

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

Date: _____

Property information

Tax map #: _____; Lot #(s): _____; Zoning district: _____

Property address/location: _____

Name of project (if applicable): _____

Property owner

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Fax _____

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Fax #: _____

Engineer/designer

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Fax #: _____

Email address: _____ Professional license #: _____

Proposed Project

Please describe the proposed project: _____

Please describe the existing conditions: _____

(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.

(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.

(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.

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

(Buffer Reductions on next page)

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.

(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.

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

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

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

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: _____

Date: 10/24/2022

Signature of applicant/developer: _____

Date: 10/24/2022

Signature of agent: _____

Date: 10/24/2022

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: _____

Date: 10/24/2022

Conservation Commission Recommendation:

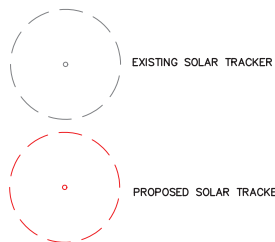
Name of project

5



LEGEND

- PROPERTY LINE
- JURISDICTIONAL WETLANDS
- EXISTING TREE LINE
- EXISTING OVERHEAD WIRES
- EXISTING HYDRANT
- EXISTING WATER GATE OR SHUT-OFF VALVE
- EXISTING UTILITY POLE
- EXISTING SEWER MAN HOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLES



TAX MAP 209, LOT 17
KELLEY KATHLEEN & ROBERT J TORR
214 BLACKWATER ROAD
DOVER, NH 03820-8711
"VACANT"

50-FT WATERFRONT
BUFFER

150-FT WOODLAND BUFFER

200-FT PROTECTIVE
SHORELAND

PROPOSED
TREELINE (SEE
NOTE 18)

PROPOSED
SOLAR
TRACKER

PROPOSED
SOLAR
TRACKER

EXISTING
SOLAR
TRACKER

EXISTING
STORAGE
BUILDING

EXISTING
STORAGE
BUILDING

EXISTING
STORAGE
BUILDING

EXISTING
STORAGE
BUILDING

TAX MAP 209, LOT 9
RALPH W TORR REVOCABLE TRUST OF 2000
& PAULINE TORR REVOCABLE TRUST OF 2000
283 CHESTNUT HILL ROAD
ROCHESTER, NH 03867-5107
"VACANT"

TAX MAP 216, LOT 14-1
MERRICK E & DOLORES A LANE
12 LITTLE FALLS BRIDGE ROAD
ROCHESTER, NH 03867-4307
"RESIDENTIAL"

N 305622
E 1158887
(ROCH. GIS)

TAX MAP 216, LOT 13
STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION
PO BOX 463
CONCORD, NH 03301
"RECREATIONAL"

N 305484
E 1159064
(ROCH. GIS)



REVISIONS:
11/3/22 - REVISE PER TRG COMMENTS

- GENERAL SITE PLAN NOTES
- THE PURPOSE OF THIS PLAN IS TO AMEND PREVIOUS APPROVED SITE PLAN TO DEPICT THIRTEEN ADDITIONAL SOLAR TRACKERS ON TAX MAP 208, LOT 18-0
 - THIS PARCEL IS LOCATED IN THE GRANITE RIDGE DEVELOPMENT (GRD) ZONE, THE AQUIFER PROTECTION OVERLAY DISTRICT (APOD), THE FLOOD HAZARD OVERLAY DISTRICT (FHOD) AND THE WETLAND CONSERVATION OVERLAY DISTRICT.
 - TOTAL PARCEL AREA: LOT 18-0 = 6.67 ACRES OR 290,545 SQUARE FEET
 - THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FEATURES ON THE LOT.
 - THE LOT IS SERVICED BY CITY SEWER AND WATER.
 - DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
 - GRANITE RIDGE DEVELOPMENT (GRD) ZONE:
 - MINIMUM LOT AREA = NO DIMENSIONAL STANDARD
 - MINIMUM LOT FRONTAGE = 50 FEET
 - PAVEMENT SETBACKS:
 - FRONT = 10'
 - SIDE = 5'
 - REAR = 10'
 - MINIMUM YARD SETBACKS:
 - FRONT = NO DIMENSIONAL STANDARD
 - SIDE = NO DIMENSIONAL STANDARD
 - REAR = NO DIMENSIONAL STANDARD
 - MAXIMUM LOT COVERAGE = NO STANDARD
 - MAXIMUM BUILDING HEIGHT = NO STANDARD
 - MINI-WAREHOUSE:
 - FRONT = 100'
 - SIDE = 75' (IF ABUTTING RESIDENTIAL PROPERTY)
 - REAR = 75' (IF ABUTTING RESIDENTIAL PROPERTY)
 - CONSERVATION OVERLAY DISTRICT: 50' SETBACK
 - ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS AND NVD29
 - PARCEL IS LOCATED WITHIN ZONE AE (100YR FLOOD) AND THE FLOODWAY ZONE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #33017001840 DATED MAY 17, 2005.
 - WETLANDS DELINEATION WAS COMPLETE BY DAMON E. BURT, CWS IN MAY OF 2020.
 - SOIL SERIES TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICE.
 - HsB - HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES
 - HsC - HINCKLEY LOAMY SAND, 8 TO 15 PERCENT SLOPES
 - HsE - HINCKLEY LOAMY SAND, 15 TO 60 PERCENT SLOPES
 - Ru - RUNNEY FINE SANDY LOAM
 - FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03867, (603) 335-1338.
 - THIS DEVELOPMENT MUST BE IN COMPLIANCE WITH ALL APPLICABLE LAW - INCLUDING ALL PERTINENT PROVISIONS OF THE CITY OF ROCHESTER SITE PLAN REGULATIONS - UNLESS OTHERWISE WAIVED.
 - ACCESS INTO THE SITE FOR FIRE APPARATUS MUST BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS. THIS IS THE SOLE RESPONSIBILITY OF THE APPLICANT/DEVELOPER TO MAINTAIN THIS ACCESS. PLEASE CONTACT THE FIRE DEPARTMENT AT 330-7182 WITH ANY QUESTIONS ABOUT ACCESS REQUIREMENTS.
 - SNOW SHALL NOT BE PAID IN SUCH A MANNER AS TO BLOCK THE VISIBILITY OF THE VEHICLES ON STERLING DRIVE AND ALL EXCESS SNOW SHALL BE REMOVED FROM THE SITE.
 - ALL OUTSIDE CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS RESTRICTED TO THE HOURS OF 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 6:00 P.M. SATURDAY.
 - ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THE STREET, ONE ADDITIONAL POLE MAY BE PLACED ON/NEAR THE PROPERTY TO ALLOW FOR OVERHEAD EXTENSION OF WIRES ACROSS THE STREET. UTILITIES EXTENDING FROM ANY SUCH NEW POLE MUST BE UNDERGROUND. THE APPLICANT MAY WORK WITH THE CITY STAFF AS APPROPRIATE TO ADDRESS THIS REQUIREMENT.
 - SITE PLAN TO CONSTRUCT FOUR SELF STORAGE BUILDINGS WITH SOLAR ARRAYS, ASSOCIATED PAVEMENT AND DRAINAGE, CASE# 208-18-GRD-21 RECEIVED PLANNING BOARD APPROVAL ON JANUARY 4, 2021.
 - ALL TREE CUTTING WITHIN JURISDICTIONAL WETLANDS MUST BE COMPLETE BY HAND WITHOUT MECHANICAL EQUIPMENT. IF MECHANICAL EQUIPMENT IS USED, IT SHALL BE IN ACCORDANCE WITH NHDES LOGGING REGULATIONS.

SITE REVIEW APPROVAL

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE REVIEW PLAN, THE SITE REVIEW APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/DEVELOPER TO ALL WRITTEN AND VERBAL REPRESENTATIONS MADE REGARDING SUCH MATTERS AS USE, NUMBER OF EMPLOYEES, DRAINAGE, CONSTRUCTION, ETC. AS WELL AS ALL OTHER TERMS, CONDITIONS, PROVISIONS, REQUIREMENTS AND SPECIFICATIONS OF THE SITE PLAN REVIEW REGULATIONS OF THE CITY OF ROCHESTER, N.H., AS AMENDED, IN EFFECT ON THE DATE OF APPROVAL. ANY VARIATION FROM THE PROPOSAL AS APPROVED MAY ALSO REQUIRE THE SUBMISSION AND APPROVAL OF A NEW SITE REVIEW APPLICATION.

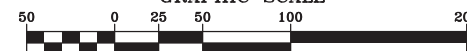
FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

TAX MAP 208, LOTS 18
OWNER OF RECORD:
PACKY'S INVESTMENT PROPERTIES LLC
PO BOX 77
FARMINGTON, NH 03835-0077
SCRD BOOK 4746, PAGE 803

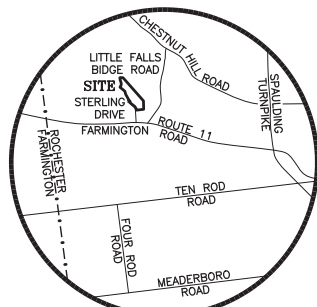
OVERALL SITE PLAN
TAX MAP 208, LOTS 18
17 STERLING DRIVE
ROCHESTER, NH

PREPARED FOR:
PACKY'S INVESTMENT
PROPERTIES LLC
OCTOBER 2022
GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FT.

C-1

LOCUS MAP
NTS

FILE NO. 116
PLAN NO. C-3077
DWG. NO. 19273/SP-3

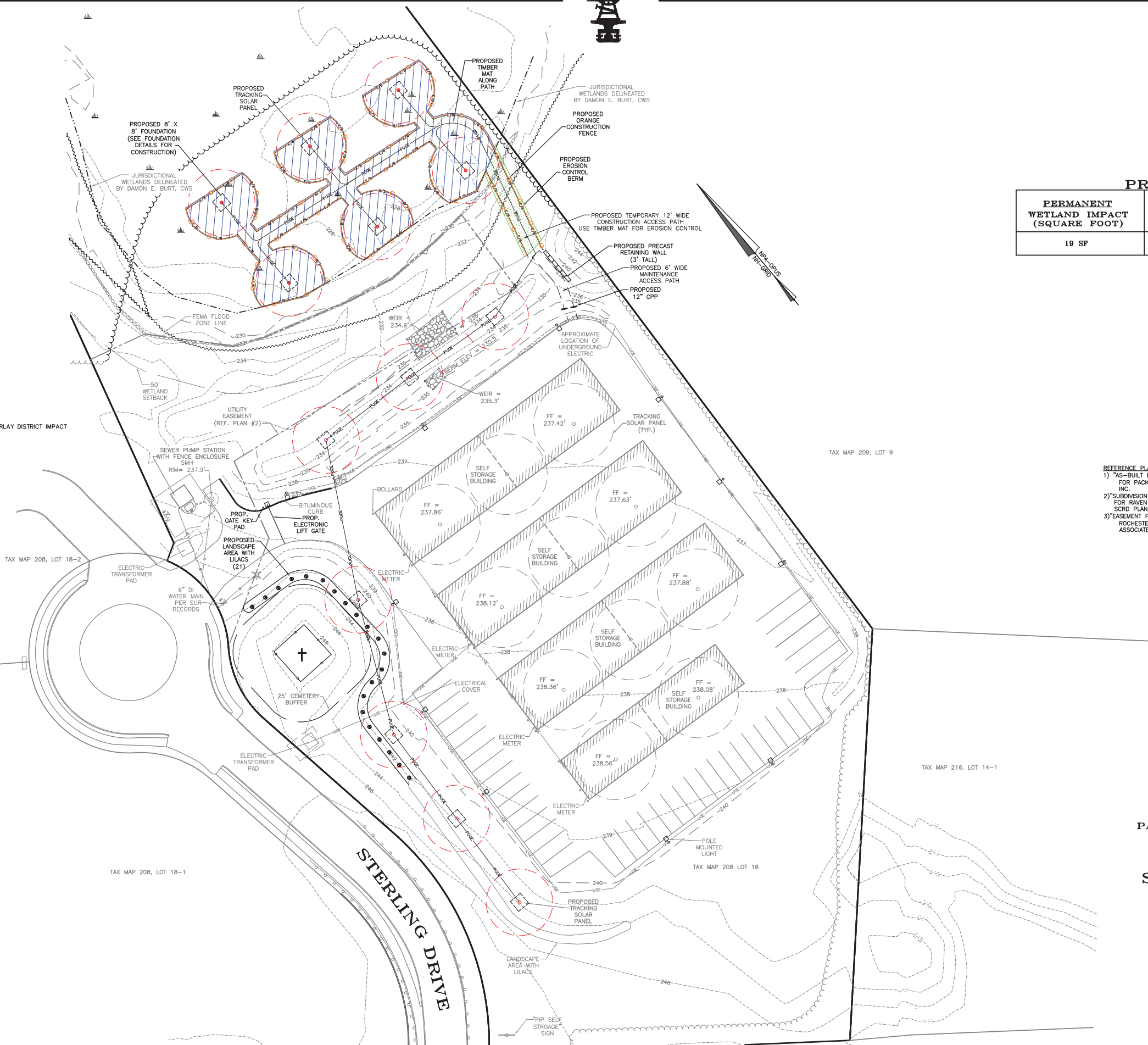
REFERENCE PLAN

- "AS-BUILT PLAN SITE PLAN, TAX MAP 208, LOT 18, 17 STERLING DRIVE, ROCHESTER, NH PREPARED FOR PACKY'S INVESTMENT PROPERTIES LLC DATED MAY 2022, BY NORWAY PLAINS ASSOCIATES, INC.
- "SUBDIVISION OF LAND, NH ROUTE 11 - FARMINGTON ROAD, STRAFFORD COUNTY, ROCHESTER, NH" FOR RAVEN REALTY, LLC; DATED: OCTOBER 2007; BY NORWAY PLAINS ASSOCIATES, INC. RECORDED SCR PLAN 94-28.
- "EASEMENT PLAN - SUBDIVISION OF LAND, NH ROUTE 11 - FARMINGTON ROAD, STRAFFORD COUNTY, ROCHESTER, NH" FOR RAVEN REALTY, LLC; DATED: OCTOBER 2007; BY NORWAY PLAINS ASSOCIATES, INC. RECORDED SCR PLAN 94-29.



REVISIONS:
11/3/22 - REVISE PER TRG COMMENTS
11/17/22 - REVISE PER 2ND TRG COMMENTS

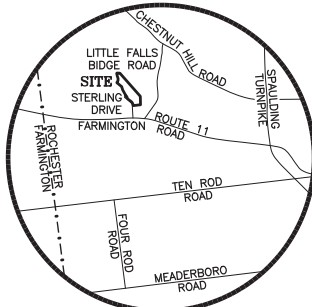
- LEGEND**
- PROPERTY LINE
 - LIMITS OF JURISDICTIONAL WETLANDS
 - EDGE OF PAVEMENT
 - TREE LINE
 - FEMA FLOOD ZONE LINE
 - STONEWALL
 - CONTOUR LINE
 - DRAIN LINE
 - UNDERGROUND ELECTRIC
 - WATER LINE
 - SEWER LINE
 - CATCH BASIN
 - SEWER MANHOLE
 - MONUMENT
 - HYDRANT
 - WATER GATE OR SHUT-OFF VALVE
 - WETLANDS
 - LIGHT POLE
 - SPOT ELEVATION
 - BOLLARD
 - EXISTING SOLAR TRACKER
 - PROPOSED UNDERGROUND ELECTRIC
 - PROPOSED TREELINE
 - PROPOSED EARTH BERM
 - PROPOSED GRAVEL
 - PROPOSED SOLAR TRACKER
 - PROPOSED TEMPORARY WETLAND IMPACT
 - PROPOSED PERMANENT WETLAND IMPACT
 - PROPOSED TEMPORARY CONSERVATION OVERLAY DISTRICT IMPACT



PROPOSED IMPACTS

PERMANENT WETLAND IMPACT (SQUARE FOOT)	TEMPORARY WETLANDS IMPACT (SQUARE FOOT)	TEMPORARY CONSERVATION OVERLAY DISTRICT IMPACT (SQUARE FOOT)
19 SF	9,704 SF	652 SF

REFERENCE PLAN
1) "AS-BUILT PLAN SITE PLAN, TAX MAP 208, LOT 18, 17 STERLING DRIVE, ROCHESTER, NH PREPARED FOR PACKYS INVESTMENT PROPERTIES LLC DATED MAY 2022, BY NORWAY PLAINS ASSOCIATES, INC.
2) "SUBDIVISION OF LAND, NH ROUTE 11 - FARMINGTON ROAD, STRAFFORD COUNTY, ROCHESTER, NH" FOR RAVEN REALTY, LLC; DATED: OCTOBER 2007; BY NORWAY PLAINS ASSOCIATES, INC. RECORDED SCRD PLAN 94-28.
3) "EASEMENT PLAN - SUBDIVISION OF LAND, NH ROUTE 11 - FARMINGTON ROAD, STRAFFORD COUNTY, ROCHESTER, NH" FOR RAVEN REALTY, LLC; DATED: OCTOBER 2007; BY NORWAY PLAINS ASSOCIATES, INC. RECORDED SCRD PLAN 94-29.



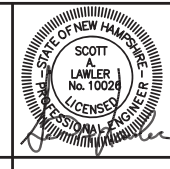
LOCUS MAP
NTS

FILE NO. 116
PLAN NO. C-3077
DWG. NO. 19273 SP-3

TAX MAP 208, LOT 18
OWNER OF RECORD:
PACKYS INVESTMENT PROPERTIES LLC
PO BOX 77
FARMINGTON, NH 03835-0077
SCRD BOOK 4746, PAGE 803

SOLAR TRACKER PLAN
TAX MAP 208, LOT 18
17 STERLING DRIVE
ROCHESTER, NH
PREPARED FOR:
PACKYS INVESTMENT PROPERTIES LLC
OCTOBER 2022
GRAPHIC SCALE

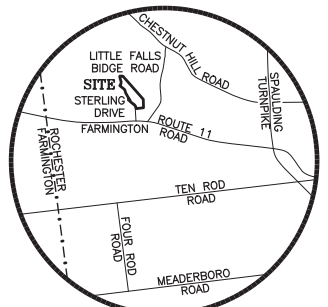
30 0 15 30 60 120
(IN FEET)
1 INCH = 30 FEET



- LEGEND**
- PROPERTY LINE
 - LIMITS OF JURISDICTIONAL WETLANDS
 - EDGE OF PAVEMENT
 - TREE LINE
 - FEMA FLOOD ZONE LINE
 - STONEWALL
 - CONTOUR LINE
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 - EXISTING SOLAR TRACKER
 - PROPOSED UNDERGROUND ELECTRIC
 - PROPOSED TREELINE
 - PROPOSED EARTH BERM
 - PROPOSED ORANGE CONSTRUCTION FENCE
 - PROPOSED GRAVEL
 - PROPOSED SOLAR TRACKER
 - PROPOSED TEMPORARY WETLAND IMPACT
 - PROPOSED PERMANENT WETLAND IMPACT
 - PROPOSED TEMPORARY CONSERVATION OVERLAY DISTRICT IMPACT

CONSTRUCTION SEQUENCE

- NOTES:**
1. ESTABLISH STAGING AREA AS SHOWN ON CONSTRUCTION PLAN. USE THIS AREA FOR ALL MATERIAL STORAGE AND CONSTRUCTION EQUIPMENT.
 2. INSTALL ORANGE CONSTRUCTION FENCE AT PERIMETER OF DISTURBANCE AREA.
 3. INSTALL EROSION CONTROL BERM AS SHOWN ON SHEET C-2.
 4. INSTALL 12 INCH CORRUGATED PLASTIC PIPE AS SHOWN ON SHEET C-2.
 5. CONSTRUCT THREE FOOT TALL RETAINING WALL AS SHOWN ON SHEET C-2.
 6. ESTABLISH DEWATERING AREA AS SHOWN ON PLAN, IF NECESSARY. BUILD USING SPECIFICATION ON SHEET C-4 AND GUIDANCE FROM NH STORMWATER MANUAL VOLUME 3.
 7. INSTALL SIX FOOT WIDE MAINTENANCE ACCESS PATH AS SHOWN ON SHEET C-2.
 8. INSTALL TIMBER MAT AS SHOWN IN DETAIL ON SHEET C-4.
 9. WORKING FROM THE END OF THE PATH, DIG TRENCH FOR UNDERGROUND CONDUIT.
 10. DIG AREA FOR EACH TRACKING PANEL FOUNDATION.
 11. ESTABLISH CONCRETE WASHOUT AREA AS SHOWN ON PLAN.
 12. SAW CUT PAVEMENT FOR INSTALLATION OF UNDERGROUND CONDUIT AS SHOWN ON CONSTRUCTION PLAN.
 13. INSTALL UNDERGROUND CONDUIT 30" BELOW GRADE AND SURROUND IN SAND BOX AS SHOWN IN DETAIL ON SHEET C-4.
 14. INSTALL FOUNDATION FOR SOLAR TRACKERS.
 15. INSTALL SOLAR TRACKERS.
 16. USE PATH FOR ALL CONSTRUCTION ACTIVITIES WITHIN THE WETLAND AND WETLAND BUFFER AREAS.
 17. RESTORE THE PATH WITHIN THE WETLANDS TO EXISTING CONDITIONS USING NEW ENGLAND WETLAND SEED MIXTURE AT THE END OF CONSTRUCTION.
 18. REPLANT ANY AREAS OF DISTURBANCE WITHIN THE EXISTING INFILTRATION BASIN USING 3 INCHES OF LOAM AND SEED.
 19. REPAVE ANY AREAS OF PAVEMENT THAT WERE REMOVED DURING CONSTRUCTION.
 20. INSTALL ELECTRONIC LIFT GATE, SEE DETAIL ON SHEET C-4.
 21. INSTALL 21 LILAC BUSHES WITH BACK MULD, MATCH EXISTING PLANTS AND GROUND COVER.
 22. RESEED ANY AREAS OUTSIDE OF THE WETLANDS AND STORMWATER MANAGEMENT AREA THAT WERE DISTURBED DURING CONSTRUCTION.
 23. REMOVE ALL EROSION CONTROL MEASURES ONCE THE LAND IS STABILIZED.

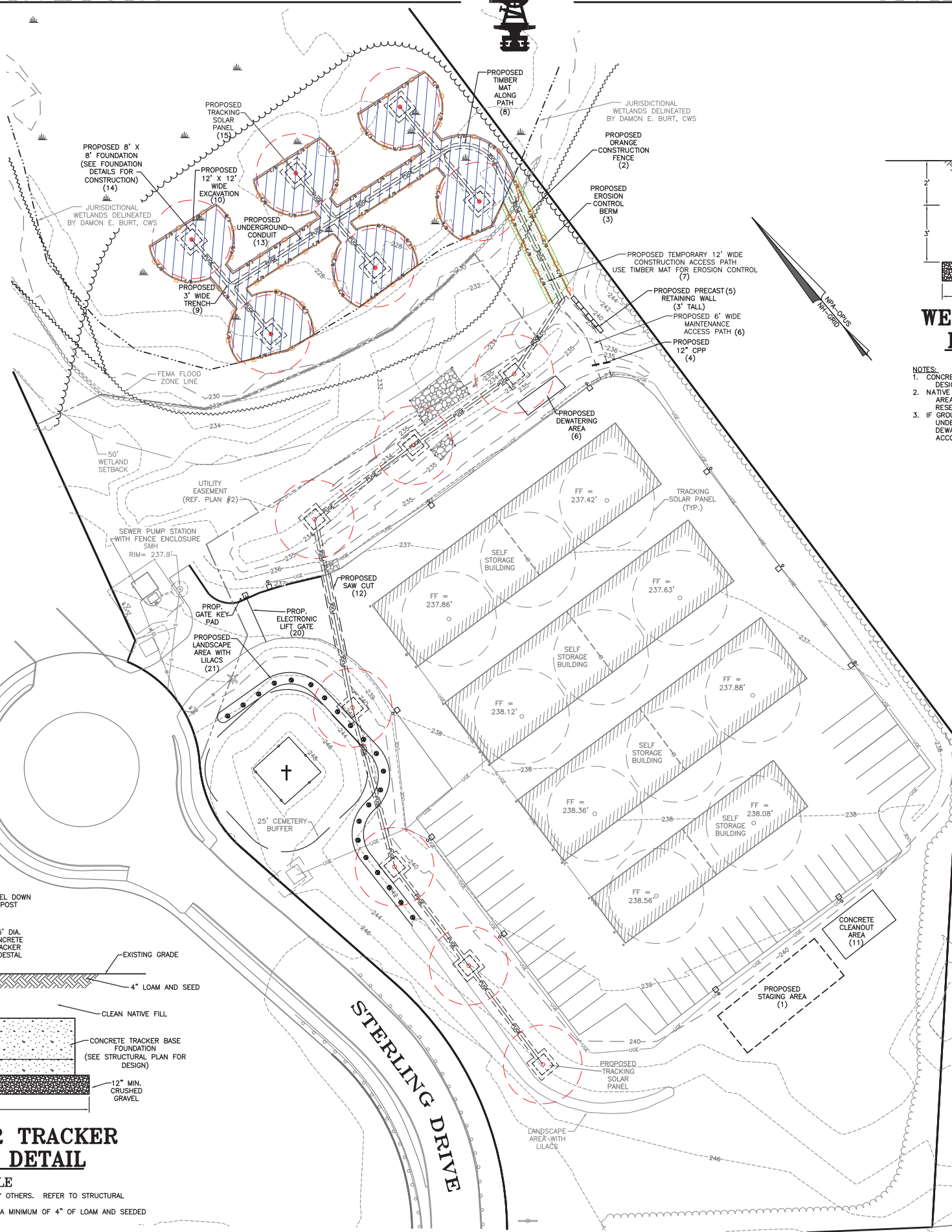
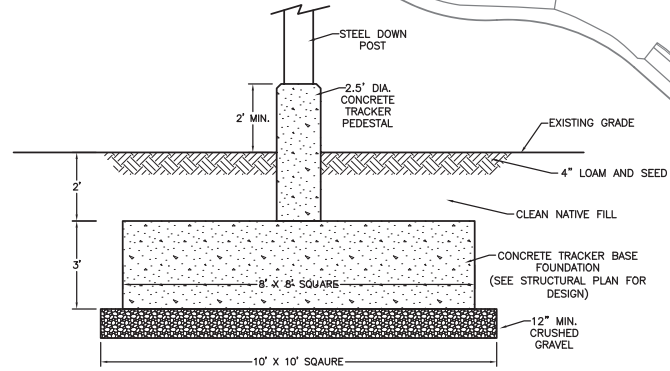


LOCUS MAP
NTS

FILE NO. 116
PLAN NO. C-3077
DWG. NO. 19273 SP-3

STANDARD SOLAR TRACKER INSTALLATION DETAIL

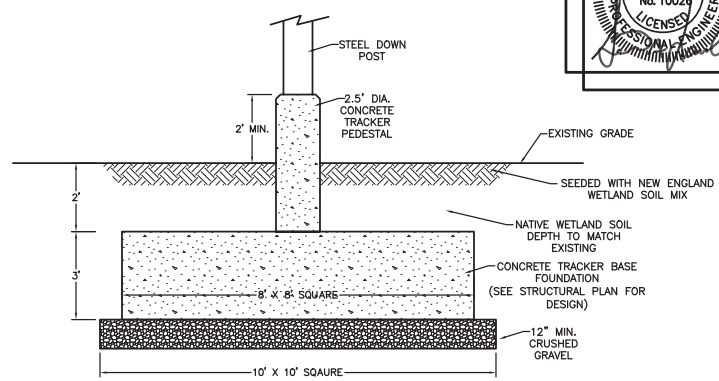
- NOT TO SCALE**
- NOTES:**
1. CONCRETE TRACKER BASE OR PEDESTAL DESIGN BY OTHERS. REFER TO STRUCTURAL DESIGN.
 2. TRACKERS PLACED IN UPLAND AREAS SHALL HAVE A MINIMUM OF 4" OF LOAM AND SEED WITH GRASS SEED MIXTURE, WITH MULCH.



WETLAND SOLAR TRACKER INSTALLATION DETAIL

NOT TO SCALE

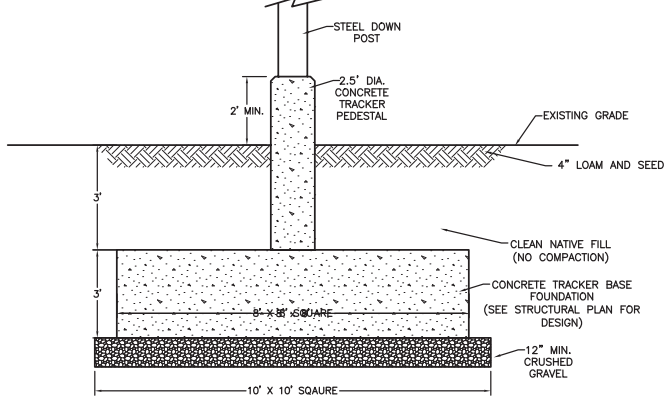
- NOTES:**
1. CONCRETE TRACKER BASE OR PEDESTAL DESIGN BY OTHERS. REFER TO STRUCTURAL DESIGN.
 2. NATIVE WETLAND SOIL EXCAVATED SHALL BE STOCKPILED AND USED OVER EXCAVATED AREAS FOR TRACKERS LOCATED IN THE WETLAND. ALL DISTURBED WETLANDS SHALL BE RESEED WITH NEW ENGLAND WETLAND SEED MIX.
 3. IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION OF THE TRACKER BASES OR UNDERGROUND CONDUITS, THEN DEWATERING PUMP AND BASIN SHALL BE USED. THE DEWATERING BASIN SHALL BE INSTALLED IN THE ARE DEPICED ON THIS PLAN AND IN ACCORDANCE WITH THE CONSTRUCTION DETAILS ON SHEET C-4.



INFILTRATION BASIN SOLAR TRACKER INSTALLATION DETAIL

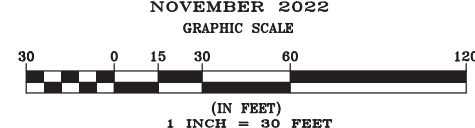
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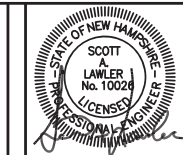
- NOTES:**
1. CONCRETE TRACKER BASE OR PEDESTAL DESIGN BY OTHERS. REFER TO STRUCTURAL DESIGN.
 2. TRACKERS PLACED IN UPLAND AREAS SHALL HAVE A MINIMUM OF 4" OF LOAM AND SEED WITH GRASS SEED MIXTURE, WITH MULCH.
 3. LIMIT TRAVEL WITHIN THE INFILTRATION BASIN TO LIMIT IMPACTS TO INFILTRATION RATES.
 4. INFILTRATION TESTING WILL BE DONE WITHIN THE BASIN AT THE COMPLETION OF THE INSTALLATION OF THE TRACKERS AND CONDUITS.



TAX MAP 208, LOT 18
OWNER OF RECORD:
PACKYS INVESTMENT PROPERTIES LLC
PO BOX 77
FARMINGTON, NH 03835-0077
SCRD BOOK 4746, PAGE 803

CONSTRUCTION PLAN
TAX MAP 208, LOT 18
17 STERLING DRIVE
ROCHESTER, NH
PREPARED FOR:
PACKYS INVESTMENT
PROPERTIES LLC
NOVEMBER 2022





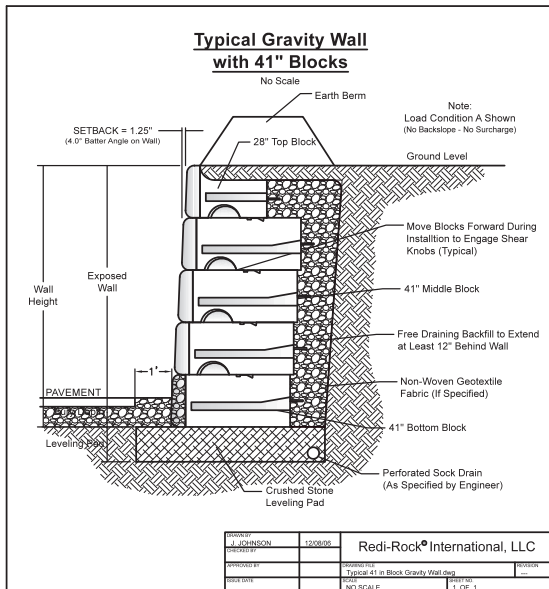
REVISIONS:
11/3/22 - REVISE PER TRG COMMENTS
11/17/22 - REVISE PER 2ND TRG COMMENTS



ELECTRIC LIFT GATE

NOT TO SCALE

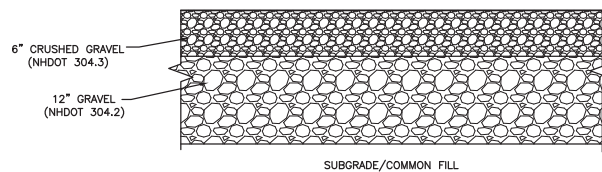
- NOTES:
1. THE PROPOSED CANTILEVER GATE SHALL BE INSTALLED IN ACCORDANCE WITH GATE MANUFACTURES REQUIREMENTS.
 2. THE AUTOMATIC OPERATION KEYPAD AND MOTOR SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES AND LOCAL REQUIREMENTS.
 3. GATE SHALL BE EQUIPPED WITH RADIO CONTROLLED ACCESS OR A CODE WILL BE PROVIDED FOR EMERGENCY PERSONNEL.



TYPICAL BLOCK RETAINING WALL DETAIL

NOT TO SCALE

- NOTES:
1. DESIGN OF RETAINING WALLS TO BE PROVIDED BY MANUFACTURE AND INSTALLED PER THE MANUFACTURES REQUIREMENTS.
 2. SHOP DRAWINGS SHALL BE SUBMITTED PRIOR TO ORDERING AND APPROVED BY NORWAY PLAINS ASSOCIATES, INC.
 3. CHAINLINK FENCE SHALL BE INSTALLED ON TOP OF WALL WHERE THE VERTICAL DROP IS GREATER THAN 2 FEET OR AS REQUIRED BY CODES.

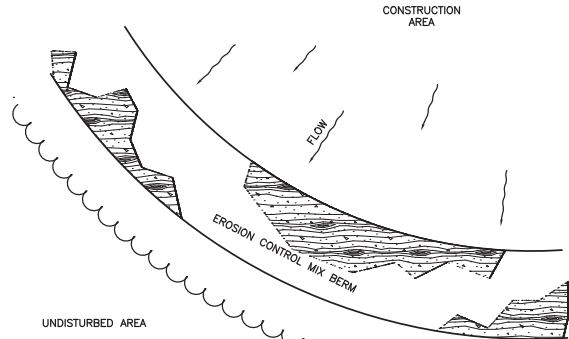


GRAVEL MAINTENANCE PATH CROSS-SECTIONS

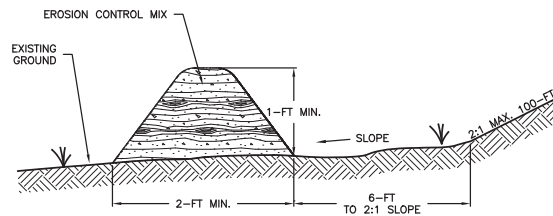
NOT TO SCALE

- PAVEMENT NOTES:
1. PLACE COMMON FILL IN 12 INCH LIFTS. COMPACT COMMON FILL TO 95% MAXIMUM PROCTOR DENSITY.
 2. PLACE GRAVEL IN MAXIMUM 8 INCH LIFTS. COMPACT TO 95% MAXIMUM PROCTOR DENSITY.
 3. PLACE CRUSHED GRAVEL IN MAXIMUM 8 INCH LIFTS. COMPACT TO 95% MAXIMUM PROCTOR DENSITY.

FILE NO. 116
PLAN NO. C-3077
DWG. NO. 19273 SP-3



EROSION CONTROL MIX BERM CROSS-SECTION



EROSION CONTROL MIX BERM CROSS-SECTION

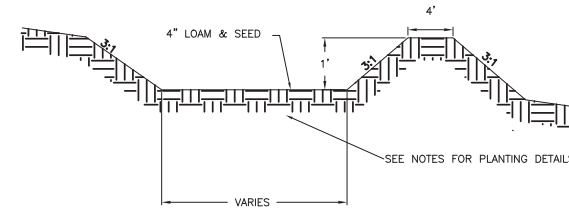
- MAINTENANCE REQUIREMENTS:
1. EROSION CONTROL MIX BERMS SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
 2. EROSION CONTROL MIX BERMS SHOULD BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM.
 3. IF THERE ARE SIGNS OF BREACHING OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, THE EROSION CONTROL MIX BERMS SHOULD BE REPLACED WITH OTHER MEASURES TO INTERCEPT AND TRAP SEDIMENT (SUCH AS A DIVERSION BERM DIRECTING RUNOFF TO A SEDIMENT TRAP OR BASIN).
 4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT.
 5. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) OF THE HEIGHT OF THE BARRIER.
 6. EROSION CONTROL MIX BERMS SHOULD BE RESHAPED OR REAPPLIED AS NEEDED.
 7. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIER IS NO LONGER REQUIRED SHOULD BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDDED.

- CONSTRUCTION SPECIFICATIONS:
1. EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF OF THE PROJECT SITE.
 2. EROSION CONTROL MIX MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS.
 3. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

4. COMPOSITION OF THE EROSION CONTROL MIX SHOULD BE AS FOLLOWS:
- A. EROSION CONTROL MIX SHALL BE A WELL GRADED MIXTURE OF PARTICLE SIZES FREE OF REFUSE, PHYSICAL CONTAMINANTS, MATERIAL TOXIC TO PLANT GROWTH AND MAY NOT CONTAIN ROCKS LESS THAN 4-INCHES IN DIAMETER;
 - B. ORGANIC MATTER = 25-65% DRY WEIGHT BASIS
 - C. PARTICLES PASSING BY WEIGHT:
- | SCREEN-PASSING BY WEIGHT: | |
|---------------------------|---------|
| 3-INCH | 100% |
| 1-INCH | 90-100% |
| 3/4-INCH | 70-100% |
| 1/4-INCH | 30-75% |
- E. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
 - F. THE MIX SHOULD CONTAIN NO SILTS, CLAYS OR FINE SANDS.
 - G. SOLUBLE SALTS CONTENT < 4.0 mmhos/cm
 - H. pH OF THE MIX SHOULD BE BETWEEN 5.0 AND 8.0
5. THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL CONTOUR.
 6. IT MAY BE NECESSARY TO CUT TALL GRASSES AND WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES IN THE BARRIER THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
 7. THE BARRIER MUST BE A MINIMUM OF 12-INCHES TALL AS MEASURED ON THE UPHILL SIDE OF THE BARRIER.
 8. THE BARRIER MUST BE A MINIMUM OF 2-FT WIDE.

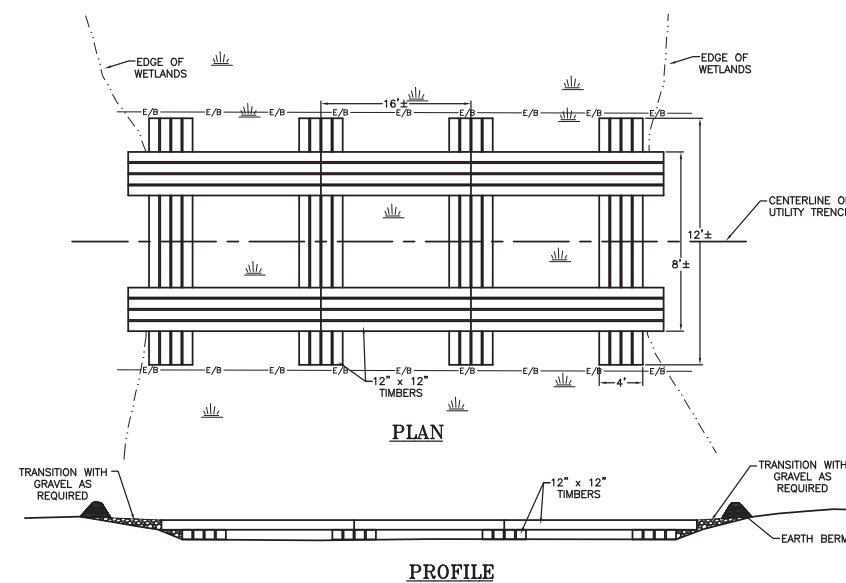
EROSION CONTROL MIX BERM DETAIL

NOT TO SCALE



TYPICAL INFILTRATION BASIN CROSS SECTION N.T.S

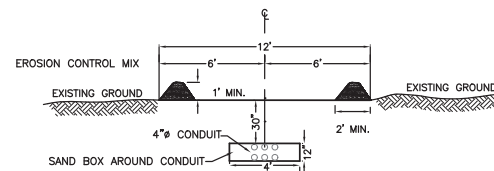
- SPECIFICATIONS:
1. LOAM AND SEED AREAS OF IMPACT USING SEED MIXTURE = A FROM NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3, TABLES 4-2 AND 4-3.
- MAINTENANCE REQUIREMENTS:
1. INSPECT PRETREATMENT MEASURES (I.E. SEDIMENT FOREBAY(S), HOODED CATCH BASINS, ETC.) AT LEAST TWICE A YEAR AND AFTER EVERY STORM GREATER THAN 2.5 INCHES OF RAIN OVER A 24-HOUR PERIOD.
 2. INSPECT INFILTRATION SURFACE BI-ANNUALLY, ONCE IN THE SPRING PRIOR TO MAY 15 AND ONCE IN THE FALL PRIOR TO OCTOBER 15.
 3. INSPECT INFILTRATION SURFACE AFTER ANY RAINFALL EVENT OF 2.5-INCHES OR GREATER IN A 24-HOUR PERIOD.
 4. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENT BASED ON INSPECTION. REPAIR AREA OF REMOVAL AS NECESSARY TO RESTORE INFILTRATION CAPACITY.
 5. PERFORM MAINTENANCE AND REHABILITATION BASED ON INSPECTIONS.
 6. REMOVE DEBRIS (IF ANY) FROM INFILTRATION BASIN INLET BASED ON INSPECTION.
 7. CONDUCT PERIODIC MOWING OF THE INFILTRATION BASIN SLOPES AND EMBANKMENTS (MINIMUM TWICE A YEAR) TO ELIMINATE WOODY GROWTH FROM THE EMBANKMENTS AND BOTTOM. MOWING THE INFILTRATION BASIN EMBANKMENTS WHEN MOWING THE REST OF THE SITE IS RECOMMENDED.
 8. IF THE INFILTRATION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL (I.E. PROFESSIONAL ENGINEER, CERTIFIED SOILS SCIENTIST, ETC.) SHALL ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE INFILTRATION FUNCTION, INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE INFILTRATION SURFACE.



- CONSTRUCTION SPECIFICATIONS:
1. PLACEMENT OF MATS SHOULD BE IN A LOCATION THAT WOULD MINIMIZE THE LENGTH NEEDED FOR CROSSING.
 2. MATS MAY BE USED TO CROSS SMALL STREAMS PROVIDED THE MAT DOES NOT DISTURB THE BED OR BANKING.
 3. WHERE POSSIBLE, MATS SHOULD BE PLACED SO THAT THEY ARE NOT OVERTOPPED WITH WATER AND EQUIPMENT CAN WORK IN THE DRY.
 4. MATS SHALL BE REMOVED FROM WETLAND AREA ONCE THE CROSSING OR MAINTENANCE ACTIVITY IS COMPLETED.
 5. MATS SHALL NOT BE PLACED SO THAT THEY RESTRICT NATURAL FLOW OF WATER.
 6. MATS THAT HAVE BEEN PLACED IN AREAS OF INVASIVE SPECIES SHALL NOT BE USED AGAIN UNTIL THEY HAVE BEEN CLEANSSED AND INSPECTED.

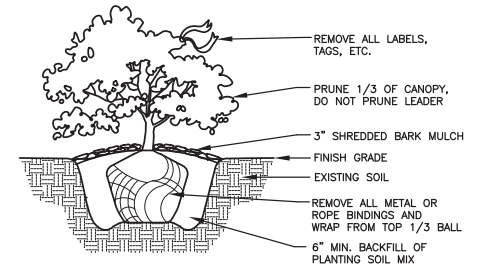
- MAINTENANCE NOTES:
1. INSPECT AFTER EACH USE LOOKING FOR ANY DEFECTS OR STRUCTURAL PROBLEMS.
 2. INSPECT FOR ANY PLANT MATERIAL LEFT ON MATS, REMOVE IMMEDIATELY.

TIMBER MAT DETAIL NOT TO SCALE



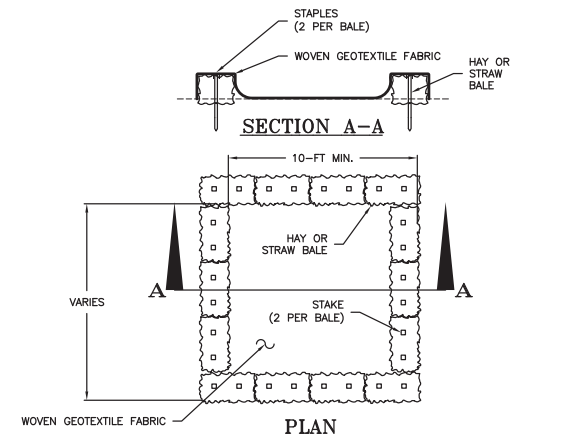
TEMPORARY WETLAND IMPACT CONSTRUCTION PATH CROSS-SECTION

- NOTES:
1. INSTALL EROSION CONTROL BERM AS SHOWN ON SHEET C-2.
 2. INSTALL TIMBER MAT AS SHOWN ON IN DETAIL.
 3. DIG TRENCH FOR UNDERGROUND CONDUIT.
 4. STOCKPILE MATERIAL ON TIMBER MAT OR WITHIN TEMPORARY IMPACT AREAS AS NEEDED.
 5. INSTALL UNDERGROUND CONDUIT 30" BELOW GRADE AND SURROUND IN SAND BOX.
 6. USE PATH FOR ALL CONSTRUCTION ACTIVITIES WITHIN THE WETLAND AND WETLAND BUFFER AREAS.
 7. RESTORE PATH TO EXISTING CONDITIONS USING NEW ENGLAND WETLAND SEED MIXTURE AT THE END OF CONSTRUCTION.



SHRUB PLANTING DETAIL

NOT TO SCALE



- CONSTRUCTION SPECIFICATIONS:
1. THE DE-WATERING AREA WILL BE CONSTRUCTED BEFORE ANY PUMPING OCCURS AT THE SITE.
 2. TEMPORARY DE-WATERING AREA TYPE, ABOVE GRADE, WILL BE CONSTRUCTED AS SHOWN ABOVE, WITH A RECOMMENDED MINIMUM LENGTH AND MINIMUM WIDTH OF 10-FT.
 3. ALTERNATIVE TO THE WOVEN GEOTEXTILE FABRIC LINER, THE CONTRACTOR CAN USE A DEWATERING (DANDY) BAG. THE DEWATERING BAG SHALL BE PLACED IN THE SAME LOCATION AND SHALL HAVE STAKED HAY BALES AROUND IT.
 4. THE DE-WATERING AREA WILL BE LOCATED AS SHOWN.
 5. GEOTEXTILE LINING WILL BE FREE OF TEARS, OR OTHER DEFECTS THAT COMPROMISE THE DURABILITY OF THE MATERIAL.
 6. CONTRACTOR SHALL USE A SLUMP PUMP SUITABLE TO LIFTING ANY GROUNDWATER FROM THE EXCAVATED AREA TO THE DEWATERING LOCATION.

- MAINTENANCE NOTES:
1. THE DE-WATERING AREAS(S) WILL BE INSPECTED DAILY TO ENSURE THAT ALL SEDIMENT IS BEING DISCHARGED INTO THE HAYBALE DAM AREA, NO TEARS ARE PRESENT AND TO IDENTIFY WHEN SEDIMENT NEED OT BE REMOVED.
 2. THE DE-WATERING AREA(S) WILL BE CLEANED OUT ONCE THE AREA IS FILLED TO 75 PERCENT OF ITS HOLDING CAPACITY.
 3. ONCE THE HOLDING CAPACITY HAS BEEN REACHED THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATION.
 4. THE GEOTEXTILE LINING WILL BE REPLACED IF TEARS OCCUR DURING REMOVAL OF SEDIMENT FROM THE DE-WATERING AREA.

DE-WATERING AREA DETAIL NOT TO SCALE

CONSTRUCTION DETAILS
TAX MAP 208, LOT 18
17 STERLING DRIVE
ROCHESTER, NH

PREPARED FOR:
PACKYS INVESTMENT
PROPERTIES LLC

OCTOBER 2022