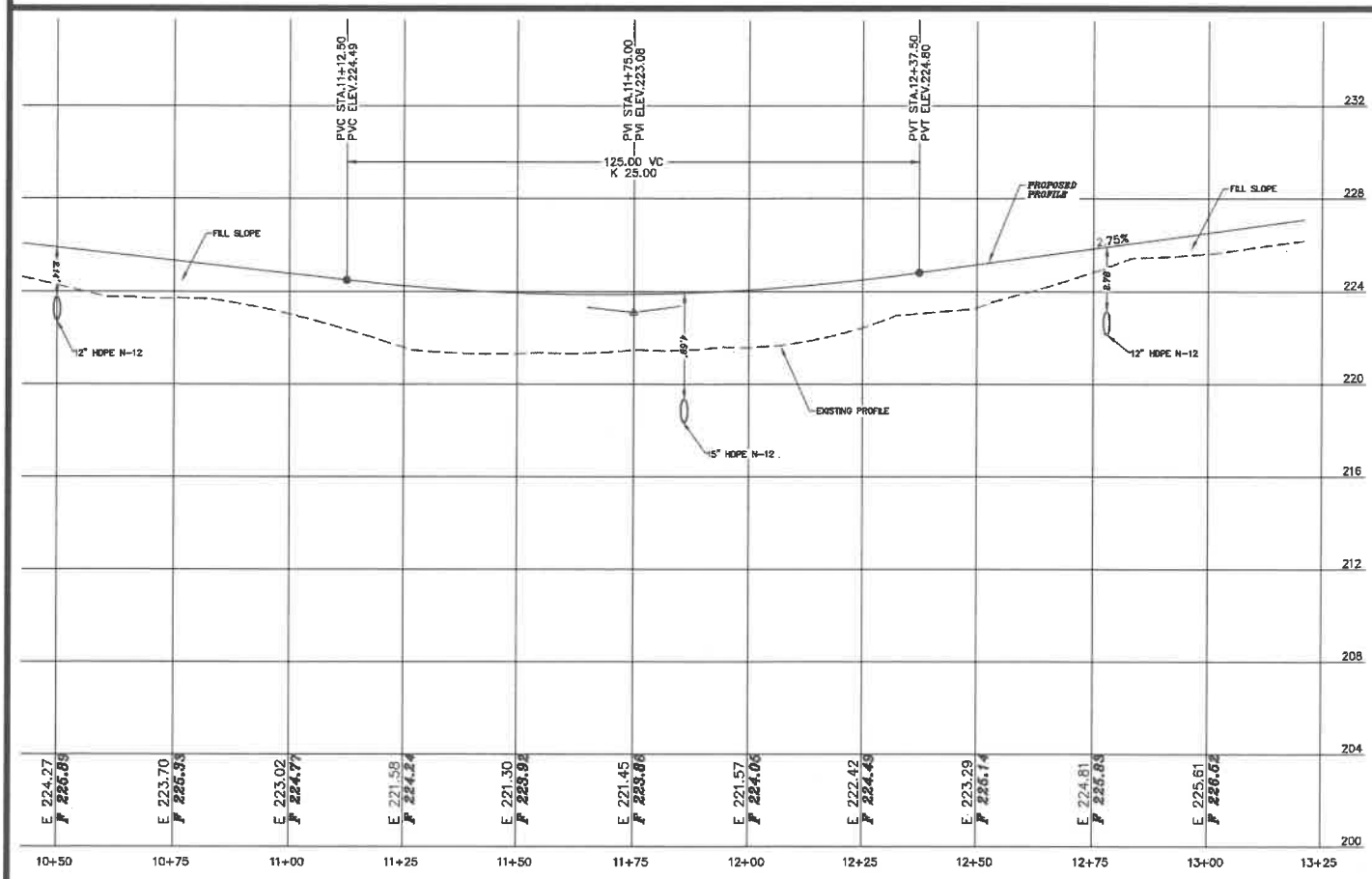
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {352-2863}
SCALE: 1 IN. EQUALS 20 FT.
DATE: JUNE 11, 2019
FILE NO.: DB 2015 - 151

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
LICENSED PROFESSIONAL ENGINEER

SHEET 17 OF 36

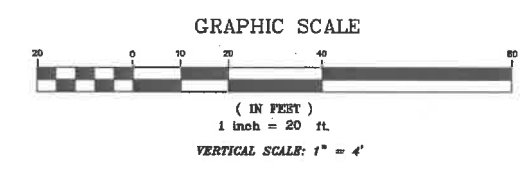


PLAN VIEW OBAN LANE 10+50 - END



PROFILE VIEW OBAN LANE 10+50 - END

- NOTES:
- OWNER: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03867-5145
 - APPLICANT: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03867-5145
 - TAX MAP 256, LOT 54-1
 - LOT AREA: 1,087,116 Sq. Ft., 24.49 ACRES
 - S.C.R.D. BOOK 4317, PAGE 640
 - THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAIL OF OBAN LANE.
 - SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
 - ONE ON SITE BENCHMARK IS PROVIDED. BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
 - EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS.
 - SEE OVERVIEW GRADING PLAN FOR ALL OTHER STANDARD CONSTRUCTION NOTES.



REVISION	DATE	DESCRIPTION
#2	2-24-21	REVISED PER STAFF COMMENT
#1	2-4-20	REVISED PER NOTICE OF DECISION

PLAN AND PROFILE OBAN LANE 10+50 TO END
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE: 1" = 1 IN. EQUALS 20 FT.
DATE: JUNE 11, 2019
FILE NO.: DB 2015 - 151

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
LICENSED PROFESSIONAL ENGINEER

SHEET 18 OF 36

BIORETENTION FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Bioretention Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5

3/8" WASHED CRUSHED STONE*	
SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 - 100
# 4	22 - 55
# 8	0 - 10

* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

3/4" WASHED CRUSHED STONE*	
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 - 100
1/2"	15 - 55
# 10	0 - 5

* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

NOTES

- WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
- SOIL BIORETENTION FILTER MEDIA SHALL BE AS SHOWN ABOVE. "BIO MEDIA" MEANS BIORETENTION FILTER MEDIA. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARPIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.
- DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

MAINTENANCE REQUIREMENTS

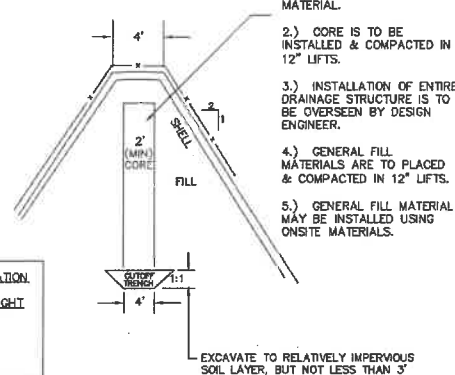
- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
- PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
- AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAINDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
- VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

DESIGN REFERENCES

- UNH STORMWATER CENTER
- NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

LOW PERMEABILITY MATERIAL GRADATION

SIEVE SIZE	% PASSING BY WEIGHT
#4	85 - 100
#40	60 - 95
#100	40 - 60
#200	25 - 45



Angle Grates For Manholes



AG0808-58
Part No. AG0808-58

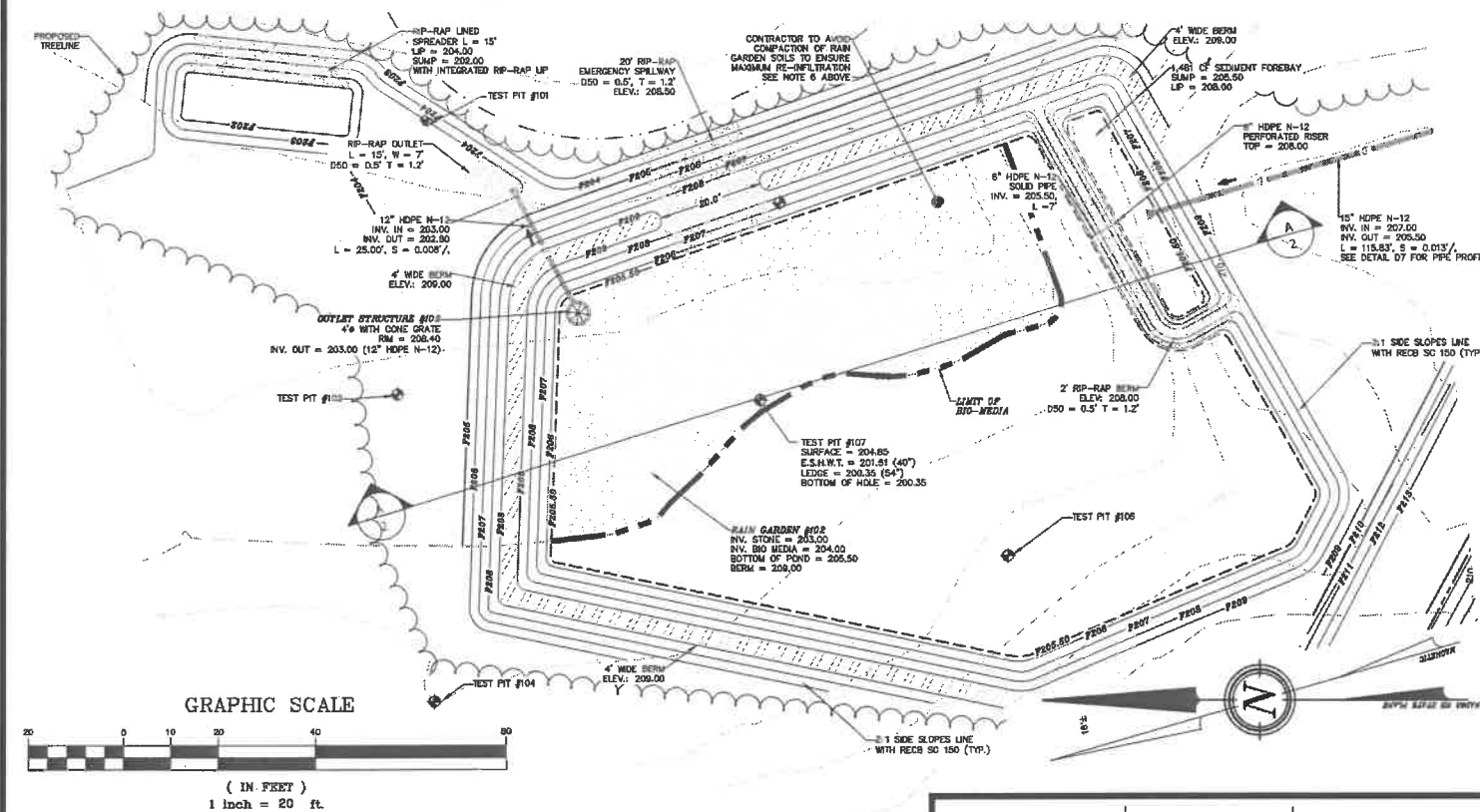
Save Trees

Angle Grates are designed to cover inlet orifices and prevent small to medium debris from passing through. The top angled design helps to minimize the amount of debris that settles on top after the water recedes. All grates are made from plate for a clean and smooth contact surface.

- Plate design for a clean appearance
- Standard 2" openings (other sizes can be made)
- Angled top/front plate to maximize debris deflection
- Mounting flanges on 3 sides allows grate to be mounted at floor level inverts
- Galvanized steel construction. Can be made from aluminum or stainless steel.

MUST BE HAALA INDUSTRIES INC. OR EQUAL

ANGLE GRATE



PLAN VIEW RAIN GARDEN #102

OUTLET STRUCTURE #102

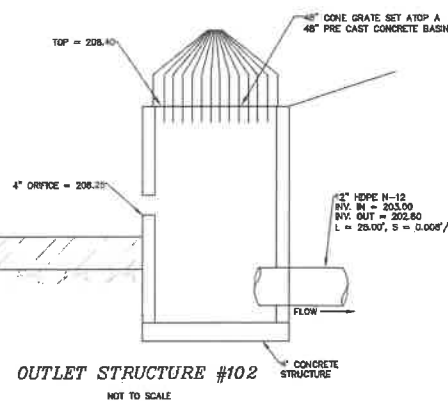
NOT TO SCALE

12" HOPE N-12 OUTLET PIPE

TOP VIEW

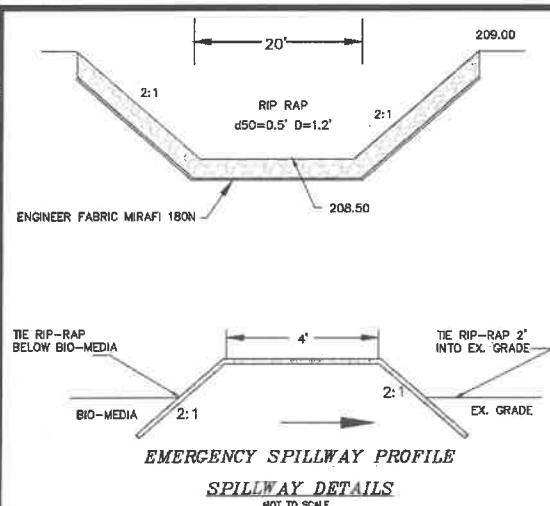
NOT TO SCALE

4" CONCRETE STRUCTURE



OUTLET STRUCTURE #102

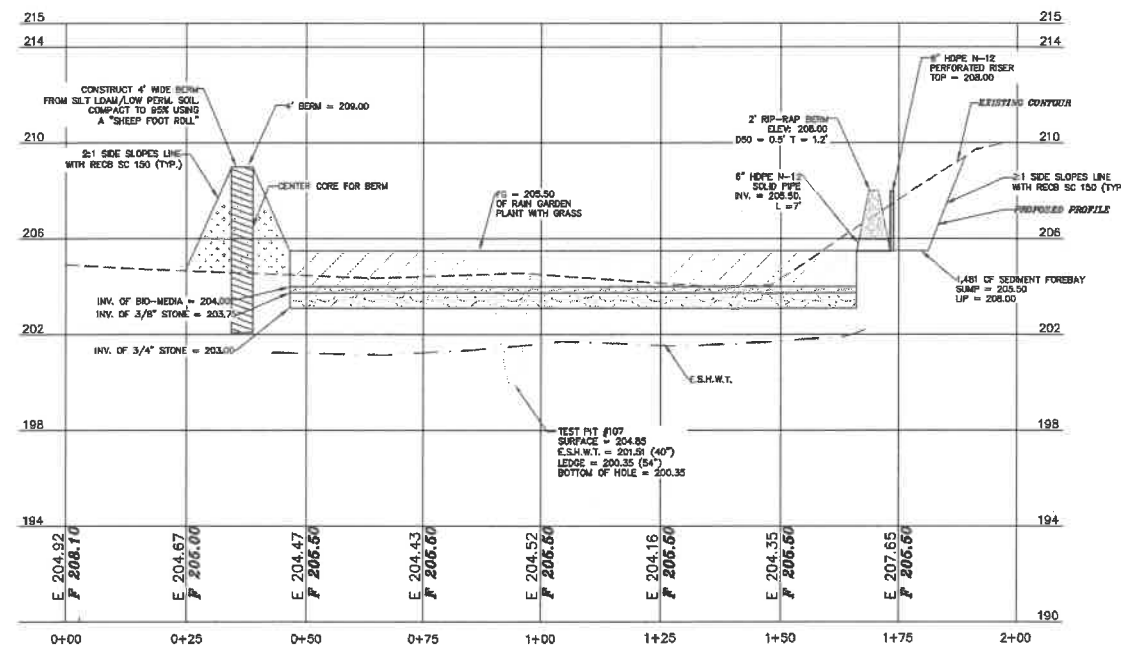
NOT TO SCALE



EMERGENCY SPILLWAY PROFILE

SPILLWAY DETAILS

NOT TO SCALE



SECTION OF RAIN GARDEN R102

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

R102

RAIN GARDEN #102
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 151



SHEET 20 OF 36

BIORETENTION FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Bioretention Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5

3/8" WASHED CRUSHED STONE*	
SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 - 100
# 4	22 - 55
# 8	0 - 10

* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

3/4" WASHED CRUSHED STONE*	
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 - 100
1/2"	15 - 55
# 10	0 - 5

* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

NOTES

1. WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
2. SOIL BIORETENTION FILTER MEDIA SHALL BE AS SHOWN ABOVE. "BIO MEDIA" MEANS BIORETENTION FILTER MEDIA. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.
3. DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
4. DO NOT DISCHARGE SEDIMENT-LOADED WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
5. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT, IF FEASIBLE PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

MAINTENANCE REQUIREMENTS

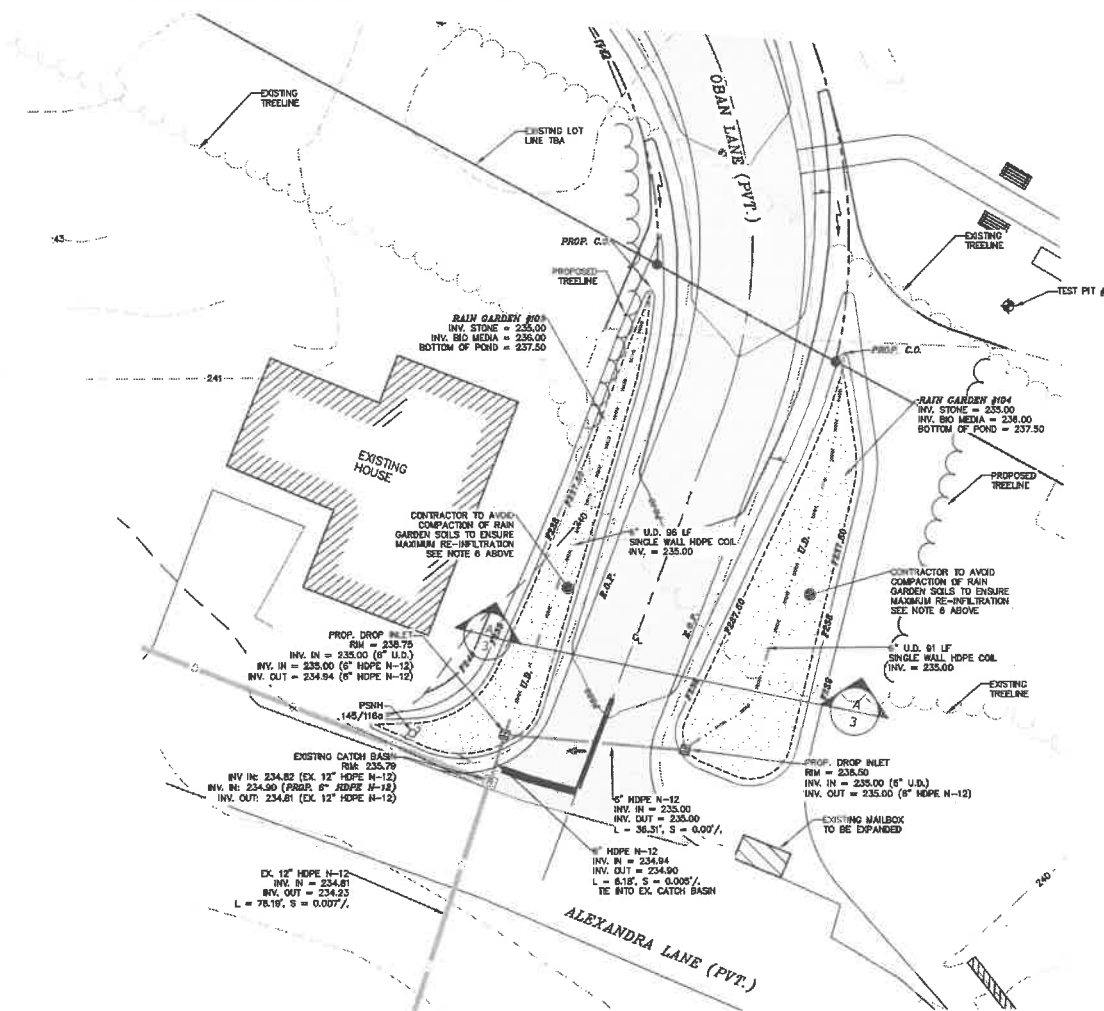
1. SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
2. PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEARED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
3. AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAINDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
4. VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

DESIGN REFERENCES

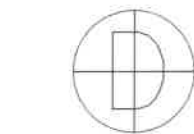
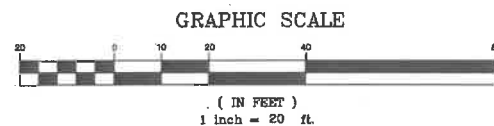
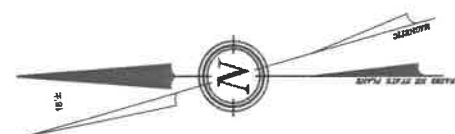
1. UNH STORMWATER CENTER
2. NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2005 AS AMENDED.

RAIN GARDEN MIX

THE GRASS THAT IS PLANTED WITHIN A RAIN GARDEN BIO-FILTRATION SYSTEM WITHIN THE BIO-MEDIA MUST CONSIST OF A COMBINATION OF WARM SEASON GRASS SEED AND COLD SEASON GRASS SEED IN ORDER FOR THE GRASS TO START GROWING FOR STABILIZATION AND CONTINUE GROWING IN THE SANDY WELL-DRAINED ENVIRONMENT. PLANTING SPECIFICATION WILL MEET THE REQUIREMENTS AS OUTLINED IN "VEGETATION NEW HAMPSHIRE SAND AND GRAVEL PITTS" MIX 1 (WARM SEASON GRASSES) (15 LBS/AC) AND INCLUDE ANNUAL AND PERENNIAL RYE GRASS SEED (15 LBS/AC); THE NEW ENGLAND NATIVE WARM SEASON GRASS MIX (23 LBS/AC) BY NEW ENGLAND WETLAND PLANTS, INC.; RAIN GARDEN MIX 180 (15 LBS/AC & 15 LBS/AC OF RYE) / RAIN GARDEN GRASS MIX 180-1 (20 LBS/AC & 10 LBS/AC OF RYE) BY ERNST CONSERVATION SEEDS; OR APPROVED EQUAL.



PLAN VIEW RAIN GARDENS #103 & #104

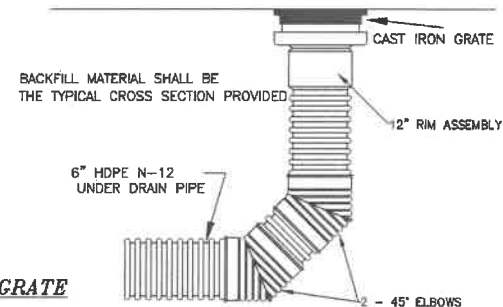


12" CAST IRON GRATE

NOT TO SCALE

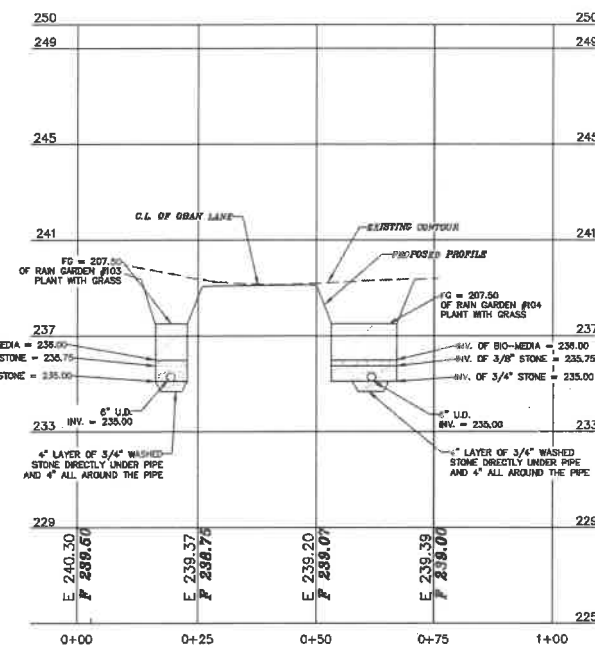
CASTINGS ARE RATED FOR H20 WHEEL LOAD TRAFFIC

PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT

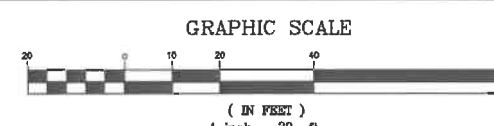


ADS N-12 INLINE DRAIN

NOT TO SCALE USED FOR CLEANOUTS



SECTION OF RAIN GARDENS R103 & R104



VERTICAL SCALE: 1" = 4'

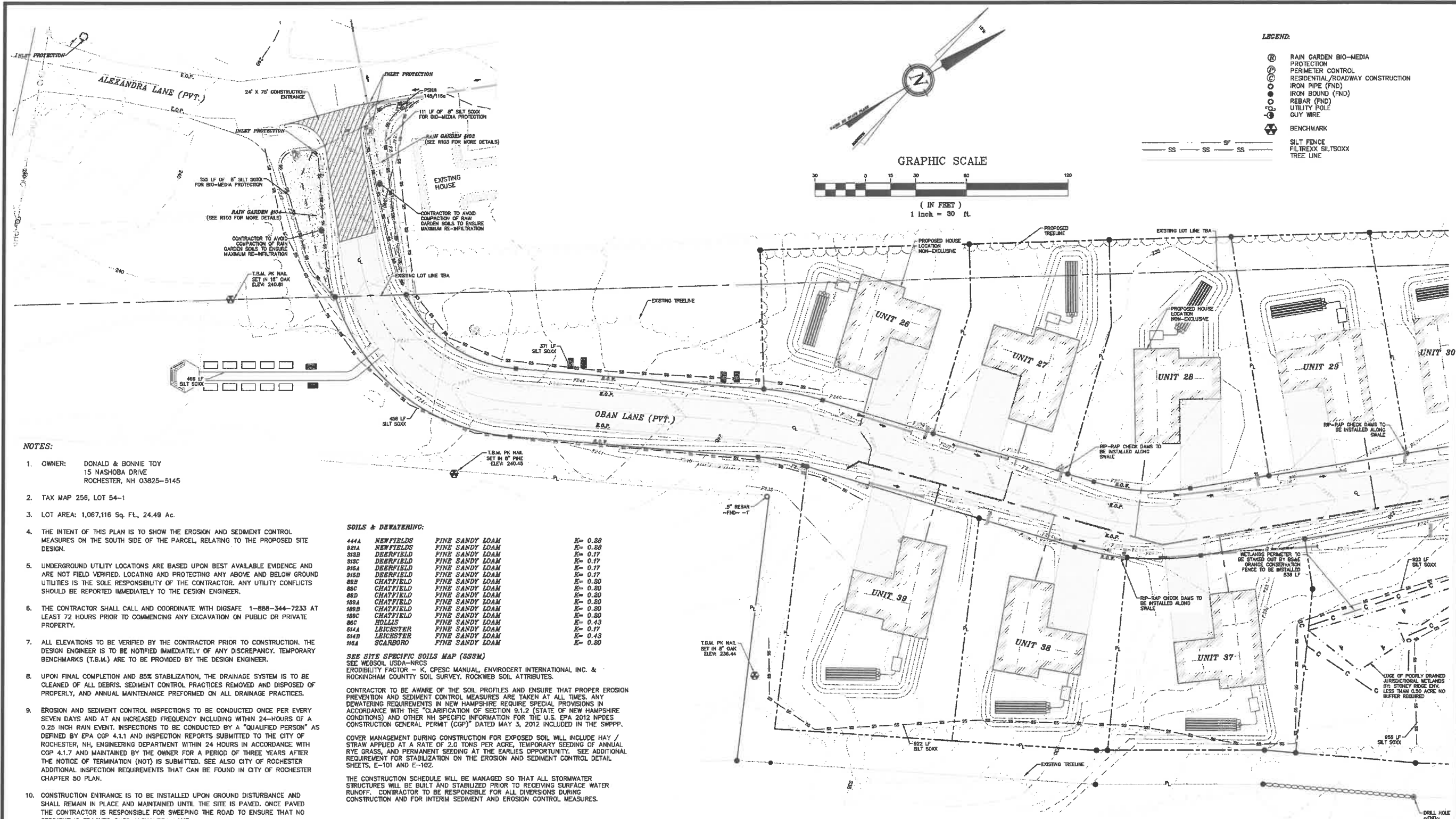
R103

REVISED PER STAFF COMMENT		DATE	REVISION	DESCRIPTION
#2	#1			
2-24-21	2-4-20			

RAIN GARDENS #103 & #104
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 151





NOTES:

- OWNER: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03825-5145
- TAX MAP 256, LOT 54-1
- LOT AREA: 1,067,116 Sq. Ft., 24.49 Ac.
- THE INTENT OF THIS PLAN IS TO SHOW THE EROSION AND SEDIMENT CONTROL MEASURES ON THE SOUTH SIDE OF THE PARCEL, RELATING TO THE PROPOSED SITE DESIGN.
- 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.
- 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.
- 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. SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF PROPERLY, AND ANNUAL MAINTENANCE PERFORMED ON ALL DRAINAGE PRACTICES.
- EROSION AND SEDIMENT CONTROL INSPECTIONS TO BE CONDUCTED ONCE PER EVERY SEVEN DAYS AND AT AN INCREASED FREQUENCY INCLUDING WITHIN 24-HOURS OF A 0.25 INCH RAIN EVENT. INSPECTIONS TO BE CONDUCTED BY A "QUALIFIED PERSON" AS DEFINED BY EPA CDP 4.1.1, AND INSPECTION REPORTS SUBMITTED TO THE CITY OF ROCHESTER, NH, ENGINEERING DEPARTMENT WITHIN 24 HOURS IN ACCORDANCE WITH CDP 4.1.7 AND MAINTAINED BY THE OWNER FOR A PERIOD OF THREE YEARS AFTER THE NOTICE OF TERMINATION (NOT) IS SUBMITTED. SEE ALSO CITY OF ROCHESTER ADDITIONAL INSPECTION REQUIREMENTS THAT CAN BE FOUND IN CITY OF ROCHESTER CHAPTER 50 PLAN.
- CONSTRUCTION ENTRANCE IS TO BE INSTALLED UPON GROUND DISTURBANCE AND SHALL REMAIN IN PLACE AND MAINTAINED UNTIL THE SITE IS PAVED. ONCE PAVED THE CONTRACTOR IS RESPONSIBLE FOR SWEEPING THE ROAD TO ENSURE THAT NO SEDIMENT IS TRACKED ONTO ALEXANDRA LANE.
- INLET PROTECTION SHALL BE INSTALLED ONCE THE CATCH BASINS ARE IN PLACE AND SHALL REMAIN INSTALLED UNTIL CONSTRUCTION HAS CEASED. CONTRACTOR SHALL MAINTAIN THE INLET PROTECTION THROUGHOUT THE CONSTRUCTION PROCESS.
- PERIMETER CONTROL IS TO BE INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES. ONCE INSTALLED THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING IT THROUGHOUT THE CONSTRUCTION PROCESS. ADDITIONAL PERIMETER CONTROL MAY BE REQUIRED.
- CONTRACTOR IS TO FULLY CONSTRUCT AND STABILIZE THE ROADWAY, ROAD SIDE SWALES AND RAIN GARDENS PRIOR TO RESIDENTIAL LOT CONSTRUCTION.
- SEE EROSION AND SEDIMENT CONTROL PLAN NORTH FOR PROPOSED SOTXPILE LOCATIONS.

SOILS & DEWATERING:

444A	NEWFIELDS	FINE SANDY LOAM	K= 0.28
824A	NEWFIELDS	FINE SANDY LOAM	K= 0.28
313D	DEERFIELD	FINE SANDY LOAM	K= 0.17
313C	DEERFIELD	FINE SANDY LOAM	K= 0.17
816A	DEERFIELD	FINE SANDY LOAM	K= 0.17
316B	DEERFIELD	FINE SANDY LOAM	K= 0.17
803	CHATFIELD	FINE SANDY LOAM	K= 0.20
88C	CHATFIELD	FINE SANDY LOAM	K= 0.20
88D	CHATFIELD	FINE SANDY LOAM	K= 0.20
188A	CHATFIELD	FINE SANDY LOAM	K= 0.20
188B	CHATFIELD	FINE SANDY LOAM	K= 0.20
188C	CHATFIELD	FINE SANDY LOAM	K= 0.20
88C	HOLLIS	FINE SANDY LOAM	K= 0.43
814A	LEICESTER	FINE SANDY LOAM	K= 0.17
814B	LEICESTER	FINE SANDY LOAM	K= 0.43
116A	SCARBORO	FINE SANDY LOAM	K= 0.20

SEE SITE SPECIFIC SOILS MAP (SSSM)

SEE WEBSOIL, USDA-NRCS
ERODIBILITY FACTOR - K, CPESC MANUAL, ENVIROCERT INTERNATIONAL INC. &
ROCKINGHAM COUNTY SOIL SURVEY, ROCKWEB SOIL ATTRIBUTES.

CONTRACTOR TO BE AWARE OF THE SOIL PROFILES AND ENSURE THAT PROPER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TAKEN AT ALL TIMES. ANY DEWATERING REQUIREMENTS IN NEW HAMPSHIRE REQUIRE SPECIAL PROVISIONS IN ACCORDANCE WITH THE "CLARIFICATION OF SECTION 9.1.2 (STATE OF NEW HAMPSHIRE CONDITIONS) AND OTHER NH SPECIFIC INFORMATION FOR THE U.S. EPA 2012 NPDES CONSTRUCTION GENERAL PERMIT (CGP)" DATED MAY 3, 2012 INCLUDED IN THE SWPPP.

COVER MANAGEMENT DURING CONSTRUCTION FOR EXPOSED SOIL WILL INCLUDE HAY / STRAW APPLIED AT A RATE OF 2.0 TONS PER ACRE, TEMPORARY SEEDING OF ANNUAL RYE GRASS, AND PERMANENT SEEDING AT THE EARLIEST OPPORTUNITY. SEE ADDITIONAL REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS, E-101 AND E-102.

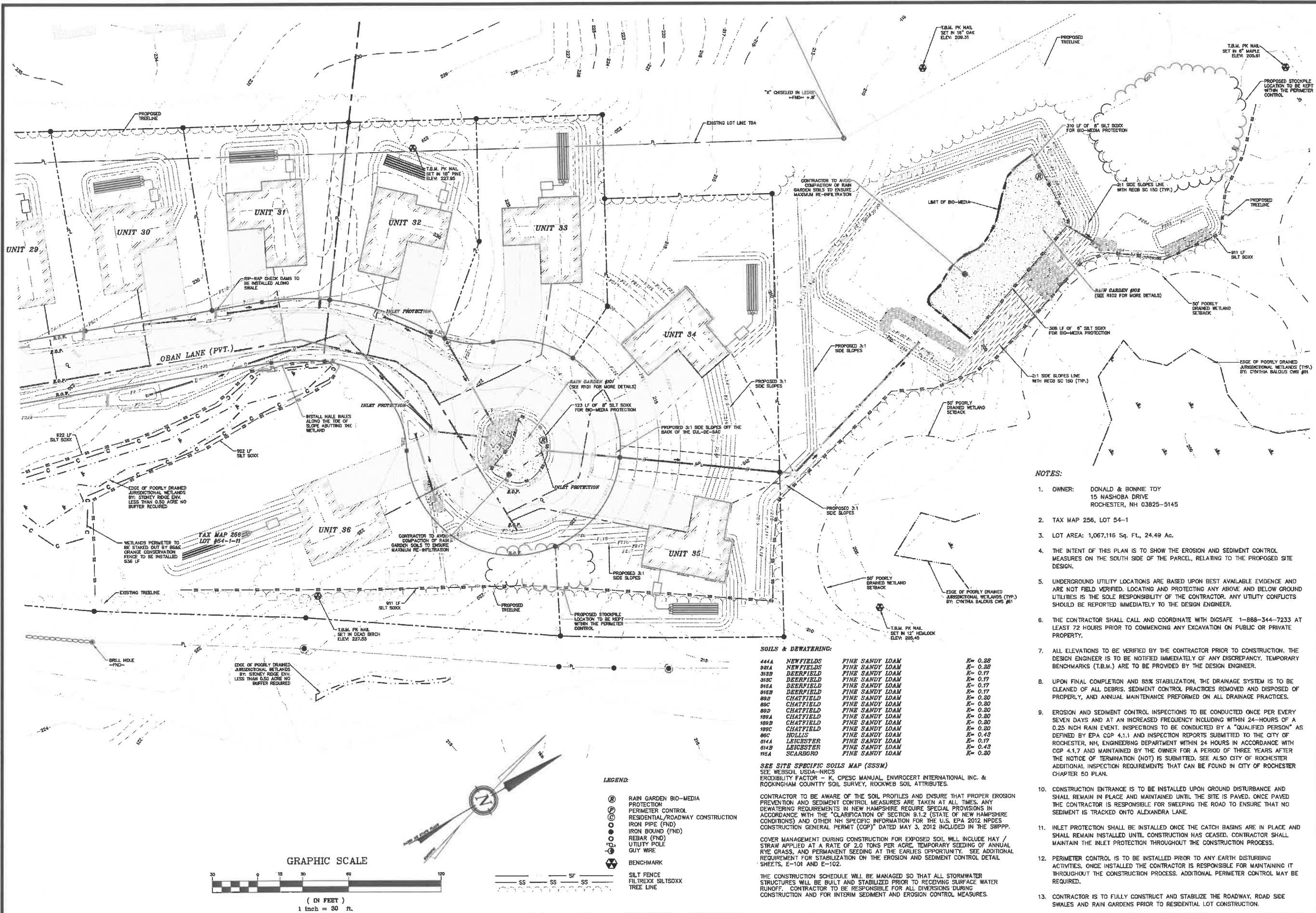
THE CONSTRUCTION SCHEDULE WILL BE MANAGED SO THAT ALL STORMWATER STRUCTURES WILL BE BUILT AND STABILIZED PRIOR TO RECEIVING SURFACE WATER RUNOFF. CONTRACTOR TO BE RESPONSIBLE FOR ALL DIVERSIONS DURING CONSTRUCTION AND FOR INTERIM SEDIMENT AND EROSION CONTROL MEASURES.

EROSION AND SEDIMENT CONTROL PLAN SOUTH

FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, NH
TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE : 1 IN. EQUALS 30 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 151





REVISED PER STAFF COMMENT
REVISED PER NOTICE OF DECISION

#2 2-24-21
#1 2-4-20
REVISION DATE

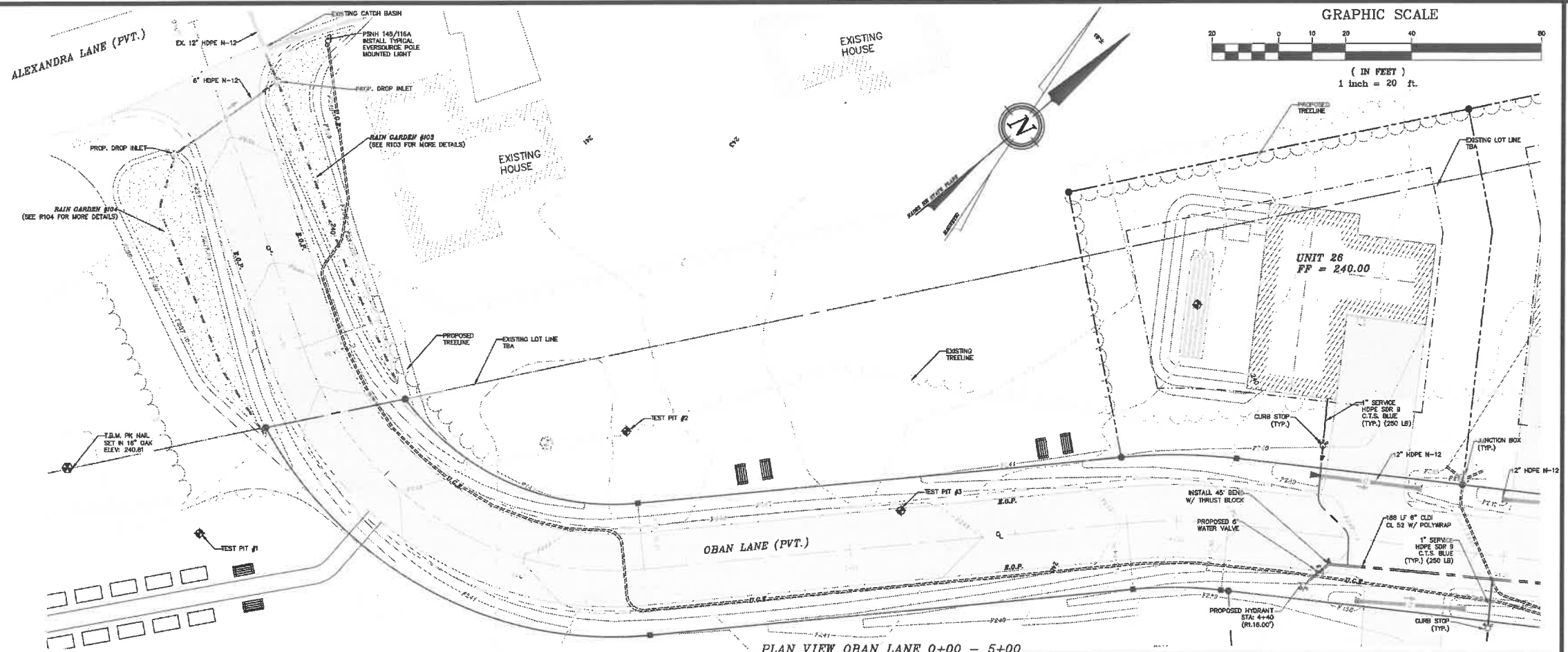
EROSION AND SEDIMENT CONTROL PLAN NORTH
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE: 1 IN. EQUALS 30 FT.
DATE: JUNE 11, 2019
FILE NO.: DB 2015 - 151



NOTES:

1. OWNER: DONALD & BONNIE TOY
15 NASHODA DRIVE
ROCHESTER, NH 03867-5145
2. APPLICANT: DONALD & BONNIE TOY
15 NASHODA DRIVE
ROCHESTER, NH 03867-5145
3. TAX MAP 256, LOT 54-1
4. LOT AREA: 1,067,116 Sq. Ft., 24.49 ACRES
5. S.C.R.D. BOOK 4317, PAGE 640
6. THE INTENT OF THIS PLAN IS TO PROVIDE THE UTILITY DESIGN FOR OBAN LANE.
7. SEE OVERVIEW UTILITY PLAN FOR ALL OTHER STANDARD UTILITY NOTES.

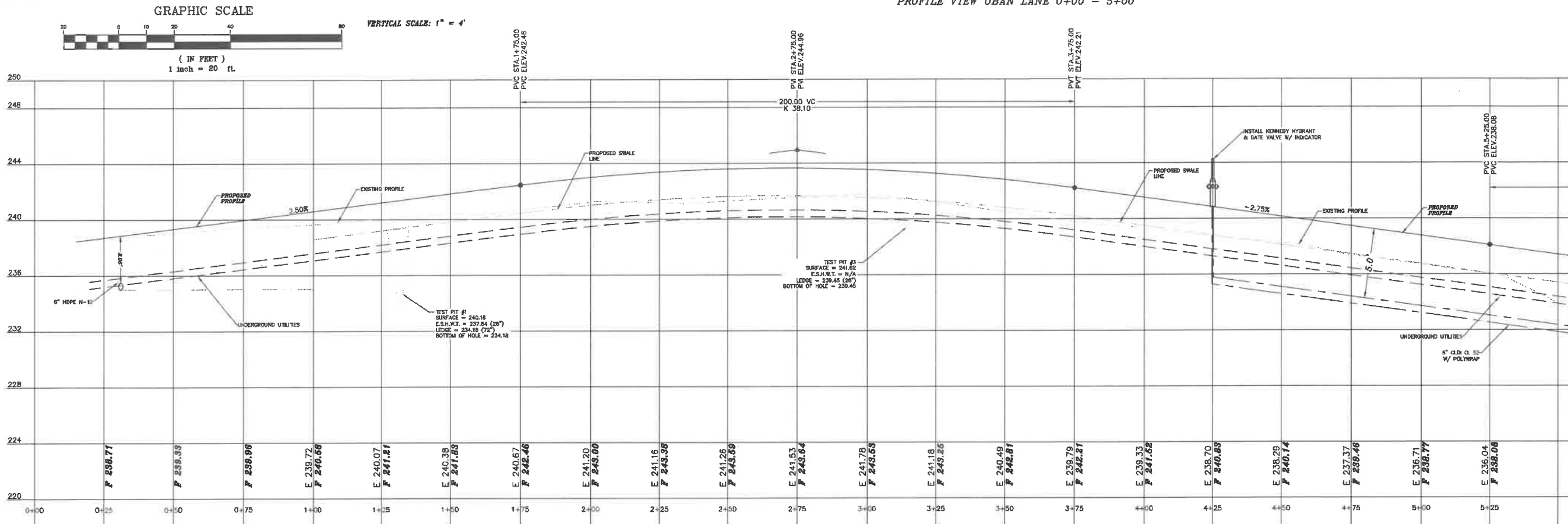


GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

PLAN VIEW OBAN LANE 0+00 - 5+00
PROFILE VIEW OBAN LANE 0+00 - 5+00



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

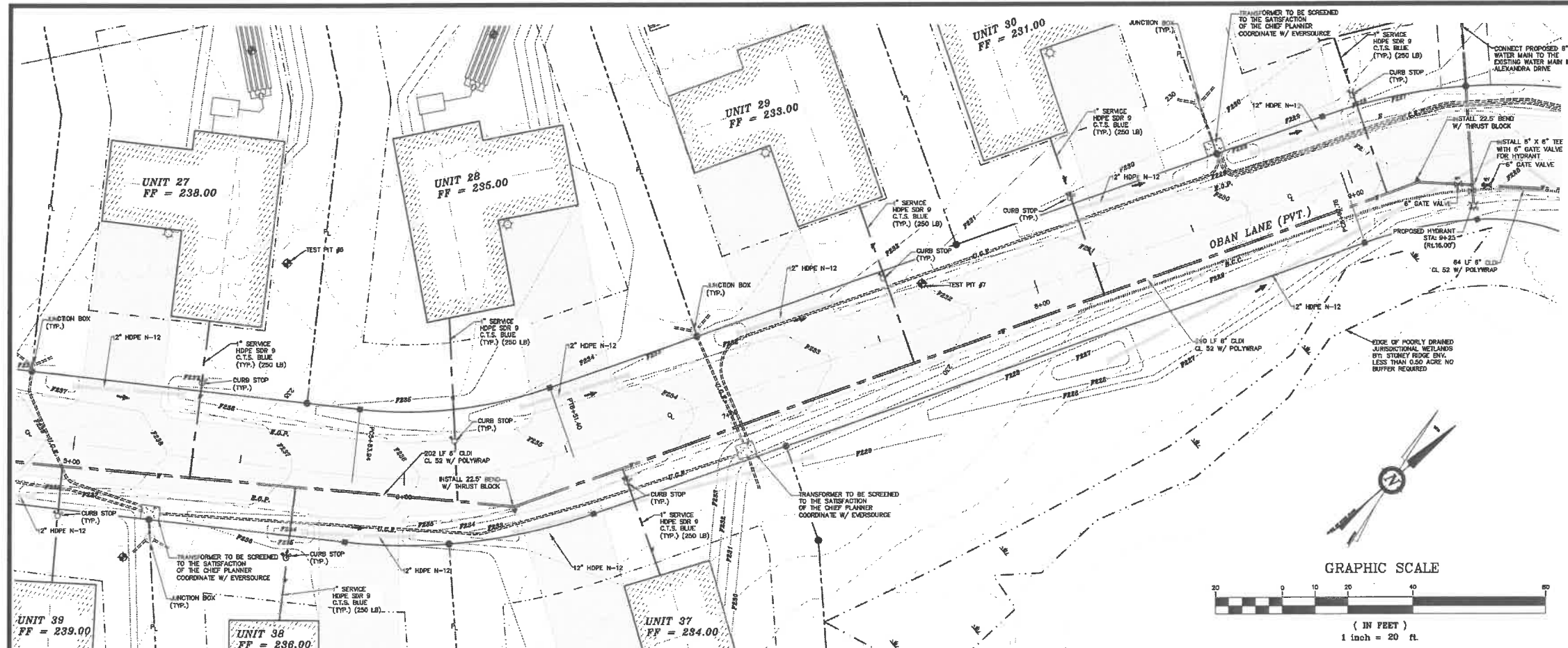
REVISED PER STAFF COMMENT
REVISED PER NOTICE OF DECISION

#2 2-24-21
#1 2-4-20
REVISION DATE

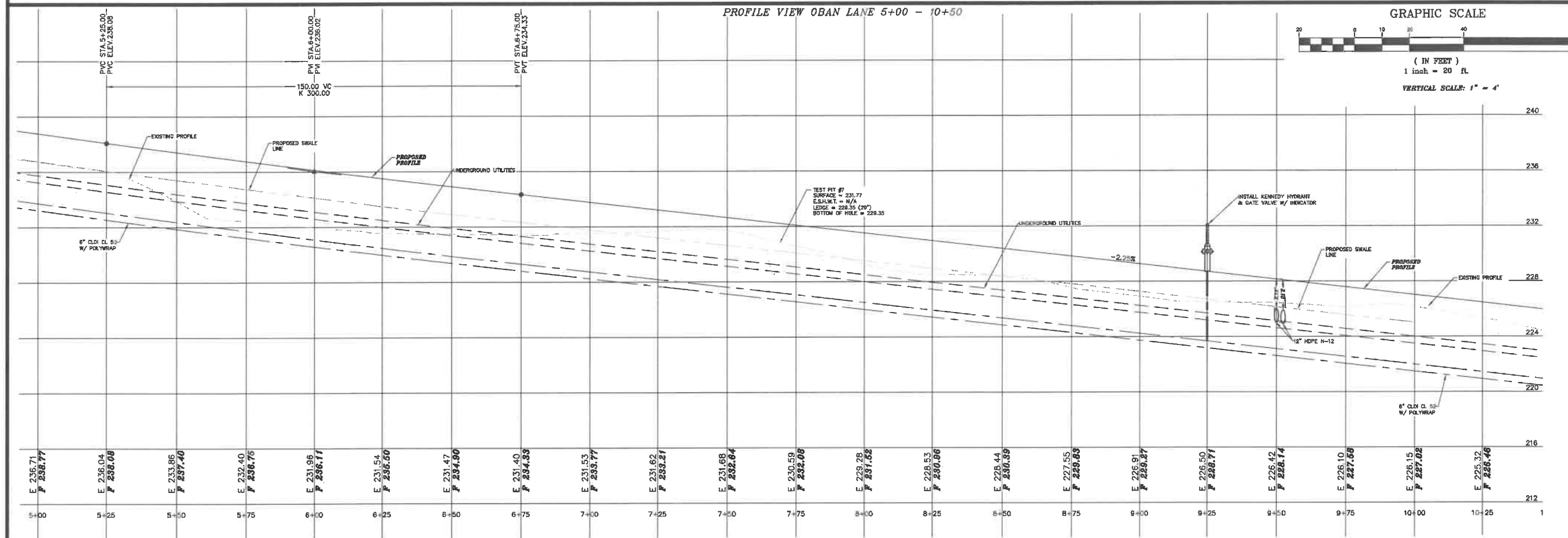
UTILITY PLAN 0+00 TO 5+50
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 151





- NOTES:**
1. OWNER: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03867-5145
 2. APPLICANT: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03867-5145
 3. TAX MAP 256, LOT 54-1
 4. LOT AREA: 1,087,116 Sq. Ft., 24.49 ACRES
 5. S.C.R.D. BOOK 4317, PAGE 540
 6. THE INTENT OF THIS PLAN IS TO PROVIDE THE UTILITY DESIGN FOR OBAN LANE.
 7. SEE OVERVIEW UTILITY PLAN FOR ALL OTHER STANDARD UTILITY NOTES.



REVISION	DATE	DESCRIPTION
#2	2-24-21	REVISED PER STAFF COMMENT
#1	2-4-20	REVISED PER NOTICE OF DECISION

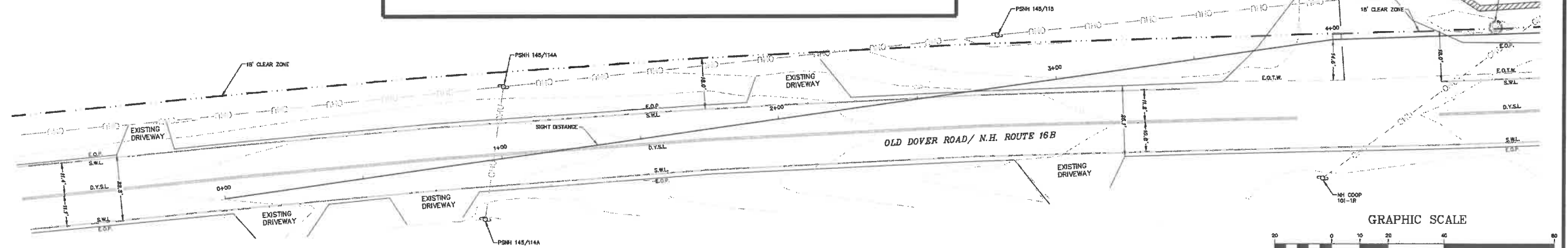
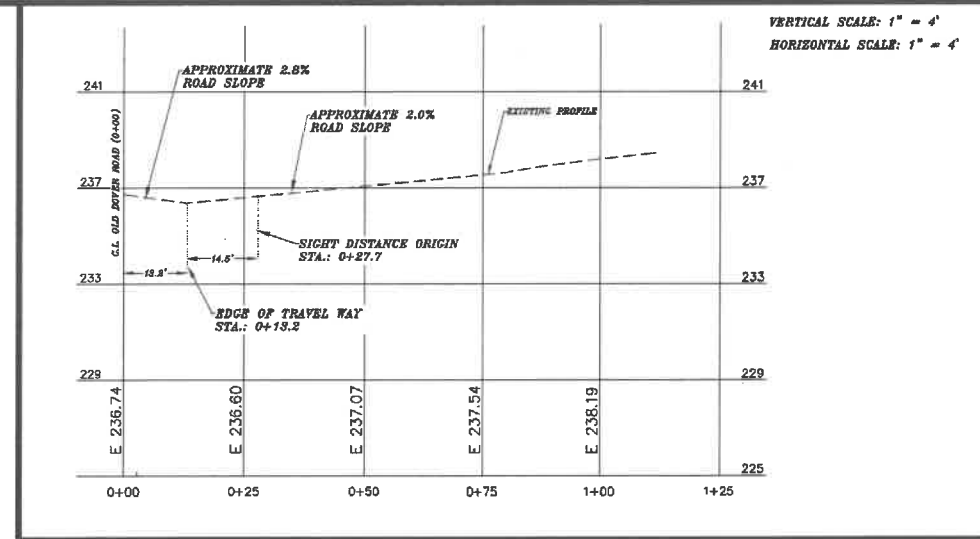
UTILITY PLAN 5+00 TO 10+00
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE : 1 IN. = 20 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 151

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
REGISTERED PROFESSIONAL ENGINEER

NOTES:

- 1.) OWNER: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03867-5145
- 2.) TAX MAP 256, LOT 54-1
- 3.) LOT AREA: 1,067,116 Sq. Ft., 24.48 ACRES
- 4.) S.C.R.D. BOOK 4317, PAGE 640
- 5.) THIS IS AN EXPANSION OF USE FOR A RESIDENTIAL SUBDIVISION.
- 6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE EXISTING ROADWAY KNOWN AS ALEXANDRA LANE.
- 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.
- 10.) SEE NHDOT-2 FOR STANDARD LEGEND.



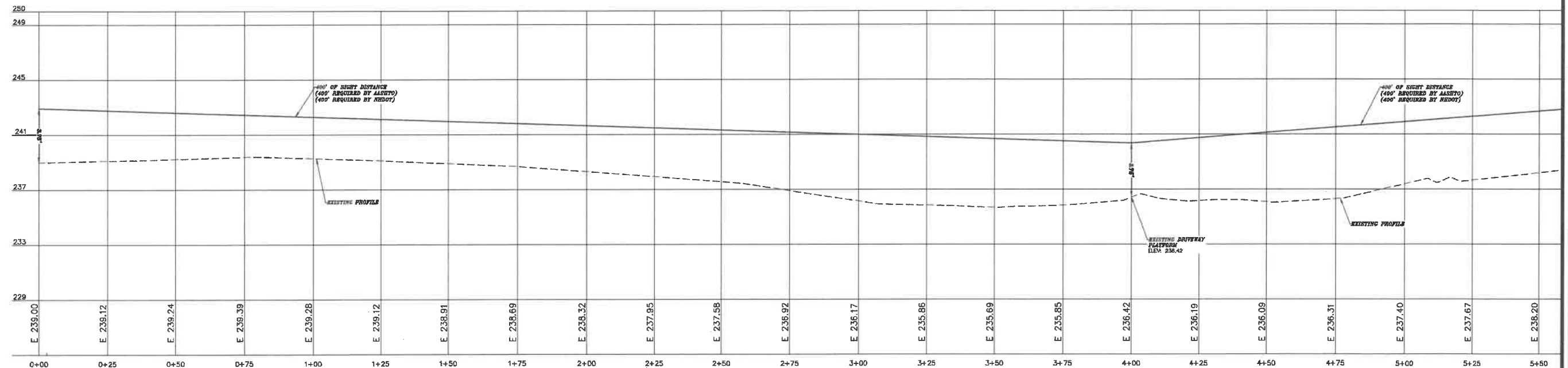
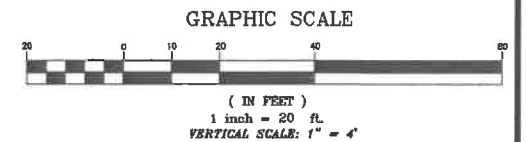
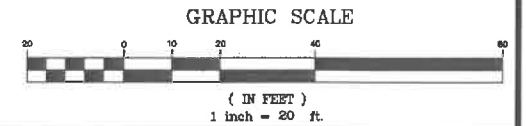
PLAN VIEW OLD DOVER ROAD
PROFILE VIEW SIGHT LINE

CLEAR ZONE CALCULATION:

DESIGN SPEED: 40 MPH / 85TH ASSUMED 45 MPH
WESTBOUND DESIGN ADT (2017): 4,671 (NHDOT)
FROM AASHTO ROADSIDE DESIGN GUIDE (2004) TABLE 3.1 PAGE 3-6
CLEAR ZONE REQUIRED TO BE 16-18 FEET (1V:6H TO 1V:5H)
-18 FEET HAS BEEN SELECTED

SIGHT DISTANCE REQUIREMENT:

DESIGN SPEED: 40 MPH / 85TH ASSUMED 45 MPH
400' REQUIRE BY AASHTO
FROM AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS (2011) EXHIBIT 3.1 & 3.2



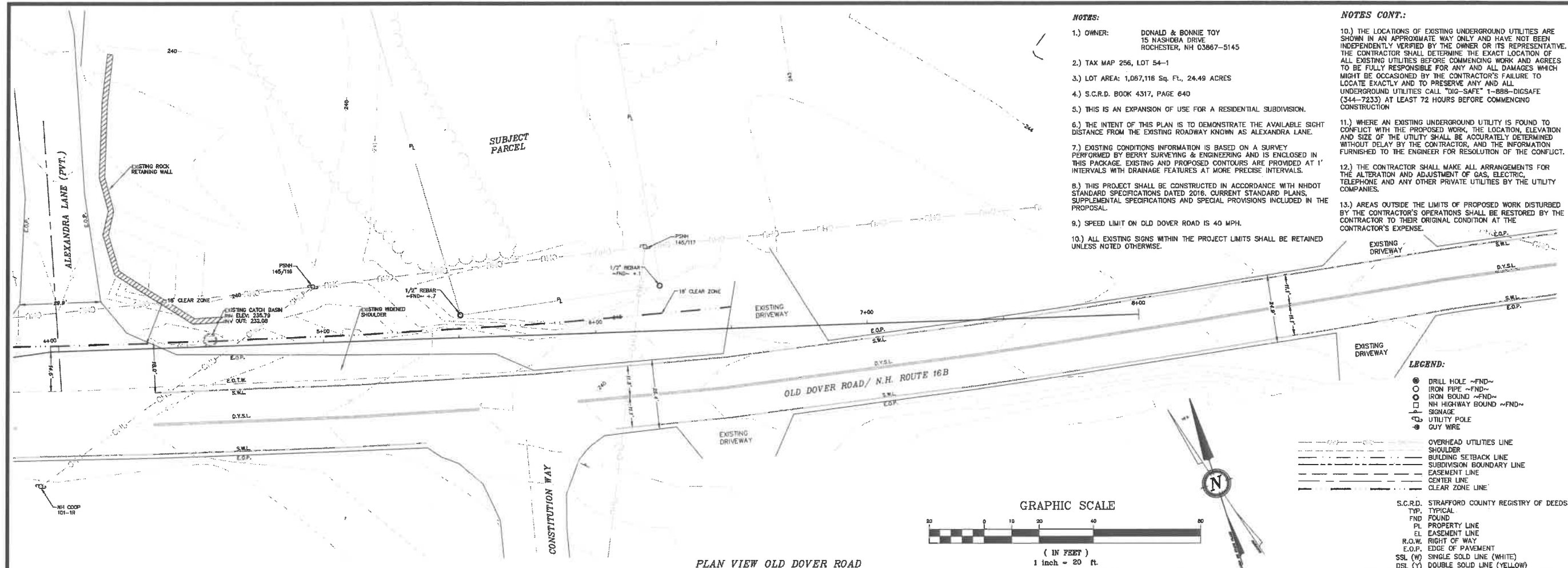
NHDOT-1

REVISION	DATE	DESCRIPTION
#2	2-24-21	REVISED PER STAFF COMMENT
#1	2-4-20	REVISED PER NOTICE OF DECISION

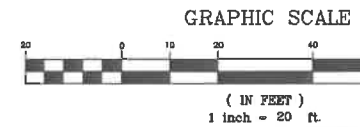
SIGHT DISTANCE ALEXANDRA LANE WESTBOUND	FOR DONALD TOY
	418 OLD DOVER ROAD
	ROCHESTER, N.H.
	TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 151

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
LICENSED PROFESSIONAL ENGINEER



- NOTES:**
- 1.) OWNER: DONALD & BONNIE TOY
15 NASHODA DRIVE
ROCHESTER, NH 03867-5145
 - 2.) TAX MAP 256, LOT 54-1
 - 3.) LOT AREA: 1,087,116 Sq. Ft., 24.49 ACRES
 - 4.) S.C.R.D. BOOK 4317, PAGE 640
 - 5.) THIS IS AN EXPANSION OF USE FOR A RESIDENTIAL SUBDIVISION.
 - 6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE EXISTING ROADWAY KNOWN AS ALEXANDRA LANE.
 - 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.) SPEED LIMIT ON OLD DOVER ROAD IS 40 MPH.
 - 10.) ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.
- NOTES CONT.:**
- 10.) 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
 - 11.) 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.
 - 12.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
 - 13.) 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.



- LEGEND:**
- DRILL HOLE ~FND~
 - IRON PIPE ~FND~
 - NH BOUND ~FND~
 - NH HIGHWAY BOUND ~FND~
 - SIGNAGE
 - UTILITY POLE
 - GUY WIRE
 - OVERHEAD UTILITIES LINE
 - SHOULDER
 - BUILDING SETBACK LINE
 - SUBDIVISION BOUNDARY LINE
 - EASEMENT LINE
 - CENTER LINE
 - CLEAR ZONE LINE
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
FND FOUND
PL PROPERTY LINE
EL EASEMENT LINE
R.O.W. RIGHT OF WAY
E.O.P. EDGE OF PAVEMENT
SSL (W) SINGLE SOLID LINE (WHITE)
DSL (Y) DOUBLE SOLID LINE (YELLOW)

CLEAR ZONE CALCULATION:

DESIGN SPEED: 40 MPH / 85TH ASSUMED 45 MPH

WESTBOUND DESIGN ADT (2017): 4,671 (NHDOT)

FROM AASHTO ROADSIDE DESIGN GUIDE (2004) TABLE 3.1 PAGE 3-6

CLEAR ZONE REQUIRED TO BE 16-18 FEET (1V:6H TO 1V:5H)

-18 FEET HAS BEEN SELECTED

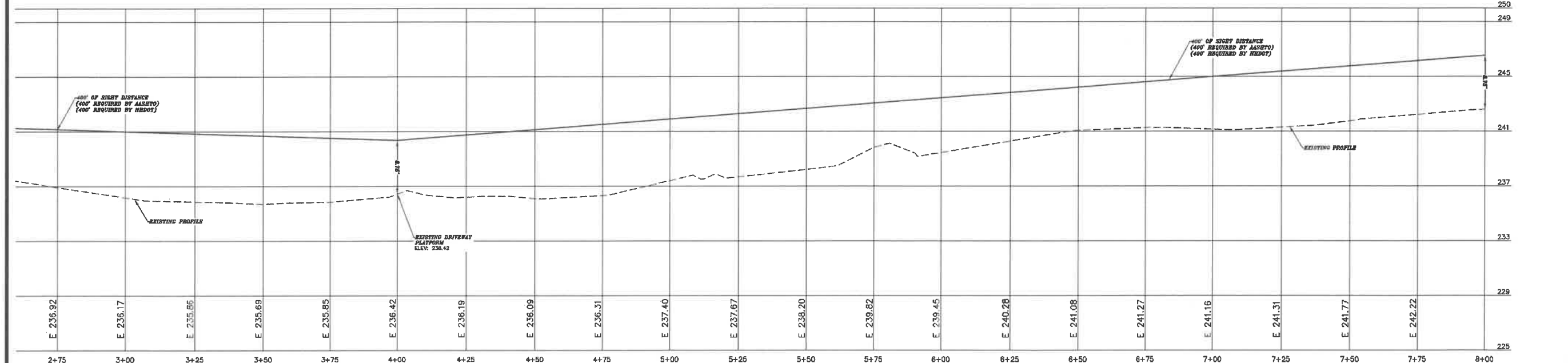
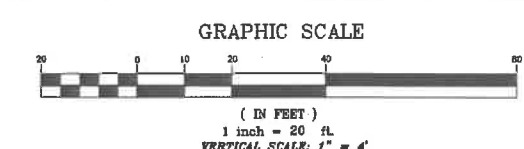
SIGHT DISTANCE REQUIREMENT:

DESIGN SPEED: 40 MPH / 85TH ASSUMED 45 MPH

400' REQUIRE BY AASHTO

FROM AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS (2011) EXHIBIT 3.1 & 3.2

PLAN VIEW OLD DOVER ROAD
PROFILE VIEW SIGHT LINE



NHDOT-2

REVISION	DATE	DESCRIPTION
#2	2-24-21	REVISED PER STAFF COMMENT
#1	2-4-20	REVISED PER NOTICE OF DECISION

SIGHT DISTANCE ALEXANDRA LANE EASTBOUND

FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 [332-2863]

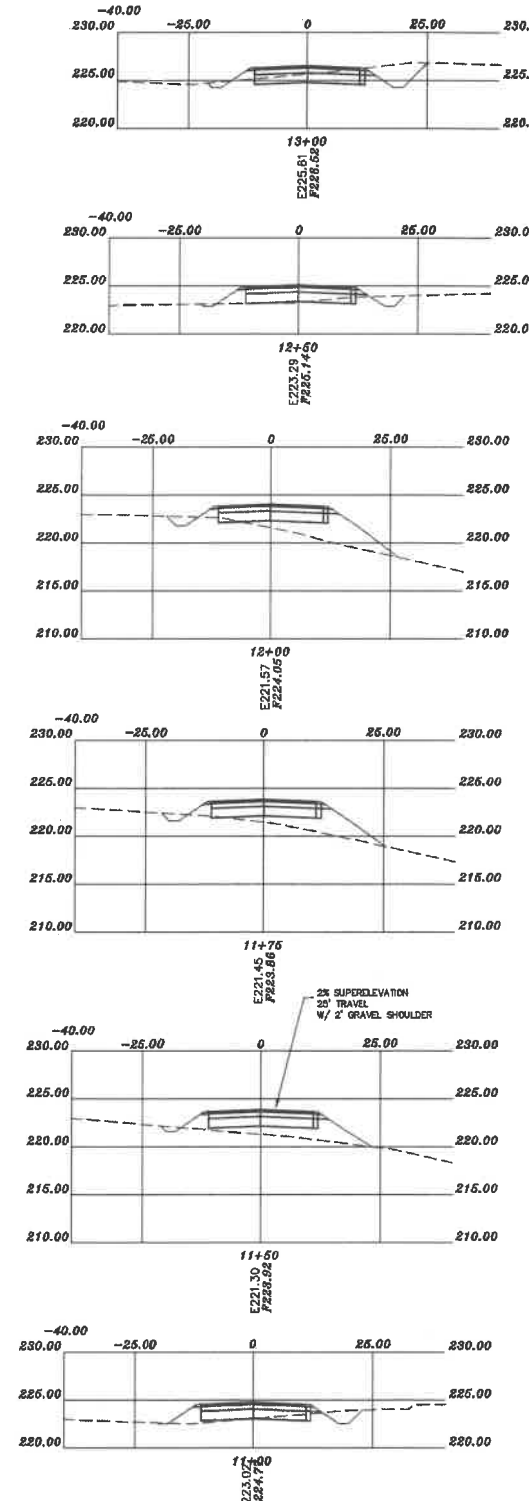
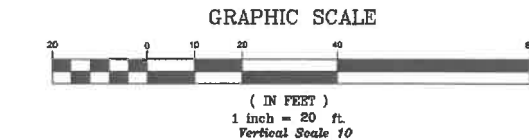
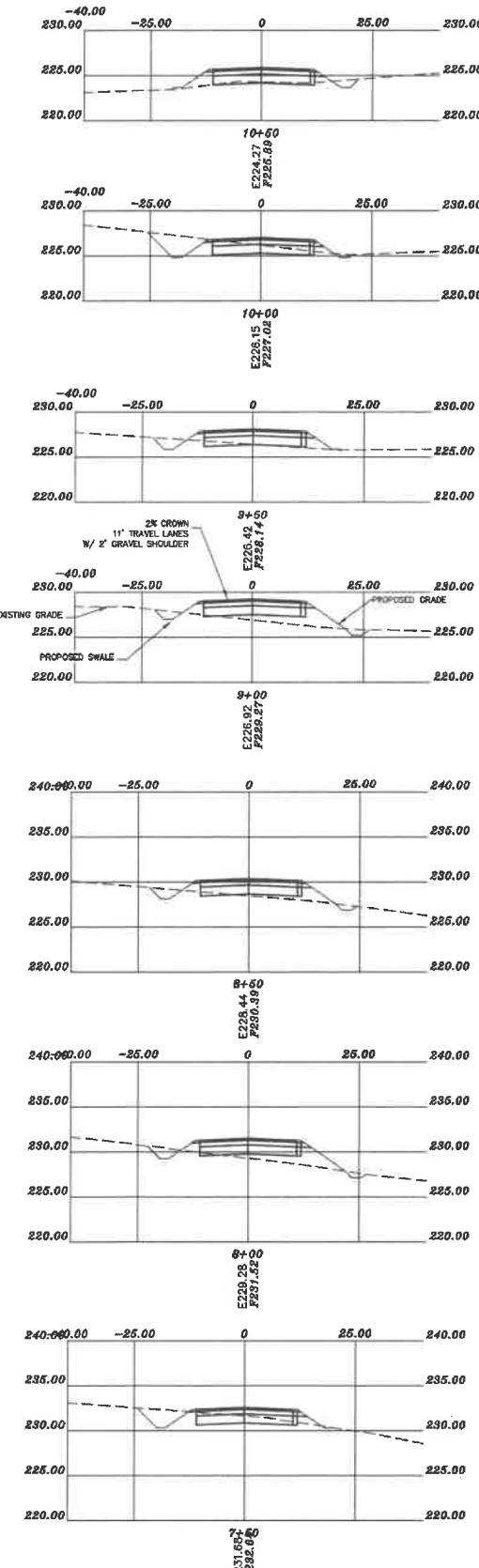
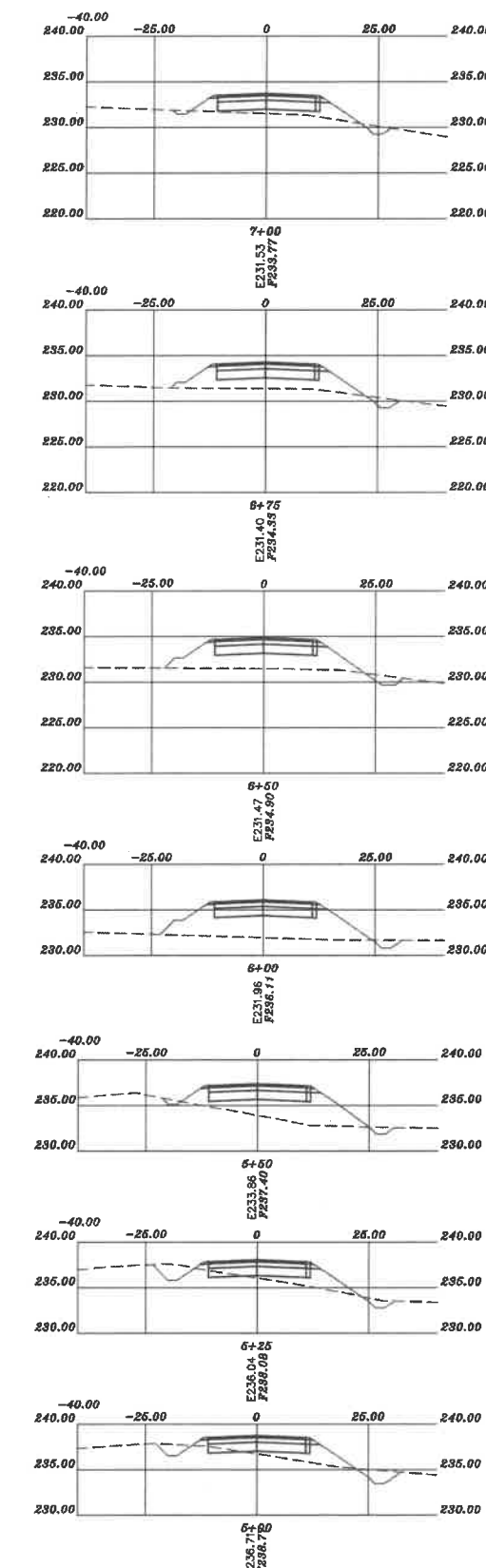
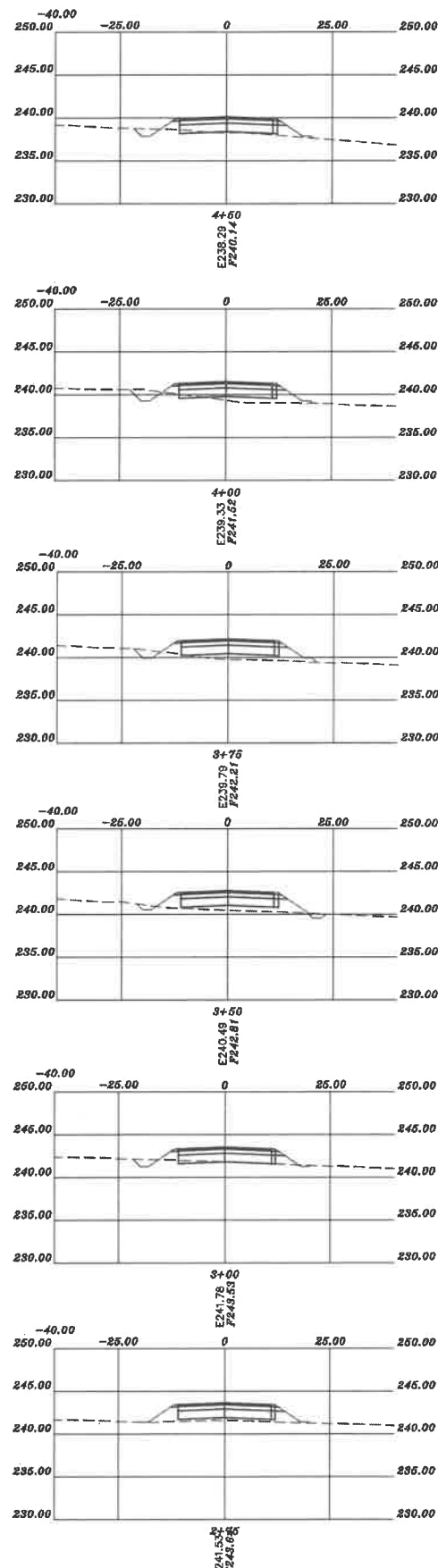
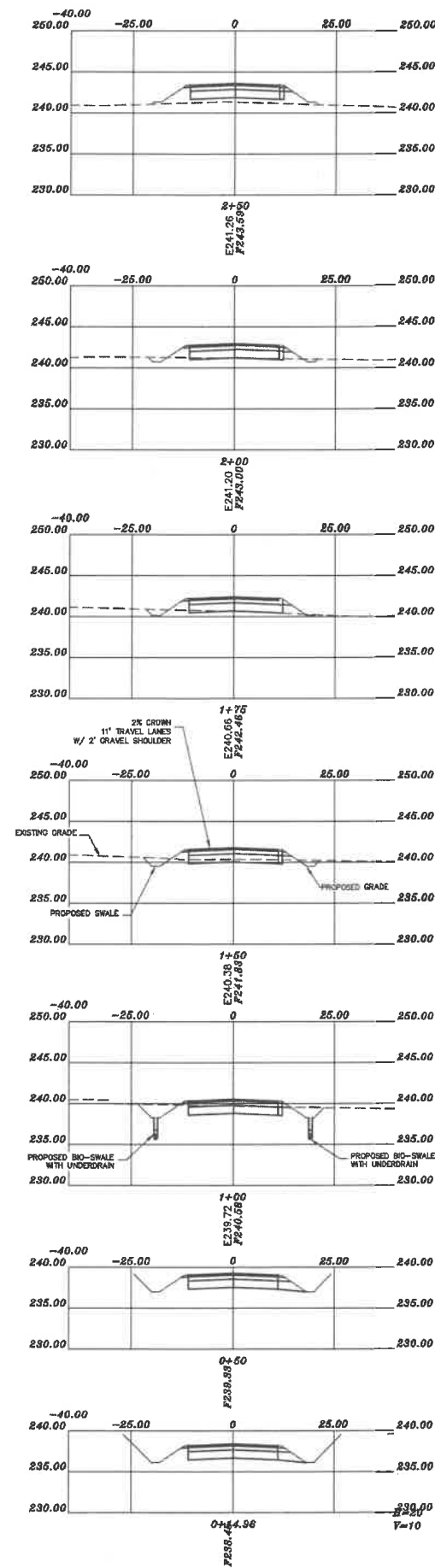
SCALE : 1 IN. EQUALS 20 FT.

DATE : JUNE 11, 2019

FILE NO. : DB 2015 - 151

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
LICENSED PROFESSIONAL ENGINEER

SHEET 29 OF 36



REVISION	DATE	DESCRIPTION
#2	2-24-21	REVISED PER STAFF COMMENT
#1	2-4-20	REVISED PER NOTICE OF DECISION

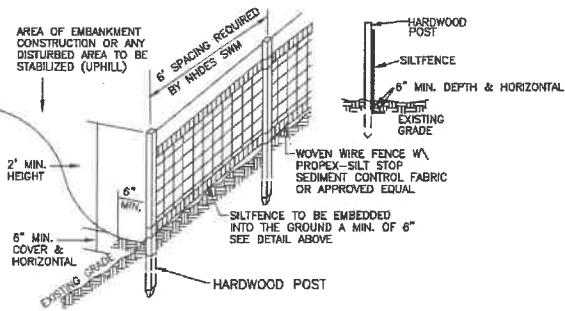
CROSS SECTIONS 0+00 - END
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
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STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
LICENSED PROFESSIONAL ENGINEER

SHEET 30 OF 36

E1



SILT FENCE CONSTRUCTION SPECIFICATIONS

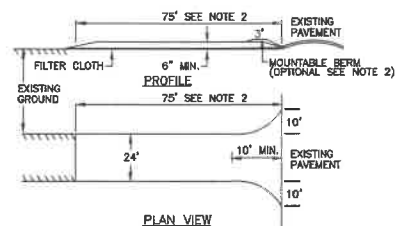
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24\"/>

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.

E5 STABILIZED CONSTRUCTION ENTRANCE

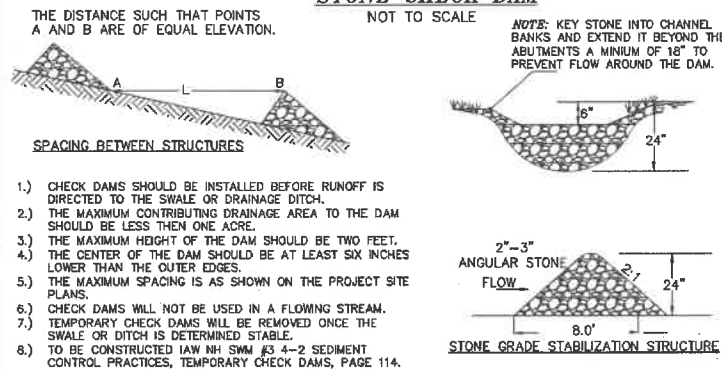
NOT TO SCALE



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

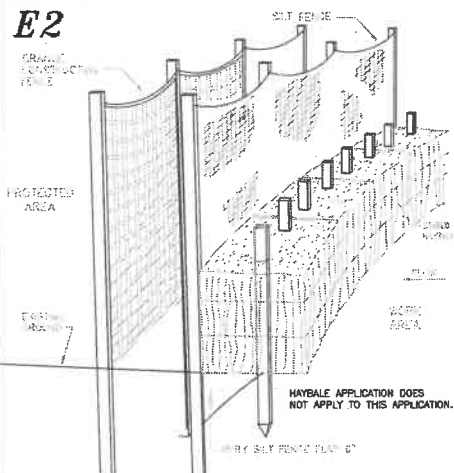
STONE CHECK DAM

NOT TO SCALE



- 1.) CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE DAM SHOULD BE LESS THAN ONE ACRE.
3. THE MAXIMUM HEIGHT OF THE DAM SHOULD BE 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



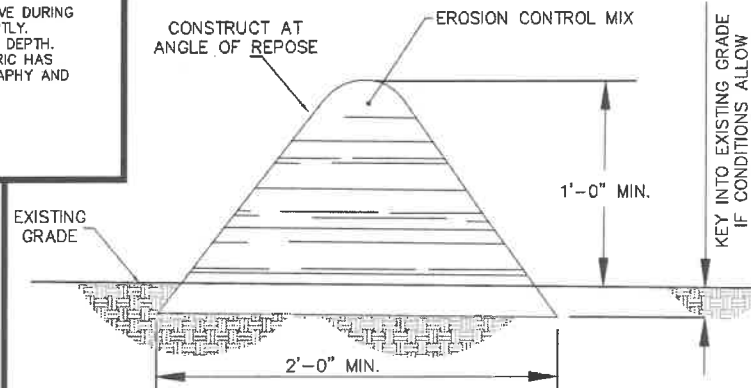
SILT FENCE/HAYBALE BARRIER DETAIL

THIS METHOD TO BE USED ALONG THE REAR OF THE PROPERTY NOT TO SCALE

E6

EROSION CONTROL MIX BERM

NOT TO SCALE

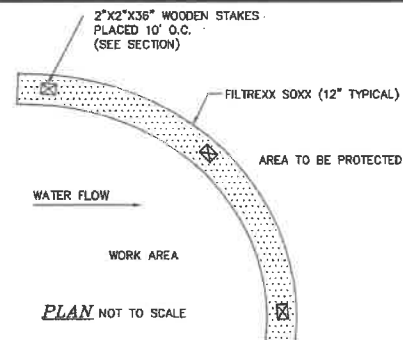


EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

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.
5. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPRODUCED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
6. THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
7. THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.
8. THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
9. THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.
10. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, EROSION CONTROL MIX BERMS, PAGE 106.

E9

E10



PLAN NOT TO SCALE

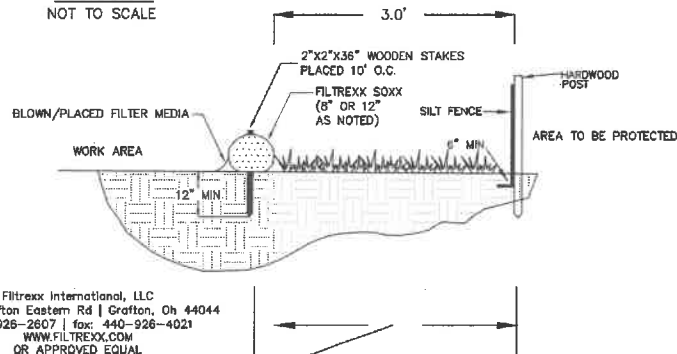
NOTES

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

Filtrex International, LLC
35481 Grafton Eastern Rd | Grafton, OH 44044
440-926-2607 | fax: 440-926-4021
WWW.FILTREXX.COM
OR APPROVED EQUAL

FILTREXX SEDIMENT CONTROL

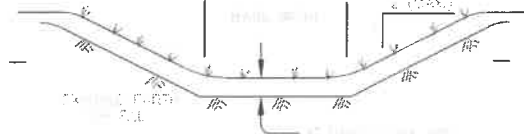
NOT TO SCALE



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

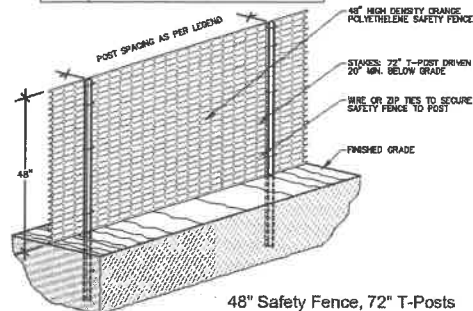
TO BE CONSTRUCTED IAW NH SWM #2 CHAPTER 4, #5 TREATMENT SWALES, PAGE 123.

E4

CONSTRUCTION SAFETY FENCE

NOT TO SCALE

SAF12	48\"/>
SAF11	48\"/>
SAF10	48\"/>
SAF9	48\"/>
SAF8	48\"/>
SAF7	48\"/>
SAF6	48\"/>



48\"/>

1. ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
3. WHEN PRACTICABLE, INSTALL A VISIBILITY FENCE OF 3 FEET OUTSIDE OF THE DROP 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\"/>

EROSION & SEDIMENT CONTROL DETAILS

FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

BERRY SURVEYING
& ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {532-2863}

DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 151



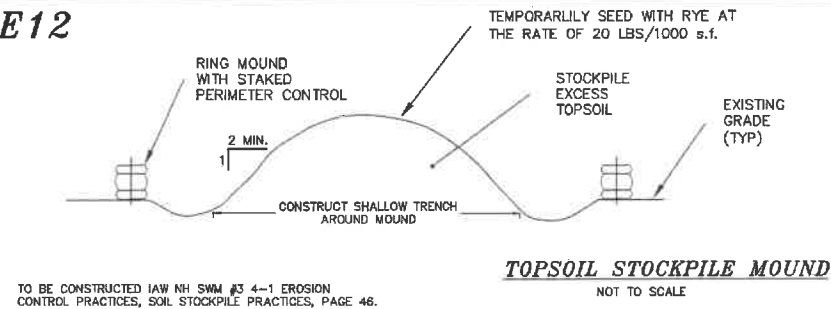
SILTSACK DETAIL

NOT TO SCALE

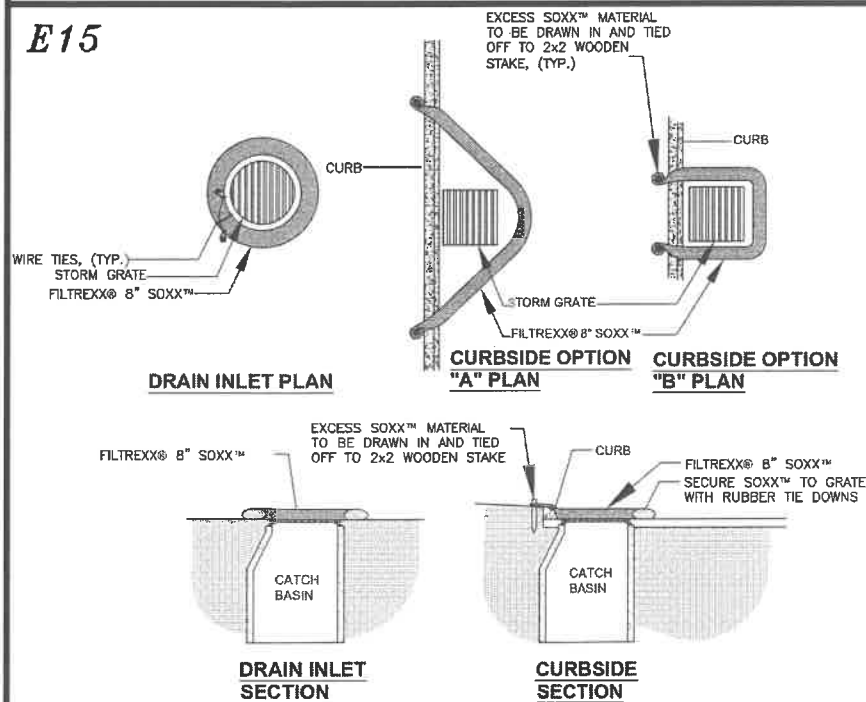
E-101

SHEET 31 OF 36

E12



E15

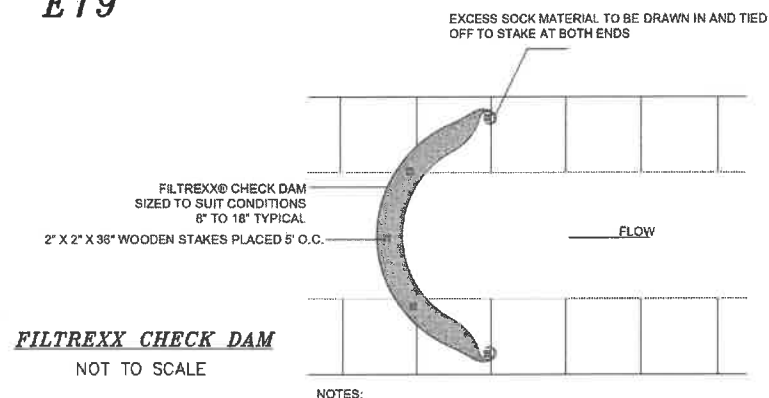


FILTREXX INLET PROTECTION

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.

E19



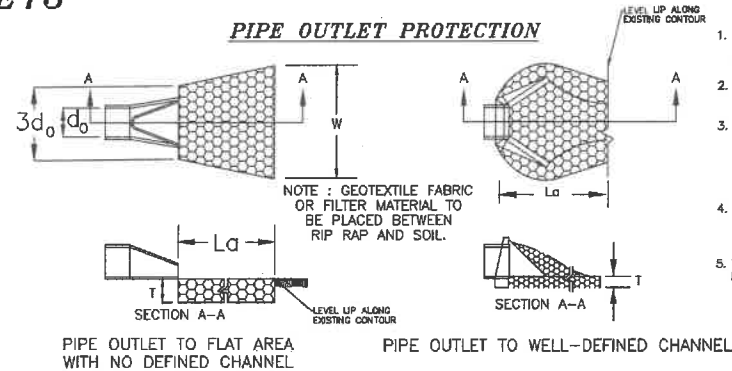
FILTREXX CHECK DAM

NOT TO SCALE

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

E13

PIPE OUTLET PROTECTION



NOTE: Temporary seed mix for stabilization of turf shall be winter type or cold soil rate of 2.5 lbs. per 1000 s.f. and shall be placed prior to Oct. 15, if permanent seeding not yet complete.

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 GUIDE

USE	SEEDING MIXTURE 1/	MOISTURE	WELL DRAINED	MODERATELY DRAINED	POORLY DRAINED
STEP CUTS AND FILL, EROSION AND DISPOSAL AREAS	A	POOR	GOOD	GOOD	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOODING RISKS	B	POOR	GOOD	GOOD	POOR
HEAVILY USED PARKING LOTS, GOLF COURSES, UNPAVED LOTS, AND LOW INTENSITY USE RECREATION SITES	C	POOR	GOOD	GOOD	POOR
PLAY AREAS AND ATHLETIC FIELDS (TOPSOIL IS ESSENTIAL FOR SOFT TURF)	D	POOR	GOOD	GOOD	POOR

GRADE, P.T. USE MAP-24 IN APPENDIX FOR RECOMMENDATION REGARDING REGULATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-34.

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

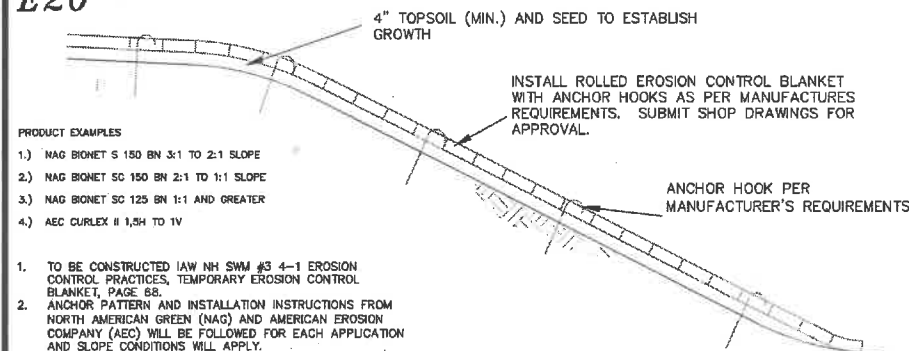
SEEDING SPECIFICATIONS

1. GRADING AND SHAPING
 - A. 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.
2. SEEDBED PREPARATION
 - A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A 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.
3. ESTABLISHING A STAND
 - A. 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 6-10-10.)

RAIN GARDEN MIX

THE GRASS THAT IS PLANTED WITHIN A RAIN GARDEN BIO-FILTRATION SYSTEM WITHIN THE BIO-MEDIA MUST CONSIST OF A COMBINATION OF WARM SEASON GRASS SEED AND COLD SEASON GRASS SEED IN ORDER FOR THE GRASS TO START GROWING FOR STABILIZATION AND CONTINUE GROWING IN THE SANDY WELL-DRAINED ENVIRONMENT. PLANTING SPECIFICATION WILL MEET THE REQUIREMENTS AS OUTLINED IN VEGETATION NEW HAMPSHIRE SAND AND GRAVEL PITS: MIX 1 (WARM SEASON GRASSES) (15 LBS/AC) AND INCLUDE ANNUAL AND PERENNIAL RYE GRASS SEED (15 LBS/AC); THE NEW ENGLAND NATIVE WARM SEASON GRASS MIX (23 LBS/AC) BY NEW ENGLAND WETLAND PLANTS, INC.; RAIN GARDEN MIX 180 (15 LBS/AC & 15 LBS/AC OF RYE) / RAIN GARDEN GRASS MIX 180-1 (20 LBS/AC & 10 LBS/AC OF RYE) BY ERNST CONSERVATION SEEDS; OR APPROVED EQUAL.

E20



ROLLED EROSION CONTROL BLANKET (RECB) SLOPE STABILIZATION DETAIL

NOT TO SCALE

PIPE OUTLET PROTECTION CONSTRUCTION SPECIFICATIONS

1. 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.
2. THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO NHDOT SECTION 583.
3. 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.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. TO BE CONSTRUCTED IAW NH SWM #2 4-6 CONVEYANCE PRACTICES, 6. OUTLET PROTECTION, PAGE 172.

E16

SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.
A. TALL FESCUE	20	0.45
B. CREEPING RED FESCUE	20	0.45
C. ANNUAL RYEGRASS	15	0.35
D. PERENNIAL RYEGRASS	15	0.35
E. KENTUCKY BLUEGRASS	15	0.35
F. WHITE CLOVER	7	0.16

CONSERVATION MIX

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.
TALL FESCUE (24%)	15	0.35
CREEPING RED FESCUE (24%)	15	0.35
ANNUAL RYEGRASS (8.5%)	5	0.12
PERENNIAL RYEGRASS (8.5%)	5	0.12
KENTUCKY BLUEGRASS (24%)	15	0.35
WHITE CLOVER (11%)	7	0.16

- SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
- REFER TO TABLES (G-E1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE (H-E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWNFETCH, BIRDSFOOT TREFOIL, AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
- WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
- MULCH
 - A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90LBS PER 1,000 S.F.
- MAINTENANCE TO ESTABLISH A STAND
 - A. PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
 - C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.
 - D. TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.

E17

CONSTRUCTION SEQUENCE:

1. CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED. RELOCATE ANY PROJECT T.B.M.
2. CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT 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.
3. 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.
4. CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY.
5. CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED.
6. CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY.
7. START BUILDING CONSTRUCTION.
8. INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. INSTALL RAIN GARDENS. ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
9. 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.
10. CONSTRUCT TEMPORARY BERMS, DRAINS DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
11. 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 (CESSW), OR A CERTIFIED PROFESSIONAL IN STORM WATER QUALITY (CPSWQ). INSPECTION REPORTS SHALL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.
12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
13. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE.
14. SMOOTH AND REVEGETATE ALL DISTURBED AREAS.
15. FINISH PAVING ALL ROADWAYS.

NOTE: CITY OF DOVER'S "CONSTRUCTION GUIDELINES, PERMITS, RULES AND REGULATIONS" ARE A PART OF THIS PLAN SET AND THE MORE RESTRICTIVE WILL GOVERN. (D-CSPRR)

E18 DEFINITION OF STABLE:

PER ENV-WQ 1500 ALTERATION OF TERRAIN

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

E21

WINTER STABILIZATION NOTES

1. 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 CUREX 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.
2. 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.
3. 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.
4. 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

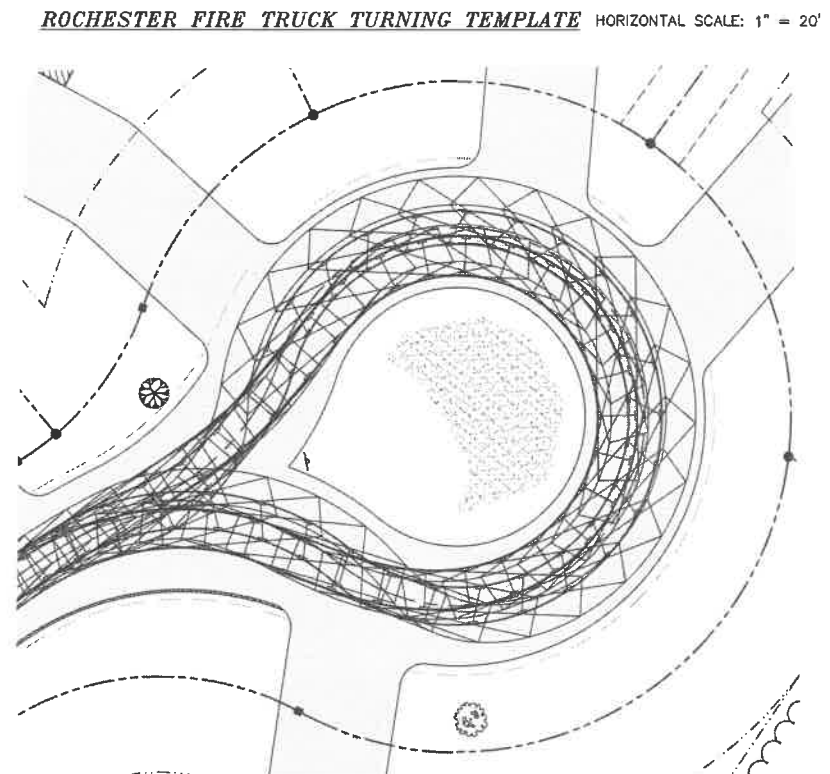
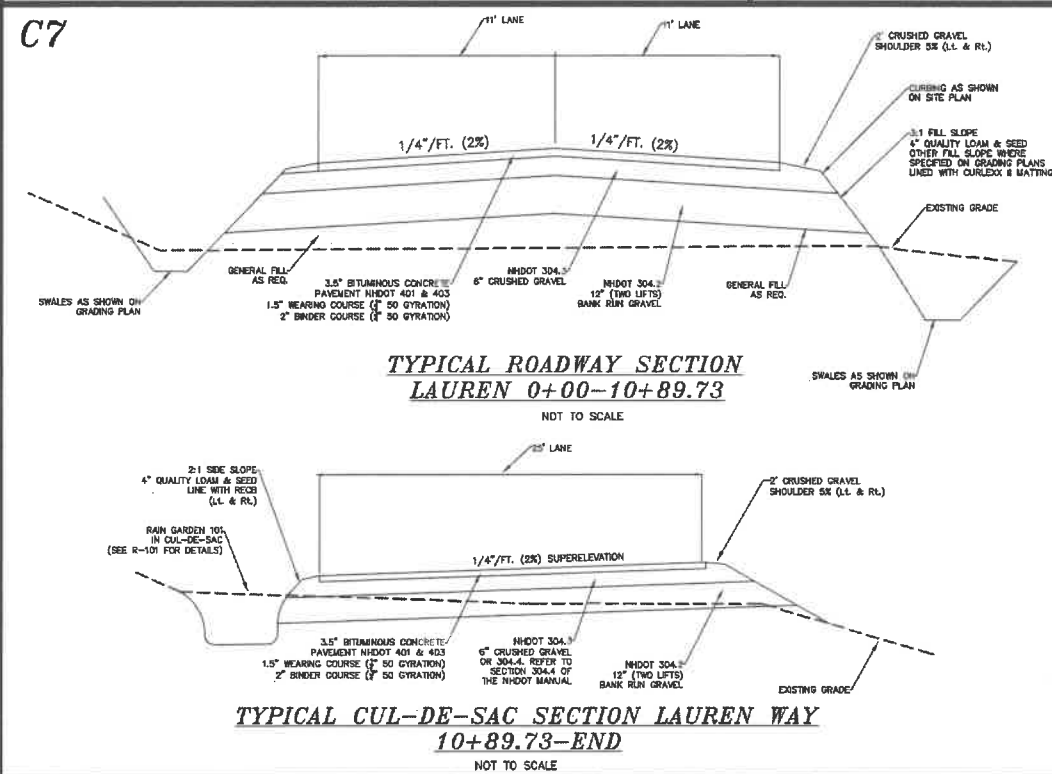
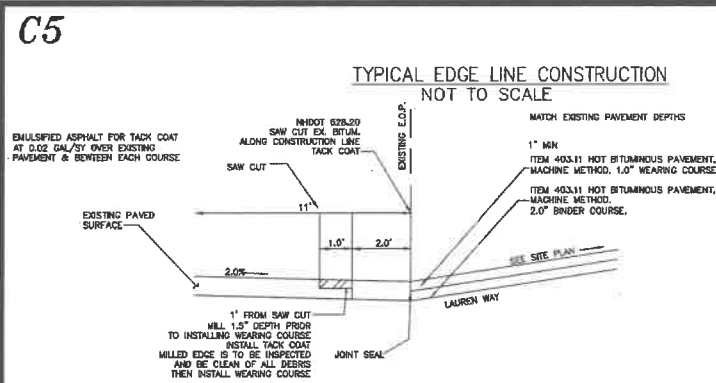
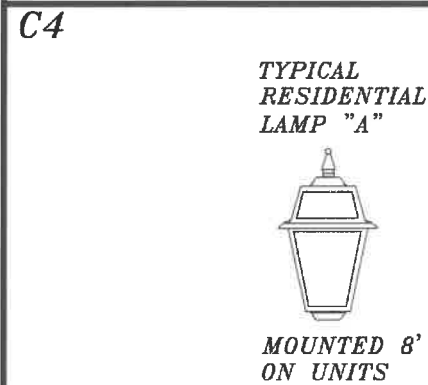
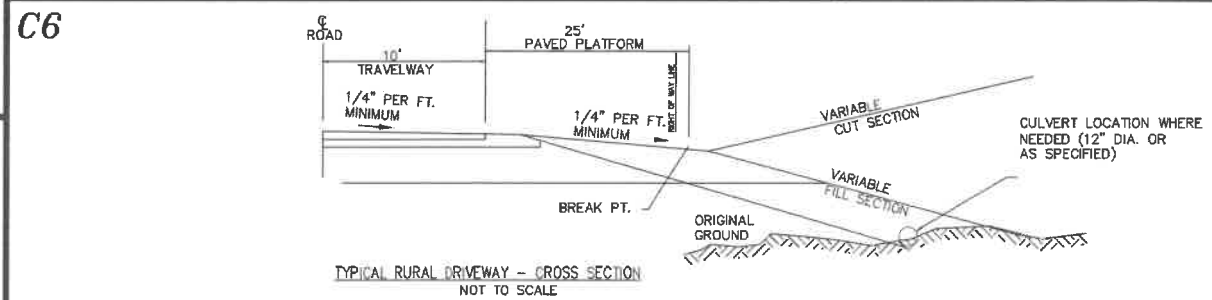
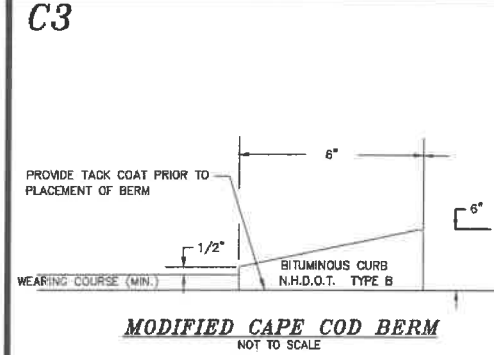
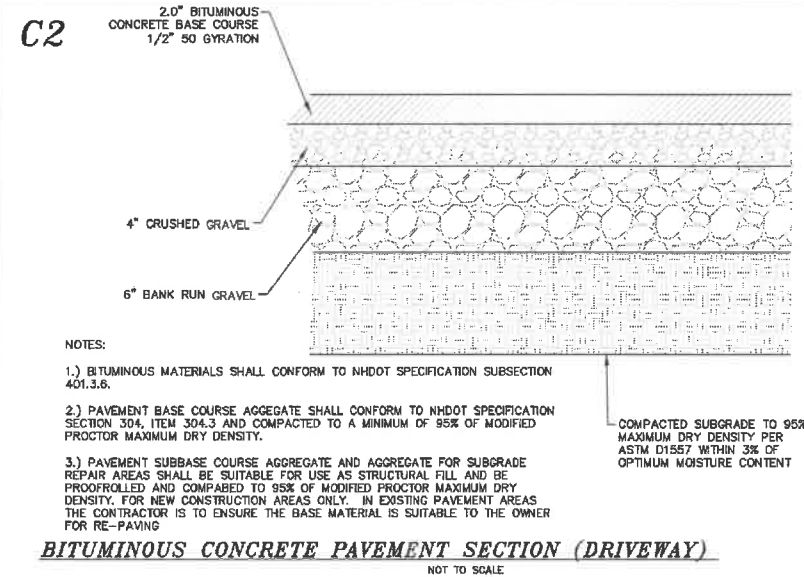
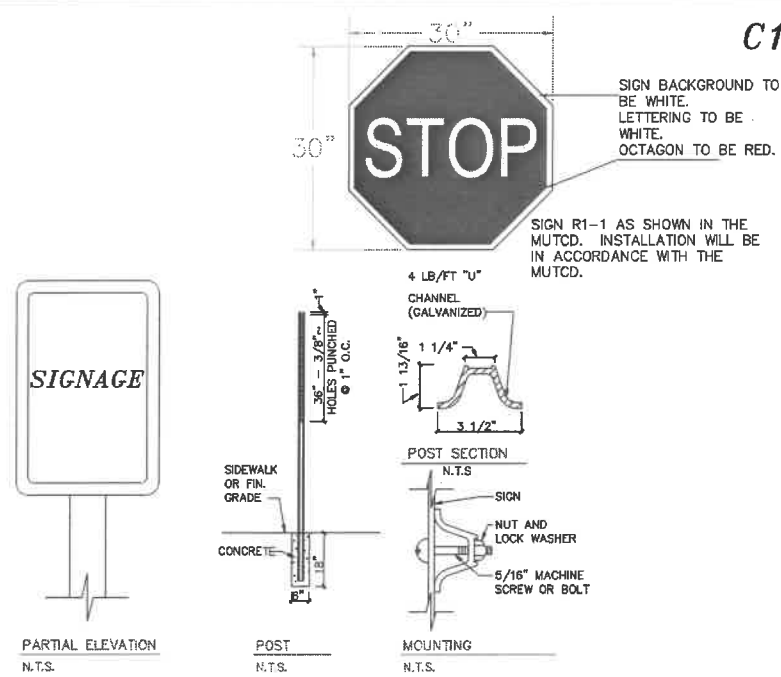
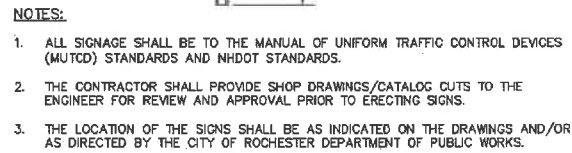
EROSION & SEDIMENT CONTROL DETAILS

FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
AS NOTED
DATE: JUNE 11, 2019
FILE NO.: DB 2015 - 151



SHEET 32 OF 36



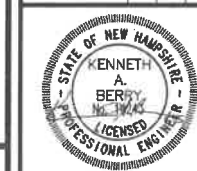
REVISION	DATE	DESCRIPTION
#2	2-24-21	REVISED PER STAFF COMMENT
#1	2-4-20	REVISED PER NOTICE OF DECISION

CONSTRUCTION DETAILS
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}

AS NOTED

DATE : JUNE 11, 2019



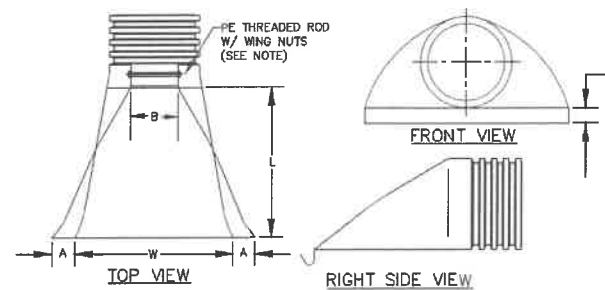
D1

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)

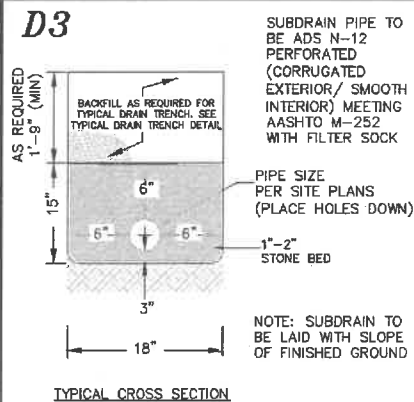


D2



DRAIN MANHOLE COVER DETAIL

D3



TYPICAL CROSS SECTION

SUBDRAIN PIPE TO BE ADS N-12 PERFORATED (CORRUGATED EXTERIOR/ SMOOTH INTERIOR) MEETING AASHTO M-252 WITH FILTER SOCK

PIPE SIZE PER SITE PLANS (PLACE HOLES DOWN)

NOTE: SUBDRAIN TO BE LAID WITH SLOPE OF FINISHED GROUND

NOTES:

CROWN OF 6\"/>

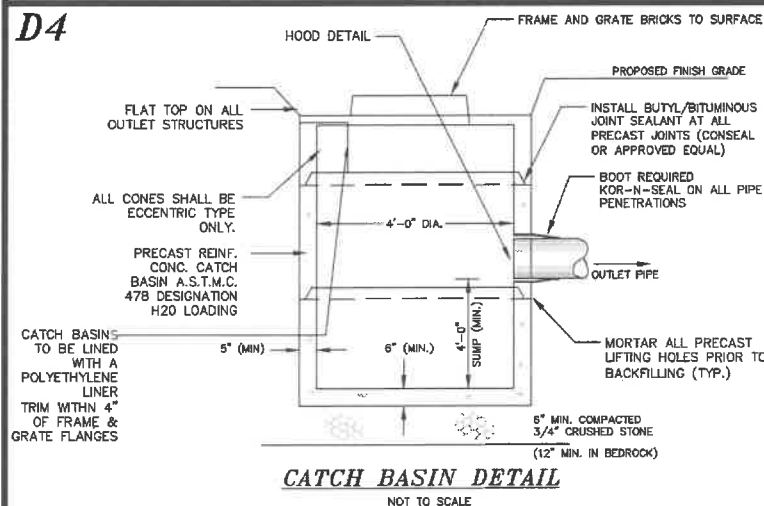
SUBDRAIN TO BE INSTALLED AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY THE ENGINEER.

SHORING AND STABILIZING OF TRENCH SIDEWALLS DURING EXCAVATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ANY TRENCH EXCAVATION BEYOND THE LIMITS OF PAY EXCAVATION INDICATED.

SUBDRAIN DETAIL TYPICAL

NOT TO SCALE

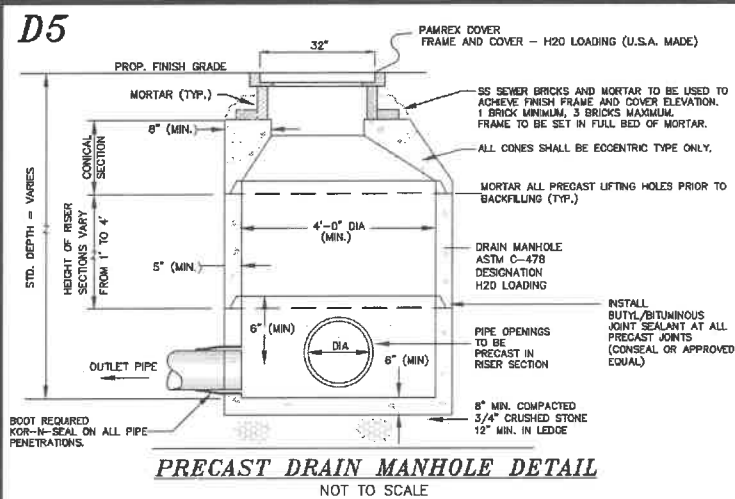
D4



CATCH BASIN DETAIL

NOT TO SCALE

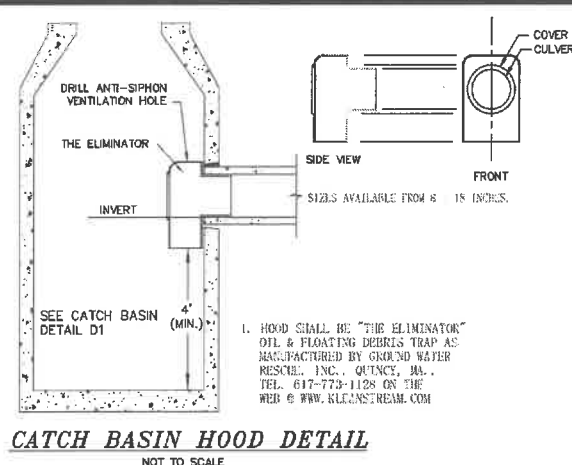
D5



PRECAST DRAIN MANHOLE DETAIL

NOT TO SCALE

D6



CATCH BASIN HOOD DETAIL

NOT TO SCALE

D8



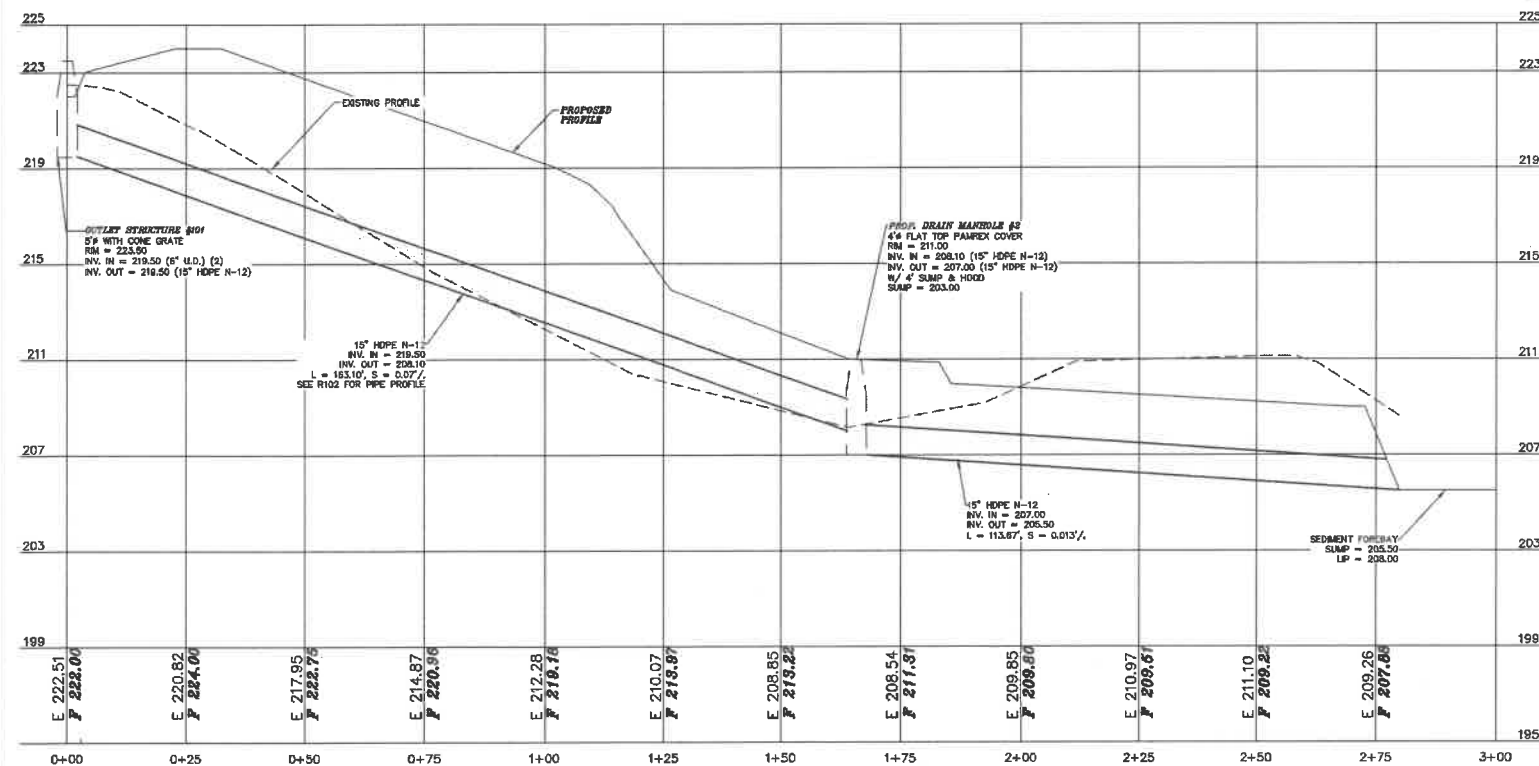
CATCH BASIN COVER DETAIL

D7

VERTICAL SCALE: 1" = 4'

HORIZONTAL SCALE: 1" = 20'

15" HDPE N-12 CULVERT

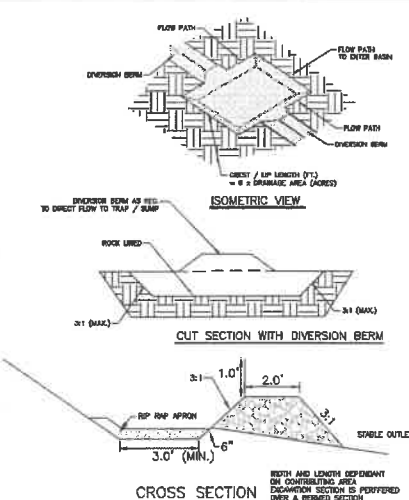


D9

SIEVE DESIGNATION	SIZE OF STONE (INCHES)
100%	12
84-100%	6
68-83%	3
42-55%	1
8-12%	NO. 4

- TRAP TO BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
- THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.
- THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
- THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
- THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA.
- THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.
- THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.

STONE LINED SEDIMENT TRAP

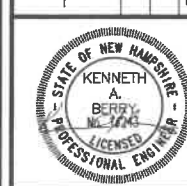


CONSTRUCTION DETAILS

FOR
DONALD TOY
418 OLD COVER ROAD
ROCHESTER, N.H.
TAX MAP 266, LOT 53

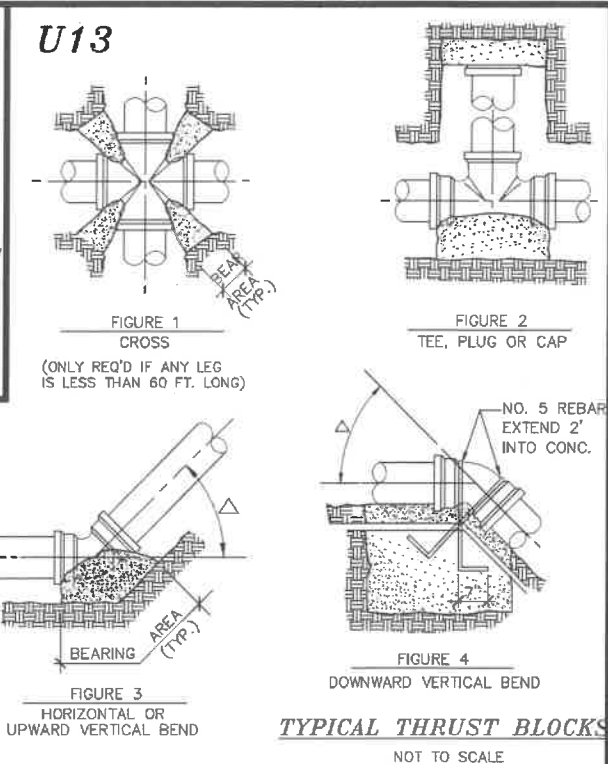
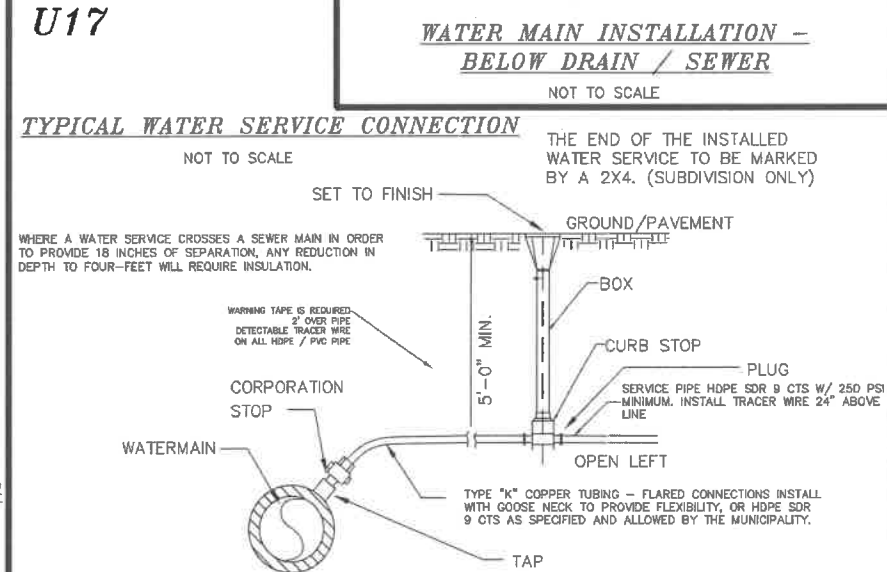
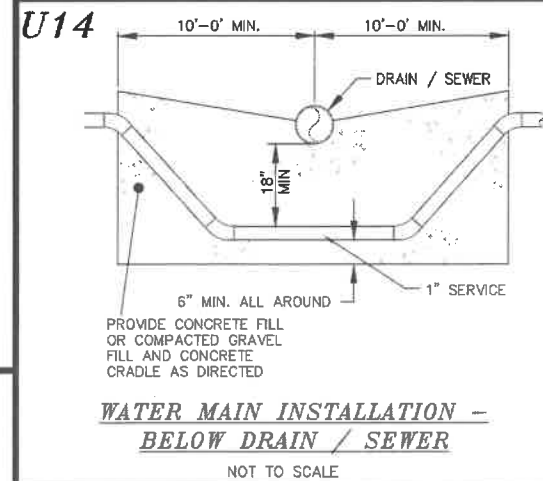
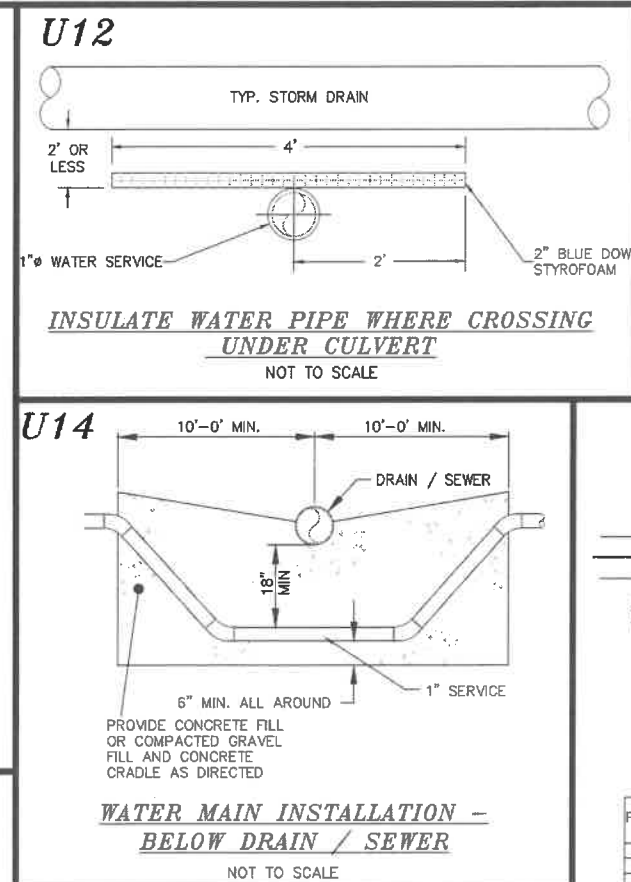
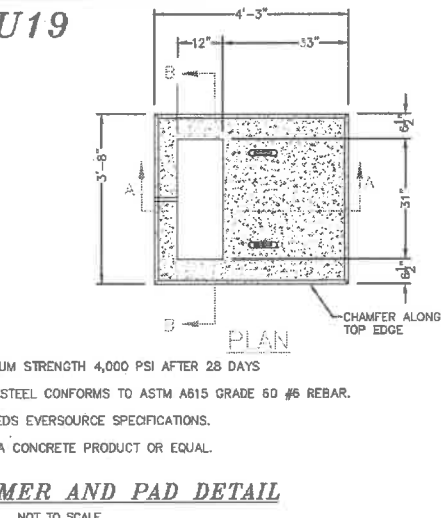
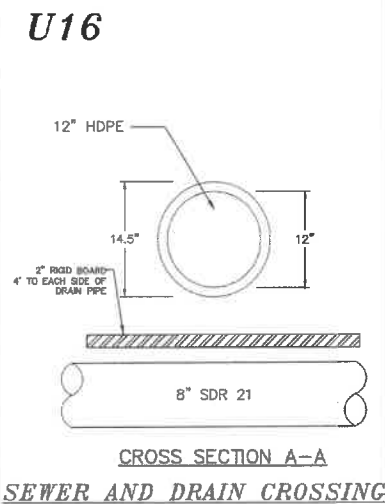
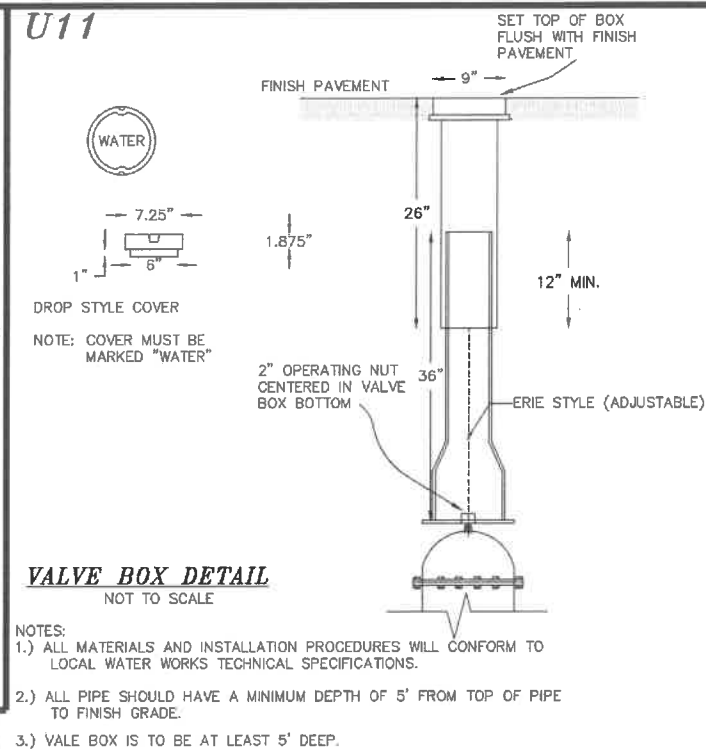
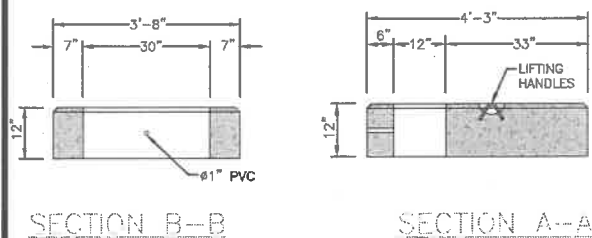
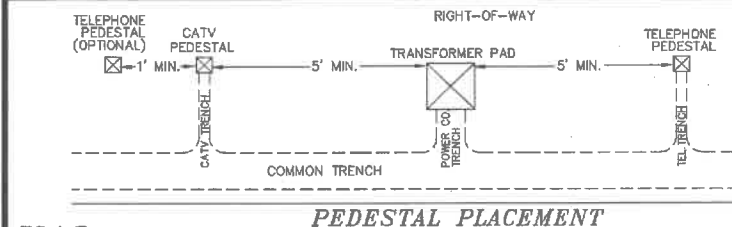
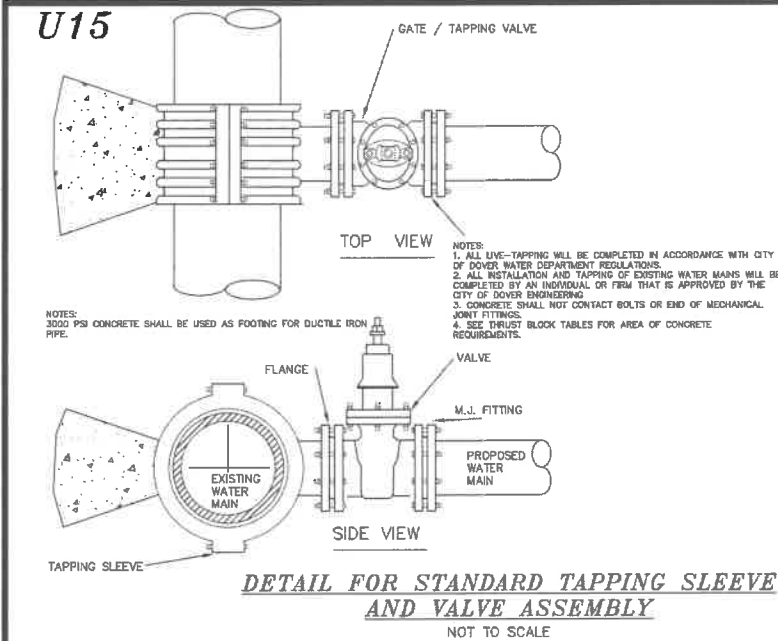
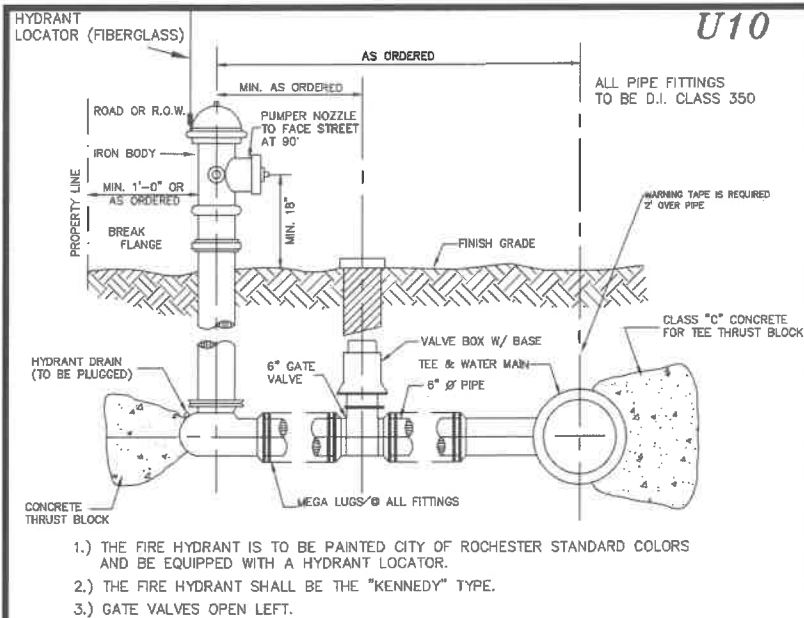
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}

AS NOTED
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 151



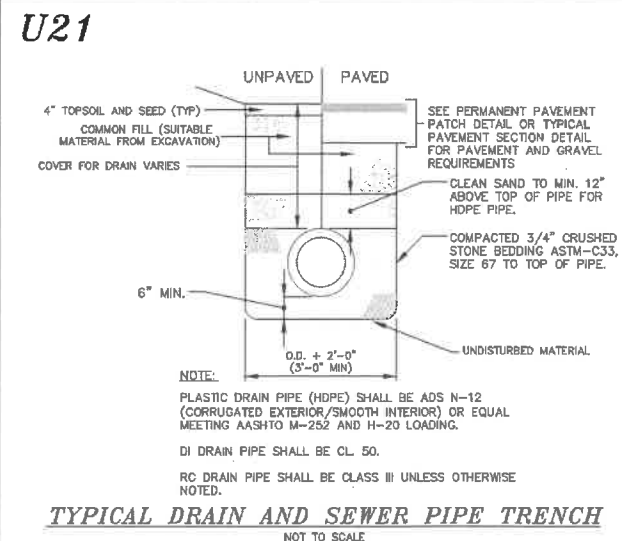
D-101

SHEET 34 OF 36



PIPE I.D.	BEARING AREA, SQUARE FEET				VOLUME OF CONC. CU.YD.		
	FIGURE 1	FIGURE 2	FIGURE 3	FIGURE 4	FIGURE 1	FIGURE 2	FIGURE 3
4"	2	2	2	1	1.0	.5	.5
6"	2	3	2	1	1.5	1.0	.5
8"	2	5	6	3	2.0	1.0	.5
10"	3	7	10	5	4.0	2.0	1.0
12"	3	10	14	8			
14"	4	14	20	10			
16"	4	20	24	12			
18"	5	24	30	16			
20"	5	28	40	20			

- GENERAL NOTES:**
- ALL FITTINGS & EXPOSED REBAR TO BE RAPPED W/ TWO LAYERS OF 6 MIL. POLYETHYLENE WHERE COVERED WITH CONCRETE.
 - ALL CONCRETE SHALL BE CLASS C 3000 P.S.I. MINIMUM 28 DAYS COMPRESSIVE STRENGTH.
 - PLACE CONCRETE AGAINST UNDISTURBED EARTH.
 - TABLE DENOTES MINIMUM BEARING AREA OR VOLUME OF THRUST BLOCK. SPECIAL DESIGN FOR EACH INSTALLATION IS REQUIRED IF ALLOWABLE SOIL BEARING CAPACITY IS LESS THAN 3000 P.S.I.
 - VERTICAL SURFACES NOT BEARING AGAINST UNDISTURBED EARTH SHALL BE FORMED.
 - KEEP CONCRETE AWAY FROM FLANGE BOLTS AND FITTINGS.
 - MECHANICAL JOINTS AT ALL FITTINGS IE: BENDS, TEES, CROSSES, AND VALVES SHALL BE THRUST RESTRAINT. (MEGA-LUG OR APPROVED EQUAL)



FOR DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}

AS NOTED
DATE: JUNE 11, 2019
FILE NO.: DB 2015 - 151

REVISION PER STAFF COMMENT
REVISION PER NOTICE OF DECISION

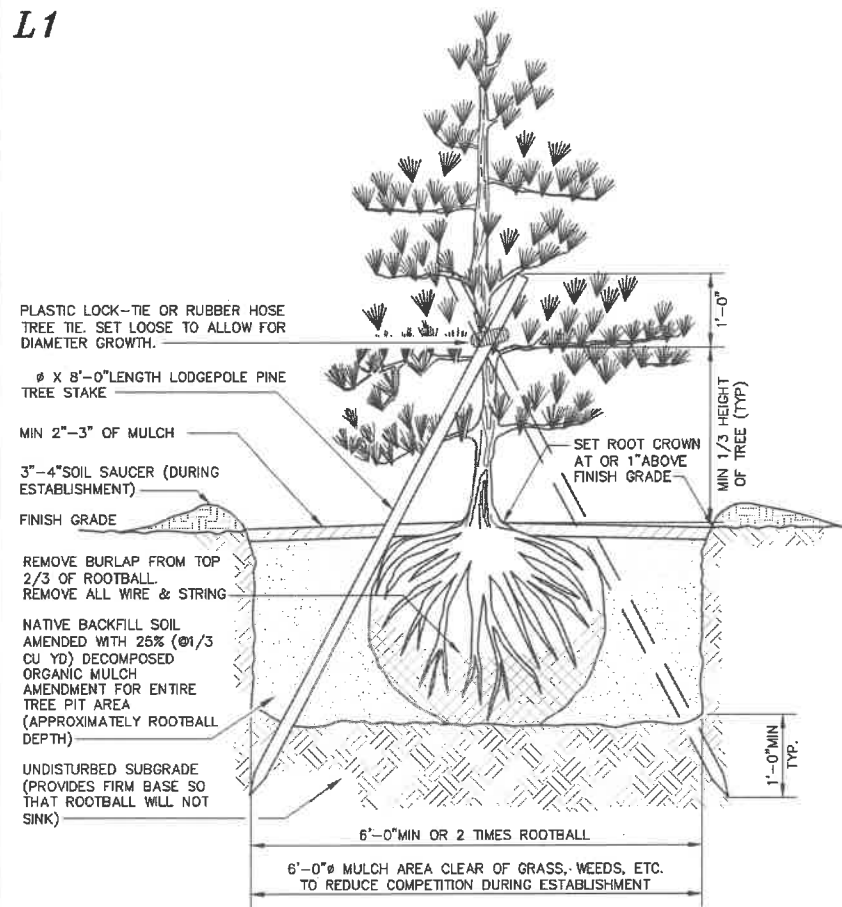
#2 2-24-21
#1 2-4-20

REVISION DATE

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
LICENSED PROFESSIONAL ENGINEER
NO. 3774

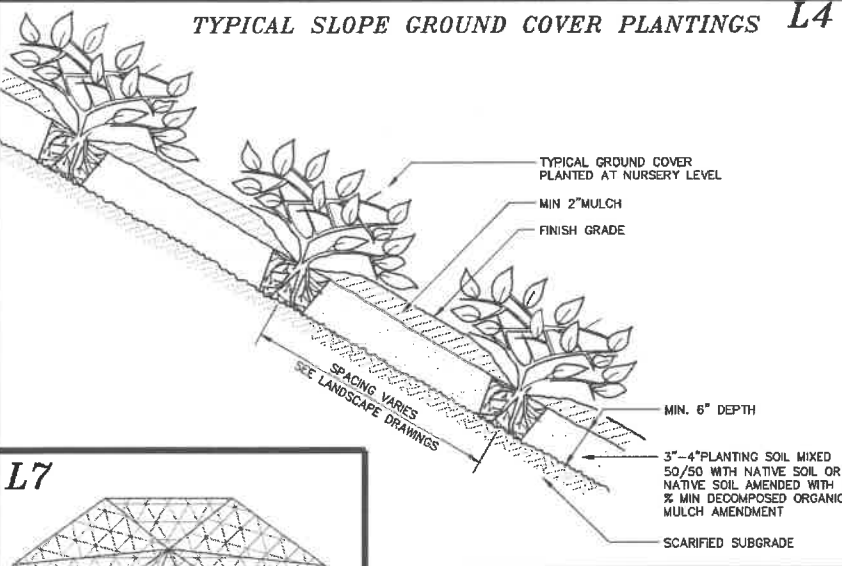
SHEET 35 OF 36

L1

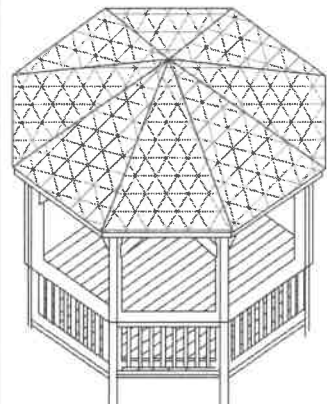


CONIFEROUS TREE PLANTING

TYPICAL SLOPE GROUND COVER PLANTINGS L4



L7

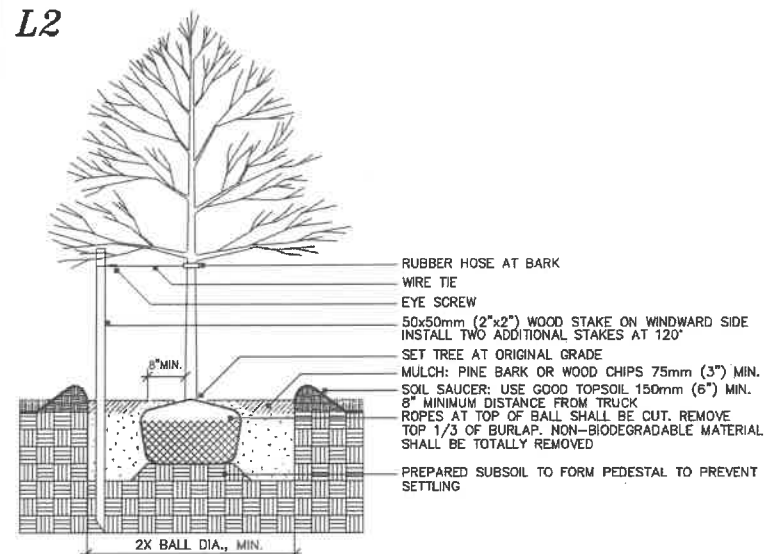


NOTES:

- GAZEBO, 10' MODEL GP-10 WOODEN CONSTRUCTION WITH DECK ACCESSORIES
- WOODEN BENCHES ARE TO BE INSTALLED INSIDE THE GAZEBO, OR SMALL APPROPRIATE PATIO FURNITURE

GAZEBO DETAIL
(NOT TO SCALE)

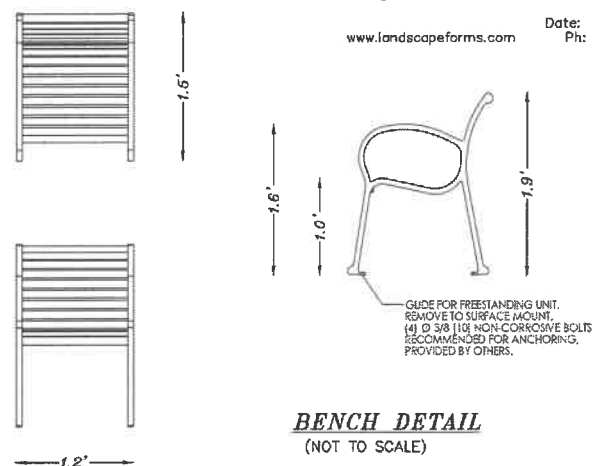
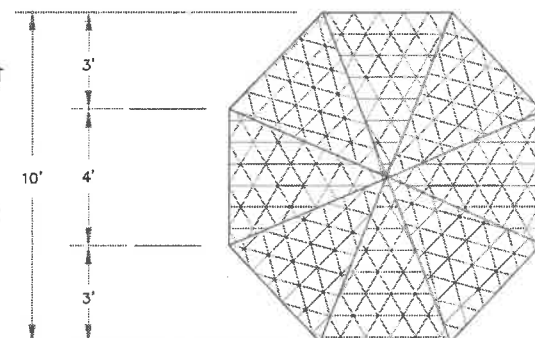
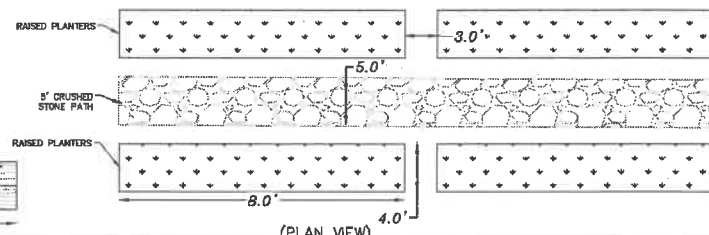
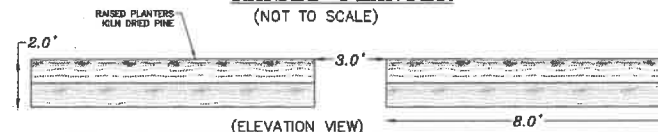
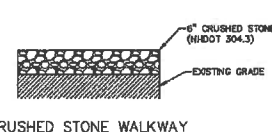
L2



DECIDUOUS TREE PLANTING

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

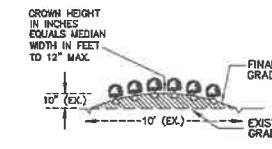
L5

ScarboroughTM Bench, 24" Backed, with Horizontal Strap Seat
Product DrawingBENCH DETAIL
(NOT TO SCALE)RAISED PLANTER
(NOT TO SCALE)

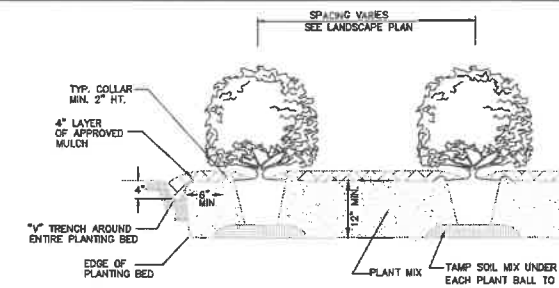
L3

NOTES:

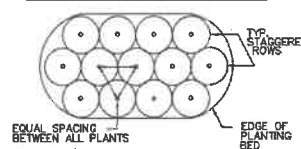
- SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
- INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE
- TAMP PLANTING MIX FIRMLY AS FIT IS FILLED AROUND EACH PLANT BALL
- OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
- SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL BED CROWNING



TYPICAL PLANTING BED DETAIL



TYPICAL PLANTING BED PLAN

SHRUB & HEDGE PLANTING

NOTES:

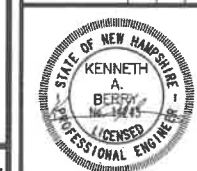
- CALL DIG SAFE PRIOR TO BEGINNING WORK. (1-888-344-7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING. SEE NOTE XXX ON OVERALL SITE PLAN.
- PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
- ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
- ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.
- 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.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- 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 MATERIAL, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.
- NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.
- ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH.
- 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.
- 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 AN ADDITIONAL YEAR FROM TIME OF INSTALLATION.
- 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.
- 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.
- 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.
- ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.
- 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.
- ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.
- TREES ARE TO BE 2-2.5" CALIPER 6" OFF THE ROOT BALL.
- ALL PLANT STOCK SHALL CONFORM TO ANSI Z280.1 - NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSEYMEN, INC.)
- 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.
- 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.
- ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.

L6

LANDSCAPING CONSTRUCTION DETAILS

FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
AS NOTED
DATE: JUNE 11, 2019
FILE NO.: DB 2015 - 151



L-101

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