MAJOR SUBDIVISION APPLICATION

(a total of four or more lots)

City of Rochester, New Hampshire

Date: 8/23/22 Is a conditional needed? Yes: X No:____ Unclear:____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 108; Lot #('s): 50; Zoning district: AG

Property address/location: 797 Portland St

Name of project (if applicable): Tibetan Drive

Size of site: 49 acres; Overlay zoning district(s)? _____

Property owner

Name (include name of individual): Elizabeth Dunnells

Mailing address: 25 Crow Hill Rd

Telephone #: _____ Email:_____

Applicant/developer (if different from property owner)

Name (include name of individual): Roadrunner Real Estate Development LLC, Brian Russell Member

Mailing address: 35 Third Street, Dover, NH 03820

Telephone #: 603-742-5300 Email: brianrphinc@gmail.com

Engineer/surveyor

Name (include name of individual): Berry Surveying & Engineering, Christopher R Berry PM, Kenneth A. Berry PE LLS

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

Telephone #: 603-332-2863 Fax #: _____

Email address: CRBerry@Metrocast. net Professional license #: PE 14243 LLS 805

Proposed project

Number of proposed lots: 16; estimated length of new roads: 1240 to Neck'

Number of cubic yard of earth being removed from the site? 0

City water? yes X no ___; How far is city water from the site? _____

City sewer? yes ___ no X; How far is city sewer from the site? 800-900'

If city water, what are the est. total gal. per day? 9600 GPD; Are there pertinent covenants? HOA

Where will stormwater be discharged? Routed to Large Gravel Wetland and then discharged to natural flow pattern

Wetlands: Is any fill proposed? yes; area to be filled: 5093 Sq.Ft.; buffer impact? yes

Comments

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

_____

_____

_____

Submission of application

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

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

Signature of property owner: _____ Agent for Owner and Applicant

Date: 8-23-22

Signature of applicant/developer: _____

Date: 8-23-22

Signature of agent: _____

Date: 8-23-22

Authorization to enter subject property

I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.

Signature of property owner: _____

Date: 8-23-22

Major Subdivision Checklist

(Major subdivisions a total of 4 or more lots)

**To be filled out by applicant/agent (with notes to be inserted by staff)*
See regulations for other specific requirements
City of Rochester Planning & Development Department

Project Name: Tibetan Drive Map: 108 Lot: 50 Date: 8/23/22

Applicant/agent: Christopher R. Berry Signature: _____

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
4 sets completed application	X				
Total application fee	X				
4 copies of narrative	X				
3 sets of full-size plans	X				
2 sets of 11 X 17 reductions	X				
Completed abutters list	X				
Copy of existing covenants, easements, and deed restrictions			X		None Existing HOA Proposed

Plan Information

Basic information including:	X				
• Title sheet	X				
• Name of project	X				
• Date	X				
• North arrow	X				
• Scale	X				
• Legend	X				
• Revision block	X				
• Vicinity sketch - no less than 1" = 1,000'	X				
Approval block (for signature by staff attesting to Planning Board approval)	X				
Name and address of developer/applicant	X				
Name, stamp, and NH license # of licensed land surveyor for platting	X				

General items Continued

	Yes	No	N/A	Waiver Requested	Comments
Name, stamp, and NH license # of licensed engineer for streets, utilities and drainage	x				
City tax map & lot #'s	x				
Subdivision approval	x				
statement (per regulations) Notation on plans: "For more information about this subdivision contact..."	x				
References to neighboring plans and subdivisions	x				
Information on abutting properties:					
• owner name	x				
• owner address	x				
• tax map and lot #	x				
• square footage of lots	x				
• approximate building footprints	x				
• use	x				

Zoning

Zoning designations of subject tract and in vicinity of tract	x				
Zoning requirements for district:					
• frontage	x				
• lot dimensions/density	x				
• all setbacks	x				
• lot coverage	x				
Zoning overlay districts	x				

Existing Topographic Features

Contour lines and spot elevations	x				
Soil types and boundaries	x				
Soil test pit locations, profiles, and depth to water table and ledge					To be provided
Percolation test locations and results					to be provided

Existing Topographic Features Continued

	Yes	No	N/A	Waiver Requested	Comments
Water features (ponds, streams)	x				
Wetlands including name of certified wetlands scientist & license # who delineated	x				
Statement whether located in flood area, and if so, 100 year flood elevation	x				
Delineation of treed and open areas	x				
Overview of types of trees and vegetation	x				
Location of rock outcroppings	x				
Stone walls and archaeological features	x				
Locations of trails and paths	x				
Other natural/cultural resources (productive farmland, habitats, scenic views, historic structures, etc.)			x		
Existing buildings/structures	x				
Existing driveways and access points	x				

Platting

Surveyed property lines including:					
• existing and proposed bearings	x				
• existing and proposed distances	x				
• existing and proposed pins	x				
Existing and proposed location of:					
• monuments	x				
• benchmarks	x				
Proposed square footage for each lot	x				
Subdivision # on each lot (1, 2, 3, etc.)	x				
Include error of closure statement	x				

Streets

	Yes	No	N/A	Waiver Requested	Comments
Street plan (including utilities)	x				
Street profiles including vertical data and street stations and utilities	x				
Street cross sections including (if appropriate):	x				
• width of pavement	x				
• travel and parking lanes	x				
• striping	x				
• curbing	x				
• lawn strips	x				
• sidewalks	x				
• street trees	x				
• drainage	x				
• structure of base and pavement	x				
• all utilities	x				
Curb, intersection, and cul de sac radii	x				
Limits of construction/ground disturbance	x				
Traffic control devices (stop signs, etc.)	x				
Street light locations and details	x				
Spacing, species, specifications for street trees	x				
Landscaped island in cul de sacs	x				
Proposed street names	x				

Utilities

Show existing and proposed for all subject lots and within right of way. Include plans, profiles, sizes, materials, and all appropriate details.

Water lines/well (with appropriate radius)	x				
Sewer lines/septic and leaching areas	x				

Utilities Continued

	Yes	No	N/A	Waiver Requested	Comments
Pump stations	☐	☐	☒	☐	
Stormwater management system: pipes, culverts, catch basins, detention/ retention basins, swales, rip rap, etc.	☒	☐	☐	☐	
Fire hydrant locations and details	☒	☐	☐	☐	
Electric, telephone, cable TV (underground)	☒	☐	☐	☐	
Gas lines	☐	☐	☒	☐	

Other Elements

Phasing plan, if appropriate	☐	☐	☒	☐	
Traffic study, if appropriate	☐	☐	☐	☐	To be provided
Drainage study with calculations, storm water impact analysis, and mitigation plan	☒	☐	☐	☐	
Grading plan	☒	☐	☐	☐	
Earth being removed from site(in cubic yards)	☐	☐	☒	☐	
Erosion and sedimentation plan	☒	☐	☐	☐	
Mitigation plan for environmental impacts during construction	☒	☐	☐	☐	
Proposed open space areas	☒	☐	☐	☐	
Proposed recreation facilities on site	☐	☐	☐	☐	
School bus pickup/drop off plan	☐	☐	☐	☐	
Proposed covenants, easements, and deed restrictions	☐	☐	☐	☐	
Fiscal impact study (if requested)	☐	☐	☐	☐	
Road Acceptance Policy and Procedure: Is there a public road proposed?	☒	☐	☐	☐	
If yes, Have you read and understand the Road acceptance procedure?	☒	☐	☐	☐	

Additional Comments:

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

August 23, 2022

City of Rochester
Planning & Development
Attn: Mr. Ryan O'Connor, Senior Planner
33 Wakefield Street
Rochester, NH 03867

Re: Subdivision Submission
Roadrunner Real Estate, LLC
Elizabeth Dunnells
797 Portland Street
Tax Map 108, Lot 50

Mr. O'Connor,

On behalf of the land owner and the applicant, Roadrunner Real Estate Development LLC, Berry Surveying & Engineering (BS&E) is submitting a Major Subdivision application for 797 Portland Street. This is commonly known as Tax Map 108, Lot 50 and contains usable frontage and land off Crowhill Road.

BS&E has conducted a complete boundary and existing conditions plan of the project site. Between the time the Design Review was filed and this application date, the boundaries were found to be different than the tax mapping assumed and is updated with this submission with a formal boundary survey. BS&E has hired Deidra Benjamin to conduct the wetlands delineation on site and is preparing a formal report to be submitted to the TRG as well as the wetlands bureau. In general, the natural state wetlands systems onsite are known as PF01/4E with some inclusions of PEM1E wetland areas. These larger complexes on and off site drain to a stream that eventually crosses under Crowhill Road and drains to the Salmon Falls River. There are areas of jurisdictional wetlands as noted on the existing conditions plan that are man made and ditched, which appears to have been done during the last logging activity onsite. This area is specifically found between 290 feet and 480 feet off Crowhill Road. Though these areas have now naturalized they are considered low quality and do not contain the same functions and values as the primary system. In addition, there is a man-made conveyance channel that starts near the entrance on Crowhill and continues to the northwest, meandering on and off the subject parcel and abutting parcels. This channel is partially considered jurisdictional wetlands and the distinctions are made on the existing conditions plan. This channel connects and drains to the stream onsite and

was a specific analysis point in the proposed conditions drainage analysis. John P. Hayes conducted a Site Specific Soils Map (SSSM) on site which is included in the project plan set. Much of the site is considered Group C soils with areas of A and B soils at the front of the site closest to Crowhill Road.

The project proposal is to construct a new roadway currently named Tibetan Drive to gain access to the buildable upland areas on site. After consultation with the TRG during the design review phase, the roadway and lot design has been modified to improve the layout as recommended by municipal staff. The project proposes a roadway that is 1,222.03 linear feet to the neck of the cul-de-sac to service 16 proposed lots. The cul-de-sac is proposed to be 24' wide and superelevated to the center. Each one of the lots is sized to allow for the construction of a duplex building, for a total of 32 units in the subdivision. The site design includes the anticipated foot prints for the duplex units which were specifically chosen based on lot size and development constraints. The project proposes municipal water throughout with each unit having dedicated curb stops with 1" water services. The site is serviced by onsite sewage disposal through the use of effluent disposal areas (EDA). Each unit is designed for 2 bedrooms with the EDA areas designed for 4-bedroom structures. The final design will likely include each unit having a dedicated tank.

The entrance to the road was intentionally offset from the abutting lot line to the north. There is an encroachment onto the subject parcel by the abutting land owner and to ensure proper buffering is provided the road is offset to account for grading, some additional proposed vegetation and natural vegetation to remain. White spruce trees are proposed as buffering along with the required street trees shown on the enclosed site plans. The mail cluster box is also provided in this general area being about 100 from the intersection.

The site currently sees a large amount of offsite flow which enters the wetlands at the southern boundary and flows through the front portion to the man-made channel that then traverses through the abutting lots. The proposed design accounts for this flow and removes much of the flow to this channel and re-directs it to a large subsurface gravel wetland. The developed site is designed with closed drainage that is directed to the gravel wetland for treatment and attenuation. Due to the design the channel that directly affects the abutting land owners sees a reduction in flow and volume, and due to the gravel wetland, the final analysis point is also reduced in flow and volume. These reductions are seen at all modeled storm events up to the 100 year/ 24hr storm. The proposed gravel wetland and other smaller detention facilities are to be owned and operated by the owner until such time as units are sold.
An HOA will be submitted for review and approval so that at such time as the units are sold the HOA is in place to take control of the drainage systems outside of the road

right of way. It is understood that the City of Rochester is not accepting drainage ponds due to increased maintenance concerns. Due to the proximity to the abutting boundary, and the obvious use by the abutting land owners, the gravel wetland berm is proposed to be shielded by 6' White Spruce trees. The outlet to the pond is designed with a large level spreader set above seasonal high-water table to promote infiltration into the better soil along the rear of the site.

The project proposes a wetland crossing as well as multiple conditional use buffer impacts. These are noted on the site plans and will be further detailed in a Conditional Use Application and a Standard Wetlands Minor Impact application to NHDES Wetlands bureau. BS&E has filed with the Natural Heritage Bureau (NHB22-2667) with no species of concern noted. No additional Fish and Game (F&G) interaction is required for either the wetlands permit or the required Alteration of Terrain Permit. The wetlands crossing, given its width as well as its function and value has been designed with two culverts. One is proposed to be a 24" reinforced concrete culvert (RCP) with a bury depth of 0.5 feet and the other is a 36" reinforced concrete culvert (RCP) with a bury depth of 0.5 feet. The culverts are spread out in the crossing area to reduce channelization. The bury depths are provided to simulate natural bottom wetland systems and the RCP pipes are typically required by (F&G). Headwalls are used to limit the disturbance in the wetland areas, and are used to improve inlet efficiency in other areas of the project site. Slopes within the wetland crossing are proposed as 1.5:1 and will be matted with a natural fiber matting with natural stakes. In all areas natural products are used for sediment & erosion controls with preference given to mulch berms and silt socks over conventional silt fencing. The remaining areas of conditional use impacts are largely in areas of man-made channels and ditches and do not directly impact natural wetland systems.

At the 25' buffer stones / boulders are proposed in sensitive areas adjacent to residential uses to provide a visual barrier to the protected resources. Additionally, the City of Rochester Wetland Buffer signs are proposed along the same 25' buffer to ensure people are aware of requirements.

As was recommended during the Design Review process, the site design now contemplates refuse and recyclable toter locations for certain driveways given the operational constraints. The construction details provide for raised planters, however placement onsite for their passive use needs to be considered.

The project has been submitted to the Division of Historical Recourses (DHR) on August 9th, 2022 with their review still pending.

Coordination efforts have been started with Eversource as well as the City of Rochester water department for availability and letters to serve.

Thank you for your time and attention to this matter.

BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President

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

MAJOR SUBDIVISION
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT, LLC
797 PORTLAND STREET, ROCHESTER, N.H.
TAX MAP 108, LOT 50

TABLE OF CONTENTS:

OWNER: ELIZABETH DUNNELLS
25 CROW HILL ROAD
ROCHESTER, NH 03868

APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT LLC,
35 THIRD STREET
DOVER, NH 03820

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

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

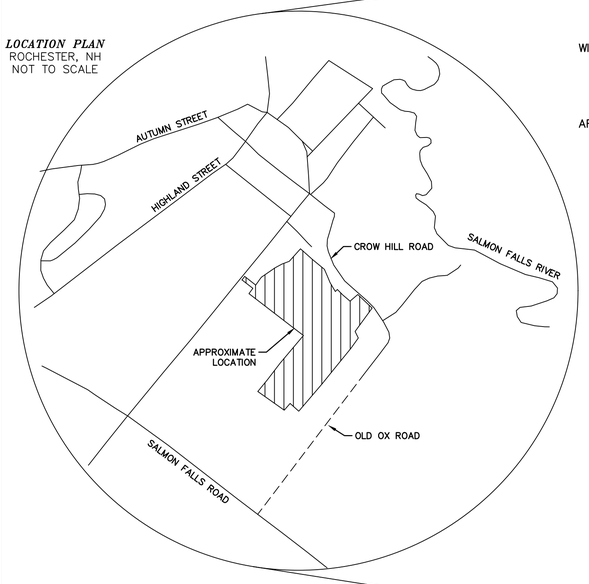
WETLAND SCIENTIST: DEIDRA BENJAMIN, CWS
100 LEAVITT ROAD
PITTSFIELD, NH 03263
(603)–496–3307

SOIL SCIENTIST: JOHN P. HAYES III, CWS
7 LIMESTONE WAY
NORTH HAMPTON, NH 03862
(603)–776–5825

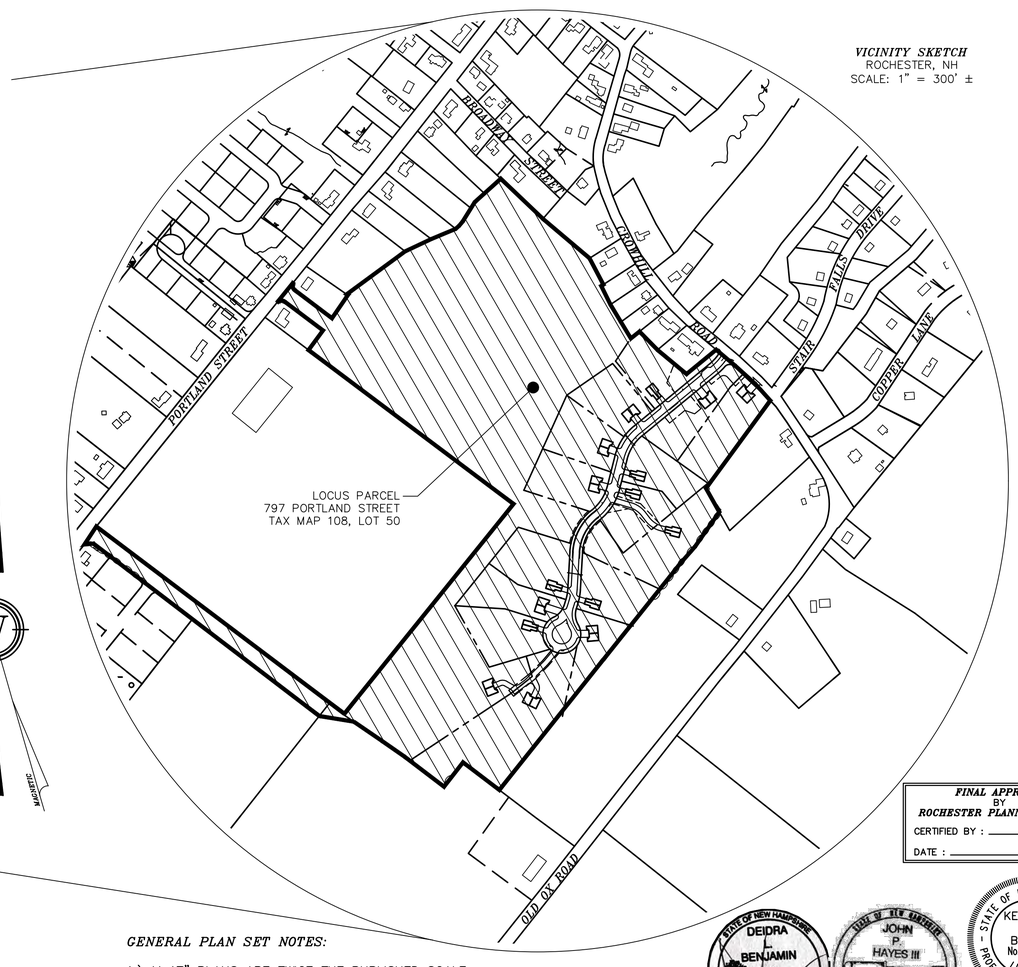
WILDLIFE CONSULTANT: FRAGGLE ROCK ENVIRONMENTAL
DAMON BURT, CWS
38 GARLAND ROAD
STRAFFORD, NH 03884
603–969–5574

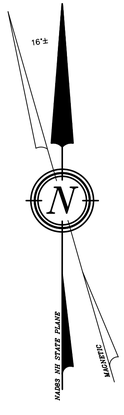
ARCHAEOLOGICAL CONSULTANT: MONADNOCK ARCHAEOLOGICAL
CONSULTING LLC.
ROBERT G. GOODBY, Ph.D
144 GREENWOOD ROAD
DUBLIN, NH 03444

LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE



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





NOTE:

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

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SITE PLAN REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON – ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SITE PLAN APPROVAL.

REQUIRED PERMITS:

~ NHDES ALTERATION OF TERRAIN PERMIT	(NOT YET SUBMITTED)
~ NHDES WETLANDS PERMIT	(NOT YET SUBMITTED)
~ NHDES SUBSURFACE SEPTIC PERMIT	(NOT YET SUBMITTED)
~ NATURAL HERITAGE BUREAU	(APPROVED NHB22–2667)
~ NH DIVISION OF HISTORICAL RESOURCES	(REVIEW PENDING FILED 8–9–22)
~ NOTICE OF INTENT	(NOT YET SUBMITTED)
~ EVERSOURCE WORK NUMBER	10033449

GENERAL PLAN SET NOTES:

1.) 11x17" PLANS ARE TWICE THE PUBLISHED SCALE.

2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF ROCHESTER.

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

STATE OF NEW HAMPSHIRE — DEIDRA L. BENJAMIN — No. 295 — CERTIFIED WETLAND SCIENTIST

STATE OF NEW HAMPSHIRE — JOHN P. HAYES III — No. 1067 — CERTIFIED SOILS SCIENTIST

STATE OF NEW HAMPSHIRE — KENNETH A. BERRY — No. 14243 — LICENSED PROFESSIONAL ENGINEER

REVISION	DATE	DESCRIPTION
#1	8–23–22	PROJECT SUBMISSION

MAJOR SUBDIVISION
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : AS SHOWN
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 – 023

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

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	4	RED	WHITE	WHITE	SQUARE (4)
R2-1	24"x30"	SPEED LIMIT 25	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	3	WHITE	GREEN	GREEN	U-CHANNEL (3)
R6-1R	36"x12"	ONE WAY	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	2	BLACK W/ WHITE ARROW	BLACK	WHITE	U-CHANNEL (2)
R8-31	24"x30"	NO PARKING FIRE LANE	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	1	WHITE	BLACK	BLACK	U-CHANNEL (1)
W14-2	30"x30"	NO OUTLET	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	2	YELLOW	BLACK	BLACK	U-CHANNEL (2)
	24"x12"	TIBETAN DRIVE	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	1	GREEN	WHITE	GREEN	U-CHANNEL (1)

EXISTING LEGEND:

- IRON BOUND/IRON ROD (FND)
- IRON PIPE (FND)
- CONCRETE BOUND (FND)
- DRILL HOLE (FND)
- ANGLE IRON (FND)
- UTILITY POLE / GUY WIRE
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- TEMPORARY BENCHMARK
- CURB STOP
- GATE VALVE
- FIRE HYDRANT
- GAS VALVE
- CATCH BASIN W/ STRUCTURE
- DRAIN MANHOLE W/ STRUCTURE
- SEWER MANHOLE W/ STRUCTURE
- APPROX. ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- 25' WETLAND BUFFER LINE
- 50' WETLAND SETBACK LINE
- GAS — EXISTING GAS LINE
- EWL — EXISTING WATER LINE
- ESL — EXISTING SEWER LINE
- D — EXISTING DRAIN LINE
- OHU — OVERHEAD UTILITIES
- 242 — EXISTING CONTOUR MINOR
- 240 — EXISTING CONTOUR MAJOR
- FND FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

PROPOSED LEGEND:

- 4"X4" GRANITE BOUND ~TBS~
- 3/4" REBAR W/ ID CAP ~TBS~
- 1/2" EASEMENT REBAR W/ ID CAP ~TBS~
- PROPOSED BOUNDARY LINE
- PROPOSED EASEMENT LINE
- UTILITY POLE
- STREET LIGHT
- SIGNAGE
- MATCH POINT
- MATCH LINE
- CENTER LINE
- BUILDING SETBACK LINE
- 25' WETLAND BUFFER
- BOULDER ROW
- TRANSFORMER / J.BOX
- STORMWATER BEST MANAGEMENT PRACTICE (BMP)
- SNOW STORAGE AREA
- EDA EFFLUENT DISPOSAL AREA

ABBREVIATION LEGEND:

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

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

GIS SKETCH
ROCHESTER, NH
SCALE: 1" = 200' ±

ABUTTERS WITHIN 200':

N/F FRITZ, DONNA L & CUNHA, FRANK
798 PORTLAND STREET
ROCHESTER, NH 03868-8410
TAX MAP 108, LOT 54
S.C.R.D. BOOK 2146, PAGE 609

N/F DOYLE, RYAN MICHAEL
DOYLE, ANDREA ALICE
802 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 55
S.C.R.D. BOOK 4952, PAGE 616

N/F HAROLD N BOSTICK REVOCABLE TRUST
BOSTICK, HAROLD N TRUSTEE
542 SALMON FALLS ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 126-1
S.C.R.D. BOOK 5054, PAGE 592

N/F KONDRUP, FAMILY REVOCABLE TRUST
KONDRUP, DAMON M & STACI L
570 SALMON FALLS ROAD
ROCHESTER, NH 03868-5907
TAX MAP 224, LOT 1
S.C.R.D. BOOK 4742, PAGE 371

N/F KONDRUP, FAMILY REVOCABLE TRUST
KONDRUP, DAMON M & STACI L
570 SALMON FALLS ROAD
ROCHESTER, NH 03868-5907
TAX MAP 224, LOT 1-1
S.C.R.D. BOOK 4742, PAGE 371

ABUTTERS WITHIN 200':

N/F RICE, PHILLIP M
4 BROADWAY STREET
ROCHESTER, NH 03868-8408
TAX MAP 103, LOT 209
S.C.R.D. BOOK 4391, PAGE 960

N/F PAGE, BRIAN M
6 BROADWAY STREET
ROCHESTER, NH 03868-8408
TAX MAP 103, LOT 210
S.C.R.D. BOOK 3822, PAGE 722

N/F KELLER, CLARISSA
8 BROADWAY STREET
ROCHESTER, NH 03867
TAX MAP 103, LOT 211
S.C.R.D. BOOK 5049, PAGE 218

N/F SANDRA LEE MAIN REVOCABLE
TRUST OF 2008, MAIN, SANDRA L TRUSTEE
5 BROADWAY STREET
ROCHESTER, NH 03868-8407
TAX MAP 103, LOT 212
S.C.R.D. BOOK 3639, PAGE 795

N/F CHILDS, JAMES & BREWER, CAROLINE
3 BROADWAY STREET
ROCHESTER, NH 03868-8407
TAX MAP 103, LOT 213
S.C.R.D. BOOK 4658, PAGE 88

N/F LEONE, MARK C & LORRAINE M
831 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 103, LOT 215
S.C.R.D. BOOK 3510, PAGE 906

N/F TANGUAY, DONALD A & LESLIE L
827 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 103, LOT 215-1
S.C.R.D. BOOK 3172, PAGE 773

N/F CHAVEZ, ANGULO JONATAN D & COX, JESSICA M
2 CAROLE COURT
ROCHESTER, NH 03868-8843
TAX MAP 107, LOT 54
S.C.R.D. BOOK 4734, PAGE 853

N/F GILLENTINE, BRYAN & LISENO, ADRIA
7 CAROLE COURT
ROCHESTER, NH 03868-8842
TAX MAP 107, LOT 54-7
S.C.R.D. BOOK 4776, PAGE 542

ABUTTERS WITHIN 200':

N/F ANDREWS, JENNIFER L & ERIC J
50 CROWHILL ROAD
ROCHESTER, NH 03868-8475
TAX MAP 108, LOT 1
S.C.R.D. BOOK 4813, PAGE 32

N/F THEROUX TILTON, JANICE MAY & TILTON, STEVEN & DANIEL S
58 CROWHILL ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 2
S.C.R.D. BOOK 5035, PAGE 88

N/F COLD SPRING CEMETERY ASSOC.
P.O. BOX 6305
ROCHESTER, NH 03868-6305
TAX MAP 108, LOT 3
S.C.R.D. BOOK 485, PAGE 491

N/F KUBIK, JEFFERY
68 CROWHILL ROAD
ROCHESTER, NH 03868-8475
TAX MAP 108, LOT 4
S.C.R.D. BOOK 4649, PAGE 4

N/F VITAGLIANO, HEATHER L
74 CROWHILL ROAD
ROCHESTER, NH 03868-8436
TAX MAP 108, LOT 5
S.C.R.D. BOOK 2124, PAGE 262

N/F NEIMAN, GARY S & KAREN B
78 CROWHILL ROAD
ROCHESTER, NH 03868-8436
TAX MAP 108, LOT 6
S.C.R.D. BOOK 1605, PAGE 539

N/F LEVEILLE, DIANE G
4 COPPER LANE
ROCHESTER, NH 03868-5807
TAX MAP 108, LOT 27
S.C.R.D. BOOK 4222, PAGE 429

N/F MARY M JONES REVOCABLE TRUST
JONES, MARY M TRUSTEE
99 CROWHILL ROAD
ROCHESTER, NH 03868-8472
TAX MAP 108, LOT 33
S.C.R.D. BOOK 3417, PAGE 467

N/F JONES, CARL L 3RD & LUANN M
127 CROWHILL ROAD
ROCHESTER, NH 03868-8435
TAX MAP 108, LOT 33-1
S.C.R.D. BOOK 4499, PAGE 414

ABUTTERS WITHIN 200':

N/F CLAFLIN, LINDA A
89 CROWHILL ROAD
ROCHESTER, NH 03868-8434
TAX MAP 108, LOT 34
S.C.R.D. BOOK 2004, PAGE 645

N/F KIRCHDORFER, JOHN H
67 CROWHILL ROAD
ROCHESTER, NH 03868-8472
TAX MAP 108, LOT 35
S.C.R.D. BOOK 4369, PAGE 900

N/F MCLAIN FAMILY REVOCABLE TRUST
MCLAIN, DOROTHY A & JOHN D
63 CROWHILL ROAD
ROCHESTER, NH 03868-8472
TAX MAP 108, LOT 36
S.C.R.D. BOOK 44635, PAGE 633

N/F STEVENS FAMILY TRUST DATED
OCTOBER 23 2007
61 CROWHILL ROAD
ROCHESTER, NH 03868-8435
TAX MAP 108, LOT 37
S.C.R.D. BOOK 3509, PAGE 155

N/F SHELDON, AMY R & SMITH, CINDY E
57 CROWHILL ROAD
ROCHESTER, NH 03868-8435
TAX MAP 108, LOT 38
S.C.R.D. BOOK 4651, PAGE 402

N/F HUSSEY, DANIEL & DANDRA D
55 CROWHILL ROAD
ROCHESTER, NH 03868-8435
TAX MAP 108, LOT 39
S.C.R.D. BOOK 1079, PAGE 415

N/F SEARS, GARY W & SHERRY L
49 CROWHILL ROAD
ROCHESTER, NH 03868-8435
TAX MAP 108, LOT 40
S.C.R.D. BOOK 1208, PAGE 735

N/F BAY, BENJAMIN A
45 CROWHILL ROAD
ROCHESTER, NH 03868-8435
TAX MAP 108, LOT 41
S.C.R.D. BOOK 4309, PAGE 912

ABUTTERS WITHIN 200':

N/F RAMOS, DAVID G
33 FRESHET ROAD
MADBURY, NH 03832
TAX MAP 108, LOT 42
S.C.R.D. BOOK 3662, PAGE 360

N/F KELLER, CLARISSA
8 BROADWAY STREET
ROCHESTER, NH 03867
TAX MAP 108, LOT 43
S.C.R.D. BOOK 5049, PAGE 254

N/F DIORIO, ANTHONY & CARLA A
7 BROADWAY STREET
ROCHESTER, NH 03868-8407
TAX MAP 108, LOT 44
S.C.R.D. BOOK 4839, PAGE 766

N/F BELL, BARBARA L
825 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 45
S.C.R.D. BOOK 3216, PAGE 204

N/F NOYES, ANDREW A & KERRI A
821 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 46
S.C.R.D. BOOK 4955, PAGE 237

N/F GOODWIN REVOCABLE TRUST
817 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 47
S.C.R.D. BOOK 5024, PAGE 988

ABUTTERS WITHIN 200':

N/F HINKLEY, JAMES D & CLAIRE W
807 PORTLAND STREET
ROCHESTER, NH 03868-8412
TAX MAP 108, LOT 48
S.C.R.D. BOOK 3931, PAGE 761

N/F BOISVERT, RONDA LYNN & BOISVERT, PHILEMON J
801 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 49
S.C.R.D. BOOK 5014, PAGE 141

N/F CLAFFY, COLIN S & GAIL L
795 PORTLAND STREET
ROCHESTER, NH 03868-8412
TAX MAP 108, LOT 51
S.C.R.D. BOOK 1079, PAGE 215

N/F CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 00000
TAX MAP 108, LOT 52
S.C.R.D. BOOK 4742, PAGE 371

ABUTTERS WITHIN 200':

N/F GLESNE, MARIA &
STAUFFACHER, PORTIA
1 CAROLE COURT
ROCHESTER, NH 03868-8824
TAX MAP 108, LOT 53-1
S.C.R.D. BOOK 4704, PAGE 295

N/F DELOREY, LAURA & MASON, PAUL
806 PORTLAND STREET
ROCHESTER, NH 03868-8410
TAX MAP 108, LOT 53-2
S.C.R.D. BOOK 4747, PAGE 520

N/F AUBERT, THOMAS R & DIANNE C
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 108, LOT 53-4
S.C.R.D. BOOK 4823, PAGE 737

N/F AUBERT, THOMAS R & DIANNE C
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 108, LOT 53-5
S.C.R.D. BOOK 4823, PAGE 737

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
	4"x4"	CITY OF ROCHESTER WETLAND BUFFER	SEE STANDARD SIGN TO BE PURCHASED AT THE CITY OF ROCHESTER PLANNING OFFICE	TBD IN FIELD	GREEN	WHITE	WHITE	U-CHANNEL OR TREE
	4"x4"	GRAVEL WETLAND SYSTEM	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	4	GREEN	WHITE	WHITE	U-CHANNEL (3)

#	REVISION	DATE	DESCRIPTION
#1		8-23-22	PROJECT SUBMISSION

NEIGHBORHOOD PLAN

LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : AS SHOWN
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 – 023

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

NOT FOR CONSTRUCTION

STANDARD SITE PLAN NOTES:

1.) OWNER: ELIZABETH DUNNELLS
25 CROW HILL ROAD
ROCHESTER, NH 03868

1A.) APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT LLC
35 THIRD STREET
DOVER, NH 03820

2.) TAX MAP 108, LOT 50

3.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.

4.) S.C.R.D BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043

5.) AS BUILT PLANS OF SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN A PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ERSI FORMAT TO THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.

6.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT ONE REQUIRE DROP POLE.

7.) THE SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND ON SITE SEPTIC.

8.) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDSSUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.

9.) THE LIMITS OF CONSTRUCTION ALONG THE 50' WETLAND BUFFER SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.

10.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

11.) 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.

12.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR, AND THE TECHNICAL STAFF WORKS SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

13.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE ASSESSING DEPARTMENT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

14.) SEE PHASING PLAN FOR PROPOSED PHASES AND DISTURBANCES. THE ROADWAY INFRASTRUCTURE AND DRAINAGE FEATURES ARE TO BE BUILT AND STABALIZED BEFORE LOT DEVELOPMENT MAY COMMENCE.

15.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED 2016. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF ROCHESTER POLICIES AND PRACTICES.

16.) CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233).

17.) 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.

18.) 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.

19.) CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH CONSOLIDATED COMMUNICATIONS AT (888) 941-1064 OR ATLANTIC BROADBAND AT (800) 952-1001.

20.) ALL UNPAVED DISTURBED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.

21.) THE 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.

22.) FROM GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.

23.) THIS SITE DESIGN HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE ACCESSIBILITY REGULATIONS IN ACCORDANCE WITH NH RSA 11-A:5.

24.) 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.

25.) FOR MORE INFORMATION ABOUT THIS SITE PLAN PLEASE CONTACT THE CITY OF ROCHESTER PLANNING OFFICE AT 603-335-1338.

26.) DATUM: PROJECT DATUM IS BASED ON GPS COORDINATES ESTABLISHED WITH A TOPCON HIPER SR RECEIVER AND REPRESENTED IN NEW HAMPSHIRE STATE PLANE COORDINATES NAD 1983 AND VERTICALLY BY NAVD 1988.

27.) BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.

28.) THE LIMITS OF CONSTRUCTION DISTURBANCE AND TREE CLEARING LIMITS ARE TO BE MARKED OUT AND APPROVED BY THE CITY PRIOR TO WORK.

29.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
NHDES STATE SUBDIVISION: PENDING
NHDES ALTERATION OF TERRAIN PERMIT: PENDING
US EPA NOI & SWPPP: PENDING
NATURAL HERITAGE BUREAU:
NH DIVISION OF HISTORICAL RESOURCES:

30.) ALL LAMPS ARE TO BE SIGMA SERIES.

31.) STREET TREES ARE PROVIDED FOR WITHIN THIS PLAN SET. THREE SPECIES ARE SUGGESTED. IT SHOULD BE NOTED THAT A MIX OF THESE SPECIES IS REQUIRED. AN ALTERNATING PATTERN IS PREFERRED.

32.) ALL PROPOSED STREET TREES ARE TO BE AT LEAST 15' FROM ALL UTILITIES AND STORM DRAINS.

33.) BOULDERS TO BE INSTALLED AS SHOWN ON PLANS.

STANDARD UTILITY NOTES:

1. 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.

2. 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.

3. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES, TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL MEETING THE ENGINEERS SPECIFIC RECOMMENDED CRITERIA.

4. 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.

STANDARD CONSTRUCTION NOTES:

1.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

2.) ONE ON SITE BENCHMARK IS PROVIDED. BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

3.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

4.) SEE UTILITY PLANS FOR DETAILS ON THE PROPOSED WATER, AND UNDERGROUND ELECTRIC LINES SHOWN.

5.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.

6.) 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.

7.) CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION.

8.) 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.

9.) 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.

10.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.

11.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. DISTURBANCE OUTSIDE AREAS SHOWN TO BE APPROVED BY DESIGN ENGINEER.

12.) 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)

13.) ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH [T] SHALL BE THERMOPLASTIC.

14.) 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.

15.) NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II. THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). WEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER OR AFTER A STORM EVENT OF GREAT THAN 0.25".

16.) UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS.

17.) ALL BASINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS AND STANDARD NHDOT "B" GRATES.

18.) 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.

19.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

20.) SEE DETAILS CONCERNING SITE LAYOUT, UTILITY, AND SEDIMENT AND EROSION CONTROLS.

21.) ALL DRAINAGE PIPE IS TO BE HDPE N-12, EXCEPT FOR WHERE EXISTING PIPE IS PROPOSED TO BE REUSED. INDIVIDUAL PIPE SIZES ARE SPECIFIED,RECYCLED PIPE IS APPROVED FOR PROJECT SITE. RECYCLED HDPE PIPE "GREEN PIPE" IS ACCEPTABLE FOR THIS PROJECT SITE.

22.) ALL CATCH BASINS SHALL BE PRE-CAST H-20 LOADING AND SHALL BE EQUIPPED WITH DEEP SUMPS (4' MIN.) AND HOODS (SEE DETAILS) HOODS ARE TO BE "THE ELIMINATOR" BY KLEANSTREAM. RIMS ARE TO BE NHDOT "B" STYLE AND SHALL BE SET FLUSH WITH FINISH GRADE, UNLESS OTHERWISE INSTRUCTED DURING CONSTRUCTION BY ROCHESTER DPW. RIMS ABOVE FINISH GRADE WILL BE NOT BE ACCEPTED. ALL RIMS, GRATES AND COVERS ARE TO BE U.S.A MADE. HOODS ARE TO BE INSTALLED IMMEDIATELY AFTER BASIN CONSTRUCTION. THE FRAMES AND GRATES ARE TO BE SET FIRST AT BINDER ELEVATION TO ENSURE THE OPERATION OF STORMWATER DURING THE BUILD-OUT PHASE AND THEN RIM RAISED PRIOR TO FINAL COAT.

23.) SUMP PUMP CONNECTIONS TO THE STREET SEWER SYSTEM IS ILLEGAL.

STANDARD UTILITY NOTES CONTINUED:

6. FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ROCHESTER DPW.

7. 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.

8. ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF ROCHESTER STANDARDS. ALL HIGHWAY CONSTRUCTION WILL MEET THE CITY OF ROCHESTER STANDARDS.

9. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (800) 662-7764. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.

10. ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & ROCHESTER DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05 (c)-(e) AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121.

11. ALL WATER SERVICES ARE TO BE WITNESSED WITH A 2"X4" PAINTED BLUE. ALL SEWER SERVICES ARE TO BE WITNESSED WITH A 2"X4" PAINTED YELLOW, IS STUBBED PRIOR TO BUILDING CONSTRUCTION.

12. CURB BOXES SHOULD BE PLACED IN THE LAWN AREA, OR IF PLACED IN PAVEMENT, A ROAD BOX IS REQUIRED.

13. SEE EXISTING CONDTIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.

14. MINIMUM SLOPE FOR ALL SEWER SERVICE CONNECTIONS IS TO BE NO LESS THAN 0.02'/.

15. CONTRACTOR TO TRANSFER TEMPORARY BENCHMARK TO A SUITABLE BENCHMARK TO CONTROL CONSTRUCTION. ANY ELEVATION DISCREPANCIES ARE TO BE REPORTED TO THE THE DESIGN ENGINEER IMMEDIATELY.

16. WATER CONNECTION, SEWER CONNECTION, EXCAVATION & DRIVEWAY CURB-CUT PERMITS ARE TO BE APPLIED FOR DURING THE DIANE LANE/PORTLAND STREET LOCATION CONSTRUCTION PHASE.

17. PRIOR TO ANY CERTIFICATE OF OCCUPANCY IS APPROVED BY DPW, A SEWER ASSESSMENT FEE OF $300/BEDROOM MUST BE PAID.

REVISION	DATE	DESCRIPTION
#1	8-23-22	PROJECT SUBMISSION

PROJECT NOTES
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : AS SHOWN
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

ABUTTER DATA:

(A) N/F LECLAIR, DAVID & BRENDA
745 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 107, LOT 55
S.C.R.D. BOOK 1398, PAGE 214
RESIDENTIAL USE, 0.28 Ac.

(B) N/F SELLING, AMANDA
750 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 107, LOT 47
S.C.R.D. BOOK 4810, PAGE 642
RESIDENTIAL USE, 4 Ac.

(C) N/F GLASNE, MARIA & STAUFFACHER, PORTIA
1 CAROLE COURT
ROCHESTER, NH 03868
TAX MAP 108, LOT 53
S.C.R.D. BOOK 4704, PAGE 295
RESIDENTIAL USE, 0.23 Ac.

(D) N/F FRITZ, DONNA & CUNHA, FRANK
798 CAROLE COURT
ROCHESTER, NH 03868
TAX MAP 108, LOT 54
S.C.R.D. BOOK 2146, PAGE 609
RESIDENTIAL USE, 0.23 Ac.

(E) N/F DOYLE, MICHAEL & ANDREA
802 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 55
S.C.R.D. BOOK 4952, PAGE 616
RESIDENTIAL USE, 0.3 Ac.

(F) N/F BOISVERT, RONDA & PHILEMON
801 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 49
S.C.R.D. BOOK 5014, PAGE 141
RESIDENTIAL USE, 0.5 Ac.

(G) N/F HINKLEY, JAMES & CLAIRE
807 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 48
S.C.R.D. BOOK 3931, PAGE 761
RESIDENTIAL USE, 1.5 Ac.

(H) N/F GOODWIN REVOCABLE TRUST
817 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 47
S.C.R.D. BOOK 5024, PAGE 988
RESIDENTIAL USE, 0.68 Ac.

(I) N/F NOYES, ANDREW & KERRI
821 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 46
S.C.R.D. BOOK 4955, PAGE 237
RESIDENTIAL USE, 0.78 Ac.

(J) N/F BELL, BARBARA
825 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 45
S.C.R.D. BOOK 3216, PAGE 204
RESIDENTIAL USE, 0.84 Ac.

(K) N/F TANGUAY, DONALD & LESLIE
827 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 103, LOT 215-1
S.C.R.D. BOOK 3172, PAGE 773
RESIDENTIAL USE, 0.74 Ac.

(L) N/F LEONE, MARK & LORRAINE
831 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 103, LOT 215
S.C.R.D. BOOK 3510, PAGE 906
RESIDENTIAL USE, 0.74 Ac.

(M) N/F DIORIO, ANTHONY & CARLA
7 BROADWAY STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 44
S.C.R.D. BOOK 4839, PAGE 766
RESIDENTIAL USE, 0.6 Ac.

(N) N/F DAY, BENJAMIN
45 CROWHILL ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 41
S.C.R.D. BOOK 4309, PAGE 912
RESIDENTIAL USE, 1.1 Ac.

ABUTTER DATA:

(O) N/F SEARS, GARY & SHERRY
49 CROWHILL ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 40
S.C.R.D. BOOK 1208, PAGE 735
RESIDENTIAL USE, 0.39 Ac.

(P) N/F HUSSEY, DANIEL & SANDRA
55 CROWHILL ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 39
S.C.R.D. BOOK 1079, PAGE 415
RESIDENTIAL USE, 0.2 Ac.

(Q) N/F SHELDON, AMY & SMITH, CINDY
57 CROWHILL ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 38
S.C.R.D. BOOK 4651, PAGE 402
RESIDENTIAL USE, 0.31 Ac.

(R) N/F STEVENS FAMILY TRUST DATED 10-23-07
61 CROWHILL ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 37
S.C.R.D. BOOK 3590, PAGE 155
RESIDENTIAL USE, 0.2 Ac.

(S) N/F MCLAIN FAMILY REV. TRUST
63 CROWHILL ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 36
S.C.R.D. BOOK 4635, PAGE 633
RESIDENTIAL USE, 0.35 Ac.

(T) N/F KIRCHDORFER, JOHN
67 CROWHILL ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 35
S.C.R.D. BOOK 4369, PAGE 900
RESIDENTIAL USE, 0.5 Ac.

(U) N/F VITAGLIANO, HEATHER
74 CROWHILL ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 5
S.C.R.D. BOOK 2124, PAGE 262
RESIDENTIAL USE, 0.95 Ac.

(V) N/F NEIMAN, GARY & KAREN
78 CROWHILL ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 6
S.C.R.D. BOOK 1605, PAGE 539
RESIDENTIAL USE, 0.73 Ac,

(W) N/F LEVEILLE, DIANE
4 COPPER LANE
ROCHESTER, NH 03868
TAX MAP 108, LOT 27
S.C.R.D. BOOK 4222, PAGE 429
RESIDENTIAL USE, 0.89 Ac.

(X) N/F CLAFLIN, LINDA
89 CROWHILL ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 54
S.C.R.D. BOOK 2004, PAGE 645
RESIDENTIAL USE, 2.2 Ac.

(Y) N/F MARY M. JONES REV. TRUST
99 CROWHILL ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 33
S.C.R.D. BOOK 3431, PAGE 467
RESIDENTIAL USE, 12.65 Ac.

(Z) N/F KONDRUP FAMILY REV. TRUST
570 SALMON FALLS ROAD
ROCHESTER, NH 03868
TAX MAP 224, LOT 1
S.C.R.D. BOOK 4742, PAGE 371
RESIDENTIAL USE, 23.68 Ac.

(A1) N/F HAROLD N. BOSTICK REV. TRUST
542 SALMON FALLS ROAD
ROCHESTER, NH 03868
TAX MAP 109, LOT 126-1
S.C.R.D. BOOK 5054, PAGE 592
RESIDENTIAL USE, 15.18

(B1) N/F CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03868
TAX MAP 109, LOT 114
S.C.R.D. BOOK 3345, PAGE 32
VACANT LAND, 7.16 Ac.

ABUTTER DATA:

(C1) N/F CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
TAX MAP 108, LOT 52
S.C.R.D. BOOK 821, PAGE 407
ELEMENTARY SCHOOL, 30 Ac.

(D1) N/F CLAFFEY, COLIN & GAIL
795 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 51
S.C.R.D. BOOK 1079, PAGE 215
RESIDENTIAL USE, 0.49 Ac.

SOIL DATA:

AcB	~ ACTON FINE SANDY LOAM, 0 TO 8% SLOPES	*HSG B*
AdB	~ ACTON VERY STONY FINE SANDY LOAM, 15 TO 25% SLOPES	*HSG B*
HnB	~ HINCKLEY LOAMY SAND, 3 TO 8% SLOPES	*HSG A*
HdB	~ HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAMS, 3 TO 8% SLOPES	*HSG C-B*
HgB	~ HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAMS, 3 TO 8% SLOPES	*HSG C-A*
RgB	~ RIDGEBURY FINE SANDY LOAM, 3 TO 8% SLOPES	*HSG C*
RIB	~ RIDGEBURY FINE SANDY LOAM, VERY STONY, 3 TO 8% SLOPES	*HSG C*
Sb	~ SAUGATUCK LOAMY SAND	*HSG C*
SuB	~ SUTTON FINE SANDY LOAM, 0 TO 8% SLOPES	*HSG B*
WdA	~ WINDSOR LOAMY SAND, 0 TO 3% SLOPES	*HSG A*
WdB	~ WINDSOR LOAMY SAND, 3 TO 8% SLOPES	*HSG A*
WdC	~ WINDSOR LOAMY SAND, 15 TO 60% SLOPES	*HSG A*
WgB	~ WOODBRIDGE FINE SANDY LOAM, 3 TO 8% SLOPES	*HSG C*

SEE NRCS WEBSOIL

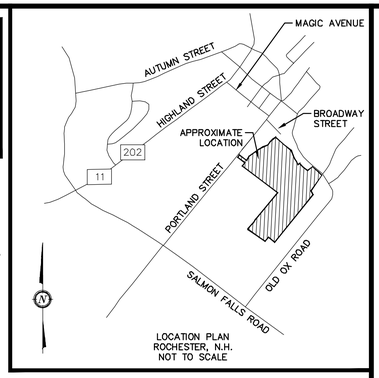
STATE OF NEW HAMPSHIRE
DEIDRA BENJAMIN
No. 295
CERTIFIED WETLAND SCIENTIST

DEIDRA BENJAMIN, CWS #295

WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN JUNE 2022 UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE

NOTES:

1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868

APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT, LLC
35 THIRD STREET
DOVER, NH 03820

2.) TAX MAP 108, LOT 50

3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043

4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.

5.) ZONING: AGRICULTURAL (AG) WITH MUNICIPAL WATER
SETBACKS:
FRONT – 20'
SIDE – 10'
REAR – 20'
MIN. LOT SIZE: 30,000 Sq.Ft. DUPLEX REQUIRES 45,000 Sq.Ft.,
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 35%
MAX. BUILDING FOOTPRINT: 30%

6.) I HEREBY CERTIFIY 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 USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.

8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SPRING OF 2022, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.

9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF LOT 50 AS OF THE DATE OF THIS PLAN.

10.) THE PROJECT SITE HAS ACCESS TO MUNICIPAL WATER.

11.) CONTOURS SHOWN ARE BASED ON NH COASTAL 2019 LIDAR DEM AND FIELD VERIFIED USING BOTH GPS AND TRADITIONAL SURVEY METHODS.

PLAN REFERENCES:

1.) "SUBDIVISION PLAN FOR CHRISTOPHER A. & SUSAN E. MEROFF
ROCHESTER, NH"
BY: NORWAY PLAINS ASSOCIATES, INC
DATED: JUNE 2004
S.C.R.D PLAN #76-68

2.) "PLAN OF LAND FOR JULIE E. BLAISDELL, ROCHESTER, NH"
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC
DATED: JUNE 1988
S.C.R.D. PLAN #34-104

3.) "BOUNDARY REVISION AGREEMENT BETWEEN JULIE E. BLAISDELL & THE CITY OF ROCHESTER, NH"
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC
DATED: MAY 1988
S.C.R.D PLAN #34-103

4.) "BOUNDARY REVISION AGREEMENT BETWEEN JULIE E. BLAISDELL & THE CITY OF ROCHESTER, NH"
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC
DATED: MAY 1988
S.C.R.D PLAN #34-75

5.) "PROPOSED SUBDIVISION LAND OF NORMAN BLAISDELL, ROCHESTER, NH"
BY: BERRY CONSTRUCTION CO. INC
DATED: SEPTEMBER 29, 1975
S.C.R.D PLAN #16A-23

6.) "PLAN OF LAND SUBDIVISION MYRTLAND & ROBERTA ROBINSON
ROCHESTER, NH"
BY: FREDERICK E. DREW ASSOCIATES
DATED: JANUARY 1976
S.C.R.D PLAN #17A-29

7.) "LONG MEADOW ESTATES DEVELOPED BY LELAND U. CLOUGH & MARION G. HASTINGS ROCHESTER, NH"
BY: BERRY CONSTRUCTION CO. INC
DATED: MAY 7, 1973
BERRY CONSTRUCTION FILE NUMBER DB1973-27

8.) "CONSOLIDATION & RE-SUBDIVISION PLAN FOR SALMON FALLS ESTATES REALTY TRUST ROCHESTER, NH"
BY: JONES & BEACH ENGINEERS, INC
DATED: JANUARY 2002
S.C.R.D PLAN #72-1

9.) "SUBDIVISION OF LAND FOR CARL L. JR. & MARY M. JONES ROCHESTER, NH"
BY: NORWAY PLAINS ASSOCIATES, INC
DATED: AUGUST 1999
S.C.R.D PLAN #58-40

10.) "LAND OF JUNE & ROBERT AUSTIN ROCHESTER, NH"
BY: BERRY SURVEYING AND ENGINEERING
DATED: OCTOBER 19, 1999
S.C.R.D PLAN # 58-58

11.) "SUBDIVISION OF LAND & LOT LINE ADJUSTMENT FOR DAMON & STACI KONDRUP ROCHESTER, NH"
BY: ATLANTIC SURVEY COMPANY
DATED: APRIL 21, 1999
S.C.R.D PLAN #56-19

12.) "SUBDIVISION OF LAND FOR ARTHUR ABBOTT ROCHESTER, NH"
BY: ATLANTIC SURVEY COMPANY
DATED: OCTOBER 7, 1997
S.C.R.D PLAN #51-54

13.) "PLAN OF LAND FOR ARTHUR ABBOTT ROCHESTER, NH"
BY: ATLANTIC SURVEY COMPANY
DATED: JULY 17, 1996
S.C.R.D PLAN # 48-30

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR NOR THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

EXISTING LEGEND:

- IRON BOUND/IRON ROD (FND)
- IRON PIPE (FND)
- CONCRETE BOUND (FND)
- DRILL HOLE (FND)
- ANGLE IRON (FND)
- UTILITY POLE / GUY WIRE
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- TEMPORARY BENCHMARK
- CURB STOP
- GATE VALVE
- FIRE HYDRANT
- GAS VALVE
- CATCH BASIN W/ STRUCTURE
- DRAIN MANHOLE W/ STRUCTURE
- SEWER MANHOLE W/ STRUCTURE
- APPROX. ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- 25' WETLAND BUFFER LINE
- 50' WETLAND SETBACK LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING DRAIN LINE
- OVERHEAD UTILITIES
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR

FND FOUND
TYP TYPICAL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

GRAPHIC SCALE
120 0 60 120 240 480
(IN FEET)
1 inch = 120 ft.

#	REVISION	DATE	DESCRIPTION
			PROJECT SUBMISSION
#1		8-23-22	

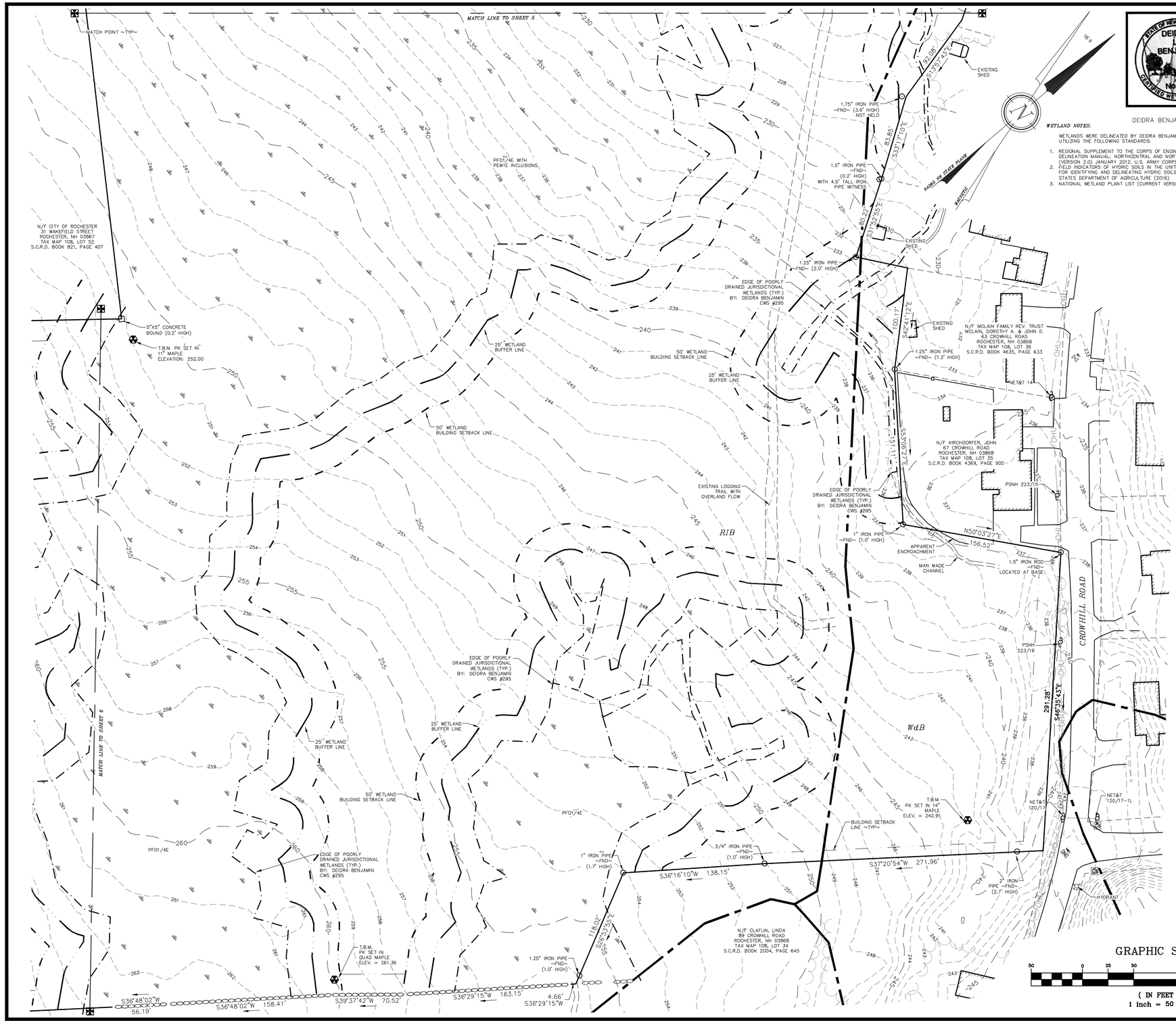
EXISTING CONDITIONS PLAN
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : 1 IN. EQUALS 120 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 – 023

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

NOT FOR CONSTRUCTION



DEIDRA BENJAMIN, CWS #295

WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN JUNE 2022 UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
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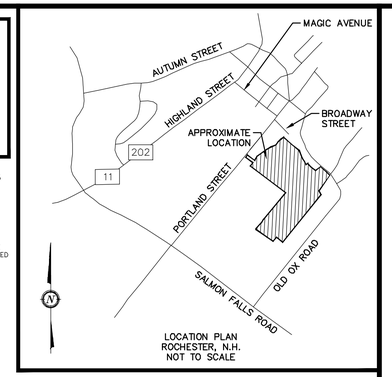
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE

NOTES:

1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868

APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT, LLC
35 THIRD STREET
DOVER, NH 03820

2.) TAX MAP 108, LOT 50

3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043

4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.

5.) ZONING: AGRICULTURAL (AG) WITH MUNICIPAL WATER
SETBACKS:
FRONT – 20'
SIDE – 10'
REAR – 20'
MIN. LOT SIZE: 30,000 Sq.Ft. DUPLEX REQUIRES 45,000 Sq.Ft.,
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 35%
MAX. BUILDING FOOTPRINT: 30%

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, 2010.

7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.

8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SPRING OF 2022, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.

9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF LOT 50 AS OF THE DATE OF THIS PLAN.

10.) THE PROJECT SITE HAS ACCESS TO MUNICIPAL WATER WITH ON SITE SEPTIC.

11.) CONTOURS SHOWN ARE BASED ON NH COASTAL 2019 LIDAR DEM AND FIELD VERIFIED USING BOTH GPS AND TRADITIONAL SURVEY METHODS.

UTILITY NOTE:

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- IRON PIPE (FND)
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- DRILL HOLE (FND)
- ANGLE IRON (FND)
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- UTILITY POLE / GUY WIRE
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- DRAIN MANHOLE W/ STRUCTURE
- SEWER MANHOLE W/ STRUCTURE
- APPROX. ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- 25' WETLAND BUFFER LINE
- 50' WETLAND SETBACK LINE
- GAS — GAS — GAS — EXISTING GAS LINE
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- D — EXISTING DRAIN LINE
- OHU — OHU — OHU — OVERHEAD UTILITIES
- EXISTING CONTOUR MINOR
- 240 — EXISTING CONTOUR MAJOR
- FND FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

#	REVISION	DATE	DESCRIPTION
#1		8-23-22	PROJECT SUBMISSION

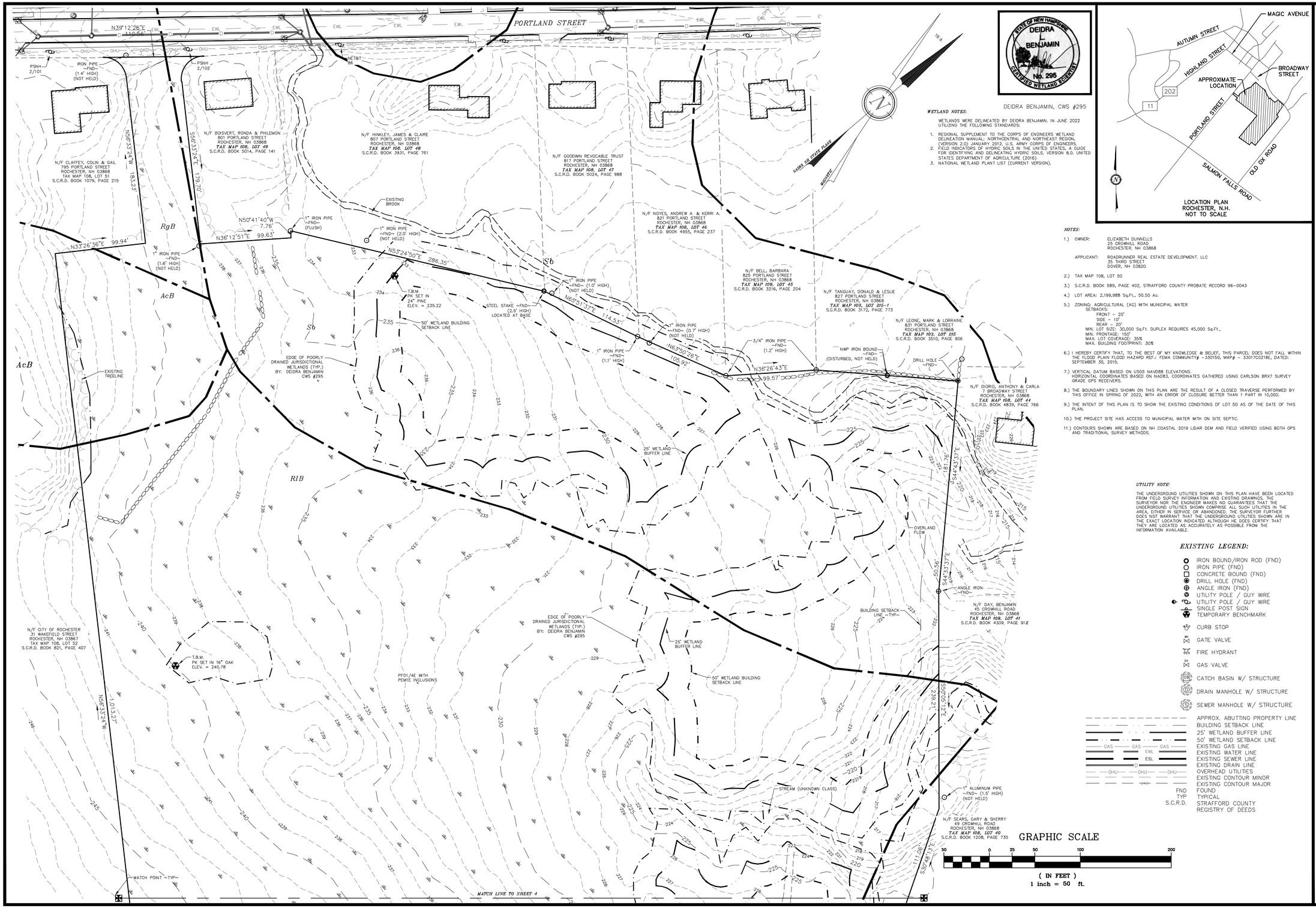
EXISTING CONDITIONS PLAN (DETAIL)
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 – 023

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

NOT FOR CONSTRUCTION



REVISION	DATE	DESCRIPTION
#1	8-23-22	PROJECT SUBMISSION

EXISTING CONDITIONS PLAN (DETAIL)
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 – 023

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

NOT FOR CONSTRUCTION

NOTES:

1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868

APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT, LLC
35 THIRD STREET
DOVER, NH 03820

2.) TAX MAP 108, LOT 50

3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043

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5.) ZONING: AGRICULTURAL (AG) WITH MUNICIPAL WATER
SETBACKS:
FRONT – 20'
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REAR – 20'
MIN. LOT SIZE: 30,000 Sq.Ft. DUPLEX REQUIRES 45,000 Sq.Ft.,
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 35%
MAX. BUILDING FOOTPRINT: 30%

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.

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11.) CONTOURS SHOWN ARE BASED ON NH COASTAL 2019 LIDAR DEM AND FIELD VERIFIED USING BOTH GPS AND TRADITIONAL SURVEY METHODS.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SOIL DATA:

AcB	~ ACTON FINE SANDY LOAM, 0 TO 8% SLOPES	*HSG B*
AdB	~ ACTON VERY STONY FINE SANDY LOAM, 15 TO 25% SLOPES	*HSG B*
HaB	~ HINCKLEY LOAMY SAND, 3 TO 8% SLOPES	*HSG A*
HdB	~ HOLLIS–CHARLTON VERY ROCKY FINE SANDY LOAMS, 3 TO 8% SLOPES	*HSG C–B*
HgB	~ HOLLIS–GLOUCESTER VERY ROCKY FINE SANDY LOAMS, 3 TO 8% SLOPES	*HSG C–A*
RgB	~ RIDGEBURY FINE SANDY LOAM, 3 TO 8% SLOPES	*HSG C*
RtB	~ RIDGEBURY FINE SANDY LOAM, VERY STONY, 3 TO 8% SLOPES	*HSG C*
Sb	~ SAUGATUCK LOAMY SAND	*HSG C*
SuB	~ SUTTON FINE SANDY LOAM, 0 TO 8% SLOPES	*HSG B*
WdA	~ WINDSOR LOAMY SAND, 0 TO 3% SLOPES	*HSG A*
WdB	~ WINDSOR LOAMY SAND, 3 TO 8% SLOPES	*HSG A*
WdE	~ WINDSOR LOAMY SAND, 15 TO 60% SLOPES	*HSG A*
WgB	~ WOODBRIDGE FINE SANDY LOAM, 3 TO 8% SLOPES	*HSG C*

SEE NRCS WEBSOIL

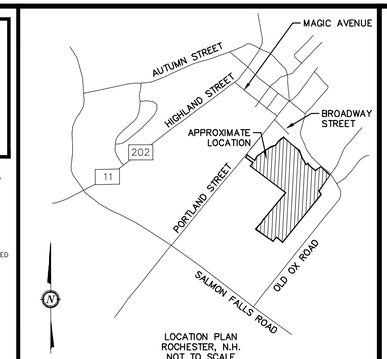
STATE OF NEW HAMPSHIRE
DEIDRA L BENJAMIN
No. 295
CERTIFIED WETLAND SCIENTIST

DEIDRA BENJAMIN, CWS #295

WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN JUNE 2022 UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE

MATCH LINE TO SHEET 7

N57°31'47"W 64.25'

N63°50'52"W 52.76'

44.77' N37°32'01"W

TREE W/BARBED WIRE(TYP.)

49.63' N48°01'34"W

8" BLAZED BIRCH

IRON BOUND W/DAMAGED CAP ~FND~

51.36' S41°37'25"W

36.24' N58°10'30"W

CONCRETE BOUND ~FND~ (1.3' HIGH)

EXISTING BOUNDARY LINE

N38°58'56"E 1,063.31'

T.B.M. PK SET IN QUAD MAPLE ELEV. = 288.73

N/F CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
TAX MAP 108, LOT 52
S.C.R.D. BOOK 821, PAGE 407

MATCH POINT ~TYP~

5"x5" CONCRETE BOUND (0.2' HIGH)

T.B.M. PK SET IN 11" MAPLE ELEVATION: 252.00

N/F KONDRUP FAMILY REV. TRUST
570 SALMON FALLS ROAD
ROCHESTER, NH 03868
TAX MAP 224, LOT 1
S.C.R.D. BOOK 4742, PAGE 371

N54°01'03"W 218.67'

N55°42'28"W 111.71'

29.23' N52°17'11"W

N52°17'11"W 165.96'

25' WETLAND BUFFER LINE

T.B.M. PK SET IN DOUBLE 12" OAK ELEV. = 294.56

TREE W/BARBED WIRE(TYP.)

"ATLANTIC" IRON BOUND ~FND~ (0.2' HIGH) N:3009645.0110 E:1177904.9138 Z: 291.03

63.10' S38°07'57"W

61.21' S36°55'19"W

N53°09'20"W 192.47'

T.B.M. PK SET IN 14" OAK ELEV. = 287.75

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DEIDRA BENJAMIN CWS #295 LESS THAN 1/2 Ac. NO BUFFER REQ.

50' WETLAND BUILDING SETBACK LINE

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DEIDRA BENJAMIN CWS #295

25' WETLAND BUFFER LINE

50' WETLAND BUILDING SETBACK LINE

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DEIDRA BENJAMIN CWS #295 LESS THAN 1/2 Ac. NO BUFFER REQ.

25' WETLAND BUFFER LINE

50' WETLAND BUILDING SETBACK LINE

25' WETLAND BUFFER LINE

T.B.M. PK SET IN 13" HEMLOCK ELEV. = 274.05

BUILDING SETBACK LINE ~TYP~

EXISTING BOUNDARY LINE

S39°33'44"W 379.17'

S39°33'44"W 145.00'

S37°23'34"W 309.10'

TREE W/BARBED WIRE(TYP.)

T.B.M. PK SET IN 22" OAK ELEV. = 266.16

MATCH LINE TO SHEET 4

EXISTING LEGEND:

- IRON BOUND/IRON ROD (FND)
- IRON PIPE (FND)
- CONCRETE BOUND (FND)
- DRILL HOLE (FND)
- ANGLE IRON (FND)
- UTILITY POLE / GUY WIRE
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- TEMPORARY BENCHMARK
- CURB STOP
- GATE VALVE
- FIRE HYDRANT
- GAS VALVE
- CATCH BASIN W/ STRUCTURE
- DRAIN MANHOLE W/ STRUCTURE
- SEWER MANHOLE W/ STRUCTURE
- APPROX. ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- 25' WETLAND BUFFER LINE
- 50' WETLAND SETBACK LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING DRAIN LINE
- OVERHEAD UTILITIES
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR

FND FOUND
TYP TYPICAL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

REVISION	DATE	DESCRIPTION
#1	8–23–22	PROJECT SUBMISSION

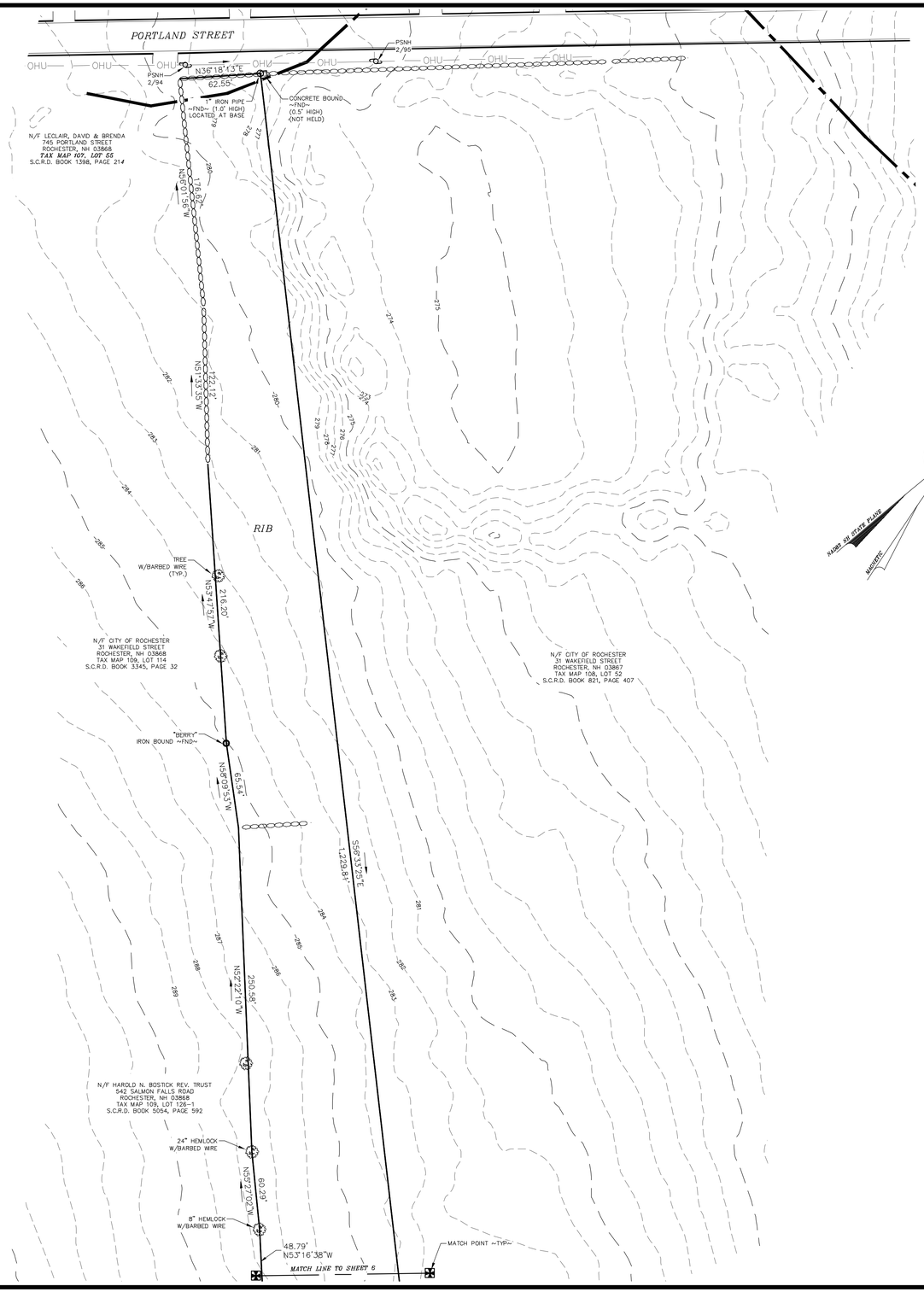
EXISTING CONDITIONS PLAN (DETAIL)
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET AND 35 THIRD STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 – 023

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

NOT FOR CONSTRUCTION



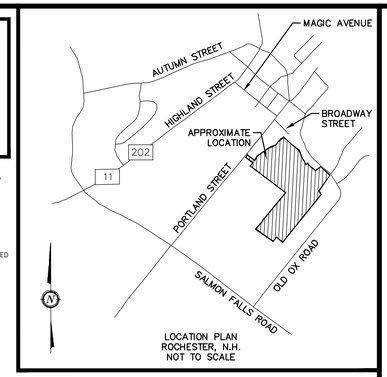
STATE OF NEW HAMPSHIRE
DEIDRA BENJAMIN
No. 295
CERTIFIED WETLAND SCIENTIST

DEIDRA BENJAMIN, CWS #295

WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN JUNE 2022 UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE

NOTES:

1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868

APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT, LLC
35 THIRD STREET
DOVER, NH 03820

2.) TAX MAP 108, LOT 50

3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043

4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.

5.) ZONING: AGRICULTURAL (AG) WITH MUNICIPAL WATER
SETBACKS:
FRONT – 20'
SIDE – 10'
REAR – 20'
MIN. LOT SIZE: 30,000 Sq.Ft. DUPLEX REQUIRES 45,000 Sq.Ft.,
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 35%
MAX. BUILDING FOOTPRINT: 30%

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, 2010.

7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.

8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SPRING OF 2022, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.

9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF LOT 50 AS OF THE DATE OF THIS PLAN.

10.) THE PROJECT SITE HAS ACCESS TO MUNICIPAL WATER WITH ON SITE SEPTIC.

11.) CONTOURS SHOWN ARE BASED ON NH COASTAL 2019 LIDAR DEM AND FIELD VERIFIED USING BOTH GPS AND TRADITIONAL SURVEY METHODS.

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR NOR THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

EXISTING LEGEND:

- IRON BOUND/IRON ROD (FND)
- IRON PIPE (FND)
- CONCRETE BOUND (FND)
- DRILL HOLE (FND)
- ANGLE IRON (FND)
- UTILITY POLE / GUY WIRE
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- TEMPORARY BENCHMARK
- CURB STOP
- GATE VALVE
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- CATCH BASIN W/ STRUCTURE
- DRAIN MANHOLE W/ STRUCTURE
- SEWER MANHOLE W/ STRUCTURE
- APPROX. ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- 25' WETLAND BUFFER LINE
- 50' WETLAND SETBACK LINE
- GAS — GAS — GAS — EXISTING GAS LINE
- EWL — EXISTING WATER LINE
- ESL — EXISTING SEWER LINE
- D — EXISTING DRAIN LINE
- OHU — OHU — OHU — OVERHEAD UTILITIES
- 280 — EXISTING CONTOUR MINOR
- 280 — EXISTING CONTOUR MAJOR
- FND FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REVISION	DATE	DESCRIPTION
#1	8-23-22	PROJECT SUBMISSION

EXISTING CONDITIONS PLAN
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET AND 35 THIRD STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 – 023

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

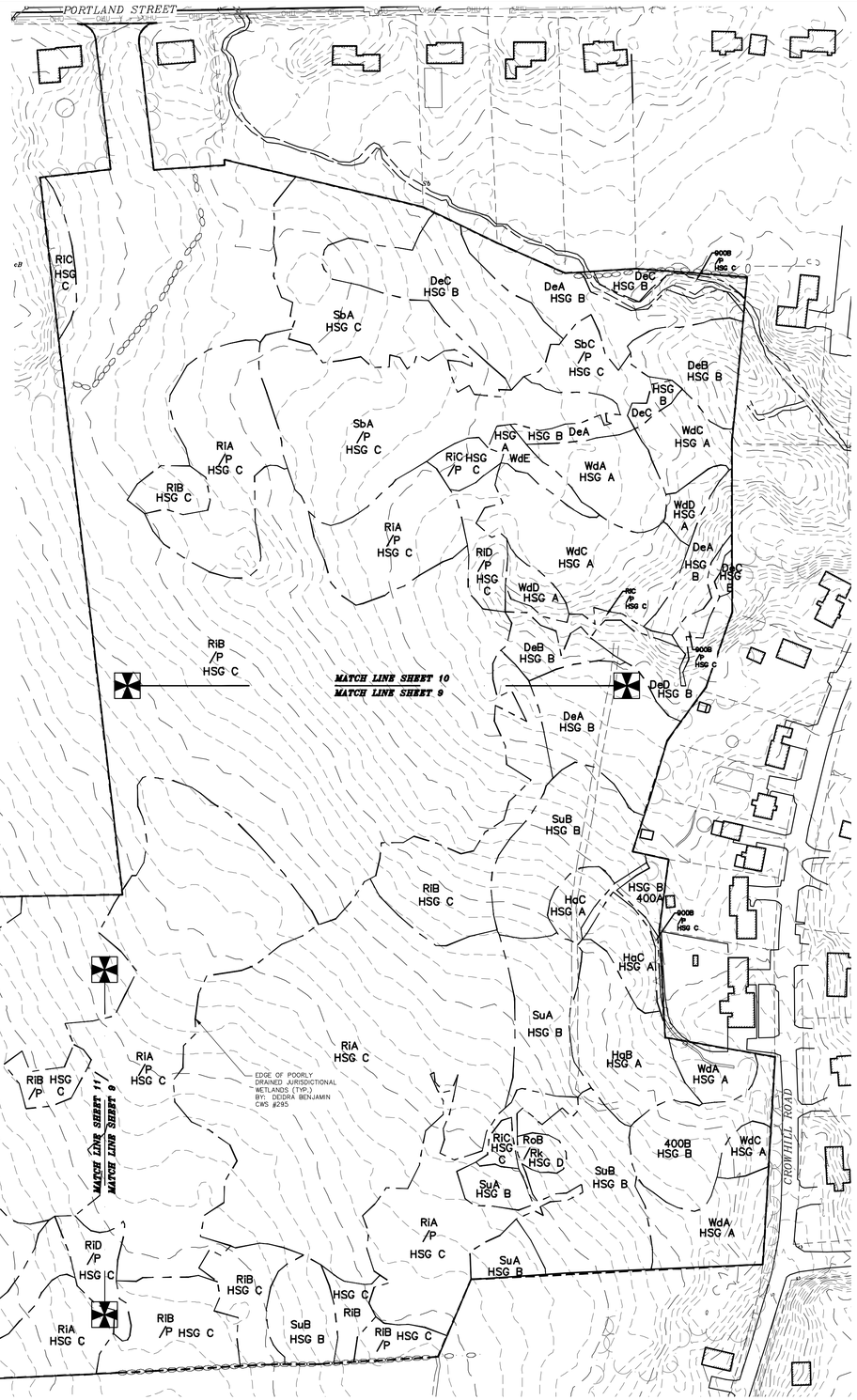
NOT FOR CONSTRUCTION

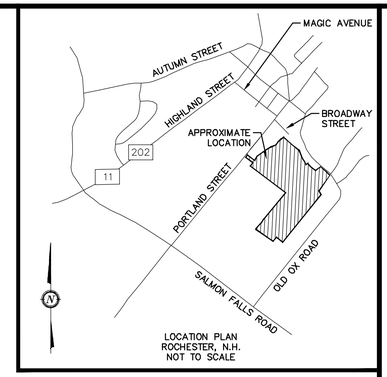
SITE SPECIFIC SOILS LEGEND

SYMBOL	SLOPES	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
De	A,B,C,D	DEERFIELD	B
Ha	B,C	HINCKLEY	A
Ro	B	ROCK OUTCROP	D
Ri	A,B,C,D	RIDGEBURY	C
Sb	A,B	SAUGATUCK	C
Su	A,B	SUTTON	B
Wd	A,C,D,E	WINDSOR	A
400	A,B	UDORTHENTS	B
900	B	ENDOQUENTS	C

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

DENOMINATOR: /VP = VERY POORLY DRAINED /P = POORLY DRAINED /SWP = SOMEWHAT POORLY DRAINED /Rk = VERY ROCKY





LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE

NOTES:

1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868

APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT, LLC
35 THIRD STREET
DOVER, NH 03820

2.) TAX MAP 108, LOT 50

3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043

4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.

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# – 33017C0204D, DATED: MAY 17, 2005.

6.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.

7.) THE INTENT OF THIS PLAN IS TO SHOW THE SITE SPECIFIC SOIL CONDITIONS FOR THE SUBJECT PARCEL.

DEIDRA BENJAMIN, CWS #295

JOHN P, HAYES III, CSS #87

WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN. IN JUNE 2022 UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE, (2018).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

LEGEND:

- TEST HOLE
- BENCHMARK
- STONE WALL
- 276 EXISTING CONTOUR MINOR
- 275 EXISTING CONTOUR MAJOR
- SOIL LINE
- LIMIT OF SOIL SURVEY
- MATCH LINE W/ MATCH POINT
- XXXX SOIL SERIES

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

#	REVISION	DATE	DESCRIPTION
#1		8-23-22	PROJECT SUBMISSION

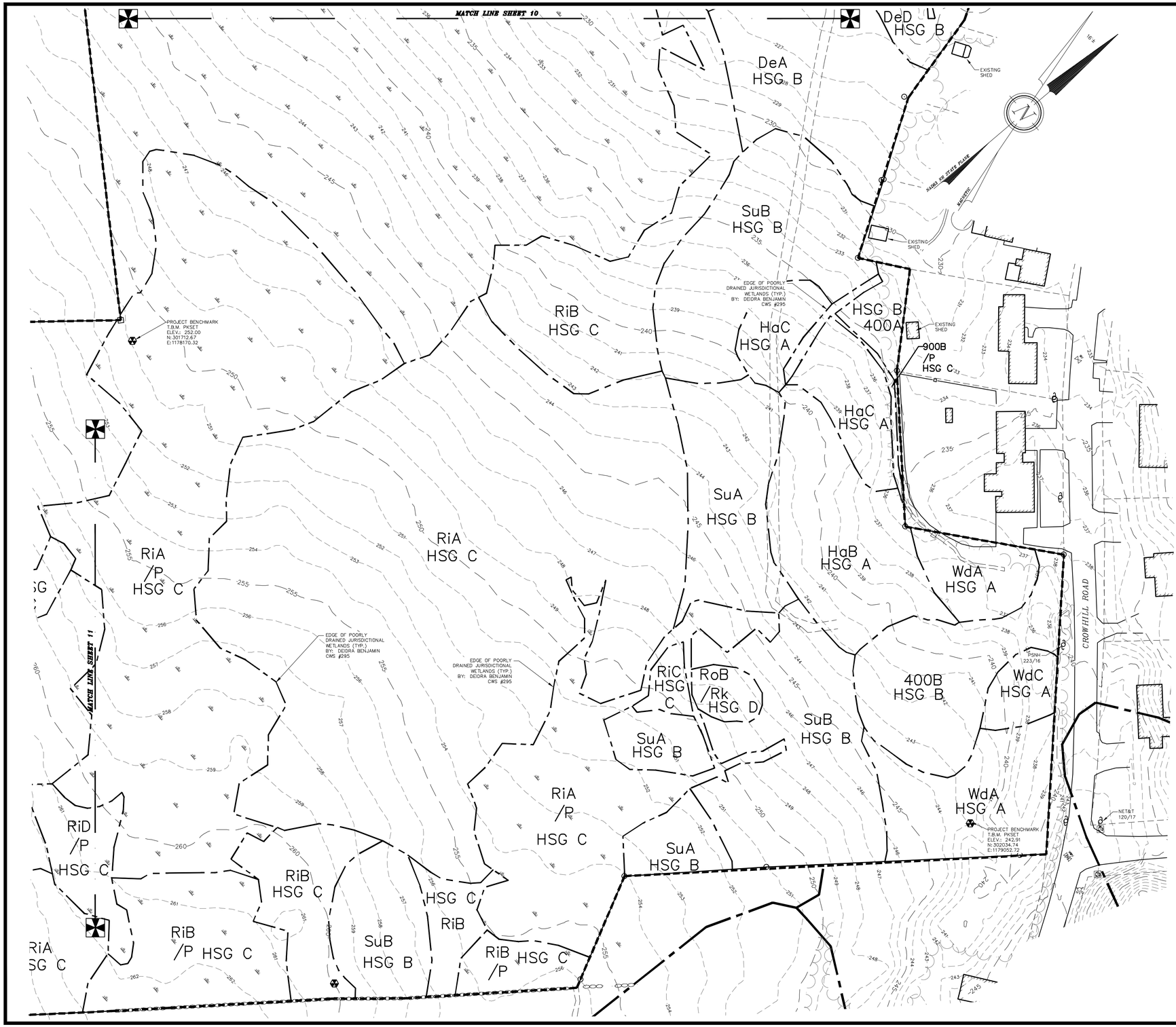
OVERVIEW SITE SPECIFIC SOILS MAP
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

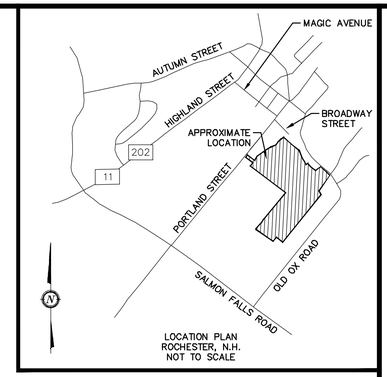
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 100 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 – 023

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION





LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE

NOTES:

1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868

APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT, LLC
35 THIRD STREET
DOVER, NH 03820

2.) TAX MAP 108, LOT 50

3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043

4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.

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STATE OF NEW HAMPSHIRE
DEIDRA L BENJAMIN
No. 295
CERTIFIED WETLAND SCIENTIST

DEIDRA BENJAMIN, CWS #295

STATE OF NEW HAMPSHIRE
JOHN P. HAYES III
No. 087
CERTIFIED SOIL SCIENTIST

JOHN P, HAYES III, CSS #87

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LEGEND:

- TEST HOLE
- BENCHMARK
- STONE WALL
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- SOIL LINE
- LIMIT OF SOIL SURVEY
- MATCH LINE W/ MATCH POINT
- XXXX SOIL SERIES

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REVISION	DATE	DESCRIPTION
#1	8-23-22	PROJECT SUBMISSION

SITE SPECIFIC SOILS MAP (DETAIL)

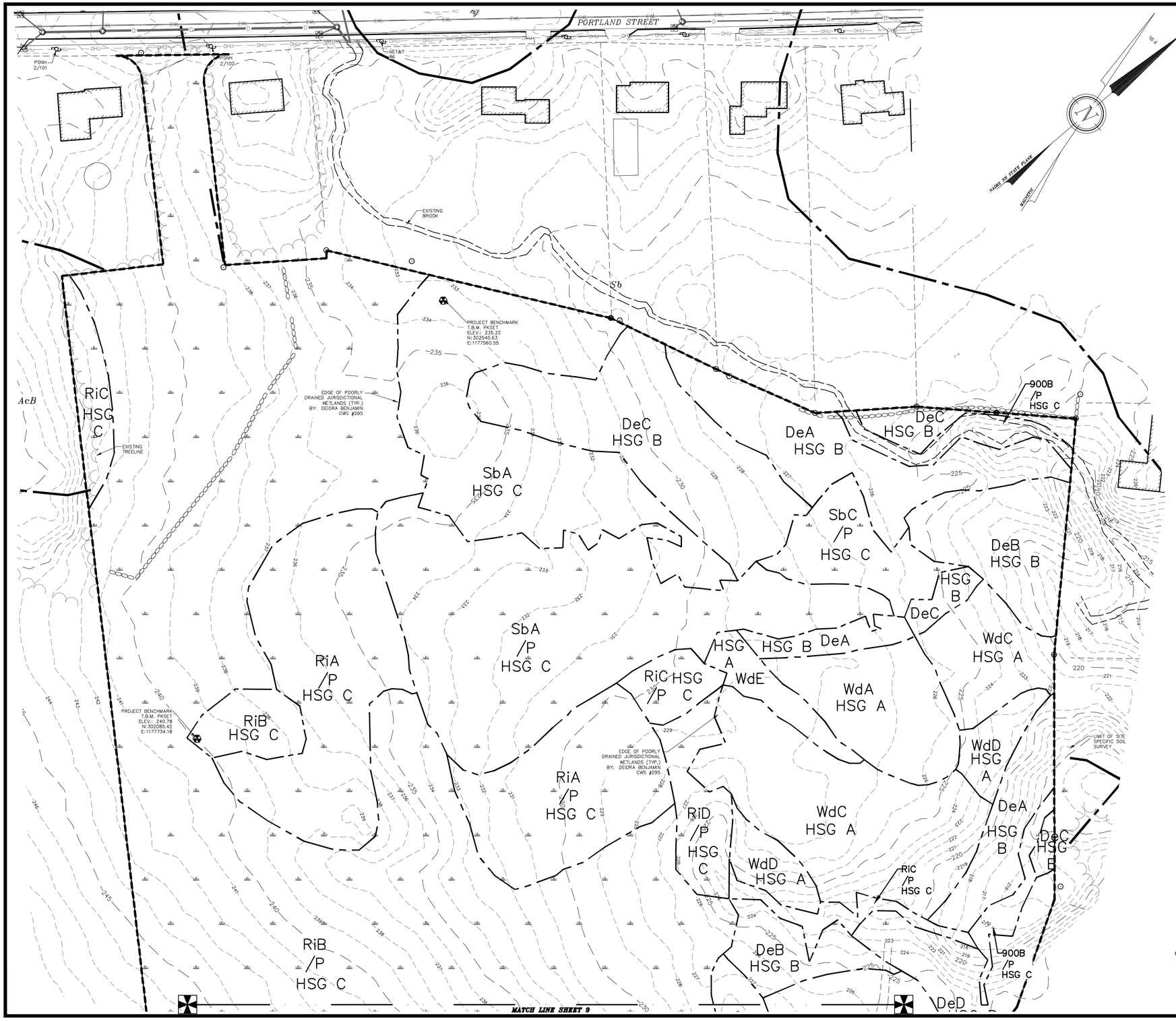
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

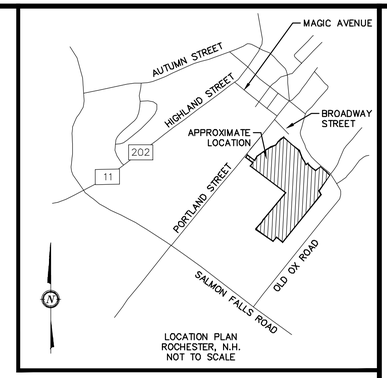
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

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

NOT FOR CONSTRUCTION





LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE

NOTES:

1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868

APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT, LLC
35 THIRD STREET
DOVER, NH 03820

2.) TAX MAP 108, LOT 50

3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043

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7.) THE INTENT OF THIS PLAN IS TO SHOW THE SITE SPECIFIC SOIL CONDITIONS FOR THE SUBJECT PARCEL.

STATE OF NEW HAMPSHIRE
DEIDRA L. BENJAMIN
No. 295
CERTIFIED WETLAND SCIENTIST

DEIDRA BENJAMIN, CWS #295

STATE OF NEW HAMPSHIRE
JOHN P. HAYES III
0087
CERTIFIED SOIL SCIENTIST

JOHN P. HAYES III, CSS #87

WETLAND NOTES:

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3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

LEGEND:

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- BENCHMARK
- STONE WALL
- 276 EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- SOIL LINE
- LIMIT OF SOIL SURVEY
- MATCH LINE W/ MATCH POINT
- XXXX SOIL SERIES

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REVISION	DATE	DESCRIPTION
#1	8-23-22	PROJECT SUBMISSION

SITE SPECIFIC SOILS MAP (DETAIL)
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

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

NOT FOR CONSTRUCTION

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTES:

1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868

APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT, LLC
35 THIRD STREET
DOVER, NH 03820

2.) TAX MAP 108, LOT 50

3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043

4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.

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# - 33017C0204D, DATED: MAY 17, 2005.

6.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.

7.) THE INTENT OF THIS PLAN IS TO SHOW THE SITE SPECIFIC SOIL CONDITIONS FOR THE SUBJECT PARCEL.

LEGEND:

- TEST HOLE
- BENCHMARK
- STONE WALL
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- SOIL LINE
- LIMIT OF SOIL SURVEY
- MATCH LINE W/ MATCH POINT
- XXXX SOIL SERIES

STATE OF NEW HAMPSHIRE
DEIDRA L BENJAMIN
No. 295
CERTIFIED WETLAND SCIENTIST

DEIDRA BENJAMIN, CWS #295

STATE OF NEW HAMPSHIRE
JOHN P. HAYES III
No. 087
CERTIFIED SOIL SCIENTIST

JOHN P, HAYES III, CSS #87

WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN. IN JUNE 2022 UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
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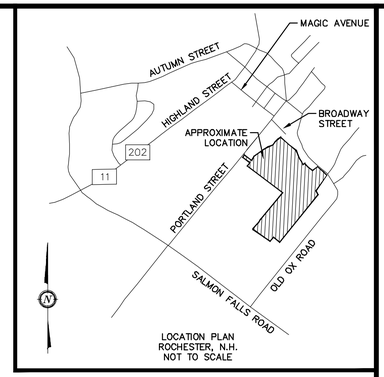
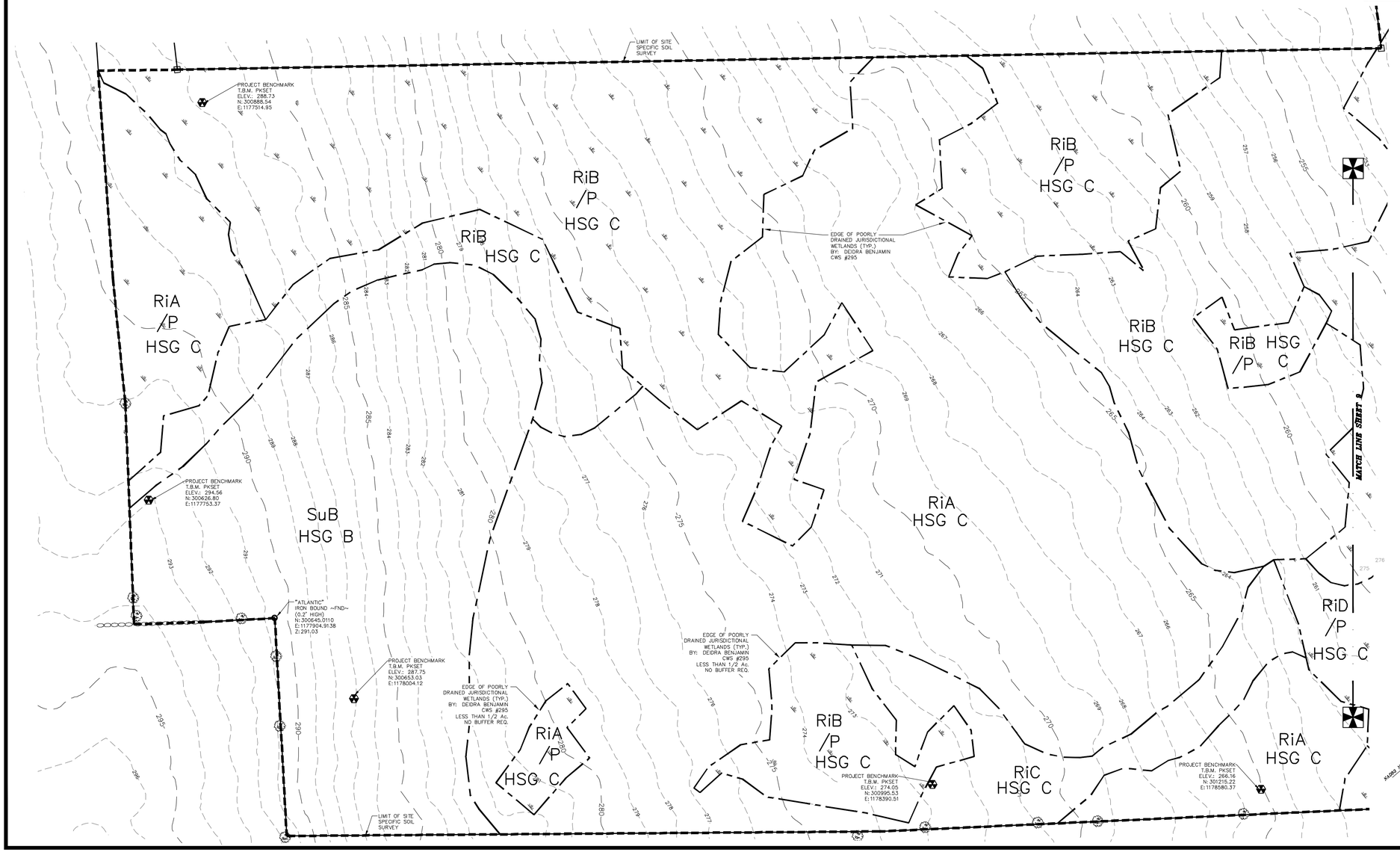
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE



REVISION	DATE	DESCRIPTION
#1	8-23-22	PROJECT SUBMISSION

SITE SPECIFIC SOILS MAP (DETAIL)

LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

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

NOT FOR CONSTRUCTION

ABUTTER DATA:

(A) N/F LECLAIR, DAVID & BRENDA
745 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 107, LOT 55
S.C.R.D. BOOK 1398, PAGE 214
RESIDENTIAL USE, 0.28 Ac.

(B) N/F SELLING, AMANDA
750 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 107, LOT 47
S.C.R.D. BOOK 4810, PAGE 642
RESIDENTIAL USE, 4 Ac.

(C) N/F GLASNE, MARIA & STAUFFACHER, PORTIA
1 CAROLE COURT
ROCHESTER, NH 03868
TAX MAP 108, LOT 53
S.C.R.D. BOOK 4704, PAGE 295
RESIDENTIAL USE, 0.23 Ac.

(D) N/F FRITZ, DONNA & CUNHA, FRANK
798 CAROLE COURT
ROCHESTER, NH 03868
TAX MAP 108, LOT 54
S.C.R.D. BOOK 2146, PAGE 609
RESIDENTIAL USE, 0.23 Ac.

(E) N/F DOYLE, MICHAEL & ANDREA
802 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 55
S.C.R.D. BOOK 4852, PAGE 616
RESIDENTIAL USE, 0.3 Ac.

(F) N/F BOISVERT, RONDA & PHLEMON
801 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 49
S.C.R.D. BOOK 5014, PAGE 141
RESIDENTIAL USE, 0.5 Ac.

(G) N/F HINKLEY, JAMES & CLAIRE
807 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 48
S.C.R.D. BOOK 3931, PAGE 761
RESIDENTIAL USE, 1.5 Ac.

(H) N/F GOODWIN REVOCABLE TRUST
817 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 47
S.C.R.D. BOOK 5024, PAGE 988
RESIDENTIAL USE, 0.68 Ac.

(I) N/F NOYES, ANDREW & KERRI
821 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 46
S.C.R.D. BOOK 4955, PAGE 237
RESIDENTIAL USE, 0.78 Ac.

(J) N/F BELL, BARBARA
825 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 45
S.C.R.D. BOOK 3216, PAGE 204
RESIDENTIAL USE, 0.84 Ac.

(K) N/F TANGUAY, DONALD & LESLIE
827 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 103, LOT 215-1
S.C.R.D. BOOK 3172, PAGE 773
RESIDENTIAL USE, 0.74 Ac.

(L) N/F LEONE, MARK & LORRAINE
831 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 103, LOT 215
S.C.R.D. BOOK 3510, PAGE 906
RESIDENTIAL USE, 0.74 Ac.

(M) N/F DIORIO, ANTHONY & CARLA
7 BROADWAY STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 44
S.C.R.D. BOOK 4839, PAGE 766
RESIDENTIAL USE, 0.6 Ac.

(N) N/F DAY, BENJAMIN
45 CROWHILL ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 41
S.C.R.D. BOOK 4309, PAGE 912
RESIDENTIAL USE, 1.1 Ac.

ABUTTER DATA:

(O) N/F SEARS, GARY & SHERRY
49 CROWHILL ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 40
S.C.R.D. BOOK 1208, PAGE 735
RESIDENTIAL USE, 0.39 Ac.

(P) N/F HUSSEY, DANIEL & SANDRA
55 CROWHILL ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 39
S.C.R.D. BOOK 1079, PAGE 415
RESIDENTIAL USE, 0.2 Ac.

(Q) N/F SHELDON, AMY & SMITH, CINDY
57 CROWHILL ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 38
S.C.R.D. BOOK 4851, PAGE 402
RESIDENTIAL USE, 0.31 Ac.

(R) N/F STEVENS FAMILY TRUST DATED 10-23-07
61 CROWHILL ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 37
S.C.R.D. BOOK 3590, PAGE 155
RESIDENTIAL USE, 0.2 Ac.

(S) N/F MCLAIN FAMILY REV. TRUST
63 CROWHILL ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 36
S.C.R.D. BOOK 4635, PAGE 633
RESIDENTIAL USE, 0.35 Ac.

(T) N/F KIRCHDORFER, JOHN
67 CROWHILL ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 35
S.C.R.D. BOOK 4369, PAGE 900
RESIDENTIAL USE, 0.5 Ac.

(U) N/F VITAGLIANO, HEATHER
74 CROWHILL ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 5
S.C.R.D. BOOK 2124, PAGE 262
RESIDENTIAL USE, 0.95 Ac.

(V) N/F NEIMAN, GARY & KAREN
78 CROWHILL ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 6
S.C.R.D. BOOK 1605, PAGE 539
RESIDENTIAL USE, 0.73 Ac.

(W) N/F LEVEILLE, DIANE
4 COPPER LANE
ROCHESTER, NH 03868
TAX MAP 108, LOT 27
S.C.R.D. BOOK 4222, PAGE 429
RESIDENTIAL USE, 0.89 Ac.

(X) N/F CLAFLIN, LINDA
89 CROWHILL ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 34
S.C.R.D. BOOK 2004, PAGE 645
RESIDENTIAL USE, 2.2 Ac.

(Y) N/F MARY M. JONES REV. TRUST
99 CROWHILL ROAD
ROCHESTER, NH 03868
TAX MAP 108, LOT 33
S.C.R.D. BOOK 3471, PAGE 467
RESIDENTIAL USE, 12.65 Ac.

(Z) N/F KONDRUP FAMILY REV. TRUST
570 SALMON FALLS ROAD
ROCHESTER, NH 03868
TAX MAP 324, LOT 1
S.C.R.D. BOOK 4742, PAGE 371
RESIDENTIAL USE, 23.68 Ac.

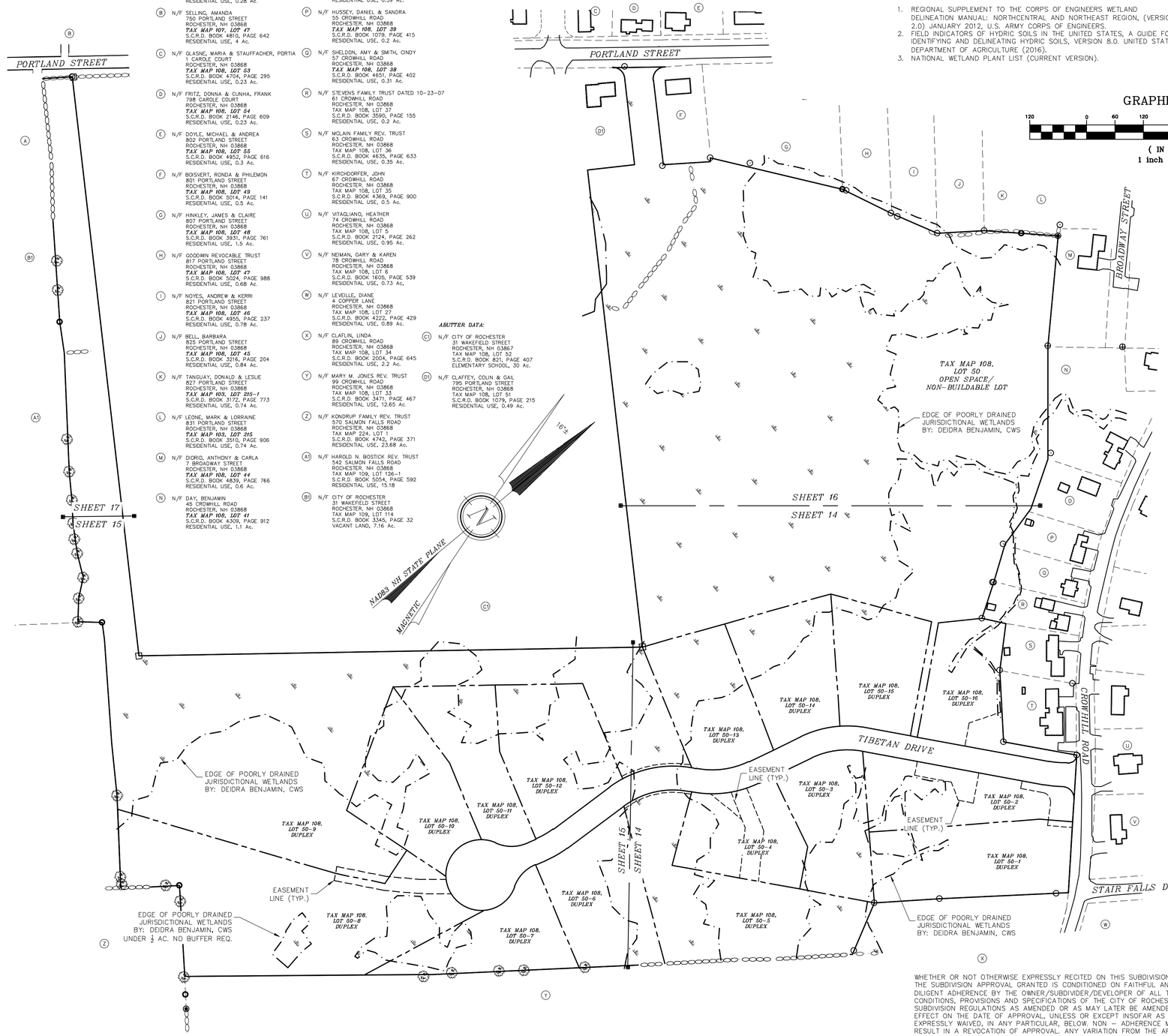
(A1) N/F HAROLD N. BOSTICK REV. TRUST
542 SALMON FALLS ROAD
ROCHESTER, NH 03868
TAX MAP 109, LOT 126-1
S.C.R.D. BOOK 5054, PAGE 592
RESIDENTIAL USE, 15.18

(B1) N/F CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03868
TAX MAP 109, LOT 114
S.C.R.D. BOOK 3345, PAGE 32
VACANT LAND, 7.16 Ac.

ABUTTER DATA:

(C1) N/F CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
TAX MAP 108, LOT 52
S.C.R.D. BOOK 821, PAGE 407
ELEMENTARY SCHOOL, 30 Ac.

(D1) N/F CLAFFEY, COLIN & GAIL
795 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 51
S.C.R.D. BOOK 1079, PAGE 215
RESDENTIAL USE, 0.49 Ac.



WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN. IN JUNE 2022 UTILIZING THE FOLLOWING STANDARDS:

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3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

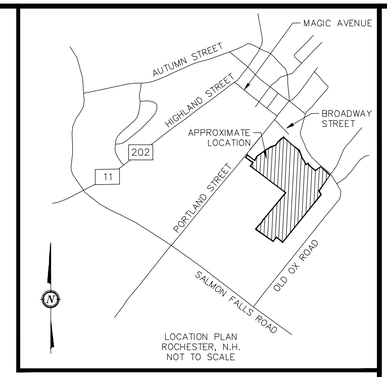
STATE OF NEW HAMPSHIRE
DEIDRA L. BENJAMIN
No. 295
CERTIFIED WETLAND SCIENTIST

DEIDRA BENJAMIN, CWS #295

GRAPHIC SCALE

120 0 60 120 240 480

(IN FEET)
1 inch = 120 ft.



LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE

NOTES:

1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868

APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT, LLC
35 THIRD STREET
DOVER, NH 03820

2.) TAX MAP 108, LOT 50

3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043

4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.

5.) ZONING: AGRICULTURAL (AG) WITH MUNICIPAL WATER
SETBACKS:
FRONT – 20'
SIDE – 10'
REAR – 20'
MIN. LOT SIZE: 30,000 Sq.Ft. DUPLEX REQUIRES 45,000 Sq.Ft.,
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 35%
MAX. BUILDING FOOTPRINT: 30%

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.

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8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SPRING OF 2022, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.

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11.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITES SURFACE ARE AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES, IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES AR REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTIONS AT NO EXPENSE TO THE CITY.

12.) EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CITY OF ROCHESTER STORMWATER REGULATIONS.

13.) LOTS 50–1 THROUGH 50–8 & 50–10 THROUGH LOT 50–16 WILL REQUIRE NHDES SUBDIVISION APPROVAL.

PLAN REFERENCES:

1.) "SUBDIVISION PLAN FOR CHRISTOPHER A. & SUSAN E. MEROFF
ROCHESTER, NH"
BY:NORWAY PLAINS ASSOCIATES, INC
DATED:JUNE 2004
S.C.R.D PLAN #76–68

2.) "PLAN OF LAND FOR JULIE E. BLAISDELL, ROCHESTER, NH"
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC
DATED: JUNE 1988
S.C.R.D. PLAN #34–104

3.) "BOUNDARY REVISION AGREEMENT BETWEEN JULIE E. BLAISDELL & THE CITY OF ROCHESTER, NH"
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC
DATED: MAY 1988
S.C.R.D PLAN #34–103

4.) "BOUNDARY REVISION AGREEMENT BETWEEN JULIE E. BLAISDELL & THE CITY OF ROCHESTER, NH"
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC
DATED: MAY 1988
S.C.R.D PLAN #34–75

5.) "PROPOSED SUBDIVISION LAND OF NORMAN BLAISDELL, ROCHESTER, NH"
BY: BERRY CONSTRUCTION CO. INC
DATED: SEPTEMBER 29, 1975
S.C.R.D PLAN #16A–23

6.) "PLAN OF LAND SUBDIVISION MYRTLAND & ROBERTA ROBINSON ROCHESTER, NH"
BY: FREDERICK E. DREW ASSOCIATES
DATED: JANUARY 1976
S.C.R.D PLAN #17A–29

7.) "LONG MEADOW ESTATES DEVELOPED BY LELAND U. CLOUGH & MARION G. HASTINGS ROCHESTER, NH"
BY:BERRY CONSTRUCTION CO. INC
DATED: MAY 7, 1973
BERRY CONSTRUCTION FILE NUMBER DB1973–27

PLAN REFERENCES:

8.) "CONSOLIDATION & RE–SUBDIVISION PLAN FOR SALMON FALLS ESTATES REALTY TRUST ROCHESTER, NH"
BY: JONES & BEACH ENGINEERS, INC
DATED: JANUARY 2002
S.C.R.D PLAN #72–1

9.) "SUBDIVISION OF LAND FOR CARL L. JR. & MARY M. JONES ROCHESTER, NH"
BY: NORWAY PLAINS ASSOCIATES, INC
DATED: AUGUST 1999
S.C.R.D PLAN #58–40

10.) "LAND OF JUNE & ROBERT AUSTIN ROCHESTER, NH"
BY: BERRY SURVEYING AND ENGINEERING
DATED: OCTOBER 19, 1999
S.C.R.D PLAN # 58–58

11.) "SUBDIVISION OF LAND & LOT LINE ADJUSTMENT FOR DAMON & STACI KONDRUP ROCHESTER, NH"
BY: ATLANTIC SURVEY COMPANY
DATED: APRIL 21, 1999
S.C.R.D PLAN #56–19

12.) "SUBDIVISION OF LAND FOR ARTHUR ABBOTT ROCHESTER, NH"
BY: ATLANTIC SURVEY COMPANY
DATED: OCTOBER 7, 1997
S.C.R.D PLAN #51–54

13.) "PLAN OF LAND FOR ARTHUR ABBOTT ROCHESTER, NH"
BY: ATLANTIC SURVEY COMPANY
DATED: JULY 17, 1998
S.C.R.D PLAN # 48–30

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON – ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

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 – 1:10,000 –

_____

KENNETH A. BERRY LLS 805 DATE

#	REVISION	DATE	DESCRIPTION
			PROJECT SUBMISSION
#1		8-23-22	

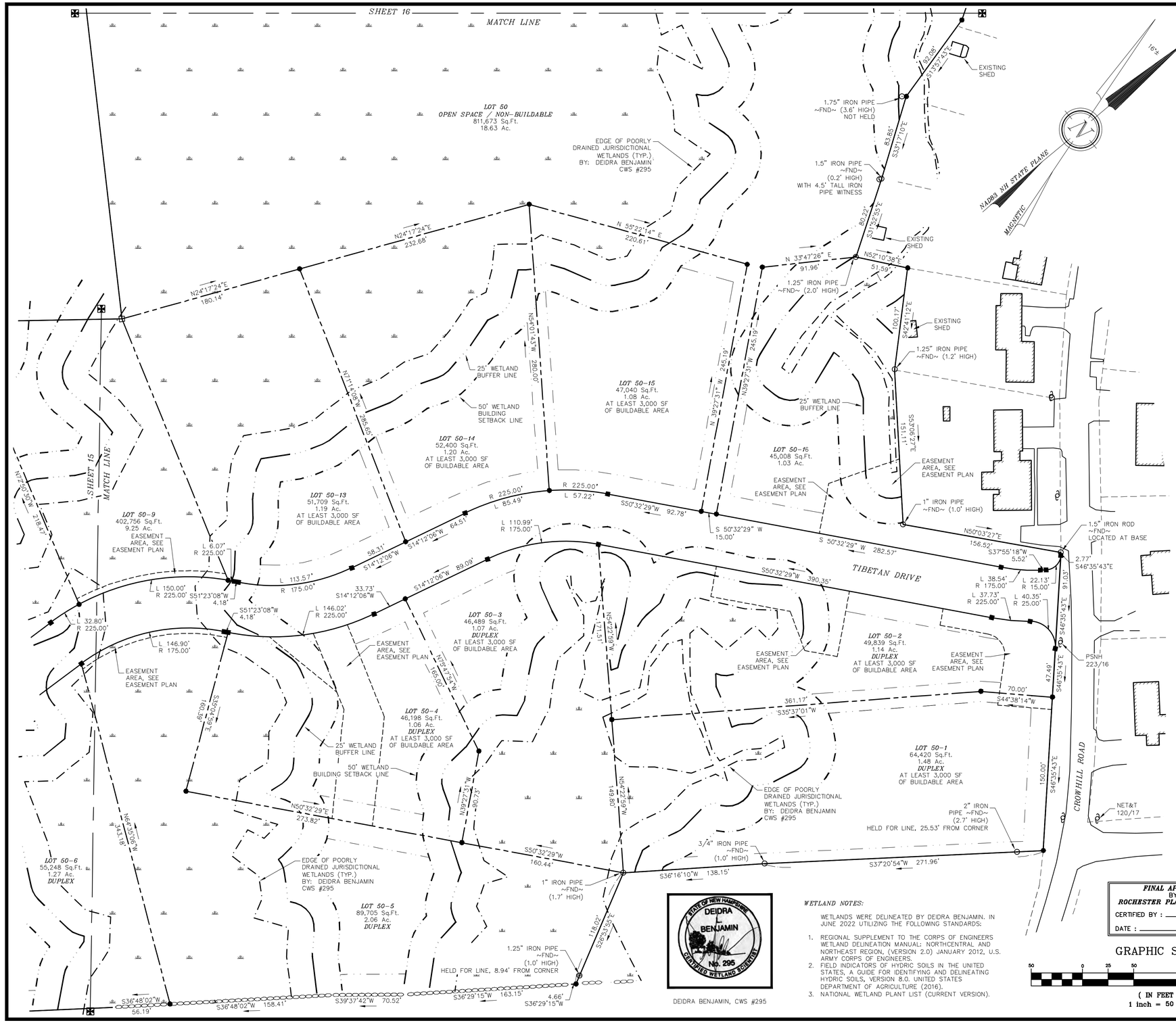
SUBDIVISION PLAN (OVERVIEW)
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

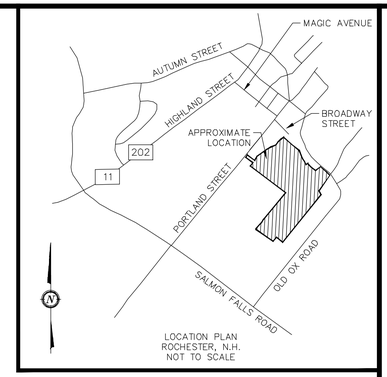
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 120 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 – 023

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

NOT FOR CONSTRUCTION





LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE

NOTES:

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8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SPRING OF 2022, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.

9.) THE PROJECT SITE HAS ACCESS TO MUNICIPAL WATER WITH ON SITE SEPTIC.

10.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE ROCHESTER TAX MAP 108, LOT 50 INTO 16 INDIVIDUAL LOTS AND ONE OPEN SPACE NON–BUILDABLE LOT. THIS IS A MULTI SHEET PLAN SET. THE ENTIRE PLAN SET WILL BE ON FILE AT THIS OFFICE AND THE CITY OF ROCHESTER. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335–1338.

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13.) SEE OVERVIEW SUBDIVISION SHEET FOR ADDTIONAL NOTES, ABUTTERS AND PLAN REFERENCES.

LEGEND:

- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/ID CAP (TO BE SET)
- IRON BOUND/IRON ROD (FND)
- IRON PIPE (FND)
- CONCRETE BOUND (FND)
- DRILL HOLE (FND)
- ANGLE IRON (FND)
- UTILITY POLE / GUY WIRE
- APPROX. ABUTTING PROPERTY LINE
- POORLY DRAINED JURISDICTIONAL WETLAND LINE
- 50' WETLAND SETBACK LINE
- 25' WETLAND BUFFER LINE
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE

FND FOUND
TYP TYPICAL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

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

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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 – 1:10,000 –

KENNETH A. BERRY LLS 805 DATE

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

DEIDRA BENJAMIN, CWS #295

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3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

REVISION	DATE	PROJECT SUBMISSION DESCRIPTION
#1	8–23–22	

SUBDIVISION PLAN (DETAIL)
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 – 023

NOT FOR CONSTRUCTION

NOTES:

1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868

APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT, LLC
35 THIRD STREET
DOVER, NH 03820

2.) TAX MAP 108, LOT 50

3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96–0043

4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.

5.) ZONING: AGRICULTURAL (AG) WITH MUNICIPAL WATER
SETBACKS:
FRONT – 20'
SIDE – 10'
REAR – 20'
MIN. LOT SIZE: 30,000 Sq.Ft. DUPLEX REQUIRES 45,000 Sq.Ft.,
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 35%
MAX. BUILDING FOOTPRINT: 30%

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 USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.

8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SPRING OF 2022, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.

NOTES:

9.) THE PROJECT SITE HAS ACCESS TO MUNICIPAL WATER WITH ON SITE SEPTIC.

10.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE ROCHESTER TAX MAP 108, LOT 50 INTO 16 INDIVIDUAL LOTS AND ONE OPEN SPACE NON–BUILDABLE LOT. THIS IS A MULTI SHEET PLAN SET. THE ENTIRE PLAN SET WILL BE ON FILE AT THIS OFFICE AND THE CITY OF ROCHESTER. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335–1338.

11.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITES SURFACE ARE AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES, IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES AR REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTIONS AT NO EXPENSE TO THE CITY.

12.) EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CITY OF ROCHESTER STORMWATER REGULATIONS.

13.) SEE OVERVIEW SUBDIVISION SHEET FOR ADDTIONAL NOTES, ABUTTERS AND PLAN REFERENCES.

GRAPHIC SCALE

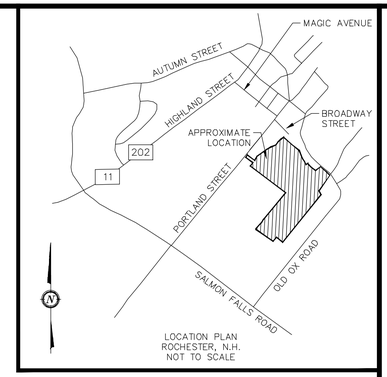
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND:

- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/ID CAP (TO BE SET)
- IRON BOUND/IRON ROD (FND)
- IRON PIPE (FND)
- CONCRETE BOUND (FND)
- DRILL HOLE (FND)
- ANGLE IRON (FND)
- UTILITY POLE / GUY WIRE
- APPROX. ABUTTING PROPERTY LINE
- POORLY DRAINED JURISDICTIONAL WETLAND LINE
- 50' WETLAND SETBACK LINE
- 25' WETLAND BUFFER LINE
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE
- TREE W/BLAZE OR BARBED WIRE

FND FOUND
TYP TYPICAL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS



LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE

MATCH LINE

N57°31'47"W 64.25'
15" PINE W/BARBED WIRE
N63°50'52"W 52.76'
36" DOUBLE HEMLOCK W/BARBED WIRE
44.77' N37°32'01"W
16" SNAG W/BARBED WIRE
49.63' N48°01'34"W
8" BLAZED BIRCH
IRON BOUND W/DAMAGED CAP ~FND~
51.36' S41°37'25"W
36.24' N58°10'30"W
S55°33'25"E 1,229.81'

EXISTING BOUNDARY LINE

CONCRETE BOUND ~FND~ (1.3' HIGH)

N54°01'03"W 218.67'

N55°42'28"W 111.71'

STUMP W/BARBED WIRE

29.23' N52°17'11"W

N52°17'11"W 165.96'

TREE W/BARBED WIRE(TYP.)

"ATLANTIC" IRON BOUND ~FND~ (0.2' HIGH) N: 300645.0110 E:1177904.9138 Z: 291.03

63.10' S38°07'57"W

61.21' S36°55'19"W

N53°09'20"W 192.47'

25' WETLAND BUFFER LINE

50' WETLAND BUILDING SETBACK LINE

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DEIDRA BENJAMIN CWS #295

N38°58'56"E 215.14'

N38°58'56"E 184.27'

N16°23'10"W 198.73'

N29°13'49"W 278.58'

N57°44'24"W 140.69'

N72°05'30"W 218.47'

LOT 50–9
402,756 Sq.Ft.
9.25 Ac.
DUPLEX

LOT 50–10
55,903 Sq.Ft.
1.28 Ac.
DUPLEX
AT LEAST 3,000 SF OF BUILDABLE AREA

LOT 50–11
46,069 Sq.Ft.
1.06 Ac.
DUPLEX
AT LEAST 3,000 SF OF BUILDABLE AREA

LOT 50–12
58,709 Sq.Ft.
1.35 Ac.
DUPLEX
AT LEAST 3,000 SF OF BUILDABLE AREA

LOT 50–8
150,470 Sq.Ft.
3.45 Ac.
DUPLEX
AT LEAST 3,000 SF OF BUILDABLE AREA

LOT 50–7
45,272 Sq.Ft.
1.04 Ac.
DUPLEX
AT LEAST 3,000 SF OF BUILDABLE AREA

LOT 50–6
55,248 Sq.Ft.
1.27 Ac.
DUPLEX
AT LEAST 3,000 SF OF BUILDABLE AREA

S73°33'51"W 132.75'

S56°25'07"W 479.32'

S51°19'02"W 106.49'

S16°28'09"E 83.68'

S73°33'51"W 98.76'

N72°37'34"W 175.15'

N72°48'57"W 200.00'

S03°17'25"W 148.29'

S17°02'27"W 22.05'

L 31.82' R 75.00'

L 66.12' R 80.00'

L 120.00' R 75.00'

L 87.74' R 75.00'

L 54.00' R 225.00'

L 42.00' R 175.00'

L 32.80' R 225.00'

TIBETAN DRIVE

PRO. 30' WIDE DRIVEWAY EASEMENT SEE EASEMENT SHEET

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DEIDRA BENJAMIN CWS #295 LESS THAN 1/2 Ac. NO BUFFER REQ.

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: DEIDRA BENJAMIN CWS #295 LESS THAN 1/2 Ac. NO BUFFER REQ.

S17°58'26"W 285.71'

S37°23'34"W 309.10'

TREE W/BARBED WIRE(TYP.)

EXISTING BOUNDARY LINE

S39°33'44"W 379.17'

S39°33'44"W 145.00'

MATCH LINE SHEET 14

16½

NAD83 NH STATE PLANE

MAGNETIC

STATE OF NEW HAMPSHIRE
DEIDRA L. BENJAMIN
No. 295
CERTIFIED WETLAND SCIENTIST

DEIDRA BENJAMIN, CWS #295

WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN JUNE 2022 UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

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 – 1:10,000 –

KENNETH A. BERRY LLS 805 DATE

#	REVISION	DATE	DESCRIPTION
#1		8–23–22	PROJECT SUBMISSION

SUBDIVISION PLAN (DETAIL)
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ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
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ROCHESTER, N.H.
TAX MAP 108, LOT 50

BERRY SURVEYING & ENGINEERING
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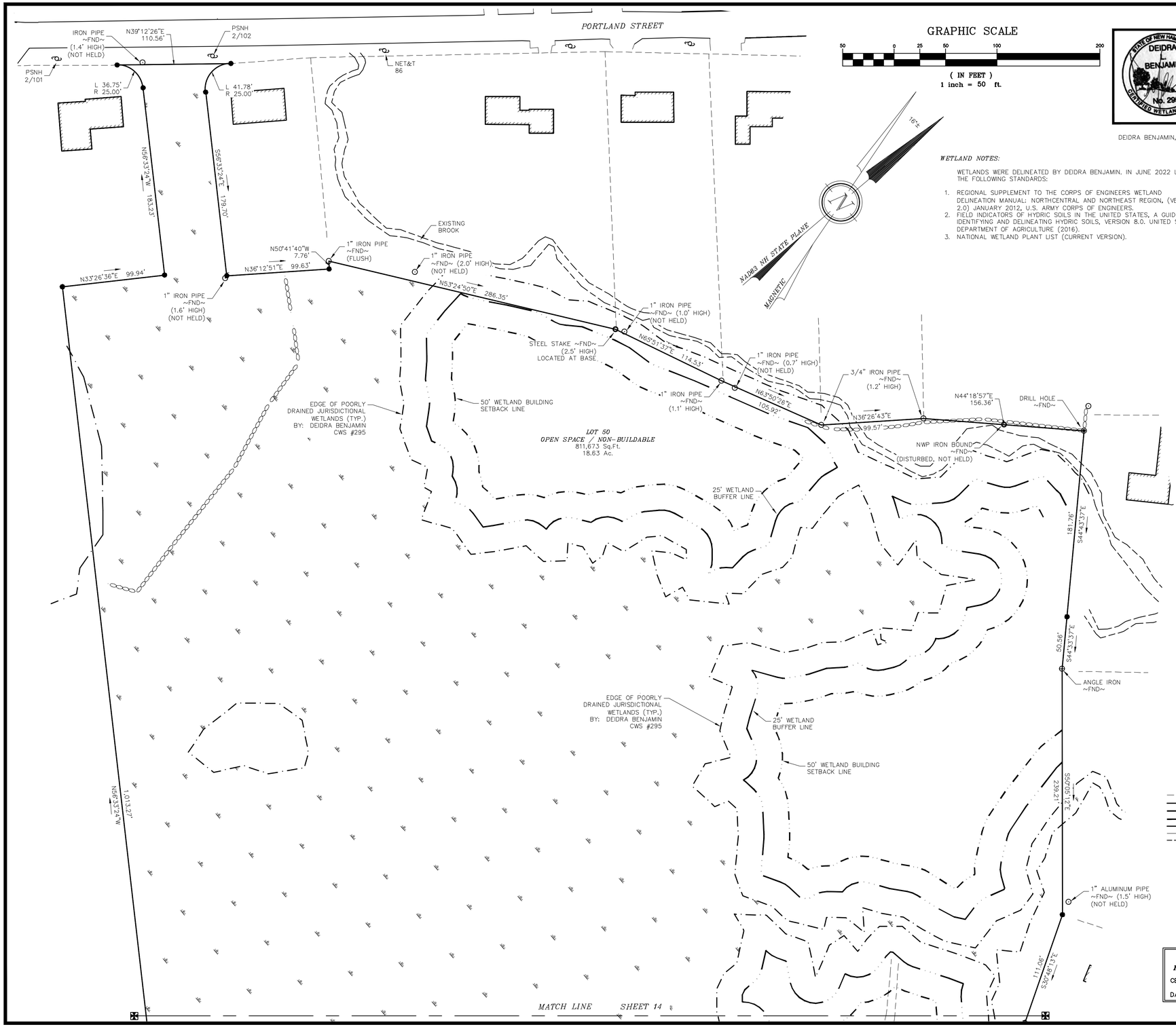
BARRINGTON, NH 03825 (603)332–2863

SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 – 023

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

NOT FOR CONSTRUCTION



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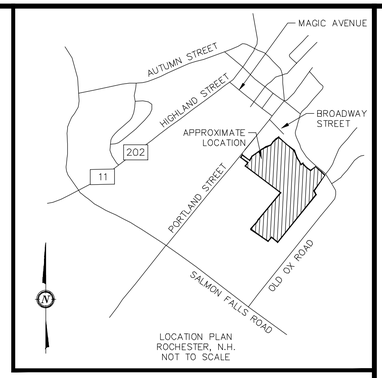

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NOT TO SCALE

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FINAL APPROVAL
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ROCHESTER PLANNING BOARD

CERTIFIED BY : _____

DATE : _____

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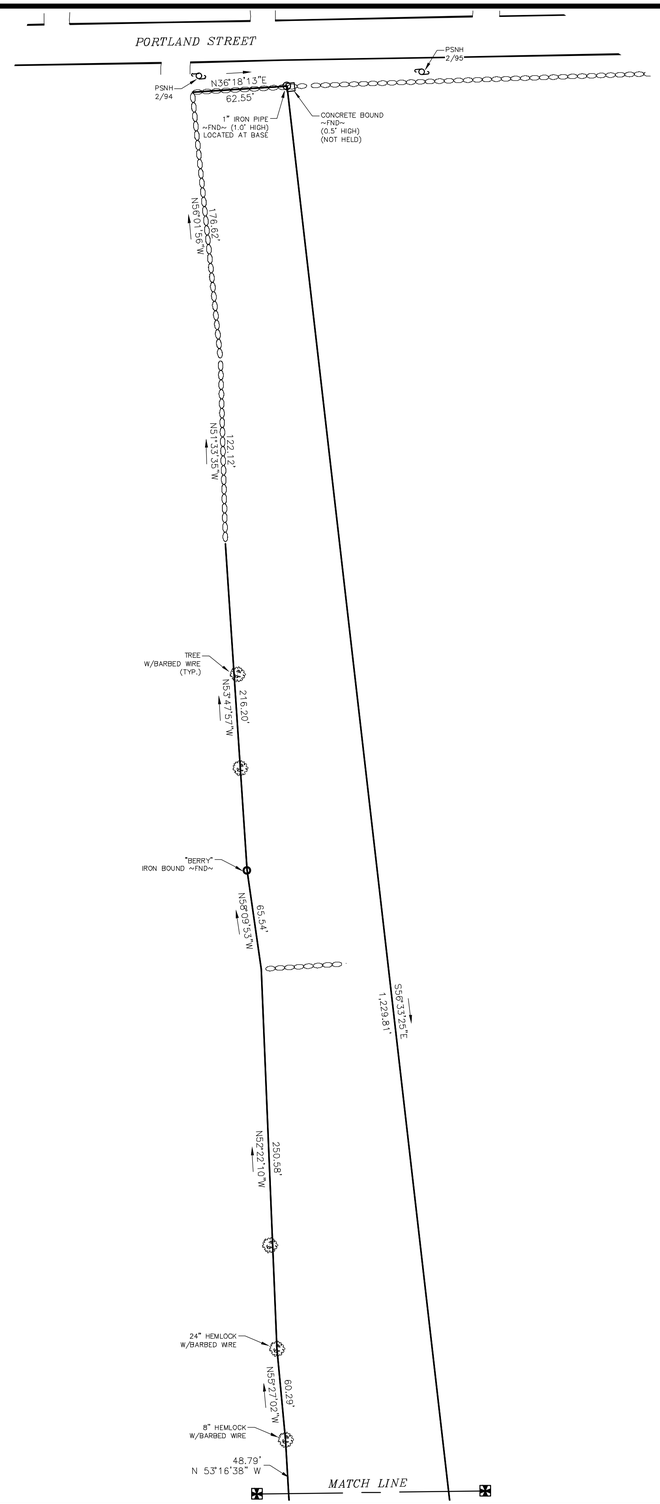

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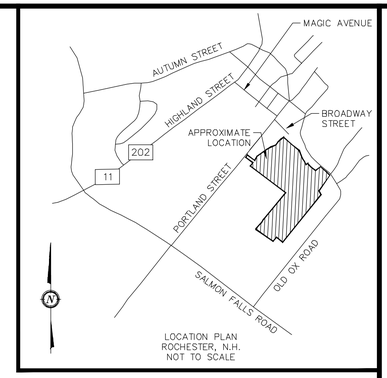

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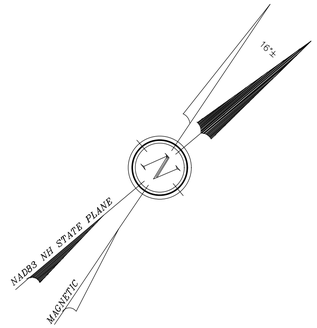

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FINAL APPROVAL BY ROCHESTER PLANNING BOARD
CERTIFIED BY : _____
DATE : _____

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

NOT FOR CONSTRUCTION

PLAN REFERENCES:

1.) "SUBDIVISION PLAN FOR CHRISTOPHER A. & SUSAN E. MEROFF ROCHESTER, NH" BY:NORWAY PLAINS ASSOCIATES, INC DATED: JUNE 2004 S.C.R.D PLAN #76-68

2.) "PLAN OF LAND FOR JULIE E. BLAISDELL, ROCHESTER, NH" BY: NORWAY PLAINS SURVEY ASSOCIATES, INC DATED: JUNE 1988 S.C.R.D. PLAN #34-104

3.) "BOUNDARY REVISION AGREEMENT BETWEEN JULIE E. BLAISDELL & THE CITY OF ROCHESTER, NH" BY: NORWAY PLAINS SURVEY ASSOCIATES, INC DATED: MAY 1988 S.C.R.D PLAN #34-103

4.) "BOUNDARY REVISION AGREEMENT BETWEEN JULIE E. BLAISDELL & THE CITY OF ROCHESTER, NH" BY: NORWAY PLAINS SURVEY ASSOCIATES, INC DATED: MAY 1988 S.C.R.D PLAN #34-75

5.) "PROPOSED SUBDIVISION LAND OF NORMAN BLAISDELL, ROCHESTER, NH" BY: BERRY CONSTRUCTION CO. INC DATED: SEPTEMBER 29, 1975 S.C.R.D PLAN #164-23

6.) "PLAN OF LAND SUBDIVISION MYRTLAND & ROBERTA ROBINSON ROCHESTER, NH" BY: FREDERICK E. DREW ASSOCIATES DATED: JANUARY 1976 S.C.R.D PLAN #17A-29

7.) "LONG MEADOW ESTATES DEVELOPED BY LELAND U. CLOUGH & MARION G. HASTINGS ROCHESTER, NH" BY:BERRY CONSTRUCTION CO. INC DATED: MAY 7, 1973 BERRY CONSTRUCTION FILE NUMBER DB1973-27

PLAN REFERENCES:

8.) "CONSOLIDATION & RE-SUBDIVISION PLAN FOR SALMON FALLS ESTATES REALTY TRUST ROCHESTER, NH" BY: JONES & BEACH ENGINEERS, INC DATED: JANUARY 2002 S.C.R.D PLAN #72-1

9.) "SUBDIVISION OF LAND FOR CARL L. JR. & MARY M. JONES ROCHESTER, NH" BY: NORWAY PLAINS ASSOCIATES, INC DATED: AUGUST 1999 S.C.R.D PLAN #58-40

10.) "LAND OF JUNE & ROBERT AUSTIN ROCHESTER, NH" BY: BERRY SURVEYING AND ENGINEERING DATED: OCTOBER 19, 1999 S.C.R.D PLAN # 58-58

11.) "SUBDIVISION OF LAND & LOT LINE ADJUSTMENT FOR DAMON & STACI KONDRUP ROCHESTER, NH" BY: ATLANTIC SURVEY COMPANY DATED: APRIL 21, 1999 S.C.R.D PLAN #56-19

12.) "SUBDIVISION OF LAND FOR ARTHUR ABBOTT ROCHESTER, NH" BY: ATLANTIC SURVEY COMPANY DATED: OCTOBER 7, 1997 S.C.R.D PLAN #51-54

13.) "PLAN OF LAND FOR ARTHUR ABBOTT ROCHESTER, NH" BY: ATLANTIC SURVEY COMPANY DATED: JULY 17, 1996 S.C.R.D PLAN # 48-30

LINE	BEARING	DISTANCE
L1	S35°04'59"E	5.05'
L2	N64°55'06"W	5.41'
L3	S16°28'09"E	17.06'
L4	N72°50'30"W	6.03'
L5	N72°07'01"W	7.04'

CURVE	ARC LENGTH	RADIUS
C1	43.15'	225.00'
C2	40.35'	225.00'

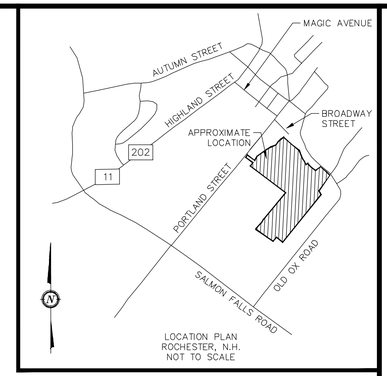
WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN JUNE 2022 UTILIZING THE FOLLOWING STANDARDS:

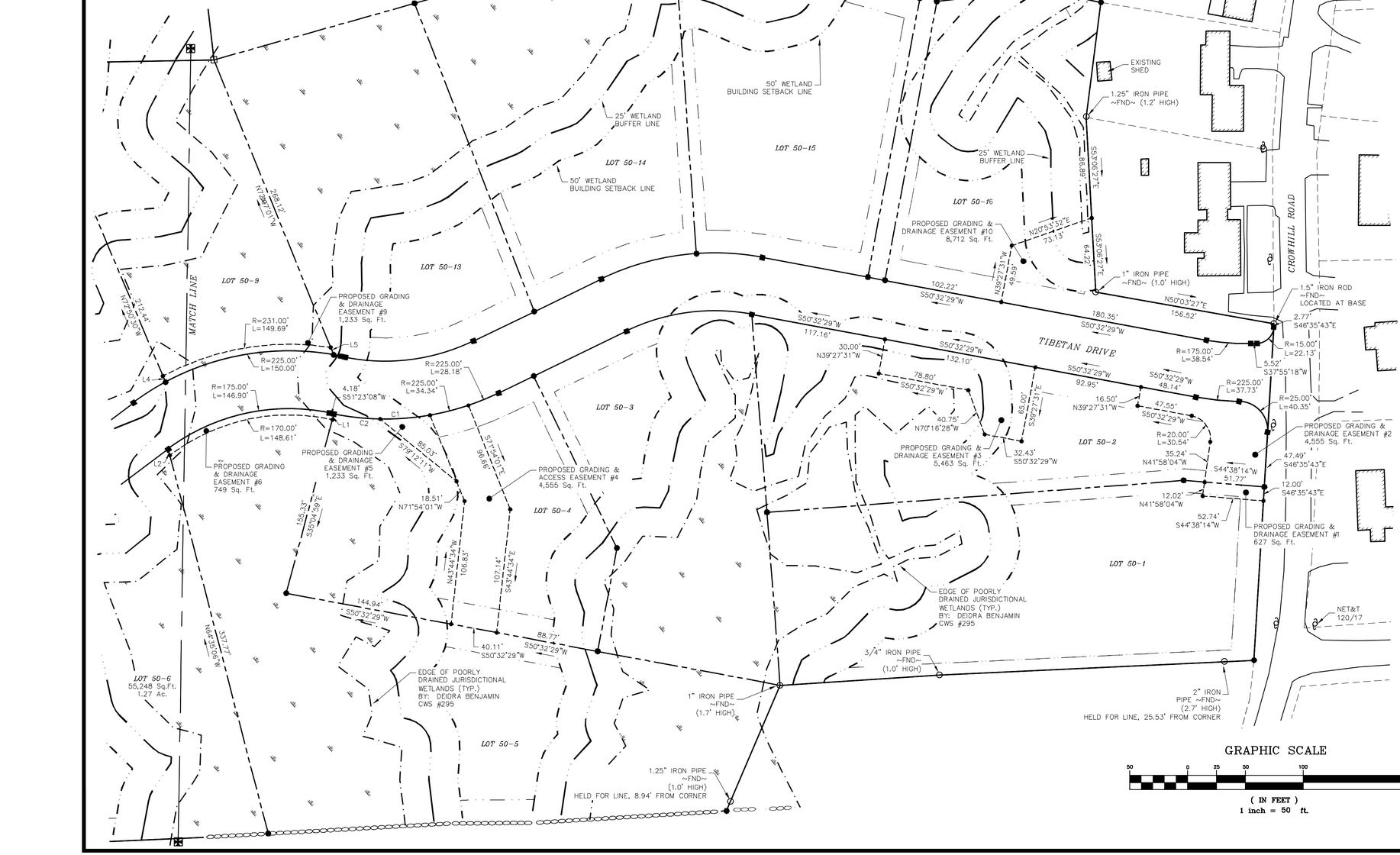
1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

STATE OF NEW HAMPSHIRE — DEIDRA L. BENJAMIN — No. 295 — CERTIFIED WETLAND SCIENTIST

DEIDRA BENJAMIN, CWS #295



LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTES:

1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868

APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT, LLC
35 THIRD STREET
DOVER, NH 03820

2.) TAX MAP 108, LOT 50

3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043

4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.

5.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED EASEMENTS RELATING TO THE PROPOSED SUBDIVISION.

6.) SEE SUBDIVISION SHEETS FOR ALL OTHER STANDARD SUBDIVISION NOTES, ZONING NOTES, AND ABUTTERS.

LEGEND:

- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/ID CAP (TO BE SET)
- 1/2" REBAR W/ EASEMENT CAP (TO BE SET)
- IRON BOUND/IRON ROD (FND)
- IRON PIPE (FND)
- CONCRETE BOUND (FND)
- DRILL HOLE (FND)
- ANGLE IRON (FND)
- UTILITY POLE / GUY WIRE
- ABUTTING PROPERTY LINE
- POORLY DRAINED JURISDICTIONAL WETLAND LINE
- 25' WETLAND BUFFER LINE
- 50' WETLAND SETBACK LINE
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE

FND FOUND
TYP TYPICAL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

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

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND CERTIFY SHOWN THAT EXCEED THE PUBLIC OR PRIVATE STREETS ARE NOT NECESSARY FOR THE ESTABLISHED AND THAT THE SURVEY WAS PERFORMED TO THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER (1:10,000 –

KENNETH A. BERRY LLS 805 DATE

#	REVISION	DATE	DESCRIPTION
1			PROJECT SUBMISSION
1		8-23-22	

EASEMENT PLAN
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 – 023

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

NOT FOR CONSTRUCTION

PLAN REFERENCES:

1.) "SUBDIVISION PLAN FOR CHRISTOPHER A. & SUSAN E. MEROFF ROCHESTER, NH" BY:NORWAY PLAINS ASSOCIATES, INC DATED:JUNE 2004 S.C.R.D PLAN #76-68

2.) "PLAN OF LAND FOR JULIE E. BLAISDELL, ROCHESTER, NH" BY: NORWAY PLAINS SURVEY ASSOCIATES, INC DATED: JUNE 1988 S.C.R.D. PLAN #34-104

3.) "BOUNDARY REVISION AGREEMENT BETWEEN JULIE E. BLAISDELL & THE CITY OF ROCHESTER, NH" BY: NORWAY PLAINS SURVEY ASSOCIATES, INC DATED: MAY 1988 S.C.R.D PLAN #34-103

4.) "BOUNDARY REVISION AGREEMENT BETWEEN JULIE E. BLAISDELL & THE CITY OF ROCHESTER, NH" BY: NORWAY PLAINS SURVEY ASSOCIATES, INC DATED: MAY 1988 S.C.R.D PLAN #34-75

5.) "PROPOSED SUBDIVISION LAND OF NORMAN BLAISDELL, ROCHESTER, NH" BY: BERRY CONSTRUCTION CO. INC DATED: SEPTEMBER 29, 1975 S.C.R.D PLAN #16A-23

6.) "PLAN OF LAND SUBDIVISION MYRTLAND & ROBERTA ROBINSON ROCHESTER, NH" BY: FREDERICK E. DREW ASSOCIATES DATED: JANUARY 1976 S.C.R.D PLAN #17A-29

7.) "LONG MEADOW ESTATES DEVELOPED BY LELAND U. CLOUGH & MARION G. HASTINGS ROCHESTER, NH" BY:BERRY CONSTRUCTION CO. INC DATED: MAY 7, 1973 BERRY CONSTRUCTION FILE NUMBER DB1973-27

PLAN REFERENCES:

8.) "CONSOLIDATION & RE-SUBDIVISION PLAN FOR SALMON FALLS ESTATES REALTY TRUST ROCHESTER, NH" BY: JONES & BEACH ENGINEERS, INC DATED: JANUARY 2002 S.C.R.D PLAN #72-1

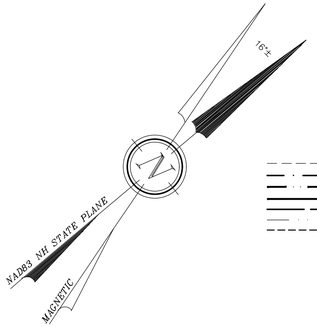
9.) "SUBDIVISION OF LAND FOR CARL L. JR. & MARY M. JONES ROCHESTER, NH" BY: NORWAY PLAINS ASSOCIATES, INC DATED: AUGUST 1999 S.C.R.D PLAN #58-40

10.) "LAND OF JUNE & ROBERT AUSTIN ROCHESTER, NH" BY: BERRY SURVEYING AND ENGINEERING DATED: OCTOBER 19, 1999 S.C.R.D PLAN # 58-58

11.) "SUBDIVISION OF LAND & LOT LINE ADJUSTMENT FOR DAMON & STACI KONDRUP ROCHESTER, NH" BY: ATLANTIC SURVEY COMPANY DATED: APRIL 21, 1999 S.C.R.D PLAN #56-19

12.) "SUBDIVISION OF LAND FOR ARTHUR ABBOTT ROCHESTER, NH" BY: ATLANTIC SURVEY COMPANY DATED: OCTOBER 7, 1997 S.C.R.D PLAN #51-54

13.) "PLAN OF LAND FOR ARTHUR ABBOTT ROCHESTER, NH" BY: ATLANTIC SURVEY COMPANY DATED: JULY 17, 1996 S.C.R.D PLAN # 48-30



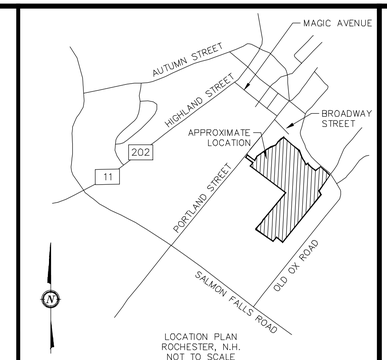
LEGEND:

- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/ID CAP (TO BE SET)
- 1/2" REBAR W/ EASEMENT CAP (TO BE SET)
- IRON BOUND/IRON ROD (FND)
- IRON PIPE (FND)
- CONCRETE BOUND (FND)
- DRILL HOLE (FND)
- ANGLE IRON (FND)
- UTILITY POLE / GUY WIRE

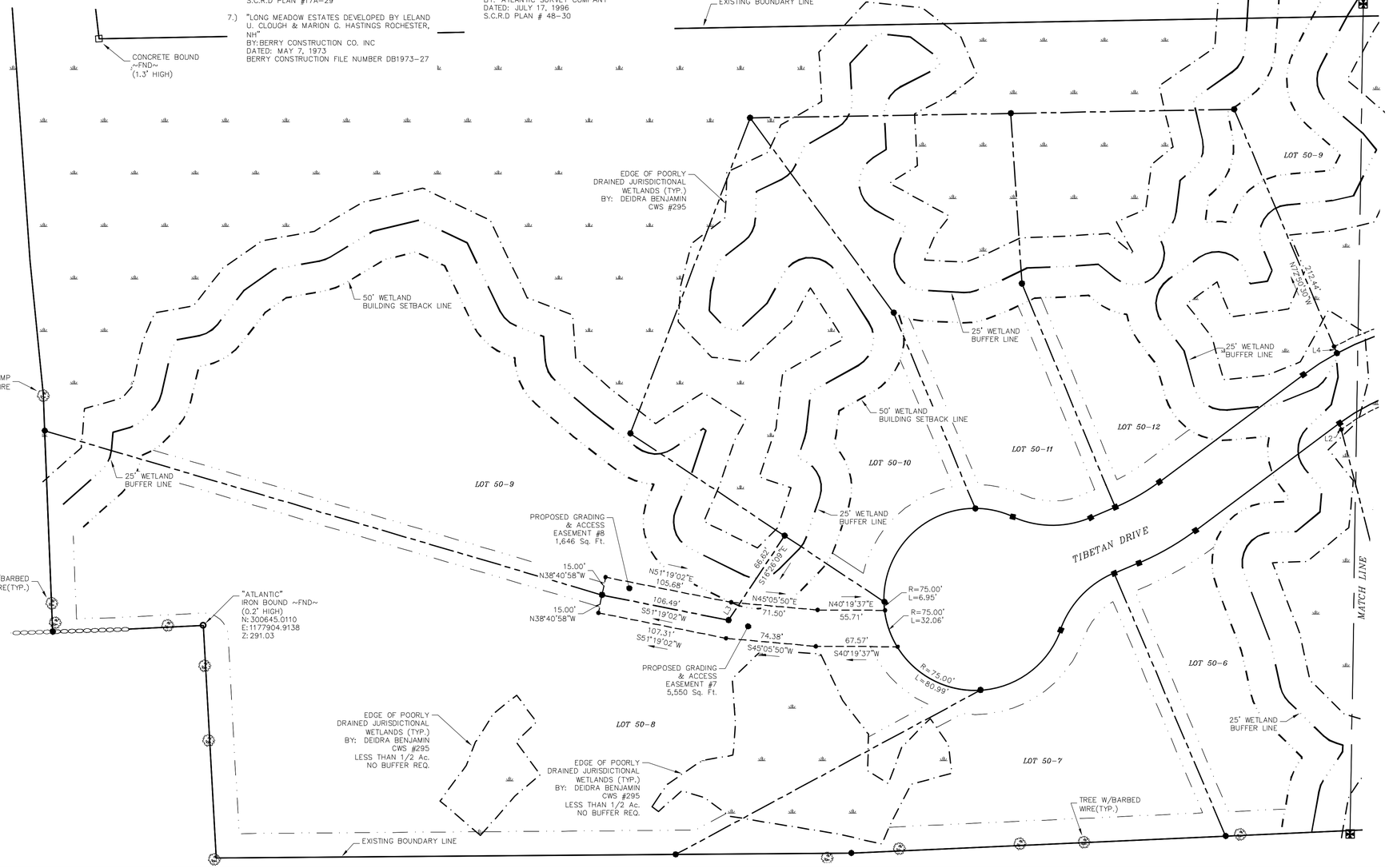
- ABUTTING PROPERTY LINE
- POORLY DRAINED JURISDICTIONAL WETLAND LINE
- 25' WETLAND BUFFER LINE
- 50' WETLAND SETBACK LINE
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE

- TREE W/ BLAZE OR BARBED WIRE

FND FOUND
TYP TYPICAL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS



LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE



NOTES:

1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868

APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT, LLC
35 THIRD STREET
DOVER, NH 03820

2.) TAX MAP 108, LOT 50

3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043

4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.

5.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED EASEMENTS RELATING TO THE PROPOSED SUBDIVISION.

6.) SEE SUBDIVISION SHEETS FOR ALL OTHER STANDARD SUBDIVISION NOTES, ZONING NOTES, AND ABUTTERS.

LINE	BEARING	DISTANCE
L1	S35°04'59"E	5.05'
L2	N64°35'06"W	5.41'
L3	S16°26'09"E	17.06'
L4	N72°50'30"W	6.03'
L5	N72°07'01"W	7.04'

CURVE	ARC LENGTH	RADIUS
C1	43.15'	225.00'
C2	40.35'	225.00'

DEIDRA BENJAMIN, CWS #295

WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN. IN JUNE 2022 UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

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 – 1:10,000 –

KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION
#1	8-23-22	PROJECT SUBMISSION

EASEMENT PLAN
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 – 023

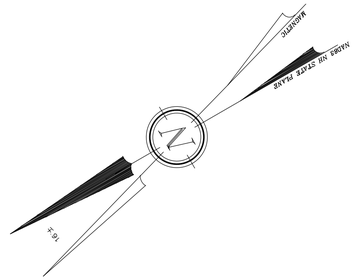
NOT FOR CONSTRUCTION

EXISTING LEGEND:

- IRON BOUND/IRON ROD (FND)
- IRON PIPE (FND)
- CONCRETE BOUND (FND)
- DRILL HOLE (FND)
- ANGLE IRON (FND)
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- CURB STOP
- GATE VALVE
- FIRE HYDRANT
- GAS VALVE
- ABUTTING PROPERTY LINE
- 25' WETLAND BUFFER LINE
- BUILDING SETBACK LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING DRAIN LINE
- OVERHEAD UTILITIES
- FND FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

PROPOSED LEGEND:

- 4"X4" GRANITE BOUND ~TBS~
- 3/4" REBAR W/ ID CAP ~TBS~
- 1/2" EASEMENT REBAR W/ ID CAP ~TBS~
- PROPOSED BOUNDARY LINE
- PROPOSED EASEMENT LINE
- UTILITY POLE
- STREET LIGHT
- SIGNAGE
- MATCH POINT
- MATCH LINE
- CENTER LINE
- BUILDING SETBACK LINE
- 25' WETLAND BUFFER
- BOULDER ROW
- TRANSFORMER / J.BOX
- STORMWATER BEST MANAGEMENT PRACTICE (BMP)
- SNOW STORAGE AREA
- EDA EFFLUENT DISPOSAL AREA
- PERMANENT WETLAND IMPACT AREA, 5,093 Sq.Ft. TOTAL AREA
- CONDITIONAL USE IMPACT AREA, 28,357 Sq.Ft. TOTAL AREA



NOTES:

1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868

APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT, LLC
35 THIRD STREET
DOVER, NH 03820

2.) TAX MAP 108, LOT 50

3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043

4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.

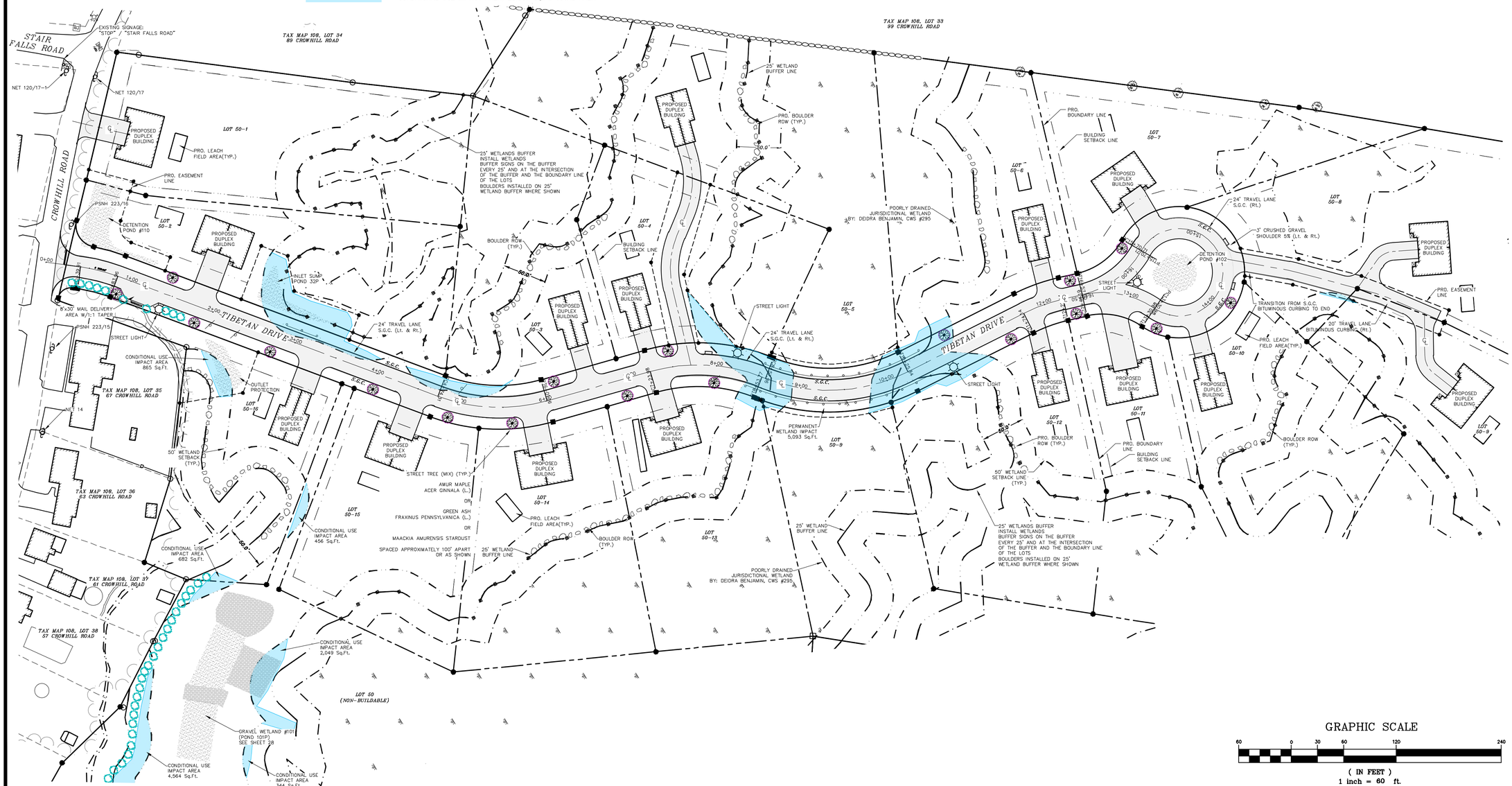
5.) ZONING: AGRICULTURAL (AG) WITH MUNICIPAL WATER
SETBACKS:
FRONT – 20'
SIDE – 10'
REAR – 20'
MIN. LOT SIZE: 30,000 Sq.Ft. DUPLEX REQUIRES 45,000 Sq.Ft.,
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 35%
MAX. BUILDING FOOTPRINT: 30%

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 USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.

8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SPRING OF 2022, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.

9.) THE INTENT OF THIS PLAN IS TO SHOW THE OVERALL SITE DESIGN FOR THE PROPOSED DEVELOPMENT.



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

OVERVIEW SITE PLAN

LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

REVISION	DATE	DESCRIPTION
#1	8-23-22	PROJECT SUBMISSION

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

SCALE : 1 IN. EQUALS 60 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 – 023

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

#	REVISION	DATE	DESCRIPTION
1		8-23-22	PROJECT SUBMISSION

DETAILED SITE PLAN

LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY No. 14243 LICENSED PROFESSIONAL ENGINEER

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION
#1	8-23-22	PROJECT SUBMISSION

DETAILED SITE PLAN

LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NOT FOR CONSTRUCTION

NOTES:

1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868

2.) TAX MAP 108, LOT 50

3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043

4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.

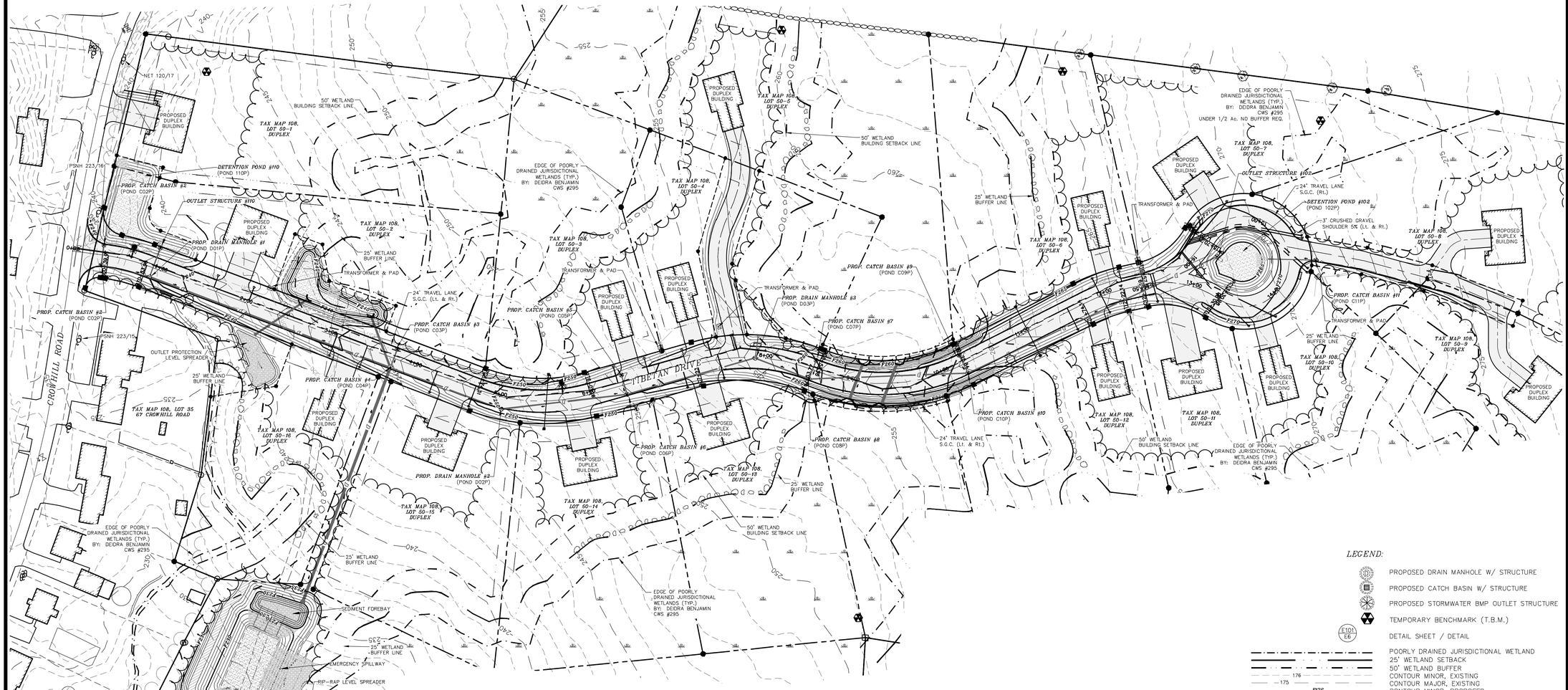
5.) THE INTENT OF THIS PLAN IS TO PROVIDE AN OVERVIEW OF GRADING, STORMWATER DESIGN & ENGINEERING OF TIBETAN DRIVE.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND:

- PROPOSED DRAIN MANHOLE W/ STRUCTURE
- PROPOSED CATCH BASIN W/ STRUCTURE
- PROPOSED STORMWATER BMP OUTLET STRUCTURE
- TEMPORARY BENCHMARK (T.B.M.)
- E101 / E6 — DETAIL SHEET / DETAIL
- POORLY DRAINED JURISDICTIONAL WETLAND
- 25' WETLAND SETBACK
- 50' WETLAND BUFFER
- CONTOUR MINOR, EXISTING
- CONTOUR MAJOR, EXISTING
- CONTOUR MINOR, PROPOSED
- CONTOUR MAJOR, PROPOSED
- CENTER LINE
- EXISTING OVERHEAD UTILITY
- PROPOSED DRAINAGE LINE
- UNDERGROUND UTILITY
- E175.31 / F175.31 — EXISTING SPOT GRADE / PROPOSED SPOT GRADE / FLOW ARROW
- RIP RAP
- STORMWATER BEST MANAGEMENT PRACTICE (BMP)
- BERM

REVISION	DATE	DESCRIPTION
#1	8-23-22	PROJECT SUBMISSION

OVERVIEW GRADING & DRAINAGE PLAN

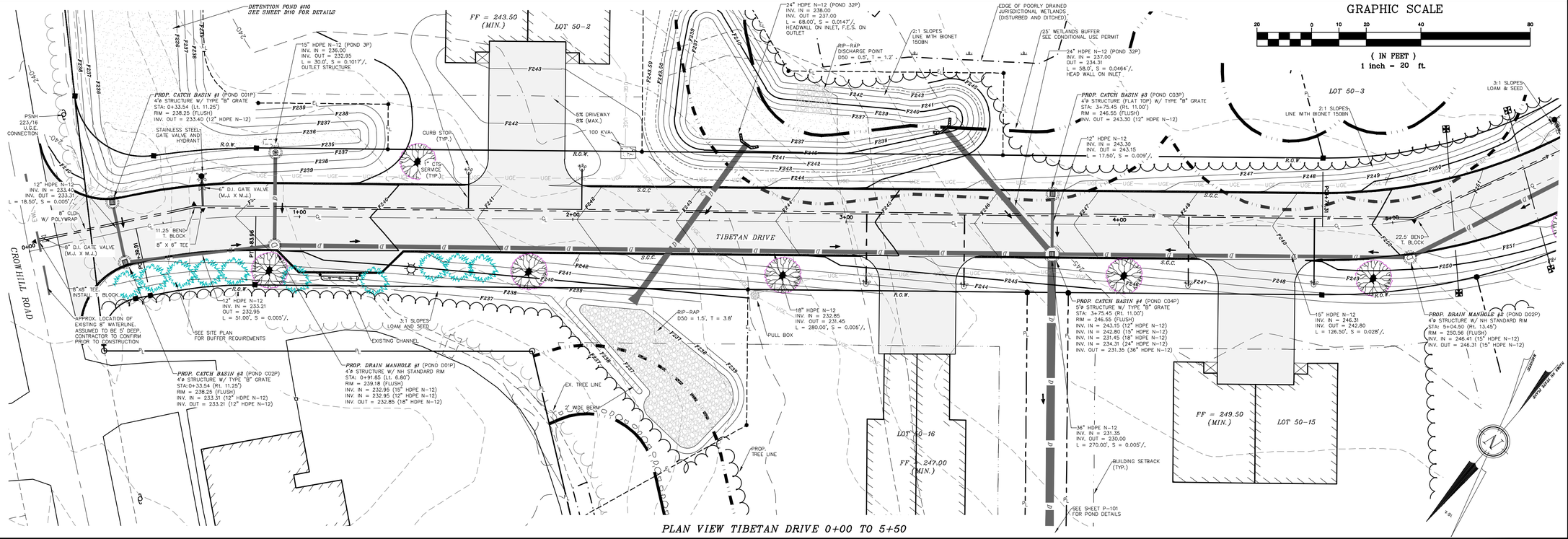
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

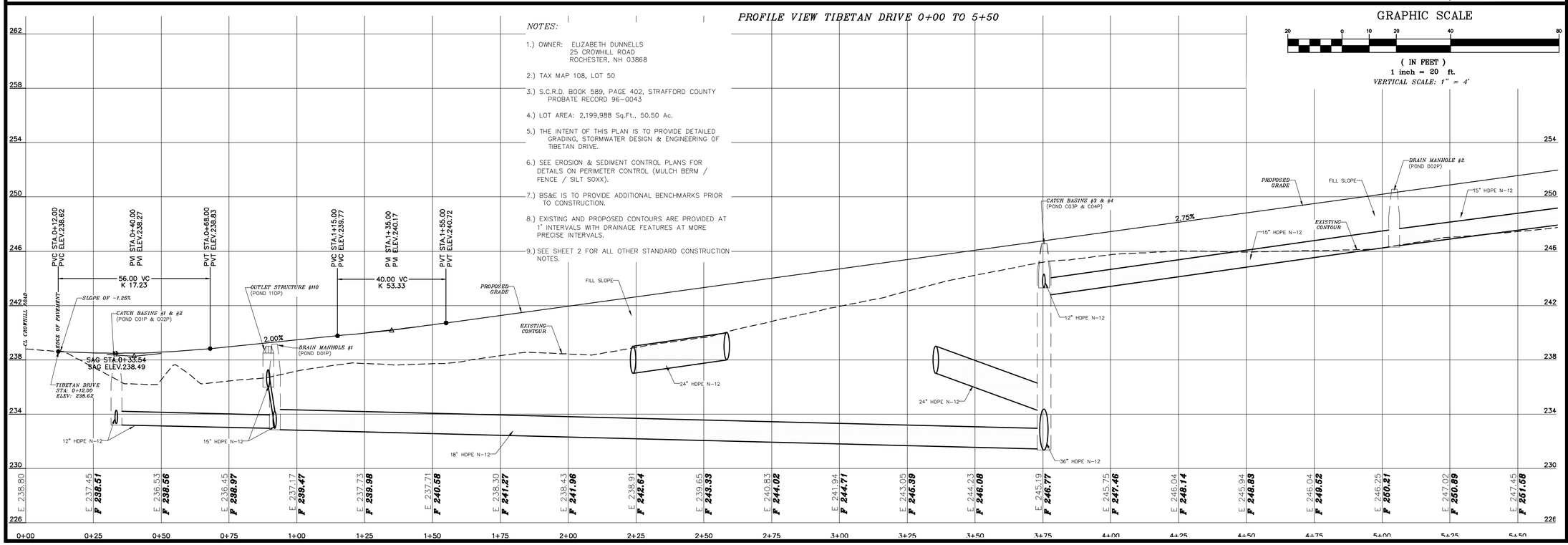
SCALE : 1 IN. EQUALS 60 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION



PLAN VIEW TIBETAN DRIVE 0+00 TO 5+50



NOTES:

1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868

2.) TAX MAP 108, LOT 50

3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043

4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.

5.) THE INTENT OF THIS PLAN IS TO PROVIDE DETAILED GRADING, STORMWATER DESIGN & ENGINEERING OF TIBETAN DRIVE.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

#	REVISION	DATE	DESCRIPTION
			PROJECT SUBMISSION
1		8-23-22	

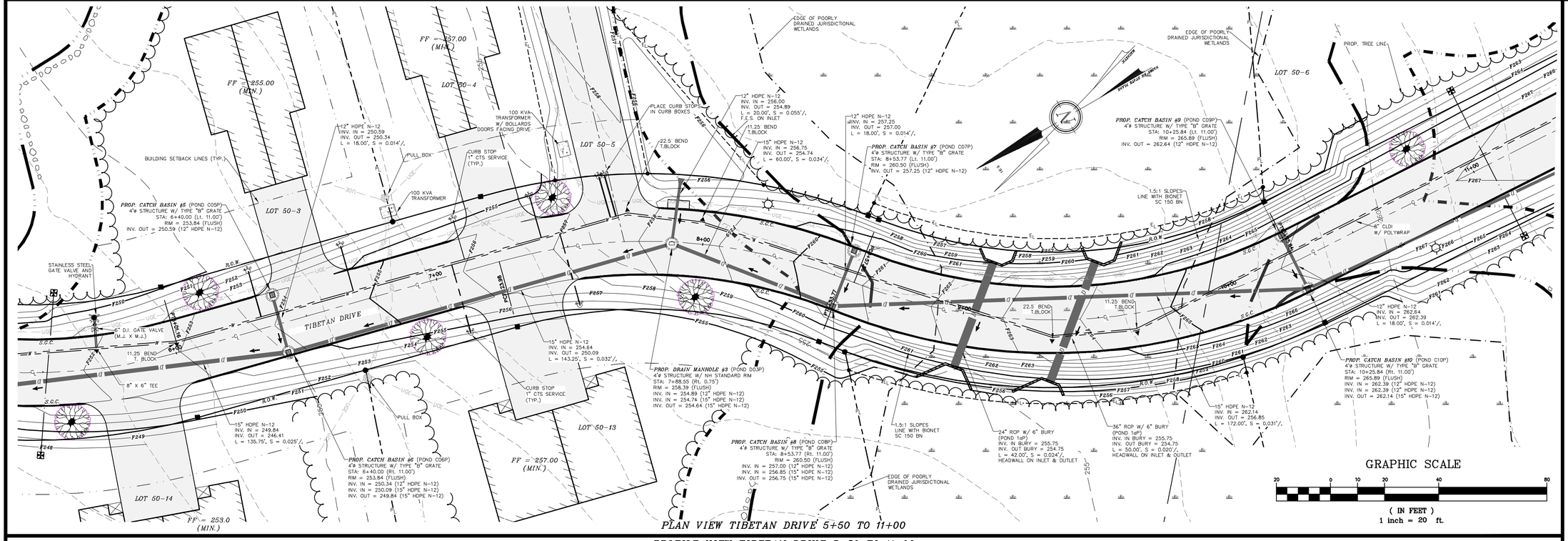
PLAN & PROFILE TIBETAN DRIVE 0+00 TO 5+50

LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



PLAN VIEW TIBETAN DRIVE 5+50 TO 11+00

PROFILE VIEW TIBETAN DRIVE 5+50 TO 11+00

NOTES:

1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868

2.) TAX MAP 108, LOT 50

3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043

4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.

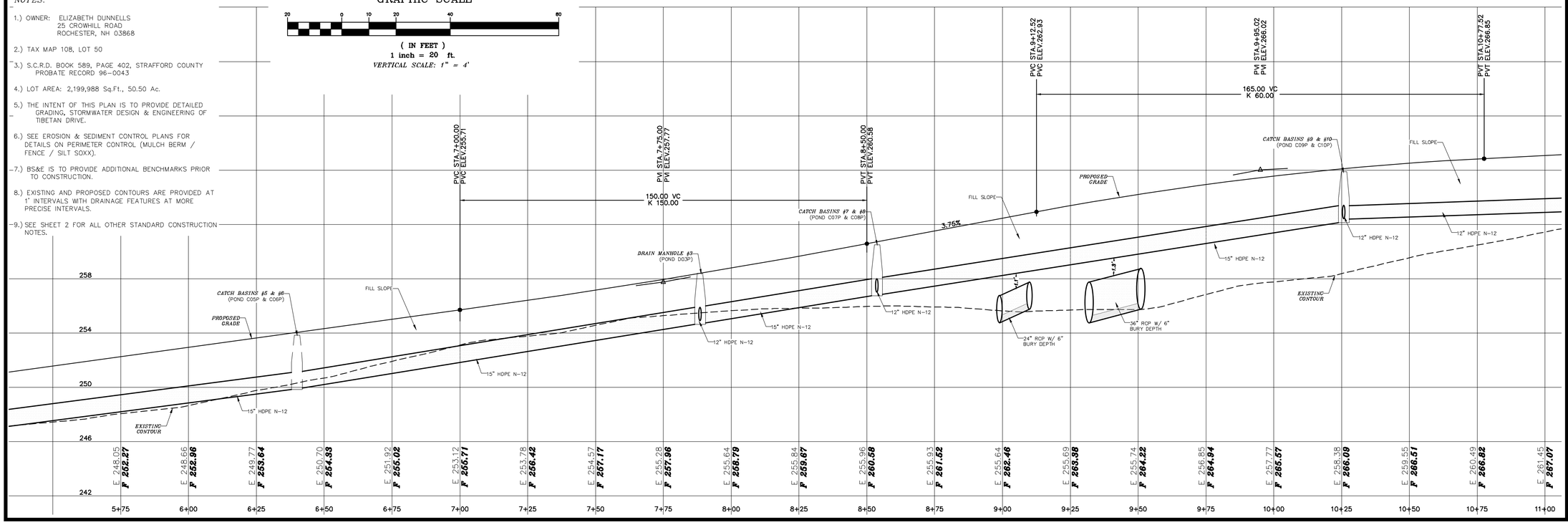
5.) THE INTENT OF THIS PLAN IS TO PROVIDE DETAILED GRADING, STORMWATER DESIGN & ENGINEERING OF TIBETAN DRIVE.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.



#	REVISION	DATE	DESCRIPTION
			PROJECT SUBMISSION
#1		8-23-22	

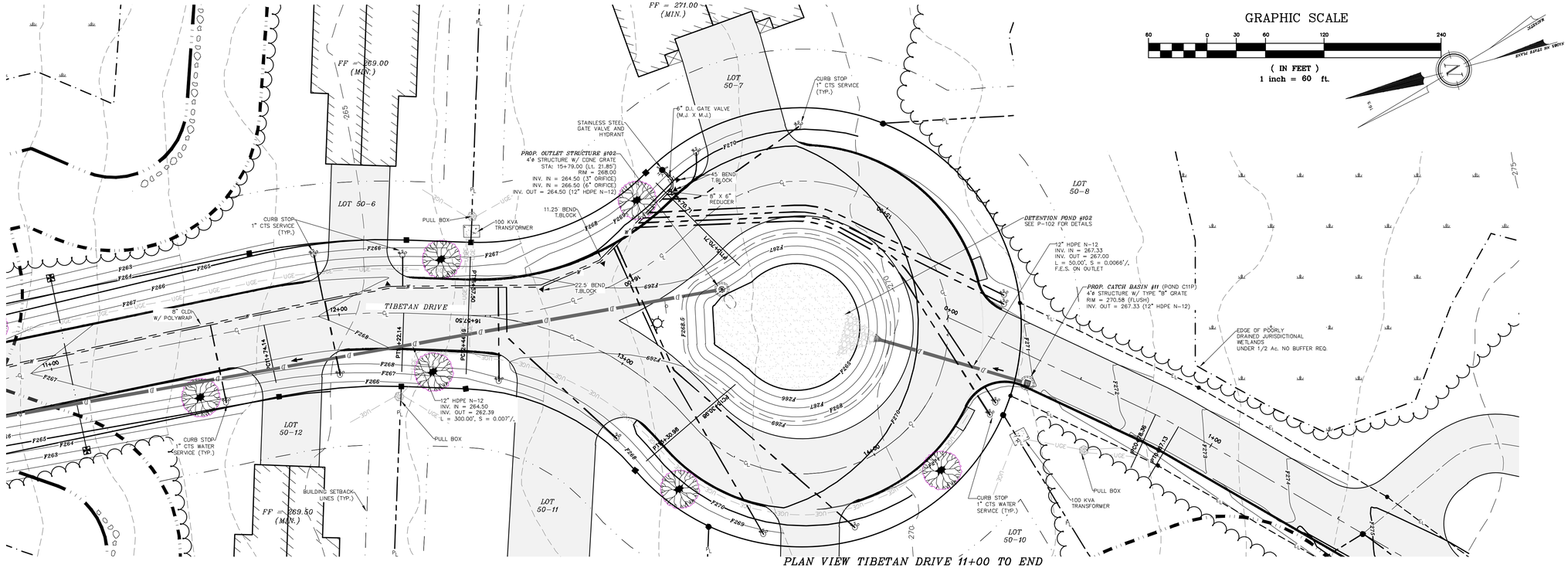
PLAN & PROFILE TIBETAN DRIVE 5+50 TO 11+00

LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED
PROFESSIONAL ENGINEER



PLAN VIEW TIBETAN DRIVE 11+00 TO END

PROFILE VIEW TIBETAN DRIVE 11+00 TO END

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

REVISION	DATE	DESCRIPTION
#1	8-23-22	PROJECT SUBMISSION

PLAN & PROFILE TIBETAN DRIVE 11+00 TO END

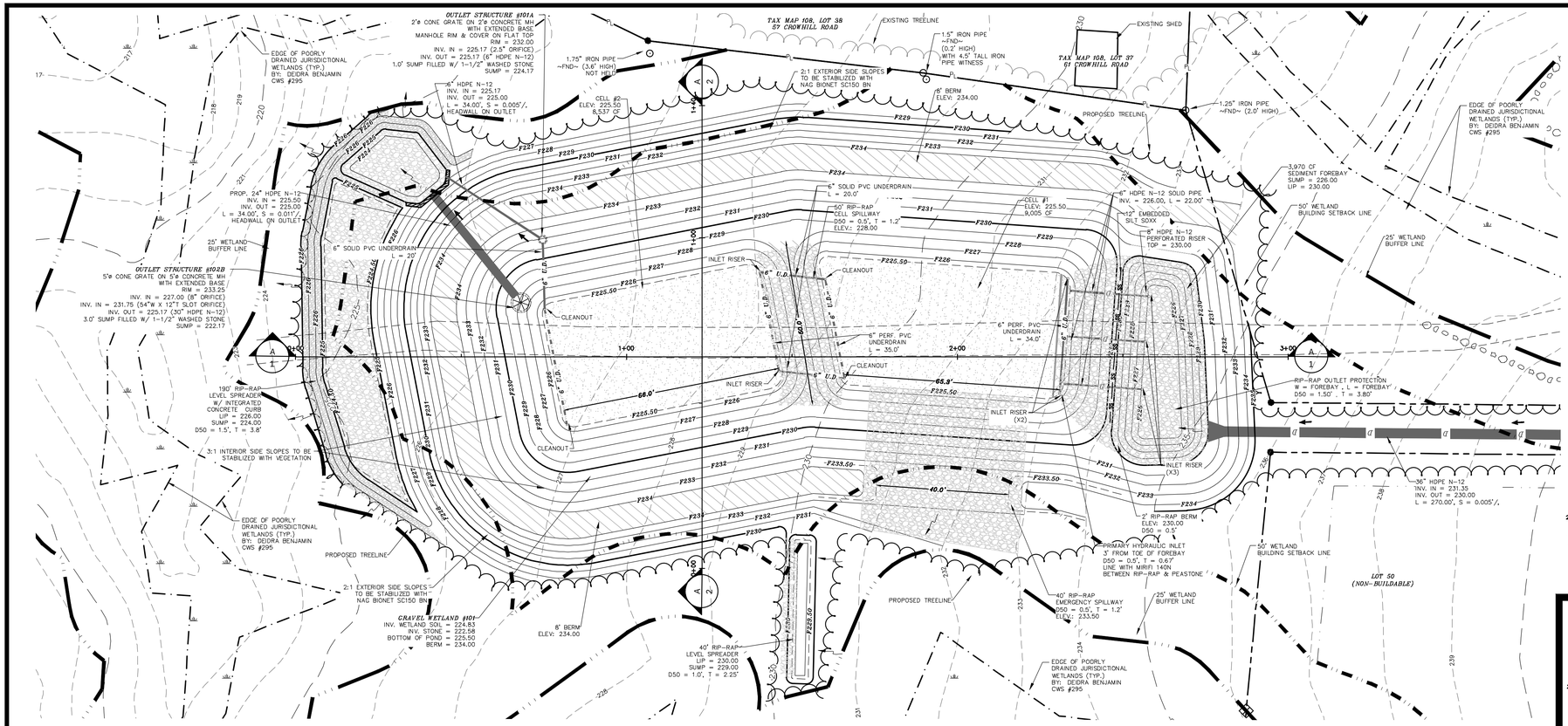
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 – 023

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION



PLAN VIEW
GRAVEL WETLAND #101
SEE P-101b FOR DETAILS

GRAPHIC SCALE

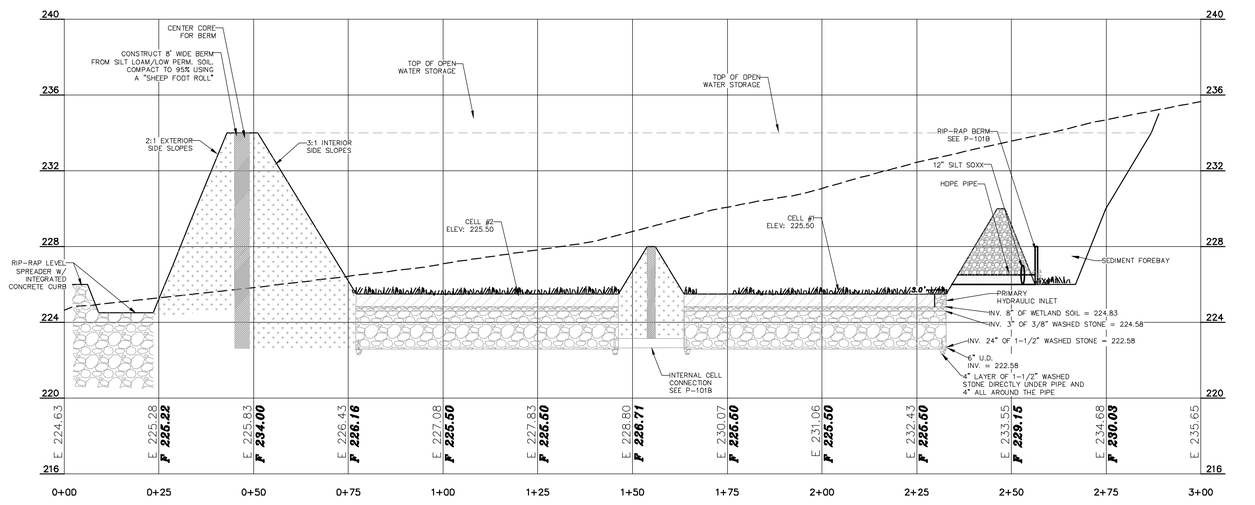
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

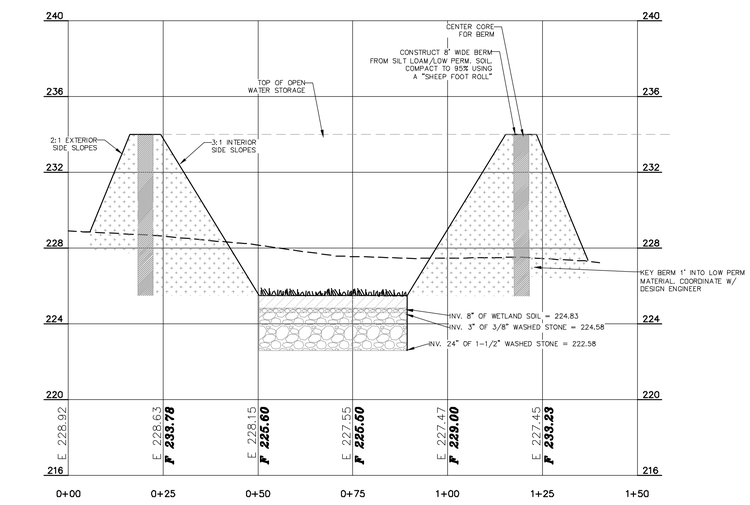
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET) *VERTICAL SCALE: 1" = 4'*
1 inch = 20 ft.



SECTION OF GRAVEL WETLAND #101



SECTION OF GRAVEL WETLAND #101

P-101a

#	REVISION	DATE	DESCRIPTION
1		8-23-22	PROJECT SUBMISSION

SUBSURFACE GRAVEL WETLAND #101 PLAN VIEW & PROFILES

LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

P1

MAINTENANCE REQUIREMENTS

ACTIVITY	CLOGGING AND SYSTEM PERFORMANCE	FREQUENCY
INSPECT INLETS AND OUTLETS TO ENSURE GOOD CONDITION AND NO EVIDENCE OF DETERIORATION. CHECK TO SEE IF HIGH-FLOW BYPASS IS FUNCTIONING.		ANNUALLY, MORE FREQUENTLY IN THE FIRST YEAR OF OPERATION
REMEDY: REPAIR OR REPLACE ANY DAMAGED STRUCTUAL PARTS, INLETS AND OUTLETS. CLEAR OR REMOVE DEBRIS OR RESTRICTIONS.		
CHECK FOR INTERNAL EROSION, EVIDENCE OF SHORT-CIRCUITING, AND ANIMAL BURROWS.		
REMEDY: SOIL EROSION FROM SHORT-CIRCUITING OR ANIMAL BOROUGHS SHOULD BE REPAIRED WHEN THEY OCCUR.		
CHECK THAT THE SYSTEM IS FULLY DRAINING WITHIN A 24-48 HOUR PERIOD AFTER RAIN EVENTS.		
REMEDY: REPAIR OR RESTORE HYDRAULIC INLET OR OUTLET CONFIGURATION.		

VEGETATION

CHECK FOR ROBUST VEGETATION COVERAGE THROUGHOUT THE SYSTEM AND DEAD OR DYING PLANTS	ANNUALLY, OR AS NEEDED
REMEDY: VEGETATION SHOULD COVER > 75% OF THE SYSTEM AND SHOULD BE RESEEDED AND CARED FOR AS NEEDED	
CUT AND REMOVE VEGETATION FROM GRAVEL WETLAND SYSTEM AND FOREBAY IN ORDER TO MAINTAIN NITROGEN REMOVAL PERFORMANCE	ONCE EVERY 3 YEARS
REMEDY: THE VEGETATION SHOULD BE CUT AND REMOVED FROM THE SYSTEM TO PREVENT NITROGEN FROM CYCLING BACK INTO THE SYSTEM	

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 NHDOT STANDARD SPECIFICATIONS

1-1/2" WASHED CRUSHED STONE*

SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1-1/2"	90 – 100
1"	20 – 55
1-1/2"	0 –15
3/8"	0 –5

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

WETLAND SOIL

SIEVE SIZE	% PASSING BY WEIGHT
0.5	100
#10"	90 – 75
#100	40 – 50
#200	25 –50

SIEVE SIZE	% PASSING TOLERANCES
0.5	±10.0
#10	±5.0
#100	±5.0
#200	±5.0

CONSTRUCTION NOTE: THE DESIGN ENGINEER IS TO BE ON SITE PRIOR TO AND DURING THE PLACEMENT OF THE RESERVOIR STONE, AND TO WITNESS THE INSTALLATION OF THE UNDER-DRAIN AND INTER-CHAMBER PIPES. PLEASE PROVIDE 24 HOURS NOTICE PRIOR TO REQUESTED INSPECTION.

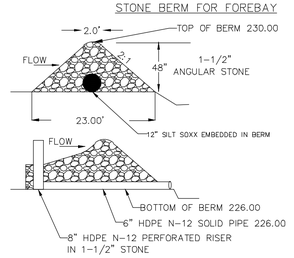
DESIGN REFERENCES

1 UNH STORMWATER CENTER

GRAVEL WETLAND CONSTRUCTION & MAINTENANCE SPECIFICATIONS

P2

STONE BERM FOR FOREBAY

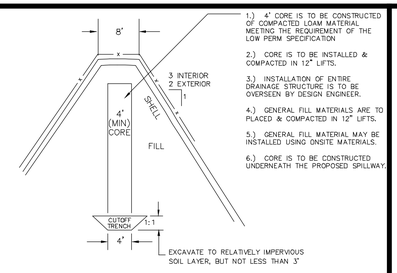


GRAVEL WETLAND SEDIMENT FOREBAY
NOT TO SCALE

P3

LOW PERMEABILITY MATERIAL GRADATION

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



1.) 4" CORE IS TO BE CONSTRUCTED OF COMPACTED LOAM MATERIAL MEETING THE REQUIREMENT OF THE LOW PERM SPECIFICATION

2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

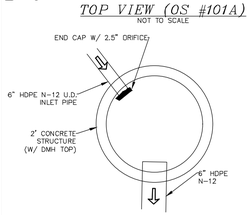
6.) CORE IS TO BE CONSTRUCTED UNDERNEATH THE PROPOSED SPILLWAY.

GRAVEL WETLAND BERM CONSTRUCTION
NOT TO SCALE

GRAVEL WETLAND STRUCTURES & DETAILS
NOT TO SCALE

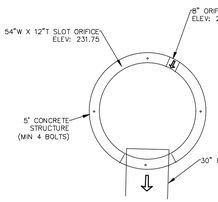
P4

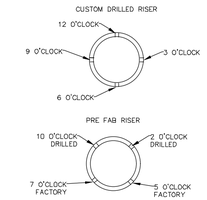
TOP VIEW (OS #101A)
NOT TO SCALE



CAP WITH CONTROL ORIFICE (OS #101A)
NOT TO SCALE

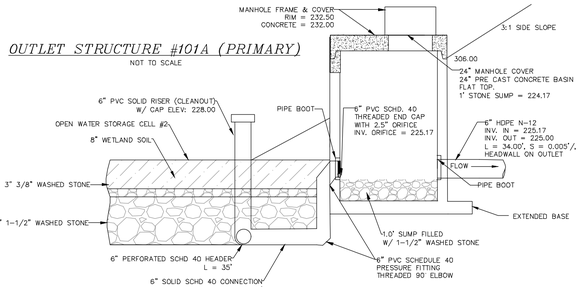
TOP VIEW (OS #101B)
NOT TO SCALE



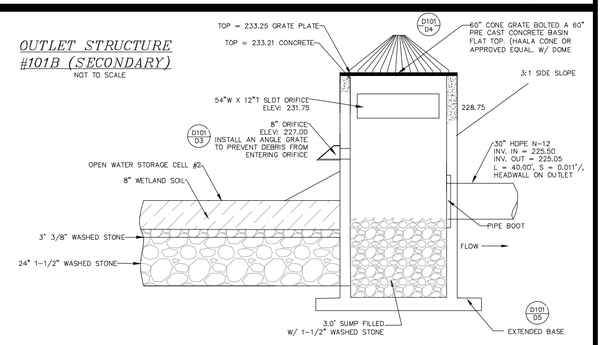


PERFORATED RISER DETAIL
NOT TO SCALE

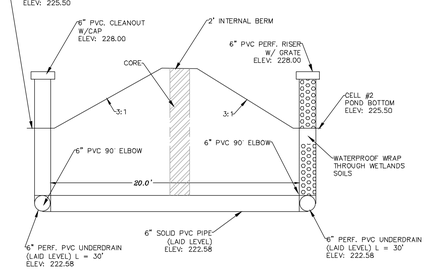
OUTLET STRUCTURE #101A (PRIMARY)
NOT TO SCALE



OUTLET STRUCTURE #101B (SECONDARY)
NOT TO SCALE

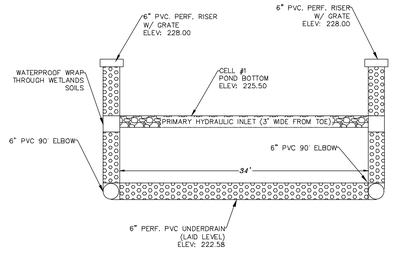


P5



GRAVEL WETLAND CONNECTION SYSTEM
NOT TO SCALE

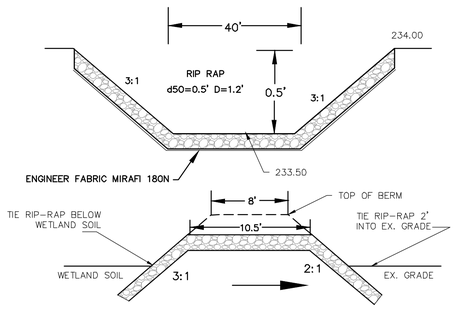
P6



GRAVEL WETLAND INLET SYSTEM
NOT TO SCALE

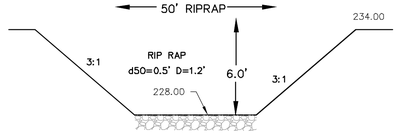
P7

GRAVEL WETLAND SPILLWAY DETAILS
NOT TO SCALE



EMERGENCY SPILLWAY PROFILE
NOT TO SCALE

P8



GRAVEL WETLAND CELL SPILLWAY PROFILE
NOT TO SCALE

#	REVISION	DATE	PROJECT SUBMISSION DESCRIPTION
1		8-23-22	

SUBSURFACE GRAVEL WETLAND #101 DETAILS

LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : N/A
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 – 023

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY No. 14243 LICENSED PROFESSIONAL ENGINEER

P-101b

NOT FOR CONSTRUCTION

NOTES

1. DO NOT PLACE THE DETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
2. DO NOT DISCHARGE SEDIMENT–LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE DETENTION AREA DURING ANY STAGE OF CONSTRUCTION.

MAINTENANCE REQUIREMENTS

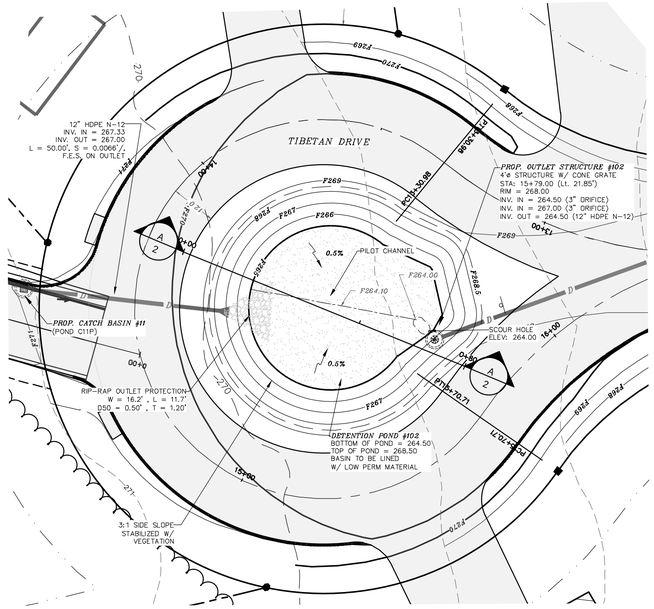
1 SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 0.25 INCHES IN A 24–HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.

2 PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.

3 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

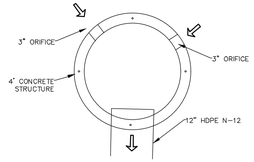
1 UNH STORMWATER CENTER
2 NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.



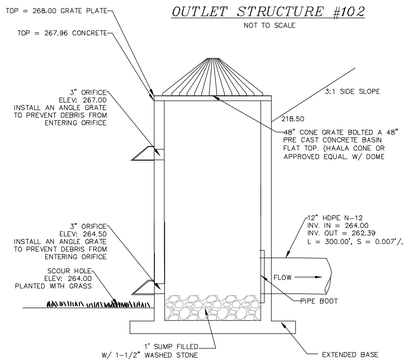
PLAN VIEW DETENTION POND #102

P1

TOP VIEW
NOT TO SCALE



OUTLET STRUCTURE #102
NOT TO SCALE



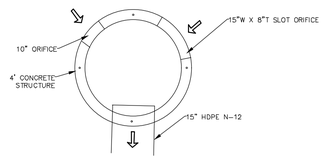
GRAPHIC SCALE

20 0 10 20 40 80

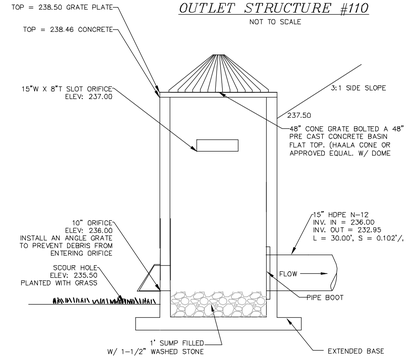
(IN FEET)
1 inch = 20 ft.

P2

TOP VIEW
NOT TO SCALE



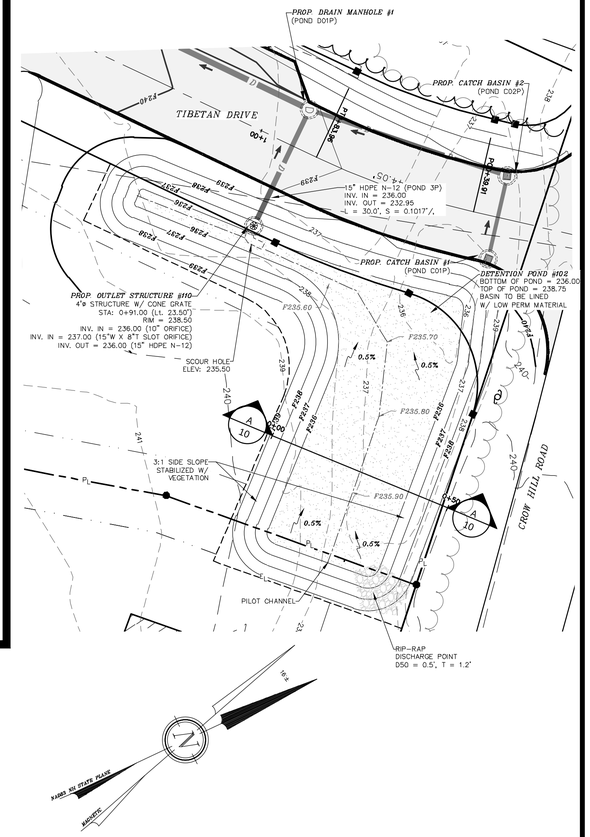
OUTLET STRUCTURE #110
NOT TO SCALE



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



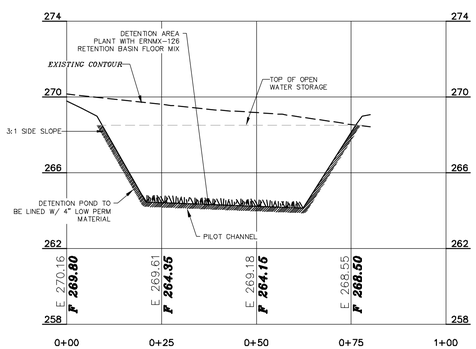
PLAN VIEW DETENTION POND #110

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

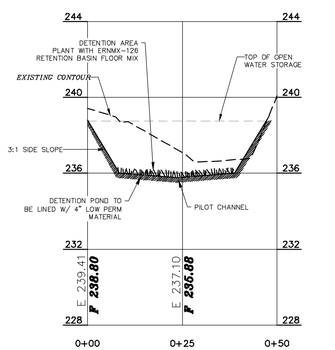
VERTICAL SCALE: 1" = 4'



SECTION OF DETENTION POND #102

LOW PERMEABILITY MATERIAL GRADATION	
SIEVE SIZE	% PASSING BY WEIGHT
#4	95 – 100
#40	60 – 95
#100	40 – 60
#200	25 – 45

TABLE 7–24––RECOMMENDED RIP RAP GRADATION RANGES				
d50 SIZE=	0.5	FEET	6	INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE		SIZE OF STONE (INCHES) FROM		TO
100%		9		12
85%		8		11
50%		6		9
15%		2		3



SECTION OF DETENTION POND #110

P–102 & P–110

#	REVISION	DATE	DESCRIPTION
			PROJECT SUBMISSION
1		8–23–22	

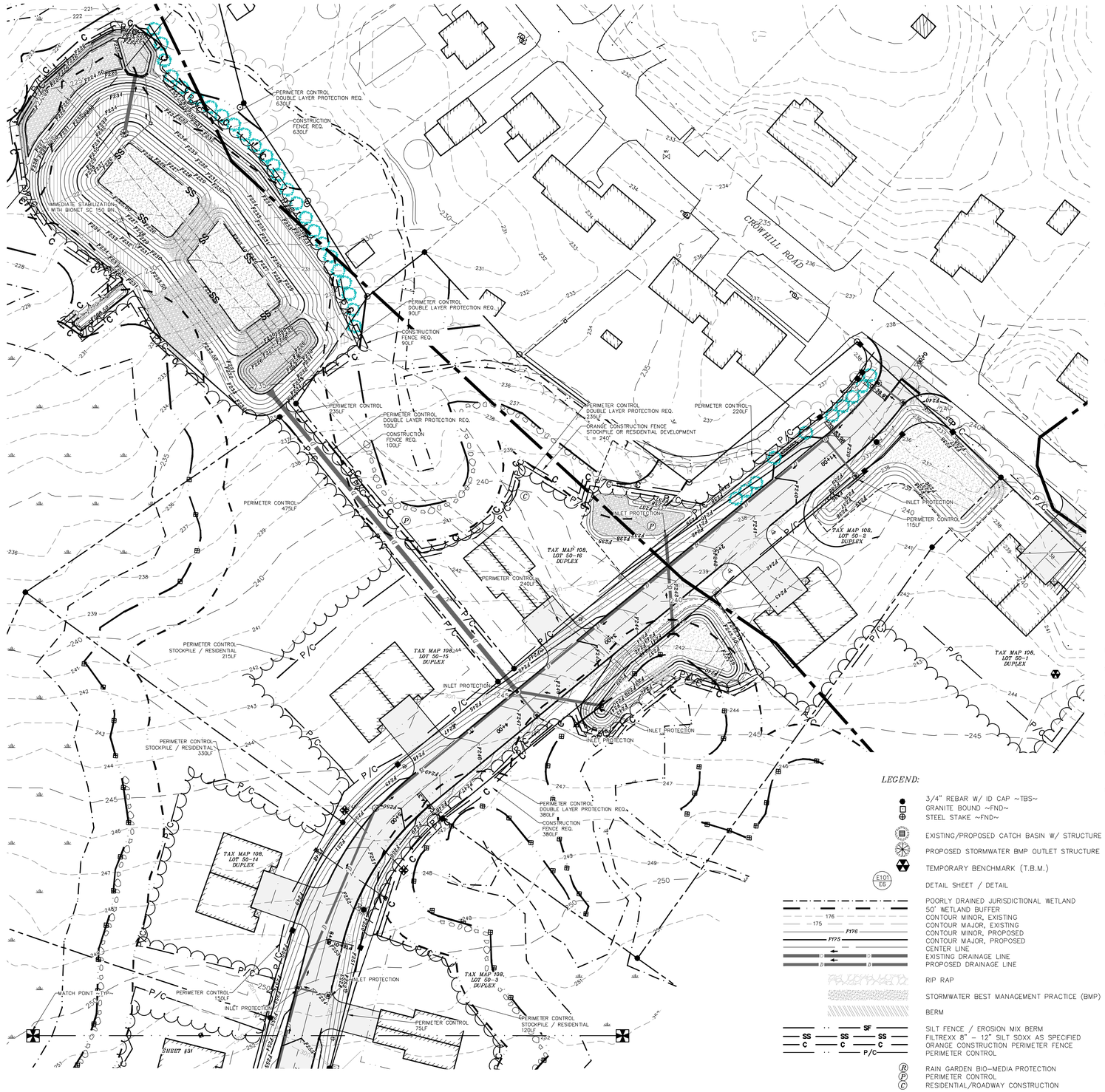
DETENTION POND #102 & #110
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 – 023

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION



NOTES:

1.) OWNER: ELIZABETH DUNNELLS
25 CROW HILL ROAD
ROCHESTER, NH 03868

2.) APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT LLC,
35 THIRD STREET
DOVER, NH 03820

3.) THE PROJECT PARCEL IS TAX MAP 108, LOT 50

4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.

5.) 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.

6.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

7.) ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED ON GRADING AND DETAIL PLAN SHEETS, GREEN PIPE.

8.) 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.

9.) 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 PREFORMED ON ALL DRAINAGE PRACTICES.

10.) 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 CGP 4.1.1 AND INSPECTION REPORTS SUBMITTED TO THE CITY OF ROCHESTER, NH, ENGINEERING DEPARTMENT WITHIN 24 HOURS IN ACCORDANCE WITH CGP 4.1.7 AND MAINTAINED BY THE OWNER FOR A PERIOD OF THREE YEARS AFTER THE PROJECT IS COMPLETED.

11.) PER EPA CGP Z.1.2.2 (INSTALL PERIMETER CONTROL), "YOU MUST INSTALL SEDIMENT CONTROLS ALONG THOSE PERIMETER AREAS OF YOUR SITE THAT WILL RECEIVE STORMWATER FROM EARTH DISTURBING ACTIVITIES." AS A RESULT OF SWPPP INSPECTIONS, THE CONTRACTOR MAY HAVE TO EXPAND PERIMETER CONTROLS TO MEET THIS REQUIREMENT. THE E&SC PLAN IS INITIAL GUIDANCE AS TO THE ANTICIPATED REQUIREMENTS AND IT THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT STORMWATER VIOLATION DO NOT OCCUR. (CGP – CONSTRUCTION GENERAL PERMIT)

12.) CITY OF ROCHESTER: IN ACCORDANCE WITH SITE PLAN REVIEW REGULATIONS THE FOLLOWING STORMWATER MEASURES ARE REQUIRED.

A.) ALL PROPOSED BMPs WILL CONFORM TO THE NH STORMWATER MANUAL VOLUME 3.
B.) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY COMMUNITY SERVICE.
C.) TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN CALENDAR DAYS FOR EXPOSED SOILS AREAS THAT ARE WITHIN ONE HUNDRED 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 CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOKL AREAS.
D.) ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL STABILIZATION IS ACCOMPLISHED.
E.) COMMUNITY SERVICES DEPARTMENT OR THEIR DESIGNATED AGENT SHALL HAVE ACCESS TO THE SITE TO COMPLETE ROUTINE INSPECTIONS AND SHALL BE NOTIFIED 24-HOURS PRIOR TO INSTALLATION OF A STORMWATER BMP IN ORDER TO SCHEDULE AN INSPECTION, DURING NORMAL WORKING HOURS.
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G.) 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 STORMWATER INSPECTOR (CESSWI), OR A CERTIFIED PROFESSIONAL IN STORMWATER QUALITY (CPSWQ). INSPECTION REPORTS WILL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.

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14.) CONTRACTOR IS RESPONSIBLE FOR SWEEPING THE ROADWAY, SIDEWALKS AND ANYTHING DISTURBED, TO ENSURE THAT NO SEDIMENT IS BEING TRACKED ONTO CROWHILL ROAD.

15.) CONTRACTOR IS RESPONSIBLE FOR CLEANING AND MAINTAINING THE INLET PROTECTION ONCE INSTALLED.

16.) FUGITIVE DUST IS TO BE CONTROLLED THROUGHOUT THE CONSTRUCTION PROCESS IN ACCORDANCE WITH ENV-A 1000.

17.) CONTRACTOR IS TO MEET THE REQUIREMENTS SPECIFIED IN RSA 430:51-57 AND AGR 3800, RELATING TO INVASIVE SPECIES.

18.) CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WATER QUALITY FROM ANY RUN OFF DURING THE CONSTRUCTION PROCESS, IN ACCORDANCE WITH ENV-WQ 1507, IN ORDER TO PREVENT VIOLATIONS OF THE STORM WATER QUALITY STANDARDS.

19.) WINTER STABILIZATION NOTES ARE INCLUDED ON SHEET E-102 TO INCLUDE THE LIMIT OF ONE ACRE OF UNSTABILIZED SOIL AFTER OCTOBER 15TH.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- GRANITE BOUND ~FND~
- STEEL STAKE ~FND~
- EXISTING/PROPOSED CATCH BASIN W/ STRUCTURE
- PROPOSED STORMWATER BMP OUTLET STRUCTURE
- TEMPORARY BENCHMARK (T.B.M.)
- E101 / EG — DETAIL SHEET / DETAIL
- POORLY DRAINED JURISDICTIONAL WETLAND
- 50' WETLAND BUFFER
- 176 — CONTOUR MINOR, EXISTING
- 175 — CONTOUR MAJOR, EXISTING
- FP176 — CONTOUR MINOR, PROPOSED
- FP175 — CONTOUR MAJOR, PROPOSED
- CENTER LINE
- EXISTING DRAINAGE LINE
- PROPOSED DRAINAGE LINE
- RIP RAP
- STORMWATER BEST MANAGEMENT PRACTICE (BMP)
- BERM
- SF — SILT FENCE / EROSION MIX BERM
- SS — FILTREXX 8" - 12" SILT SOXX AS SPECIFIED
- C — ORANGE CONSTRUCTION PERIMETER FENCE
- P/C — PERIMETER CONTROL
- R — RAIN GARDEN BIO-MEDIA PROTECTION
- P — PERIMETER CONTROL
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SOILS & DEWATERING:

AcB	*ACTON (VERY STONY)*	*SILT LOAM*	*K= 0.43*
DeA	*DEERFIELD*	*SILT LOAM*	*K= 0.17*
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Wfa	*WINDSOR*	*SILT LOAM*	*K= 0.17*

SEE SITE SPECIFIC SOILS MAP (SSSM)
SEE WEBSOIL USDA-NRCS
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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.

REVISION	DATE	DESCRIPTION
#1	8-23-22	PROJECT SUBMISSION

EROSION AND SEDIMENT CONTROL PLAN

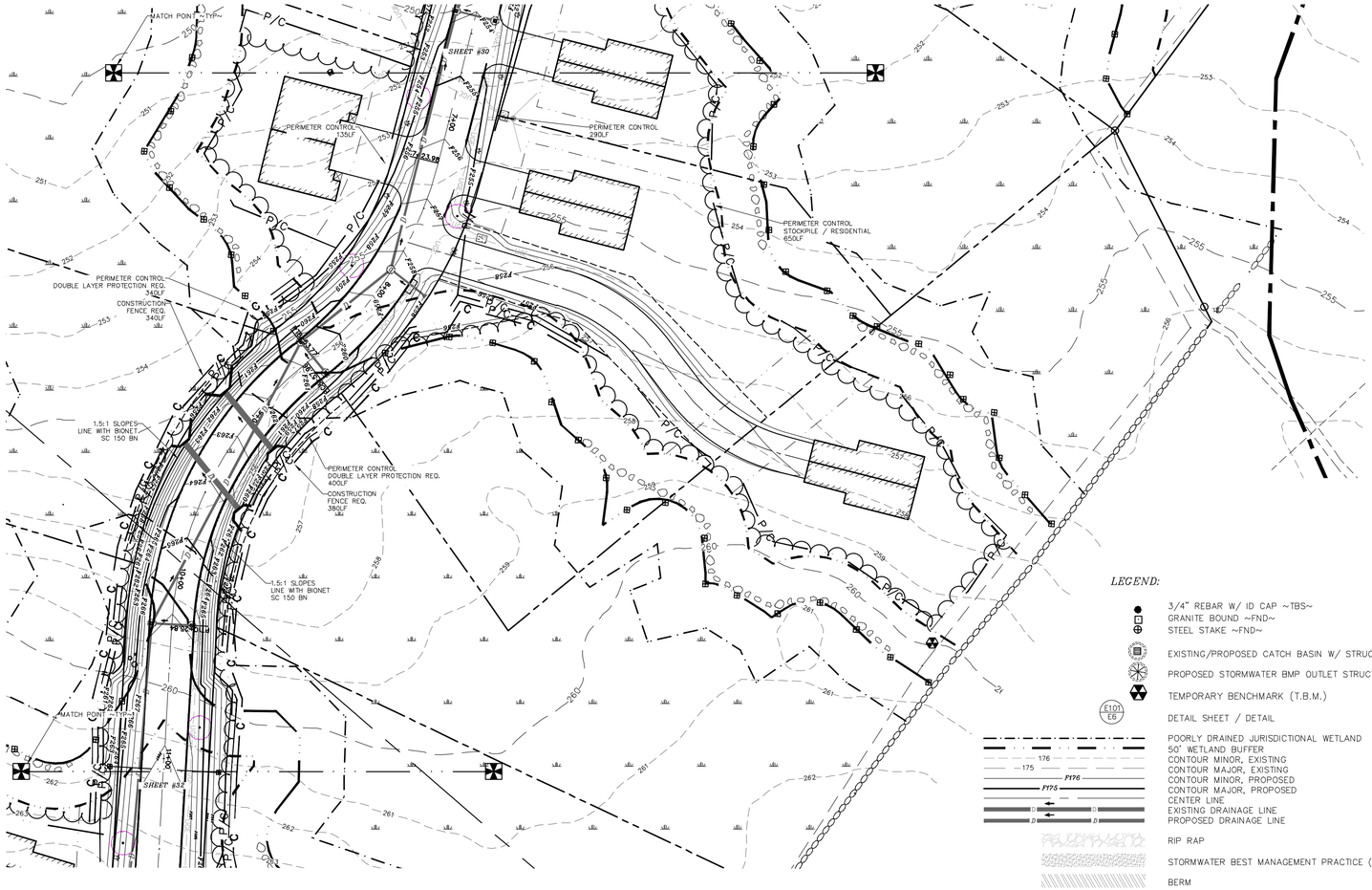
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : 1 IN. EQUALS 30 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 – 023

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY No. 14243 LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION



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NOTES:

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25 CROW HILL ROAD
ROCHESTER, NH 03868

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4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.

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DeA	*DEERFIELD*	*SILT LOAM*	*K= 0.17*
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16°5' N

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ELIZABETH DUNNELLS
FOR
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797 PORTLAND STREET
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TAX MAP 108, LOT 50

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
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SCALE : 1 IN. EQUALS 30 FT.
DATE : AUGUST 23, 2022
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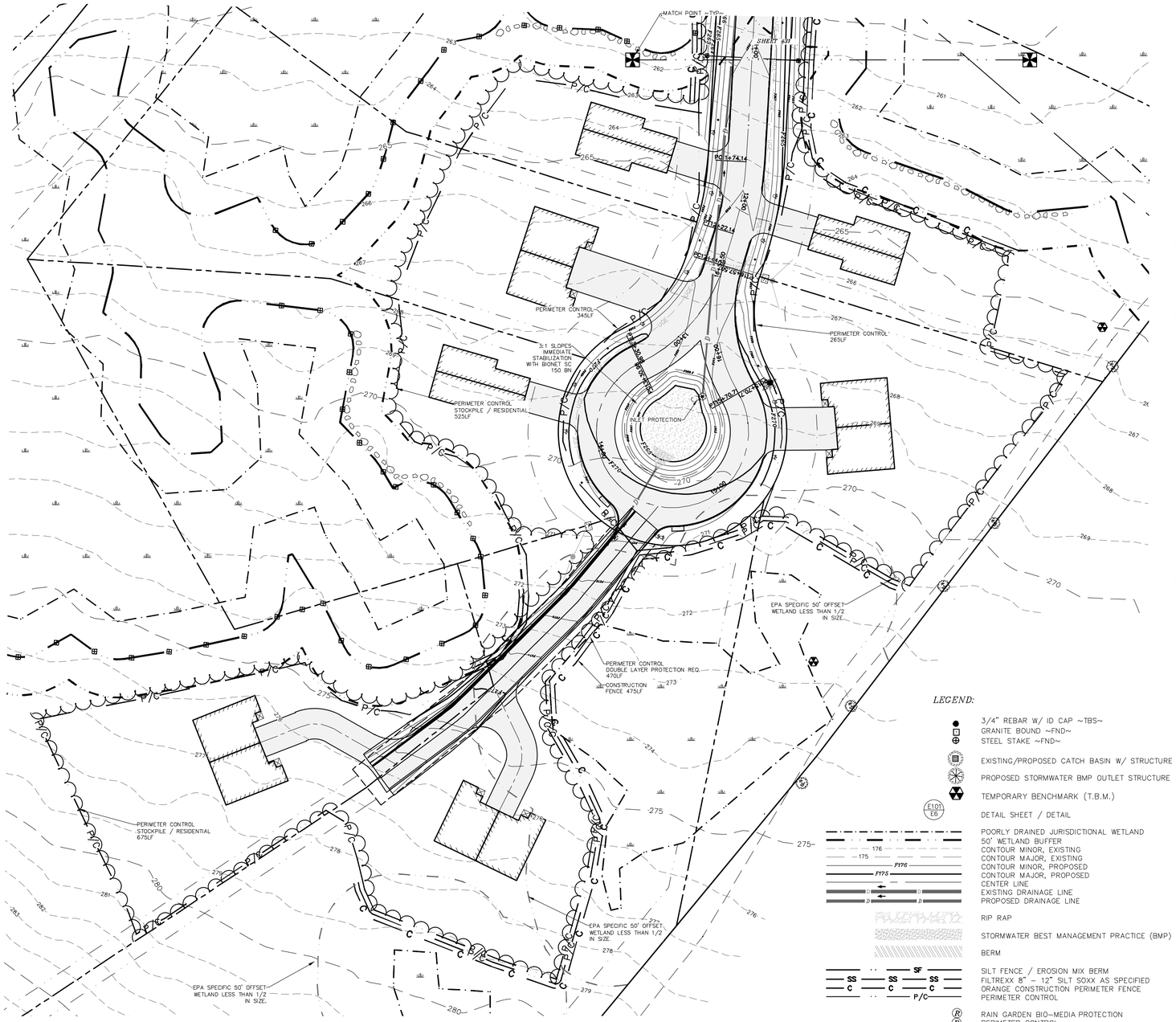
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



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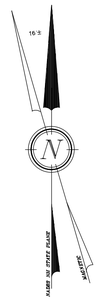

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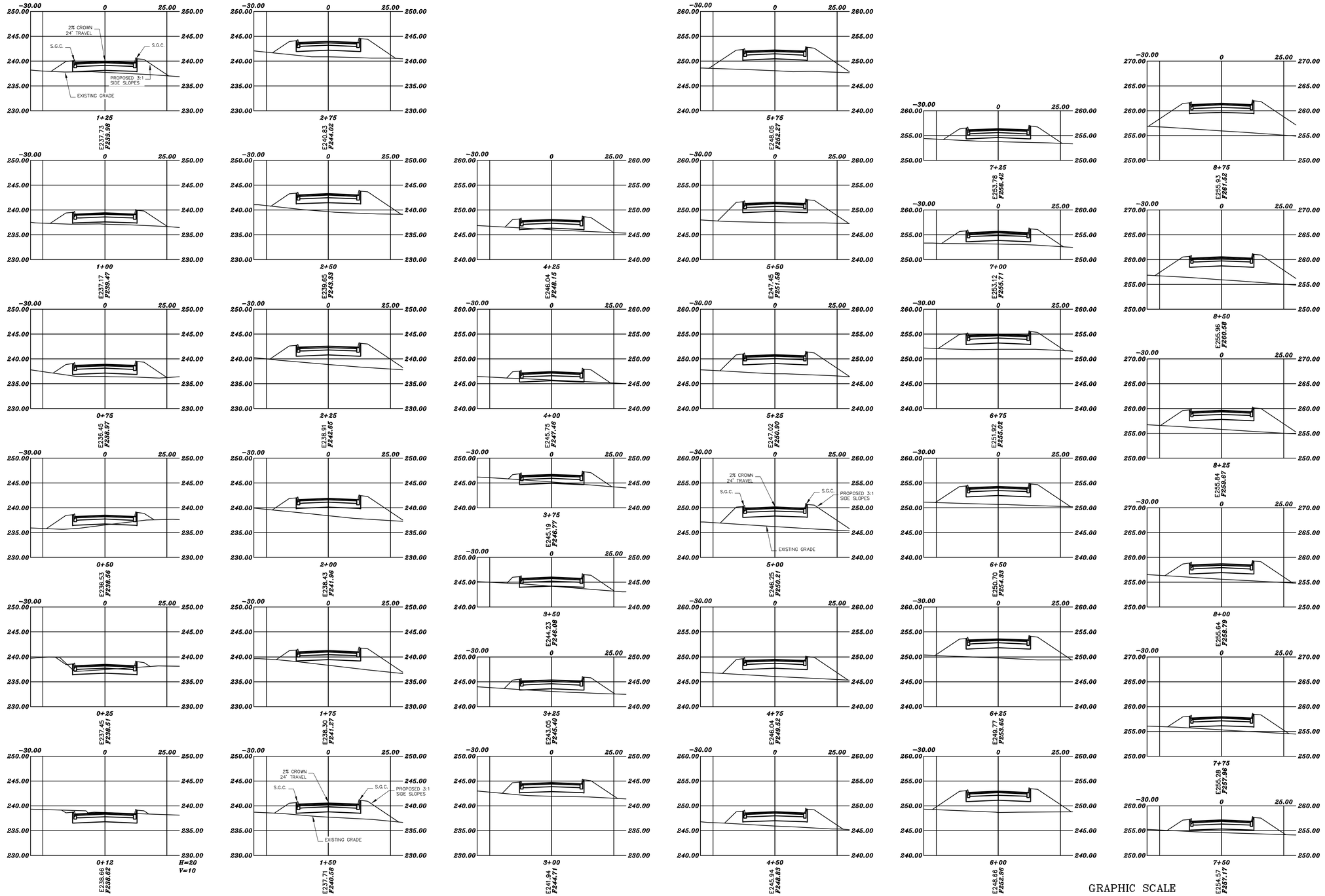
No. 14243
LICENSED PROFESSIONAL ENGINEER



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

Vertical Scale 10

CROSS SECTIONS OF 00 – 8+75
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

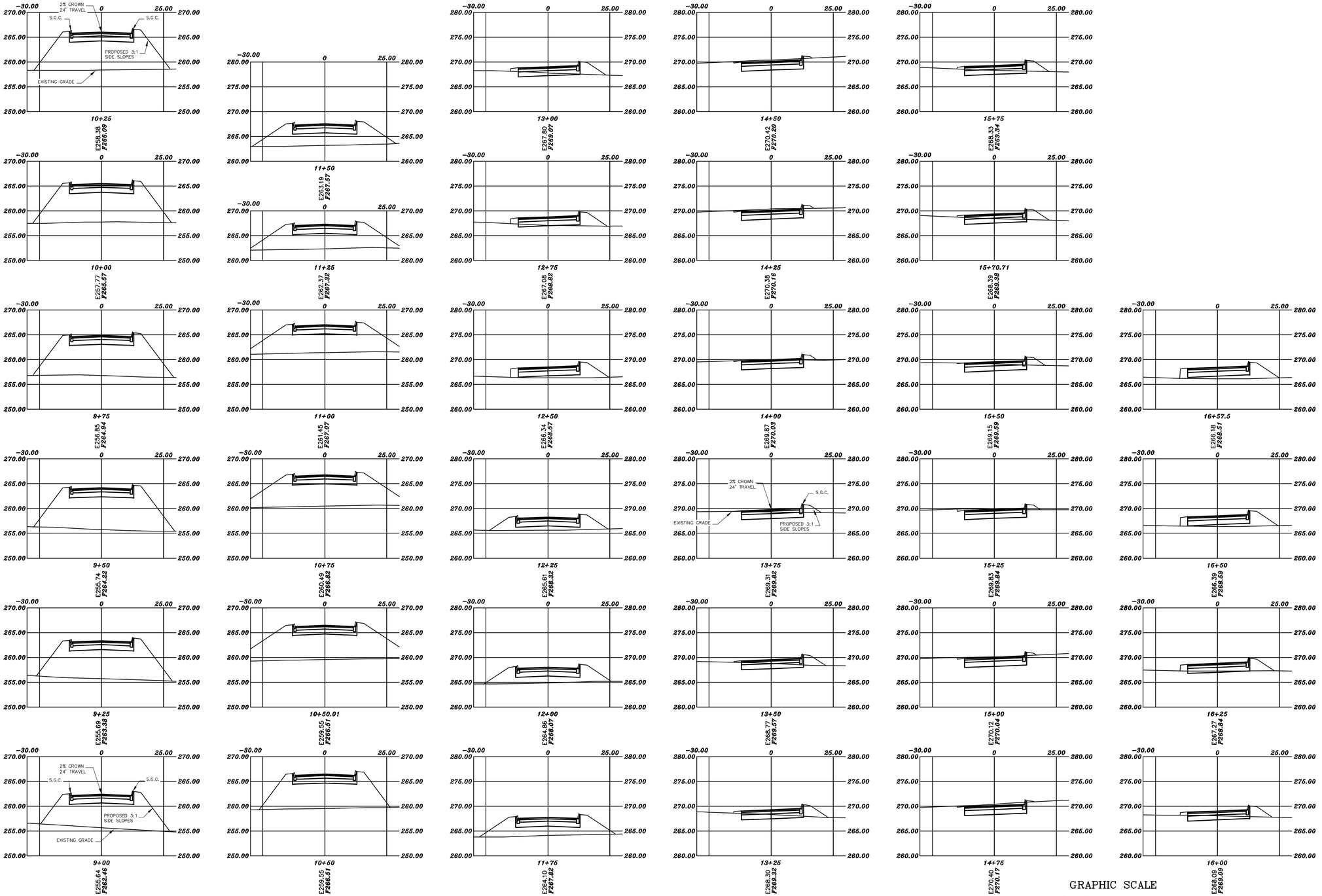
REVISION	DATE	DESCRIPTION
#1	8–23–22	PROJECT SUBMISSION

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 – 023

KENNETH A. BERRY No. 14243 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE

NOT FOR CONSTRUCTION



REVISION	DATE	DESCRIPTION
#1	8-23-22	PROJECT SUBMISSION

CROSS SECTIONS 9+00 – 16+57.5
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 23, 2022
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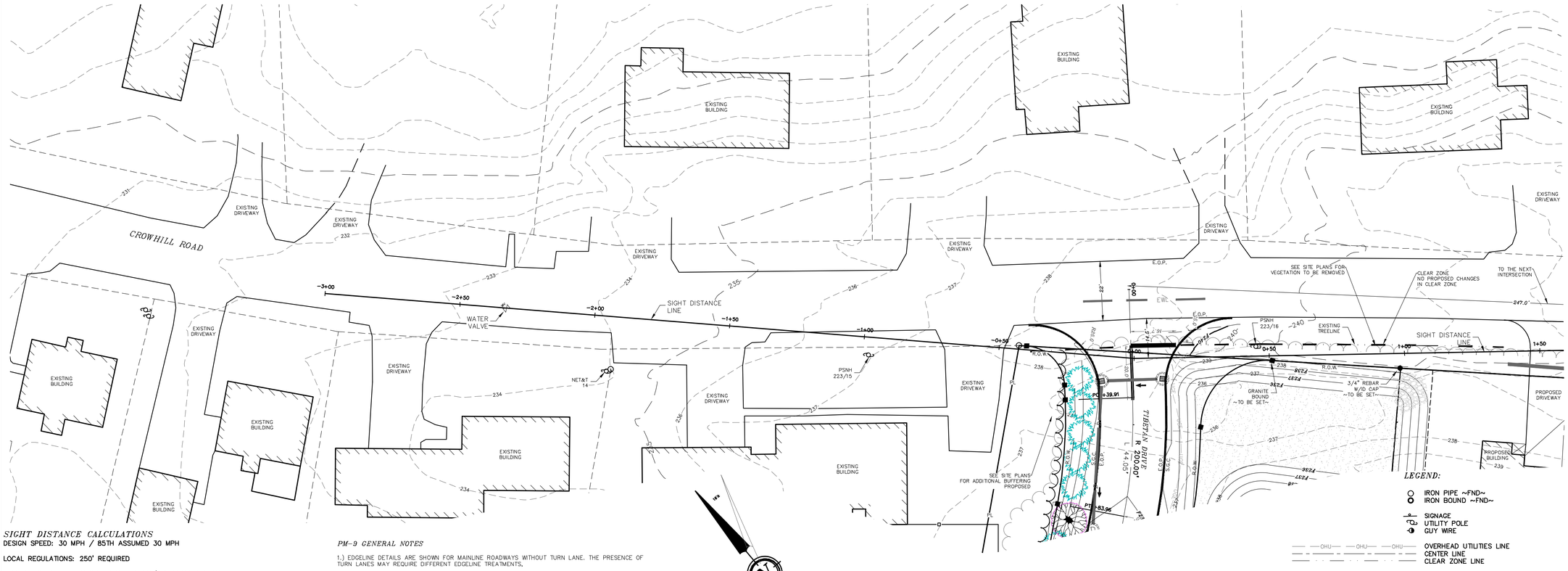
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION



LEGEND:

- IRON PIPE ~FND~
- IRON BOUND ~FND~
- SIGNAGE
- UTILITY POLE
- GUY WIRE
- OHU — OVERHEAD UTILITIES LINE
- CENTER LINE
- CLEAR ZONE LINE

S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
TYP. TYPICAL
FND FOUND
PL PROPERTY LINE

R.O.W. RIGHT OF WAY
E.O.P. EDGE OF PAVEMENT
S.G.C. SLOPED GRANITE CURB

SIGHT DISTANCE CALCULATIONS

DESIGN SPEED: 30 MPH / 85TH ASSUMED 30 MPH

LOCAL REGULATIONS: 250' REQUIRED

AASHTO EXHIBIT 3:1 30 MPH REQUIRES 200' OF STOPPING SIGHT DISTANCE

GREATER THAN 300' OF STOPPING SIGHT DISTANCE PROVIDED

DESIGN SPEED: 30 MPH / 85TH ASSUMED 35 MPH

ADT : ASSUMED LESS THAN 750

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

CLEAR ZONE REQUIRED TO BE 7-10 FEET (1V:5H TO 1V:4H)
10 FEET HAS BEEN SELECTED

PM-9 GENERAL NOTES

1.) EDGELINE DETAILS ARE SHOWN FOR MAINLINE ROADWAYS WITHOUT TURN LANE. THE PRESENCE OF TURN LANES MAY REQUIRE DIFFERENT EDGELINE TREATMENTS,

2.) EDGELINES ON THE SIDE ROADS, WHEN CALLED FOR, SHALL FOLLOW THE ABOVE MAINLINE TYPICALS. EDGELINES SHALL NOT BE CONTINUOUS AROUND THE MAINLINE/SIDE ROAD RADIUS. EDGELINES SHALL END AT STOP BARS.

3.) CENTERLINE AND EDGELINE SHALL BE CONTINUOUS PAST RESIDENTIAL DRIVEWAYS. CENTERLINE AND EDGELINE SHALL BREAK FOR COMMERCIAL DRIVES W/TRAFFIC CONTROLS, MINOR SIDE ROADS, OR PRIVATE INTERSECTIONS.

4.) LOCATION OF THE STOP LINE MAY VARY DUE TO INTERSECTION SIGHT DISTANCE AND VEHICLE TURNING RADIUS AND MAY NOT ALWAYS COINCIDE WITH THE LOCATION OF THE STOP SIGN.

5.) IF THERE IS NO EDGELINE, END STOP BAR 12" FROM EDGE OF PAVEMENT.

6.) STOP BARS, WORDS, LANE LINES, SYMBOLS AND ARROWS SHALL BE THERMOPLASTIC (T).

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAN VIEW TIBETAN DRIVE -3+00 TO 0+00

NOTES:

1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868

APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT, LLC
35 THIRD STREET
DOVER, NH 03820

2.) TAX MAP 108, LOT 50

3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043

4.) LOT AREA: **2,199,988 Sq.Ft., 50.50 Ac.**

5.) THIS IS A RESIDENTIAL SUBDIVISION.

6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED DRIVEWAY ONTO QUALITY WAY.

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.

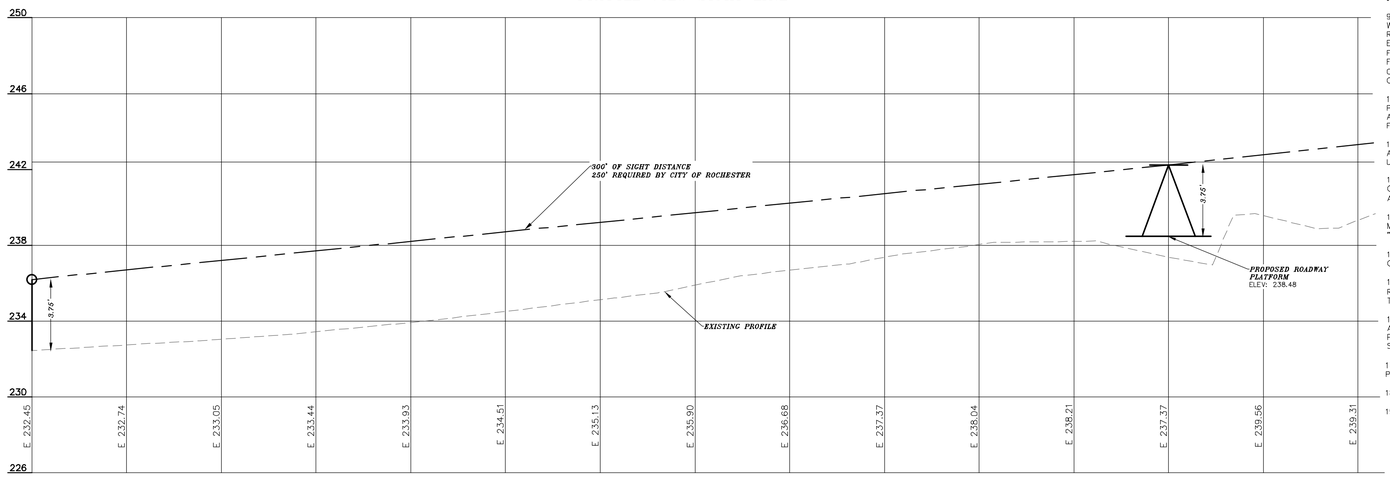
8.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016, CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

PROFILE VIEW SIGHT LINE



NOTES CONT.:

9.) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND 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

10.) WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.

11.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.

12.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

13.) THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).

14.) ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.

15.) ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH (T) SHALL BE THERMOPLASTIC.

16.) 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.

17.) THE CONTRACTOR SHALL CONTACT THE ROCHESTER DPW ONE WEEK PRIOR TO PAVEMENT MARKINGS.

18.) ALL PAVEMENT MARKINGS TO BE PAINTED TO NHDOT STANDARD NO. PM-9.

19.) THE SPEED LIMIT ON CROWHILL ROAD IS POSTED AT 30 MPH

HWY-1

REVISION	DATE	DESCRIPTION
#1	8-23-22	PROJECT SUBMISSION

SIGHT DISTANCE PLAN TIBETAN DRIVE NORTHWEST

LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
79' PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 23, 2022
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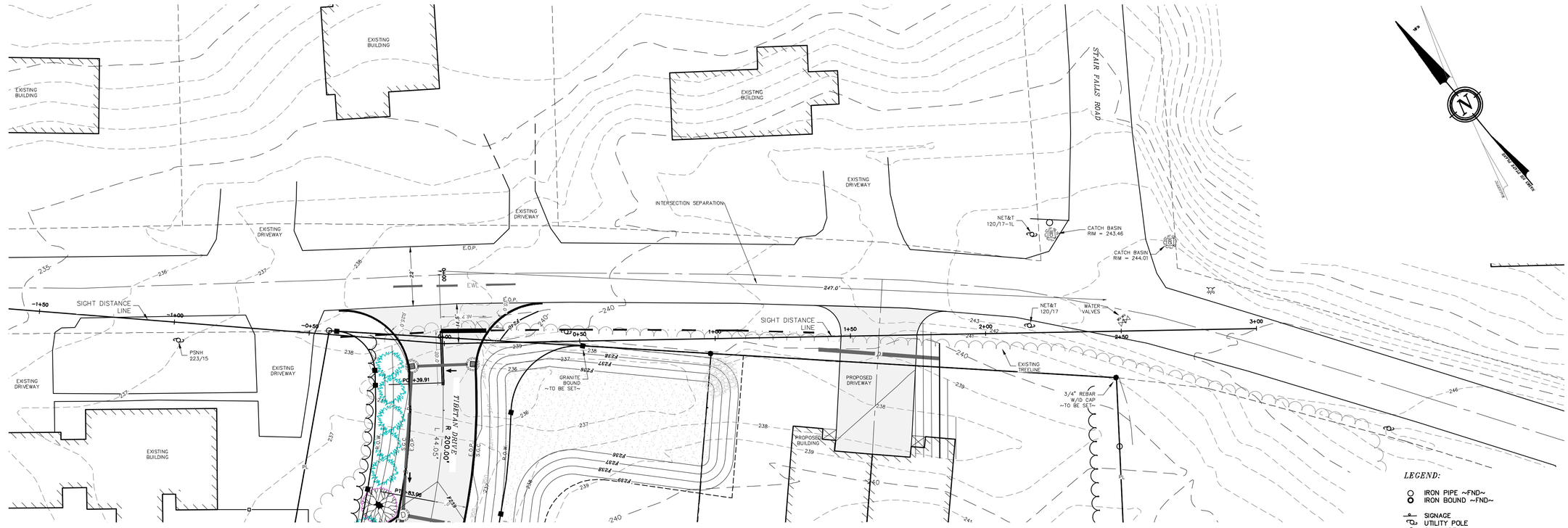
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



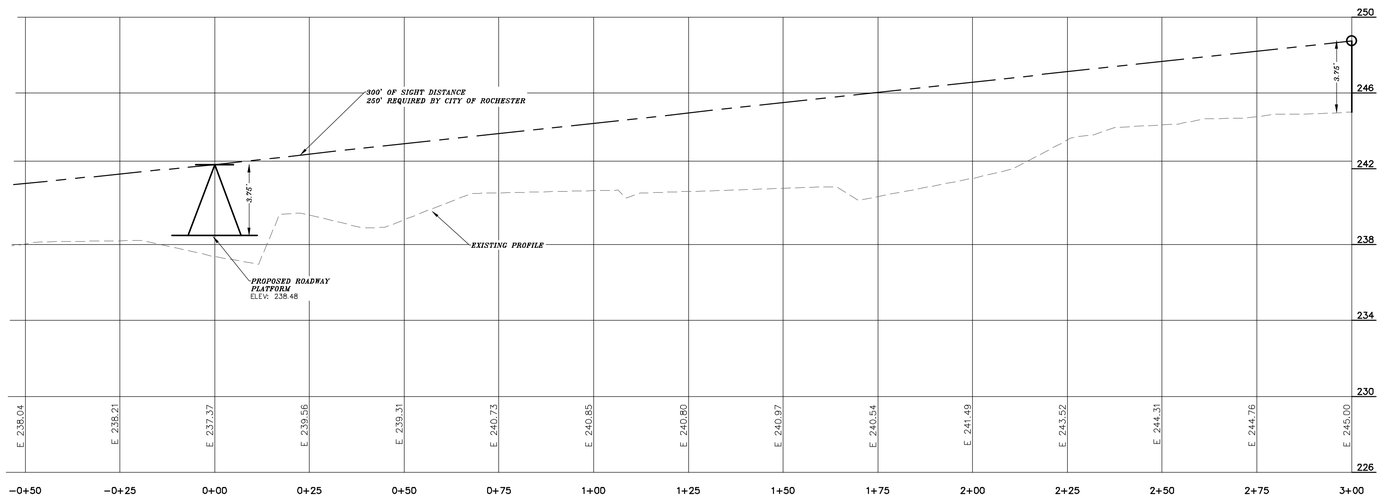
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAN VIEW TIBETAN DRIVE 0+00 to 3+00

PROFILE VIEW SIGHT LINE



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

HWY-2

REVISION	DATE	DESCRIPTION
#1	8-23-22	PROJECT SUBMISSION

SIGHT DISTANCE PLAN TIBETAN DRIVE NORTHWEST

LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
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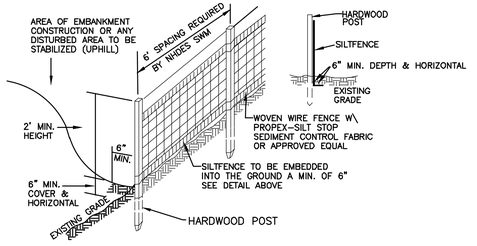
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

E1



SILT FENCE CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 6' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF. SEE MAINTENANCE NOTE BELOW. REMOVAL OF SEDIMENT REQUIRED AT A DEPTH OF 6-INCHES.
4. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
5. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER.
6. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED.
7. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, SILT FENCE, PAGE 90.

SILT FENCE MAINTENANCE

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

SILT FENCE DETAIL
NOT TO SCALE

E2

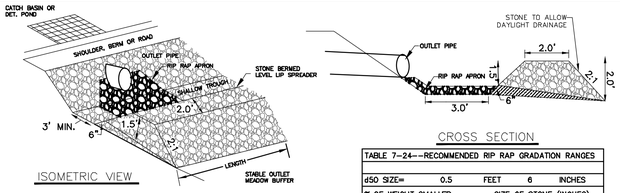
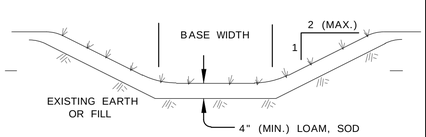


TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES			
d50 SIZE=	0.5	FEET	6 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM		TO
100%	9		12
85%	8		11
50%	6		9
15%	2		3

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

STONE BERM LEVEL SPREADER
NOT TO SCALE

E3



GRASS CONVEYANCE 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 CONSTRUCATION

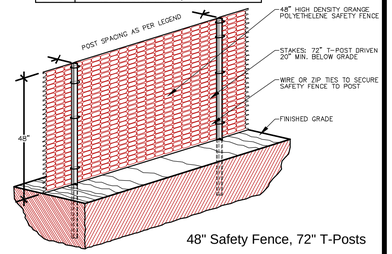
TO BE CONSTRUCTED IAW NH SWM #2 CHAPTER 4, #5 TREATMENT SWALES, PAGE 123.

E4

CONSTRUCTION SAFETY FENCE
NOT TO SCALE

LEGEND

SAF12	48" ORANGE FENCE, 12 FEET O.C.
SAF11	48" ORANGE FENCE, 11 FEET O.C..
SAF10	48" ORANGE FENCE, 10 FEET O.C.
SAF9	48" ORANGE FENCE, 9 FEET O.C.
SAF8	48" ORANGE FENCE, 8 FEET O.C..
SAF7	48" ORANGE FENCE, 7 FEET O.C.
SAF6	48" ORANGE FENCE, 6 FEET O.C.

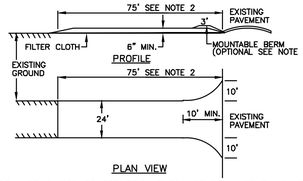


48" Safety Fence, 72" T-Posts

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 HIGH VISIBILITY 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
4. SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
5. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.

E5

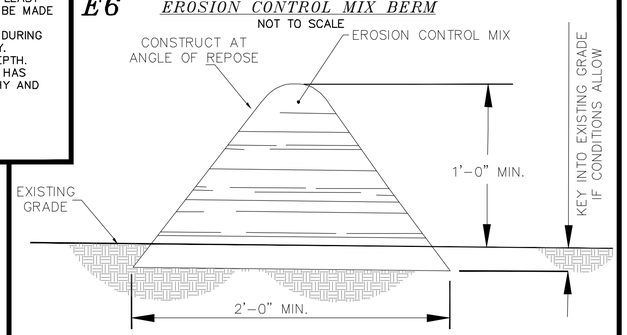
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



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

E6

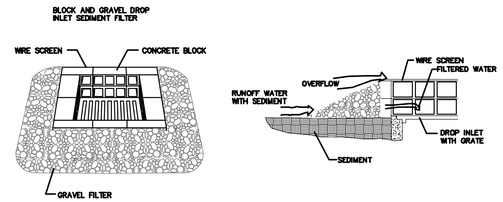
EROSION CONTROL MIX BERM
NOT TO SCALE



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 CLOSLY 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, COMPOSED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS.
5. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED 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.

E7



MAINTENANCE

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

BLOCK & GRAVEL DROP INLET SEDIMENT FILTER
NOT TO SCALE

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

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

E8

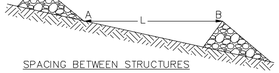
TEMPORARY EROSION CONTROL MEASURES

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

E9

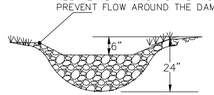
STONE CHECK DAM
NOT TO SCALE

THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION.

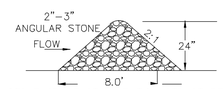


SPACING BETWEEN STRUCTURES

NOTE: KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIUM OF 18" TO PREVENT FLOW AROUND THE DAM.

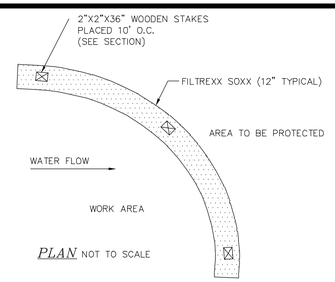


1.) CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2.) THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE DAM SHOULD BE LESS THEN ONE ACRE.
3.) THE MAXIMUM HEIGHT OF THE DAM SHOULD BE TWO FEET.
4.) THE CENTER OF THE DAM SHOULD BE AT LEAST SIX INCHES LOWER THAN THE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



STONE GRADE STABILIZATION STRUCTURE

E10

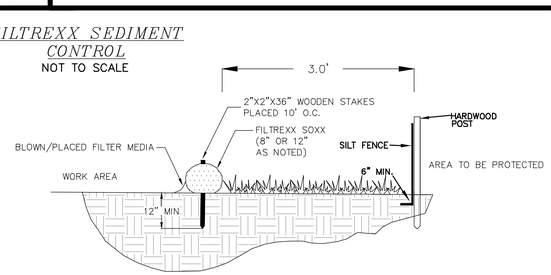


PLAN NOT TO SCALE

NOTES

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIRMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. SILTSOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
5. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIRMENTS OF THE SPECIFIC APPLICATION.
6. FILTREXX SOXX IS A REGISTERED TRADEMARK OF FILTREXXIN TERNATIONAL, 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 CUT SHEET: FILTREXX SEDIMENT CONTROL

FILTREXX SEDIMENT CONTROL
NOT TO SCALE

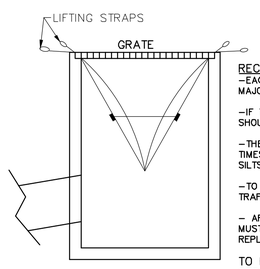


Filtrexx International, LLC
35481 Grafton Eastern Rd | Grafton, Oh 44044
440-926-2607 | fax: 440-926-4021
WWW.FILTREXX.COM
OR APPROVED EQUAL

NOTE: FOR AREAS REQUIRING DOUBLE PERIMETER CONTROL WITHIN 50' OF JURISDICTIONAL WETLANDS AND NOT FOR ALL SILT SOXX APPLICATIONS. THIS DUPLICATION MAY BE SPECIFIED AS 12" SILT SOXX OR ORANGE CONSTRUCTION FENCE AS NOTED.

SECTION NOT TO SCALE

E11



RECOMMENDED MAINTENANCE SCHEDULE

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

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

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

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

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

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

SILTSACK DETAIL
NOT TO SCALE

E-101

REVISION	DATE	DESCRIPTION
#1	8-23-22	PROJECT SUBMISSION

EROSION & SEDIMENT CONTROL DETAILS

LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

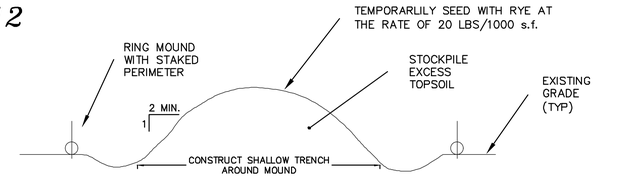
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS NOTED
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

E12



TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, SOIL STOCKPILE PRACTICES, PAGE 46.

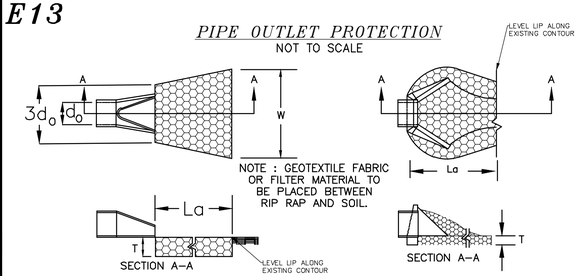
TOPSOIL STOCKPILE MOUND

NOT TO SCALE

E13

PIPE OUTLET PROTECTION

NOT TO SCALE



PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL

PIPE OUTLET TO WELL-DEFINED CHANNEL

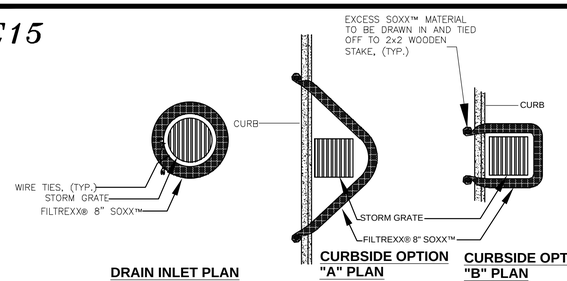
PIPE OUTLET PROTECTION CONSTRUCTION SPECIFICATIONS

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.

E14

TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES				
d50 SIZE=	0.5	FEET	6	INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE		SIZE OF STONE (INCHES) FROM		TO
100%		9		12
85%		8		11
50%		6		9
15%		2		3

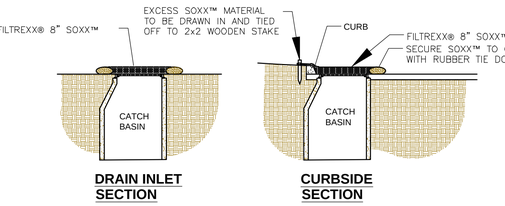
E15



DRAIN INLET PLAN

CURBSIDE OPTION "A" PLAN

CURBSIDE OPTION "B" PLAN



DRAIN INLET SECTION

CURBSIDE SECTION

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.

FILTREXX INLET PROTECTION

NOT TO SCALE

E16

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

NOTE: Temporary seed mix for stabilization of turf shall be winter rye or oats at a rate of 2.5 lbs. per 1000 s.f. and shall be placed prior to OCT. 15, if permanent seeding not yet complete.

SEEDING GUIDE

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

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

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-36.
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

RECOMMENDED *

SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREEPING RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR		
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	24	0.55
CREEPING RED FESCUE	24	0.55
BIRDS FOOT TREFOIL	REMOVED	REMOVED
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREEPING RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

CONSERVATION MIX	POUNDS PER ACRE	POUNDS PER 1,000 S.F.
TALL FESCUE (35%)	15	0.35
CREEPING RED FESCUE (25%)	15	0.35
ANNUAL RYEGRASS (12%)	5	0.12
PERENNIAL RYEGRASS (10%)	5	0.12
KENTUCKY BLUEGRASS (10%)	15	0.35
WHITE CLOVER (3%)	7	0.16

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 5-10-10.)
   B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
   C. REFER TO TABLE(G-E1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H-E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWNVETCH, BIRDSFOOT TREFOIL, AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
   D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
4. MULCH
   A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
   B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90LBS PER 1000 S.F.
5. 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.
6. TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.
7. SEE RAIN GARDEN AND INFILTRATION DETAIL SHEETS FOR SPECIFIC PLANTING INSTRUCTIONS AND SEEDING.

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. RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMPs ARE STABILIZED.

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. SEE BEST MANAGEMENT PRACTICES FOR BLASTING ON SHEET C-102.

7.) START BUILDING CONSTRUCTION.

8.) INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. INSTALL RAIN GARDENS. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.

9.) BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED. NO AREA IS ALLOWED TO BE DISTURBED FOR A LENGTH OF TIME THAT EXCEEDS 45 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. LIMIT THE LENGTH OF EXPOSURE OF UNSTABILIZED SOIL TO 45 DAYS OR LESS.

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. EROSION AND SEDITMENT CONTROL PRACTICES ARE TO BE INSPECTED WEEKLY AND AFTER 0.5" OF RAINFALL.

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.

16.) LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

E18 *DEFINITION OF STABLE:*

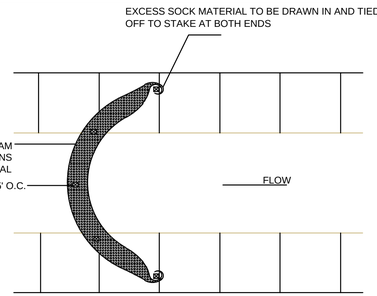
PER ENV-WQ 1500 ALTERATION OF TERRAIN

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 SEEDED 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.

E19

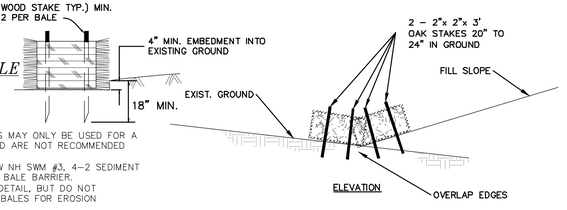


FILTREXX CHECK DAM

NOT TO SCALE

NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 1 ACRE OR LESS.
3. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED ½ THE HEIGHT OF THE CHECK DAM.
4. CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
5. CONTRACTOR IS REQUIRED TO BE A FILTREXX CERTIFIED™ INSTALLER.

E20

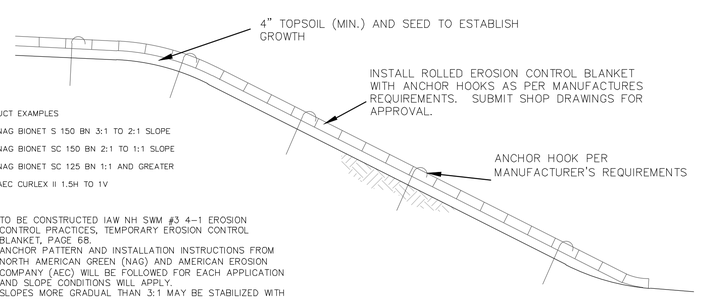


STAKED HAYBALE DETAIL

NOT TO SCALE

1.) HAY BALES BARRIERS MAY ONLY BE USED FOR A MAXIMUM OF 60 DAYS AND ARE NOT RECOMMENDED FOR PERIMETER CONTROL.
2.) TO BE INSTALLED IAW NH SWM #3, 4-2 SEDIMENT CONTROL, STRAW OR HAY BALE BARRIER.
3.) REQUIRED TO SHOW DETAIL, BUT DO NOT RECOMEND USE OF HAY BALES FOR EROSION CONTROL.

E21



PRODUCT EXAMPLES

1.) NAG BIONET S 150 BN 3:1 TO 2:1 SLOPE
2.) NAG BIONET SC 150 BN 2:1 TO 1:1 SLOPE
3.) NAG BIONET SC 125 BN 1:1 AND GREATER
4.) AEC CURLEX II 1.5H TO 1V

1. TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, TEMPORARY EROSION CONTROL BLANKET, PAGE 68.
2. ANCHOR PATTERN AND INSTALLATION INSTRUCTIONS FROM NORTH AMERICAN GREEN (NAG) AND AMERICAN EROSION COMPANY (AEC) WILL BE FOLLOWED FOR EACH APPLICATION AND SLOPE CONDITIONS WILL APPLY.
3. SLOPES MORE GRADUAL THAN 3:1 MAY BE STABILIZED WITH VEGETATION OR HECP (HYDRAULICALLY APPLIED EROSION CONTROL MIX)/BONDED FIBER MATRIX. HOWEVER THE ENGINEER RESERVES THE RIGHT TO REQUEST INCREASED RECB TO BE INSTALLED ON ANY SLOPE.

ROLLED EROSION CONTROL BLANKET (RECB) SLOPE STABILIZATION DETAIL

NOT TO SCALE

E22

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 CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3-4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.

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 SEEDED 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

REVISION	DATE	DESCRIPTION
#1	8-23-22	PROJECT SUBMISSION

EROSION & SEDIMENT CONTROL DETAILS

LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

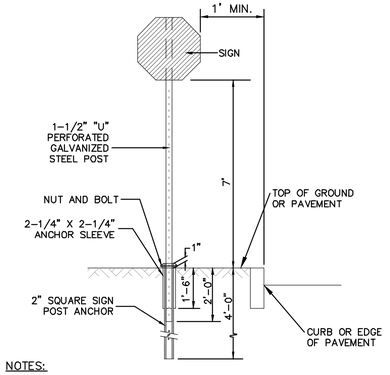
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS NOTED
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

C1



NOTES:

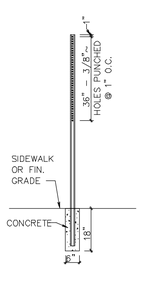
1. ALL SIGNAGE SHALL BE TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND NHDOT STANDARDS.
2. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS/CATALOG CUTS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ERECTING SIGNS.
3. THE LOCATION OF THE SIGNS SHALL BE AS INDICATED ON THE DRAWINGS AND/OR AS DIRECTED BY THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS.

TYPICAL SIGN POST
NOT TO SCALE

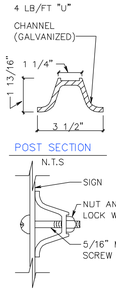
SIGN BACKGROUND TO BE WHITE.
LETTERING TO BE WHITE.
OCTAGON TO BE RED.

SIGN R1-1 AS SHOWN IN THE MUTCD. INSTALLATION WILL BE IN ACCORDANCE WITH THE MUTCD.

PARTIAL ELEVATION
N.T.S.

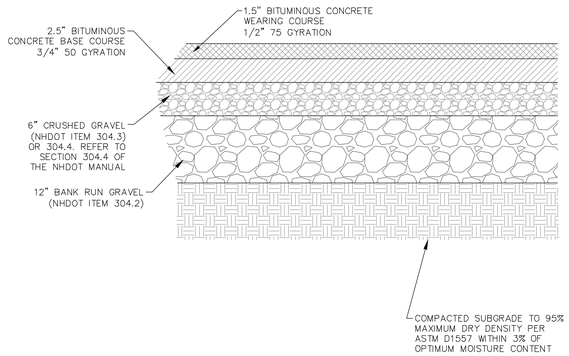


POST
N.T.S.



MOUNTING
N.T.S.

C2



NOTES:

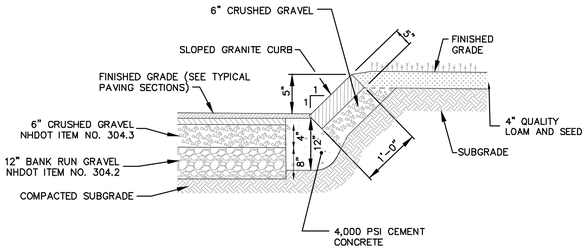
1.) BITUMINOUS MATERIALS SHALL CONFORM TO NHDOT SPECIFICATION SUBSECTION 401.3.6.

2.) PAVEMENT BASE COURSE AGGEGATE SHALL CONFORM TO NHDOT SPECIFICATION SECTION 304, ITEM 304.3 AND COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.

3.) PAVEMENT SUBBASE COURSE AGGREGATE AND AGGREGATE FOR SUBGRADE REPAIR AREAS SHALL BE SUITABLE FOR USE AS STRUCTURAL FILL AND BE PROOFROLLED AND COMPABED TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. FOR NEW CONSTRUCTION AREAS ONLY, IN EXISTING PAVEMENT AREAS THE CONTRACTOR IS TO ENSURE THE BASE MATERIAL IS SUITABLE TO THE OWNER FOR RE-PAVING

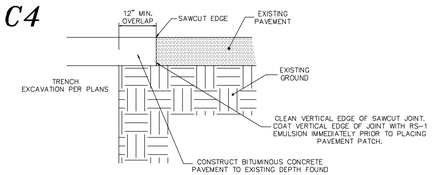
BITUMINOUS CONCRETE PAVEMENT SECTION
NOT TO SCALE

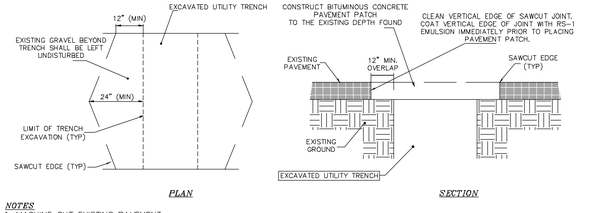
C3



SLOPE GRANITE CURB DETAIL
NOT TO SCALE

C4

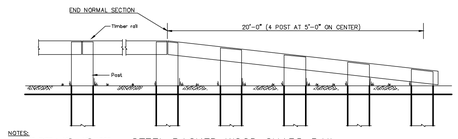




NOTES
1. MACHINE CUT EXISTING PAVEMENT.
2. ALL TEMPORARY, DAMAGED, OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
3. DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET NHDOT REQUIREMENTS.

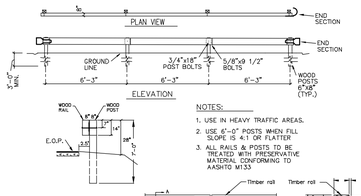
TYPICAL TRENCH PATCH
NOT TO SCALE

C5

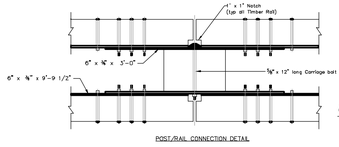


NOTES:
1. POST TYPE : 10" x 12" WOOD
2. BEAM TYPE : 6" x 10" WOOD
3. POST SPACING : 5'-0" O.C.
4. NOMINAL BARRIER HEIGHT : 27"

STEEL BACKED WOOD GUARD RAIL TERMINAL UNIT DETAIL



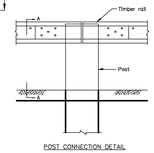
NOTES:
1. USE IN HEAVY TRAFFIC AREAS.
2. USE 6'-0" POSTS WHEN FILL SLOPE IS 4:1 OR FLATTER
3. ALL RAILS & POSTS TO BE TREATED WITH PRESERVATIVE MATERIAL CONFORMING TO AASHTO M133



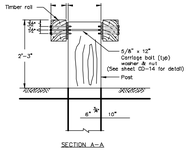
POST/RAIL CONNECTION DETAIL

NOTES:
1. POST TYPE : 10" x 12" WOOD
2. BEAM TYPE : 6" x 10" WOOD WITH STEEL PLATE BACKING
3. POST SPACING : 10'-0" O.C.
4. NOMINAL BARRIER HEIGHT : 27"
5. STEEL PLATE BACKING AND SPLICE PLATE – A36 GALVANIZED STEEL
6. ALL BOLTS & WASHERS TO BE GALVANIZED

GUARD RAIL STEEL PLATE BACKED (WOODEN RAIL)
NOT TO SCALE

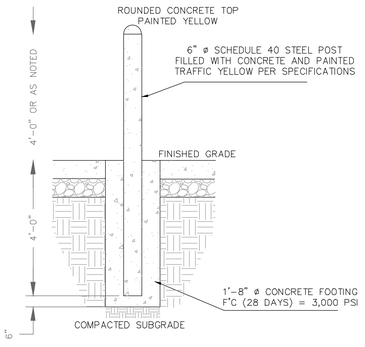


POST CONNECTION DETAIL



SECTION A–A

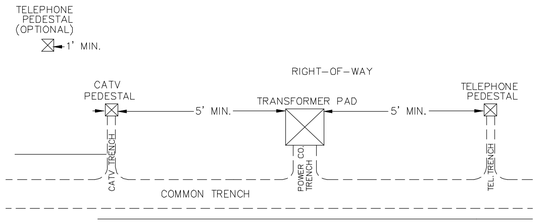
C6



BOLLARD DETAIL
NOT TO SCALE

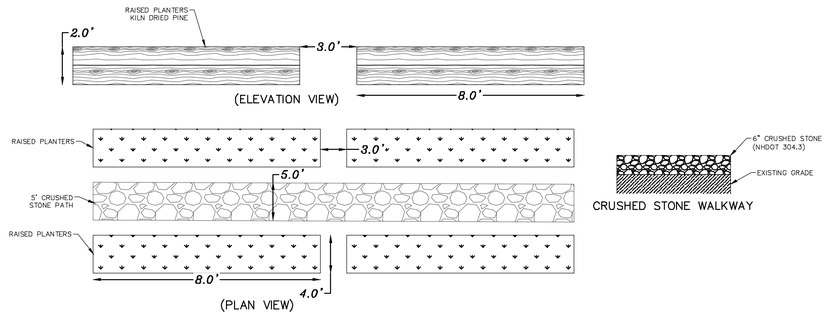
DETAIL ONLY REQUIRED IF EVERSOURCE REQUIRES BOLLARDS AROUND TRANSFORMERS

C7



PEDESTAL PLACEMENT
NOT TO SCALE

C8



RAISED PLANTER
(NOT TO SCALE)

#	REVISION	DATE	DESCRIPTION
#1		8-23-22	PROJECT SUBMISSION

CONSTRUCTION DETAILS

LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

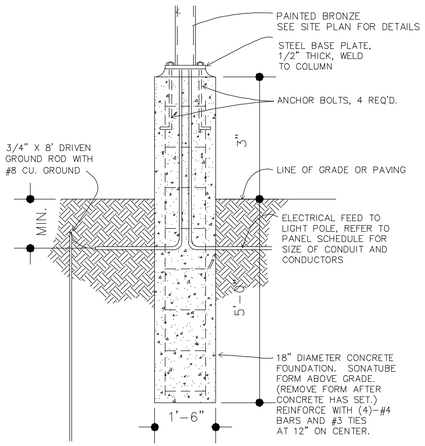
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS NOTED
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 – 023

KENNETH A. BERRY No. 14243 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE

C-101

C12

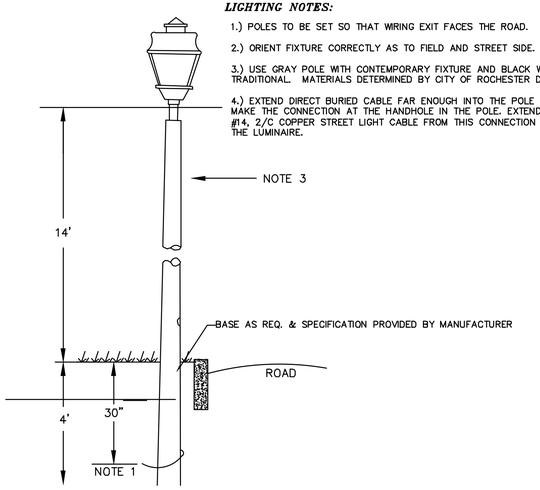


POLE FOUNDATION

LIGHT BASE DETAIL

NOT TO SCALE

C13



LIGHTING NOTES:

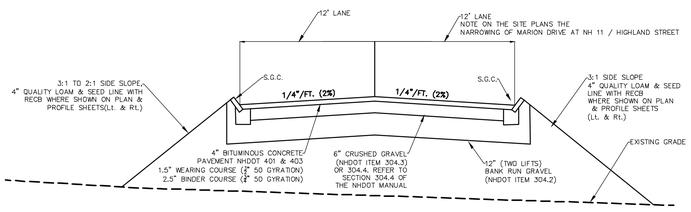
1.) POLES TO BE SET SO THAT WIRING EXIT FACES THE ROAD.

2.) ORIENT FIXTURE CORRECTLY AS TO FIELD AND STREET SIDE.

3.) USE GRAY POLE WITH CONTEMPORARY FIXTURE AND BLACK WITH TRADITIONAL. MATERIALS DETERMINED BY CITY OF ROCHESTER DPW

4.) EXTEND DIRECT BURIED CABLE FAR ENOUGH INTO THE POLE TO MAKE THE CONNECTION AT THE HANDHOLE IN THE POLE. EXTEND #14, 2/C COPPER STREET LIGHT CABLE FROM THIS CONNECTION TO THE LUMINAIRE.

C14



TYPICAL ROADWAY SECTION TIBETIAN DRIVE

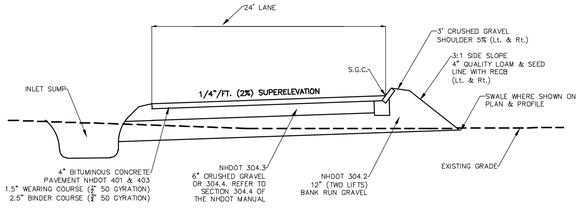
NOT TO SCALE

CROSS SECTION NOTES

1. ALL ROADWAY FILL TO BRING ROAD TO SUBGRADE SHALL BE INSTALLED IN LIFTS NO GREATER THAN 12".
2. ALL FILL SHALL BE COMPACTED UNTIL 95% MAXIMUM DRY DENSITY IS ACHIEVED IN ACCORDANCE WITH AASHTO T99. COMPACTION TESTS TO BE CONDUCTED AT THE START OF THE PROJECT AND NO FURTHER THAN 100 FEET APART.
3. TEST PITTING WAS DONE WITHIN THE ROADWAY ALIGNMENT BY JOHN P. HAYES III, CSS, CWS, AND NO UNSUITABLE MATERIALS WERE ENCOUNTERED IN THOSE TEST PITS. LEDGE REMOVAL (HAMMERING OR SHALLOW DEPTH BLASTING WILL BE REQUIRED) MATERIALS CAN BE CRUSHED AND USED ON SITE.
4. ALL UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE ROAD BED. THE ROAD BED IS DEFINED AS THE LIMITS OF THE ROADWAY INCLUDING THE ARE ONE (1) FOOT BEYOND THE SHOULDERS, DITCHES, OR TOE OF FILL SLOPE.

COMPACTED SUBGRADE – CONTRACTOR SHALL SCARIFY SUBGRADE TO A DEPTH OF 30 INCHES BELOW F-GRADE. ALL STONES GREATER THAN 6" IN DIAMETER SHALL BE REMOVED FROM THE SCARIFIED LAYER. ANY IMPORTED FILL SHALL BE FREE OF ORGANICS AND FROST AND SHALL HAVE NO ROCKS LARGER THAN 6" IN DIAMETER. FILL MATERIAL SHALL BE APPROVED BY THE CITIES AGENT AND/OR THE CITIES ENGINEER.

C15



TYPICAL CUL-DE SAC. SECTION CAROLE COURT PHASE 1-3

NOT TO SCALE

SOLID STATE AREA LIGHTING

SIGMA SERIES-LED

SPECIFICATIONS

PROJECT NAME:

FIXTURE TYPE:

HOUSING
Heavy cast low copper aluminum assembly (A356 alloy, <0.2% copper). Minimum wall thickness is .188". Traditional styling of the housing provided with cast aluminum housing top hinges for easy access.

VLED® OPTICAL MODULE
Low copper A356 alloy (<.2% copper) cast aluminum housing. Integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°, one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.

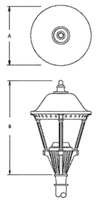
LED EMITTERS
High Output LED's are driven at 350mA for nominal 1 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED DRIVER
UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a remaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

SIGMA

PATENT PENDING



Fitter supplied to fit over 2 7/8" X 3" (73mm X 76mm) tennon.

FIXTURE	A	B
SIG1	24" (610mm)	37" (940mm)
SIG2	18.5" (470mm)	28" (711mm)

2016019

Sun Valley Lighting — 4681 Brickell Avenue Ct, Palmdale, CA 93551 — Phone (661) 233-0200 Fax (661) 233-3003 — www.svlltg.com

SUN VALLEY LIGHTING

SIGMA SERIES - LED

SPECIFICATIONS

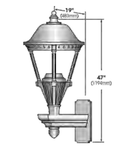
MOUNTING STYLES

XAC

XAZ

XAT

WALL MOUNT



ARM BRACKET EXTRUDED AND CAST ALUMINUM CONSTRUCTION.

WALL PLATE

ARMS ARE HEAVY WALL EXTRUDED ALUMINUM CONSTRUCTION. FOR ADDITIONAL ARM OPTIONS SEE ARM SECTION.

VLED® MODULES

100 LED Module

SIG1 E.P.A.= 1.65
Available in:
100, 80, & 64 LED Module

64 LED Module

SIG2 E.P.A.= 1.05
Available in:
64 & 48 LED Module

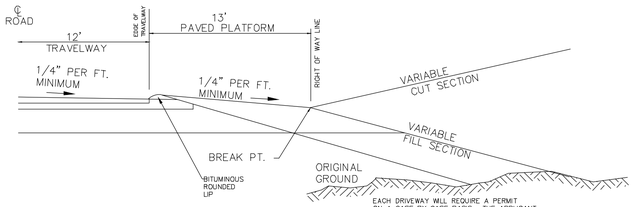
ORDERING INFORMATION

LUMINAIRE	OPTICS	# of LED's	COLOR	VOLTAGE	MOUNTING	FINISH	OPTIONS
LUMINAIRE	**VLED® IES DISTRIBUTION TYPE**	**No. LEDs**	**COLOR**	**VOLTAGE**	**ARM MOUNT**	**STANDARD TEXTURED FINISH**	**OPTIONS**
☐ SIG1	☐ VLED - II ..... (Type II)	SIG1	☐ NW (4000K)* *Selectable	☐ 120	☐ PT	☐ BLACK RAL-9005-T	☐ INTERNAL HOUSE SIDE SHIELDS ... HS
☐ SIG2	☐ VLED - III ..... (Type III)	☐ 100LED (100 Watts)	☐ CW (5000K)	☐ 208	☐ 1	☐ WHITE RAL-9003-T	☐ EXTERNAL HOUSE SIDE SHIELD ... EHS
	☐ VLED - IV ..... (Type IV)	☐ 80LED (67 Watts)	☐ WW (3000K)	☐ 240	☐ 2-180	☐ GREY RAL-7004-T	☐ DIMMABLE DRIVER(S) (3-10V) ..... DIM
	☐ VLED - VSQ ..... (Type VSQ)	☐ 64LED (54 Watts)	OMIT LED COLORS AVAILABLE CONSULT FACTORY	☐ 277	☐ 2-90	☐ DARK BRONZE RAL-8019-T	☐ HIGH/LOW DIMMING FOR HARDWIRED SWITCHING OR NON-PRESSURIZED MOTION SENSOR ..... HLSW
		SIG2		☐ 347	☐ 3-90	☐ GREEN RAL-6005-T	☐ PHOTO CELL + VOLTAGE (DIMMING PC120V) ... PC-V
		☐ 64LED (51 Watts)		☐ 480	☐ 3-120		☐ 120V SURGE PROTECTOR 10SP
		☐ 48LED (38 Watts)			☐ 4-90	FOR SMOOTH FINISH REMOVE SUFFIX "T" (EXAMPLE: RAL-9003)	☐ 208V SURGE PROTECTOR (277V & 480V Only) 20SP
	Wattages are Maximum Watts				**WALL MOUNT**		
					☐ WM		
					SEE SSW VALLEY CATALOG FOR ADDITIONAL ARMS	SEE VALTEX.COM FOR ADDITIONAL COLORS	

Sun Valley Lighting — 4681 Brickell Avenue Ct, Palmdale, CA 93551 — Phone (661) 233-0200 Fax (661) 233-3003 — www.svlltg.com

SUN VALLEY LIGHTING

C16

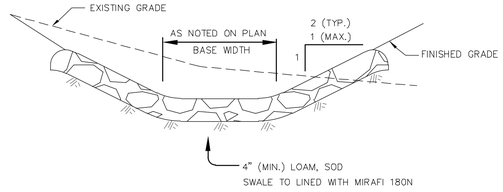


TYPICAL RURAL DRIVEWAY CROSS SECTION

NOT TO SCALE

EACH DRIVEWAY WILL REQUIRE A PERMIT ON A CASE BY CASE BASIS. THE APPLICANT AT THAT TIME IS TO WORK WITH DPW TO DETERMINE THE MOST APPROPRIATE PLATFORM AND DRIVEWAY SLOPE / GRADING. THE APPLICANT SHOULD SUBMIT A DETAILED DRAWING FOR REVIEW AS PART OF THE DRIVEWAY PERMIT APPLICATION PROCESS.

C17



NOTES:
1.) INSTALL CHECK TEMPORARY SILT SOXX CHECK DAM UNTIL SWALES ARE STABILIZED

2.) SEE GRADING PLAN FOR DEGRADATION AND THICKNESS

RIP-RAP LINED SWALE

NOT TO SCALE

C18

BEST MANAGEMENT PRACTICES FOR BLASTING

ENV-WQ 1510.03 LOADING PRACTICES. THE FOLLOWING BLAST HOLE LOADING PRACTICES SHALL BE IMPLEMENTED:
(A) THE DRILLER SHALL MAINTAIN DRILLING LOGS TO DOCUMENT:
  (1) THE DEPTHS AND LENGTHS OF VOIDS, CAVITIES, AND FAULT ZONES OR OTHER WEAK ZONES ENCOUNTERED; AND
  (2) GROUNDWATER CONDITIONS;
(B) THE DRILLER SHALL COMMUNICATE THE CONTENTS OF THE DRILLING LOGS DIRECTLY TO THE BLASTER;
(C) EXPLOSIVE PRODUCTS SHALL BE MANAGED ON SITE SUCH THAT THEY ARE:
  (1) USED IN THE BOREHOLE;
  (2) RETURNED TO THE DELIVERY VEHICLE; OR
  (3) PLACED IN SECURE CONTAINERS FOR OFF-SITE DISPOSAL;
(D) SPILLAGE AROUND THE BOREHOLE SHALL BE:
  (1) PLACED IN THE BOREHOLE; OR
  (2) CLEANED UP AND RETURNED TO AN APPROPRIATE VEHICLE FOR HANDLING OR PLACEMENT IN SECURED CONTAINERS FOR OFF-SITE DISPOSAL;
(E) LOADED EXPLOSIVES SHALL BE DETONATED AS SOON AS POSSIBLE AND NOT LEFT IN THE BLAST HOLES OVERNIGHT, UNLESS WEATHER OR OTHER SAFETY CONCERNS REASONABLY DICTATE THAT DETONATION SHOULD BE POSTPONED;
(F) LOADING EQUIPMENT SHALL BE CLEANED IN AN AREA WHERE WASTEWATER CAN BE PROPERLY CONTAINED AND HANDLED IN A MANNER THAT PREVENTS RELEASE OF CONTAMINANTS TO THE ENVIRONMENT; AND
(G) EXPLOSIVES SHALL BE LOADED IN ACCORDANCE WITH INDUSTRY STANDARD PRACTICES FOR PRIMING, STEMMING, DECKING AND COLUMN RISE TO MAINTAIN GOOD CONTINUITY IN THE COLUMN LOAD TO PROMOTE COMPLETE DETONATION.

PRE-BLAST SURVEY WILL INCLUDE ALL ABUTTING PROPERTIES AND FOLLOW ALL STATE AND LOCAL REQUIREMENTS.

C-102

#	REVISION	DATE	DESCRIPTION
#1		8-23-22	PROJECT SUBMISSION

CONSTRUCTION DETAILS

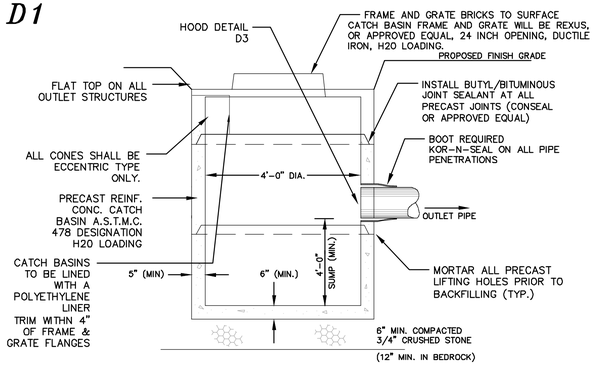
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : AS NOTED
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

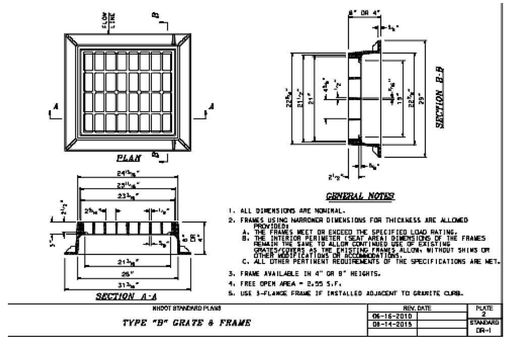
STATE OF NEW HAMPSHIRE — KENNETH A. BERRY No. 14243 LICENSED PROFESSIONAL ENGINEER

D1



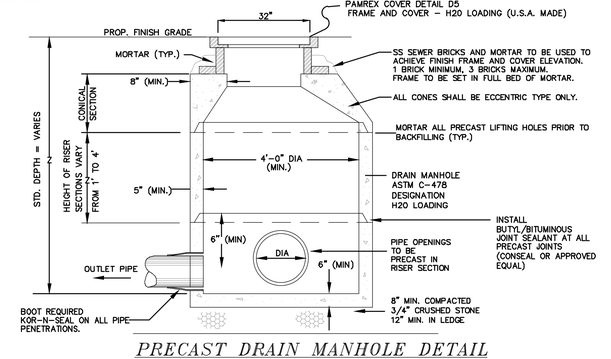
CATCH BASIN DETAIL
NOT TO SCALE

D2



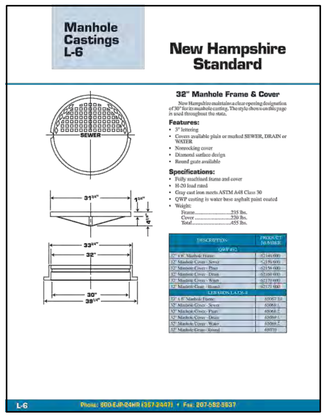
CATCH BASIN GRATE (TYPE "B")
NOT TO SCALE

D3



PRECAST DRAIN MANHOLE DETAIL
NOT TO SCALE

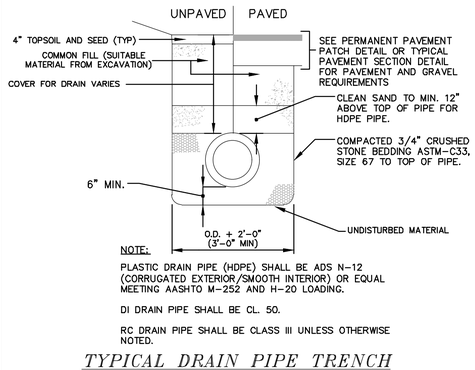
D4



DRAIN MANHOLE FRAME AND GRATE WILL BE NEW HAMPSHIRE STANDARD, OR APPROVED EQUAL, 32 INCH OPENING, CAST IRON, H20 LOADING.

DRAIN MANHOLE COVER DETAIL
NOT TO SCALE

D5



NOTE:

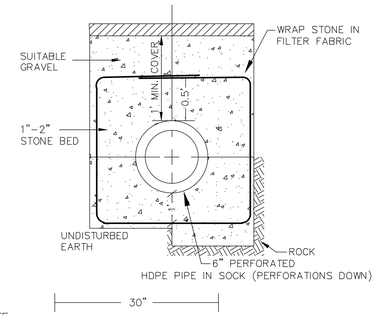
PLASTIC DRAIN PIPE (HDPE) SHALL BE ADS N-12 (CORRUGATED EXTERIOR/SMOOTH INTERIOR) OR EQUAL MEETING AASHTO M-252 AND H-20 LOADING.

DI DRAIN PIPE SHALL BE CL. 50.

RC DRAIN PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.

TYPICAL DRAIN PIPE TRENCH
NOT TO SCALE

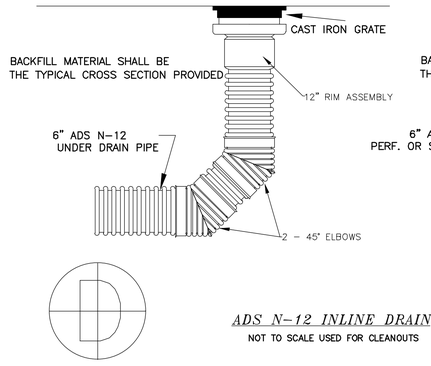
D6



NOTE:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.

UNDERDRAIN TRENCH DETAIL
NOT TO SCALE

D7A



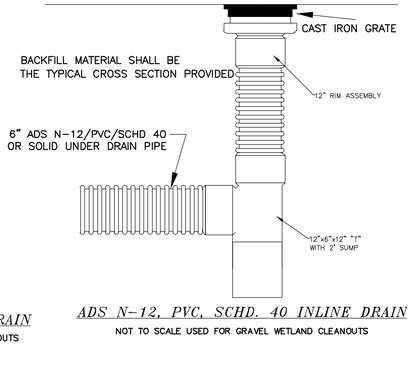
ADS N-12 INLINE DRAIN
NOT TO SCALE USED FOR CLEANOUTS

12" CAST IRON GRATE
NOT TO SCALE

CASTINGS ARE RATED FOR H20 WHEEL LOAD TRAFFIC

PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT

D7B

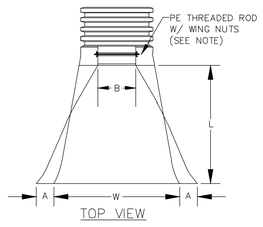


ADS N-12, PVC, SCHD. 40 INLINE DRAIN
NOT TO SCALE USED FOR GRAVEL WETLAND CLEANOUTS

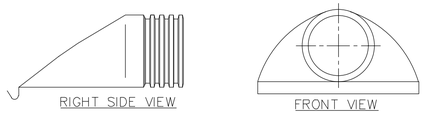
D8

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

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

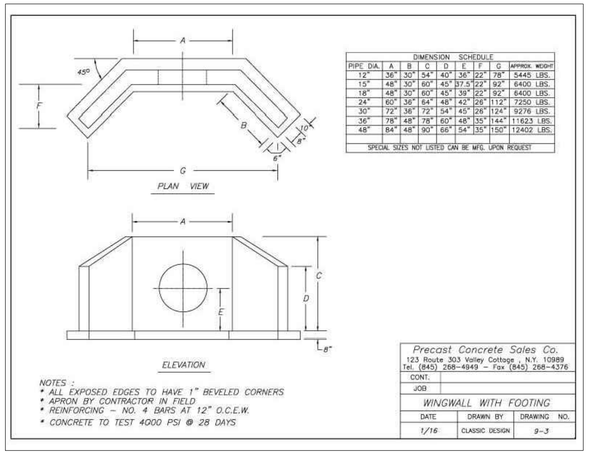


ADS N-12 FLARED END SECTIONS
NOT TO SCALE (ALL DIMENSIONS ARE NOMINAL)



D9

HEADWALL (CONCRETE)
NOT TO SCALE

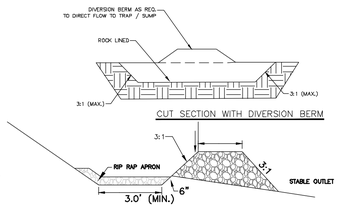


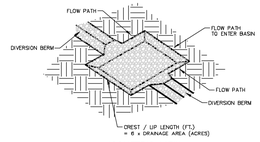
DIMENSION SCHEDULE								
PIPE DIA.	A	B	C	D	E	F	G	APPROX. WEIGHT
12"	36"	30"	54"	40"	36"	22°	78"	5445 LBS.
15"	48"	30"	60"	45°	37.5"	22°	92"	6400 LBS.
18"	48"	30"	60"	45°	39"	22°	92"	6400 LBS.
24"	60"	36"	64"	48"	42"	26°	112"	7250 LBS.
30"	72"	36"	72"	54"	45"	26°	124"	9276 LBS.
36"	78"	48"	78"	60"	48"	35°	144"	11623 LBS.
48"	84"	48"	90"	66"	54"	35°	150"	12402 LBS.

SPECIAL SIZES NOT LISTED CAN BE MFG. UPON REQUEST

D10

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





STONE LINED SEDIMENT TRAP
NOT TO SCALE

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

REFERENCE IS MADE TO A LONG TERM MAINTENANCE MANUAL PREPARED BY BERRY SURVEYING & ENGINEERING, WHICH IS ON FILE AT THE CITY OF ROCHESTER PLANNING DEPARTMENT, AND CAN BE FOUND AT THE OFFICE OF BERRY SURVEYING & ENGINEERING. (603) 332-2863

D-101

#	REVISION	DATE	DESCRIPTION
1		8-23-22	PROJECT SUBMISSION

DRAINAGE CONSTRUCTION DETAILS

LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 60

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

SCALE : AS NOTED
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

D11

ANGLE GRATE

NOT TO SCALE

NOTE:

MUST BE HAALA INDUSTRIES INC.
OR EQUAL.

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 receeds. 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.

D12

CONE GRATE

NOT TO SCALE

NOTE:

MUST BE HAALA INDUSTRIES INC.
OR EQUAL.

Cone Grates Top Mount

CG12TM
Part No. CG12TM

Save Trees

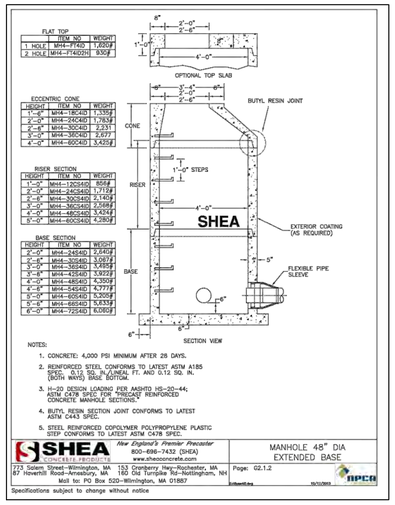
Top Mount Cone Grates are designed to mount on the top of round manhole inlet or outlet structures to keep debris from entering the storm water system. Top mount cone grates are easy to install and allow for at grade manhole installations but can be used in a variety of applications. Grates 96" and larger are made as a two piece, bolt together design.

- Plate and bar hybrid design is both clean and cost effective
- Made from 1/2" plate with 3/4" or 1" round bars depending on grate size
- Anti vortex plate can be added upon request
- Hinged and lockable access doors can be added upon request
- Galvanized steel construction. Can be made from aluminum or stainless steel.

D13

48" MANHOLE ROUND EXTENDED BASE

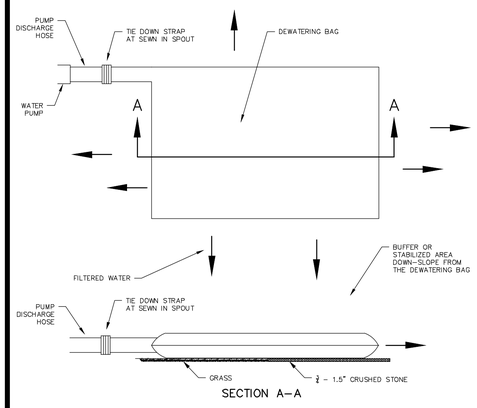
NOT TO SCALE



NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
4. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM C443 SPEC.
5. STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.

D14



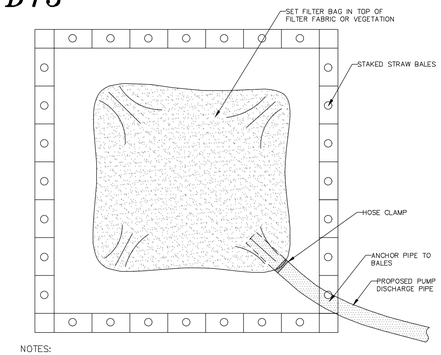
SECTION A–A

1. TO BE CONSTRUCTED IAW NH SWM #3 4–2 SEDIMENT CONTROL PRACTICES, CONSTRUCTION DEWATERING, PAGE 144.
2. TO BE INSTALLED UPSLOPE OF BUFFER OR STABILIZED AREA.

DEWATERING (DANDY) BAG

NOT TO SCALE

D15



NOTES:

1.) ENSURE DISCHARGE POINT IS STABILIZED WITH VEGETATION OR PROPER EROSION AND SEDIMENT CONTROL PRACTICES.

2.) USE DIFFUSER NOZZLE OR LOW DISCHARGE RATE TO PREVENT SCOURING.

3.) TO BE PLACED AT AN UPLAND LOCATION THAT WILL ALLOW WATER TO DRAIN INTO THE GROUND.

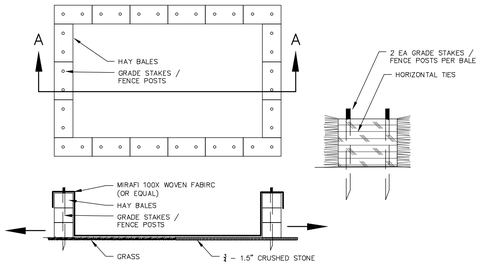
4.) SIZE OF DE-WATERING AREA TO BE 10' X 10', ADJUST SIZE DEPENDING ON VOLUME AND USE.

5.) ADDITIONAL BALES MAY BE USED TO INCREASE RETENTION AND FILTERING.

DE-WATERING BASIN

NOT TO SCALE

D16



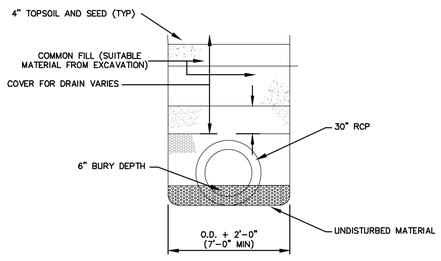
SECTION A–A

1. TO BE CONSTRUCTED IAW NH SWM #3 4–2 SEDIMENT CONTROL PRACTICES, CONSTRUCTION DEWATERING, PAGE 144.
2. STRUCTURE MAY BE MADE WITH LAYERS OF FILTREXX SILT SOXX, OR EQUAL, IN A PYRAMID FORMATION.
3. TO BE INSTALLED UPSLOPE OF BUFFER OR STABILIZED AREA.

TEMPORARY SEDIMENT BASIN (DWATERING)

NOT TO SCALE

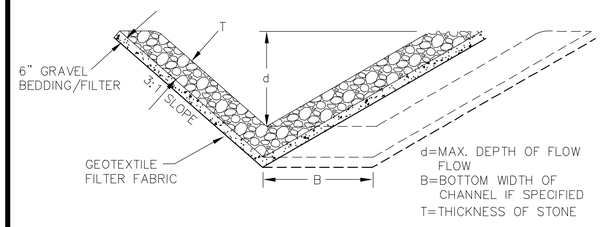
D17



WETLAND CROSSING #1 CULVERT DETAIL

NOT TO SCALE

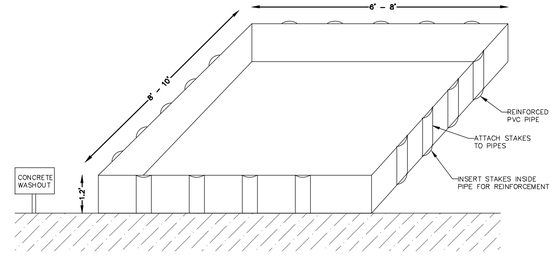
D18



TYPICAL SECTION FOR A RIPRAP LINED CHANNEL

NOT TO SCALE

D19



NOTES:

1.) CONCRETE WASHOUT SHALL BE INSTALLED PRIOR TO ANY CONCRETE POURS.

2.) SIGNS SHALL BE INSTILLED TO CLEARLY INDICATE WHERE THE LOCATION OF THE WASHOUT AREA IS.

3.) CONTRACTOR IS IRRESPONSIBLE TO MAINTAIN AND REPLACE WASHOUT AREA AS NEEDED.

4.) RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.

5.) DO NOT WASH CONCRETE TRUCKS OUT INTO DRAINAGE AREAS, SWALES, STREETS OR UNDISTURBED AREAS.

6.) WASHOUT AREA SHALL BE PLACED AWAY FROM DRAINAGE FEATURES AND OUTSIDE AND WETLAND BUFFERS.

CONCRETE WASHOUT

NOT TO SCALE

D20

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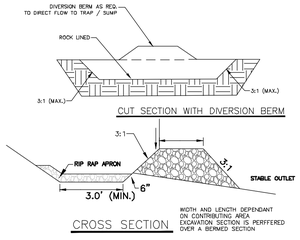
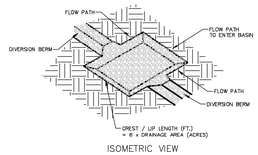
7. THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.





STONE LINED SEDIMENT TRAP

NOT TO SCALE

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

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D–102

#	REVISION	DATE	DESCRIPTION
#1		8-23-22	PROJECT SUBMISSION

DRAINAGE CONSTRUCTION DETAILS

LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

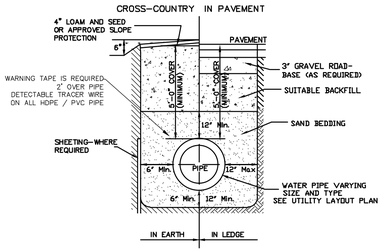
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS NOTED
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 – 023

KENNETH A. BERRY No. 14243 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE –

NOT FOR CONSTRUCTION

U11

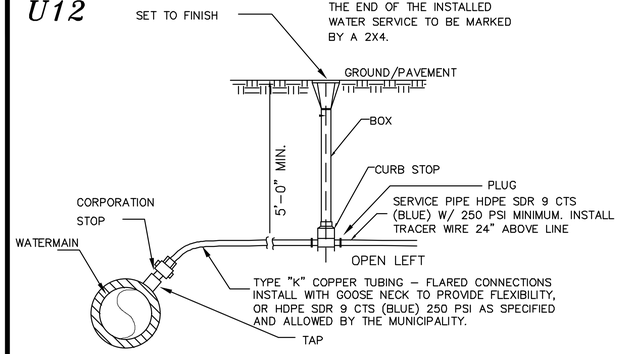


1.) PER THE CITY OF ROCHESTER STANDARDS OF INFRASTRUCTURE DESIGN I-5 ALL UTILITIES WITHIN THE PROPOSED MUNICIPAL RIGHT OF WAY WILL BE INSPECTED BY THE CITY OF ROCHESTER ENGINEERING DEPARTMENT.

TYPICAL TRENCH DETAIL FOR WATER SYSTEM

NOT TO SCALE

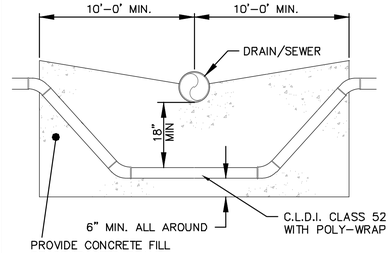
U12



TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE

U13



1.) SEE CHAPTER I-14 OF THE CITY OF ROCHESTER STANDARDS OF INFRASTRUCTURE

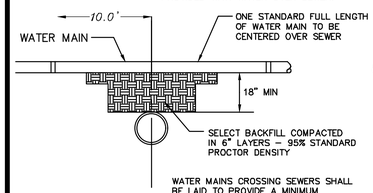
WATER MAIN INSTALLATION - BELOW DRAIN & SEWER

NOT TO SCALE

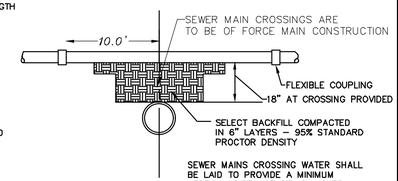
U14

SEPERATION NOTES:

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



WATER MAIN ABOVE SEWER



WATER MAIN BELOW SEWER

TYPICAL WATER/SEWER SEPERATION DETAILS

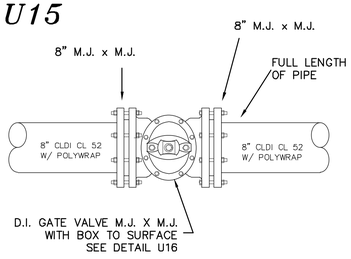
NOT TO SCALE

#	REVISION	DATE	DESCRIPTION
#1		8-23-22	PROJECT SUBMISSION

UTILITY CONSTRUCTION DETAILS

LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108 LOT 50

U15

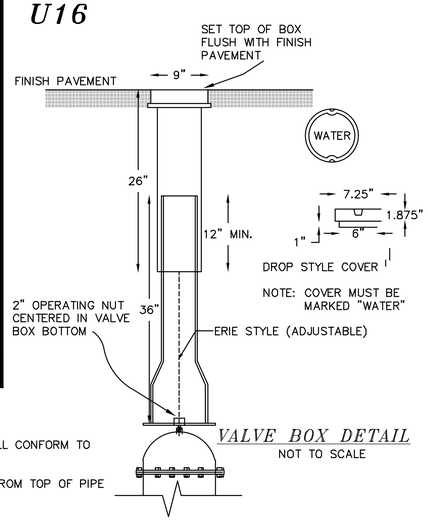


SHUTOFF VALVE DETAIL

NOT TO SCALE

1.) ALL VALVES ARE TO OPEN RIGHT
2.) SEE CITY OF ROCHESTER STANDARDS OF INFRASTRUCTURE DESIGN FOR POTABLE WATER DETAILS

U16



VALVE BOX DETAIL

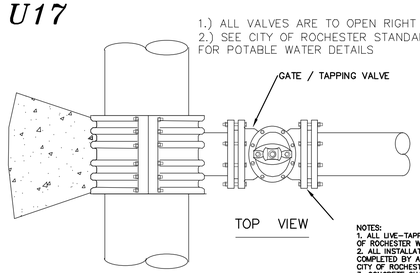
NOT TO SCALE

NOTES:

1.) ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO LOCAL WATER WORKS TECHNICAL SPECIFICATIONS.
2.) ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3.) ALL VALVES ARE TO OPEN RIGHT
4.) SEE CITY OF ROCHESTER STANDARDS OF INFRASTRUCTURE DESIGN FOR POTABLE WATER DETAILS

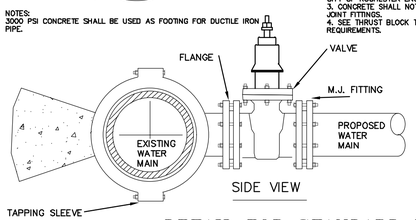
U17

1.) ALL VALVES ARE TO OPEN RIGHT
2.) SEE CITY OF ROCHESTER STANDARDS OF INFRASTRUCTURE DESIGN FOR POTABLE WATER DETAILS



NOTES:
1. ALL LIVE-TAPPING WILL BE COMPLETED IN ACCORDANCE WITH CITY OF ROCHESTER WATER DEPARTMENT REGULATIONS.
2. ALL INSTALLATION AND TAPPING OF EXISTING WATER MAINS WILL BE COMPLETED BY AN INDIVIDUAL OR FIRM THAT IS APPROVED BY THE CITY OF ROCHESTER ENGINEERING
3. CONCRETE SHALL NOT CONTACT BOLTS OR END OF MECHANICAL JOINT FITTINGS.
4. SEE THRUST BLOCK TABLES FOR AREA OF CONCRETE REQUIREMENTS.

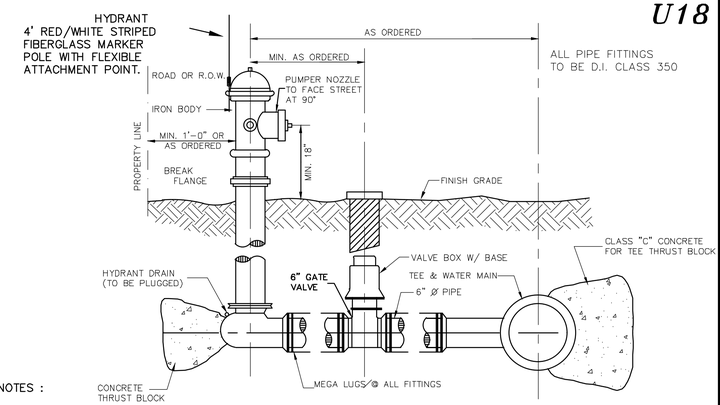
NOTES:
3000 PSI CONCRETE SHALL BE USED AS FOOTING FOR DUCTILE IRON PIPE.



DETAIL FOR STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

NOT TO SCALE

U18



NOTES :

1.) THE FIRE HYDRANT IS TO BE PAINTED CITY OF ROCHESTER STANDARD COLORS AND BE EQUIPPED WITH A HYDRANT LOCATOR. SEE CITY OF ROCHESTER INFRASTRUCTURE STANDARDS I-13
2.) THE FIRE HYDRANT SHALL BE THE "KENNEDY" TYPE OR APPROVED EQUAL.
3.) HYDRANTS AND GATE VALVES OPEN RIGHT. ALL FITTINGS TO BE D.I. CLASS 350
4.) HYDRANTS TO BE K81D WITH DRAIN-RING PLUGGED.

HYDRANT INSTALLATION DETAIL

NOT TO SCALE

U19

TYPICAL THRUST BLOCKS

NOT TO SCALE

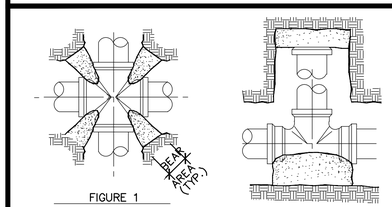


FIGURE 1
CROSS

(ONLY REQ'D IF ANY LEG IS LESS THAN 60 FT. LONG)

FIGURE 2
TEE, PLUG OR CAP

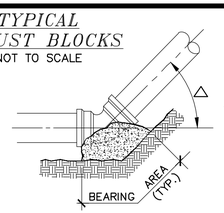


FIGURE 3
HORIZONTAL OR UPWARD VERTICAL BEND

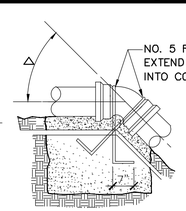


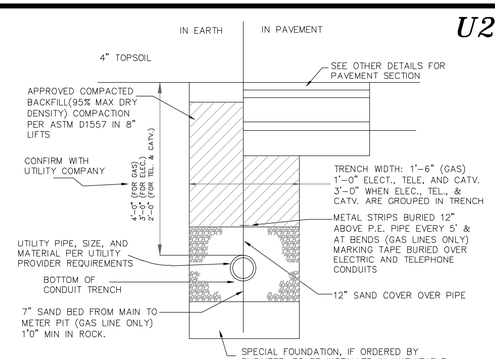
FIGURE 4
DOWNWARD VERTICAL BEND

PIPE I.D.	BEARING AREA, SQUARE FEET						VOLUME OF CONC. CU.YD		
	FIGURE 1	FIGURE 2	FIGURE 3, △				FIGURE 4, △		
			90°	45°	22-1/2°	11-1/4°	45°	22-1/2°	11-1/4°
4"	2	2	2	1	1	1	1.0	.5	.5
6"	2	3	3	2	1	1	1.5	1.0	.5
8"	2	5	6	3	2	1	2.0	1.0	.5
10"	3	7	10	5	3	1	4.0	2.0	1.0
12"	3	10	14	8	4	2			
14"	4	14	20	10	5	3			
16"	4	20	24	12	7	4			
18"	5	24	30	16	10	5			
20"	5	28	40	20	12	6			

GENERAL NOTES:

1. ALL FITTINGS & EXPOSED REBAR TO BE RAPPED W/ TWO LAYERS OF 6 MIL. POLYETHYLENE WHERE COVERED WITH CONCRETE.
2. ALL CONCRETE SHALL BE CLASS C 3000 P.S.I. MINIMUM 28 DAYS COMPRESSIVE STRENGTH.
3. PLACE CONCRETE AGAINST UNDISTURBED EARTH.
4. 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.F.
5. VERTICAL SURFACES NOT BEARING AGAINST UNDISTURBED EARTH SHALL BE FORMED.
6. KEEP CONCRETE AWAY FROM FLANGE BOLTS AND FITTINGS.
7. MECHANICAL JOINTS AT ALL FITTINGS IE: BENDS,
8. TEES, CROSSES, AND VALVES SHALL BE THRUST RESTRAINT. (MEGA-LUG OR APPROVED EQUAL.
9. SEE CITY OF ROCHESTER CHAPTER I-17

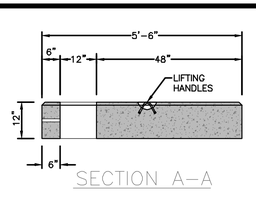
U20



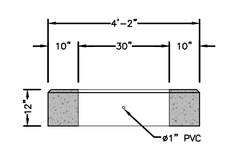
ELECTRICAL, TELEPHONE, AND GAS TRENCH

NOT TO SCALE

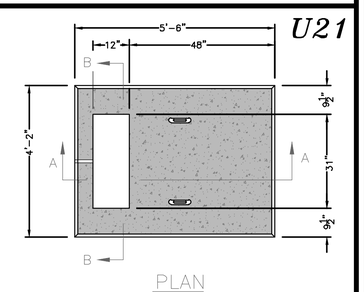
U21



SECTION A-A



SECTION B-B



PLAN

NOTES:
1. CONCRETE MINIMUM STRENGTH 4,000 PSI AFTER 28 DAYS
2. REINFORCEMENT STEEL CONFORMS TO ASTM A615 GRADE 60 #6 REBAR.
3. MEETS OR EXCEEDS EVERSOURCE SPECIFICATIONS.
4. MUST BE A SHEA CONCRETE PRODUCT OR EQUAL.

TRANSFORMER AND PAD DETAIL

NOT TO SCALE

U-101

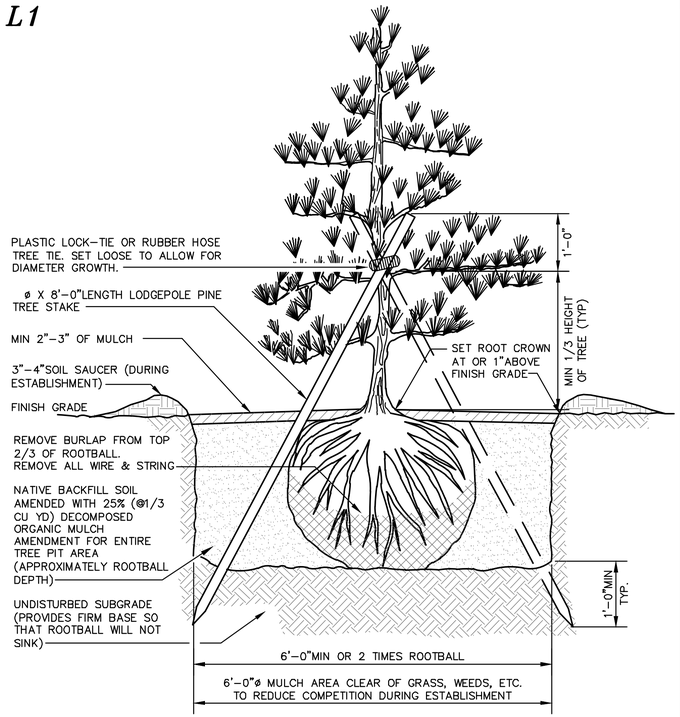
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS NOTED
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

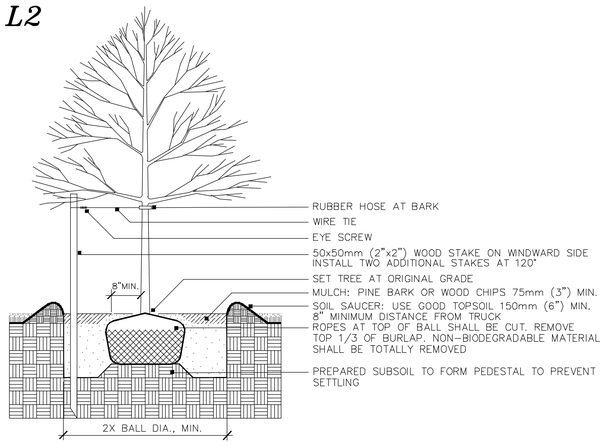
NOT FOR CONSTRUCTION

L1



CONIFEROUS TREE PLANTING

L2



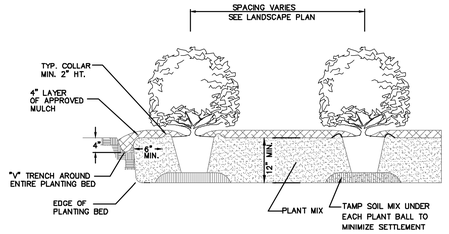
DECIDUOUS TREE PLANTING

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

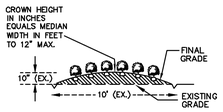
L3

NOTES:

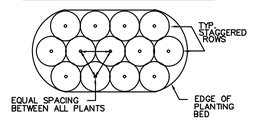
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINSHED GRADE
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED DETAIL



TYPICAL BED CROWNING

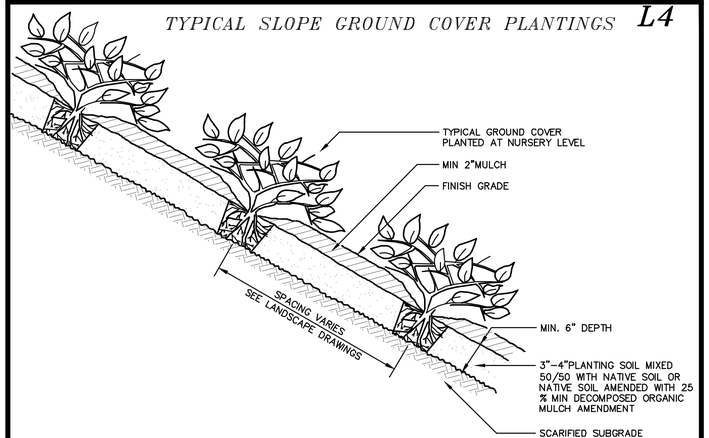


TYPICAL PLANTING BED PLAN

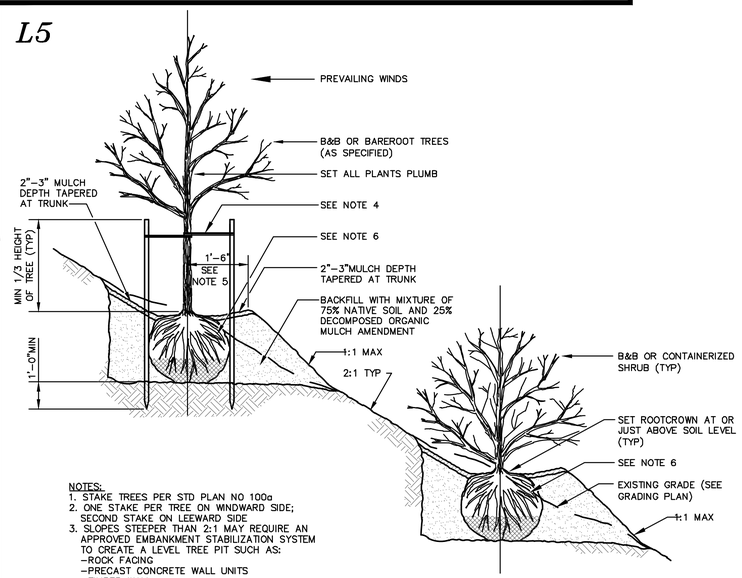
SHRUB & HEDGE PLANTING

L4

TYPICAL SLOPE GROUND COVER PLANTINGS



L5



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

TREE PLANTING ON SLOPES

L6

NOTES:

1.) CALL DIG SAFE PRIOR TO BEGINNING WORK. (1–888–344–7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.

2.) CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.

3.) PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.

4.) ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

5.) ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.

6.) ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.

7.) ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.

8.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.

9.) NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.

10.) ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH.

11.) WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS 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.

12.) MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AND ADDITIONAL YEAR FROM TIME OF INSTALLATION.

13.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.

14.) THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWING SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.

15.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.

16.) ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.

17.) SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.

18.) ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.

19.) TREES ARE TO BE 2–2.5" CALIPER 6" OFF THE ROOT BALL.

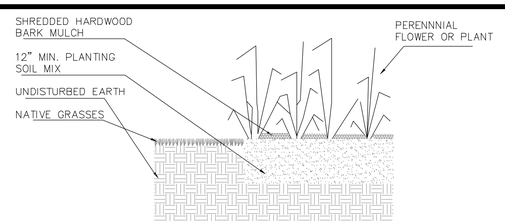
20.) ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 – NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)

21.) 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY–PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.

22.) PLANT–PIT BACK–FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON–SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.

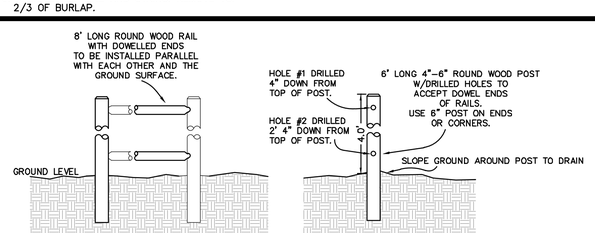
23.) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.

L8



PERENNIAL PLANTING DETAIL

L7



TYPICAL POST & RAIL FENCE DETAIL

N.T.S.

L–101

#	REVISION	DATE	DESCRIPTION
#1		8–23–22	PROJECT SUBMISSION

LANDSCAPING CONSTRUCTION DETAILS

LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

SCALE : AS NOTED
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 – 023

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

AMERICAN BUMBLE BEE

IDENTIFICATION/DESCRIPTION:

BOMBUS PENSYLVANICUS IS A LARGE BUMBLE BEE WITH THE QUEEN MEASURING 1 IN, THE WORKER FROM 0.5 IN, AND THE MALE FROM 0.75 IN IN LENGTH. THE QUEEN IS MOSTLY BLACK, INCLUDING THE LEGS, SPURS AND TEGULAE (BASE OF WING). TERGITE 1, OR THE MOST ANTERIOR BACK PORTION OF THE QUEEN IS OFTEN YELLOW ESPECIALLY IN THE MIDDLE. WORKER BEES' MIDDLE TERGITES ARE YELLOW, THE TAIL BLACK, AND FACE LONG. THEIR CHEEKS ARE SLIGHTLY LONGER THAN BROAD, AND THE CLYPEUS (NOSE) HAS LARGE PUNCTURES EXCEPT ON THE MID LINE. THE HAIR ON THE TOP OF THE HEAD IS BLACK, SHORT AND EVEN. MALES HAVE A YELLOW ABDOMEN WITH A BLACK HEAD AND BLACK STRIPING IN THE LOWER THORAX.

TRI-COLORED BAT

IDENTIFICATION/DESCRIPTION:

THE TRICOLORED BAT, FORMERLY KNOWN AS THE EASTERN PIPISTRELLE (PIPISTRELLUS SUBFLAVUS), IS A SMALL BAT WEIGHING 0.2 TO 0.3 OUNCES (5 TO 8 GR) AND HAS A WINGSPAN OF 8 TO 10 INCHES. THE TERM "TRICOLORED" REFERS TO THE BAT'S YELLOWISHBROWN COAT THAT IS DARK AT THE BASE, YELLOWISH-BROWN IN THE MIDDLE, AND DARK AT THE TIPS. THE WING MEMBRANES ARE BLACKISH, BUT THE FACE AND EARS HAVE A PINKISH COLOR. AN OBVIOUS IDENTIFYING CHARACTERISTIC OF THIS SPECIES IS THE PINK COLOR OF THE SKIN ON THE RADIUS BONE. THE FEET ARE ALSO RELATIVELY LARGE COMPARED TO ITS BODY SIZE.

NORTHERN BLACK RACER

IDENTIFICATION/DESCRIPTION:

A SLENDER BLACK SNAKE MEASURING 36-60 INCHES. BLACK RACERS ARE GLOSSY BLACK ON THE TOP AND BOTTOM WITH A WHITE THROAT AND CHIN. YOUNG RACERS ARE PATTERNED WITH BROWN OR REDDISH PATCHES ON A LIGHTER BASE OF GRAY.

SMOOTH GREEN SNAKE

IDENTIFICATION/DESCRIPTION:

A THIN, SLENDER BRIGHT-GREEN SNAKE MEASURING 10-20 INCHES. THE UNDERSIDE IS WHITE OR A PALE YELLOW.

LITTLE BROWN BAT

IDENTIFICATION/DESCRIPTION:

THE LITTLE BROWN BAT IS A SMALL MAMMAL WITH A BODY LENGTH OF 2 1/2 - 4" AND WEIGHING APPROXIMATELY 1/8 TO 1/2 AN OUNCE. THE WINGSPAN OF LITTLE BROWN BATS RANGE FROM 9 - 11". BATS ARE THE ONLY MAMMALS THAT ENGAGE IN TRULY ACTIVE FLIGHT. AS THEIR NAME SUGGESTS THEY ARE GLOSSY BROWN ABOVE WITH A LIGHTER GRAY COLOR BELOW. THESE BATS CAN LIVE 20 TO 30 YEARS.

NORTHERN LONG-EARED BAT

IDENTIFICATION/DESCRIPTION:

THE NORTHERN LONG-EARED BAT IS A MEDIUM-SIZED BAT WITH A BODY LENGTH OF 3 TO 3.7 INCHES BUT A WINGSPAN OF 9 TO 10 INCHES. THEIR FUR COLOR CAN BE MEDIUM TO DARK BROWN ON THE BACK AND TAWNY TO PALE-BROWN ON THE UNDERSIDE. AS ITS NAME SUGGESTS, THIS BAT IS DISTINGUISHED BY ITS LONG EARS, PARTICULARLY AS COMPARED TO OTHER BATS IN ITS GENUS, MYOTIS

EASTERN SMALL-FOOTED BAT

IDENTIFICATION/DESCRIPTION:

THE EASTERN SMALL-FOOTED BAT HAS BROWNISH FUR, OFTEN WITH A GOLDEN SHEEN, THAT CONTRASTS WITH ITS BLACKISH FACE AND EARS, AND BLACKISH-BROWN WINGS AND TAIL MEMBRANE. IT CAN BE DISTINGUISHED FROM OTHER MYOTIS SPECIES BY ITS BLACK MASK AND SMALL SIZE. THE BODY IS LITTLE MORE THAN 3½ INCHES LONG, INCLUDING A 1½-INCH TAIL. ITS SMALL FEET, WHICH PROVIDE THE COMMON NAME, ARE LESS THAN A HALF-INCH AND ITS WINGSPAN RANGES FROM 8¼ TO 9¾ INCHES. THIS SPECIES FLIES SLOWLY AND ERRATICALLY, USUALLY ABOUT ONE TO THREE YARDS ABOVE THE GROUND.

SILVER HAIRED BAT

IDENTIFICATION/DESCRIPTION:

THE SILVER-HAIRED BAT IS A MEDIUM-SIZED BAT WITH VERY DARK FUR TIPPED WITH SILVER OR WHITE. THE WINGS AND TAIL MEMBRANE ARE BLACK. EARS ARE SHORT AND ROUND WITH A SHORT, BLUNT-TIPPED TRAGUS. THE DORSAL SURFACE OF THE TAIL MEMBRANE IS PARTIALLY FURRED AND THE CALCAR LACKS A KEEL

BLANDINGS TURTLE

IDENTIFICATION/DESCRIPTION:

A 7- TO 9-INCH TURTLE WITH YELLOW SPECKLES THAT OFTEN RUN TOGETHER TO FORM STREAKS ON THE CARAPACE. EASILY IDENTIFIED WHEN BASKING FROM ITS CHARACTERISTIC YELLOW THROAT AND CHIN.

SPOTTED TURTLE

IDENTIFICATION/DESCRIPTION:

A SMALL 3-5 INCH TURTLE RECOGNIZED BY NUMEROUS YELLOW SPOTS COVERING A DARK CARAPACE. THE NUMBER OF SPOTS IS VARIABLE. SPOTS CAN ALSO BE FOUND ON THE HEAD AND LIMBS.

WOOD TURTLE

IDENTIFICATION/DESCRIPTION:

A 5-8 INCH TURTLE CHARACTERIZED BY ITS HIGHLY SCULPTED SHELL WHERE EACH LARGE SCUTE TAKES AN IRREGULAR PYRAMIDAL SHAPE. THE NECK AND FORELIMBS ARE ORANGE.

W-101

REVISION	DATE	DESCRIPTION
#1	8-23-22	PROJECT SUBMISSION

WILDLIFE IDENTIFICATION PLAN

LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 60

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

SCALE : N/A
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

STATE OF NEW HAMPSHIRE - KENNETH A. BERRY No. 14243 LICENSED PROFESSIONAL ENGINEER -

SHEET 45 OF 45

NOT FOR CONSTRUCTION