

BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

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www.BerrySurveying.Com

February 21, 2023

City of Rochester Planning Department
33 Wakefield Street
Rochester, NH 03867

RE: Proposed Minor Subdivision
CEM 3 Holdings II LLC
146 Old Dover Road, Rochester, N.H.
N.O.D. Revision

Below please find our response to each item on the Notice of Decision, dated January 18, 2023.

- 1.) Plan Modifications:
 - a. Update the plans to include the con com recommendation that the seed mis used to restore the wetland buffer contain only native plant species: **All plans have been updated to show only native species.**
 - b. State Plane coordinates: **The project is tied to State Plane Coordinates, two survey monuments show, Northing, Easting, and Elevation.**
- 2.) Please submit an after the fact building permit for the fence and any other construction related work completed without a permit: **All permits have been applied for.**
- 3.) Current use: **After discussion with Theresa Hervey, a new current use plan has been submitted to the assessing department for review.**
- 4.) Monumentation letter: **Please find a certified monumentation letter from the surveyor along with the final plans.**
- 5.) Final Drawings: **Please find the final drawings submitted with this response letter.**

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING


Joseph N. Berry
Project manager



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

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January 29, 2023

City of Rochester Planning Department
33 Wakefield Street
Rochester, NH 03867

RE: Proposed Minor Subdivision
CEM 3 Holdings II LLC
146 Old Dover Road, Rochester, N.H.
Monumentation Letter

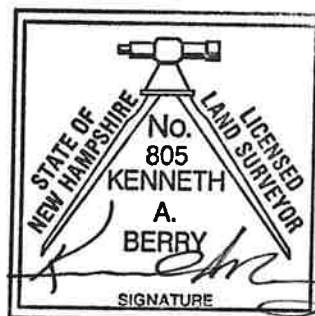
Ms. Saunders,

On behalf of CEM 3 Holdings II LLC, Berry Surveying & Engineering (BS&E) has set all required boundary monuments for the CEM 3 Holdings II LLC subdivision found at 146 Old Dover Road, Rochester, NH in accordance with the Subdivision Plan approved by the Planning Board and to be recorded at the SCRD.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING

Kenneth A. Berry, PE, LLS
VP of Technical Operations



WETLAND NOTES:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES, MAY 2022.
- 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.
- 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).

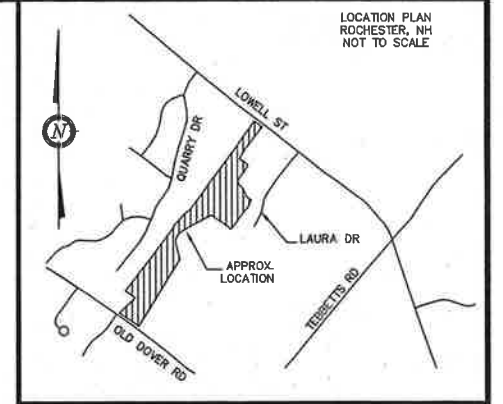


JOHN P. HAYES CWS #18

SOIL DATA:

WdA ~ WINDSOR LOAMY SAND, 0 TO 3% SLOPES
Sb ~ SAUGATUCK LOAMY SAND
SwA ~ SWANTON FINE SANDY LOAM, 0 TO 3% SLOPES
SwB ~ SWANTON FINE SANDY LOAM, 0 TO 3% SLOPES
Gsb ~ GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8% SLOPES
H/B ~ HOLLIS-GLOUCESTER FINE SANDY LOAMS, 8 TO 15% SLOPES

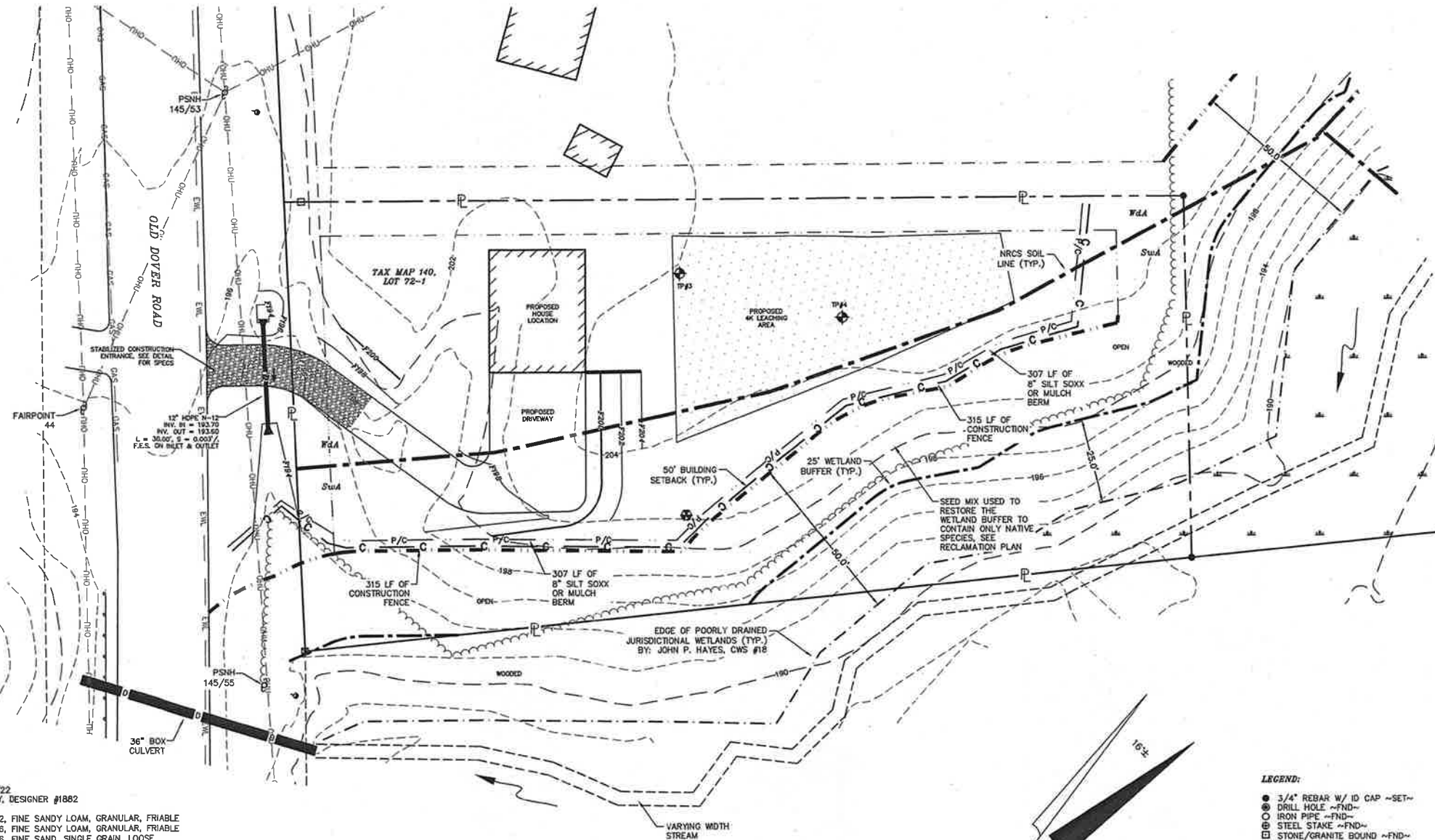
SEE NRCS/WEBB



LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE

NOTES:

- OWNER: CEM 3 HOLDINGS II LLC.
6439 IVARENE AVE.
LOS ANGELES, CA 90068-2823
- TAX MAP 140, LOT 72
- LOT AREA: 801,859 Sq. Ft., 18.41 Ac.
- S.C.R.D. BOOK 5020, PAGE 602
- 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.
- 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# - 33017002140, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- THE INTENT OF THIS PLAN IS TO SHOW THE EROSION AND CONTROL MEASURES ON LOT 72-1.



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 ~SET~
- 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

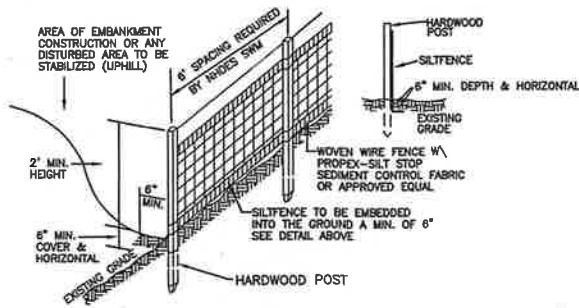
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- PERIMETER BOUNDARY LINE
- APPROXIMATE ABUTTING LOT LINE
- POORLY DRAINED WETLAND LINE
- 25' WETLAND BUFFER
- 50' WETLAND SETBACK
- STONE WALL
- STONE WALL REMAINS
- NRCS SOIL LINE & LABEL
- OVERHEAD UTILITIES
- WATER LINE
- GAS LINE
- CONSTRUCTION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

GRAPHIC SCALE



#3	1-29-23	REVISED PER N.O.D.
#2	1-4-23	REVISED CONSERVATION MIX
#1	11-30-22	SHOW CONSTRUCTION ENTRANCE
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 6" 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

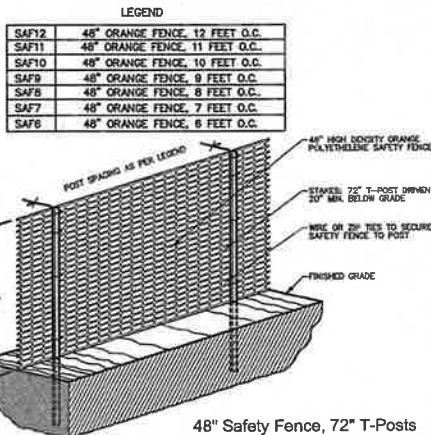
TEMPORARY EROSION CONTROL MEASURES

- 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

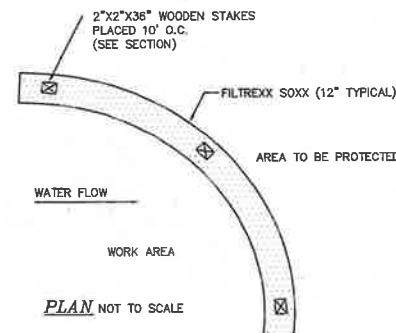
NOT TO SCALE



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 FENCE 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



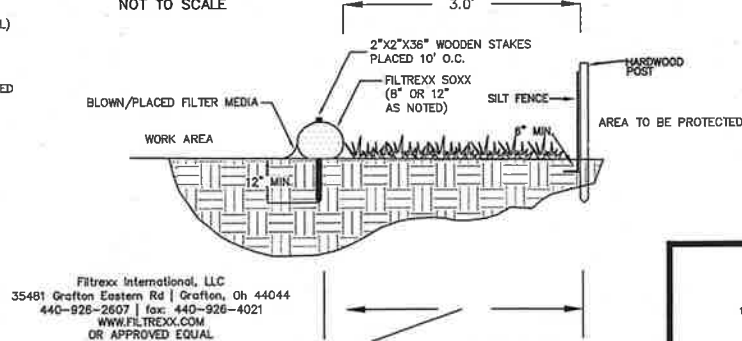
PLAN NOT TO SCALE

NOTES

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

FILTRIXX SEDIMENT CONTROL

NOT TO SCALE



SECTION NOT TO SCALE

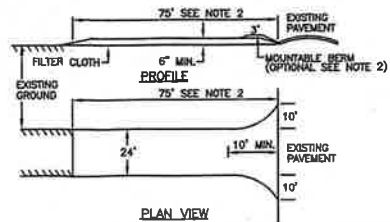
Filtrixx International, LLC
35481 Grafton Eastern Rd | Grafton, OH 44044
440-926-2607 | fax: 440-926-4021
www.filtrixx.com
OR APPROVED EQUAL

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.

E3

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



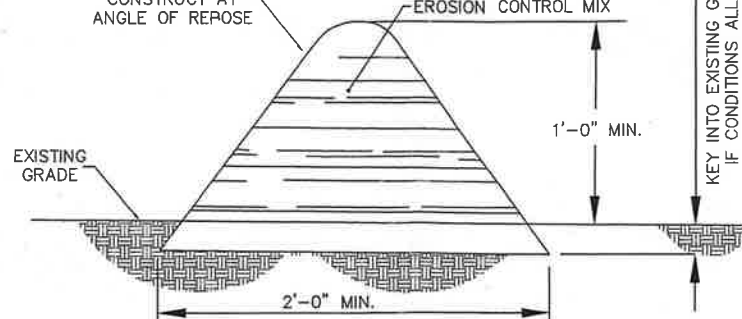
PLAN VIEW

- 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, 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 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 ENTRANCE, 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 CLOSELY AS POSSIBLE.
 - THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5X.
 - 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 bare soil shall be applied at a rate of 2.5 lbs. per 1000 sq. ft. and shall be applied prior to final grading. If permanent seeding not yet complete.

SEEDING GUIDE									
USE	SEED TYPE	SEED RATE	SEED TYPE	SEED RATE	SEED TYPE	SEED RATE	SEED TYPE	SEED RATE	SEED TYPE
1. BARE SOIL	GRASS	100 LBS. PER ACRE	LEGUMES	100 LBS. PER ACRE	GRASS	100 LBS. PER ACRE	LEGUMES	100 LBS. PER ACRE	GRASS
2. DISTURBED SOIL	GRASS	100 LBS. PER ACRE	LEGUMES	100 LBS. PER ACRE	GRASS	100 LBS. PER ACRE	LEGUMES	100 LBS. PER ACRE	GRASS
3. EXPOSED SOIL	GRASS	100 LBS. PER ACRE	LEGUMES	100 LBS. PER ACRE	GRASS	100 LBS. PER ACRE	LEGUMES	100 LBS. PER ACRE	GRASS
4. BARE SOIL	GRASS	100 LBS. PER ACRE	LEGUMES	100 LBS. PER ACRE	GRASS	100 LBS. PER ACRE	LEGUMES	100 LBS. PER ACRE	GRASS
5. DISTURBED SOIL	GRASS	100 LBS. PER ACRE	LEGUMES	100 LBS. PER ACRE	GRASS	100 LBS. PER ACRE	LEGUMES	100 LBS. PER ACRE	GRASS
6. EXPOSED SOIL	GRASS	100 LBS. PER ACRE	LEGUMES	100 LBS. PER ACRE	GRASS	100 LBS. PER ACRE	LEGUMES	100 LBS. PER ACRE	GRASS
7. BARE SOIL	GRASS	100 LBS. PER ACRE	LEGUMES	100 LBS. PER ACRE	GRASS	100 LBS. PER ACRE	LEGUMES	100 LBS. PER ACRE	GRASS
8. DISTURBED SOIL	GRASS	100 LBS. PER ACRE	LEGUMES	100 LBS. PER ACRE	GRASS	100 LBS. PER ACRE	LEGUMES	100 LBS. PER ACRE	GRASS
9. EXPOSED SOIL	GRASS	100 LBS. PER ACRE	LEGUMES	100 LBS. PER ACRE	GRASS	100 LBS. PER ACRE	LEGUMES	100 LBS. PER ACRE	GRASS
10. BARE SOIL	GRASS	100 LBS. PER ACRE	LEGUMES	100 LBS. PER ACRE	GRASS	100 LBS. PER ACRE	LEGUMES	100 LBS. PER ACRE	GRASS

SEEDING RATES

SEED TYPE	SEED RATE	SEED TYPE	SEED RATE
1. BARE SOIL	100 LBS. PER ACRE	2. DISTURBED SOIL	100 LBS. PER ACRE
3. EXPOSED SOIL	100 LBS. PER ACRE	4. BARE SOIL	100 LBS. PER ACRE
5. DISTURBED SOIL	100 LBS. PER ACRE	6. EXPOSED SOIL	100 LBS. PER ACRE
7. BARE SOIL	100 LBS. PER ACRE	8. DISTURBED SOIL	100 LBS. PER ACRE
9. EXPOSED SOIL	100 LBS. PER ACRE	10. BARE SOIL	100 LBS. PER ACRE

SEEDING SPECIFICATIONS

- SEEDING PREPARATION
 - SURFACE AND SEEDBED WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WATER LOGGING OF THE PLANTS.
 - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BEFORE 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 SEEDING 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. 1000S 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 100 LBS. PER 1,000 SQ.FT. NITROGEN (N), 100 LBS. PER ACRE OR 10 LBS. PER 1,000 SQ.FT. PHOSPHATE (P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT. POTASH (K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT. (NOTE: THIS IS THE EQUIVALENT OF 50 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. 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-1) THIS SHEET FOR APPROPRIATE SEED MIXTURES AND TABLE(E-2) THIS SHEET FOR RATES OF SEEDING. ALL LEGUMES (SPRINGWINTER, BROADFOOT TREFOIL, AND PLATYFOL) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
 - WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING 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 PRACTICES FOR MAINTAINING HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 50 LBS PER 1000 SQ. FT.
 - MAINTENANCE TO ESTABLISH A STAND
 - PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DISSEED GROWTH.
 - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ON-SITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAGE 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.

New England Conservation/Wildlife Mix

Botanical Name	Common Name	Indicator
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Desmodium canadense</i>	Showy Tick Trefoil	FAC
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Bidens frondosa</i>	Beetroot Ticks	FACW
<i>Eupatorium purpureum (Eutrochium maculatum)</i>	Purple Joe Pye Weed	FAC
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Aster pilosus (Symphyotrichum pilosum)</i>	Heath (or Hairy) Aster	UPL
<i>Solidago juncea</i>	Early Goldenrod	
PRICE PER LB. \$39.50 MIN. QUANTITY 2 LBS.	TOTAL: \$79.00	APPLY: 25 LBS./ACRE @ 2750 sq ft/lb

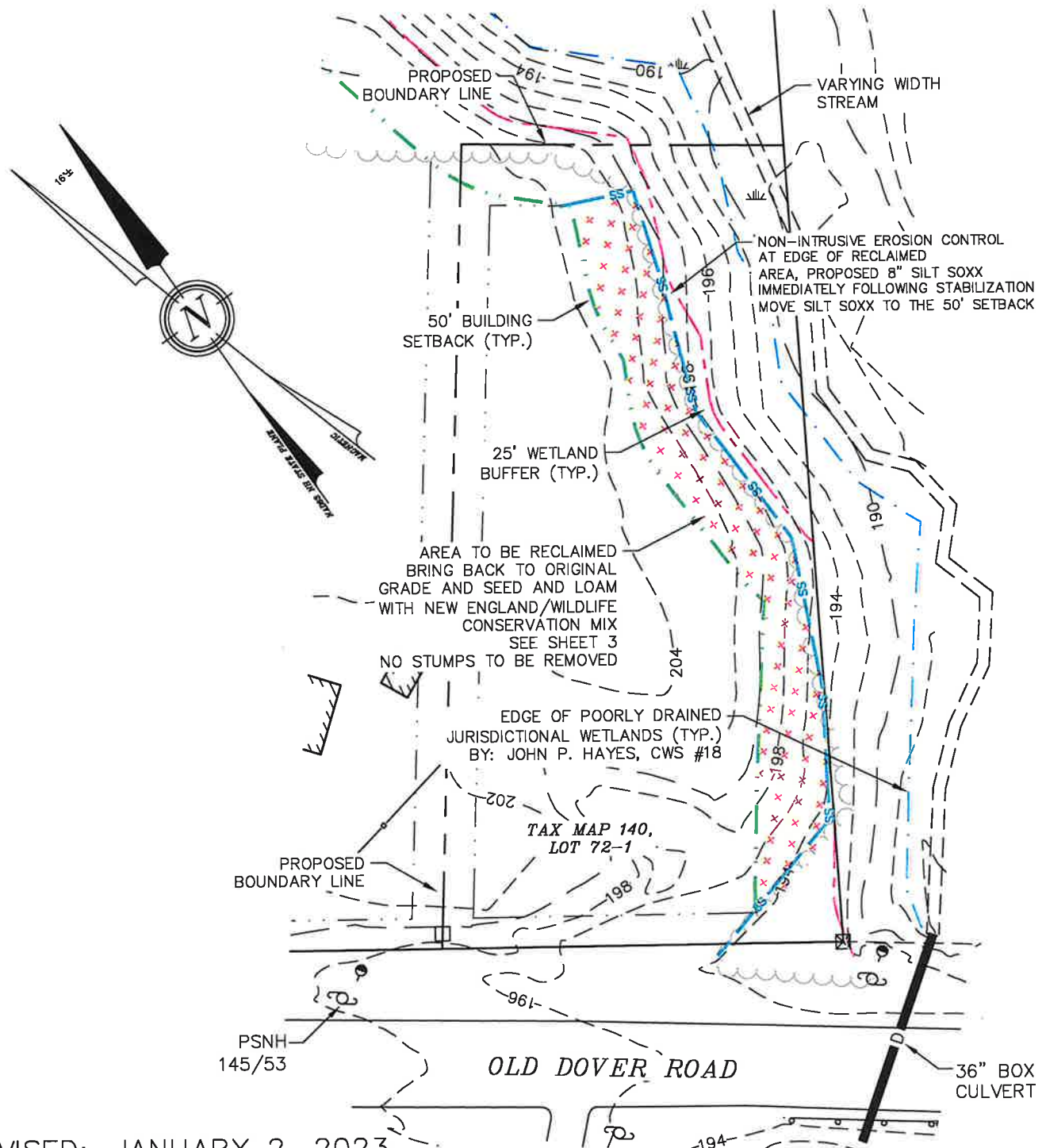
CONSERVATION MIX TO BE PROVIDED BY NEW ENGLAND WILDLAND PLANTS, INC. OR APPROVED EQUAL

REVISION	DATE	DESCRIPTION
#2	1-4-23	REVISED CONSERVATION MIX SHOW CONSTRUCTION ENTRANCE
#1	11-30-22	

STORMWATER PERMIT DETAIL
LAND OF
CEM 3 HOLDINGS II LLC
146 OLD DOVER ROAD & LOWELL STREET
ROCHESTER, N.H.
TAX MAP 140, LOT 78

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





REVISED: JANUARY 2, 2023

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

SHEET 1 OF 4

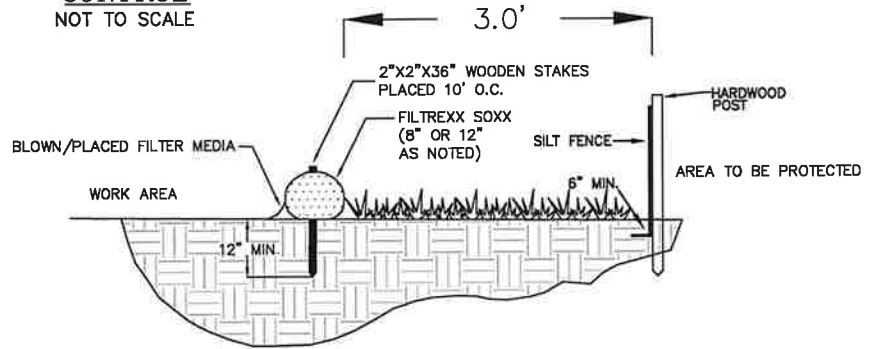
**BERRY & SURVEYING
& ENGINEERING**
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 50 FT.

DATE : NOVEMBER 28, 2022

FILE NO. : DB 2022-038

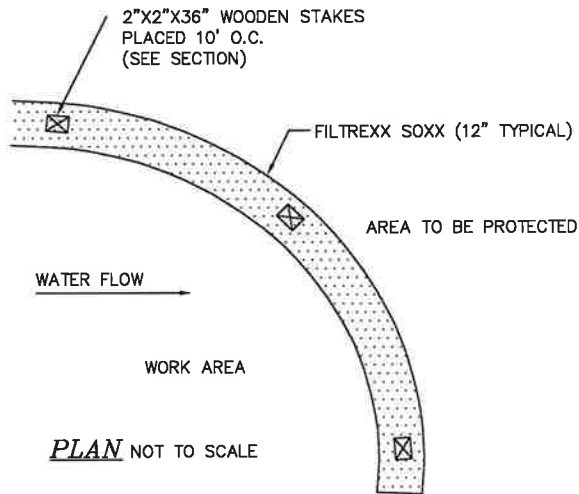
**FILTREXX SEDIMENT
CONTROL**
NOT TO SCALE



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 REQUIRMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. SILTSOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
5. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIRMENTS OF THE SPECIFIC APPLICATION.
6. FILTREXX SOXX IS A REGISTERED TRADEMARK OF FILTREXXIN TERNATIONAL, 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

REVISED: JANUARY 2, 2023

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

SHEET 2 OF 4

**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

New England Conservation/Wildlife Mix

Botanical Name	Common Name	Indicator
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
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<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Desmodium canadense</i>	Showy Tick Trefoil	FAC
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
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<i>Eupatorium purpureum (Eutrochium maculatum)</i>	Purple Joe Pye Weed	FAC
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Aster pilosus (Symphyotrichum pilosum)</i>	Heath (or Hairy) Aster	UPL
<i>Solidago juncea</i>	Early Goldenrod	

PRICE PER LB. \$39.50 MIN. QUANTITY 2 LBS. TOTAL: \$79.00

APPLY: 25 LBS/ACRE :1750 sq ft/lb

CONSERVATION MIX TO BE PROVIDED BY NEW ENGLAND
WETLAND PLANTS, INC. OR APPROVED EQUAL

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.

REVISED: JANUARY 2, 2023

CONSERVATION MIX
CEM 3 HOLDINGS II LLC
OLD DOVER ROAD
ROCHESTER, N.H.

TAX MAP 140, LOT 72-1

SHEET 3 OF 4

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	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	FAIR	EXCELLENT	POOR
	E	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	FAIR	GOOD	GOOD	EXCELLENT
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	F	FAIR	EXCELLENT	EXCELLENT	2/
	G	FAIR	EXCELLENT	EXCELLENT	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.

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	15	0.35
OR		
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	24	0.55
CREeping RED FESCUE	24	0.55
BIRDS FOOT TREFOIL	24	0.55
TOTAL	72	1.65
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 1/2	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.80

*
RECOMMENDED

1. 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.

2. 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 FLAT PEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
- WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.

3. 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.
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- TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.

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REVISED: JANUARY 2, 2023

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

SHEET 4 OF 4

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT RD.
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