

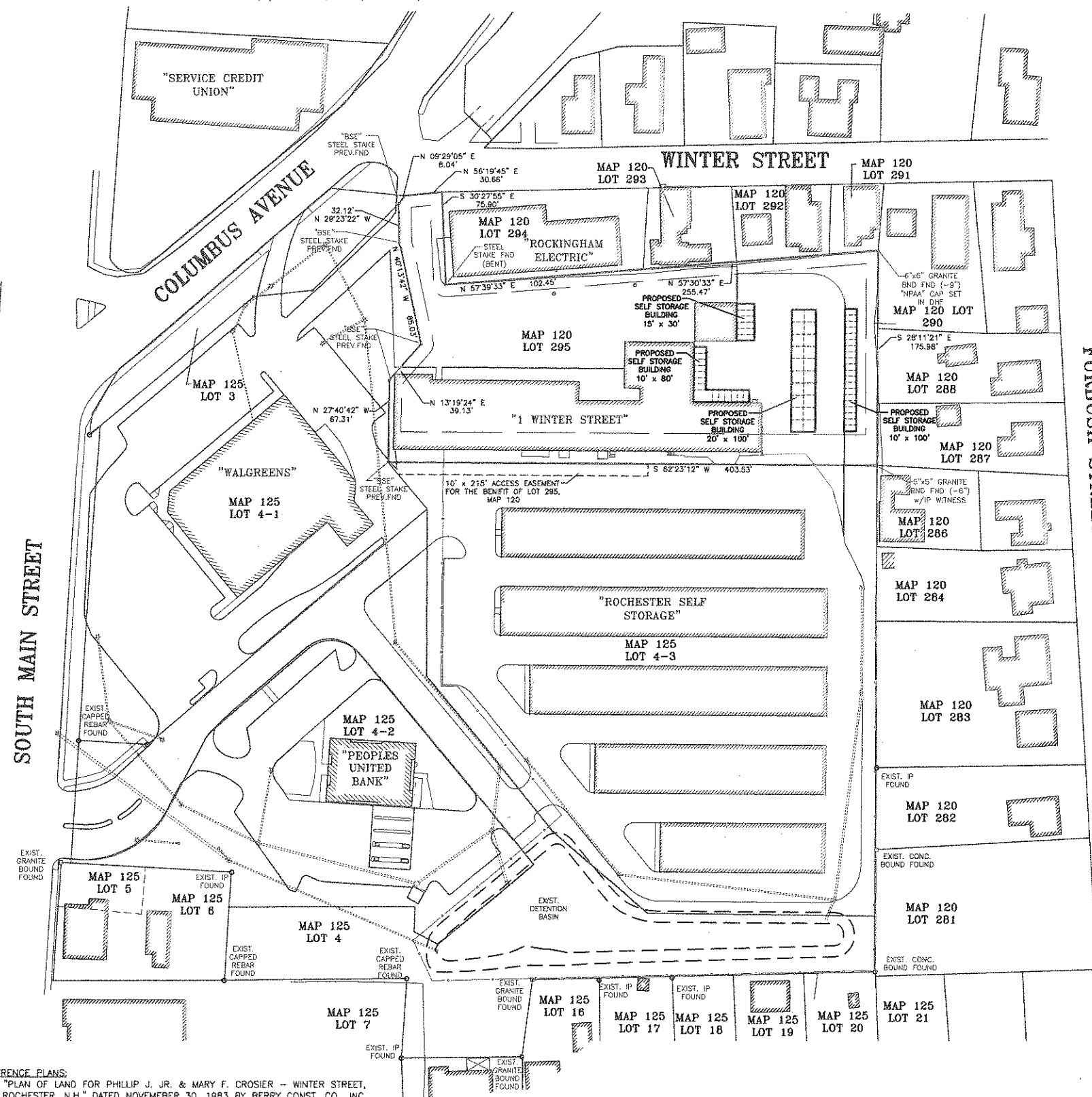


CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN 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
UTILITY POLE
MONUMENT
PROPERTY LINE
BUILDING SETBACK LINE



MAP 120 LOT 286 ROSLEA REALTY TRUST c/o BRAIN P. CASSIDY; 1 WINTER STREET, UNIT 3; ROCHESTER NH 03867
MAP 120 LOT 287 SUZANNE C. EVARD AND SHANNON BARRY; 4 FURBUSH STREET, ROCHESTER, NH 03867
MAP 120 LOT 288 ALBERT N. & CAROL A. TRUDEL AND JOHN J. BOBER; 35 CROWN POINT ROAD, ROCHESTER, NH 03867
MAP 120 LOT 289 RICHARD S. & CHARLOTTE M. HUBBARD; 27 WINTER STREET, ROCHESTER, NH 03867
MAP 120 LOT 291 ADAM N. KEYSER AND JILLEY S. FOWLER; 23 WINTER STREET, ROCHESTER, NH 03867
MAP 120 LOT 292 RONALD J. YOUNG; 21 WINTER STREET, ROCHESTER, NH 03867
MAP 120 LOT 293 MJC SEACAST VENTURES; 22 LLC; PO BOX 39; NEW HAMPTON, NH 03256
MAP 120 LOT 294 ROCKINGHAM/CLIFFORD ASSOCIATES LTD PARTNERSHIP; 437 SHATTUCK WAY, NEWINGTON, NH 03801
MAP 125 LOT 3 CITY OF ROCHESTER; 31 WAKEFIELD STREET, ROCHESTER, NH 03867
MAP 125 LOT 4-1 ROCHESTER-WG-COLUMBUS & MAIN LLC, STORE #3520; PO BOX 901; DEERFIELD, IL 60015
MAP 125 LOT 4-3 ROCHESTER LOT TWO COLUMBUS & MAIN LLC, c/o REALTY ACQUISITIONS; PO BOX 284; STRATHAM NH 03885



- GENERAL SITE PLAN NOTES:
- THIS PARCEL IS LOCATED IN INDUSTRIAL 3 (I3) ZONE AND SPECIAL DOWNTOWN DISTRICT.
 - ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
 - THESE PLANS SHOW ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THESE PLANS, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
 - DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
INDUSTRIAL 3 (I3) ZONE:
MINIMUM LOT SIZE = 20,000 SQUARE FEET (WITH WATER AND SEWER)
MINIMUM LOT FRONTAGE = 100 FEET
MINIMUM YARD SETBACK:
FRONT = 25 FEET
SIDE = 10 FEET
REAR = 25 FEET
MAXIMUM LOT COVERAGE = 60%
 - PARCEL IS NOT LOCATED WITHIN ZONE A (100 YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #33017502160.
 - PARCEL 4-3 MAP 125 IS SUBJECT TO A 10' X 215' ACCESS EASEMENT FOR THE BENEFIT OF LOT 295, MAP 120 AS SHOWN. SEE REFERENCE PLAN #1.
 - ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS.
 - SOIL TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICES SOILS SURVEY. WDA - WINDSOR LOAMY SAND 0-3% SLOPES.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT PROPOSED 4,300 SQUARE FOOT OF SELF STORAGE UNIT BUILDINGS.
 - FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03867, (603) 335-1338.
 - ALL CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS NOT RESTRICTED.
 - DURING ALL PHASES OF CONSTRUCTION DUST SHALL BE PREVENTED FROM BECOMING A SAFETY OR HEALTH HAZARD BY THE IMPLEMENTATION OF ACCEPTED CONTROL METHODS SUCH AS WATERING.
 - THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF ANY OFF-SITE IMPACTS ARE FOUND DURING CONSTRUCTION.
 - ALL PROPOSED UTILITIES TO THE NEW BUILDINGS MUST BE UNDERGROUND.
 - 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 THE ACCESS REQUIREMENTS. 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.
 - ALL GATED ACCESS WAYS SHALL HAVE KNOX BOX LOCATED NEARBY.
 - NO SNOW SHALL BE PILED HIGHER THAN 6 FEET OR WITHIN 10 FEET OF THE STOCKADE FENCE.

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.

RECEIVED
AUG 18 2011

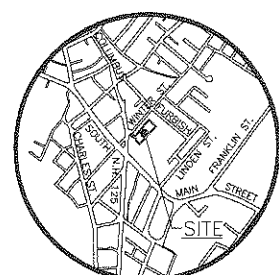
TAX MAP 120, LOT 295
TOTAL PARCEL AREA:
1.50 ACRES
OWNER OF RECORD:
HARDWARE CONDO ASSOCIATION
c/o ROSLEA REALTY TRUST
1 WINTER STREET, UNIT 2
ROCHESTER, NH 03867
SCRD BK 1545, PG 0518

OVERALL SITE PLAN
WINTER STREET
ROCHESTER, NH
PREPARED FOR:
ROCHESTER SELF STORAGE
SCALE: 1" = 50'
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 INCH = 50 FT.
MAY 2011

| SHEET INDEX | | | |
|-------------|-----|---------------------------|----------|
| SHEET | C-1 | OVERALL SITE PLAN | 1" = 60' |
| SHEET | C-2 | SITE LAYOUT PLAN | 1" = 30' |
| SHEET | C-3 | GRADING AND DRAINAGE PLAN | 1" = 30' |
| SHEET | C-4 | CONSTRUCTION DETAILS | AS SHOWN |

- REFERENCE PLANS:
- "PLAN OF LAND FOR PHILLIP J. JR. & MARY F. CROSIER - WINTER STREET, ROCHESTER, N.H." DATED NOVEMBER 30, 1983 BY BERRY CONST. CO., INC. RECORDED AT STRAFFORD COUNTY REGISTRY OF DEEDS, PLAN 24-145.
 - "SUBDIVISION OF LAND - ROCHESTER N.H. - FOR BOND REALTY CORPORATION" DATED NOV. 1995 BY NORWAY PLAINS ASSOCIATES, INC. - RECORDED AT STRAFFORD COUNTY REGISTRY OF DEEDS, PLAN #47-59.
 - "CONDOMINIUM SITE PLAN - LOT 2 - COLUMBUS & MAIN CONDOMINIUM - SOUTH MAIN STREET - ROCHESTER N.H. FOR LOT 2 - COLUMBUS & MAIN L.L.C." DATED AUG. 1996 BY NORWAY PLAINS ASSOCIATES, INC.
 - "OVERALL SITE PLAN - SOUTH MAIN STREET & COLUMBUS AVENUE - ROCHESTER, NH FOR ROCHESTER SELF STORAGE" DATED APRIL 2000 BY NORWAY PLAINS ASSOCIATES, INC.

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____
SIGNED BY _____ DATE _____
NAME POSITION



LOCATION MAP
NOT TO SCALE

FILE NO. 159
PLAN NO. C-
DWG. NO. 11064/SP-1
P.B. NO. "33" 865

WINTER STREET

TAX MAP 125
LOT 3

TAX MAP 120
LOT 294

TAX MAP 120
LOT 293

TAX MAP 120
LOT 292

TAX MAP 120
LOT 290

TAX MAP 120
LOT 288

TAX MAP 120
LOT 287

TAX MAP 120
LOT 286

TAX MAP 120, LOT
295
TOTAL PARCEL AREA:
1.50 ACRES
OWNER OF RECORD:
HARDWARE CONDO
ASSOCIATION
c/o ROSLEA REALTY
TRUST
1 WINTER STREET; UNIT 2
ROCHESTER, NH 03867
SCRD BK 1545, PG 0518

PROPOSED SITE PLAN
WINTER STREET
ROCHESTER, NH
PREPARED FOR:

ROCHESTER SELF STORAGE

SCALE: 1" = 20' MAY 2011
GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FT.

-2

TAX MAP 125
LOT 4-1

EXISTING BUILDING
(WALGREENS)

LEGEND

| N 13°19'24" E 39.13' | PROPERTY LINE |
|-------------------------|-----------------------------|
| | BUILDING SETBACK LINES |
| | EXISTING STOCKADE FENCE |
| | EXISTING CHAINLINK FENCE |
| | EXISTING DRAIN LINE |
| | EXISTING OVERHEAD WIRES |
| | EXISTING UTILITY POLE |
| | EXISTING CATCH BASIN |
| | EXISTING MONUMENTS |
| | PROPOSED OVERHEAD WARES |
| | PROPOSED UTILITY POLE |
| | PROPOSED WALL MOUNTED LIGHT |

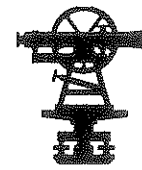
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FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____
DATE _____
SIGNED BY _____ / _____ DATE _____
NAME POSITION

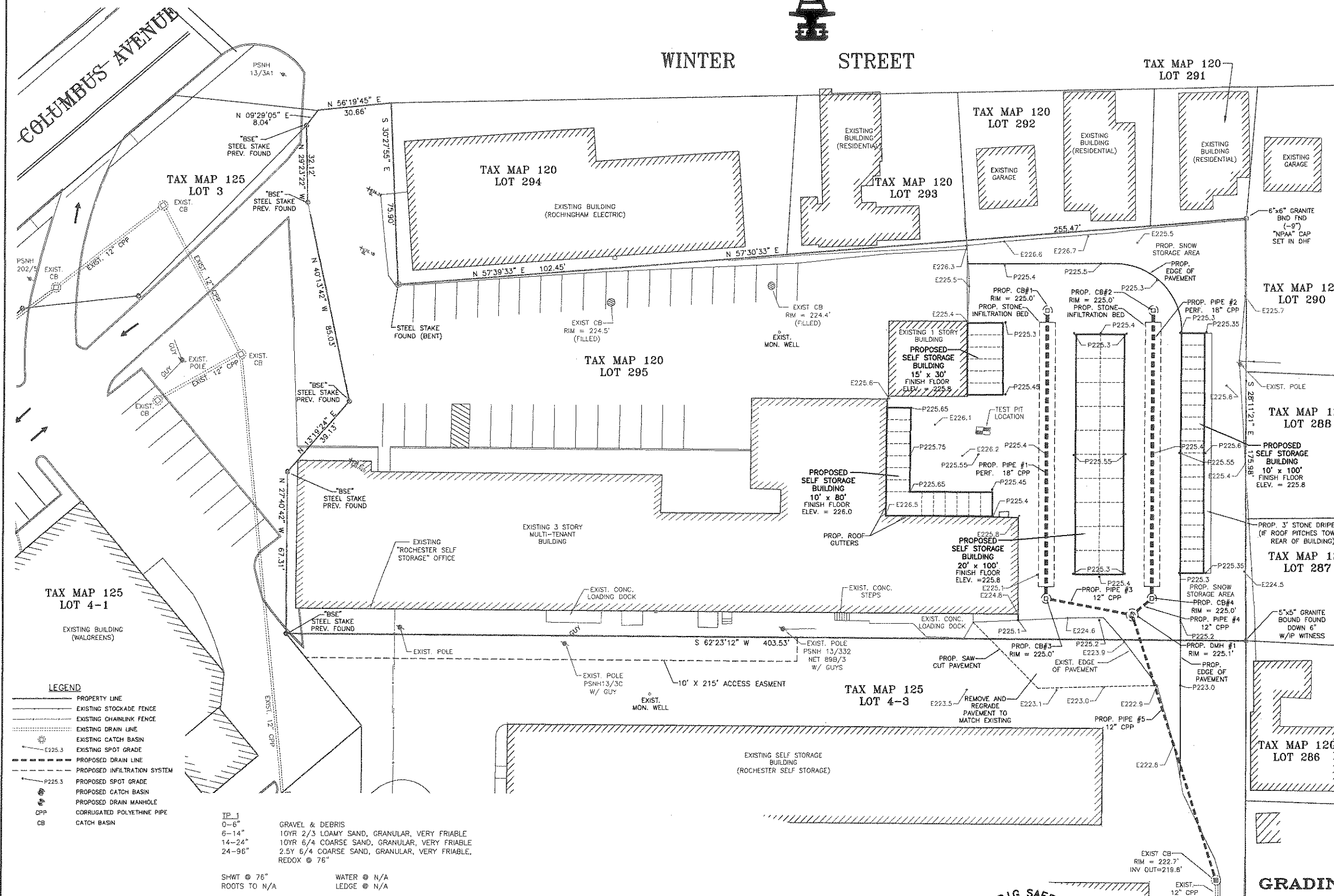


FILE NO. 159
PLAN NO. C-
DWG. NO. 11064\SP-1
F.B. NO. "33" 865

NORWAY PLAINS ASSOCIATES, INC.



WINTER STREET



DRAINAGE SYSTEM TABLE

| STRUCTURE | PIPE |
|---|--|
| PROP. CB #1 RIM = 225.0' INV. OUT = 221.5' PROP. PIPE #1* | PIPE #1 18" PERF. CPP L=116' S = 0.0% |
| PROP. CB #2 RIM = 225.0' INV. OUT = 221.5' PROP. PIPE #2* | PIPE #2 18" PERF. CPP L=116' S = 0.0% |
| PROP. CB #3 RIM = 225.0' INV. IN = 221.0' PROP. PIPE #1* | PIPE #3 12" CPP L=32' S = 0.6% |
| PROP. CB #4 RIM = 225.0' INV. IN = 221.0' PROP. PIPE #2* | PIPE #4 12" CPP L=32' S = 2.5% |
| PROP. CB #5 RIM = 225.0' INV. IN = 221.0' PROP. PIPE #3* | PIPE #5 12" CPP L=110' S = 1.0% |
| PROP. DMH #1 RIM = 225.1' INV. IN = 221.8' PROP. PIPE #3 | |
| PROP. DMH #2 RIM = 225.1' INV. IN = 221.8' PROP. PIPE #4 | |
| EXIST. CB RIM = 222.7' INV. IN = 219.9' PROP. PIPE #5 | |
| EXIST. CB RIM = 222.7' INV. OUT = 219.8' EXIST. PIPE | |

- DRAINAGE STRUCTURE NOTES:**
- DRAINAGE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON SHEET C-7.
 - ALL CORRUGATED PLASTIC PIPE (CPP) USED SHALL BE DUAL WALLED HIGH DENSITY POLYETHYLENE.
 - ALL MATERIALS SHALL BE AS SPECIFIED. ANY CHANGES SHALL BE APPROVED BY THE DESIGN ENGINEER.
 - 4" CAST IRON FRAME AND GRATES MAY BE SUBSTITUTED WHERE INSIGNIFICANT DEPTH IS PROVIDED FOR THE STANDARD 6" FRAME AND GRATE.

TAX MAP 120, LOT 295
TOTAL PARCEL AREA:
 1.50 ACRES
OWNER OF RECORD:
 HARDWARE CONDO
 ASSOCIATION
 c/o ROSLEE REALTY
 TRUST
 1 WINTER STREET; UNIT 2
 ROCHESTER, NH 03867
 SCRD BK 1546, PG 0518

GRADING AND DRAINAGE PLAN

WINTER STREET

ROCHESTER, NH

PREPARED FOR:
ROCHESTER SELF STORAGE

SCALE: 1" = 20' MAY 2011

GRAPHIC SCALE



(IN FEET)
 1 INCH = 20 FT.

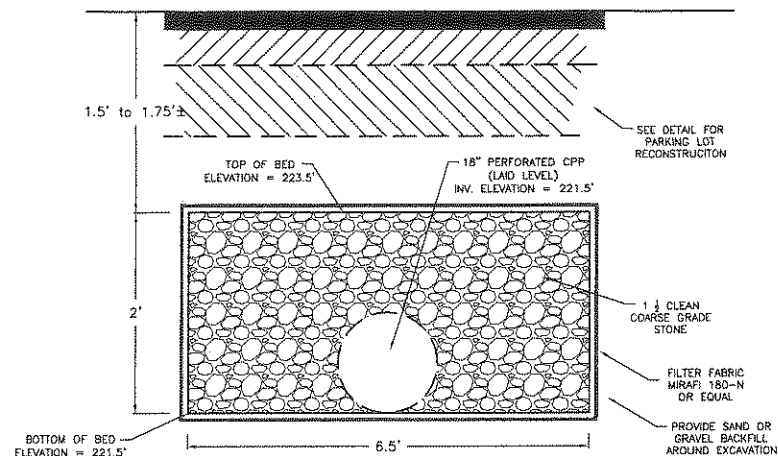
FILE NO. 159
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FINAL APPROVAL BY THE
 ROCHESTER PLANNING BOARD ON

SIGNED BY _____ DATE _____
 NAME POSITION

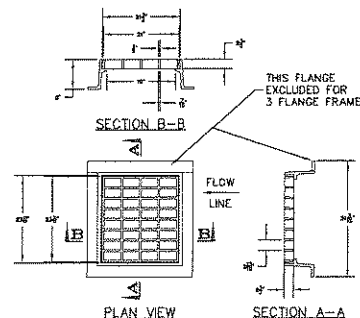




INFILTRATION SYSTEM DETAIL
NOT TO SCALE

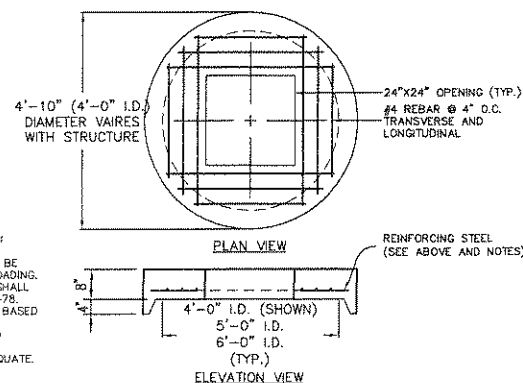
INFILTRATION SYSTEM NOTES:

1. THE 1.5\"/>



- NOTES:**
1. FRAME AND GRATE SHALL BE CAST IRON. FRAME AND GRATE SHALL BE NHDWP & H TYPE 'B'.
 2. USE 3 FLANGE FRAME IF INSTALLED ADJACENT TO GRANITE CURB.

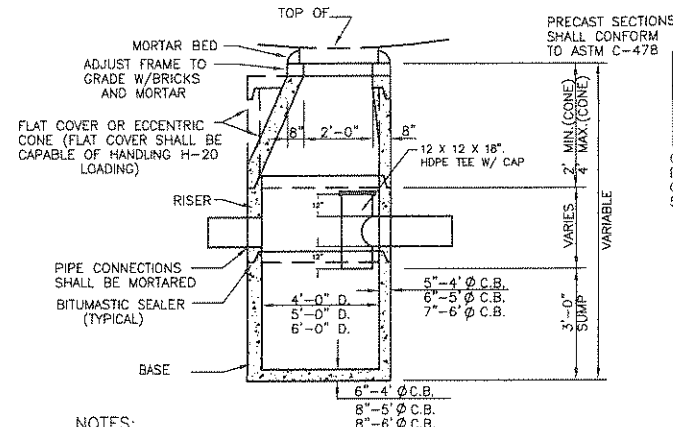
CATCH BASIN TYPE 'B' FRAME AND GRATE DETAIL
NOT TO SCALE



PRE-CAST REINFORCED CONCRETE SLAB COVER
NOT TO SCALE

FILE NO. 159
PLAN NO. C-
DWG. NO. 11064\SP-1
F.B. NO. "33" B65

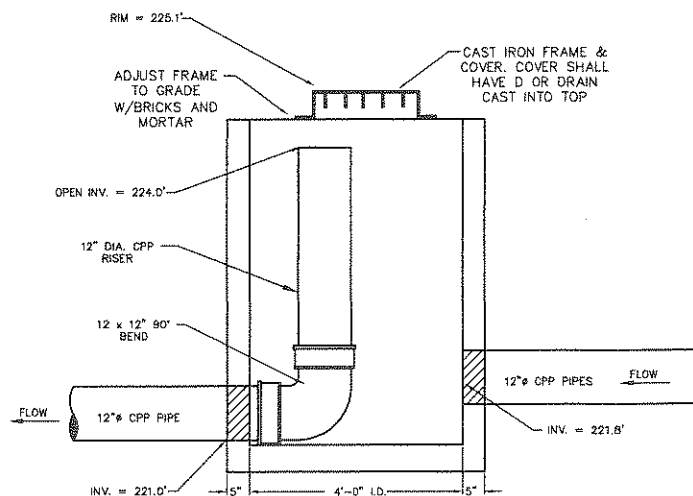
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NOTES:

1. CONCRETE SHALL BE 4,000 PSI MIN. STRENGTH
2. RISER HEIGHT VARIES 1', 2', 3' OR 4' TO REACH DESIRED DEPTH
3. CATCH BASIN RIMS SHALL ONLY BE ADJUSTED TO GRADE WITH BRICK AND MORTAR TO A HEIGHT OF 12\"/>

PRE-CAST REINFORCED CATCH BASIN WITH HOODED OUTLET
NOT TO SCALE



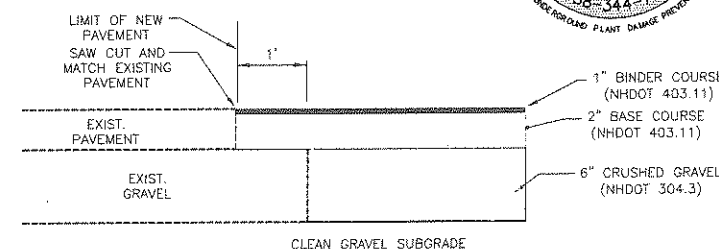
NOTES:

1. CONCRETE SHALL BE 4,000 PSI MIN. STRENGTH
2. RISER HEIGHT VARIES 1', 2', 3' OR 4' TO REACH DESIRED DEPTH
3. DRAIN MANHOLE RIMS SHALL ONLY BE ADJUSTED TO GRADE WITH BRICK AND MORTAR TO A HEIGHT OF 12\"/>

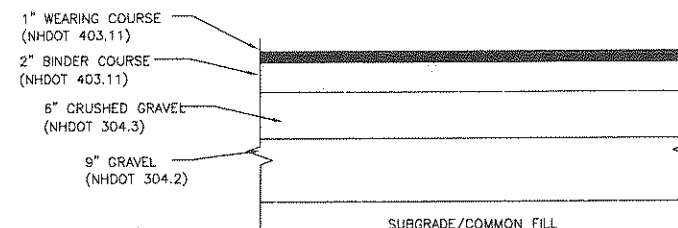
DRAIN MANHOLE WITH OVERFLOW STRUCTURE DETAIL
NOT TO SCALE

| C.B. DIA. | MAX. PIPE DIA. RCP | MAX. PIPE DIA. CMP OR CPP |
|-----------|--------------------|---------------------------|
| 4' | 24" | 30" |
| 5' | 36" | 42" |
| 6' | 42" | 48" |

CIRCUMFERENTIAL REINF. SHALL BE 0.12 SQ. IN. PER L.F. FOR 4' DIA. C.B. AND 0.15 SQ. IN. PER L.F. FOR 5' DIA. C.B.



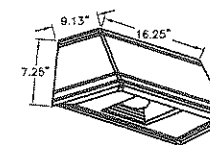
PARKING PAVEMENT RECONSTRUCTION DETAIL
NOT TO SCALE



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.
4. INSTALL 2\"/>

PARKING LOT CROSS-SECTION
NOT TO SCALE



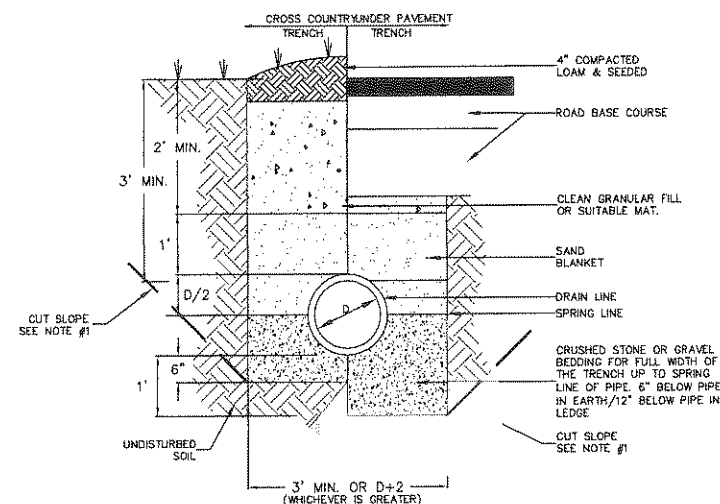
WALL PACK LIGHTING SPECIFICATIONS:

1. ALL SITEWORK SHALL CONFORM TO CITY OF ROCHESTER STANDARDS AND LOCAL AUTHORITIES HAVING JURISDICTION.
2. ALL MATERIAL WORKMANSHIP SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING STANDARDS, NEW HAMPSHIRE ELECTRIC CODE, FIRE PROTECTION ASSOCIATION, NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION.
3. ALL EXTERIOR CONDUITS FOR LIGHTING SHALL BE 1 1/2\"/>

WALL PACK CATALOG INFORMATION:

LUMINAIRE: LITHONIA LIGHTING TW91C 100S (CLEAR LAMP)
DESCRIPTION: BUILDING MOUNTED LUMINAIRE, 100 WATT, METAL HALIDE, CLEAR LAMP, CUTOFF
MOUNTING HT: 10-FT (ABOVE FINISHED GROUND)

WALL PACK LIGHT DETAIL
NOT TO SCALE



NOTES:

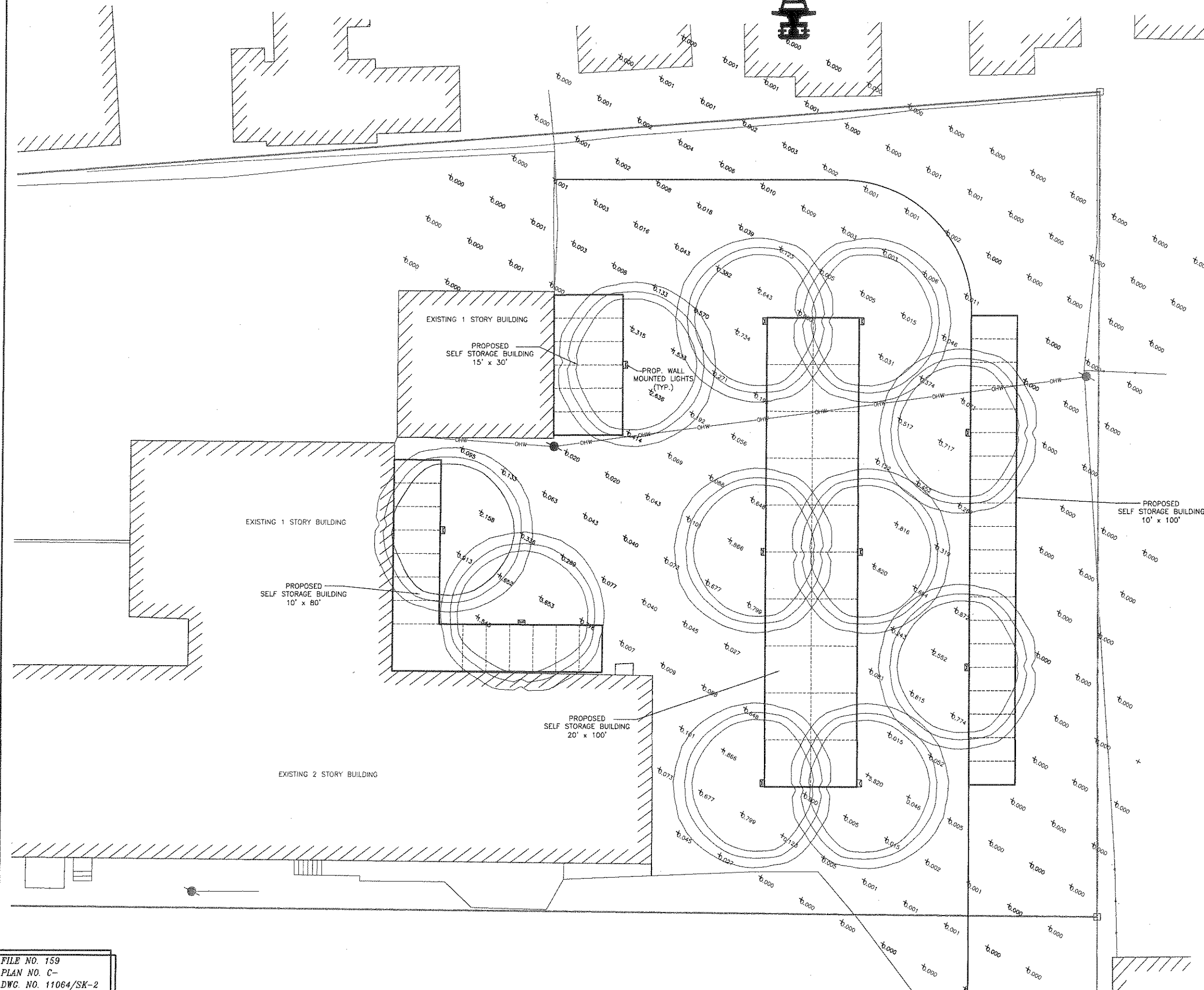
1. PIPES MAY BE INSTALLED BY EXCAVATING AN OPEN TRENCH WITH SIDE SLOPES OF 1:1 MAXIMUM TO A DEPTH OF 4-FT. INSTALLATIONS DEEPER THAN 4-FT REQUIRE THE USE OF A TRENCH BOX.
2. PIPE MATERIALS SHALL BE AS SPECIFIED ON THE DESIGN PLAN.
3. SAND BLANKET MAY BE OMITTED FOR REINFORCED CONCRETE PIPE.

STANDARD DRAINAGE PIPE TRENCH INSTALLATION DETAIL
NOT TO SCALE

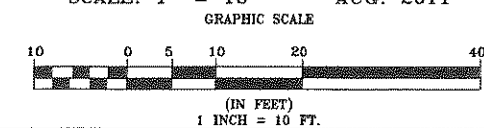
CONSTRUCTION DETAILS
WINTER STREET
ROCHESTER, NH
PREPARED FOR:

ROCHESTER SELF STORAGE
SCALE: AS SHOWN AUG. 2011

LIGHTING DESIGN BY:
VISIBLE LIGHT, INC.
 LIGHTING FOR COMMERCIAL AND INDUSTRIAL SITES, AND ROADWAYS
 100 W. Main St., Suite 100, Rochester, N.H. 03866-0249
 Phone: 603-333-6666 Fax: 603-333-6667
 E-mail: pvt@visible-lighting.net



PROPOSED LIGHTING PLAN
WINTER STREET
ROCHESTER, NH
 PREPARED FOR:
ROCHESTER SELF STORAGE
 SCALE: 1" = 10' AUG. 2011



FILE NO. 159
 PLAN NO. C-
 DWG. NO. 11064/SK-2
 F.B. NO. "33" 865

