

FOWNES MILL CONDOMINIUMS

SITE PLAN

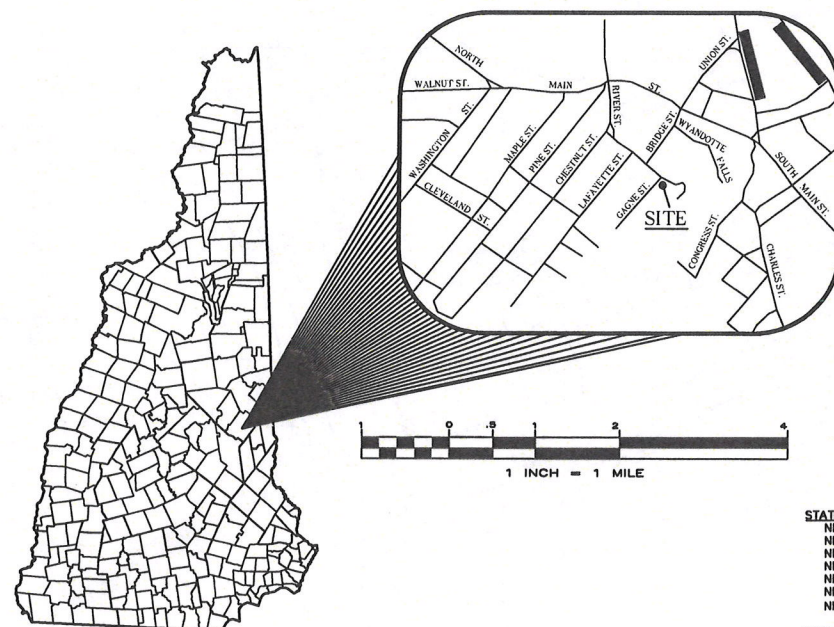
FOR

STEVEN MILLER

GAGNE STREET

ROCHESTER, NH

AMENDED



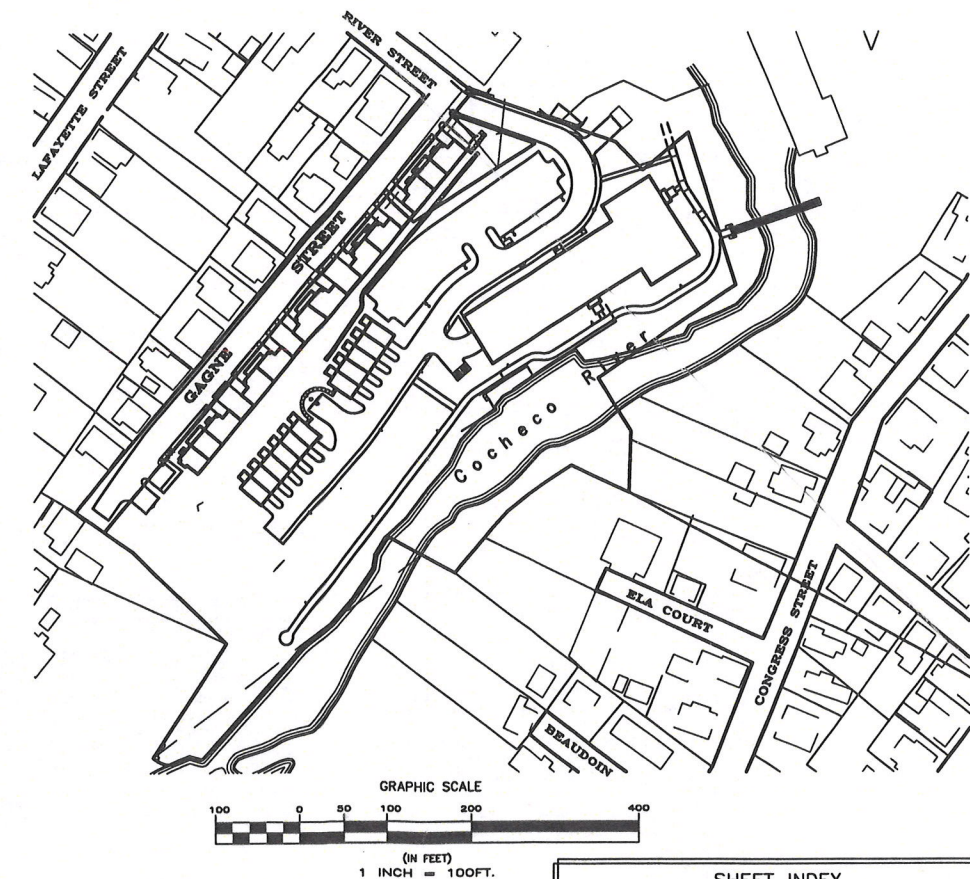
STATE OF NEW HAMPSHIRE PERMIT NUMBERS:
 NHDES SITE SPECIFIC: WPS-7611
 NHDES WETLANDS PERMIT: 2006-00981 AC: NAF-2006-2861
 NHDES DAM PERMIT: NOT REQUIRED
 NHDES SUBDIVISION PERMIT: NOT REQUIRED
 NHDES SUBSURFACE SYSTEMS PERMIT: NOT REQUIRED
 NHDES SEWER CONNECTION PERMIT: 02006-0918
 NHDOT DRIVEWAY/ENTRANCE PERMIT: NOT REQUIRED

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES):
 NPDES PERMITS ARE ONLY REQUIRED FOR PROJECTS MEETING THE DISTURBED AREA CRITERIA BELOW AND HAVING A POINT SOURCE STORMWATER DISCHARGE FROM THE SITE TO AN ADJACENT WETLAND OR WATER BODY (I.E. CULVERT, SWALE, ETC. OUTLETING TO A WETLAND, CREEK, STREAM OR RIVER).

NPDES PERMIT: REQUIRED

NPDES PERMITS CONSIST OF A NOTICE OF INTENT (NOI) FILED WITH THE ENVIRONMENTAL PROTECTION AGENCY AT LEAST 48 HOURS PRIOR TO CONSTRUCTION COMMENCING AND A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEING PREPARED, KEPT ON SITE AND FOLLOWED BY THE CONTRACTOR.

FOR STATUS OF THIS PERMIT CONTACT THE PROJECT GENERAL CONTRACTOR.



SHEET INDEX

	COVER SHEET	AS SHOWN
S1	PLAN OF LAND	1" = 40'
S2	DRAINAGE AND ACCESS EASEMENT PLAN	1" = 40'
S3	EXISTING FEATURES PLAN	1" = 30'
C1	SITE PREPARATION & DEMOLITION PLAN	1" = 30'
C2	CONSTRUCTION SEQUENCING PLAN	1" = 30'
C3	SITE PLAN	1" = 30'
C4	GRADING & EROSION CONTROL PLAN	1" = 30'
C5	UTILITIES PLAN	1" = 30'
C6	EROSION CONTROL DETAILS	AS SHOWN
C7-C8	CONSTRUCTION DETAILS	AS SHOWN
C9	GAGNE STREET RIGHT OF WAY DRAINAGE STRUCTURE DETAILS	AS SHOWN
C10-C11	ON-SITE DRAINAGE STRUCTURE DETAILS	AS SHOWN
C12	WATER DETAILS	AS SHOWN
C13-C14	SEWER DETAILS	AS SHOWN
L-1	SLUICWAY RESTORATION PLAN	1" = 20'
L-2	LANDSCAPING PLAN	1" = 40'
L-3	LIGHTING PLAN	1" = 40'

ADDENDUM:

SHEETS	RETAINING WALL CONSTRUCTION PLANS	1" = 20'
1-5		

CIVIL ENGINEERS
NORWAY PLAINS ASSOCIATES, INC.
 2 CONTINENTAL BOULEVARD
 P.O. BOX 249
 ROCHESTER, NEW HAMPSHIRE 03866-0249
 (603) 335-3948

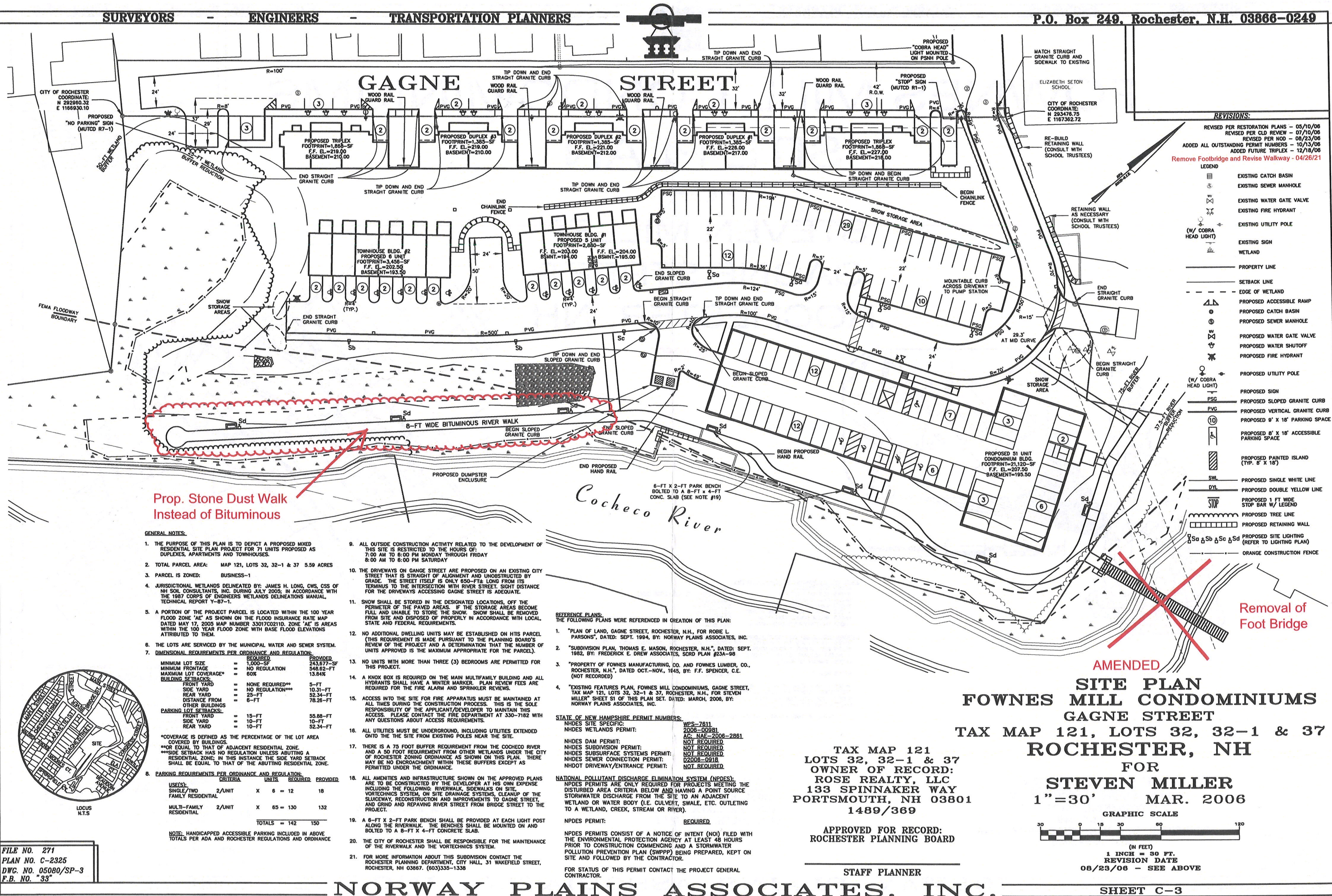
LAND OWNER
ROSE REALTY, LLC
 133 SPINNAKER WAY
 PORTSMOUTH, NH 03801

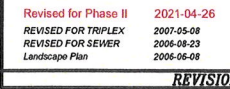
DEVELOPER
STEVEN MILLER
 95 BLACKWATER ROAD
 ROCHESTER, NH 03867
 (603) 396-3977

FILE NO. 271
 PLAN NO. C-2325
 DWG. NO. 05080/SP-3
 F.B. NO. "33"

NORWAY PLAINS ASSOCIATES, INC.

COVER





1. Design is based on drawings by Norway Plants Associates dated May 2006 and covered 05-23-2011. Buyer may require adjustment due to actual field conditions.
2. The contractor shall follow best management practices during construction and shall take all means necessary to maintain and protect the site from erosion prior to any construction.
3. Erosion Control shall be in place prior to construction.
4. Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be stacked in place between the work and the water and protect the site from erosion prior to any construction.
5. The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
6. The Contractor shall verify the construction of the project meets the design and the intent of the project's snow fence and other suitable means of protection to be approved by Landscape Architect or Client's Representative. Do not fill or mow on the trunk line. Do not disturb rocks. Snow fence shall be located at the minimum recommended minimum distance from the trunk line.
7. Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
8. The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call GISE/SAFE at 1-888-344-7233.
9. The Contractor shall procure any required permits prior to construction.
10. The Contractor shall install the plant material in the specified locations and densities and tested therein. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Nurserymen's Association, Inc., in the Standard of Standard Nursery Stock, American Standard Nursery Institute, Inc. 230 Southern Boulevard, New York, N.Y. 10007.
11. All plants shall be legally tagged with proper botanical name.
12. The Contractor shall guarantee all plants for not less than one year from time of acceptance.
13. The Owner's Representative will accept or reject the plants for conformity with specification requirements. Such approval shall not affect the right of inspection and rejection during the progress of the work. The Owner reserves the right to inspect and accept all trees at the place of growth and reserves the right to approve a replacement of any sample trees that do not meet the botanical, perennial, annual, and ground cover of the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this project.
14. No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
15. All landscaping shall be provided with either of the following:
 - a. An underground sprinkling system
 - b. An outside hose attachment within 150 feet
16. Any/all irrigation valve boxes shall be located within planting bed areas.
17. The Contractor shall provide an affidavit prior to irrigating all newly planted beds and/or resetting of any existing irrigation system that shall be distributed during the project. The affidavit shall provide irrigation design by Landscape Architect or Owner's Representative when awarded the project.
18. All disturbed areas will be dressed with 4" of topsoil and planted as shown on the plans or selected except plant material shall be distributed during the project. The Contractor shall provide irrigation design by Landscape Architect or Owner's Representative when awarded the project.
19. Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, striped, natural bark, not thinner than 4" in length and 1/2" in width, of woodchips and sawdust. Mulch for firms and shrubs shall be no longer than 17" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer.
20. Owner is solely responsible for maintaining vision lines pertaining to vegetation growth for vehicular and

Plant List					
TREES					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
BN	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	4	10-12' H BB	
CA	<i>Cornus alternifolia</i>	Pagoda Dogwood	2	6-7' H BB	treeform
P	<i>Fraxinus pennsylvanica</i> 'Palmeto'	Palmate Green Ash	5	11-12' H BB	
MaP	<i>Maka floribunda</i> 'Princess'	Pink Crabapple	2	2-2.5' H	
P	<i>Prunus californica</i> 'Autocrat'	Aristocrat Flowering Pear	10	2-2.5' H	
Q	<i>Quercus rubra</i>	Red Oak	3	2-2.5' H	
UHH	<i>Ulmus americana</i> 'Weir Harmony'	New Harmony American Elm	10	2-2.5' H	
VP	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	10	2-2.5' H	treeform
M	<i>Maka Sugar Tyne</i> '	Sugar Tyne Crabapple	14	2-2.5' H	
SHRUBS					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
CEH	<i>Celtis occidentalis</i> 'Lummigolde'	Hummelgold Summer Sweet	9	2-2.5' H BB	
ENK	<i>Euerganias campanulata</i>	Reverend Enkidu	1	3-4' H BB	
Foh	<i>Fothergilla</i> 'Beaver Creek'	Beaver Creek Fothergilla	3	2-2.5' H BB	
IGL	<i>Ilex glabra</i> 'Nostoi'	Nostoi Inkberry	13	2-2.5' H BB	
IGL	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	8	2-2.5' H BB	
J	<i>Juniperus chinensis</i> 'Pillarsiana Compacta'	Compact Pillar Juniper	34	18-24"	
KL	<i>Kalmia latifolia</i> 'Olympic Fire'	Olympic Fire Mountain Laurel	2	2-5.5' H BB	
MC	<i>Microbiota decussata</i>	Russian Cypress	26	18-24"	
RC	<i>Rhododendron 'Chionodoxa'</i>	Chionodoxa Rhododendron	2	2-5.5' H BB	
RL	<i>Rosa 'Iceberg'</i>	White Rose	8	2-2.5' H BB	
RS	<i>Rhododendron 'Scribbleflora'</i>	Scribbleflora Rhododendron	8	2-5.5' H BB	
RW	<i>Rhododendron 'Wintershades'</i>	Wintershades Rhododendron	2	2-5.5' H BB	
SAW	<i>Spiraea x bumalda</i> 'Autumn Walterer'	Autumn Walterer Spirea	21	2-2.5' H BB	
SPV	<i>Spiraea x vanhouttei</i> 'Pink Spirea'	Reminiscence Vanhouttei Spirea	2	2-5.5' H BB	
SylS	<i>Syringa sugar Plum Fairy</i>	Sugar Plum Fairy Lilac	9	2-2.5' H BB	
SV	<i>Syringa vulgaris</i> 'Ludwig Esapeit'	Small Deep Purple Purple Lilac	2	3-4' H BB	
THD	<i>Thuja occidentalis</i> 'Sunking'	Emerald Green Arborvitae	16	7' H BB	
Tnt	<i>Taxus media</i> 'Tautoum'	Tautoum Yew	10	18-24"	
PERENNIALS, GROUNDCOVERS, VINES and ANNUALS					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
BT	<i>Brunnera</i> 'Tower'	Brunnera	3000	6"	

**LANDSCAPING PLAN
FOWNES MILL CONDOMINIUMS
GAGNE STREET
TAX MAP 121, LOTS 32, 32-1 & 37
ROCHESTER, NH
FOR
STEVEN MILLER
1"=30' MAR. 2006**

