

BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

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www.BerrySurveying.Com

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

April 10, 2023

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

Mr. O'Connor,

Below are comments received during TRG #1 and TRG #2. Some comments were doubled up and were therefore removed from this response. The original comment received is shown in *Italic* and the response below it is in **Bold**. Items remaining in Red are intended to be provided as Conditions of Approval.

Planning:

- Please show emergency vehicle turn around on shared driveways.

The two shared driveways now provided for turn arounds and construction notes. This was discussed with the Fire Department at the former TRC and their comment was addressed by the design.

- Please consider some type of amenities for the development (Park space, open space access, bus shelter, etc.) - Please consider some type of amenities for the development. Since theirs limited accessible open space, enhancing the landscaping plan may be a suitable option or including wildlife enhancements such as bird, duck, or bat boxes within the wetlands. If these options are sought, the HOA docs should address future maintenance.

Thank you for these recommendations. Though there isn't any room for park spaces, the project does provide for access to the open space. The landscaping

has been enhanced to provide a softer community feel. As recommended bat houses have been added to the plan in areas of wetlands, within the road right of way with southern exposure.

- Site Plan waiver needed for road length over 1200'

This has now been supplied

- CUP needed for reduced lot frontage on cul-de-sac

This has now been supplied

- Address traffic 3rd party review with DPW to include nearby intersection impacts

The signs recommended in the review have been added to the sign legend and notation for the requirement added to Sheet 2, #37

- Please show buildable lot area (outside of setbacks and buffer areas) and leach field area

Areas are now provided on the subdivision plans Sheets 14 and 15. The note that formerly said "Minimum of 3,000 SF" was replaced. Leach field areas are shown on the Site Plans Sheet 20-23, and now shown on the Schematic Lot Grading Plans which were requested by DPW.

- Provide maintenance agreements and draft easements for shared driveways / infrastructure. Easements shall be a minimum of 30'

- A water capacity analysis will be required.

This was conducted and found there is sufficient supply.

- Show date of wetland delineation

The date of the delineation is located in the delineation note on Sheets 3-7

- Please add a plan note stating that wetlands shall be marked with pink and black flagging

This note was added to Sheet 2, #38

- Address the treatment and ownership of the open space lot (HOA docs / drainage maintenance)



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- A street sign will be required

The street sign is located on the Site Plan Sheet 21 and in the sign legend on Sheet 1.

- Note any stonewall on site must be maintained in placed of moved to another location site.

We have added a note on Sheet 2, #35 to this affect though we do not anticipate any stone walls being moved.

- Please show any proposed lighting (cul-de-sac and intersection)

Lights are provided on the Site Plans Sheets 20-22. They are provided at the entrance, at the curves in the road and the cul-de-sac.

- A plan showing road 50' road stationing must be included with final plans. A street name application will also need to be submitted and road sign installed.

This is provided in the plan set on multiple sheets. It is customary as a condition of approval a cleaner sheet be provided to the department for the purposes of developing addressing.

- Orange construction fencing will be required where work is being completed with 100' of wetlands

The Erosion and Sediment Control Plan has been updated to extend the fence to the 100' requirement. A note was added to Sheet 2 #36 for further reinforcement.

Conservation:

Notes on plan sheet 2 of 45 need the following updates:

- 10) Swales shall have sod bottom --- City of Dover standard note and can be removed.*
- 13) Addresses assigned by Assessing --- update to Planning Department.*
- 21) Saturday hours of operation listed as 9 - 4 in the CAEMITP.*

These notes were updated as recommended

*Please provide Landscaping Plan that uses New Hampshire native species.
[Amur Maple and Maackia are non-native trees; Green Ash is currently not recommended in plans due to Emerald Ash Borer]*

Landscaping was updated to New Hampshire native species. Many additional plantings were provided in an effort to promote pollinator growth and bio-diversity in the subdivision.



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Revise E16 Seeding Specifications located on plan sheet E-102 to reflect the following:

- + *Add plan note that fertilizer is not to be applied within the 50' wetland buffer.*
- + *Update the Conservation Seed Mix to New Hampshire native species.*

The modifications were made as recommended to this detail.

Replace "Community Services Department" with "Department of Public Works" in note 12 on plan sheet 30.

This note has been updated

Department of Public Works:

Mailbox delivery bump-out at beginning of the road shall be eliminated, rather provide mailbox clusters along the proposed road.

The pull off has been removed and the cluster box has been moved closer to the alignment.

Show driveway and lot grading as well as proposed foundation drain outlet locations.

A Schematic Design Plan has been provided for the subdivision. Please note that this is not intended to be a Design Plan or be used as a Site Plan. The intent is to show the likely grading of the units, the drainage allowance for the foundations and the compliance with the driveway slope regulations.

There are 6 long water services at the cul-de-sac end of the road. Re-align watermain to minimize the water service length in the right-of-way.

These were modified. Additional length was added to the 8" main and a spur added. See Sheet 26

Watermain gate valves boxes to have debris caps to prevent debris from falling into gate box as well as gate box seats which aid in aligning the gate box with the operating nut of the gate valve.

These notes have been added to the construction details on Sheet 43.



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All catch basin grates/frames to be Rexus style.

Rexus Grates are now referenced on all sheets and a construction detail was updated from the "B" grate. Sheet 41

Drain manhole covers/frames to be NH standard cast iron with 30" clear opening.

A construction detail for this can be found on Sheet 41.

Fire hydrants to be Kennedy K81D, open right.

The standard details reference this make and model and to open right. See Sheet 43

Ductile iron water main to be poly-wrapped.

The water mains in plan view (Sheet 24-26) call for poly-wrap. This note has also been added to the construction detail U11 on Sheet 43



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Assessing Department:

This parcel is all in Current Use and our office will need a new Current Use Map.
We are preparing an updated map for review.

Please add a parcel number for the private road 108-50-17.

This is proposed to be a public road, but for the interim the designation was added to Sheets 13-15

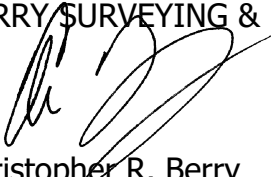
The parcel numbers on the plan set that were assigned to the lots are acceptable.

No comment needed.

Our office will need an 11x17 recorded copy of the plan when finalized.

This can be provided.

BERRY SURVEYING & ENGINEERING



Christopher R. Berry
Principal, President



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April 11, 2023

City of Rochester Planning Office
Attention: Ryan O'Connor, Senior Planner
33 Wakefield Street
Rochester, NH 03867

RE: Owner: Elizabeth Dunnells
Applicant: Roadrunner Real Estate Development LLC
797 Portland Street & Crow Hill Road
Waiver Requests & Conditional Use

Chairperson & Members of the Rochester Planning Board:

In accordance with the Subdivision Regulations, the following waiver is hereby requested:

1. Identification of Waiver Request: Section 5.3.7 Cul-De-Sac Length

- To waive the minimum cul-de-sac length to permit a 1,223' cul-de-sac where 1,200' is the maximum allowed.

Explanation:

The applicant has provided the Planning Department as well as the Planning Board with alternative designs which provided for a cul-de-sac that was compliant with the 1,200' requirement, but increased residential density directly behind the abutting land owners on Crow Hill Road. These former designs included additional shared driveways. The project proposal is a superior design and only requires a waiver for the additional 23' of road length.

Waiver Justification:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

The intent of this regulation is to ensure there is adequate life safety consideration, planning considerations and maintenance considerations in the planning of a project.

By example and theory, providing multiple over length cul-de-sac designs when a loop road could be achieved is considered poor neighborhood planning, poor access management planning and poor maintenance planning. In this case, the applicant is proposing one cul-de-sac in an appropriate setting given the surrounding wetlands. The design is superior to others with shorter

road way systems given the proximity to the developable land. Looping roadway systems would increase environmental impact beyond what is reasonable for such as small request for waiver.

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

Strict conformity to this regulation would require an increased density towards the front of the site, which is contrary to objectives and goals of the design. Requiring a looping system would increase impact on the land and increase municipal maintenance responsibilities in the future.

In accordance with the Chapter 218 Regulations, the following waiver is hereby requested:

2. Identification of Waiver Request: 218-10.F(2)d

- To permit CB#1 and CB#7 to have cleaning velocities less than prescribed.

Explanation:

The applicant is proposing two basins which do not meet the prescribed cleaning velocity due to the contributing land area being small. Placement of the basins are based on the entrance profile sag and (CB#1) and reducing icing potential (CB#7).

Waiver Justification:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

The intent of this regulation is to typically ensure there is adequate cleaning velocity within cross culverts which receive larger volumes of sediment from unpaved contributing areas to ensure inlet and outlets do not become clogged with debris. In this case the system is a closed system with the only contributing sedimentation from road salt and sand whereas the grates are provided for falling woodland debris. The velocities within the pipe are sufficient enough to transport the small amount of contributing area and provide cleaning velocity at the larger modeled storm events. Basins are not equipped with sumps due to the sensitive nature of the project site.

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

Strict conformity to this regulation would require the removal of certain basins to increase contributing area. In both situations, the basins are designed to remove icing concerns within the roadway. Increasing the contributing areas would increase the potential icing situation.

3. Identification of Waiver Request: 218-10.C(2)a&b

- To waive the requirement for Ground Water Recharge Volume (GRV) on soils which do not have the capacity to infiltration stormwater.

Explanation:

The applicant is proposing drip edges along all of the structures, which is demonstrated to meet the GRV requirement of both NHDES AoT and Chapter 218. This is a little non-conventional and may not have the full effect when the underdrain around the home is considered,

Waiver Justification:**a. Granting the waiver will properly carry out the purpose and intent of the regulations.**

The intent of this regulation is to promote infiltration as a stormwater best management practice and ensure that the ground water levels are not depleted through the installation of impervious surfaces. In this case the project design attempts to infiltrate water at the source during the smaller rain events. During periods of lower ground water tables, the water will be infiltrated. During periods of higher ground water table, the water will likely hit the underdrains around the home or runoff on the yard and to the dedicated locations. The stormwater systems down stream are designed for these devices to not infiltrate. Additionally, there is a large level spreader at the end of the Gravel Wetland which is located in a Deerfield soil which does have infiltration capacity. This is not accounted for in the design modeling due to the fact that shortly down stream the ground water likely breaks out into the urbanized stream on site.

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

Strict conformity to this regulation would require non-compliance with the NHDES Alteration of Terrain standards. The soils do not contain infiltration capacities in the natural state, based on the published rates found in KSat New Hampshire. The same is true in the proposed condition. The calculation inherently creates a hardship to the applicant where it implies infiltration capacity in the existing condition on soils which are not permitted to be infiltrated on in the proposed condition. The applicant has designed a system that promotes infiltration where feasible and has designed a system that drastically reduces peak rates and volumes within the 24-hour period.

4. Identification of Waiver Request: 218-10.C(3)a&b

- To waive the requirement to reduce *volume* for the 2-Yr, 10-Yr, and 25-Yr 24 Hour storm event.
- BS&E does not feel that this waiver is required, however the third-party review engineer, and by extension the municipal staff does.

Explanation:

The applicant is proposing a large Stormwater Gravel Wetland (SGW) for the proposed project. This design is a Low Impact Development device. (LID) This device captures large portions of off-site flow as well as on-site development flow, provides a high level of treatment, detention and extended attenuation for storm events modeled for the 100 Yr. 24-hour design frequency. The regulation requires the analysis to be conducted for the 24-hour period. The extended detention component of the SGW reduces the volume during this required period. This is a common practice that is supported by AoT and required to meet the channel flow protection requirements in this application.

3.1 FULL COMPARATIVE ANALYSIS

ANALYSIS COMPONENT: PEAK RATE DISCHARGE (Cubic Feet / Second)

		2 Yr	10 Yr	25 Yr	50 Yr	100 Yr
Reach #200	Existing	13.16	33.04	50.88	68.55	90.22
	Proposed	0.00	6.17	17.32	26.91	38.33
Final Reach #1000	Existing	35.12	87.06	133.64	179.87	236.80
	Proposed	22.72	66.32	120.75	165.23	225.13

ANALYSIS COMPONENT: VOLUME (Acre Feet)

		2 Yr	10 Yr	25 Yr	50 Yr	100 Yr
Reach #200	Existing	3.338	7.715	11.693	15.689	20.674
	Proposed	0.001	0.379	1.431	2.682	4.353
Final Reach #1000	Existing	8.338	19.023	28.663	38.312	50.311
	Proposed	7.622	18.072	27.606	37.250	49.259

The intent of the regulation is to ensure that downstream infrastructure and natural features are not affected during the same window of time as the primary storm event. By example if an applicant reduces peak rates but increases volume during the 24 hour period there could be downstream flooded components to the system which would see additional head pressure or experience bank full due to tail water affects. In the case of the design, volume is reduced by a considerable margin during this period of time and releases the stormflow out over a 72 hour period.

Waiver Justification:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

The intent of this regulation is to ensure downstream impacts are considered when reviewing volumetric effects. By reducing the volume during the 24-hour period the existing flooding experienced during that period is reduced with the draw down time extended out over a longer period of time. This is very different than less modern designs where the peak rates were reduced and volumes were only offset by an hour or two. The channel flow protection requirements from which this regulation originates speak to this very design. The NHDES regulations require that either the volume is kept at 0.1-acre foot of increase or reduced, OR the peak rate at the 2-YR storm event is cut in half. This implies that extended detention is a second acceptable tool to reduce downstream effects.

Given all of the other discharges to the Crow Hill Road crossing are urbanized, peak rates and peak volumes take place within the 12-to-24-hour period. The former flooding at this location is indicative of this. The saturation of the urbanized contributing area collects on or about the same

hour. The proposed system holds water for a longer period of time, reducing the impact on the down stream systems, properties and wetland systems. Water quality for the area is increased by routing such a large amount of off site flow through the pond for treatment, and downstream water bodies see a more natural and consistent base flow. This is contrast with the existing urbanization or “flash” seen in the down stream wetlands in the existing condition.

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

As noted above BS&E is of the opinion that strict conformity has been met. In the opinion of the consultant and staff, infiltration is not the primary volumetric reduction device and therefore the regulation has not been met. Due to the soils onsite not allowing for rapid infiltration and not being compliant for that purpose the applicant has no other choice but to chose extended detention to ensure the purpose and intent of Chapter 218 is met and to ensure there are no negative downstream impacts. Denial of this tool is not in keeping with state regulations and allowances and in our opinion is not congruent with what Chapter 218 states. For all of these reasons denial would pose an unnecessary hardship whereas the applicant has proven that this design style is an acceptable alternative to infiltration in areas which are not suitable for that use.

Thank you for your time and attention to this matter and we hope you look favorably upon these requests.

In accordance with the City of Rochester Zoning Ordinance, 275.21.1 A, Granting Authority the following Conditional Use Permit is requested:

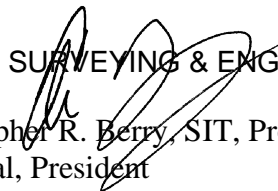
1. 275-19.2 To permit lot frontages along a Cul-de-sac to be reduced by 20% which is permissible by Conditional Use.

The following are the base criteria for granting conditional use permits found in 275-21.3 where there are no additional specific criteria for the requested use.

- A. Allowed use or departure. The use or departure from standards is specifically authorized under the Tables of Uses in Article 18 as a conditional use or is otherwise specifically authorized in this chapter;*
 - a. This is an authorized departure found in the zoning ordinance.
- B. Intent of chapter. The proposal is consistent with the purpose and intent of this chapter;*
 - a. The proposal is consistent with the purpose and intent of the chapter whereas it proposes and orderly lot layout along the proposed cul-de-sac.
- C. Intent of Master Plan. The proposal is consistent with the purpose and intent of the Master Plan;*
 - b. The intent is to create radial lots on cul-de-sac designs, which recognizes the lot width gained at the front setback line and beyond.

- D. Compatibility. The proposal is compatible with general dimensional, use, and design characteristics of the neighborhood and surrounding area;*
- a. The design is compatible with standard radial cul-de-sac design. There is no change in the general shape or dimensional use of the proposed lots.
- E. Streetscape. The proposal will not adversely impact the quality of the streetscape;*
- a. This use will have not adverse impact on the street scape of the project.
- F. Resources. The use or departure will not have a significantly adverse impact upon natural, scenic, historic, or cultural resources and can be designed with sensitivity to environmental constraints; and*
- a. There is no change in these factors when considering a lot that has the formal amount of frontage on a cul-de-sac vs a lot with a reduced radial amount.
- G. Public facilities. The use does not place an undue burden upon the City's resources, including the effect on the City's water supply and distribution system, sanitary and storm sewage collection and treatment systems, fire protection, police protection, streets and schools.*
- a. There is no change in the underlying burden the proposed subdivision places on the noted systems by granting the conditional use permit. There is a reduction in the amount of roadway and impervious surface needed to achieve the same goal.

BERRY SURVEYING & ENGINEERING


Christopher R. Berry, SIT, Project Manager
Principal, President



Conditional Use Permit Application
City of Rochester, New Hampshire

Date: 4-11-23

Property information

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

Property address/location: 797 Portland Street

Name of project (if applicable): Tibetan Drive

Property owner

Name (include name of individual): Elizabeth Dunnells

Mailing address: 25 Crowhill Road, Rochester, NH 03868

Telephone #: _____ Fax: _____

Applicant/developer (if different from property owner)

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

Mailing address: _____
35 Third Street, Dover, NH 03820

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

Engineer/designer

Name (include name of individual): Berry Suveying & Engineering

Mailing address: Kenneth A. Berry PE, LLS, Christopher Berry PM
335 Second Crown Point Road, Barrington, NH 03825

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

Email address: k.berry@berrysurveying.com Professional license #: PE 14243
crberry@metrocast.net LLS 805

Proposed Project

Please describe the proposed project: Construct a cul-de-sac for the purposes of
gaining access to 16 duplex lots.

Cul-de-sacs are permitted to have a 20% reduction of frontage with
a granted Conditional Use Permit

Please describe the existing conditions: Wooded

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 Conditional Use application to the City of Rochester Planning Board pursuant to the City of Rochester Zoning Ordinance 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: _____

Date: _____

Signature of applicant/developer:  _____

Date: 4-11-23

Signature of agent:  _____

Date: 4-11-23

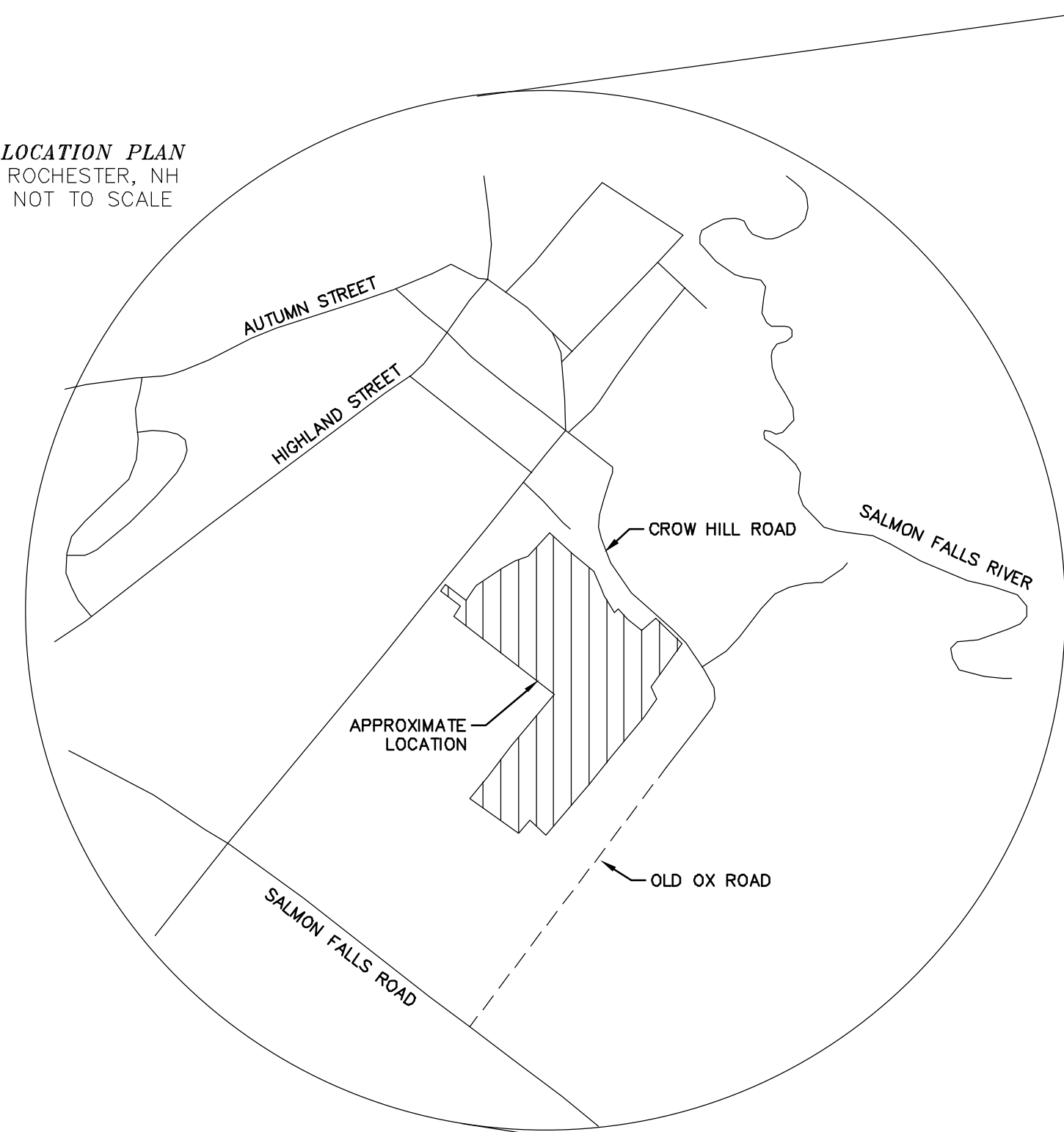
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OWNER: ELIZABETH DUNNELLS
25 CROW HILL ROAD
ROCHESTER, NH 03868

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

LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE



NOTE:

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

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

SURVEYOR OF RECORD:

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

ENGINEER OF RECORD:

KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
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BARRINGTON, NH 03825
(603) 332-2863

WETLAND SCIENTIST:

DEIDRA BENJAMIN, CWS
100 LEAVITT ROAD
PITTSFIELD, NH 03263
(603)-496-3307

SOIL SCIENTIST:

JOHN P. HAYES III, CWS
7 LIMESTONE WAY
NORTH HAMPTON, NH 03862
(603)-776-5825

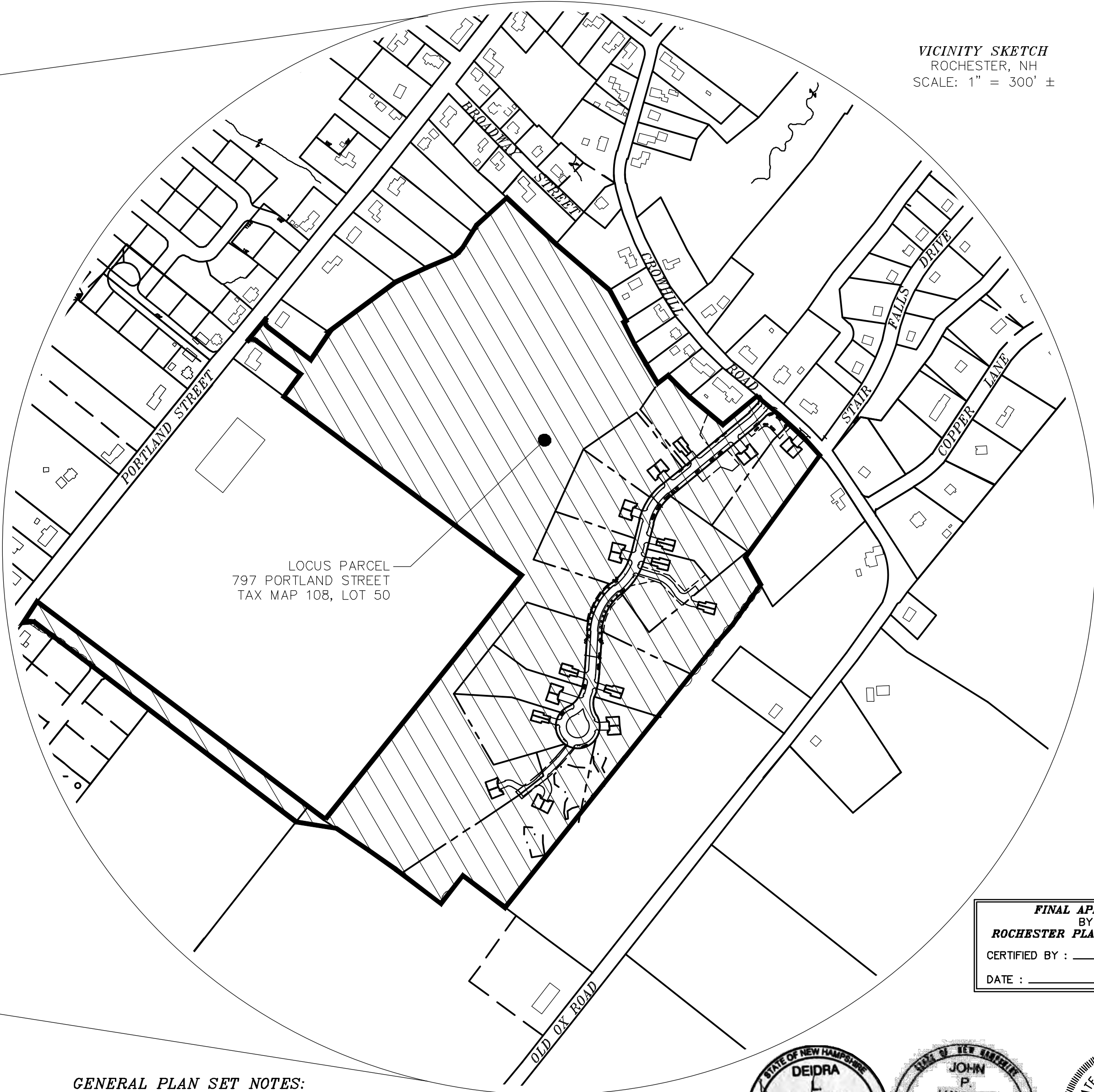
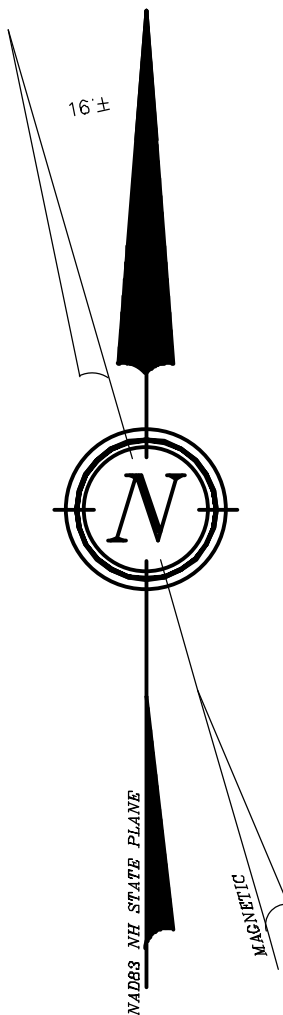
WILDLIFE CONSULTANT:

FRAGGLE ROCK ENVIRONMENTAL
DAMON BURT, CWS
38 GARLAND ROAD
STRAFFORD, NH 03884
603-969-5574

ARCHAEOLOGICAL CONSULTANT:

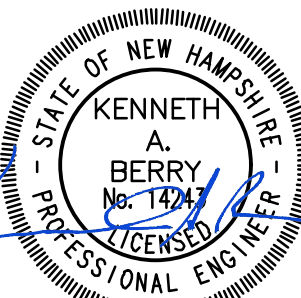
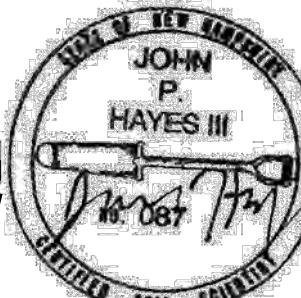
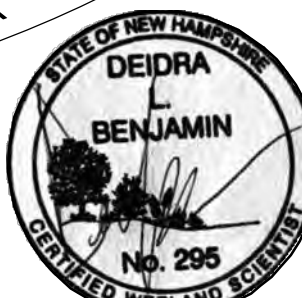
MONADNOCK ARCHAEOLOGICAL
CONSULTING LLC
ROBERT G. GOODBY, Ph.D
144 GREENWOOD ROAD
DUBLIN, NH 03444

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



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

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE :



#	REVISION	DATE	DESCRIPTION
#5		4-10-23	REVISED PER TRG II AND THIRD PARTY RESPONSE
#4		2-10-23	REVISED PER THIRD PARTY REVIEW
#3		1-10-23	REVISED PER DEC. 2022 CONSCOM REQ.
#2		10-20-22	REVISE CUP AREAS/GRAVEL WETLAND
#1		8-23-22	PROJECT SUBMISSION

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

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS SHOWN
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
LICENSED PROFESSIONAL ENGINEER
SIGNATURE

GENERAL PLAN SET NOTES:

- 1.) 11x17" PLANS ARE TWICE THE PUBLISHED SCALE.
- 2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF ROCHESTER.

REQUIRED PERMITS:

- ~ NHDES ALTERATION OF TERRAIN PERMIT
- ~ NHDES WETLANDS PERMIT
- ~ NHDES SUBSURFACE SEPTIC PERMIT
- ~ NATURAL HERITAGE BUREAU
- ~ NH DIVISION OF HISTORICAL RESOURCES
- ~ NOTICE OF INTENT
- ~ EVERSOURCE WORK NUMBER

(NOT YET SUBMITTED)
(NOT YET SUBMITTED)
(NOT YET SUBMITTED)
(APPROVED NHB22-2667)
(APPROVED R&C #14159, 8-19-22)
(NOT YET SUBMITTED)
10033449

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	4	RED	WHITE	WHITE	SQUARE (4)
R2-1	24"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	3	WHITE	GREEN	GREEN	U-CHANNEL (3)
R6-1R	36"x12"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	BLACK W/ WHITE ARROW	BLACK	WHITE	U-CHANNEL (2)
R8-31	24"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	BLACK	BLACK	U-CHANNEL (1)
W14-2	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	YELLOW	BLACK	BLACK	U-CHANNEL (2)
	30"x12"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	GREEN	WHITE	GREEN	U-CHANNEL (1)
	4"x4"		SEE STANDARD SIGN TO BE PURCHASED AT THE CITY OF ROCHESTER PLANNING OFFICE	TBD IN FIELD	GREEN	WHITE	WHITE	U-CHANNEL OR TREE
	4"x4"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	4	GREEN	WHITE	WHITE	U-CHANNEL (3)
W11-2	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	YELLOW	BLACK	BLACK	U-CHANNEL (2)
W16-7P	24"x12"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	YELLOW	BLACK	BLACK	U-CHANNEL (0)

ABBREVIATION LEGEND:

S.G.C. SLOPED GRANITE CURB

E.O.C. EDGE OF PAVEMENT

BITUM. BITUMINOUS

E.S.H.W.T ESTIMATED SEASONAL HIGH WATER TABLE

TYP. TYPICAL

U.G.E. UNDER GROUND ELECTRIC / UTILITY

HDPE HIGH DENSITY POLYETHYLENE

ACP ASBESTOS CLAY PIPE

F.G. FINISHED GRADE

E.G. EXISTING GRADE

L.F. LINEAR FOOT

F.F. FINISHED FLOOR

FND FOUND

T.B.R. TO BE REMOVED

P.L. PROPERTY LINE

E.L. EASEMENT LINE

T.B.M. TEMPORARY BENCHMARK

('/', FOOT / FOOT

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

ABUTTERS WITHIN 200':

N/F FRITZ, DONNA L & CUNHA, FRANK
798 PORTLAND STREET
ROCHESTER, NH 03668-8410
TAX MAP 108, LOT 64
S.C.R.D. BOOK 2146, PAGE 609

N/F DOYLE, RYAN MICHAEL
DOYLE, ANDREA ALICE
802 PORTLAND STREET
ROCHESTER, NH 03668
TAX MAP 108, LOT 55
S.C.R.D. BOOK 4952, PAGE 616

N/F HAROLD N BOSTICK REVOCABLE TRUST
BOSTICK, HAROLD N TRUSTEE
542 SALMON FALLS ROAD
ROCHESTER, NH 03668
TAX MAP 108, LOT 128-1
S.C.R.D. BOOK 5054, PAGE 592

N/F KONDRUP, FAMILY REVOCABLE TRUST
KONDRUP, DAMON M & STAG L
570 SALMON FALLS ROAD
ROCHESTER, NH 03668-5907
TAX MAP 224, LOT 1
S.C.R.D. BOOK 4742, PAGE 371

N/F KONDRUP, FAMILY REVOCABLE TRUST
KONDRUP, DAMON M & STAG L
570 SALMON FALLS ROAD
ROCHESTER, NH 03668-5907
TAX MAP 224, LOT 1
S.C.R.D. BOOK 4742, PAGE 371

N/F RICE, PHILIP M
4 BROADWAY STREET
ROCHESTER, NH 03668-8408
TAX MAP 108, LOT 209
S.C.R.D. BOOK 4391, PAGE 960

N/F PAGE, BRIAN M
6 BROADWAY STREET
ROCHESTER, NH 03668-8408
TAX MAP 108, LOT 210
S.C.R.D. BOOK 3822, PAGE 722

ABUTTERS WITHIN 200':

N/F KELLER, CLARISSA
8 BROADWAY STREET
ROCHESTER, NH 03667
TAX MAP 108, LOT 211
S.C.R.D. BOOK 5049, PAGE 592

N/F SANDRA LEE MAIN REVOCABLE
TRUST OF 2008, MAIN, SANDRA L TRUSTEE
5 BROADWAY STREET
ROCHESTER, NH 03668-8407
TAX MAP 108, LOT 212
S.C.R.D. BOOK 4742, PAGE 371

N/F KONDRUP, FAMILY REVOCABLE TRUST
KONDRUP, DAMON M & STAG L
570 SALMON FALLS ROAD
ROCHESTER, NH 03668-5907
TAX MAP 224, LOT 1
S.C.R.D. BOOK 4742, PAGE 371

N/F RICE, PHILIP M
4 BROADWAY STREET
ROCHESTER, NH 03668-8408
TAX MAP 108, LOT 209
S.C.R.D. BOOK 4391, PAGE 960

N/F PAGE, BRIAN M
6 BROADWAY STREET
ROCHESTER, NH 03668-8408
TAX MAP 108, LOT 210
S.C.R.D. BOOK 3822, PAGE 722

ABUTTERS WITHIN 200':

N/F CHAVEZ, ANGULO JONATAN D &
COX, JESSICA M
2 CAROLE COURT
ROCHESTER, NH 03668-8843
TAX MAP 107, LOT 54
S.C.R.D. BOOK 4734, PAGE 853

N/F GILLENTINE, BRYAN & LIENGO,
ADRIA
7 CAROLE COURT
ROCHESTER, NH 03668-8842
TAX MAP 107, LOT 54-7
S.C.R.D. BOOK 4734, PAGE 853

N/F ANDREWS, JENNIFER L & ERIC J
50 CROWHILL ROAD
ROCHESTER, NH 03668-8475
TAX MAP 108, LOT 1
S.C.R.D. BOOK 4813, PAGE 32

N/F THEROUX, TILTON, JANICE MAY &
TILTON, STEVEN & DANIEL S
58 CROWHILL ROAD
ROCHESTER, NH 03668
TAX MAP 108, LOT 2
S.C.R.D. BOOK 5035, PAGE 88

N/F COLD SPRING CEMETERY ASSOC.
P.O. BOX 6305
ROCHESTER, NH 03668-6305
TAX MAP 108, LOT 3
S.C.R.D. BOOK 485, PAGE 491

ABUTTERS WITHIN 200':

N/F KUBIK, JEFFERY
88 CROWHILL ROAD
ROCHESTER, NH 03668-8475
TAX MAP 108, LOT 5
S.C.R.D. BOOK 2124, PAGE 262

N/F VITAGILIANO, HEATHER L
74 CROWHILL ROAD
ROCHESTER, NH 03668-8436
TAX MAP 108, LOT 6
S.C.R.D. BOOK 2124, PAGE 262

N/F NEIMAN, GARY S & KAREN B
78 CROWHILL ROAD
ROCHESTER, NH 03668-8436
TAX MAP 108, LOT 8
S.C.R.D. BOOK 1605, PAGE 539

N/F LEVILLIE, DIANE G
4 COPPER LANE
ROCHESTER, NH 03668-5907
TAX MAP 108, LOT 87
S.C.R.D. BOOK 4222, PAGE 429

N/F MARY M JONES REVOCABLE TRUST
JONES, MARY M TRUSTEE
99 CROWHILL ROAD
ROCHESTER, NH 03668-8472
TAX MAP 108, LOT 3
S.C.R.D. BOOK 3417, PAGE 467

ABUTTERS WITHIN 200':

N/F JONES, CARL L 3RD & LUANN M
127 CROWHILL ROAD
ROCHESTER, NH 03668-8435
TAX MAP 108, LOT 33-1
S.C.R.D. BOOK 4159, PAGE 414

N/F CLAFIN, LINDA A
88 CROWHILL ROAD
ROCHESTER, NH 03668-8434
TAX MAP 108, LOT 34
S.C.R.D. BOOK 2004, PAGE 645

N/F KIROHDORFER, JOHN H
67 CROWHILL ROAD
ROCHESTER, NH 03668-8435
TAX MAP 108, LOT 36
S.C.R.D. BOOK 4369, PAGE 900

N/F MCLEAN FAMILY REVOCABLE TRUST
MCLEAN, DOROTHY A & JOHN D
63 CROWHILL ROAD
ROCHESTER, NH 03668-8472
TAX MAP 108, LOT 36
S.C.R.D. BOOK 44635, PAGE 633

ABUTTERS WITHIN 200':

N/F STEVENS FAMILY TRUST DATED
OCTOBER 23 2007
61 CROWHILL ROAD
ROCHESTER, NH 03668-8435
TAX MAP 108, LOT 37
S.C.R.D. BOOK 3509, PAGE 155

N/F HUSSEY, DANIEL & DANDRA D
55 CROWHILL ROAD
ROCHESTER, NH 03668-8435
TAX MAP 108, LOT 39
S.C.R.D. BOOK 4651, PAGE 402

N/F DIORIO, ANTHONY & CARLA A
7 BROADWAY STREET
ROCHESTER, NH 03668-8407
TAX MAP 108, LOT 44
S.C.R.D. BOOK 4639, PAGE 766

N/F BELL, BARBARA L
825 PORTLAND STREET
ROCHESTER, NH 03668-8412
TAX MAP 108, LOT 51
S.C.R.D. BOOK 3216, PAGE 204

ABUTTERS WITHIN 200':

N/F BAY, BENJAMIN A
45 CROWHILL ROAD
ROCHESTER, NH 03668-8435
TAX MAP 108, LOT 41
S.C.R.D. BOOK 4309, PAGE 912

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

N/F KELLER, CLARISSA
8 BROADWAY STREET
ROCHESTER, NH 03667
TAX MAP 108, LOT 43
S.C.R.D. BOOK 5049, PAGE 254

N/F BOISVERT, PHILEMON J
801 PORTLAND STREET
ROCHESTER, NH 03668
TAX MAP 108, LOT 49
S.C.R.D. BOOK 5014, PAGE 141

N/F CLAFFY, COLIN S & GAIL L
795 PORTLAND STREET
ROCHESTER, NH 03668-8412
TAX MAP 108, LOT 51
S.C.R.D. BOOK 1079, PAGE 215

ABUTTERS WITHIN 200':

N/F NOYES, ANDREW A & KERRI A
31 WAKEFIELD STREET
ROCHESTER, NH 03668
TAX MAP 108, LOT 46
S.C.R.D. BOOK 4955, PAGE 237

N/F GOODWIN REVOCABLE TRUST
817 PORTLAND STREET
ROCHESTER, NH 03668
TAX MAP 108, LOT 47
S.C.R.D. BOOK 5024, PAGE 988

N/F HINKLEY, JAMES D & CLAIRE W
807 PORTLAND STREET
ROCHESTER, NH 03668-8412
TAX MAP 108, LOT 48
S.C.R.D. BOOK 3931, PAGE 761

N/F BOISVERT, PHILEMON J
801 PORTLAND STREET
ROCHESTER, NH 03668
TAX MAP 108, LOT 49
S.C.R.D. BOOK 5014, PAGE 141

N/F CLAFFY, COLIN S & GAIL L
795 PORTLAND STREET
ROCHESTER, NH 03668-8412
TAX MAP 108, LOT 51
S.C.R.D. BOOK 1079, PAGE 215

ABUTTERS WITHIN 200':

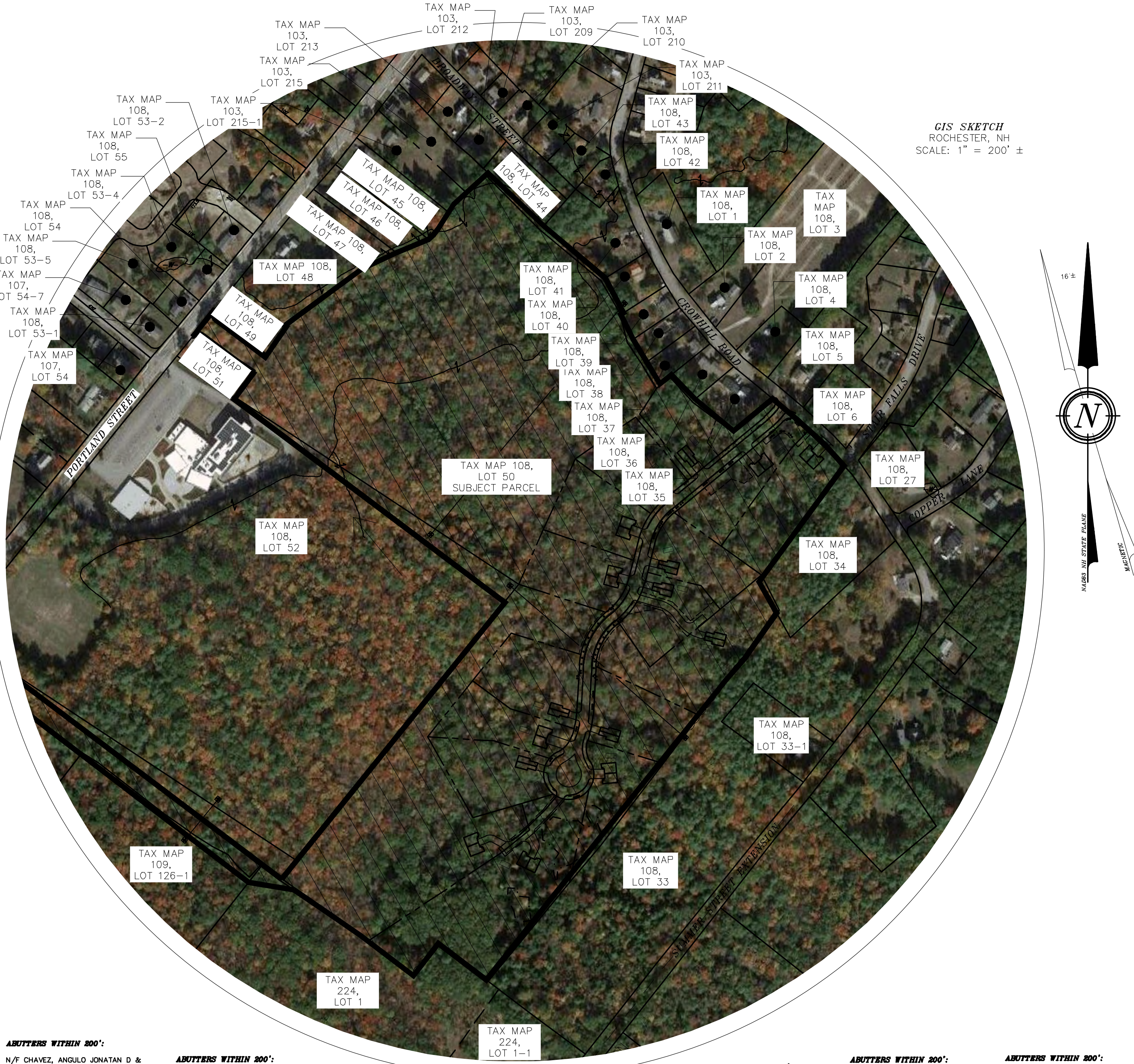
N/F CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03000
TAX MAP 108, LOT 52
S.C.R.D. BOOK 4742, PAGE 371

N/F GIESNE, MARIA &
STAUFFACHER, PORTIA
1 CAROLE COURT
ROCHESTER, NH 03668-8824
TAX MAP 108, LOT 63-1
S.C.R.D. BOOK 4704, PAGE 295

N/F DELOREY, LAURA & MASON, PAUL
806 PORTLAND STREET
ROCHESTER, NH 03668-8410
TAX MAP 108, LOT 53-2
S.C.R.D. BOOK 4747, PAGE 520

N/F AUBERT, THOMAS R & DIANNE C
5 GARY DRIVE
ROCHESTER, NH 03667-5126
TAX MAP 108, LOT 55-5
S.C.R.D. BOOK 4823, PAGE 737

N/F AUBERT, THOMAS R & DIANNE C
5 GARY DRIVE
ROCHESTER, NH 03667-5126
TAX MAP 108, LOT 55-5
S.C.R.D. BOOK 4823, PAGE 737



STANDARD SITE PLAN NOTES:

- OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868
APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT, LLC
35 THIRD STREET
DOVER, NH 03820
- TAX MAP 108, LOT 50
- S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96--0043
- LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.
- AS BUILT PLANS OF SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN A PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ERSI FORMAT TO THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT ONE REQUIRE DROP POLE.
- THE SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND ON SITE SEPTIC.
- ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- THE LIMITS OF CONSTRUCTION ALONG THE 50' WETLAND BUFFER SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE 500 BOTTOMS. THIS IS ONLY APPLICABLE IN THE EVENT THE SITE CONTRACTOR REQUIRES THE USE OF A SWALE DURING THE CONSTRUCTION PROCESS FOR DIVERSION OR DE-WATERING. IF A SWALE IS NEEDED AND CAN BE STABILIZED WITHOUT THE USE OF 500 THIS IS TO BE COORDINATED WITH THE SWPPP INSPECTOR
- A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL TO BE DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. COORDINATE WITH THE CITY OF ROCHESTER DEPARTMENT OF PLANNING & DEPARTMENT OF PUBLIC WORKS.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR, AND THE TECHNICAL STAFF WORKS SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE PLANNING DEPARTMENT DEPARTMENT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. A PLAN IS TO BE SUBMITTED TO THE PLANNING DEPARTMENT SHOWING 50' STATIONING ALONG WITH A STREET NAME APPLICATION. ONCE THE NAME APPROVED THE STREET SIGN MUST BE INSTALLED PER THE DESIGN PLANS PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY.
- THE ROADWAY INFRASTRUCTURE AND DRAINAGE FEATURES ARE TO BE BUILT AND STABILIZED BEFORE LOT DEVELOPMENT MAY COMMENCE DUE TO THE SENSITIVITY OF THE PROJECT SITE.
- ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED 2016. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF ROCHESTER POLICIES AND PRACTICES.
- CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233).
- CONTRACTOR TO CONTACT ROCHESTER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS AS MAY BE REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (603) 436-7708. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH CONSOLIDATED COMMUNICATIONS AT (888) 941-1064 OR BREEZELINE AT (844) 456-3082.
- ALL UNPAVED DISTURBED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.
- THE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAY 9AM-4PM WITH NO SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR.
- FROM GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.
- THIS SITE DESIGN HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE ACCESSIBILITY REGULATIONS IN ACCORDANCE WITH NH RSA 111-A:5.
- WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- FOR MORE INFORMATION ABOUT THIS SITE PLAN PLEASE CONTACT THE CITY OF ROCHESTER PLANNING OFFICE AT 603-335-1338.
- DATUM: PROJECT DATUM IS BASED ON GPS COORDINATES ESTABLISHED WITH A TOPCON HIPER SR RECEIVER AND REPRESENTED IN NEW HAMPSHIRE STATE PLANE COORDINATES NAD 1983 AND VERTICALLY BY NAVD 1988.
- BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.
- THE LIMITS OF CONSTRUCTION DISTURBANCE AND TREE CLEARING LIMITS ARE TO BE MARKED OUT AND APPROVED BY THE CITY PRIOR TO WORK.
- THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
NHDES STATE SUBDIVISION: PENDING
NHDES ALTERATION OF TERRAIN PERMIT: PENDING
US EPA NOI & SWPPP: PENDING
NATURAL HERITAGE BUREAU: APPROVED, NHB22-2667
NH DIVISION OF HISTORICAL RESOURCES: APPROVED, R&C #4159, 8-19-22
- ALL LAMPS ARE TO BE SIGMA SERIES.
- STREET TREES ARE PROVIDED FOR WITHIN THIS PLAN SET. THREE SPECIES ARE SUGGESTED. IT SHOULD BE NOTED THAT A MIX OF THESE SPECIES IS REQUIRED. AN ALTERNATING PATTERN IS PREFERRED.
- ALL PROPOSED STREET TREES ARE TO BE AT LEAST 15' FROM ALL UTILITIES AND STORM DRAINS.
- BOULDERS TO BE INSTALLED AS SHOWN ON PLANS.
- THE PROJECT PROPOSES 401,403 Sq.Ft., (9.22 Ac.) OF DISTURBANCE AS THE LIMITS OF DISTURBANCE DEMONSTRATE ON THE EROSION & SEDIMENT CONTROL PLANS. UNLESS THE LOT IS SHOWN TO BE REQUIRED FOR STOCK PILING OR MATERIAL STORAGE, LOTS ARE NOT TO BE OPENED AND DISTURBED PRIOR TO THE STABILIZATION OF THE ROADWAY AND DRAINAGE INFRASTRUCTURE. THERE IS A 5 ACRE MAXIMUM TO BE OPEN AT ANY ONE TIME THAT HAS NOT BEEN STABILIZED. DURING THE WINTER MONTHS THE MAXIMUM AREA ALLOWED TO BE OPEN IS 1 ACRE. THE CONTRACTOR IS TO BE MINDFUL OF THE MEANS AND METHODS USED FOR CONSTRUCTION AND THE TIME OF YEAR IN WHICH ASPECTS ARE BEING CONSTRUCTED.
- IF ANY STONE WALL EXIST IN THE PROJECT WORK AREA, THEY ARE TO EITHER REMAIN IN PLACE OR ARE TO BE RELOCATED WITHIN THE PROJECT DISTURBANCE LIMITS. THERE ARE NO KNOWN STONE WALLS WITHIN THE PROJECT LIMITS, BUT IF FOUND DURING CONSTRUCTION THE APPLICANT / SITE CONTRACTOR IS TO WORK WITH THE DESIGN ENGINEER AND PLANNING DEPARTMENT TO DETERMINE THE BEST PLACEMENT.
- ORANGE CONSTRUCTION FENCING IS REQUIRED FOR ANY WORK THAT IS LOCATED WITHIN 100' OF WETLANDS.
- THERE ARE OFF-SITE SAFETY IMPROVEMENTS RECOMMENDED BY THE CITY OF ROCHESTER TRAFFIC CONSULTANT WHICH ARE REQUIRED TO BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THESE IMPROVEMENTS INCLUDE INSTALLING A W11-2 AND W16-7P SIGN AT THE INTERSECTION OF CROW HILL ROAD & PORTLAND STREET, ON PORTLAND STREET, AT THE EXISTING CROSS WALK WEST OF THE INTERSECTION, PER THE MUTCD.
- IN ADDITION TO WETLANDS BUFFER STAKES BEING REQUIRED PRIOR TO CONSTRUCTION, THE WETLAND BOUNDARY WILL BE STAKED AND FLAGGED WITH PINK AND BLACK STRIPED WETLAND FLAGS SO IT IS VISIBLE TO THE CONTRACTOR.

STANDARD CONSTRUCTION NOTES:

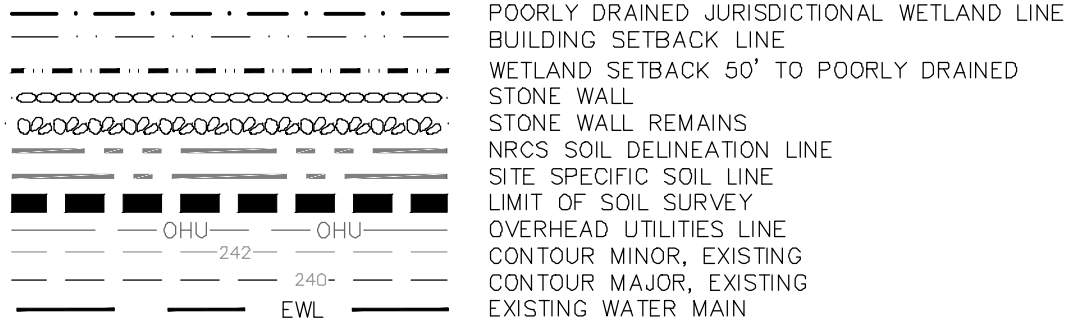
- SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
- ONE ON SITE BENCHMARK IS PROVIDED. BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
- EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
- SEE UTILITY PLANS FOR DETAILS ON THE PROPOSED WATER, AND UNDERGROUND ELECTRIC LINES SHOWN.
- EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.
- CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREEES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION.
- WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. DISTURBANCE OUTSIDE AREAS SHOWN TO BE APPROVED BY DESIGN ENGINEER.
- THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R)
- ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH {} SHALL BE THERMOPLASTIC.
- ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
- NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II. THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). WEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER OR AFTER A STORM EVENT OF GREAT THAN 0.25".
- UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS.
- ALL BASINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS AND STANDARD NHDOT "B" GRATES.
- WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- SEE DETAILS CONCERNING SITE LAYOUT, UTILITY, AND SEDIMENT AND EROSION CONTROLS.
- ALL DRAINAGE PIPE IS TO BE HDPE N-12, EXCEPT FOR WHERE EXISTING PIPE IS PROPOSED TO BE REUSED. INDIVIDUAL PIPE SIZES ARE SPECIFIED, RECYCLED PIPE IS APPROVED FOR PROJECT SITE. RECYCLED HDPE PIPE "GREEN PIPE" IS ACCEPTABLE FOR THIS PROJECT SITE.
- ALL CATCH BASINS SHALL BE PRE-CAST H-20 LOADING AND SHALL BE EQUIPPED WITH DEEP SUMPS (4" MIN.) AND HOODS (SEE DETAILS) HOODS ARE TO BE "THE ELIMINATOR" BY KLEINSTREAM. RIMS ARE TO BE NHDOT "B" STYLE AND SHALL BE SET FLUSH WITH FINISH GRADE, UNLESS OTHERWISE INSTRUCTED DURING CONSTRUCTION BY ROCHESTER DPW. RIMS ABOVE FINISH GRADE WILL BE NOT BE ACCEPTED. ALL RIMS, GRATES AND COVERS ARE TO BE U.S.A MADE. HOODS ARE TO BE INSTALLED IMMEDIATELY AFTER BASIN CONSTRUCTION. THE FRAMES AND GRATES ARE TO BE SET FIRST AT BINDER ELEVATION TO ENSURE THE OPERATION OF STORMWATER DURING THE BUILD-OUT PHASE AND THEN RIM RAISED PRIOR TO FINAL COAT.
- SUMP PUMP CONNECTIONS TO THE STREET SEWER SYSTEM IS ILLEGAL.
- VEHICLE FUELING LOCATIONS ARE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLANS AND MAY BE MODIFIED DURING CONSTRUCTION WITH INPUT FROM THE SWPPP INSPECTOR.
- AFTER CLEARING AND GRUBBING THE STUMPAGE IS TO EITHER BE REMOVED FROM THE PROJECT SITE OR GROUND AND USED FOR THE REQUIRED MULCH BERM FOR THE PROJECT SITE. STUMPS ARE NOT TO BE BURIED ON THE PROJECT SITE.
- AS THE BUILDING SITES ARE BUILT OUT THERE IS TO BE AN ONSITE DUMPSTER SUFFICIENT IN SIZE TO CONTAIN AND CONTROL THE CONSTRUCTION DEBRIS, SOLID WASTE AND LITTER GENERATED FROM EACH HOME SITE. PER THE EPA CDP THIS DUMPSTER IS TO BE COVERED DURING INCLEMENT WEATHER. DURING THE ROAD CONSTRUCTION PHASE THE ON SITE CONTRACTOR WILL MAKE PROVISIONS FOR REFUSE DISPOSAL EITHER THROUGH THE USE OF AN ON SITE DUMPSTER, WITH REQUIREMENTS NOTED ABOVE, OR BY REMOVING REFUSE MATERIALS FROM THE PROJECT SITE ON A DAILY, WEEKLY OR MONTHLY BASIS AS MAY BE REQUIRED. PROJECT TASK SPECIFIC CHEMICALS ARE TO BE KEPT IN A JOB SITE TRAILER, CONTRACTOR VEHICLE, OR WITHIN THE HOME UNDER CONSTRUCTION, AND ARE NOT TO BE LEFT OUTSIDE OPEN TO THE ELEMENTS.
- CONCRETE WASHOUT NEEDED FOR THE CURBING, FOOTINGS, AND FROST WALLS WILL BE DONE IN ACCORDANCE WITH THE EPA CDP. THE ON SITE CONTRACTOR IS TO PROVIDE A WASHOUT HOLE LARGE ENOUGH TO CONTAIN THE SLURRY. THE MATERIAL IS TO BE BACKFILLED AND STABILIZED. THESE WASHOUT AREAS ARE TO BE OUTSIDE OF IMMEDIATE HOME SITES, OUTSIDE THE ROAD RIGHT OF WAY AND STORM WATER DRAINAGE SYSTEMS.
- THE PROJECT IS PROPOSED AS A STANDARD SUBDIVISION ROADWAY SYSTEM, TO BE REQUESTED FOR ACCEPTANCE BY THE CITY OF ROCHESTER. SNOW STORAGE AREAS ARE ALONG THE ROAD SIDE ALIGNMENT. THE CUL-DE-SAC IS DESIGNED AS A SIMPLE DEPRESSED DETENTION SYSTEM AND WILL ACCOMMODATE THE ADDITIONAL SNOW GENERATED FROM THE AREA.
- IF DEICING MATERIALS ARE USED DURING THE CONSTRUCTION PHASE AND ARE TO NEEDING TO BE STORED ON SITE, THEY ARE TO BE STORED UNDER COVER.
- CERTIFIED PLOT PLANS WILL BE PROVIDED TO THE BUILDING DEPARTMENT WITH THE BUILDING PERMIT APPLICATIONS TO ENSURE COMPLIANCE WITH THE REQUIRED SETBACKS. FOUNDATION CERTIFICATIONS WILL BE REQUIRED ONCE THE FOUNDATION IS POURED TO ENSURE THE CONSTRUCTED PRODUCT IS IN COMPLIANCE WITH THE REQUIRED SETBACKS.
- ALL RESIDENTIAL DUPLEX STRUCTURES WILL PROVIDE A DRIP EDGE AROUND THE THREE SIDES OF THE STRUCTURE, THAT IS NOT USED FOR DRIVEWAY / GARAGE ACCESS. THE DRIP EDGE WILL EXTEND 2" BEYOND THE FOUNDATION / FROST WALL AND BE A MINIMUM OF 2' DEEP. THE MATERIALS WITHIN THE DRIP EDGE WILL BE WASHED 3/4"-1.5" STONE.
- EACH HOME SITE IS TO BE PROVIDED WITH A RAISED PLANTER (OR APPROVED EQUAL) TO BE USED BY THE RESIDENTS AT THEIR LEISURE.
- DURING THE BUILDING PERMIT PROCESS THE APPLICANT IS TO WORK WITH THE FIRE DEPARTMENT TO ENSURE FIRE ACCESS CAN BE MAINTAINED TO LOT 50-S, 50-B & 50-9 AND WILL BE INCORPORATED INTO THE FINAL CONSTRUCTED PLAN. THE AREAS NOTED ON THE SITE PLANS ARE CONCEPTS AND MAY BE CHANGED DURING CONSTRUCTION AS SITE FEATURES ALLOW WITH CONSULTATION FROM THE FIRE DEPARTMENT.

STANDARD UTILITY NOTES:

- UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES, TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL MEETING THE ENGINEERS SPECIFIC RECOMMENDED CRITERIA.
- IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER (NOT ALLOWED IN CITY R.O.W.), EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ROCHESTER DPW.
- CONTRACTOR TO CONTACT ROCHESTER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS.
- ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF ROCHESTER STANDARDS. ALL HIGHWAY CONSTRUCTION WILL MEET THE CITY OF ROCHESTER STANDARDS.
- CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (800) 662-7764. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.
- ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & ROCHESTER DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05 (c)-(e) AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121.
- ALL WATER SERVICES ARE TO BE WITNESSED WITH A 2"x4" PAINTED BLUE.
- CURB BOXES SHOULD BE PLACED IN THE LAWN AREA, OR IF PLACED IN PAVEMENT, A ROAD BOX IS REQUIRED.
- SEE EXISTING CONDITIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
- CONTRACTOR TO TRANSFER TEMPORARY BENCHMARK TO A SUITABLE BENCHMARK TO CONTROL CONSTRUCTION. ANY ELEVATION DISCREPANCIES ARE TO BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY.
- WATER CONNECTION, EXCAVATION & DRIVEWAY CURB-CUT PERMITS ARE TO BE APPLIED FOR DURING THE TIBETAN/CROWHILL ROAD LOCATION CONSTRUCTION PHASE.
- PRIOR TO ANY CERTIFICATE OF OCCUPANCY IS APPROVED BY DPW, WATER IMPACT FEES ARE TO BE PAID.

EXISTING LEGEND:

- DRILL HOLE ~FND~
- IRON PIPE ~FND~
- IRON BOUND ~FND~
- ANGLE IRON ~FND~
- NHIB GRANITE BOUND ~FND~
- UTILITY POLE/GUY WIRE
- SEWER MANHOLE W/ STRUCTURE
- DRAIN MANHOLE W/STRUCTURE
- CATCH BASIN W/ STRUCTURE
- TEST PIT
- TEMPORARY BENCHMARK (T.B.M.)
- BLAZED/PAINTED TREE



- 448A SOIL SERIES
- CsB NRCS SOIL LABEL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYPE FOUND
- FND FOUND
- A ABUTTER REFERENCE

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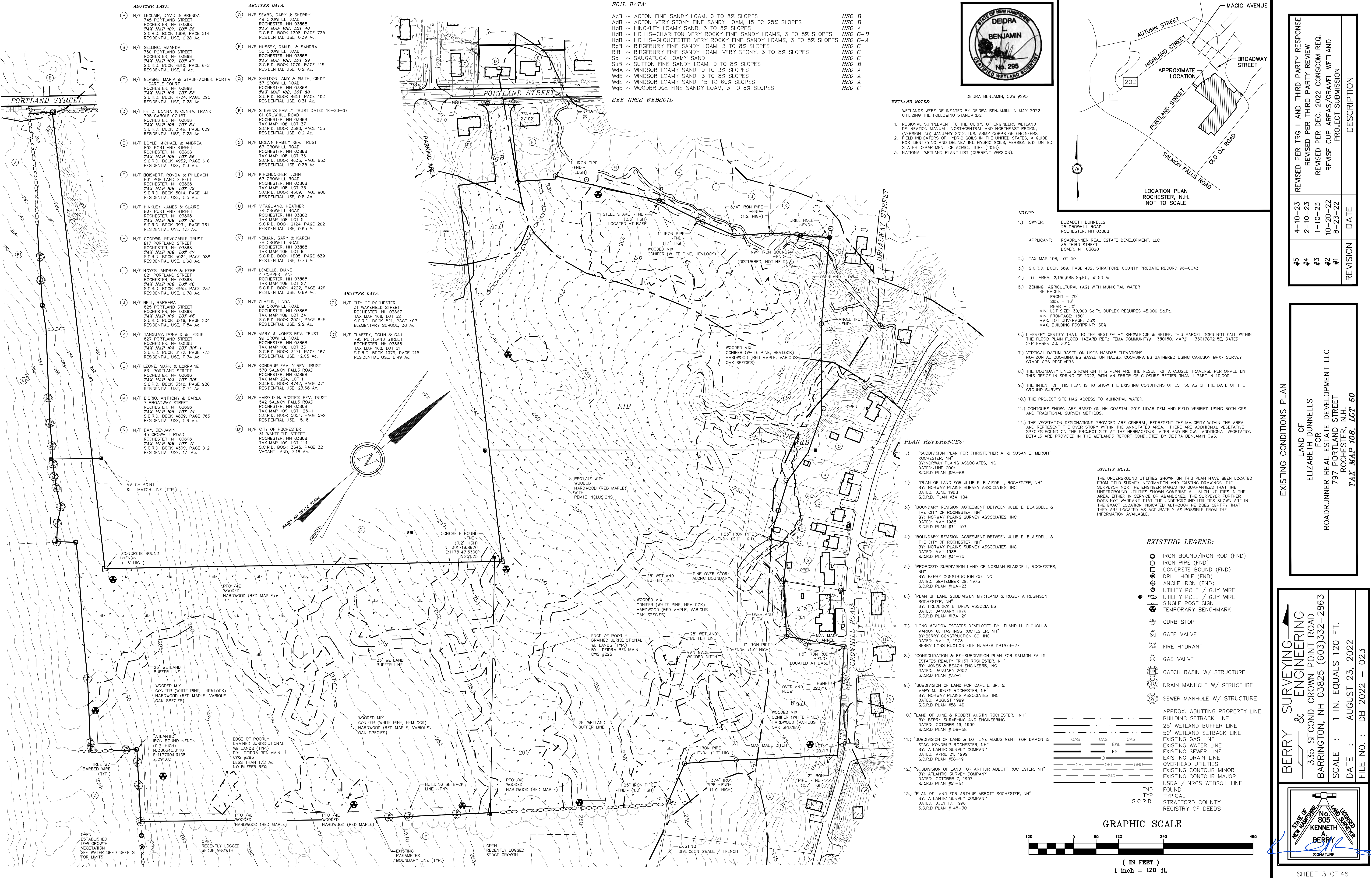
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LIMIT OF SOIL SURVEY
OVERHEAD UTILITIES LINE
CONTOUR MINOR, EXISTING
CONTOUR MAJOR, EXISTING
EXISTING WATER MAIN

POORLY DRAINED JURISDICTIONAL WETLAND LINE
BUILDING SETBACK LINE
WETLAND SETBACK 50' TO POORLY DRAINED
STONE WALL
STONE WALL REMAINS
NRCS SOIL DELINEATION LINE
SITE SPECIFIC SOIL LINE
LIMIT OF SOIL SURVEY
OVERHEAD UTILITIES LINE
CONTOUR MINOR, EXISTING
CONTOUR MAJOR, EXISTING
EXISTING WATER MAIN

POORLY DRAINED JURISDICTIONAL WETLAND LINE
BUILDING SETBACK LINE
WETLAND SETBACK 50' TO POORLY DRAINED
STONE WALL
STONE WALL REMAINS
NRCS SOIL DELINEATION LINE
SITE SPECIFIC SOIL LINE
LIMIT OF SOIL SURVEY
OVERHEAD UTILITIES LINE
CONTOUR MINOR, EXISTING
CONTOUR MAJOR, EXISTING
EXISTING WATER MAIN

POORLY DRAINED JURISDICTIONAL WETLAND LINE
BUILDING SETBACK LINE
WETLAND SETBACK 50' TO POORLY DRAINED
STONE WALL



- ABUTTER DATA:**
- (A) N/F LECLAIR, DAVID & BRENDA
745 PORTLAND STREET
ROCHESTER, NH 03668
TAX MAP 107, LOT 55
S.C.R.D. BOOK 1398, PAGE 214
RESIDENTIAL USE, 0.28 AC.
 - (B) N/F SELLING, AMANDA
750 PORTLAND STREET
ROCHESTER, NH 03668
TAX MAP 107, LOT 47
S.C.R.D. BOOK 1481, PAGE 642
RESIDENTIAL USE, 1 AC.
 - (C) N/F GLASNE, MARIA & STAUFFACHER, PORTIA
1 CAROLE COURT
ROCHESTER, NH 03668
TAX MAP 108, LOT 63
S.C.R.D. BOOK 4704, PAGE 295
RESIDENTIAL USE, 0.23 AC.
 - (D) N/F FRITZ, DONNA & GUINHA, FRANK
795 CAROLE COURT
ROCHESTER, NH 03668
TAX MAP 108, LOT 54
S.C.R.D. BOOK 2146, PAGE 609
RESIDENTIAL USE, 0.23 AC.
 - (E) N/F DOYLE, MICHAEL & ANDREA
802 PORTLAND STREET
ROCHESTER, NH 03668
TAX MAP 108, LOT 55
S.C.R.D. BOOK 4952, PAGE 616
RESIDENTIAL USE, 0.3 AC.
 - (F) N/F BOSVERT, RONDA & PHILEMON
801 PORTLAND STREET
ROCHESTER, NH 03668
TAX MAP 108, LOT 49
S.C.R.D. BOOK 5014, PAGE 141
RESIDENTIAL USE, 0.5 AC.
 - (G) N/F HINKLEY, JAMES & CLAIRE
807 PORTLAND STREET
ROCHESTER, NH 03668
TAX MAP 108, LOT 48
S.C.R.D. BOOK 3931, PAGE 761
RESIDENTIAL USE, 1.5 AC.
 - (H) N/F GOODWIN REVOCABLE TRUST
817 PORTLAND STREET
ROCHESTER, NH 03668
TAX MAP 108, LOT 47
S.C.R.D. BOOK 2024, PAGE 988
RESIDENTIAL USE, 0.68 AC.
 - (I) N/F NOYES, ANDREW & KERRI
821 PORTLAND STREET
ROCHESTER, NH 03668
TAX MAP 108, LOT 46
S.C.R.D. BOOK 4963, PAGE 237
RESIDENTIAL USE, 0.78 AC.
 - (J) N/F BELL, BARBARA
825 PORTLAND STREET
ROCHESTER, NH 03668
TAX MAP 108, LOT 45
S.C.R.D. BOOK 3216, PAGE 204
RESIDENTIAL USE, 0.84 AC.
 - (K) N/F TANGUAY, DONALD & LESLIE
827 PORTLAND STREET
ROCHESTER, NH 03668
TAX MAP 103, LOT 215-1
S.C.R.D. BOOK 3172, PAGE 773
RESIDENTIAL USE, 0.74 AC.
 - (L) N/F LEONE, MARK & LORRAINE
831 PORTLAND STREET
ROCHESTER, NH 03668
TAX MAP 103, LOT 215
S.C.R.D. BOOK 3510, PAGE 906
RESIDENTIAL USE, 0.74 AC.
 - (M) N/F DIORIO, ANTHONY & CARLA
7 BROADWAY STREET
ROCHESTER, NH 03668
TAX MAP 108, LOT 44
S.C.R.D. BOOK 4839, PAGE 766
RESIDENTIAL USE, 0.6 AC.
 - (N) N/F DAY, BENJAMIN
45 CROWHILL ROAD
ROCHESTER, NH 03668
TAX MAP 108, LOT 41
S.C.R.D. BOOK 4309, PAGE 912
RESIDENTIAL USE, 1.1 AC.
 - (O) N/F SEARS, GARY & SHERRY
49 CROWHILL ROAD
ROCHESTER, NH 03668
TAX MAP 108, LOT 40
S.C.R.D. BOOK 1079, PAGE 415
RESIDENTIAL USE, 0.39 AC.
 - (P) N/F HUSSEY, DANIEL & SANDRA
50 CROWHILL ROAD
ROCHESTER, NH 03668
TAX MAP 108, LOT 39
S.C.R.D. BOOK 1079, PAGE 415
RESIDENTIAL USE, 0.31 AC.
 - (Q) N/F SHELTON, AMY & SMITH, ONDY
57 CROWHILL ROAD
ROCHESTER, NH 03668
TAX MAP 108, LOT 38
S.C.R.D. BOOK 4651, PAGE 402
RESIDENTIAL USE, 0.31 AC.
 - (R) N/F STEVENS FAMILY TRUST DATED 10-23-07
61 CROWHILL ROAD
ROCHESTER, NH 03668
TAX MAP 108, LOT 37
S.C.R.D. BOOK 3590, PAGE 155
RESIDENTIAL USE, 0.2 AC.
 - (S) N/F MCLEAN FAMILY REV. TRUST
63 CROWHILL ROAD
ROCHESTER, NH 03668
TAX MAP 108, LOT 36
S.C.R.D. BOOK 4635, PAGE 633
RESIDENTIAL USE, 0.35 AC.
 - (T) N/F KIRODORFER, JOHN
67 CROWHILL ROAD
ROCHESTER, NH 03668
TAX MAP 108, LOT 35
S.C.R.D. BOOK 4369, PAGE 900
RESIDENTIAL USE, 0.5 AC.
 - (U) N/F VIAGLIANO, HEATHER
74 CROWHILL ROAD
ROCHESTER, NH 03668
TAX MAP 108, LOT 34
S.C.R.D. BOOK 2124, PAGE 262
RESIDENTIAL USE, 0.95 AC.
 - (V) N/F NEUMAN, GARY & KAREN
78 CROWHILL ROAD
ROCHESTER, NH 03668
TAX MAP 108, LOT 33
S.C.R.D. BOOK 1605, PAGE 539
RESIDENTIAL USE, 0.73 AC.
 - (W) N/F LEVEILLE, DIANE
4 COPPER LANE
ROCHESTER, NH 03668
TAX MAP 108, LOT 27
S.C.R.D. BOOK 4222, PAGE 429
RESIDENTIAL USE, 0.89 AC.
 - (X) N/F CLAFLIN, LINDA
89 CROWHILL ROAD
ROCHESTER, NH 03668
TAX MAP 108, LOT 34
S.C.R.D. BOOK 2004, PAGE 645
RESIDENTIAL USE, 2.2 AC.
 - (Y) N/F MARY M. JONES REV. TRUST
99 CROWHILL ROAD
ROCHESTER, NH 03668
TAX MAP 108, LOT 33
S.C.R.D. BOOK 3471, PAGE 467
RESIDENTIAL USE, 12.65 AC.
 - (Z) N/F KONDUP FAMILY REV. TRUST
970 SALMON FALLS ROAD
ROCHESTER, NH 03668
TAX MAP 224, LOT 27
S.C.R.D. BOOK 4742, PAGE 371
RESIDENTIAL USE, 23.68 AC.
 - (AA) N/F DIORIO, N. BOSTICK REV. TRUST
342 SALMON FALLS ROAD
ROCHESTER, NH 03668
TAX MAP 108, LOT 126-1
S.C.R.D. BOOK 5054, PAGE 592
RESIDENTIAL USE, 15.18 AC.
 - (BB) N/F CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03668
TAX MAP 108, LOT 114
S.C.R.D. BOOK 5345, PAGE 32
VACANT LAND, 7.16 AC.

ABUTTER DATA:

- (CC) N/F CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03667
TAX MAP 108, LOT 52
S.C.R.D. BOOK 801, PAGE 407
ELEMENTARY SCHOOL, 30 AC.
- (DD) N/F CLAFFEY, COLIN & GAIL
795 PORTLAND STREET
ROCHESTER, NH 03668
TAX MAP 108, LOT 51
S.C.R.D. BOOK 1079, PAGE 215
RESIDENTIAL USE, 0.49 AC.

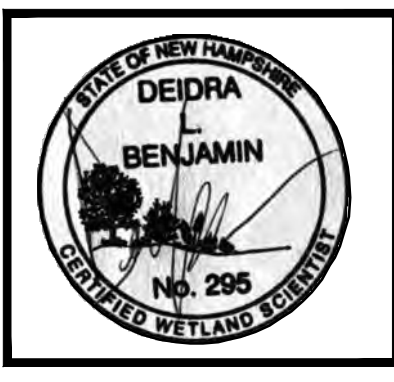
- SOIL DATA:**
- AcB ~ ACTON FINE SANDY LOAM, 0 TO 8% SLOPES
 - AcB ~ ACTON VERY STONY FINE SANDY LOAM, 15 TO 25% SLOPES
 - HgB ~ HINCKLEY LOAMY SAND, 3 TO 8% SLOPES
 - HgB ~ HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAMS, 3 TO 8% SLOPES
 - HgB ~ HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAMS, 3 TO 8% SLOPES
 - RgB ~ RIDGEBURY FINE SANDY LOAM, 3 TO 8% SLOPES
 - RIB ~ RIDGEBURY FINE SANDY LOAM, VERY STONY, 3 TO 8% SLOPES
 - Sb ~ SAUGATUCK LOAMY SAND
 - SUB ~ SUTTON FINE SANDY LOAM, 0 TO 8% SLOPES
 - WgA ~ WINDSOR LOAMY SAND, 0 TO 3% SLOPES
 - WdB ~ WINDSOR LOAMY SAND, 3 TO 8% SLOPES
 - WdE ~ WINDSOR LOAMY SAND, 15 TO 60% SLOPES
 - WdB ~ WOODBRIDGE FINE SANDY LOAM, 3 TO 8% SLOPES
- SEE NRCS WEBSOIL**

- HSC B
- HSC B
- HSC A
- HSC C-1
- HSC C-1
- HSC C
- HSC B
- HSC B
- HSC A
- HSC A
- HSC C

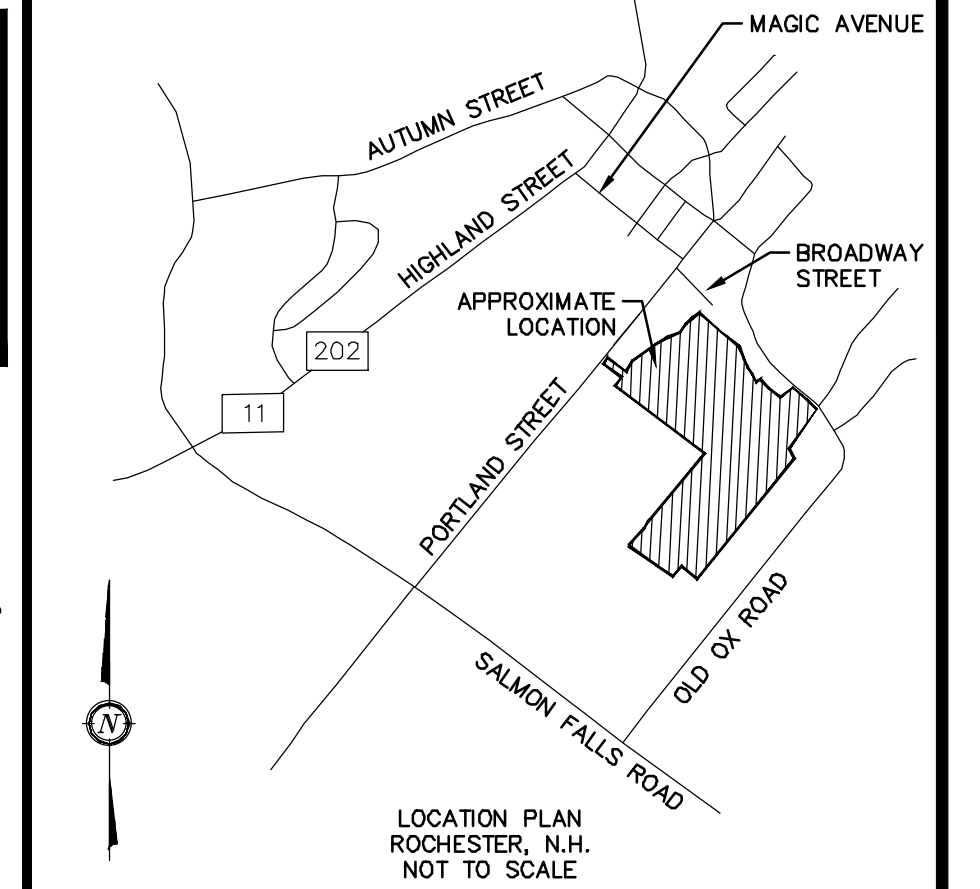
WETLAND NOTES:

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

- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHERN AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 6.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



DEIDRA BENJAMIN, CWS #295



- NOTES:**
- OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03668
 - APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT, LLC
85 THIRD STREET
DOVER, NH 03820
 - TAX MAP 108, LOT 50
 - S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043
 - LOT AREA: 2,199,988 Sq.Ft., 50.50 AC.
 - ZONING: AGRICULTURAL (AG) WITH MUNICIPAL WATER SETBACKS:
FRONT - 20'
SIDE - 10'
REAR - 20'
MIN. LOT SIZE: 30,000 Sq.Ft. DUPLEX REQUIRES 45,000 Sq.Ft.
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 35%
MAX. BUILDING FOOTPRINT: 30%
 - I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# -3301700218E, DATED: SEPTEMBER 30, 2015.
 - VERTICAL DATUM BASED ON USGS NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
 - THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SPRING OF 2022, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
 - THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF LOT 50 AS OF THE DATE OF THE GROUND SURVEY.
 - THE PROJECT SITE HAS ACCESS TO MUNICIPAL WATER.
 - CONTOURS SHOWN ARE BASED ON NH COASTAL 2019 LIDAR DEM AND FIELD VERIFIED USING BOTH GPS AND TRADITIONAL SURVEY METHODS.
 - THE VEGETATION DESIGNATIONS PROVIDED ARE GENERAL, REPRESENT THE MAJORITY WITHIN THE AREA, AND REPRESENT THE OVER STORY WITHIN THE ANNOTATED AREA. THERE ARE ADDITIONAL VEGETATIVE SPECIES FOUND ON THE PROJECT SITE AT THE HERBACEOUS LAYER AND BELOW. ADDITIONAL VEGETATION DETAILS ARE PROVIDED IN THE WETLANDS REPORT CONDUCTED BY DEIDRA BENJAMIN CWS.

PLAN REFERENCES:

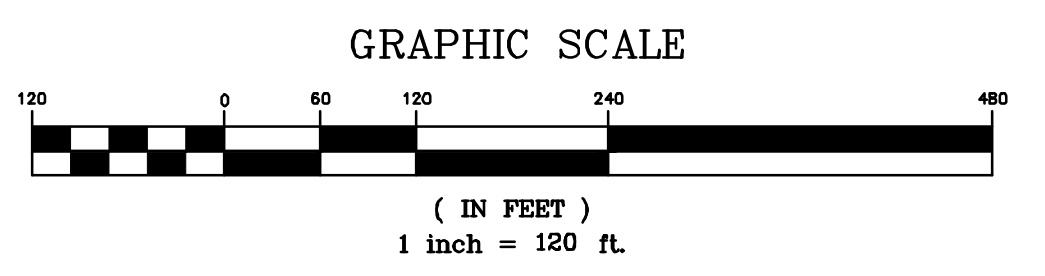
- "SUBDIVISION PLAN FOR CHRISTOPHER A. & SUSAN E. MEROFF ROCHESTER, NH" BY: NORWAY PLANS SURVEY ASSOCIATES, INC DATED: JUNE 2004 S.C.R.D. PLAN #76-68
- "PLAN OF LAND FOR JULIE E. BLAISDELL, ROCHESTER, NH" BY: NORWAY PLANS SURVEY ASSOCIATES, INC DATED: JUNE 1988 S.C.R.D. PLAN #34-104
- "BOUNDARY REVISION AGREEMENT BETWEEN JULIE E. BLAISDELL & THE CITY OF ROCHESTER, NH" BY: NORWAY PLANS SURVEY ASSOCIATES, INC DATED: MAY 1988 S.C.R.D. PLAN #34-103
- "BOUNDARY REVISION AGREEMENT BETWEEN JULIE E. BLAISDELL & THE CITY OF ROCHESTER, NH" BY: NORWAY PLANS SURVEY ASSOCIATES, INC DATED: MAY 1988 S.C.R.D. PLAN #34-75
- "PROPOSED SUBDIVISION LAND OF NORMAN BLAISDELL, ROCHESTER, NH" BY: BERRY CONSTRUCTION CO. INC DATED: SEPTEMBER 29, 1975 S.C.R.D. PLAN #68-23
- "PLAN OF LAND SUBDIVISION MYRTLAND & ROBERTA ROBINSON ROCHESTER, NH" BY: FREDERICK E. DREW ASSOCIATES DATED: JANUARY 1976 S.C.R.D. PLAN #17A-29
- "LONG MEADOW ESTATES DEVELOPED BY LELAND U. CLOUGH & MARION G. HASTINGS ROCHESTER, NH" BY: BERRY CONSTRUCTION CO. INC DATED: MAY 7, 1972 BERRY CONSTRUCTION FILE NUMBER DB1973-27
- "CONSOLIDATION & RE-SUBDIVISION PLAN FOR SALMON FALLS ESTATES REALTY TRUST ROCHESTER, NH" BY: JONES & BEACH ENGINEERS, INC DATED: JANUARY 2002 S.C.R.D. PLAN #72-1
- "SUBDIVISION OF LAND FOR CARL L. JR. & MARY M. JONES ROCHESTER, NH" BY: JONES & BEACH ENGINEERS, INC DATED: AUGUST 1999 S.C.R.D. PLAN #68-40
- "LAND OF JUNE & ROBERT AUSTIN ROCHESTER, NH" BY: BERRY SURVEYING AND ENGINEERING DATED: OCTOBER 19, 1999 S.C.R.D. PLAN #58-58
- "SUBDIVISION OF LAND & LOT LINE ADJUSTMENT FOR DAMON & BY: ATLANTIC SURVEY COMPANY DATED: APRIL 21, 1999 S.C.R.D. PLAN #56-19
- "SUBDIVISION OF LAND FOR ARTHUR ABBOTT ROCHESTER, NH" BY: ATLANTIC SURVEY COMPANY DATED: OCTOBER 7, 1997 S.C.R.D. PLAN #51-54
- "PLAN OF LAND FOR ARTHUR ABBOTT ROCHESTER, NH" BY: ATLANTIC SURVEY COMPANY DATED: JULY 17, 1996 S.C.R.D. PLAN #48-30

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR FOR THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

EXISTING LEGEND:

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



EXISTING CONDITIONS PLAN

LAND OF ELIZABETH DUNNELLS

FOR ROADRUNNER REAL ESTATE DEVELOPMENT LLC

797 PORTLAND STREET, ROCHESTER, NH

TAX MAP 108, LOT 50

REVISION	DATE	DESCRIPTION
#5	4-10-23	REVISED PER TRG II AND THIRD PARTY RESPONSE
#4	2-10-23	REVISED PER THIRD PARTY REVIEW
#3	1-10-23	REVISED PER DEC. 2022 CONSCOM REQ.
#2	10-20-22	REVISE CUP AREAS/GRAVEL WETLAND PROJECT SUBMISSION
#1	8-23-22	

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD

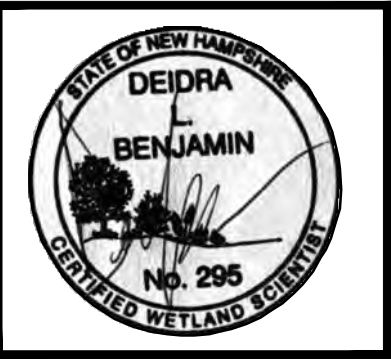
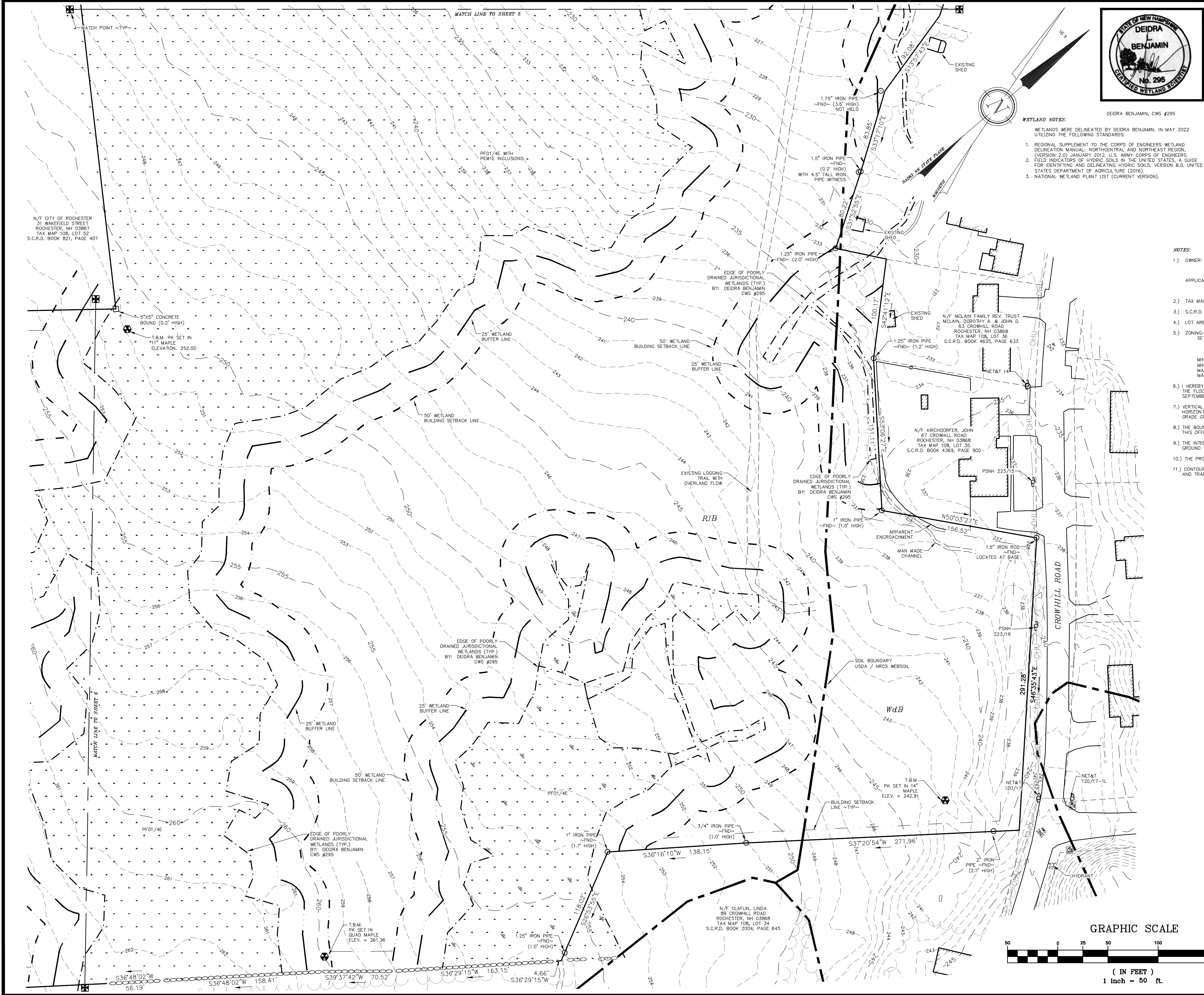
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 120 FT.

DATE : AUGUST 23, 2022

FILE NO. : DB 2022 - 023

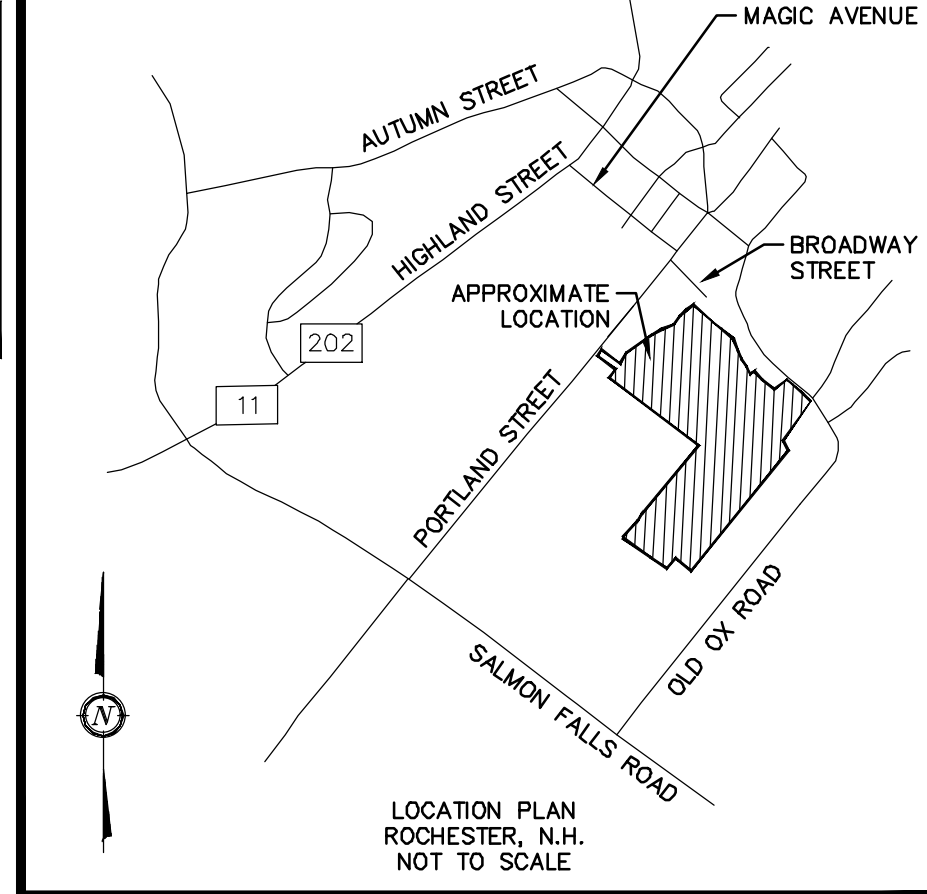
SHEET 3 OF 46



DEIDRA BENJAMIN, CWS #295

WETLAND NOTES:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012 U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 6.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



NOTES:

- 1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868
- 2.) TAX MAP 108, LOT 50
- 3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043
- 4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.
- 5.) ZONING: AGRICULTURAL (AG) WITH MUNICIPAL WATER SETBACKS:
FRONT - 20'
SIDE - 10'
REAR - 20'
MIN. LOT SIZE: 30,000 Sq.Ft. DUPLEX REQUIRES 45,000 Sq.Ft.,
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 35%
MAX. BUILDING FOOTPRINT: 30%
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330150, MAP# - 3301700218E, DATED: SEPTEMBER 30, 2015.
- 7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SPRING OF 2022, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF LOT 50 AS OF THE DATE OF THE GROUND SURVEY.
- 10.) THE PROJECT SITE HAS ACCESS TO MUNICIPAL WATER WITH ON SITE SEPTIC.
- 11.) CONTOURS SHOWN ARE BASED ON NH COASTAL 2019 LIDAR DEM AND FIELD VERIFIED USING BOTH GPS AND TRADITIONAL SURVEY METHODS.

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR FOR THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

EXISTING LEGEND:

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

GRAPHIC SCALE



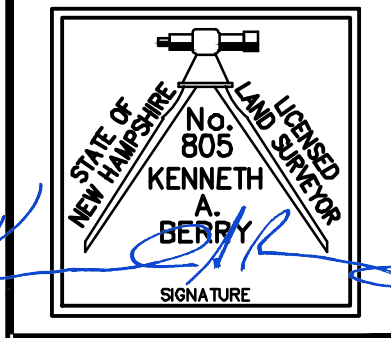
(IN FEET)
1 inch = 50 ft.

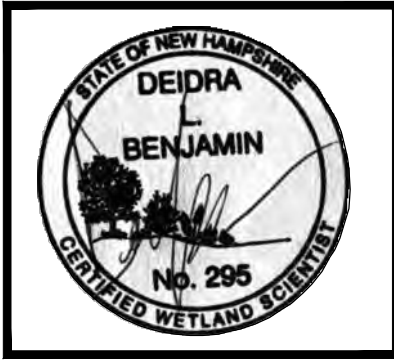
EXISTING CONDITIONS PLAN (DETAIL)

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

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

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





DEIDRA BENJAMIN, CWS #295

WETLAND NOTES:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYBRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYBRIC SOILS, VERSION 6.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

NOTES:

- 1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868
- 2.) TAX MAP 108, LOT 50
- 3.) S.C.R.D. BOOK 589, PAGE 402, STAFFORD COUNTY PROBATE RECORD 96-0043
- 4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.
- 5.) ZONING: AGRICULTURAL (AG) WITH MUNICIPAL WATER SETBACKS:
FRONT - 20'
SIDE - 10'
REAR - 20'
MIN. LOT SIZE: 30,000 Sq.Ft. DUPLEX REQUIRES 45,000 Sq.Ft.,
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 35%
MAX. BUILDING FOOTPRINT: 30%
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY # -330150, MAP# - 33017002186, DATED: SEPTEMBER 30, 2015.
- 7.) VERTICAL DATUM BASED ON USGS NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SPRING OF 2022, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF LOT 50 AS OF THE DATE OF THE GROUND SURVEY.
- 10.) THE PROJECT SITE HAS ACCESS TO MUNICIPAL WATER WITH ON SITE SEPTIC.
- 11.) CONTOURS SHOWN ARE BASED ON NH COASTAL 2019 LIDAR DEM AND FIELD VERIFIED USING BOTH GPS AND TRADITIONAL SURVEY METHODS.

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR FOR THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

EXISTING LEGEND:

- IRON BOUND/IRON ROD (FND)
- IRON PIPE (FND)
- CONCRETE BOUND (FND)
- DRILL HOLE (FND)
- ANGLE IRON (FND)
- UTILITY POLE / GUY WIRE
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- TEMPORARY BENCHMARK
- CURB STOP
- GATE VALVE
- FIRE HYDRANT
- GAS VALVE
- CATCH BASIN W/ STRUCTURE
- DRAIN MANHOLE W/ STRUCTURE
- SEWER MANHOLE W/ STRUCTURE

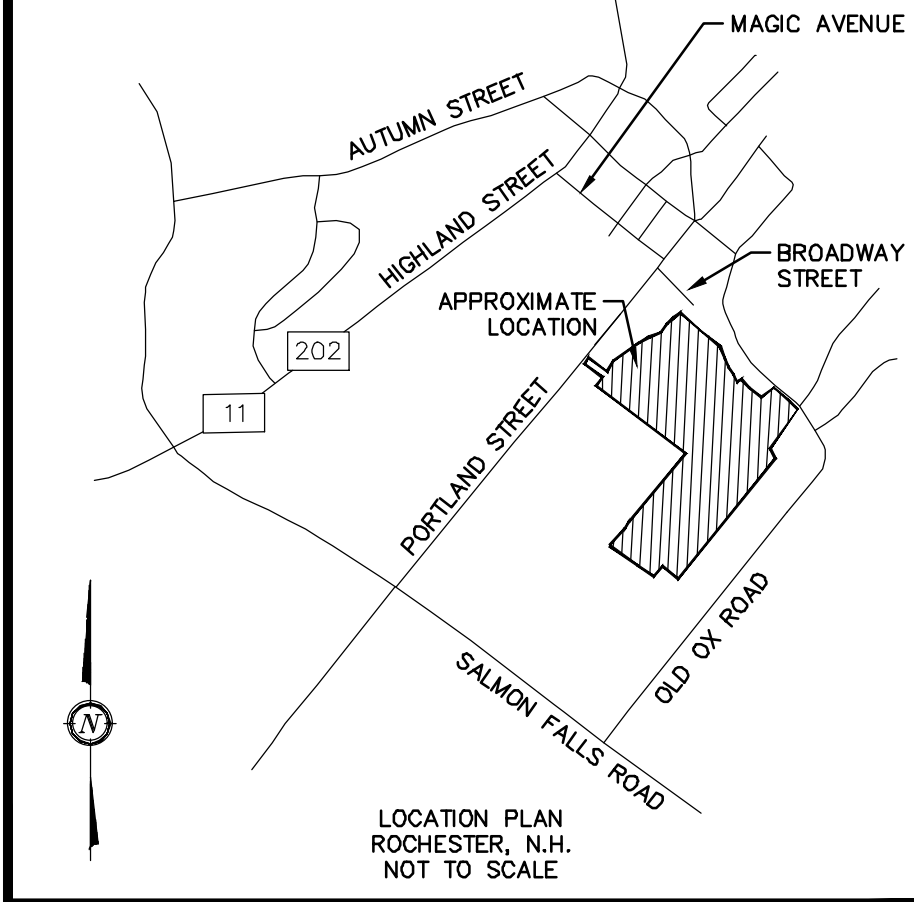
- APPROX. ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- 25' WETLAND BUFFER LINE
- 50' WETLAND SETBACK LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING DRAIN LINE
- OVERHEAD UTILITIES
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- USDA / NRCS WEBSOIL LINE

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

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



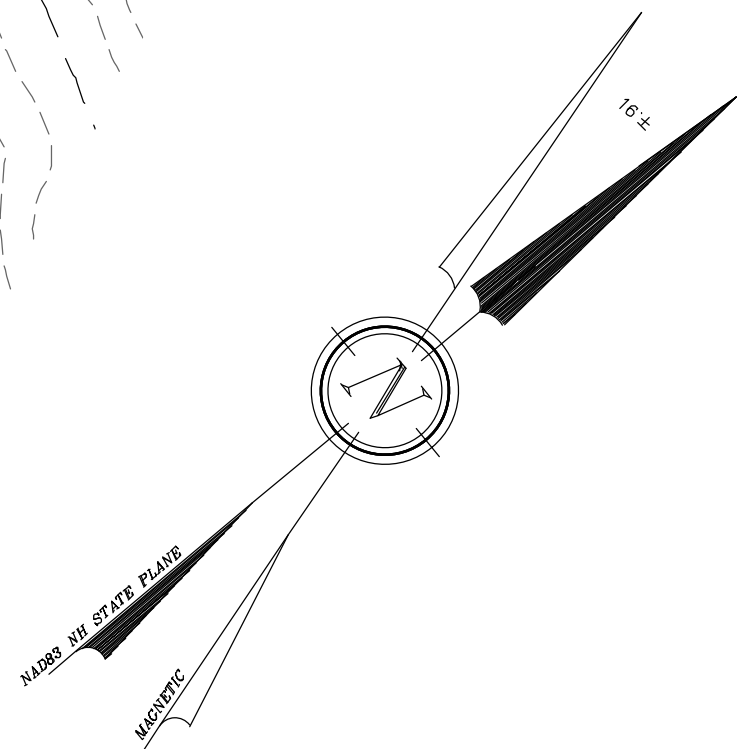
#5	4-10-23	REVISED PER TRG II AND THIRD PARTY RESPONSE
#4	2-10-23	REVISED PER THIRD PARTY REVIEW
#3	1-10-23	REVISED PER DEC. 2022 CONSCOM REQ.
#2	10-20-22	REVISE CUP AREAS/GRAVEL WETLAND PROJECT SUBMISSION
#1	8-23-22	
REVISION	DATE	DESCRIPTION

EXISTING CONDITIONS PLAN (DETAIL)

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

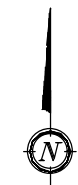
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

STATE OF NEW HAMPSHIRE
JUL 26 2022
KENNETH A. BERRY
REGISTERED PROFESSIONAL SURVEYOR
SIGNATURE



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

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



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

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

2.) TAX MAP 108, LOT 50

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

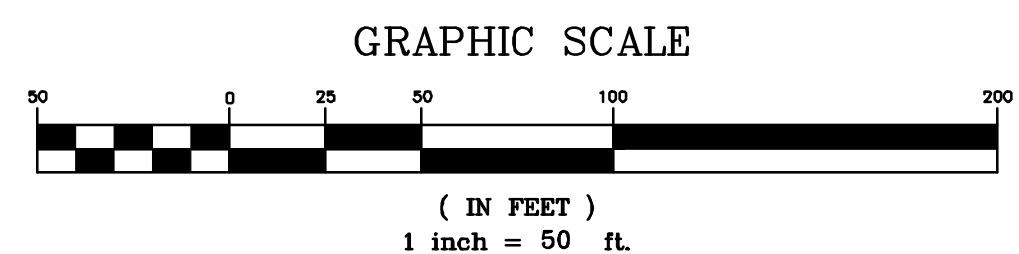
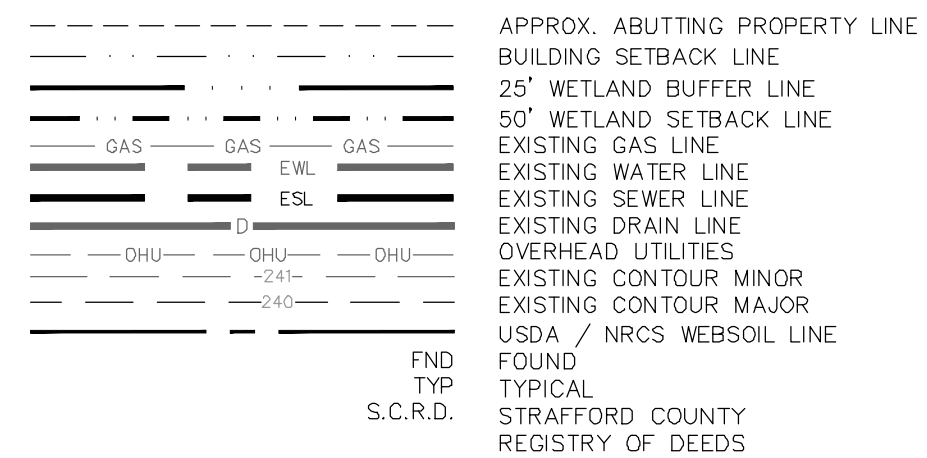
4.) LOT AREA: 2,199,988 SqFt., 50.50 Ac.

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

- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE 100-YEAR FLOOD HAZARD REF: FEMA COMMUNITY # -33050, MAP# -3301700218E, DATED JANUARY 30, 2015.
- 7.) VERTICAL DATUM BASED ON USGS NADEB ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRVERSE PERFORMED BY THIS OFFICE IN SPRING OF 2022, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF LOT 50 AS OF THE DATE OF THE SURVEY.
- 10.) THE PROJECT SITE HAS ACCESS TO MUNICIPAL WATER WITH ON SITE SEPTIC.
- 11.) CONTOURS SHOWN ARE BASED ON NH COASTAL 2019 LIDAR DEM AND FIELD VERIFIED USING BOTH GPS AND TRADITIONAL SURVEY METHODS.

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

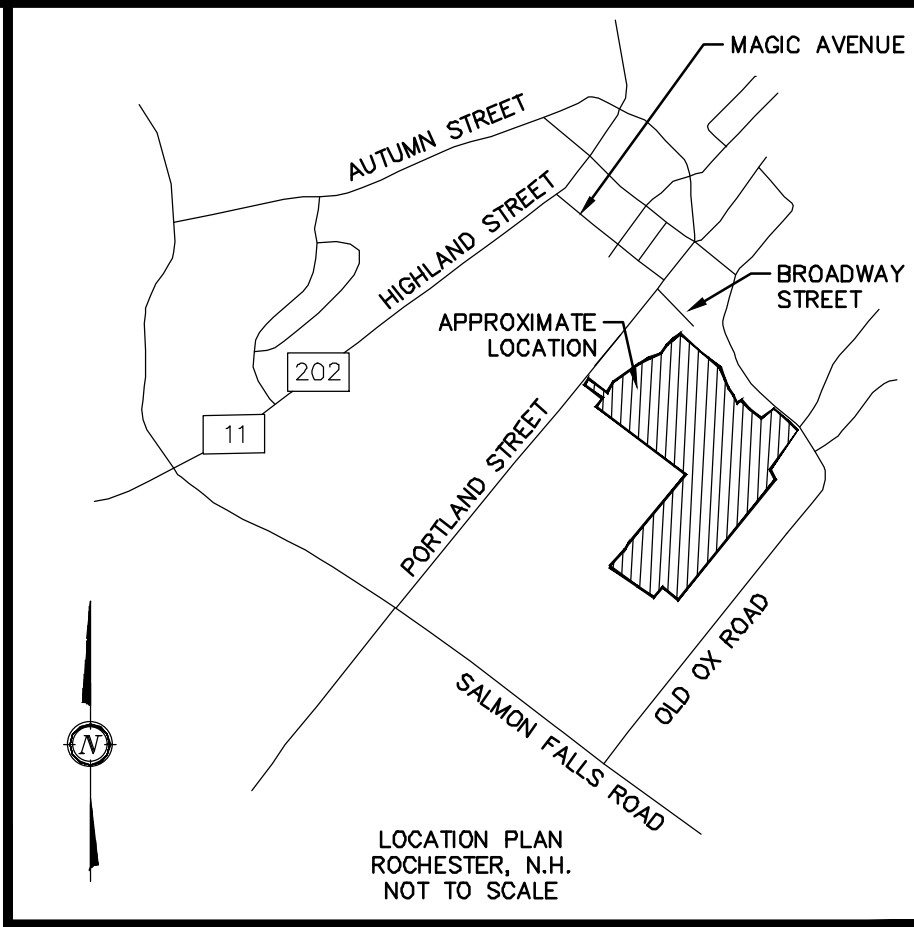
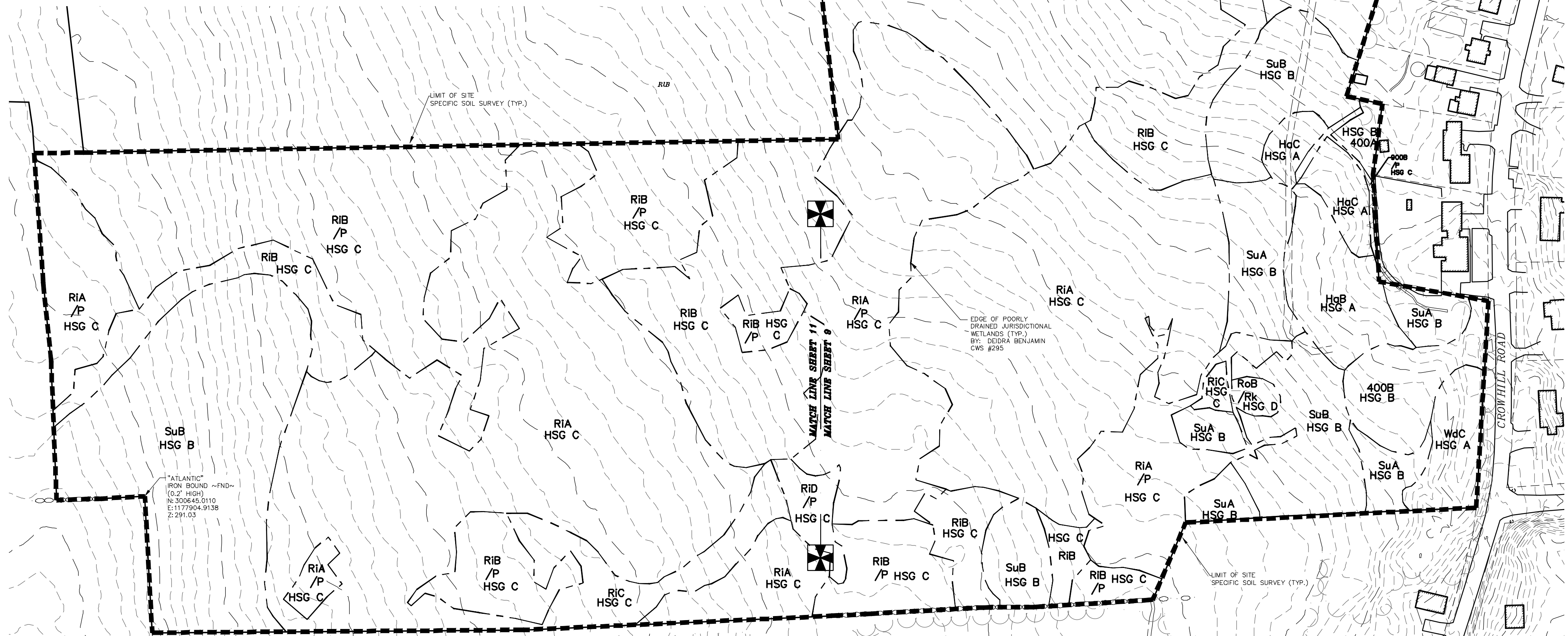
- IRON BOUND / IRON ROD (FND)
- IRON PIPE (FND)
- CONCRETE BOUND (FND)
- DRILL HOLE (FND)
- ⊕ ANGLE IRON (FND)
- UTILITY POLE / GUY WIRE
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- TEMPORARY BENCHMARK
- CURB STOP
- W GATE VALVE
- W FIRE HYDRANT
- W GAS VALVE
- CATCH BASIN W/ STRUCTURE
- DRAIN MANHOLE W/ STRUCTURE
- SEWER MANHOLE W/ STRUCTURE



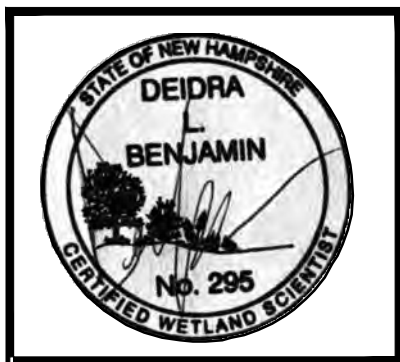
EXISTING CONDITIONS PLAN

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

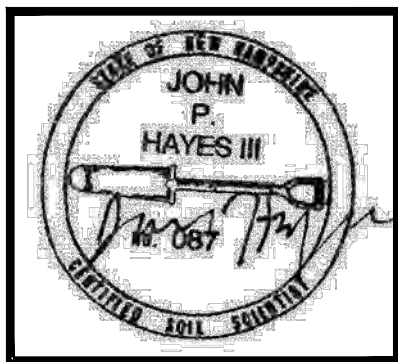
SITE SPECIFIC SOILS LEGEND			
SYMBOL	SLOPES	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
De	A,B,C,D	DEERFIELD	B
Ha	B,C	HINCKLEY	A
Ro	B	ROCK OUTCROP	D
Ri	A,B,C,D	RIDGEBURY	C
Sb	A,B	SAUGATUCK	C
Su	A,B	SUTTON	B
Wd	A,C,D,E	WINDSOR	A
400	A,B	UDORTHENTS	B
900	B	ENDOQUENTS	C
SLOPE: A = 0-3% B = 3-8% C = 8-15% D = 15-25% E = 25-50% F = 50%+			
DENOMINATOR: /VP = VERY POORLY DRAINED /P = POORLY DRAINED /SWP = SOMEWHAT POORLY DRAINED /Rk = VERY ROCKY			



- NOTES:
- OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868
APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT, LLC
35 THIRD STREET
DOVER, NH 03820
 - TAX MAP 108, LOT 50
 - S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043
 - LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.
 - I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY# -330150, MAP# - 33017020240, DATED: MAY 17, 2005.
 - VERTICAL DATUM BASED ON USGS NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
 - THE INTENT OF THIS PLAN IS TO SHOW THE SITE SPECIFIC SOIL CONDITIONS FOR THE SUBJECT PARCEL. SEE REPORT AND SUPPLEMENT BY JOHN P. HAYES, II CSS.



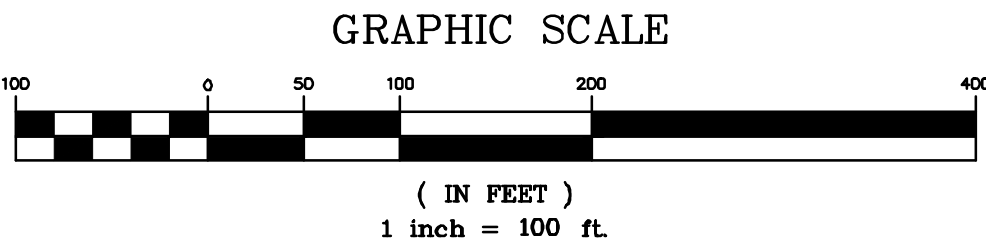
DEIDRA BENJAMIN, CWS #295



JOHN P. HAYES III, CSS #87

- WETLAND NOTES:
- WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN MAY 2022 UTILIZING THE FOLLOWING STANDARDS:
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
 - NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

- LEGEND:
- TEST PIT
 - BENCHMARK
 - STONE WALL
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
 - SOIL LINE
 - LIMIT OF SOIL SURVEY
 - MATCH LINE W/ MATCH POINT
 - SuA
 - HSG B
 - SOIL SERIES
 - HYDROLOGIC SOIL GROUP WITH DESIGNATION

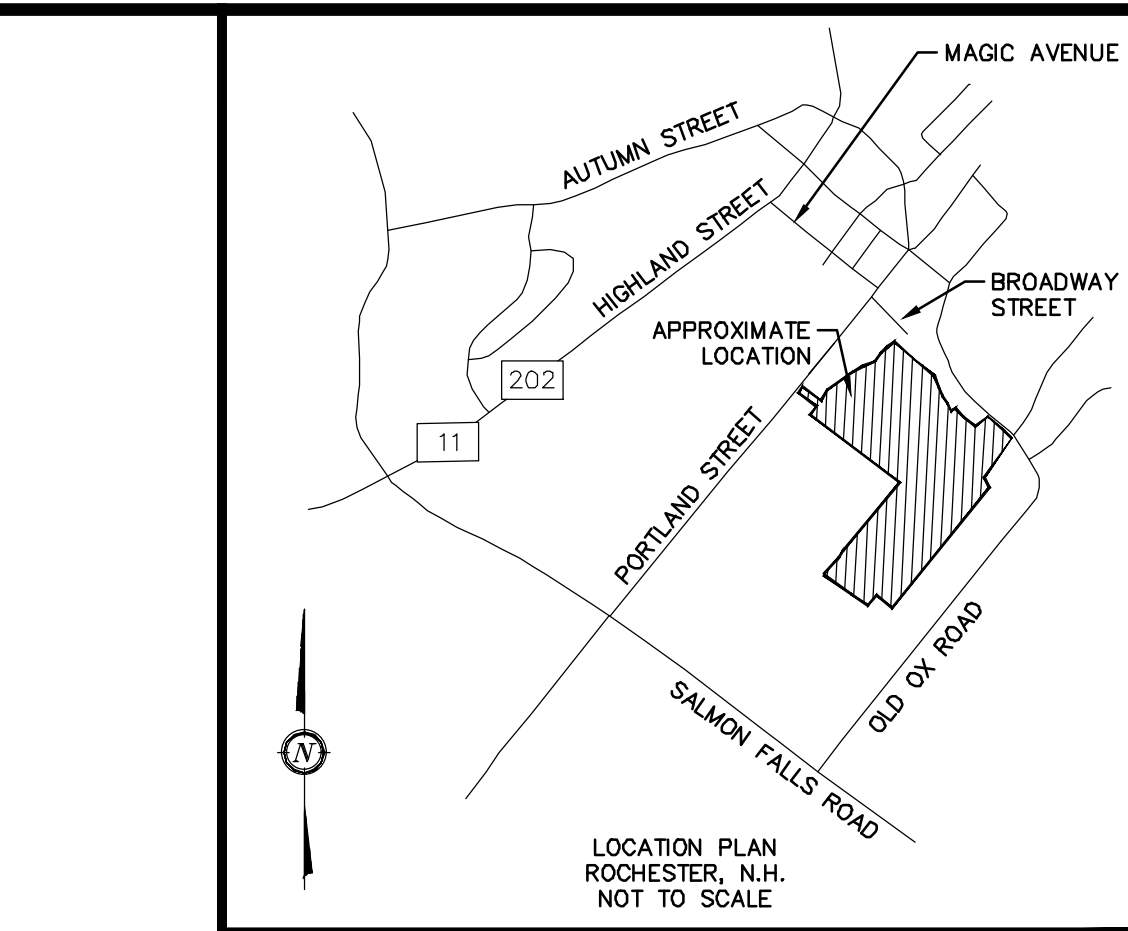
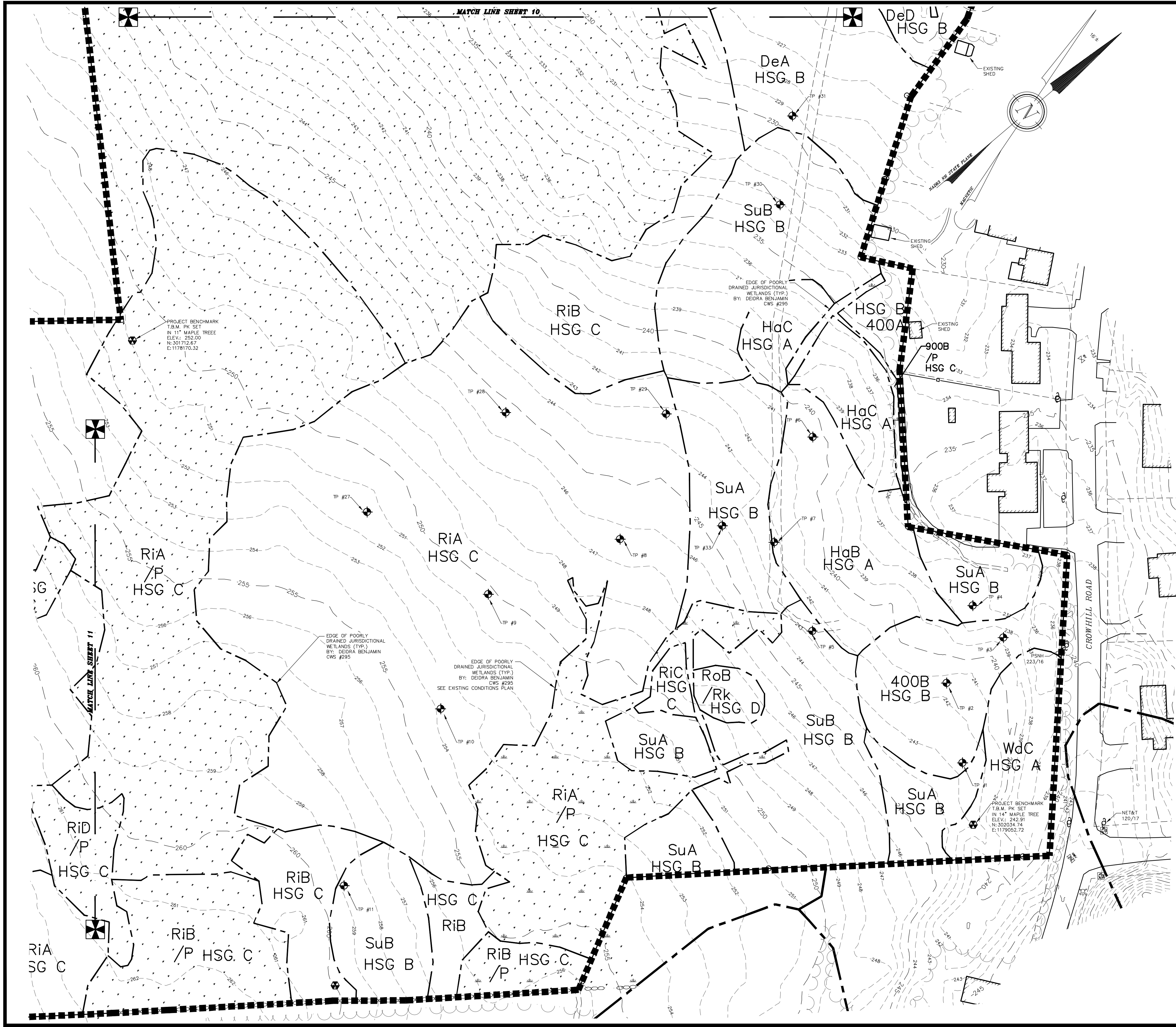


OVERVIEW SITE SPECIFIC SOILS MAP

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

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 100 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 1223
PROFESSIONAL ENGINEER



NOTES:

1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03608

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

2.) TAX MAP 108, LOT 50

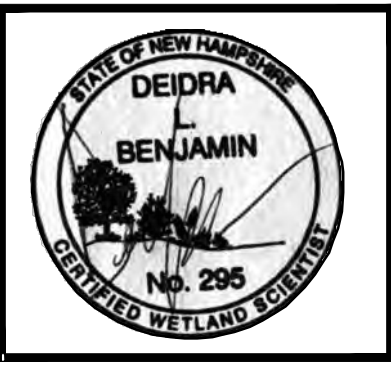
3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043

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

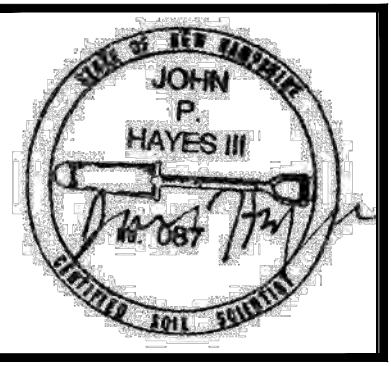
5.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017002040, DATED: MAY 17, 2005.

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

7.) THE INTENT OF THIS PLAN IS TO SHOW THE SITE SPECIFIC SOIL CONDITIONS FOR THE SUBJECT PARCEL. SEE REPORT AND SUPPLEMENT BY JOHN P. HAYES, III CSS.



DEIDRA BENJAMIN, CWS #295



JOHN P. HAYES III, CSS #87

WETLAND NOTES:

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

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS

2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 5.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).

3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

LEGEND:

TEST PIT BENCHMARK

STONE WALL

EXISTING CONTOUR MINOR

EXISTING CONTOUR MAJOR

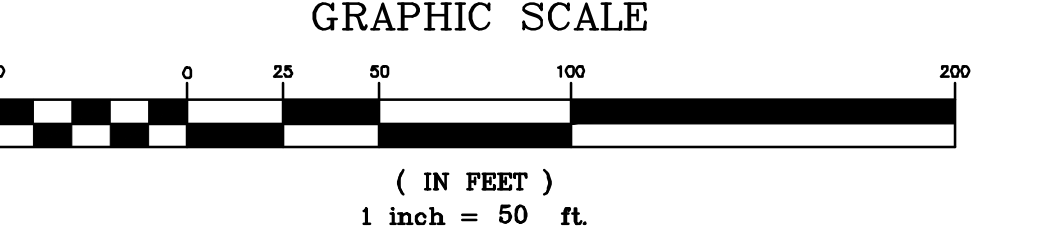
SOIL LINE

LIMIT OF SOIL SURVEY

MATCH LINE W/ MATCH POINT

SuA SOIL SERIES

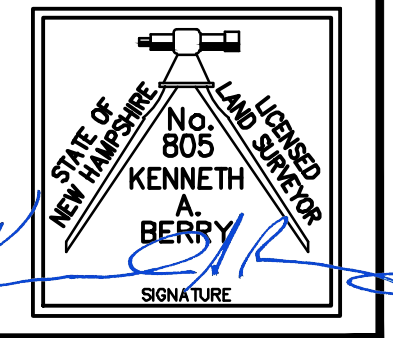
HSG B HYDROLOGIC SOIL GROUP WITH DESIGNATION

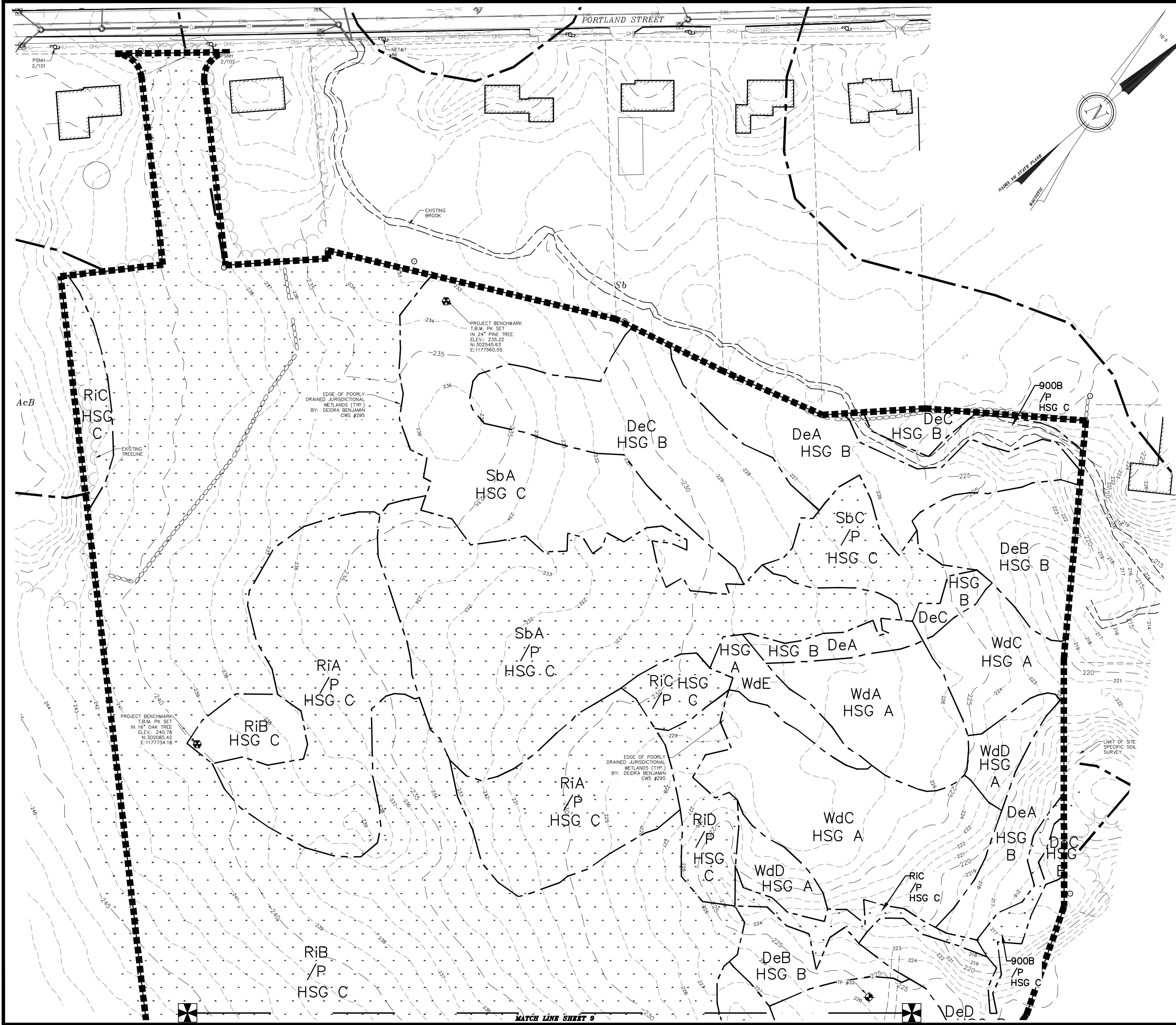


SITE SPECIFIC SOILS MAP (DETAIL)

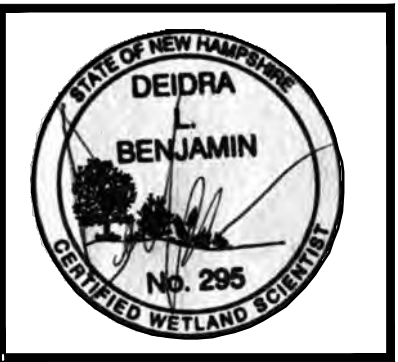
LAND OF ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

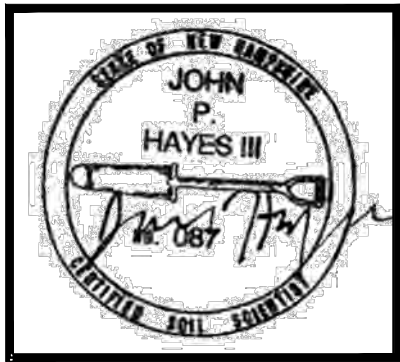




- NOTES:
- 1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868
 - APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT, LLC
35 THIRD STREET
DOVER, NH 03820
 - 2.) TAX MAP 108, LOT 50
 - 3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043
 - 4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.
 - 5.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330150, MAP# - 33017C0204D, DATED: MAY 17, 2005.
 - 6.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
 - 7.) THE INTENT OF THIS PLAN IS TO SHOW THE SITE SPECIFIC SOIL CONDITIONS FOR THE SUBJECT PARCEL. SEE REPORT AND SUPPLEMENT BY JOHN P. HAYES, III, CSS.



DEIDRA BENJAMIN, CWS #295



JOHN P. HAYES III, CSS #87

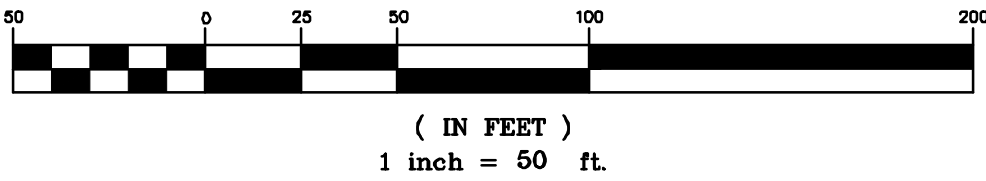
WETLAND NOTES:
WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN MAY 2022
UTILIZING THE FOLLOWING STANDARDS:

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3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

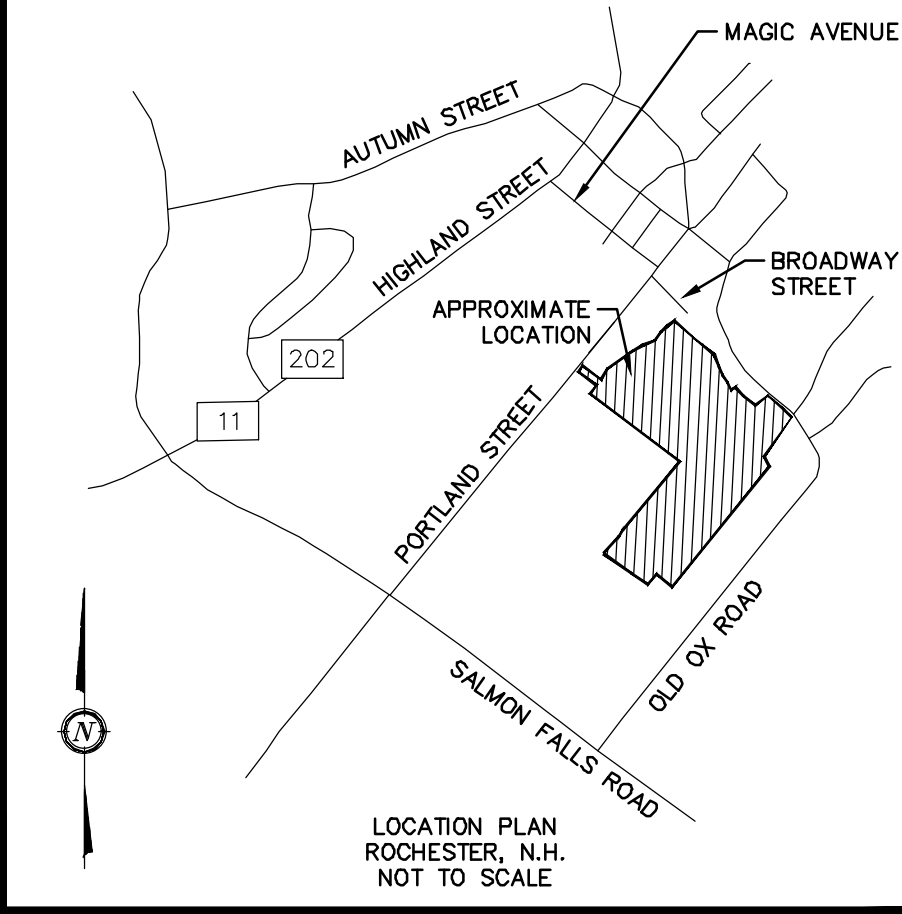
LEGEND:

- TEST PIT BENCHMARK
- STONE WALL
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- SOIL LINE
- LIMIT OF SOIL SURVEY
- MATCH LINE W/ MATCH POINT
- SuA SOIL SERIES
- HSG B HYDROLOGIC SOIL GROUP WITH DESIGNATION

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE

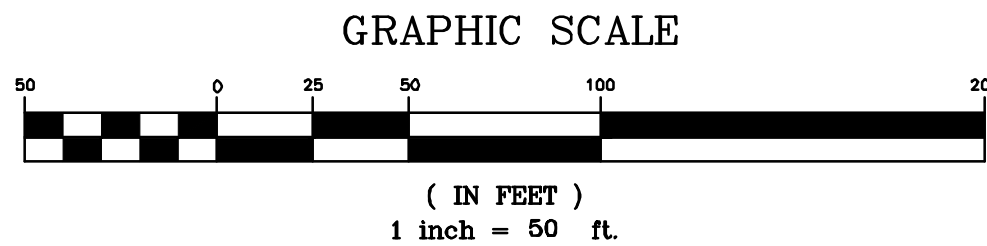
SITE SPECIFIC SOILS MAP (DETAIL)

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

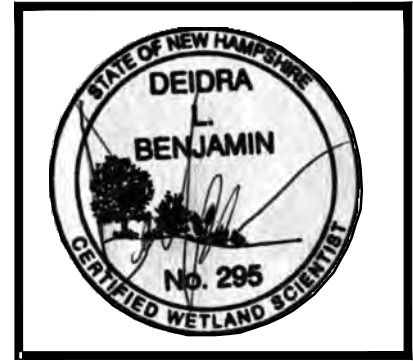
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

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

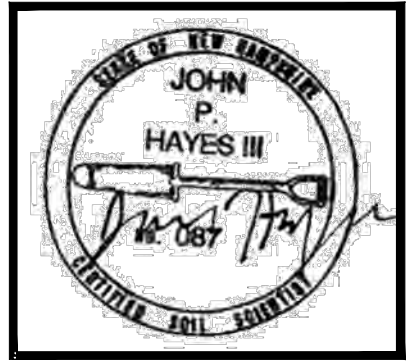
- NOTES:
- OWNER: ELIZABETH DUNNELLS
25 CROWN HILL ROAD
ROCHESTER, NH 03608
 - TAX MAP 108, LOT 50
 - S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043
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HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
 - THE INTENT OF THIS PLAN IS TO SHOW THE SITE SPECIFIC SOIL CONDITIONS FOR THE SUBJECT PARCEL. SEE REPORT AND SUPPLEMENT BY JOHN P. HAYES, III, CSS.



- LEGEND:
- TEST PIT
 - BENCHMARK
 - STONE WALL
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
 - SOIL LINE
 - LIMIT OF SOIL SURVEY
 - MATCH LINE W/ MATCH POINT
 - SOIL SERIES
 - SuA
 - HSG B
 - HYDROLOGIC SOIL GROUP WITH DESIGNATION

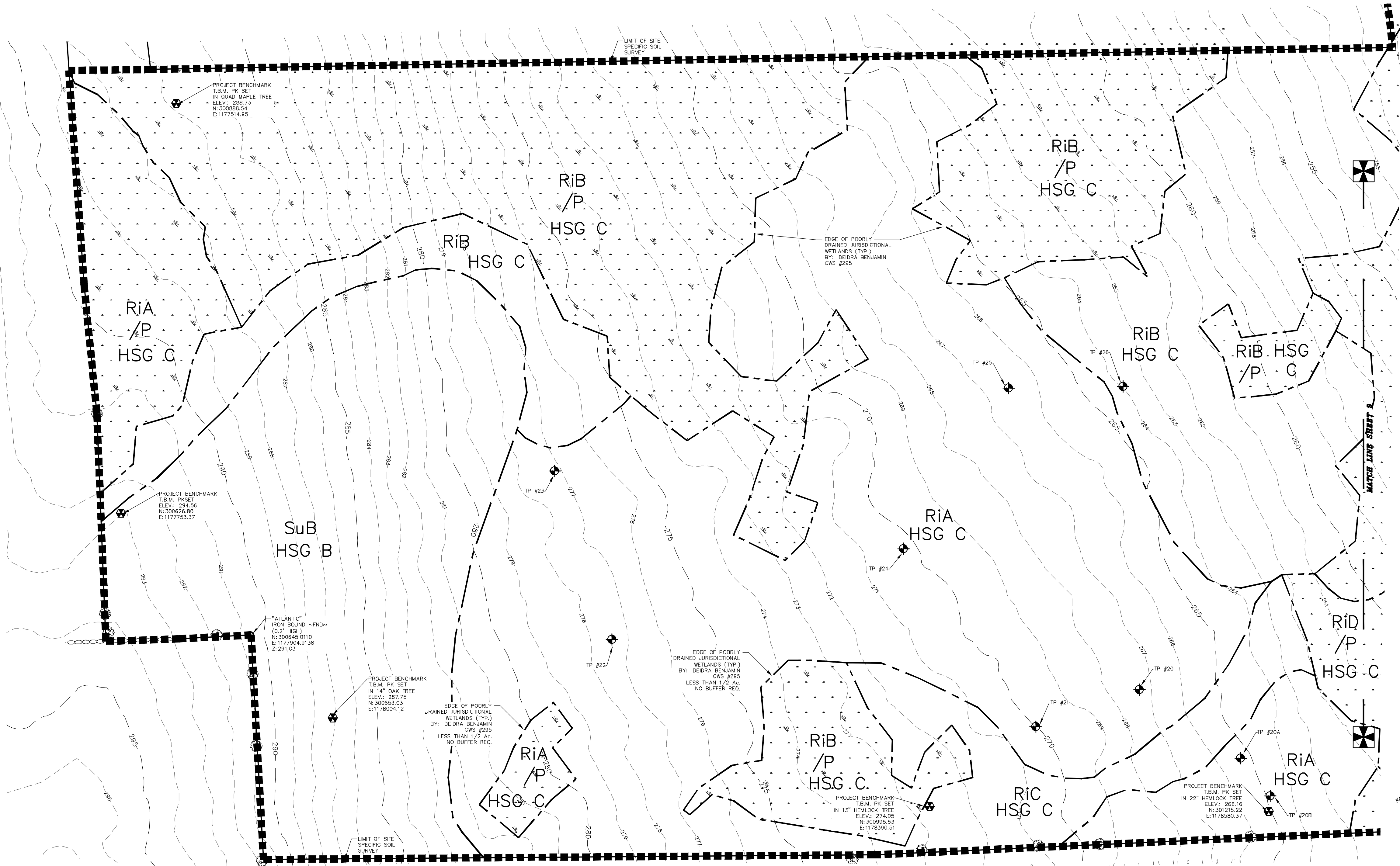
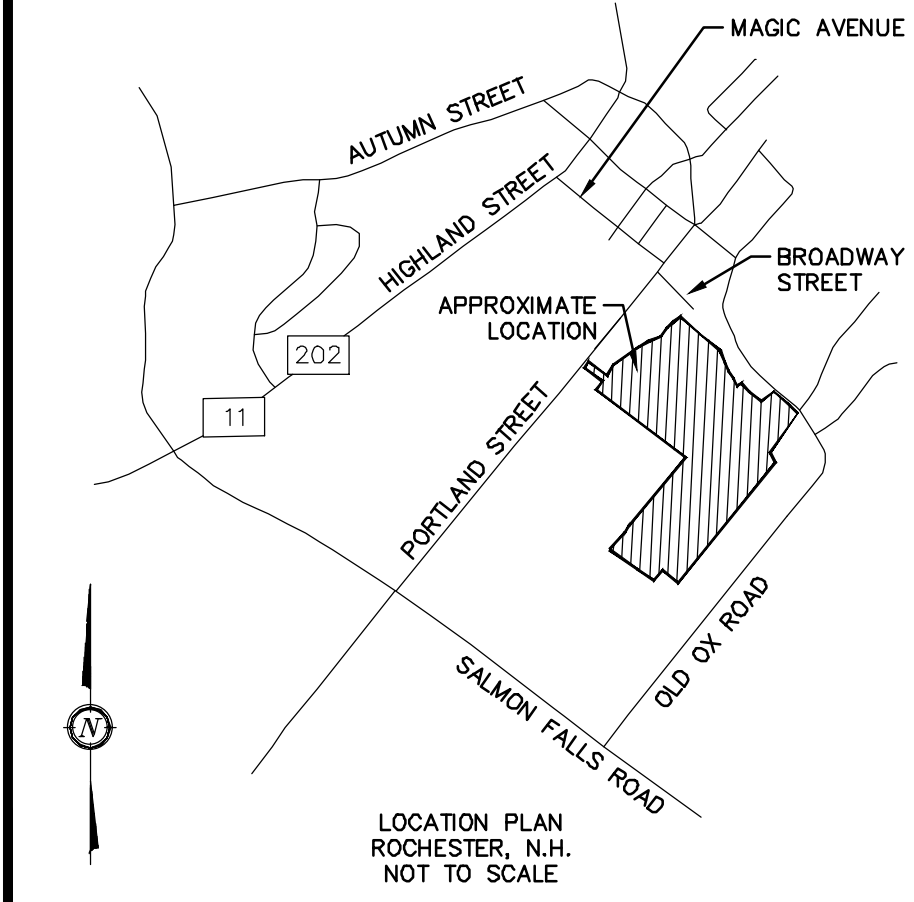


DEIDRA BENJAMIN, CWS #295



JOHN P. HAYES III, CSS #87

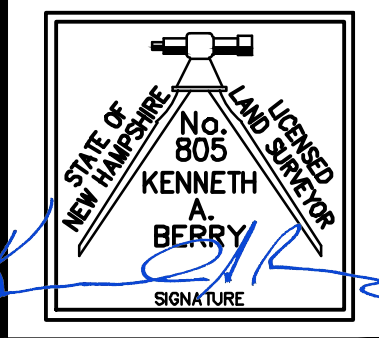
- WETLAND NOTES:
- WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN MAY 2022 UTILIZING THE FOLLOWING STANDARDS:
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHWESTERN REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
 - NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

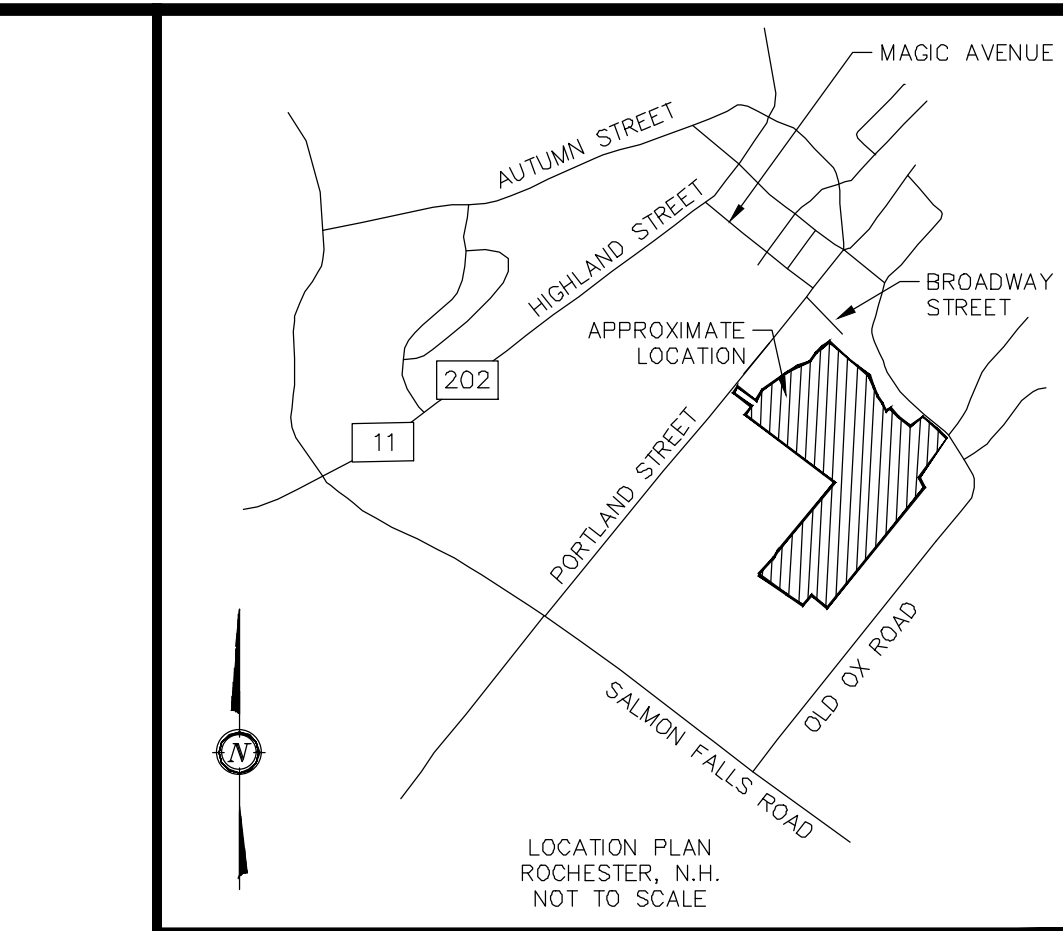
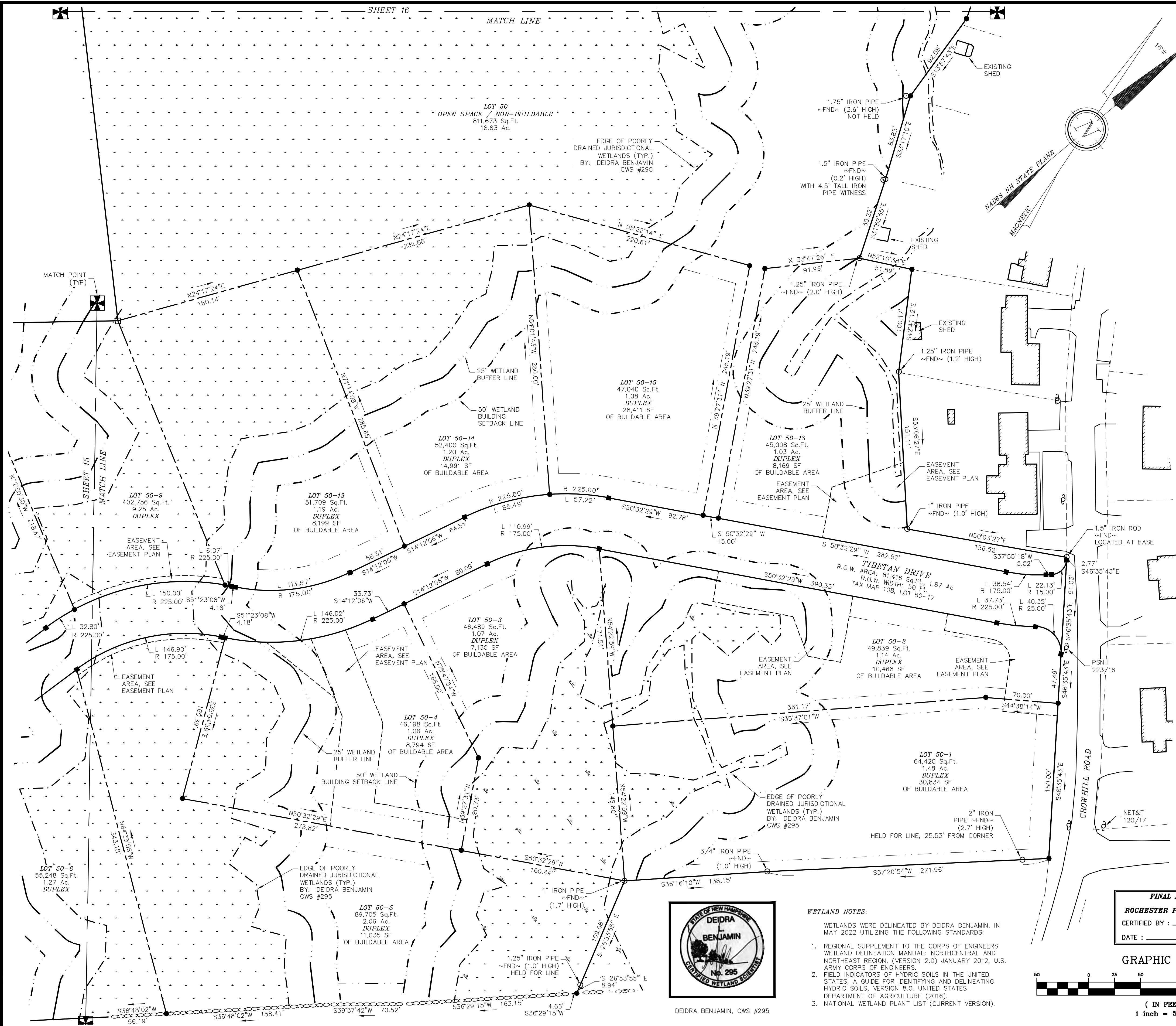


SITE SPECIFIC SOILS MAP (DETAIL)

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

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

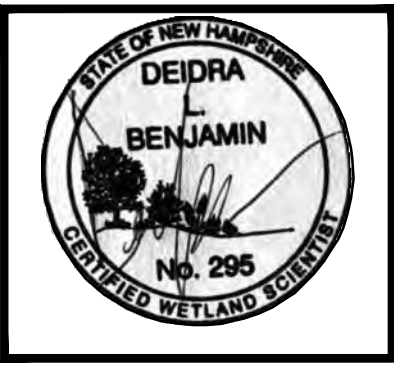
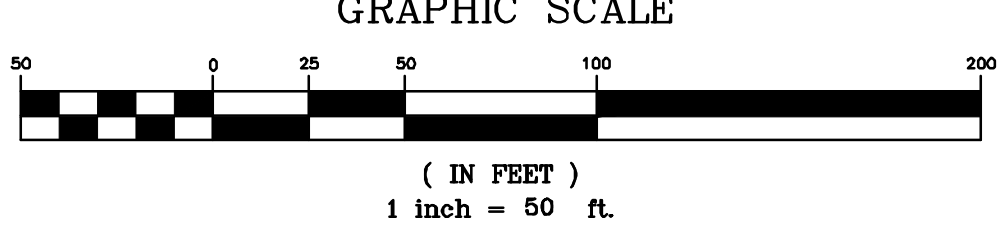




- NOTES:
- OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868
 - TAX MAP 108, LOT 50
 - S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043
 - LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.
 - ZONING: AGRICULTURAL (AG) WITH MUNICIPAL WATER SETBACKS:
FRONT - 20'
SIDE - 10'
REAR - 20'
MIN. LOT SIZE: 30,000 Sq.Ft. DUPLEX REQUIRES 45,000 Sq.Ft., MIN. FRONTAGE, 150'
MAX. LOT COVERAGE: 35%
MAX. BUILDING FOOTPRINT: 30%
 - I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 3301700218E, DATED: SEPTEMBER 30, 2015.
 - VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
 - THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SPRING OF 2022, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
 - THE PROJECT SITE HAS ACCESS TO MUNICIPAL WATER WITH ON SITE SEPTIC.
 - THE INTENT OF THIS PLAN IS TO SUBDIVIDE ROCHESTER TAX MAP 108, LOT 50 INTO 16 INDIVIDUAL LOTS AND ONE OPEN SPACE NON-BUILDABLE LOT. THIS IS A MULTI SHEET PLAN SET. THE ENTIRE PLAN SET WILL BE ON FILE AT THIS OFFICE AND THE CITY OF ROCHESTER. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
 - REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITES SURFACE ARE AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES, IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTIONS AT NO EXPENSE TO THE CITY.
 - EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CITY OF ROCHESTER STORMWATER REGULATIONS.
 - SEE OVERVIEW SUBDIVISION SHEET FOR ADDITIONAL NOTES, ABUTTERS AND PLAN REFERENCES.

- LEGEND:
- GRANITE BOUND (TO BE SET)
 - 3/4" REBAR W/D CAP (TO BE SET)
 - IRON BOUND/IRON ROD (FND)
 - IRON PIPE (FND)
 - CONCRETE BOUND (FND)
 - DRILL HOLE (FND)
 - ANGLE IRON (FND)
 - UTILITY POLE / GUY WIRE
 - APPROX. ABUTTING PROPERTY LINE
 - POORLY DRAINED JURISDICTIONAL WETLAND LINE
 - 50' WETLAND SETBACK LINE
 - 25' WETLAND BUFFER LINE
 - PROPOSED BOUNDARY LINE
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 - PROPOSED EASEMENT LINE
 - FND TYP S.C.R.D.
 - FOUND TYPICAL STRAFFORD COUNTY REGISTRY OF DEEDS

FINAL APPROVAL
ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE :



- WETLAND NOTES:
- WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN. IN MAY 2022 UTILIZING THE FOLLOWING STANDARDS:
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
 - NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

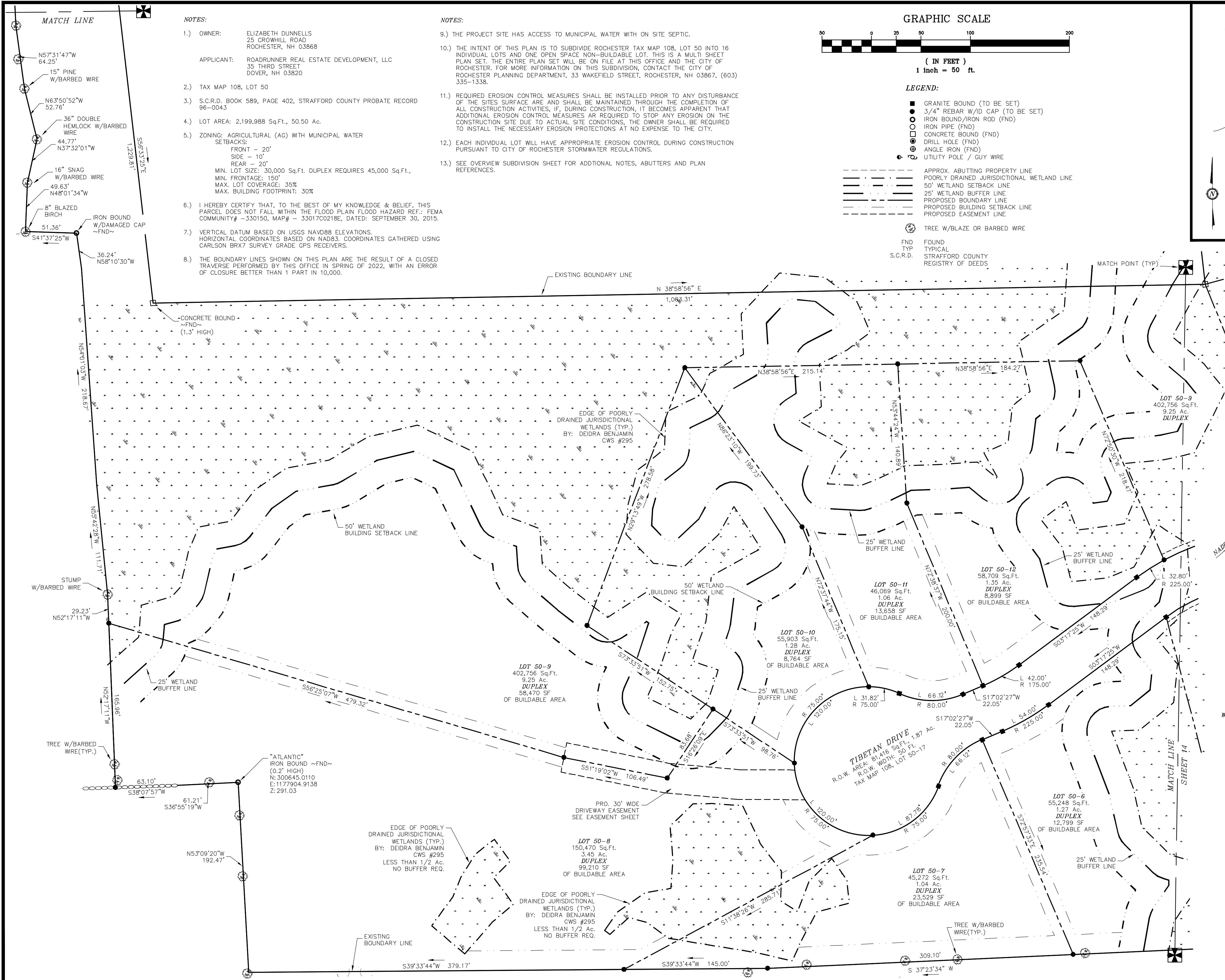
REVISION	DATE	DESCRIPTION
#5	4-10-23	REVISED PER TRG II AND THIRD PARTY RESPONSE
#4	2-10-23	REVISED PER THIRD PARTY REVIEW
#3	1-10-23	REVISED PER DEC. 2022 CONSCOM REQ.
#2	10-20-22	REVISE CUP AREAS/GRAVEL WETLAND PROJECT SUBMISSION
#1	8-23-22	

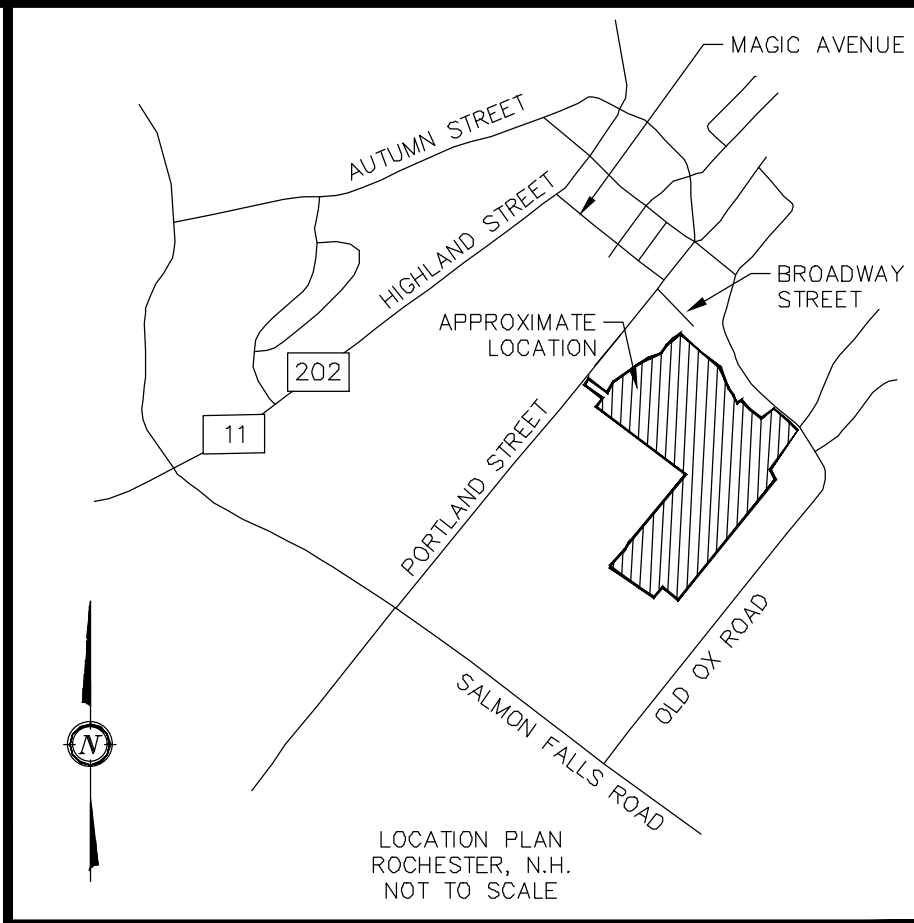
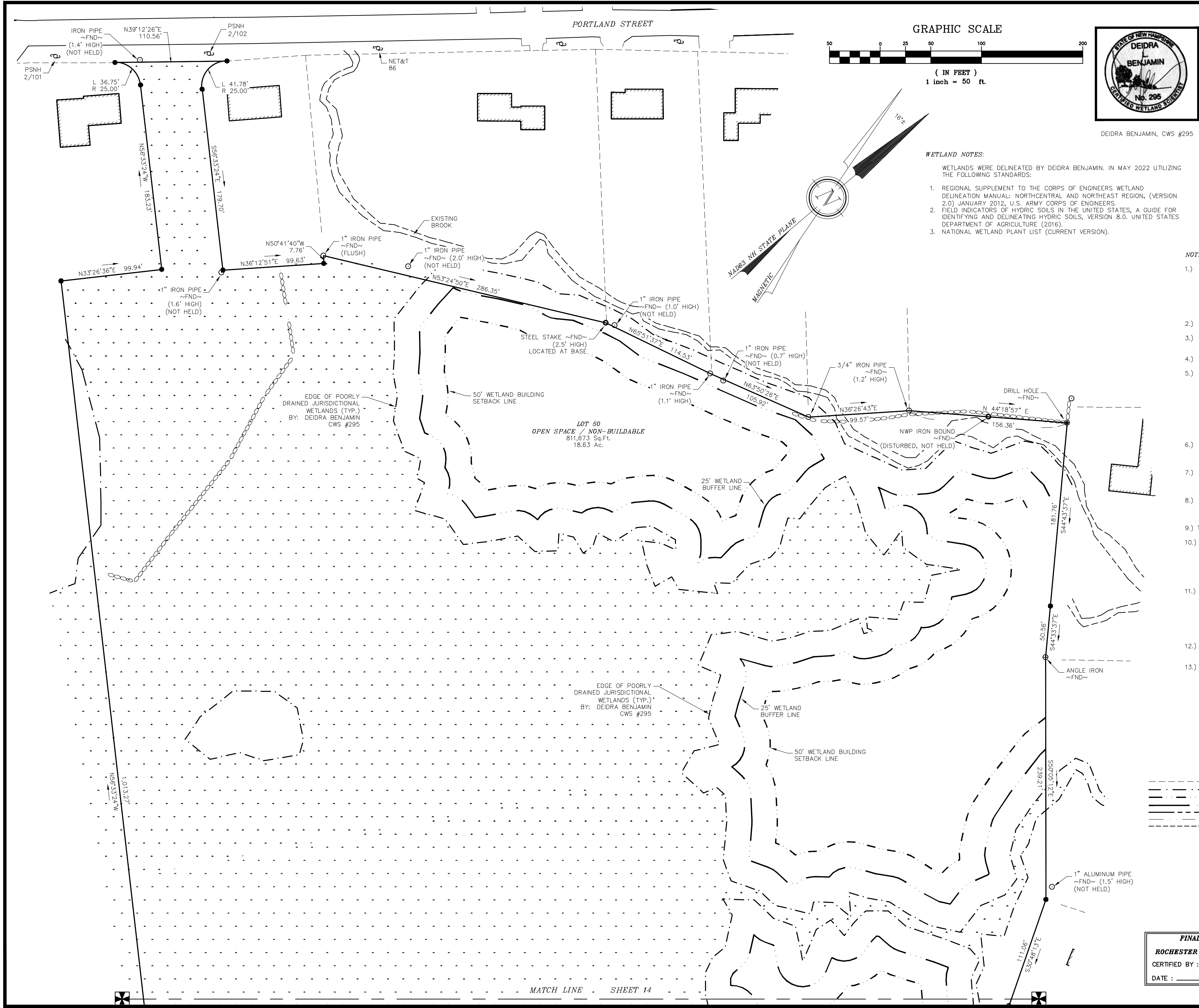
SUBDIVISION PLAN (DETAIL)
LAND OF ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, NH
TAX MAP 108, LOT 50

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE 4-11-23

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





- NOTES:
- 1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868
- APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT, LLC
35 THIRD STREET
DOVER, NH 03820
- 2.) TAX MAP 108, LOT 50
- 3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043
- 4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.
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FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE :

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KENNETH A. BERRY LLS 805 DATE 11-23

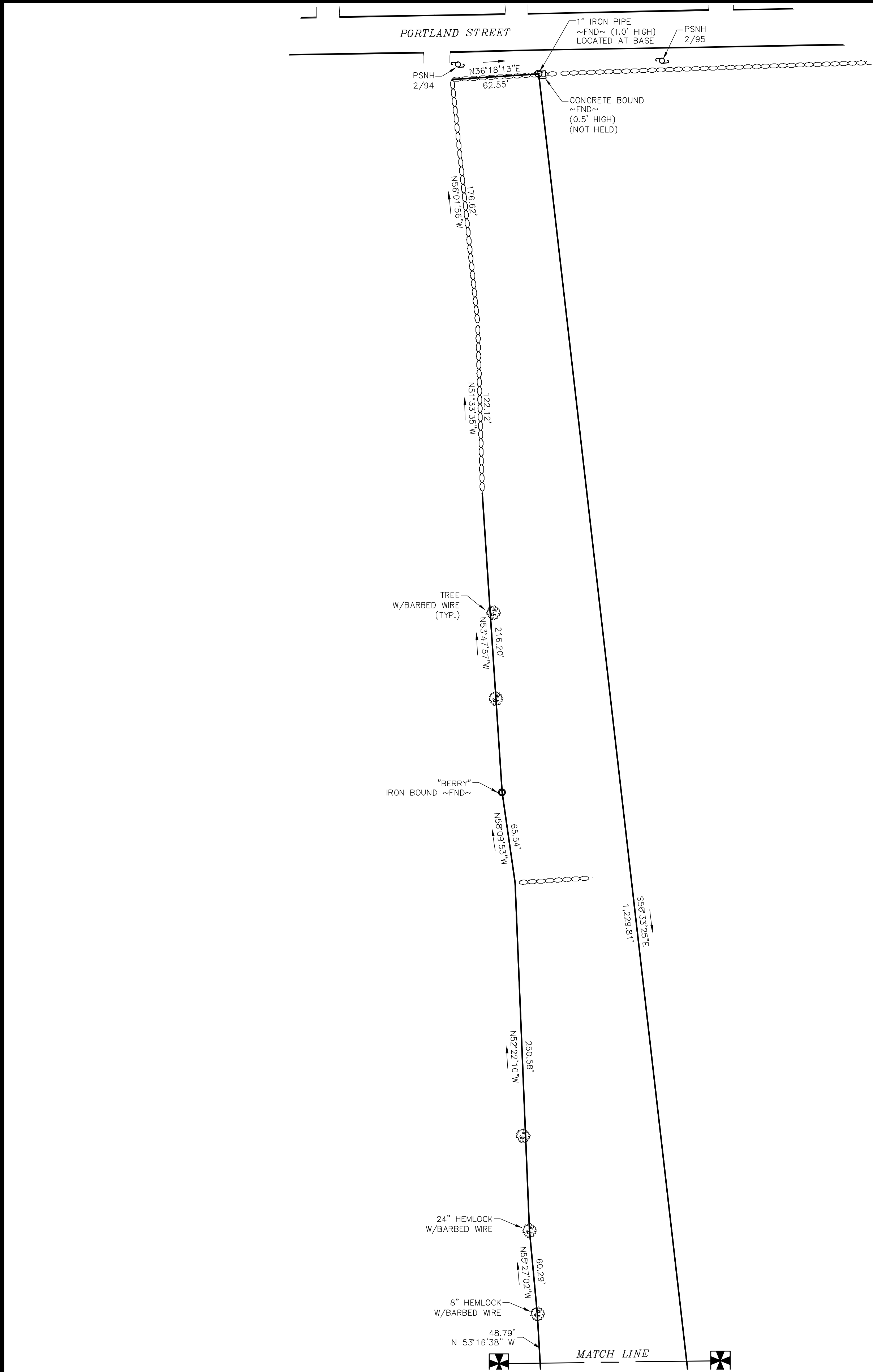
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SUBDIVISION PLAN (DETAIL)

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

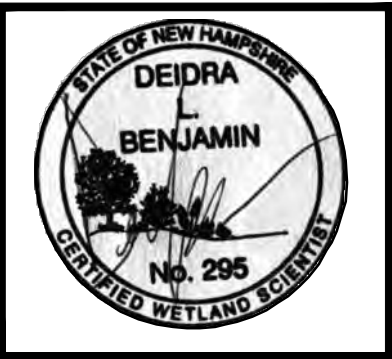
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335 SECOND CROWN POINT ROAD
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SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 23, 2022
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STATE OF NEW HAMPSHIRE
NOTARY PUBLIC
No. 805
KENNETH A. BERRY
SIGNATURE

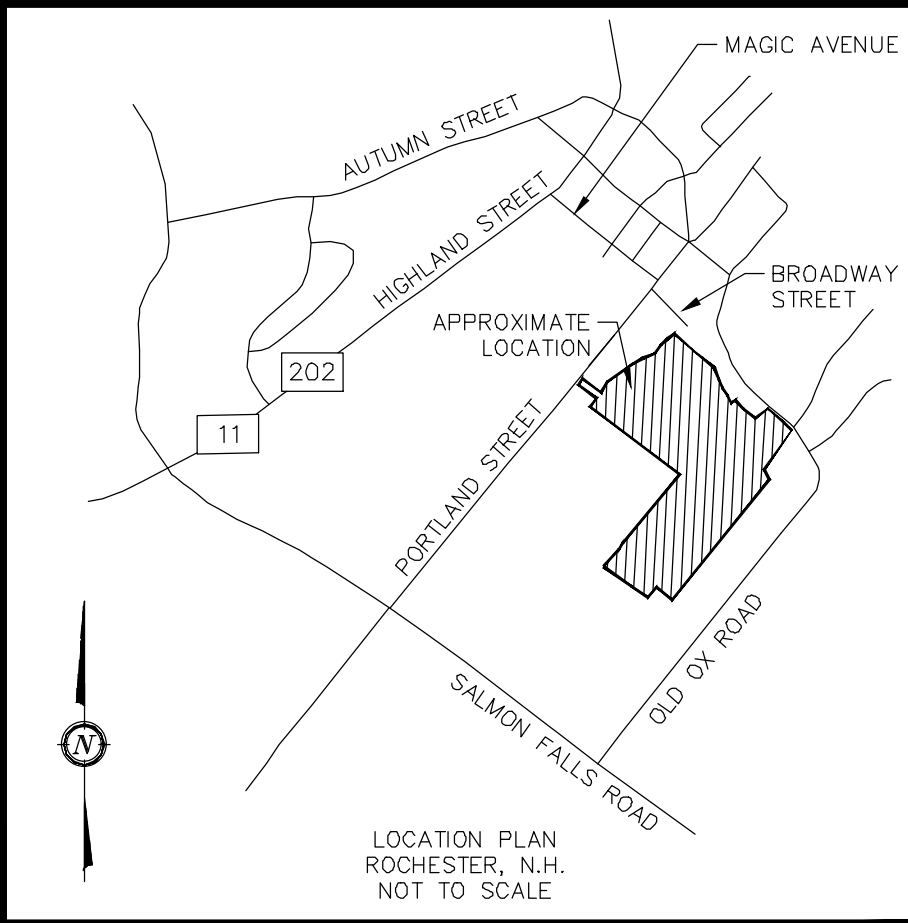


WETLAND NOTES:

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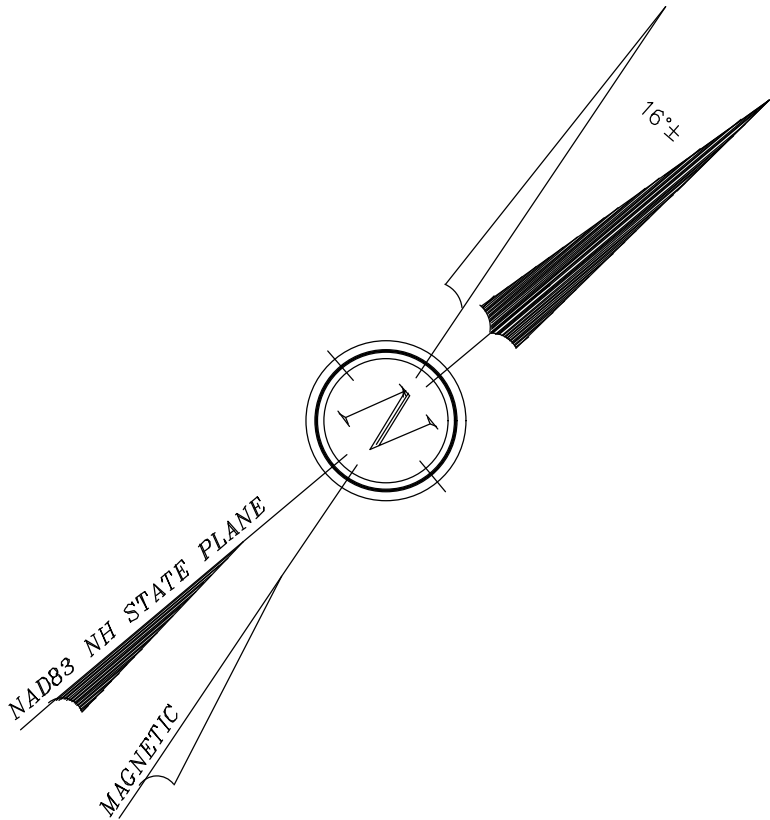
DEIDRA BENJAMIN, CWS #295



NOTES:

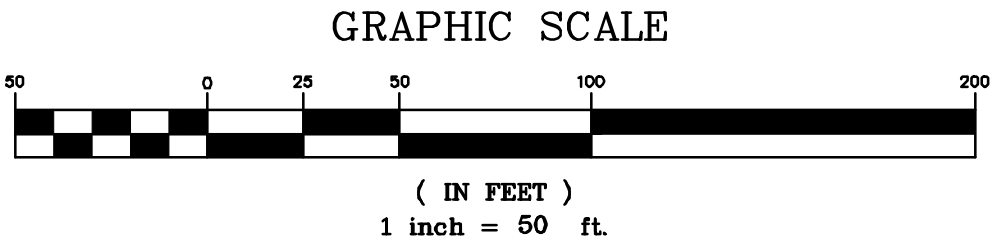
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ROCHESTER, NH 03868

APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT, LLC
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DOVER, NH 03820
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LEGEND:

- GRANITE BOUND (TO BE SET)
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- S.C.R.D. STRAFFORD COUNTY
REGISTRY OF DEEDS



FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD

CERTIFIED BY : _____

DATE : _____

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

4-31-23

KENNETH A. BERRY ILS 805 DATE

SUBDIVISION PLAN (DETAIL)

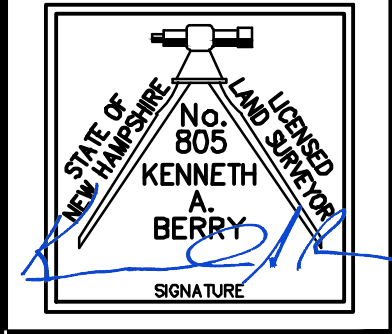
LAND OF
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797 PORTLAND STREET
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TAX MAP 108, LOT 50

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

SCALE : 1 IN. EQUALS 50 FT.

DATE : AUGUST 23, 2022

FILE NO. : DB 2022 - 023



PLAN REFERENCES:

- "SUBDIVISION PLAN FOR CHRISTOPHER A. & SUSAN E. MEROFF ROCHESTER, NH" BY: NORWAY PLAINS ASSOCIATES, INC DATED: JUNE 2004 S.C.R.D. PLAN #76-68
- "PLAN OF LAND FOR JULIE E. BLAISDELL, ROCHESTER, NH" BY: NORWAY PLAINS SURVEY ASSOCIATES, INC DATED: JUNE 1988 S.C.R.D. PLAN #34-104
- "BOUNDARY REVISION AGREEMENT BETWEEN JULIE E. BLAISDELL & THE CITY OF ROCHESTER, NH" BY: NORWAY PLAINS SURVEY ASSOCIATES, INC DATED: MAY 1988 S.C.R.D. PLAN #34-103
- "BOUNDARY REVISION AGREEMENT BETWEEN JULIE E. BLAISDELL & THE CITY OF ROCHESTER, NH" BY: NORWAY PLAINS SURVEY ASSOCIATES, INC DATED: MAY 1988 S.C.R.D. PLAN #34-75
- "PROPOSED SUBDIVISION LAND OF NORMAN BLAISDELL, ROCHESTER, NH" BY: BERRY CONSTRUCTION CO. INC DATED: SEPTEMBER 28, 1975 S.C.R.D. PLAN #64-23
- "PLAN OF LAND SUBDIVISION MYRTLAND & ROBERTA ROBINSON ROCHESTER, NH" BY: FREDERICK E. DREW ASSOCIATES DATED: JANUARY 1976 S.C.R.D. PLAN #74-29
- "LONG MEADOW ESTATES DEVELOPED BY LELAND U. CLOUGH & WARREN G. HASTINGS ROCHESTER, NH" BY: BERRY CONSTRUCTION CO. INC DATED: MAY 7, 1973 BERRY CONSTRUCTION FILE NUMBER DB1973-27

PLAN REFERENCES:

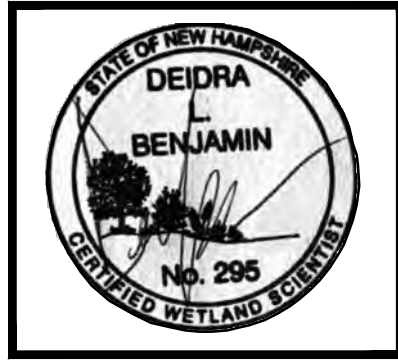
- "CONSOLIDATION & RE-SUBDIVISION PLAN FOR SALMON FALLS ESTATES REALTY TRUST ROCHESTER, NH" BY: JONES & BEACH ENGINEERS, INC DATED: JANUARY 2002 S.C.R.D. PLAN #72-1
- "SUBDIVISION OF LAND FOR CARL L. JR. & MARY M. JONES ROCHESTER, NH" BY: NORWAY PLAINS ASSOCIATES, INC DATED: AUGUST 1989 S.C.R.D. PLAN #58-40
- "LAND OF JUNE & ROBERT AUSTIN ROCHESTER, NH" BY: BERRY SURVEYING AND ENGINEERING DATED: OCTOBER 19, 1989 S.C.R.D. PLAN # 58-58
- "SUBDIVISION OF LAND & LOT LINE ADJUSTMENT FOR DAMON & STAO KONDRUP ROCHESTER, NH" BY: ATLANTIC SURVEY COMPANY DATED: APRIL 21, 1999 S.C.R.D. PLAN #56-19
- "SUBDIVISION OF LAND FOR ARTHUR ABBOTT ROCHESTER, NH" BY: ATLANTIC SURVEY COMPANY DATED: OCTOBER 7, 1997 S.C.R.D. PLAN #51-54
- "PLAN OF LAND FOR ARTHUR ABBOTT ROCHESTER, NH" BY: ATLANTIC SURVEY COMPANY DATED: JULY 17, 1996 S.C.R.D. PLAN # 48-30

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

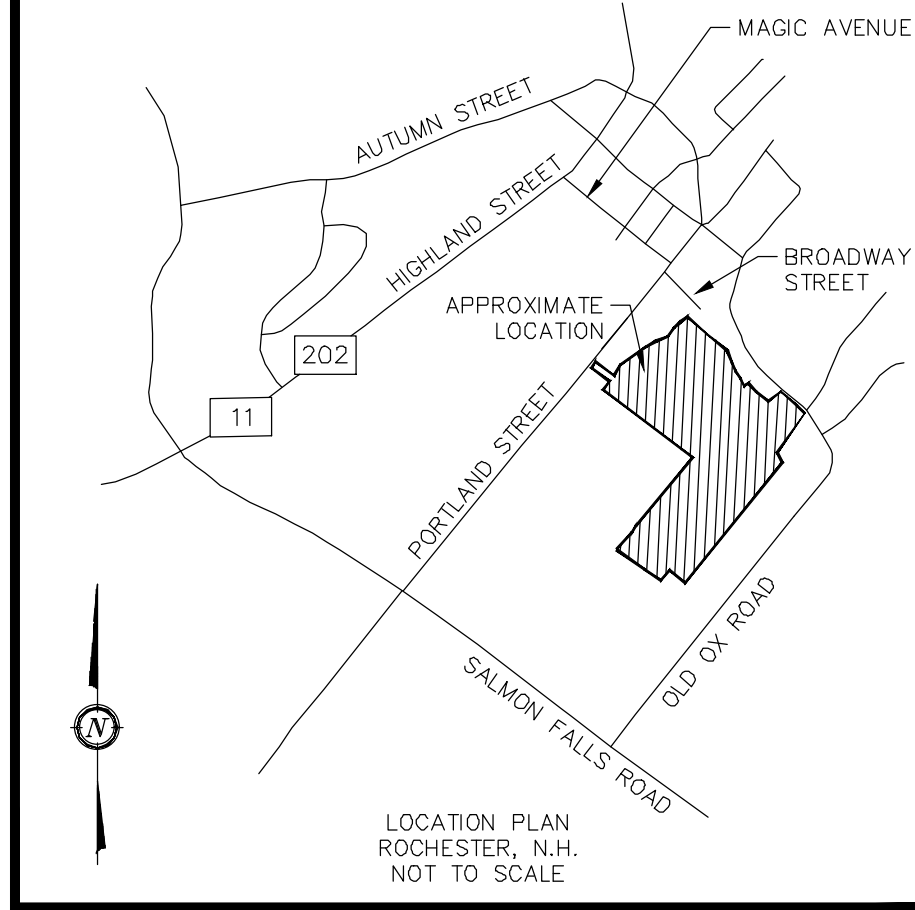
CURVE	ARC LENGTH	RADIUS
C1	43.15'	225.00'
C2	40.35'	225.00'

WETLAND NOTES:

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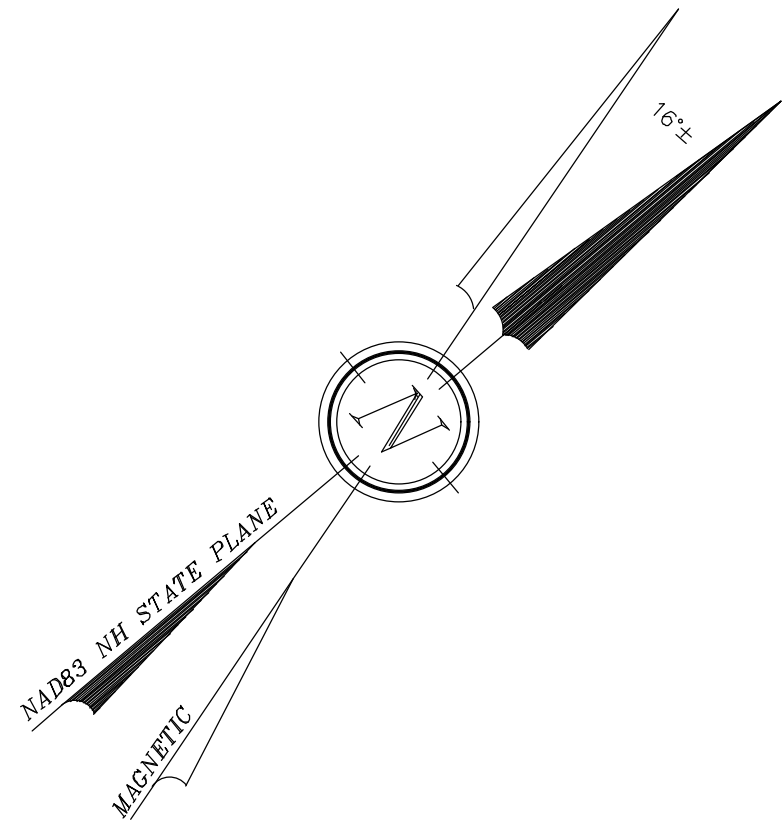


DEIDRA BENJAMIN, CWS #295



NOTES:

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APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT, LLC 35 THIRD STREET DOVER, NH 03820
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- SEE SUBDIVISION SHEETS FOR ALL OTHER STANDARD SUBDIVISION NOTES, ZONING NOTES, AND ABUTTERS.



LEGEND:

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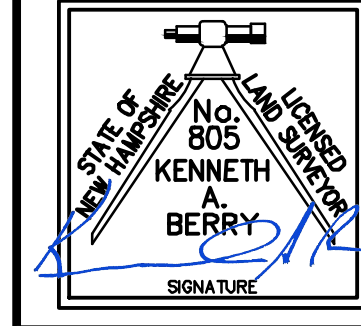
FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY : _____
DATE : _____

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE 4-11-23

EASEMENT PLAN

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FOR
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TAX MAP 108, LOT 50

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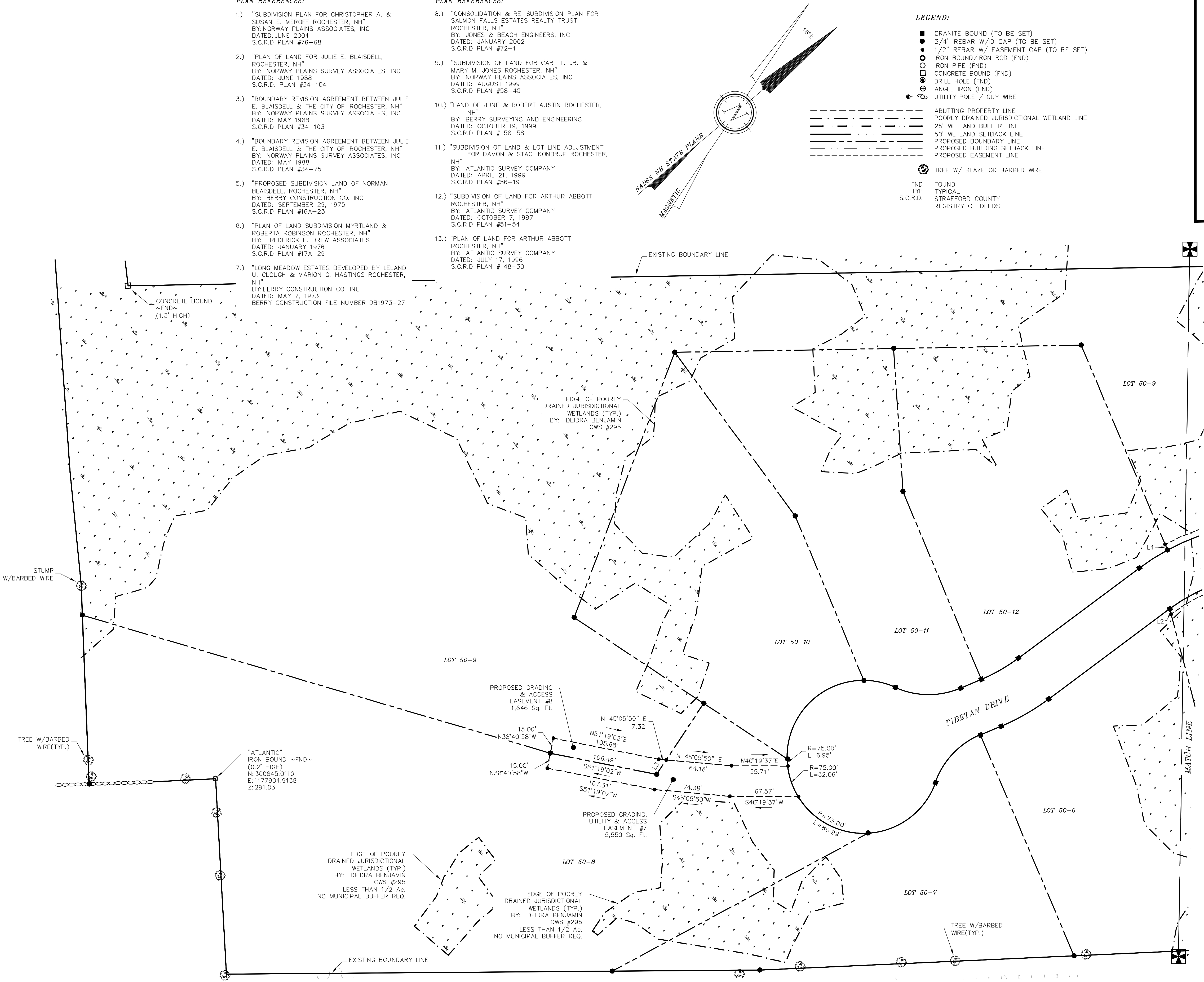


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S.C.R.D. PLAN #76-68
- "PLAN OF LAND FOR JULIE E. BLAISDELL, ROCHESTER, NH"
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC
DATED: JUNE 1988
S.C.R.D. PLAN #34-104
- "BOUNDARY REVISION AGREEMENT BETWEEN JULIE E. BLAISDELL & THE CITY OF ROCHESTER, NH"
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC
DATED: MAY 1988
S.C.R.D. PLAN #34-103
- "BOUNDARY REVISION AGREEMENT BETWEEN JULIE E. BLAISDELL & THE CITY OF ROCHESTER, NH"
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC
DATED: MAY 1988
S.C.R.D. PLAN #34-75
- "PROPOSED SUBDIVISION LAND OF NORMAN BLAISDELL, ROCHESTER, NH"
BY: BERRY CONSTRUCTION CO. INC
DATED: SEPTEMBER 29, 1975
S.C.R.D. PLAN #16A-23
- "PLAN OF LAND SUBDIVISION MYRTLAND & ROBERTA ROBINSON ROCHESTER, NH"
BY: FREDERICK E. DREW ASSOCIATES
DATED: JANUARY 1976
S.C.R.D. PLAN #17A-29
- "LONG MEADOW ESTATES DEVELOPED BY LELAND U. CLOUGH & MARION G. HASTINGS ROCHESTER, NH"
BY: BERRY CONSTRUCTION CO. INC
DATED: MAY 7, 1973
BERRY CONSTRUCTION FILE NUMBER DB1973-27

PLAN REFERENCES:

- "CONSOLIDATION & RE-SUBDIVISION PLAN FOR SALMON FALLS ESTATES REALTY TRUST ROCHESTER, NH"
BY: JONES & BEACH ENGINEERS, INC
DATED: JANUARY 2002
S.C.R.D. PLAN #72-1
- "SUBDIVISION OF LAND FOR CARL L. JR. & MARY M. JONES ROCHESTER, NH"
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC
DATED: AUGUST 1999
S.C.R.D. PLAN #58-40
- "LAND OF JUNE & ROBERT AUSTIN ROCHESTER, NH"
BY: BERRY SURVEYING AND ENGINEERING
DATED: OCTOBER 19, 1999
S.C.R.D. PLAN #58-58
- "SUBDIVISION OF LAND & LOT LINE ADJUSTMENT FOR DAMON & STACI KONDRUP ROCHESTER, NH"
BY: ATLANTIC SURVEY COMPANY
DATED: APRIL 21, 1999
S.C.R.D. PLAN #56-19
- "SUBDIVISION OF LAND FOR ARTHUR ABBOTT ROCHESTER, NH"
BY: ATLANTIC SURVEY COMPANY
DATED: OCTOBER 7, 1997
S.C.R.D. PLAN #51-54
- "PLAN OF LAND FOR ARTHUR ABBOTT ROCHESTER, NH"
BY: ATLANTIC SURVEY COMPANY
DATED: JULY 17, 1996
S.C.R.D. PLAN #48-30



LEGEND:

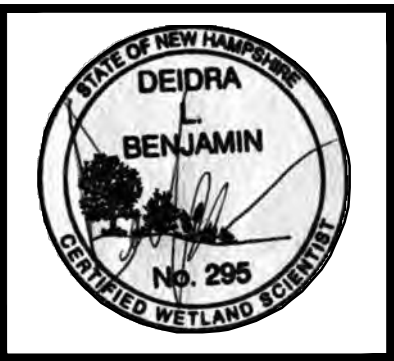
- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/D CAP (TO BE SET)
- 1/2" REBAR W/ EASEMENT CAP (TO BE SET)
- IRON BOUND/IRON ROD (FND)
- IRON PIPE (FND)
- CONCRETE BOUND (FND)
- DRILL HOLE (FND)
- ANGLE IRON (FND)
- UTILITY POLE / GUY WIRE
- ABUTTING PROPERTY LINE
- POORLY DRAINED JURISDICTIONAL WETLAND LINE
- 25' WETLAND BUFFER LINE
- 50' WETLAND SETBACK LINE
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE
- TREE W/ BLAZE OR BARBED WIRE
- FND TYP S.C.R.D.
- FOUND TYPICAL STRAFFORD COUNTY REGISTRY OF DEEDS

NOTES:

- OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868
APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT, LLC
THIRD STREET
DOVER, NH 03820
- TAX MAP 108, LOT 50
- S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043
- LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED EASEMENTS RELATING TO THE PROPOSED SUBDIVISION.
- SEE SUBDIVISION SHEETS FOR ALL OTHER STANDARD SUBDIVISION NOTES, ZONING NOTES, AND ABUTTERS.

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

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



DEIDRA BENJAMIN, CWS #295

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN MAY 2022 UTILIZING THE FOLLOWING STANDARDS:
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES; A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 6.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
 - NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

FINAL APPROVAL
ROCHESTER PLANNING BOARD

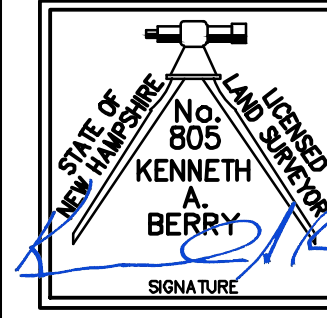
CERTIFIED BY :
DATE :

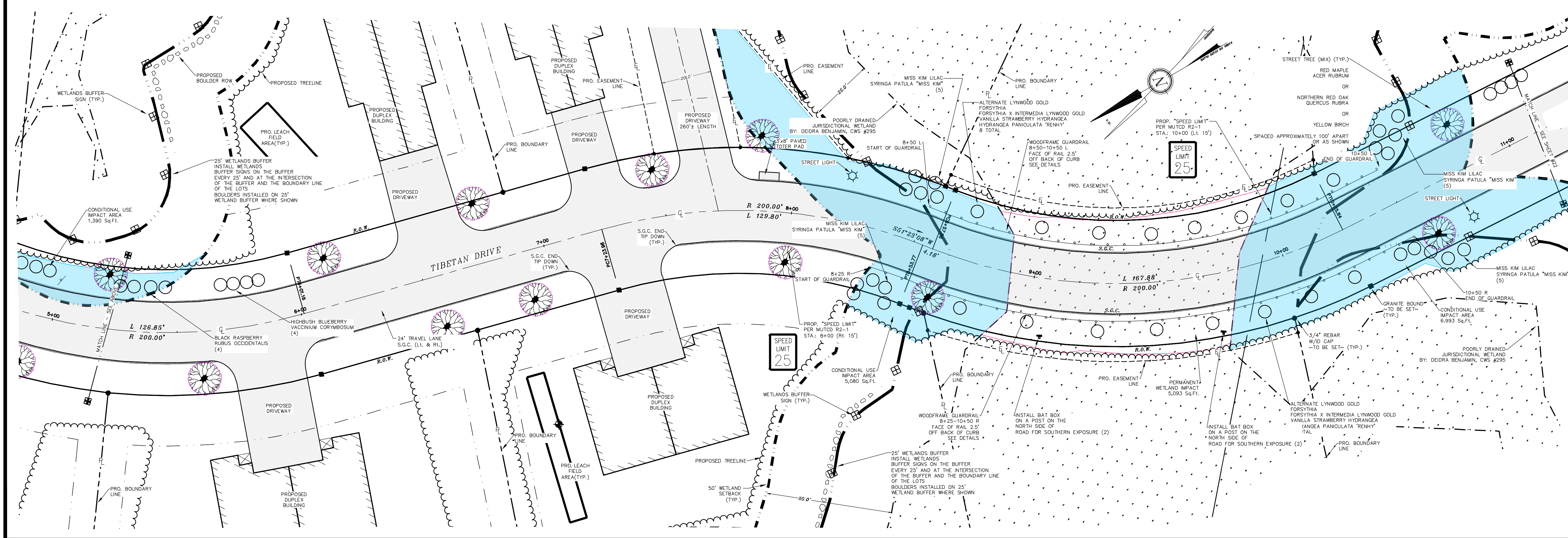
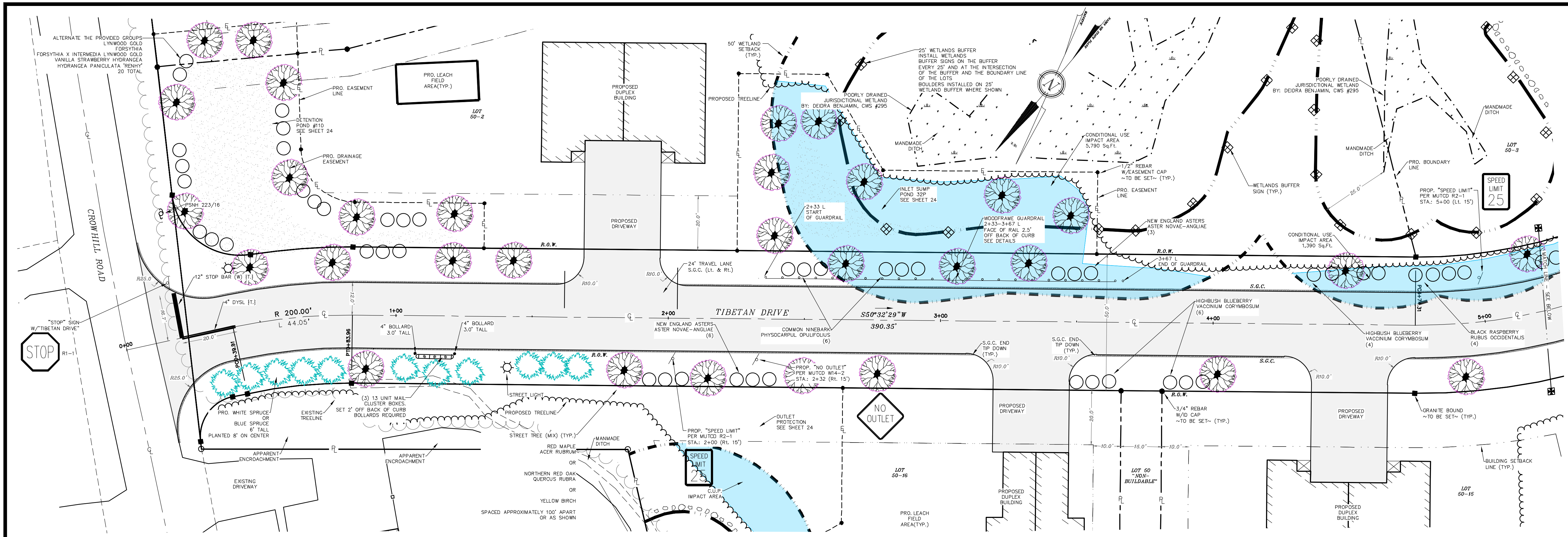
I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER
- 1:10,000 -
KENNETH A. BERRY LLS 805 DATE

EASEMENT PLAN

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

BERRY SURVEYING & ENGINEERING
BY
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023





DETAILED SITE PLAN

#	REVISION	DATE	DESCRIPTION
#5	4-10-23		REVISED PER TRG II AND THIRD PARTY RESPONSE
#4	2-10-23		REVISED PER THIRD PARTY REVIEW
#3	1-10-23		REVISED PER DEC. 2022 CONSCOM REQ.
#2	10-20-22		REVISE CUP AREAS/GRAVEL WETLAND
#1	8-23-22		PROJECT SUBMISSION

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

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

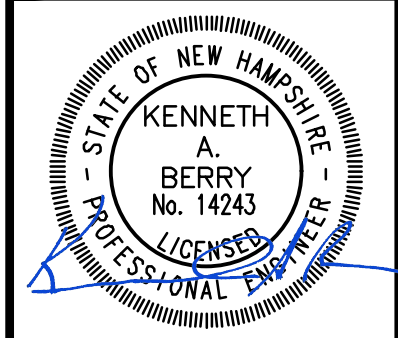
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



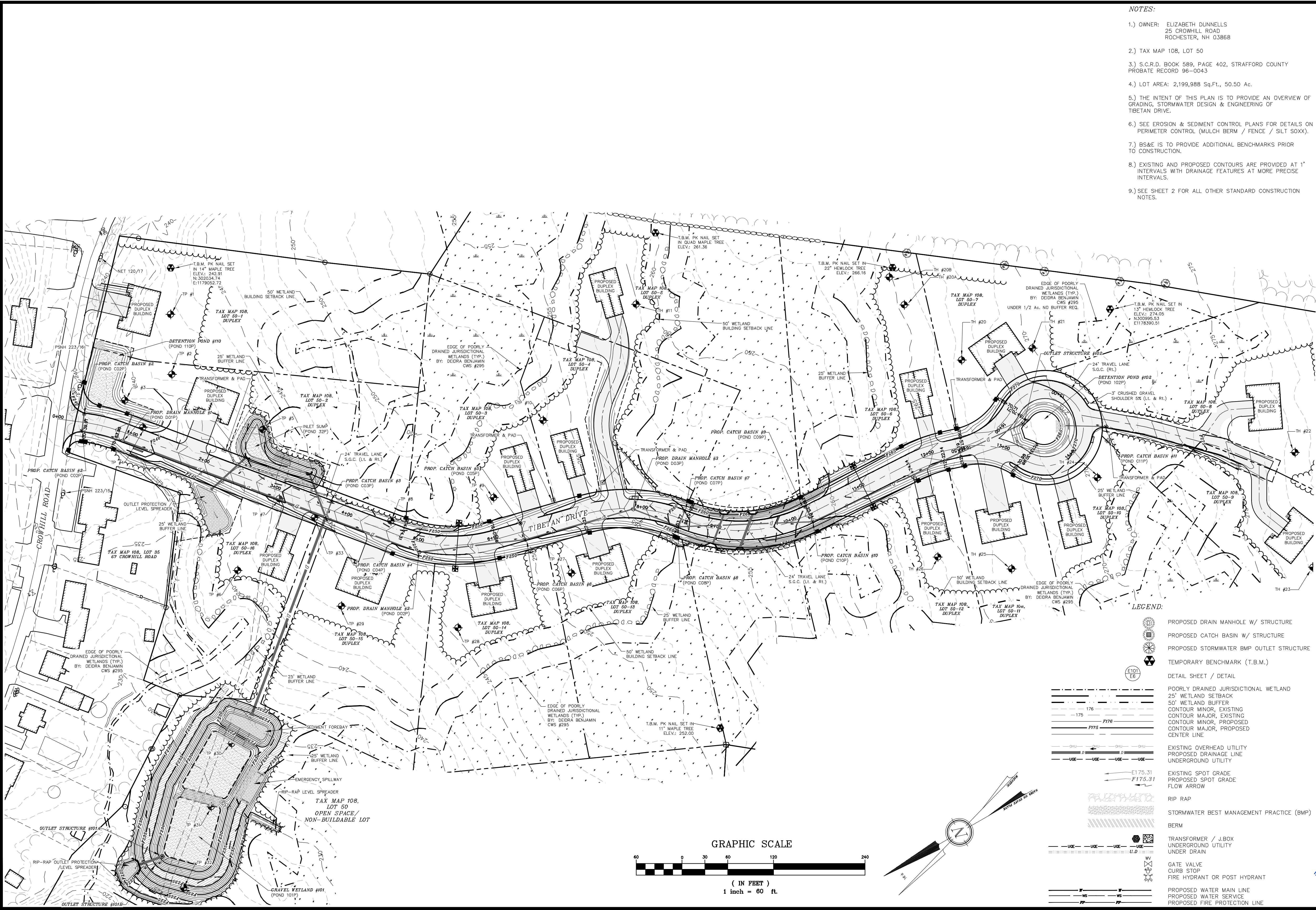
DETAILED SITE PLAN

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

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023



REVISION	DATE	DESCRIPTION
#5	4-10-23	REVISED PER TRG II AND THIRD PARTY RESPONSE
#4	2-10-23	REVISED PER THIRD PARTY REVIEW
#3	1-10-23	REVISED PER DEC. 2022 CONSCOM REQ.
#2	10-20-22	REVISE CUP AREAS/GRAVEL WETLAND
#1	8-23-22	PROJECT SUBMISSION



- NOTES:
- 1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868
 - 2.) TAX MAP 108, LOT 50
 - 3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY
PROBATE RECORD 96-0043
 - 4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.
 - 5.) THE INTENT OF THIS PLAN IS TO PROVIDE AN OVERVIEW OF
GRADING, STORMWATER DESIGN & ENGINEERING OF
TIBETAN DRIVE.
 - 6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON
PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
 - 7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR
TO CONSTRUCTION.
 - 8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1'
INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE
INTERVALS.
 - 9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION
NOTES.

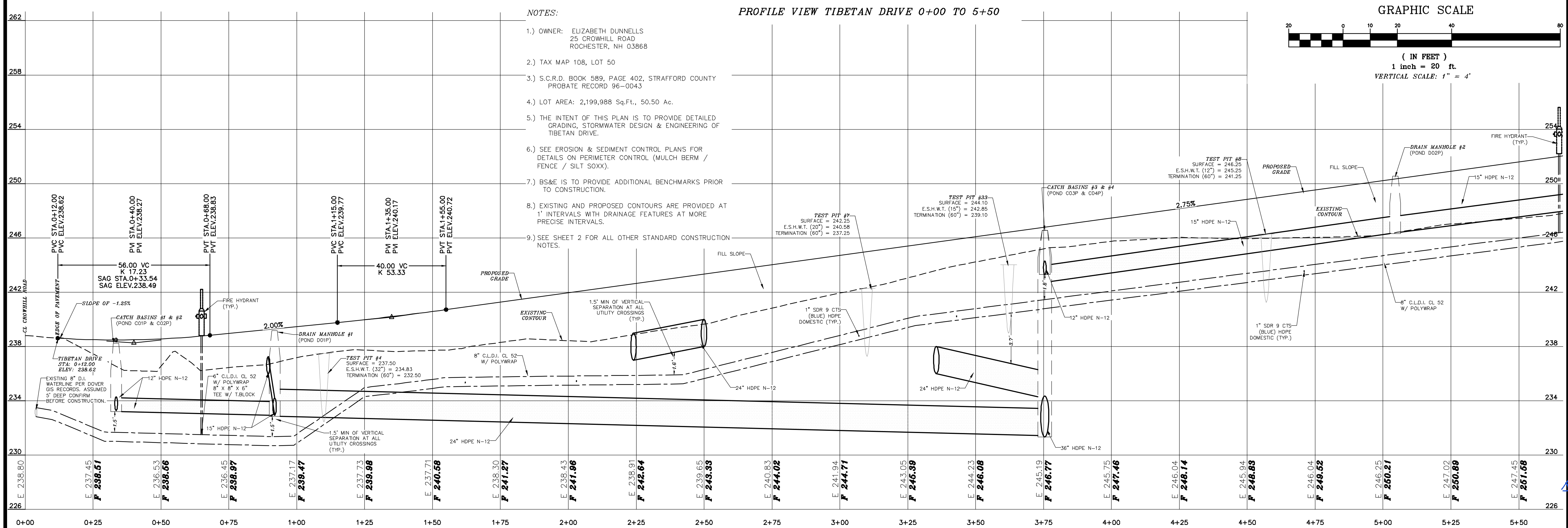
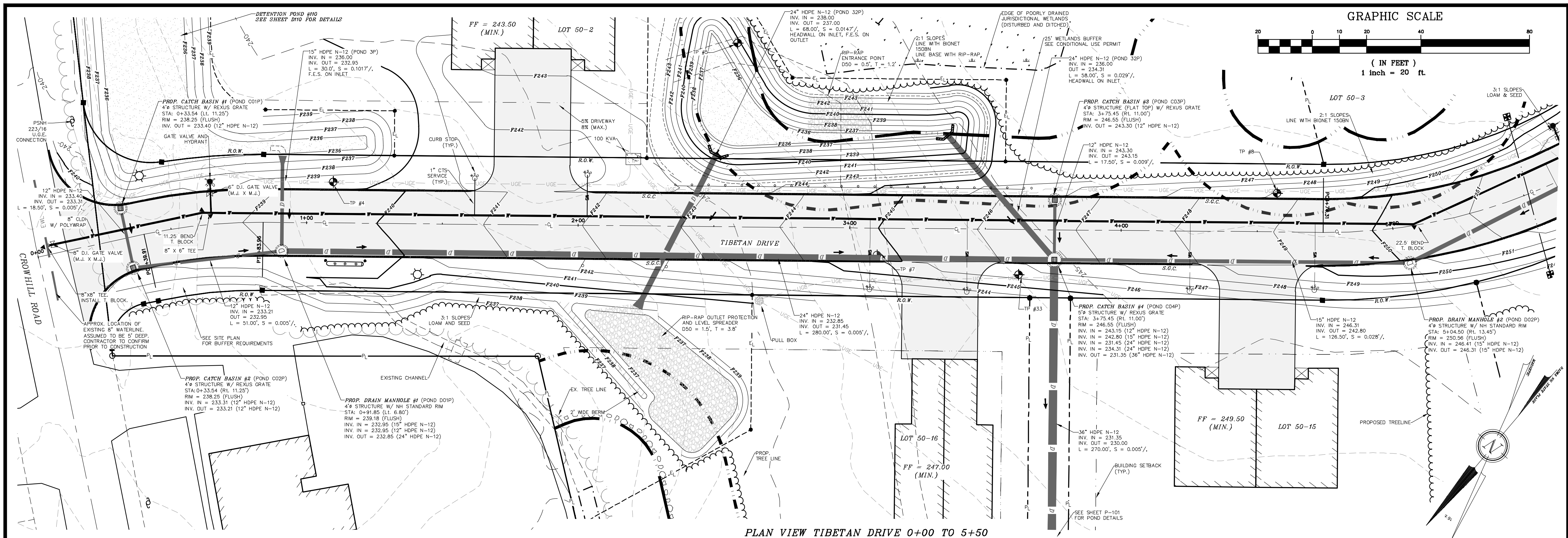
#5	4-10-23	REVISED PER TRG II AND THIRD PARTY RESPONSE
#4	2-10-23	REVISED PER THIRD PARTY REVIEW
#3	1-10-23	REVISED PER DEC. 2022 CONSCOM REQ.
#2	10-20-22	REVISE CUP AREAS/GRAVEL WETLAND
#1	8-23-22	PROJECT SUBMISSION
REVISION	DATE	DESCRIPTION

OVERVIEW GRADING & DRAINAGE PLAN

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

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 60 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

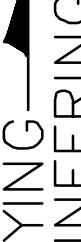
KENNETH A. BERRY
No. 14243
Professional Engineer

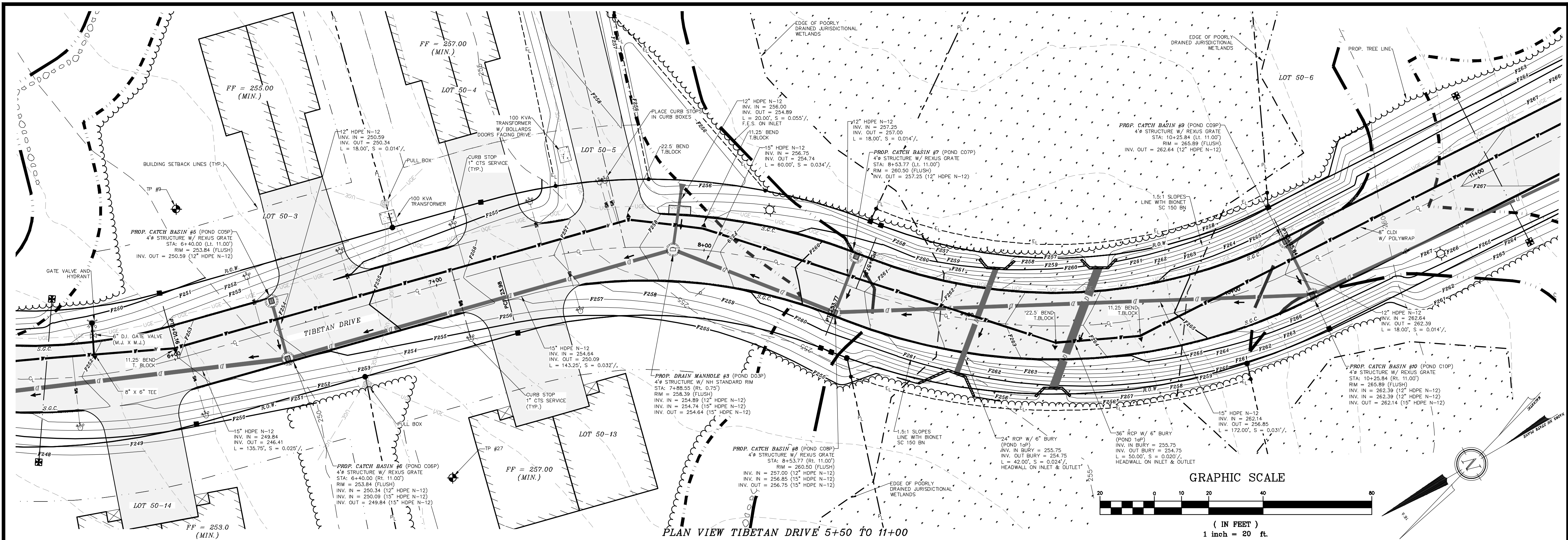


#5	4-10-23	REVISED PER TRG II AND THIRD PARTY RESPONSE
#4	2-10-23	REVISED PER THIRD PARTY REVIEW
#3	1-10-23	REVISED PER DEC. 2022 CONSUMOR REQ.
#2	10-20-22	REVISE CUP AREAS/ GRAVEL WETLAND
#1	8-23-22	PROJECT SUBMISSION
REVISION	DATE	DESCRIPTION

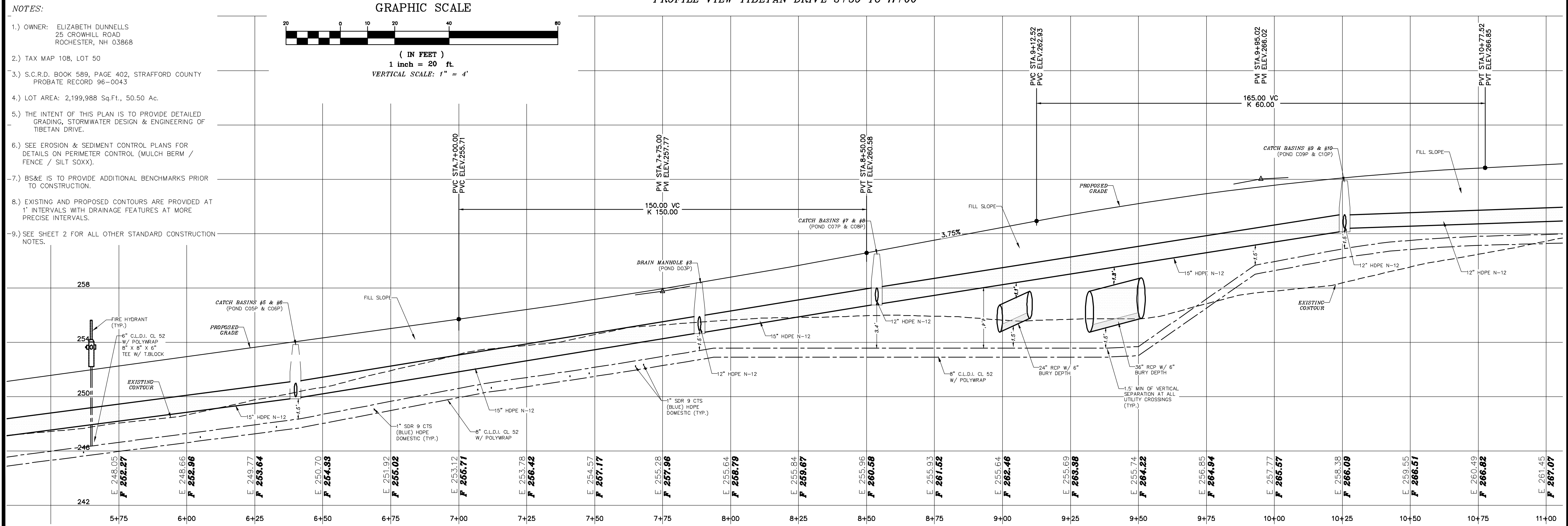
PLAN & PROFILE TIBETAN DRIVE 0+00 TO 5+50

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

	BERRY SURVEYING & ENGINEERING	
	335 SECOND CROWN POINT ROAD	
	BARRINGTON, NH 03825 (603) 332-2863	
	SCALE :	1 IN. EQUALS 20 FT.
	DATE :	AUGUST 23, 2022
FILE NO. :		DB 2022 - 0233



- NOTES:
- 1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868
 - 2.) TAX MAP 108, LOT 50
 - 3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY
PROBATE RECORD 96-0043
 - 4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.
 - 5.) THE INTENT OF THIS PLAN IS TO PROVIDE DETAILED
GRADING, STORMWATER DESIGN & ENGINEERING OF
TIBETAN DRIVE.
 - 6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR
DETAILS ON PERIMETER CONTROL (MULCH BERM /
FENCE / SILT SOXX).
 - 7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR
TO CONSTRUCTION.
 - 8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT
1' INTERVALS WITH DRAINAGE FEATURES AT MORE
PRECISE INTERVALS.
 - 9.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION
NOTES.



#	REVISION	DATE	DESCRIPTION
#5	4-10-23		REVISED PER TRG II AND THIRD PARTY RESPONSE
#4	2-10-23		REVISED PER THIRD PARTY REVIEW
#3	1-10-23		REVISED PER DEC. 2022 CONSCOM REQ.
#2	10-20-22		REVISE CUP AREAS/GRAVEL WETLAND
#1	8-23-22		PROJECT SUBMISSION

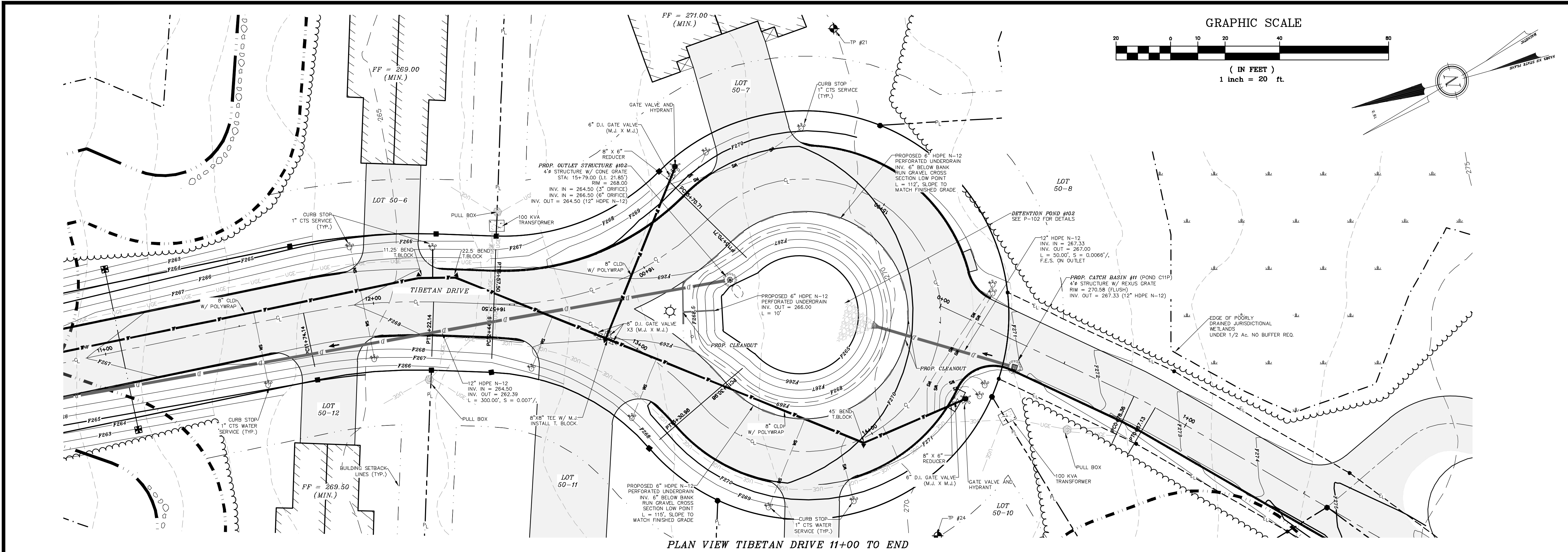
PLAN & PROFILE TIBETAN DRIVE 5+50 TO 11+00

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

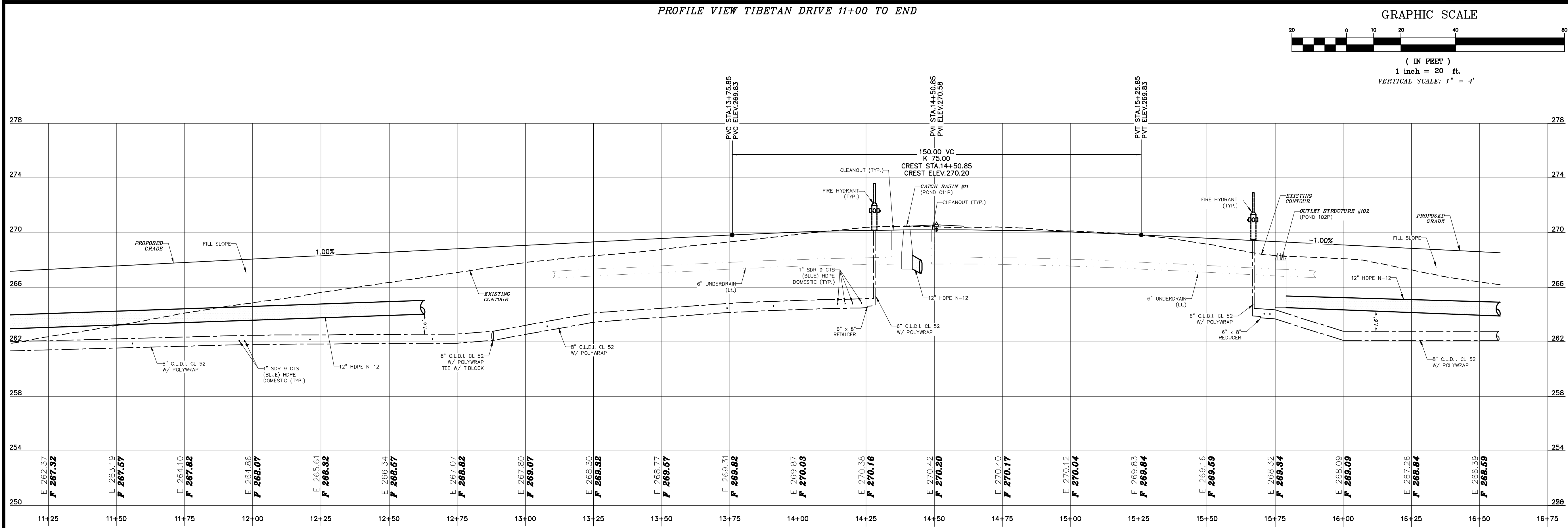
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

KENNETH A. BERRY
No. 14243
PROFESSIONAL ENGINEER -

SHEET 25 OF 46



PLAN VIEW TIBETAN DRIVE 11+00 TO END
PROFILE VIEW TIBETAN DRIVE 11+00 TO END

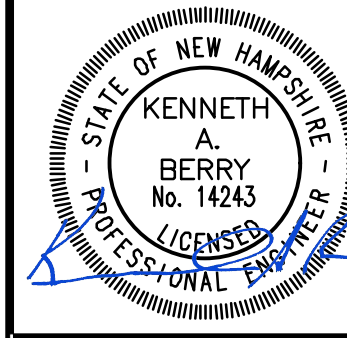


#	REVISION	DATE	DESCRIPTION
#5	4-10-23		REVISED PER TRG II AND THIRD PARTY RESPONSE
#4	2-10-23		REVISED PER THIRD PARTY REVIEW
#3	1-10-23		REVISED PER DEC. 2022 CONSCOM REQ.
#2	10-20-22		REVISE CUP AREAS/GRAVEL WETLAND
#1	8-23-22		PROJECT SUBMISSION

PLAN & PROFILE TIBETAN DRIVE 11+00 TO END

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

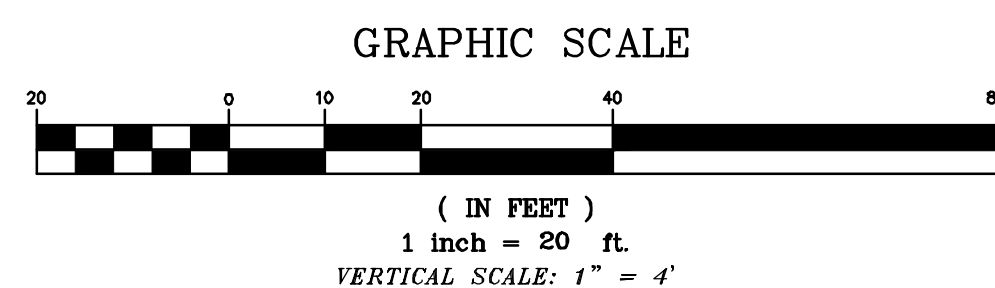
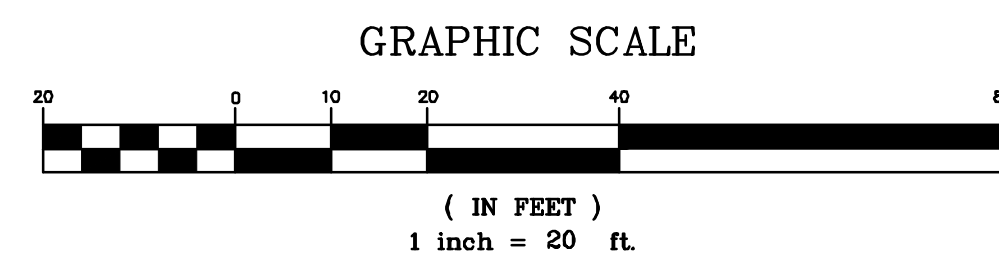
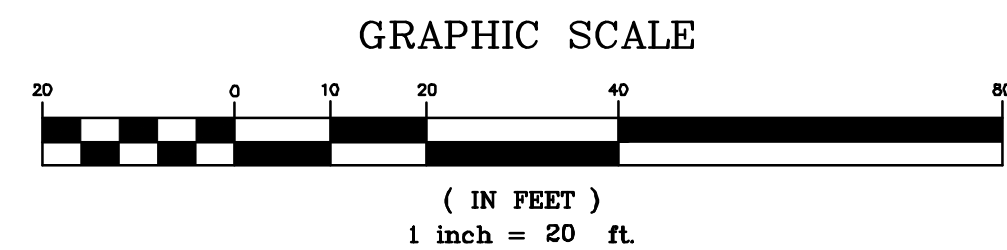
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023



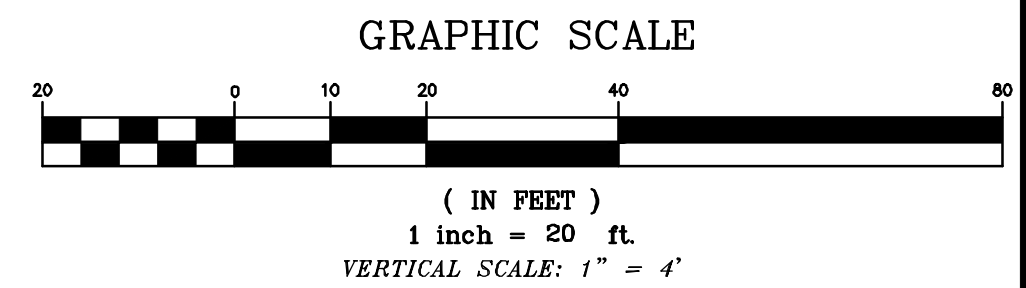
1. DO NOT PLACE THE DETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
2. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE DETENTION AREA DURING ANY STAGE OF CONSTRUCTION.

- 1 SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 0.25 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.
- 2 PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEARED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
- 3 VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES

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

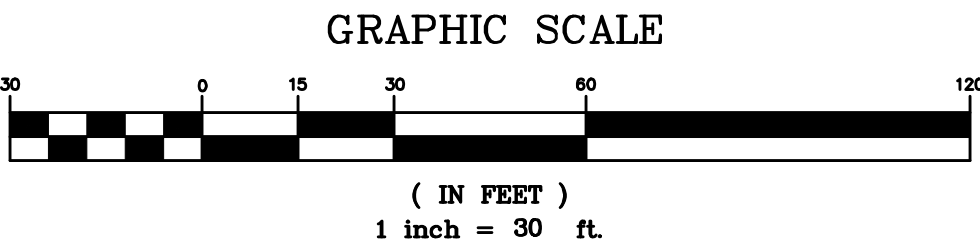


d50 SIZE=	0.5	FEET	6	INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE		SIZE OF STONE (INCHES) FROM		TO
100%		9		12
85%		8		11
50%		6		9
15%		2		3



BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : 1 IN. EQUALS 20 FT.
 DATE : AUGUST 23, 2022
 FILE NO. : NB 2022- 023





- 3.) OWNER: ELIZABETH DUNNELLS
25 CROW HILL ROAD
ROCHESTER, NH 03868
- 4.) APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT LLC,
35 THIRD STREET
DOVER, NH 03820
- 5.) THE PROJECT PARCEL IS TAX MAP 108, LOT 50
- 6.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.
- 7.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
- 8.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 9.) ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED ON GRADING AND DETAIL PLAN SHEETS, GREEN PIPE.
- 10.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
- 11.) UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS. SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF PROPERLY, AND ANNUAL MAINTENANCE PREFORMED ON ALL DRAINAGE PRACTICES.
- 12.) EROSION AND SEDIMENT CONTROL INSPECTIONS TO BE CONDUCTED ONCE PER EVERY SEVEN DAYS AND AN INCREASED FREQUENCY INCLUDING WITHIN 24-HOURS OF A 0.25 INCH RAIN EVENT. INSPECTIONS TO BE CONDUCTED BY A "QUALIFIED PERSON" AS DEFINED BY EPA CGP 4.1.1 AND INSPECTION REPORTS "SUBMITTED TO THE CITY OF ROCHESTER, NH, ENGINEERING DEPARTMENT WITHIN 24 HOURS IN ACCORDANCE WITH CGP 4.1.7 AND MAINTAINED BY THE OWNER FOR A PERIOD OF THREE YEARS AFTER THE PROJECT IS COMPLETED.
- 13.) PER EPA CGP Z.1.2.2 (INSTALL PERIMETER CONTROL), "YOU MUST INSTALL SEDIMENT CONTROLS ALONG THOSE PERIMETER AREAS OF YOUR SITE THAT WILL RECEIVE STORMWATER FROM EARTH DISTURBING ACTIVITIES." AS A RESULT OF SWPPP INSPECTIONS, THE CONTRACTOR MAY HAVE TO EXPAND PERIMETER CONTROLS TO MEET THIS REQUIREMENT, THE E&SC PLAN IS INITIAL GUIDANCE AS TO THE ANTICIPATED REQUIREMENTS AND IT THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT STORMWATER VIOLATION DO NOT OCCUR. (CGP – CONSTRUCTION GENERAL PERMIT)
- 14.) CITY OF ROCHESTER: IN ACCORDANCE WITH SITE PLAN REVIEW REGULATIONS THE FOLLOWING STORMWATER MEASURES ARE REQUIRED.

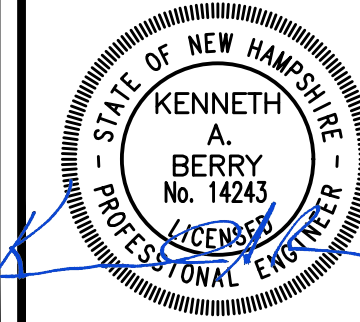
- SOILS & DEWATERING:**
- | | | | | |
|-----|--------------------|------|------|---------|
| AcB | ACTON (VERY STONY) | SILT | LOAM | K= 0.43 |
| DeA | DEERFIELD | SILT | LOAM | K= 0.17 |
| RiB | RIDGEBURY | SILT | LOAM | K= 0.24 |
| WJA | WINDSOR | SILT | LOAM | K= 0.17 |
- SEE SITE SPECIFIC SOIL MAP (SSSM)**
SEE WEBSOIL USDA-NRCS
ERODIBILITY FACTOR - K, CPSC MANUAL, ENVIROCERT INTERNATIONAL INC. &
ROCKINGHAM COUNTY SOIL SURVEY, ROCKWEB SOIL ATTRIBUTES.
- CONTRACTOR TO BE AWARE OF THE SOIL PROFILES AND ENSURE THAT PROPER EROSION PREVENTION AND
SEMPHIRE CONTROL MEASURES ARE TAKEN AT ALL TIMES. ANY DEWATERING REQUIREMENTS IN NEW
HAMPSHIRE REQUIRE SPECIAL PROVISIONS IN ACCORDANCE WITH THE "CLARIFICATION OF SECTION 9.1.2
OF THE NEW HAMPSHIRE CONDITIONS" AND OTHER NH SPECIFIC INFORMATION FOR THE U.S. EPA 2012
NPDES CONSTRUCTION GENERAL PERMIT (CGP) DATED MAY 3, 2012 INCLUDED IN THE SWPPP.
- COVER MANAGEMENT DURING CONSTRUCTION FOR EXPOSED SOIL WILL INCLUDE HAY / STRAW APPLIED AT A
RATE OF 2.0 TONS PER ACRE. TEMPORARY SEEDING OF ANNUAL RYE GRASS, AND PERMANENT SEEDING AT
THE EARLIEST OPPORTUNITY. SEE ADDITIONAL REQUIREMENT FOR STABILIZATION ON THE EROSION AND
SEDIMENT CONTROL DETAIL SHEETS, E-101 AND E-102.
- THE CONSTRUCTION SCHEDULE WILL BE MANAGED SO THAT ALL STORMWATER STRUCTURES WILL BE BUILT
AND STABILIZED PRIOR TO RECEIVING SURFACE WATER RUNOFF. CONTRACTOR TO BE RESPONSIBLE FOR ALL
DIVERSIONS DURING CONSTRUCTION AND FOR INTERIM SEDIMENT AND EROSION CONTROL MEASURES.

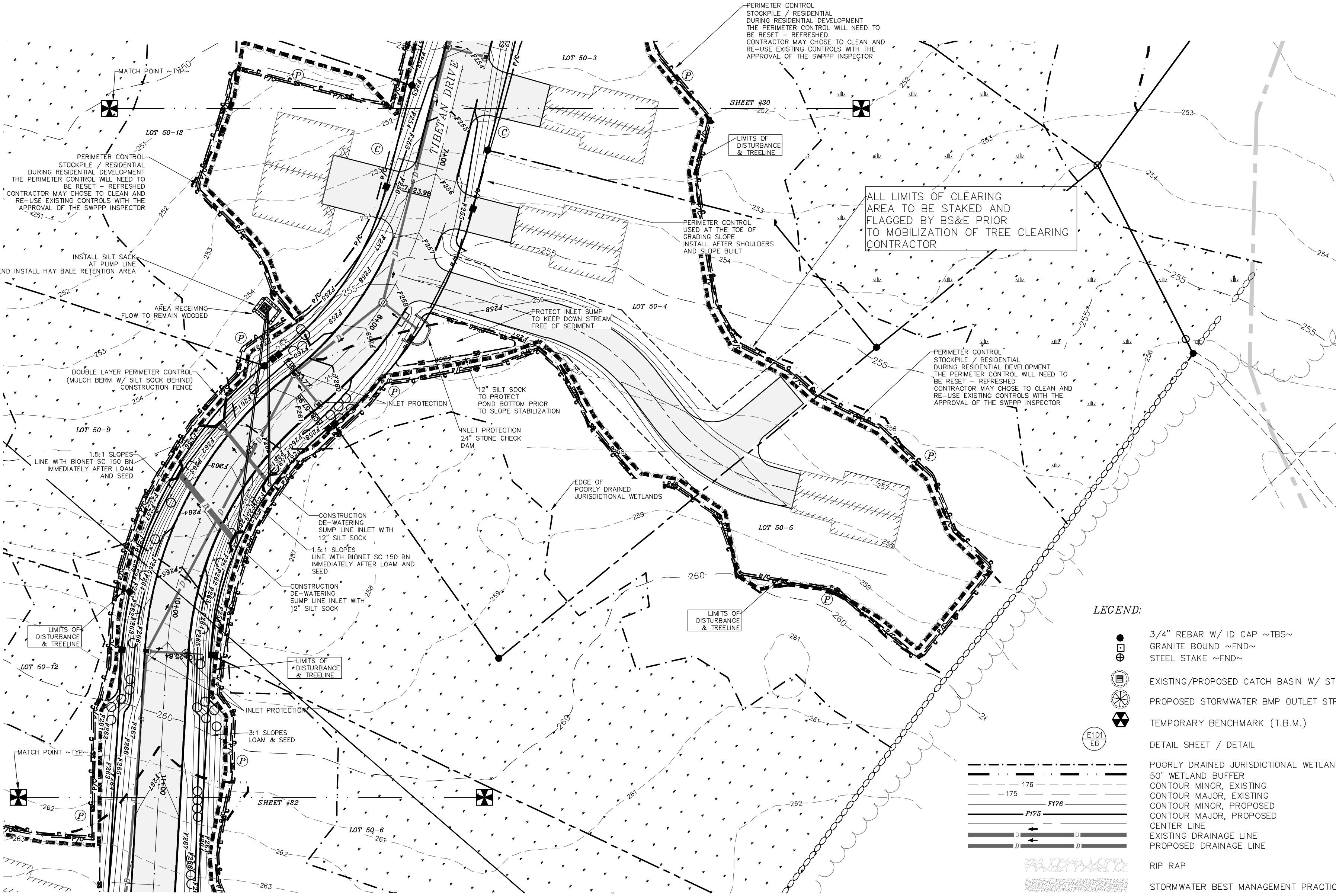
#5	4-10-23	REVISED PER TRG II AND THIRD PARTY RESPONSE
#4	2-10-23	REVISED PER THIRD PARTY REVIEW
#3	1-10-23	REVISED PER DEC. 2022 CONSUMOR REQ.
#2	8-20-22	REVISE CUP AREAS/GRAVEL WETLAND
#1	10-23-22	PROJECT SUBMISSION
REVISION	DATE	DESCRIPTION

EROSION AND SEDIMENT CONTROL PLAN

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

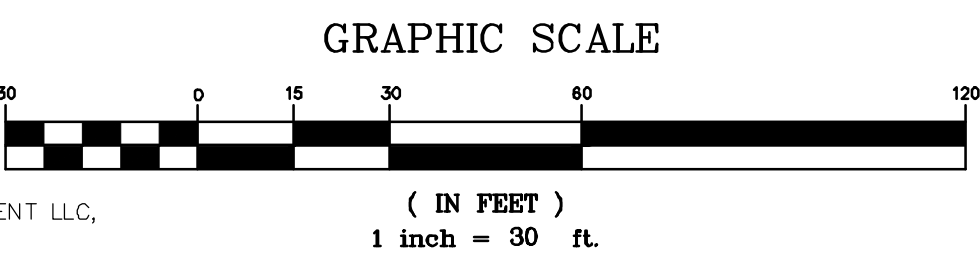
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : AUGUST 23, 2022





NOTES:

- 1.) OWNER: ELIZABETH DUNNELLS
25 CROW HILL ROAD
ROCHESTER, NH 03868
- 2.) APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT LLC,
35 THIRD STREET
DOVER, NH 03820
- 3.) THE PROJECT PARCEL IS TAX MAP 108, LOT 50
- 4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.
- 5.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
- 6.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 7.) ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED ON GRADING AND DETAIL PLAN SHEETS, GREEN PIPE.
- 8.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
- 9.) UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS. SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF PROPERLY, AND ANNUAL MAINTENANCE PREFORMED ON ALL DRAINAGE PRACTICES.



#5	4-10-23	REVISION	DATE	DESCRIPTION
#4	2-10-23	REVISED PER TRG II AND THIRD PARTY RESPONSE		
#3	1-10-23	REVISED PER THIRD PARTY REVIEW		
#2	10-20-22	REVISED PER DEC. 2022 CONSCOM REQ.		
#1	8-23-22	REVISE CUP AREAS/GRAVEL WETLAND PROJECT SUBMISSION		

EROSION AND SEDIMENT CONTROL PLAN

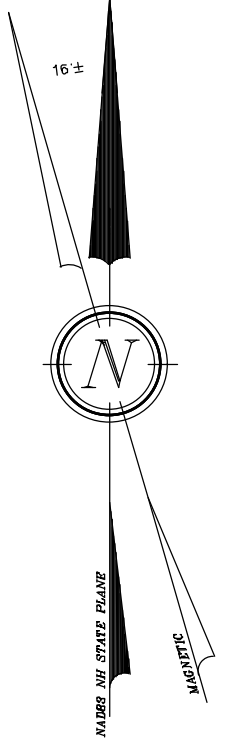
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797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

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

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- GRANITE BOUND ~FND~
- STEEL STAKE ~FND~
- EXISTING/PROPOSED CATCH BASIN W/ STRUCTURE
- PROPOSED STORMWATER BMP OUTLET STRUCTURE
- TEMPORARY BENCHMARK (T.B.M.)
- DETAIL SHEET / DETAIL
- POORLY DRAINED JURISDICTIONAL WETLAND
- 50' WETLAND BUFFER
- CONTOUR MINOR, EXISTING
- CONTOUR MAJOR, EXISTING
- CONTOUR MINOR, PROPOSED
- CONTOUR MAJOR, PROPOSED
- CENTER LINE
- EXISTING DRAINAGE LINE
- PROPOSED DRAINAGE LINE
- RIP RAP
- STORMWATER BEST MANAGEMENT PRACTICE (BMP)
- BERM
- SILT FENCE / EROSION MIX BERM
- FILTREXX 8" - 12" SILT SOCKS AS SPECIFIED
- ORANGE CONSTRUCTION PERIMETER FENCE
- PERIMETER CONTROL
- RAIN GARDEN BIO-MEDIA PROTECTION
- PERIMETER CONTROL
- RESIDENTIAL/ROADWAY CONSTRUCTION



SOILS & DEWATERING:

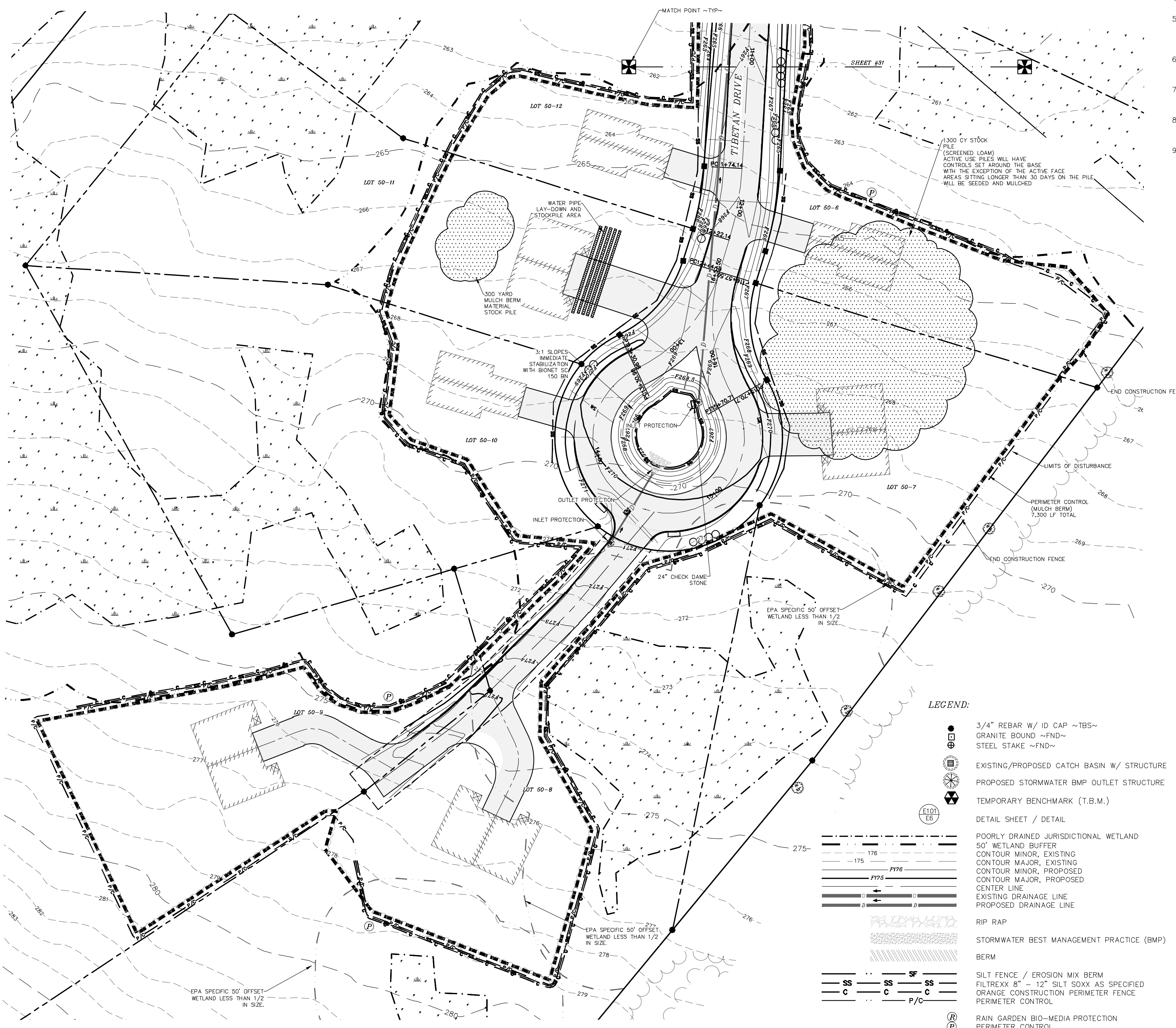
AcB	ACTON (VERY STONY)	SILT LOAM	K= 0.43
DeA	DEERFIELD	SILT LOAM	K= 0.17
RiB	RIDGEBURY	SILT LOAM	K= 0.24
WJA	WINDSOR	SILT LOAM	K= 0.17

SEE SITE SPECIFIC SOILS MAP (SSSM)
SEE WEBSOIL USDA-NRCS
ERODIBILITY FACTOR - K, CPESC MANUAL, ENVIROCERT INTERNATIONAL INC. &
ROCKINGHAM COUNTY SOIL SURVEY, ROCKWEB SOIL ATTRIBUTES.

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

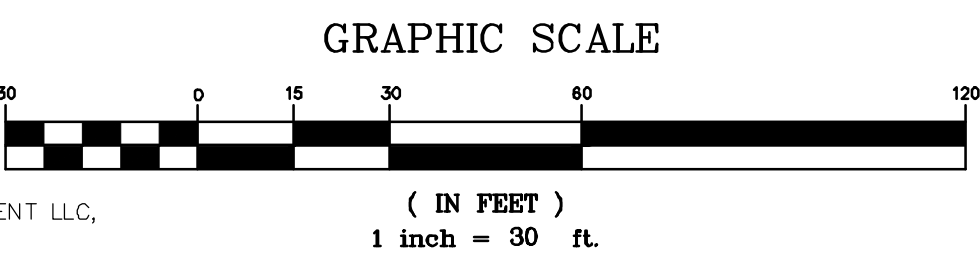
COVER MANAGEMENT DURING CONSTRUCTION FOR EXPOSED SOIL WILL INCLUDE HAY / STRAW APPLIED AT A RATE OF 2.0 TONS PER ACRE, TEMPORARY SEEDING OF ANNUAL RYE GRASS, AND PERMANENT SEEDING AT THE EARLIES OPPORTUNITY. SEE ADDITIONAL REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS,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

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



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EROSION AND SEDIMENT CONTROL PLAN

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D=	A	DEERFIELD	SILT LOAM	K= 0.17
R=	B	RIDGEBURY	SILT LOAM	K= 0.24
W=	A	WINDSOR	SILT LOAM	K= 0.17

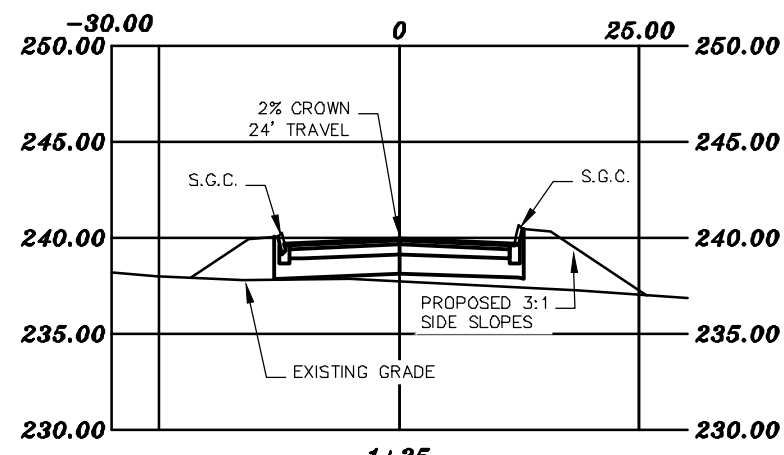
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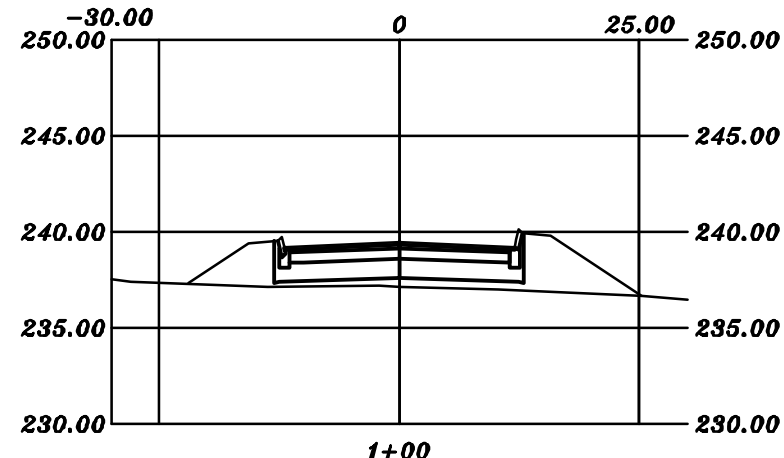
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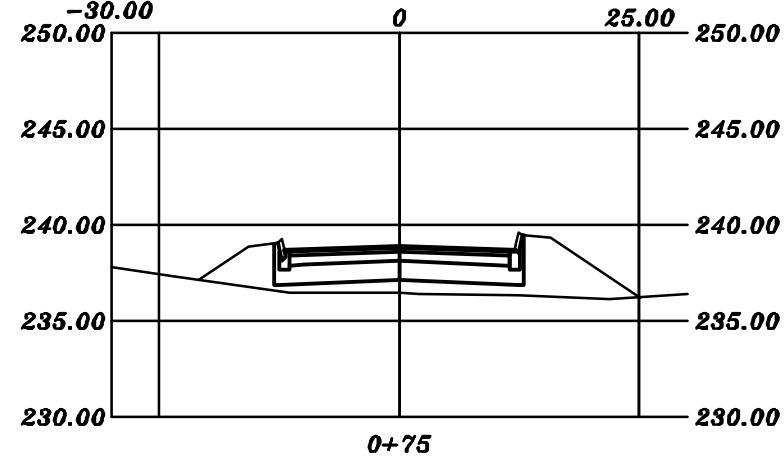
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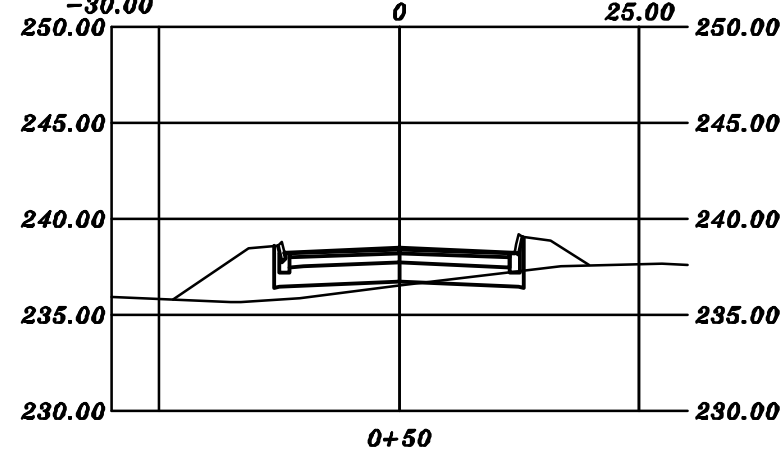
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E237.73
P239.96



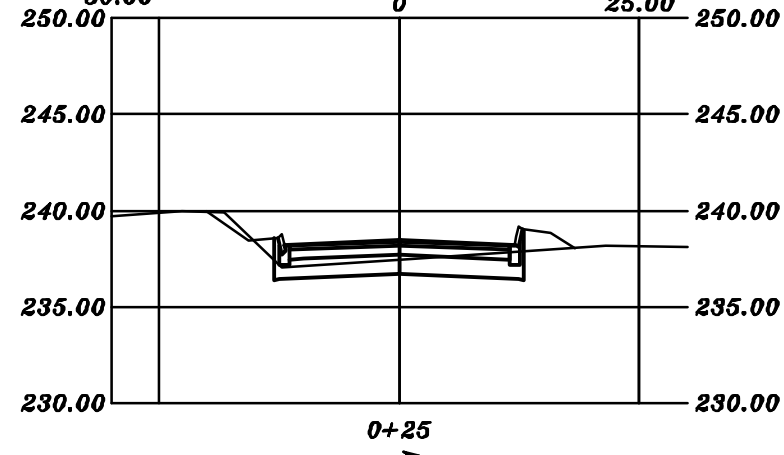
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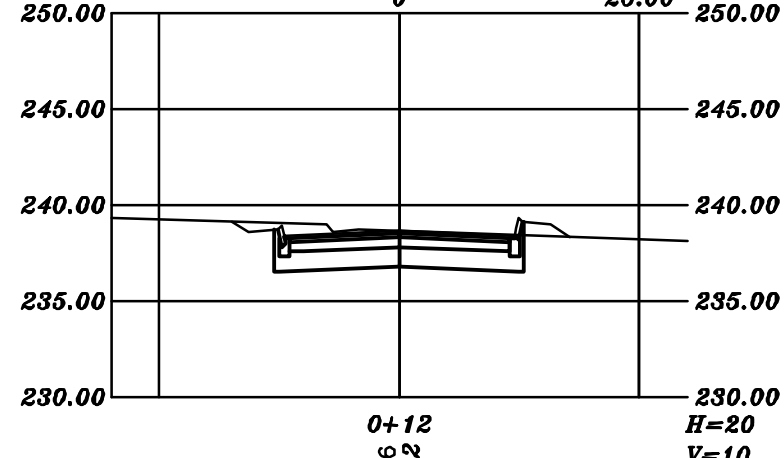
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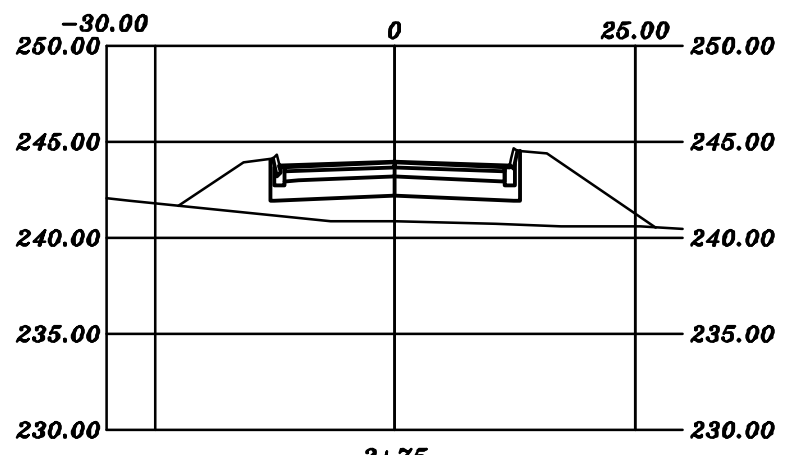
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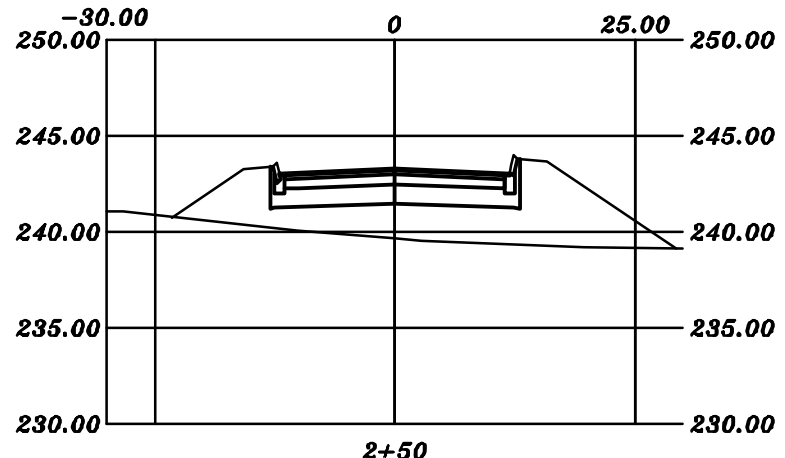
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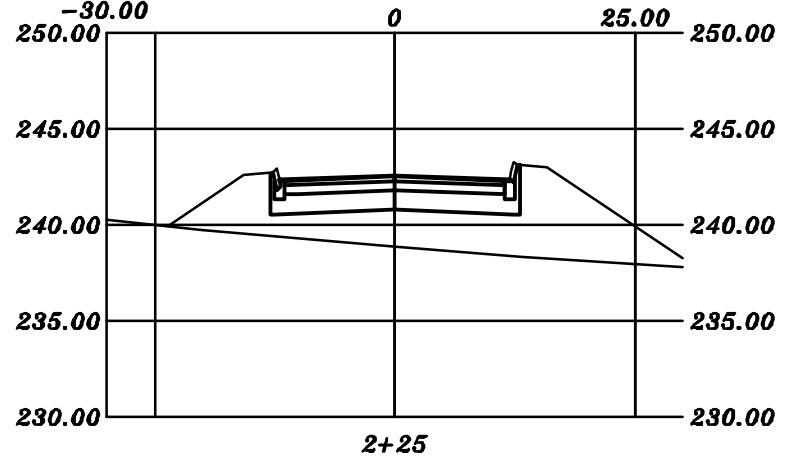
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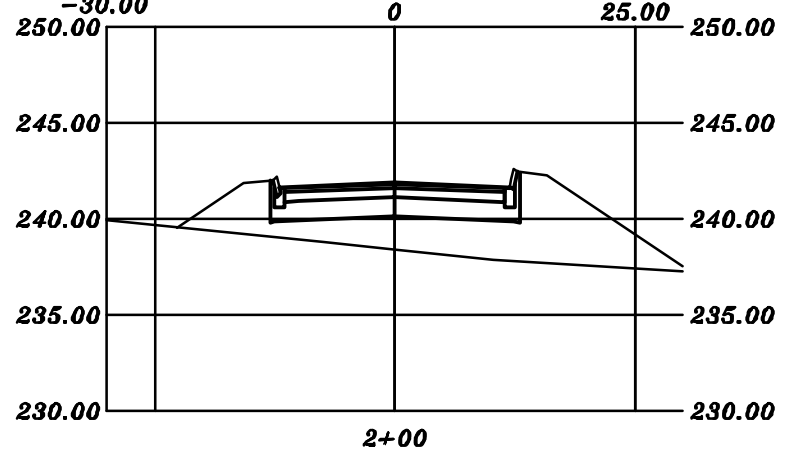
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E240.93
P244.02



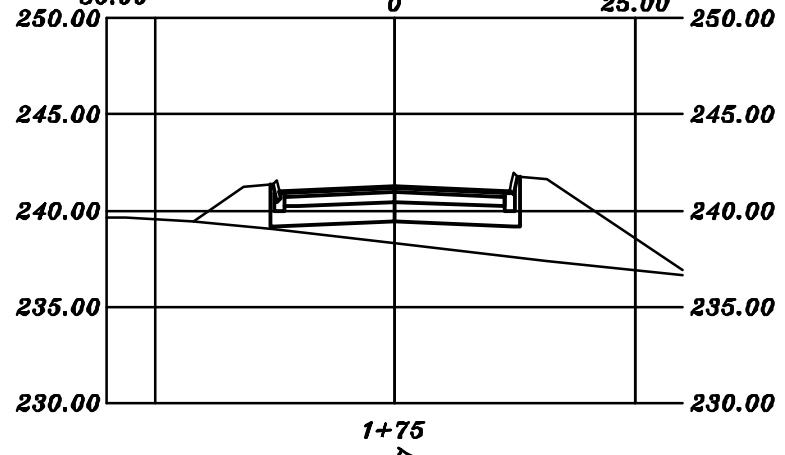
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E239.65
P243.33



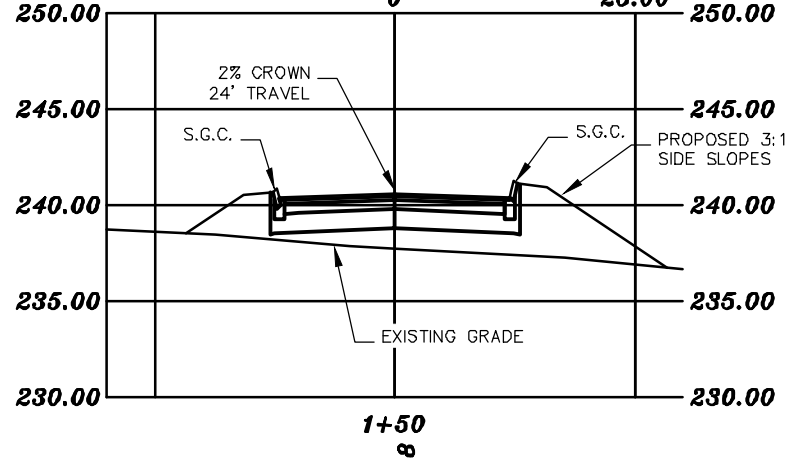
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E238.91
P242.65



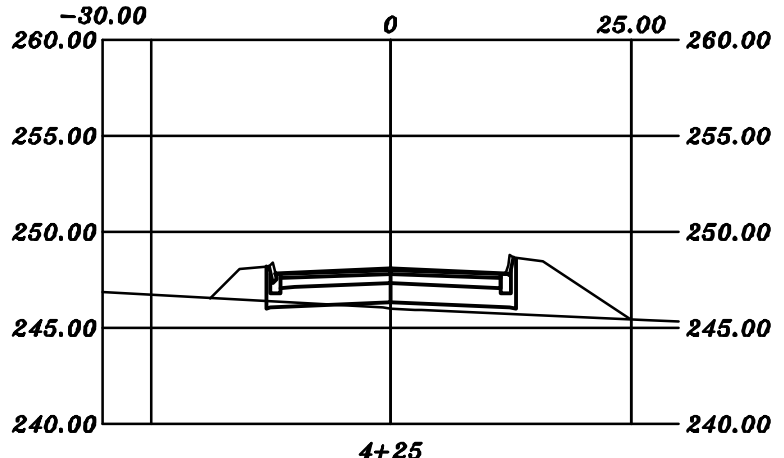
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E238.43
P241.96



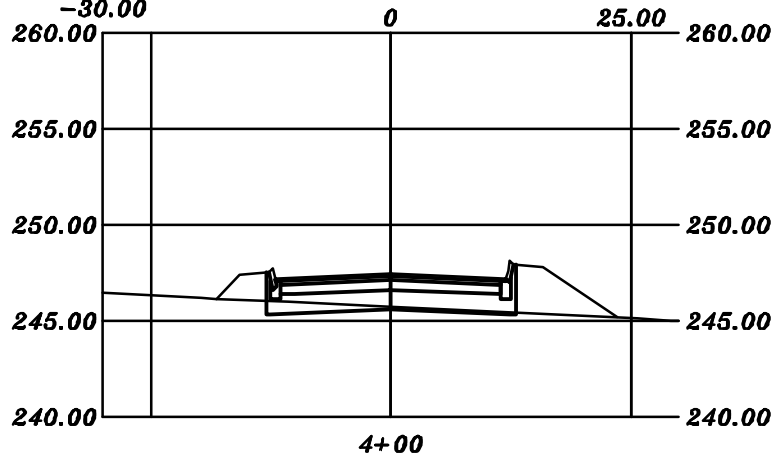
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E239.30
P241.27



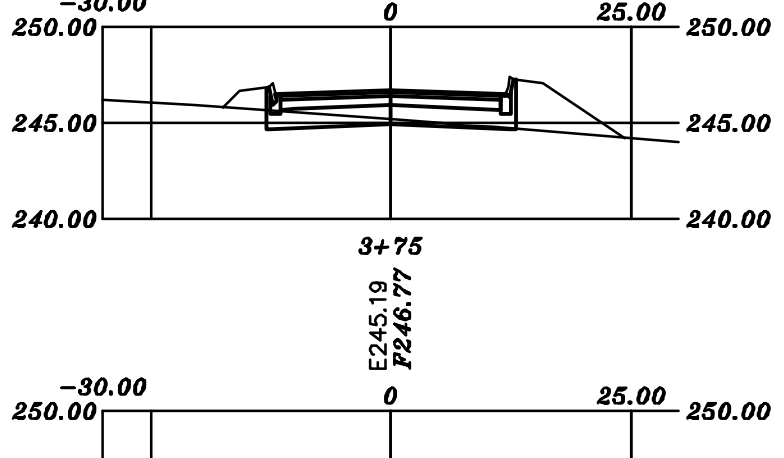
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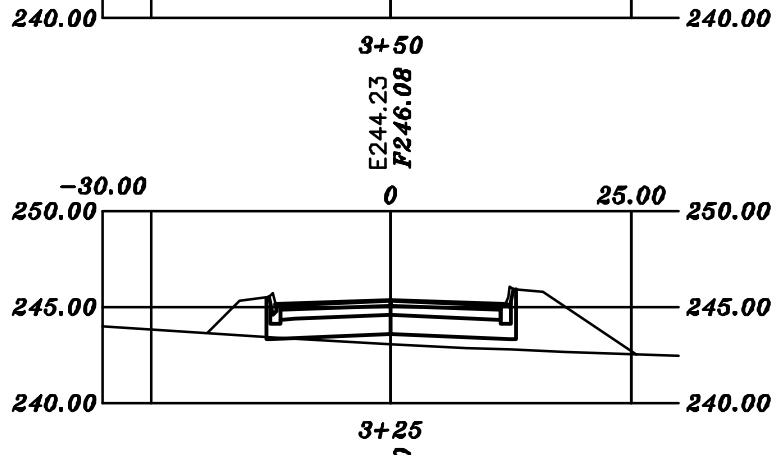
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E246.04
P248.15



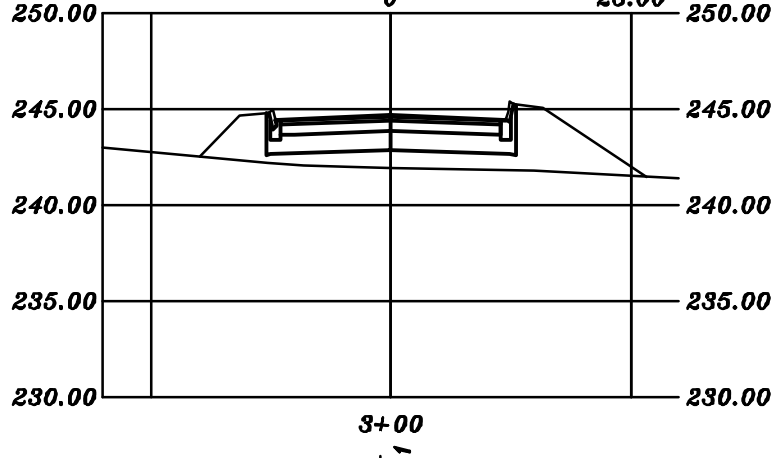
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P247.46



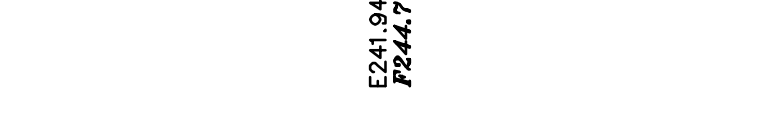
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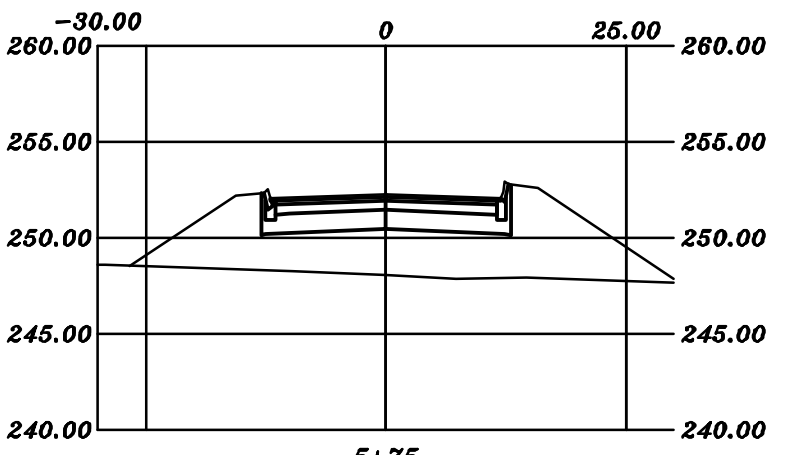
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P246.08



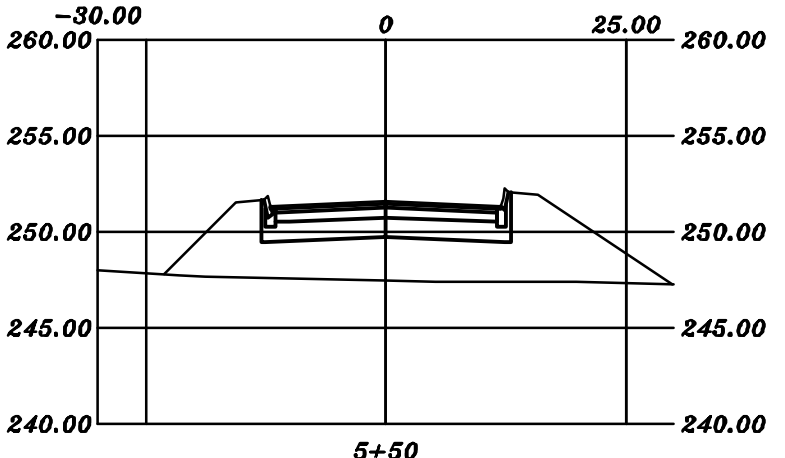
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P245.40



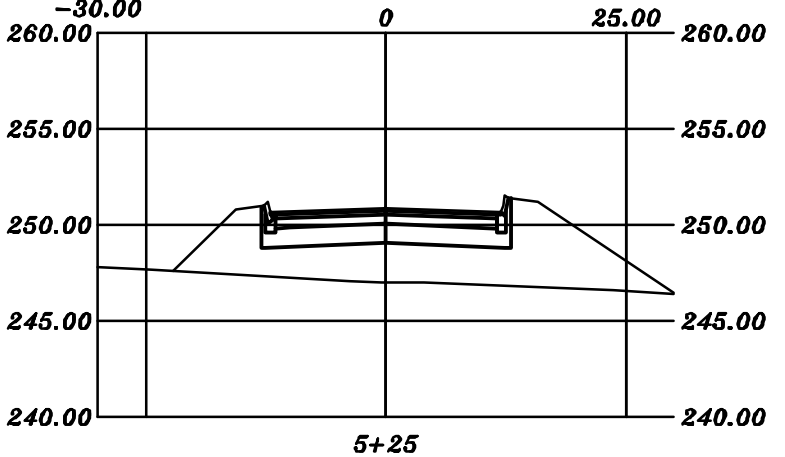
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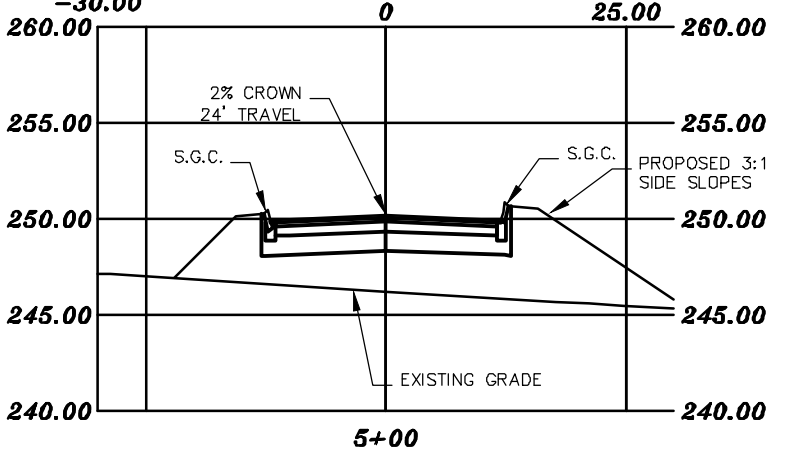
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P252.87



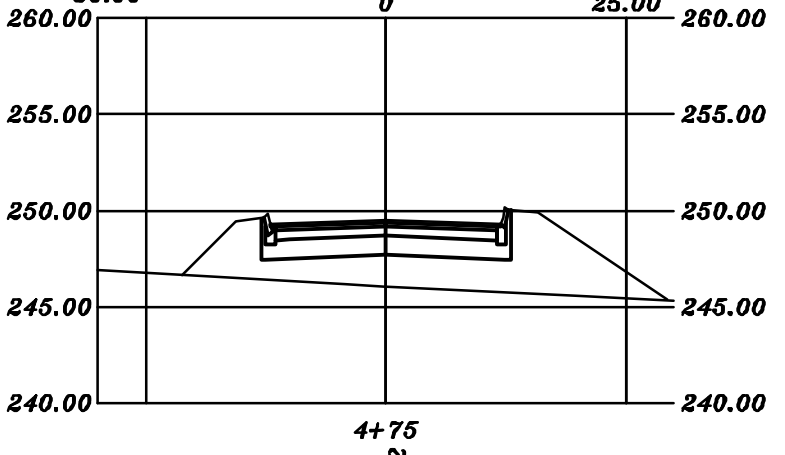
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P251.58



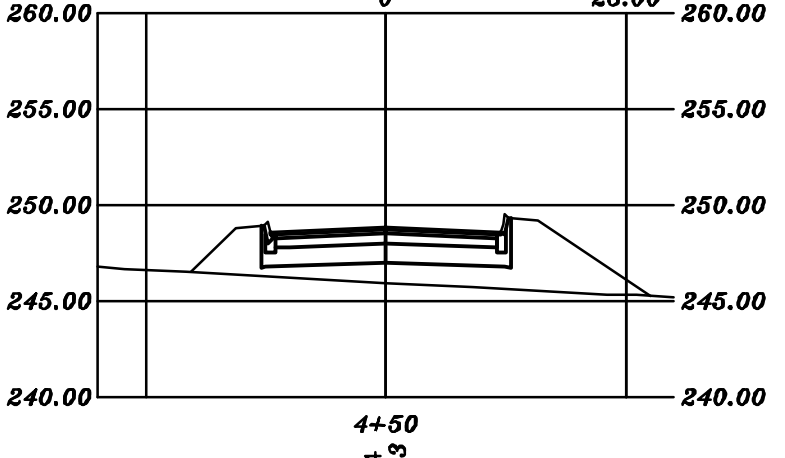
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E247.02
P250.90



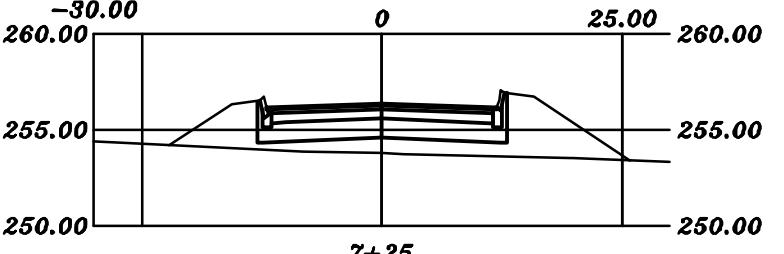
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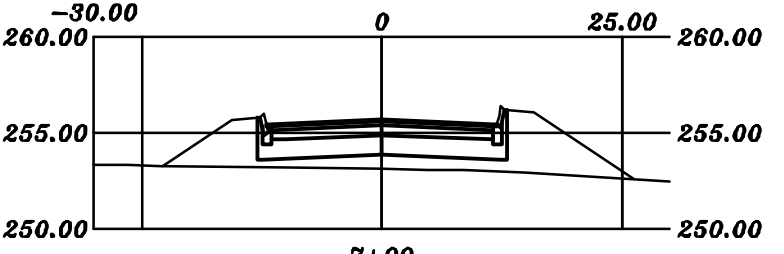
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E246.04
P249.52



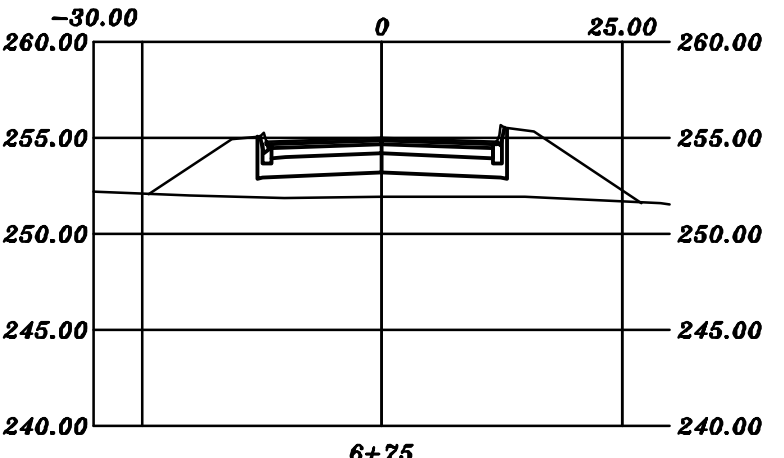
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P248.83



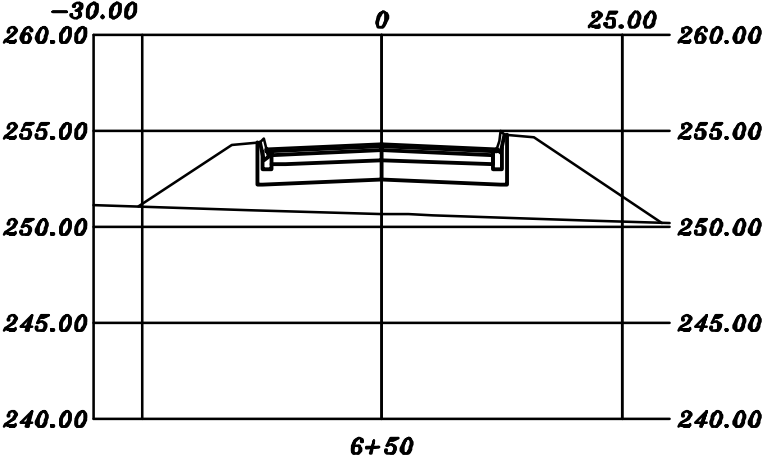
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E253.79
P256.42



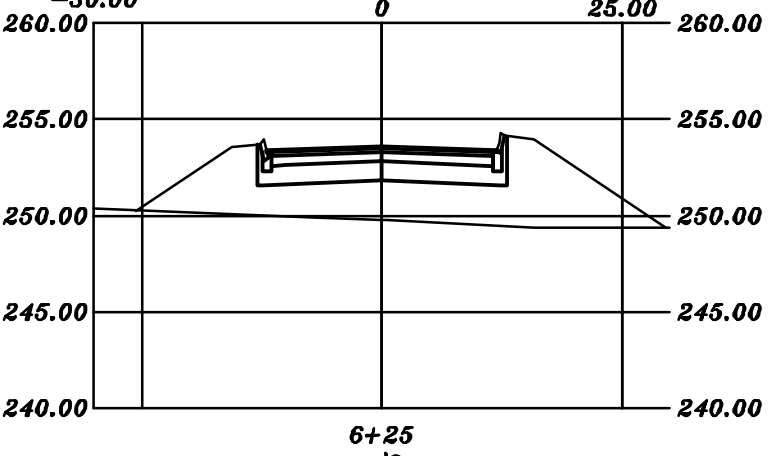
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P255.71



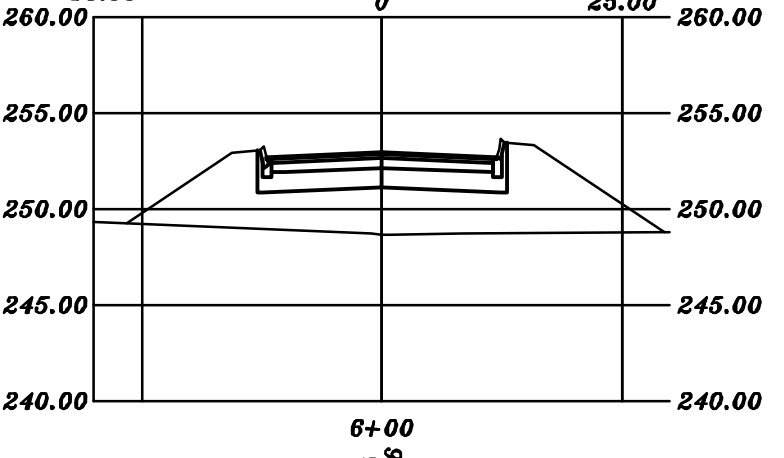
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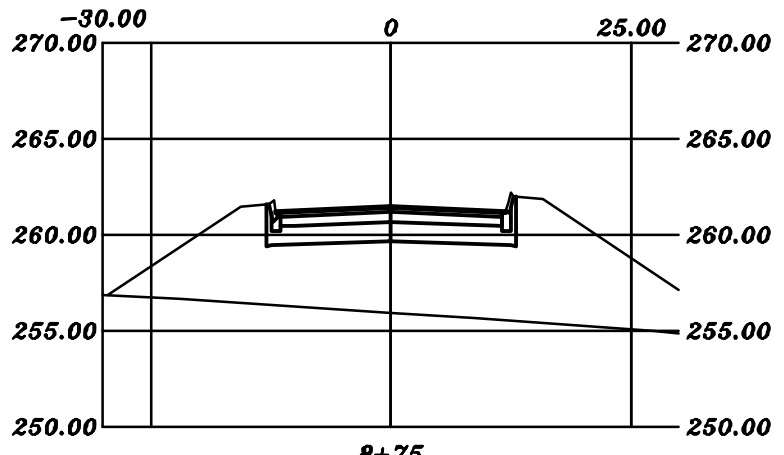
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E250.70
P254.33



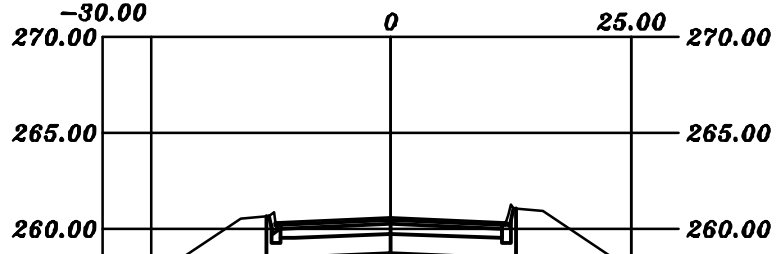
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E249.77
P253.65



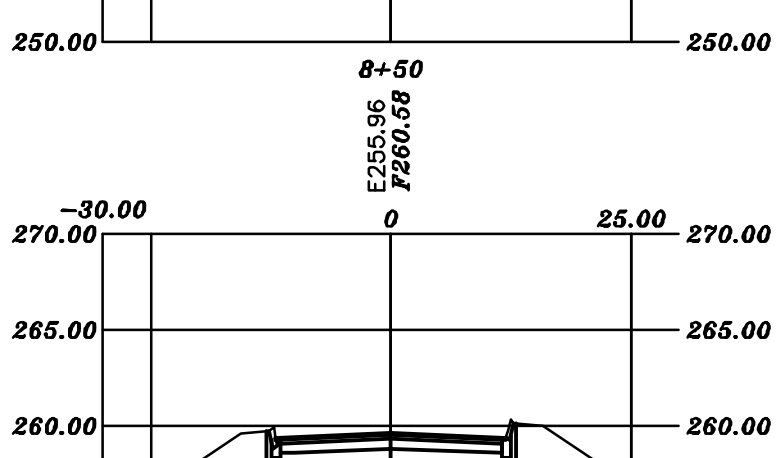
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E248.65
P252.96



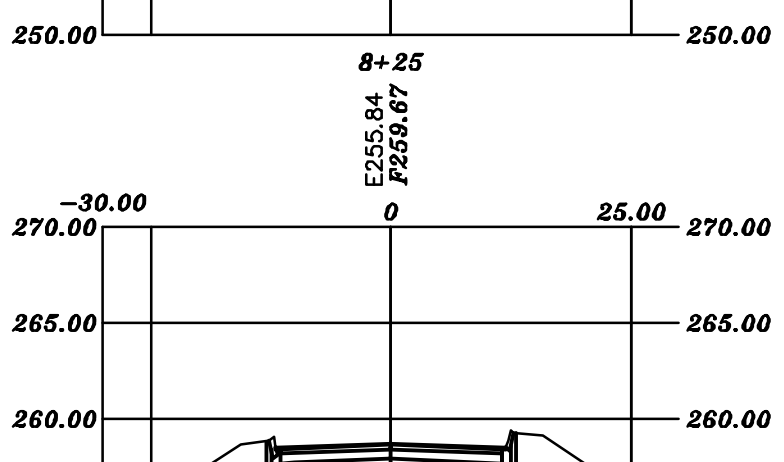
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P261.62



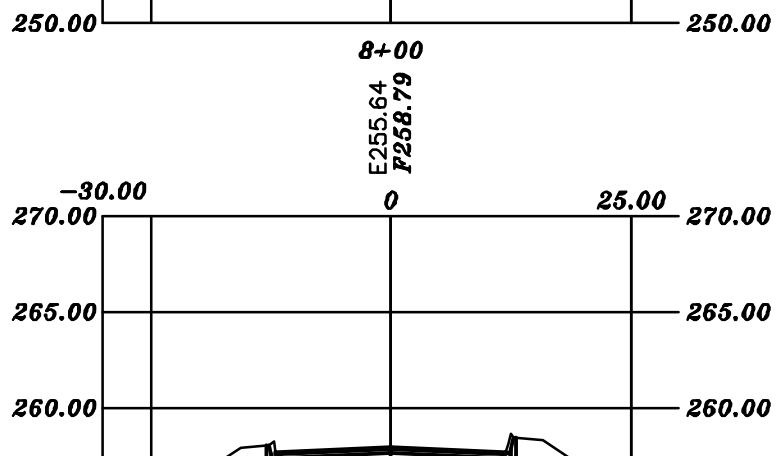
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P260.68



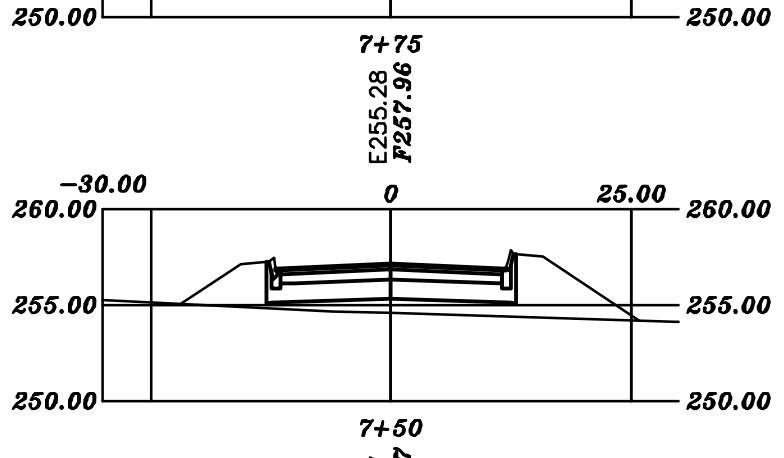
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E255.84
P259.67



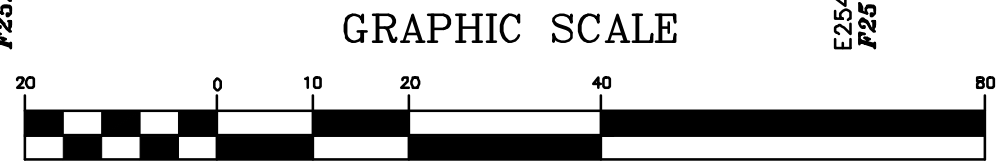
8+00
E255.64
P258.79



7+75
E255.28
P257.96



7+50
E254.57
P257.17



GRAPHIC SCALE

(IN FEET)

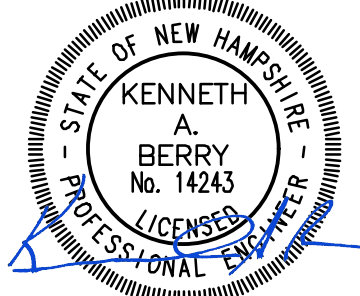
1 inch = 20 ft.

Vertical Scale 10

CROSS SECTIONS 0+00 — 8+75

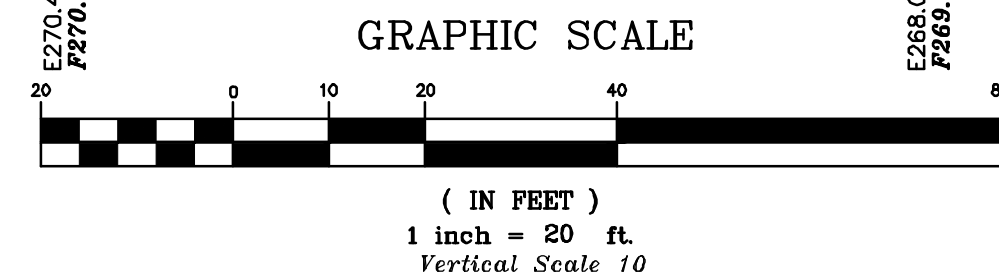
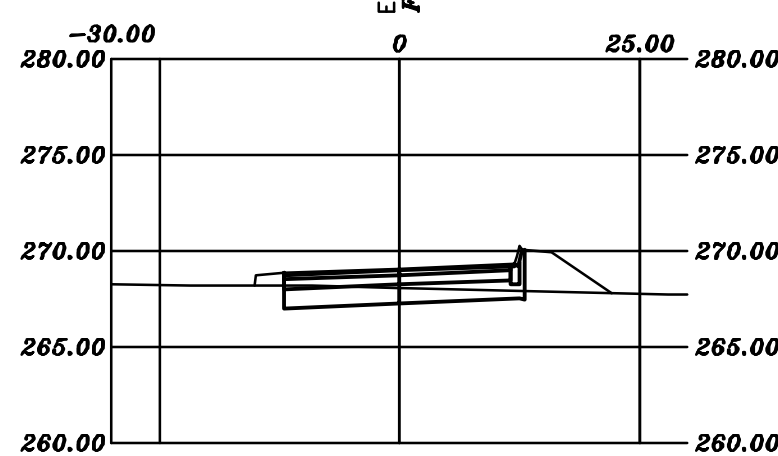
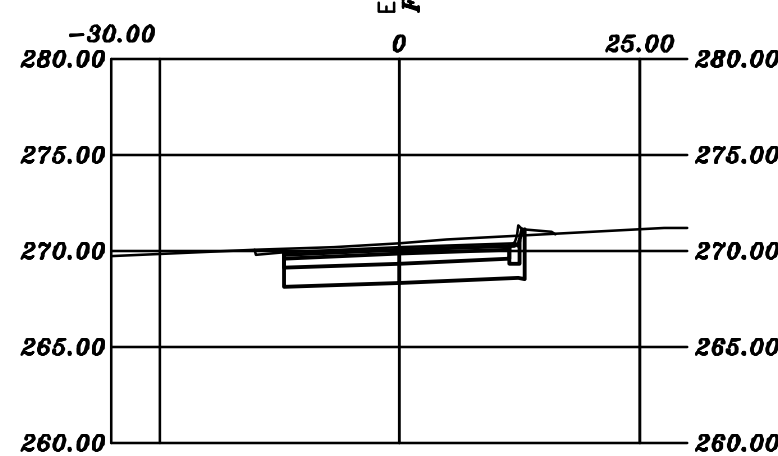
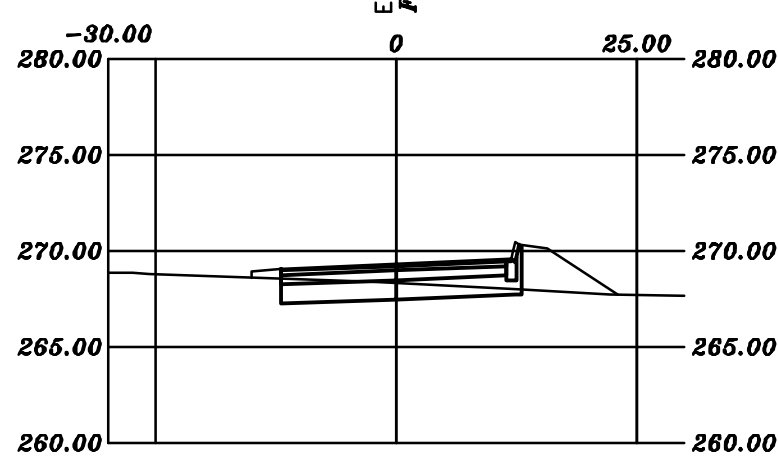
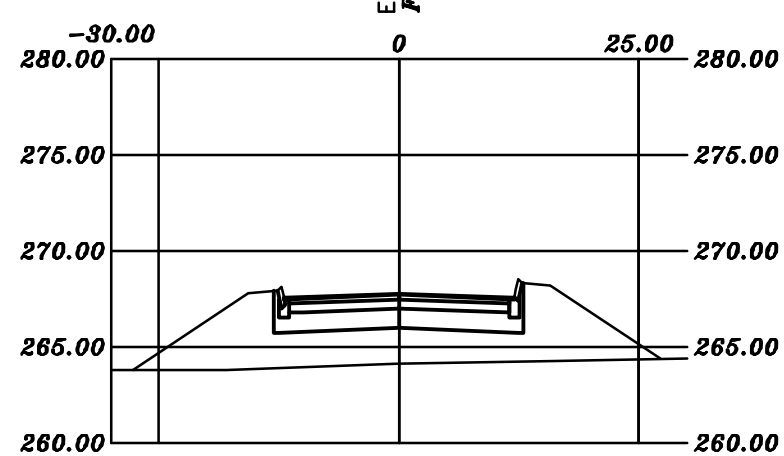
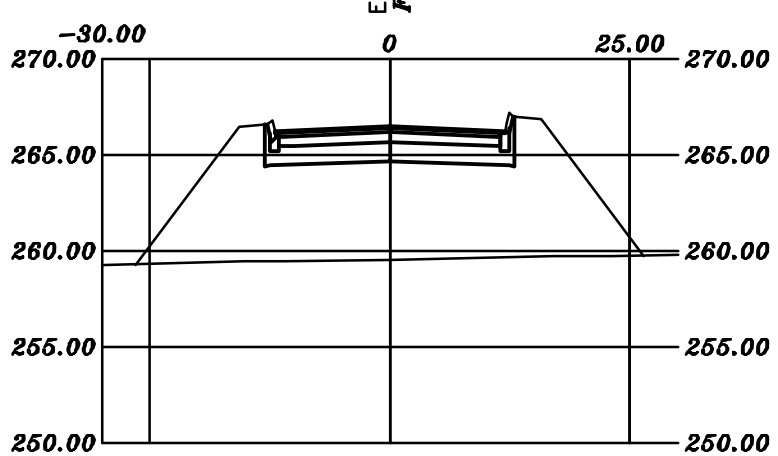
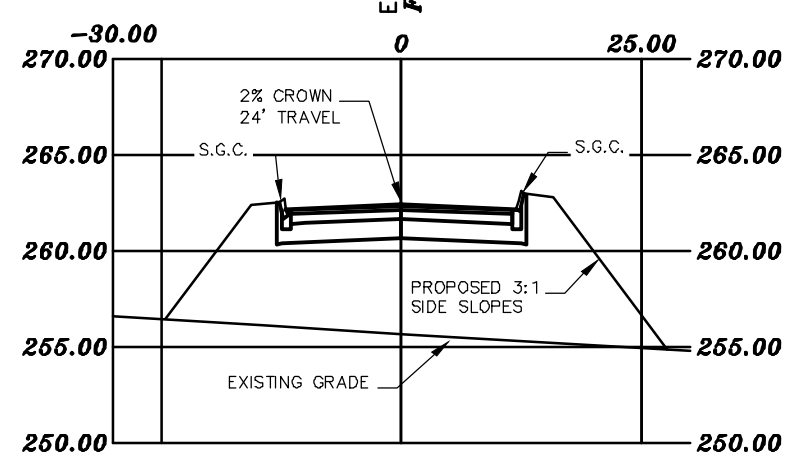
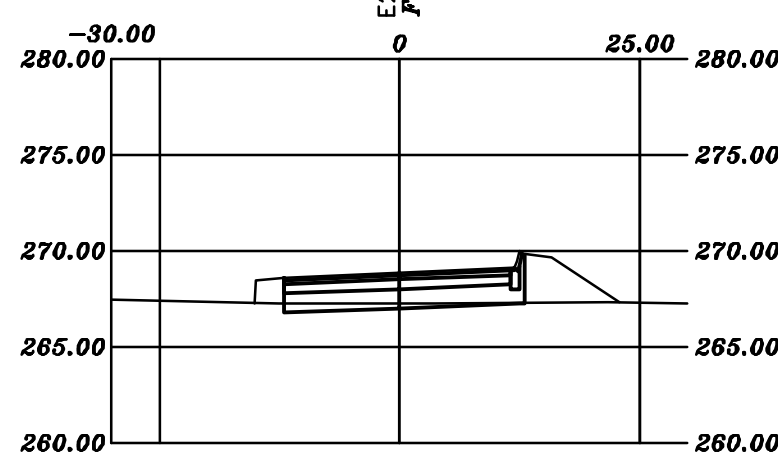
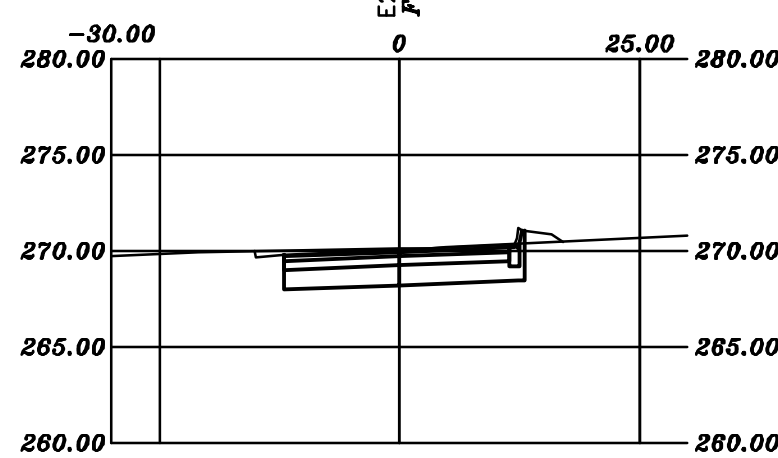
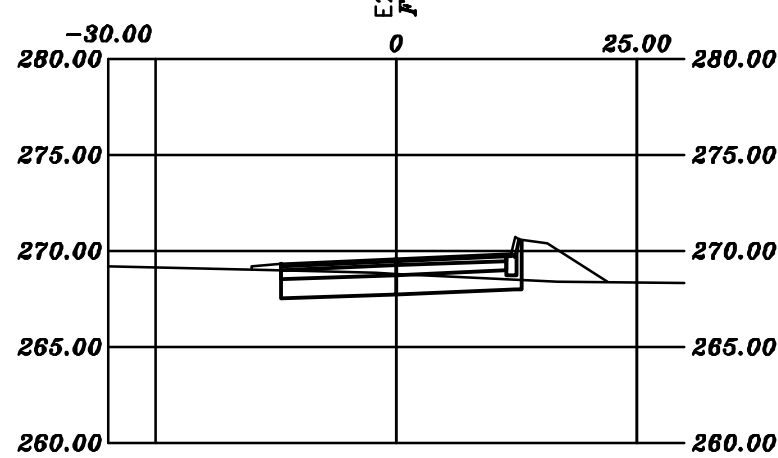
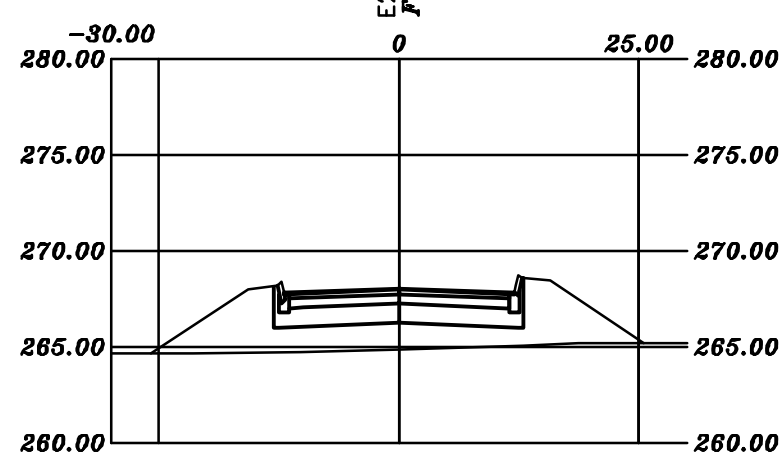
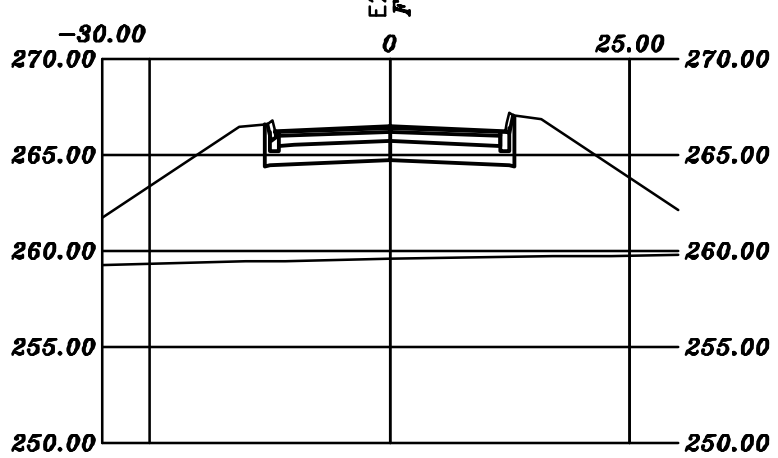
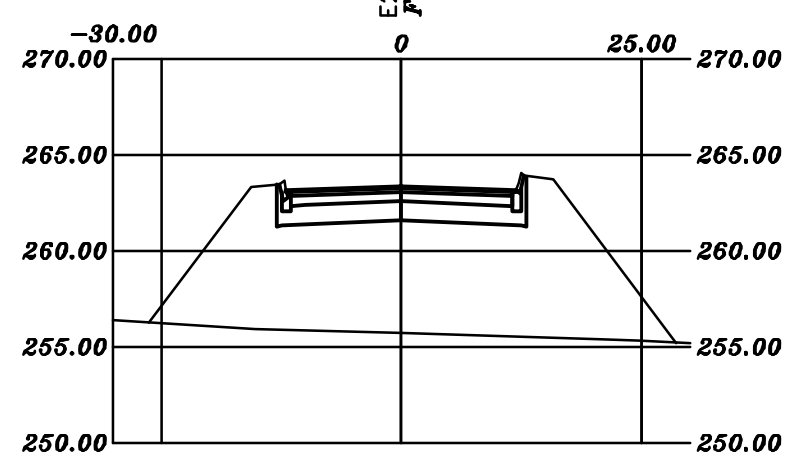
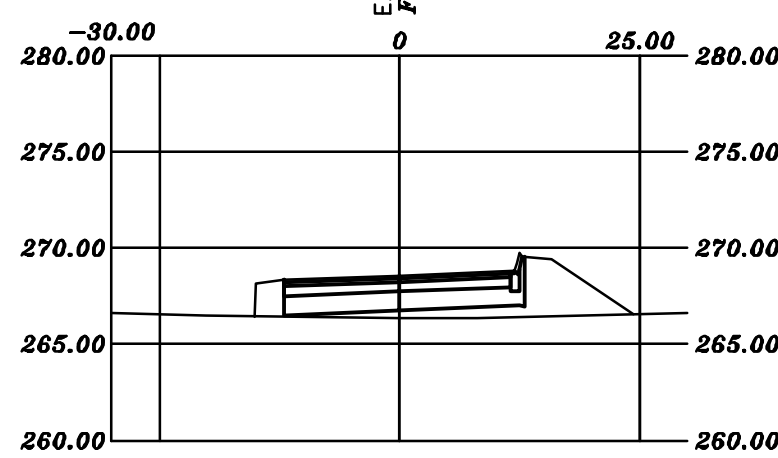
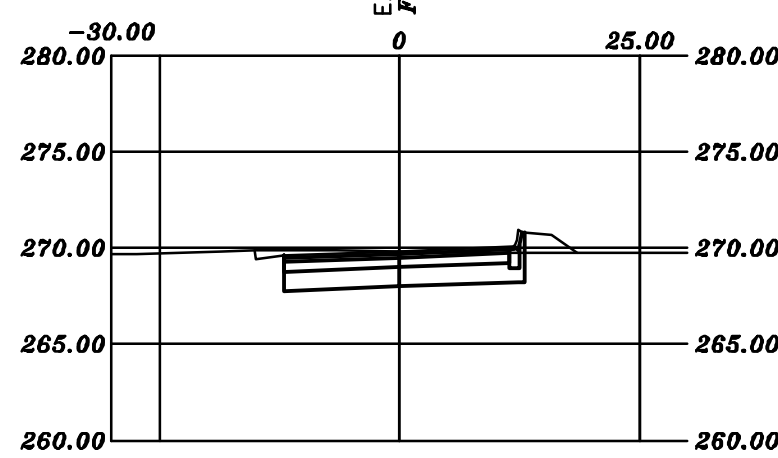
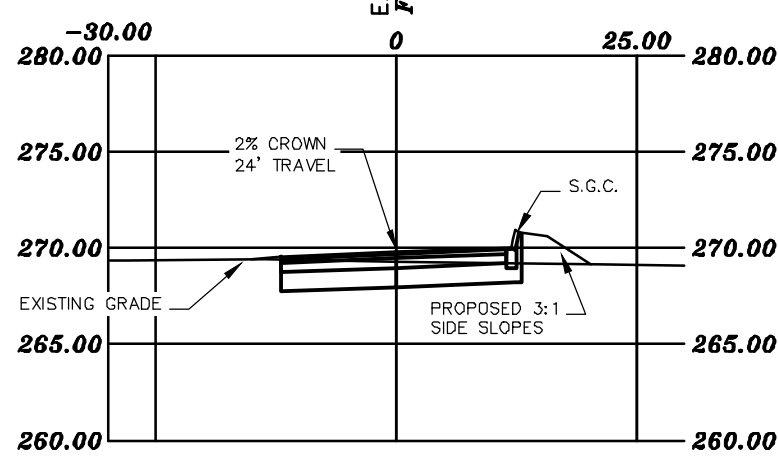
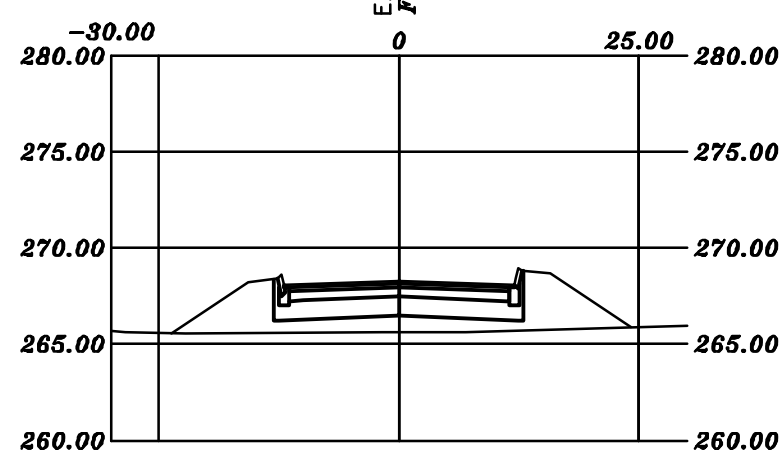
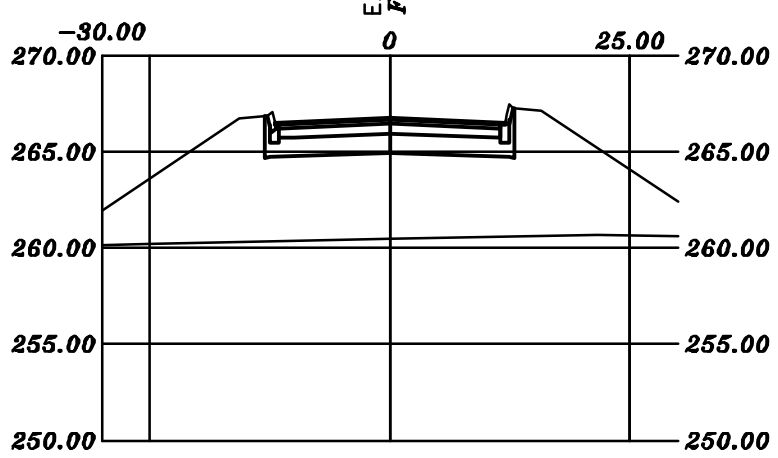
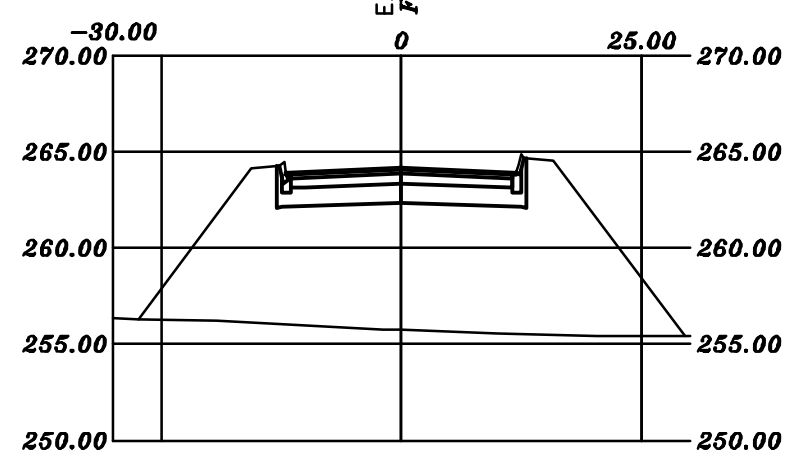
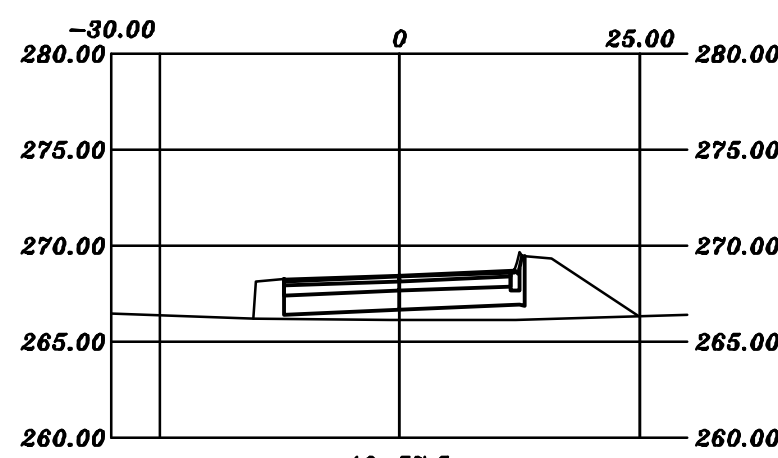
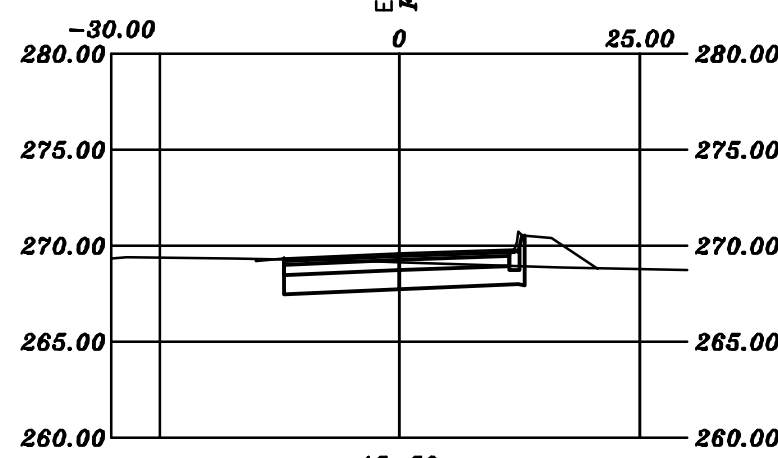
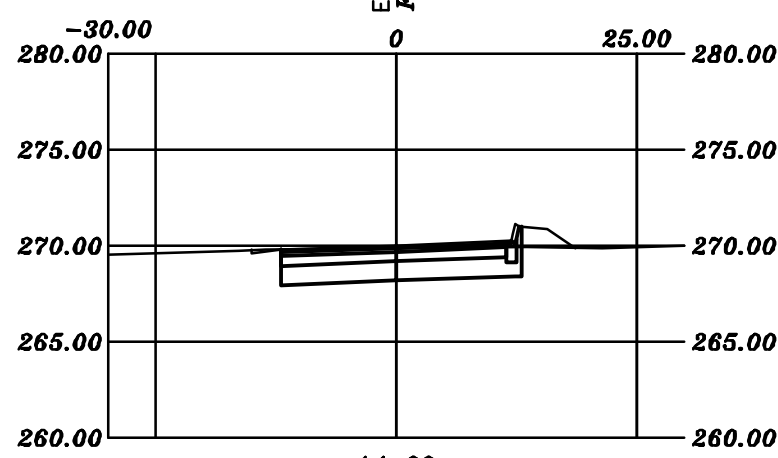
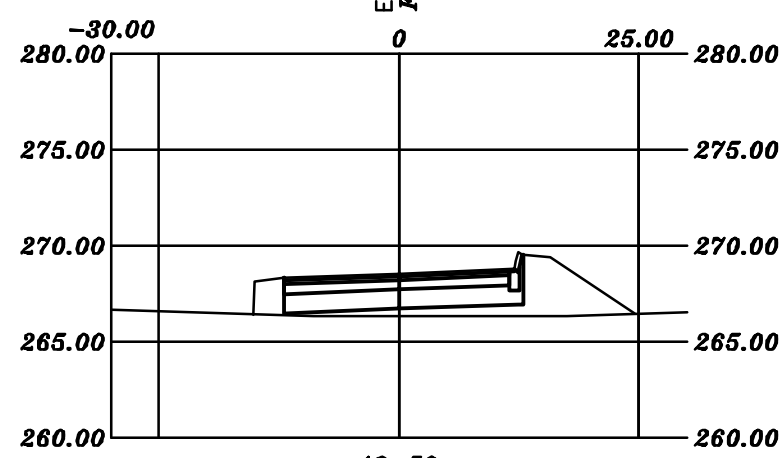
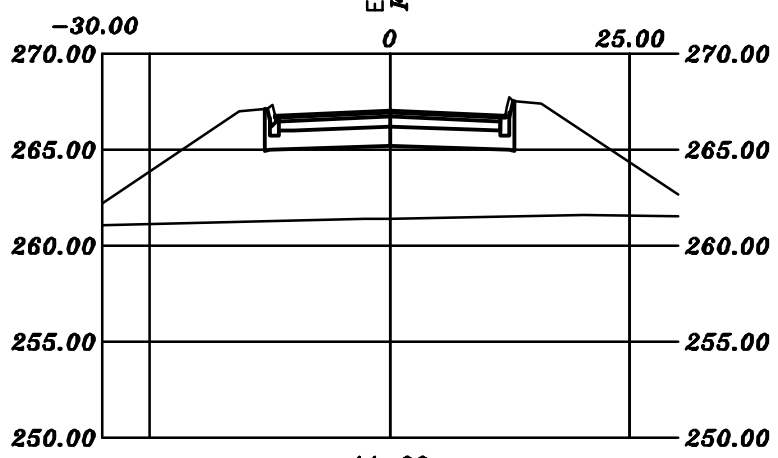
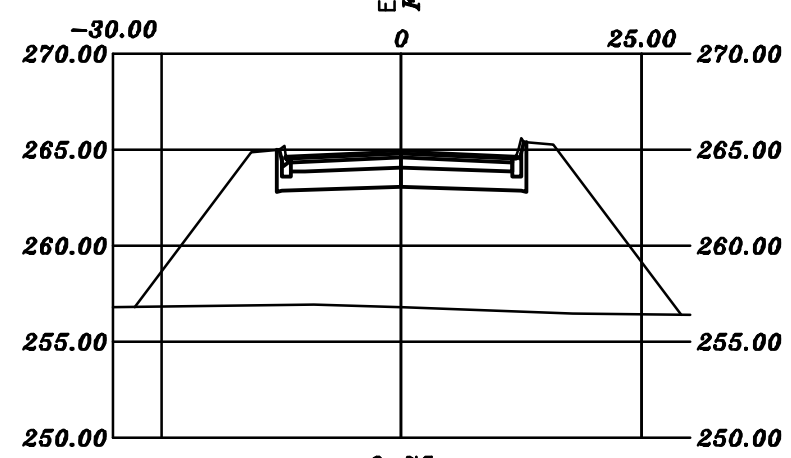
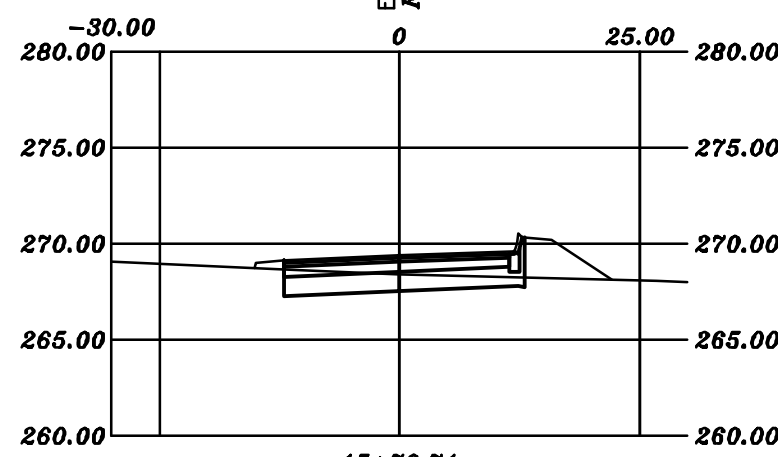
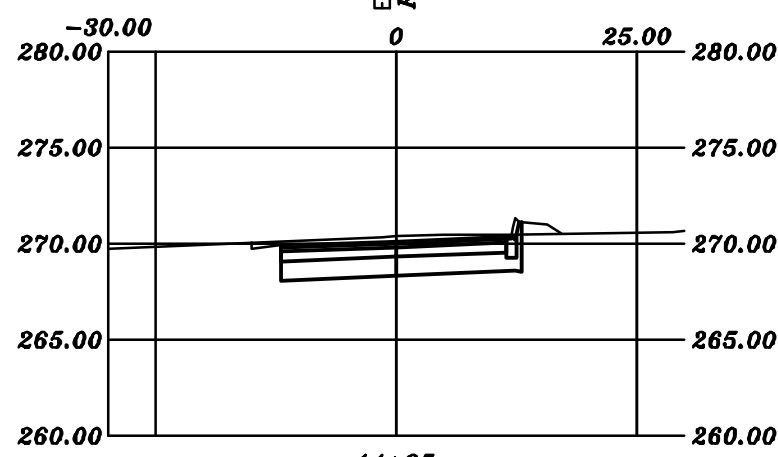
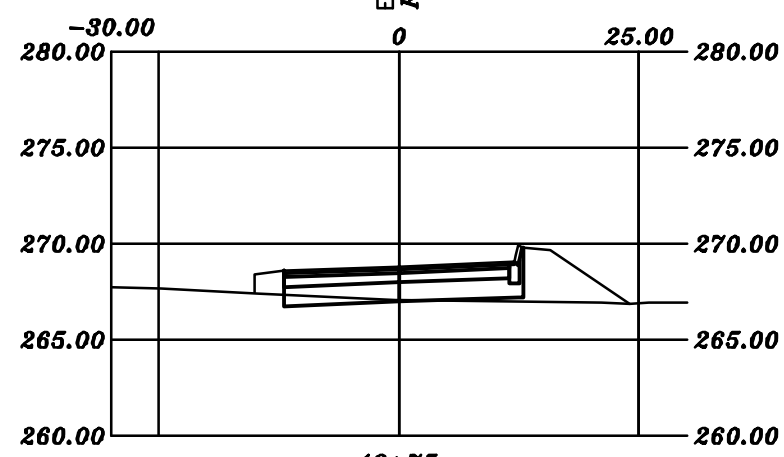
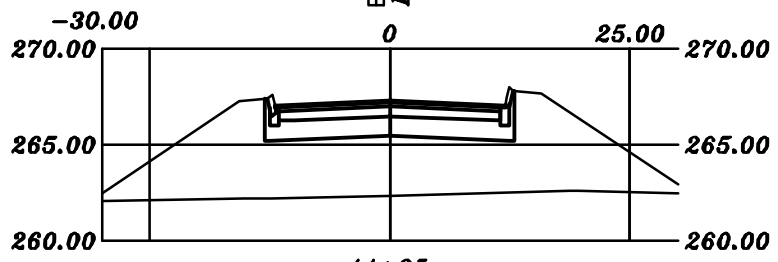
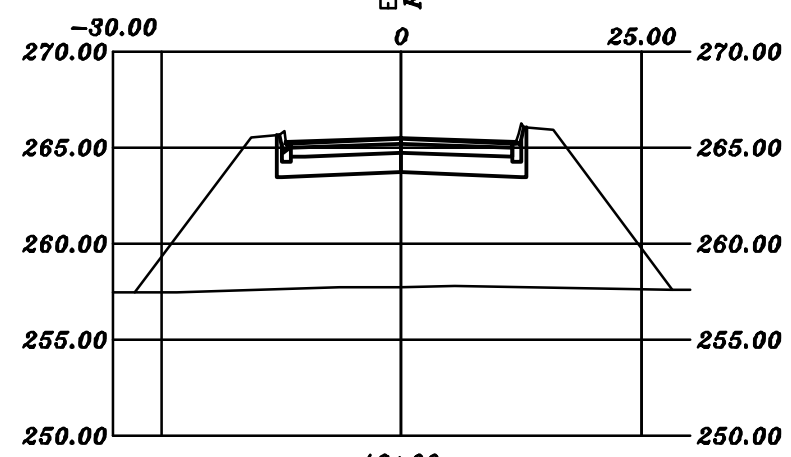
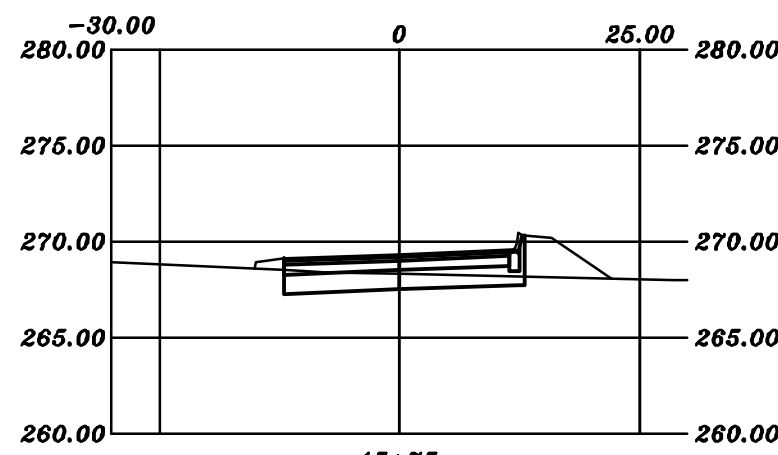
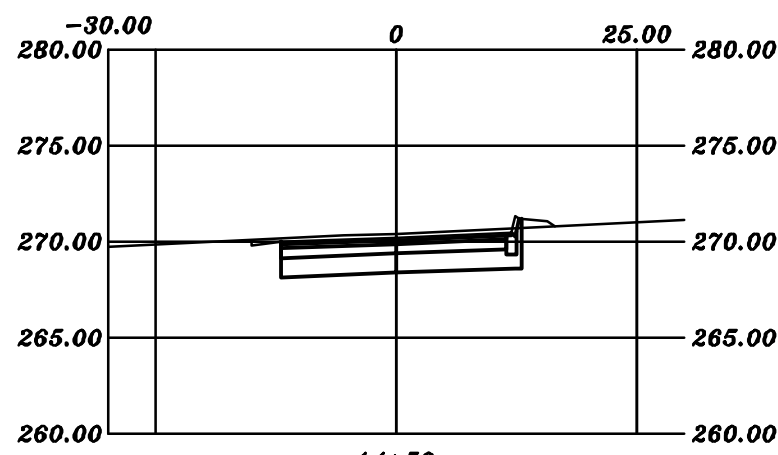
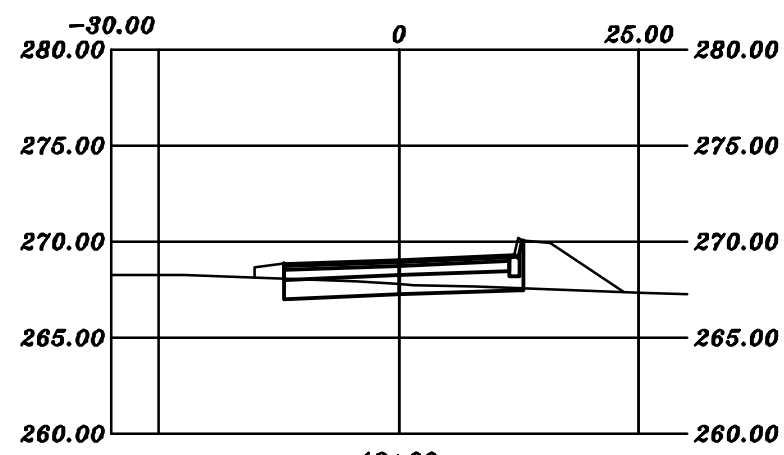
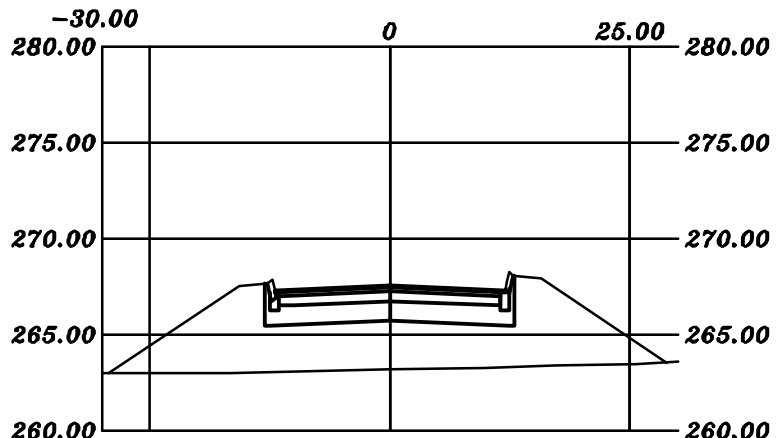
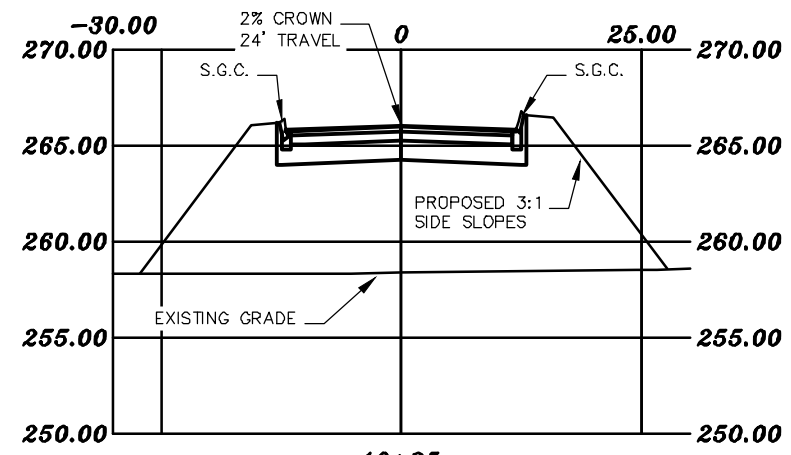
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 — 023



SHEET 33 OF 46

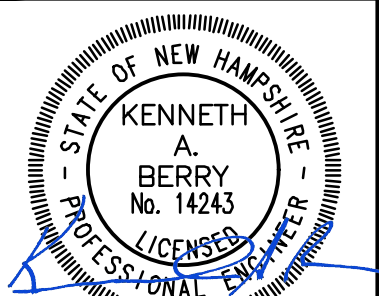
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#5	4-10-23		REVISED PER TRG II AND THIRD PARTY RESPONSE
#4	2-10-23		REVISED PER THIRD PARTY REVIEW
#3	1-10-23		REVISED PER DEC. 2022 CONSCOM REQ.
#2	10-20-22		REVISE CUP AREAS/GRAVEL WETLAND
#1	8-23-22		PROJECT SUBMISSION



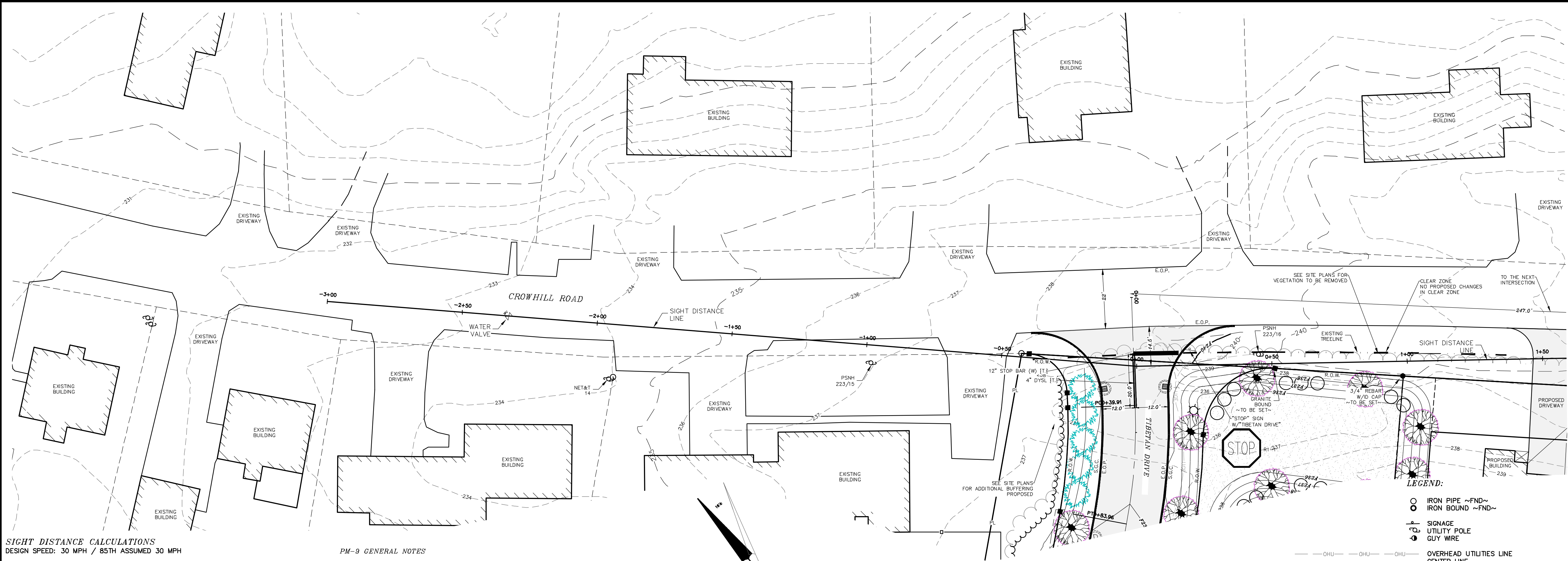
CROSS SECTIONS 9+00 - 16+57.5

LAND OF
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SIGHT DISTANCE CALCULATIONS
DESIGN SPEED: 30 MPH / 85TH ASSUMED 30 MPH

LOCAL REGULATIONS: 250' REQUIRED

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

GREATER THAN 300' OF STOPPING SIGHT DISTANCE PROVIDED

DESIGN SPEED: 30 MPH / 85TH ASSUMED 35 MPH

ADT : ASSUMED LESS THAN 750

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

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

PM-9 GENERAL NOTES

- 1.) EDGE LINE DETAILS ARE SHOWN FOR MAINLINE ROADWAYS WITHOUT TURN LANE. THE PRESENCE OF TURN LANES MAY REQUIRE DIFFERENT EDGE LINE TREATMENTS.
- 2.) EDGE LINES ON THE SIDE ROADS, WHEN CALLED FOR, SHALL FOLLOW THE ABOVE MAINLINE TYPICALS. EDGE LINES SHALL NOT BE CONTINUOUS AROUND THE MAINLINE/SIDE ROAD RADIUS. EDGE LINES SHALL END AT STOP BARS.
- 3.) CENTERLINE AND EDGE LINE SHALL BE CONTINUOUS PAST RESIDENTIAL DRIVEWAYS. CENTERLINE AND EDGE LINE SHALL BREAK FOR COMMERCIAL DRIVES W/TRAFFIC CONTROLS, MINOR SIDE ROADS, OR PRIVATE INTERSECTIONS.
- 4.) LOCATION OF THE STOP LINE MAY VARY DUE TO INTERSECTION SIGHT DISTANCE AND VEHICLE TURNING RADIUS AND MAY NOT ALWAYS COINCIDE WITH THE LOCATION OF THE STOP SIGN.
- 5.) IF THERE IS NO EDGE LINE, END STOP BAR 12" FROM EDGE OF PAVEMENT.
- 6.) STOP BARS, WORDS, LANE LINES, SYMBOLS AND ARROWS SHALL BE THERMOPLASTIC (T).

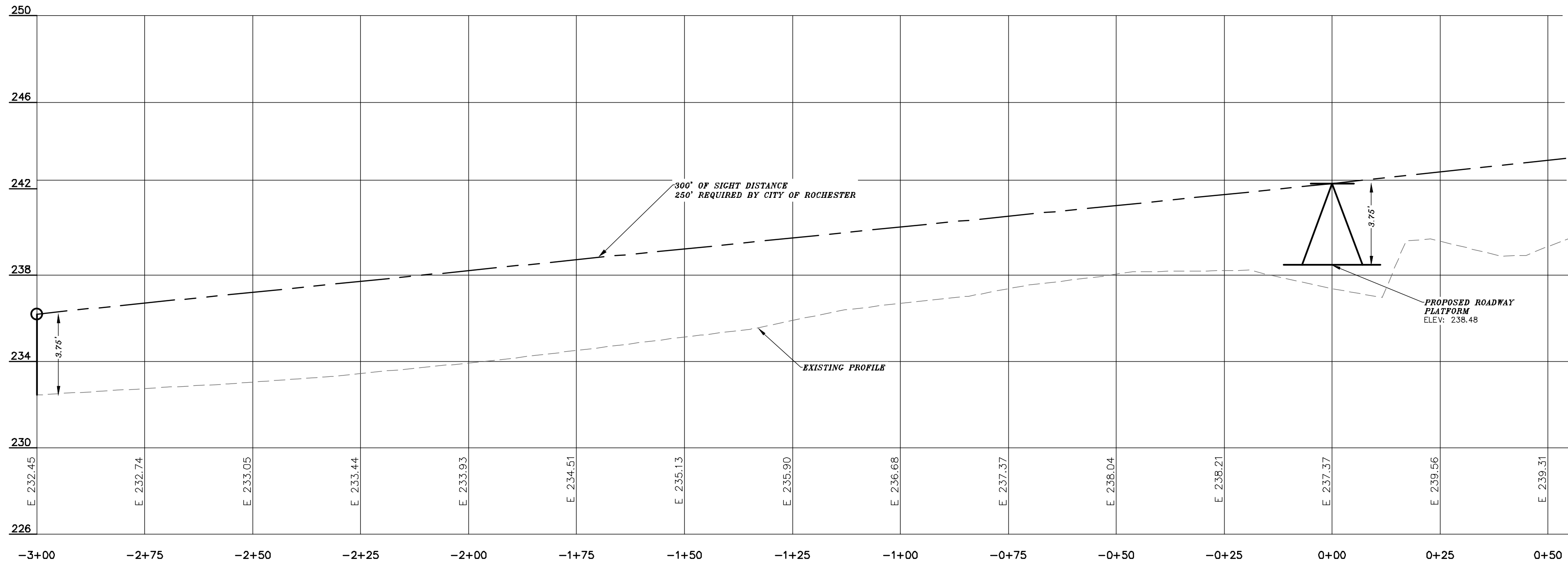
PLAN VIEW TIBETAN DRIVE -3+00 TO 0+00

PROFILE VIEW SIGHT LINE

NOTES:

- 1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868
- 2.) TAX MAP 108, LOT 50
- 3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY
PROBATE RECORD 96-0043
- 4.) LOT AREA: 2,199,888 Sq.Ft., 50.50 Ac.
- 5.) THIS IS A RESIDENTIAL SUBDIVISION.
- 6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED ROADWAY KNOWN AS TIBETAN DRIVE ONTO CROWHILL ROAD.
- 7.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE. EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
- 8.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2018. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

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



NOTES CONT.:

- 9.) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION.
- 10.) WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- 11.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- 12.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- 13.) THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).
- 14.) ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.
- 15.) ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH (T) SHALL BE THERMOPLASTIC.
- 16.) ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.
- 17.) THE CONTRACTOR SHALL CONTACT THE ROCHESTER DPW ONE WEEK PRIOR TO PAVEMENT MARKINGS.
- 18.) ALL PAVEMENT MARKINGS TO BE PAINTED TO NHDOT STANDARD NO. PM-9.
- 19.) THE SPEED LIMIT ON CROWHILL ROAD IS POSTED AT 30 MPH

HWY-1

SIGHT DISTANCE PLAN TIBETAN DRIVE NORTHWEST

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

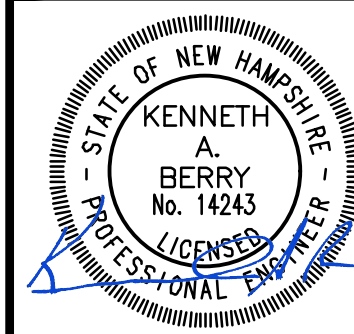
BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.

DATE : AUGUST 23, 2022

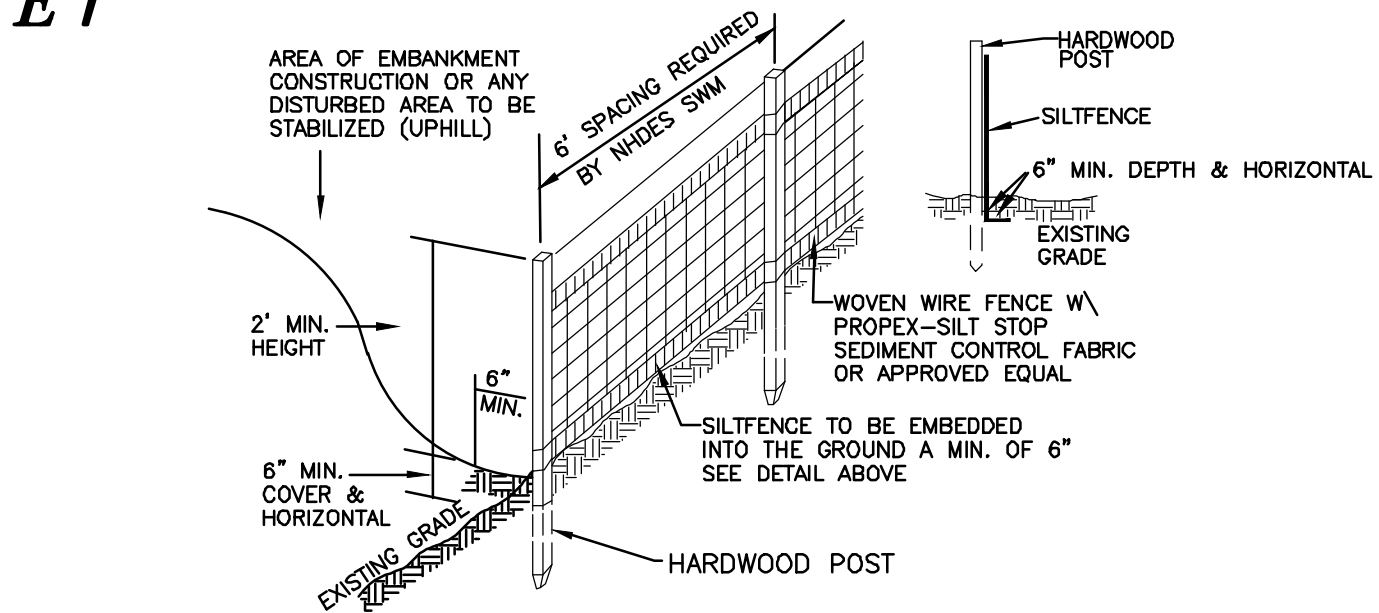
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SHEET 35 OF 46

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E1

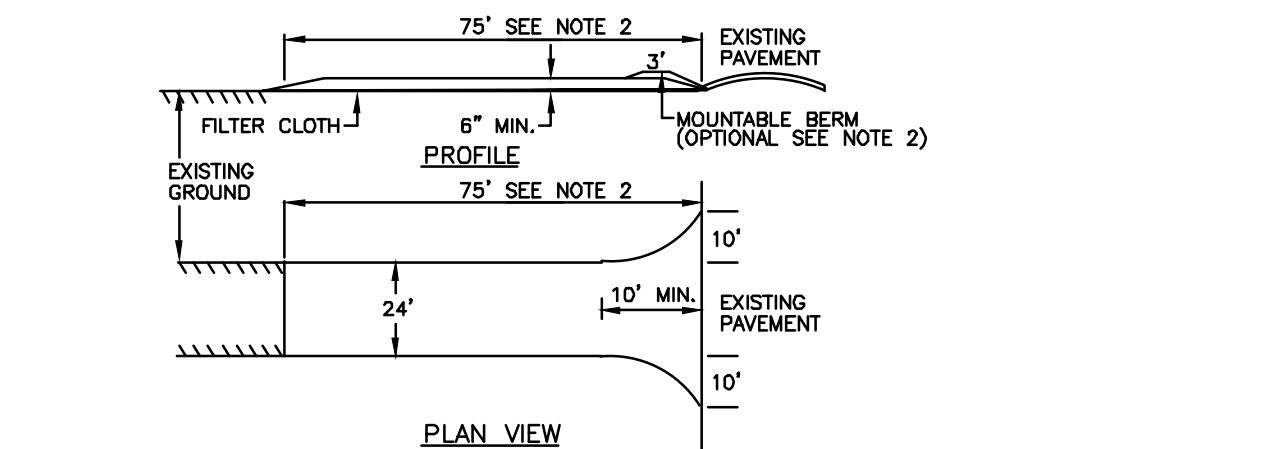


SILT FENCE CONSTRUCTION SPECIFICATIONS

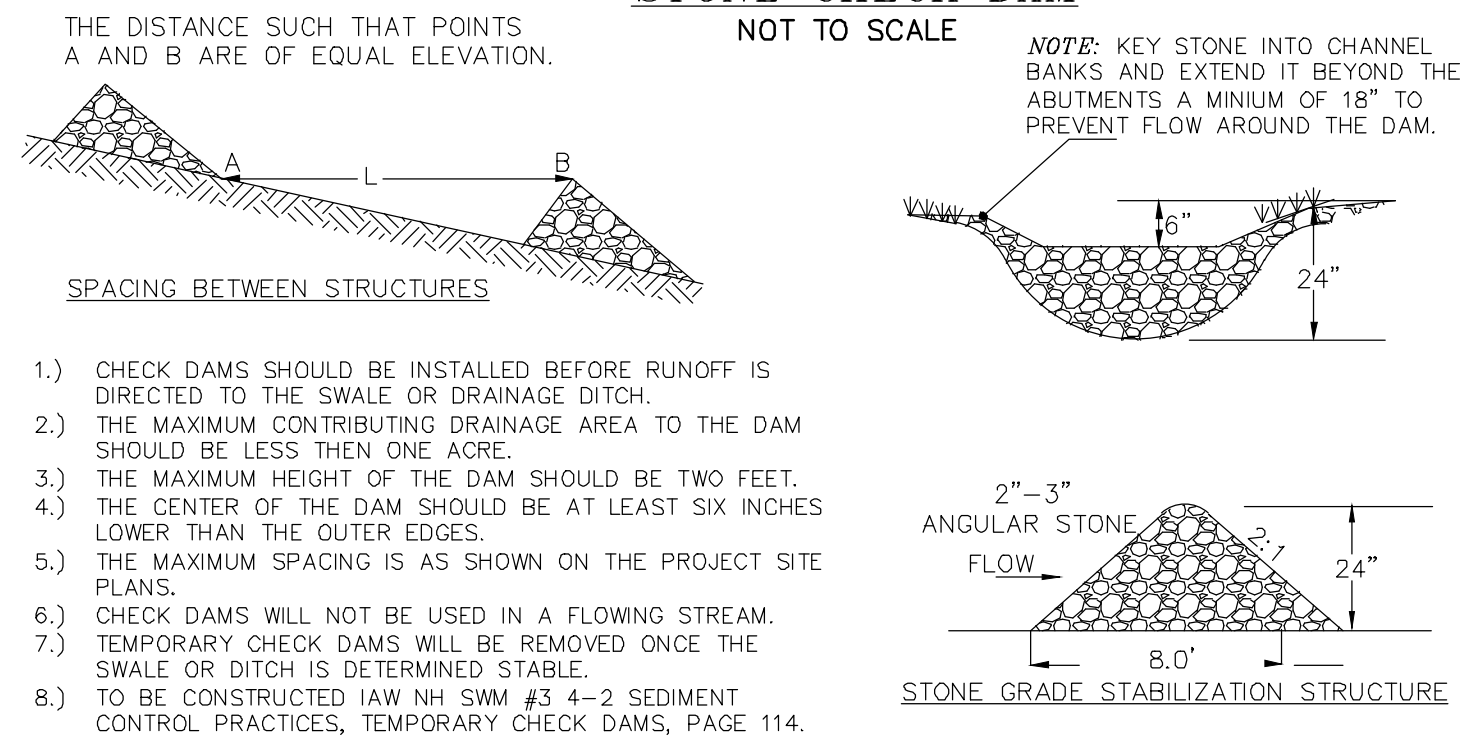
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 6' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF. SEE MAINTENANCE NOTE BELOW, REMOVAL OF SEDIMENT REQUIRED AT A DEPTH OF 6-INCHES.
- PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
- 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 RE-VEGETATED.
- TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, SILT FENCE, PAGE 90.

SILT FENCE MAINTENANCE

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
- 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 REMOVED WHEN THEY REACH SIX-INCHES IN DEPTH.
- SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

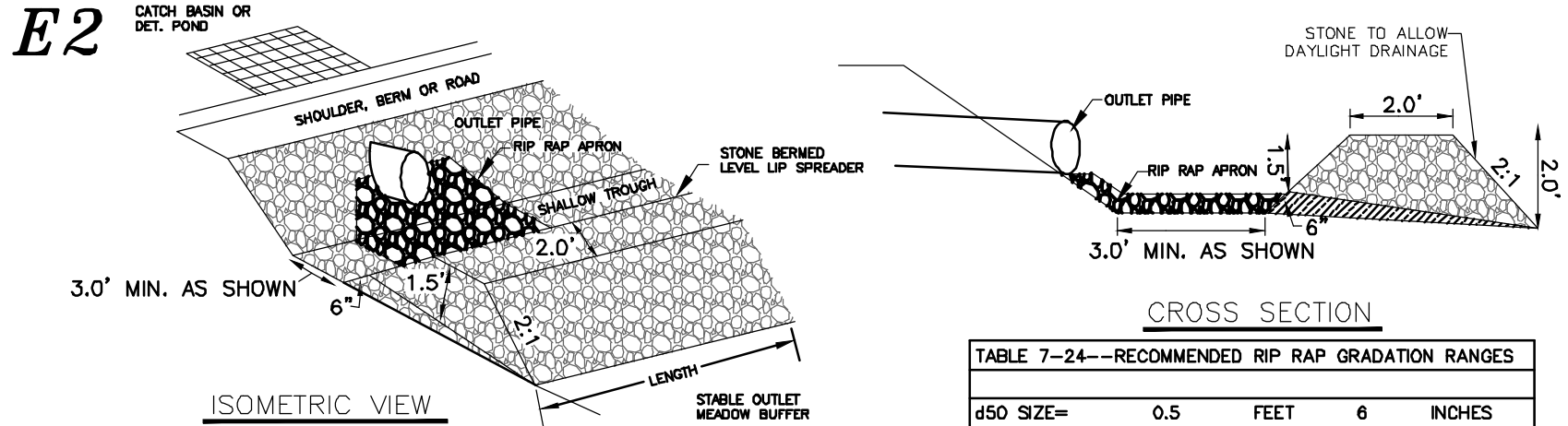
SILT FENCE DETAIL
NOT TO SCALEE5 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

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

STONE CHECK DAM
NOT TO SCALE

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

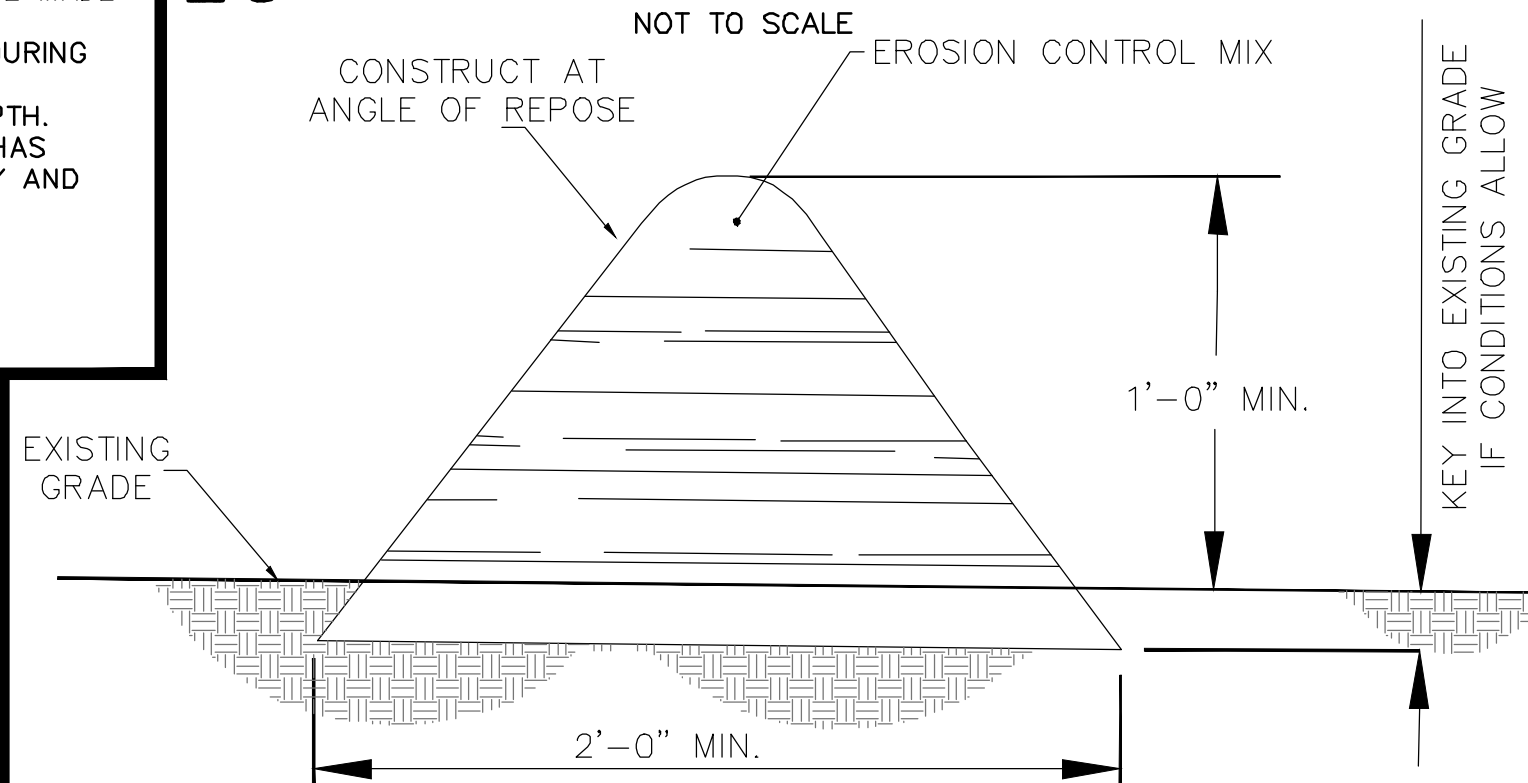
E2



CROSS SECTION

450 SIZE=	0.5 FEET	6 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN 450 SIZE	SIZE OF STONE (INCHES) FROM	SIZE OF STONE (INCHES) TO
100%	9	12
85%	8	11
50%	6	9
15%	2	3

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

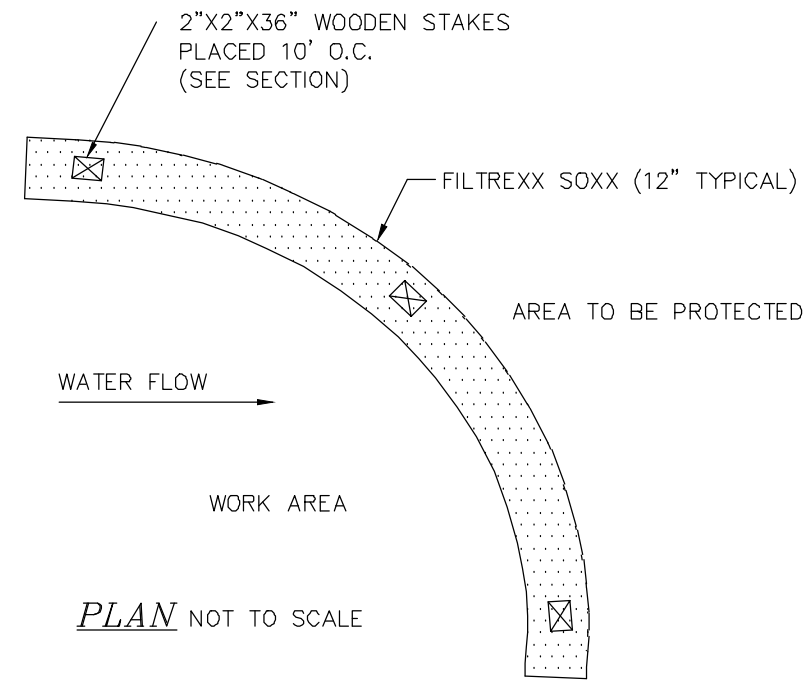
STONE BERM LEVEL SPREADER
NOT TO SCALEE6 EROSION CONTROL MIX BERM
NOT TO SCALE

EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

- BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
- THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE.
- THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5%.
- SUBJECT TO (E), BELOW, THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100% DRY WEIGHT BASIS, AND BE FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS. WOOD AND BARK GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
- THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
- THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.
- THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
- THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.
- TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, EROSION CONTROL MIX BERMS, PAGE 106.

E9

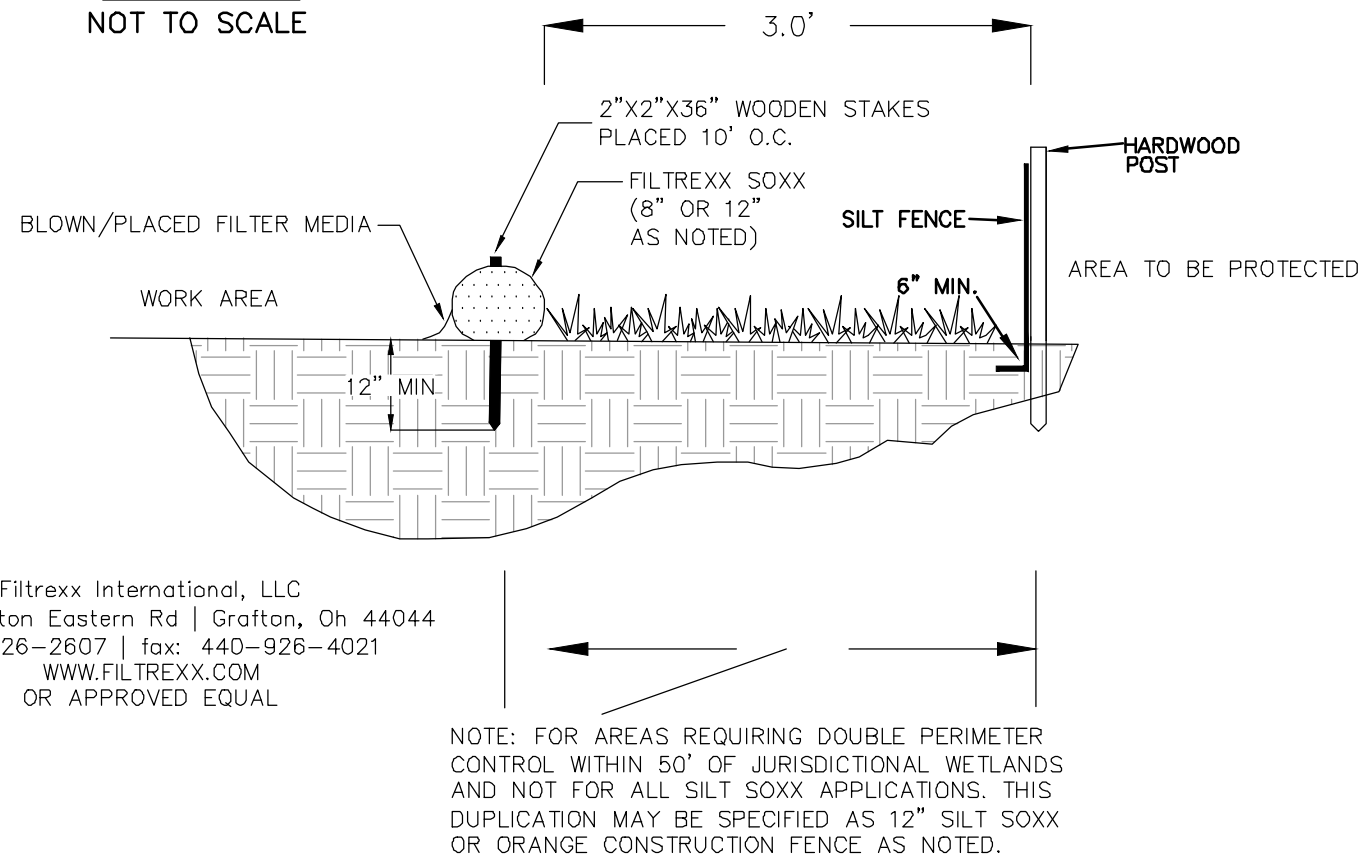
E10



PLAN NOT TO SCALE

NOTES

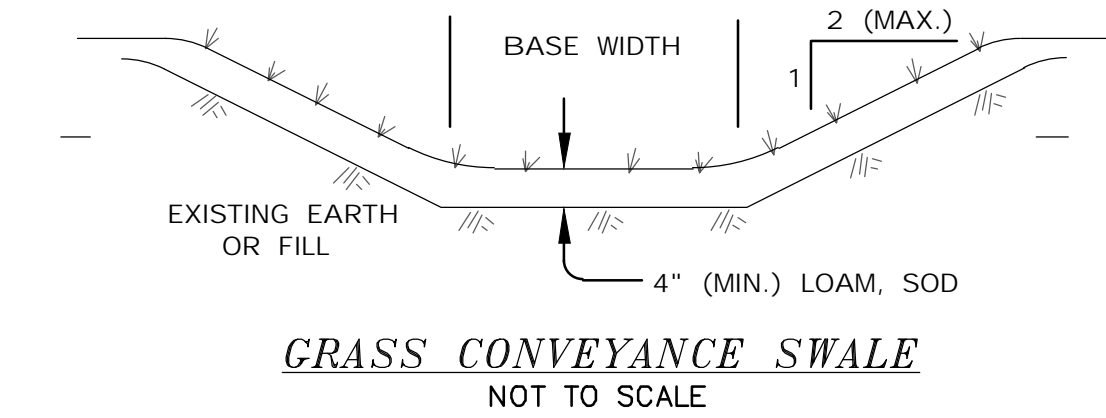
- ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
- FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
- COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
- SILT SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
- SILT SOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL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

FILTREXX SEDIMENT CONTROL
NOT TO SCALE

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

SECTION NOT TO SCALE

E3

GRASS CONVEYANCE SWALE
NOT TO SCALE

INSPECT ANNUALLY FOR EROSION, SEDIMENT ACCUMULATIONS, VEGETATION LOSS, & INVASIVE SPECIES. REPAIR AS NECESSARY.

MOW GRASS ANNUALLY TO A DEPTH OF 4".

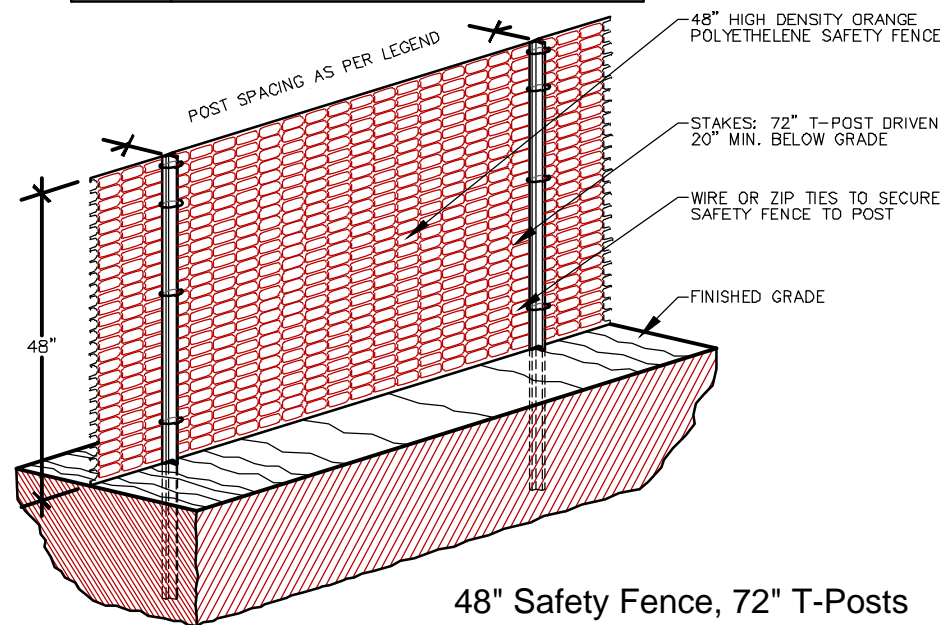
INSTALL STABILIZATION MATTING DURING CONSTRUCTION

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

E4

CONSTRUCTION SAFETY FENCE
NOT TO SCALE

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



48" Safety Fence, 72" T-Posts

- ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
- ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
- WHEN PRACTICABLE, INSTALL HIGH VISIBILITY 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
- SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
- THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.

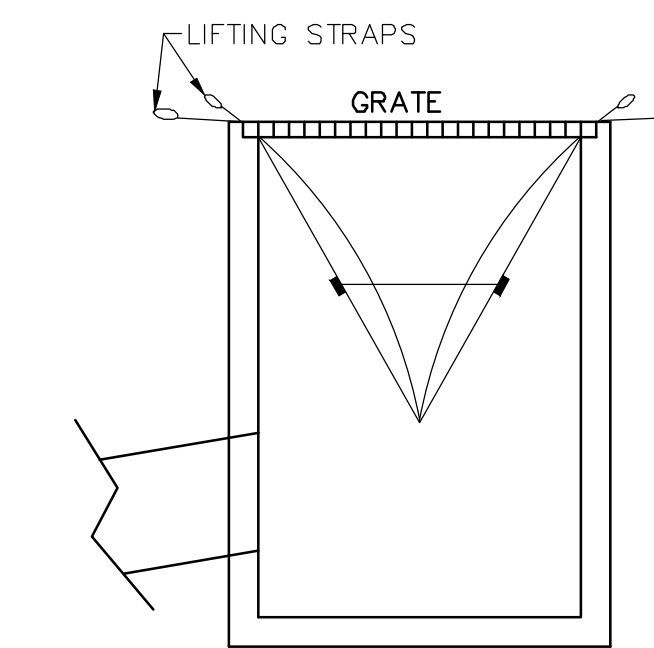
E8

TEMPORARY EROSION CONTROL MEASURES

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

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

E11

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

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

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

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

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

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

SILTSACK DETAIL
NOT TO SCALE

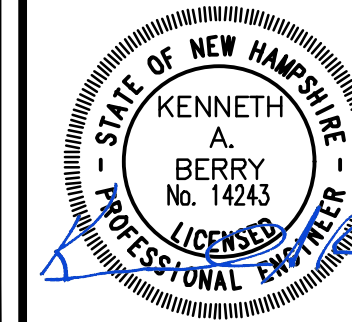
E-101

EROSION & SEDIMENT CONTROL DETAILS

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

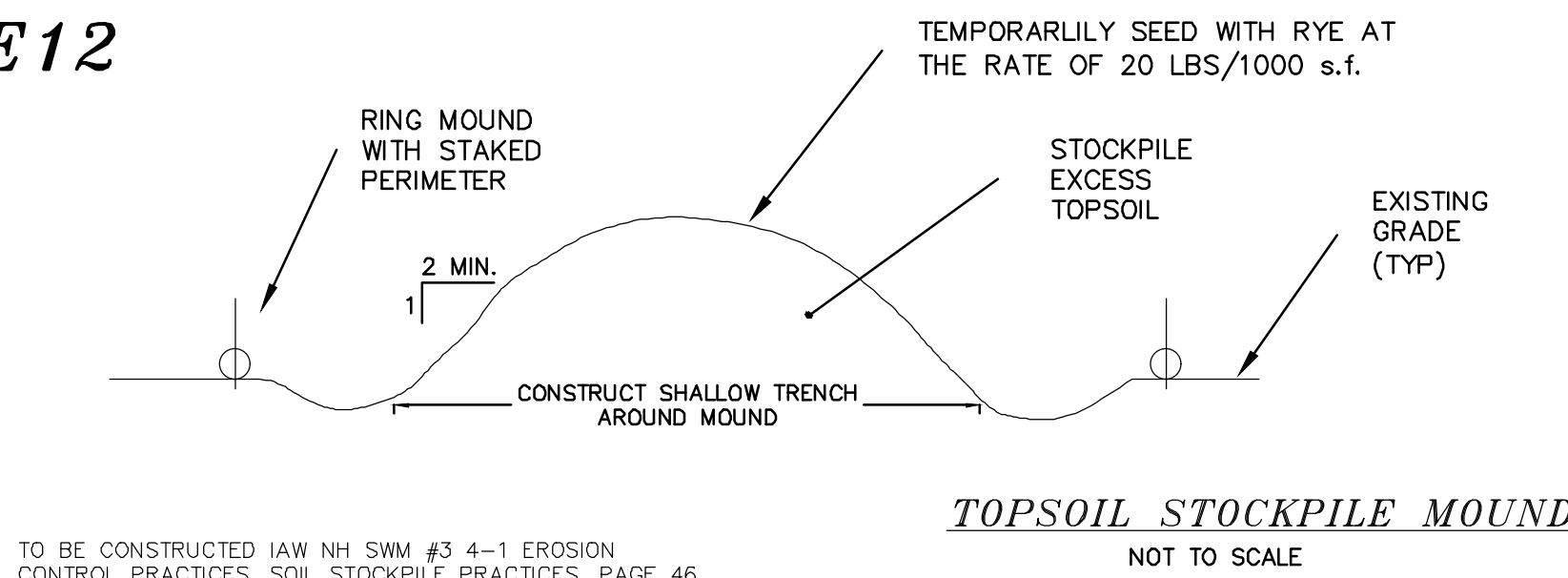
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

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

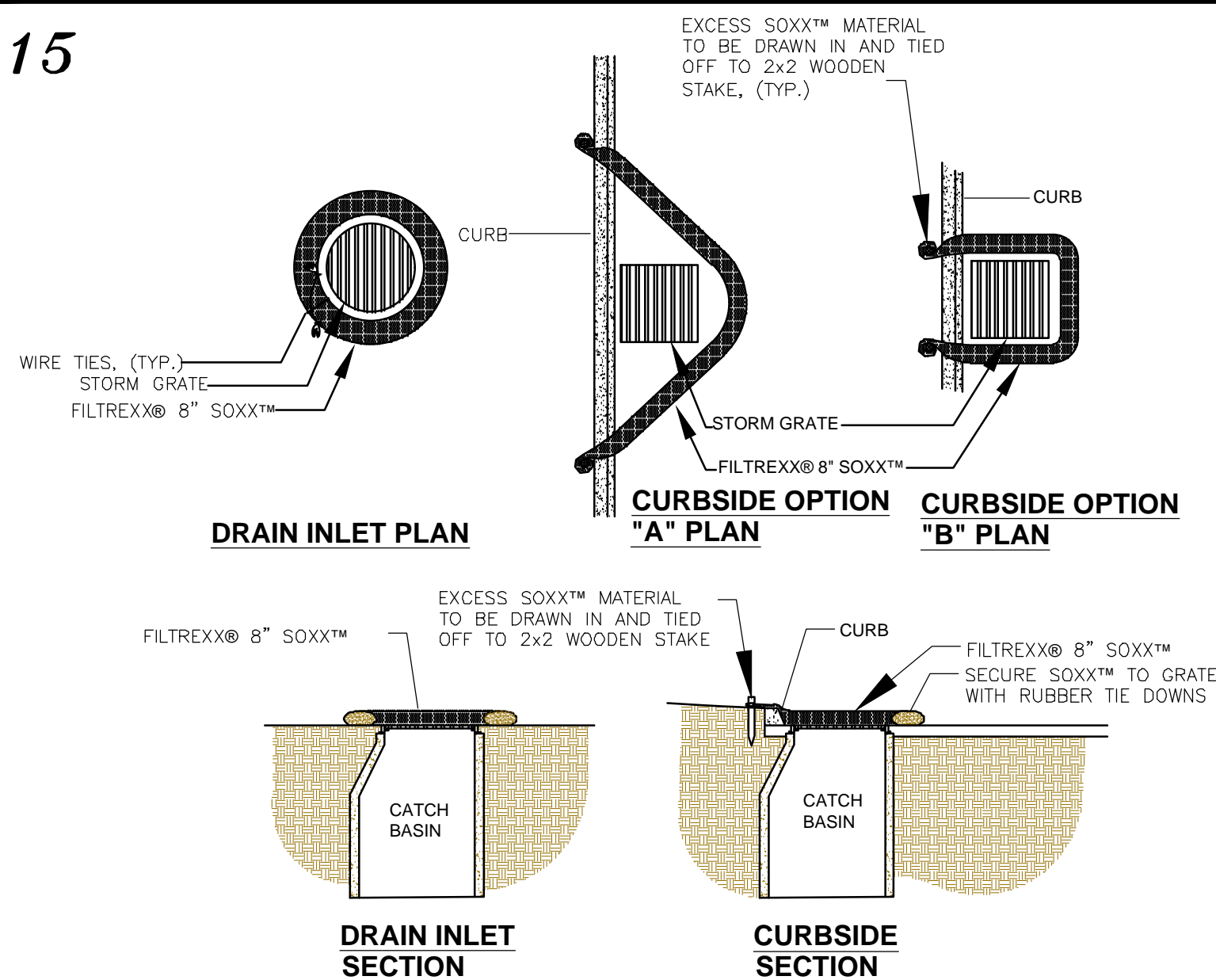


SHEET 37 OF 46

E 12



E 15

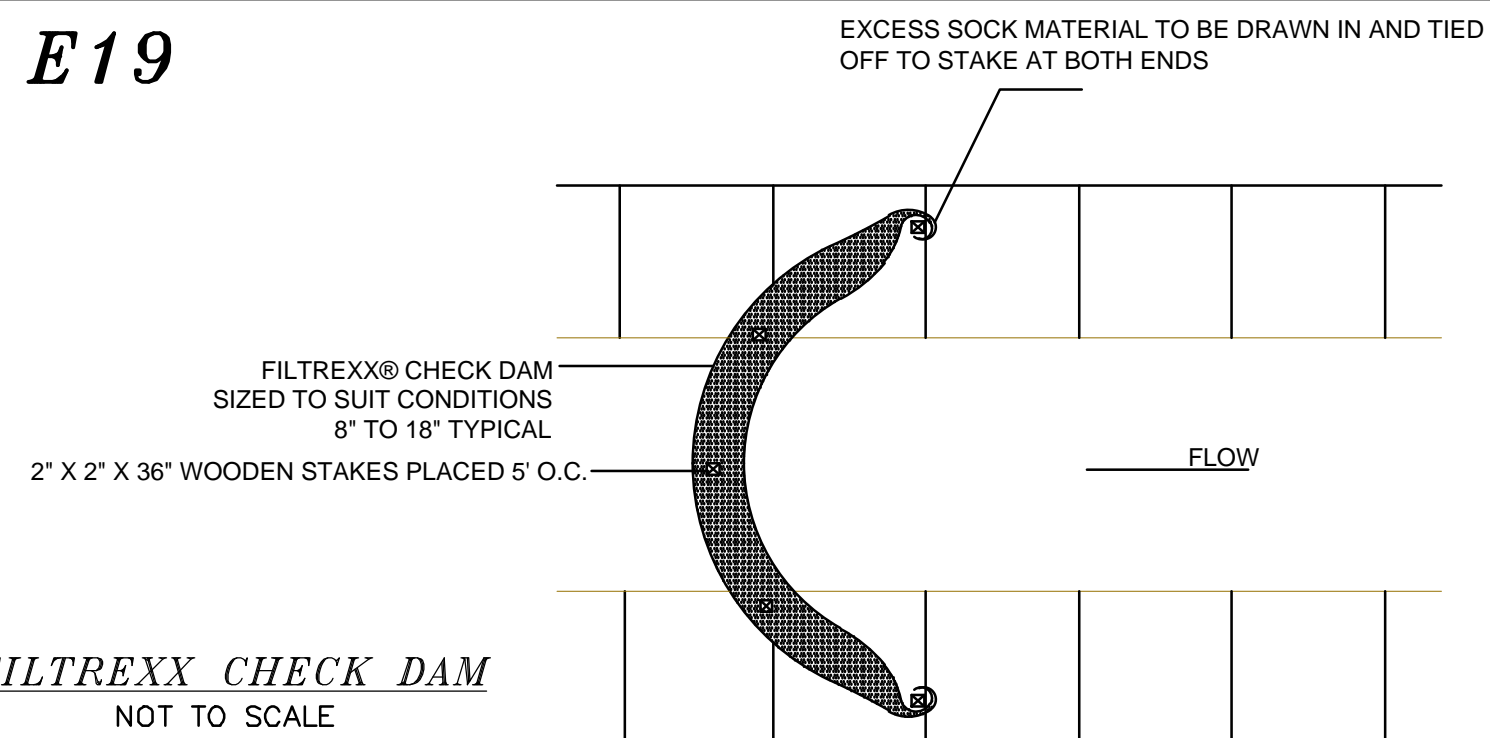


NOTES:

1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION **REQUIREMENTS**.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX INLET PROTECTION
NOT TO SCALE

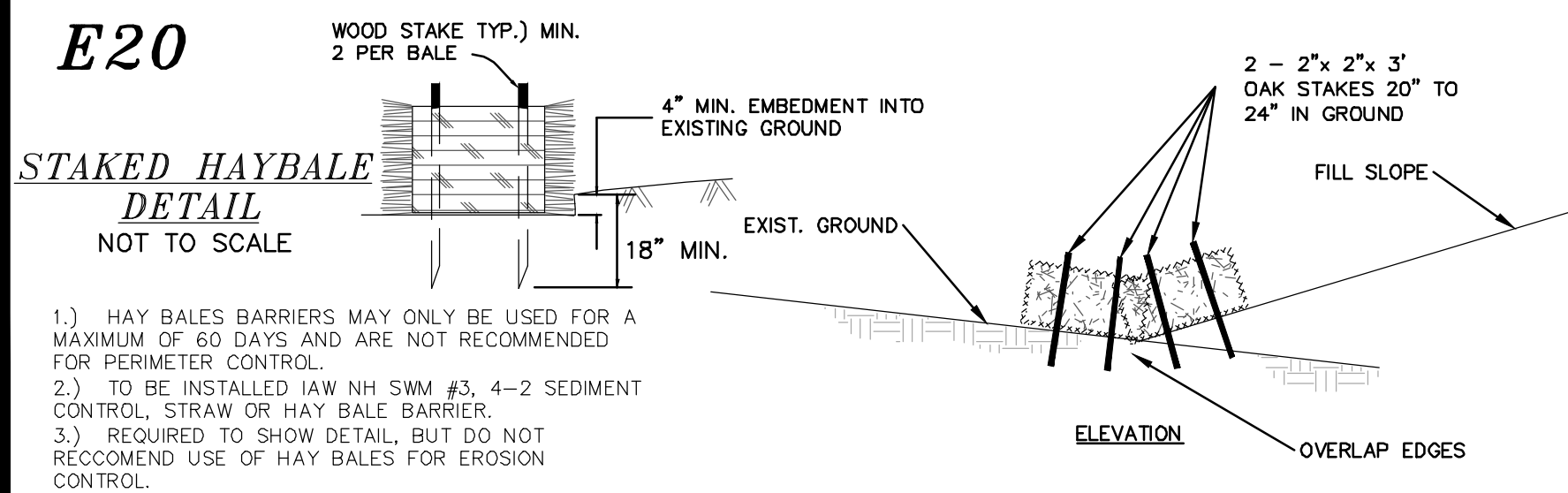
E19



NOTES:

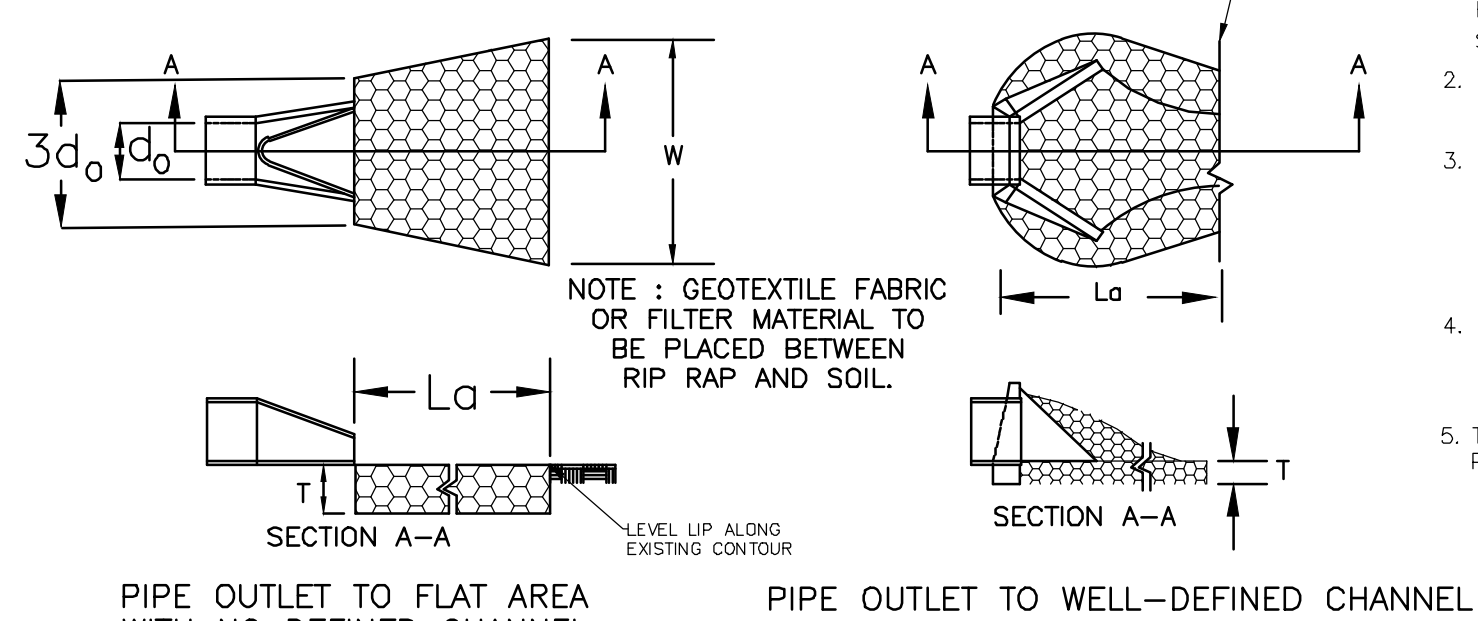
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 1 ACRE OR LESS.
3. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED ½ THE HEIGHT OF THE CHECK DAM.
4. CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
5.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

E20



E13

PIPE OUTLET PROTECTION
NOT TO SCALE



E16

SEEDING GUIDE

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

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

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-36.

ZZ/ 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 OCT. 15, IF PERMANENT SEEDING NOT YET COMPLETE.

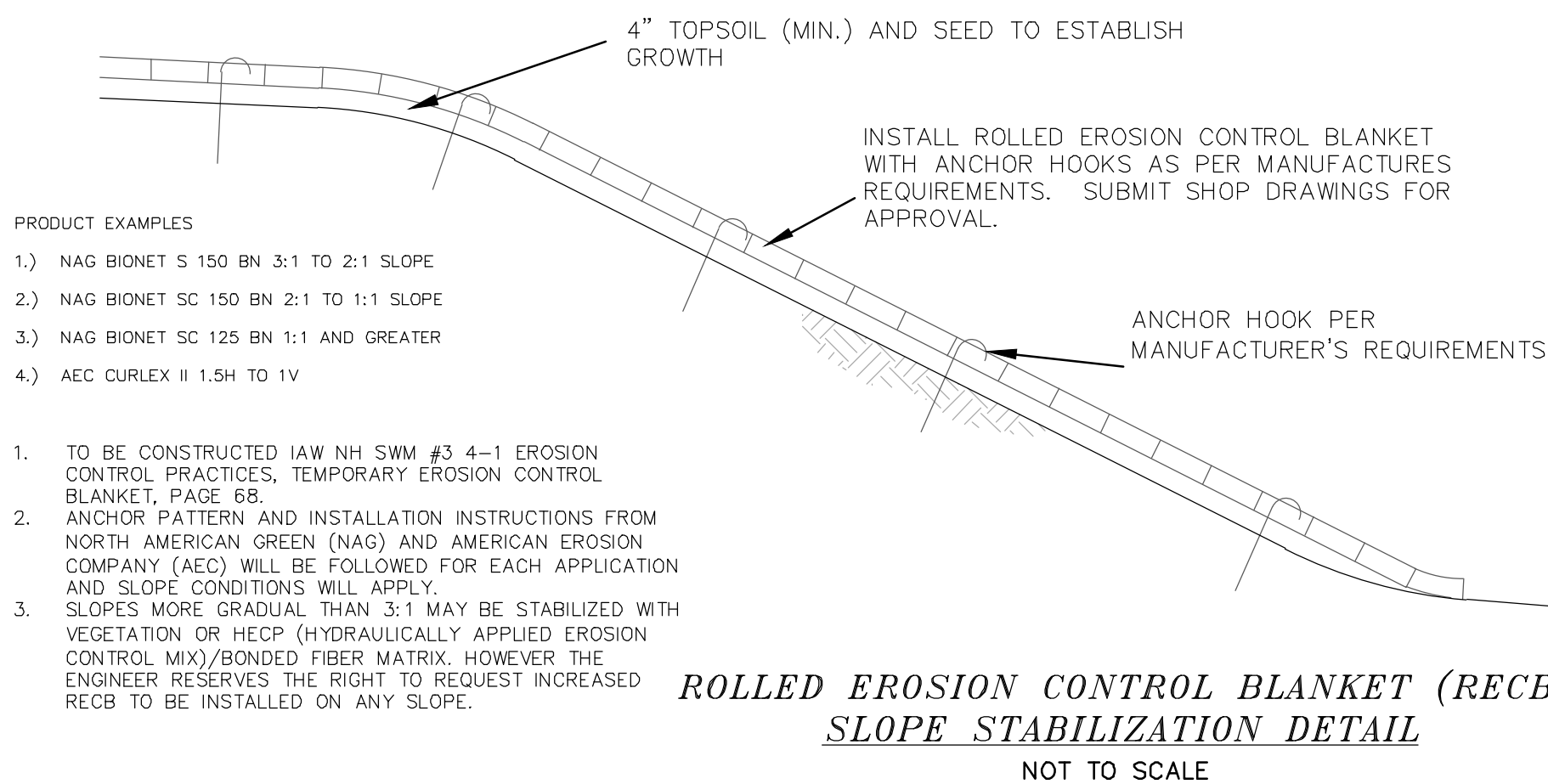
SEEDING SPECIFICATIONS

SEEDING RATES

* C. TALL FESCUE	24	0.55
CREEPING RED FESCUE	24	0.55
BIRDS FOOT TREFOIL	REMOVED	REMOVED
TOTAL	48	1.10

1. GRADING AND SHAPING: SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED.
WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. SEEDED PREPARATION
A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WATER KILLING OF PLANTS.
B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA, WHERE FEASIBLE.
C. THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEED BED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100LBS. PER 1,000 SQ.FT. NITROGEN(N), 50LBS. PER ACRE OR 1.1LBS. PER 1,000 SQ.FT. PHOSPHATE(P205), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT. POTASH(K2O), 100LBS. PER ACRE OR 1.2LBS. PER 1,000 SQ.FT. (NOTE: THIS IS THE EQUIVALENT OF 500LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000LBS. PER ACRE OF 5-10-10.)
4. FERTILIZER IS NOT TO BE APPLIED WITHIN THE 50 WETLAND BUFFER.
5. C. REFER TO TABLE(G-1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H-1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWNVEATCH, BIRDSFOOT TREFOIL, AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
6. MULCH
A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90LBS PER 1000 S.F.
C. MAINTENANCE TO ESTABLISH A STAND
A. PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.
D. TO BE CONSTRUCTED IN ACCORDANCE WITH NWS REG #3 4-1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.
7. SEE RAIN GARDEN AND INFILTRATION DETAIL SHEETS FOR SPECIFIC PLANTING INSTRUCTIONS AND SEEDING.

E21



PIPE OUTLET PROTECTION CONSTRUCTION SPECIFICATIONS

1. THE SUB GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS. SPECIFIED GRADATION.
2. THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO NHDOT SECTION 583.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. TO BE CONSTRUCTED IAW NH SWM #2 4-6 CONVEYANCE PRACTICES, 6. OUTLET PROTECTION, PAGE 172.

E14

d50 SIZE=	0.5	FEET	6	INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE		SIZE OF STONE FROM		(INCHES) TO
100%		9		12
85%		8		11
50%		6		9
15%		2		3

CONSTRUCTION SEQUENCE:

- 1.) CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED, RELOCATE ANY PROJECT T.B.M.
- 2.) CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS SPECIFIED. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.
- 3.) EROSION, SEDIMENT AND DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. TEMPORARY DIVERSIONS MAY BE REQUIRED. POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES MUST BE INITIATED AND STABILIZED EARLY IN THE PROCESS. RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMPs ARE STABILIZED.
- 4.) CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY
- 5.) CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED
- 6.) CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY. SEE BEST MANAGEMENT PRACTICES FOR BLASTING ON SHEET C-102.
- 7.) START BUILDING CONSTRUCTION.
- 8.) INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. INSTALL RAIN GARDENS. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.
- 9.) BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEED OR MULCHED AS REQUIRED, OR DIRECTED. NO AREA IS ALLOWED TO BE DISTURBED FOR A LENGTH OF TIME THAT EXCEEDS 45 DAYS BEFORE BEING STABILIZED, DAILY, OR AS REQUIRED. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. LIMIT THE LENGTH OF EXPOSURE OF UNSTABILIZED SOIL TO 45 DAYS OR LESS.
- 10.) CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- 11.) INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORM WATER INSPECTOR (CESSW), OR A CERTIFIED PROFESSIONAL IN STORM WATER QUALITY (CPSWQ). INSPECTION REPORTS SHALL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT. EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSPECTED WEEKLY AND AFTER 0.5" OF RAINFALL.
- 12.) COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- 13.) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE.
- 14.) SMOOTH AND REVEGETATE ALL DISTURBED AREAS.
- 15.) FINISH PAVING ALL ROADWAYS.
- 16.) LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

E17

		REVISION	DATE	DESCRIPTION
#5	4-10-23			REVISED PER TRG II AND THIRD PARTY RESPONSE
#4	2-10-23			REVISED PER THIRD PARTY REVIEW
#3	1-10-23			REVISED PER DEC. 2022 CONSUMOR REQ.
#2	10-20-22			REVISE CUP AREAS/GRAVEL WETLAND
#1	8-23-22			PROJECT SUBMISSION

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

E18 DEFINITION OF STABLE:

PER ENV-WQ 1500 ALTERATION OF TERRAIN

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

E22

WINTER STABILIZATION NOTES

1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCLOSURE CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3-4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.
2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.
3. PRIOR TO OCT. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE THOUGHLY GROWNED AND A 1" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15-25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.
4. AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3-4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.
5. ONE ACRE LIMIT.

E-102

D11

ANGLE GRATE

NOT TO SCALE

NOTE:

MUST BE HAALA INDUSTRIES INC.
OR EQUAL.

Angle Grates For Manholes



AG0808-08
Part No. AG0808-08

[Save Trees](#)

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

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

D12

CONE GRATE
NOT TO SCALE

NOTE:
MUST BE HAALA INDUSTRIES INC.
OR EQUAL.

Cone Grates Top Mount



CG12TM
Part No. CG12TM

[Save Trees](#)

Top Mount Cone Grates are designed to mount on the top of round manhole inlet or outlet structures to keep debris from entering the storm water system. Top mount cone grates are easy to install and allow for at grade manhole installations but can be used in a variety of applications. Grates 96" and larger are made as a two piece, bolt together design.

- Plate and bar hybrid design is both clean and cost effective
- Made from 1/2" plate with 3/4" or 1" round bars depending on grate size
- Anti vortex plate can be added upon request
- Hinged and lockable access doors can be added upon request
- Galvanized steel construction. Can be made from aluminum or stainless steel.

D13

48" MANHOLE ROUND EXTENDED BASE NOT TO SCALE

FLAT TOP

HEIGHT	ITEM NO.	WIDTH
1'-0"	MH4-FTH02B	1.335'
2'-0"	MH4-FTH02B	1.935'
3'-0"	MH4-FTH02B	2.335'
4'-0"	MH4-FTH02B	2.935'
4'-0"	MH4-FTH02B	3.435'

ECCENTRIC CONE

HEIGHT	ITEM NO.	WIDTH
1'-0"	MH4-RS040B	2.068'
2'-0"	MH4-RS040B	2.712'
3'-0"	MH4-RS040B	3.256'
4'-0"	MH4-RS040B	3.800'
4'-0"	MH4-RS040B	4.344'

RISER SECTION

HEIGHT	ITEM NO.	WIDTH
1'-0"	MH4-B0540B	2.208'
2'-0"	MH4-B0540B	2.852'
3'-0"	MH4-B0540B	3.396'
4'-0"	MH4-B0540B	3.940'
4'-0"	MH4-B0540B	4.484'

BASE

HEIGHT	ITEM NO.	WIDTH
1'-0"	MH4-72540B	2.208'
2'-0"	MH4-72540B	2.852'
3'-0"	MH4-72540B	3.396'
4'-0"	MH4-72540B	3.940'
4'-0"	MH4-72540B	4.484'

SECTION VIEW

NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED CONCRETE CONFORMS TO LATEST ASTM A185 SPEC. 1/16 IN. DIA. (MIN.) FT. AND 0.12 SO. IN. (MIN.) DIA. BASE DETAIL.
3. 11-20 DESIGN LOADING PER AASHTO HS-20-44; AWWA C400 SPEC FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
4. BUTYL RESIN SECT JOINT CONFORMS TO LATEST ASTM C443 SPEC.
5. STEEL REINFORCED POLYMER POLYPROPYLENE PLASTIC SECT CONFORMS TO LATEST ASTM C479 SPEC.

New England's Premier Producer
800-686-7432 (SHEA)
www.shearengineers.com

MANHOLE 48" DIA
EXTENDED BASE

773 Sison Street-Wilmington, MA 01897 Cranbury Hwy-Rochester, MA
87 Newell Road-Randolph, MA 01861 One Park Plaza-Northington, NH
Mail to: PO Box 520-Wilmington, MA 01887

Page: 62.12

Specifications subject to change without notice

Scale: 1/8" = 1'-0"

01/07/2005

D14

PUMP DISCHARGE HOSE

TIE DOWN STRAP AT SEWN IN SPOUT

WATER PUMP

DEWATERING BAG

A

Filtered WATER

BUFFER OR STABILIZED AREA DOWN-SLOPE FROM THE DEWATERING BAG

PUMP DISCHARGE HOSE

TIE DOWN STRAP AT SEWN IN SPOUT

GRASS

$\frac{1}{2}$ - 1.5" CRUSHED STONE

SECTION A-A

1. TO BE CONSTRUCTED 14W NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, CONSTRUCTION DEWATERING, PAGE 144.
2. TO BE INSTALLED UPSLOPE OF BUFFER OR STABILIZED AREA.

DEWATERING (DANDY) BAG

NOT TO SCALE

The diagram illustrates a DE-WATERING BASIN. It features a central rectangular area filled with a stippled pattern, representing the filter fabric. This central area is enclosed within a square frame made of small circles, which are labeled as 'STAKED STRAW BALES'. A 'HOSE CLAMP' is shown securing the filter fabric to the frame. A 'PROPOSED PUMP DISCHARGE PIPE' is shown exiting from the bottom right corner of the basin, secured by an 'ANCHOR PIPE TO BALES'. A label points to the top edge of the filter fabric, indicating the 'SET FILTER BAG IN TOP OF FILTER FABRIC OR VEGETATION'.

NOTES:

- 1.) ENSURE DISCHARGE POINT IS STABILIZED WITH VEGETATION OR PROPER EROSION AND SEDIMENT CONTROL PRACTICES.
- 2.) USE DIFFUSER NOZZLE OR LOW DISCHARGE RATE TO PREVENT SCOURING.
- 3.) TO BE PLACED AT AN UPLAND LOCATION THAT WILL ALLOW WATER TO DRAIN INTO THE GROUND.
- 4.) SIZE OF DE-WATERING AREA TO BE 10' X 10', ADJUST SIZE DEPENDING ON VOLUME AND USE.
- 5.) ADDITIONAL BALES MAY BE USED TO INCREASE RETENTION AND FILTERING.

DE-WATERING BASIN

NOT TO SCALE

D16

The drawing illustrates the construction of a Temporary Sediment Basin for dewatering. It includes a plan view and a cross-section labeled A-A.

Plan View: Shows a rectangular basin with a central area labeled "HAY BALES" and a surrounding border labeled "GRADE STAKES / FENCE POSTS". Arrows labeled "A" indicate the location of cross-section A-A.

Cross-Section A-A: Shows a detailed view of the basin's structure. The central area is filled with "HAY BALES". The sides are reinforced with "MIRAFI 100X WOVEN FABRIC (OR EQUAL)". The bottom is composed of "GRASS" and "1 - 1.5\" CRUSHED STONE". The structure is supported by "GRADE STAKES / FENCE POSTS". A detail view on the right shows the connection between the hay bales and the stakes, labeled "2 EA GRADE STAKES / FENCE POSTS PER BALE" and "HORIZONTAL TIES".

SECTION A-A

1. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, CONSTRUCTION DEWATERING, PAGE 144.
2. STRUCTURE MAY BE MADE WITH LAYERS OF FILTREXX SILT SOXX, OR EQUAL, IN A PYRAMID FORMATION.
3. TO BE INSTALLED UPSLOPE OF BUFFER OR STABILIZED AREA.

TEMPORARY SEDIMENT BASIN (DEWATERING)

NOT TO SCALE

D18

The diagram illustrates a cross-section of a V-shaped channel. The channel's interior is lined with riprap (stones). A layer of 6-inch gravel bedding or filter is shown beneath the riprap. A geotextile filter fabric is placed at the base of the channel. The channel's side slopes are specified as 3:1. Key dimensions are labeled: 'd' for the maximum depth of flow, 'B' for the bottom width of the channel, and 'T' for the thickness of the stone layer. A legend on the right defines these dimensions: d=MAX. DEPTH OF FLOW, B=BOTTOM WIDTH OF CHANNEL IF SPECIFIED, and T=THICKNESS OF STONE. The entire diagram is titled 'TYPICAL SECTION FOR A RIPRAP LINED CHANNEL' and includes a note 'NOT TO SCALE'.

6" GRAVEL BEDDING/FILTER

3:1 SLOPE

T

d

B

GEOTEXTILE FILTER FABRIC

d=MAX. DEPTH OF FLOW
B=BOTTOM WIDTH OF CHANNEL IF SPECIFIED
T=THICKNESS OF STONE

TYPICAL SECTION FOR A RIPRAP LINED CHANNEL

NOT TO SCALE

D19

CONCRETE WASHOUT

12'

6' - 10'

6' - 8'

REINFORCED PVC PIPE

ATTACH STAKES TO PIPES

INSERT STAKES INSIDE PIPE FOR REINFORCEMENT

NOTES:

- 1.) CONCRETE WASHOUT SHALL BE INSTALLED PRIOR TO ANY CONCRETE POURS.
- 2.) SIGNS SHALL BE INSTILLED TO CLEARLY INDICATE WHERE THE LOCATION OF THE WASHOUT AREA IS.
- 3.) CONTRACTOR IS IRRESPONSIBLE TO MAINTAIN AND REPLACE WASHOUT AREA AS NEEDED.
- 4.) RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
- 5.) DO NOT WASH CONCRETE TRUCKS OUT INTO DRAINAGE AREAS, SWALES, STREETS OR UNDISTURBED AREAS.
- 6.) WASHOUT AREA SHALL BE PLACED AWAY FROM DRAINAGE FEATURES AND OUTSIDE AND WEITLAND BUFFERS.

CONCRETE WASHOUT

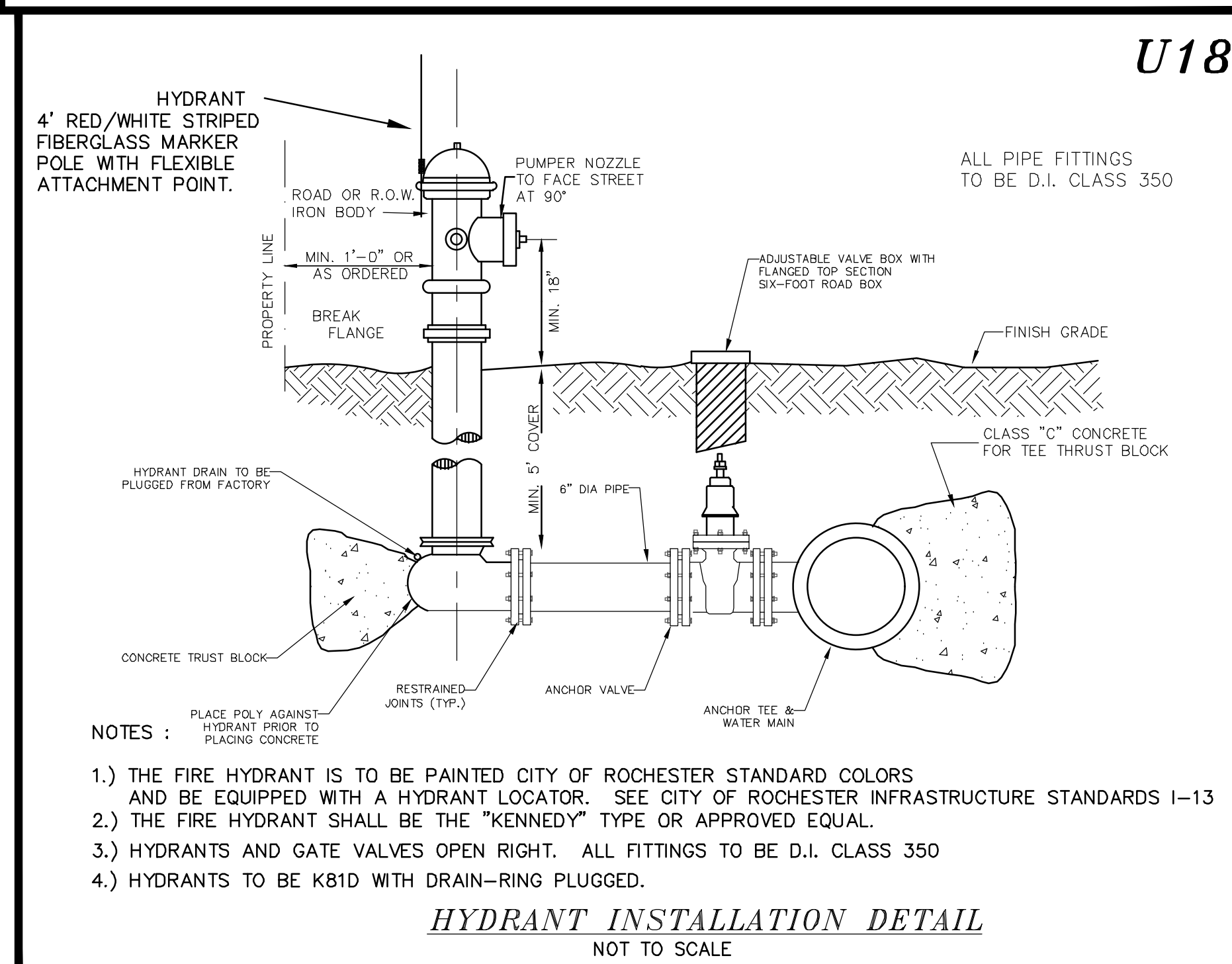
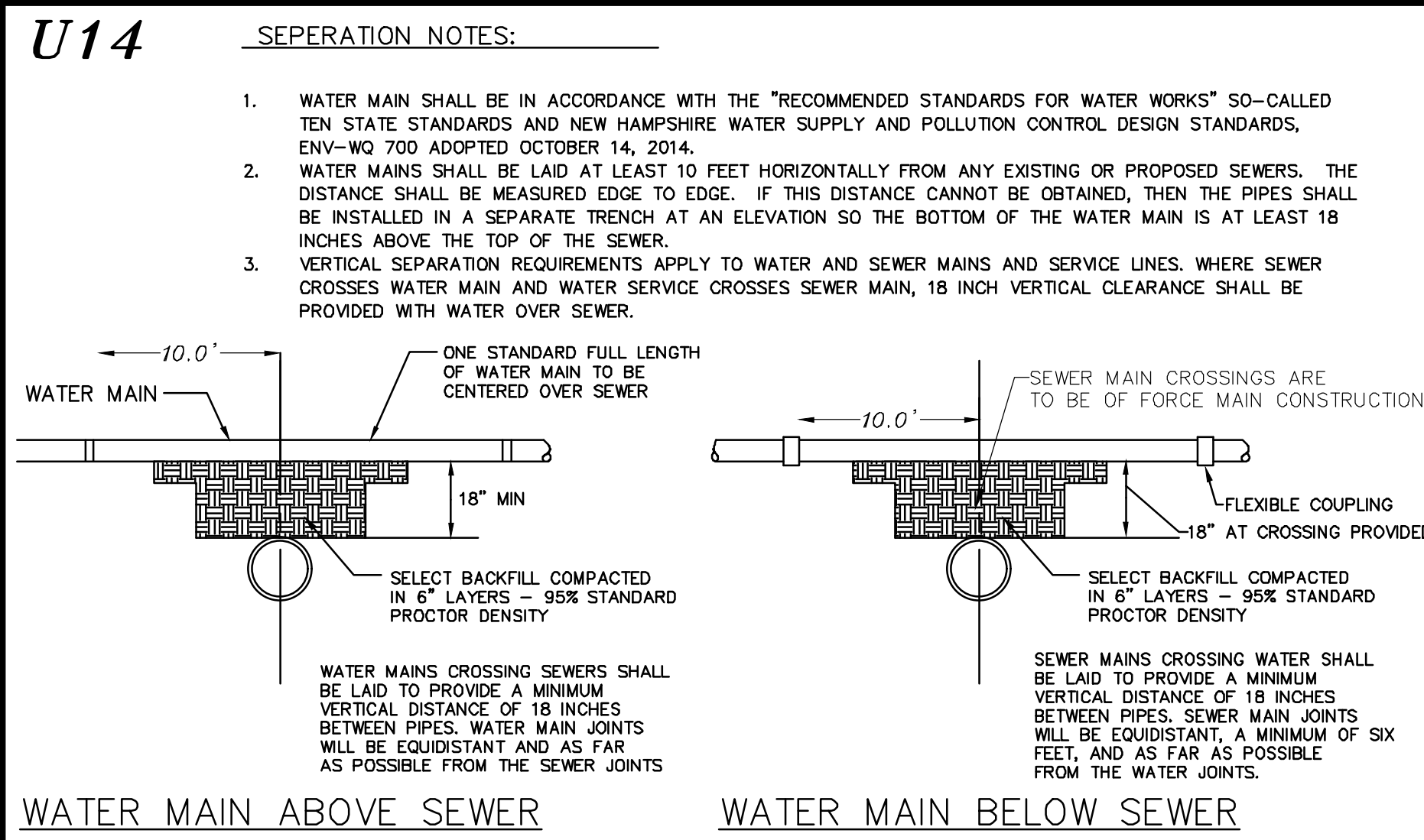
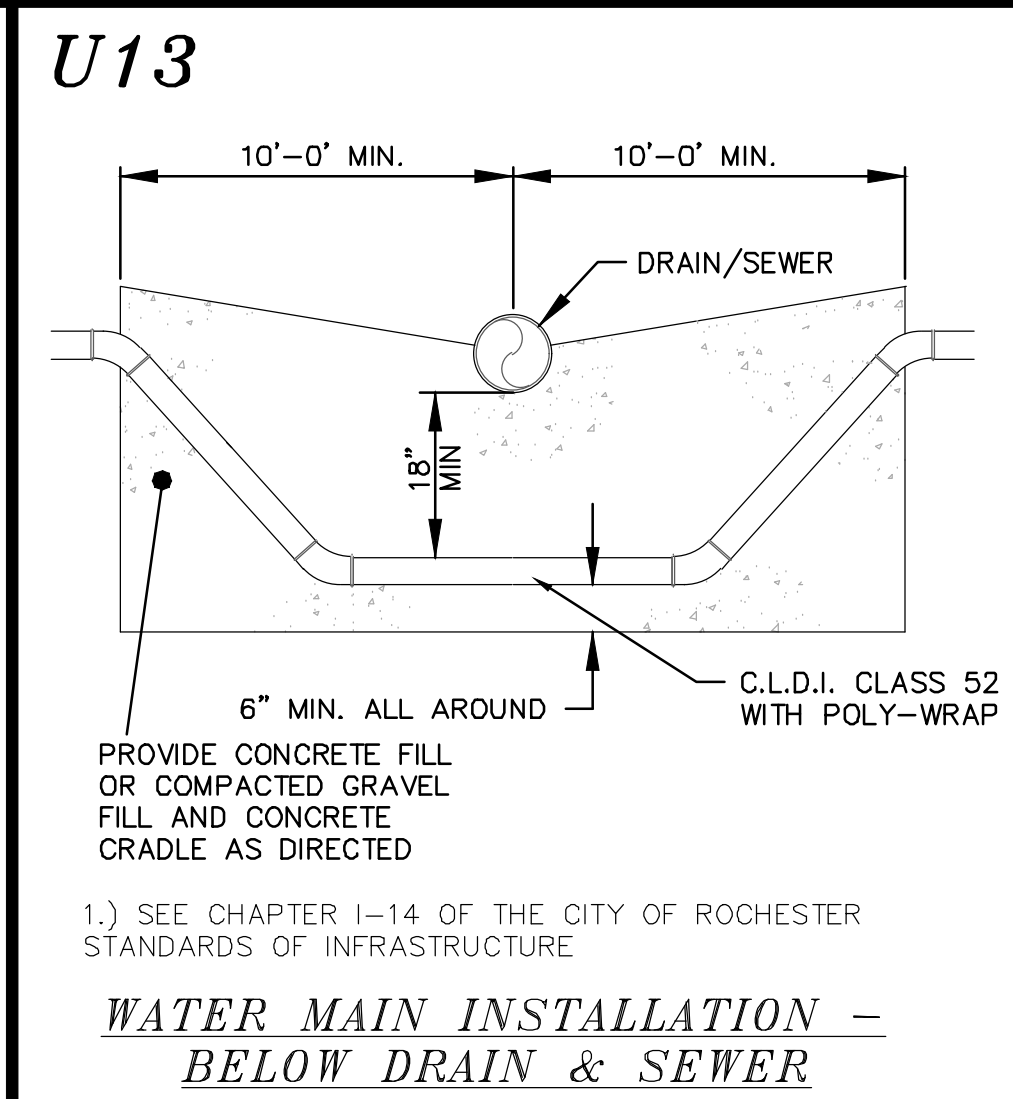
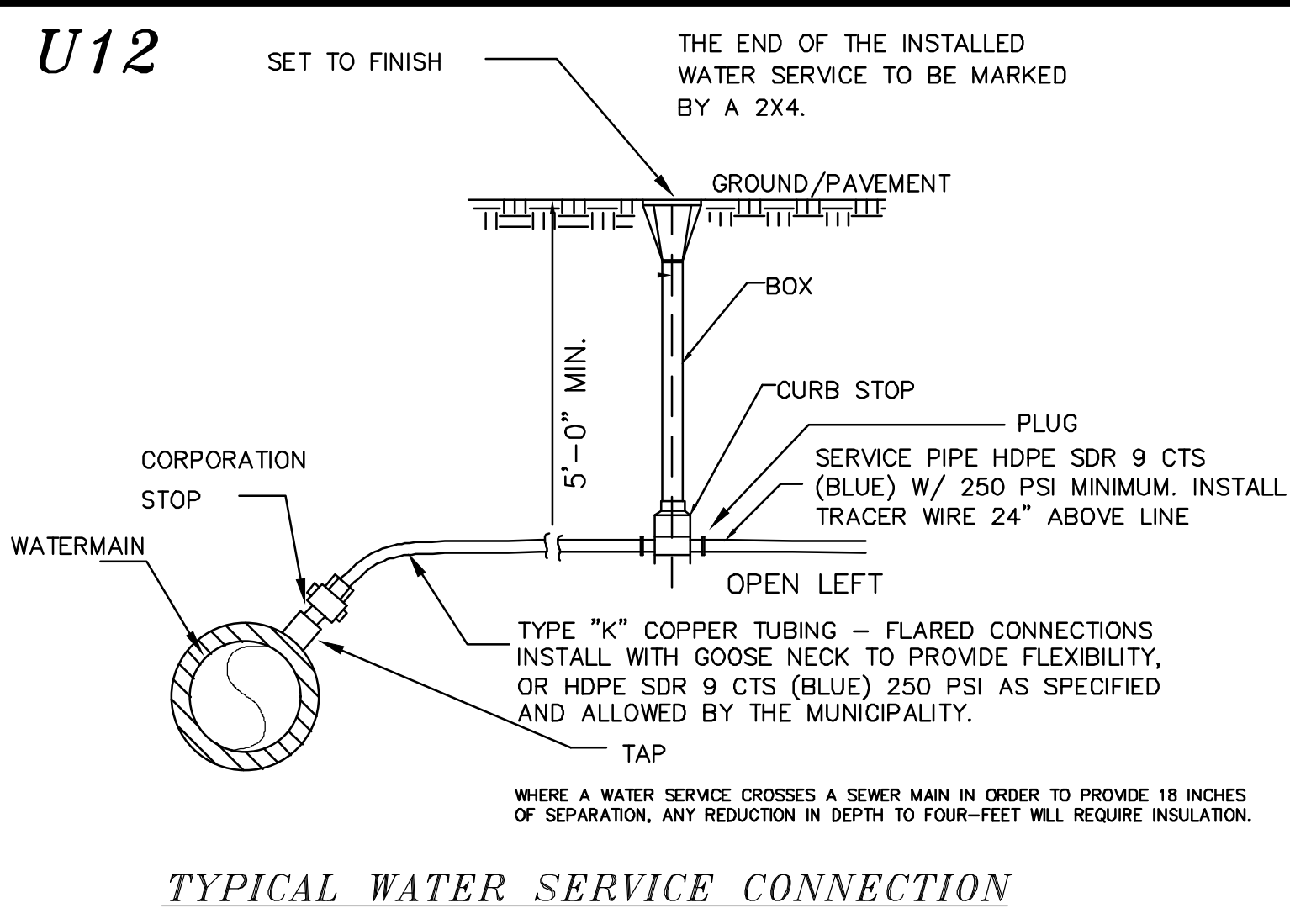
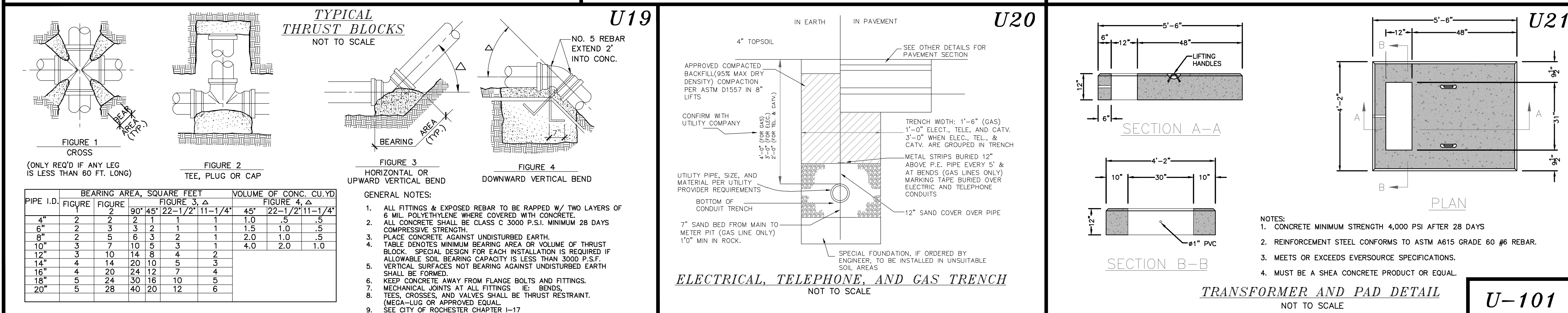
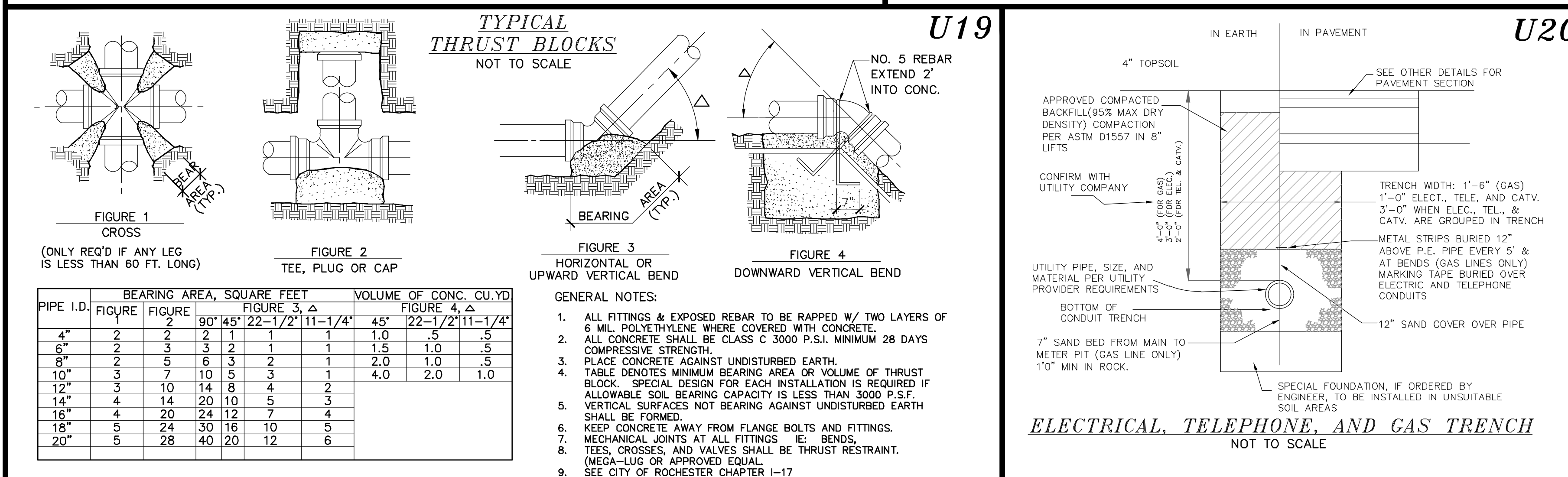
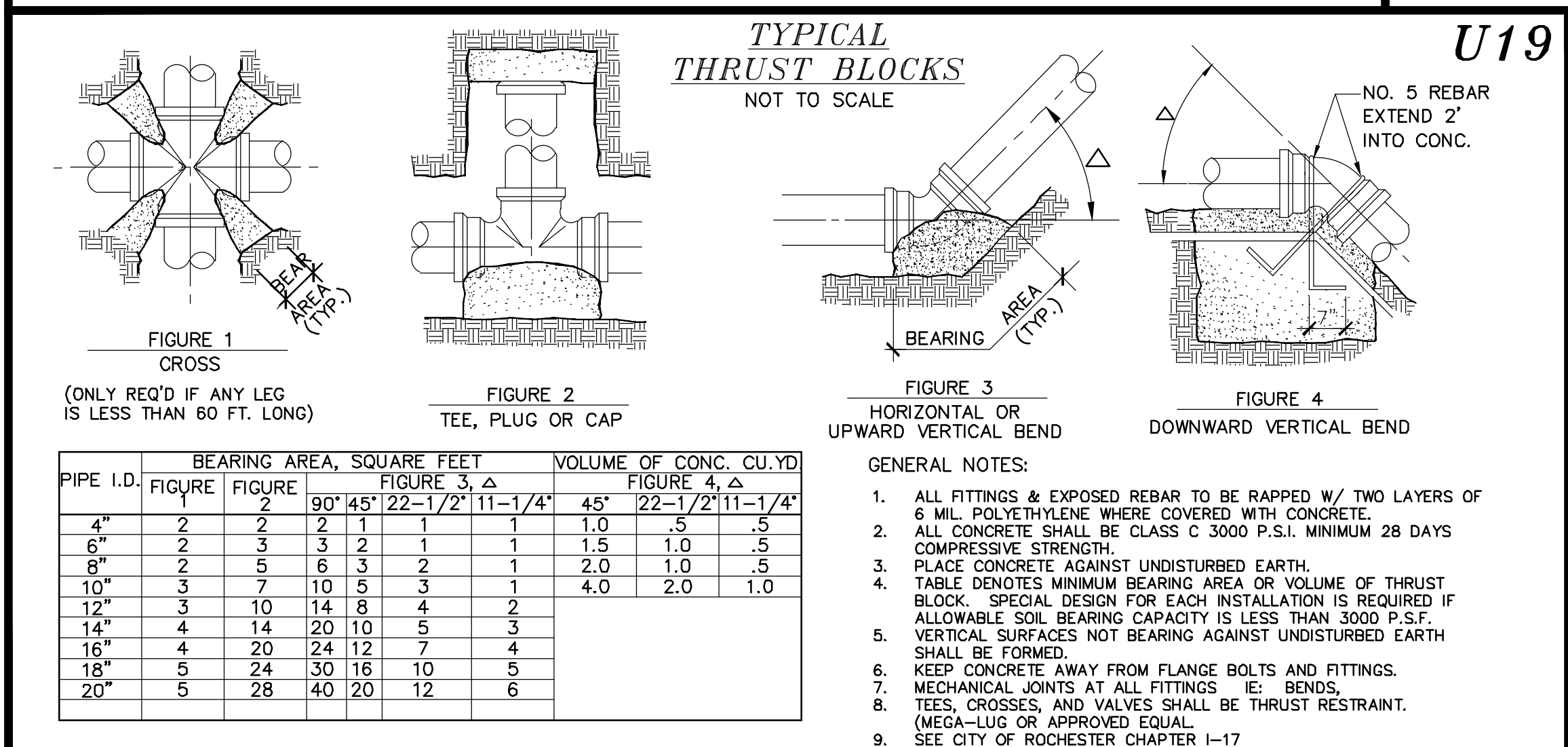
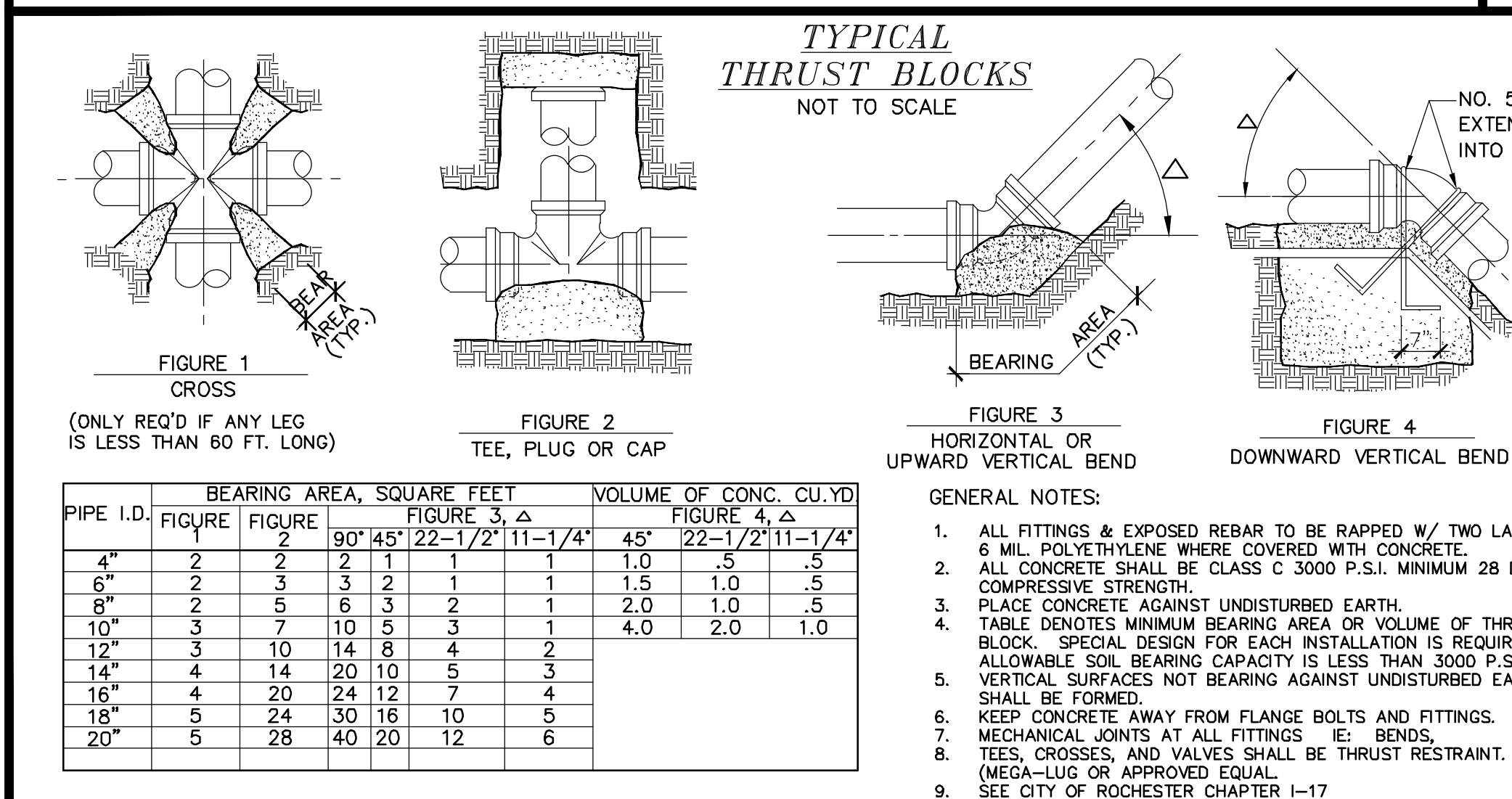
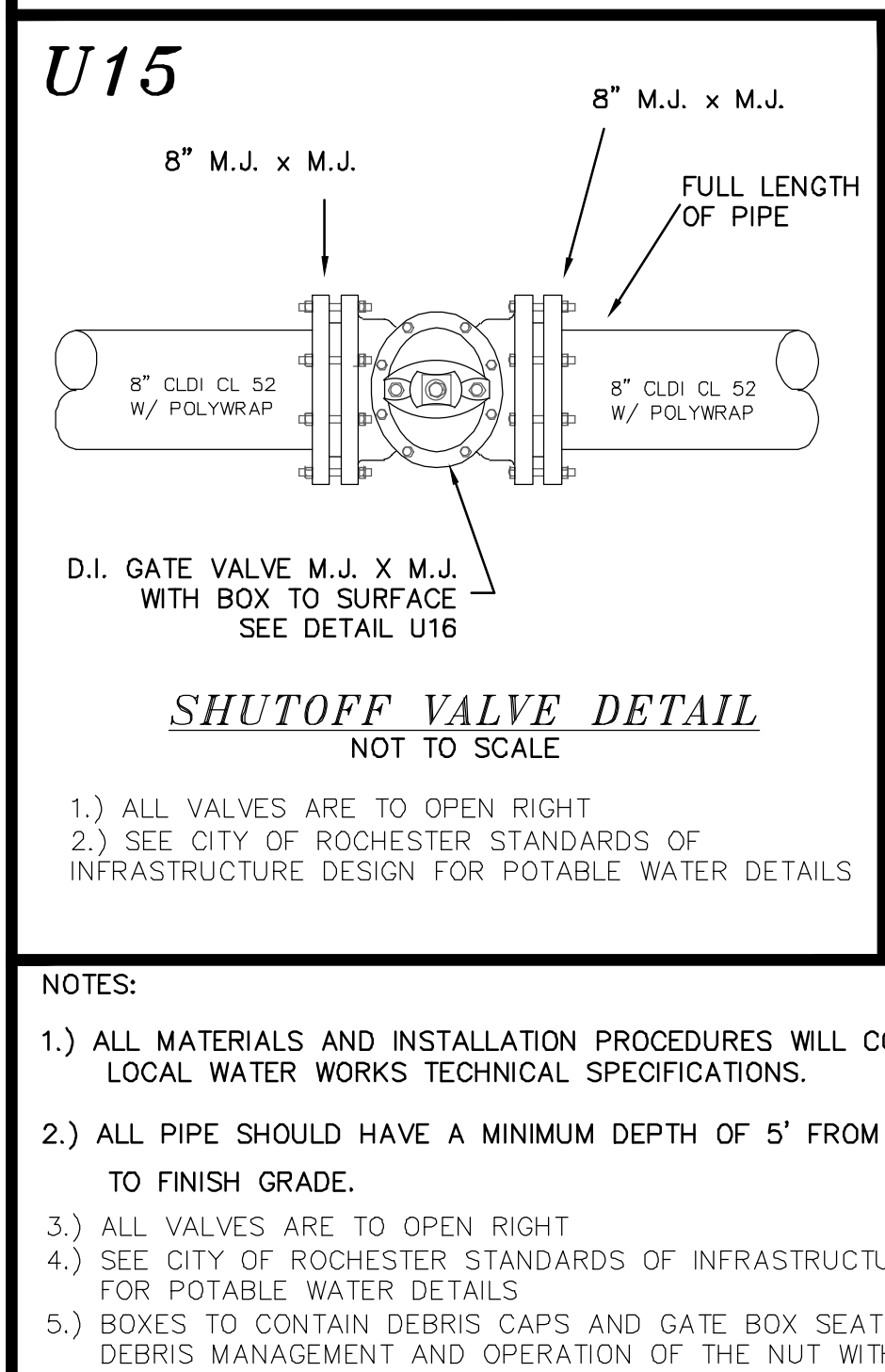
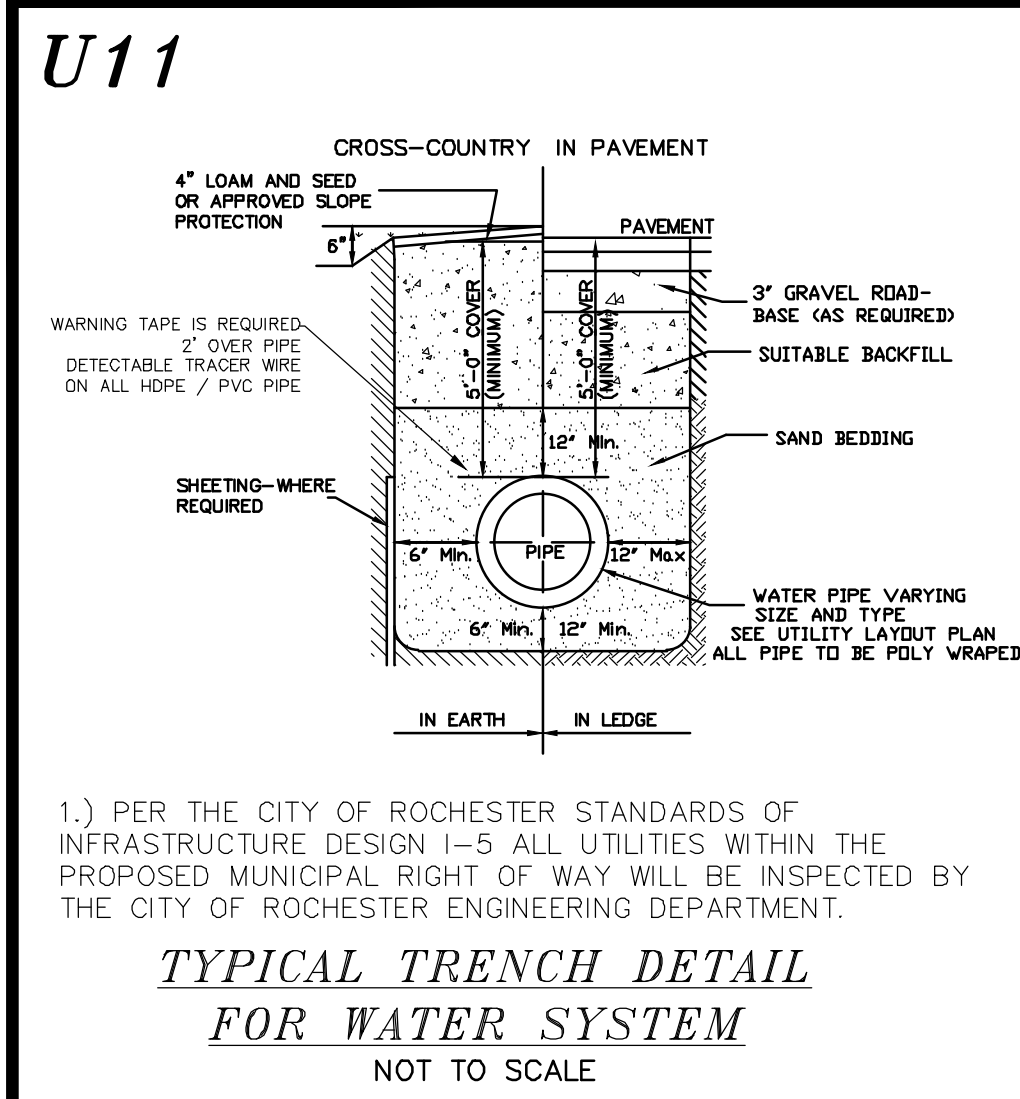
NOT TO SCALE

D20

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

DIVERSION BERM AS REQ. TO DIRECT FLOW TO TRAP / SWAMP
 ROCK LINED
 3:1 (MAX.)
 3:1 (MAX.)
CUT SECTION WITH DIVERSION BERM
 3:1
 3.0' (MIN.)
 6"
 3:1
 STABLE OUTLET
 RIP RAP APRON
 ISOMETRIC VIEW
 FLOW PATH
 FLOW PATH TO ENTER BASIN
 DIVERSION BERM
 CREST / UP-LENGTH (FT.)
 = 6 x DRAINAGE AREA (ACRES)
 NOT TO SCALE
 WIDTH AND LENGTH DEPENDANT ON CONTRIBUTING AREA
 ELEVATION SECTION IS PERFORMED OVER A BENCHMARK
 STONE LINED SEDIMENT TRAP

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



#5	#4	#3	#2	#1	REVISION	DATE	DESCRIPTION
						4-10-23	REVISED PER TRG II AND THIRD PARTY RESPONSE
						2-10-23	REVISED PER THIRD PARTY REVIEW
						1-10-23	REVISED PER DEC. 2022 CONSCOM REQ.
						10-20-22	REVISE CUP AREAS/GRAVEL WETLAND
						8-23-22	PROJECT SUBMISSION

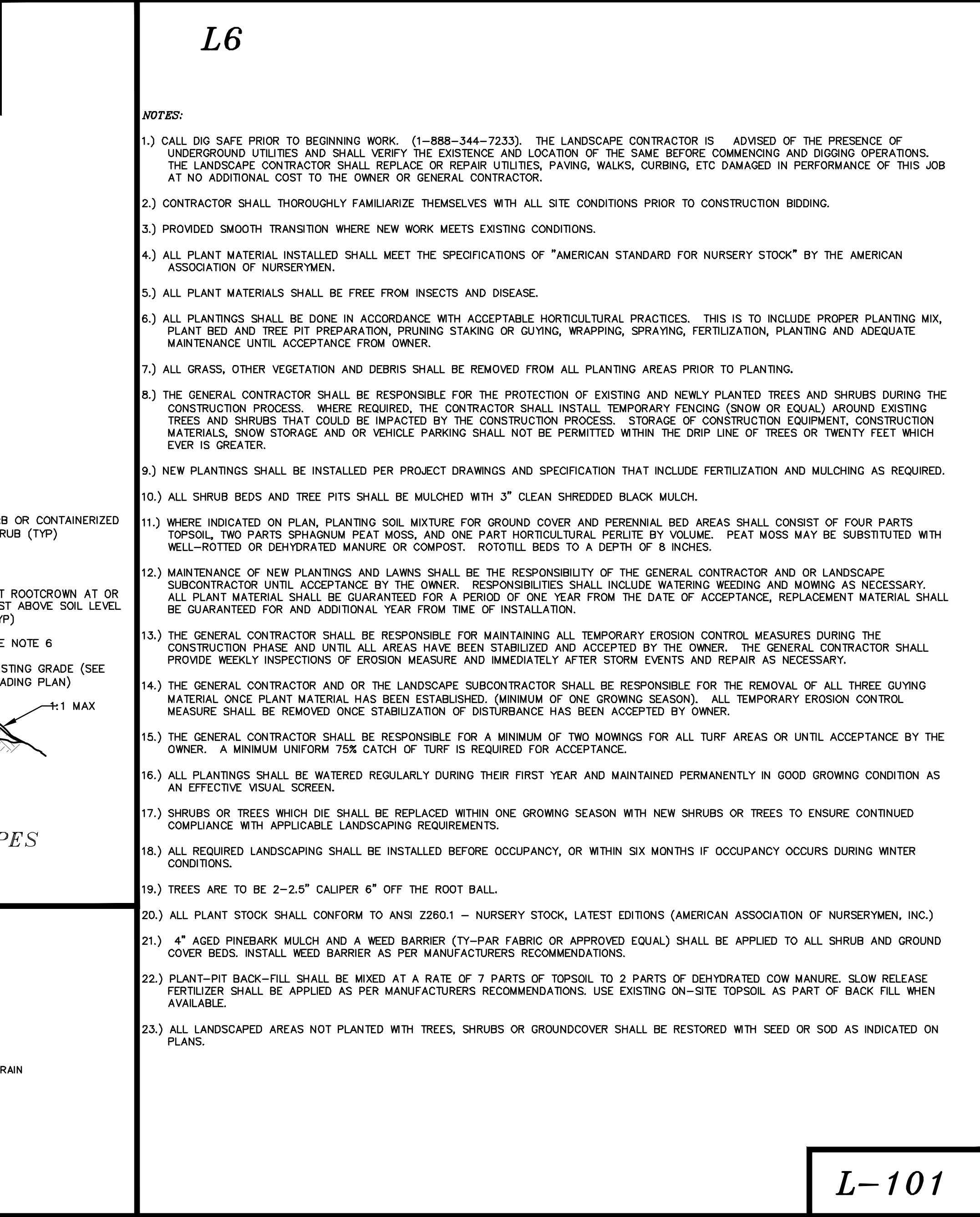
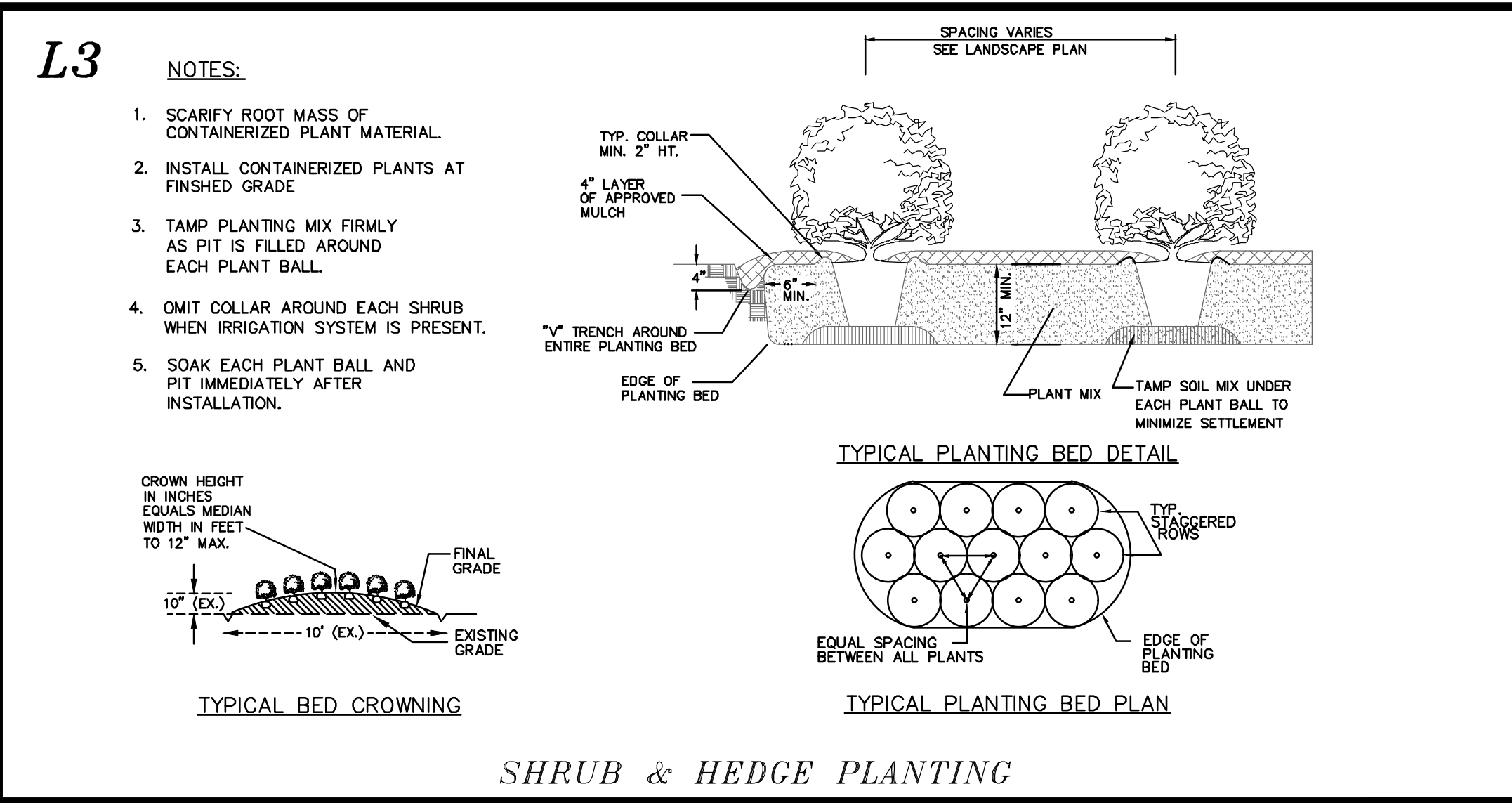
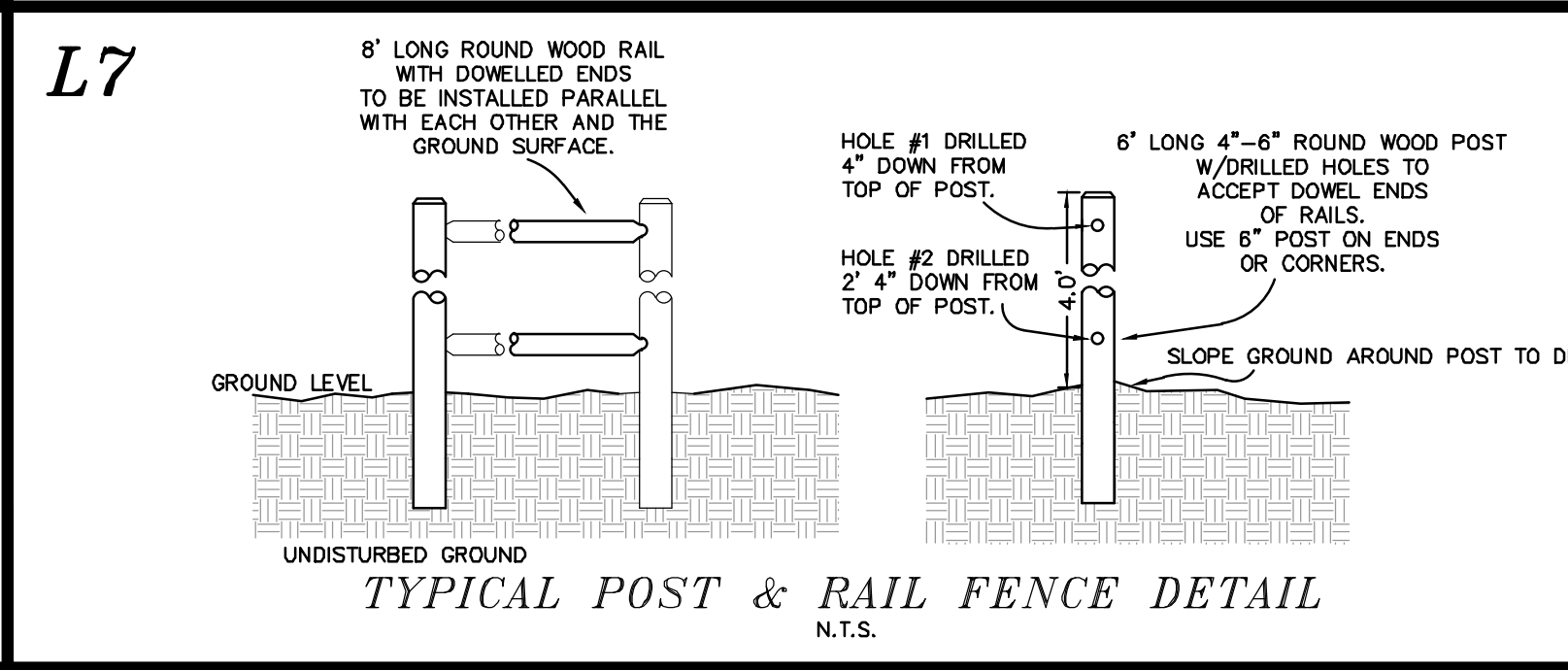
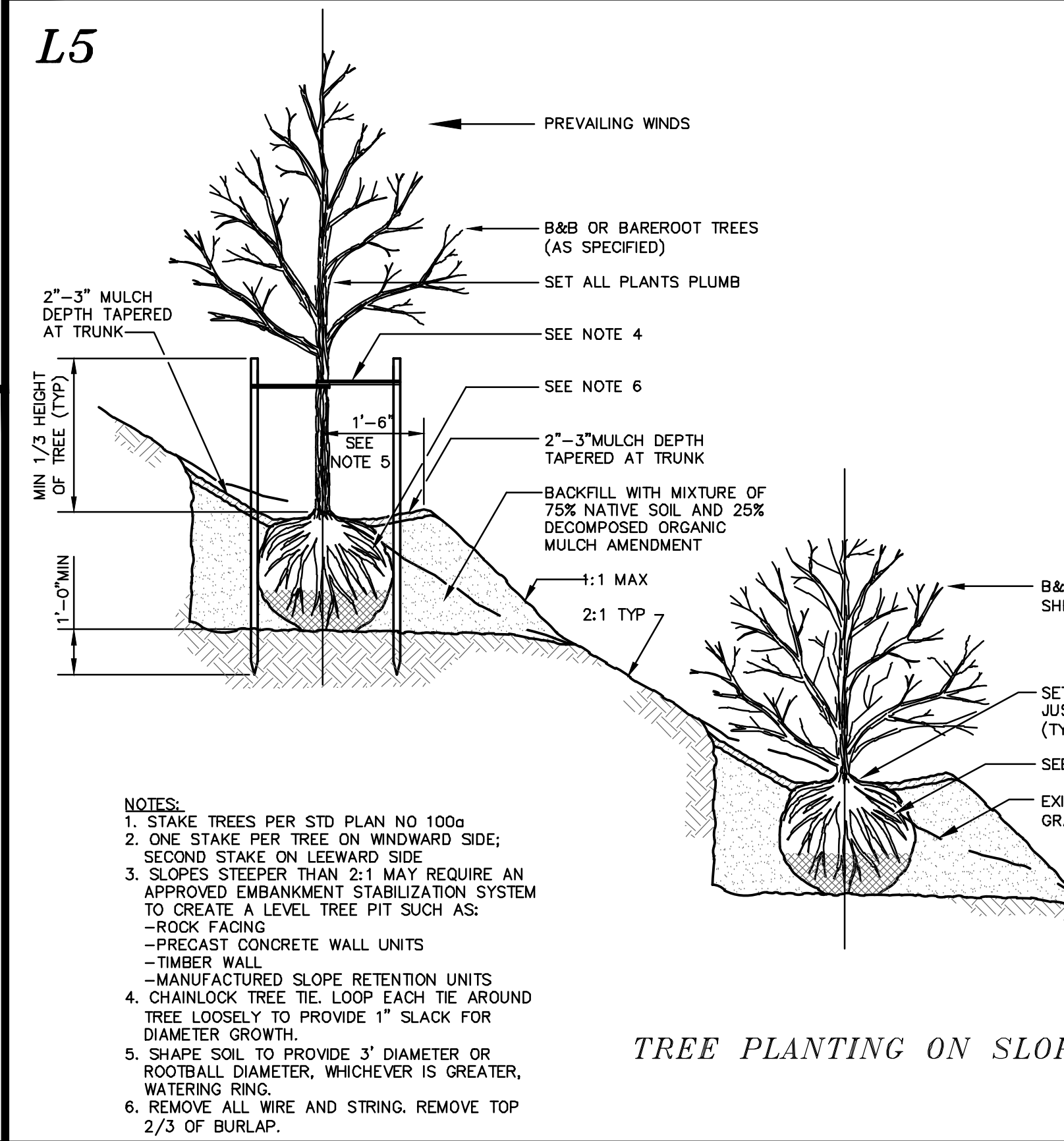
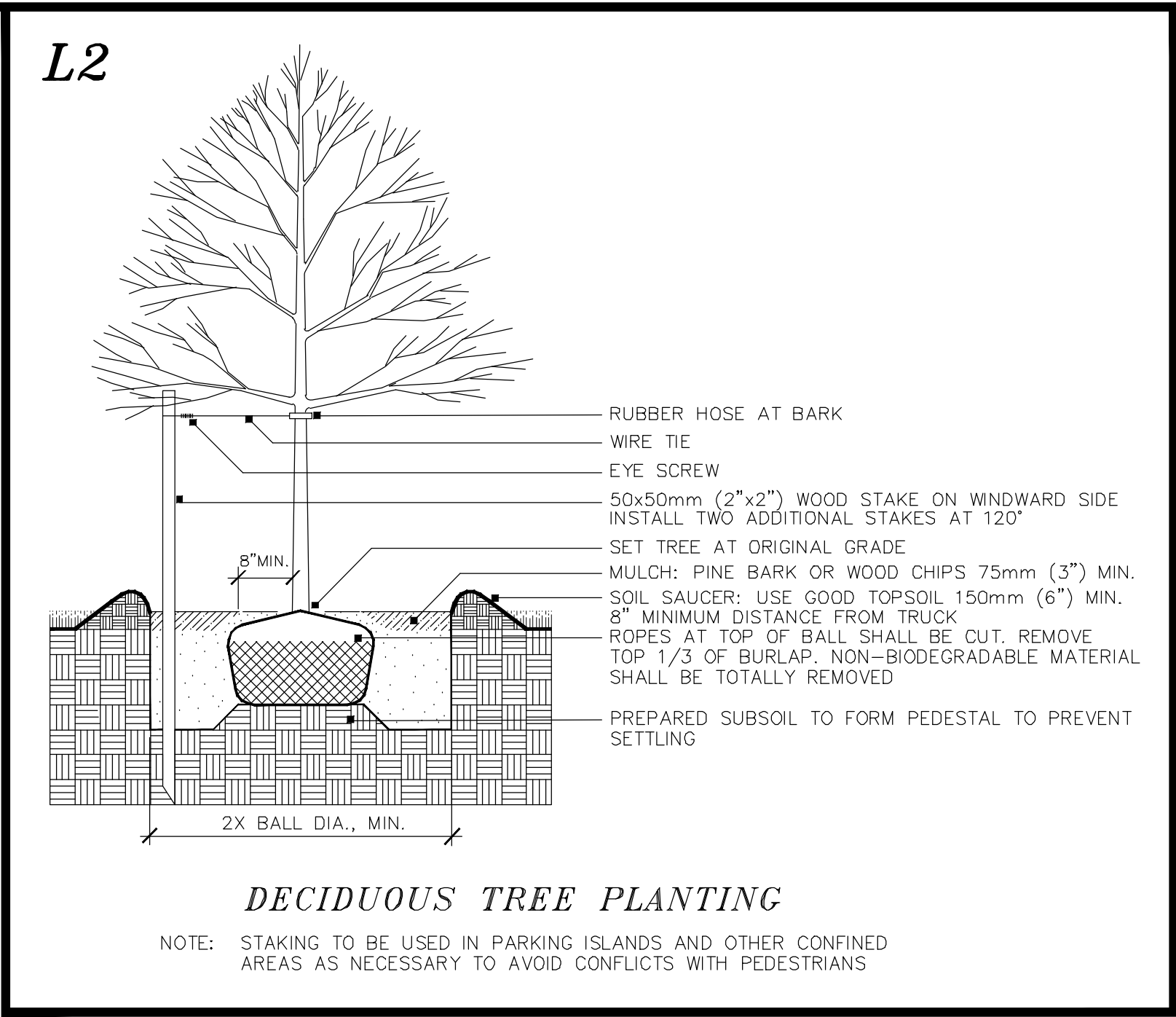
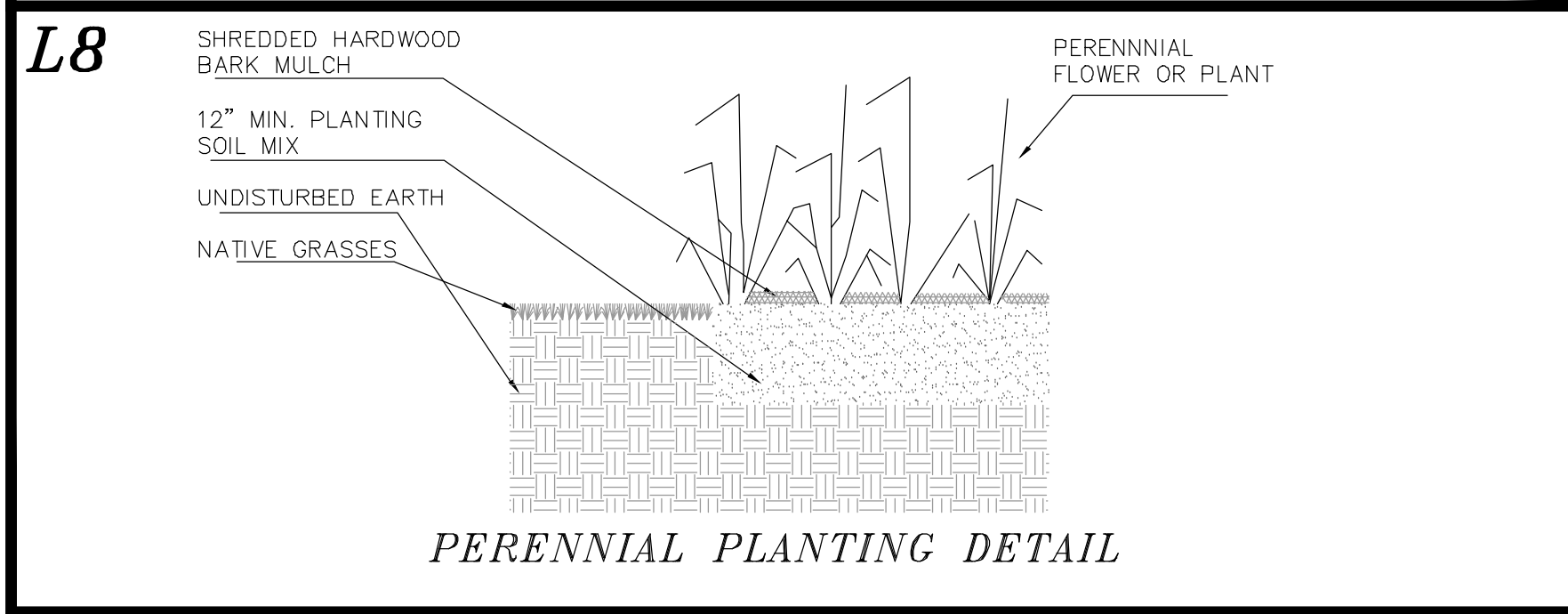
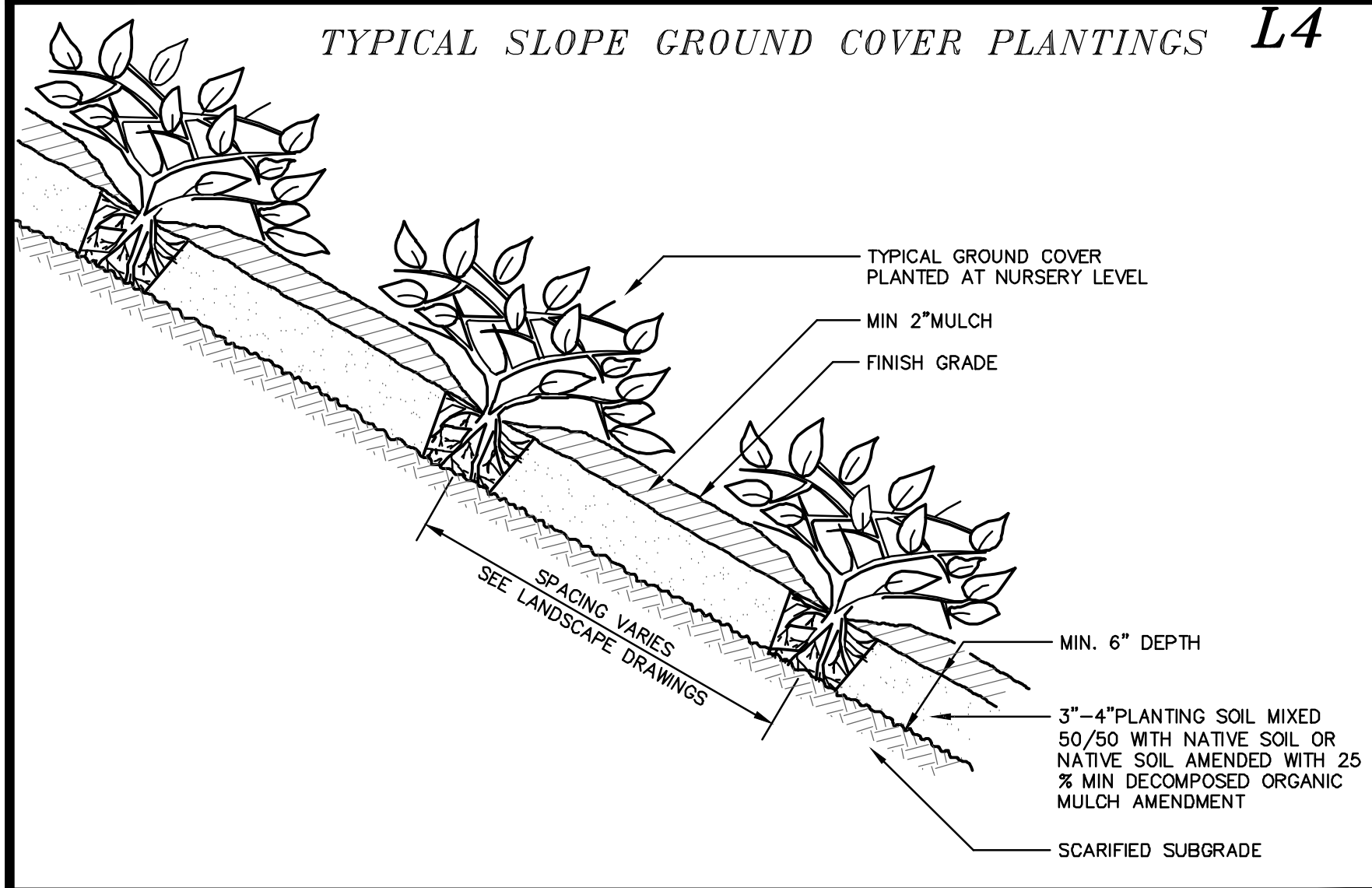
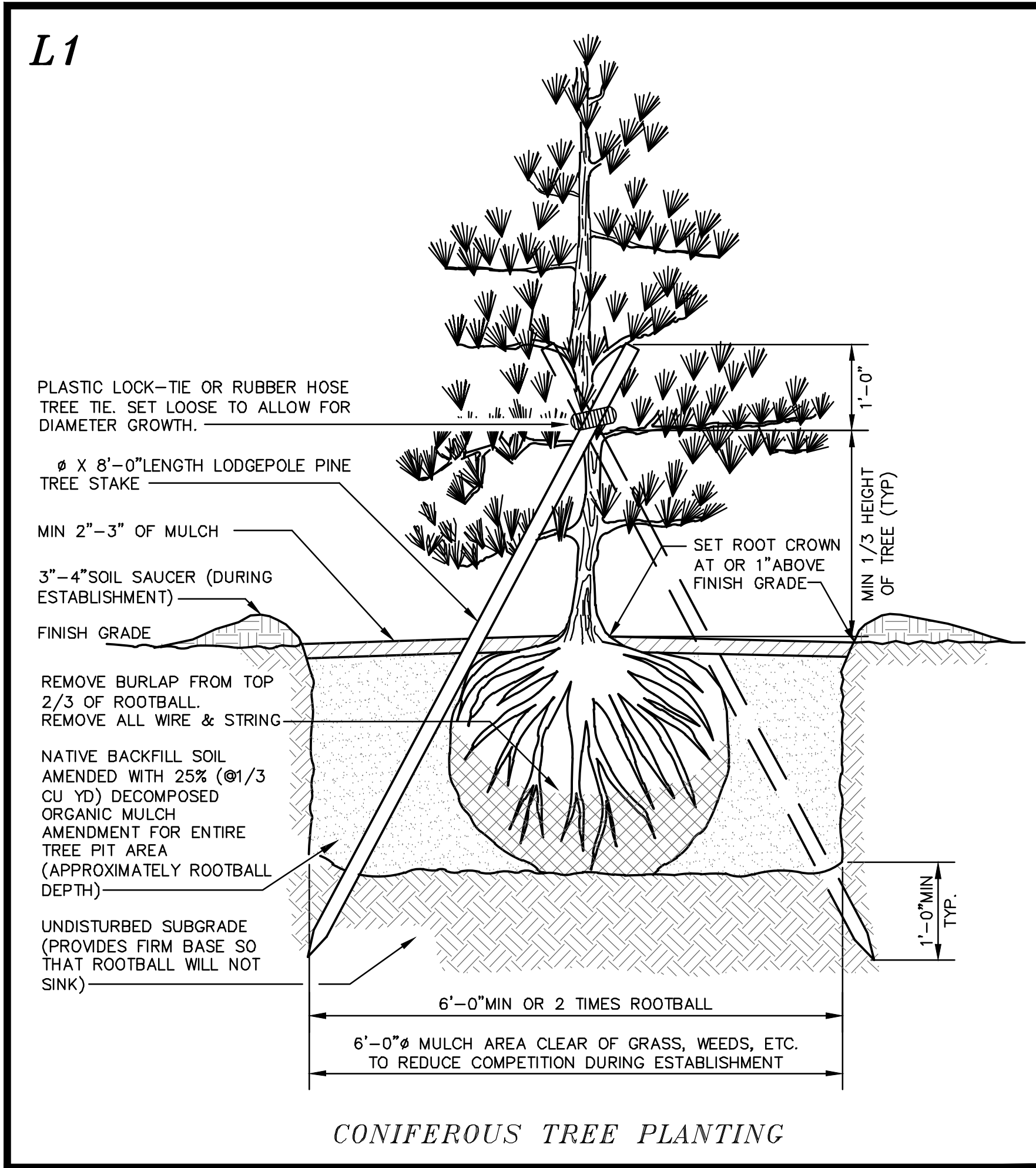
UTILITY CONSTRUCTION DETAILS

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

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: AS NOTED
DATE: AUGUST 23, 2022
FILE NO.: DB 2022 - 023

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

SHEET 43 OF 46



LANDSCAPING CONSTRUCTION DETAILS

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

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

SCALE: AS NOTED

DATE: AUGUST 23, 2022

FILE NO.: DB 2022 - 023

REVISION

#	DATE	DESCRIPTION
#5	4-10-23	REVISED PER TRG II AND THIRD PARTY RESPONSE
#4	2-10-23	REVISED PER THIRD PARTY REVIEW
#3	1-10-23	REVISED PER DEC. 2022 CONSCOM REQ.
#2	10-20-22	REVISE CUP AREAS/GRAVEL WETLAND PROJECT SUBMISSION
#1	8-23-22	

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

SHEET 44 OF 46



IDENTIFICATION/DESCRIPTION:

BOMBUS PENNSYLVANUS IS A LARGE BUMBLE BEE WITH THE QUEEN MEASURING 1 IN. IN THE WORKER FROM 0.5 IN. AND THE MALE FROM 0.75 IN IN LENGTH. THE QUEEN IS MOSTLY BLACK, INCLUDING THE LEGS, SPURS AND TEGULAE (BASE OF WING). TERTITE 1, OR THE MOST ANTERIOR BACK PORTION OF THE QUEEN IS OFTEN YELLOW ESPECIALLY IN THE MIDDLE. WORKER BEES' MIDDLE TERTITES ARE YELLOW, THE TAIL BLACK, AND FEMALE WORKER BEES ARE Slightly LONGER AND HAVE A BROAD, AROUND THE NOSE (NOSTRIL) AND EYE EXCUTICLE EXCEPT IN THE MIDDLE. THE HAIR ON THE TOP OF THE HEAD IS BLACK, SHORT AND EVEN. MALES HAVE A YELLOW ABDOMEN WITH A BLACK HEAD AND BLACK STRIPING IN THE LOWER THORAX.



IDENTIFICATION/DESCRIPTION:

THE TRICOLORED BAT, FORMERLY KNOWN AS THE EASTERN PIPESTRELLE (PIPESTRELLE SUBFLAVUS), IS A SMALL BAT WEIGHING 0.2 TO 0.3 OUNCES (5 TO 8 GR) AND HAS A WINGSPAN OF 8 TO 10 INCHES. THE TERM "TRICOLORED" REFERS TO THE BAT'S YELLOWISH-BROWN COAT THAT IS DARK AT THE BASE, YELLOWISH-BROWN IN THE MIDDLE, AND DARK AT THE TIPS. THE WING MEMBRANES ARE BLACKISH, BUT THE FACE AND EARS HAVE A PINKISH COLOR. AN OBVIOUS IDENTIFYING CHARACTERISTIC OF THIS SPECIES IS THE PINK COLOR OF THE SKIN ON THE RADIUS BONE. THE FEET ARE ALSO RELATIVELY LARGE COMPARED TO ITS BODY SIZE.



IDENTIFICATION/DESCRIPTION:

A SLENDER BLACK SNAKE MEASURING 36-60 INCHES. BLACK RACERS ARE GLOSSY BLACK ON THE TOP AND BOTTOM WITH A WHITE THROAT AND CHIN. YOUNG RACERS ARE PATTERNED WITH BROWN OR REDDISH PATCHES ON A LIGHTER BASE OF GRAY.



IDENTIFICATION/DESCRIPTION:

A THIN, SLENDER BRIGHT-GREEN SNAKE MEASURING 10-20 INCHES. THE UNDERSIDE IS WHITE OR A PALE YELLOW.



IDENTIFICATION/DESCRIPTION:

THE LITTLE BROWN BAT IS A SMALL MAMMAL WITH A BODY LENGTH OF 2 1/2 - 4" AND WEIGHING APPROXIMATELY 1/8 TO 1/2 AN OUNCE. THE WINGSPAN OF LITTLE BROWN BATS RANGE FROM 9 - 11". BATS ARE THE ONLY MAMMALS THAT ENGAGE IN TRULY ACTIVE FLIGHT. AS THEIR NAME SUGGESTS THEY ARE GLOSSY BROWN ABOVE WITH A LIGHTER GRAY COLOR BELOW. THESE BATS CAN LIVE 20 TO 30 YEARS.



NORTHERN LONG-EARED BAT

THE NORTHERN LONG-EARED BAT IS A MEDIUM-SIZED BAT WITH A BODY LENGTH OF 3 TO 3.7 INCHES BUT A WINGSPAN OF 9 TO 10 INCHES. THEIR FUR COLOR CAN BE MEDIUM TO DARK BROWN ON THE BACK AND TAWNY TO PALE-BROWN ON THE UNDERSIDE. AS ITS NAME SUGGESTS, THIS BAT IS DISTINGUISHED BY ITS LONG EARS, PARTICULARLY AS COMPARED TO OTHER BATS IN ITS GENUS, MYOTIS



IDENTIFICATION/DESCRIPTION:

THE EASTERN SMALL-DOOTED BAT HAS BROWNISH FUR, OVEN WITH A GOLDEN SHEEN. THAT CONTRASTS WITH ITS BLACKISH FACE AND EARS, AND BLACKISH-BROWN WINGS AND TAIL MEMBRANE. IT CAN BE DISTINGUISHED FROM OTHER MYOTIS SPECIES BY ITS BLACK MASK AND SMALL SIZE. THE BODY IS LITTLE MORE THAN 3½ INCHES LONG, INCLUDING A 1½-INCH TAIL. ITS SMALL FEET, WHICH PROVIDE THE COMMON NAME, ARE LESS THAN A HALF-INCH AND ITS WINGSPAN RANGES FROM 8½ TO 9½ INCHES. THIS SPECIES FLIES SLOWLY AND ERRATICALLY, USUALLY ABOUT ONE TO THREE YARDS ABOVE THE GROUND.



IDENTIFICATION/DESCRIPTION:

THE SILVER-HAIRED BAT IS A MEDIUM-SIZED BAT WITH VERY DARK FUR TIPPED WITH SILVER OR WHITE. THE WINGS AND TAIL MEMBRANE ARE BLACK. EARS ARE SHORT AND ROUND WITH A SHORT, BLUNT-TIPPED TRAGUS. THE DORSAL SURFACE OF THE TAIL MEMBRANE IS PARTIALLY FURRED AND THE CALCAR LACKS A KEEL.



IDENTIFICATION/DESCRIPTION:

A 7- TO 9-INCH TURTLE WITH YELLOW SPECKLES THAT OFTEN RUN TOGETHER TO FORM STREAKS ON THE CARAPACE. EASILY IDENTIFIED WHEN BASKING FROM ITS CHARACTERISTIC YELLOW THROAT AND CHIN.



IDENTIFICATION/DESCRIPTION:

A SMALL 3-5 INCH TURTLE RECOGNIZED BY NUMEROUS YELLOW SPOTS COVERING A DARK CARAPACE. THE NUMBER OF SPOTS IS VARIABLE. SPOTS CAN ALSO BE FOUND ON THE HEAD AND LIMBS.



IDENTIFICATION/DESCRIPTION:


A 5-8 INCH TURTLE CHARACTERIZED BY ITS HIGHLY SCULPTED SHELL WHERE EACH LARGE SCUTE TAKES AN IRREGULAR PYRAMIDAL SHAPE. THE NECK AND FORELIMBS ARE ORANGE.

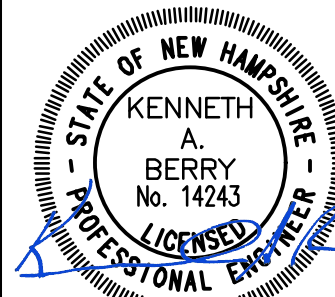
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#3	1-10-23	REVISE CUP AREAS/GRAVEL WETLAND
#2	8-20-22	PROJECT SUBMISSION
#1	10-23-22	
REVISION	DATE	DESCRIPTION

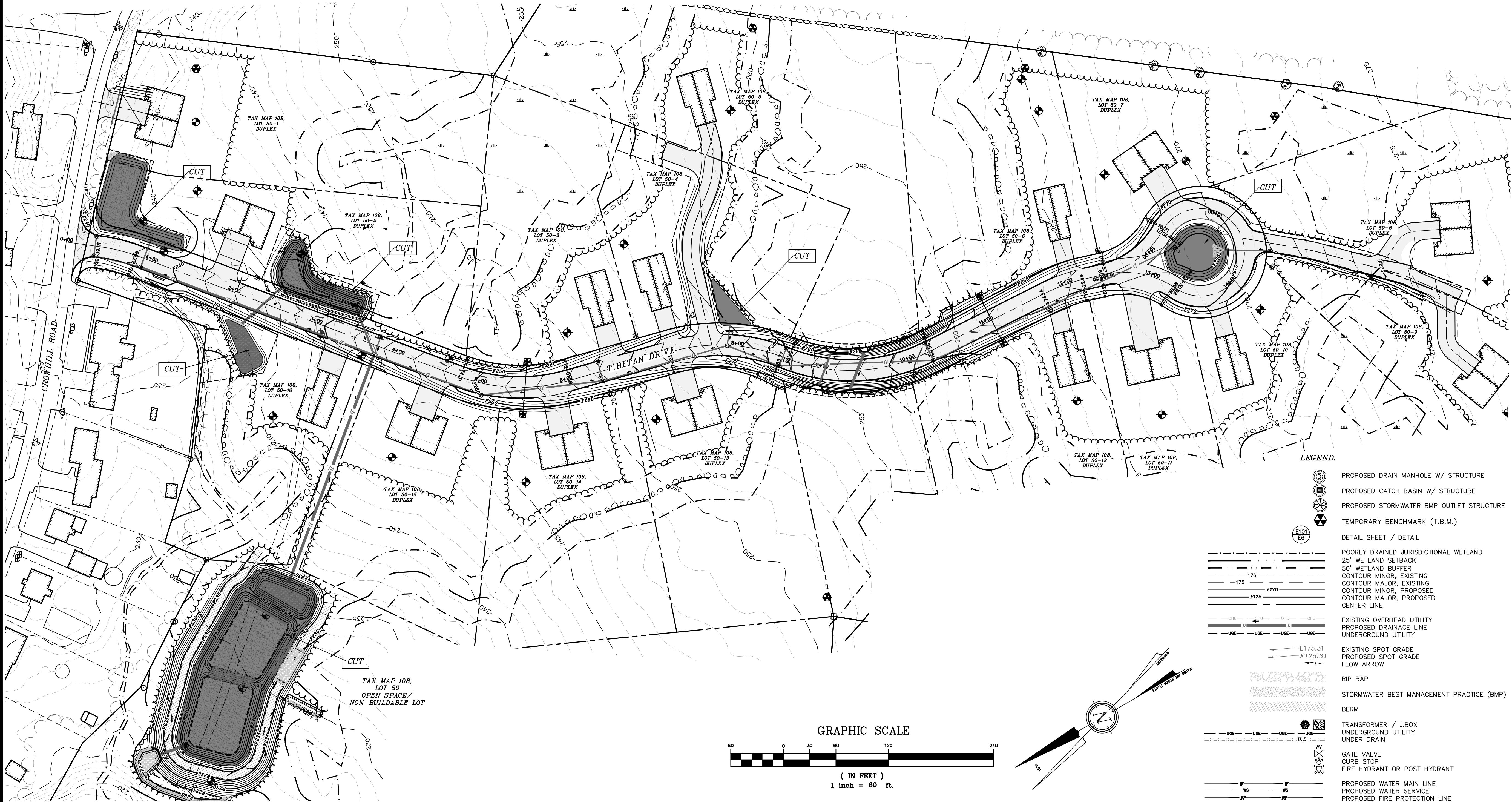
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

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

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

The seal is circular with a double-line border. The outer ring contains the text "STATE OF NEW HAMPSHIRE" at the top and "PROFESSIONAL ENGINEER" at the bottom. The inner circle contains the text "KENNETH A. BERRY" and "No. 14243" in the center, with "LICENSED" written in a curved banner at the bottom.





- NOTES:
- 1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868
 - 2.) TAX MAP 108, LOT 50
 - 3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY
PROBATE RECORD 96-0043
 - 4.) AREAS HATCHED IN SOLID AND ANNOTATED ARE AREAS
THAT WILL BE CUT ON SITE. ALL OTHER GRADING SHOWN IS
CONSIDERED A FILL

#5	4-10-23	REVISED PER TRG II AND THIRD PARTY RESPONSE
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REVISION	DATE	DESCRIPTION

CUT & FILL PLAN PLAN

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

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 60 FT.

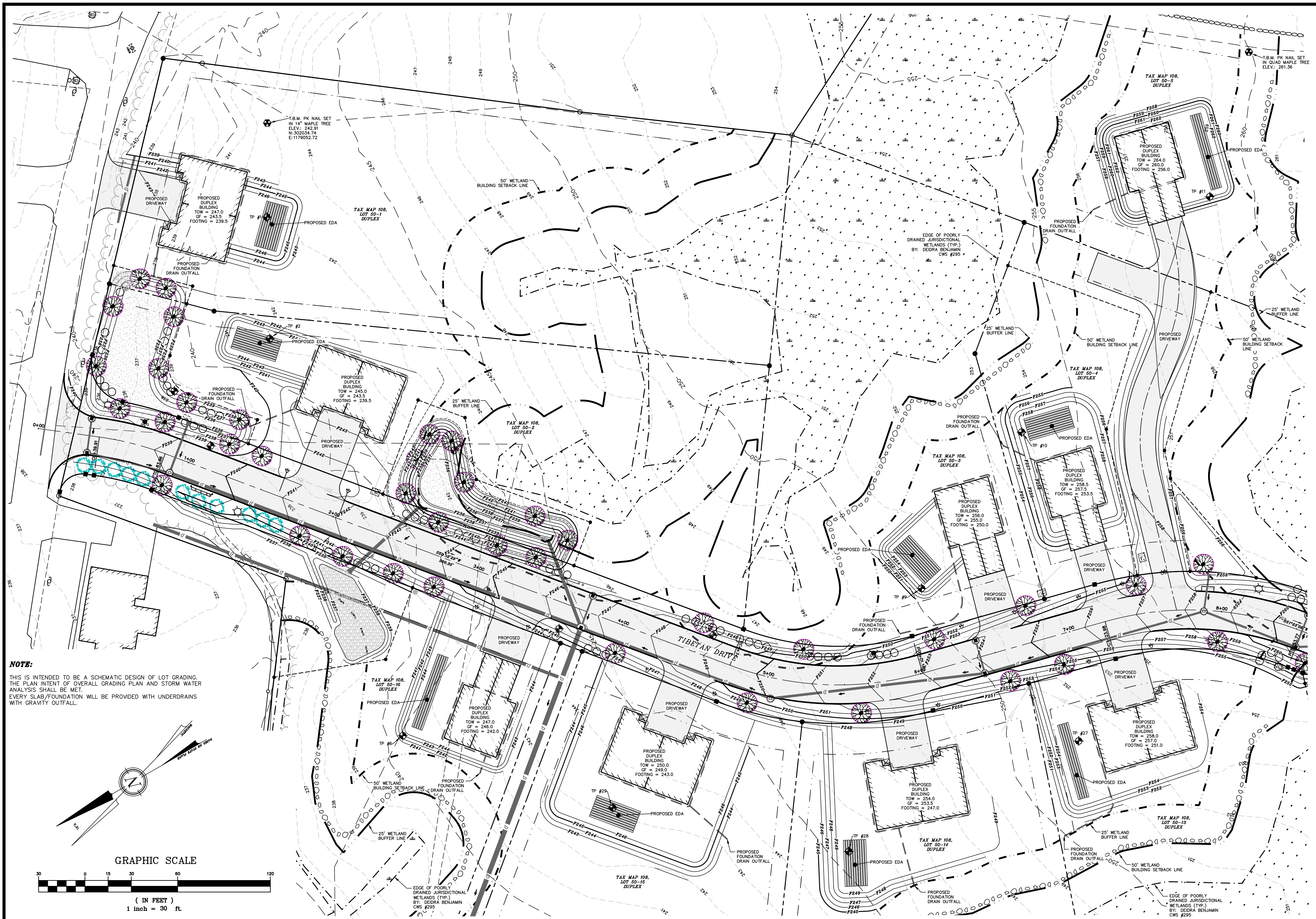
DATE : AUGUST 23, 2022

FILE NO. : DB 2022 - 023

STATE OF NEW HAMPSHIRE

KENNETH A. BERRY
No. 14243
Professional Engineer

SHEET 46 OF 46



		REVISED PER TRG II AND THIRD PARTY RESPONSE
#5	4-10-23	REVISED PER TRG II AND THIRD PARTY RESPONSE
#4	2-10-23	REVISED PER DEC. 2022 CONSUMO REQ.
#3	1-10-23	REVISE CUP AREAS/GRAVEL WETLAND
#2	8-20-22	PROJECT SUBMISSION
#1	10-23-22	
REVISION	DATE	DESCRIPTION

LOT GRADING SCHEMATIC, SHEET 1

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

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

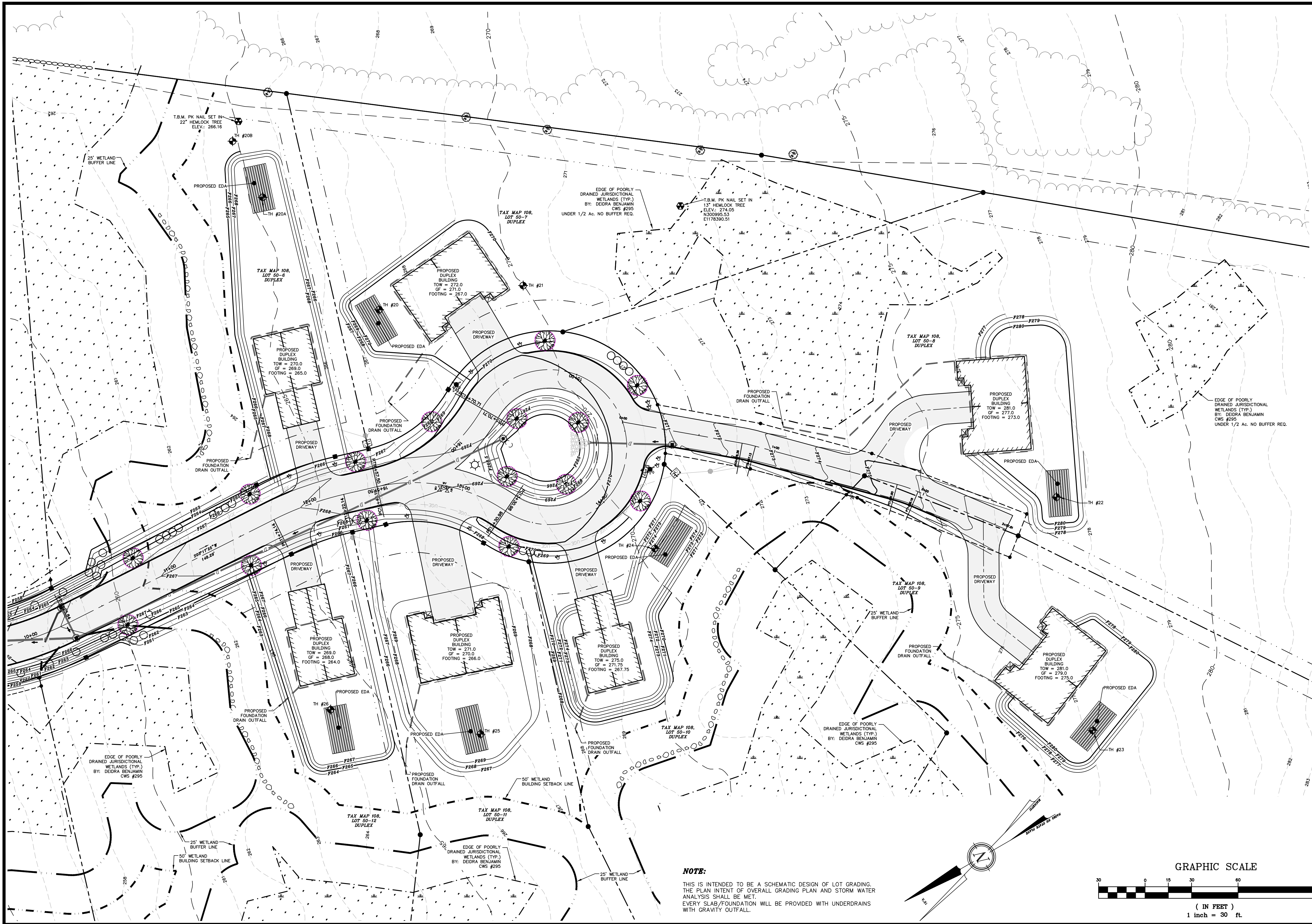
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DATE : AUGUST 23, 2022

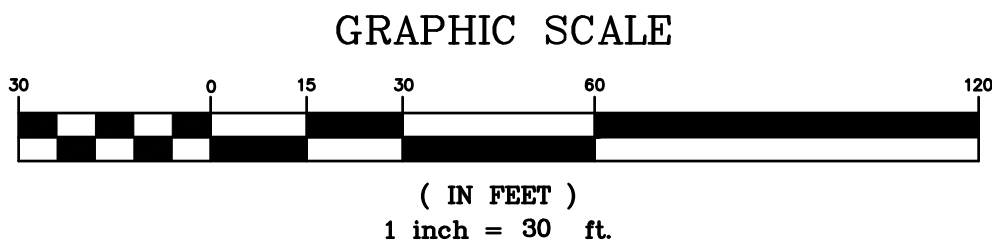
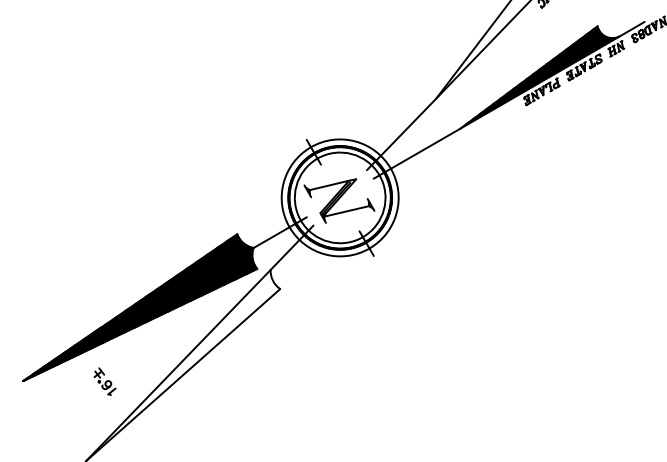
FILE NO. : DB 2022 - 023

DATE : AUGUST 23, 2022

FILE NO. : DB 2022 - 023



NOTE:
THIS IS INTENDED TO BE A SCHEMATIC DESIGN OF LOT GRADING. THE PLAN INTENT OF OVERALL GRADING PLAN AND STORM WATER ANALYSIS SHALL BE MET. EVERY SLAB/FOUNDATION WILL BE PROVIDED WITH UNDERDRAINS WITH GRAVITY OUTFALL.



LOT GRADING SCHEMATIC, SHEET 2

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

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

#	REVISION	DATE	DESCRIPTION
#5	4-10-23		REVISED PER TRG II AND THIRD PARTY RESPONSE
#4	2-10-23		REVISED PER THIRD PARTY REVIEW
#3	1-10-23		REVISED PER DEC. 2022 CONSCOM REQ.
#2	10-20-22		REVISE CUP AREAS/GRAVEL WETLAND
#1	8-23-22		PROJECT SUBMISSION