

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

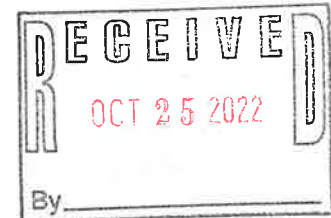
P.O. Box 249
Continental Blvd. (03867)
Rochester, NH 03866-0249
Phone (603) 335-3948
www.norwayplains.com



P. O. Box 268
31 Mooney St.
Alton, NH 03809
Phone & Fax (603) 875-3948

October 24, 2022

Ryan O'Connor, Chief Planner
Planning Department
City of Rochester
33 Wakefield Street
Rochester, NH 03867



Re: Site Plan Amendment and Conditional Use Applications for Packys Investment Properties, LLC; 17 Sterling Drive, Map 208, Lots 18.

Dear Mr. O'Connor:

On behalf of Packys Investment Properties, LLC, we hereby submit plans and applications for a proposed site plan amendments at their 17 Sterling Drive property. The parcel, Tax Map 208, Lot 18 comprising of 6.67 acres is located within the Granite Ridge Development (GRD) zoning district and Wetland Conservation Overlay, Aquifer Protection and Flood Hazard Overlay districts.

The site received Non-residential Site Plan approval from the Planning Board on January 4, 2021 for the construction of four (4) self-storage buildings with 11 solar trackers. Please refer to case 208-18-GRD-21. The site was started construction later in 2021 and was finished in May 2022. Jurisdictional wetlands on the property were delineated by Joseph Noel, CWS, in August of 2022.

The applicant would like to proceed with the installation of thirteen (13) additional solar tracker on the property. Four (4) trackers will be placed on the westerly side of the parking lot at the toe of the existing slope. The other nine (9) trackers are proposed at the northern end of the development. Three (3) trackers will be placed within the existing stormwater management system, three (3) will be installed at the edge of the existing Utility and Drainage easement, and the last three (3) will be installed within the wetlands.

In addition to the thirteen (13) trackers, the applicant will install a narrow maintenance path to these trackers to allow for the initial construction and for infrequent maintenance times. Two small culverts will be placed along path to maintain the existing hydrology of the existing drainage flows. This path will be loamed and seeded over the top of a gravel sub-base. A New England Wetlands seed mix will be applied to closely match the existing native vegetation. All utilities to these trackers will be installed underground.

Lastly, the owner is proposing to have a gate with key pad installed near the entrance to the self-storage building. This gate is being installed to limit the number of unauthorized vehicles into the facility and to provide additional information on the tenants entering and exiting the facility. At this time frame, the

owner is not proposing any security fencing, just a lever gate at the entrance. The gate will be positioned such to not impact the City of Rochester Department of Public Works ability to have access to the municipal sewer pump station located on the property.

The proposed tracker and maintenance path will have an insignificant impacts to the overall stormwater management system. The tackers have a very small impervious footprint, which is approximately 3 square feet per concrete pier. The solar tracker are made up from smaller panels which does not concentrate the stormwater runoff due to the gaps around the panels and the movement of the trackers. The maintenance paths will be loamed and seeded, thus not increasing the impervious surfaces.

With a portion of the site work and installation of the trackers located within the Conservation Overlay District and within the wetlands, a Conditional Use Permit is required. As noted above, the proposal will have insignificant impacts to the natural resources, while providing clean renewable energy. Please find the attached CUP application with the Amendment to an Approved Project application.

A NHDES Wetlands Permit will be submitted to allow for the temporary impacts during the construction of the trackers and for the permanent impacts associated with two-foot diameter concrete pier and for the 6-foot wide maintenance path.

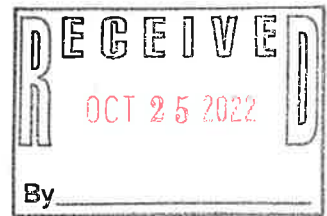
We look forward to discussing this project with staff and the Planning Board. Thank you for your consideration Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Scott A. Lawler". The signature is fluid and cursive, with a large initial "S" and "L".

By:
Scott A. Lawler, PE, Project Engineer

cc: Packys Investment Properties, LLC



Amendment to Approved Project
City of Rochester, New Hampshire

Case # 208-18-GRD-21 Property Address 17 Sterling Drive

Type of project: Site Plan ☒; Subdivision ☐; Lot Line Adjustment ☐; Other ☐

Project name Proposed Self Storage

Date of original Planning Board approval January 4, 2021

Description of amendment The proposal is to install 13 additional solar trackers on the property.

Would this affect a wetland or wetland buffer or require a conditional use? Yes ☒ No ☐

Applicant Name: Packys Investment Properties LLC

Mailing Address: PO Box 77, Farmington, NH 03835

Phone Number: 603-765-9101 Email Address: packyc@rsarealty.com

Please note: There is a \$125.00 fee for amendments. They are reviewed by the Planning Board and a public hearing is held. Abutters must be renotified by the applicant. The applicant must submit any supplementary materials necessary to explain and support the amendment, such as a narrative and plans. This form, the abutter's list, the fee, and other necessary materials must be submitted by the applicable deadline date.

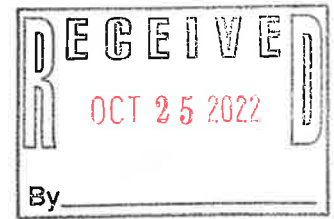
Name of applicant or agent filling out this form Scott Lawler, PE; Norway Plains Associates, Inc.

Please check box: Applicant ☒ Agent ☐

Signature of person completing form: [Signature] Date: 10/21/2022

Signature of property owner (if different): [Signature] Date: 10/24/2022

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



Date: 10/21/2022

Property information

Tax map #: 208; Lot #(s): 18; Zoning district: GRD

Property address/location: 17 Sterling Drive

Name of project (if applicable): Proposed Solar Trackers

Property owner

Name (include name of individual): Packys Investment Properties LLC; Packy Campbell

Mailing address: PO Box 77, Farmington, NH 03835

Telephone #: 603-765-9101 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): Norway Plains Associates, Inc.; Scott Lawler, PE

Mailing address: PO Box 249, Rochester, NH 03866

Telephone #: 603-332-3948 Fax #: _____

Email address: slawler@norwayplains.com Professional license #: 10026

Proposed Project

Please describe the proposed project: Installation of 13 solar trackers on the parcel. Three will be located within the wetland, three within the wetland buffer and four along the existing paved driveway. A maintenance road will be constructed partially in the buffer and into the wetland maintain access to the tracking panels for routine annual maintenance.

Please describe the existing conditions: The site is developed as a self storage facility with multiple solar trackers located within the buildings.

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 construction within the COD is essential to the productive use of the land. Of the overall parcels acreage of 6.67 acres, almost 50% (3.26 acres) is located within the wetlands or Conservation Overlay District. The proposed trackers is an extremely low impacted use that provides clean energy.

(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.

Construction of the solar trackers is mostly temporary, whereas most of the impacted areas are restored to existing conditions. The maintenance path will be constructed in a manner to avoid impervious surfaces.

(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.

The solar trackers need to maintain a separation of approximately 65 feet between them to avoid shadows and reducing their effectiveness. The proposed trackers have been placed such to limit the impacts within the COD to the extent possible.

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

The proposed solar trackers provide clean renewable energy for the facility and the owners of the property. Placing the solar trackers within the COD is increasing the ability to produce energy without impacting the natural resources.

(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.

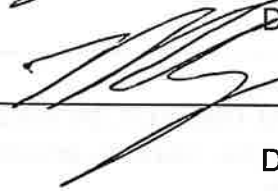
Submission of application

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:

[office use only]

Name of project

Case #

Recommendation:

- ☐ Approval
- ☐ Approval with conditions
- ☐ Denial

Comments/recommended conditions:

Conservation Commission

date

Planning Department

date

LAND SURVEYORS



CIVIL ENGINEERS



CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

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
- EXISTING SOLAR TRACKER
- PROPOSED SOLAR TRACKER

TAX MAP 208, LOT 17
KELLEY KATHLEEN & ROBERT J TORR
214 BLACKWATER ROAD
DOVER, NH 03820-8711
"VACANT"

FEMA FLOOD
ZONE LINE

TAX MAP 208, LOT 18-2
ELLIOTT BAY HEALTHCARE REALTY LLC
617 EASTLAKE AVENUE E SUITE 305
SEATTLE, WA 98109-5682
"MEDICAL OFFICE FACILITY"

TAX MAP 208, LOT 18-1
PACKY'S INVESTMENT PROPERTIES LLC
PO BOX 77
FARMINGTON, NH 03835
"VACANT"

TAX MAP 208, LOT 8
RALPH W TORR REVOCABLE TRUST OF 2000
& PAULINE TORR REVOCABLE TRUST OF 2000
283 CHESTNUT HILL ROAD
ROCHESTER, NH 03607-5107
"VACANT"

TAX MAP 216, LOT 14-1
MERRICK E & DOLORES A LANE
12 LITTLE FALLS BRIDGE ROAD
ROCHESTER, NH 03607-4307
"RESIDENTIAL"

TAX MAP 216, LOT 13
STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION
PO BOX 483
CONCORD, NH 03301
"RECREATIONAL"



LOCUS MAP

NTS

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

REFERENCE PLAN

- 1) "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.
- 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 SORD 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 SORD PLAN 94-28.

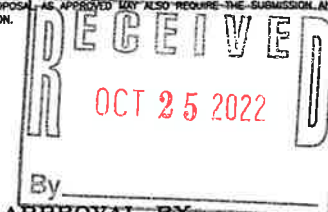
31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

- ### GENERAL SITE PLAN NOTES
1. 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.
 2. THIS PARCEL IS LOCATED IN THE GRANITE RIDGE DEVELOPMENT (GRD) ZONE, THE AQUIFER PROTECTION OVERLAY DISTRICT (APOD), THE FLOOD HAZARD OVERLAY DISTRICT (FHO) AND THE WETLAND CONSERVATION OVERLAY DISTRICT.
 3. TOTAL PARCEL AREA: LOT 18-0 = 8.67 ACRES OR 290,545 SQUARE FEET
 4. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FEATURES ON THE LOT.
 5. THE LOT IS SERVICED BY CITY SEWER AND WATER.
 6. 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
MIN-WAREHOUSE:
FRONT = 100'
SIDE = 75' (IF ABUTTING RESIDENTIAL PROPERTY)
REAR = 75' (IF ABUTTING RESIDENTIAL PROPERTY)
CONSERVATION OVERLAY DISTRICT: 50' SETBACK
7. ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS AND NOV028
8. 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.
9. WETLANDS DELINEATION WAS COMPLETED BY DAMON E. BURR, CWS IN MAY OF 2020.
10. SOIL SERIES TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICE:
• H8B - HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES
• H8C - HINCKLEY LOAMY SAND, 8 TO 15 PERCENT SLOPES
• H8E - HINCKLEY LOAMY SAND, 15 TO 80 PERCENT SLOPES
• R8 - RUNNEY FINE SANDY LOAM
11. FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03607, (603) 335-1338.
12. 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.
13. 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.
14. SNOW SHALL NOT BE PILED 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.
15. ALL OUTSIDE CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS RESTRICTED TO THE HOURS OF 7:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 5:00 P.M. SATURDAY.
16. 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.
17. 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.

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 VIOLATION FROM THE PROPOSED AS APPROVED MAY ALSO REQUIRE THE SUBMISSION AND APPROVAL OF A NEW SITE REVIEW APPLICATION.

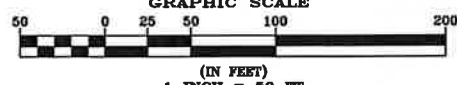


FINAL APPROVAL BY ROCHESTER PLANNING BOARD

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

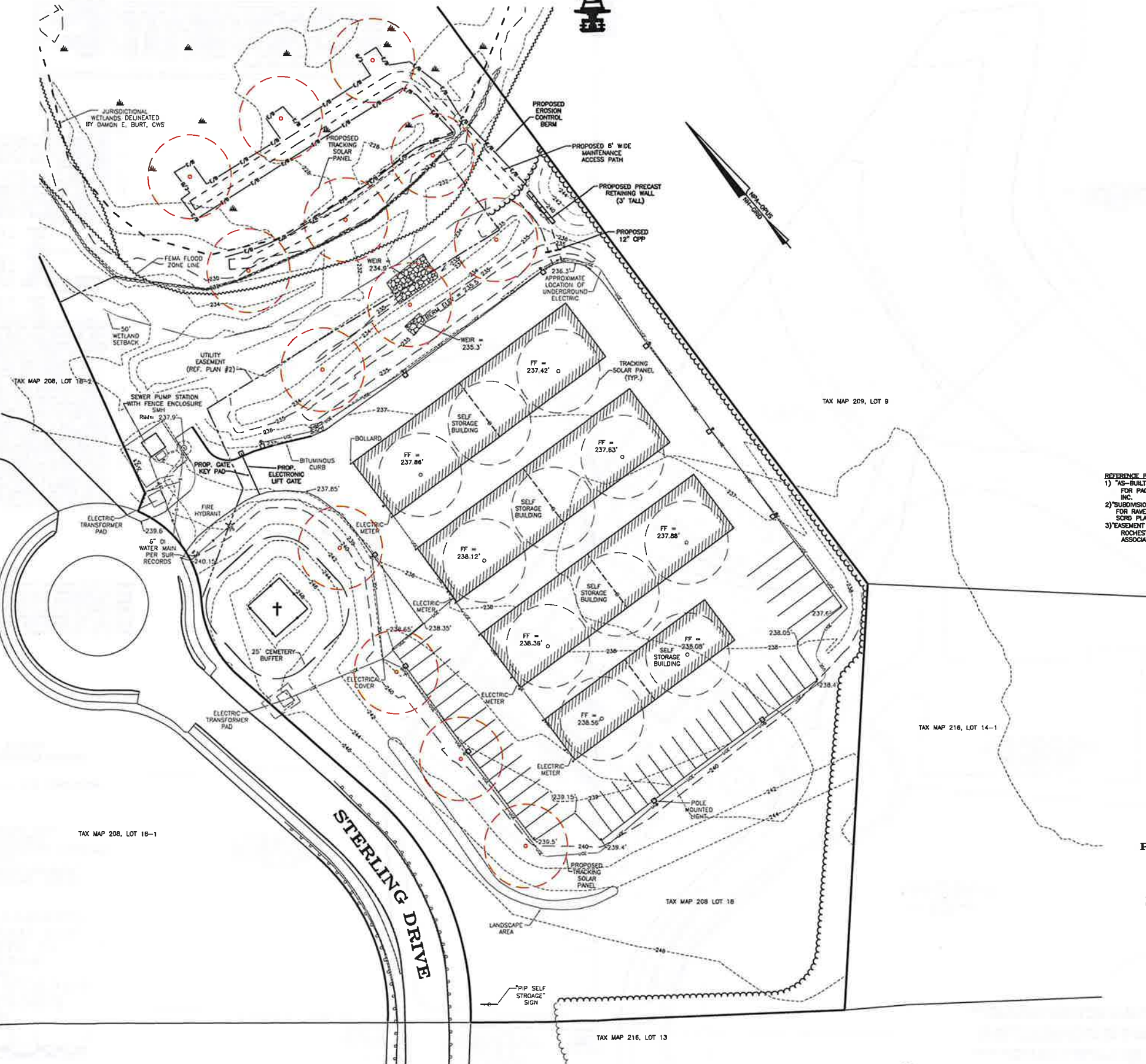


2 Continental Blvd., Rochester, N.H. 603-335-3948

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 SOLAR TRACKER



REFERENCE PLAN
 1) "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.
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 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.

TAX MAP 208, LOT 18
 OWNER OF RECORD:
 PACKY'S 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:
 PACKY'S INVESTMENT PROPERTIES LLC

OCTOBER 2022
 GRAPHIC SCALE



(IN FEET)
 1 INCH = 30 FEET

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

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

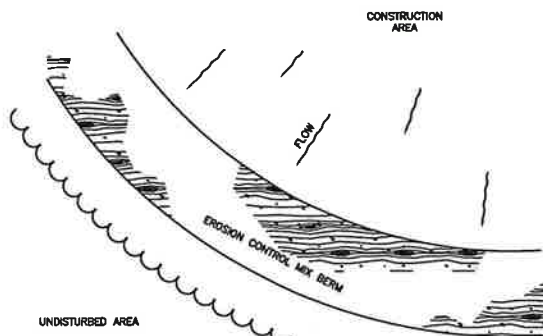
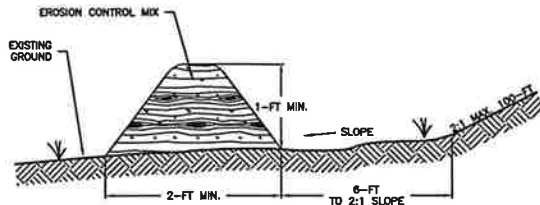


LOCUS MAP
 NTS

**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.

**EROSION CONTROL MIX BERM CROSS-SECTION****EROSION CONTROL MIX BERM CROSS-SECTION**

- MAINTENANCE REQUIREMENTS:**
1. EROSION CONTROL MIX BERM SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
 2. EROSION CONTROL MIX BERM 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 BERM 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 BERM 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 SEEDED.

- 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 CONSTRUCTION, AND MAY INCLUDE SHREDDED BARK, STUMP GRONINGS, 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.

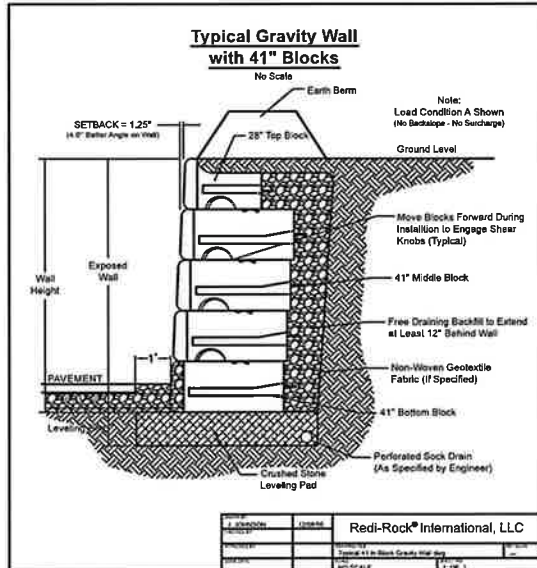
- COMPOSITION OF THE EROSION CONTROL MIX SHOULD BE AS FOLLOWS:**
- A. EROSION CONTROL MIX SHALL BE A WELL-GRADED MIXTURE OF PARTICLE SIZES FREE OF REFUSE, PHYSICAL CONTAMINANTS, MATERIAL TOXIC TO PLANT GROWTH AND MAY NOT CONTAIN ROCKS LESS THAN 4-INCHES IN DIAMETER.
 - B. ORGANIC MATTER = 25-65% DRY 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.

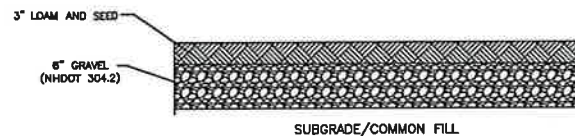
EROSION CONTROL MIX BERM DETAIL

NOT TO SCALE

**TYPICAL 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.

**MAINTENACNE PATH CROSS-SECTIONS**

NOT TO SCALE

- NOTES:
1. REMOVE TOP SOIL AND SUBSOIL TO 1-FOOT BELOW EXISTING GRADE.
 2. PLACE GRAVEL IN MAXIMUM 4 INCH LIFTS. COMPACT TO 95% MAXIMUM PROCTOR DENSITY.
 3. PLACE 3" LOAM AND SEED OVER GROUND.
 4. SEED SHALL BE NEW ENGLAND WETLAND SEED MIXTURE.
 5. ALL ELECTRICAL CONDUIT SHALL BE PLACED UNDER MAINTENANCE PATH.

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

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

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 DETAILS
TAX MAP 208, LOT 18
17 STERLING DRIVE
ROCHESTER, NH
PREPARED FOR:
PACKYS INVESTMENT
PROPERTIES LLC

OCTOBER 2022

C-3