

**Application for Conditional Use**  
**Conditional Uses and Buffer Reductions**  
**Section 42.19 - Conservation Overlay District**  
**City of Rochester, NH**

Date: 12-5-22

**Property information**

Tax map #: 140; Lot #'s: 72; Zoning district: Res-1

Property address/location: 146 Old Dover Road

Name of project (if applicable): Subdivision land of CEM 3 Holdings II LLC

**Property owner**

Name (include name of individual): CEM 3 Holdings II LLC, Doug Morton

Mailing address: 6439 Ivarene Ave, Los Angeles CA 90068-2823

Telephone #: \_\_\_\_\_ Fax \_\_\_\_\_

**Applicant/developer** (if different from property owner)

Name (include name of individual): Same as owner

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

**Engineer/designer**

Name (include name of individual): Kenneth Berry, Berry Surveying & Engineering

Mailing address: 335 Second Crown Point Road, Barrington, NH 03825

Telephone #: 603-332-2863 Fax #: \_\_\_\_\_

Email address: joeberry@berrysurveying.com Professional license #: 805

**Proposed Project**

Please describe the proposed project: The proposed project is the reclamation of a portion of the 50' buffer that was disrupted during logging activities.

Please describe the existing conditions: The existing conditions of this lot before it was logged was fully forested. During logging it was cleared to eventually build a house on a lot that is proposed to be subdivided off. The 50' buffer got disturbed by pulling stumps and also pushing excavation materials into the buffer.

(continued Conditional Use application Tax Map: \_\_\_\_\_ Lot: \_\_\_\_\_ )

*\*Please fill in **one** of the next two sections – for either Conditional Uses or Buffer Reductions\**

### **Conditional Uses**

For Conditional Uses only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (1) (A)). All four criteria must be satisfied.

(i) The proposed construction is essential to the productive use of land not in the COD.

The proposed disturbance within the 50' buffer is now required to reclaim that area. After reclamation, there

is no proposed disturbance or structures within the 50' buffer.

(ii) Design and construction methods will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.

The proposed reclamation includes temporary sediment and erosion control along the 25' buffer which will

be moved to the 50' buffer once the buffer has been stabilized. All disturbed areas will be seeded with

conservation mix.

(iii) There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact on the wetlands. Nothing in this Section shall limit the applicant from exploring alternatives with abutting property owners.

Since the disturbance has already taken place, there is no other feasible way to reclaim the area without further

disturbance.

(iv) Economic advantage is not the sole reason for the proposed location of work.

Reclaiming this area is the sole reason for the proposed location of the work.

*(Buffer Reductions on next page)*

(continued Conditional Use application Tax Map: \_\_\_\_\_ Lot: \_\_\_\_\_)

## Buffer Reductions

For Buffer Reductions only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (2) (B)). All four criteria must be satisfied.

(i) The structure for which the exception is sought cannot feasibly, after consideration of all reasonable alternatives, be constructed on a portion or portions of the lot, which lie outside the CO district, **or** the application of the CO district eliminates greater than 50% of the buildable area located on the parcel **or** in the judgment of the Planning Board, the proposed site layout would result in a significantly higher quality design.

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(ii) The proposed structure and use must be consistent with the purpose and intent of Section 42.19 and provisions must be made to ensure that drainage from the structure will not adversely impact any wetlands.

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(iii) There shall be no impervious areas for parking within the reduced buffer for which the Conditional Use Approval is sought.

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(iv) The maximum building coverage is limited to 50% of the outer half of the buffer zone, as shown in the diagram below.

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(v) Best management practices must be demonstrated to the satisfaction of the Planning Board.

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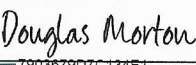
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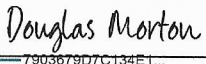


## Submission of application

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 Conservation Commission and 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.*

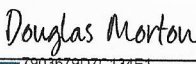
Signature of property owner: DocuSigned by:  
  
7903679D7C134E1...

Signature of applicant/developer: DocuSigned by:  
  
7903679D7C134E1... Date: 12/5/2022

Signature of agent: DocuSigned by:  
   
7903679D7C134E1... Date: 12/5/2022

## Authorization to enter subject property

I hereby authorize members of the Rochester Conservation Commission and Planning Board, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property. (It is not necessary to sign this provision if a Planning Board application has been submitted.)

Signature of property owner: DocuSigned by:  
  
7903679D7C134E1... Date: 12/5/2022



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**Conservation Commission Recommendation:**

*[office use only]*

\_\_\_\_\_  
Name of project

\_\_\_\_\_  
Case #

Recommendation:

- ☐ Approval
- ☐ Approval with conditions
- ☐ Denial

Comments/recommended conditions:

\_\_\_\_\_  
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\_\_\_\_\_  
Conservation Commission

\_\_\_\_\_  
date

\_\_\_\_\_  
Planning Department

\_\_\_\_\_  
date

#1



#2



ALL PHOTOS TAKEN 11-1-22

PROJECT PHOTOS  
CEM 3 HOLDINGS II LLC  
146 OLD DOVER ROAD & LOWELL  
STREET  
ROCHESTER, N.H.  
TAX MAP 140, LOT 72

**BERRY SURVEYING & ENGINEERING**

335 SECOND CROWN POINT RD.  
BARRINGTON, N.H. 332-2863

SCALE : NONE

DATE : DECEMBER 5, 2022

FILE NO. : DB 2022-038



#3



#4



ALL PHOTOS TAKEN 11-1-22

PROJECT PHOTOS  
CEM 3 HOLDINGS II LLC  
146 OLD DOVER ROAD & LOWELL  
STREET  
ROCHESTER, N.H.  
TAX MAP 140, LOT 72

## BERRY SURVEYING & ENGINEERING

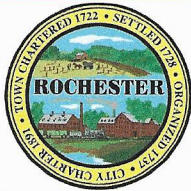
335 SECOND CROWN POINT RD.  
BARRINGTON, N.H. 332-2863

SCALE : NONE

DATE : DECEMBER 5, 2022

FILE NO. : DB 2022-038



**PERMIT MUST BE MAINTAINED AT THE WORK SITE DURING CONSTRUCTION**

**City of Rochester, New Hampshire**  
**Department of Public Works**  
209 Chestnut Hill Road - Telephone (603) 332-4096

## **DRAINAGE PERMIT**

Date: **November 30, 2022**No. **D-22-41**Service Location: **146 OLD DOVER RD**Type of Occupancy: **Residential**

Work Description: **The construction of a single family house on a newly subdivided lot. This will include a driveway, house, and septic system. This also includes the reclamation of a portion of the 50' buffer. Under step 6 of this permit, the application would not let me continue to step 7 without checking that this will be disturbing 20,000 sf to install utilities. That is not proposed for this project.**

Owner Name: **CEM 3 HOLDINGS II LLC**

Type of Work:

Area Distributed: **19,700**

No. of Units:

Project Review Comments: **Install stabilized construction entrance and controls prior to calling DPW for inspection and prior to any excavation activities on site.**

Pursuant to Chapter 218 of the General Ordinances, all detailed instructions on the Stormwater Management and Erosion Control Permit Application must be followed. Any variance from the previously mentioned detailed instructions or any portion of the Chapter 218 ordinance will result in an immediate revocation of this permit. Permit status is at the discretion of the Director of Public Works or their designee.

Best management practices shall be employed at the site at all times which can include, but is not limited to, silt fence, silt sacks, silt bags, hay bales, mulch berms, stone check dams, and any and all other applicable erosion control measures. No site shall be left disturbed and inactive for longer than 30 days without complete site stabilization.

Installing Company Name:

Address:

State:

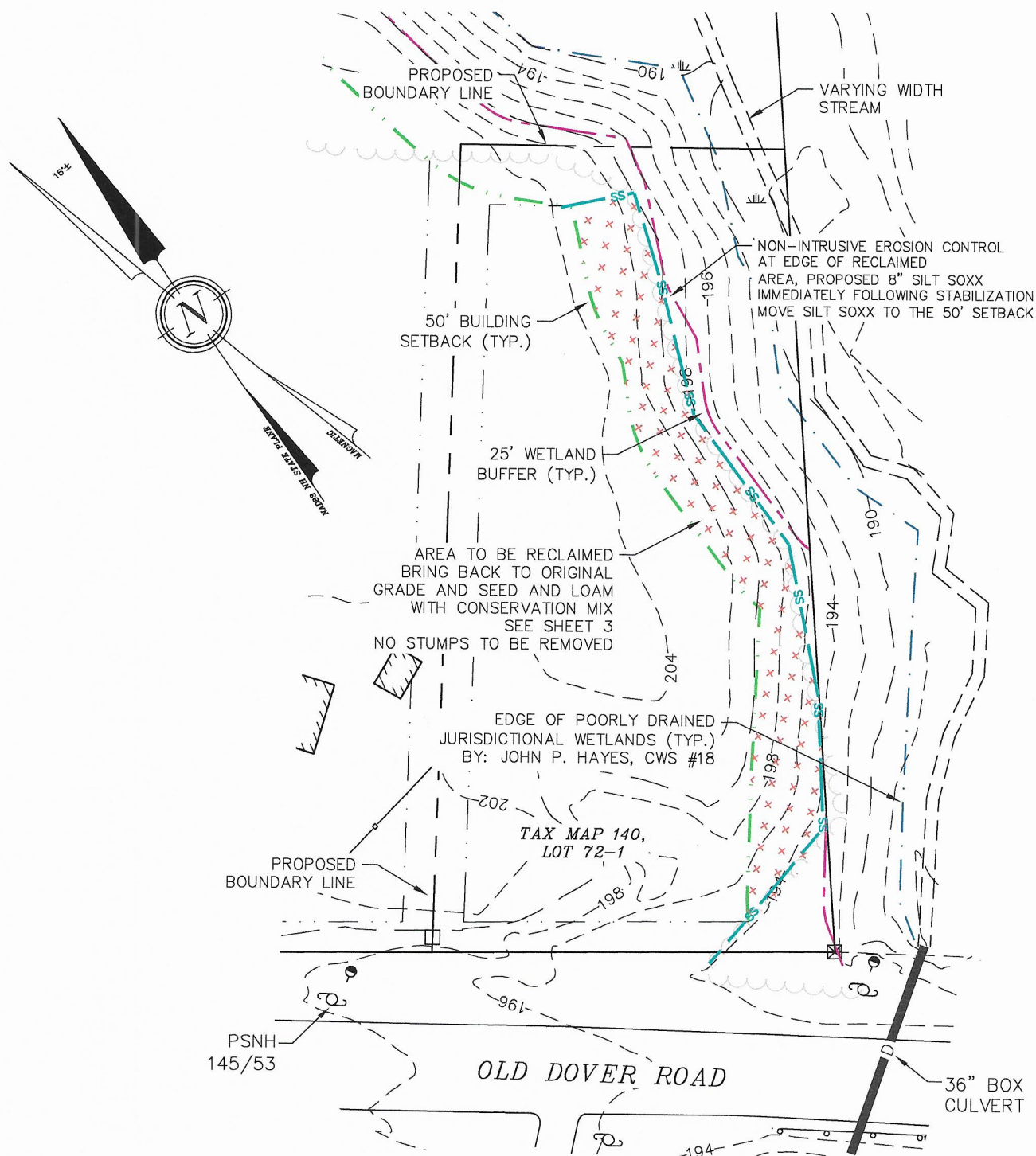
Type:

City/Town:

Zip:

Timothy Goldthwaite, Assistant City Engineer  
Department of Public Works

**Call (603) 332-4096 For Inspection**



RECLAMATION PLAN  
 CEM 3 HOLDINGS II LLC  
 OLD DOVER ROAD  
 ROCHESTER, N.H.  
 TAX MAP 140, LOT 72-1

SHEET 1 OF 3

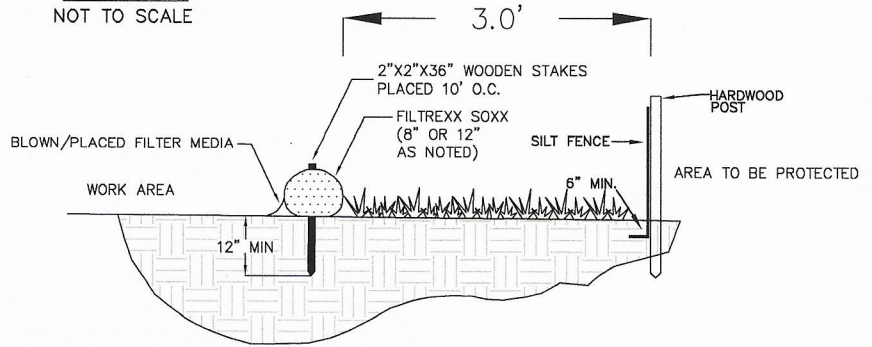
BERRY & SURVEYING  
 & ENGINEERING  
 335 SECOND CROWN POINT RD.  
 BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 50 FT.

DATE : NOVEMBER 28, 2022

FILE NO. : DB 2022-038

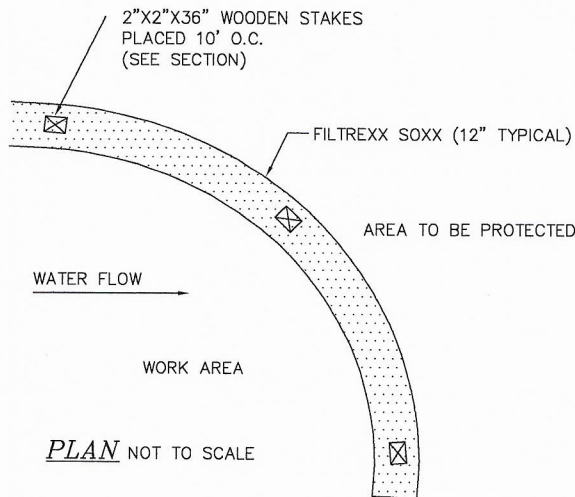
**FILTREXX SEDIMENT  
CONTROL**  
NOT TO SCALE



Filtrex International, LLC  
35481 Grafton Eastern Rd | Grafton, Oh 44044  
440-926-2607 | fax: 440-926-4021  
WWW.FILTREXX.COM  
OR APPROVED EQUAL

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



**PLAN** NOT TO SCALE

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

SILT SOXX DETAILS  
CEM 3 HOLDINGS II LLC  
OLD DOVER ROAD  
ROCHESTER, N.H.  
TAX MAP 140, LOT 72-1

SHEET 2 OF 3

**BERRY SURVEYING & ENGINEERING**  
335 SECOND CROWN POINT RD.  
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 50 FT.

DATE : NOVEMBER 28, 2022

FILE NO. : DB 2022-038



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 GUIDE

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A B C D E	FAIR POOR POOR FAIR FAIR	GOOD GOOD GOOD EXCELLENT EXCELLENT	GOOD FAIR EXCELLENT EXCELLENT EXCELLENT	FAIR FAIR GOOD EXCELLENT POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A D	GOOD GOOD	GOOD EXCELLENT	GOOD EXCELLENT	FAIR FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A B C D	GOOD GOOD GOOD FAIR	GOOD GOOD EXCELLENT GOOD	GOOD FAIR EXCELLENT GOOD	FAIR POOR FAIR EXCELLENT
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	F G	FAIR FAIR	EXCELLENT EXCELLENT	EXCELLENT EXCELLENT	2/ 2/

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

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-38.

2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

RECOMMENDED

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## SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH OR FLAT PEA	15	0.35
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	24	0.55
CREeping RED FESCUE	24	0.55
BIRDS FOOT TREFOIL	48	1.10
TOTAL	96	2.20
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREeping RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

## CONSERVATION MIX

	POUNDS PER ACRE	POUNDS PER 1,000 S.F.
TALL FESCUE (35%)	15	0.35
CREeping RED FESCUE (25%)	15	0.35
ANNUAL RYEGRASS (12%)	5	0.12
PERENNIAL RYEGRASS (10%)	5	0.12
KENTUCKY BLUEGRASS (10%)	15	0.35
WHITE CLOVER (3%)	7	0.16

## SEEDING SPECIFICATIONS

- SEEDBED PREPARATION
  - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
  - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEED BED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND
  - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL 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(P2O5), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT. POTASH(K2O), 100LBS. PER ACRE OR 2.2LBS. 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.)
- SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
- REFER TO TABLE(G-E1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H-E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BIRDSFOOT TREFOIL, AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
- 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.
- MULCH
  - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
  - MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90LBS PER 1000 S.F.
- MAINTENANCE TO ESTABLISH A STAND
  - PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
  - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL TAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
  - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.
- TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.

NOTE: 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.

SEEDING CHART  
CEM 3 HOLDINGS II LLC  
OLD DOVER ROAD  
ROCHESTER, N.H.  
TAX MAP 140, LOT 72-1

SHEET 3 OF 3

BERRY & SURVEYING ENGINEERING  
335 SECOND CROWN POINT RD.  
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 50 FT.

DATE : NOVEMBER 28, 2022

FILE NO. : DB 2022-038



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 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

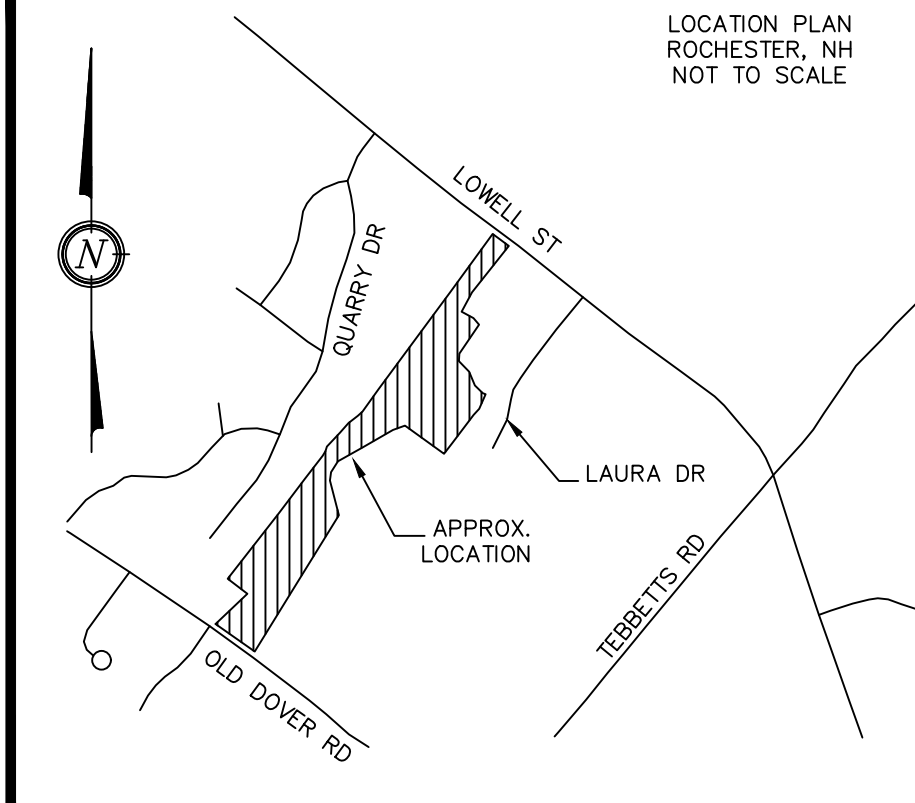


JOHN P. HAYES CWS #18

SOIL DATA:

*WdA* ~ WINDSOR LOAMY SAND, 0 TO 3% SLOPES  
*Sb* ~ SAUGATUCK LOAMY SAND  
*SwA* ~ SWANTON FINE SANDY LOAM, 0 TO 3% SLOPES  
*SuB* ~ SUTTON FINE SANDY LOAM, 0 TO 3% SLOPES  
*GsB* ~ GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8% SLOPES  
*HfB* ~ HOLLIS-GLOUCESTER FINE SANDY LOAMS, 8 TO 15% SLOPES

SEE NRCS/WEBSOIL



LOCATION PLAN  
ROCHESTER, NH  
NOT TO SCALE

NOTES:

- 1.) OWNER: CEM 3 HOLDINGS II LLC.  
6439 IVARENE AVE  
LOS ANGELES, CA 90068-2823
- 2.) TAX MAP 140, LOT 72
- 3.) LOT AREA: 801,859 Sq. Ft., 18.41 Ac.
- 4.) S.C.R.D. BOOK 5020, PAGE 602
- 5.) ZONING: RESIDENTIAL - 1  
SETBACKS:  
FRONT ~ 10.0'  
SIDE ~ 10.0'  
REAR ~ 20.0'  
WETLANDS SETBACK ~ 50.0'  
WETLAND BUFFER ~ 25.0'  
MIN. LOT SIZE  
10,000 Sq. Ft., 0.23 Ac.  
MIN. LOT FRONTAGE  
100'  
MAX. BUILDING HEIGHT  
35'
- OVERLAY DISTRICTS: AIRPORT OVERLAY DISTRICT.
- 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# - 33017C02140, DATED: MAY 17, 2005.
- 7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.  
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- 8.) THE INTENT OF THIS PLAN IS TO SHOW THE EROSION AND CONTROL MEASURES ON LOT 72-1.

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

TEST PIT #3,  
PERFORMED 9/22/22  
BY: JOSEPH BERRY, DESIGNER #1882

0-0.3' 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE  
0.3-1.6' 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE  
1.6'-3.0' 10YR 6/6, FINE SAND, SINGLE GRAIN, LOOSE  
3.0-4.5' 2.5Y 7/3, FINE SAND, SINGLE GRAIN, LOOSE,  
REDOX. CON. & DEP. @ 3.0'

NO REFUSAL  
S.H.W.T. @ 3.0'  
GROUND WATER @ N/A  
TERMINATED @ 4.5'  
ROOTS TO 2.0'  
PERC. RATE = 2 MIN./IN.

TEST PIT #4,  
PERFORMED 9/22/22  
BY: JOSEPH BERRY, DESIGNER #1882

0-0.3' 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE  
0.3-1.6' 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE  
1.6'-2.6' 10YR 6/6, FINE SAND, SINGLE GRAIN, LOOSE  
2.6-4.5' 2.5Y 7/3, FINE SAND, SINGLE GRAIN, LOOSE,  
REDOX. CON. & DEP. @ 2.6'

NO REFUSAL  
S.H.W.T. @ 2.6'  
GROUND WATER @ N/A  
TERMINATED @ 4.5'  
ROOTS TO 2.0'  
PERC. RATE = 2 MIN./IN.

LEGEND:

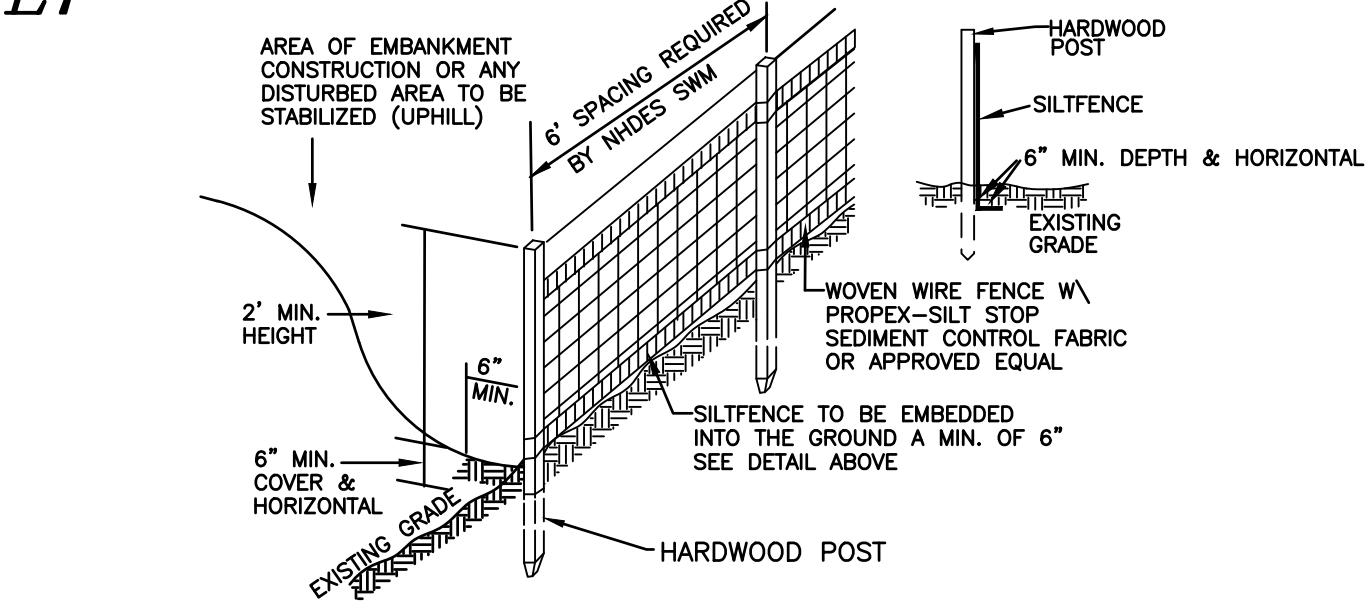
- 3/4" REBAR W/ ID CAP ~TBS~
- DRILL HOLE ~FND~
- IRON PIPE ~FND~
- STEEL STAKE ~FND~
- STONE/GRANITE BOUND ~FND~
- CONCRETE BOUND ~FND~
- UTILITY POLE
- ⊕ FIRE HYDRANT
- ⊕ CURB STOP
- ⊕ WATER VALVE
- ⊕ MATCH POINT

- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- PERIMETER BOUNDARY LINE
- APPROXIMATE ABUTTING LOT LINE
- POORLY DRAINED WETLAND LINE
- 25' WETLAND BUFFER
- 50' WETLAND SETBACK
- STONE WALL
- STONE WALL REMAINS
- NRCS SOIL LINE & LABEL
- OVERHEAD UTILITIES
- WATER LINE
- GAS LINE
- CONSTRUCTION FENCE
- PERIMETER CONTROL
- FOUND
- TYPICAL
- FND
- TYP
- S.C.R.D.

REVISION	DATE	DESCRIPTION
STORMWATER PERMIT PLAN LAND OF CEM 3 HOLDINGS II LLC 146 OLD DOVER ROAD & LOWELL STREET ROCHESTER, N.H. TAX MAP 140, LOT 72		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE : 1 IN. EQUALS 20 FT.		
DATE : NOVEMBER 28 2022		
FILE NO. : DB 2022-038		



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 SCALE

E5

DEFINITION OF STABLE:

PER ENV-WQ 1500 ALTERATION OF TERRAIN

- BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
- A MINIMUM OF 85 PERCENT VEGETATED GROWTH 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 PROPERLY INSTALLED.

ADDITION STABILIZATION NOTES:

- 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.
- 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 SEVEN (7) 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.

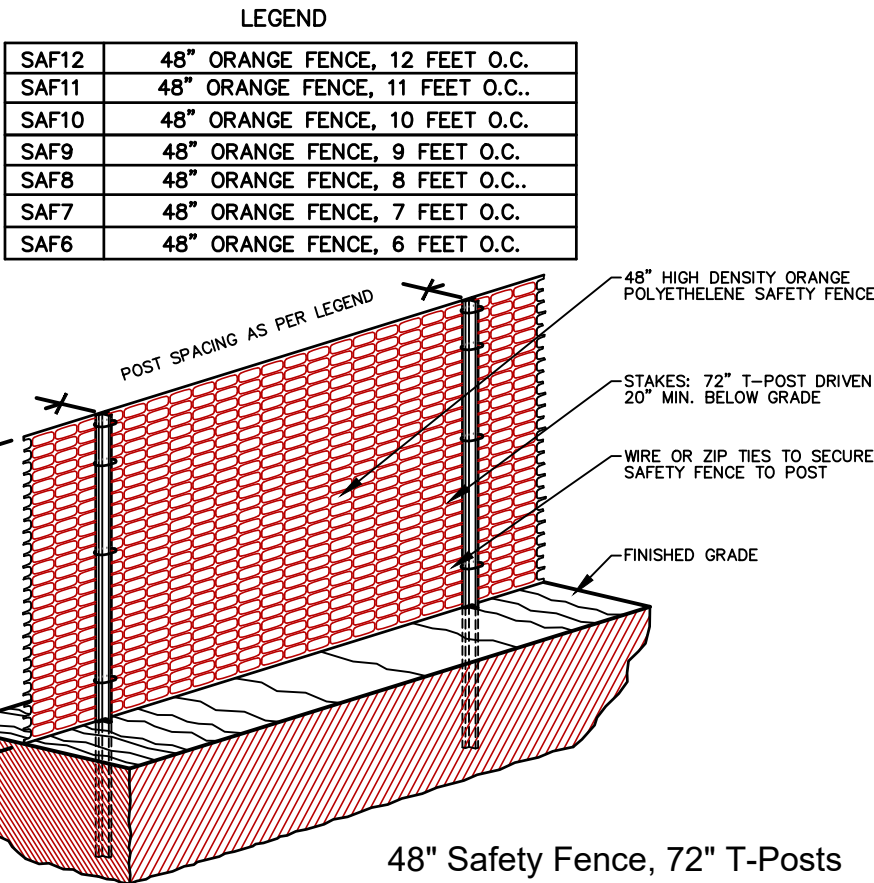
E8

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 SEEDED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. (SEE SEED SPECIFICATIONS THIS SHEET)
- 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.
- 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.
- DRIVEWAYS 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
- 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.

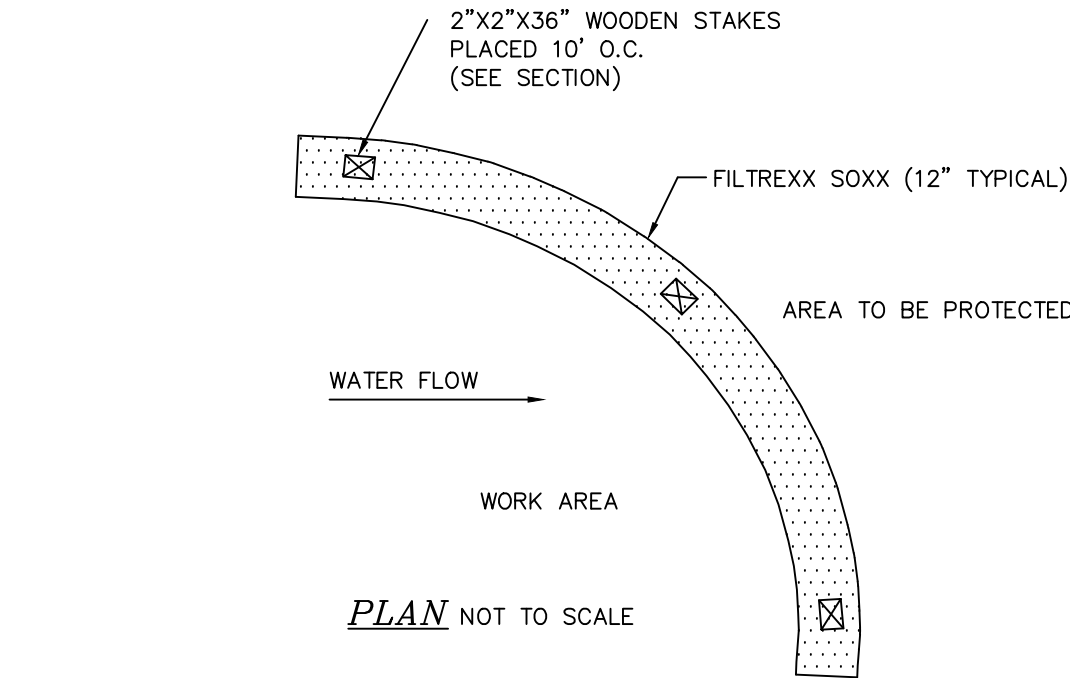
E2

CONSTRUCTION SAFETY FENCE  
NOT TO SCALE



- 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.

E6

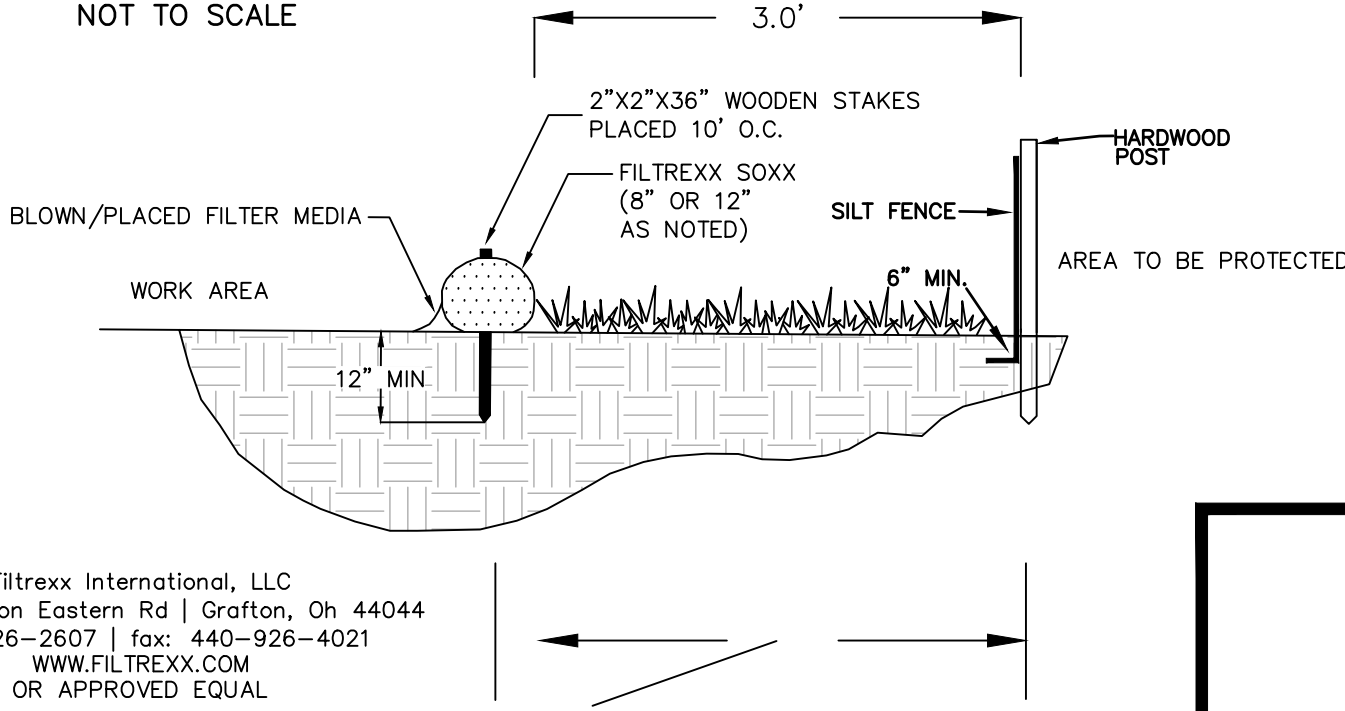


NOTES

- ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
- FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
- COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
- SILTISOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
- SILTISOXX 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 International, LLC  
35481 Grafton Eastern Rd | Grafton, Oh 44044  
440-926-2607 | fax: 440-926-4021  
WWW.FILTREXX.COM  
OR APPROVED EQUAL

FILTREXX SEDIMENT  
CONTROL  
NOT TO SCALE

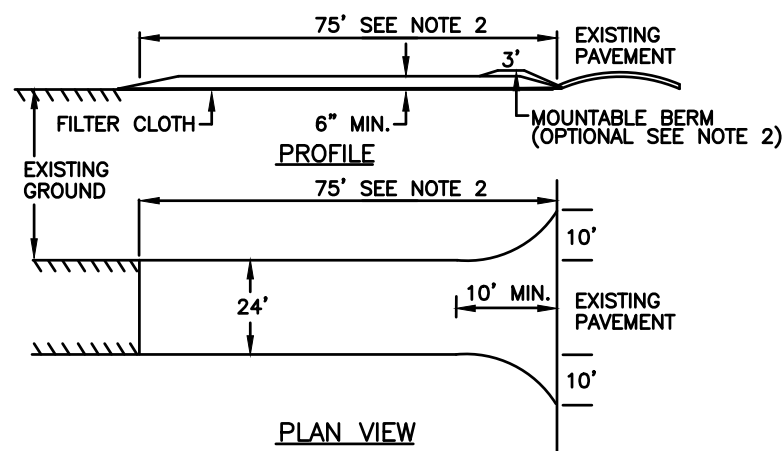


NOTE: FOR AREAS REQUIRING DOUBLE PERIMETER CONTROL WITHIN 50' OF JURISDICTIONAL WETLANDS AND NOT FOR ALL SILT SOXX APPLICATIONS. THIS DUPLICATION MAY BE SPECIFIED AS 12" SILT SOXX OR ORANGE CONSTRUCTION FENCE AS NOTED.

SECTION NOT TO SCALE

E3

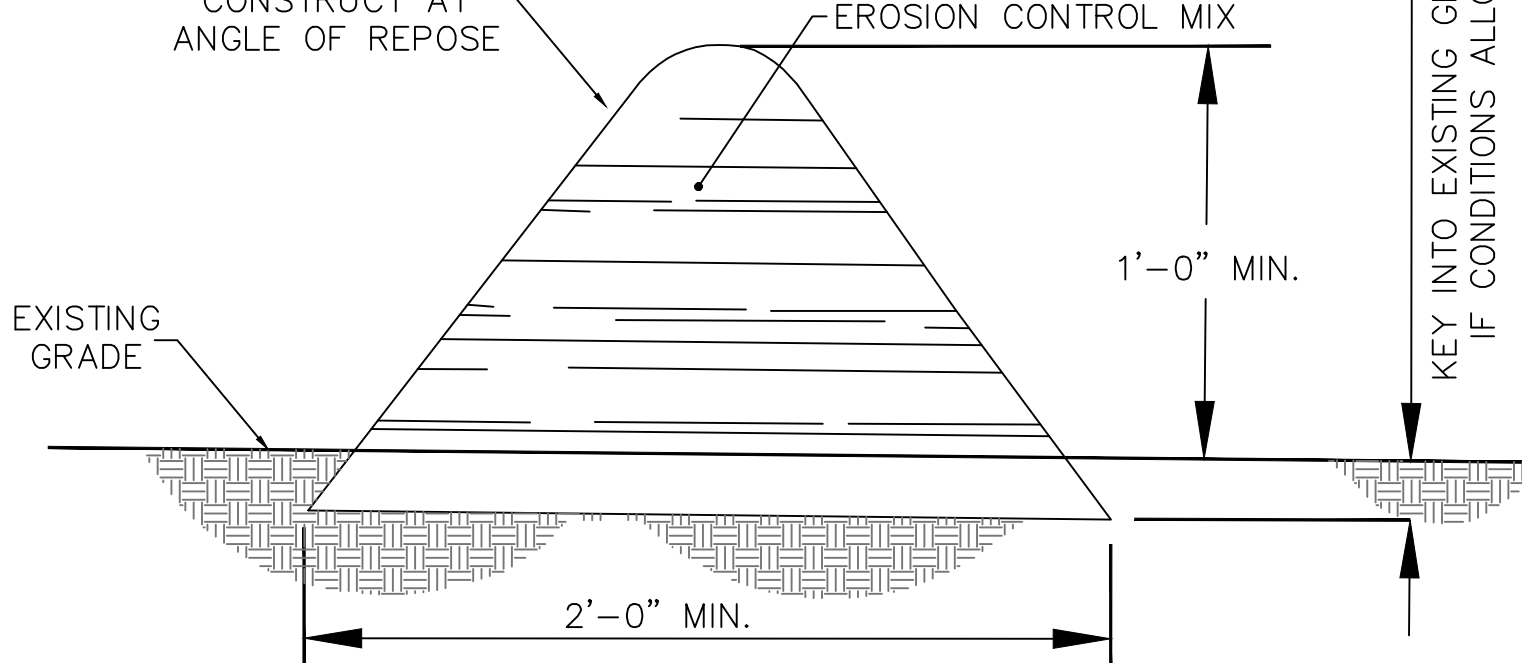
STABILIZED CONSTRUCTION ENTRANCE  
NOT TO SCALE



- STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 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, WHICH EVER 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 FLOWING 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.
- CONTRACTOR SHOULD CONSIDER UTILIZATION OF FODS CONSTRUCTION ENTRANCE MATS. EXISTING POROUS PAVEMENT TO BE VACUUMED AFTER CONSTRUCTION.

E4

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 CLOSLY 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 CHIPS, 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.

E7

NOTE: Temporary seed mix for stabilization of turf shall be water eye 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 GUIDE					
USE	SEEDING METHOD	1/	2/	3/	4/
STEEP CUTS AND FILL AREAS	A	FAIR	GOOD	GOOD	POORLY DRAINED
WATERWAYS, EMERGENCY CHANNELS WITH FLOWING WATER	B	GOOD	GOOD	GOOD	POOR
LIGHTLY USED PARKS, OPEN AREAS, UNIMPAVED LAKES, AND LOW TRAFFIC AREAS	C	GOOD	GOOD	GOOD	FAIR
PLAY AREAS AND FIELDS, FERTILIZER IS ESSENTIAL FOR GOOD TURF	D	FAIR	FAIR	EXCELLENT	EXCELLENT

GRAVEL RPT. SEE NH-PH-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

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

2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

SEEDING SPECIFICATIONS

- SEEDBED PREPARATION
  - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
  - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEED BED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND
  - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL 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(P2O5), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT. POTASH(K2O), 100LBS. PER ACRE OR 2.2LBS. 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.)
- SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
- REFER TO TABLE(E-E1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(E-E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BROADFOOT TREFOIL, AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
- 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.
- MULCH
  - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
  - MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF SOILS PER 1,000 S.F.
- MAINTENANCE TO ESTABLISH A STAND
  - PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
  - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAND 2 TO 3 YEARS TO BECOME ESTABLISHED.
  - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.
- TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.

NOTE: 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.

STORMWATER PERMIT DETAIL	
LAND OF CEM 3 HOLDINGS II LLC 146 OLD DOVER ROAD & LOWELL STREET ROCHESTER, N.H. TAX MAP 140, LOT 72	
REVISION	DATE

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

SCALE : NONE  
DATE : NOVEMBER 28, 2022  
FILE NO. : DB 2022-038

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