

5 LOT RESIDENTIAL SUBDIVISION

TAX MAP 242, LOT 9-2

HAVEN HILL ROAD

ROCHESTER, NH

APRIL 1, 2022

REVISED: MAY 16, 2022

REVISED: MAY 31, 2022

REVISED: JUNE 23, 2022

OWNER

HAVEN HILL ROAD, LLC
24 CHESTNUT STREET
DOVER, NH 03820

SITE CIVIL ENGINEER

CIVILWORKS NEW ENGLAND

CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

LAND SURVEYOR

MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND

P.O. BOX 681
24 CHESTNUT STREET
DOVER, NH 03820
(603) 742-0911

WETLAND SCIENTIST

DAMON E. BURT
FRAGGLE ROCK ENVIRONMENTAL
38 GARLAND ROAD
STRAFFORD, NH 03884
(603) 969-5574

SHEET INDEX

COVER SHEET
SUBDIVISION PLAN (BY MCENEANEY SURVEY)
TOPO SUBDIVISION PLAN (BY MCENEANEY SURVEY)
PLAN AND PROFILE RED HAWK LANE
PLAN AND PROFILE DRIVEWAYS
SIGHT DISTANCE PLAN AND PROFILE
HAVEN HILL ROAD ROADSIDE DITCH GRADING EXHIBIT
EROSION CONTROL NOTES
FIRE TRUCK TURNING EXHIBIT

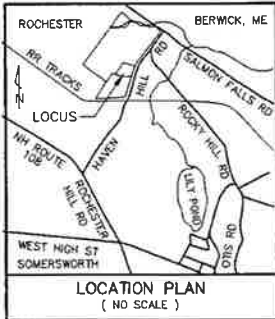
SHEET

1
2
3
4
5
6
7
8
9

PERMIT SUMMARY:

1. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE
SUBJECT PROPERTY:
NHDES STATE SUBDIVISION: ESA2022062101

2. WAIVERS GRANTED:
WAIVER TO CHAPTER 218 STORMWATER MANAGEMENT AND EROSION CONTROL
SECTIONS: 218-7.C, 218-8.B, 218-10. GRANTED 6/6/2022



REFERENCE PLANS:

- SUBDIVISION OF LAND PREPARED FOR ANDRE & EDWINNA VANDERZANDEN, TAX MAP 242, LOT No. 9, HAVEN HILL ROAD, CITY OF ROCHESTER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, SCALE: 1" = 100'; DATED: MAY 7, 2007 AND REVISED THROUGH 9/19/07; BY: McENEANEY SURVEY ASSOCIATES, INC., RECORDED S.C.R.D. PLANS 92-28 & 92-29.
- RIGHT OF WAY AND TRACK MAP - BOSTON & MAINE RAILROAD - OPERATED BY THE BOSTON & MAINE R.R. STA. 455+10 TO STA. 507+90, DATED: JUNE 30, 1914; V.4. NH/10 - OFFICE OF THE VALUATION ENGINEER, BOSTON, MA.
- SUBDIVISION OF LAND PREPARED FOR ANDRE & EDWINNA VANDERZANDEN, TAX MAP 242, LOT No. 9, HAVEN HILL ROAD, CITY OF ROCHESTER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, SCALE: 1" = 100'; DATED: APRIL 19, 2021 AND REVISED THROUGH 10/21/21; BY: McENEANEY SURVEY ASSOCIATES OF NEW ENGLAND; RECORDED S.C.R.D. PLANS 12533 & 12534.

NOTES:

- OWNERS OF RECORD:
HAVEN HILL ROAD, LLC
24 CHESTNUT STREET
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 4494, PAGE 602
- 242 / 9-2 - DENOTES TAX MAP AND LOT NUMBER.
- TOTAL PARCEL AREA = 848,331 S.F. / 19.48 Ac.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL IN TO FIVE (5) LOTS AS SHOWN. ALL LOTS WILL HAVE FRONTAGE ON HAVEN HILL ROAD AND BE SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
- BUILDING ZONE: A - AGRICULTURAL (WITH NO PUBLIC FACILITIES)
DIMENSIONAL REGULATIONS:
MINIMUM LOT AREA = 45,000 S.F.
MINIMUM FRONTAGE = 150 FEET
MINIMUM YARD REQUIREMENTS:
FRONT = 20 FEET
SIDE = 10 FEET
REAR = 20 FEET

OVERLAY DISTRICT: AVIATION OVERLAY DISTRICT.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330150, PANELS 0217, SUFFIX D, MAP NUMBER 33017C0217D; REFER TO PANELS 0216, 0218 & 0219, SUFFIX D, MAP NUMBERS 33017C0216D, 33017C0218D & 33017C0219D, EFFECTIVE DATE MAY 17, 2005.
- DEVELOPMENT SHALL PRESERVE ANY STONEWALLS TO THE MAXIMUM EXTENT PRACTICABLE.
- THERE IS A 50 FOOT BUFFER, AND A 25 FOOT NATURAL AREA, REQUIREMENT FROM WETLANDS UNDER THE CITY OF ROCHESTER ZONING ORDINANCE. THERE MAY BE NO ENCROACHMENT WITHIN THESE BUFFERS EXCEPT AS PERMITTED UNDER THE ORDINANCE.
- WETLANDS SHOWN WERE DELINEATED BY DAMON E. BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES, ON JANUARY 14, 2021 ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.
- STONEWALL MUST BE RELOCATED ON-SITE.
- WETLANDS MUST BE FLAGGED PRIOR TO CONSTRUCTION.
- WETLAND BUFFERS MUST BE MARKED WITH ORANGE CONSTRUCTION FENCING WHEN DISTURBANCE IS TAKING PLACE WITHIN 100' OF WETLANDS.
- ALL LOTS HAVE A MINIMUM OF 150' WIDTH AT THE FRONT SETBACK LINE.
- NHDES SUBDIVISION APPROVAL #eSa2022062101, 6/21/2022.

LEGEND

- I.P.(fnd) - IRON PIPE (FOUND)
T-BAR (fnd) - IRON "T" POST (FOUND)
D.H.(fnd) - DRILL HOLE (FOUND)
S.S.(fnd) - STEEL STAKE (FOUND)
I.R.(set) - IRON ROD W/
PLASTIC I.D. CAP (SET)
- WETLANDS
- UTILITY POLE
- WIRE FENCE
- DIAMETER
- STONE WALL
R.O.W. - RIGHT OF WAY
S.F. - SQUARE FEET
Ac. - ACRE
TYP. - TYPICAL
S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS

FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT
THE CITY OF ROCHESTER PLANNING DEPARTMENT,
31 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338

FINAL APPROVAL BY ROCHESTER PLANNING BOARD.

CERTIFIED BY *[Signature]* Senior Planner

DATE 6/29/2022

Planning Board Approval 6/16/2022
SUBDIVISION APPROVAL

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

GRANTED WAIVERS: NONE

NO.	DATE	DESCRIPTION	BY	CHK
2	6/21/22	ADD MONUMENTS SET, ADD NHDES APPROVAL	KJF	KMM
1	5/13/22	REVISE PER TRG COMMENTS	KJF	KMM
REVISIONS				
21-1101	SUBDIVISION	21-1101.RWS		
PROJECT NO	TYPE	FIELDBOOK & PAGES		

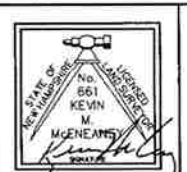
No.	Bearing	Distance
L1	N73°27'24"W	20.00'
L2	N73°27'24"W	20.00'
L3	N53°45'10"W	74.59'
L4	N33°00'49"E	10.11'
L5	N35°36'01"E	45.12'
L6	N88°20'36"W	50.00'
L7	N16°32'36"E	51.74'
L8	S88°20'36"E	50.00'
L9	S88°20'36"E	50.00'
L10	N88°20'36"W	50.00'

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	7°25'41"	2831.93'	367.14'	366.89'	S88°03'21"W

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

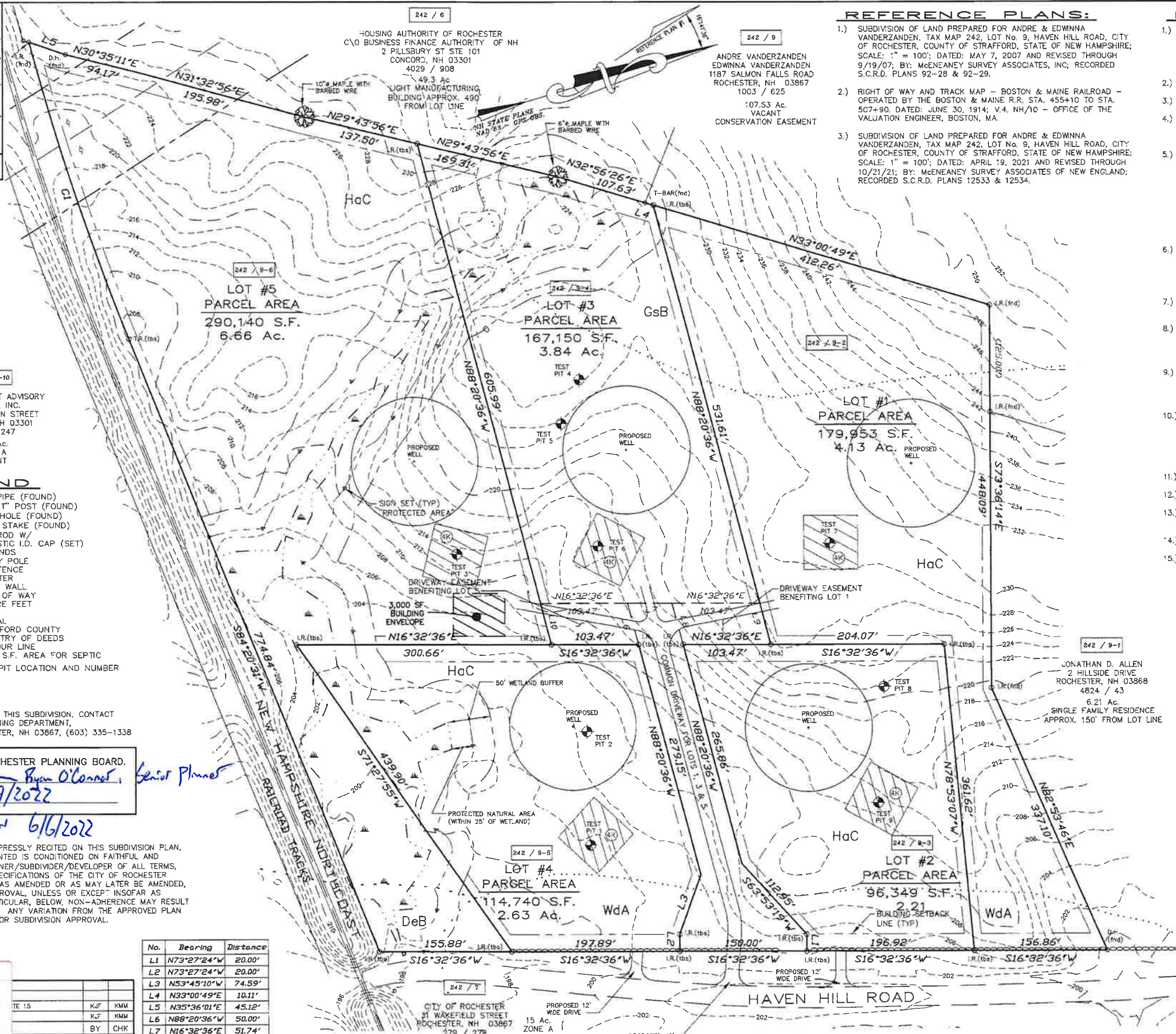
SUBDIVISION OF LAND
PREPARED FOR
HAVEN HILL ROAD, LLC
TAX MAP 242, LOT No. 9-2
HAVEN HILL ROAD
CITY OF ROCHESTER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DRAWN BY: KJF FILE: MSA\1101\DWG\21-1101
SCALE: 1" = 60' DATE: APRIL 1, 2022



McNeaney
Survey
Associates
of NEW ENGLAND
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING



REFERENCE PLANS:

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- 5.) BUILDING ZONE: A - AGRICULTURAL (WITH NO PUBLIC FACILITIES) DIMENSIONAL REGULATIONS: MINIMUM LOT AREA = 45,000 S.F. MINIMUM FRONTAGE = 150 FEET MINIMUM YARD REQUIREMENTS: FRONT = 20 FEET SIDE = 10 FEET REAR = 20 FEET
- OVERLAY DISTRICT: AVIATION OVERLAY DISTRICT.
- 6.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330150, PANELS 0217, SUFFIX D, MAP NUMBER 3307C02170; REFER TO PANELS 0216, 0218 & 0219, SUFFIX D, MAP NUMBERS 3307C02160, 3307C02180 & 3307C02190, EFFECTIVE DATE MAY 17, 2005.
- 7.) DEVELOPMENT SHALL PRESERVE ANY STONEWALLS TO THE MAXIMUM EXTENT PRACTICABLE.
- 8.) THERE IS A 50 FOOT BUFFER, AND A 25 FOOT NATURAL AREA, REQUIREMENT FROM WETLANDS UNDER THE CITY OF ROCHESTER ZONING ORDINANCE. THERE MAY BE NO ENCROACHMENT WITHIN THESE BUFFERS EXCEPT AS PERMITTED UNDER THE ORDINANCE.
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- 10.) THE SOILS ON THE PROPERTY ARE: DeB - DEERFIELD LOAMY FINE SAND, 3-8% SLOPES; GSB - GLOUCESTER VERY STONY FINE SANDY LOAM, 3-8% SLOPES; HgC - HINCKLEY LOAMY SAND, 8-15% SLOPES; HaC - HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAM, 8-15% SLOPES; WGA - WINDSOR LOAMY SAND, 0-3% SLOPES.
- 11.) STONEWALL MUST BE RELOCATED ON-SITE.
- 12.) WETLANDS MUST BE FLAGGED PRIOR TO CONSTRUCTION.
- 13.) WETLAND BUFFERS MUST BE MARKED WITH ORANGE CONSTRUCTION FENCING WHEN DISTURBANCE IS TAKING PLACE WITHIN 100' OF WETLANDS.
- 14.) ALL LOTS HAVE A MINIMUM OF 150' WIDTH AT THE FRONT SETBACK LINE.
- 15.) STATE OF NEW HAMPSHIRE REQUIRES ALL COMPONENTS OF A SEPTIC SYSTEM TO BE A MINIMUM OF 50' FROM POORLY DRAINED WETLANDS AND 75' FROM VERY POORLY DRAINED WETLANDS.

NHDES LOT SIZE

LOT #	MINIMUM LOT SIZE	OVERALL LOT AREA	ADJUSTED LOT AREA	LOADING ALLOWED
1	53,000 S.F.	179,953 S.F.	162,282 S.F.	4,233 GPD
2	53,000 S.F.	96,349 S.F.	78,678 S.F.	2,052 GPD
3	53,000 S.F.	167,150 S.F.	104,633 S.F.	2,729 GPD
4	53,000 S.F.	114,740 S.F.	88,864 S.F.	2,318 GPD
5	53,000 S.F.	290,140 S.F.	57,581 S.F.	1,502 GPD

MINIMUM REQUIRED LOT SIZE IS BASED ON SOIL GROUP 3 WITH C SLOPES
ADJUSTED LOT AREA IS A CONTIGUOUS AREA WHICH DOES NOT INCLUDE WELL RADIUS, WETLANDS OR EASEMENTS.

LOADING ALLOWED IS BASED ON THE FORMULA
LOT SIZE = (Q (gpd)/2,000 (gpd/acre)) x sewage loading factor

FINAL APPROVAL BY ROCHESTER PLANNING BOARD.
CERTIFIED BY *[Signature]* Senior Planner
DATE *6/29/2022*

Planning Board Approval 6/6/2022
SUBDIVISION APPROVAL
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GRANTED WAIVERS: NONE.

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
NH DEPT. OF ENVIRONMENTAL SERVICES
WATER DIVISION
[Signature]
Date: 6/21/2022
#SA2022062101

TE 15	KJF	KMM
	KJF	KMM
	BY	CHK
21-1101.RWS		

No.	Bearing	Distance
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L2	N73°27'24"W	20.00'
L3	N53°45'10"W	74.59'
L4	N33°00'49"E	10.11'
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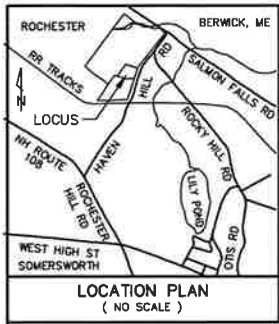
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TOPOGRAPHIC PLAN
SUBDIVISION OF LAND
PREPARED FOR
HAVEN HILL ROAD, LLC
TAX MAP 242, LOT NO. 9-2
HAVEN HILL ROAD
CITY OF ROCHESTER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DRAWN BY: KJF
SCALE: 1" = 60'
FILE: MSA\1101\DWG\21-1101
DATE: APRIL 1, 2022

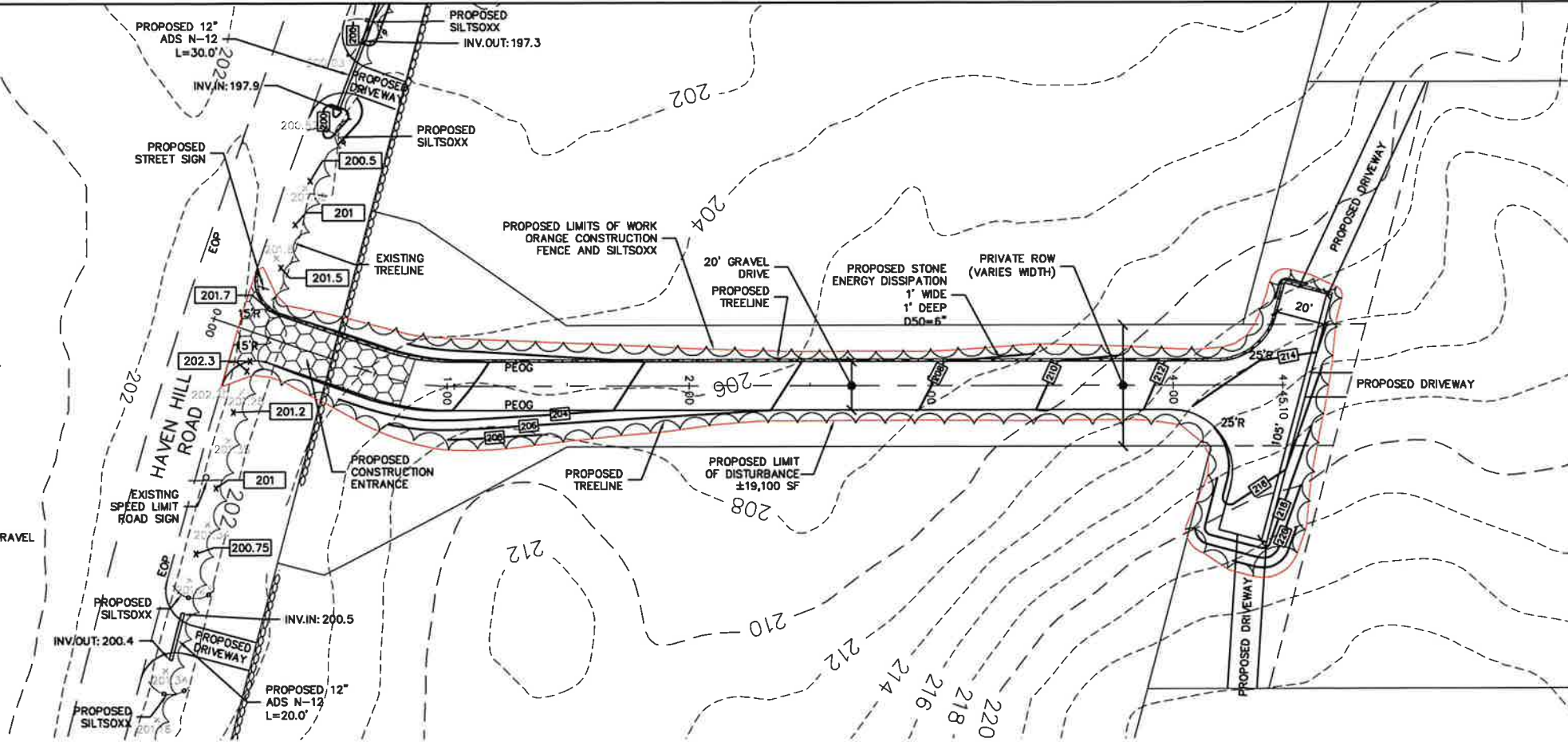
McNeaney
Survey
Associates
of NEW ENGLAND
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING



LEGEND

- EXISTING SPOT SHOT
- PROPOSED SPOT SHOT
- EXISTING GRADE
- PROPOSED GRADE
- TYP. TYPICAL
- EQP. EDGE OF PAVEMENT
- PEOG. PROPOSED EDGE OF GRAVEL
- ROW. RIGHT OF WAY
- INV. INVERT
- FLOW ARROW



- NOTES:
- MOUNTING HEIGHT AND POSITION SHALL CONFORM TO THE STANDARD FOUND IN THE MANUAL ON UNIFORM TRAFFIC CONTROL, MILLENIUM EDITION OR LATEST REVISIONS, PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.

TYPICAL URBAN/RESIDENTIAL STREET SIGN

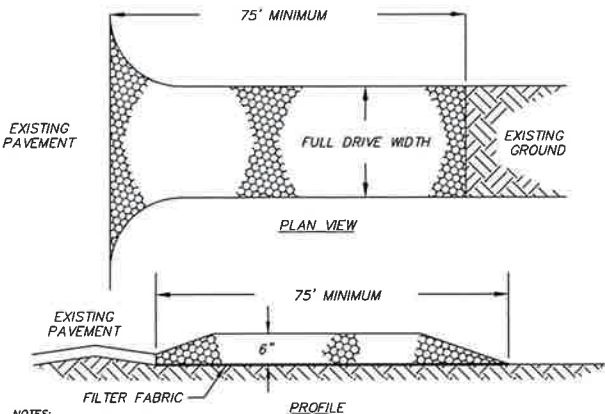
NOT TO SCALE

CITY OF ROCHESTER STANDARDS:

STREET SIGN
TYPE: EXTRUDED
COLOR: GREEN
STYLE: ENGINEERING GRADE

STREET SIGN LETTERS
NAME HEIGHT: 6"
SUFFIX HEIGHT: 3"
COLOR: WHITE
STYLE: ENGINEERING GRADE

PRIVATE INDICATOR
TYPE: FLAT
SIZE: 4"x8" W/ROUNDED CORNERS
COLOR: WHITE
LETTER COLOR: GREEN
STYLE: ENGINEERING GRADE

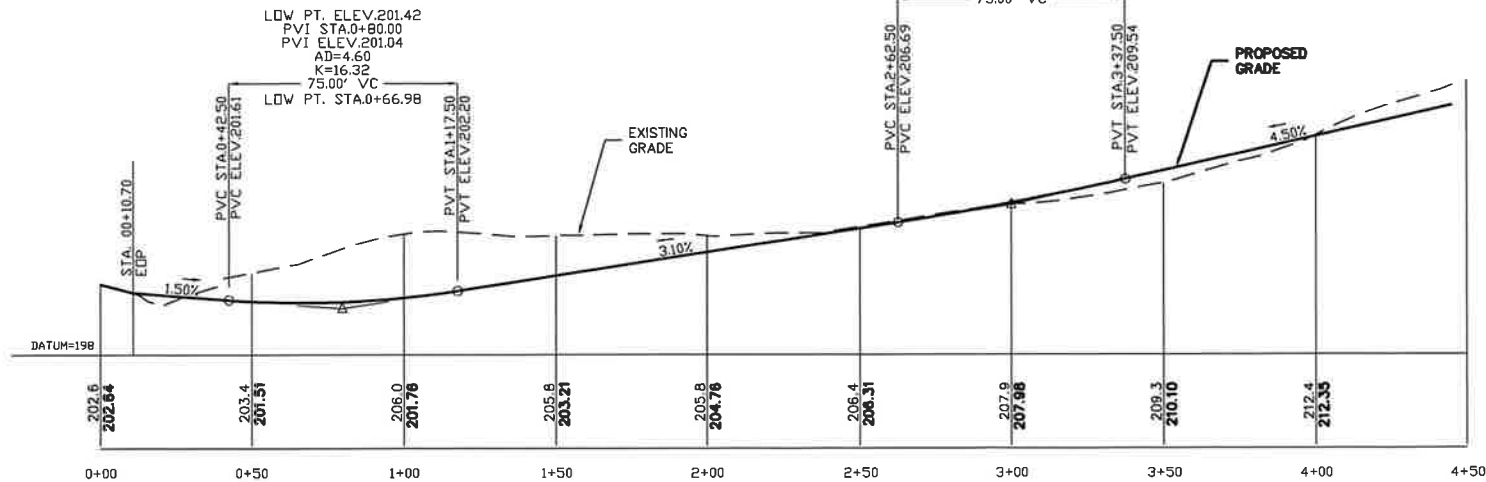


- NOTES:
- SEE EROSION CONTROL NOTES BELOW FOR MATERIAL, INSTALLATION AND MAINTENANCE REQUIREMENTS.
 - TO BE INSTALLED AT EACH POINT OF EGRESS FROM THE WORK AREA.
- SPECIFICATIONS
- AGGREGATE SIZE: USE THREE (3) INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - AGGREGATE THICKNESS: NOT LESS THAN SIX (6) INCHES.
 - WIDTH TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS.
 - LENGTH: AS REQUIRED, BUT NOT LESS THAN SEVENTY-FIVE (75) FEET. PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED.
 - GEOTEXTILE: TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE.
 - CRITERIA FOR GEOTEXTILE: THE FABRICS SHALL BE TREVIA SPUNBOND 1135, MIRAFI 600X OR EQUAL.
- MAINTENANCE
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

- NOTE:
- TEMPORARY STOCKPILES SHALL BE RESTRICTED TO WITHIN THE LIMITS OF WORK DEFINED HERE ON.
 - WET FLAGS MUST BE FLAGGED PRIOR TO CONSTRUCTION.
 - WETLANDS BUFFERS MUST BE MARKED WITH ORANGE CONSTRUCTION FENCING WHEN DISTURBANCE IS TAKING PLACE WITHIN 100' OF WETLANDS.
 - THE HOME OWNER SHALL BE RESPONSIBLE FOR INSTALLING RESIDENTIAL FIRE SUPPRESSION.

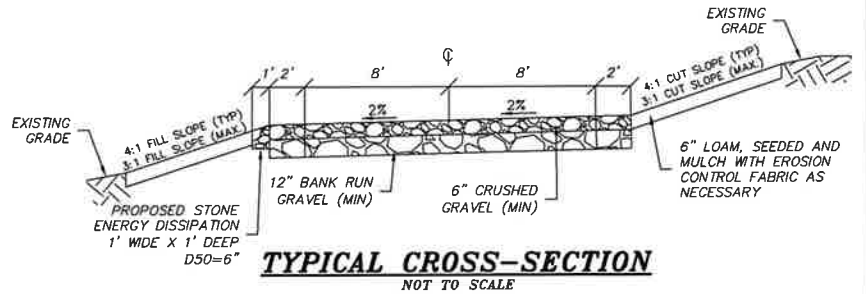


PROFILE RED HAWK LANE

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

REFERENCE PLANS:

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TYPICAL CROSS-SECTION

NOT TO SCALE

PLAN AND PROFILE
RED HAWK LANE
PREPARED FOR
HAVEN HILL ROAD, LLC
TAX MAP 242, LOT No. 9-2
HAVEN HILL ROAD
CITY OF ROCHESTER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

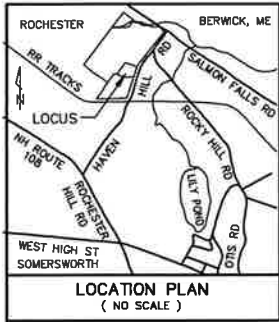
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SCALE: 1" = 30' DATE: APRIL 1, 2022



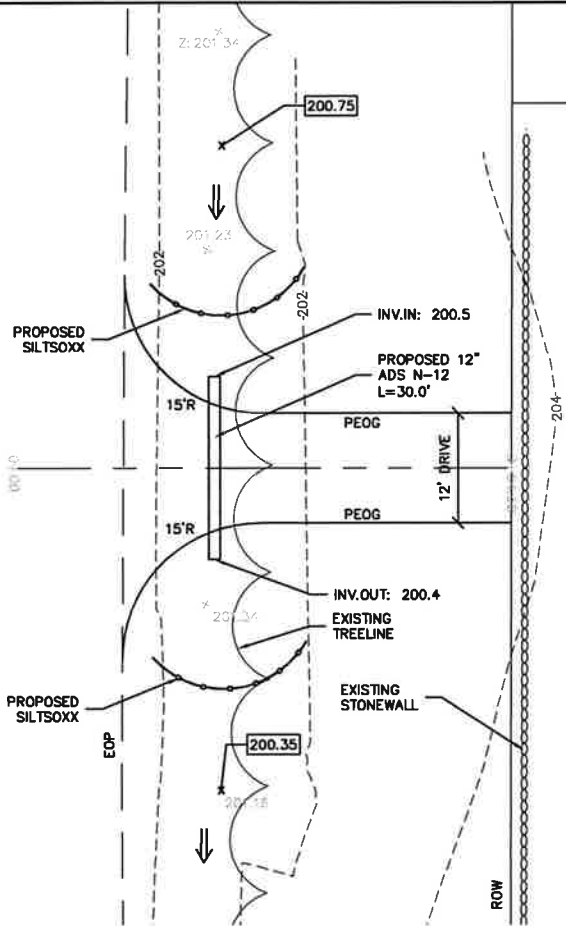
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DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

3	5/23/22	PB SIGNATURE	JRG	S.J.H.
2	5/31/22	PB SUBMITTAL	JRG	S.J.H.
1	5/16/22	REVISE PER TRG COMMENTS	JRG	S.J.H.
NO.	DATE	DESCRIPTION	BY	CHK
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21-1101	SUBDIVISION	21-1101.RWS		
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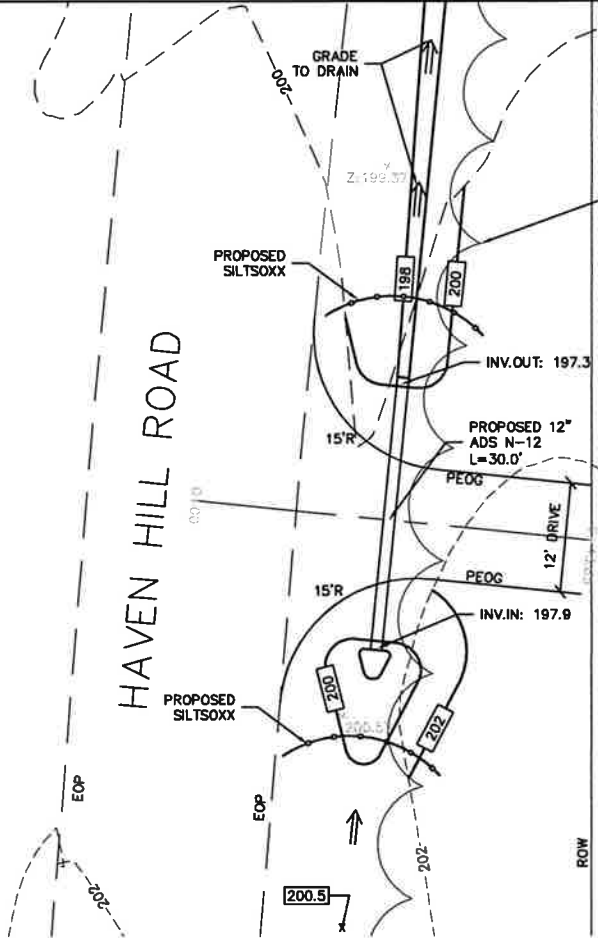


HAVEN HILL ROAD



PROPOSED NORTH DRIVEWAY
PLAN VIEW
HORIZONTAL SCALE: 1"=10'

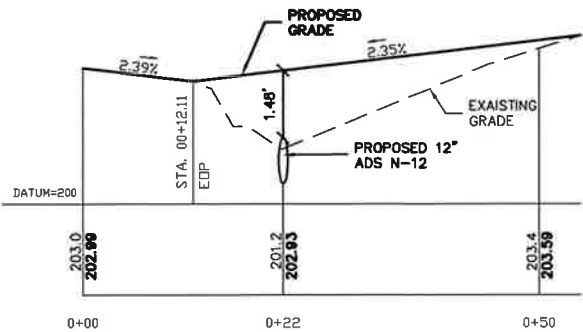
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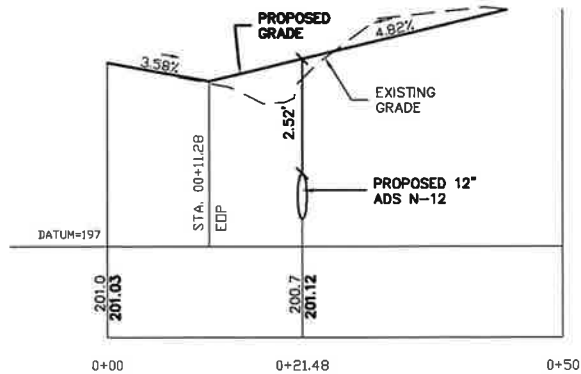
PROPOSED SOUTH DRIVEWAY
PLAN VIEW
HORIZONTAL SCALE: 1"=10'

LEGEND

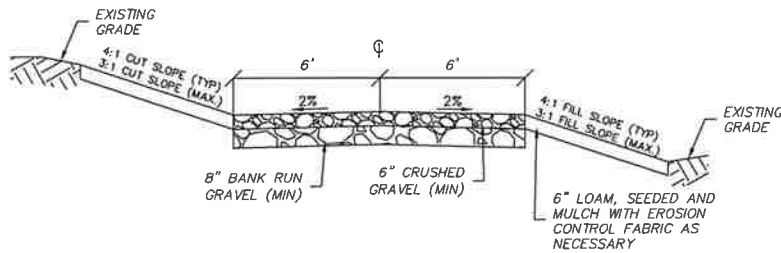
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- PROPOSED SPOT SHOT
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- EOP EDGE OF PAVEMENT
- PEOG PROPOSED EDGE OF GRAVEL
- ROW RIGHT OF WAY
- INV. INVERT
- FLOW ARROW



PROPOSED NORTH DRIVEWAY
PROFILE
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2'



PROPOSED SOUTH DRIVEWAY
PROFILE
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2'



TYPICAL DRIVEWAY CROSS-SECTION
NOT TO SCALE

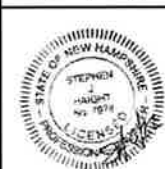
REFERENCE PLANS:

- SUBDIVISION OF LAND PREPARED FOR HAVEN HILL ROAD, LLC, TAX MAP 242, LOT No. 9-2, HAVEN HILL ROAD, CITY OF ROCHESTER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 60'; DATED: APRIL 1, 2022 AND REVISED THROUGH 6-21-22; BY: McENEANEY SURVEY ASSOCIATES, INC;

PROPOSED DRIVEWAY PLAN & PROFILE

PREPARED FOR
HAVEN HILL ROAD, LLC
TAX MAP 242, LOT No. 9-2
HAVEN HILL ROAD
CITY OF ROCHESTER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

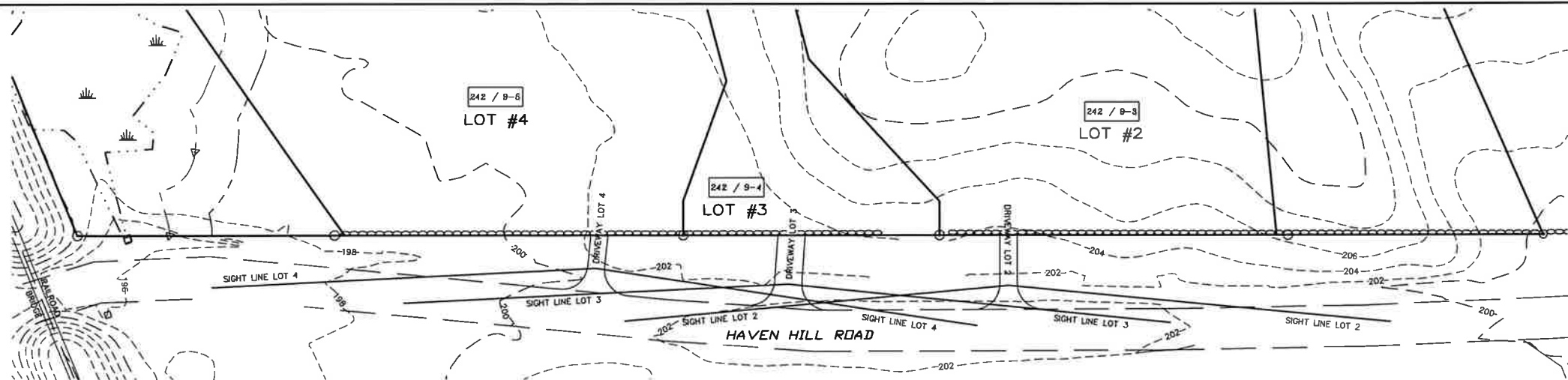
DRAWN BY: JRG FILE: MSA\1101\DWG\21-1101
SCALE: 1" = 10' DATE: APRIL 1, 2022



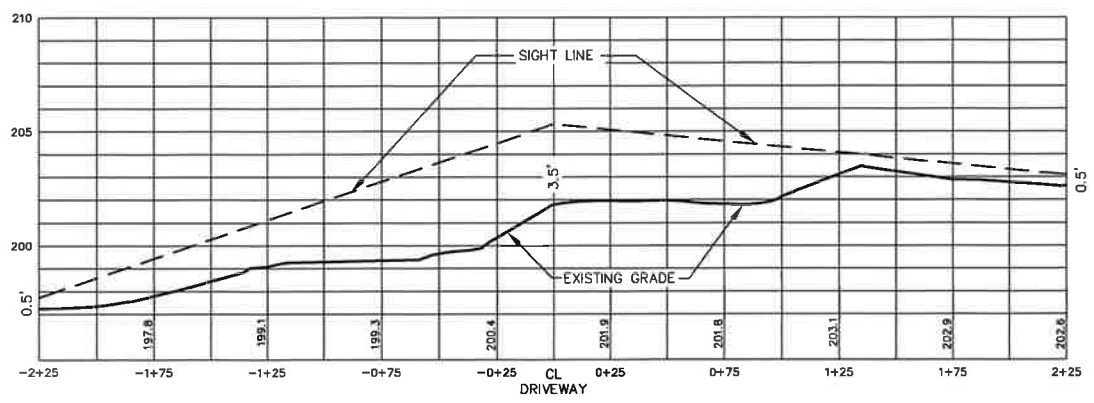
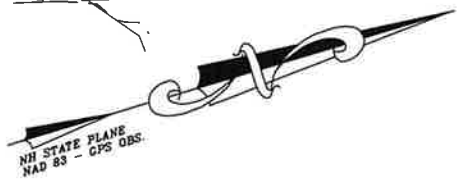
McEneaney
Survey
Associates
of NEW ENGLAND
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

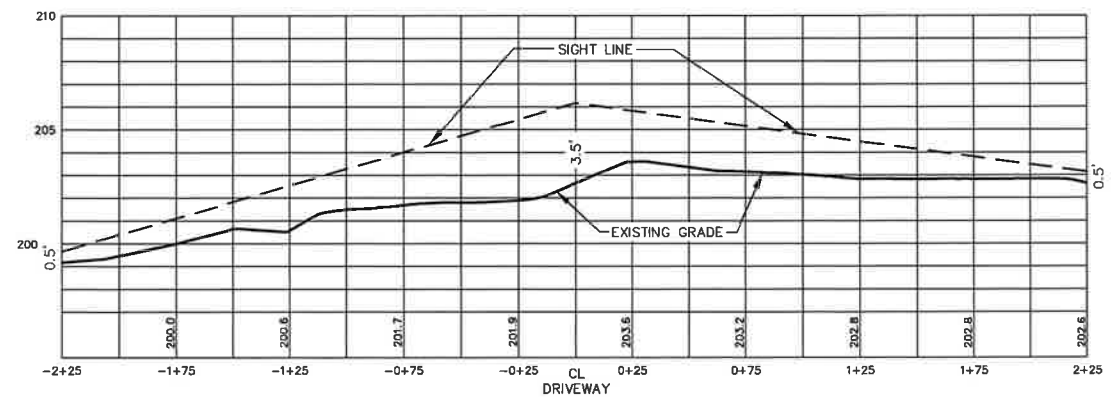
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2	5/31/22	PB SUBMITTAL	JRG	S.H
1	5/16/22	REVISE PER TRG COMMENTS	JRG	S.H
REVISIONS				
21-1101	SUBDIVISION	21-1101.RW5		
PROJECT NO	TYPE	FIELDBOOK & PAGES		



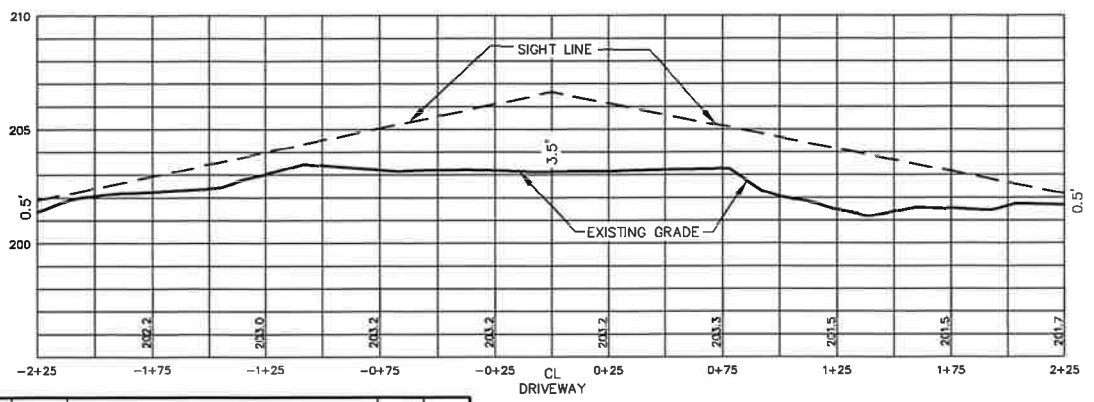
PLAN VIEW
1" = 40'



PROPOSED DRIVE LOT 4
SIGHT PROFILE
SCALE: H - 1" = 40'
V - 1" = 4'



PROPOSED DRIVE LOT 3
SIGHT PROFILE
SCALE: H - 1" = 40'
V - 1" = 4'



PROPOSED DRIVE LOT 2
SIGHT PROFILE
SCALE: H - 1" = 40'
V - 1" = 4'

NOTES:

- OWNERS OF RECORD:
HAVEN HILL ROAD, LLC
24 CHESTNUT STREET
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 4494, PAGE 602
- 242 / B-2 - DENOTES TAX MAP AND PARCEL NUMBER.
- PLAN INTENT: TO SHOW PLAN AND SIGHT DISTANCE PROFILE FOR FOR THREE PROPOSED DRIVEWAYS AS PART OF A SUBDIVISION APPLICATION.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED APRIL 2021.
- TOPOGRAPHY DEPICTED IS BASED ON U.S.G.S. NAVD88 BASED ON GPS OBSERVATION DATED APRIL 2021, AND LIDAR, WITH ADDITIONAL ROAD DETAIL ON MAY 12, 202. CONTOUR INTERVAL IS TWO FEET.

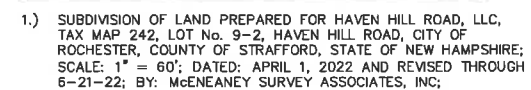
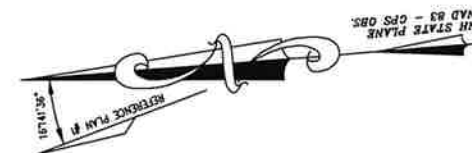
DRIVEWAY PLAN & PROFILE
PREPARED FOR
HAVEN HILL ROAD, LLC
TAX MAP 242, LOT No. 9-2
HAVEN HILL ROAD
CITY of ROCHESTER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: KJF	FILE: MSA\1101\0\1101 DRIVEWAYS
SCALE: 1" = 40'	DATE: APRIL 1, 2022

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of NEW ENGLAND
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DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

2	5/31/22	PB SUBMITTAL	KJF	KMM
1	5/16/22	REVISE PER TRG COMMENTS	KJF	KMM
NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
21-1101	DRIVEWAY			
PROJECT NO	TYPE	FIELDBOOK & PAGES		



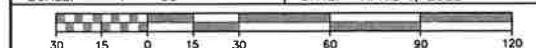
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1	5/16/22	REVISE PER TRG COMMENTS	JRG	SJH
NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
21-1101		SUBDIVISION	21-1101.RW5	
PROJECT NO	TYPE		FIELDBOOK & PAGES	

DETAIL OF INLET SEDIMENT CONTROL DEVICE

HAVEN HILL ROAD
 ROADSIDE DITCH GRADING EXHIBIT
 PREPARED FOR
 HAVEN HILL ROAD, LLC
 TAX MAP 242, LOT No. 9-2
 HAVEN HILL ROAD
 CITY of ROCHESTER
 COUNTY of STRAFFORD
 STATE of NEW HAMPSHIRE

DRAWN BY: JRC	FILE: MSA\1101\DWG\21-1101
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SCALE: 1" = 30'	DATE: APRIL 1, 2022
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**McNeaney
Survey
Associates**
of NEW ENGLAND

P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING — PLANNING — CONSULTING

DESCRIPTION

1. THE INTENT OF THIS PLAN IS TO SHOW A 5 LOT RESIDENTIAL SUBDIVISION WITH THREE OF THE LOTS HAVING A COMMON 16' WIDE DRIVEWAY WITH 2' SHOULDERS.

PROJECT NAME AND LOCATION

HAVEN HILL ROAD
ROCHESTER, NH 03867

LATITUDE N43° 16' 51"
LONGITUDE W70° 54' 25"

DISTURBED AREA

±19,100 S.F.

NOTES:

1. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

SEQUENCE OF MAJOR ACTIVITIES

1. PLACE TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S PRIOR TO EARTH MOVING ACTIVITIES.
2. SCHEDULE AND INSPECTION WITH THE CITY OF ROCHESTER'S DEPARTMENT OF PUBLIC WORKS FOR THE TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S.
3. ALL EROSION CONTROL AND PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING OPERATIONS.
4. SELECTIVE DEMOLITION.
5. REGRADE SITE TO SUBGRADE.
6. TEMPORARY WATER DIVERSION (SWALES, BASINS) MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
7. SWALES AND PONDS (AS APPLICABLE) SHALL BE CONSTRUCTED EARLY ON IN THE CONSTRUCTION SEQUENCE AND BEFORE ROUGH GRADING OF THE SITE AND ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
8. INSTALL DRAINAGE STRUCTURES AND CONTROLS.
9. INSTALL UTILITIES.
10. PLACE GRAVELS AND FINE GRADE.
11. STABILIZE ROADWAYS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
12. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEDED (AS APPLICABLE) WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
13. IN ALL CASES THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION AND IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF INITIAL DISTURBANCE.

DEFINITIONS

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED.

1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

INSTALLATION, MAINTENANCE, AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. SILT BARRIER

1. INSTALLATION

- a. USE SILT BARRIER AS PERIMETER CONTROLS, PARTICULARLY AT THE LOWER OR DOWN SLOPE EDGE OF A DISTURBED AREA.
 - b. LEAVE SPACE FOR MAINTENANCE BETWEEN TOE AND SLOPE OF SILT BARRIER.
 - c. TRENCH IN THE SILT BARRIER ON THE UPWILL SIDE (6 INCHES DEEP BY 6 INCHES WIDE).
 - d. INSTALL STAKES ON THE DOWNHILL SIDE OF THE SILT BARRIER.
 - e. CURVE THE END OF THE SILT BARRIER UP-GRADE TO HELP IT CONTAIN RUNOFF.
- ###### 2. SEQUENCE OF INSTALLATION
- a. SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.

3. MAINTENANCE

- a. SILT BARRIERS SHOULD BE INSPECTED AND MAINTAINED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- b. SILT BARRIERS HAVE A USEFUL LIFE OF ONE SEASON. ON LONGER CONSTRUCTION PROJECTS, SILT BARRIERS SHOULD BE REPLACED PERIODICALLY TO MAINTAIN EFFECTIVENESS.
- c. REMOVE SEDIMENT WHEN IT REACHES ONE-THIRD (1/3) THE HEIGHT OF THE SILT BARRIER.
- d. REPLACE THE SILT BARRIERS WHERE THEY ARE TORN, WORN, OR OTHERWISE DAMAGED AND MONITOR PERFORMANCE.
- e. RETRENCH OR REPLACE ANY SILT BARRIER THAT IS NOT PROPERLY ANCHORED TO THE GROUND.
- f. IF THERE IS EVIDENCE OF END FLOW ON PROPERLY INSTALLED BARRIERS, EXTEND BARRIERS UPHILL OR CONSIDER REPLACING THEM WITH OTHER MEASURES, SUCH AS TEMPORARY DIVERSIONS AND SEDIMENT TRAPS.
- g. SILT BARRIERS SHOULD BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE EDGES OF THE BARRIER, OR WIPPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SILT BARRIERS SHOULD BE REPLACED WITH A TEMPORARY CHECK DAM.

B. MULCHING

1. TIMING

- a. APPLY MULCH PRIOR TO ANY STORM EVENT. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.
- b. IN OTHER AREAS, THE TIME PERIOD CAN RANGE FROM 14 TO 30 DAYS OF INACTIVITY ON A AREA, THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGEMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.
- c. WITHIN 100 FEET OF RIVERS, STREAMS, WETLANDS, AND IN LAKE AND POND WATERSHEDS, THE TIME PERIOD OF WHICH MULCHING SHOULD TAKE OCCUR SHOULD BE NO GREATER THAN SEVEN (7) DAYS. THIS SEVEN DAY LIMIT SHOULD BE REDUCED FURTHER DURING WET WEATHER PERIODS.

2. APPLICATION RATE

- a. MULCH SHALL BE APPLIED AT A RATE OF BETWEEN 1.5 TO 2 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1000 SQUARE FEET.
- b. GUIDELINES FOR WINTER MULCH APPLICATION: WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 150-200 POUNDS OF HAY OR STRAW PER ACRE WITH ABOUT 4 INCHES IN DEPTH. A TACKIFIER MAY BE ADDED TO THE MULCH.

3. MAINTENANCE

- a. ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS. CHECK FOR SIGNS OF EROSION OR DISPLACEMENT OF THE MULCH. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.
- b. NETS MUST BE INSPECTED AFTER RAIN EVENTS FOR DISLOCATION OR FAILURE AND SHOULD BE REPAIRED AS NECESSARY.
- c. INSPECTIONS SHOULD TAKE PLACE UNTIL THE SITE IS ESTABLISHED.
- d. EROSION CONTROL MIX MULCH USED FOR TEMPORARY STABILIZATION SHOULD BE LEFT IN PLACE. VEGETATION ADDS STABILITY AND SHOULD BE PROMOTED.

C. TEMPORARY SEEDING

1. SEEDBED PREPARATION

- a. STONES AND TRASH SHOULD BE REMOVED SO AS NOT TO INTERFERE WITH THE SEEDING AREA.
- b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
- c. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS.
 - i) APPLY FERTILIZER AT A RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER OR EQUIVALENT.
 - ii) APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE OR 138 POUNDS PER 1,000 SQUARE FEET.

2. SEEDING

- a. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SUMMARY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
- b. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
- c. TEMPORARY SEEDING BETWEEN MAY 15TH AND AUGUST 15TH SHOULD BE COVERED WITH HAY OR STRAW MULCH, ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE.
- d. VEGETATED GROWTH COVERING 85% OF THE DISTURBED AREA SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH.

3. MAINTENANCE

- a. TEMPORARY SEEDING SHALL BE INSPECTED PERIODICALLY. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER FABRICS, CHECK DAMS, ETC.).

D. PERMANENT SEEDING

1. BEDDING - STONES LARGER THAN 2 INCHES, TRASH, ROOTS, AND OTHER DEBRIS INTERFERING WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA SHOULD BE REMOVED. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF 4" TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL.
2. FERTILIZER
 - a. LIME AND FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 4 INCHES USING A DISC OR HARROW, OR OTHER SUITABLE EQUIPMENT PRIOR TO OR AT THE SAME TIME OF SEEDING.
 - b. FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 FEET AND 250 FEET FROM A SURFACE WATER BODY. NO FERTILIZER EXCEPT LIMESTONE SHOULD BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER.
 - c. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
AGRICULTURAL LIMESTONE @ 138 LBS. PER 1,000 S.F.
LOW PHOSPHATE (N-P2O5-K2O) FERTILIZER @ 13.8 LBS. PER 1,000 S.F.
3. SEED MIXTURE (RECOMMENDED)
RATE:

TYPE	LBS. PER ACRE	LBS. PER 1,000 S.F.
TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
BIRDSFOOT TREFOIL	8	0.20
TOTAL	48	1.10

4. SEEDING

- a. SPRING SEEDING USUALLY GIVES THE BEST RESULTS FOR ALL SEED MIXES OR WITH LEGUMES. PERMANENT SEEDING SHOULD BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST.
 - b. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SUMMARY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
 - c. VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH. IF THIS CONDITION IS NOT ACHIEVED, IMPLEMENT TEMPORARY STABILIZATION MEASURES FOR OVERWINTER PROTECTION.
- ##### 5. HYDROSEEDING
- a. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. THE USE OF STRAW MULCH ON CRITICAL AREAS IS PREFERRED SINCE IT GRANTS BETTER SLOPE PROTECTION BY USING ADHESIVE MATERIALS.
 - b. SLOPES MUST BE NO STEEPER THAN 2 TO 1 (2 FEET HORIZONTALLY TO 1 FOOT VERTICALLY).
 - c. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
- ##### 6. MAINTENANCE
- a. PERMANENT SEEDING AREAS SHOULD BE INSPECTED AT LEAST MONTHLY DURING THE COURSE OF CONSTRUCTION. INSPECTIONS, MAINTENANCE, AND CORRECTIVE ACTIONS SHOULD CONTINUE UNTIL THE OWNER ASSUMES PERMANENT OPERATION OF THE SITE.
 - b. SEEDING AREAS SHOULD BE MOWED AS REQUIRED TO MAINTAIN A HEALTHY STAND OF VEGETATION, WITH MOWING HEIGHT AND FREQUENCY DEPENDENT ON TYPE OF GRASS COVER.
 - c. BASED ON INSPECTION, AREAS SHOULD BE RESEED TO ACHIEVE FULL STABILIZATION OF EXPOSED SOILS.
 - d. IF EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHOULD BE MADE AND AREAS RESEED WITH OTHER TEMPORARY MEASURES USED TO PROVIDE EROSION PROTECTION DURING THE PERIOD OF VEGETATION ESTABLISHMENT.
 - e. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION.

E. STORM DRAIN INLET PROTECTION

1. SPECIFICATIONS

- a. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE BARRIER SHOULD BE LESS THAN ONE ACRE.
- b. ANY RESULTANT PONDING OF STORMWATER MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.

2. INSTALLATION

- a. INSTALL INLET PROTECTION AS SOON AS STORM DRAIN INLETS ARE INSTALLED AND BEFORE LAND-DISTURBANCE ACTIVITIES BEGIN IN AREAS WITH EXISTING STORM DRAIN SYSTEMS.
 - b. PROTECT ALL INLETS THAT COULD RECEIVE STORMWATER FROM YOUR CONSTRUCTION PROJECT.
 - c. USE IN CONJUNCTION WITH OTHER EROSION PREVENTION AND SEDIMENT CONTROL BMP'S.
 - d. DESIGN YOUR INLET PROTECTION TO HANDLE THE VOLUME OF WATER FROM THE AREA BEING DRAINED. ENSURE THAT THE DESIGN IS SIZED APPROPRIATELY.
- ##### 3. MAINTENANCE
- a. INSPECT INLETS BARRIERS FREQUENTLY, BEFORE AND AFTER EACH RAINFALL EVENT AND REPAIR WHEN NECESSARY.
 - b. SEDIMENT SHOULD BE REMOVED AND THE STORM DRAIN SEDIMENT BARRIER RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE BARRIER.
 - c. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - d. SWEEP STREETS, SIDEWALKS, AND OTHER PAVED AREAS REGULARLY.
 - e. ALL CATCH BASINS AND STORM DRAIN INLETS MUST BE CLEANED AT THE END OF CONSTRUCTION AND AFTER THE SITE HAS BEEN FULLY STABILIZED

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES THE SILT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.

WASTE DISPOSAL

- a. WASTE MATERIALS
ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
- b. HAZARDOUS WASTE
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
- c. SANITARY WASTE
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES

THE PROJECT PROPONENT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER FACILITIES DURING CONSTRUCTION AND THE PROPERTY OWNER IS RESPONSIBLE AFTER CONSTRUCTION IS COMPLETE.

CATCH BASINS & STORMWATER TREATMENT STRUCTURES

1. CATCH BASINS & STORMWATER TREATMENT STRUCTURES SHOULD BE INSPECTED ON A MONTHLY BASIS AND/OR AFTER A MAJOR RAINFALL EVENT TO ENSURE THAT DEBRIS OR SEDIMENTS DO NOT REDUCE THE EFFECTIVENESS OF THE SYSTEM.

SPILL PREVENTION

A. MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL SANITARY EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:

GOOD HOUSEKEEPING:

1. THE CONSTRUCTION PROJECT:
 - a. AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.
 - b. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
 - c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
 - d. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
 - e. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
 - f. WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
2. HAZARDOUS PRODUCTS:
 - a. THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
 - b. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
 - c. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
 - d. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

B. PRODUCT SPECIFICATION PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:

1. PETROLEUM PRODUCTS:

- a. ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. FERTILIZERS:
 - a. FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

3. PAINTS

- a. ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
4. CONCRETE TRUCKS:
 - a. CONCRETE TRUCKS WILL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA ON SITE.

C. SPILL CONTROL PRACTICES

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

- a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
- b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAND/UST, AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
- c. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
- d. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OF LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
- f. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT OCCURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.
- g. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

THE PROJECT PROPONENT IS REQUIRED TO MANAGE CONSTRUCTION TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:5.3 AND TO PREVENT AND TO CONTROLLING INVASIVE SPECIES AND CONTROLLING FUGITIVE DUST IN ACCORDANCE WITH ENV-A 1002.

AGR 3800 PROHIBITED INVASIVE PLANT SPECIES RULES

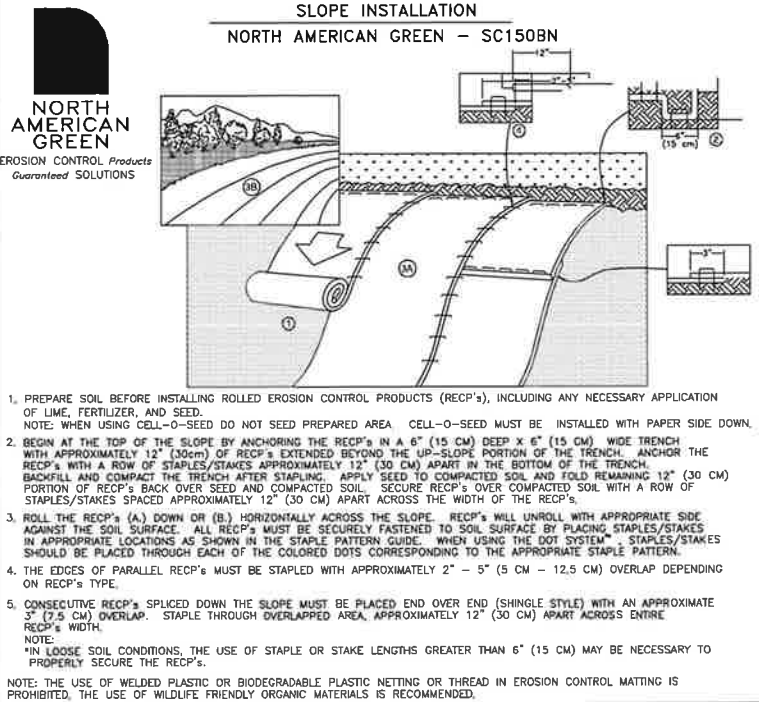
THE RULE, AGR 3800, STATES: "NO PERSON SHALL COLLECT, TRANSPORT, IMPORT, EXPORT, MOVE, BUY SELL, DISTRIBUTE, PROPAGATE OR TRANSPLANT ANY LIVING AND VIABLE PORTION OF ANY PLANT SPECIES WHICH INCLUDED ALL OF THEIR CULTIVARS AND VARIETIES LISTED IN TABLE 3800.1, NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST". A COMPLETE COPY OF THE RULES CAN BE ACCESSED ON THE INTERNET AT <http://AGRICULTURE.NH.GOV/TOPICS/PLANTS/INSECTS.HTM>.

ENV-A 1002 FUGITIVE DUST: PRECAUTIONS TO PREVENT, ABATE, AND CONTROL FUGITIVE DUST

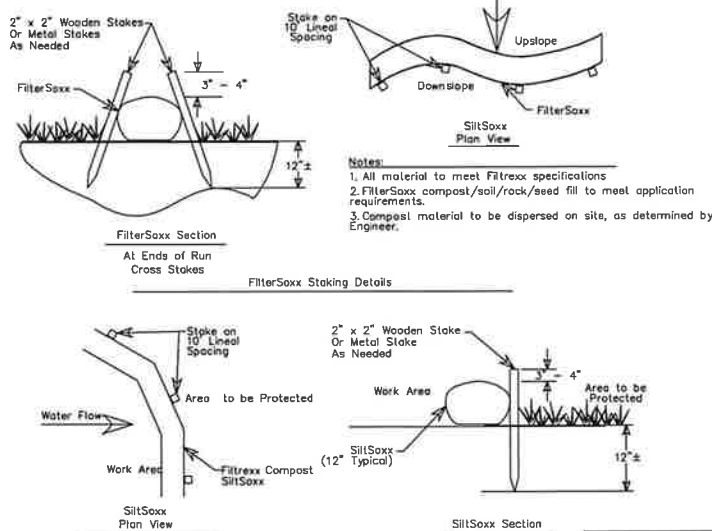
- a. ANY PERSON ENGAGED IN ANY ACTIVITY WITHIN THE STATE EWITS FUGITIVE DUST, OTHER THAN THOSE LISTED IN ENV-A 1002.02 (b), SHALL TAKE PRECAUTIONS THROUGHOUT THE DURATION OF THE ACTIVITY IN ORDER TO PREVENT, ABATE, AND CONTROL THE EMISSION OF FUGITIVE DUST.
- b. PRECAUTIONS REQUIRED BY (a) ABOVE, SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - i) THE USE OF WATER OR HYDROPHILIC MATERIAL ON OPERATIONS OR SURFACES, OR BOTH;
 - ii) THE APPLICATION OF ASPHALT, WATER, OR HYDROPHILIC MATERIAL, OR TARPS OR OTHER SUCH COVERS TO MATERIAL STOCKPILES;
 - iii) THE USE OF HOODS, FANS, FABRIC FILTERS, OR OTHER DEVICES TO ENCLOSE AND VENT AREAS WHERE MATERIALS PRONE TO PRODUCING FUGITIVE DUST ARE HANDLED;
 - iv) THE USE OF CONTAINMENT METHODS FOR SANDBLASTING OR SIMILAR OPERATIONS; AND
 - v) THE USE OF VACUUMS OR OTHER SUCTION DEVICES TO COLLECT AIRBORNE PARTICULATE MATTER.

WINTER CONSTRUCTION NOTES

1. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS 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.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL PER WDOT ITEM 403.3.
4. IF CONSTRUCTION SHALL OCCUR DURING THE WINTER SEASON, AN ADDITIONAL EROSION AND SEDIMENTATION CONTROL PLAN AND TIMELINE SHALL BE SUBMITTED BY SEPTEMBER 1 TO DPW.
5. ACTIVE CONSTRUCTION AREAS SHOULD BE LIMITED TO THE AREA NECESSARY TO GAIN ACCESS AND SUSTAIN PLANNED IMPROVEMENTS THAT WILL BE COMPLETED DURING THE WINTER SEASON.



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
NOTE: WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
 3. ROLL THE RECP's (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM*, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
 4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
 5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 1" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.
- NOTE: THE USE OF WELDED PLASTIC OR BIODEGRADABLE PLASTIC NETTING OR THEAD IN EROSION CONTROL MATTING IS PROHIBITED. THE USE OF WILDLIFE FRIENDLY ORGANIC MATERIALS IS RECOMMENDED.



- NOTES:**
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS
 2. SILTISOXX COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
 3. SILTISOXX COMPOST IS FOR MINIMUM SLOPES.
 4. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
 5. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

SILTISOXX DETAILS

NOT TO SCALE

EROSION CONTROL NOTES

PREPARED FOR
HAVEN HILL ROAD, LLC
TAX MAP 242, LOT No. 9-2
HAVEN HILL ROAD
CITY OF ROCHESTER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: JRG FILE: MSA\1101\DWG\21-1101
SCALE: N/A DATE: APRIL 1, 2022

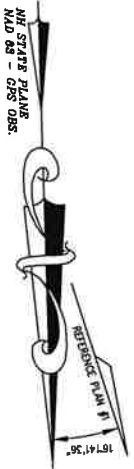
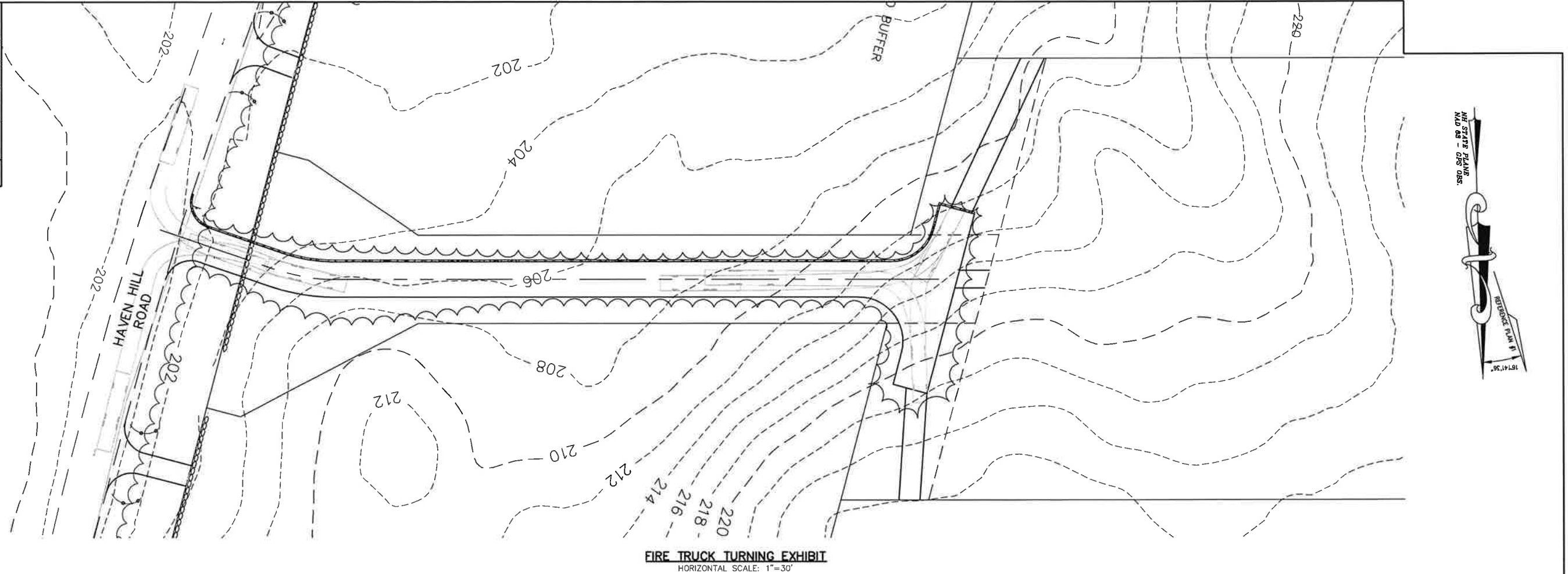
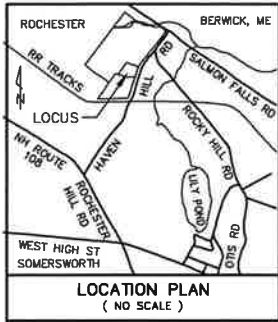


McGoneaney
Survey
Associates
of NEW ENGLAND

P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
3	6/23/22	PB SIGNATURE	JRG	SJM
2	5/31/22	PB SUBMITTAL	JRG	SJM
1	5/16/22	REVISE PER TRG COMMENTS	JRG	SJM
REVISIONS				
21-1101		SUBDIVISION	21-1101.RWS	
PROJECT NO	TYPE		FIELDBOOK & PAGES	

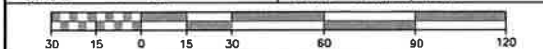


REFERENCE PLANS:

- 1.) SUBDIVISION OF LAND PREPARED FOR HAVEN HILL ROAD, LLC, TAX MAP 242, LOT No. 9-2, HAVEN HILL ROAD, CITY OF ROCHESTER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 60'; DATED: APRIL 1, 2022 AND REVISED THROUGH 6-21-22; BY: McENEANEY SURVEY ASSOCIATES, INC;

FIRE TRUCK TURNING EXHIBIT
PREPARED FOR
HAVEN HILL ROAD, LLC
TAX MAP 242, LOT No. 9-2
HAVEN HILL ROAD
CITY of ROCHESTER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: KJF FILE: MSA\1101\DWG\21-1101
SCALE: 1" = 30' DATE: APRIL 1, 2022



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21-1101	SUBDIVISION	21-1101.RW5		
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