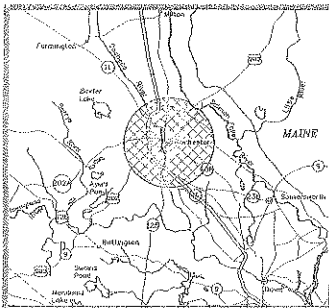
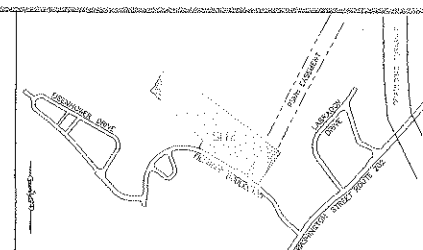




VICINITY PLAN
NOT TO SCALE



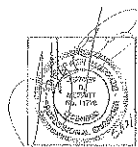
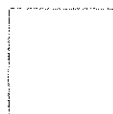
VICINITY MAP
SCALE: 1" = 800'

RESIDENTIAL SITE PLAN PRESIDENTIAL ESTATES MAP 237; LOT 8-1 59 FILLMORE BOULEVARD ROCHESTER, NEW HAMPSHIRE

MAY 15 2013

OWNER/APPLICANT:
183 WASHINGTON STREET, LLC
501 D.W. HIGHWAY, SUITE F
MERRIMACK, NEW HAMPSHIRE 03064

PREPARED BY:
KEACH-NORDSTROM ASSOCIATES, INC.
10 COMMERCE PARK NORTH, SUITE 3B
BEDFORD, NEW HAMPSHIRE 03110
(603) 627-2881



KNA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering, Land Surveying, Engineering, Architecture
30 Commerce Park North, Suite 3B, Bedford, NH 03110, Phone: (603) 627-2881

FEBRUARY 18, 2013

LAST REVISED: MAY 6, 2013

PROJECT NO. 12-1212-1

SHEET TITLE

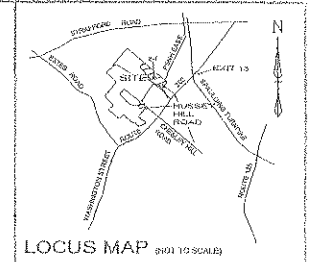
SHEET No.

MASTER PLAN	1
EXISTING CONDITIONS PLAN	2
RESIDENTIAL SITE LAYOUT PLAN	3
RESIDENTIAL CONDOMINIUM PLAN	4
GRADING AND DRAINAGE PLAN	5
EROSION CONTROL PLAN	6
UTILITY PLAN	7
LANDSCAPE PLAN	8
LIGHTING PLAN	9
ROADWAY PROFILES	10
DRAINAGE PROFILES	11
SEWER PROFILE	12
CONSTRUCTION DETAILS	13 - 20

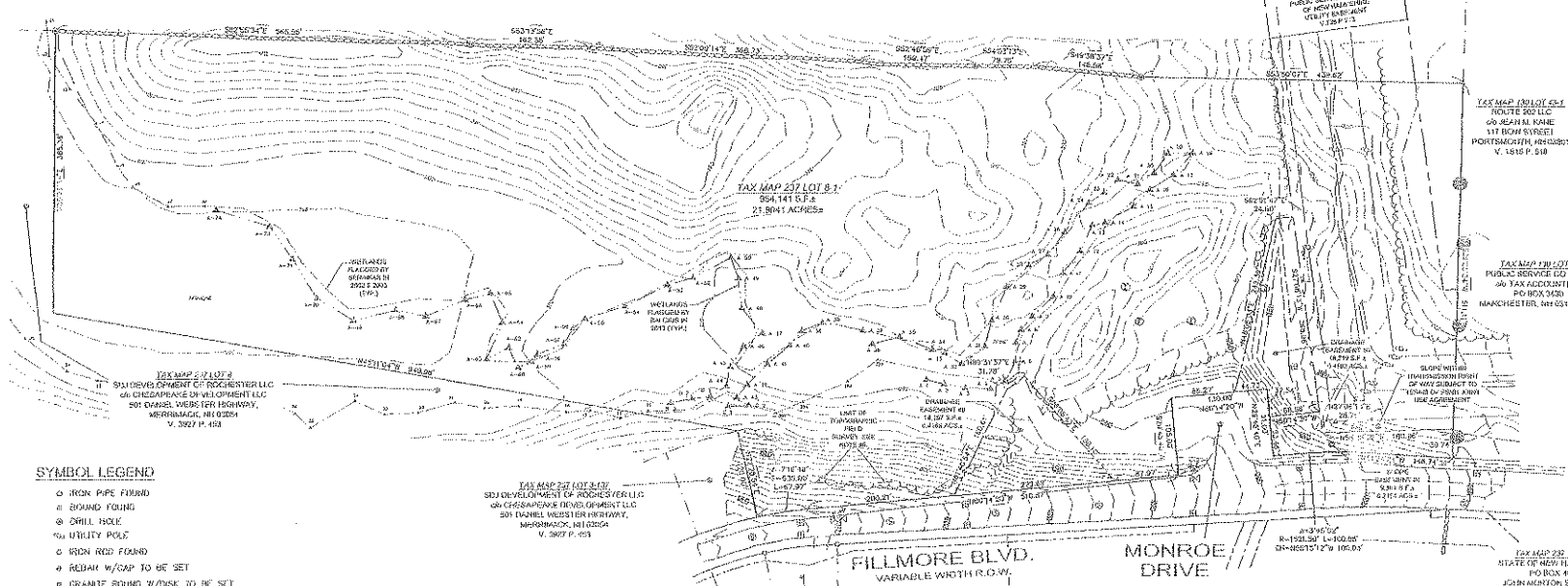
PLAN REFERENCES:

1) REVISED SUBDIVISION PLAN OF HIGHFIELD COMMONS, PHASE 1, OWNED BY 183 WASHINGTON STREET, LLC, TAX MAP 237 LOTS 8 & 9, WASHINGTON STREET (ROUTE 302), HUSKEY HILL ROAD AND WICKFORD ROAD, ROCKFORD, NEW HAMPSHIRE, DATED JUNE 30, 2010, LAST REVISED 06/30/10, PREPARED BY THIS OFFICE. SEE SCRD PLANS 108-58 THROUGH 108-64.

TAX MAP 237 LOT 7
JOHNATHAN W. S. HOLLY A. CLEMENT
90 BENTFORD ROAD
ROCHESTER, NH 03074-0203
V. 4029 P. 161

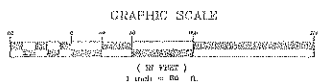


NOTES:
1) THE SUBJECT PARCEL IS LOT 8-1 ON THE CITY OF ROCHESTER TAX MAP 237. THE OWNER OF RECORD IS 183 WASHINGTON STREET, LLC AS CHESAPEAKE DEVELOPMENT LLC OF 501 ORANGE WESTERN HIGHWAY, MERRIMACK, NEW HAMPSHIRE 03001. SEE SCRD V. 2015 P. 558.
2) THE SUBJECT PARCEL IS ZONED RUD #2 AS APPROVED BY THE ROCHESTER PLANNING BOARD ON JANUARY 7, 2004 AND AS AMENDED. SEE OVERALL PROPOSAL OF CHESAPEAKE FOR DETAIL. (REQUIREMENTS)
3) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN 2003 AND FEBRUARY 2003. I, JOSEPH M. WICHART, NHLS #793, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
4) THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY OF THE SUBJECT PARCEL AND THE EXISTING CONDITIONS ONLY.
5) THE COORDINATE SYSTEM AND BEARINGS ARE BASED ON THE NAD83 TO THE CITY OF ROCHESTER GIS SYSTEM, USING GPS OBSERVATIONS.
6) THE TOPOGRAPHY IS TAKEN FROM AN AERIAL SURVEY PREPARED BY BARNHART MAP CO., INC. IN KAHN AERIAL, ROCHESTER, NH. DATE OF PHOTOGRAPHY: MAY 5, 2002. EXCEPT FOR THE PORTIONS OF THE SUBJECT PARCEL FIELD SURVEYED BY THIS OFFICE IN JANUARY AND FEBRUARY OF 2003. SEE PLAN FOR LOCATION OF FIELD SURVEY.
7) THE WETLANDS WERE ORIGINALLY DELINEATED IN JUNE, 1992 AND AGAIN IN DECEMBER, 2003 BY MICHAEL BERKAS, CPS #2. WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE DOCUMENT ENTITLED "COMPS OF ENGINEERS WETLANDS (OR BROWN) MANUAL, JANUARY 1997". THE WETLANDS WERE CLASSIFIED IN ACCORDANCE WITH THE DOCUMENT ENTITLED "CLASSIFICATION OF WETLANDS AND DEEP WATER HABITAT OF THE UNITED STATES" (CONANSEN, 1979). SOME OF THE WETLANDS WERE RE-CLASSIFIED BY ORIN BALCH, CPS #21, OF STONEY FIDGE ENGINEERING, LLC, IN 2013 AND FIELD LOCATED BY THIS OFFICE. SEE PLAN VIEW FOR OBSERVATION OF OLD AND NEW FLAG LINES.



- SYMBOL LEGEND**
- IRON PIPE FOUND
 - ROUND FOUND
 - DRILL HOLE
 - UTILITY POLE
 - IRON ROD FOUND
 - REBAR W/CAP TO BE SET
 - GRANITE BOUND W/DISK TO BE SET
 - CONFEROUS TREE W/ WIRE
 - DECIDUOUS TREE W/ WIRE
 - STONE WALL
 - ABUTTING PROPERTY LINE

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOTAL STATION. THE BOUNDARY OF THE SUBJECT PARCEL IS SHOWN WITHIN AND BOUNDING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.
I CERTIFY THAT THIS SURVEY IS NOT A BARNHART PLAN. ANYWAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
I HEREBY CERTIFY THAT A COPY OF THIS PLAN HAS BEEN FILED WITH THE ROCHESTER PLANNING BOARD IN ACCORDANCE WITH RSA 676:09(4).



EXISTING CONDITIONS PLAN FOR "PRESIDENTIAL ESTATES" PHASE 2 MULTI-FAMILY DEVELOPMENT OWNED BY 183 WASHINGTON STREET, LLC TAX MAP 237 LOTS 8-1 59 FILLMORE BOULEVARD ROCHESTER, NEW HAMPSHIRE

DATE: FEBRUARY 22, 2013 SCALE: 1" = 80'

SURVEY PLAN BY:

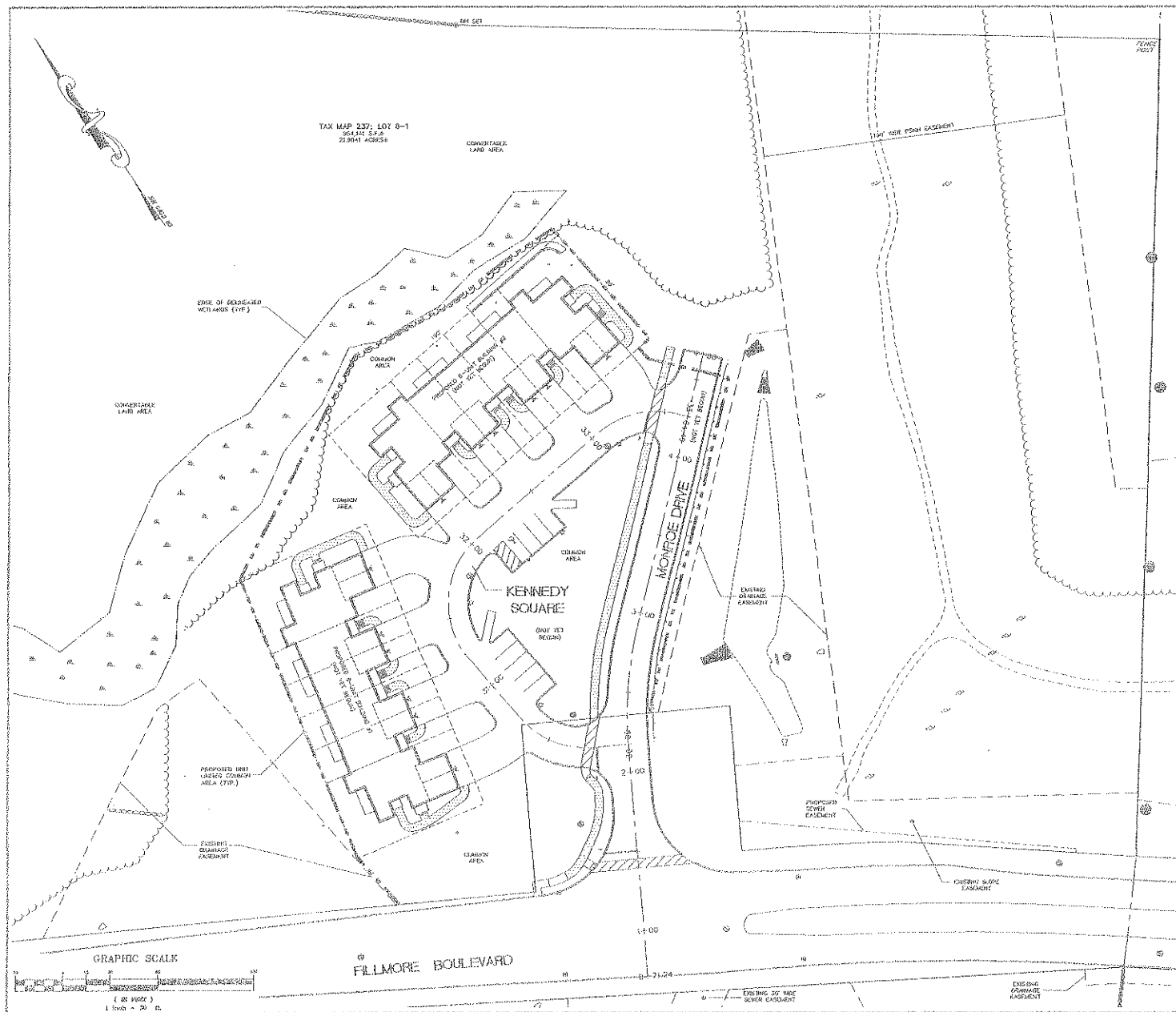
802 AARHENS STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 794-6203
FAX: (603) 623-1918
WEB: WWW.MANVILLE.COM

Joseph M. Wichart

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET S1 SHEET 1 OF 1 F.B. P. JOB #2003150

NO.	DATE	DESCRIPTION	BY
1	3/20/13	UPDATE DETAIL	SNK



I HEREBY CERTIFY THAT THIS PLAN IS ACCORDANT WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 264:6-29, 8 AND 9, AND FURTHER CERTIFY THAT THE LOTS SHOWN HEREON ARE ACCORDANT WITH THE PROVISIONS OF RSA 264:6-29, 8 AND 9.

I, ARCHITECT, BASED UPON THE INFORMATION FURNISHED TO ME, HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY REPRESENTS THE LOCATION AND DIMENSIONS OF THE LAND AND EXISTING BUILDINGS SHOWN HEREON AND, TO THE BEST OF MY KNOWLEDGE, ALL EASEMENTS APPROPRIATE TO THE LOTS SHOWN HEREON HAVE BEEN SUBSTANTIALLY COMPLETED, UNLESS OTHERWISE NOTED, AND THAT THE LOTS SHOWN HEREON ARE ACCORDANT WITH THE PROVISIONS OF RSA 264:6-29, 8 AND 9.

PURSUANT TO RSA 264:6-29 AND RSA 264:6-30.

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBSTITUTION FOR THE CITY OF PORTSMOUTH'S PLANNING AND ZONING DEPARTMENT'S REVIEW OF THE LOTS SHOWN HEREON AND THAT THE LOTS SHOWN HEREON ARE ACCORDANT WITH THE CITY OF PORTSMOUTH'S PLANNING AND ZONING DEPARTMENT'S REVIEW OF THE LOTS SHOWN HEREON.

I CERTIFY THAT PURSUANT TO RSA 264:6-29, 8 AND 9, THAT A COPY OF THIS PLAN HAS BEEN FORWARDED TO THE CITY OF PORTSMOUTH FOR THEIR REVIEW AND APPROVAL.

DATE: _____

LEGEND

LEGEND

- 1. SHOWN: BOUNDARY
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RESIDENTIAL CONDOMINIUM PLAN PRESIDENTIAL ESTATES

MAP 237, LOT 8-1

50 FILLMORE BOULEVARD
ROCHESTER, NEW HAMPSHIRE
STRAFFORD COUNTY

OWNER OF RECORD:
THE WASHINGTON STREET, LLC
501 D.W. HIGHWAY, SUITE F
MERRIMACK, NH 03004

APPLICANT:
183 WASHINGTON STREET, LLC
501 D.W. HIGHWAY, SUITE F
MERRIMACK, NH 03004

KM

CREATED BY: KIMBERLY M. MERRIMACK ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
20 Commercial Park North, Suite 35, Bedford, NH 03110 Phone (603) 427-2001

REVISIONS

No.	DATE	DESCRIPTION	BY
1	2/15/13	REVISION FOR CITY COMMENTS	JLM
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DATE: FEBRUARY 15, 2013

PROJECT NO. 12-1712-1

SCALE: 1" = 30'

SHEET: 4 OF 20

[illegible]

THE SITE-SPECIFIC SOIL MAPPING WAS PERFORMED ON APRIL 19, 2013 BY CYNTHIA M. BALOGH, CERTIFIED SOIL SCIENTIST JR., OF STONEY HILL ENVIRONMENTAL, LLC, IN ALTON, NEW HAMPSHIRE. THE MAPPING WAS PERFORMED ACCORDING TO THE STANDARDS OF THE "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND MONTGOMERY," VERSION 4.0, FEBRUARY 2011, PUBLISHED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND. OFFICIAL PUBLICATION NO. 3.

[illegible]

LOAM & SEED ALL
DISTURBED AREAS (TYP.

[illegible]

30 60 90 120 150
 100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000
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MAP 237, LOTS 1-1
FILLMORE BOULEVA
HESTER, NEW HAMPS
STRAFFORD COUNTY

APPLICANT:
183 WASHINGTON STREET, 1322
SIO D.R. HIGHWAY, SUITE F
METHUEN, NH 03654

Civil Engineering Land Surveying Landscape Architecture
10 Cambridge Park North, Suite 30, Bedford, MA 01830 Phone (603) 877-2021

11-2-10

姓名	性别	年龄	职业
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1 05/08/13 REVISED PER LTR GUIDANCE

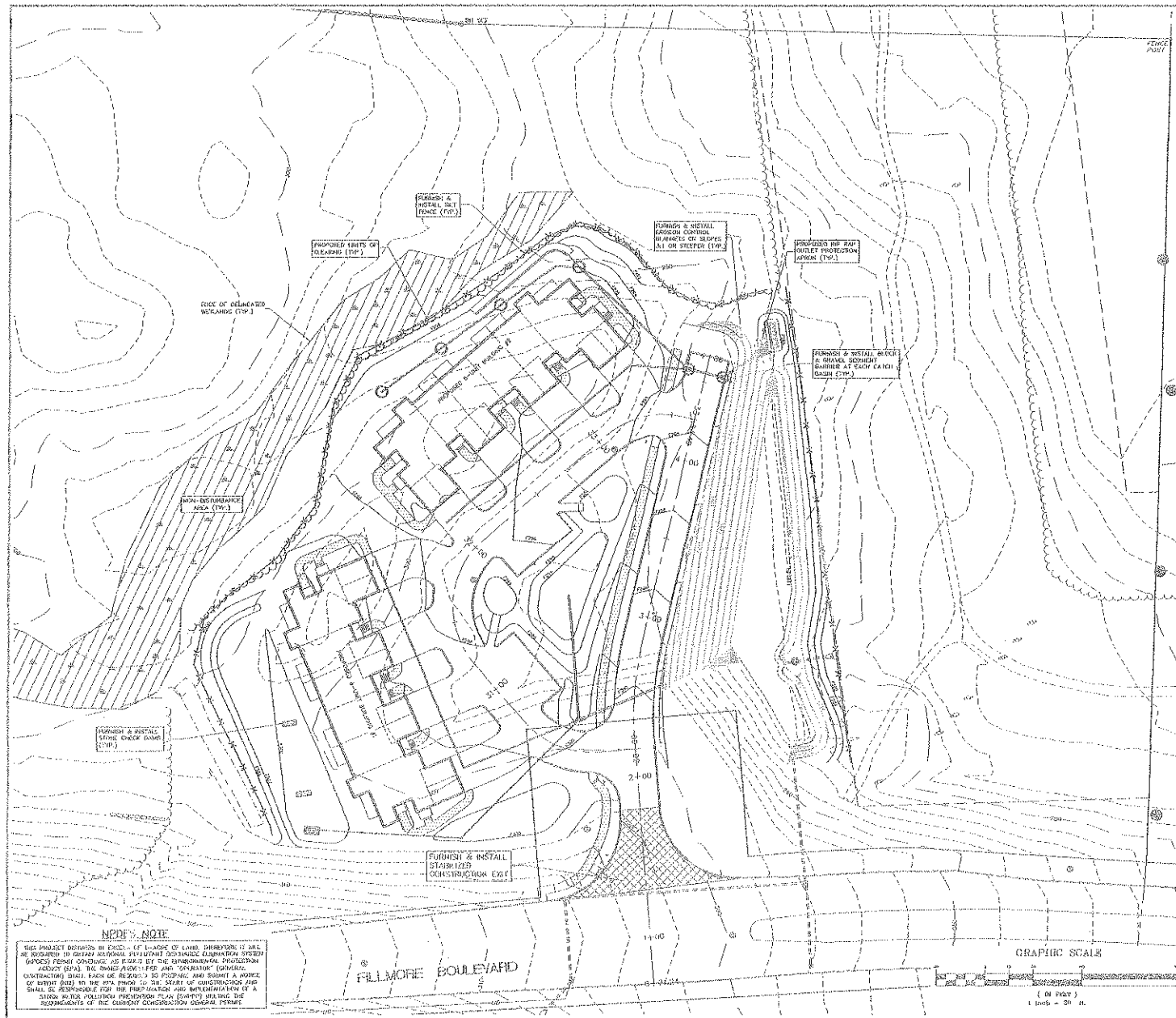
[illegible][illegible]

1980 12 12

[illegible]

DATE: FEBRUARY 16, 2013

PROPERTY NO: 12-1312-1 SHEET 6 OF 20



- CONSTRUCTION NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE REQUIRED EROSION CONTROL MEASURES AS WELL AS THE PERMANENT EROSION CONTROL MEASURES.
 2. ALL MEASURES IN THIS PLAN SHALL MEET AS A MINIMUM THE BEST MANAGEMENT PRACTICES SET FORTH IN VOLUME 3 OF THE NEW HAMPSHIRE CONSTRUCTION MANUAL, TITLED EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION, DATED DECEMBER 2003, AS AMENDED FROM TIME TO TIME.
 3. WHENEVER PRACTICAL, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED OR REPLANTED. THE REMOVAL OF VEGETATION, WHEN NECESSARY, SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
 4. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE.
 5. THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REGARDING RAIN FOR LESS THAN 30 DAYS SHALL BE STABILIZED.
 6. HEADWATER SHALL BE TAKEN TO CURBS, DITCHES, OR OTHER MEANS OF REMOVAL FROM THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA USING APPROVED MEASURES. WITHIN AREAS AND SURFACE WATER SHALL BE PROTECTED FROM SEDIMENT.
 7. DITCH SURFACE WATER AND RUNOFF FROM UNDISTURBED AREAS SHALL BE DIVERTED AWAY FROM DISTURBED AREAS WHERE FUTURE OR EXISTING NON-DESIGNATED FLOODING THE PROJECT AREA. INTEGRITY OF CONSTRUCTION DISTURBED AREAS SHALL BE MAINTAINED.
 8. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED.
 9. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS REMAINING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED.
 10. THE CITY OF ROCHESTER SHALL RESERVE THE RIGHT TO REINSTATE EROSION CONTROL PRACTICES DURING CONSTRUCTION SHOULD THEY FIND IT NECESSARY.
 11. ALL DISTURBED AREAS SHALL BE REVEGETATED WITHIN 30 DAYS AND 200 PERCENT FOR EACH 100%.

LOAM & SEED ALL DISTURBED AREAS (TYP.)



EROSION & SEDIMENT CONTROL LEGEND

	PERMANENT SILT FENCE
	TEMPORARY SILT FENCE
	SEDIMENT BARRIER
	STORMWATER CHECK DAM
	LIMITS OF CLEARING
	STABILIZED CONSTRUCTION PATH
	MINI DISPERSANCE AREA
	STAGING AND STOCKPILE AREA
	EROSION CONTROL BLANKETS

EROSION CONTROL PLAN
PRESIDENTIAL ESTATES
 MAP 237, LOT 8-1
 59 FILLMORE BOULEVARD
 ROCHESTER, NEW HAMPSHIRE
 STRAFFORD COUNTY

DESIGNED BY: GEORGE DE ROBERTO
 153 WASHINGTON STREET, LLC
 501 D.W. HIGHWAY, SUITE 1
 ROCHESTER, NH 03064

APPROVED BY: JAMES DE ROBERTO, L.L.C.
 153 WASHINGTON STREET, LLC
 501 D.W. HIGHWAY, SUITE 1
 ROCHESTER, NH 03064

KVA
 KVA & ASSOCIATES, INC.
 Civil Engineering, Land Surveying, Landscape Architecture
 10 Cambridge Park Road, Suite 200, Rochester, NH 03064

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	02/01/13	ISSUED FOR CITY COMMENTS	JD

DATE: FEBRUARY 18, 2013 SCALE: 1" = 30'
 PROJECT NO: 12-122-1 SHEET: 6 OF 20



NOTES:

THIS PROJECT DESIGN IS BASED ON THE LATEST AVAILABLE DATA. IT IS THE RESPONSIBILITY OF THE CLIENT TO PROVIDE ACCURATE DATA. THE ENGINEER SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A SLOPE STABILIZATION PROGRAM PLAN (SEPP) DURING THE CONSTRUCTION OF THE CURRENT CONSTRUCTION GENERAL PERMITS.

SEE SEWER PROFILE SHEET
12 FOR SEWER INVERTS



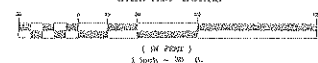
CONSTRUCTION NOTES

- [illegible]

LEGEND

- [illegible]

GRAPHIC SCALE



UTILITY PLAN PRESIDENTIAL ESTATES

MAP 237; LOT 8-1
FILLMORE BOULEVARD
CHESTER, NEW HAMPSHIRE
STRAFFORD COUNTY

DEALER OF RECORDS
183 WASHINGTON STREET, 11.
501 D.W. HIGHWAY, SUITE F
METHUEN, NH 03054

APPLICANT:
183 WASHINGTON STREET, 14G
524 D.W. HIGHWAY, SUITE F
METHUEN, NH 03044

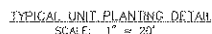
REACH-MORDESTEIN ASSOCIATES, INC.

City Engineering Lead Surveying Landscape Architect
 4000 Park North, Suite 30, Bethesda, MD 20814 Phone (301) 657-2863

REVISIONS

[illegible]

DATE: FEBRUARY 16, 2013	SCALE: 1" = 30'
PROJECT NO: 12-1212-1	SHEET 7 OF 26



CATEGORY	BOTANICAL NAME	COMMON NAME	SIZE
A	REX PLUMIA "TANJUNGH"	SHAMPOO BERRY	2-3"
	KHEDONGH "NOLONG"	WASH BERRY/SHOENBERRY	2-2.5" bush
	PLAJA MEDIA "TANJUNGH"	TANJUNGH VINE	2-2.5" bush
B	DELINIA ALBIFLORA "COMPACTA"	COMPACT SHAMPOO	ft
	HORIPALUA, HEDONGHONG "VELLA BONA"	VELLA BONA, SHAMPOO PLANTAIN	ft
	SPURIA "HEDONGHONG, JANTHONG HEDONGH"	ANTHONG, WATSON'S SPURIA	ft
C	ADAPTA "HEDONGHONG, HILLERY"	ADAPTA	ft
	PHYTOCARDIA "HEDONGHONG, HILLERY"	LYRIC LOCAL, HEDONGHONG	ft
	PHYTO "HEDONGHONG, HILLERY"	COASTAL, HEDONGHONG	2-2.5" bush
D	ANTHONG "HEDONGHONG, HILLERY"	ANTHONG, NEW ANTHONG	ft
	HEDONGHONG "HILLERY"	ORANGE, HEDONGHONG	ft
	HOSTA "HEDONGHONG, HILLERY"	SAGE, PLANTAIN	ft

NOTE:
THE PURPOSE OF THESE DETAILS IS TO REFLECT A SUGGESTED PLANNING LAYOUT FOR THE PROPOSED DWELLING UNITS. THE INTENT IS TO CREATE A VARIETY OF PLANT MATERIALS SURROUNDING ADJACENT DWELLING UNITS. THE LANDSCAPE CONTRACTOR MAY MAKE SUBSTITUTIONS ACCORDING TO SEASONAL AVAILABILITY AT HIS/HER DISCRETION.

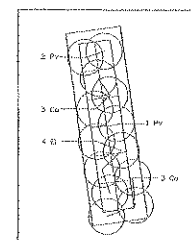
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
HERBS				
CE	6	COMARUS SPICATUS "AMPHICARZEN SPINUS"	AMPHICARZEN SPINUS DROUGHT	2-3'
FE	1	ACER RUBRUM "DESIGNUS"	DESIGNUS RED MAPLE	7-10'
FO	2	FICUS FICUS "FICUS FICUS"	FICUS, COMMON ASH	3-3'
FR	7	FRAXINUS FRAXINUS "FRAXINUS"	FRAXINUS, COMMON FLOUNDER	2-3'
SHRUBS				
GA	12	GALEA "GALEA" RED DIRT	GALEA'S RED DIRT PLANT	2-3'
GB	11	COMARUS SPICATUS "MILANUS'S HANDS"	MILANUS'S COMMON RED-ASH HANDS	2-3'
HC	10	HYDRANGEA "HARDY SPINUS"	HARDY SPINUS COMMON SPINUS	2-3'
HD	14	HYDRANGEA "HARDY SPINUS"	HARDY SPINUS COMMON SPINUS	2-3'
IE	5	IRIS PLEINUS "IRIS PLEINUS"	IRIS PLEINUS, COMMON SPINUS	2-3'
IS	6	IRIS PLEINUS "IRIS PLEINUS"	IRIS PLEINUS, COMMON SPINUS	2-3'
JA	12	JACUS "JACUS" RED DIRT	JACUS, COMMON RED DIRT	2-3'
FLORAL POINT PLANTS				
DE	8	DEUTERIA "DEUTERIA" COMMON	COMMON DEUTERIA SPINUS	2-3'
FE	1	FEU "FEU" RED DIRT	FEU, COMMON RED DIRT	2-3'
FR	7	FRAXINUS FRAXINUS "FRAXINUS"	FRAXINUS, COMMON FLOUNDER	2-3'

NOTES FOR PLANTING BIO RETENTION PONDS:

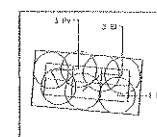
- [illegible]

LANDSCAPE NOTES:

- [illegible]



FOCALPOINT #1 PLANTING DETAIL
SCALE: 1" = 3'

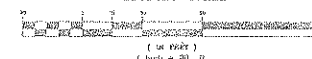


FOCAL POINT #2
PLANTING DETAIL
SCALE: 1" = 5'

LEGEND

- [illegible]

GRAPHIC SCALE



LANDSCAPE PLAN
PRESIDENTIAL ESTATES
MAP 237, LOT 8-1
59 FILLMORE BOULEVARD
ROCHESTER, NEW HAMPSHIRE
STRAFFORD COUNTY

OWNER OF RECORD:
163 WASHINGTON STREET, LLC.
501 O.W. BOULEVARD, SUITE F
WESTBURY, NY 03054

APPLICANT:
183 WASHINGTON STREET, N
501 D.W. HIGHWAY, SATE
NEBBACK, NH 03054

M. KRAFT-NORRSTROM ASSOCIATES, INC.

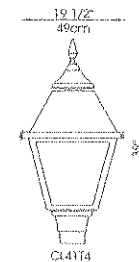
Civil Engineering Land Surveying Landscape Architecture
12 Cottagecroft Park North, Suite 30, Bedford, NY 07001 Phone (609) 652-5200

[illegible]

STATES
 PARKING AND DRIVE
 ALLIANCE (S)
 AVENUE - 100
 MONROE - 10
 AVE. PARK - 10
 MONROE - 10
 AVE. PARK - 10
 MONROE - 10

SYMBOL	TYPE	CLASS	DESCRIPTION	REMARKS	DATE
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
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97	97	97	97	97	97
98	98	98	98	98	98
99	99	99	99	99	99
100	100	100	100	100	100

CONSTRUCTION NOTES:
 1. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
 2. PROVIDE LIGHT INSTALLATION AND WIRING REQUIREMENTS.



CYCLOPE CL41T4
 SCALE: 1" = 800'±



GRAPHIC SCALE
 1 inch = 20 feet

LIGHTING PLAN PRESIDENTIAL ESTATES

MAP 237, LOT 8-1
 59 FILLMORE BOULEVARD
 ROCHESTER, NEW HAMPSHIRE
 STRAFFORD COUNTY

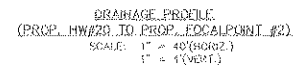
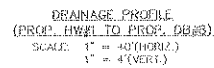
DRAWN BY: ROBERT
 185 WASHINGTON STREET, LLC
 501 D.W. HIGHWAY, SUITE F
 METROPAUL, NH 03054

DESIGNED BY: ROBERT
 185 WASHINGTON STREET, LLC
 501 D.W. HIGHWAY, SUITE F
 METROPAUL, NH 03054

DATE: FEBRUARY 15, 2015
 PROJECT NO: 12-1212-1
 SHEET: 0 OF 20



NO.	DATE	DESCRIPTION	BY
1	12/15/15	DESIGNED FOR CITY COMMISSION	ROBERT
2			
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MAP 237, LOT 8-1
59 FILLMORE BOULEVARD
ROCHESTER, NEW HAMPSHIRE
STRAFFORD COUNTY

APPLICANT:
183 WASHINGTON STREET, LLC
501 D.W. HIGHWAY, SUITE F
MERRIMACK, NH 03054

KMA INCORPORATED
LEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering • Land Surveying • Landscape Architecture
20000 First North, Suite 20, Bedford, NH 03110 Phone (603) 887

REVISIONS		
REV.	DATE	DESCRIPTION
1	05/08/13	REVISED PER CITY COMMENTS

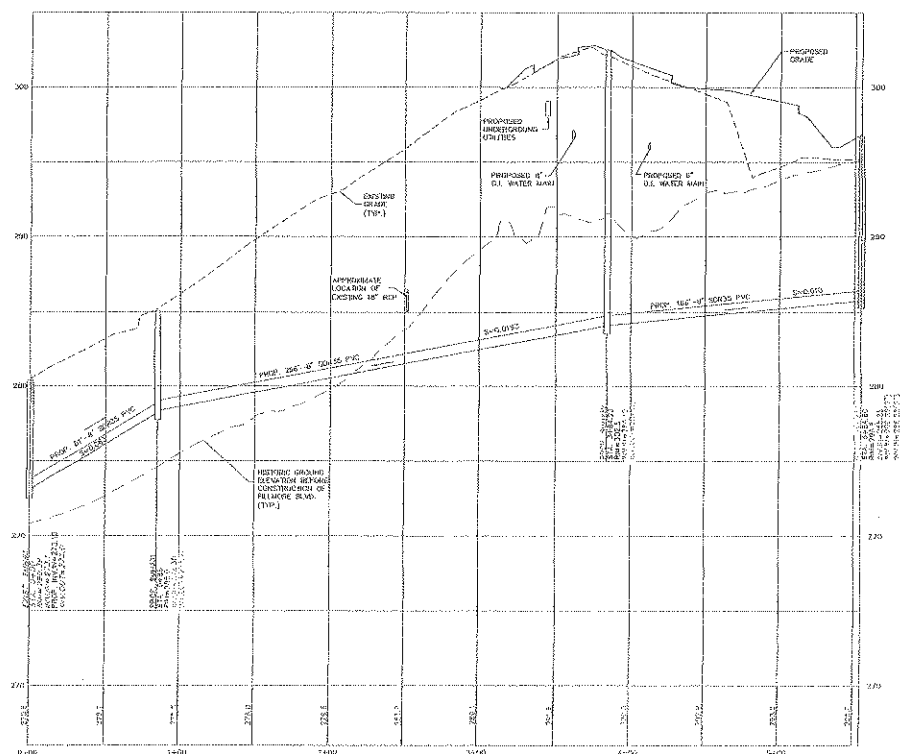
DATE: FEBRUARY 18, 2013

PROJECT NO: 12-1252-1

SHEET 11 OF 29

NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF ROCHESTER, AND SHALL BE SUBJECT TO A WORKMANSHIP STANDARD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2010 AME, SHALL BE INCORPORATED BY REFERENCE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND OBTAINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND DIFFERENT FROM THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUING THE SAME AT 1-800-344-7233 AT LEAST 72 HOURS BEFORE BEGINS.



SEWER PROFILE
(EXIST. SMH#3 TO PROP. SMH#33)
SCALE: 1" = 40'(HORIZ.)
1" = 4'(VERT.)



SEWER PROFILE PRESIDENTIAL ESTATES MAP 237, LOT 8-1 59 FILLMORE BOULEVARD ROCHESTER, NEW HAMPSHIRE STRAFFORD COUNTY

DRAWN BY:
183 WASHINGTON STREET, LLC
501 D.W. HIGHWAY, SUITE F
ROCHESTER, NH 03604

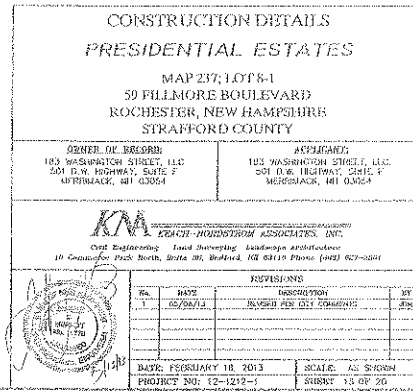
APPROVED BY:
183 WASHINGTON STREET, LLC
501 D.W. HIGHWAY, SUITE F
ROCHESTER, NH 03604

KMA
KIMBLE & MARCHAND ASSOCIATES, INC.
Civil Engineering, Land Surveying, Landscape Architecture
10 Concord Street, Suite 200, Concord, NH 03301 Phone (603) 271-4341



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	02/08/13	ADDED PER 1211 COMMENTS	...
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DATE: FEBRUARY 16, 2013 SCALE: AS SHOWN
PROJECT NO: 12-1212-1 SHEET 12 OF 20





2. SEND REPORT FOR SUBSTANTIVE ASSIGNMENT AND, INCLUDING OFFICIAL RATING AND OFFICIAL COMMENTS, UPON THE FOLLOWING:

- 20% CHIEF OF POLICE
- 15% JAIL WARDEN
- 15% POLICE
- 15% CHIEF OF DEPARTMENT
- 15% PLATYVA
- 5% JAIL (UNDER MARCH)

3. YOU USED FOR EACH STEP, COMBINE OF APPROVED AND PROPERLY CREDITED WORK OF (LEGISLATIVE, POLICE, FIRE, JAIL, AND, TRUCK, TRUCK, OR OTHER DEPARTMENT, JAIL, AND NOT ON GALL)

NOTES:
 GROWING WITH STEMERS TO BE OR OVERGROWN BY THE
 STEMS OF THE LARGER TREES. ACROBATIC? LOCAL
 BUT COMMON AS WITH A PLANT
 CHANGING HABITUS WELL OVERGROWN THE
 BUILDING OF COVES AND CLIMBING.



VERY ABUNDANT AT THE BASE
 OF TREES UP TO FIFTY FEET
 HIGHNESS. COMMON

VERY PLASTIC IN ITS CHARACTERS
 TO CLIMB VARIOUS
 TYPES OF TREES AND CASCADING

Diagram illustrating the internal structure of a deciduous tree trunk, showing the following components and measurement points:

- ROOTS:** Indicated at the base of the trunk.
- BARK:** The outer layer of the trunk.
- WOOD:** The main body of the trunk, divided into:
 - 2 x 4 (SQUARE):** The central, usable portion of the trunk.
 - 2 x 6 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 4.
 - 2 x 8 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 6.
 - 2 x 10 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 8.
 - 2 x 12 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 10.
 - 2 x 14 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 12.
 - 2 x 16 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 14.
 - 2 x 18 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 16.
 - 2 x 20 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 18.
 - 2 x 22 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 20.
 - 2 x 24 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 22.
 - 2 x 26 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 24.
 - 2 x 28 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 26.
 - 2 x 30 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 28.
 - 2 x 32 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 30.
 - 2 x 34 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 32.
 - 2 x 36 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 34.
 - 2 x 38 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 36.
 - 2 x 40 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 38.
 - 2 x 42 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 40.
 - 2 x 44 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 42.
 - 2 x 46 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 44.
 - 2 x 48 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 46.
 - 2 x 50 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 48.
 - 2 x 52 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 50.
 - 2 x 54 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 52.
 - 2 x 56 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 54.
 - 2 x 58 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 56.
 - 2 x 60 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 58.
 - 2 x 62 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 60.
 - 2 x 64 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 62.
 - 2 x 66 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 64.
 - 2 x 68 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 66.
 - 2 x 70 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 68.
 - 2 x 72 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 70.
 - 2 x 74 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 72.
 - 2 x 76 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 74.
 - 2 x 78 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 76.
 - 2 x 80 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 78.
 - 2 x 82 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 80.
 - 2 x 84 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 82.
 - 2 x 86 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 84.
 - 2 x 88 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 86.
 - 2 x 90 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 88.
 - 2 x 92 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 90.
 - 2 x 94 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 92.
 - 2 x 96 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 94.
 - 2 x 98 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 96.
 - 2 x 100 (RECTANGULAR):** The portion of the trunk immediately surrounding the 2 x 98.
- DECIDUOUS TREE PLANTING DETAIL:** A note indicating that the diagram is not to scale.
- NOT TO SCALE:** A note indicating that the diagram is not to scale.
- DATE: 1/1/2012** (January 2012)

CONSTRUCTION DETAILS

PRESIDENTIAL ESTATES

MAP 237, LOT 8-1

59 FILLMORE BOULEVARD
ROCHESTER, NEW HAMPSHIRE
STRAFFORD COUNTY

103 WASHINGTON STREET, LLC
501 D.W. HIGHWAY, SUITE F
METHUEN, NH 03044

KRACH-HORNGREN ASSOCIATES, INC.

4414 Ringwood Rd. - Plant Community, Indianapolis, Indiana
10000 Corporate Park North, Suite 400, Indianapolis, IN 46240 Phone (317) 337-2541

REVISIONS

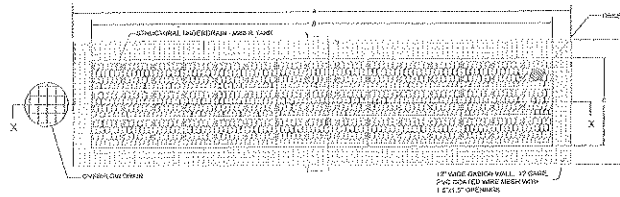
No.	DATE	DESCRIPTION
1	05/20/13	REVISED FOR CITY COMMENTS

DATE: FEBRUARY 18, 2013

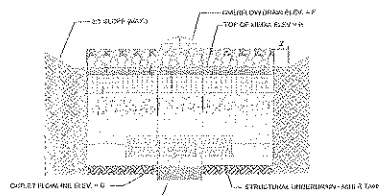
SCALE: AS SHOWN

PROJECT NO: 12-1212-1

SHEET 16 OF 20

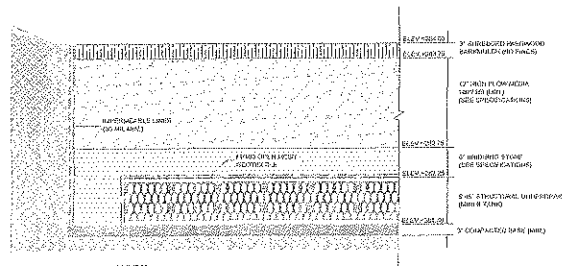


PLAN VIEW - WITH GABION WALL UPSTREAM OF SYSTEM



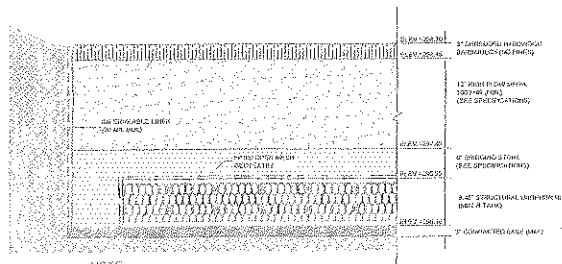
SECTION Y-Y

FOCAL POINT CONSTRUCTION GUIDE
NOT TO SCALE



NOTE:
1. DETAIL ONE OBSERVATION/MAINTENANCE PORT IN BOLD

FOCAL POINT #1 DETAILED CROSS SECTION
NOT TO SCALE



NOTE:
1. DETAIL TWO OBSERVATION/MAINTENANCE PORT IN BOLD

FOCAL POINT #2 DETAILED CROSS SECTION
NOT TO SCALE

FOCAL POINT #1 PERFORMANCE SPECIFICATION

HIGH PERFORMANCE MEDIA

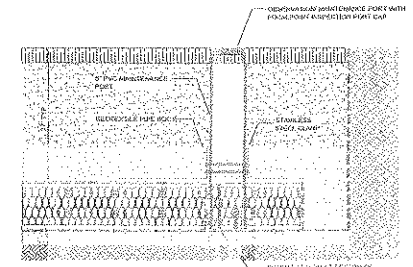
HIGH PERFORMANCE MEDIA MUST MEET A MINIMUM OF 100 PER HOUR FILTRATION RATE. HIGH PERFORMANCE MEDIA MUST BE CONSTRUCTED WITH PROPERLY SPECIFIED MEDIA IN LAYERS OF INSTALLATION. FIELD TEST MUST BE CONDUCTED WITH PROPERLY SPECIFIED MEDIA IN LAYERS OF INSTALLATION. FIELD TEST MUST BE CONDUCTED WITH PROPERLY SPECIFIED MEDIA IN LAYERS OF INSTALLATION. FIELD TEST MUST BE CONDUCTED WITH PROPERLY SPECIFIED MEDIA IN LAYERS OF INSTALLATION.

HIGH PERFORMANCE STRUCTURAL UNDERDRY

MUST HAVE A MINIMUM OF 10 HIGHER PORES OF GRIT SIZE OPENING PER SQUARE FOOT. MUST MEET NON-DRAINING REQUIREMENTS. MUST BE APPROVED BY TESTING AND APPROVED FOR USE. MUST HAVE MINIMUM 10% AIR SPACE VOID SPACE.

FOCAL POINT #1 CONSTRUCTION GUIDE		
	1'	2'
A. FOCAL POINT LENGTH	10.00	10.00
B. FOCAL POINT WIDTH	4.82	4.82
C. FOCAL POINT DEPTH	2.00	2.00
D. FOCAL POINT VOLUME	96.4	96.4
E. FOCAL POINT AREA	48.2	48.2
F. FOCAL POINT PERIMETER	24.1	24.1
G. FOCAL POINT SURFACE AREA	48.2	48.2
H. FOCAL POINT SURFACE AREA	48.2	48.2
I. FOCAL POINT SURFACE AREA	48.2	48.2
J. FOCAL POINT SURFACE AREA	48.2	48.2

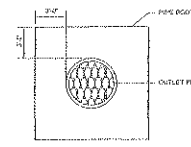
* COVERED BY PROPOSED EARTH WORK
* COVERED BY PROPOSED EARTH WORK



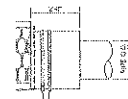
PIPE NOTCH PATTERN DETAIL



FOCAL POINT OBSERVATION PORT DETAIL
NOT TO SCALE

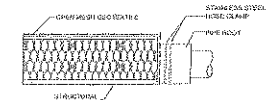


FRONT VIEW

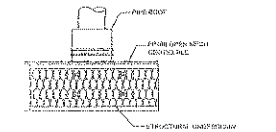


SIDE VIEW

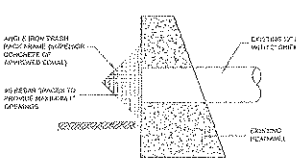
PIPE BOOT DETAIL
NOT TO SCALE



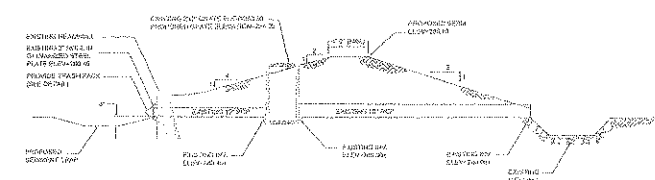
OUTLET/INLET PIPE CONNECTION
NOT TO SCALE



OBSERVATION/MAINTENANCE PORT CONNECTION
NOT TO SCALE



TRASH RACK DETAIL
NOT TO SCALE



DETENTION POND OUTLET CONTROL STRUCTURE
NOT TO SCALE

CONSTRUCTION DETAILS PRESIDENTIAL ESTATES

MAP 237, LOT 8-1
59 HILMORE BOULEVARD
ROCHESTER, NEW HAMPSHIRE
STRAFFORD COUNTY

OWNER OF RECORD:
HIL WASHINGTON STREET LLC
501 G.W. HIGHWAY, SUITE 2
METHUEN, NH 03844

ARCHITECT:
HIL WASHINGTON STREET LLC
501 G.W. HIGHWAY, SUITE 2
METHUEN, NH 03844

DATE: FEBRUARY 10, 2013

SCALE: AS SHOWN



PARTITIONS			
NO.	DATE	DESCRIPTION	BY
1	02/10/13	REVISION FOR CITY REMARKS	AW
2	02/10/13	REVISION FOR CITY REMARKS	AW
3	02/10/13	REVISION FOR CITY REMARKS	AW
4	02/10/13	REVISION FOR CITY REMARKS	AW
5	02/10/13	REVISION FOR CITY REMARKS	AW
6	02/10/13	REVISION FOR CITY REMARKS	AW
7	02/10/13	REVISION FOR CITY REMARKS	AW
8	02/10/13	REVISION FOR CITY REMARKS	AW
9	02/10/13	REVISION FOR CITY REMARKS	AW
10	02/10/13	REVISION FOR CITY REMARKS	AW

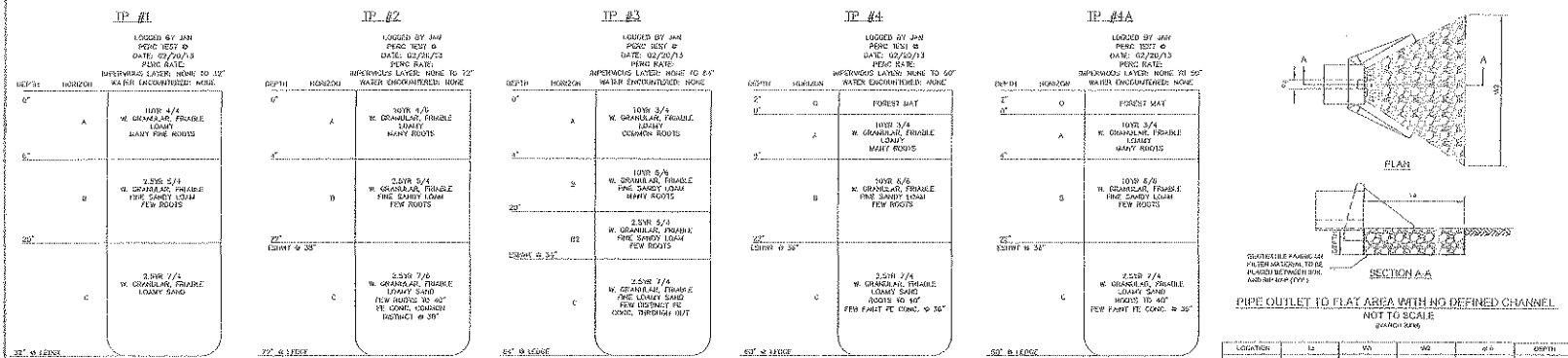
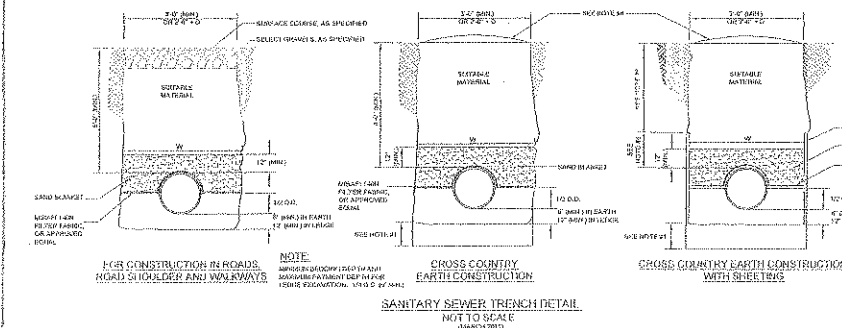


TABLE 7.2.1 - RECOMMENDED SUB BASE GRADATION BASED ON PERCENTAGE OF GRAVEL

PERCENTAGE OF GRAVEL	PERC RATE	PERC RATE
100%	1.5 TO 2.0	1.5 TO 2.0
90%	1.5 TO 2.0	1.5 TO 2.0
80%	1.5 TO 2.0	1.5 TO 2.0
70%	1.5 TO 2.0	1.5 TO 2.0
60%	1.5 TO 2.0	1.5 TO 2.0
50%	1.5 TO 2.0	1.5 TO 2.0
40%	1.5 TO 2.0	1.5 TO 2.0
30%	1.5 TO 2.0	1.5 TO 2.0
20%	1.5 TO 2.0	1.5 TO 2.0
10%	1.5 TO 2.0	1.5 TO 2.0
0%	1.5 TO 2.0	1.5 TO 2.0

- CONSTRUCTION SPECIFICATIONS:**
1. THE SUBGRADE FOR THE FILTER MATERIAL, EXISTING FILL, AND ANY OTHER MATERIALS TO BE PLACED ON THE EXISTING SUBGRADE SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE FILTER MATERIAL. EXISTING AREAS IN THE FILLING SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE FILTER MATERIAL. EXISTING AREAS IN THE FILLING SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE FILTER MATERIAL.
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- MAINTENANCE:**
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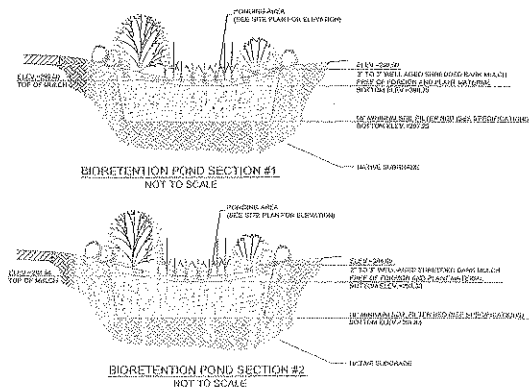
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SANITARY SEWER TRENCH DETAIL
NOT TO SCALE
(BENCH MARK)

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CROSS COUNTRY EARTH CONSTRUCTION WITH SUBGRADE
NOT TO SCALE
(BENCH MARK)

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NOTES:

THE SUBGRADE SHALL BE MAINTAINED AT ALL TIMES. THE SUBGRADE SHALL BE MAINTAINED AT ALL TIMES. THE SUBGRADE SHALL BE MAINTAINED AT ALL TIMES.

LOCATION	12	24	36	48	60	72	84	96	108	120
PERC RATE	12	24	36	48	60	72	84	96	108	120
PERC RATE	12	24	36	48	60	72	84	96	108	120
PERC RATE	12	24	36	48	60	72	84	96	108	120
PERC RATE	12	24	36	48	60	72	84	96	108	120

CONSTRUCTION DETAILS
PRESIDENTIAL ESTATES

MAP 257, LOT 81
59 FULMORE BOULEVARD
ROCHESTER, NEW HAMPSHIRE
STRAFFORD COUNTY

OWNER OF RECORD: 183 WASHINGTON STREET, LLC
501 D.W. HIGHWAY, SUITE F
WARRICK, NH 03264

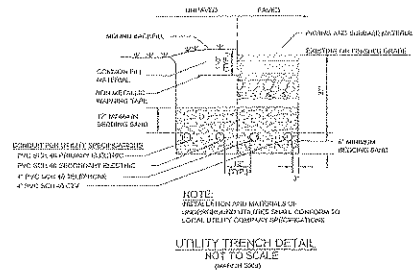
APPLICANT: 183 WASHINGTON STREET, LLC
501 D.W. HIGHWAY, SUITE F
WARRICK, NH 03264

KMA
KROHN-NORDSTROM ASSOCIATES, INC.
Civil Engineering, Land Surveying, Landscape Architecture
10 Church Park North, Suite 200, Durham, NH 03824 (603) 667-2341

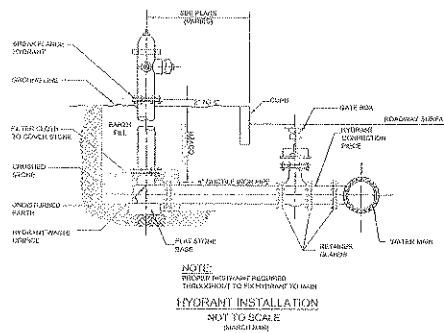
REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK
1	02/20/13	ISSUED FOR PERMIT	JMH	JMH
2	02/20/13	ISSUED FOR PERMIT	JMH	JMH
3	02/20/13	ISSUED FOR PERMIT	JMH	JMH
4	02/20/13	ISSUED FOR PERMIT	JMH	JMH
5	02/20/13	ISSUED FOR PERMIT	JMH	JMH
6	02/20/13	ISSUED FOR PERMIT	JMH	JMH
7	02/20/13	ISSUED FOR PERMIT	JMH	JMH
8	02/20/13	ISSUED FOR PERMIT	JMH	JMH
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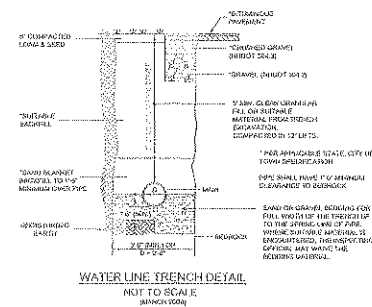
DATE: FEBRUARY 18, 2013
PROJECT NO: 12-1312-1
SCALE: AS SHOWN
SHEET 17 OF 20



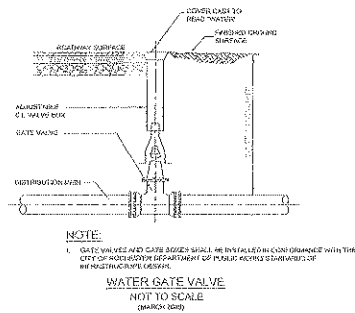
UTILITY TRENCH DETAIL
NOT TO SCALE
(MARCH 2008)



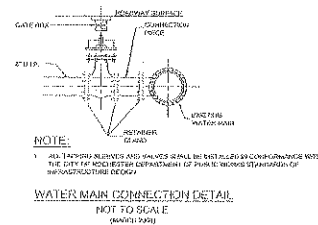
HYDRANT INSTALLATION
NOT TO SCALE
(MARCH 2008)



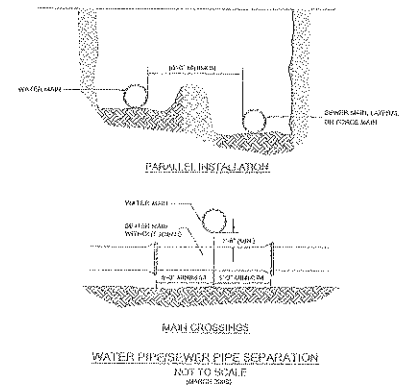
WATER LINE TRENCH DETAIL
NOT TO SCALE
(MARCH 2008)



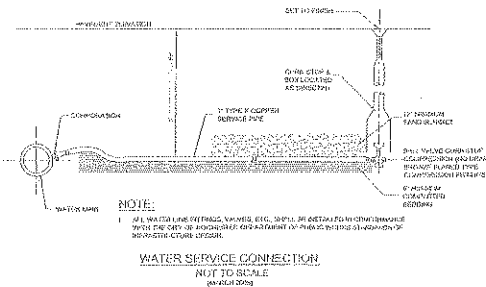
WATER GATE VALVE
NOT TO SCALE
(MARCH 2008)



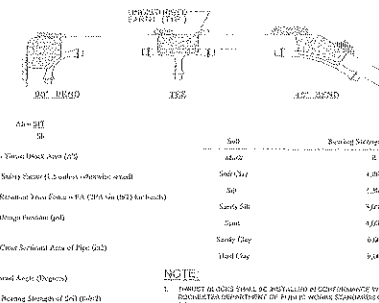
WATER MAIN CONNECTION DETAIL
NOT TO SCALE
(MARCH 2008)



WATER PIPE/SEWER PIPE SEPARATION
NOT TO SCALE
(MARCH 2008)



WATER SERVICE CONNECTION
NOT TO SCALE
(MARCH 2008)



THRUST BLOCK DETAIL
NOT TO SCALE

CONSTRUCTION DETAILS
PRESIDENTIAL ESTATES
MAP 237, LOT 8-3
59 FILLMORE BOULEVARD
ROCHESTER, NEW HAMPSHIRE
STRAFFORD COUNTY

DRAWN BY: RICHARD
185 WASHINGTON STREET, LLC
301 S.W. HIGHWAY, SUITE 2
BERLIN, NH 03504

APPROVED BY: RICHARD
185 WASHINGTON STREET, LLC
301 S.W. HIGHWAY, SUITE 2
BERLIN, NH 03504

REVISIONS

No.	DATE	DESCRIPTION	BY
1	02/28/13	ISSUED FOR CITY PERMIT	RM

DATE: FEBRUARY 18, 2013 **SCALE: AS SHOWN**
PROJECT NO: 12-122-1 **SHEET: 13 OF 20**

