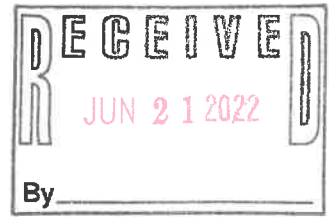


JONES & BEACH ENGINEERS INC.

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



June 21, 2022

Rochester Planning Board
Attn. Mark Collopy, Chair
31 Wakefield Street
Rochester, NH 03867

**RE: Major Subdivision Application
Autumn Street, Rochester, NH
Tax Map 104, Lot 10
JBE Project No. 22022**

Dear Board Members,

Jones & Beach Engineers, Inc., respectfully submits a Major Subdivision Application for the above-referenced parcel on behalf of our client, Tuck Realty Corporation. The intent of this application is to propose a residential subdivision consisting of roughly 23 lots with single-family homes designed as an open space/conservation subdivision. The project will be served by municipal water & sewer, and power. Development will be kept as tight as is feasible to limit impacts within the shoreland zones. This project will require the approval of NHDES for an Alteration of Terrain & Shoreland Permits.

The following are provided in support of this application with the following items:

1. Major Subdivision Application.
2. Current Deed.
3. Signed Authorization.
4. Abutters List & 3 Sets of Mailing Labels.
5. Tax Map.
6. Two (2) Drainage Analysis.
7. Three (3) Full Size Plan Sets.
8. Three (3) 11x17 Plan Set.

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

Very truly yours,
JONES & BEACH ENGINEERS, INC.

A handwritten signature in dark ink, appearing to read "E. MacKinnon".

Ian MacKinnon, P.E.
Project Manager

cc: Mike Garrepy, Tuck Realty Corporation (application & plans via email)



Planning Board
Conservation Commission
Historic District Commission
Arts & Culture Commission

PLANNING & DEVELOPMENT DEPARTMENT

City Hall Annex
33 Wakefield Street,
Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 330-0023
Web Site: www.rochesternh.net

MEMORANDUM

TO: Applicants for a **MAJOR SUBDIVISION** (involving a total of four or more lots)

FROM: Planning & Development Department

DATE: May 2019

SUBJ: Submission Requirements and Review Process for Formal Applications

We appreciate your interest in developing property in the City of Rochester and would like to make the application process as simple and pleasant as possible. Please review the following items carefully and feel free to contact our office with any questions, comments, or suggestions. For applicants/agents who are not highly familiar with the review process in Rochester it is strongly recommended that you speak with the Planning Department (603-335-1338) about the submission process before preparing an application. We also recommend that you speak with the Assessing Office (335-5109) about the significant financial ramifications of developing current use land.

** Please note. On any significant site plans and on major subdivisions, especially those involving a new road, a preliminary meeting with staff and/or a preliminary (conceptual or preferably design review) discussion with the Planning Board prior to engineering the project is strongly encouraged. In most cases, initial site layout or proposed lot and road locations will change as a result of the City's review and you will save time and money if you wait to do the engineering until you receive this feedback. A separate application form is used for preliminary applications.*

- A) The applicant must submit all of the following items in order for the application to be considered and processed as a formal application (*see exception/clarification at the end*):
- 1) Completed application form – **4 copies**
 - 2) Written narrative about the proposed project addressing the scope of operation, purpose, justification, and impacts (a simple letter of intent may suffice) – **4 copies**
 - 3) Complete set of drawings on 11" x 17" sheets – **2 sets folded in half**
 - 4) Complete sets of full size drawings as described in the regulations (a mylar is not required) – **3 sets**

- 5) Drainage, traffic, and other studies as appropriate – **2 copies**
- 6) Completed checklist (corresponding to Section II.5.A. of the Site Plan Regulations or Section 4 of the Subdivision Regulations, blank attached) filled out by applicant – **1 checklist**
- 7) All items specified on the checklist (5, above) and in the regulations must be submitted unless they are not applicable or a waiver is requested and approved. For site plans please be sure to include information on lighting, signage, and architecture, as specified.
- 8) Application fee (see fee schedule). Checks should be made out to "City of Rochester".
- 9) Completed abutter's list. All parcels of land which are contiguous to the subject property at any point or which would be contiguous if not for an intervening road or stream must be listed. The list is completed by the applicant directly from information on the computer terminal located in the Assessor's Office. The list may not be filled out more than 5 days prior to the application deadline. Please note that holders of conservation or preservation easements must also be notified. If there are any they must be included on the abutter's list. One original only. The applicant must pay the City of Rochester the current postal rate for a certified letter to be mailed to everyone on the abutter list. The Planning Department will generate the public hearing notice and take it to the post office to be mailed certified. The applicant shall supply two (2) mailing labels for each name on the abutter list.
- 10) Requests for waivers, if any. The applicant may request waivers from submission requirements and design standards. Waivers are granted by the Planning Board at its discretion. Any request must be submitted by the applicant in writing specifying the regulation number and reason for the request. If you believe that obtaining a waiver will improve your project we encourage you to apply for it. Four (4) copies or one (1) copy if requested on checklist
- 11) ***Please submit the four (4) application packages - application form, narrative, and folded 11x17 drawings (and waivers if submitted as a separate memo) – with each clipped together as one set.*** Staff will inform you after the TRG meeting how many final application packages to submit for the Planning Board.
- 12) If all necessary items are not submitted, such that the application cannot be accepted as complete, the application will be treated as a preliminary application. However, *at the discretion of the Planning Board*, various items which can be reviewed fairly independently and readily inserted into an engineered plan - such as landscaping, lighting, signage, and architecture – may be submitted later, after plan acceptance, provided they are submitted in a form and timeframe to allow for full review prior to final action. Consult the Planning Department for more information. In addition, particular items – such as the drainage report, for example – may be submitted after the application deadline but prior to the Planning Board meeting and not affect acceptance, *if the timeframe for submittal of those items is approved in advance by the Planning Department.*

- B) Agents (or applicants) must attend the Technical Review Group meeting held one week after the application deadline. **The applicant or agent must attend the Planning Board meeting.**
- C) The application must comply with all of the following: the City of Rochester Site Plan Regulations or Subdivision Regulations, as appropriate, unless a waiver is obtained; the City of Rochester Zoning Ordinance unless a variance is obtained; and all other applicable local, state, and federal regulations. Applicants are encouraged to purchase a copy of the City of Rochester Site Plan Regulations or Subdivision Regulations, as appropriate.
- D) The project must be built and executed exactly as specified in the approved application package unless modifications are subsequently approved. All of the documentation submitted in the application package will be considered part of the approval unless otherwise updated, revised, or superseded.
- E) The application may be subject to the following requirements, fees, and assessments:
- 1) A small monumentation fund fee will be assessed on all projects that are not surveyed using the New Hampshire State Plane Coordinate System.
 - 2) A connection fee will be imposed on all projects that tie into the City's water or sewer system.
 - 3) Where drainage systems, roads, sidewalks, or other infrastructure impacted by the project are substandard the applicant may be required to upgrade these facilities or contribute to an upgrade.
 - 4) Payment for inspection fees as determined by the Department of Public Works.
 - 5) Reimbursement of any out-of-pocket expenses incurred by the City in evaluating the project.
 - 6) A sewer impact contribution must be paid for each lot prior to the issuance of a certificate of occupancy for that lot. The sewer impact is a one time payment for each house/building of \$2.00 per gallon for average daily flow, equivalent to \$300 per bedroom.
 - 7) The Planning Board may impose other requirements, fees, and assessments, as appropriate.
- F) A pre-construction meeting will be required for all projects that involve significant ground disturbance. The applicant will be required to sign pre-construction and inspection agreements after project approval. For projects substantial in scope the applicant may be required to enlist the services of the design engineer to inspect and certify the work. After construction is completed the applicant must submit as-built plans to the City.

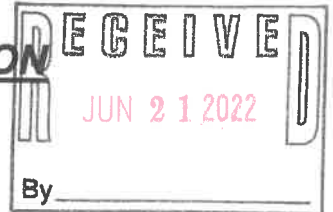
Once again, please feel free to contact our department with any questions. Thank you for your cooperation.



MAJOR SUBDIVISION APPLICATION

(a total of four or more lots)

City of Rochester, New Hampshire



Date: June 21, 2022 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 #: 104 ; Lot #'s: 10 ; Zoning district: Residential - 1

Property address/location: Autumn Street

Name of project (if applicable): Residential Subdivision

Size of site: 14.1 acres; Overlay zoning district(s)? None

Property owner

Name (include name of individual): Dana S. Coop 1985 Trust, Shirley L. Coop 1985 Trust

Mailing address: PO Box 1767, Rochester, NH 03866

Telephone #: Email:

Applicant/developer (if different from property owner)

Name (include name of individual): Tuck Realty Corporation, Turner Porter

Mailing address: PO Box 190, Exeter, NH 03833

Telephone #: 603-778-6894 Email: turnerporterjr@gmail.com

Engineer/surveyor

Name (include name of individual): Ian MacKinnon P.E., Jones & Beach Engineers, Inc.

Mailing address: PO Box 219, Stratham, NH 03885

Telephone #: 603-772-4746 Fax #:

Email address: imackinnon@jonesandbeach.com Professional license #: 16659

Proposed project

Number of proposed lots: 23 ; estimated length of new roads: 1,250 +/- LF

Number of cubic yard of earth being removed from the site? Estimate no removal. Fill required

City water? yes X no ; How far is city water from the site? at frontage

City sewer? yes X no ; How far is city sewer from the site? at frontage

If city water, what are the est. total gal. per day? 10,350 ; Are there pertinent covenants?

Where will stormwater be discharged? On-site - overland - after detention & treatment

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

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: E. de M... (w/ authorization)

Date: 6/21/22

Signature of applicant/developer: E. de M... (w/ authorization)

Date: 6/21/22

Signature of agent: E. de M...

Date: 6/21/22

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: E. de M... (w/ authorization)

Date: 6/21/22

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: Residential Subdivision Map: 104 Lot: 10 Date: June 21, 2022

Applicant/agent: Tuck Realty Corporation Signature: E. ch MC (w/ authorization)

(Staff review by: _____ Date: _____)

General items

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

Plan Information

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

General items Continued

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

Zoning

Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning requirements for district:					
• frontage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• lot dimensions/density	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• all setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• lot coverage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning overlay districts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Existing Topographic Features

Contour lines and spot elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil types and boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil test pit locations, profiles, and depth to water table and ledge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Percolation test locations and results	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Existing Topographic Features Continued

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

Platting

Surveyed property lines including:

- existing and proposed bearings
- existing and proposed distances
- existing and proposed pins

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing and proposed location of:

- monuments
- benchmarks

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Proposed square footage for each lot

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Subdivision # on each lot (1, 2, 3, etc.)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Include error of closure statement

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Streets

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

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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic and leaching areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Utilities Continued

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

Other Elements

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

Additional Comments:

Letter of Authorization

I, Turner Porter, Jr., Tuck Realty Corporation, PO Box 190, Exeter, NH 03833, developer of property located in Rochester, NH, known as Tax Map 104, Lot 10, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located on Autumn Street in Rochester, NH.

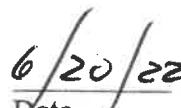
I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.



Witness



Turner Porter, Jr.
Tuck Realty Corporation



Date

004189

00 MAR 22 PM 12:53

REGISTER OF DEEDS
STRAFFORD COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT **DANA S. COPP and SHIRLEY L. COPP**, husband and wife, both of 635 Salmon Falls Road, Rochester, County of Strafford, State of New Hampshire 03868, for consideration paid, grants an undivided one-half interest to **DANA S. COPP, TRUSTEE OF THE DANA S. COPP 1985 TRUST** and an undivided one-half interest to **SHIRLEY L. COPP, TRUSTEE OF THE SHIRLEY L. COPP 1985 TRUST**, and their successors, both of 635 Salmon Falls Road, Rochester, County of Strafford, State of New Hampshire 03868, *with warranty covenants-*

PARCEL 1: (Salmon Falls Road, Rochester, NH)

A certain parcel of land located in Rochester, Strafford County, New Hampshire on the westerly side of Salmon Falls Road being more accurately described as follows:


Beginning at a steel stake on the westerly sideline of Salmon Falls Road at the southeasterly corner of land now or formerly of Joseph A. and Esther M. Vallee; thence turning and running S 55° W along land now or formerly of Vallee for a distance of four hundred six and one-tenth (406.1) feet, more or less, to a steel stake; thence turning and running southeasterly along a wire fence and land now or formerly of Dorothy H. Chalmers to a steel stake; thence turning and running northeasterly along land now or formerly of Robert D. and Gertrude E. Wilson to a point; thence turning and running N 15° 33' W along land, now or formerly, of Roger N. Allen for a distance of one hundred (100.0) feet, more or less, to a point; thence turning and running N 55° E by land now or formerly of Allen for a distance of one hundred fifty (150.0) feet, more or less, to a point on the westerly sideline of Salmon Falls Road; thence turning and running N 35° W along the westerly sideline of sid road for a distance of one hundred sixty-one and seven-tenths (161.7) feet, more or less, to the point of beginning.

Meaning and intending to convey the same premises conveyed to the above grantors by deed of Clarence Young and Evelyn Young dated December 27, 1990, recorded in Book 1536, Page 780, Strafford County Registry of Deeds.

PARCEL 2: (Route 16, Milton Road, Rochester, NH)

A certain tract or parcel of land, situate in said Rochester on (and off from) the westerly side of the Wakefield or Milton Road, or Route 16, as variously so-called, and shown on "Plan of Land, Maynard and Nora Copp, Rochester, New Hampshire ... December 20, 1957, File No. 4 3-32", made by G.L. Davis & Associates, which is recorded in the Strafford County Registry of Deeds, bounded and described as follows:

BX2183PG0752

STATE OF NEW HAMPSHIRE		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
X X X THOUSAND X X X HUNDRED AND X 4 0 DOLLARS		
03-22-00	412337	\$ 40.00
VOID IF ALTERED		

Beginning at a stone bound at the southeasterly corner of land formerly of the heirs of John Torr (later of Samuel Belinsky) and thence running S 52 3/4° W by said former Torr land, two hundred eighty (280) feet to a steel stake in the ground (which is located 48.1 feet in a northeasterly direction from a steel stake in the ground at the northwesterly corner of the land now or formerly of Joseph V. and Doris N. Bibeau hereinafter mentioned in this description); thence turning and running generally N 37 1/4° W, by said former Torr land, and by lands formerly of Daniel J. Parsons and Jonathan T. Dodge (now of the City of Rochester) to land of, or right of way of, the Boston & Maine Railroad; thence turning and running in a southwesterly direction, by said Railroad land, to Downs Brook, so-called; thence turning and running in a generally southeasterly direction, by said brook, and to the steel stake in the ground at a former location of the northwesterly end of a stump fence; thence turning and running N 54° 07' E, by land now or formerly of Dana S. and Shirley L. Copp, one hundred thirty-seven and three-tenths (137.3) feet to a steel stake in the ground; thence turning and running S 64° 34' E, by said Dana S. and Shirley L. Copp land, one hundred forty-three and nine-tenths (143.9) feet to a steel stake in the ground at the southwesterly corner of land of Joseph V. and Doris N. Bibeau; thence turning and running N 25° 26' E, by said Bibeau land, one hundred (100) feet to the northwesterly corner thereof; thence turning and running S 64° 34' E, by said Bibeau land, one hundred fifty (150) feet to a steel stake in the ground at said highway; thence turning and running in a northerly direction, by said highway, three hundred (300) feet, more or less, to the point of beginning.

Further, said premises are SUBJECT TO the pole line easement granted to New England Telephone & Telegraph Company by deed of Lewis Ricker, dated December 20, 1911, recorded in Book 363, Page 313.

Meaning and intending to convey the same premises described in deed of Dana S. Copp to Dana S. Copp and Shirley L. Copp dated December 24, 1985, recorded in Book 1203, Page 442, Strafford County Registry of Deeds.

PARCEL 3: (Salmon Falls Road, Rochester, NH)

A certain tract or parcel of land situate in said Rochester, southwesterly from but not adjoining the Salmon Falls Road, so-called, and bounded and described as follows, to-wit:

Beginning at the southeasterly corner of the premises herein conveyed at an iron pipe located two hundred (200) feet southwesterly from said Salmon Falls Road, between lands now or formerly of Robert E. and Jennie H. Metivier and Sumner L. and Mary Ann Chick; and thence running S 53° 30' W, by said Metivier land twenty-eight hundred sixteen (2816) feet, more or less, to an iron hub at land formerly of James Corson; thence turning and running N 35° 30' W five hundred seventy-seven (577) feet, more or less, to a point; thence turning at right angles and running northeasterly five hundred ten (510) feet, more or less, to a stake; thence turning at right angles and running northwesterly five hundred

thirty-three (533) feet, more or less, to a pin at land believed to be of one Stuart; thence turning and running N 53° 30' E, by said Stuart land, eight hundred one (801) feet to a corner; thence turning and running southeasterly one thousand forty (1,040) feet, by said Stuart land, to an iron pin; thence turning and running N 53° 30' E, by said Stuart land, seven hundred eighty-nine (789) feet to an iron pin; thence turning and running northwesterly, by said Stuart land, one thousand forty (1040) feet, more or less, to an iron pin; thence turning and running N 53° 30' E, by land formerly of Albert R. Chalmers, now of said Dana S. and Shirley L. Copp, seven hundred seven (707) feet and three and one-half (3 1/2) inches, more or less, to the northeasterly corner of the premises herein conveyed, at the southwesterly corner of land formerly of Arthur M. Buswell, later of Charles E. Ham, at a point two hundred eight (208) feet and eight and one-half (8 1/2) inches southwesterly from an iron hub at said Salmon Falls Road (as stated in deed from Alma R. Jackson to said Arthur M. Buswell, dated May 1, 1940, and recorded in Strafford County Registry of Deeds Book 496, Page 150: "...said hub being in the driveway leading into the field of the said Chalmers, six feet from the end of the wall which is the division line between the land herein described and the Salmon Falls Road..."); thence turning and running in a southeasterly direction, parallel with said Salmon Falls Road, by said Buswell land, two hundred eight (208) feet and eight and one-half (8 1/2) inches; thence turning and running in a northeasterly direction, by said Buswell land, thirty-three (33) feet and eight and one-half (8 1/2) inches to an iron hub one hundred seventy-five (175) feet southwesterly from said Salmon Falls Road, and at land formerly of Lawrence P. and Alice M. Senter; thence turning and running in a southeasterly direction, parallel with said Salmon Falls Road, and one hundred seventy-five (175) feet southwesterly therefrom (through sundry hubs in the ground), by lands now or formerly of said Senters, of Edgar and Blanche M. Sewall, of Wallace H. and Evelyn B. Abbott, and of Paul D. Kiser, Jr. and Shirley E. Kiser, a total of five hundred (500) feet to an iron hub at land now or formerly of Kenneth A. and Norma J. Bogart; thence turning and running in a southwesterly direction, by said Bogart land, twenty-five (25) feet to an iron hub two hundred (200) feet southwesterly from said Salmon Falls Road; thence turning and running in a southeasterly direction, parallel with the Salmon Falls Road, and through an iron hub, by said Bogart land, and by land now or formerly of Donald Joseph Rennebu, a total of two hundred (200) feet to an iron hub in the ground; thence turning and running in a northeasterly direction twenty-five (25) feet to an iron hub in the ground one hundred seventy-five (175) feet southwesterly from said Salmon Falls Road, at land now or formerly of Ronald P. and Jacqueline A. Lavalley; thence turning and running in a southeasterly direction, parallel with said Salmon Falls Road, by said Lavalley land, to an iron hub at land now or formerly of said Chicks; thence turning and running in a southwesterly direction, by said Chick land, twenty-five (25) feet to an iron hub in the ground two hundred (200) feet from said Salmon Falls Road; thence turning and running in a southwesterly direction, by said Chick land, twenty-five (25) feet to an iron hub in the ground two hundred (200) feet from said Salmon Falls Road; thence turning and running in a southeasterly direction, parallel with said Salmon Falls Road, by said Chick land, one hundred (100) feet to the point of beginning.

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Together with the benefits and subject to the burdens of any right of way which may run from or near the northeasterly corner of the premises herein conveyed in a northeasterly direction to said Salmon Falls Road, along and in part over the northwesterly sideline of said former Buswell property.

Meaning and intending to convey the same premises described in deed of Dana S. Copp and Shirley L. Copp to Dana S. Copp and Shirley L. Copp dated December 24, 1985, recorded in Book 1203, Page 428, Strafford County Registry of Deeds. See also corrective deed from Maybelle B. Griffin to these grantors dated January 26, 1988, recorded in Book 1373, Page 278, Strafford County Registry of Deeds.

PARCEL 4: (Barn on Salmon Falls Road, Rochester, NH)

A certain tract or parcel of land with the buildings thereon situate on Salmon Falls Road, Rochester, Strafford County, New Hampshire, bounded and described as follows:

Beginning at a steel stake set by David A. Berry on the southwesterly side of said Salmon Falls Road, at the easterly corner of land now or formerly of Albert R. Chalmers; thence running S 55° 0' W a distance of two hundred sixty (260) feet to a second steel stake set by said Berry at the southerly corner of other land of said Chalmers; thence continuing on the same compass course by other land now or formerly of said Chalmers, a distance of one hundred forty (140) feet, more or less, to a steel stake to be set in the ground; thence turning and running N 35° 33' W by other land now or formerly of said Chalmers to land now or formerly of George A. Pray; thence turning and running in a southwesterly direction by said Pray land, a distance of eight hundred (800) feet, more or less, to land now or formerly of Leo Huppe, formerly land of George A. Jacobs; thence turning and running in a southeasterly direction by said Huppe land a distance of eleven hundred twenty nine (1129) feet, more or less, to land now or formerly of the heirs of the late Ezra Pray; thence turning and running in a northeasterly direction by said Ezra Pray land a distance of twelve hundred (1200) feet, more or less, to the southwesterly side of said Salmon Falls Road; thence turning and running N 35° 33' E by the southwesterly side of said Salmon Falls Road a distance of six hundred (600) feet, more or less, to the point of beginning.

The above described premises are subject to what rights of way there may be across the southerly side of said lot.

Excepting therefrom all lots previously conveyed.

Meaning and intending to convey the same premises described in deed of Dana S. and Shirley L. Copp to Dana S. Copp and Shirley L. Copp dated December 24, 1985, recorded in Book 1203, Page 447, Strafford County Registry of Deeds.

Also another tract of land acquired by Decree of the Strafford County Superior Court Docket No. 91-E-108 recorded in Book 1586, Page 520, more particularly described as follows:

A certain parcel of land situated southerly of the Salmon Falls Road in Rochester, Strafford County, New Hampshire, as shown on, "Plan of Land, Rochester, N.H., for Dana S. & Shirley L. Copp", dated October 1988 revised November 30, 1999, by Norway Plains Associates, Inc. to be recorded Strafford County Registry of Deeds.

Beginning at an iron pipe at other land of the said Dana S. and Shirley L. Copp at the southwesterly corner of the lot herein described at the southeasterly corner of the land of the said Nettie Evelyn Clement Huppe at the boundary line between the land of the said Huppe and this lot; thence N 37° 29' 40" W, 1167.46 feet by Huppe land to an iron pipe set in the ground at land n/f George E. and Natalie I. Pray; thence by Pray land N 58° 16' 35" E, 193.22 feet, more or less, to a stump; thence continuing N 55° 12' 50" E, 216.84 feet, more or less, to other land of the said Copps; thence S 33° 42' 15" E, 1146.18 feet by Copps' other land as shown on said plan to a point at other land of the said Copps; thence S 53° 31' 05" W, 333.11 feet, more or less, by Copps' other land to the iron pipe at the point of beginning. Said parcel contains 9.83 acres, more or less, and subject to a right of way along the southerly boundary of said lot.

PARCEL 5: (Chamberlain Street, Rochester, NH)

A certain parcel of land situate in said Rochester northeasterly from Chamberlain Street and southwesterly from the Salmon Falls Road bounded on the northeast by land formerly of Clarence Griffin, now believed of said grantees; on the southeast by land formerly of David Barker, now believed by said grantees; on the southwest by land formerly of Knight and Chamberlain, now believed of said grantees, the same believed to contain approximately six (6) acres.

Meaning and intending to convey the premises described in deed of Alfreda R. Hersam to Dana S. Copp and Shirley Copp dated January 25, 1971, recorded in Book 881, Page 321, Strafford County Registry of Deeds.

PARCEL 6: (Autumn Street, Rochester, NH)

A certain tract of land situate on the northerly side of Autumn Street, so-called, in East Rochester, County of Strafford, State of New Hampshire, bounded and described as follows:

Beginning on the northerly side of said Autumn Street at an iron pin denoting the southwesterly corner of land of Paul and Wanda Bowden and the southeasterly corner of the within described premises; thence running in a northerly direction by the westerly side

of said Bowden land a distance of eleven hundred (1100) feet, more or less, to an iron pin at the Salmon Falls River denoting the northwesterly corner of said Bowden land and the northeasterly corner of the within described premises; thence turning and running in a generally westerly direction by the said Salmon Falls River to an iron pin set in the ground at the northwesterly corner of the premises herein conveyed and the northeasterly corner of land of Alden Chase; thence turning and running in a southerly direction by the easterly side of said Chase land to an iron pin set in the ground at the northerly side of said Autumn Street denoting the southeasterly corner of said Chase land and the southwesterly corner of the within described premises; thence turning and running in an easterly direction by said Autumn Street a distance of nine hundred sixty-seven (967) feet, more or less, to the point of beginning.

Excepting therefrom all lots previously conveyed.

Meaning and intending to convey a portion of the premises described in deed of Fred N. Shorey and Evelyn I. Shorey to Dana S. and Shirley L. Copp dated August 14, 1969, recorded in Book 861, Page 350, Strafford County Registry of Deeds.

PARCEL 7: (Sandina Drive, Rochester, NH)

A certain tract or parcel of land situate off the northerly end of Sandina Drive, so-called, in Rochester, Strafford County, New Hampshire, the same being more particularly delineated on plan entitled, "Lot Line Revision, Rochester, N.H. for Craig N. Therrien, Dana S. & Shirley Copp & the Estate of Joseph Gallahue. Scale 1" = 30', March 1992" by Norway Plains Associates, Inc. to be recorded herewith in the Strafford County Registry of Deeds, more particularly bounded and described as follows:

Beginning at a point on the westerly sideline of the cul-de-sac at the northerly terminus of Sandina Drive; thence running southerly on an arc to the left with a radius of sixty (60') feet along the westerly sideline of said Drive for a distance of fifty-four (54.00') feet to a point at the northeast corner of land of Louis A. and Antoinette M. Gamba; thence turning and running S 86° 12' 50" W along the northerly sideline of Gamba land for a distance of fifty-two and seventy-four hundredths (52.74') feet to a point at other land of Copp; thence turning and running N 03° 47' 10" W along said Copp land for a distance of fifty (50.00') feet to other land of Gallahue; thence turning and running N 86° 12' 50" E along Gallahue land for a distance of thirty-seven and seventy-five hundredths (37.75') feet to the point of beginning. Containing 2,052 sq. ft.

Meaning and intending to convey the same premises described in deed of Jeffrey F. Gallahue to Dana S. Copp and Shirley Copp dated May 26, 1992, recorded in Book 1613, Page 102, Strafford County Registry of Deeds.

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PARCEL 8: (Autumn Street, Rochester, NH)

A certain tract or parcel of land situate on the northerly side of Autumn Street, so-called in East Rochester, in said Rochester, County of Strafford, State of New Hampshire, bounded and described as follows, to-wit:

Beginning on said Autumn Street at the southeasterly corner of land formerly of said Alton H. and Avis L. Chase, now of Ronald R. and Ann F. Judd, at an iron pipe by a stone post in the ground; and thence running in an easterly direction, by said Street, one hundred (100) feet to other land of said Dana S. and Shirley L. Copp; thence turning and running in a northerly direction, by said Copp land, by a fence one hundred (100) feet distant easterly from and parallel with the easterly side line of said Chase or Judd land to the Salmon Falls river; thence turning and running in a westerly direction, by said River, to land believed to be of Royal W. Corson; thence turning and running in a southerly direction, by said Corson land, to an iron pipe at the northeasterly corner of said Chase or Judd land; and continuing in the same course, by said Chase or Judd land, two hundred twenty (220) feet, more or less, to the point of beginning.

Excepting therefrom all lots previously conveyed.

Meaning and intending to convey the same premises described in deed of Alton H. and Avis L. Chase to Dana S. Copp and Shirley L. Copp dated August 3, 1970, recorded in Book 874, Page 478, Strafford County Registry of Deeds.

Said grantors release to said grantees all rights of homestead and other interests therein.

Executed this 1 day of March, 2000.

Dana S. Copp
Dana S. Copp

Shirley L. Copp by Dana S. Copp
attorney in fact
Shirley L. Copp by Dana S. Copp,
attorney-in-fact

STATE OF FLORIDA

(See Durable Power of Attorney recorded at Book 2133, Page 111)

COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 1 day of March, 2000 by Dana S. Copp and Shirley L. Copp. by Dana S. Copp, attorney-in-fact.



Michelle L. Sutter
My Commission CC911356
Expires February 16, 2004

Michelle L. Sutter
Justice of the Peace/Notary Public
My Commission Expires: 2/16/2004



Michelle L. Sutter
My Commission CC911356
Expires February 16, 2004



RECEIVED
JUN 21 2022
By _____

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.
PHOTOGRAPHY DATE: APRIL 28, 1990
COMPLETION DATE: JUNE 30, 1992

PRODUCED IN 1992 BY
CAI Technologies
11 PLEASANT STREET, LITTLETON, NH 03561
800.322.4540 - WWW.CAI-TECH.COM

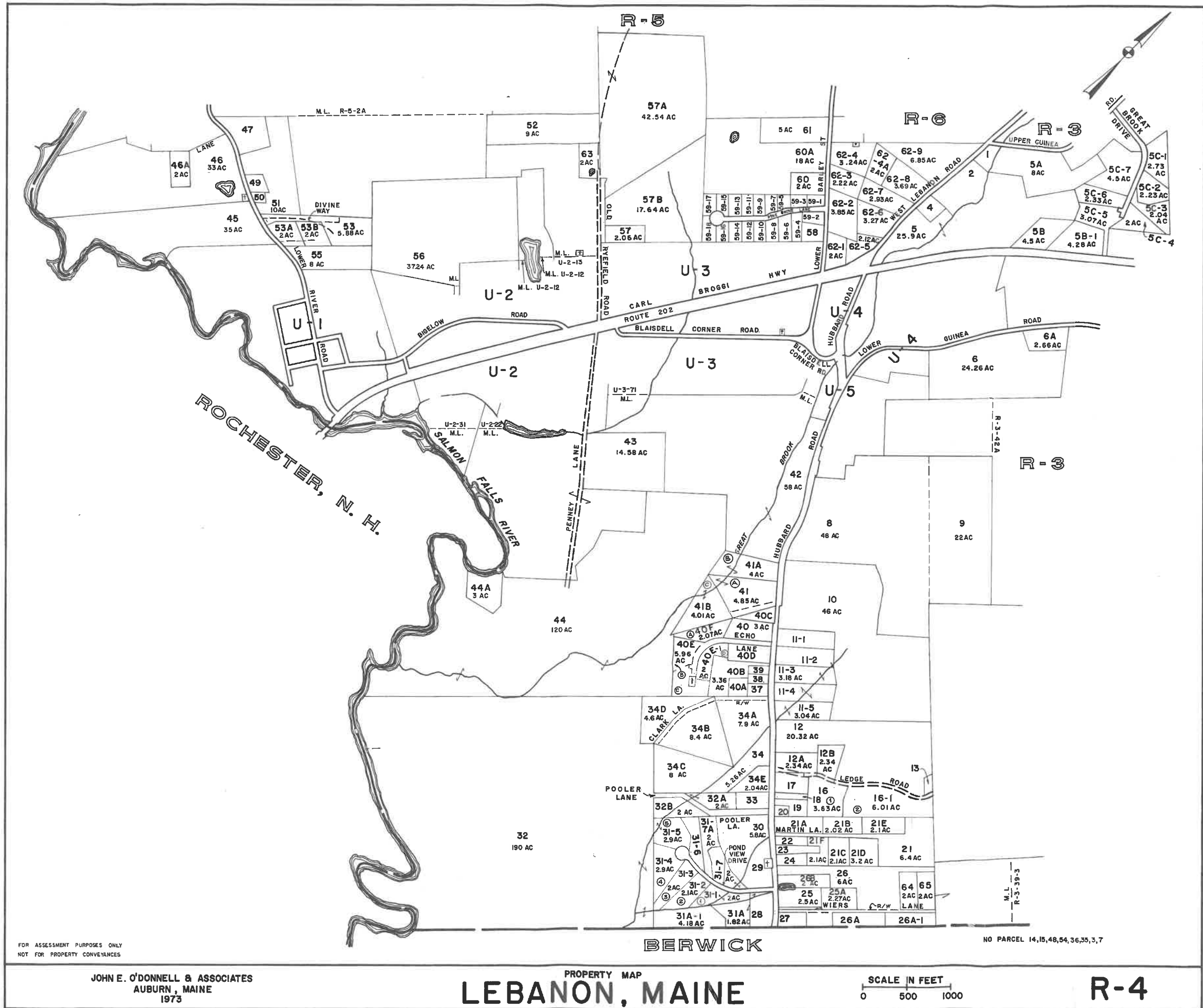
AREA SURVEYED Ac
AREA CALCULATED Ac
RECORD DIMENSION 100'
SCALED DIMENSION 100'S
MATCH LINE
WATER
LEGEND
EXEMPT PROPERTY
SUBDIVISION LOT NO.
BUILDING
RIGHT OF WAY
COMMON OWNERSHIP
WETLANDS

SCALE 1" = 100'
50 0 100 200 300
25 0 25 50 75
METERS
REVISED TO : APRIL 1, 2021

PROPERTY MAPS
ROCHESTER
NEW HAMPSHIRE

INDEX DIAGRAM
211 101 102
105 103
106 107 108

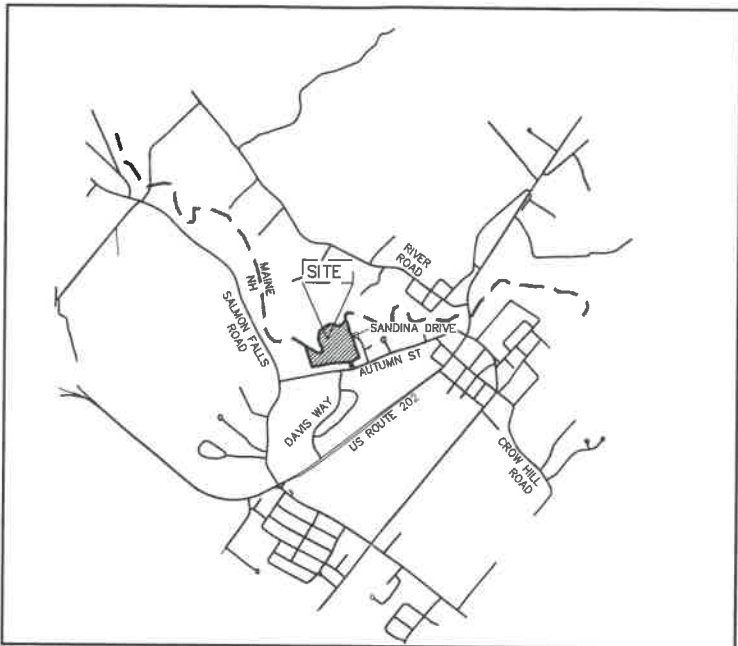
MAP NO.
104



RESIDENTIAL SUBDIVISION
AUTUMN STREET SUBDIVISION
TAX MAP 104, LOT 10
AUTUMN STREET, ROCHESTER, NH

SHEET INDEX

CS	COVER SHEET
G1	GENERAL NOTES
A1	SUBDIVISION PLAN
C1	EXISTING CONDITIONS PLAN
C2	OVERALL SITE & UTILITY PLAN
C2-1 - C2-2	SITE & UTILITY PLANS
C3-1 - C3-2	GRADING & DRAINAGE PLANS
P1 - P3	PLAN & PROFILES
P4	FORCEMAIN PROFILE
S1	SEWER PUMP STATION DETAIL
D1-D3	DETAIL SHEETS
E1 - E2	EROSION & SEDIMENT CONTROL DETAILS
ESC1	EROSION & SEDIMENT CONTROL PLAN



LOCUS MAP
SCALE 1" = 2000'

PERMITS

TYPE OF PERMIT

NHDES ALTERATION OF TERRAIN PERMIT:
NEW HAMPSHIRE DEPARTMENT OF
ENVIRONMENTAL SERVICES - WATER DIVISION
28 HAZEN DRIVE, P.O. BOX 95
CONCORD, NEW HAMPSHIRE 03302-0095
(603) 271-3503
RESPONSIBLE CONSULTANT:
JONES & BEACH ENGINEERS, INC.

STATUS

SUBMITTED:

PERMIT NO.

DATED:

EXPIRATION:

NHDES SHORELAND PERMIT:
NEW HAMPSHIRE DEPARTMENT OF
ENVIRONMENTAL SERVICES-
SHORELANDS BUREAU
28 HAZEN DRIVE, P.O. BOX 95
CONCORD, NEW HAMPSHIRE 03302
(603) 271-2147
RESPONSIBLE CONSULTANT:
JONES & BEACH ENGINEERS, INC.

SUBMITTED:

PERMIT NO.

DATED:

EXPIRATION:

TYPE OF PERMIT

ROCHESTER SITE PLAN APPROVAL:
CITY OF ROCHESTER PLANNING BOARD
33 WAKEFIELD STREET
ROCHESTER, NEW HAMPSHIRE 03867
(603) 335-7500
RESPONSIBLE CONSULTANT:
JONES & BEACH ENGINEERS, INC.

STATUS

SUBMITTED:

PERMIT NO.

DATED:

EXPIRATION:

NHDES SEWER CONNECTION PERMIT:
NHDES - WASTEWATER ENGINEERING
BUREAU
29 HAZEN DRIVE, P.O. BOX 95
CONCORD, NEW HAMPSHIRE 03302-0095
(603) 271-3503
RESPONSIBLE CONSULTANT:
JONES & BEACH ENGINEERS, INC.

SUBMITTED:

PERMIT NO.

DATED:

EXPIRATION:

USEPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT,
NOTICE OF INTENT (NOI), AND NOTICE OF TERMINATION
(NOT) TO BE FILED IN ACCORDANCE WITH FEDERAL AND
LOCAL REGULATIONS PRIOR TO AND FOLLOWING CONSTRUCTION:
EPA STORMWATER NOTICE PROCESSING CENTER
MAIL CODE 4203M,
US EPA
1200 PENNSYLVANIA AVENUE, NW
WASHINGTON, DC 20460
RESPONSIBLE CONSULTANT:
JONES & BEACH ENGINEERS, INC.

APPLICANT / DEVELOPER
GARREPY PLANNING CONSULTANTS, LLC
89 GLEN HILL ROAD
DOVER, NH 03820
(603) 944-7530
CONTACT: MIKE GARREPY

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

OWNER OF RECORD
DANA S. COPP 1985 TRUST (& OTHERS)
PO BOX 1767
ROCHESTER, NH 03866

WETLAND CONSULTANT
GOVE ENVIRONMENTAL
8 CONTINENTAL DRIVE, UNIT H
EXETER, NH 03833
(603) 778-0644
CONTACT: JAMES GOVE, CWS, CSS

WATER AND SEWER
ROCHESTER DEPARTMENT OF PUBLIC
WORKS
31 WAKEFIELD STREET
ROCHESTER, NH 03867
(603) 335-7500

ELECTRIC
EVERSOURCE
740 N COMMERCIAL ST
PO BOX 330
MANCHESTER, NH 03105-0330
(800) 662-7764

TELEPHONE
CONSOLIDATED COMMUNICATIONS
100 TRI CITY ROAD
SOMERWORTH, NH 03878
ATTN:DAVE KESTNER
(603) 743-1114

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

PROJECT PARCEL
CITY OF ROCHESTER
TAX MAP 104, LOT 10

APPLICANT
GARREPY PLANNING
CONSULTANTS, LLC
89 GLEN HILL ROAD
DOVER, NH 03820

TOTAL LOT AREA
691,524± SQ. FT.
15.88± AC

APPROVED - ROCHESTER, NH
PLANNING BOARD

DATE:



Design: LAZ	Draft: LAZ	Date: 6/21/22
Checked: ISM	Scale: AS NOTED	Project No.: 22022
Drawing Name: 22022-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



REV.	DATE	REVISION	BY
0	6/21/22	ISSUED FOR REVIEW	LAZ

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

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

Plan Name:	COVER SHEET
Project:	RESIDENTIAL SUBDIVISION AUTUMN STREET, ROCHESTER, NH
Owner of Record:	DANA S. COPP 1985 TRUST & SHIRLEY L. COOP 1985 TRUST PO BOX 1767, ROCHESTER, NH 03866

DRAWING No.	CS
SHEET 1 OF 20	JBE PROJECT NO. 22022

W:\22022 ROCHESTER AUTUMN ST GARREPY 22022 22022-PLAN.dwg 6/21/2022 12:19:49 AM

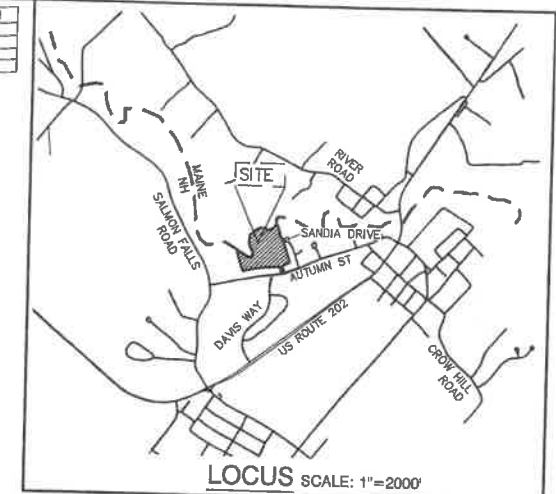
RESIDENTIAL SUBDIVISION - AUTUMN STREET, ROCHESTER, NH
REVISION 0, 6/21/22

PLAN REFERENCES

1. "BOUNDARY PLAN LAND OF DANA S. COPP 1985 TRUST & SHIRLEY L. COPP 1985 TRUST" AUTUMN STREET ROCHESTER, N.H. TAX MAP 104 LOT 10 DATED NOVEMBER 20, 2018 AND PREPARED BY BERRY SURVEYING & ENGINEERING.
2. "PLOT PLAN OF FRONT LOTS DANA S. & SHIRLEY L. COPP AUTUMN ST EAST - ROCHESTER, N.H." DATED 9-8-1970 AND ON FILE AT SORD AS PLAN 20 POCKET 1 FOLDER 12.
3. "PLOT PLAN LOTS 5-9 LAND OF DANA S. & SHIRLEY L. COPP AUTUMN STREET EAST ROCHESTER, N.H." DATED MARCH 12, 1971, PREPARED BY BERRY CONST. CO., INC. AND RECORDED AT SORD AS PLAN 21 POCKET 11 FOLDER 3.
4. "SUBDIVISION OF LAND ROCHESTER, N.H. FOR PHILIP & MARY CROSER" DATED JULY 8, 1987 PREPARED BY NORWAY PLAINS SURVEY ASSOCIATES, INC. AND RECORDED AT SORD AS PLAN P0033-0094.
5. "LOT LINE REVISION ROCHESTER, N.H. FOR CRAIG N. THERRIEN, DANA S. & SHIRLEY COPP & THE ESTATE OF JOSEPH GALLAGHER" DATED MARCH 1992, PREPARED BY NORWAY PLAINS ASSOCIATES, INC. AND RECORDED AT SORD AS PLAN P0040-0060.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	87.98	279.30	200°00'	N17°52'53"E	87.48
C2	11.18	20.00	85°03'06"	N87°58'09"W	29.50
C3	54.16	40.00	81°42'56"	N38°55'39"W	62.34
C4	37.06	20.00	106°10'07"	S32°42'13"W	31.98

LINE	BEARING	DISTANCE
L1	N69°52'58"E	52.95
L2	S70°03'39"W	37.80
L3	N20°09'34"W	40.53
L4	N39°11'26"W	83.94
L5	N50°47'09"E	32.88



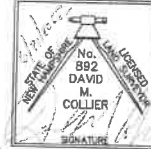
NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP 104, LOT 10.
2. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
3. THE SUBJECT PARCEL IS PARTIALLY LOCATED WITHIN AN AREA HAVING A "ZONE AE" DESIGNATION, PARTIALLY LOCATED WITHIN AN AREA HAVING A "ZONE X" (SHADED) AND PARTIALLY LOCATED WITHIN AN AREA HAVING A "ZONE X" (UNSHADED) DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 330170021D, WITH EFFECTIVE DATE OF MAY 17, 2005, FOR COMMUNITY PANEL NO. 211 OF 405, IN STRAFFORD COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
4. BASIS OF BEARING: HORIZONTAL: NH STATE PLANE VERTICAL: NAVD 88
5. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
6. ALL BOOK AND PAGE NUMBERS REFER TO THE STRAFFORD COUNTY REGISTRY OF DEEDS.
7. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE CITY OF ROCHESTER TAX RECORDS AND ARE SUBJECT TO CHANGE.
8. RESEARCH WAS PERFORMED AT THE CITY OF ROCHESTER ASSESSOR'S OFFICE AND THE STRAFFORD COUNTY REGISTRY OF DEEDS.
9. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
10. ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
11. THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL DURING SPRING, 2022, USING (EQUIPMENT) AND IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 - C. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
12. SOILS INFORMATION DEPICTED ON THE PLAN IS DERIVED FROM THE NRCS WEBSOIL SURVEY DATABASE.
13. SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.

CERTIFICATION:

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

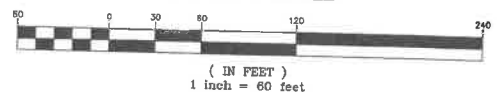
THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.S.A. ETHICS AND STANDARDS.



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

DATE:

GRAPHIC SCALE



PROJECT PARCEL
CITY OF ROCHESTER
TAX MAP 104, LOT 10

APPLICANT
GARREY PLANNING
CONSULTANTS, LLC
89 GLEN HILL ROAD
DOVER, NH 03820

TOTAL LOT AREA
691,524± SQ. FT.
15.88 ACRES

DRAWING No.

C1

SHEET 2 OF 19
JBE PROJECT NO. 22022

Design: ISM Draft: LAJ Date: 6/20/2022
Checked: DMC Scale: 1" = 60' Project No.: 22022
Drawing Name: 22022-EX-COND.dwg
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	ISSUED FOR REVIEW	REVISION	LAJ	BY
0	6/20/22				

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Plan Name: **EXISTING CONDITIONS PLAN**
Project: **RESIDENTIAL SUBDIVISION
AUTUMN STREET, ROCHESTER, NH**
Owner of Record: **DANA S. COPP 1985 TRUST & SHIRLEY L. COPP 1985 TRUST
PO BOX 1767, ROCHESTER, NH 03866**

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	FRESHWATER WETLANDS LINE
---	---	STREAM CHANNEL
---	---	TREE LINE
---	---	FENCE
---	---	SOIL BOUNDARY
---	---	EASEMENT
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	EDGE OF PAVEMENT
---	---	VERTICAL GRANITE CURB
---	---	SLOPE GRANITE CURB
---	---	SILT FENCE
---	---	ORANGE CONSTRUCTION FENCE
---	---	DRAINAGE LINE
---	---	SEWER LINE
---	---	SEWER FORCE MAIN
---	---	GAS LINE
---	---	WATER LINE
---	---	WATER SERVICE
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND ELECTRIC
---	---	GUARDRAIL
---	---	UNDERDRAIN
---	---	IRON PIPE/IRON ROD
---	---	DRILL HOLE
---	---	IRON ROD/DRILL HOLE
---	---	STONE/GRANITE BOUND
---	---	SPOT GRADE
---	---	PAVEMENT SPOT GRADE
---	---	CURB SPOT GRADE
---	---	BENCHMARK (TBM)
---	---	DOUBLE POST SIGN
---	---	SINGLE POST SIGN
---	---	WELL
---	---	TEST PIT
---	---	MONITORING WELL
---	---	PERC TEST
---	---	TREES AND BUSHES
---	---	UTILITY POLE
---	---	LIGHT POLES
---	---	SEWER MANHOLE
---	---	SEDIMENT
---	---	HYDRANT
---	---	WATER GATE
---	---	WATER SHUT OFF
---	---	REDUCER
---	---	SINGLE GRATE CATCH BASIN
---	---	DOUBLE GRATE CATCH BASIN
---	---	NYOPLAST DRAIN BASIN
---	---	DRAIN MANHOLE
---	---	CULVERT W/WINGWALLS
---	---	CULVERT W/FLARED END SECTION
---	---	CULVERT W/STRAIGHT HEADWALL
---	---	STONE CHECK DAM
---	---	DRAINAGE FLOW DIRECTION
---	---	RIPRAP
---	---	FRESHWATER WETLANDS
---	---	CONCRETE
---	---	GRAVEL
---	---	RETAINING WALL
---	---	PAVEMENT
---	---	SNOW STORAGE

LANDSCAPE NOTES:

- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING FOR CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
- NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE PROJECT ENGINEER OR CONSTRUCTION OVERSIGHT CONSULTANT.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
- ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE PROJECT ENGINEER IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.
- FINAL ACCEPTANCE BY THE PROJECT ENGINEER OR OWNER WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
- BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT IS, IN THE OPINION OF THE PROJECT ENGINEER, IN UNHEALTHY OR UNSIGHTLY CONDITION.
- ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION, EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS SPECIFIED.
- ALL LANDSCAPING SHALL MEET THE CITY STANDARDS AND REGULATIONS.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE DRIPLINE OF THE TREE. THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

GRADING AND DRAINAGE NOTES:

- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
- VERTICAL DATUM: NAVD 88. HORIZONTAL DATUM: STATE PLANE.
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
- ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
- ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 3" DEEP SUMPS WITH GREASE HODDS, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
- IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
- ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
- STONE INLET PROTECTION SHALL BE PLACED AT ALL PIPE INLETS. SEE DETAIL WITHIN THE DETAIL SHEETS.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
- ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING AND ANYTIME CONSTRUCTION STOPS FOR LONGER THAN 3 DAYS.
- MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
- SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.

UTILITY NOTES:

- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, CONNECTION FEES AND BONDS.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES CHARGED WITH JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
- THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).
- A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL PROJECT-RELATED UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY STANDARDS AND REGULATIONS, AND NHDES STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT, UNLESS OTHERWISE SPECIFIED.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- HOMES TO BE SERVICED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED.
- AS-BUILT PLANS SHALL BE SUBMITTED TO DEPARTMENT OF PUBLIC WORKS.
- INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW AT CHANGES IN DIRECTION. THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE THROUGH CHANNEL UNDERLAYMENT OF INVERT, AND SHELF SHALL CONSIST OF BRICK MASONRY.
- FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30 INCH DIA. CLEAR OPENING. THE WORD "SEWER" OR "DRAIN" SHALL BE CAST INTO THE CENTER OF THE UPPER FACE OF EACH COVER WITH RAISED, 3" LETTERS.
- SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H20 LOADS.
- CONTRACTOR SHALL PLACE 2" WIDE METAL WIRE IMPREGNATED RED PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.
- SANITARY SEWER FLOW CALCULATIONS:
23 - THREE-BEDROOM UNITS @ 150 GPD/BEDROOM
TOTAL FLOW = 10,350 GPD
- ALL SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS.
- PROPOSED RIM ELEVATIONS OF DRAINAGE AND SANITARY MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE AS SHOWN ON THE GRADING AND DRAINAGE PLAN.
- ALL WATER MAINS AND SERVICE PIPES SHALL HAVE A MINIMUM 12" VERTICAL AND 24" HORIZONTAL SEPARATION TO MANHOLES, OR CONTRACTOR SHALL INSTALL BOARD INSULATION FOR FREEZING PROTECTION.
- WATER MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED FOR LEAKAGE PRIOR TO ACCEPTANCE. WATERMAINS SHALL BE TESTED AT 1.5 TIMES THE WORKING PRESSURE OR 150 PSI, WHICHEVER IS GREATER. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 4 OF AWWA STANDARD C 600. WATERMAINS SHALL BE DISINFECTED AFTER THE ACCEPTANCE OF THE PRESSURE AND LEAKAGE TESTS ACCORDING TO AWWA STANDARD C 651.
- ALL WATER AND SANITARY LEADS TO BUILDING(S) SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
- IF THE BUILDING IS REQUIRED TO HAVE A SPRINKLER SYSTEM, A PRECONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CONTRACTOR, OWNER, ARCHITECT AND THE LOCAL FIRE DEPARTMENT PRIOR TO THE INSTALLATION.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, MECHANICAL JOINTS AND FIRE HYDRANTS.
- DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
- CONTRACTOR TO FURNISH SHOP DRAWINGS FOR UTILITY RELATED ITEMS TO ENSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SHOULD BE SENT IN TRIPLICATE TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- EXISTING UTILITIES SHALL BE DISGAGED BEFORE CONSTRUCTION.
- ALL GRAVITY SEWER PIPE, MANHOLES, AND FORCE MAINS SHALL BE TESTED ACCORDING TO NHDES STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWAGE AND WASTEWATER TREATMENT FACILITIES, CHAPTER ENV-WQ 700. ADOPTED ON 10-15-14.
- ENV-WQ 704.08 GRAVITY SEWER PIPE TESTING: GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY USE OF LOW-PRESSURE AIR TESTS CONFORMING WITH ASTM F1417-92(2005) OR UNI-BELL PVC PIPE ASSOCIATION UNI-B-6. LINES SHALL BE CLEANED AND VISUALLY INSPECTED AND TRUE TO LINE AND GRADE. DEFLECTION TESTS SHALL TAKE PLACE AFTER 30 DAYS FOLLOWING INSTALLATION AND THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANDREL WITH A DIAMETER OF AT LEAST 95% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.
- ENV-WQ 704.17 SEWER MANHOLE TESTING: SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST PRIOR TO BACKFILLING AND PLACEMENT OF SHELVES AND INVERTS.
- SANITARY SEWER LINES SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM AN EXISTING OR PROPOSED WATER LINE. WHEN A SEWER LINE CROSSES UNDER A WATER LINE, THE SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATERMAIN. THE SEWER LINE SHALL ALSO MAINTAIN A VERTICAL SEPARATION OF NOT LESS THAN 18 INCHES.
- SEWERS SHALL BE BURIED TO A MINIMUM DEPTH OF 6 FEET BELOW GRADE IN ALL ROADWAY LOCATIONS, AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS-COUNTRY LOCATIONS. PROVIDE TWO-INCHES OF R-10 FOAM BOARD INSULATION 2-FOOT WIDE TO BE INSTALLED 6-INCHES OVER SEWER PIPE IN AREAS WHERE DEPTH IS NOT ACHIEVED. A WAIVER FROM THE DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER ENGINEERING BUREAU IS REQUIRED PRIOR TO INSTALLING SEWER AT LESS THAN MINIMUM COVER.
- ALL WATER AND SANITARY LEADS TO HOMES/LOTS SHALL END AT RIGHT OF WAY AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
- THE CONTRACTOR SHALL MINIMIZE THE DISRUPTIONS TO THE EXISTING SEWER FLOWS AND THOSE INTERRUPTIONS SHALL BE LIMITED TO FOUR (4) HOURS OR LESS AS DESIGNATED BY THE CITY SEWER DEPARTMENT.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- DISINFECTION OF WATER MAINS SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH AWWA STANDARD C651, LATEST EDITION. THE BASIC PROCEDURE TO BE FOLLOWED FOR DISINFECTING WATER MAINS IS AS FOLLOWS:
 - PREVENT CONTAMINATING MATERIALS FROM ENTERING THE WATER MAIN DURING STORAGE, CONSTRUCTION, OR REPAIR.
 - REMOVE, BY FLUSHING OR OTHER MEANS, THOSE MATERIALS THAT MAY HAVE ENTERED THE WATER MAINS.
 - CHLORINATE ANY RESIDUAL CONTAMINATION THAT MAY REMAIN, AND FLUSH THE CHLORINATED WATER FROM THE MAIN.
 - PROTECT THE EXISTING DISTRIBUTION SYSTEM FROM BACKFLOW DUE TO HYDROSTATIC PRESSURE TEST AND DISINFECTION PROCEDURES.
 - DETERMINE THE BACTERIOLOGICAL QUALITY BY LABORATORY TEST AFTER DISINFECTION.
 - MAKE FINAL CONNECTION OF THE APPROVED NEW WATER MAIN TO THE ACTIVE DISTRIBUTION SYSTEM

Design: LAZ	Draft: LAZ	Date: 6/21/22
Checked: ISM	Scale: AS NOTED	Project No.: 22022
Drawing Name: 22022-PLAN.dwg		
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REV.	DATE	ISSUED FOR REVIEW	LAZ
0	6/21/22		
REV.	DATE	REVISION	BY

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Civil Engineering Services
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Plan Name:	GENERAL NOTES
Project:	RESIDENTIAL SUBDIVISION AUTUMN STREET, ROCHESTER, NH
Owner of Record:	DANA S. COPP 1985 TRUST & SHIRLEY L. COOP 1985 TRUST PO BOX 1767, ROCHESTER, NH 03866

DRAWING No.
G1
SHEET 3 OF 20
JBE PROJECT NO. 22022

CURVE TABLE			
CURVE LABEL	DELTA	RADIUS	LENGTH
C1	16'09"47"	225.00'	63.47'
C2	13'48"29"	225.00'	54.22'
C3	14'00"24"	225.00'	55.00'
C4	14'00"22"	225.00'	55.00'
C5	5'05"41"	225.00'	20.01'
C6	12'32"21"	225.00'	48.24'
C7	31'47"51"	65.00'	36.07'
C8	42'18"48"	65.00'	48.00'
C9	48'28"56"	65.00'	55.00'
C10	42'18"48"	65.00'	48.00'
C11	52'53'08"	65.00'	60.00'
C12	42'18"48"	65.00'	48.00'
C13	23'24'06"	65.00'	34.63'
C14	7'12'57"	275.00'	37.36'
C15	7'47'03"	275.00'	37.36'
C16	10'47'04"	325.00'	61.17'
C17	12'23'50"	165.00'	35.70'
C18	21'07'22"	50.00'	18.43'
C19	33'16'01"	50.00'	29.03'
C20	35'06'59"	50.00'	30.64'
C21	15'52'47"	50.00'	13.86'
C22	4'12'56"	325.00'	23.91'

LINE TABLE		
LINE LABEL	BEARING	DISTANCE
L1	S 70d3'30" W	50.10'
L2	S 70d1'39" W	11.19'
L3	S 20d21'35" E	48.52'
L4	S 20d12'25" E	26.09'
L5	S 20d13'50" E	30.14'
L6	S 20d21'31" E	45.88'
L7	N 64d36'25" E	30.03'
L8	S 70d1'39" W	31.48'
L9	S 70d28'50" W	29.93'
L10	N 48d05'58" W	47.11'
L11	N 26d11'19" W	37.55'

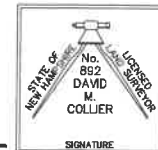
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	97.98'	279.30'	20'06"00"	N72'32'53"E	97.48'
C2	33.18'	20.00'	55'13'06"	N67'58'09"W	29.50'
C3	34.18'	20.00'	55'13'06"	N67'58'09"W	29.50'
C4	37.06'	20.00'	106'10'01"	S32'42'13"W	31.98'

LINE	BEARING	DISTANCE
L1	N69'52'58"E	52.95'
L2	S70'03'39"W	37.80'
L3	N20'08'34"W	40.53'
L4	N39'11'26"W	93.84'
L5	N50'47'09"E	32.68'

CERTIFICATION:

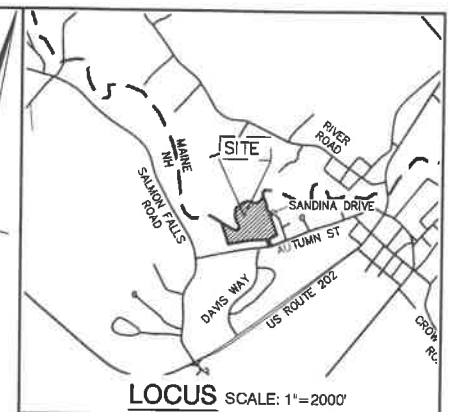
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM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

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



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

DATE:



LOCUS SCALE: 1"=2000'

SUBDIVISION NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW A CONSERVATION SUBDIVISION ON TAX MAP 104, LOT 10 IN THE CITY OF ROCHESTER, NH. PROJECT TO BE SERVED BY MUNICIPAL WATER, SEWER, AND ELECTRIC.
- ZONING DISTRICT: RESIDENTIAL-1 (R1) (CONSERVATION SUBDIVISION)

	REQUIRED	PROPOSED
LOT AREA MINIMUM =	8,000 S.F.	-
LOT FRONTAGE MINIMUM =	80'	-
BUILDING SETBACKS (MINIMUM):		
FRONT SETBACK =	20'	-
SIDE SETBACK =	10'	-
REAR SETBACK =	20'	-
MIN. OPEN SPACE =	40%	45.7%
MAX. BUILDING HEIGHT =	35'	<35'
MAX. LOT COVERAGE =	35%	10.3%
WETLAND BUFFER =	50'	-
WETLAND BUFFER (SALMON FALLS RIVER) =	75'	-

*= MINIMUM OPEN SPACE MUST BE 40% OF BUILDABLE AREA (AREA EXCLUSIVE OF WETLANDS, STEEP SLOPES OVER 25%, AND ABOVEGROUND UTILITY EASEMENTS.)
- OPEN SPACE & LOT COVERAGE CALCULATIONS:

TOTAL EXISTING LOT AREA =	691,524 SQ.FT.
TOTAL EXISTING BUILDABLE AREA =	529,056 SQ.FT. = 76.5%
PROPOSED OPEN SPACE (CONTIGUOUS) =	241,556 SQ.FT. = 45.7%
PROPOSED OPEN SPACE (NON-CONTIGUOUS) =	271,163 SQ.FT. = 51.3%
PROPOSED IMPERVIOUS AREA (PAVEMENT) =	44,254 SQ.FT.
PROPOSED ROOF AREA =	26,910 SQ.FT.
TOTAL PROPOSED IMPERVIOUS AREA =	71,164 SQ.FT.
PROPOSED LOT COVERAGE =	71,164/691,524 = 10.3%
- LOT DENSITY: A CONSERVATION SUBDIVISION IS ALLOWED IN THE R-1 ZONE AS A CONDITIONAL USE. ONCE YIELD IS DETERMINED, THE DENSITY IS MULTIPLIED BY A FACTOR OF 1.3 TO DETERMINE THE BASE DENSITY.
 - CONVENTIONAL SUBDIVISION YIELD = 18 LOTS
 - CONSERVATION SUBDIVISION BASE DENSITY = 24.7 LOTS = 25 LOTS

TOTAL LOTS PERMITTED = 25 LOTS
PROPOSED TOTAL LOTS = 23 LOTS
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE, OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DJS SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- THE SUBJECT PARCEL IS PARTIALLY LOCATED WITHIN AN AREA HAVING A ZONE "AE" DESIGNATION, PARTIALLY LOCATED WITHIN AN AREA HAVING A ZONE "X" (SHADED) DESIGNATION, PARTIALLY LOCATED WITHIN AN AREA HAVING A ZONE "X" (UNSHADED) DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 330170021D, WITH EFFECTIVE DATE OF MAY 17, 2005, FOR COMMUNITY PANEL NO. 211 OF 405, IN STRAFFORD COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.). THIS DOCUMENT IS TO BE KEPT ON-SITE AT ALL TIMES AND UPDATED AS REQUIRED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE CITY ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL BE 100% ACRYLIC TYPE, LOW VOC, FAST DRYING, IN A COLOR OF WHITE.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
- ALL CURBING TO BE SLOPED GRANITE WITH A MINIMUM RADIUS OF 2', UNLESS OTHERWISE NOTED.

PLAN REFERENCES

- "BOUNDARY PLAN LAND OF DANA S. COPP 1985 TRUST & SHIRLEY L. COPP 1985 TRUST" AUTUMN STREET ROCHESTER, N.H. TAX MAP 104 LOT 10 DATED NOVEMBER 20, 2019 AND PREPARED BY BERRY SURVEYING & ENGINEERING.
- "LOT PLAN OF FRONT LOTS DANA S. & SHIRLEY L. COPP AUTUMN ST EAST - ROCHESTER-N.H." DATED 9-5-1970 AND ON FILE AT SORD AS PLAN 20 POKET 1 FOLDER 12.
- "LOT PLAN LOTS 5-8 LAND OF DANA S. & SHIRLEY L. COPP AUTUMN STREET EAST ROCHESTER, N.H." DATED MARCH 12, 1971, PREPARED BY BERRY CONST. CO., INC. AND RECORDED AT SORD AS PLAN 21 POKET 1 FOLDER 3.
- "SUBDIVISION OF LAND ROCHESTER, N.H. FOR PHILIP & MARY CROSSER" DATED JULY 8, 1987 PREPARED BY NORWAY PLAINS SURVEY ASSOCIATES, INC. AND RECORDED AT SORD AS PLAN P0033-0094.
- "LOT LINE REVISION ROCHESTER, N.H. FOR CRAIG N. THERRIEN, DANA S. & SHIRLEY COPP & THE ESTATE OF JOSEPH GALLAGHER" DATED MARCH 1992, PREPARED BY NORWAY PLAINS ASSOCIATES, INC. AND RECORDED AT SORD AS PLAN P0040-0060.

Design: LAZ Draft: LAZ Date: 6/21/22
Checked: ISM Scale: AS NOTED Project No.: 22022
Drawing Name: 22022-PLAN.dwg

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REV.	DATE	ISSUED FOR REVIEW	LAZ
0	6/21/22	ISSUED FOR REVIEW	LAZ
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03865

Civil Engineering Services

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

Plan Name: **SUBDIVISION PLAN**
MAP 104 LOT 10
RESIDENTIAL SUBDIVISION
AUTUMN STREET, ROCHESTER, NH

Project:

Owner of Record: DANA S. COPP 1985 TRUST & SHIRLEY L. COPP 1985 TRUST
PO BOX 1767, ROCHESTER, NH 03866

DRAWING No.

A1

SHEET 4 OF 20
JBE PROJECT NO. 22022

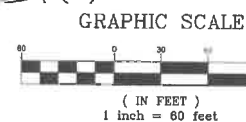
APPROVED - ROCHESTER, NH
PLANNING BOARD

PROJECT PARCEL
CITY OF ROCHESTER
TAX MAP 104, LOT 10

APPLICANT
GARREPY PLANNING
CONSULTANTS, LLC
89 GLEN HILL ROAD
DOVER, NH 03820

TOTAL LOT AREA
691,524± SQ. FT.
15.88± AC

DATE:





Design: LAZ Draft: LAZ Date: 6/21/22
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Drawing Name: 22022-PLAN.dwg

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J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave., PO Box 219, Stratham, NH 03885
003-772-4746 FAX: 003-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	OVERALL SITE & UTILITY PLAN MAP 104, LOT 10
Project:	RESIDENTIAL SUBDIVISION AUTUMN STREET, ROCHESTER, NH
Owner of Record:	DANA S. COPP 1985 TRUST & SHIRLEY L. COOP 1985 TRUST PO BOX 1767, ROCHESTER, NH 03866

DRAWING No.
C2
SHEET 5 OF 20
JBE PROJECT NO. 22022

APPROVED - ROCHESTER, NH PLANNING BOARD	PROJECT PARCEL CITY OF ROCHESTER TAX MAP 104, LOT 10
DATE:	APPLICANT GARREPY PLANNING CONSULTANTS, LLC 89 GLEN HILL ROAD DOVER, NH 03820
	TOTAL LOT AREA 601,524± SQ. FT. 15.88± AC

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Design: LAZ Draft: LAZ Date: 6/21/22
Checked: JSM Scale: AS NOTED Project No.: 22022
Drawing Name: 22022-PLAN.dwg
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Civil Engineering Services
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SITE & UTILITY PLAN**
MAP 104, LOT 10
Project: **RESIDENTIAL SUBDIVISION**
AUTUMN STREET, ROCHESTER, NH
Owner of Record: **DANA S. COOP 1985 TRUST & SHIRLEY L. COOP 1985 TRUST**
PO BOX 1767, ROCHESTER, NH 03866

DRAWING No. **C2-1**
SHEET 6 OF 20
JBE PROJECT NO. 22022

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Design: LAZ Draft: LAZ Date: 6/21/22
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Drawing Name: 22022-PLAN.dwg
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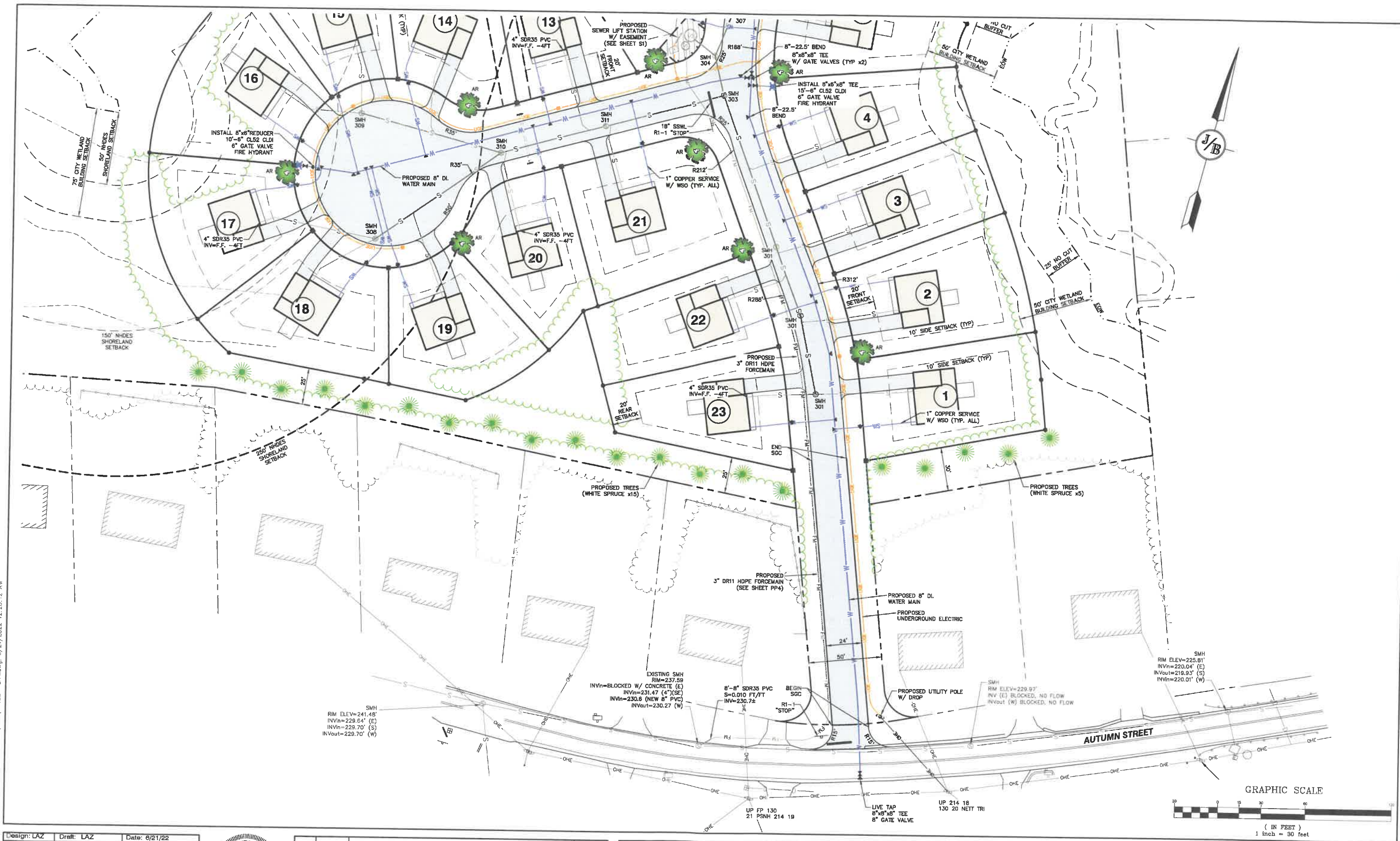


REV.	DATE	ISSUED FOR REVIEW	LAZ
0	6/21/22	ISSUED FOR REVIEW	LAZ
		REVISION	BY

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

Plan Name: **SITE & UTILITY PLAN**
MAP 104 LOT 10
Project: **RESIDENTIAL SUBDIVISION**
AUTUMN STREET, ROCHESTER, NH
Owner of Record: **DANA S. COPP 1985 TRUST & SHIRLEY L. COOP 1985 TRUST**
PO BOX 1787, ROCHESTER, NH 03866

DRAWING No.
C2-2
SHEET 7 OF 20
JBE PROJECT NO. 22022





Design: LAZ	Draft: LAZ	Date: 6/21/22
Checked: ISM	Scale: AS NOTED	Project No.: 22022
Drawing Name: 22022-PLAN.dwg		

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 85 Portsmouth Ave.
 PO Box 219
 Stratham, NH 03895
Civil Engineering Services
 603-772-4746
 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	GRADING & DRAINAGE PLAN
Project:	RESIDENTIAL SUBDIVISION AUTUMN STREET, ROCHESTER, NH
Owner of Record:	DANA S. COPP 1985 TRUST & SHIRLEY L. COOP 1985 TRUST PO BOX 1767, ROCHESTER, NH 03866

DRAWING No.

C3-1

SHEET 8 OF 20
JBE PROJECT NO. 22022



Design: LAZ Draft: LAZ Date: 6/21/22
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Drawing Name: 22022-PLAN.dwg

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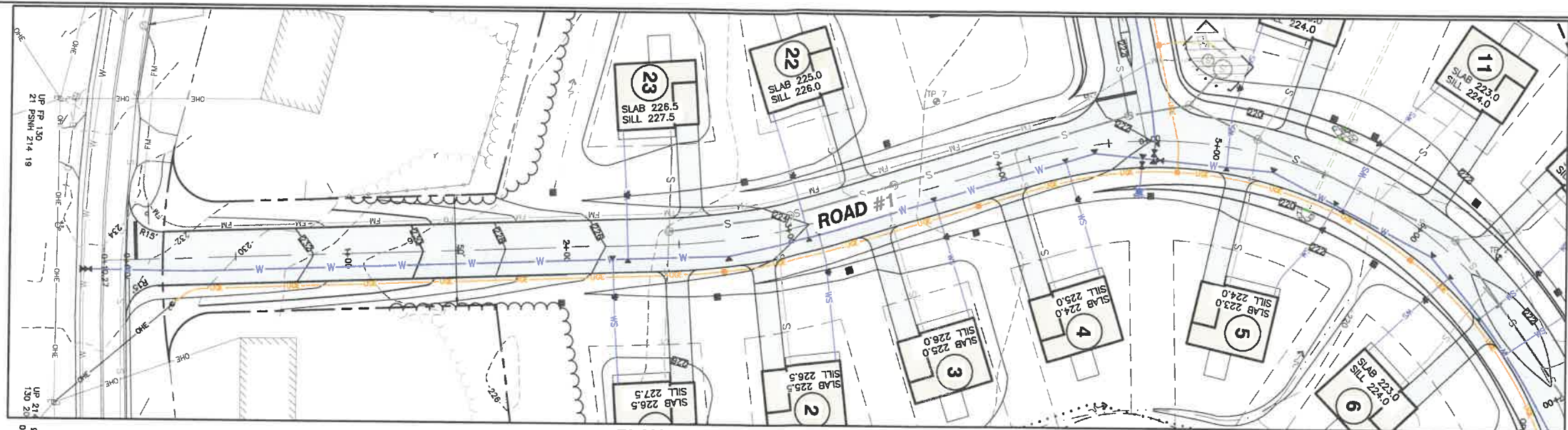


REV.	DATE	REVISION	BY
0	6/21/22	ISSUED FOR REVIEW	LAZ

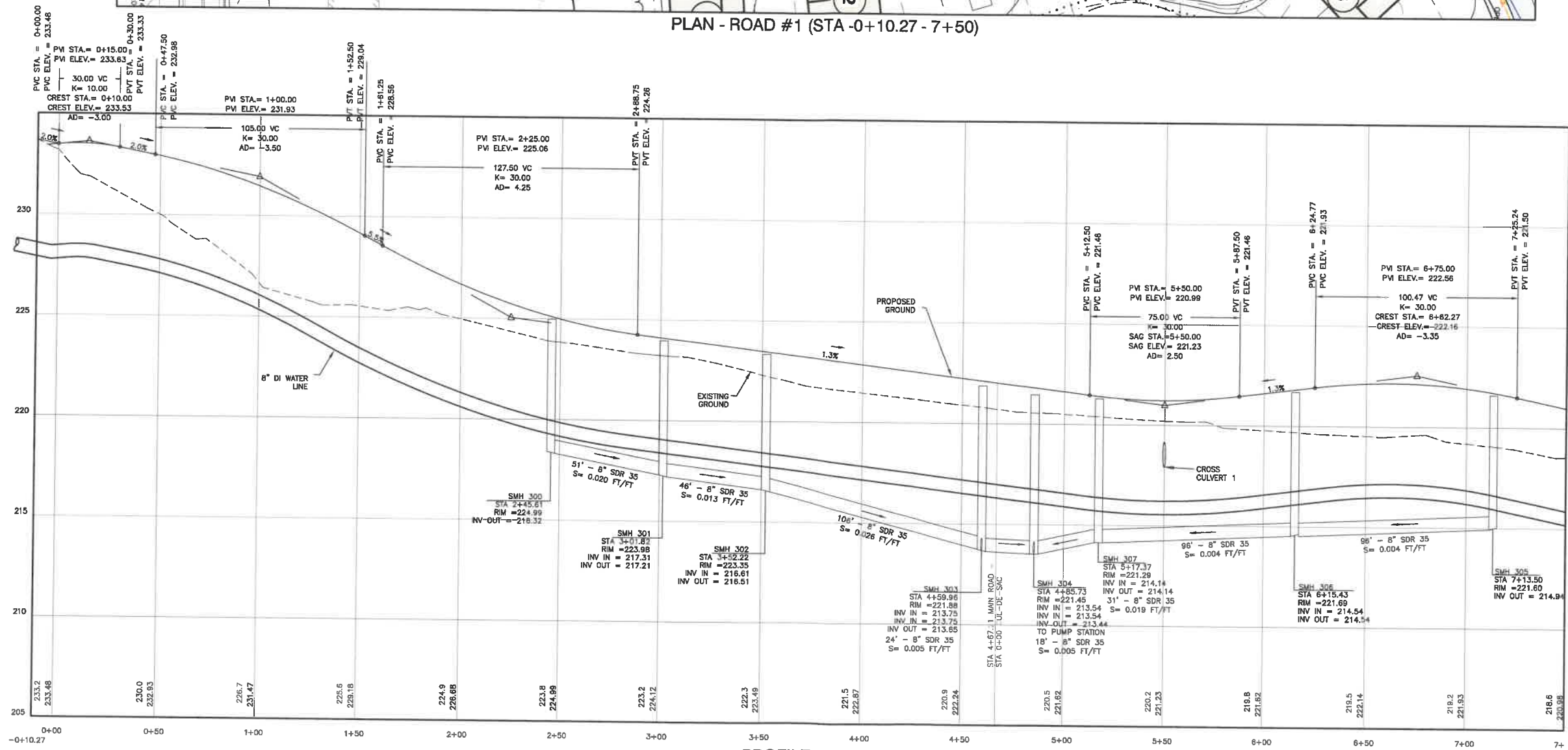
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	GRADING & DRAINAGE PLAN
Project:	RESIDENTIAL SUBDIVISION AUTUMN STREET, ROCHESTER, NH
Owner of Record:	DANA S. COPP 1985 TRUST & SHIRLEY L. COOP 1985 TRUST PO BOX 1767, ROCHESTER, NH 03866

DRAWING No.
C3-2
SHEET 9 OF 20
JBE PROJECT NO. 22022



PLAN - ROAD #1 (STA -0+10.27 - 7+50)



PROFILE - ROAD #1 (STA -0+10.27 - 7+50)

Design: LAZ Draft: LAZ Date: 6/21/22
 Checked: ISM Scale: AS NOTED Project No.: 22022
 Drawing Name: 22022-PLAN.dwg
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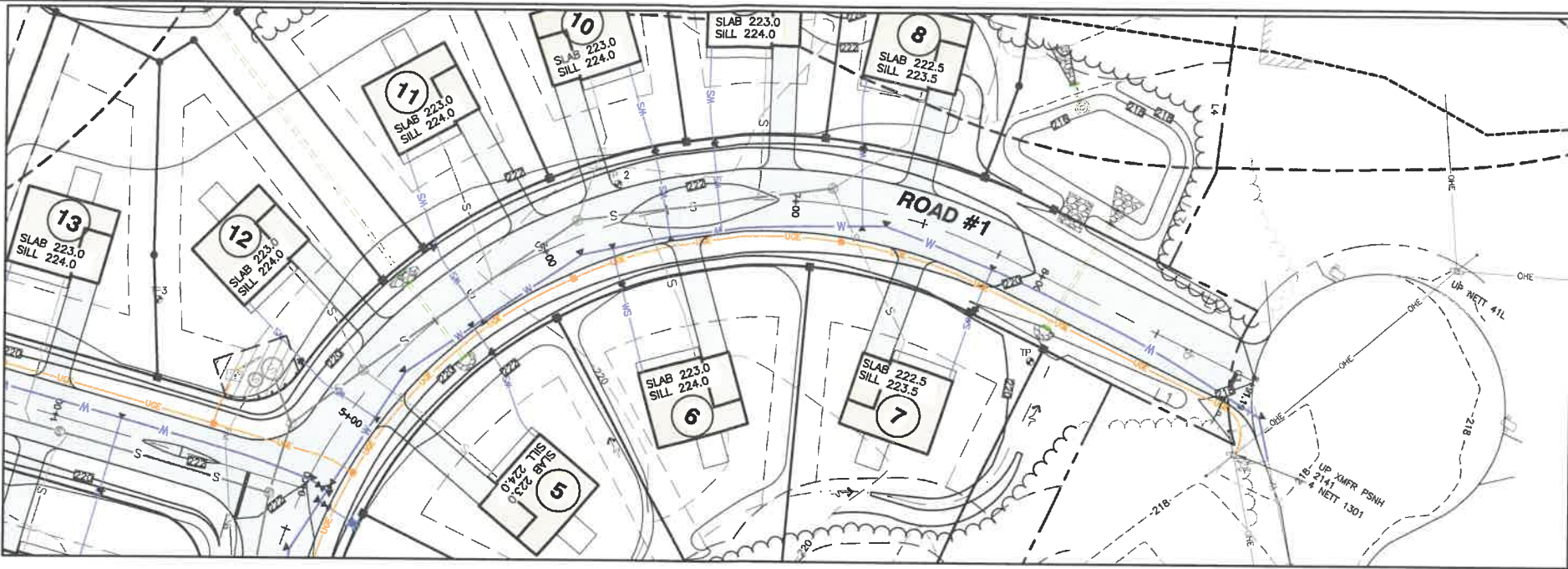


REV.	DATE	ISSUED FOR REVIEW	LAZ
0	6/21/22	ISSUED FOR REVIEW	LAZ
REV.	DATE	REVISION	BY

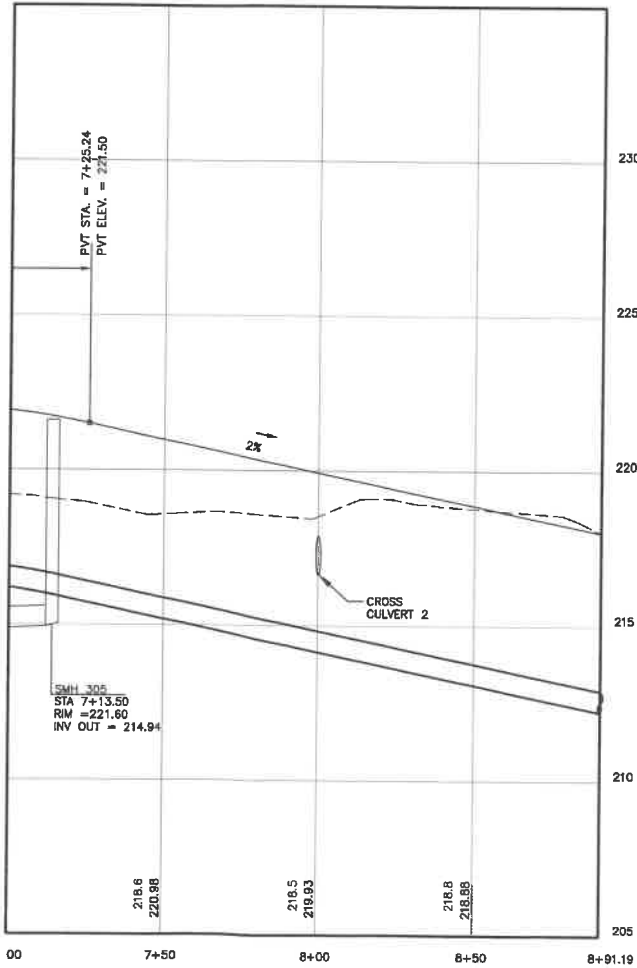
J/B Jones & Beach Engineers, Inc.
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 PO Box 219
 Stratham, NH 03885
 Civil Engineering Services
 603-772-4746
 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **PLAN AND PROFILE**
 Project: **RESIDENTIAL SUBDIVISION**
AUTUMN STREET, ROCHESTER, NH
 Owner of Record: **DANA S. COPP 1985 TRUST & SHIRLEY L. COOP 1985 TRUST**
PO BOX 1767, ROCHESTER, NH 03866

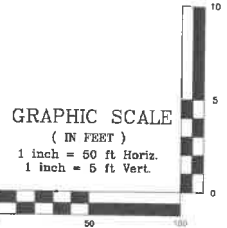
DRAWING No.
P1
 SHEET 10 OF 20
 JBE PROJECT NO. 22022



PLAN - ROAD #1 (STA 7+50 - 8+91.19)



PROFILE - ROAD #1 (STA 7+50 - 8+91.19)



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Design: LAZ	Draft: LAZ	Date: 6/21/22
Checked: ISM	Scale: AS NOTED	Project No.: 22022
Drawing Name: 22022-PLAN.dwg		
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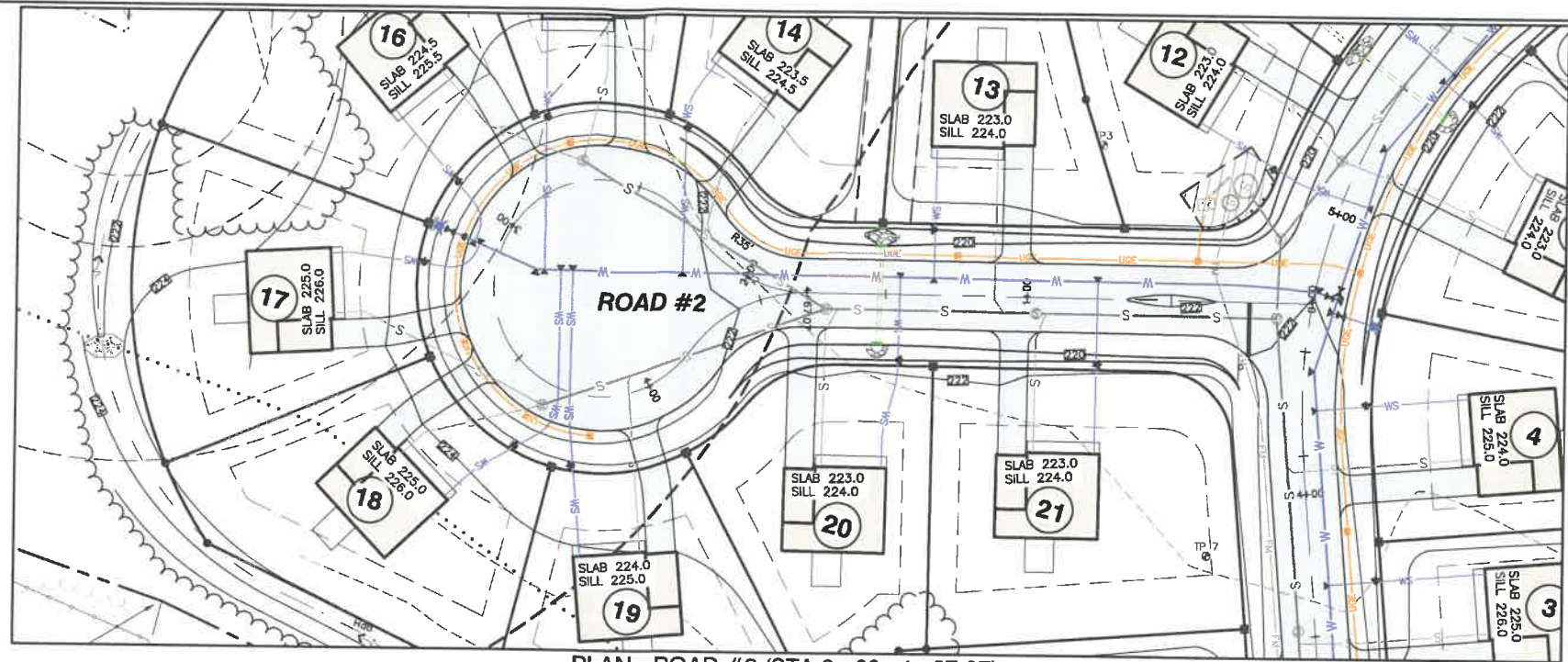
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Civil Engineering Services
603-772-4748 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

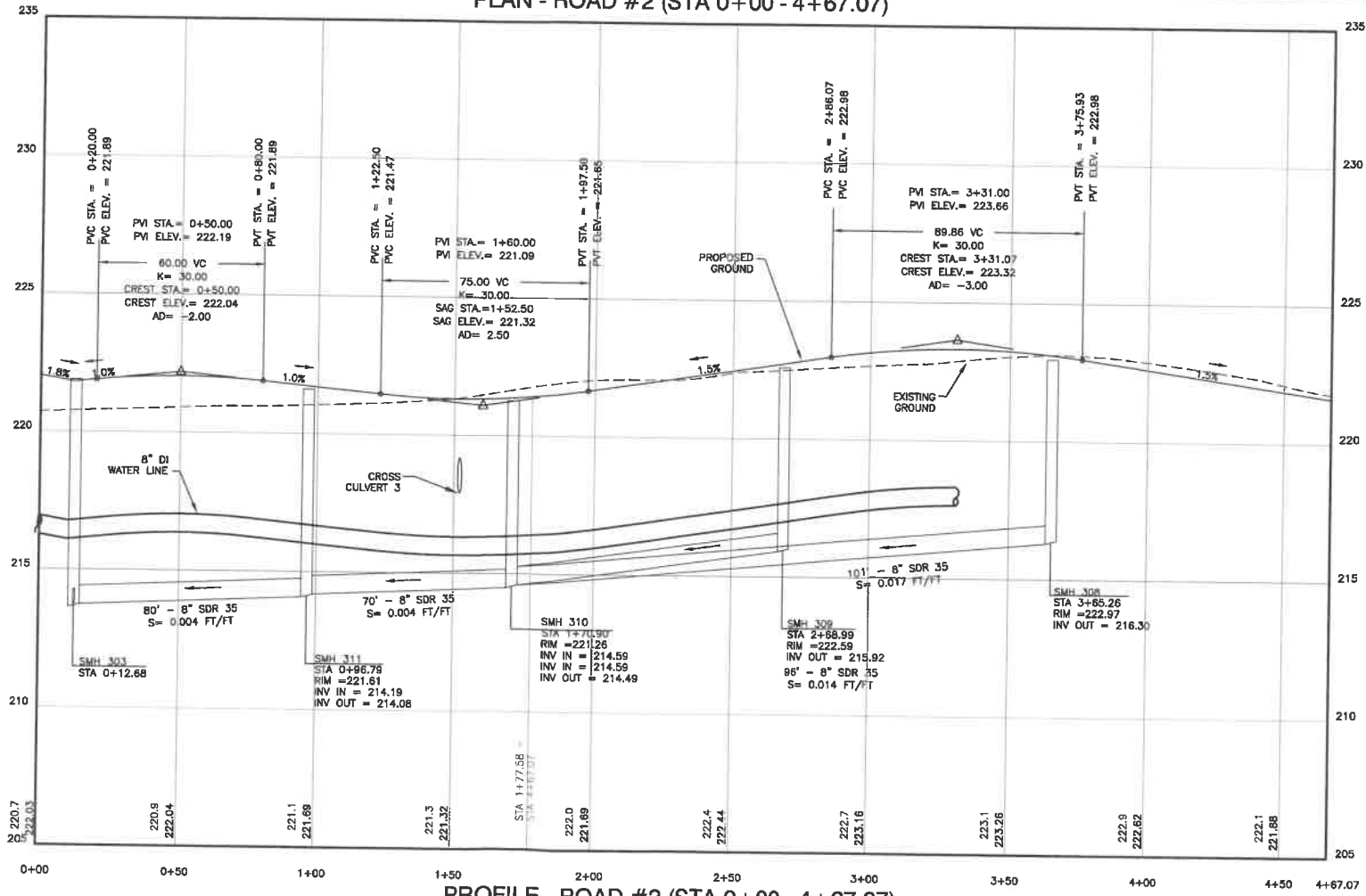
Plan Name:	PLAN AND PROFILE
Project:	RESIDENTIAL SUBDIVISION AUTUMN STREET, ROCHESTER, NH
Owner of Record:	DANA S. COPP 1985 TRUST & SHIRLEY L. COOP 1985 TRUST PO BOX 1767, ROCHESTER, NH 03866

DRAWING No.
P2
SHEET 11 OF 20 JBE PROJECT NO. 22022

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PLAN - ROAD #2 (STA 0+00 - 4+67.07)



PROFILE - ROAD #2 (STA 0+00 - 4+67.07)

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft Horiz.
1 inch = 5 ft Vert.

Design: LAZ Draft: LAZ Date: 6/21/22
Checked: ISM Scale: AS NOTED Project No.: 22022
Drawing Name: 22022-PLAN.dwg
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

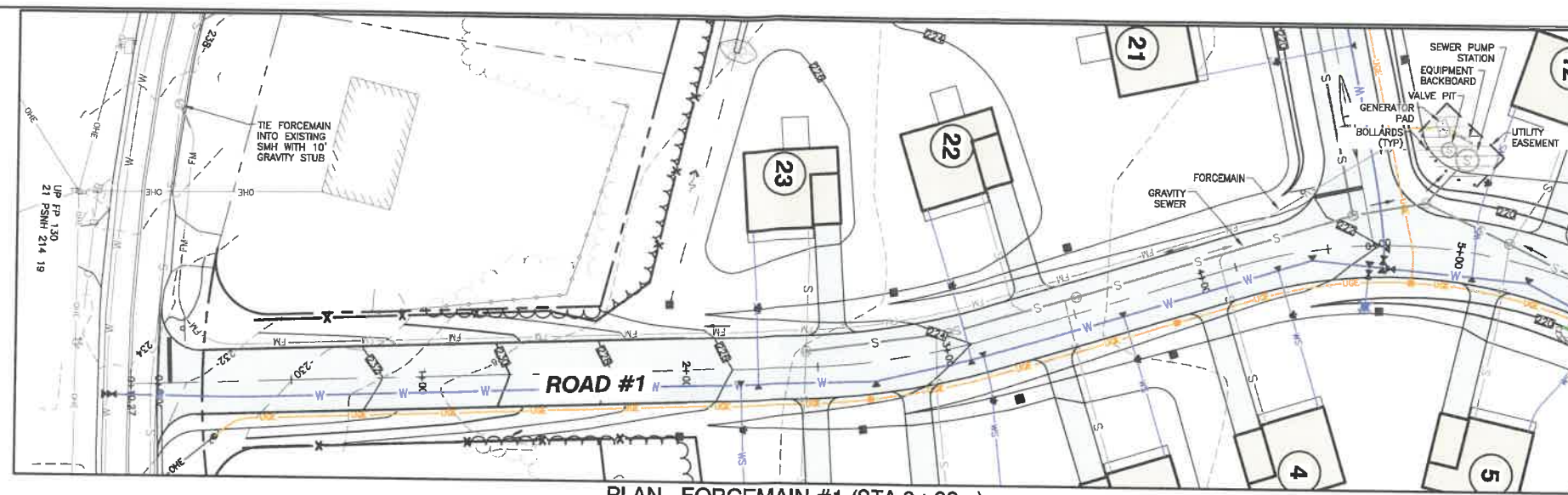


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		REVISION	BY

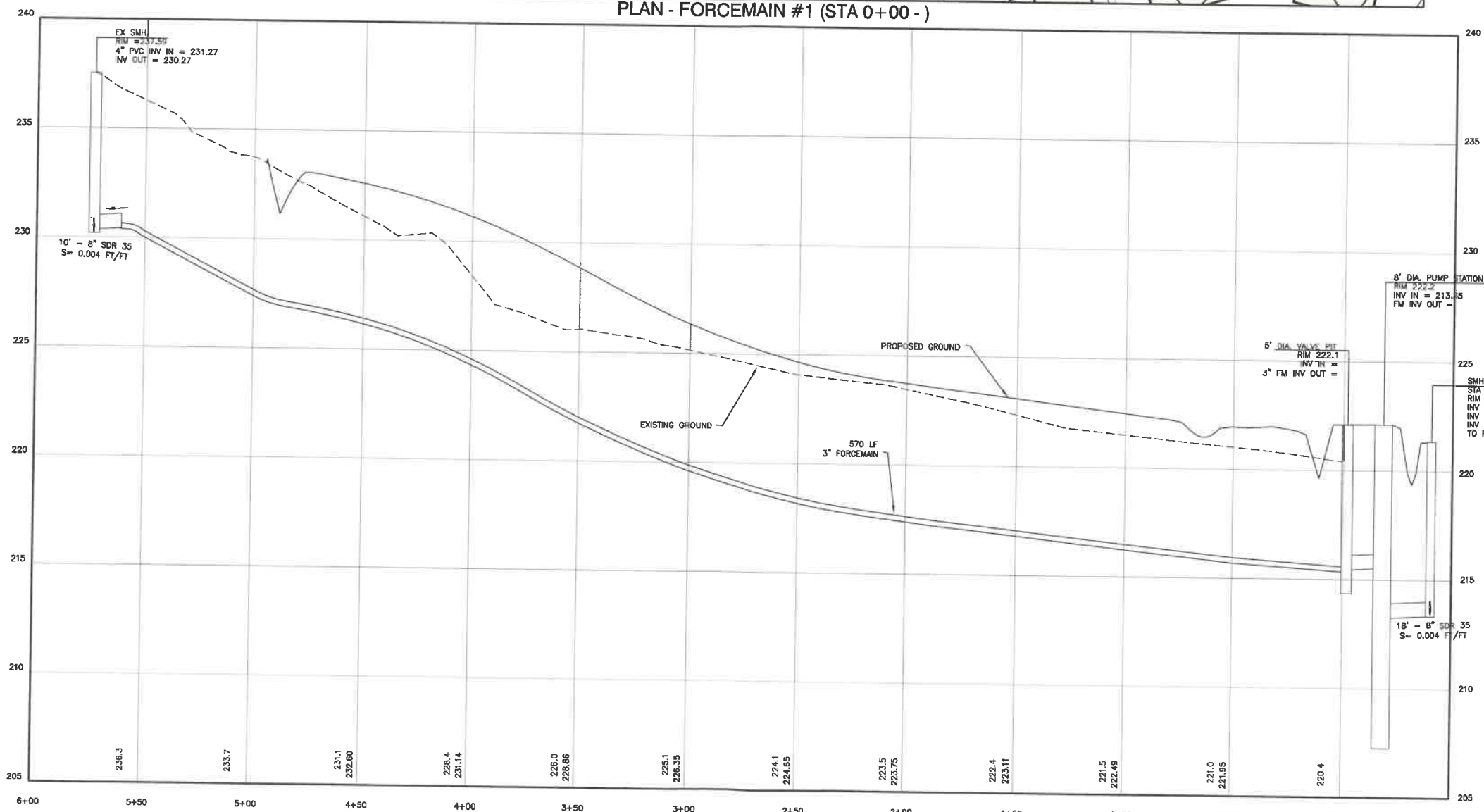
Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4748 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **PLAN AND PROFILE**
Project: **RESIDENTIAL SUBDIVISION
AUTUMN STREET, ROCHESTER, NH**
Owner of Record: **DANA S. COPP 1985 TRUST & SHIRLEY L. COOP 1985 TRUST
PO BOX 1767, ROCHESTER, NH 03866**

DRAWING No.
P3
SHEET 12 OF 20
JBE PROJECT NO. 22022



PLAN - FORCEMAIN #1 (STA 0+00 -)



PROFILE - FORCEMAIN #1 (STA 0+00 -)

Design: LAZ Draft: LAZ Date: 6/21/22
 Checked: ISM Scale: AS NOTED Project No.: 22022
 Drawing Name: 22022-PLAN.dwg
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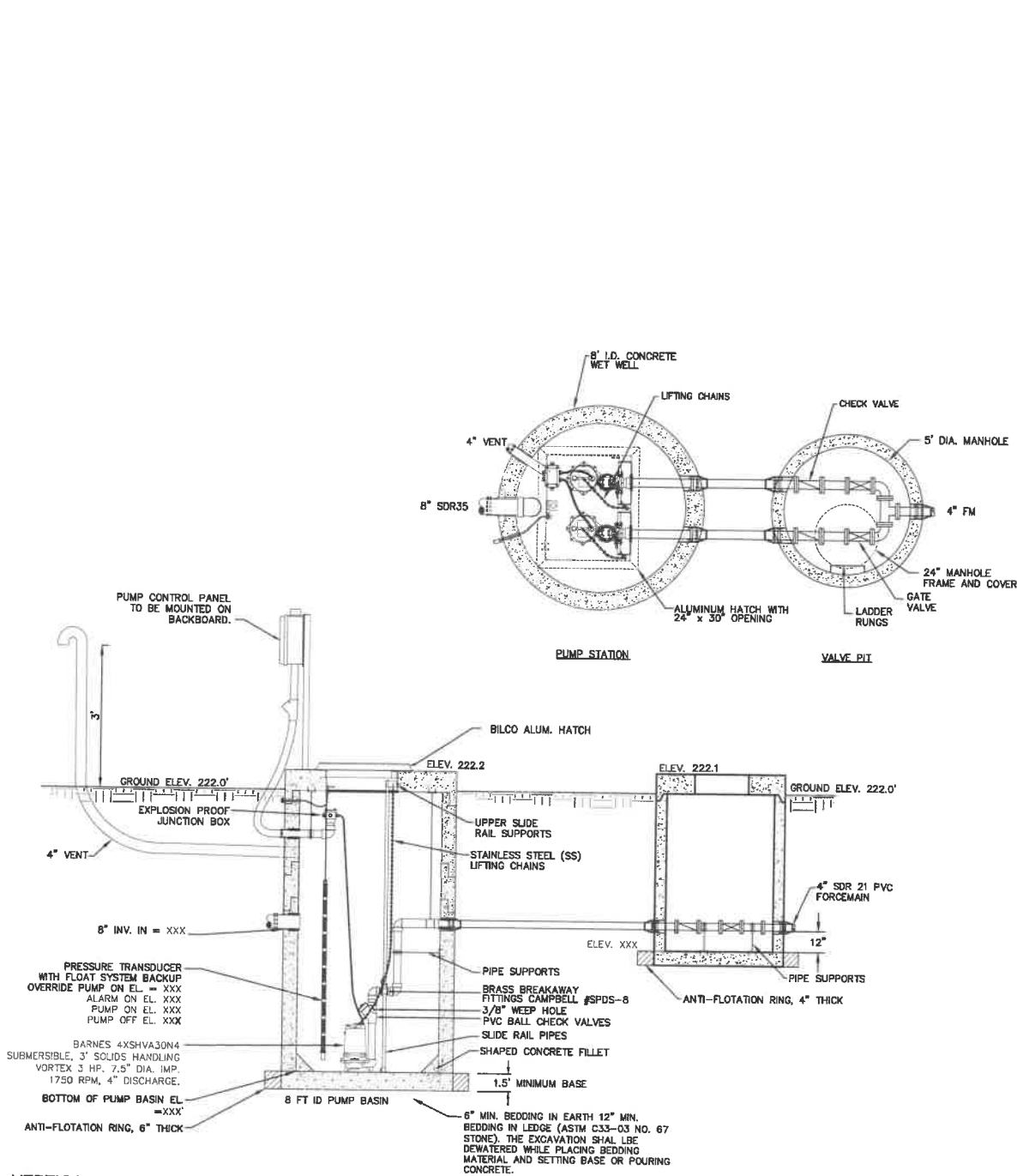
REV.	DATE	REVISION	BY
0	6/21/22	ISSUED FOR REVIEW	LAZ

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

Plan Name:	FORCEMAIN PROFILE
Project:	RESIDENTIAL SUBDIVISION AUTUMN STREET, ROCHESTER, NH
Owner of Record:	DANA S. COPP 1985 TRUST & SHIRLEY L. COOP 1985 TRUST PO BOX 1767, ROCHESTER, NH 03866

DRAWING No.
P4
 SHEET 13 OF 20
 JBE PROJECT NO. 22022

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VERTICAL PUMP DETAIL

NOT TO SCALE

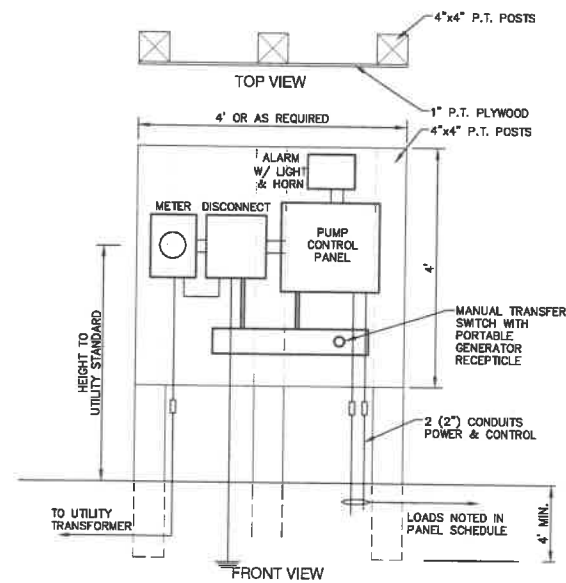


BOLLARD DETAIL

NOT TO SCALE

NOTES:

1. ALL COMPONENT PARTS OF MANHOLE STRUCTURES SHALL HAVE THE STRENGTH, LEAK RESISTANCE AND SPACE NECESSARY FOR THE INTENDED SERVICE.
2. MANHOLE STRUCTURES SHALL HAVE A LIFE EXPECTANCY OF AT LEAST 25 YEARS.
3. MANHOLE STRUCTURES SHALL BE DESIGNED TO WITHSTAND HS-20 LOADING AND SHALL NOT LEAK IN EXCESS OF ONE GPD PER VERTICAL FOOT OF MANHOLE FOR THE LIFE OF THE STRUCTURE.
4. BASE SECTIONS SHALL BE OF MONOLITHIC CONSTRUCTION TO A POINT AT LEAST 6 INCHES ABOVE THE CROWN OF THE INCOMING PIPE.
5. HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF AN OVERLAPPING TYPE SEALED FOR WATER TIGHTNESS USING A DOUBLE ROW OF AN ELASTOMERIC OR MASTIC-LIKE SEALANT.
6. PER NHDES ENV-WQ 704.13(C), MORTAR USED IN MANHOLE CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:
(1) MORTAR SHALL BE COMPOSED OF TYPE II PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION
(2) PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE PER TABLE 704-4:
A. 4.5 PARTS SAND AND 1.5 PARTS CEMENT; OR
B. 4.5 PARTS SAND, ONE PART CEMENT AND 0.5 PART HYDRATED LIME;
(1) CEMENT SHALL BE TYPE II PORTLAND CEMENT THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C150/C150M STANDARD IN EFFECT AT THE TIME THE CEMENT WAS MANUFACTURED
(2) HYDRATED LIME SHALL BE TYPE S THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C207 STANDARD IN EFFECT AT THE TIME THE HYDRATED LIME WAS PROCESSED
(3) SAND SHALL CONSIST OF INERT NATURAL SAND THAT IS CERTIFIED BY ITS SUPPLIER AS CONFORMING TO THE ASTM C33 STANDARD IN EFFECT AT THE TIME THE SAND IS PROCESSED BY STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES
(4) CONCRETE FOR DROP SUPPORTS SHALL CONFORM TO THE REQUIREMENT FOR CLASS AAA CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS AVAILABLE AT:
[HTTP://WWW.NH.GOV/DOE/ORG/PROJECTDEVELOPMENT/HIGHWAYDESIGN/SPECIFICATIONS/INDEX.HTM](http://www.nh.gov/dot/org/projectdevelopment/highwaydesign/specifications/index.htm)
7. ALL MANHOLES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH ENV-WQ 704.17 (c) THROUGH (e).
8. ALL PRECAST SECTIONS SHALL BE COATED ON THE EXTERIOR WITH A BITUMINOUS DAMP-PROOFING COATING IN ACCORDANCE WITH ENV-WQ 704.12 (j).
9. ALL PRECAST SECTIONS AND BASES SHALL HAVE THE DATE OF MANUFACTURE AND THE NAME OR TRADEMARK OF THE MANUFACTURER IMPRESSED OR INDELIBLY MARKED ON THE INSIDE WALL PER ENV-WQ 704.12(i).
10. PUMPS AND ELECTRICAL COMPONENTS IN THE WET WELL SHALL BE DESIGNED FOR CLASS I DIVISION 1 LOCATIONS.
11. PUMP CONTROL PANEL TO HAVE INDIVIDUAL PUMP RUN METERS.
12. PUMP STATION ALARM CONDITIONS
a. HIGH WATER ALARM
b. LOW WATER ALARM
c. PHASE LOSS
13. WITHIN 60 DAYS OF SUBSTANTIAL PROJECT COMPLETION AND A FINAL OWNER/OPERATOR IS DETERMINED, THE ENGINEER WILL SUBMIT AN EMERGENCY OPERATIONS PLAN AND PROCEDURES PER ENV-WQ 705.10.
14. A PERMANENT GENERATOR FOR BACK-UP POWER SUPPLY TO BE INSTALLED.
15. SHOP DRAWINGS MUST BE SUBMITTED TO PORTSMOUTH DPW AND THE PROJECT'S THIRD PARTY INSPECTOR FOR REVIEW.



EQUIPMENT BACKBOARD

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Design: LAZ	Draft: LAZ	Date: 6/21/22
Checked: ISM	Scale: AS NOTED	Project No.: 22022
Drawing Name: 22022-PLAN.dwg		
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0	6/21/22	ISSUED FOR REVIEW	LAZ

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J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

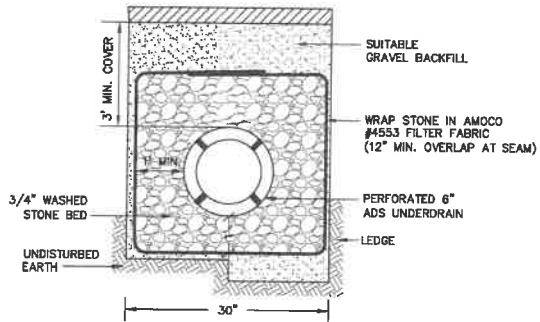
Civil Engineering Services

803-772-4746
FAX: 803-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	PUMP STATION DETAIL SHEET
Project:	RESIDENTIAL SUBDIVISION AUTUMN STREET, ROCHESTER, NH
Owner of Record:	DANA S. COPP 1985 TRUST & SHIRLEY L. COOP 1985 TRUST PO BOX 1767, ROCHESTER, NH 03866

DRAWING No.	S1
SHEET 14 OF 20	JBE PROJECT NO. 22022

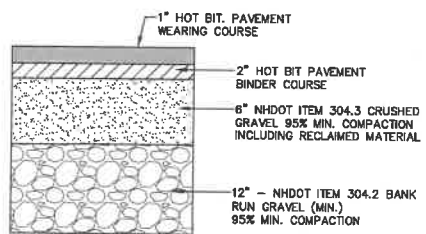
\\JBE\22022-200-43515 AUTUMN ST. 22022-200-43515 - ANNING.dwg, 6/21/2022 12:20:52 AM



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

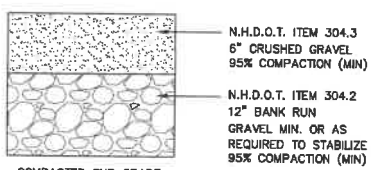
ROADWAY UNDERDRAIN TRENCH

NOT TO SCALE



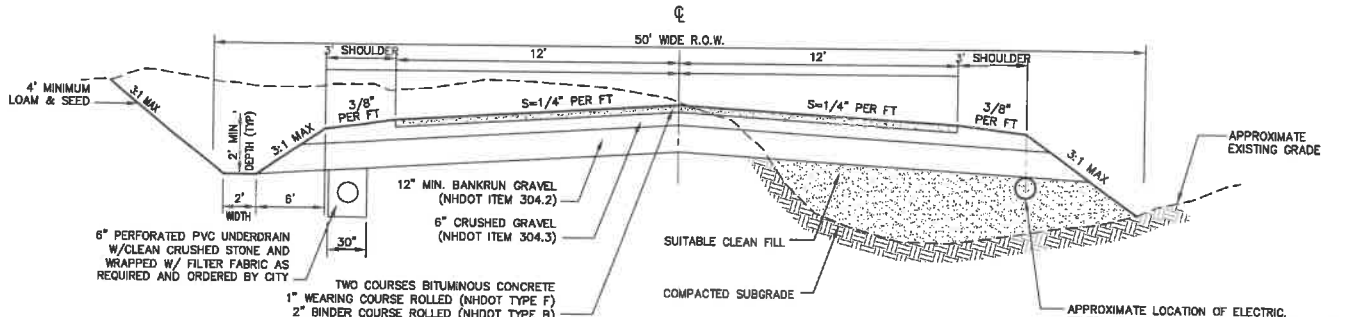
TYPICAL BITUMINOUS PAVEMENT

NOT TO SCALE



GRAVEL SECTION

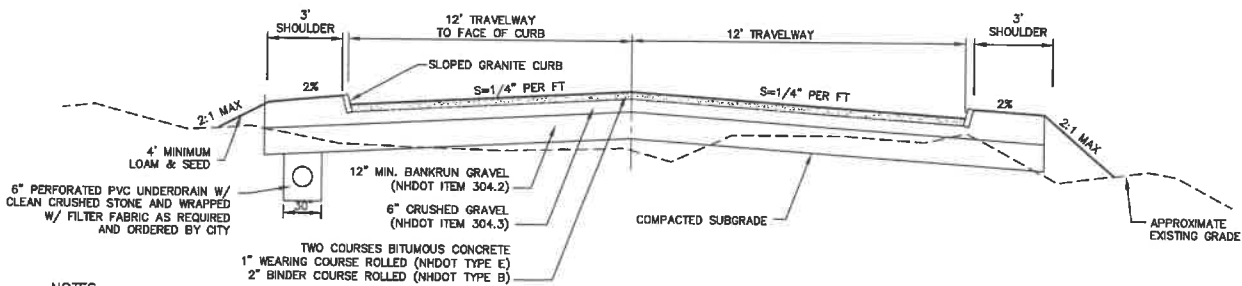
NOT TO SCALE



- NOTES:**
1. REMOVE ALL ORGANICS, TOPSOIL AND MATERIAL YIELDING TO A 10 TON ROLLER. SUBBASE AREAS THAT CONTAIN UNSUITABLE MATERIALS MUST BE EXCAVATED TO A DEPTH NO LESS THAN 36" BELOW FINISH GRADE AND BE REPLACED WITH GRAVEL COMPACTED TO 95%.
 2. ALL MATERIALS TO BE AS SPECIFIED PER CITY STANDARDS AND NHDOT, WHICHEVER IS MOST STRINGENT. GRADATION AND COMPACTION TEST RESULTS (95% MIN.) SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.
 3. CITY MAY REQUIRE UNDERDRAIN, ADDITIONAL GRAVEL AND/OR ADDITIONAL DRAINAGE IF SOIL CONDITIONS WARRANT.
 4. WOVEN GEOTEXTILE FABRIC SHALL BE PLACED ABOVE SUBGRADE AT ALL WETLAND CROSSINGS.

TYPICAL ROADWAY SECTION

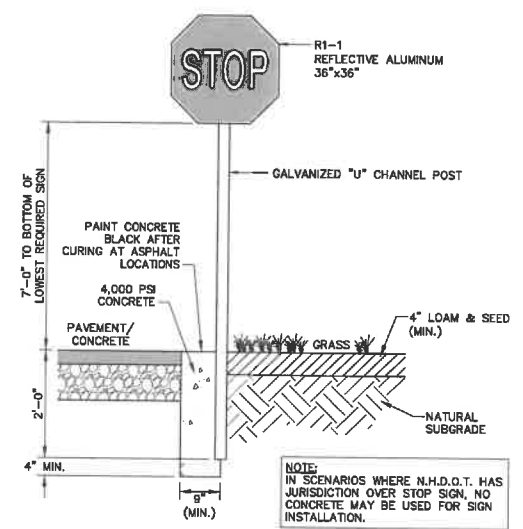
NOT TO SCALE



- NOTES:**
1. REMOVE ALL ORGANICS, TOPSOIL AND MATERIAL YIELDING TO A 10 TON ROLLER. SUBBASE AREAS THAT CONTAIN UNSUITABLE MATERIALS MUST BE EXCAVATED TO A DEPTH NO LESS THAN 36" BELOW FINISH GRADE AND BE REPLACED WITH GRAVEL COMPACTED TO 95%.
 2. ALL MATERIALS TO BE AS SPECIFIED PER CITY STANDARDS AND NHDOT, WHICHEVER IS MOST STRINGENT. GRADATION AND COMPACTION TEST RESULTS (95% MIN.) SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.
 3. CITY MAY REQUIRE UNDERDRAIN AND/OR ADDITIONAL DRAINAGE IF SOIL CONDITIONS WARRANT.
 4. WOVEN GEOTEXTILE FABRIC SHALL BE PLACED ABOVE SUBGRADE AT ALL WETLAND CROSSINGS.

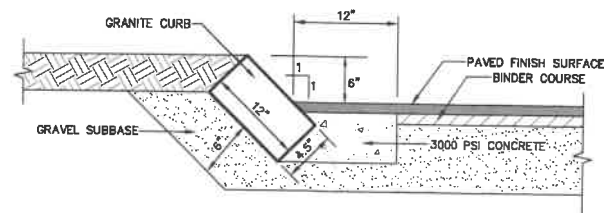
TYPICAL ROADWAY SECTION W/CURBING

NOT TO SCALE



STOP SIGN (R1-1)

NOT TO SCALE



SLOPED GRANITE CURB

NOT TO SCALE

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

Design: LAZ	Draft: LAZ	Date: 6/21/22
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Drawing Name: 22022-PLAN.dwg		
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0	6/21/22	ISSUED FOR REVIEW	LAZ

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85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

803-772-4740 FAX: 803-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

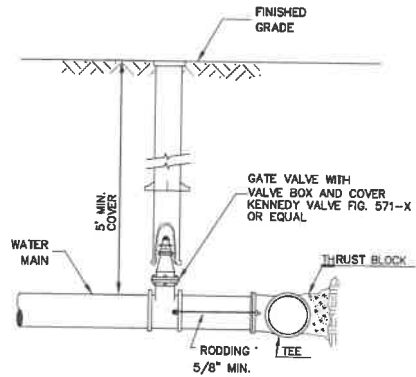
Plan Name:	DETAIL SHEET
Project:	RESIDENTIAL SUBDIVISION AUTUMN STREET, ROCHESTER, NH
Owner of Record:	DANA S. COPP 1985 TRUST & SHIRLEY L. COOP 1985 TRUST PO BOX 1767, ROCHESTER, NH 03866

DRAWING No.

D1

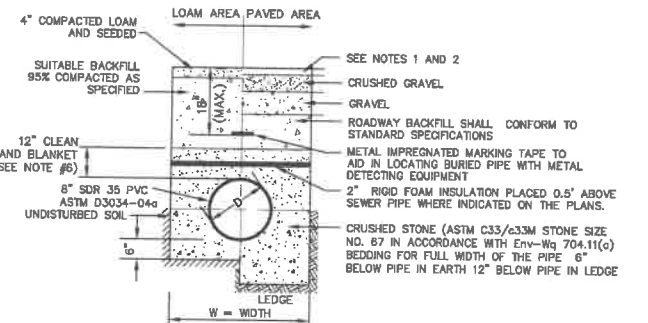
SHEET 15 OF 20
JBE PROJECT NO. 22022

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AUTUMN ST GARAGE 22022-PLAN.dwg, 6/21/2022 12:20:57 AM



BURIED GATE VALVE DETAIL

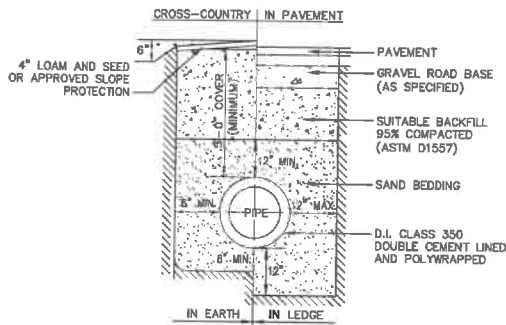
NOT TO SCALE



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

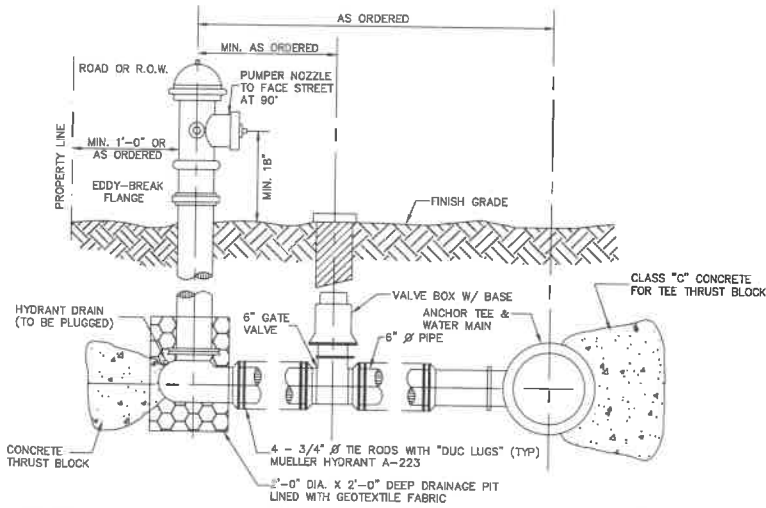
SEWER TRENCH

NOT TO SCALE



WATER SYSTEM TRENCH

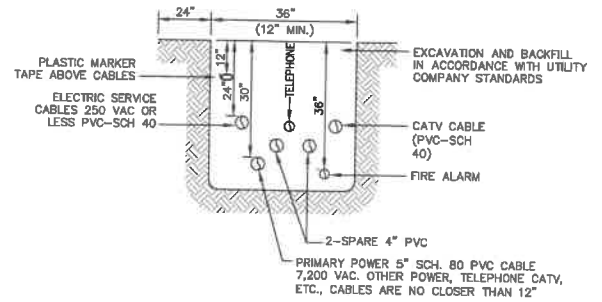
NOT TO SCALE



- NOTES:
1. ALL PIPE FITTINGS TO BE D.I. PRESSURE CLASS 350, THICKNESS CLASS 52.
 2. HYDRANT TO BE PAINTED RED WITH WHITE "REFLECTOR" PAINT ON BONNET.
 3. MECHANICAL JOINTS SHALL HAVE MEGALUG RETAINING GLANDS AS MADE BY EBBA OR APPROVED EQUAL.
 4. STEAMER NOZZLE TO BE "STORCH" TYPE.
 5. NATIONAL STANDARD THREAD.
 6. HYDRANTS SHALL BE NON-DRAINING, NON-ROTATING STEM EQUAL TO KENNEDY K-81-D. VALVES SHALL OPEN CLOCKWISE.
- REFER TO ROCHESTER WATER DEPARTMENT SPECS.

HYDRANT INSTALLATION

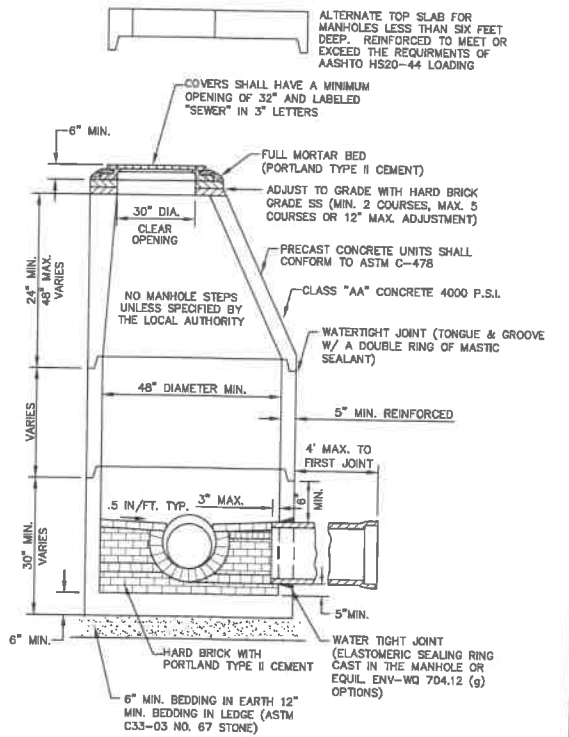
NOT TO SCALE



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

UTILITY TRENCH

NOT TO SCALE



- NOTES:
1. PER NHDES ENV-WQ 704.13(C), MORTAR USED IN MANHOLE CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:
 - a. MORTAR SHALL BE COMPOSED OF TYPE II PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION
 - b. PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE PER TABLE 704-4:
 - (1) 4.5 PARTS SAND AND 1.5 PARTS CEMENT; OR
 - (2) 4.5 PARTS SAND, ONE PART CEMENT AND 0.5 PART HYDRATED LIME;
 - c. CEMENT SHALL BE TYPE II PORTLAND CEMENT THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C150/C150M STANDARD IN EFFECT AT THE TIME THE CEMENT WAS MANUFACTURED
 - d. HYDRATED LIME SHALL BE TYPE S THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C207 STANDARD IN EFFECT AT THE TIME THE HYDRATED LIME WAS PROCESSED
 - e. SAND SHALL CONSIST OF INERT NATURAL SAND THAT IS CERTIFIED BY ITS SUPPLIER AS CONFORMING TO THE ASTM C33 STANDARD IN EFFECT AT THE TIME THE SAND IS PROCESSED BY "STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES"
 - f. CONCRETE FOR DROP SUPPORTS SHALL CONFORM TO THE REQUIREMENT FOR CLASS AAA CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS AVAILABLE AT:"
[HTTP://WWW.NH.GOV/DOT/ORG/PROJECTDEVELOPMENT/HIGHWAYDESIGN/SPECIFICATIONS/INDEX.HTM](http://www.nh.gov/dot/org/projectdevelopment/highwaydesign/specifications/index.htm)
 2. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPED TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL IN ACCORDANCE WITH ENV-WQ 704.12 (K).
 3. ALL MANHOLES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH ENV-WQ 704.17 (a) THROUGH (e).
 4. SEWER MANHOLE COVERS SHALL CONFORM TO ASTM A48/48M WITH A CASTING EQUAL TO CLASS 30 IN ACCORDANCE WITH ENV-WQ 704.13 (a) (8).
 5. ALL PRECAST SECTIONS SHALL BE COATED ON THE EXTERIOR WITH A BITUMINOUS DAMP-PROOFING COATING IN ACCORDANCE WITH ENV-WQ 704.12 (J).
 6. ALL PRECAST SECTIONS AND BASES SHALL HAVE THE DATE OF MANUFACTURE AND THE NAME OR TRADEMARK OF THE MANUFACTURER IMPRESSED OR INDELIBLY MARKED ON THE INSIDE WALL PER ENV-WQ 704.12(i).
 7. BRICK MASONRY SHALL CONFORM TO ASTM C32 (ENV-WQ 704.12(a)(8))

SEWER MANHOLE

NOT TO SCALE

Design: LAZ	Draft: LAZ	Date: 6/21/22
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Drawing Name: 22022-PLAN.dwg		
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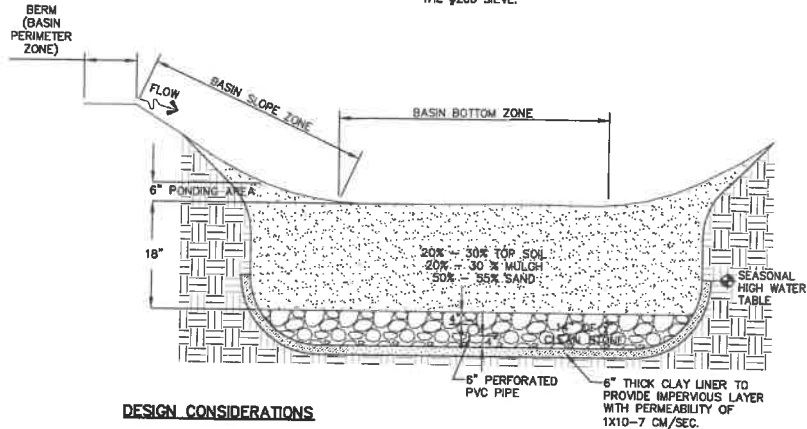
603-772-4748 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	RESIDENTIAL SUBDIVISION AUTUMN STREET, ROCHESTER, NH
Owner of Record:	DANA S. COPP 1985 TRUST & SHIRLEY L. COPP 1985 TRUST PO BOX 1767, ROCHESTER, NH 03866

DRAWING No.	D2
SHEET 16 OF 20 JBE PROJECT NO. 22022	

SAND SPECIFICATION		TOPSOIL SPECIFICATION	
SEIVE SIZE	% BY WEIGHT	LOAMY SAND TOPSOIL WITH MINIMAL CLAY CONTENT AND BETWEEN 15 TO 25% FINES PASSING THE #200 SEIVE.	
#4	100		
#10	85-100		
#20	80-100		
#40	50-85		
#60	25-60		
#100	10-30		
#200	2-10		
	0-5		

MULCH SPECIFICATION
MODERATELY FINE, SHREDDED BARK OR WOOD FIBER MULCH WITH LESS THAN 5% PASSING THE #200 SEIVE.



DESIGN CONSIDERATIONS

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

PLANTING GUIDANCE

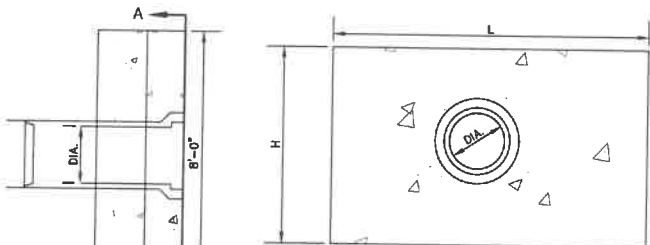
- PLANTING AREAS ARE DIVIDED INTO 3 ZONES: BASIN BOTTOM, BASIN SLOPE, BASIN PERIMETER
- IF SUFFICIENT TIME IS AVAILABLE TO ALLOW SEED GERMINATION TO MATURE PLANT GROWTH PRIOR TO DIRECTING STORMWATER TO THE BASIN: INSTALL FOLLOWING SEED MIX: 50% - NEW ENGLAND PLANTS - NEW ENGLAND WETLAND MIX AT A RATE OF 22 LBS/ACRE, 50% - NEW ENGLAND PLANTS - NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES AT A RATE OF 50 LBS/ACRE.
 - IF INSUFFICIENT TIME IS AVAILABLE TO ALLOW GERMINATION TO MATURE PLANT GROWTH: INSTALL PLANTS AT A RATE OF 1 PLANT PER 12.5 SQ.FT. OF BASIN BOTTOM ZONE. PLANT SELECTION SHALL INCLUDE A MIXTURE OF GRASSES, FERNS, RUSHES, AND PERENNIALS SUITABLE FOR BASIN BOTTOMS AS LISTED IN "NATIVE PLANTS FOR NEW ENGLAND RAIN GARDENS" UNH COOPERATIVE EXTENSION.
- BASIN SLOPE ZONE: INSTALL 1 SHRUB PER 80 SQ.FT. A MINIMUM OF 3 TYPES OF SHRUBS SUITABLE FOR BASIN SLOPE AS LISTED IN "NATIVE PLANTS FOR NEW ENGLAND RAIN GARDENS" SHALL BE SELECTED. SHRUBS SHALL BE SUPPLEMENTED WITH AN EQUAL NUMBER OF GRASSES AND/OR PERENNIALS SUITABLE FOR BASIN SLOPE.
- BASIN PERIMETER ZONE: INSTALL 1 TREE PER 60 LINEAR FEET OF BASIN PERIMETER ZONE. TREES SHALL BE NATIVE TO NEW ENGLAND AND SALT RESISTANT.

MAINTENANCE REQUIREMENTS:

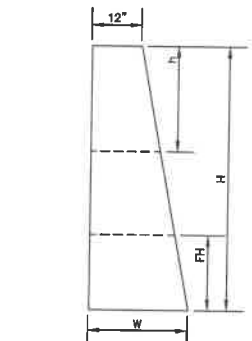
- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EVENT EXCEEDING 2.5 INCHES IN A 24 HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
- PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED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

BIORETENTION SYSTEM (with clay bottom and pipe)

NOT TO SCALE



SECTION A-A



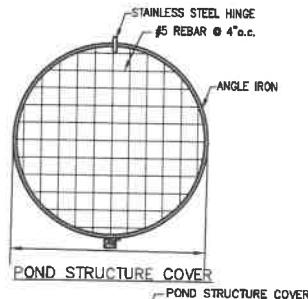
LONGITUDINAL SECTION

NOTES:

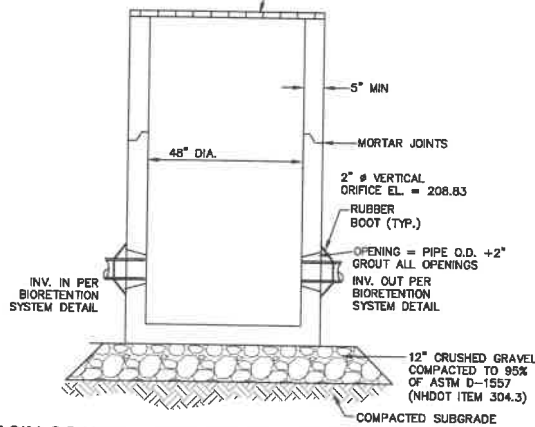
- ALL DIMENSIONS GIVEN IN FEET & INCHES.
- PROVIDE BELL END AT INLET HEADWALL, AND SPIGOT END AT OUTLET END HEADWALL.
- CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS. CEMENT TO BE TYPE III PER ASTM C-150. REINFORCING TO MEET OR EXCEED ASTM A-615 GRADE 60 DEFORMED BARS.
- 1" THREADED INSERTS PROVIDED FOR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

PRECAST CONCRETE HEADWALL

NOT TO SCALE

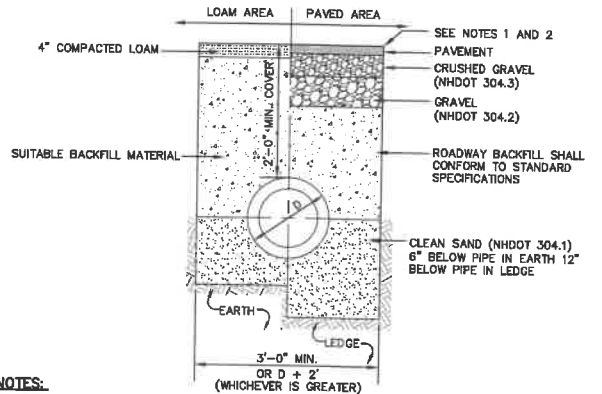


POND STRUCTURE COVER



CATCH BASIN CONTROL STRUCTURE (CBCS)

NOT TO SCALE



NOTES:

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

DRAINAGE TRENCH

NOT TO SCALE

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Checked: ISM	Scale: AS NOTED	Project No.: 22022
Drawing Name: 22022-PLAN.dwg		

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Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

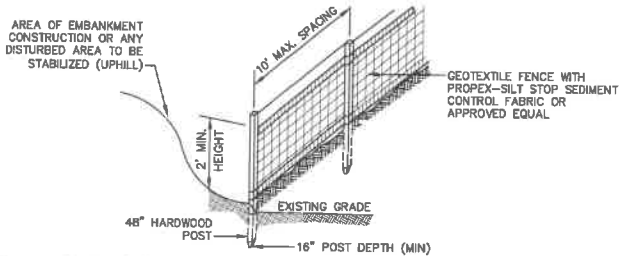
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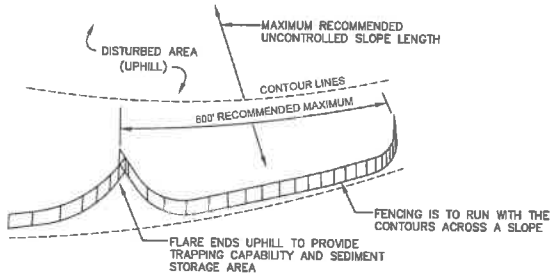
Plan Name:	DETAIL SHEET
Project:	RESIDENTIAL SUBDIVISION AUTUMN STREET, ROCHESTER, NH
Owner of Record:	DANA S. COPP 1985 TRUST & SHIRLEY L. COOP 1985 TRUST PO BOX 1767, ROCHESTER, NH 03866

DRAWING No.
D3
SHEET 17 OF 20 JBE PROJECT NO. 22022



CONSTRUCTION SPECIFICATIONS:

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



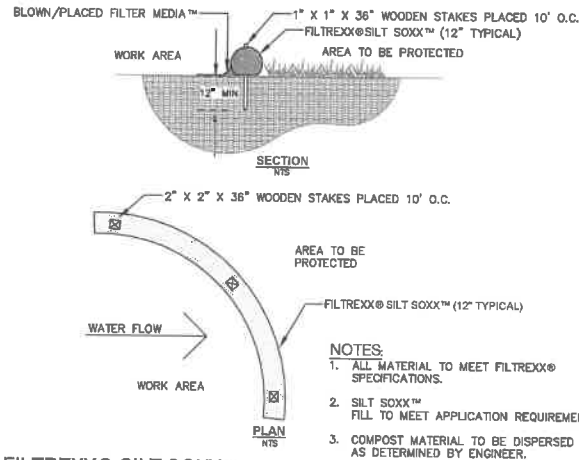
- SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.

MAINTENANCE:

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
- 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.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
- 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

NOT TO SCALE



FILTREXX® SILT SOXX™

NOT TO SCALE

TEMPORARY EROSION CONTROL NOTES

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

SEEDING SPECIFICATIONS

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

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2/
	F	FAIR	EXCELLENT	EXCELLENT	2/
GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.					
1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.					
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.					

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

SEEDING GUIDE

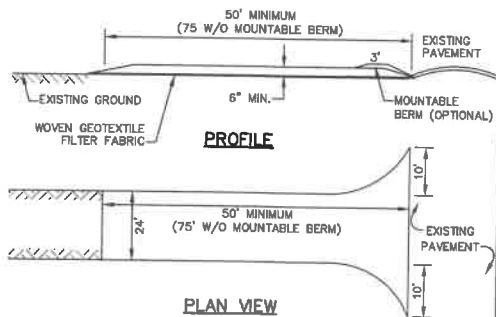
MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE CREEPING RED FESCUE RED TOP TOTAL	20 20 2 42	0.45 0.45 0.05 0.95
B. TALL FESCUE CREEPING RED FESCUE CROWN VETCH OR FLAT PEA TOTAL	15 10 15 30 40 OR 55	0.35 0.25 0.35 0.75 0.95 OR 1.35
C. TALL FESCUE CREEPING RED FESCUE BIRDS FOOT TREFOL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

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

SEEDING RATES

CONSTRUCTION SEQUENCE

- PRIOR TO THE START OF ANY ACTIVITY, IT IS THE RESPONSIBILITY OF THE SITE'S SITE DEVELOPER (OR OWNER) TO FILE A NOTICE OF INTENT (NOI) FORM WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) IN ORDER TO GAIN COVERAGE UNDER THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. A PRE CONSTRUCTION MEETING IS TO BE HELD WITH ALL DEPARTMENT HEADS PRIOR TO THE START OF CONSTRUCTION.
- WETLAND BOUNDARIES ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION. AT LEAST A TEMPORARY CULVERT OR ROADBED TO BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
- CUT AND REMOVE TREES IN CONSTRUCTION AREA AS REQUIRED OR DIRECTED.
- INSTALL SILT FENCING, HAY BALES AND CONSTRUCTION ENTRANCES PRIOR TO THE START OF CONSTRUCTION. THESE ARE TO BE MAINTAINED UNTIL THE FINAL PAVEMENT SURFACING AND LANDSCAPING AREAS ARE ESTABLISHED.
- CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. THIS INCLUDES ANY REQUIRED DEMOLITION OF EXISTING STRUCTURES, UTILITIES, ETC.
- CONSTRUCT AND/OR INSTALL TEMPORARY OR PERMANENT SEDIMENT AND/OR DETENTION BASIN(S) AS REQUIRED. THESE FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING RUN-OFF TO THEM.
- STRIP LOAM AND PAVEMENT, OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK PER THE RECOMMENDATIONS OF THE PROJECT ENGINEER AND STOCKPILE EXCESS MATERIAL. STABILIZE STOCKPILE AS NECESSARY.
- PERFORM PRELIMINARY SITE GRADING IN ACCORDANCE WITH THE PLANS, INCLUDING THE CONSTRUCTION OF ANY RETAINING WALLS AND SOUND WALLS.
- PREPARE BUILDING PAD(S) TO ENABLE BUILDING CONSTRUCTION TO BEGIN.
- INSTALL THE SEWER AND DRAINAGE SYSTEMS FIRST, THEN ANY OTHER UTILITIES IN ACCORDANCE WITH THE PLAN AND DETAILS. ANY CONFLICTS BETWEEN UTILITIES ARE TO BE RESOLVED WITH THE INVOLVEMENT AND APPROVAL OF THE ENGINEER.
- INSTALL INLET PROTECTION AT ALL CATCH BASINS AS THEY ARE CONSTRUCTED IN ACCORDANCE WITH DETAILS.
- ALL SWALES AND DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, CHECK DAMS, SEDIMENT TRAPS, ETC., TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ADJUTING WATERS AND/OR PROPERTY.
- PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF 'SELECT' SUBGRADE MATERIALS.
- PAVE ALL PARKING LOTS AND ROADWAYS WITH INITIAL 'BASE COURSE'.
- PERFORM ALL REMAINING SITE CONSTRUCTION (I.E. BUILDING, CURBING, UTILITY CONNECTIONS, ETC.).
- LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES (I.E. RIP RAP, EROSION CONTROL BLANKETS, ETC.).
- FINISH PAVING ALL ROADWAYS AND PARKING AREAS WITH 'FINISH' COURSE.
- ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BEEN 75%-85% ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
- CLEAN SITE AND ALL DRAINAGE STRUCTURES, PIPES AND SUMPS OF ALL SILT AND DEBRIS.
- INSTALL ALL PAINTED PAVEMENT MARKINGS AND SIGNAGE PER THE PLANS AND DETAILS.
- ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
- UPON COMPLETION OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ANY RELEVANT PERMITTING AGENCIES THAT THE CONSTRUCTION HAS BEEN FINISHED IN A SATISFACTORY MANNER.



NOTES:

- STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, 75' WITHOUT A MOUNTABLE BERM, AND EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS, OR 10 FEET, WHICHEVER IS GREATER.
- GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER FABRIC IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A STONE BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

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REV.	DATE	ISSUED FOR REVIEW	LAZ
0	6/21/22	ISSUED FOR REVIEW	LAZ
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

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Civil Engineering Services

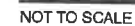
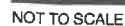
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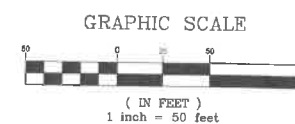
Plan Name:	EROSION AND SEDIMENT CONTROL DETAILS
Project:	RESIDENTIAL SUBDIVISION AUTUMN STREET, ROCHESTER, NH
Owner of Record:	DANA S. COPP 1985 TRUST & SHIRLEY L. COOP 1985 TRUST PO BOX 1767, ROCHESTER, NH 03866

DRAWING No.

E1

SHEET 18 OF 20
JBE PROJECT NO. 22022





PROJECT PARCEL CITY OF ROCHESTER TAX MAP 104, LOT 10
APPLICANT GARREPY PLANNING CONSULTANTS, LLC 89 GLEN HILL ROAD DOVER, NH 03820
TOTAL LOT AREA 691,524± SQ. FT. 15.88± AC

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Plan Name: EROSION & SEDIMENT CONTROL PLAN
Project: RESIDENTIAL SUBDIVISION AUTUMN STREET, ROCHESTER, NH
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DRAWING No.

ESC1

SHEET 20 OF 20
JBE PROJECT NO. 22022

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