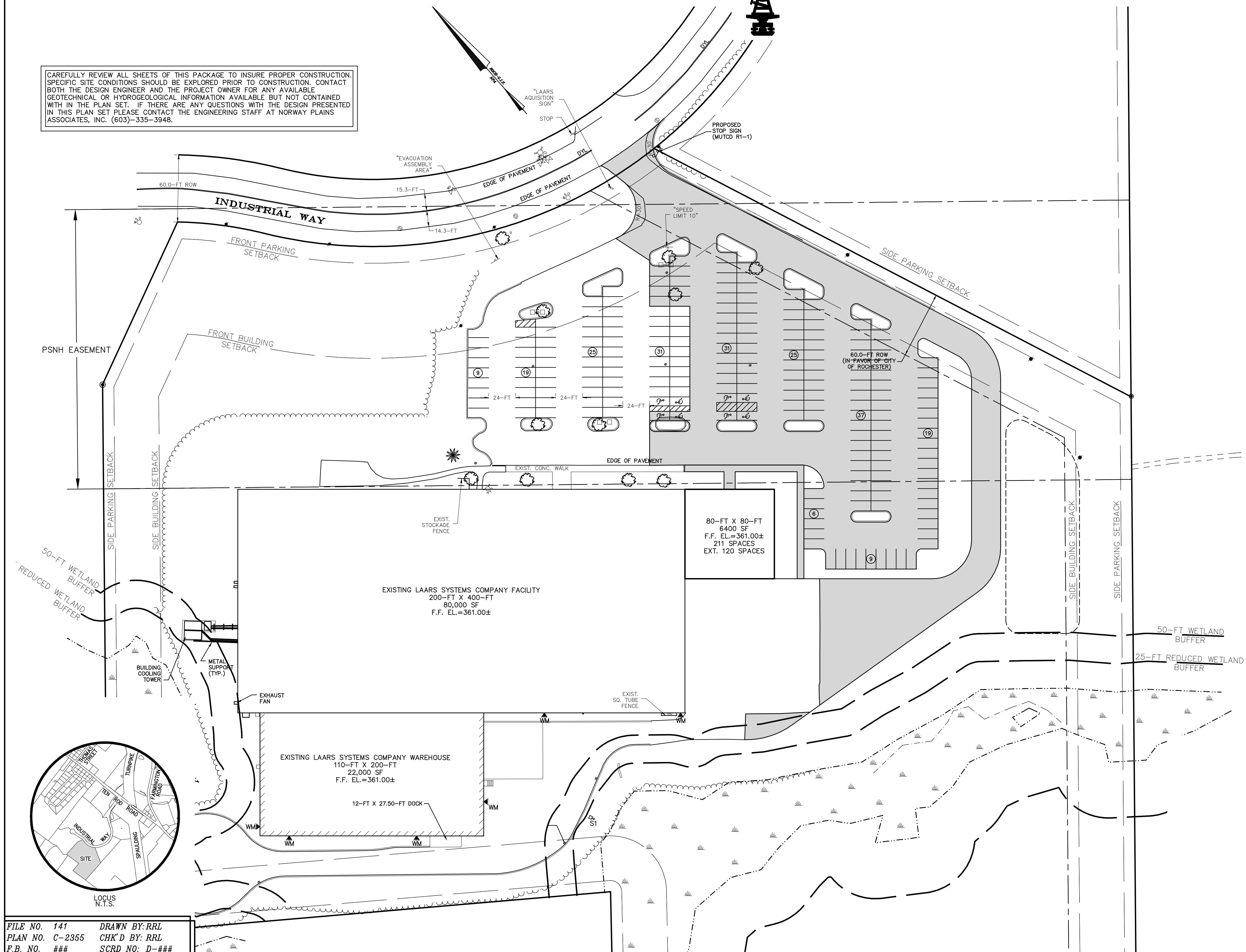


CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITH IN THE PLAN 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.

REVISIONS:



GENERAL NOTES:

- THE PURPOSE OF THIS PLAN SET IS TO DEPICT A PROPOSED FACILITY AND PARKING LOT EXPANSION FOR LAARS HEATING SYSTEMS, INC.
- TOTAL PARCEL AREA: MAP 230, LOT 19 15.03 ACRES
MAP 230, LOT 18 5.10 ACRES
- PARCEL IS ZONED: INDUSTRY-2
- JURISDICTIONAL WETLANDS DELINEATED BY: BARRY H. KEITH, CWS OF B.H. KEITH ASSOCIATES DURING MARCH 2006; IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y-87-1.
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- THE SOILS ON SITE ARE C&B - CHARLTON, VERY STONY FINE SANDY LOAM AS DEPICTED ON SHEET 14 OF THE STRAFFORD COUNTY SOILS SURVEY.
- THE LOTS ARE SERVED BY THE MUNICIPAL WATER AND SEWER SYSTEM.

DIMENSIONAL REQUIREMENTS PER ORDINANCE AND REGULATION:

MINIMUM LOT SIZE	= REQUIRED	= PROVIDED
	= 20,000-SF	= 654,707-SF
MINIMUM FRONTAGE	= NO REGULATION	= 447.60-FT
MAXIMUM LOT COVERAGE*	= 60%	= 12.22%
BUILDING SETBACKS:		
FRONT YARD	= NO REGULATION	= 228.79-FT
SIDE YARD	= NO REGULATION**	= 120.00-FT
REAR YARD	= 25-FT	= 60.00-FT
DISTANCE FROM OTHER BUILDINGS	= 6-FT	> 120.00-FT

PARKING LOT SETBACKS:		
FRONT YARD	= 15-FT	= 26.40-FT
SIDE YARD	= 10-FT	= 10.52-FT
REAR YARD	= 10-FT	= 44.20-FT

*COVERAGE IS DEFINED AS THE PERCENTAGE OF THE LOT AREA COVERED BY BUILDINGS.
**SIDE SETBACK HAS NO REGULATION UNLESS ABUTTING A RESIDENTIAL ZONE; IN THIS INSTANCE THE SIDE YARD SETBACK SHALL BE EQUAL TO THAT OF THE ABUTTING RESIDENTIAL ZONE.

- ADDITIONAL REQUIREMENTS PER INDUSTRIAL PARK COVENANTS:
THIS PROPERTY IS SUBJECT TO THE COVENANTS OF THE TEN ROD ROAD INDUSTRIAL PARK AS SET FORTH IN DOCUMENTS RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS BK. 1415, PG. 114 AND BK. 1436, PG. 138. THE FOLLOWING SECTION LISTS ADDITIONAL DIMENSIONAL REQUIREMENTS SPECIFIED IN THE COVENANTS.

ADDITIONAL DIMENSIONAL REQUIREMENTS PER COVENANTS:

MAXIMUM LOT COVERAGE*	= REQUIRED	= PROVIDED
	= 35%	= 12.22%
BUILDING SETBACKS:		
FRONT YARD	= 100-FT	= 228.79-FT
SIDE YARD	= 50-FT	= 120.00-FT
REAR YARD	= 50-FT	= 60.00-FT

*COVERAGE IS DEFINED AS THE PERCENTAGE OF THE LOT AREA COVERED BY BUILDINGS.

EASEMENT NOTES:

- THIS PROPERTY IS SUBJECT TO A 60-FT WIDE ACCESS EASEMENT IN FAVOR OF THE CITY OF ROCHESTER AND IS SUCCESSORS AND ASSIGNS AS DESCRIBED IN THE DEED RECORDED AS BK. 1489, PG. 369 AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AND AS DEPICTED ON PLAN 35-118 RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS.
- THIS PROPERTY IS SUBJECT TO A 250-FT WIDE EASEMENT IN FAVOR OF PUBLIC SERVICE OF NEW HAMPSHIRE AS DESCRIBED IN THE DEED RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS BK. 1398, PG. 630.

**FACILITY EXPANSION
SITE PLAN
INDUSTRIAL WAY
ROCHESTER, N.H.
STRAFFORD COUNTY
FOR
LAARS HEATING
SYSTEMS COMPANY**

DECEMBER 2010

GRAPHIC SCALE

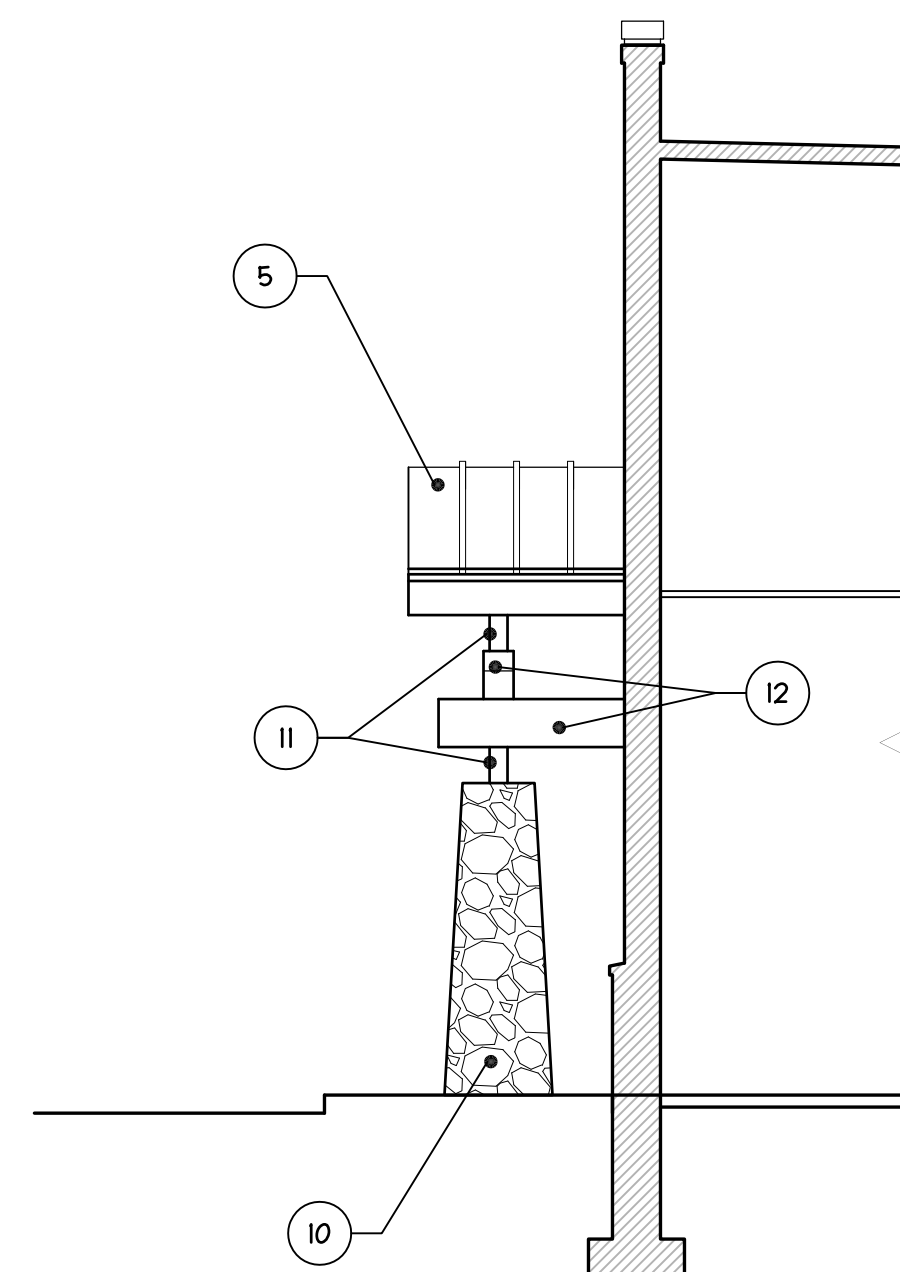
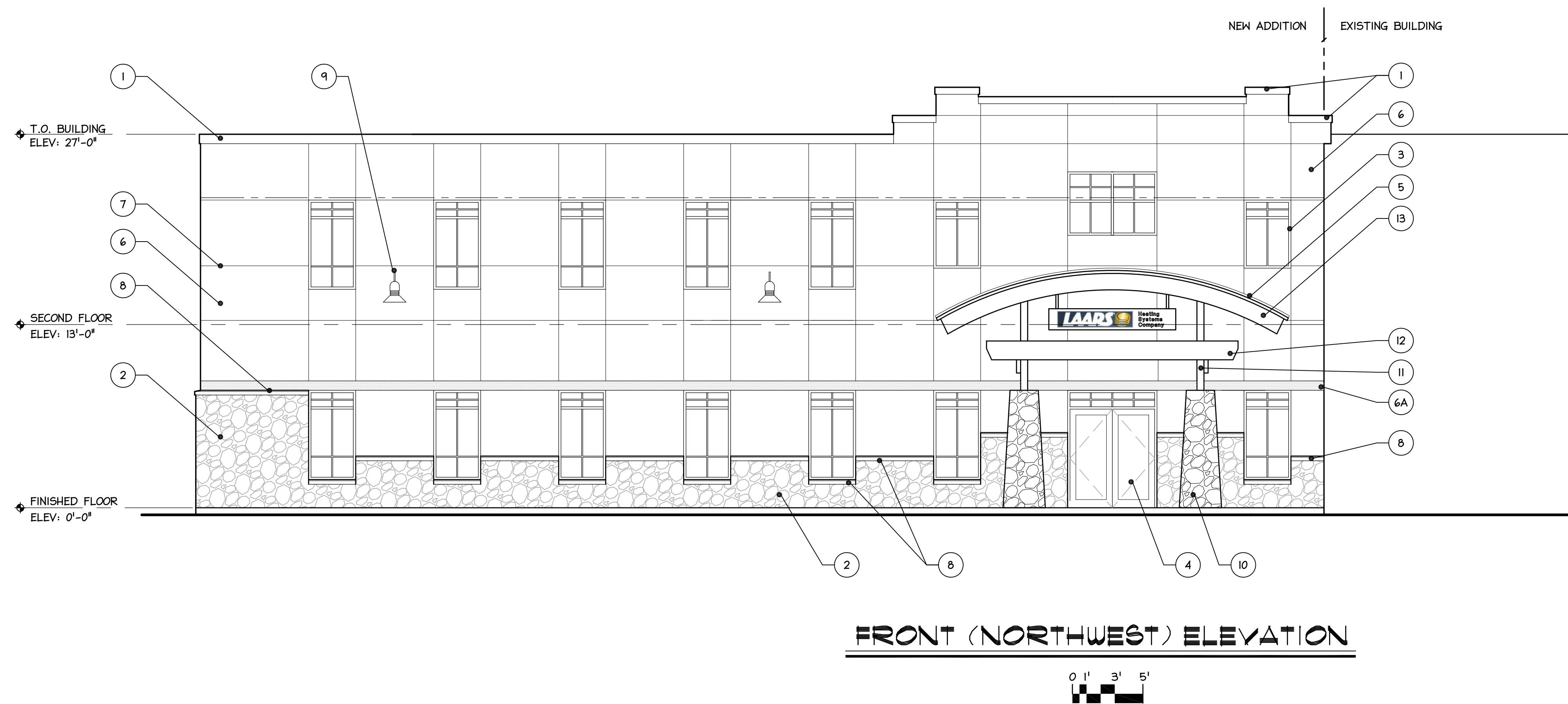


(IN FEET)

1 INCH = 40 FT.

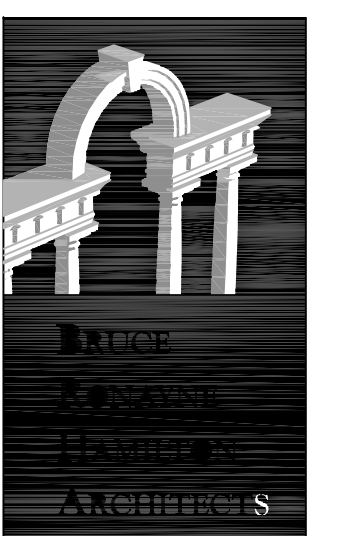
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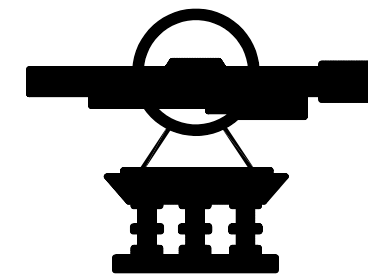
FILE NO. 141 DRAWN BY: RRL
PLAN NO. C-2355 CHK'D BY: RRL
F.B. NO. ### SCRD NO: D-###
DWC. NO. 10179/SP-1



MATERIAL LEGEND

- ① ROOF EDGE FASCIA SYSTEM - COLOR TO MATCH (6A)
- ② GRANITE / CULTURED STONE VENEER
- ③ ALUMINUM & GLASS WINDOW ASSEMBLY W/ INSULATED GLASS & THERMALLY BROKEN FRAMES.
- ④ ALUMINUM ENTRANCE - FRAME COLOR TO MATCH (6A)
- ⑤ METAL ROOF PANELS - COLOR TO MATCH (6A)
- ⑥ EIFS - EXTERIOR INSULATION FINISH SYSTEM
- ⑥A EIFS - EXTERIOR INSULATION FINISH SYSTEM (ACCENT)
- ⑦ EIFS V-SCORE REVEAL
- ⑧ PRECAST MASONRY SILLS
- ⑨ BUILDING MOUNTED LIGHT FIXTURES
- ⑩ GRANITE / CULTURED STONE VENEER ON TAPERED PIERS
- ⑪ STEEL TUBE COLUMN, PAINTED TO MATCH (6A)
- ⑫ WOOD GLULAM BEAMS
- ⑬ ARCHED WOOD GLULAM BEAMS





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.

TAX MAP 230,
LOT 21

CITY COORDINATES:
N 295757.8596
E 1161567.6116

TAX MAP 122,
LOT 93

CONDITIONS OF APPROVAL NOTES:

1. SIGHT DISTANCE AT THE PROPOSED PARKING LOT ENTRANCE HAS BEEN FIELD VERIFIED TO BE 400-FT+ IN EITHER DIRECTION THIS IS ADEQUATE FOR AN ENTRANCE ONTO A COLLECTOR ROAD.
2. ALL UTILITIES SHALL BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE.
3. ACCESS INTO THE SITE FOR FIRE APPARATUS MUST BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS. IT 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.
4. THERE IS A 50 FOOT BUFFER REQUIREMENT FROM WETLANDS UNDER THE CITY OF ROCHESTER ZONING ORDINANCE AS SHOWN ON THIS PLAN. THERE MAY BE NO ENCROACHMENT WITHIN THESE BUFFERS EXCEPT AS PERMITTED UNDER THE ORDINANCE.
5. 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.
6. CATCH BASINS 6, 6A AND 21, DEPICTED ON SHEETS C6-C8, ARE TO BE HOODED WITH DEEP SUMPS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DRAINAGE STRUCTURE DETAILS.
7. CARE SHALL BE TAKEN WHEN GRADING IN THE VICINITY OF EXISTING UTILITY POLES WITHIN THE CITY OF ROCHESTER EASEMENT AND THE PSNH EASEMENT. POWER SERVICE PROVIDED BY THESE POLES SHOULD NOT BE DISRUPTED.
8. THE PRE-CONSTRUCTION MEETING SHALL NOT BE HELD UNTIL PLANS FOR THE RETAINING WALL(S) PREPARED BY THE RETAINING WALL BLOCK MANUFACTURER OR LICENSED ENGINEER DESIGNATED BY THE BLOCK MANUFACTURER HAVE BEEN PROVIDED TO THE CITY OF ROCHESTER PLANNING DEPARTMENT AND ENGINEERING DEPARTMENT.
9. FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, CITY HALL, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603)335-1338

TAX MAP 230-LOT 18
OWNER OF RECORD:
LAARS ACQUISITION, INC.
20 INDUSTRIAL WAY,
ROCHESTER, NH 03867

TAX MAP 230-LOT 19
OWNER OF RECORD:
LAARS ACQUISITION, INC.
20 INDUSTRIAL WAY,
ROCHESTER, NH 03867
1489/369

STATE OF NEW HAMPSHIRE PERMIT NUMBERS:

NHDES SITE SPECIFIC:	PENDING
NHDES WETLANDS PERMIT:	NOT REQUIRED
NHDES DAM PERMIT:	NOT REQUIRED
NHDES SUBDIVISION PERMIT:	NOT REQUIRED
NHDES SUBSURFACE SYSTEMS PERMIT:	NOT REQUIRED
NHDES SEWER CONNECTION PERMIT:	NOT REQUIRED
NHDOT DRIVEWAY/ENTRANCE PERMIT:	NOT REQUIRED

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES):

NPDES PERMITS ARE ONLY REQUIRED FOR PROJECTS MEETING THE DISTURBED AREA CRITERIA BELOW AND HAVING A POINT SOURCE STORMWATER DISCHARGE FROM THE SITE TO AN ADJACENT WETLAND OR WATER BODY (I.E. CULVERT, SWALE, ETC. OUTLETING TO A WETLAND, CREEK, STREAM OR RIVER).

NPDES PERMIT: REQUIRED

NPDES PERMITS CONSIST OF A NOTICE OF INTENT (NOI) FILED WITH THE ENVIRONMENTAL PROTECTION AGENCY AT LEAST 48 HOURS PRIOR TO CONSTRUCTION COMMENCING AND A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEING PREPARED, KEPT ON SITE AND FOLLOWED BY THE CONTRACTOR.

FOR STATUS OF THIS PERMIT CONTACT THE PROJECT GENERAL CONTRACTOR.

APPROVED FOR RECORD:
ROCHESTER PLANNING BOARD

STAFF PLANNER

PHASE 1 OVERALL SITE PLAN 20 INDUSTRIAL WAY ROCHESTER, NH FOR LAARS HEATING SYSTEMS COMPANY 1"=60' JULY 2006

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 INCH = 60 FT.
09/19/06 (SEE ABOVE)

REVISED PLANS PER ELEVATIONS, LIGHTING, LANDSCAPING ETC. - 09/19/06
REVISED PLANS CITY ENGINEERING REVIEW AND NOTICE OF DECISION - 11/21/06
REVISED PER NHDES ALTERATION OF TERRAIN REVIEW - 01/10/06

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN SET IS TO DEPICT A PROPOSED FACILITY AND PARKING LOT EXPANSION FOR LAARS HEATING SYSTEMS, INC.
2. TOTAL PARCEL AREA: MAP 230, LOT 19 15.03 ACRES
MAP 230, LOT 18 5.10 ACRES
3. PARCEL IS ZONED: INDUSTRY-2
4. JURISDICTIONAL WETLANDS DELINEATED BY: BARRY H. KEITH, CWS OF B.H. KEITH ASSOCIATES DURING MARCH 2006; IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y-87-1.
5. THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 05/17/06 COMMUNITY PANEL 330150, PANEL 2110 & 1950 OF 405.
6. THE SOILS ON SITE ARE C8b - CHARLTON, VERY STONY FINE SANDY LOAM AS DEPICTED ON SHEET 14 OF THE STRAFFORD COUNTY SOILS SURVEY.
7. THE LOTS ARE SERVED BY THE MUNICIPAL WATER AND SEWER SYSTEM.

DIMENSIONAL REQUIREMENTS PER ORDINANCE AND REGULATION:		
	REQUIRED	PROVIDED
MINIMUM LOT SIZE	= 20,000-SF	654,707-SF
MINIMUM FRONTAGE	= NO REGULATION	447.60-FT
MAXIMUM LOT COVERAGE*	= 60%	12.22%
BUILDING SETBACKS:		
FRONT YARD	= NO REGULATION	228.79-FT
SIDE YARD	= NO REGULATION**	120.00-FT
REAR YARD	= 25-FT	60.00-FT
DISTANCE FROM OTHER BUILDINGS	= 6-FT	>120.00-FT
PARKING LOT SETBACKS:		
FRONT YARD	= 15-FT	26.40-FT
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REAR YARD	= 10-FT	44.20-FT

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9. ADDITIONAL REQUIREMENTS PER INDUSTRIAL PARK COVENANTS:
THIS PROPERTY IS SUBJECT TO THE COVENANTS OF THE TEN ROD ROAD INDUSTRIAL PARK AS SET FORTH IN DOCUMENTS RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS BK. 1415, PG. 114 AND BK. 1436, PG. 138. THE FOLLOWING SECTION LISTS ADDITIONAL DIMENSIONAL REQUIREMENTS SPECIFIED IN THE COVENANTS.

ADDITIONAL DIMENSIONAL REQUIREMENTS PER COVENANTS:		
	REQUIRED	PROVIDED
MAXIMUM LOT COVERAGE*	= 35%	12.22%
BUILDING SETBACKS:		
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SIDE YARD	= 50-FT	120.00-FT
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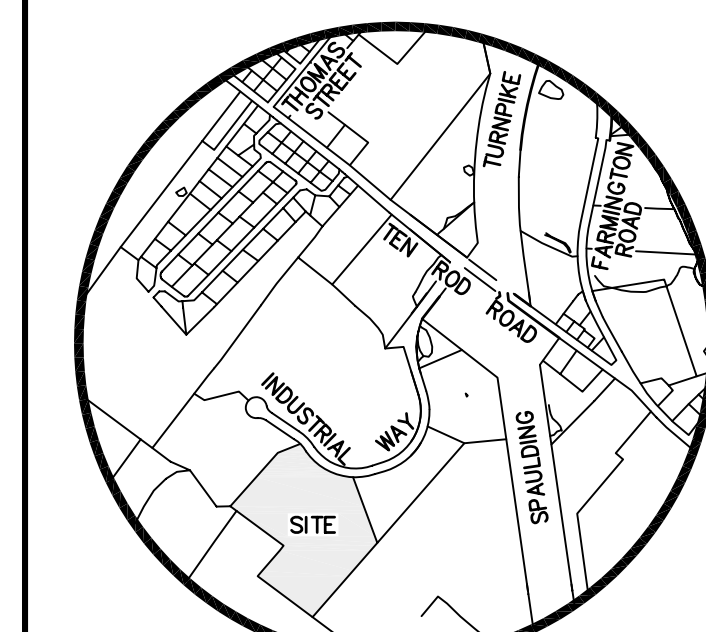
*COVERAGE IS DEFINED AS THE PERCENTAGE OF THE LOT AREA COVERED BY BUILDINGS.

10. PARKING REQUIREMENTS PER ORDINANCE AND REGULATION:			
USE(S):	CRITERIA	UNITS	REQUIRED PROVIDED
INDUSTRIAL, MANUFACTURING	1/600-SF X	141,200	= 235 314
TOTALS		= 235	314

NOTE: HANDICAPPED ACCESSIBLE PARKING INCLUDED IN ABOVE TOTALS PER ADA AND ROCHESTER REGULATIONS AND ORDINANCE

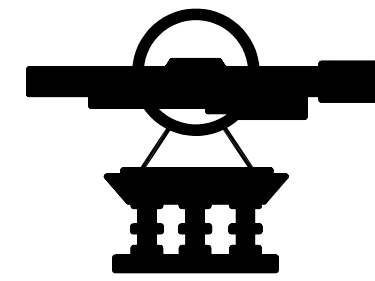
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2. THIS PROPERTY IS SUBJECT TO A 250-FT WIDE EASEMENT IN FAVOR OF PUBLIC SERVICE OF NEW HAMPSHIRE AS DESCRIBED IN THE DEED RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS BK. 1398, PG. 630.



LOCUS
N.T.S.

FILE NO. 141
PLAN NO. C-2355
DWG. NO. 05269/SP-2
F.B. NO. #



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TAX MAP 230,
LOT 21

CITY COORDINATES:
N 295757.8596
E 1161567.6116

TAX MAP 230,
LOT 18

TAX MAP 230,
LOT 17

TAX MAP 230,
LOT 20-3600

TAX MAP 230,
LOT 14-2

EXISTING LAARS HEATING SYSTEMS COMPANY FACILITY
200'-FT X 400'-FT
80,000-SF
F.F. EL.=361.00±
TOTAL FACILITY AT
PHASE 2 BUILDOUT
156,825-SF
292 PARKING SPACES

PHASE 1 BUILDING EXPANSION
110'-FT X 200'-FT
22,000-SF
F.F. EL.=361.00±

PHASE 1 BUILDING EXPANSION
200'-FT X 200'-FT±
39,200-SF
F.F. EL.=361.00±

PHASE 2 BUILDING EXPANSION
125'-FT X 125'-FT
15,625-SF
F.F. EL.=361.00±

CITY COORDINATES:
N 295309.0284
E 1161741.3633

TAX MAP 230-LOT 18
OWNER OF RECORD:
LAARS ACQUISITION, INC.
20 INDUSTRIAL WAY,
ROCHESTER, NH 03867

TAX MAP 230-LOT 19
OWNER OF RECORD:
LAARS ACQUISITION, INC.
20 INDUSTRIAL WAY,
ROCHESTER, NH 03867
1489/369

STATE OF NEW HAMPSHIRE PERMIT NUMBERS:
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NHDES WETLANDS PERMIT: NOT REQUIRED
NHDES DAM PERMIT: NOT REQUIRED
NHDES SUBDIVISION PERMIT: NOT REQUIRED
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APPROVED FOR RECORD:
ROCHESTER PLANNING BOARD

STAFF PLANNER

REVISED PLANS PER ELEVATIONS, LIGHTING, LANDSCAPING ETC. - 09/19/06
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FRONT YARD	= NO REGULATION	228.79'-FT	
SIDE YARD	= NO REGULATION**	120.00'-FT	
REAR YARD	= 25'-FT	60.00'-FT	
DISTANCE FROM OTHER BUILDINGS	= 6'-FT	>120.00'-FT	

PARKING LOT SETBACKS:			
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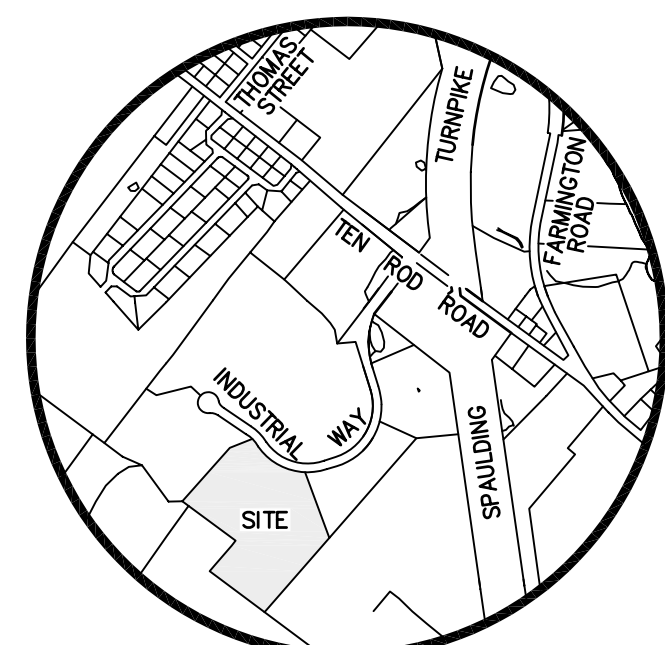
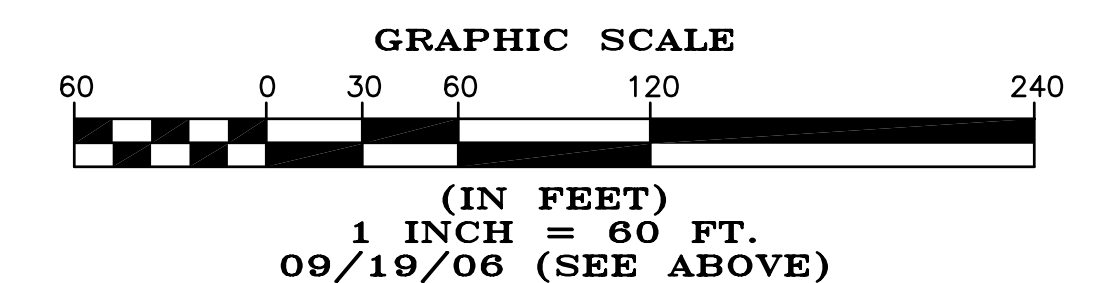
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PARKING REQUIREMENTS PER ORDINANCE AND REGULATION:			
USE(S):	CRITERIA	UNITS	REQUIRED PROVIDED
INDUSTRIAL, MANUFACTURING	1/600-SF X	156,825	= 262 292
		TOTALS	= 262 292

NOTE: HANDICAPPED ACCESSIBLE PARKING INCLUDED IN ABOVE TOTALS PER ADA AND ROCHESTER REGULATIONS AND ORDINANCE

- EASEMENT NOTES:
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PHASE 2
OVERALL SITE PLAN
20 INDUSTRIAL WAY
ROCHESTER, NH
FOR
LAARS HEATING
SYSTEMS COMPANY
1"=60' JULY 2006



LOCUS
N.T.S.

FILE NO. 141
PLAN NO. C-2355
DWG. NO. 05269/SP-2
F.B. NO. #