

Describe proposed activity/use: Construction of two (2) contractor bay buildings and associated parking and site improvements

Describe existing conditions/use (vacant land?): The front of the parcel has two existing restaurants. The rear is vacant other than existing parking that was used for the existing restaurants.

Utility information

City water? yes x no ; How far is City water from the site? On-Site

City sewer? yes x no ; How far is City sewer from the site? On-Site

If City water, what are the estimated total daily needs? 1,090 gallons per day

If City water, is it proposed for anything other than domestic purposes? yes no x

If City sewer, do you plan to discharge anything other than domestic waste? yes no x

Where will stormwater be discharged? Into Existing Wetlands on-site

Building information

Type of building(s): Contractor Bays / Light Industrial

Building height: 25ft± Finished floor elevation: 228.50

Other information

parking spaces: existing: 81 total proposed: 72; Are there pertinent covenants? yes

Number of cubic yards of earth being removed from the site None, site will require fill

Number of existing employees: 0 (LCA #3); number of proposed employees total: 44±

Check any that are proposed: variance ; special exception ; conditional use

Wetlands: Is any fill proposed? No; area to be filled: None; buffer impact? None

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	28,270	20.4%
Parking and vehicle circulation	38,681	27.9%
Planted/landscaped areas (excluding drainage)	49,092	35.4%
Natural/undisturbed areas (excluding wetlands)	16,870	12.2%
Wetlands	5,650	4.1%
Other – drainage structures, outside storage, etc.	35	0%

Comments

Please feel free to add any comments, additional information, or requests for waivers here:

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 Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan Regulations 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: See Attached L.O.A.

Date: 12/19/2023

Signature of applicant/developer: See Attached L.O.A.

Date: 12/19/2023

Signature of agent: 

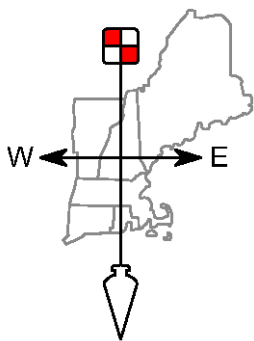
Date: 12/19/2023

Authorization to enter subject property

I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. 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.

Signature of property owner: See Attached L.O.A.

Date: 12/19/2023



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

December 18, 2023

City of Rochester Planning Board

31 Wakefield Street
Rochester, NH 03867

RE: All Purpose Storage Rochester, LLC – Site Plan Application
Tax Map 114 Lot 8
303 & 305 North Main Street, Rochester, NH

Dear Planning Board Members,

As agent for All Purpose Storage Rochester, LLC, Fieldstone Land Consultants, PLLC is hereby writing this letter to provide a brief overview of the above referenced Formal Application for Non-Residential Site Plan review. This project proposes to construct two Light Industrial buildings on site along with associated site improvements. The subject property is located at 303 and 305 North Main Street, Tax Map 114 Lot 8. The site is zoned Highway Commercial (HC) and is currently developed with two fast food restaurants, a Dunkin Donuts and Pizza Hut. The entire site is 3.18 acres, and the proposed common area for this application is 65,332 square feet (1.50 acres). The property is bordered by the Cocheco River to the east.

The site was converted into a condominium style development in the summer of 2023 that split the site into three (3) developable areas with a shared common area for the existing paved access drive. The limited common area to the rear of the site (L.C.A. 3) is the proposed site for this project. The original intent for this site was to construct a laundromat. Utilities including water, sewer, and gas have been stubbed out to the rear of the site. A parking lot has also been constructed on site in the location of the new proposed industrial buildings.

The proposed development will utilize the existing common access drive and existing utilities. The proposed improvement include two (2) light industrial buildings that will be split into units in order to rent out to local contractors. The northern building is 12,600 square feet and the southern building is 9,200 square feet. The buildings will be single story, metal buildings, painted grey. Each unit within the buildings will be 30' wide and have a garage door and man door for access. Utility rooms, including bathrooms will be accessible from the exterior of the buildings. Drainage for the site will be handled by a lined stormwater basin at the east end of the site. However, due to the existing soils not being suitable for infiltration, a waiver has been requested from Chapter 218 of the Ordinance to allow an increase in runoff leaving the site. Parking will be provided in front of each unit and parking for all uses on site have been provided with adequate parking. Lighting will be provided by building mounted

overhead lights. The proposed improvements are located at the rear of the site, behind the existing buildings and landscaping. The only proposed landscaping is proposed in the stormwater management area for pollutant removal. There is an existing sign at the front of the site that will be used for new businesses that may rent a unit.

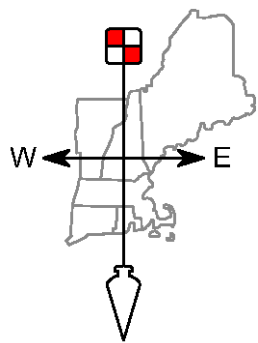
We look forward to discussing this project further at the next Technical Review Group and planning board meeting, please do not hesitate to contact me with any questions.

Very truly yours,

FIELDSTONE LAND CONSULTANTS, PLLC



Chuck L. Ritchie, E.I.T.
Project Engineer



FIELDSTONE

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

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December 19, 2023

City of Rochester Planning Board

31 Wakefield Street
Rochester, NH 03867

RE: All Purpose Storage Rochester, LLC – Site Plan Application
Tax Map 114 Lot 8 - 303 & 305 North Main Street, Rochester, NH
(Waiver Request Letter)

Dear Planning Board Members,

As agent for All Purpose Storage Rochester, LLC, Fieldstone Land Consultants, PLLC hereby requests the following waiver from the City of Rochester Code, Chapter 218, regarding the above referenced Site Plan:

1. Chapter 218-10.C(3) – Stormwater Management and Erosion Control - Post Construction Stormwater management Design Standards:

Peak stormwater runoff and volume control requirements

(a) Measures shall be taken to control the post-development peak rate of stormwater runoff and volume so that it does not exceed the predevelopment peak rate of stormwater runoff and volume for the two-year, ten-year, and twenty-five-year, twenty-four-hour design storm.

(b) Runoff shall not be discharged to surface water bodies or wetlands more than volumes discharged under existing conditions (developed condition or undeveloped condition).

(c) If an increase in post-development peak rate or volume is anticipated due to site constraints that limit the ability to implement LID measures, the applicant shall demonstrate that the project will not cause adverse impacts to downstream properties, infrastructure, aquatic habitat or water quality degradation in downstream water bodies.

The subject property is currently developed with two fast food restaurants and a paved parking lot. The existing stormwater management features are limited to a catch basin that provides treatment and roadside swale along North Main Street. The proposed development includes the construction of a lined stormwater basin with filter material to treat the runoff from the new improvements on site. The result is that all new impervious surfaces will be treated in the new basin, and existing impervious areas will continue to be

All Purpose Storage Rochester, LLC – Site Plan
Tax Map 114 Lot 8 - **(Waiver Request)**

Page 2 of 2

captured in the existing catch basin prior to discharge to adjacent wetlands. This will ensure there is no water quality degradation downstream of the site.

The soils on site are contaminated and infiltration is not a feasible design option for the development. The contaminated soils require the proposed stormwater management areas to be lined and treat runoff via filtration. With infiltration not an option for stormwater management, there is no reasonable way to reduce volume of runoff leaving the site. Despite the limitations on infiltration, the current design results in only a 0.065 acre-foot volume increase in the 25 year storm event. The basin is also sized to provide a reduction of 0.33 cubic-feet/second in the 25 year storm event. However, during the 2 and 10 year storms, the proposed improvements will result in increase of both runoff rates and volumes. The increase in runoff in the storm events requires a waiver from Chapter 218.

We believe the proposed design meets the spirit and intent of the ordinance by providing treatment and meeting the standards to the maximum extent possible given the site conditions. We therefore respectfully request that the board grant a waiver to the requirements of Chapter 218-10.C(3).

Thank you for your consideration.

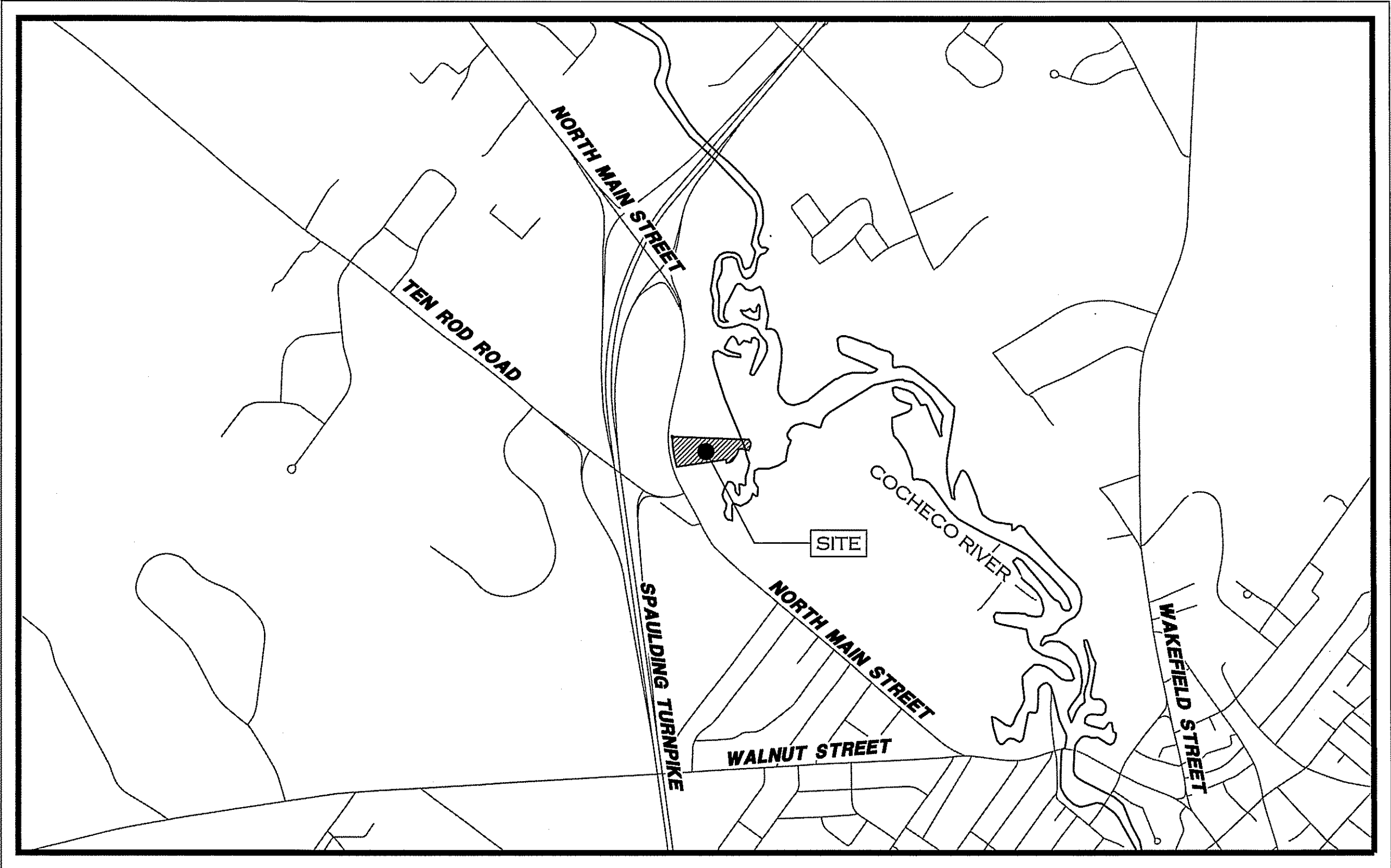
Sincerely,

Fieldstone Land Consultants, PLLC



Chuck L. Ritchie, EIT
Project Engineer

SITE DEVELOPMENT PLANS
- TAX MAP 114, LOT 8 -
LIGHT INDUSTRIAL / FACILITY
(303 & 305 NORTH MAIN STREET)
ROCHESTER, NEW HAMPSHIRE
NOVEMBER 17, 2023



SCALE: 1"=1,000'

PREPARED FOR:
PATRIOT HOLDINGS LLC
4023 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103
LAND OF:
**ALL PURPOSE STORAGE
ROCHESTER, LLC.**
4023 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

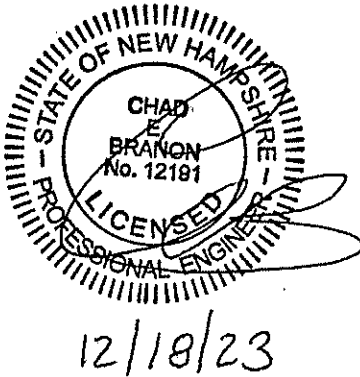
SHEET INDEX		
PAGE	SHEET	TITLE
1	CV-1	COVER SHEET
2	EX-1	EXISTING CONDITIONS PLAN (ALTA)
3	SP-1	SITE PLAN
4	GR-1	GRADING & DRAINAGE PLAN
5	EC-1	EROSION & SEDIMENTATION CONTROL PLAN
6	UT-1	UTILITY PLAN
7	LT-1	LIGHTING PLAN
8	LS-1	LANDSCAPING PLAN
9	DT-1	EROSION CONTROL DETAILS
10	DT-2	CONSTRUCTION DETAILS
11	DT-3	CONSTRUCTION DETAILS
12	DT-4	CONSTRUCTION DETAILS (SEWER)


ARCHITECTURAL SHEET INDEX		
PAGE	SHEET	TITLE
1	A1	ARCHITECTURAL ELEVATIONS
2	A2	ARCHITECTURAL ELEVATIONS

OWNER'S SIGNATURE: _____ DATE: _____

APPROVED BY THE ROCHESTER PLANNING BOARD

ON: _____ CERTIFIED BY THE
CHAIRPERSON: _____ AND BY
THE DIRECTOR OF PLANNING _____





CONTACT DIG SAFE 72 HOURS
PRIOR TO CONSTRUCTION
DIGSAFE.COM
OR DIAL **811**
KNOW WHAT'S BELOW

1. THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE
AND PRESERVE ALL UTILITY SERVICES.

2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND
COORDINATING WITH ALL JURISDICTIONAL AGENCIES AND
UTILITY COMPANIES PRIOR TO AND DURING CONSTRUCTION.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND
PROPOSED WORK PRIOR TO CONSTRUCTION.

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REV.	DATE	DESCRIPTION	C/O	DR	CK
FILE:3035CV00.DWG	PROJ. NO. 3035.00	SHEET: CV-1	PAGE NO. 1 OF 12		

114-2
400 NORTH MAIN STREET, LLC
549 U.S. HIGHWAY 1 BYPASS
PORTSMOUTH, NH 03801
BK 4748 PG 863 03/20/2020
(400 NORTH MAIN STREET)
SCRD PLAN #12070

114-1
R.E.L. COMMONS LLC
8 GREENLEAF WOODS DRIVE, SUITE 200
PORTSMOUTH, NH 03801
BK 3152 PG 596 03/04/2005
(306 NORTH MAIN STREET)

115-39
ROCHESTERDOM LLC
100 CONIFER HILL DRIVE, SUITE 402
DANVERS, MA 01923
BK 4000 PG 56 03/08/2012
(300 MAIN STREET)

114-7
401 NORTH MAIN STREET, LLC
549 U.S. HIGHWAY 1 BYPASS
PORTSMOUTH, NH 03801
BK 4799 PG 945 8/30/2020
(367 NORTH MAIN STREET)

114-8
3.18 ACRES+/-
138,598 SQ.FT.
(TIE AREA=128,526 SQ.FT.)

115-72
GLORIA A. MARTEL
9 BEAUVUE STREET
ROCHESTER, NH 03867-1102
BK 1548 PG 148 04/05/1991
(9 BEAUVUE STREET)

115-40
RLP REALTY INC. NH CORP.
401 NORTH MAIN STREET
ROCHESTER, NH 03867-4350
BK 4049 PG 528 08/20/2012
(301 NORTH MAIN STREET)
SCRD PLAN #104-081

LEGEND:

- | | | | |
|--|--------------------------|--|---|
| | NH CONCRETE BOUND FOUND | | UTILITY POLE, GUY & LIGHT |
| | NH CONCRETE BOUND | | CATCH BASIN (SQUARE) |
| | IRON PIPE FOUND | | CATCH BASIN (ROUND) |
| | RIGHT-OF-WAY LINE | | DRAIN MAN-HOLE |
| | BOUNDARY LINE | | SEWER MAN-HOLE |
| | ABUTTING LOT LINE | | SEWER CLEAN-OUT |
| | BUILDING SETBACK LINE | | SEWER COVER |
| | EDGE OF PAVED ROAD | | WATER HYDRANT |
| | EDGE OF GRAVEL ROAD | | WATER VALVE |
| | CURB LINE | | WATER SHUT-OFF |
| | EDGE OF TREE LINE | | GAS VALVE |
| | EDGE OF WETLANDS | | ELECTRICAL PULLBOX |
| | WETLANDS BUFFER LINE | | IRRIGATION CONTROL BOX |
| | EXISTING EASEMENT LINE | | LIGHT POST |
| | 10' CONTOUR INTERVAL | | SINGLE SIGN POST |
| | 2' CONTOUR INTERVAL | | BOLLARD |
| | CHAIN-LINK FENCE | | LANDFILL GAS VENT |
| | STOCKADE FENCE | | MONITORING WELL |
| | TIE COURSE LINE | | HANDICAPPED PARKING |
| | FORMER TRACT LINE | | ORNAMENTAL TREES |
| | CULVERT OR DRAIN LINE | | LANDSCAPED AREA |
| | SEWER LINE | | EXISTING DRAINAGE EASMENT (REF. PLAN #1) (BK.3699 PG.744) |
| | OVERHEAD UTILITY LINE | | EXISTING SEWER EASMENT (REF. PLAN #1) (BK.1256 PG.120) |
| | UNDERGROUND UTILITY LINE | | |
| | GAS LINE | | |
| | WATER LINE | | |
| | TAX MAP & LOT NUMBER | | |

CB1 (#1088)
RM=224.94
INV.IN=221.94 (6"VC)
INV.OUT=221.93 (18"HOPE)
SUMP=218.98

CB4 (#2281)
RM=227.72
INV.IN=221.64 (18"HOPE)
INV.OUT=221.62 (18"HOPE)
SUMP=218.76

CB3 (#2268)
RM=228.69
INV.IN=220.93 (18"HOPE)
INV.OUT=221.08 (18"HOPE)
SUMP=218.54

CB2 (#2264)
RM=228.47
INV.IN=220.65 (CB3) (18"HOPE)
INV.IN=220.66 (NBCE) (12"HOPE)
INV.OUT=221.39 (DMH3) (18"HOPE)

DMH3 (#12261)
RM=230.12
INV.IN=220.20 (CB2) (18"HOPE)
INV.IN=220.38 (NBCE) (12"HOPE)
INV.OUT=220.22 (DMH4) (18"HOPE)
SUMP=220.03

DMH4 (#2260)
RM=230.30
INV.IN=220.25 (DMH3) (18"HOPE)
INV.IN=219.83 (STW) (24"HOPE)
INV.IN=220.15 (STW) (18"HOPE)
INV.OUT=219.48 (30"HOPE)
SUMP=217.85

DMH5 (#2258)
RM=228.05
INV.IN=220.59 (30"HOPE)
INV.OUT=220.48 (30"HOPE)
SUMP=220.02

SMH1 (#1476)
RM=227.29
INV.IN=221.82 (TANK) (8"VC)
INV.OUT=221.89 (SMH4) (8"VC)
TABLE=223.48
BOTTOM=221.91

SMH2 (#1530)
RM=226.75
INV.IN=221.82 (TANK) (8"VC)
INV.OUT=221.89 (SMH4) (8"VC)
TABLE=223.48
BOTTOM=221.91

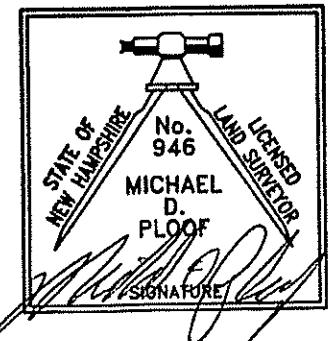
SMH3 (#1479)
RM=226.87
INV.IN=221.82 (TANK) (8"VC)
INV.OUT=221.89 (SMH4) (8"VC)
TABLE=223.48
BOTTOM=221.91

SMH4
PUMP STATION
(#1586-1589)
RM=227.49
INV.IN=222.94 (8"VC)
INV.OUT=222.89 (8"VC)
TABLE=223.53
BOTTOM=222.96

CERTIFICATION:

"I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION AND THE EXISTING CONDITIONS SHOWN HEREON WERE DEVELOPED FROM THE REFERENCE PLANS CITED HEREON AND FROM A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF AUGUST 2021 THAT HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000)."

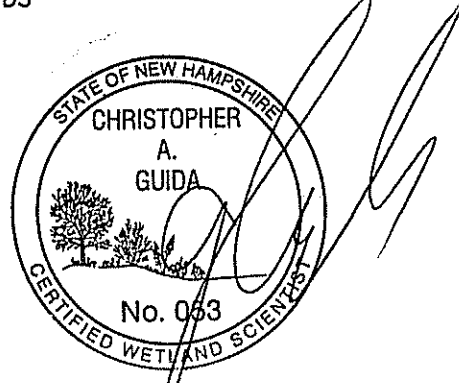
DATE: 12/18/23



CERTIFICATION:

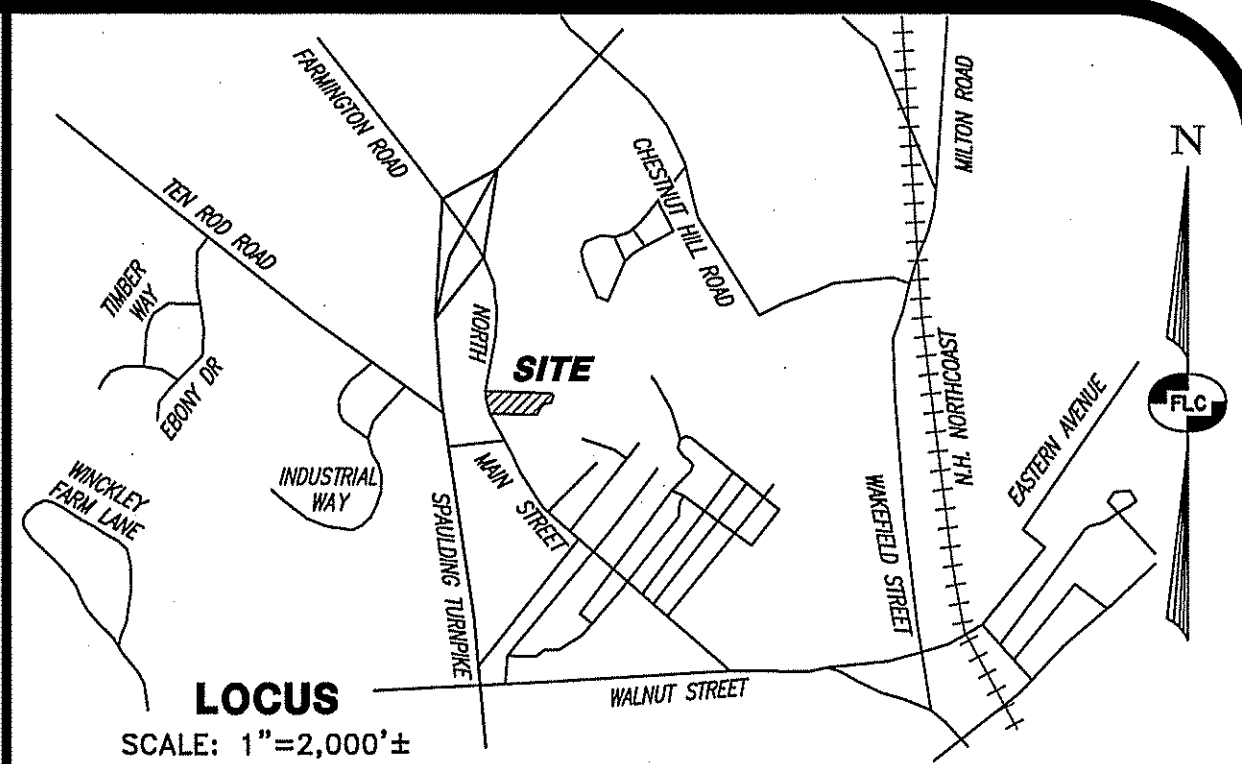
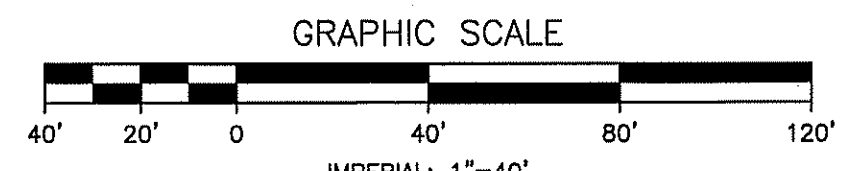
JURISDICTIONAL WETLANDS SHOWN HEREON WERE DEVELOPED FROM REFERENCE PLAN #3. PORTIONS OF ON-SITE WETLANDS ARE PART OF EXISTING DRAINAGE EASEMENTS AND MAY BE SUBJECT TO ASSOCIATED MAINTENANCE ACTIVITIES.

DATE: 12/18/23



REFERENCE PLANS:

- "PLAN OF LAND - FOR J. PEIRCE TRUST, MEREDITH PEIRCE, TRUSTEE AND WILLIAM "CHIP" ALBEE - NEW HAMPSHIRE ROUTE 11 - ROCHESTER, NEW HAMPSHIRE - TAX MAP #114 LOT 8" - SCALE: 1"=40', DATED: MARCH, 2001, PREPARED BY: LAND TECHNICAL SERVICE CORPORATION AND RECORDED IN THE S.C.R.D. AS PLAN #64-21.
- "STATE OF NEW HAMPSHIRE - DEPARTMENT OF TRANSPORTATION-BUREAU OF HIGHWAY DESIGN - FARMINGTON ROAD - RIGHT-OF-WAY PLAN - COUNTY OF: STRAFFORD - CITY OF: ROCHESTER - STATE PROJECT NO: 10620-D", SHEETS 1, 2, 3 & 11, SCALE 1"=20', DATE OF FINAL CHECK: JANUARY 11, 2011, BY CLOUGH HARBOUR & ASSOCIATED LLP & VERMONT SURVEY AND ENGINEERING. RECORDED IN THE S.C.R.D. AS PLANS 101-045, 101-046, 101-047 & 101-055.
- "DEVELOPMENT PLANS FOR MULTI-TENANT COMMERCIAL DEVELOPMENT - ROCHESTER, NEW HAMPSHIRE - 303 NORTH MAIN STREET" - SCALE: 1"=30', DATED APRIL, 2003, PREPARED BY: GORRILL-PALMER CONSULTING ENGINEERS, INC.
- "CONDOMINIUM SITE PLAN - TAX MAP 114 LOT 8 - (303 & 305 NORTH MAIN STREET) - ROCHESTER, NEW HAMPSHIRE - PREPARED FOR: PATRIOT HOLDINGS, LLC - LAND OF: ALL PURPOSE STORAGE ROCHESTER LLC, SCALE 1"=40', DATED NOVEMBER 3, 2021 AND LAST REVISED JULY 5, 2022, BY FIELDSTONE LAND CONSULTANTS, PLLC.



NOTES:

- THE OWNER OF RECORD FOR TAX MAP 114 LOT 8 IS ALL PURPOSE STORAGE ROCHESTER LLC, 4007 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103. THE DEED REFERENCE FOR THE PARCEL IS BK.4955 PG.155 DATED SEPTEMBER 14, 2021 IN THE STRAFFORD COUNTY REGISTRY OF DEEDS.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR CONDOMINIUM UNIT 3 OF EXISTING TAX MAP 114 LOT 8, PLANNED FOR FUTURE DEVELOPMENT.
- THE TOTAL AREA OF TAX MAP 114 LOT 8 IS 3.18± ACRES, OR 138,598± SQ.FT. WITH 277.26 FT. OF FRONTAGE ALONG NORTH MAIN STREET (AKA FARMINGTON ROAD).
- THE LIMITED COMMON AREA OF CONDOMINIUM UNIT 3 IS 65,332± SQ.FT. (TIE AREA = 55,259 SQ.FT.) CONDOMINIUM UNIT 3 HAS THE BENEFIT OF 8,286 SQ.FT. OF COMMON LAND PROVIDING A PAVED ACCESS DRIVEWAY.
- ZONING FOR THE ENTIRE PARCEL IS (HC) - HIGHWAY COMMERCIAL DISTRICT - MINIMUM LOT SIZE = 20,000 SQ.FT. MINIMUM FRONTAGE REQUIREMENT= 100 FT. FRONT SETBACKS=20 FT. SIDE SETBACKS=10 FT. REAR SETBACKS=25 FT.
- HORIZONTAL ORIENTATION IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM (REFERENCE PLAN #2). VERTICAL DATUM IS NAVD83, BASED ON FIELD GPS OBSERVATIONS THAT WERE UPLOADED TO AND CALCULATED BY THE NOAA ONLINE POSITIONING USER SERVICE (OPUS).
- THE EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE THE RESULT OF AN ON-SITE SURVEY PERFORMED BY THIS OFFICE. THE BOUNDARY INFORMATION WAS DEVELOPED FROM THE REFERENCE PLANS CITED HEREON TOGETHER WITH A PRECISE SURVEY PERFORMED BY THIS OFFICE IN AUGUST 2021.
- A PORTION OF TAX MAP 114 LOT 8 LIES WITHIN THE CONSERVATION PROTECTION OVERLAY DISTRICT - A 50 FT. BUFFER EXISTS FROM DELINEATED WETLANDS AND A 75 FT. BUFFER EXISTS FROM COCHECO RIVER.
- WETLAND LOCATIONS SHOWN ARE PER REFERENCE PLAN #3.
- SOUTHERLY AND EASTERLY PORTIONS OF TAX MAP LOT 114-8 LIE WITHIN THE BOUNDARY OF THE 100-YEAR FLOOD HAZARD PER FEMA FIRM PANEL NUMBER 33017C0203D, DATED MAY 17, 2005 FOR THE CITY OF ROCHESTER, COMMUNITY NUMBER 330150.
- TAX MAP LOT 114-8 LIES WITHIN THE AQUIFER PROTECTION OVERLAY DISTRICT PER THE CITY OF ROCHESTER GIS AQUIFER MAP.
- TAX MAP LOT 114-8 IS SUBJECT TO A CROSS EASEMENT AGREEMENT (BK. 3502 PG.156 01/26/17). THE SITE IS ALSO SUBJECT TO A SEWER EASEMENT TO THE CITY OF ROCHESTER (BK.1256 PG.120 07/02/86) AND A DRAINAGE EASEMENT TO N.H.D.O.T (BK.3699 PG.744 12/15/08).
- CONDOMINIUM UNIT 1 CURRENTLY HAS AN EXISTING "DUNKIN' DONUTS" RESTAURANT ON IT. EXISTING CONDOMINIUM UNIT 2 CURRENTLY HAS AN EXISTING "PIZZA HUT" RESTAURANT ON IT. CONDOMINIUM LOT 3 IS CURRENTLY VACANT.
- ALL UNITS ARE SERVICED BY UNDERGROUND TELEPHONE, ELECTRIC, CABLE AND NATURAL GAS UTILITIES. THEY ARE ALSO SERVICED BY MUNICIPAL SEWER AND WATER.

REV.	DATE	DESCRIPTION	C/O	DR	CK

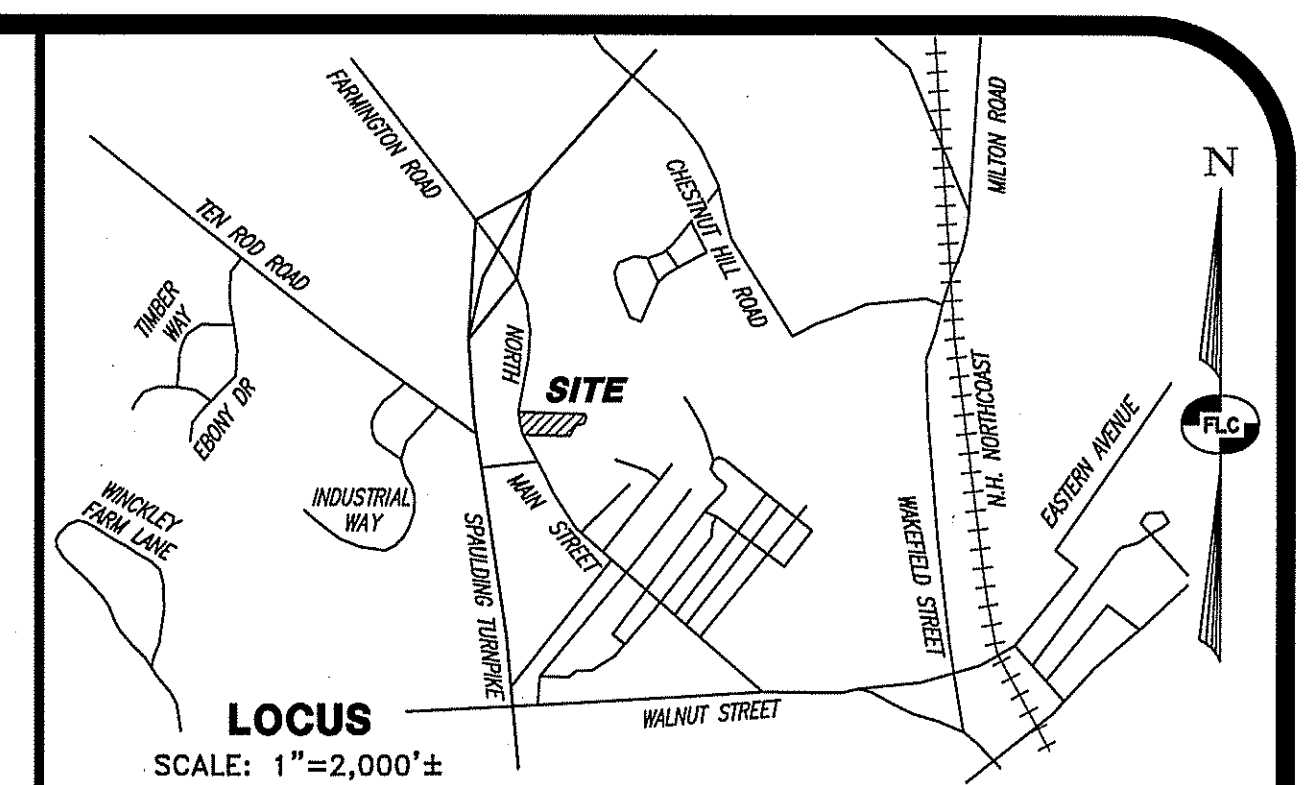
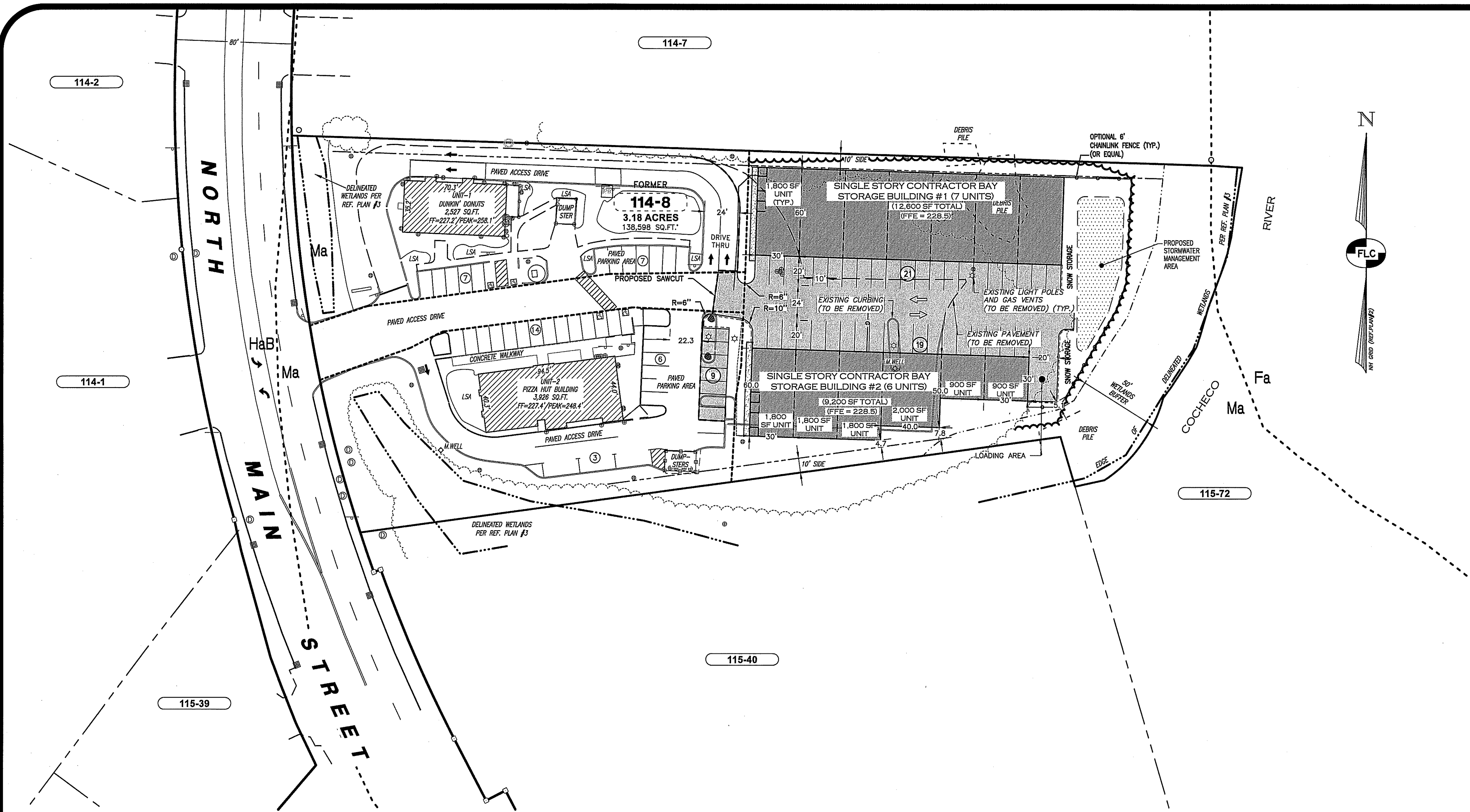
EXISTING CONDITIONS PLAN
TAX MAP 114 LOT 8 - CONDOMINIUM UNIT 3
(303 & 305 NORTH MAIN STREET)
ROCHESTER, NEW HAMPSHIRE
PREPARED FOR:
PATRIOT HOLDINGS, LLC
4007 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103
LAND OF:
ALL PURPOSE STORAGE
ROCHESTER LLC
4023 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

SCALE: 1"=40'

NOVEMBER 17, 2023

Surveying + Engineering + Land Planning + Permitting + Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com



- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP 114 LOT 8 IS ALL PURPOSE STORAGE ROCHESTER LLC, 4023 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103. THE DEED REFERENCE FOR THE PARCEL IS BK.4955 PG.155 DATED SEPTEMBER 14, 2021 IN THE STRAFFORD COUNTY REGISTRY OF DEEDS.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT A SITE PLAN WITH A CONTRACTOR BAY DEVELOPMENT AND ASSOCIATED SITE IMPROVEMENTS ON EXISTING TAX MAP 114 LOT 8.
 - THE TOTAL AREA OF TAX MAP 114 LOT 8 IS 3.18± ACRES, OR 138,598± SQ.FT. WITH 277.26 FT. OF FRONTAGE ALONG NORTH MAIN STREET (AKA FARMINGTON ROAD).
 - ZONING FOR THE ENTIRE PARCEL IS (HC) - HIGHWAY COMMERCIAL DISTRICT - MINIMUM LOT SIZE = 20,000 SQ.FT. MINIMUM FRONTAGE REQUIREMENT= 100 FT. FRONT SETBACKS=20 FT. SIDE SETBACKS=10 FT. REAR SETBACKS=25 FT.
- THE LOT IS ALSO SUBJECT TO THE REGULATIONS OF THE CONSERVATION PROTECTION OVERLAY DISTRICT AND THE AQUIFER PROTECTION OVERLAY DISTRICT.
- THE EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE THE RESULT OF AN ON-SITE SURVEY PERFORMED BY THIS OFFICE. THE BOUNDARY INFORMATION WAS DEVELOPED FROM THE REFERENCE PLANS CITED HEREON TOGETHER WITH A PRECISE SURVEY PERFORMED BY THIS OFFICE IN AUGUST 2021.
 - WETLAND LOCATIONS SHOWN ARE PER REFERENCE PLAN #3.
 - SOUTHERLY AND EASTERLY PORTIONS OF TAX MAP LOT 114-8 LIE WITHIN THE BOUNDARY OF THE 100-YEAR FLOOD HAZARD PER FEMA FIRM PANEL NUMBER 3301700203D, DATED MAY 17, 2005 FOR THE CITY OF ROCHESTER, COMMUNITY NUMBER 330150.
 - PARKING CALCULATION:
RESTAURANT USE REQUIRED:
1 SPACE PER 1,000 S.F. OF G.F.A.
20 PARKING SPACES REQUIRED
INDUSTRIAL - LIGHT REQUIRED:
1 SPACE/1,000 S.F. OF G.F.A. PLUS 3 SPACES/1,000 S.F. FOR AREA DEDICATED TO OFFICES OR RETAIL SALES.
ASSUMED 22 S.F. OF OFFICE SPACE PER UNIT
28 PARKING SPACES REQUIRED
TOTAL REQUIRED: 48 PARKING SPACES
TOTAL PROVIDED: 86 PARKING SPACES
 - ALL MONITORING WELLS AND GAS VENTS THAT ARE TO BE IMPACTED SHALL BE RELOCATED AS NECESSARY.
 - ALL STRUCTURES (CURBING, PAVEMENT, ROCKS, LIGHT POLES, ETC) THAT ARE TO BE IMPACTED SHALL BE REMOVED.
 - THE EXISTING FREESTANDING SIGN SHALL REMAIN AS IS. THE SIGN IS LIGHTED BY GROUND MOUNTED LIGHTS WHICH ALSO SHALL REMAIN. ANY FUTURE SIGNS OR MODIFICATIONS TO THE EXISTING SIGN MUST BE IN COMPLIANCE WITH THE ROCHESTER ZONING ORDINANCE.
 - FOR MORE INFORMATION ABOUT THIS SITE PLAN PLEASE CONTACT FIELDSTONE LAND CONSULTANTS, PLLC.

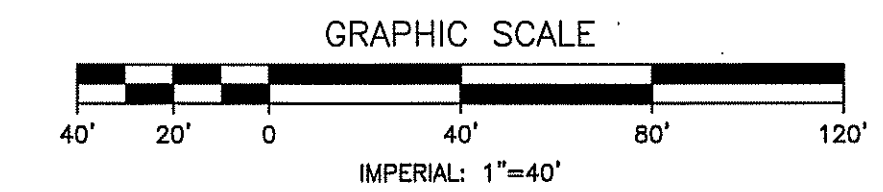
- LEGEND:**
- EXISTING FEATURES**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - LIMITS OF COMMON AREA
 - ABUTTING LOT LINE
 - BUILDING SETBACK LINE
 - EDGE OF PAVED ROAD
 - EDGE OF GRAVEL ROAD
 - EDGE OF LANDSCAPING
 - EXISTING EASEMENT LINE
 - CURB LINE
 - EDGE OF TREE LINE
 - EDGE OF WETLANDS
 - WETLANDS BUFFER LINE
 - CHAIN-LINK FENCE
 - STOCKADE FENCE
 - ADDRESS ON NORTH MAIN STREET
 - EXISTING BUILDING
- PROPOSED FEATURES**
- EDGE OF PAVEMENT
 - CURBLINE (CAPE COD BERM)
 - TEMPORARY SILT FENCE
 - PARKING LINE
 - SAWCUT
 - 1 FT. CONTOUR
 - 2 FT. CONTOUR
 - 10 FT. CONTOUR
 - SPOT GRADE ELEVATION
 - SPOT ELEVATION AT CURB
 - STORM WATER DRAINAGE
 - DRAIN MANHOLE
 - SILT SOCK FOR ALL CATCH BASINS
 - SOIL TEST PIT
 - PROPOSED SANITARY SEWER
 - CULVERT W/ END SECTION & RIP-RAP
 - HYDRANT, GATE VALVE & WATER MAIN
 - G.V.
 - GAS LINE, PROPANE
 - ELECTRICAL TRANSFORMER & UNDERGROUND
 - POLE & BUILDING MOUNTED LIGHTS
 - SIGN
- PROPOSED FEATURES**
- ASPHALT PAVED AREA
 - STORMWATER BASIN
 - BUILDING
 - TRAFFIC FLOW (NOT PAINTED ARROWS)
 - CONCRETE PAD/SIDEWALK
 - HANDICAP PARKING STALL
 - LIGHT POST

NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

----- SOIL BOUNDARY

Fa FRESH WATER MARSH
Ma MADE LAND
HaB HINCKLEY LOAMY SAND
3 TO 8% SLOPE

- REFERENCE PLANS:**
- "PLAN OF LAND - FOR J. PEIRCE TRUST, MEREDITH PEIRCE, TRUSTEE AND WILLIAM "CHIP" ALBEE - NEW HAMPSHIRE ROUTE 11 - ROCHESTER, NEW HAMPSHIRE - TAX MAP #114 LOT 8" - SCALE: 1"=40', DATED: MARCH, 2001, PREPARED BY: LAND TECHNICAL SERVICE CORPORATION AND RECORDED IN THE S.C.R.D. AS PLAN #64-21.
 - "STATE OF NEW HAMPSHIRE - DEPARTMENT OF TRANSPORTATION-BUREAU OF HIGHWAY DESIGN - FARMINGTON ROAD - RIGHT-OF-WAY PLAN - COUNTY OF: STRAFFORD - CITY OF: ROCHESTER - STATE PROJECT NO.: 10620-D", SHEETS 1, 2, 3 & 11, SCALE 1"=20', DATE OF FINAL CHECK: JANUARY 11, 2011, BY CLOUGH HARBOUR & ASSOCIATED LLP & VERMONT SURVEY AND ENGINEERING, RECORDED IN THE S.C.R.D. AS PLANS 101-045, 101-046, 101-047 & 101-055.
 - "DEVELOPMENT PLANS FOR MULTI-TENANT COMMERCIAL DEVELOPMENT - ROCHESTER, NEW HAMPSHIRE - 303 NORTH MAIN STREET" - SCALE: 1"=30', DATED APRIL, 2003, PREPARED BY: GORRILL-PALMER CONSULTING ENGINEERS, INC.



SITE PLAN
TAX MAP 114 LOT 8
(303 & 305 NORTH MAIN STREET)
ROCHESTER, NEW HAMPSHIRE

PREPARED FOR:
PATRIOT HOLDINGS, LLC
4023 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

LAND OF:
ALL PURPOSE STORAGE
ROCHESTER LLC
4023 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

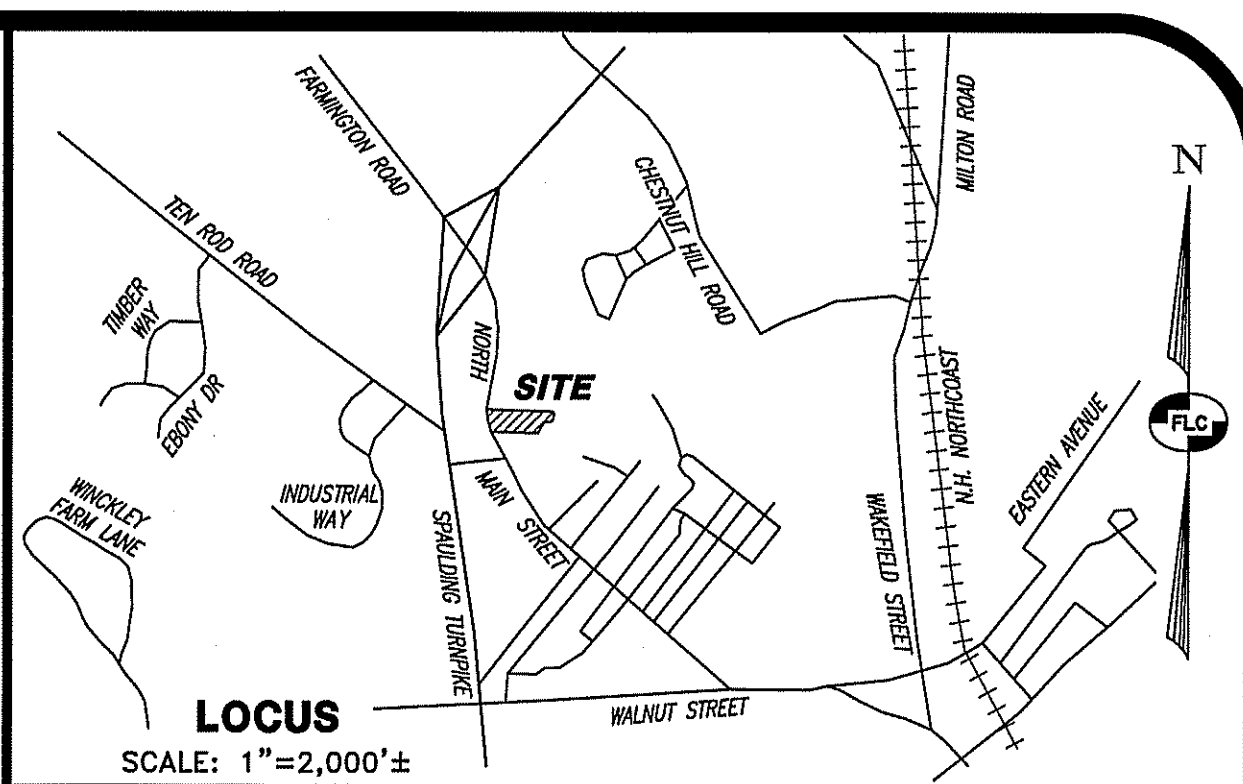
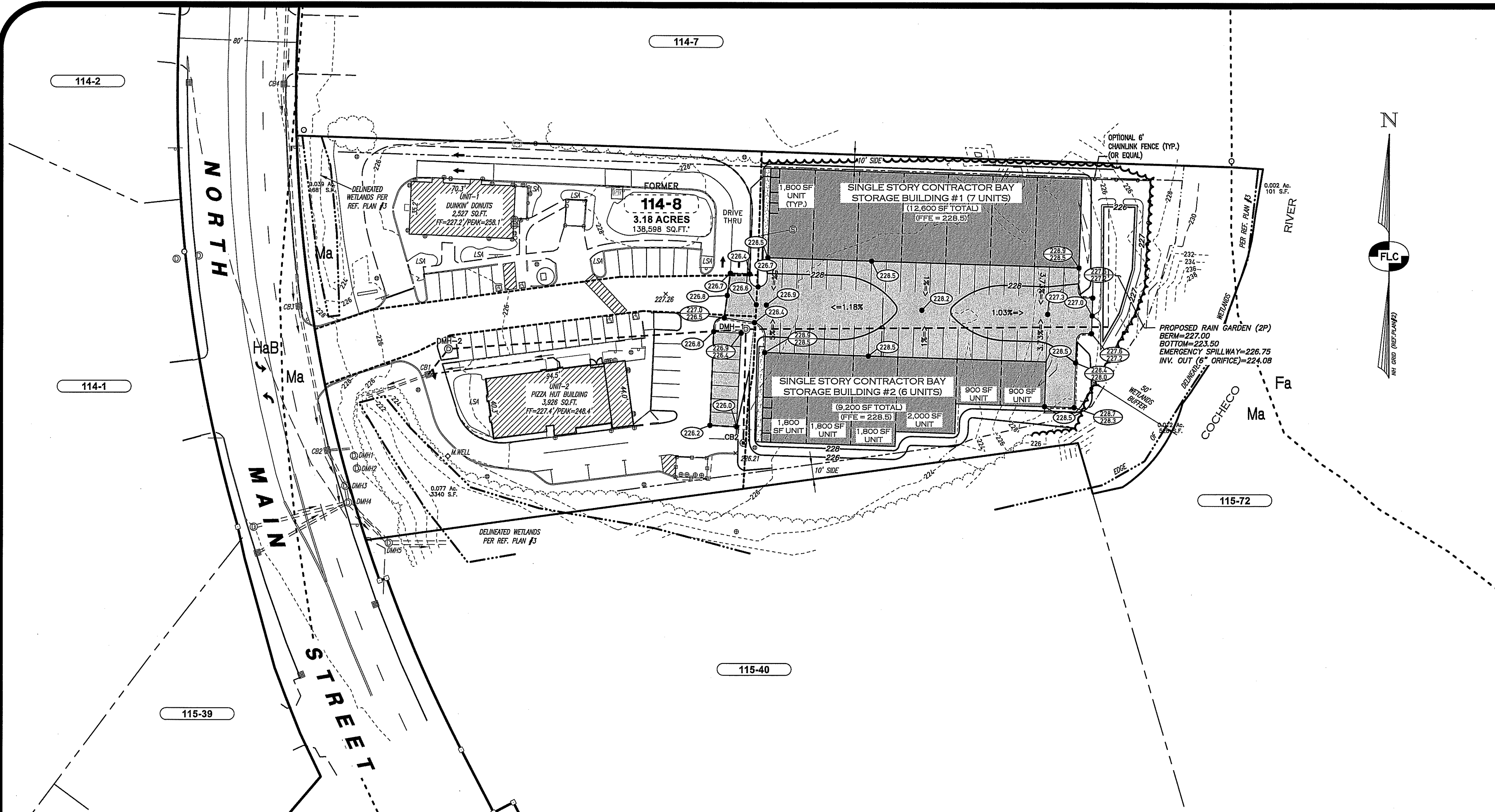
SCALE: 1"=40' NOVEMBER 17, 2023

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www.FieldstoneLandConsultants.com

FILE: 3035SP00.DWG PROJ. NO. 3035.00 SHEET NO. SP-1 PAGE NO. 3 OF 12



- CONSTRUCTION NOTES:**
1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF ROCHESTER AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE TOWN OF ROCHESTER DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
 2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-888-344-7233)
 5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
 6. BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF ROCHESTER FIRE DEPARTMENT REGULATIONS
 7. ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED THE RETAINING WALLS SHOWN SHALL BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED
 8. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION
 9. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
 10. ENTIRE ROOF AREA SHALL BE CAPTURED BY GUTTERS AND DRAINED INTO THE PROPOSED RAIN GARDEN.
 11. THE SITE IS EXPECTED TO REQUIRE ROUGHLY 3,500 C.Y. OF FILL. NO EARTH IS EXPECTED TO BE REMOVED.

- LEGEND:**
- EXISTING FEATURES**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - LIMITS OF COMMON AREA
 - ABUTTING LOT LINE
 - BUILDING SETBACK LINE
 - EDGE OF PAVED ROAD
 - EDGE OF GRAVEL ROAD
 - EDGE OF LANDSCAPING
 - EXISTING EASEMENT LINE
 - CURB LINE
 - EDGE OF TREE LINE
 - EDGE OF WETLANDS
 - WETLANDS BUFFER LINE
 - CHAIN-LINK FENCE
 - STOCKADE FENCE
 - ADDRESS ON NORTH MAIN STREET
 - EXISTING BUILDING

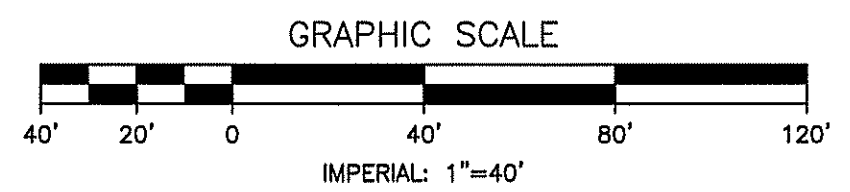
- PROPOSED FEATURES**
- EDGE OF PAVEMENT
 - CURBLINE (CAPE COD BERM)
 - TEMPORARY SILT FENCE
 - PARKING LINE
 - SAWCUT
 - 1 FT. CONTOUR
 - 2 FT. CONTOUR
 - 10 FT. CONTOUR
 - SPOT GRADE ELEVATION
 - SPOT ELEVATION AT CURB
 - STORM WATER DRAINAGE
 - DRAIN MANHOLE
 - SILT SOCK FOR ALL CATCH BASINS
 - TP: 1
 - L=LEDGE
 - S=WATER ELEV.
 - PROPOSED SANITARY SEWER
 - CULVERT W/ END SECTION & RIP-RAP
 - HYDRANT, GATE VALVE & WATER MAIN
 - G.V.
 - GAS LINE, PROPANE
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- ASPHALT PAVED AREA
 - STORMWATER BASIN
 - BUILDING
 - TRAFFIC FLOW (NOT PAINTED ARROWS)
 - CONCRETE PAD/SIDEWALK
 - HANDICAP PARKING STALL
 - LIGHT POST

CB1 (#1089) RIM=224.94 INV.IN= 221.94 (6" PVC) INV.OUT=221.93 (18" HDPE) SUMP=218.98	CB4 (#2281) RIM=227.72 INV.IN= 221.64 (18" HDPE) INV.OUT=221.62 (18" HDPE) SUMP=218.76	DMH3 (#12261) RIM=230.12 INV.IN= 220.20 (CB2) (18" RCP) INV.IN= 220.38 (NBBE) (12" HDPE) INV.OUT=220.22 (DMH4) (18" RCP) SUMP=220.03
CB3 (#2269) RIM=228.69 INV.IN= 220.93 (18" HDPE) INV.OUT=221.06 (18" HDPE) SUMP=218.54	DMH4 (#2260) RIM=230.30 INV.IN= 220.25 (DMH3) (18" RCP) INV.IN= 219.83 (576W) (24" RCP) INV.IN= 220.15 (561W) (18" RCP) INV.OUT=219.48 (30" HDPE) SUMP=217.85	DMH5 (#2258) RIM=229.85 INV.IN= 220.59 (30" HDPE) INV.OUT=220.48 (30" HDPE) SUMP=220.02
CB2 (#2264) RIM=229.47 INV.IN= 220.65 (CB3) (18" HDPE) INV.IN= 220.66 (NBBE) (12" HDPE) INV.OUT=221.39 (DMH3) (18" HDPE)		

PROPOSED DRAINAGE STRUCTURE SCHEDULE:

FROM			LENGTH	DIA.	SLOPE	TO	
STRUCT.	RIM	INV. OUT	FEET	INCHES	FT/FT	STRUCT.	INV. IN
2P	-	224.08	242	12	0.0050	DMH-1	222.87
CB-2	225.5	223.16	71.4	15	0.0050	DMH-1	222.80
DMH-1	226.2	222.67	195.7	15	0.0050	DMH-2	221.69
DMH-2	225.5	221.50	19.2	15	0.0050	CB1	221.40



GRADING & DRAINAGE PLAN
TAX MAP 114 LOT 8
(303 & 305 NORTH MAIN STREET)
ROCHESTER, NEW HAMPSHIRE

PREPARED FOR:
PATRIOT HOLDINGS, LLC
4023 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

LAND OF:
ALL PURPOSE STORAGE ROCHESTER LLC
4023 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

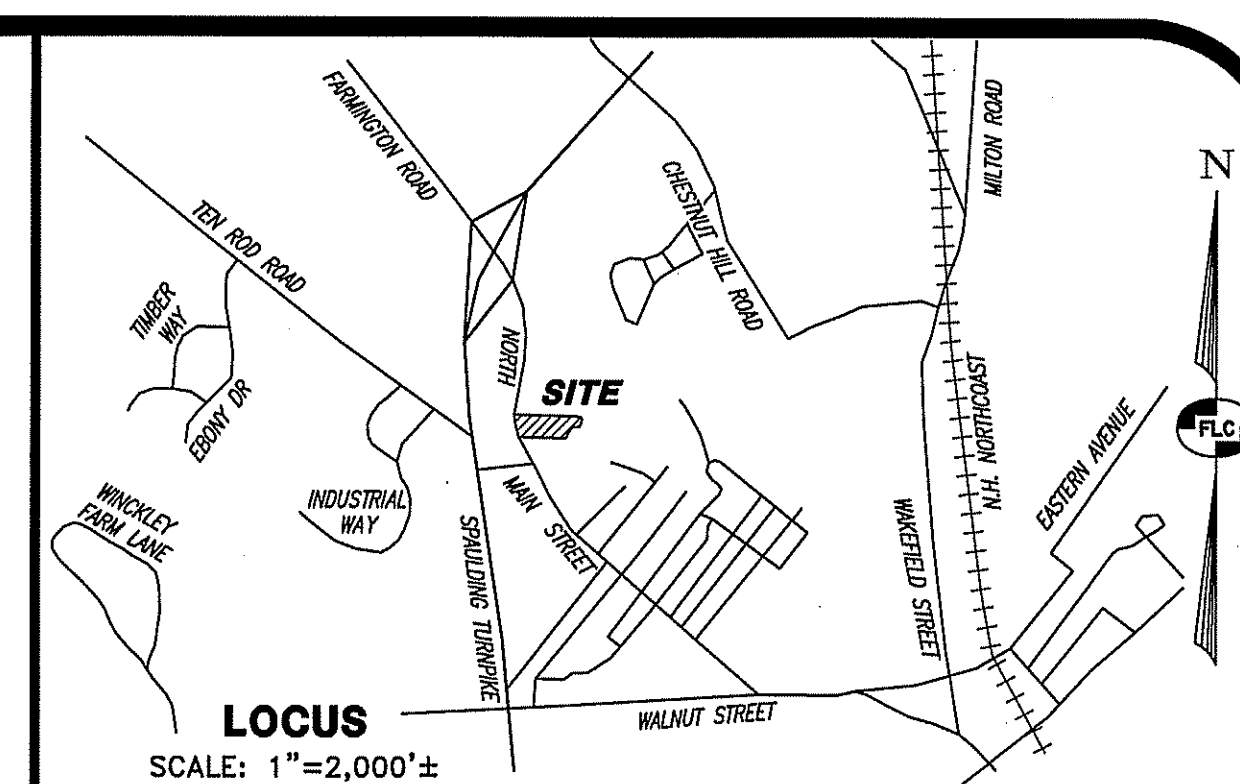
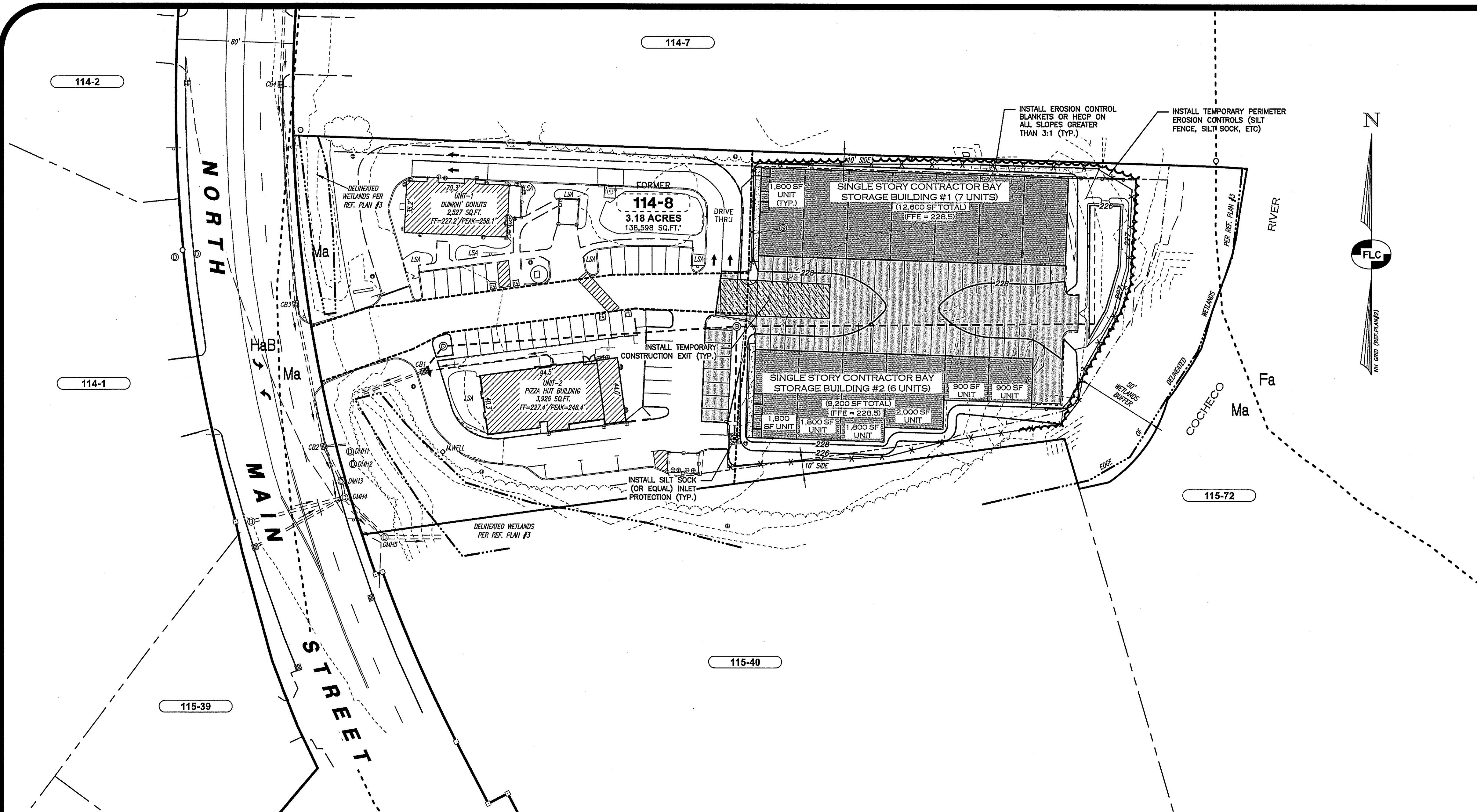
SCALE: 1"=40' NOVEMBER 17, 2023

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FILE: 303SP00.DWG PROJ. NO. 303S.00 SHEET NO. GR-1 PAGE NO. 4 OF 12



- CONSTRUCTION NOTES:**
1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF ROCHESTER AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE TOWN OF ROCHESTER DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
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 7. ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDING IMMEDIATELY UPON BEING CONSTRUCTED THE RETAINING WALLS SHOWN SHALL BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED.
 8. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
 9. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY, THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
 10. ENTIRE ROOF AREA SHALL BE CAPTURED BY GUTTERS AND DRAINED INTO THE PROPOSED RAIN GARDEN.

LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- LIMITS OF COMMON AREA
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
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- CHAIN-LINK FENCE
- STOCKADE FENCE
- ADDRESS ON NORTH MAIN STREET
- EXISTING BUILDING

PROPOSED FEATURES

- EDGE OF PAVEMENT
- CURBLINE (CAPE COD BERM)
- TEMPORARY SILT FENCE
- PARKING LINE
- SAWCUT
- 1 FT. CONTOUR
- 2 FT. CONTOUR
- 10 FT. CONTOUR
- SPOT GRADE ELEVATION
- SPOT ELEVATION AT CURB
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- SILT SOCK FOR ALL CATCH BASINS
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- GAS LINE, PROPANE
- ELECTRICAL TRANSFORMER & UNDERGROUND
- POLE & BUILDING MOUNTED LIGHTS
- SIGN

PROPOSED FEATURES

- ASPHALT PAVED AREA
- STORMWATER BASIN
- BUILDING
- TRAFFIC FLOW (NOT PAINTED ARROWS)
- CONCRETE PAD/SIDEWALK
- HANDICAP PARKING STALL
- LIGHT POST

EROSION & SEDIMENTATION CONTROL PLAN

TAX MAP 114 LOT 8
(303 & 305 NORTH MAIN STREET)
ROCHESTER, NEW HAMPSHIRE

PREPARED FOR:
PATRIOT HOLDINGS, LLC
4023 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

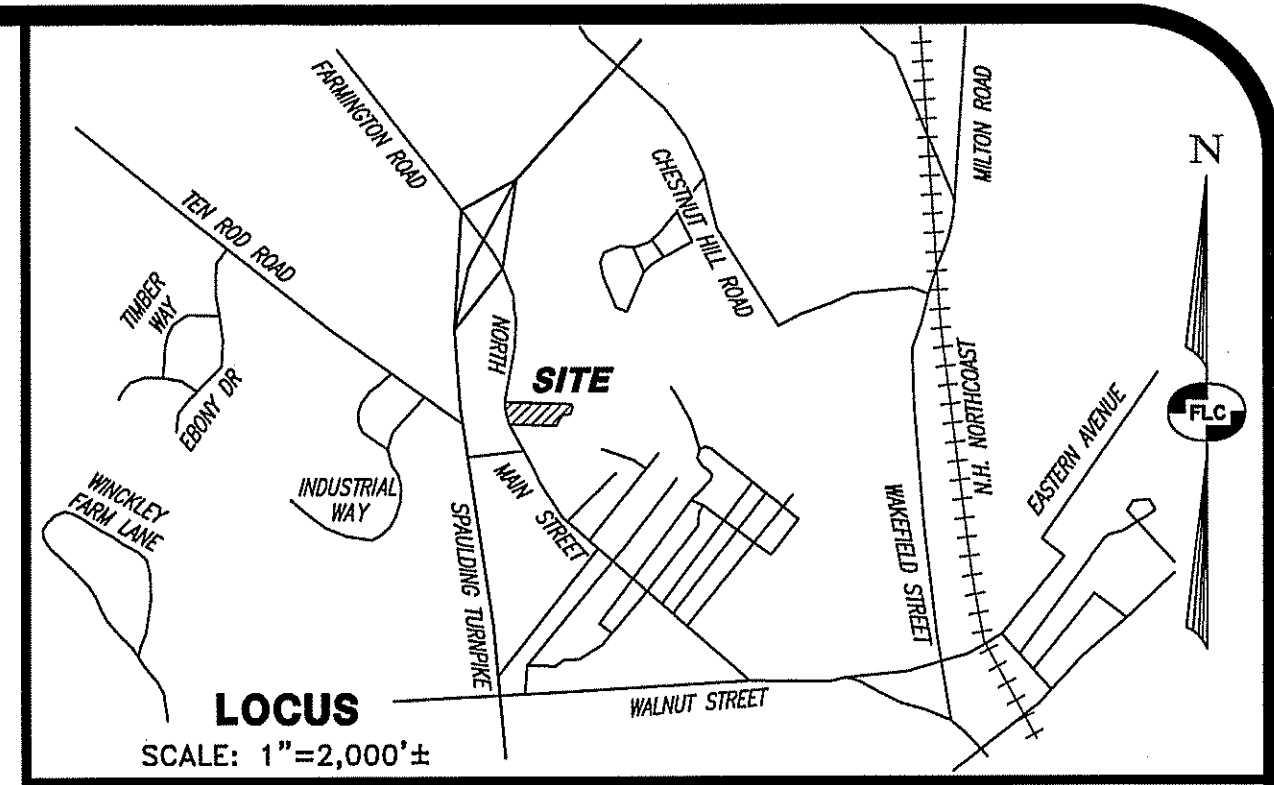
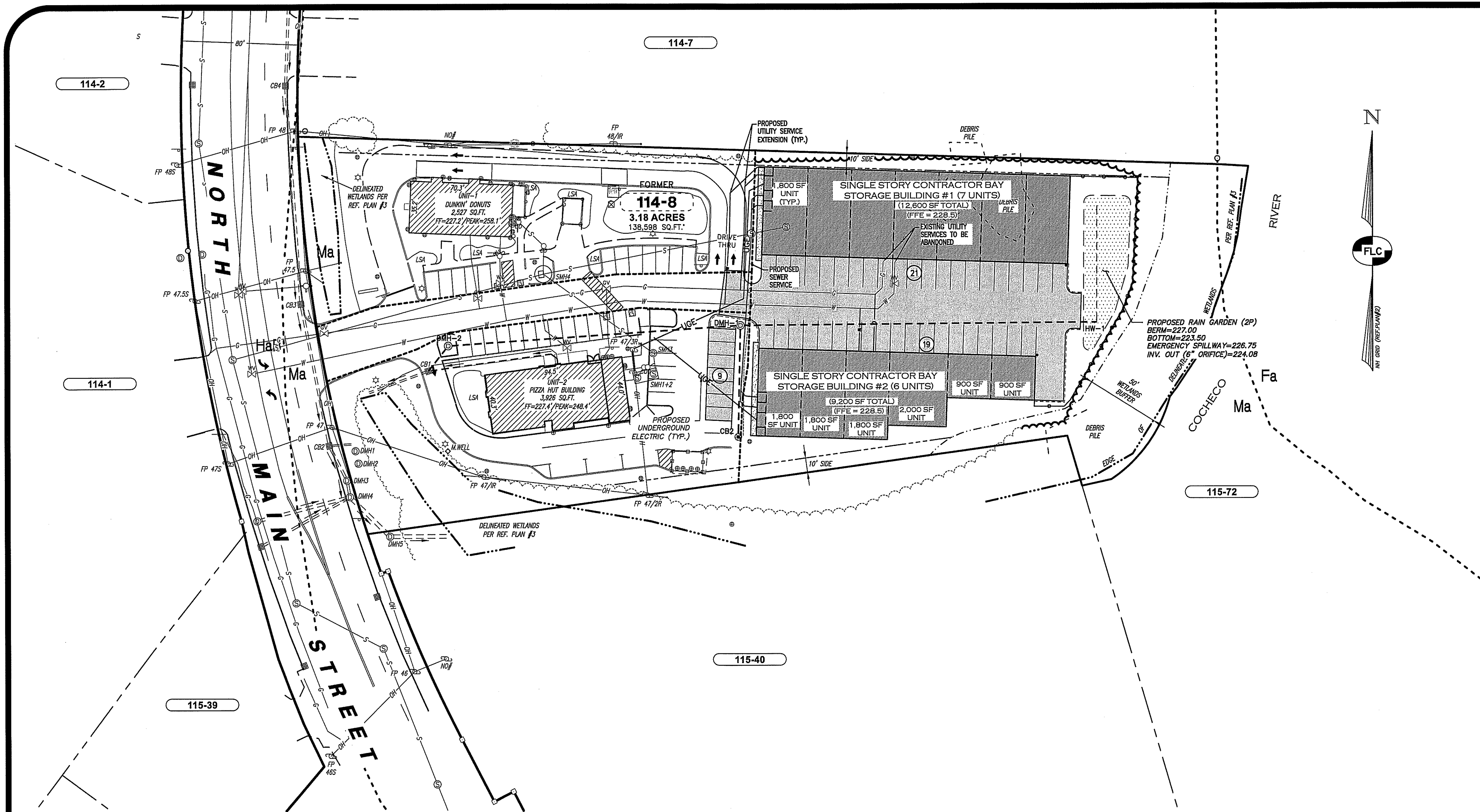
LAND OF:
ALL PURPOSE STORAGE ROCHESTER LLC
4023 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

SCALE: 1"=40' NOVEMBER 17, 2023

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- UTILITY NOTES:**
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 3. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
 4. ELASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF ROCHESTER REGULATIONS.
 5. ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED THE RETAINING WALLS SHOWN SHALL BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED.
 6. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
 7. ALL POWER WORK SHALL CONFORM TO EVERSOURCE & NHEC STANDARDS.
 8. ALL TELEPHONE WORK SHALL CONFORM TO THE SPECIFICATIONS OF THE LOCAL PROVIDER.
 9. THE SITE WILL BE SERVICED BY MUNICIPAL SEWER AND WATER.
 10. ALL FIRE PREVENTION MEASURES, SUCH AS FIRE ALARM SYSTEMS AND KNOX BOXES, SHALL BE INSTALLED AS REQUESTED BY THE ROCHESTER FIRE DEPARTMENT.
 11. ALL OIL, GREASE, CHEMICALS, AND HAZARDOUS MATERIALS/WASTE SHALL BE HANDLED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND ALL APPLICABLE STATE AND FEDERAL REGULATIONS.

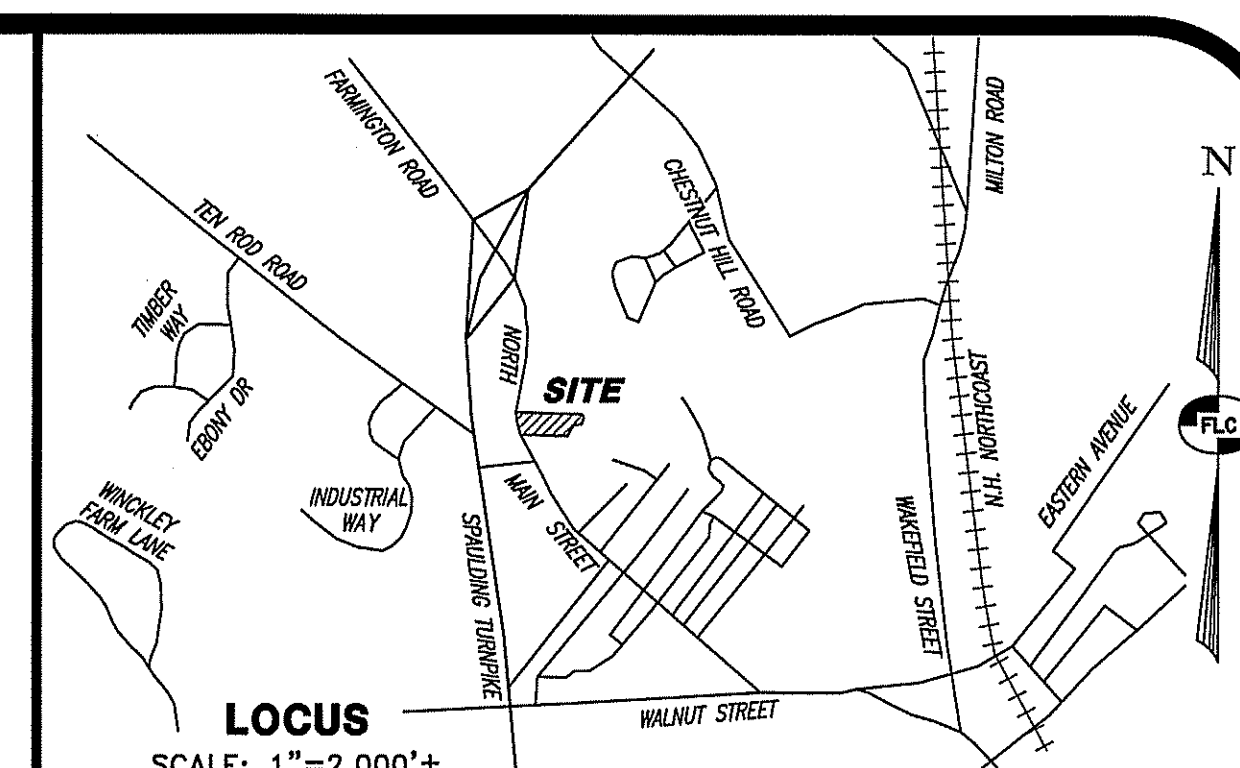
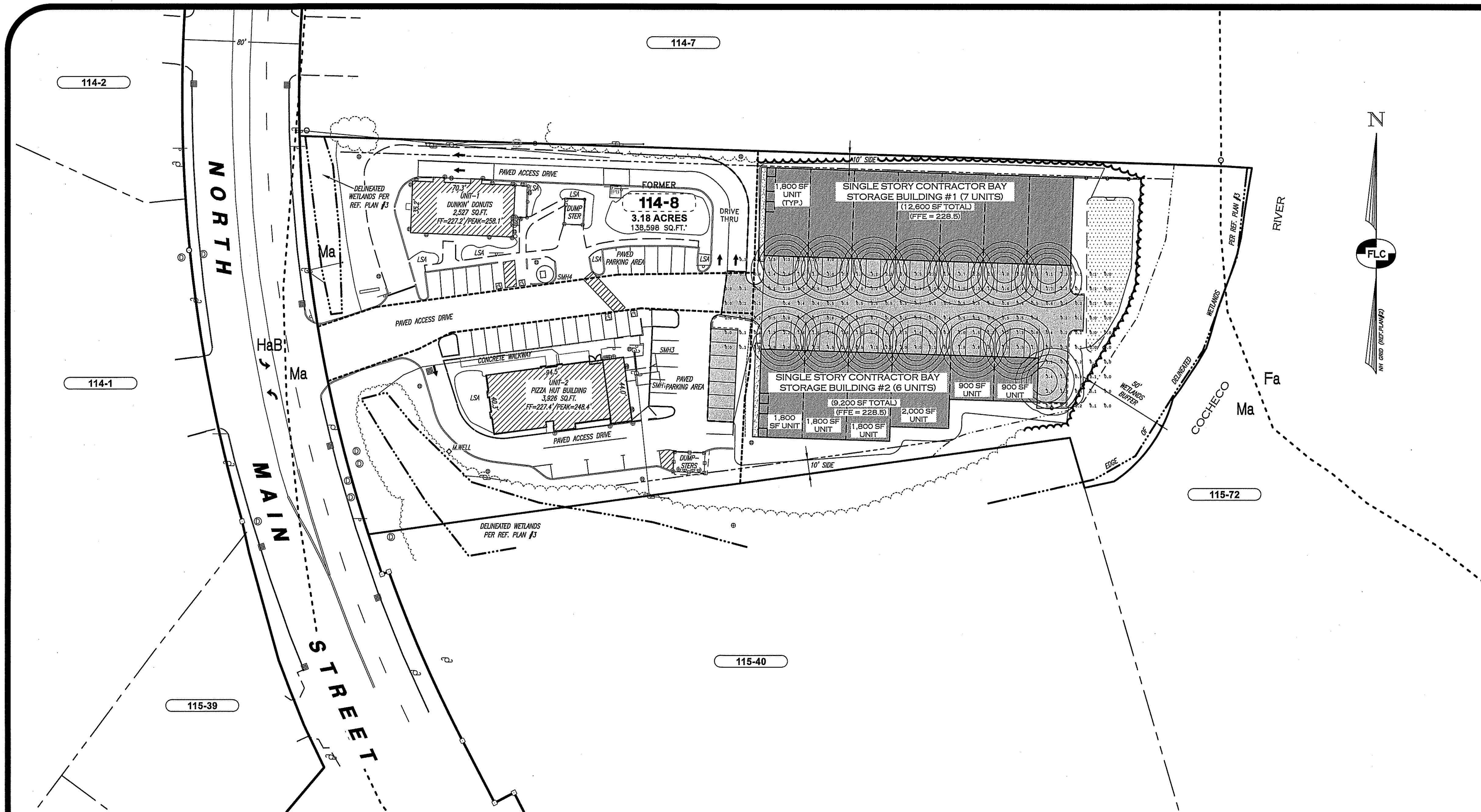
REV.	DATE	DESCRIPTION	C/O	DR	CK

UTILITY PLAN
TAX MAP 114 LOT 8
(303 & 305 NORTH MAIN STREET)
ROCHESTER, NEW HAMPSHIRE
PREPARED FOR:
PATRIOT HOLDINGS, LLC
4023 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103
LAND OF:
ALL PURPOSE STORAGE
ROCHESTER LLC
4023 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

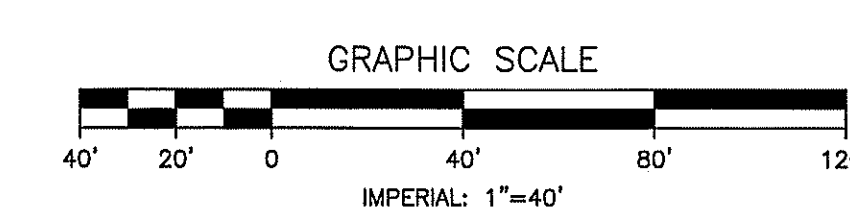
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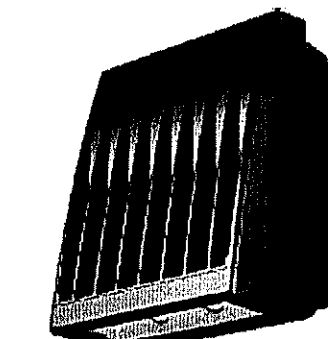


- LIGHTING NOTES:**
1. LIGHTING SHALL BE INSTALLED AND ARRANGED SO AS NOT TO REFLECT OR CAUSE GLARE UPON ADJUTING LAND, HIGHWAYS, AND ROADS.
 2. ALL FIXTURES ARE FULL CUTOFF, LED FIXTURES. FLOOD LIGHTING AND UPLIGHTING ARE PROHIBITED.
 3. LIGHTING IS PROVIDED VIA WALL MOUNTED LIGHTS ROUGHLY 15FT ABOVE FINISHED FLOOR ELEVATION.
 4. MOUNTING HEIGHT OF ALL PROPOSED WALL MOUNT LIGHTING FIXTURES SHALL BE 16 FEET ABOVE FINISH GRADE ON THE BUILDING. LOCATED AT EACH BUILDING UNIT.
 5. ALL LIGHTS ARE TO BE SETUP ON PHOTOCELLS TO AUTOMATICALLY TURN OFF DURING DAYLIGHT HOURS. TIMER SHALL BE INSTALLED TO LIMIT HOURS FROM 6 AM - 10 PM. IF OPERATING 24/7 THE LIGHTING MUST REDUCE BY 50% FOR SECURITY LIGHTING, HALF OF THE WALL PACKS SHALL BE INSTALLED WITH MOTION SENSORS.
 6. ALL FIXTURES AND HARDWARE ARE TO BE DARK BRONZE IN COLOR TO MATCH.
 7. LIGHT FIXTURES ARE AVAILABLE THROUGH EXPOSURE 2 LIGHTING. ANY CHANGE IN FIXTURE MUST BE APPROVED BY THE OWNER, DESIGN ENGINEER, AND TOWN OF RAYMOND.



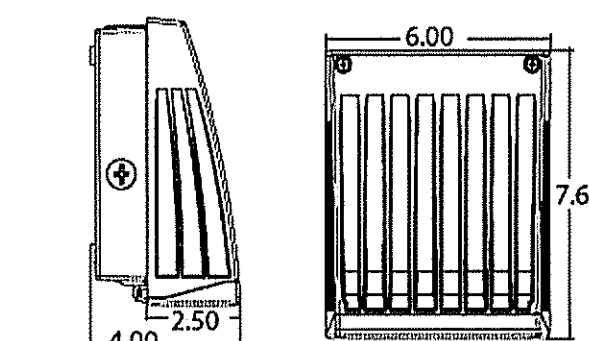
- LEGEND:**
- EXISTING FEATURES**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
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 - EXISTING EASEMENT LINE
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 - WETLANDS BUFFER LINE
 - CHAIN-LINK FENCE
 - STOCKADE FENCE
 - ADDRESS ON NORTH MAIN STREET
 - EXISTING BUILDING
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- EDGE OF PAVEMENT
 - CURBLINE (CAPE COD BERM)
 - TEMPORARY SILT FENCE
 - PARKING LINE
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 - 10 FT. CONTOUR
 - SPOT GRADE ELEVATION
 - SPOT ELEVATION AT CURB
 - STORM WATER DRAINAGE
 - DRAIN MANHOLE
 - SILT SOCK FOR ALL CATCH BASINS
 - SOIL TEST PIT
 - TP: 1
 - L=LEDGE
 - S=SEWER ELEV.
 - PROPOSED SANITARY SEWER
 - CULVERT W/ END SECTION & RIP-RAP
 - HYDRANT, GATE VALVE & WATER MAIN
 - GAS LINE, PROPANE
 - ELECTRICAL TRANSFORMER & UNDERGROUND
 - POLE & BUILDING MOUNTED LIGHTS
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- ASPHALT PAVED AREA
 - BUILDING
 - TRAFFIC FLOW (NOT PAINTED ARROWS)
 - CONCRETE PAD/SIDEWALK
 - HANDICAP PARKING STALL
 - LIGHT POST

Slim Wall Pack (WPSLS)
Small LED Slim Wall Pack



StatArea_1
Illuminance (Fc)
Average = 1.53
Maximum = 4.5
Minimum = 0.4
Avg/Min Ratio = 3.83
Max/Min Ratio = 11.25

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	(MANUFACT)
W	14	W1	Single	WPSLS-02L-30-CXX / WALL MTD 15'	LSI INDUSTRIES, INC.



REV.	DATE	DESCRIPTION	C/O	DR	CK

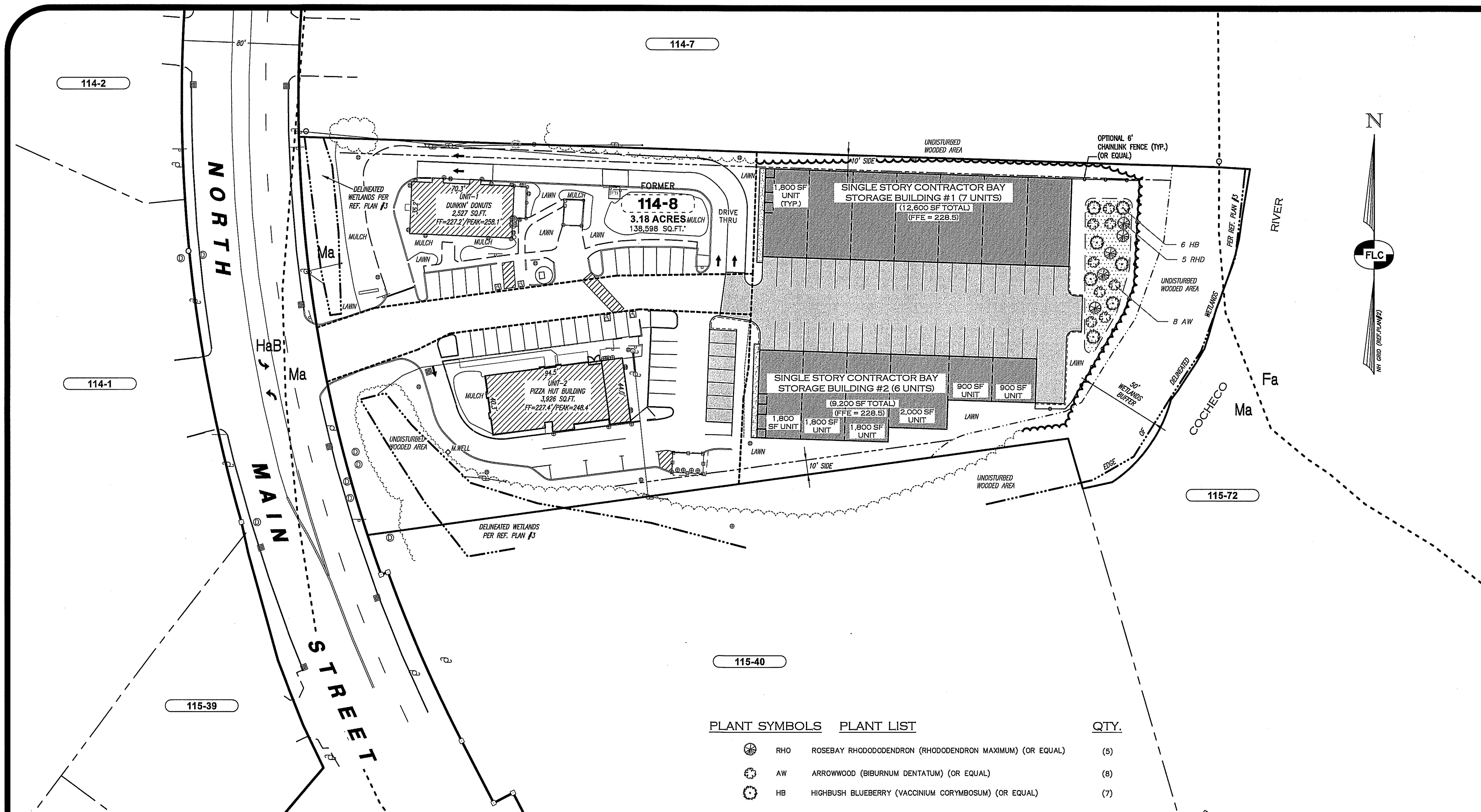
LIGHTING PLAN
TAX MAP 114 LOT 8
(303 & 305 NORTH MAIN STREET)
ROCHESTER, NEW HAMPSHIRE
PREPARED FOR:
PATRIOT HOLDINGS, LLC
4023 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103
LAND OF:
ALL PURPOSE STORAGE
ROCHESTER LLC
4023 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

SCALE: 1"=40' NOVEMBER 17, 2023

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com



PLANT SYMBOLS	PLANT LIST	QTY.
	RHO ROSEBAY RHODODENDRON (RHODODENDRON MAXIMUM) (OR EQUAL)	(5)
	AW ARROWWOOD (BIBURNUM DENTATUM) (OR EQUAL)	(8)
	HB Highbush Blueberry (VACCINIUM CORYMBOSUM) (OR EQUAL)	(7)

LEGEND:

EXISTING FEATURES

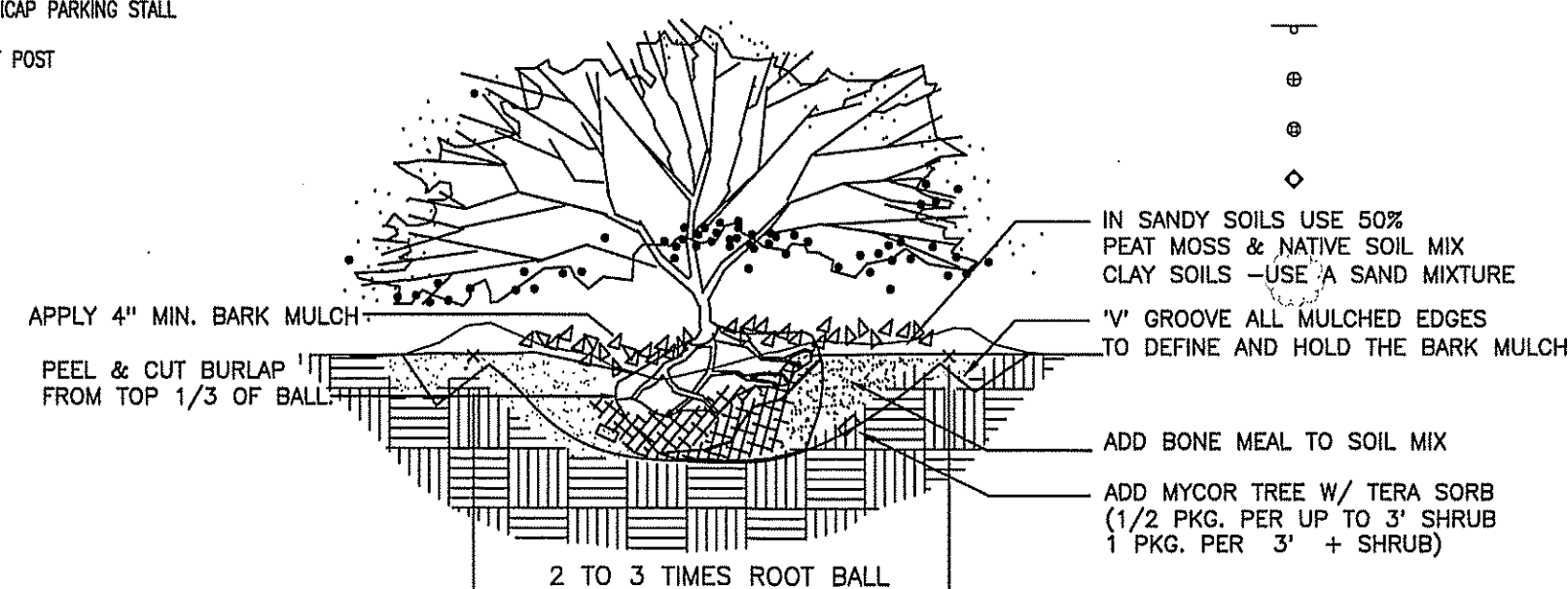
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- EXISTING EASEMENT LINE
- CURB LINE
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- CHAIN-LINK FENCE
- STOCKADE FENCE
- ADDRESS ON NORTH MAIN STREET
- EXISTING BUILDING

PROPOSED FEATURES

- EDGE OF PAVEMENT
- CURBLINE (CAPE COD BERM)
- TEMPORARY SILT FENCE
- PARKING LINE
- 2 FT. CONTOUR
- 10 FT. CONTOUR
- SPOT GRADE ELEVATION
- SPOT ELEVATION AT CURB
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- SOIL TEST PIT
- TP-1
- L=LEDGE
- S=SEWER
- PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- HYDRANT, GATE VALVE & WATER MAIN
- G.V.
- GAS LINE, PROPANE
- ELECTRICAL TRANSFORMER & UNDERGROUND
- POLE & BUILDING MOUNTED LIGHTS
- SIGN

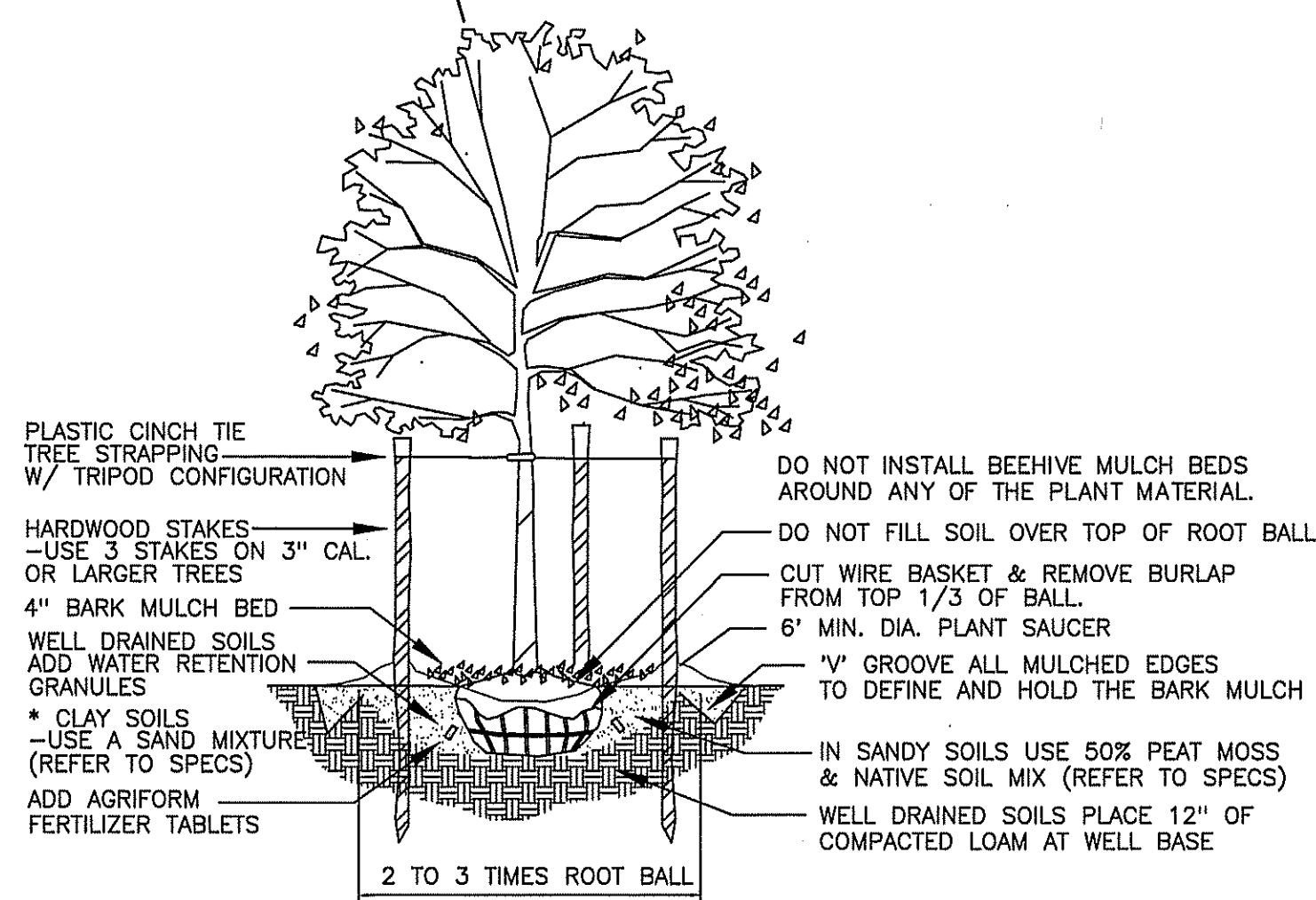
PROPOSED FEATURES

- ASPHALT PAVED AREA
- BUILDING
- TRAFFIC FLOW (NOT PAINTED ARROWS)
- CONCRETE PAD/SIDEWALK
- HANDICAP PARKING STALL
- LIGHT POST



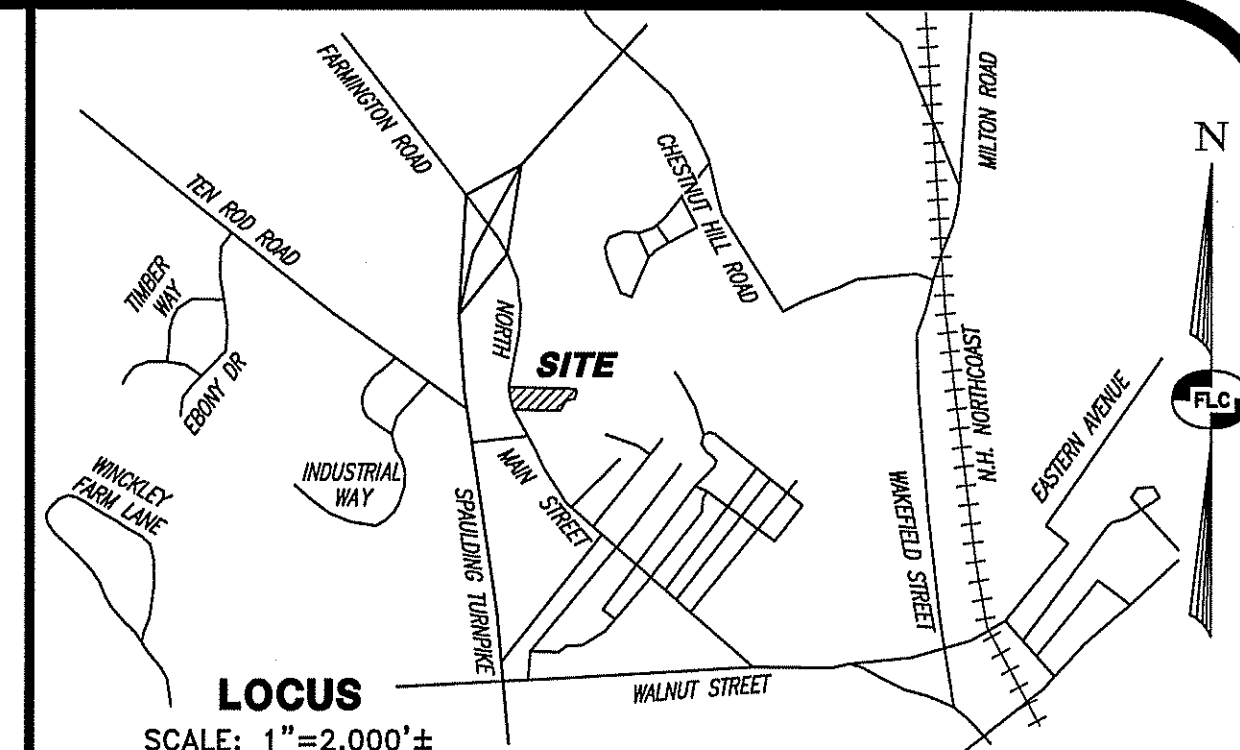
B & B SHRUB PLANTING DETAIL

1
LS-1



DECIDUOUS TREE PLANTING DETAIL

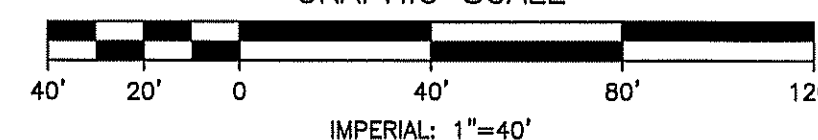
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LS-1



LANDSCAPING NOTES:

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG-SAFE AND FOR VERIFICATION OF ALL UTILITIES AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS PRIOR TO COMMENCING.
- EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE START OF SITE WORK TO PROTECT ROOT MASSES.
- EXISTING TREES THAT ARE TO BE REMOVED, SHALL BE REMOVED ENTIRELY FROM THE SITE, INCLUDING STUMPS. NO STUMP-DUMPS ARE ALLOWED ON SITE.
- UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA NO PLANT MATERIAL SHALL BE INSTALLED.
- UNLESS OTHERWISE NOTED OR APPROVED, ALL TREES MUST BE BALLED AND BURLAPPED.
- ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF "THE AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
- ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE INSTALLER FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE. ANY PLANT MATERIAL THAT IS SIGNIFICANTLY DAMAGED, MISSING, DISEASE RIDDEN, OR DEAD SHALL BE ABATED WITHIN 1-YEAR BEFORE THE END OF THE FOLLOWING PLANTING SEASON, WHICHEVER OCCURS FIRST.
- IN AREAS OF STONE MULCH LAY 6 MIL SHEETS OF "VISQUEEN" TYPE POLYETHYLENE ON COMPACTED SUBGRADE BEFORE PLACING STONE, MINIMUM 6" OVERLAP. PERFORATE SHEETING IN PLANTING BEDS BEFORE PLACING STONE.
- UNLESS OTHERWISE NOTED LOAM AND SEED ALL DISTURBED AREAS WITH A MINIMUM 6" OF SUITABLE LOAM. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. SEE SITE PLAN.
- WHERE APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
- PLANTS SHALL BE INSTALLED WITHIN ONE YEAR OF COMMENCEMENT OF CONSTRUCTION.
- ALL LANDSCAPING SHALL BE LOCATED AND MAINTAINED SO AS NOT TO IMPACT THE LINES OF SIGHT AT ENTRANCE.
- ALL LANDSCAPED AREAS WILL BE MAINTAINED TO HAVE A SUFFICIENT AMOUNT OF WATER TO MAINTAIN VIABILITY EITHER BY IRRIGATION OR BY OTHER MEANS.
- THE PROPOSED PLANTINGS SHALL NOT CONFLICT WITH SNOW STORAGE AREAS, LIGHT FIXTURES, OR UNDERGROUND UTILITIES.

GRAPHIC SCALE



LANDSCAPING PLAN

TAX MAP 114 LOT 8
(303 & 305 NORTH MAIN STREET)
ROCHESTER, NEW HAMPSHIRE

PREPARED FOR:
PATRIOT HOLDINGS, LLC
4023 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

LAND OF:
ALL PURPOSE STORAGE ROCHESTER LLC
4023 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

SCALE: 1"=40' NOVEMBER 17, 2023

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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1. PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.
2. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS THEREOF IN NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICE STORM WATER MANUALS, VOLUME 1-3, LATEST EDITION.
3. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERIMETER CONTROLS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.
4. INSTALL INLET PROTECTION AROUND ALL STORM DRAIN STRUCTURES. INLET PROTECTION BMP'S SHALL REMAIN UNTIL THE SITE IS STABILIZED. CONSTRUCTION OF STORMWATER BASINS AND TREATMENT SWALES SHALL OCCUR PRIOR TO AND EARTH MOVING OPERATION THAT WILL INFLUENCE STORM WATER RUNOFF.
5. THE WORK AREA SHALL BE GRADED, SHAPED AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE THE LIMITS OF THE WORK AREA.
6. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.
7. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EVERY 0.25-INCH OR GREATER RAINFALL. SEDIMENTS SHALL BE DISPOSED OF IN AN UPLAND AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND BE PERMANENTLY STABILIZED.
8. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION. RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMP'S ARE STABILIZED.
9. THE LAND AREA EXPOSED SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME. ALL NON-ACTIVE DISTURBED AREAS SHALL BE STABILIZED WITHIN 30 DAYS OF THE DISTURBANCE. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.
10. DITCHES, SWALES AND DRAINAGE BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
11. AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3-INCHES OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED; OR
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
12. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1 (HORIZONTAL / VERTICAL). UNLESS OTHERWISE SPECIFIED THE CONTRACTOR SHALL USE NORTH AMERICAN GREEN SC150, OR APPROVED EQUAL.
13. ALL AREAS RECEIVING EROSION CONTROL STONE OR RIPRAP SHALL HAVE A GEOTEXTILE MATERIAL INSTALLED BELOW THE STONE (SEE APPROPRIATE DETAILS).
14. ALL DISTURBED AREAS TO TURF FINISHED SHALL BE COVERED WITH A MINIMUM THICKNESS OF 6 INCHES OF COMPACTED LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW:

PERMANENT SEED (LAWN AREAS)	LBS / 1,000 SQ. FT.	PERMANENT SLOPE SEED MIX	LBS / 1,000 SQ. FT.
CREeping RED FESCUE	0.92 LBS	PERENNIAL RYEGRASS	0.80 LBS
PERENNIAL RYEGRASS	1.15 LBS	REDTOP	0.69 LBS
KENTUCKY BLUEGRASS	0.58 LBS	ALSKIE CLOVER	0.12 LBS
REDTOP	0.12 LBS	BIRDSFOOT TREFOIL	0.12 LBS

**APPLICATION RATE TOTALS
2.6 LBS PER 1,000 SF**

**APPLICATION RATE TOTALS
*1.85 LBS PER 1,000 SF**
15. TEMPORARY STABILIZATION OF DISTURBED AREAS:

STRIPPED SOIL SHALL BE STOCKPILED UNCOMPACTED, AND STABILIZED AGAINST EROSION AS OUTLINED BELOW:
SEED BED PREPARATION: 10-10-10 FERTILIZATION TO BE SPREAD AT THE RATE OF 7 LBS. PER 100 SF AND AGRICULTURAL LIMESTONE AT A RATE OF 90 LBS PER 1000 SF AND INCORPORATED INTO THE SOIL. THE SOIL, FERTILIZER AND LIMESTONE SHALL BE TILLED TO PREPARE FOR SEEDING.

- SEED MIXTURE: USE ANY OF THE FOLLOWING:

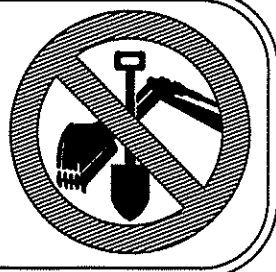
SPECIES	RATE PER 1,000 SF	DEPTH	SEEDING DATES
WINTER RYE	2.5 LBS	1 INCH	8/15 TO 9/15
CATS	2.5 LBS	1 INCH	8/15 TO 10/15
ANNUAL RYEGRASS	1.0 LBS	0.25 INCH	8/15 TO 9/15
- MULCHING: MULCH SHOULD BE USED ON HIGHLY ERODIBLE AREAS, AND WHERE CONSERVATION OF MOISTURE WILL FACILITATE PLANT ESTABLISHMENT AS FOLLOWS:

TYPE	RATE PER 1,000 SF	USE AND COMMENTS
STRAW	70 TO 90 LBS	MAY BE USED WITH PLANTINGS. MUST BE ANCHORED TO BE USED ALONE
WOOD CHIPS OR BARK MULCH	460 TO 920 LBS	USED WITH TREE AND SHRUB PLANTINGS
FIBROUS MATTING	AS RECOMMENDED BY MANUFACTURER	MUST BE BIODEGRADABLE. USE IN SLOPE AREAS AND AREAS DIFFICULT TO VEGETATE
CRUSHED STONE 1/4" TO 1-1/2" DIA.	SPREAD TO GREATER THAN 1/2" THICKNESS	USE IN SPECIFIC AREAS AS SHOWN ON PLAN OR AS NEEDED
- APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE (CRITICAL TIME FRAMES OR VARIABLE SITES) THEN APPLY FERTILIZER AT A RATE OF 11 POUNDS PER 1,000 SF AND LIMESTONE AT A RATE OF 90 POUNDS PER 1,000 SF. FERTILIZER SHALL BE LOW PHOSPHATE (LESS THAN 2% PHOSPHORUS).
- CAUTION SHOULD BE TAKE WHEN THE PROPERTY IS LOCATED WITHIN 250 FEET OF A WATER BODY. IN THIS CASE ALL FERTILIZERS SHALL BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER. SLOW RELEASE FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT. NO FERTILIZER EXCEPT LIMESTONE SHALL BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE ARE REGULATED LIMITATIONS.
- PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS (SEE WINTER CONSTRUCTION NOTES). NO DISTURBED AREAS SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.
- A VIGOROUS DUST CONTROL PROGRAM SHALL BE APPLIED BY THE SITE CONTRACTOR. DUST SHALL BE MANAGED THROUGH THE USE OF WATER AND/OR CALCIUM CHLORIDE.
- IN NO WAY ARE THE MEASURES INDICATED ON THE PLANS OR IN THESE NOTES TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGMENT TO INSTALL ADDITIONAL EROSION CONTROL MEASURES AS SITE CONDITIONS, WEATHER OR CONSTRUCTION METHODS WARRANT.
- FOLLOWING PERMANENT STABILIZATION, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND ACCUMULATED SEDIMENTATION IS TO BE DISPOSED OF IN AN APPROVED LOCATION, OUTSIDE OF JURISDICTIONAL WETLANDS.
- LOT DISTURBANCE OTHER THAN SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.
- THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

EROSION CONTROL NOTES

1
DT-1

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 811
IT'S SMART. IT'S FREE. IT'S THE LAW.



1. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING. ELSEWHERE, THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL OR PROPERLY INSTALLED EROSION CONTROL BLANKETS COVERED WITH HAY. OTHER STABILIZATION OPTIONS ARE TO BE APPROVED BY THE APPROPRIATE AGENCIES AND THE DESIGN ENGINEER. IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER MONTHS THEN THE ROAD SHOULD BE CLEARED OF ACCUMULATED SNOW AFTER EACH STORM EVENT.

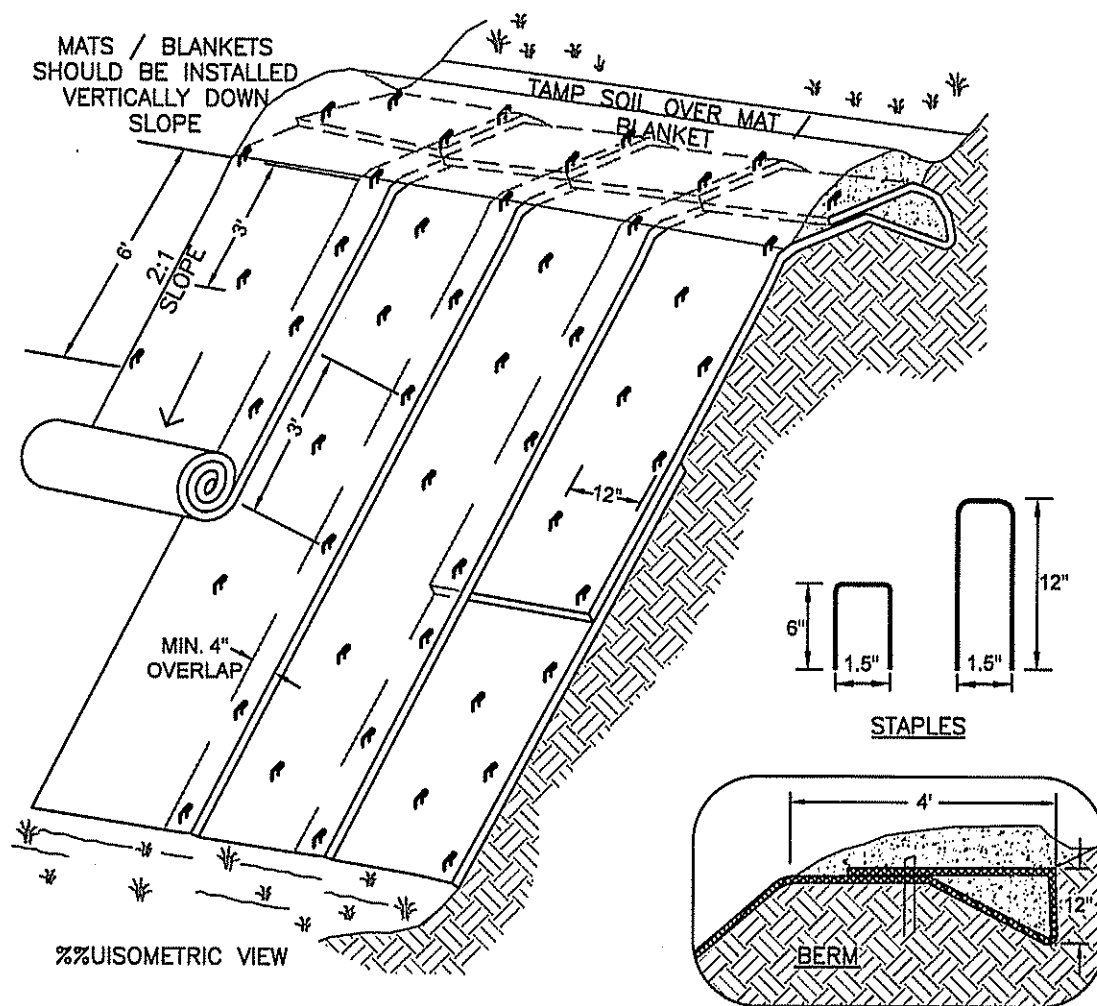
WINTER CONSTRUCTION NOTES

2
DT-1

1. INSTALL SILTATION CONTROL FENCES IN LOCATIONS SHOWN HEREON. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
2. INSTALL STABILIZED CONSTRUCTION EXIT(S).
3. CUT AND CLEAR TREES; DISPOSE OF DEBRIS. STUMPS ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
4. REMOVE TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE STOCKPILE IMMEDIATELY BY SEEDING. PLACE SILT FENCE AROUND THE DOWN SLOPE SIDE OF EARTH STOCKPILES.
5. ROUGH GRADE SITE - CONSTRUCT DRAINAGE BASINS AND DRAINAGE SWALES DURING INITIAL PORTION OF CONSTRUCTION. STABILIZE IMMEDIATELY PER THE CONSTRUCTION AND EROSION CONTROL DETAILS. DO NOT DIRECT STORM WATER RUNOFF TO THESE STRUCTURES UNTIL A HEALTHY VEGETATIVE COVER IS ESTABLISHED.
6. BEGIN BUILDING CONSTRUCTION.
7. CONSTRUCT GRAVEL PARKING AREA (PAVEMENT OPTIONAL) AND BUILDING PAD. INSTALL UTILITIES AND STRUCTURES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE EROSION CONTROL NOTES.
8. INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY 0.25" OR GREATER RAINFALL.
9. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
10. FINISH GRADING TO PREPARE FOR PAVING (IF ANY) AND LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
11. FINISH PAVING (IF ANY). PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF PARKING AREA (SEE EROSION CONTROL NOTES).
12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
14. ALL STRUCTURES SHALL BE CLEARED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.
15. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

CONSTRUCTION SEQUENCE

3
DT-1

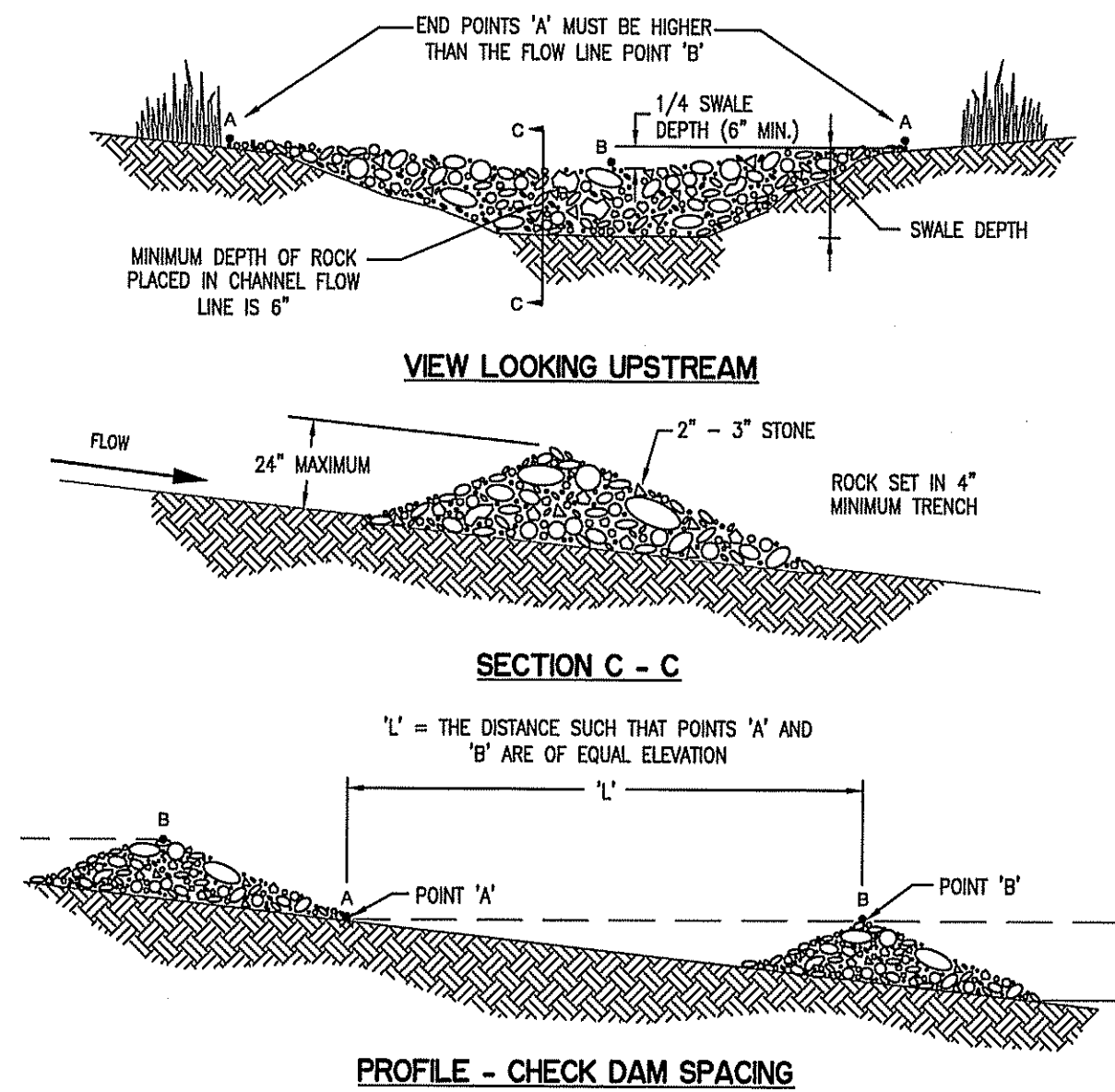


NOTES:

1. DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES: DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL STRAW/COCONUT FIBER EROSION CONTROL MAT SUCH AS NORTH AMERICAN GREEN SC150 OR EQUAL ON ALL SLOPES EXCEEDING 3' HORIZ : 1' VERT.
3. THE EROSION CONTROL MATERIAL(S) SHALL BE ANCHORED WITH "U" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAKES WITH A MINIMUM TOP WIDTH OF 1 INCH AND LENGTH OF 6 INCH.
4. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT.
5. APPLY LIME, FERTILIZER AND PERMANENT SEEDING BEFORE PLACING BLANKETS.
6. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET AS SHOWN. ROLL THE BLANKETS DOWN THE SLOPE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES OR STAKES IN APPROPRIATE LOCATIONS. REFER TO MANUFACTURERS STAPLE GUIDE FOR CORRECT STAPLE PATTERN.
7. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
8. IN LOOSE SOIL CONDITIONS THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6 INCHES MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
9. THE CONTRACTOR SHALL MAINTAIN THE BLANKET UNTIL ALL WORK ON THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED. MAINTENANCE SHALL CONSIST OF THE REPAIR OF AREAS WHERE DAMAGED BY ANY CAUSE. ALL DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITIONS AND GRADE OF THE SOIL PRIOR TO APPLICATION OF THE COVERING AND SHALL BE REFERTILIZED, RESEEDED AND REMULCHED AS DIRECTED.

EROSION BLANKETS - SLOPE INSTALLATION

4
DT-1

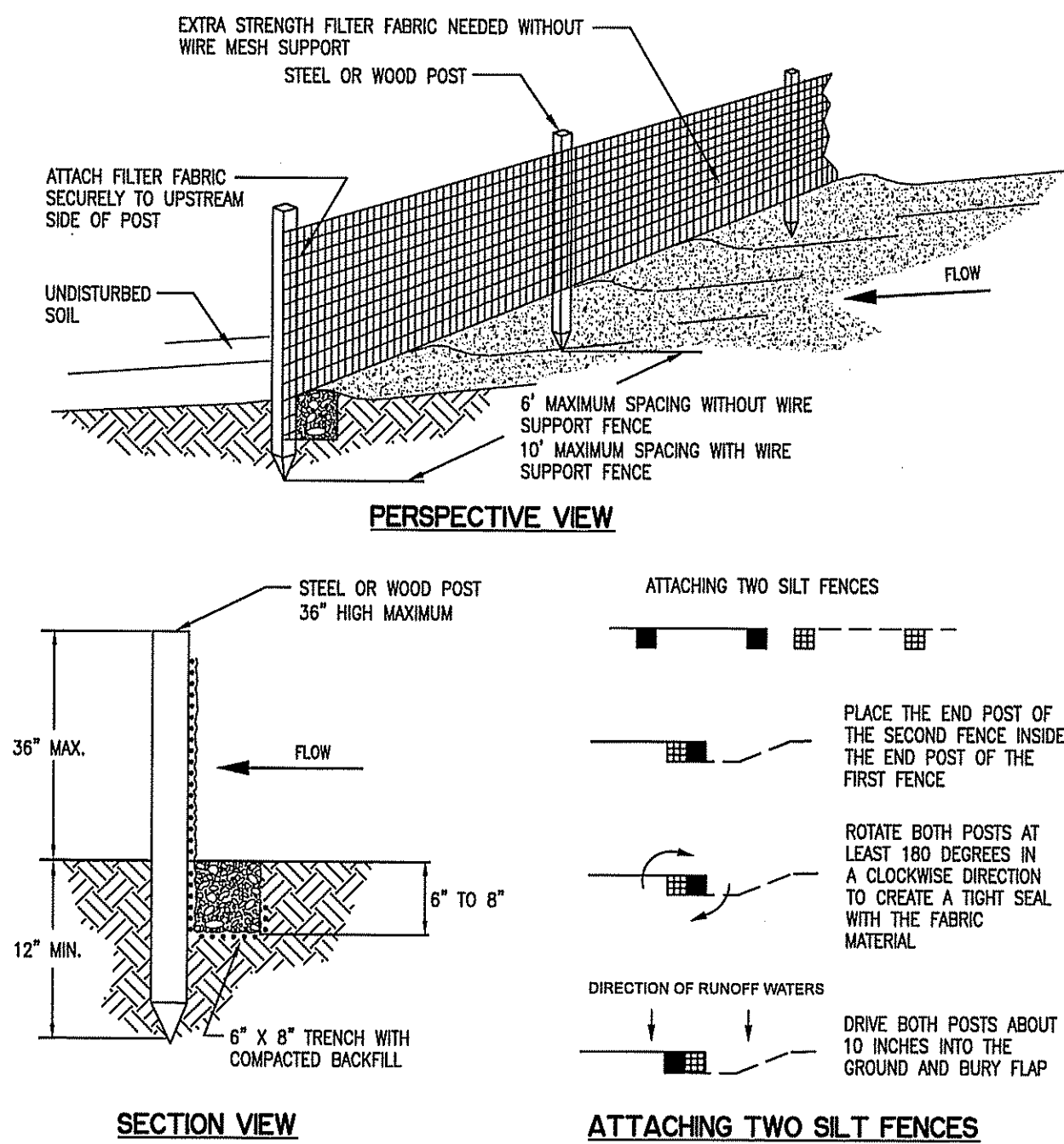


NOTES:

1. STONE CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE CHECK DAM SHOULD BE LESS THAN ONE ACRE.
3. STONE CHECK DAMS SHOULD NOT BE USED IN A FLOWING STREAM.
4. STONE CHECK DAMS SHOULD BE CONSTRUCTED OF WELL-GRADED ANGULAR 2 TO 3 INCH STONE. THE INSTALLATION OF 3/4-INCH STONE ON THE UPGRADIENT FACE IS RECOMMENDED FOR BETTER FILTERING.
5. WHEN INSTALLING STONE CHECK DAMS THE CONTRACTOR SHALL KEY THE STONE INTO THE CHANNEL BANKS AND EXTEND THE STONE BEYOND THE ABUTMENTS A MINIMUM OF 16-INCHES TO PREVENT FLOW AROUND THE DAM.
6. STONE CHECK DAMS SHOULD BE REMOVED ONCE THE SWALE OR DITCH HAS BEEN STABILIZED UNLESS OTHERWISE SPECIFIED.

STONE CHECK DAM

5
DT-1



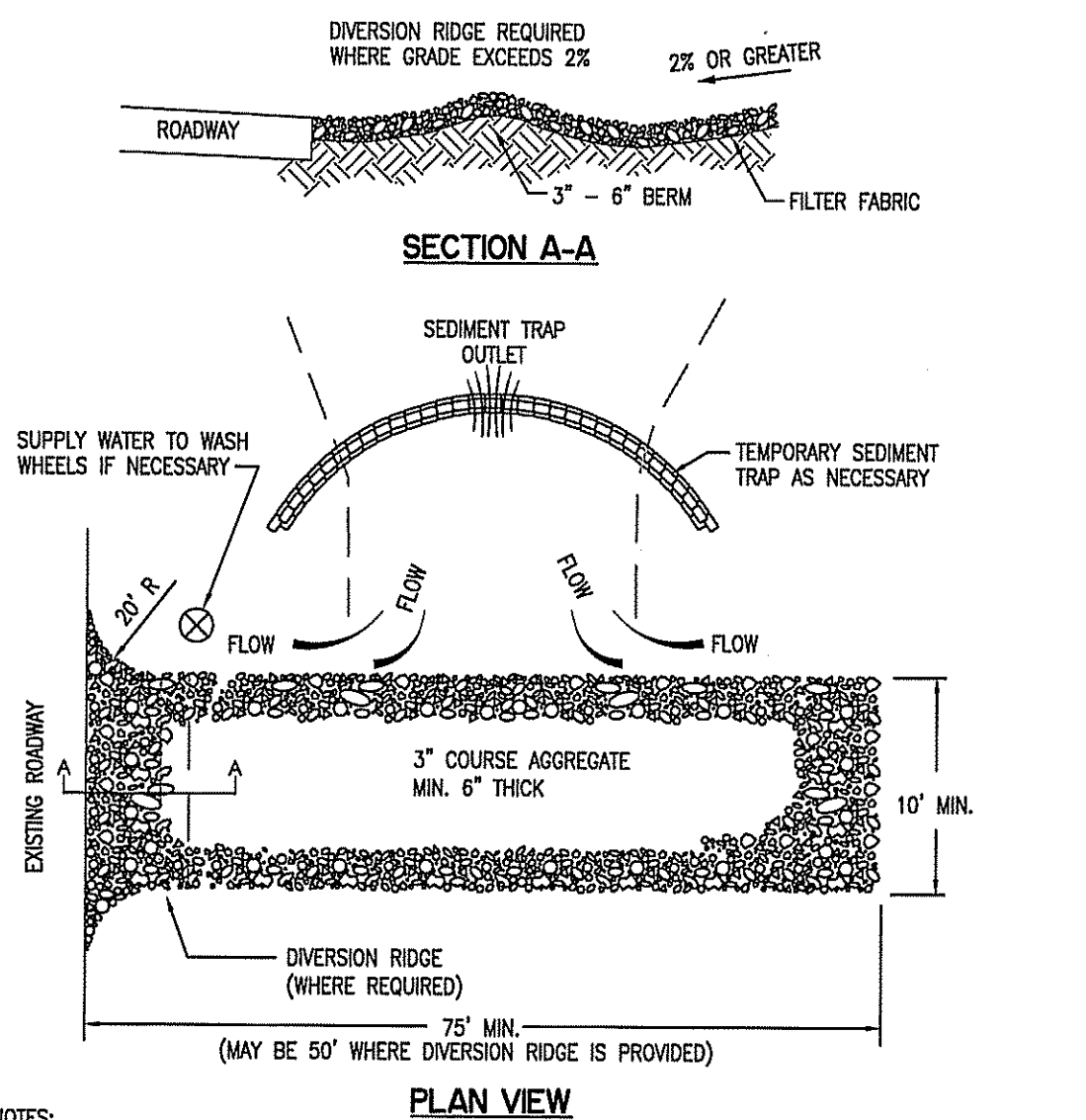
SECTION VIEW

NOTES:

1. SILT FENCES SHOULD NOT BE USED ACROSS STREAMS, CHANNELS, SWALES, DITCHES OR OTHER DRAINAGE WAYS.
2. SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE AND THE ENDS OF THE SILT FENCE SHOULD BE FLARED UP-SLOPE.
3. IF THE SITE CONDITIONS INCLUDE FROZEN GROUND, LEDGE OR THE PRESENCE OF HEAVY ROOTS THE BASE OF THE FABRIC SHOULD BE EMBEDDED WITH A MINIMUM THICKNESS OF 8 INCHES OF 3/4-INCH STONE.
4. SILT FENCES PLACED AT THE TOE OF SLOPES SHOULD BE INSTALLED AT LEAST 6 FEET FROM THE TOE TO ALLOW SPACE FOR SHALLOW PONDING AND ACCESS FOR MAINTENANCE.
5. THE MAXIMUM SLOPE ABOVE THE FENCE SHOULD BE 2:1 AND THE MAXIMUM LENGTH OF SLOPE ABOVE THE FENCE SHOULD BE 100 FEET.
6. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
7. SILT FENCES SHOULD BE REMOVED WHEN THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

SILT FENCE

6
DT-1



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. THE MINIMUM STONE USED SHOULD BE 3-INCH CRUSHED STONE.
3. THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
4. THE PAD SHOULD EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
5. THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
6. THE PAD SHOULD BE AT LEAST 6-INCHES THICK.
7. THE GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
8. THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE.
9. NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.
10. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
11. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

GRAVEL CONSTRUCTION EXIT

7
DT-1

EROSION CONTROL DETAILS

TAX MAP 114 LOT 8

(303 & 305 NORTH MAIN STREET)

ROCHESTER, NEW HAMPSHIRE

PREPARED FOR:

PATRIOT HOLDINGS, LLC

4023 DEAN MARTIN DRIVE LAS VEGAS, NV 89103-4138

SCALE: NOT TO SCALE

NOVEMBER 17, 2023

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

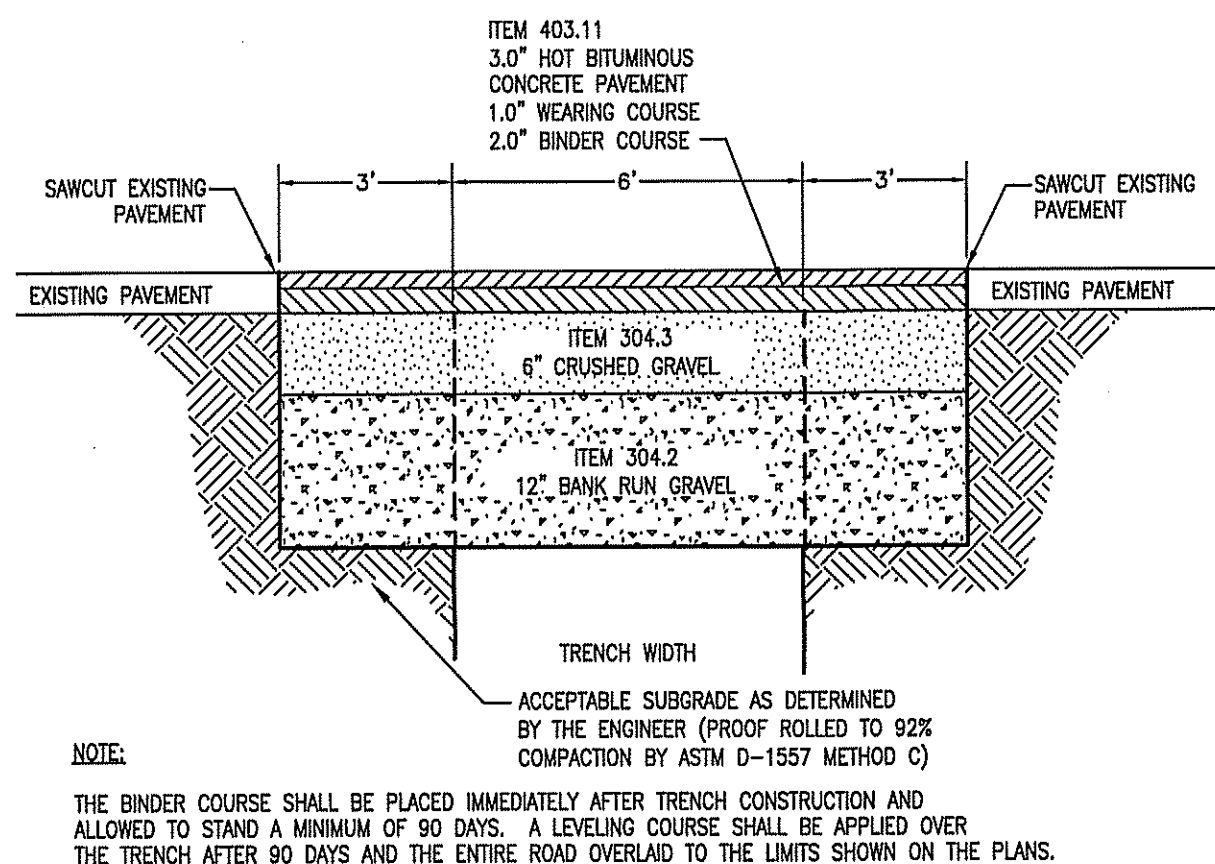


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1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF KEENE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-800-255-4977 IN NH, 1-888-344-7233 IN MA).
4. COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
5. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.
8. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

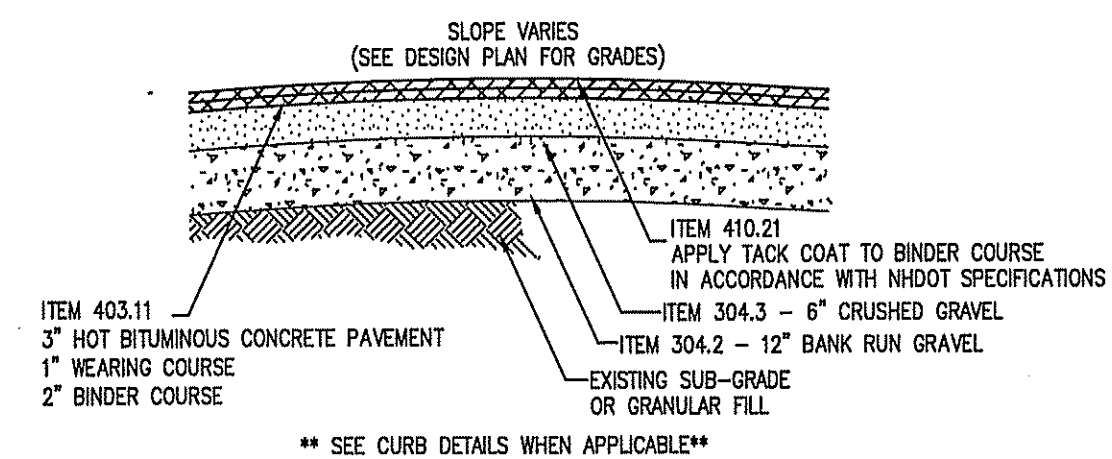
GENERAL CONSTRUCTION NOTES

1
DT-2



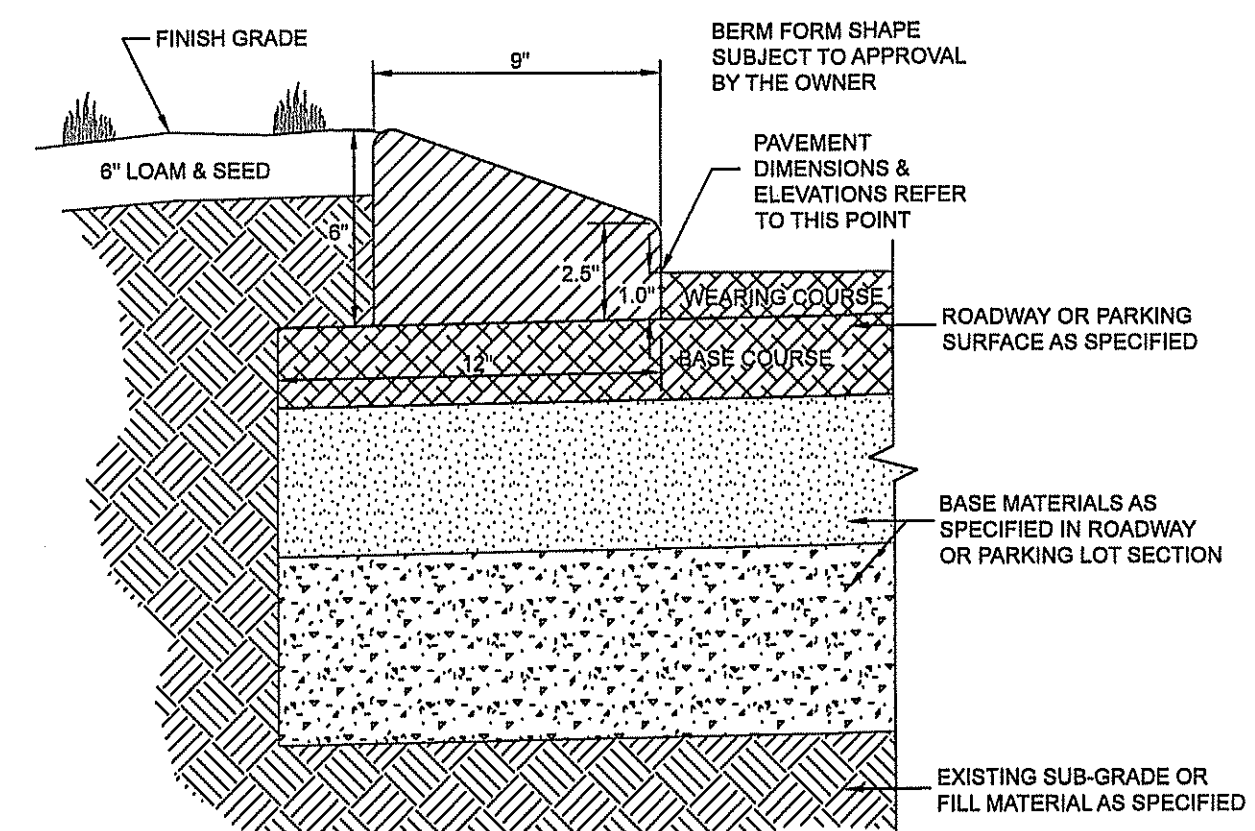
PAVEMENT TRENCH PATCH

2
DT-2



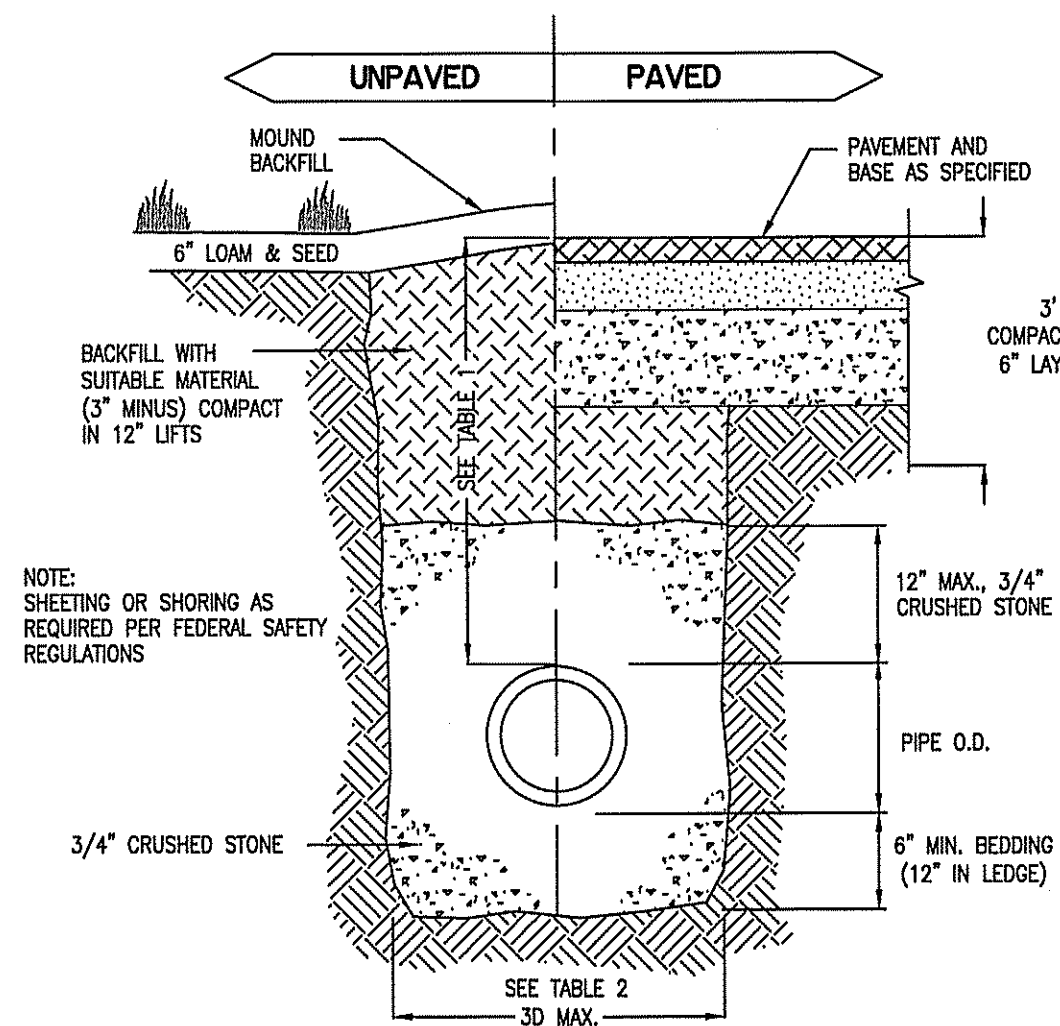
PAVEMENT SECTION

3
DT-2



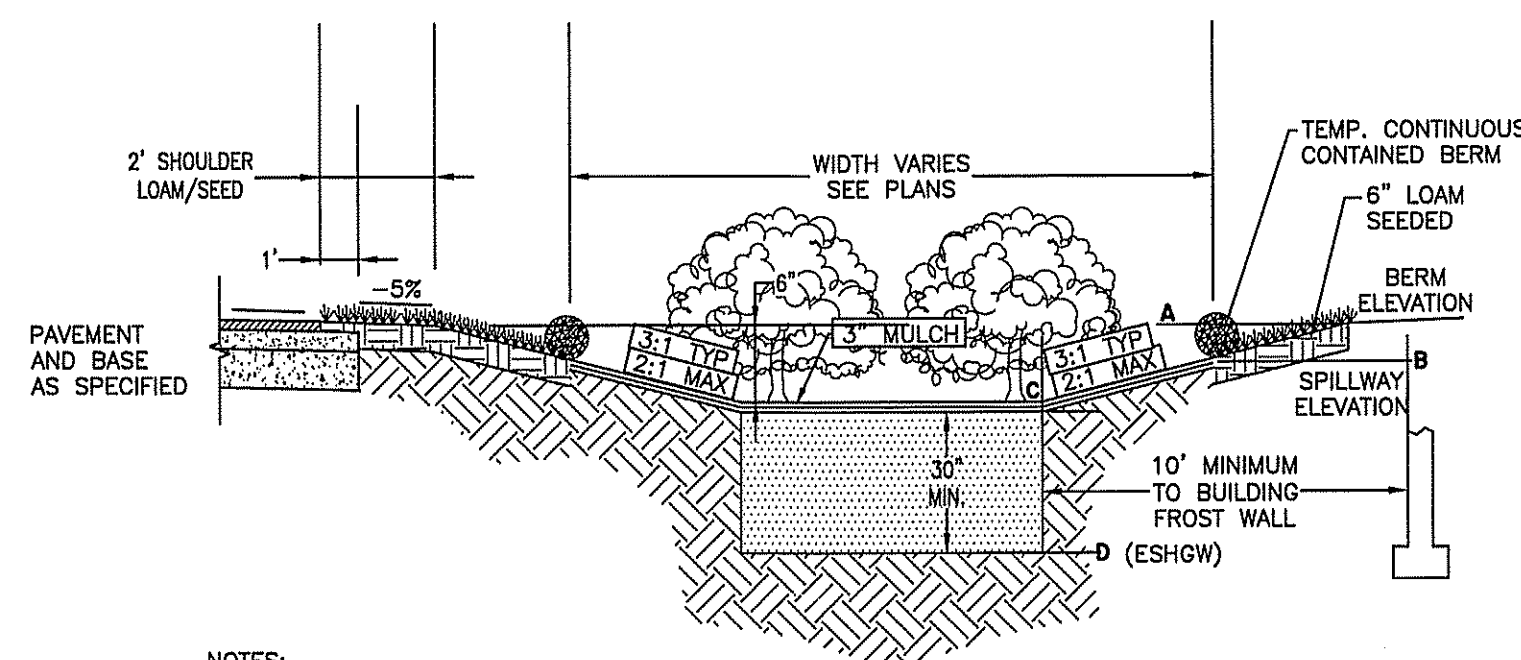
CURB-ASPHALT (CAPE COD BERM)

4
DT-2



DRAINAGE TRENCH (TYPICAL)

5
DT-2



NOTES:

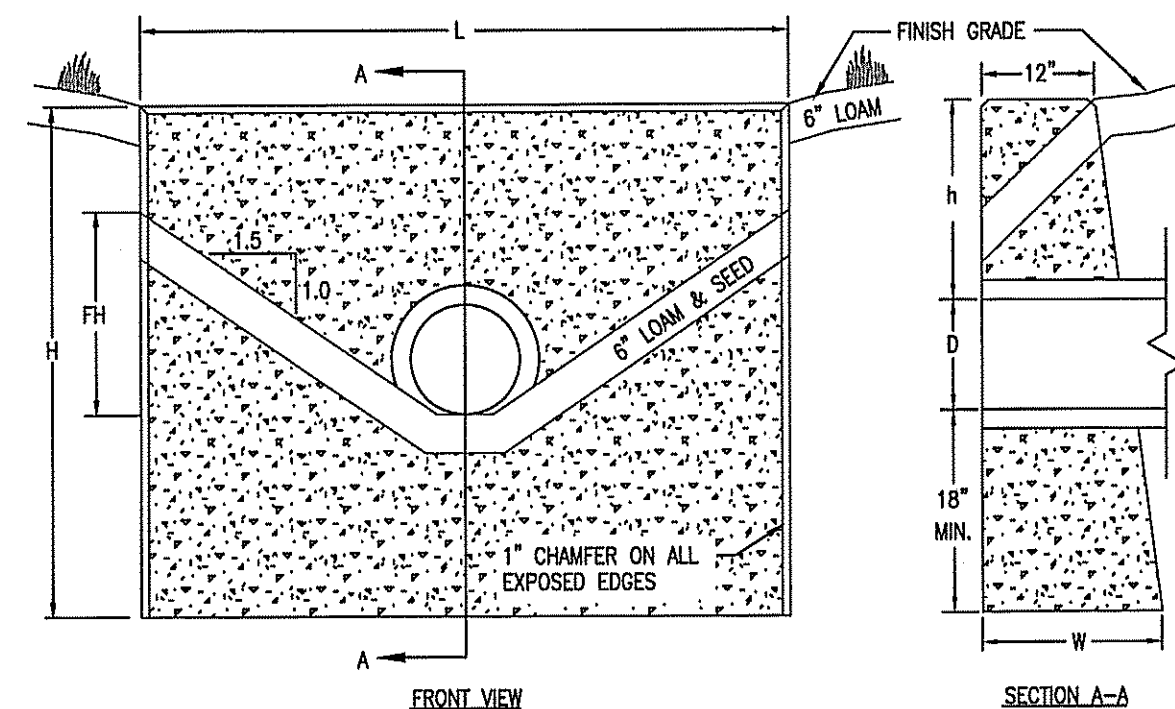
- DO NOT PLACE RAIN GARDEN SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING DRAINAGE AREA(S) HAVE BEEN FULLY STABILIZED.
- TO PREVENT DEGRADATION OF INFILTRATION FUNCTION:
 - DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
 - DO NOT COMPACT THE EXCAVATION.
 - DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE RAIN GARDEN AREA DURING ANY STAGE OF CONSTRUCTION.

GARDEN #	RAIN GARDEN INVERT INFORMATION			
	A	B	C	D
1	227.00	226.75	226.50	223.50

** SEE LANDSCAPE PLAN FOR PLANTINGS

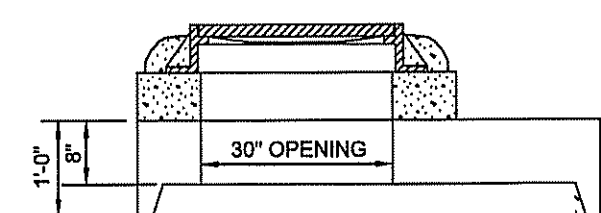
RAIN GARDEN TYPICAL SECTION

6
DT-2



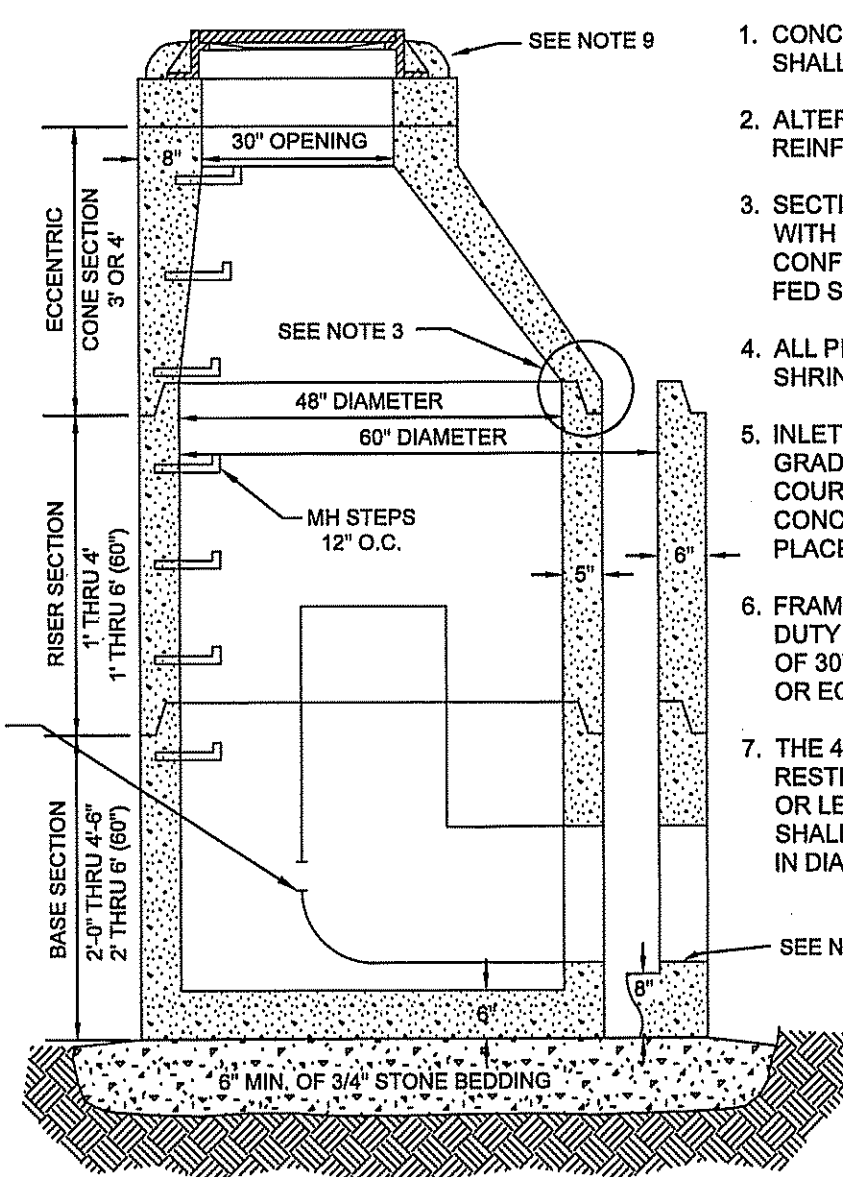
HEADWALL - PRECAST CONCRETE (HW1)

7
DT-2



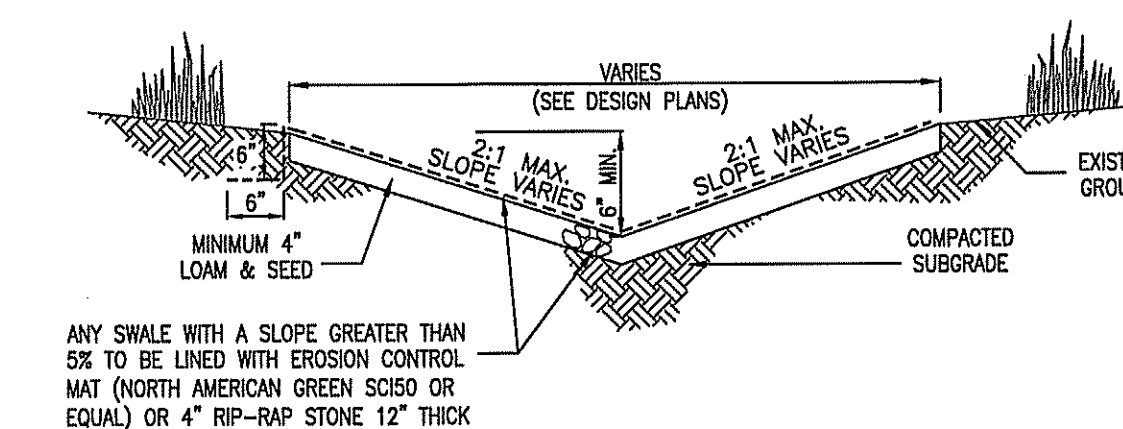
NOTES:

- CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI MINIMUM.
- ALTERNATIVE TOP SLAB SHALL BE STEEL REINFORCED TO MEET H-20 LOADING.
- SECTION JOINTS SHALL BE SEALED WITH BUTYL RUBBER AND SHALL CONFORM TO ASTM C443 SPEC. AND FED SPEC. SS-S-210A.
- ALL PIPING SHALL BE SEALED WITH NON SHRINK GROUT.
- INLET FRAME SHALL BE ADJUSTED TO GRADE WITH A MINIMUM OF TWO (2) COURSES OF BRICK OR ONE SOLID CONCRETE RING AND GROUT. SEALED IN PLACE WITH NON SHRINK GROUT.
- FRAME AND COVER SHALL BE HEAVY DUTY WITH A MINIMUM INSIDE CLEARANCE OF 30", SUCH AS THE NEENAH R-1754-A OR EQUAL.
- THE 48" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 24" IN DIAMETER OR LESS. THE 60" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 36" IN DIAMETER OR LESS.



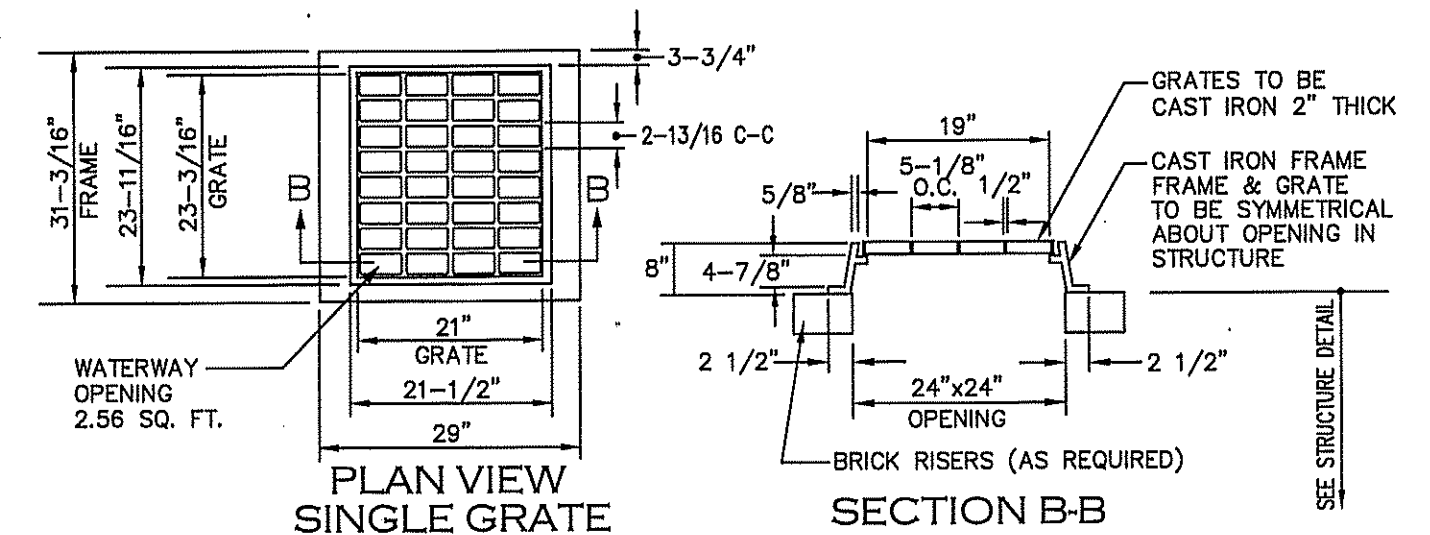
4" DIA. MANHOLE - STORM DRAIN (DMH 2, 4 & 5)

8
DT-2



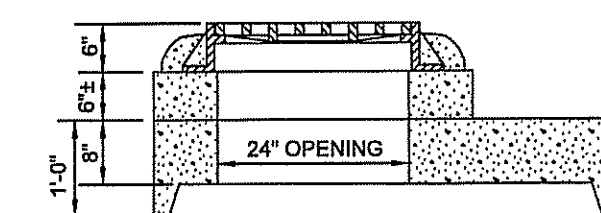
TYPICAL SWALE DETAIL

9
DT-2



FRAME AND GRATE - NHDOT TYPE B

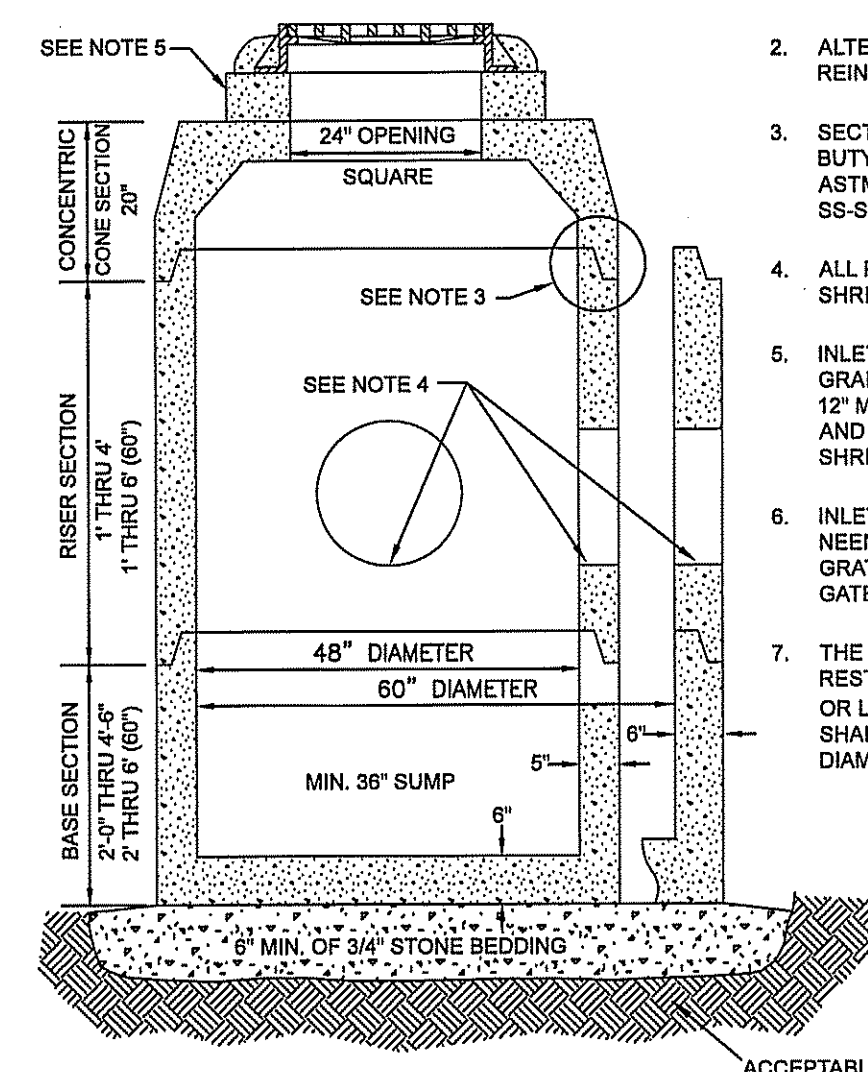
10
DT-2



ALTERNATIVE TOP SLAB WITH SINGLE INLET GRATE FOR 4\"/>

NOTES:

- CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI MINIMUM.
- ALTERNATIVE TOP SLAB SHALL BE STEEL REINFORCED TO MEET H-20 LOADING.
- SECTION JOINTS SHALL BE SEALED WITH BUTYL RUBBER AND SHALL CONFORM TO ASTM C443 SPEC. AND FED SPEC. SS-S-210A.
- ALL PIPING SHALL BE SEALED WITH NON SHRINK GROUT.
- INLET FRAME SHALL BE ADJUSTED TO GRADE WITH BRICK AND MORTAR (8" MIN - 12" MAX) OR ONE SOLID CONCRETE RING AND GROUT. SEALED IN PLACE WITH NON SHRINK GROUT.
- INLET GRATE AND FRAME IS TO BE NEENAH MODEL R-3571 FOR SINGLE GRATE AND MODEL R-3571 FOR A DOUBLE GATE STRUCTURE OR EQUAL.
- THE 48" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 24" IN DIAMETER OR LESS. THE 60" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 36" IN DIAMETER OR LESS.



CATCH BASIN

11
DT-2



REV.	DATE	DESCRIPTION	C/O	DR	CK
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CONSTRUCTION DETAILS

TAX MAP 114 LOT 8
(303 & 305 NORTH MAIN STREET)
ROCHESTER, NEW HAMPSHIRE

PREPARED FOR:

PATRIOT HOLDINGS, LLC
4023 DEAN MARTIN DRIVE LAS VEGAS, NV 89103-4138

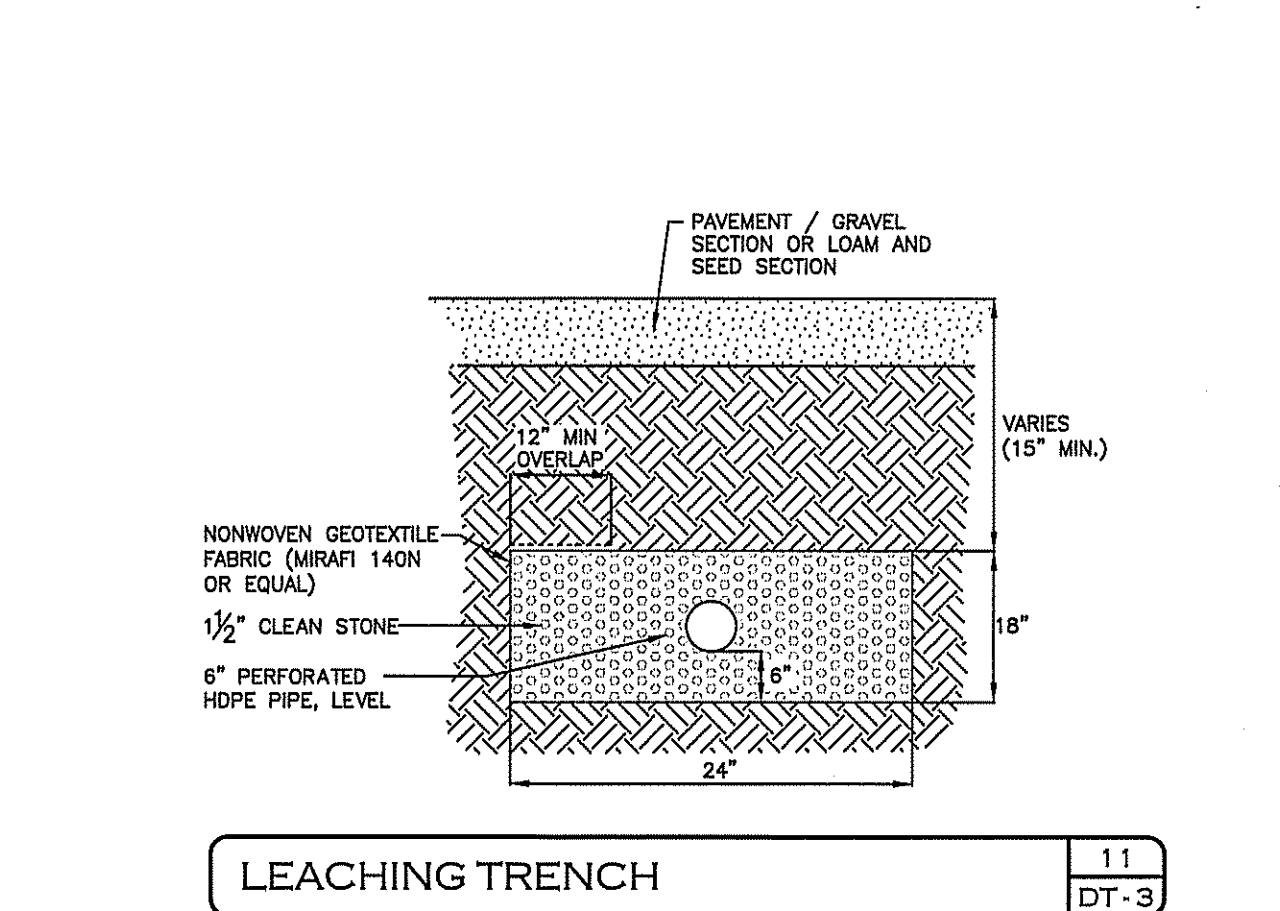
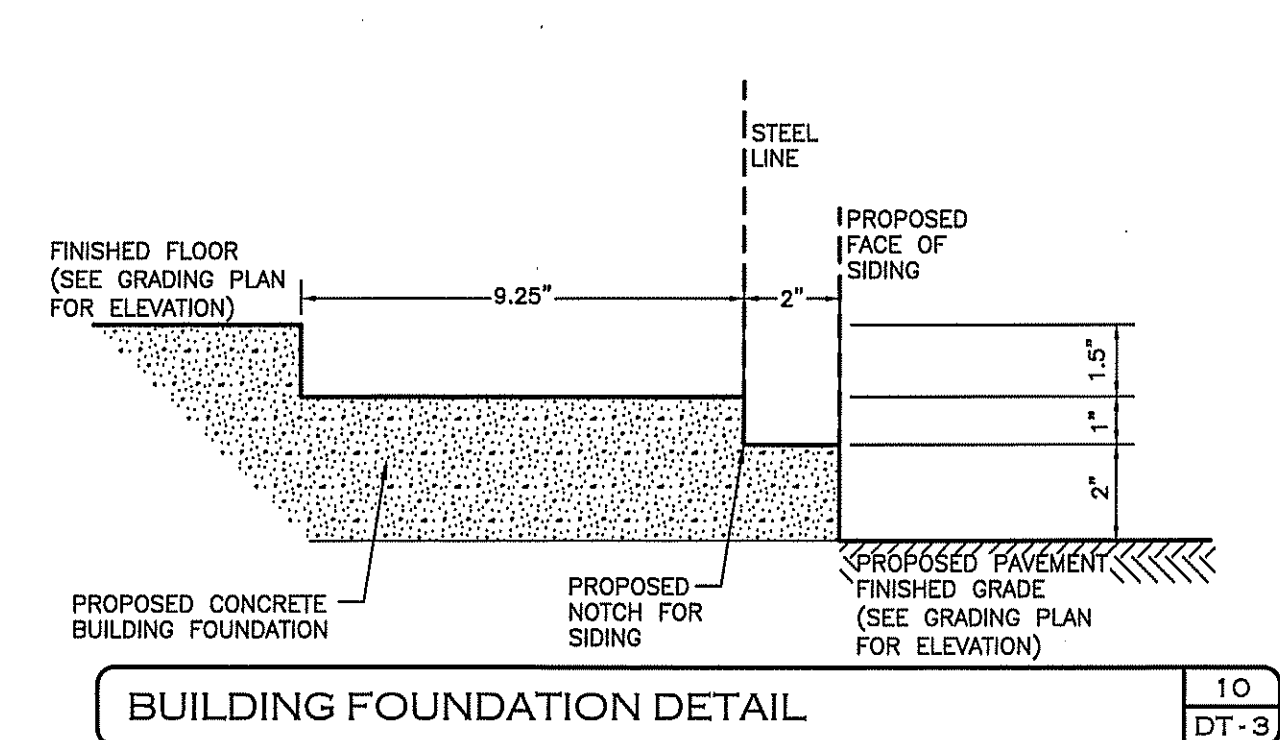
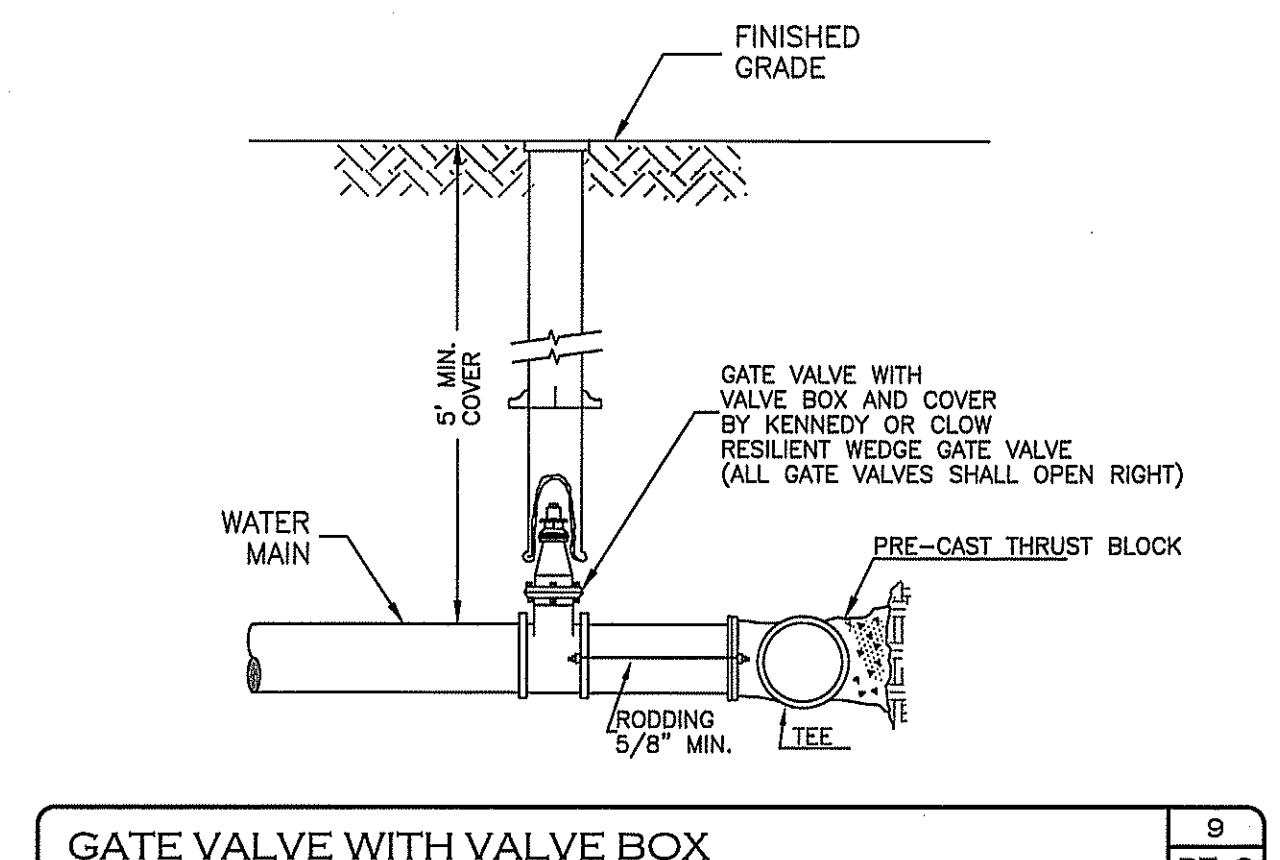
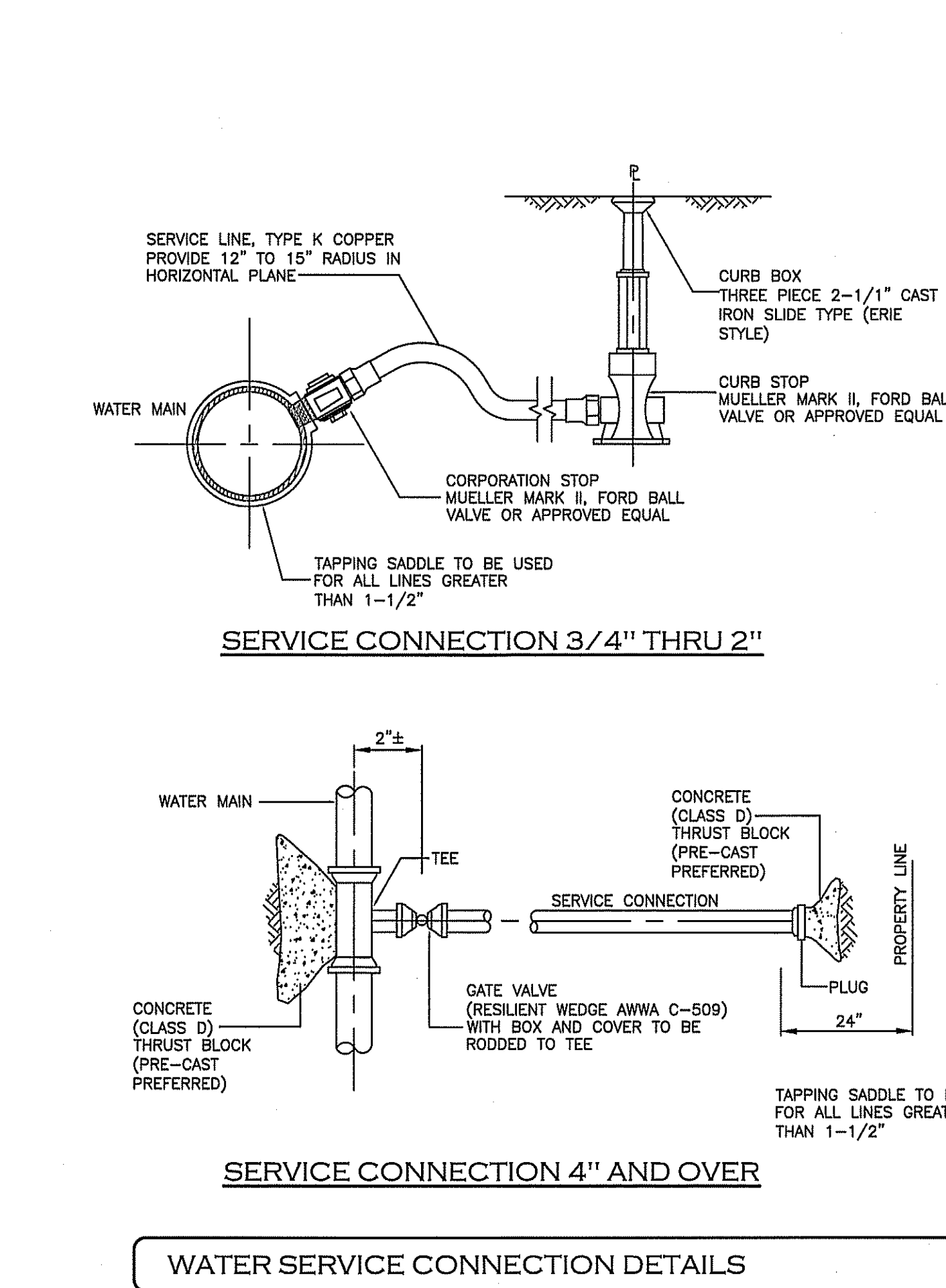
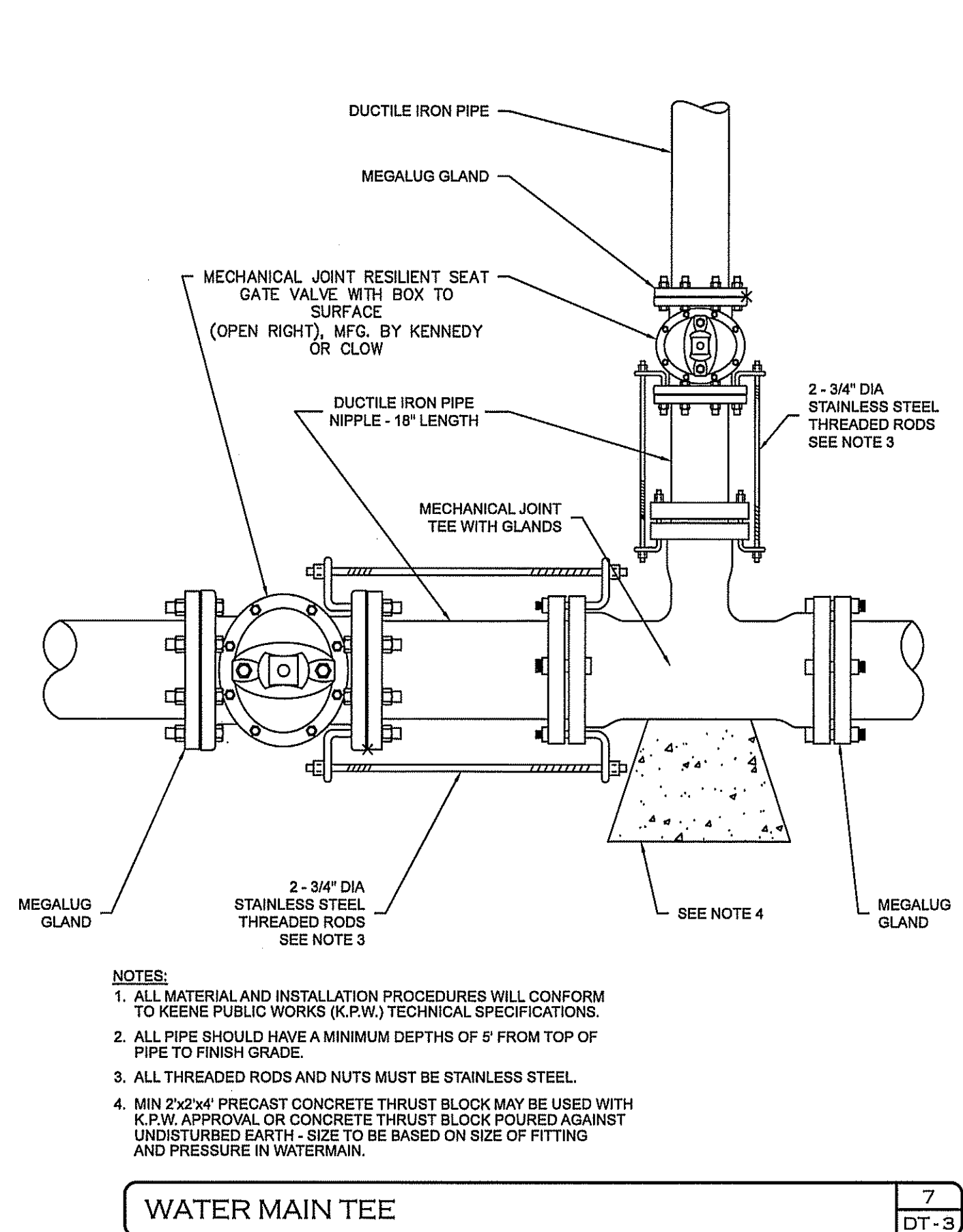
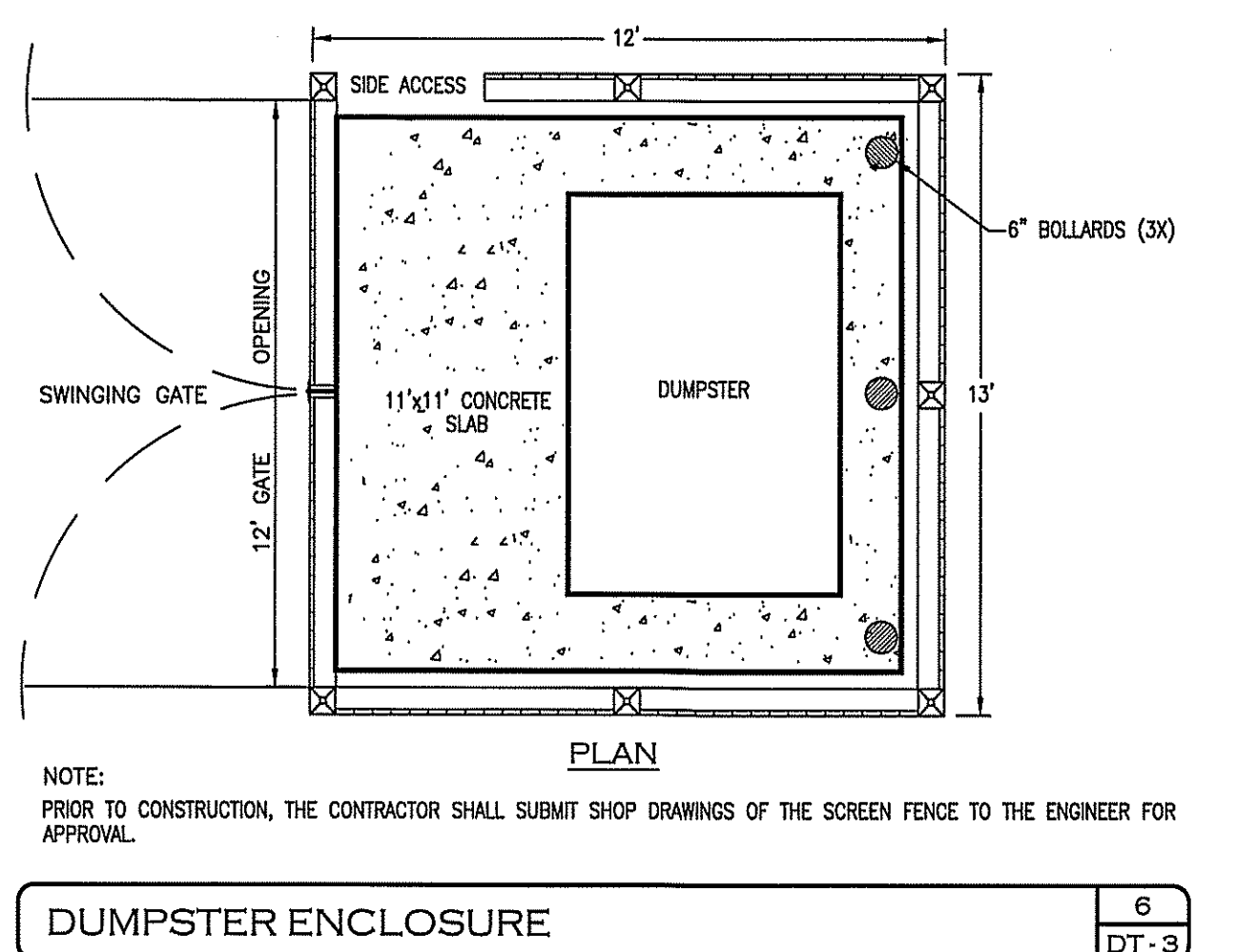
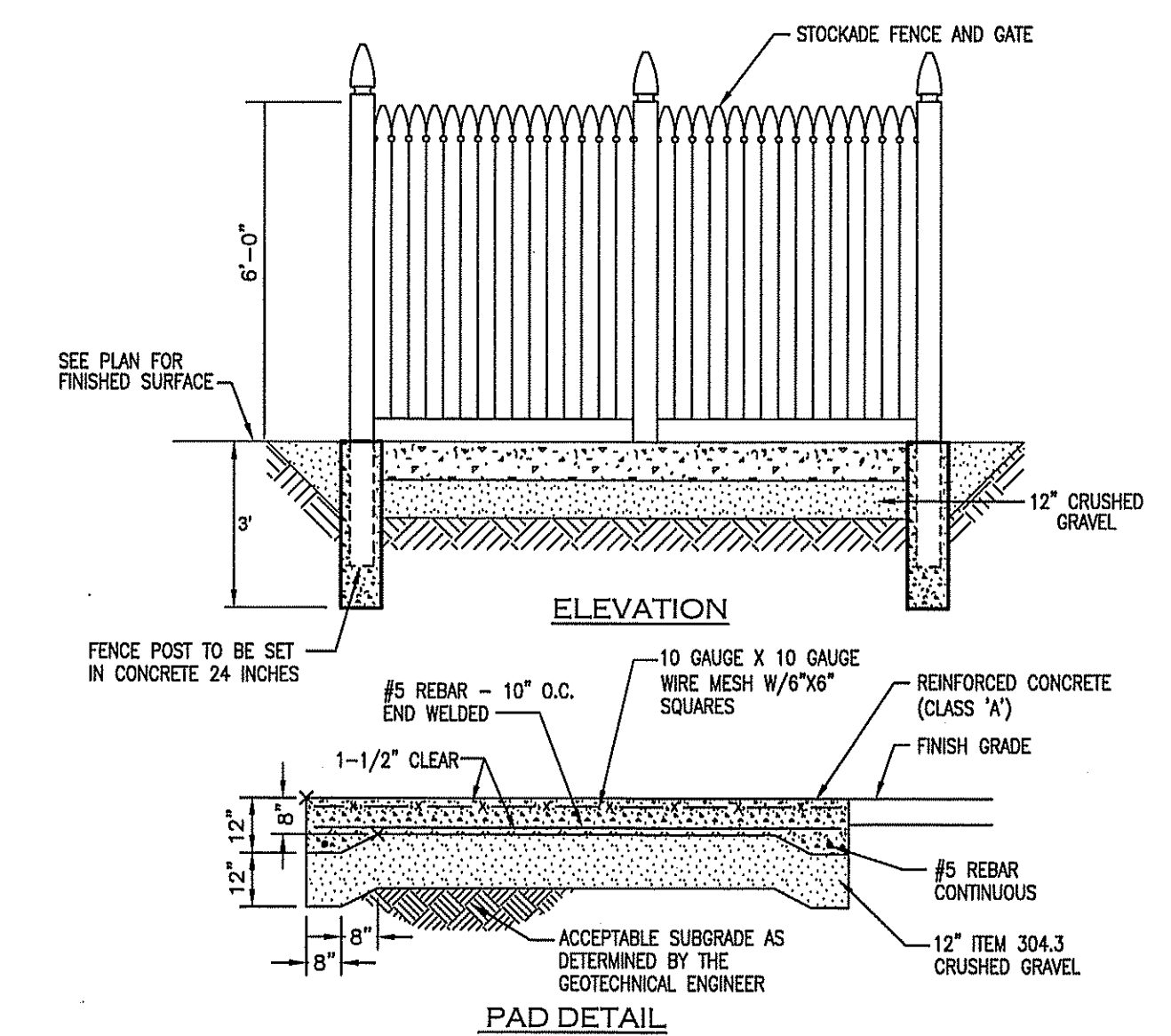
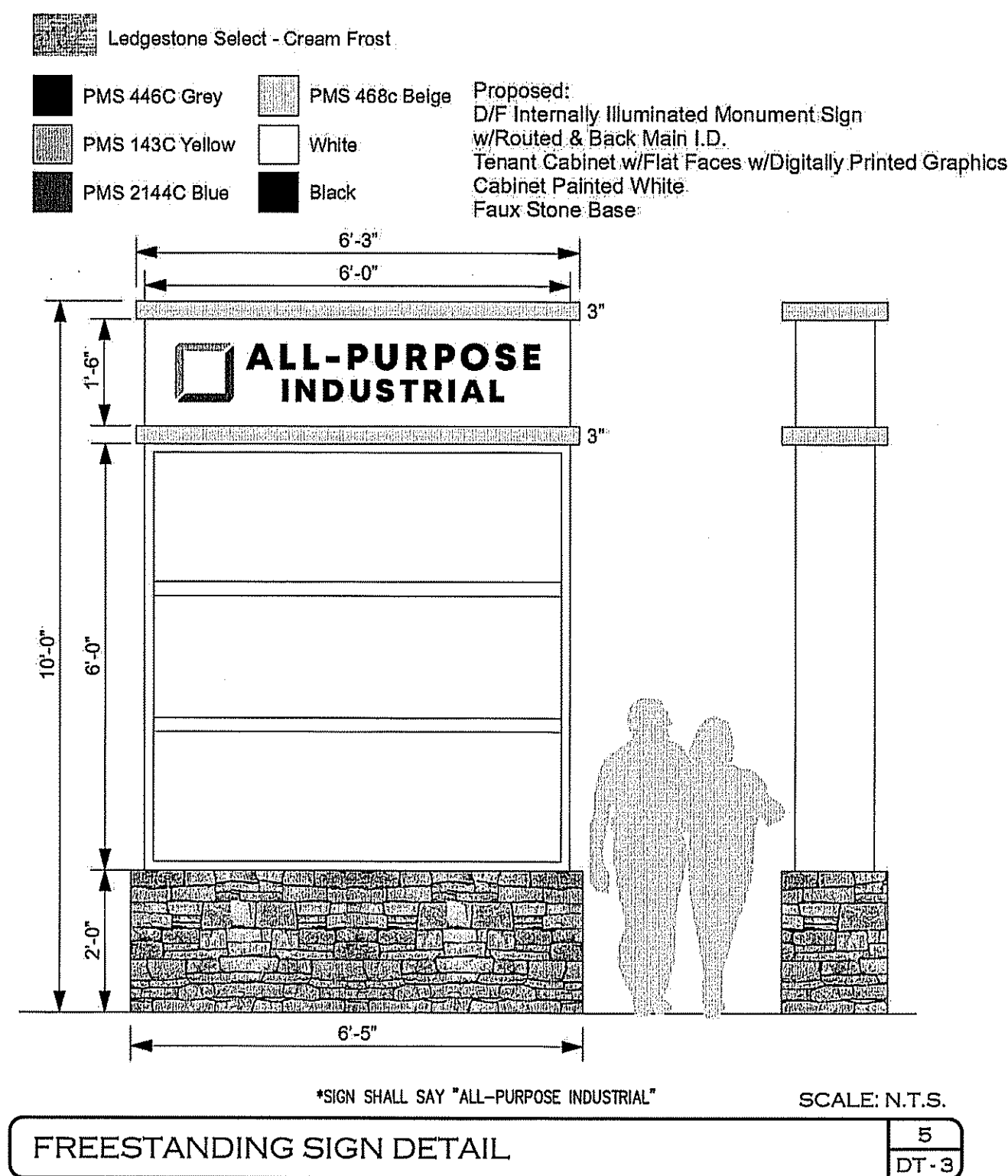
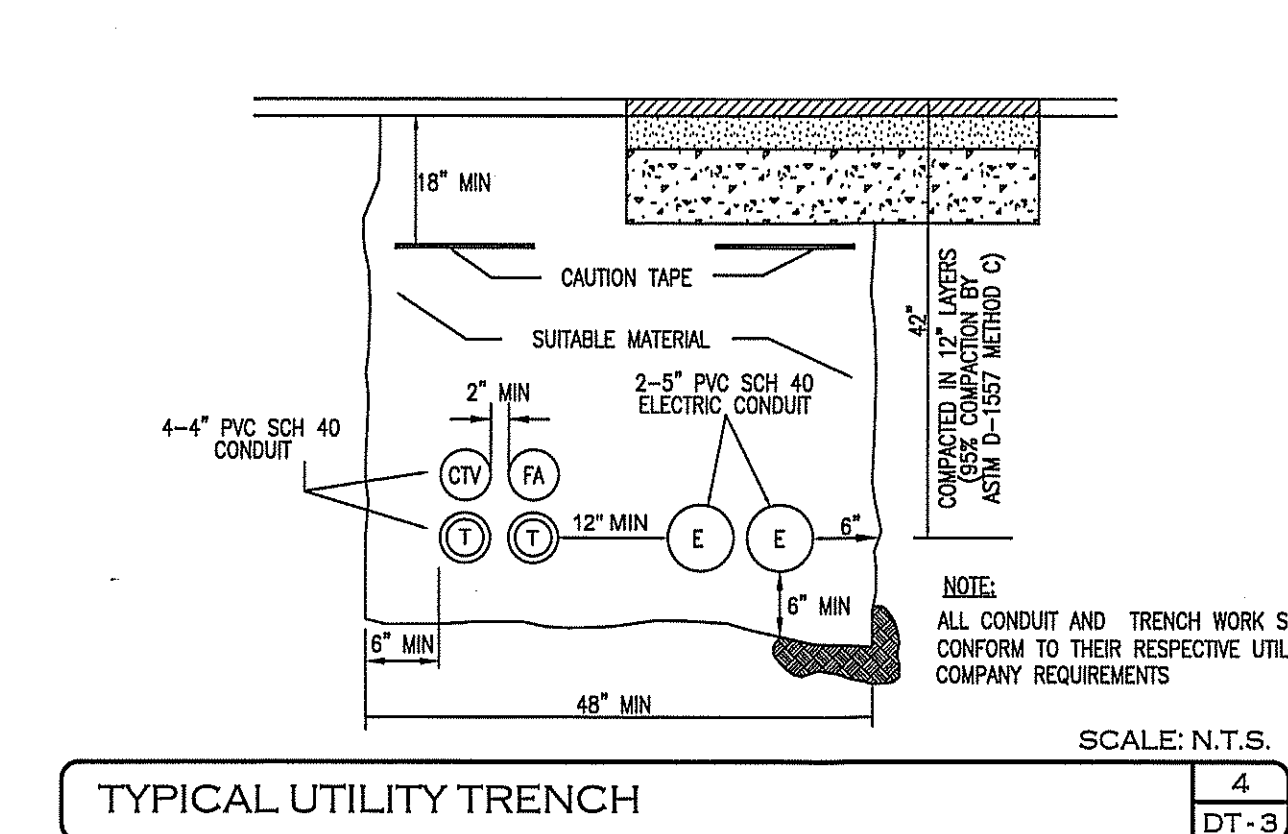
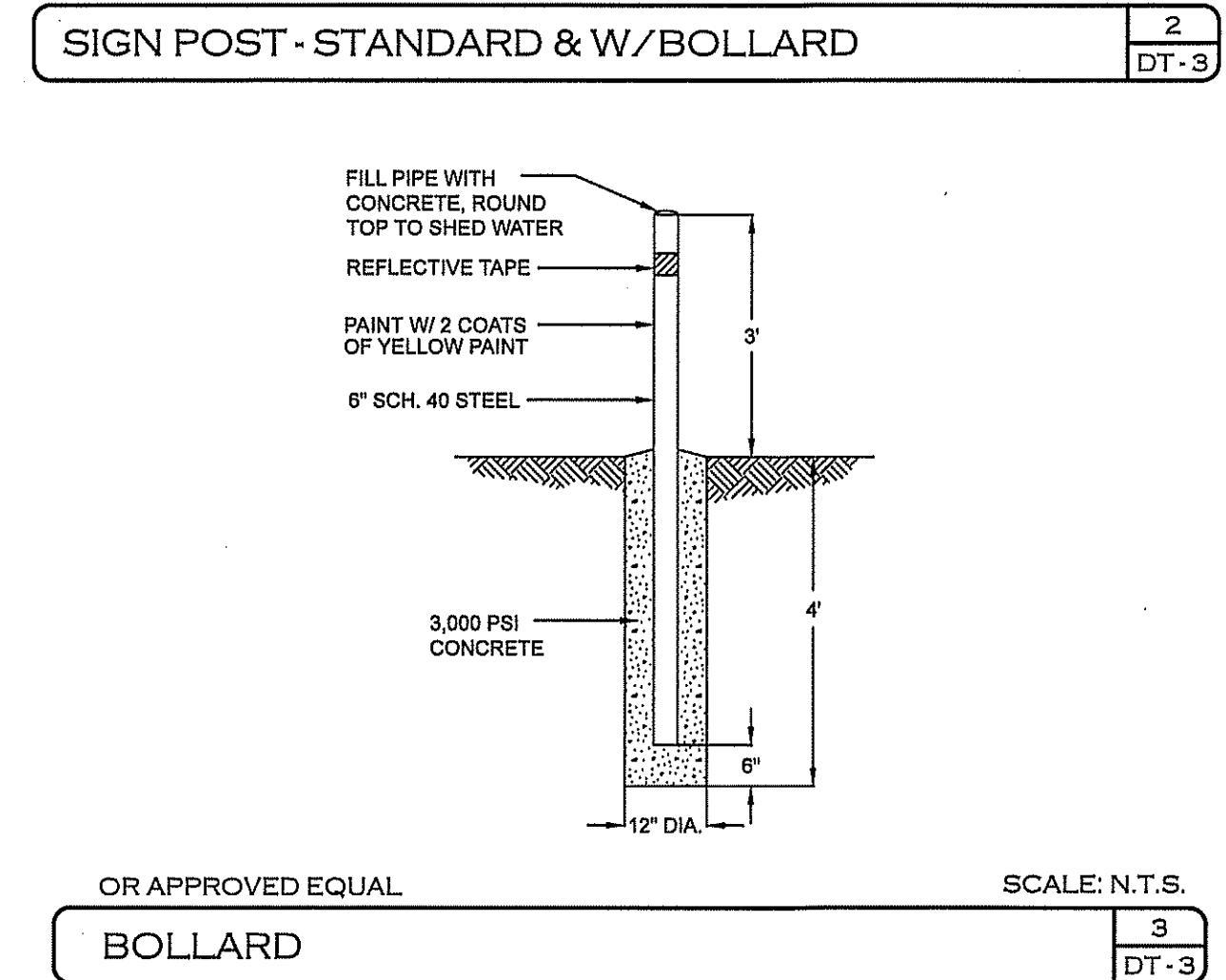
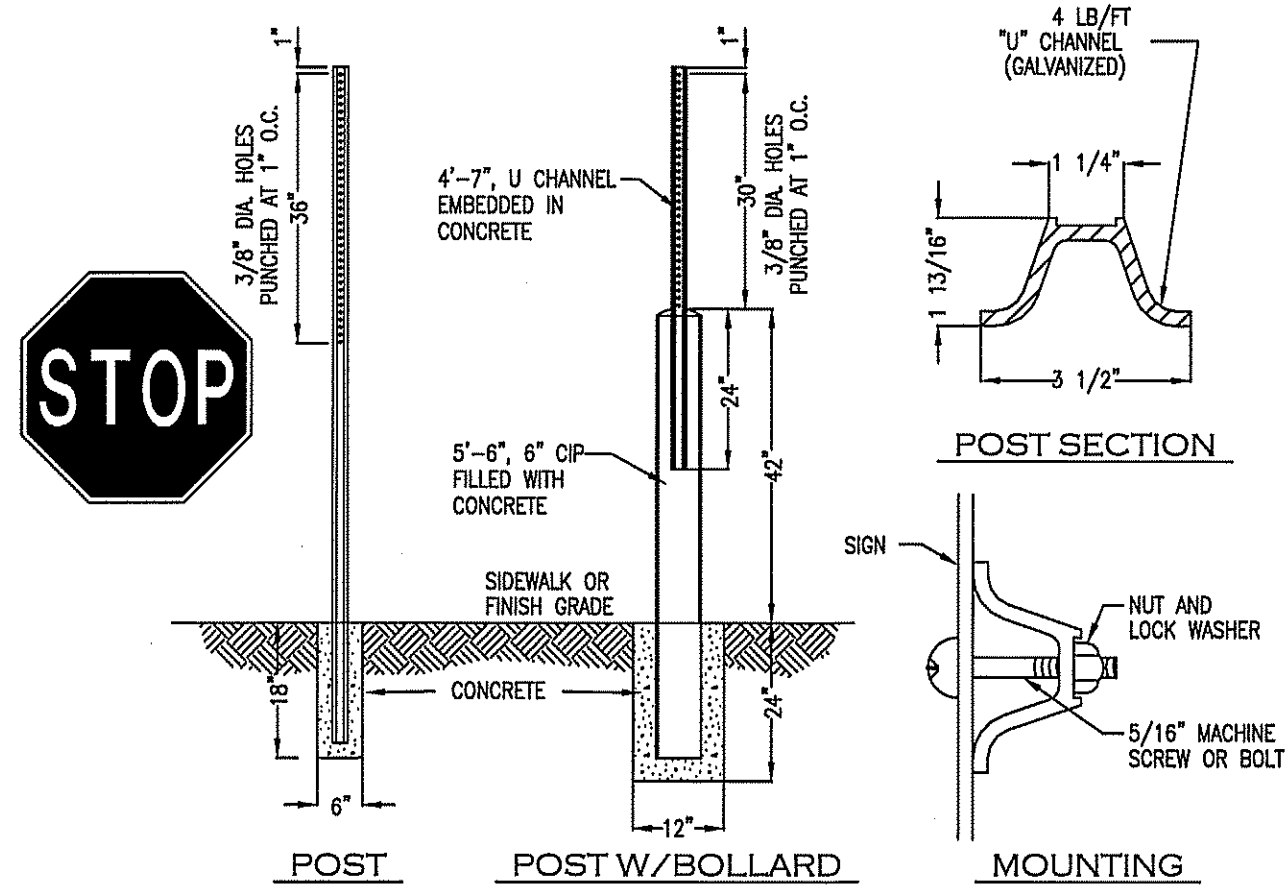
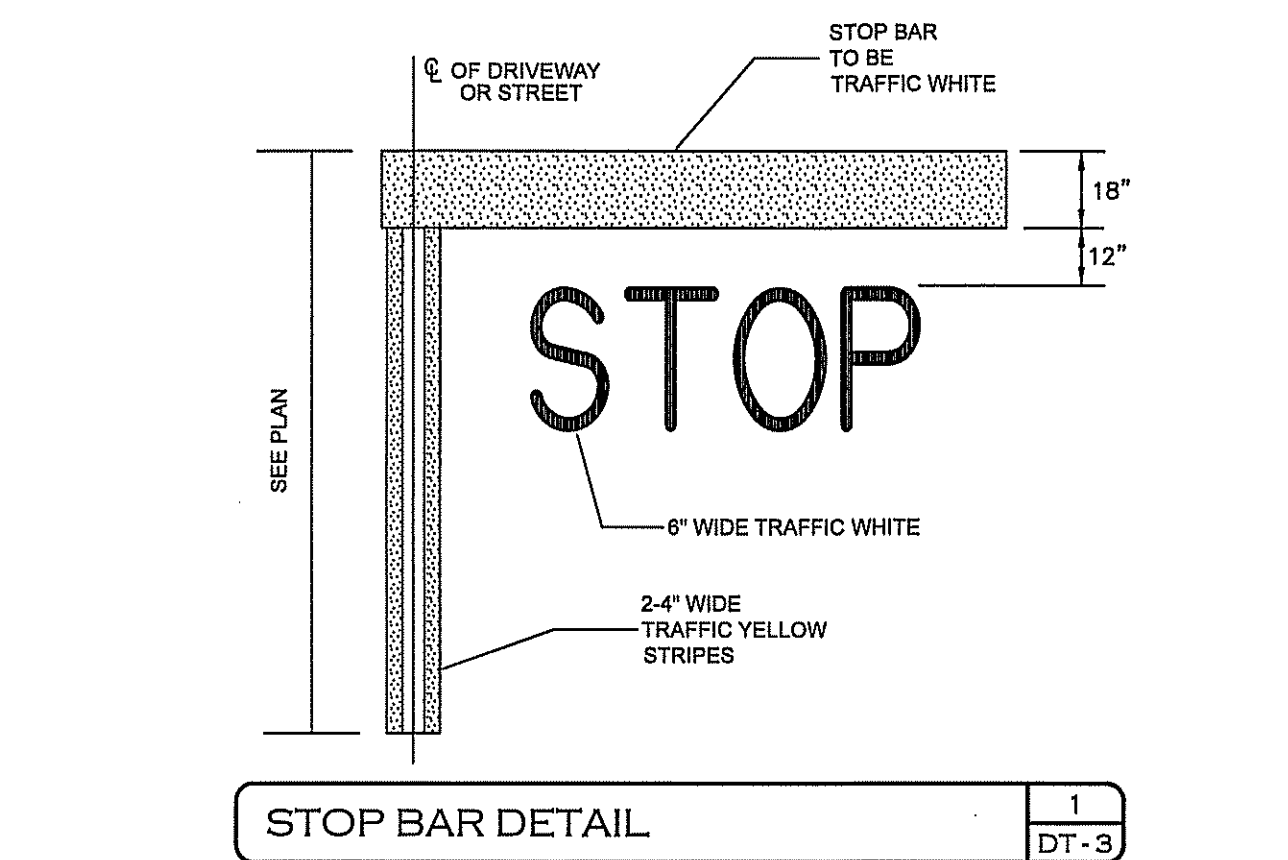
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NOVEMBER 17, 2023

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FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
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www.FieldstoneLandConsultants.com



A	REV.	DATE	DESCRIPTION	C/O	DR	CK

CONSTRUCTION DETAILS
TAX MAP 114 LOT 8
(303 & 305 NORTH MAIN STREET)
ROCHESTER, NEW HAMPSHIRE
PREPARED FOR:
PATRIOT HOLDINGS, LLC
4023 DEAN MARTIN DRIVE LAS VEGAS, NV 89103-4138

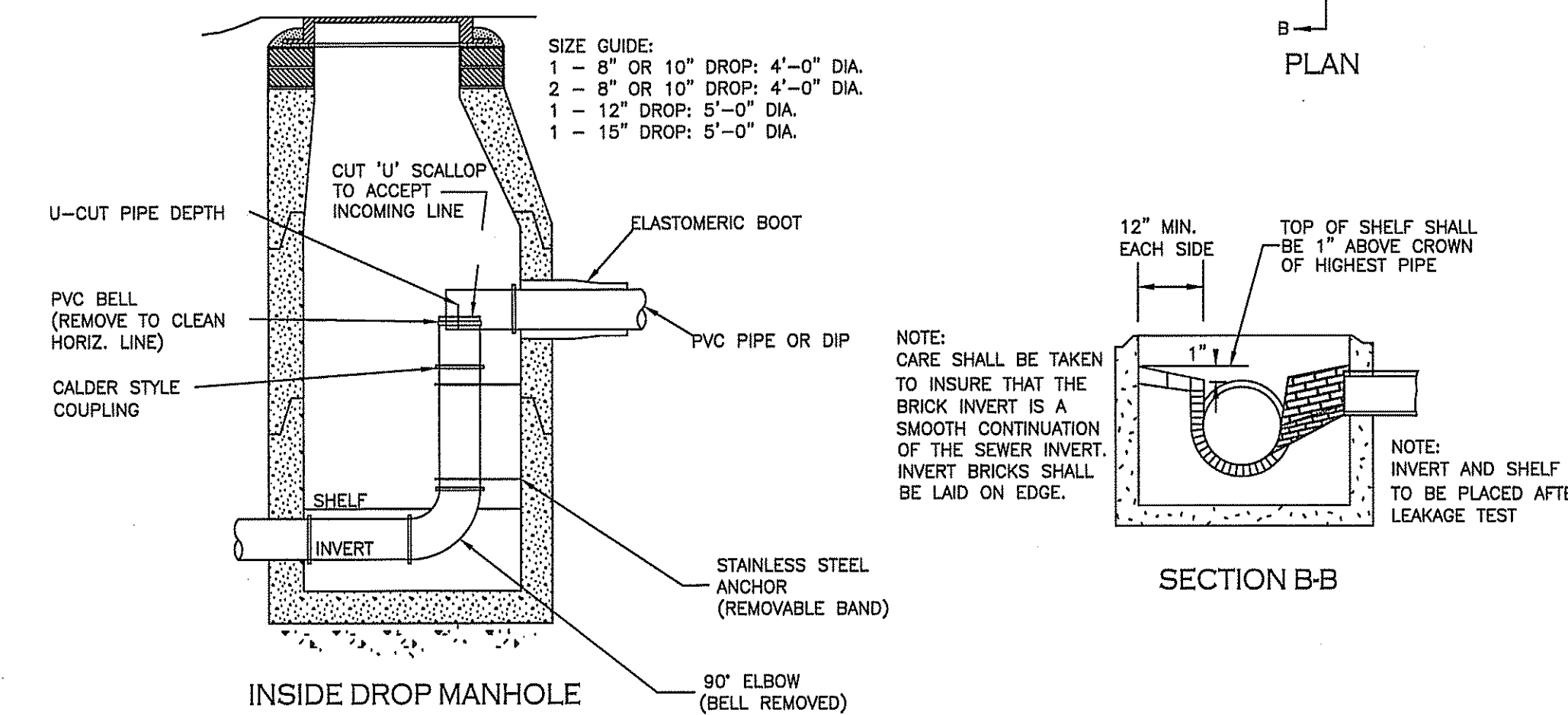
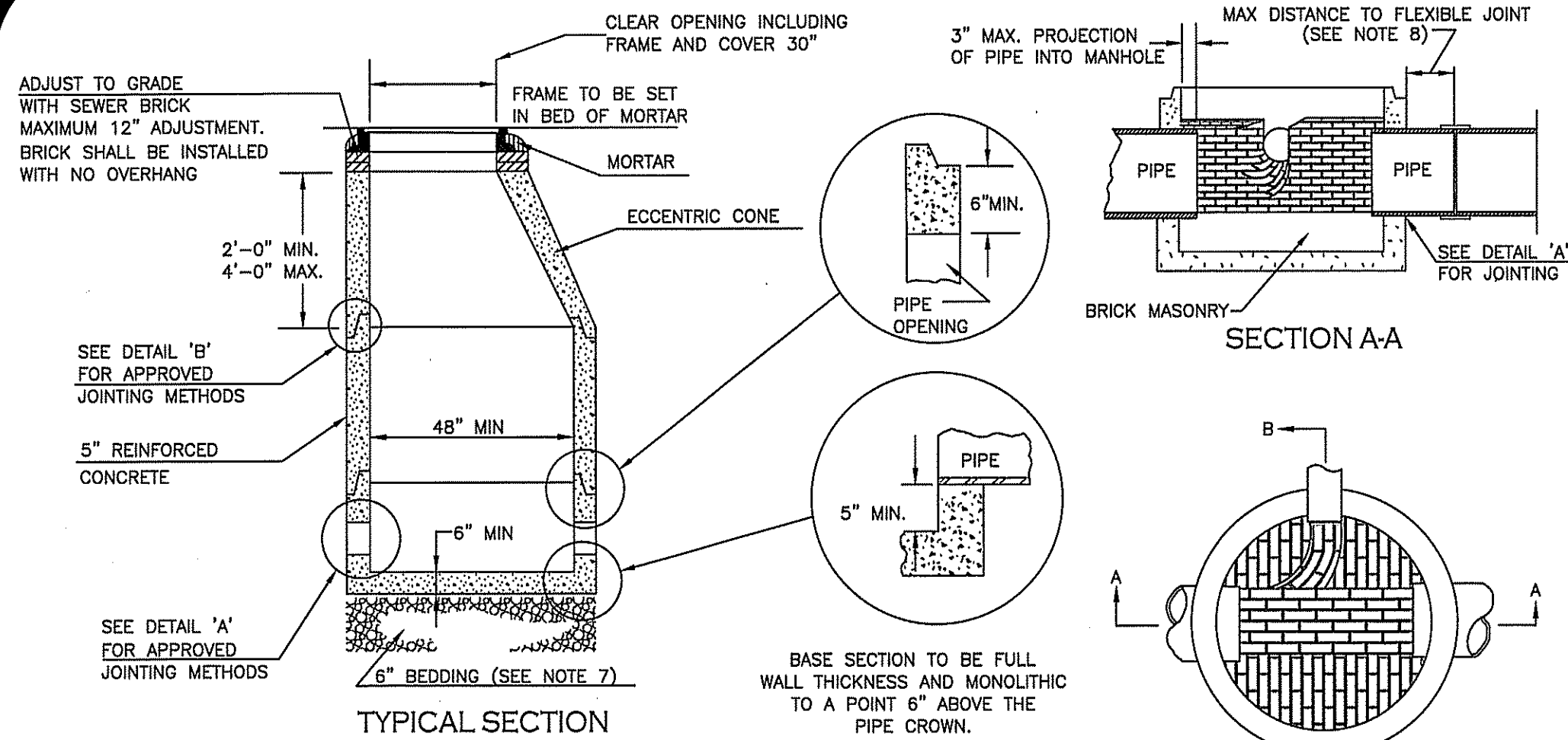
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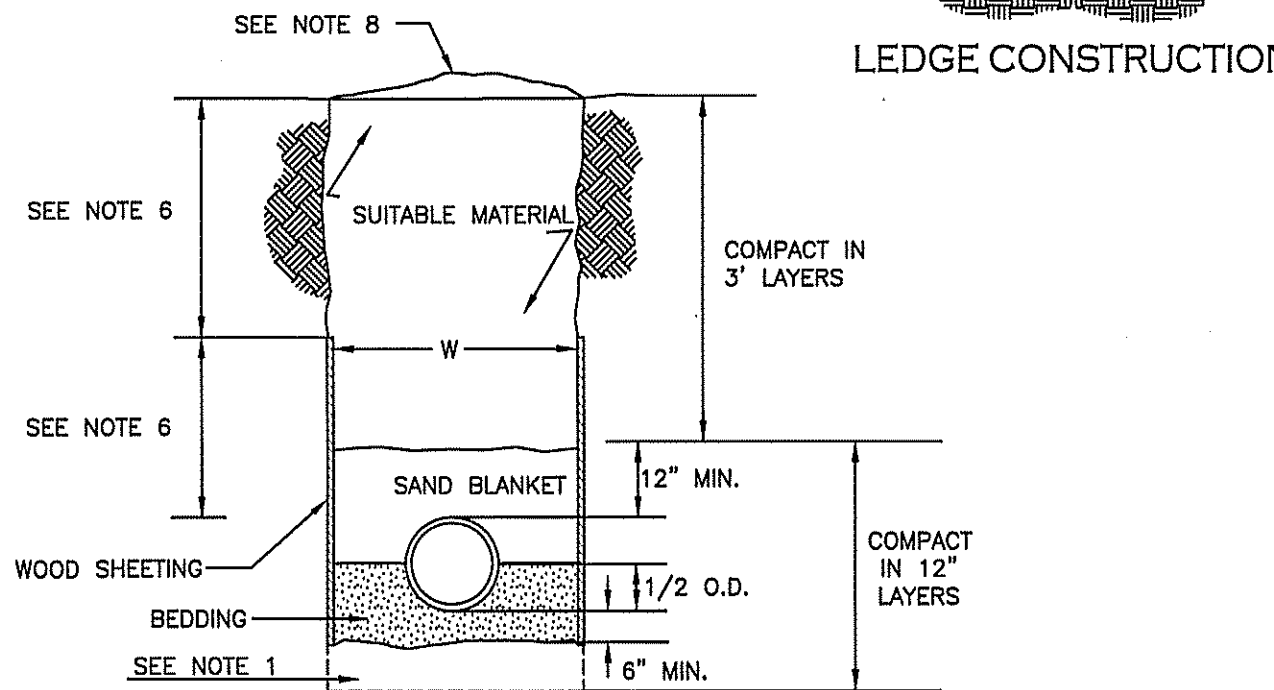
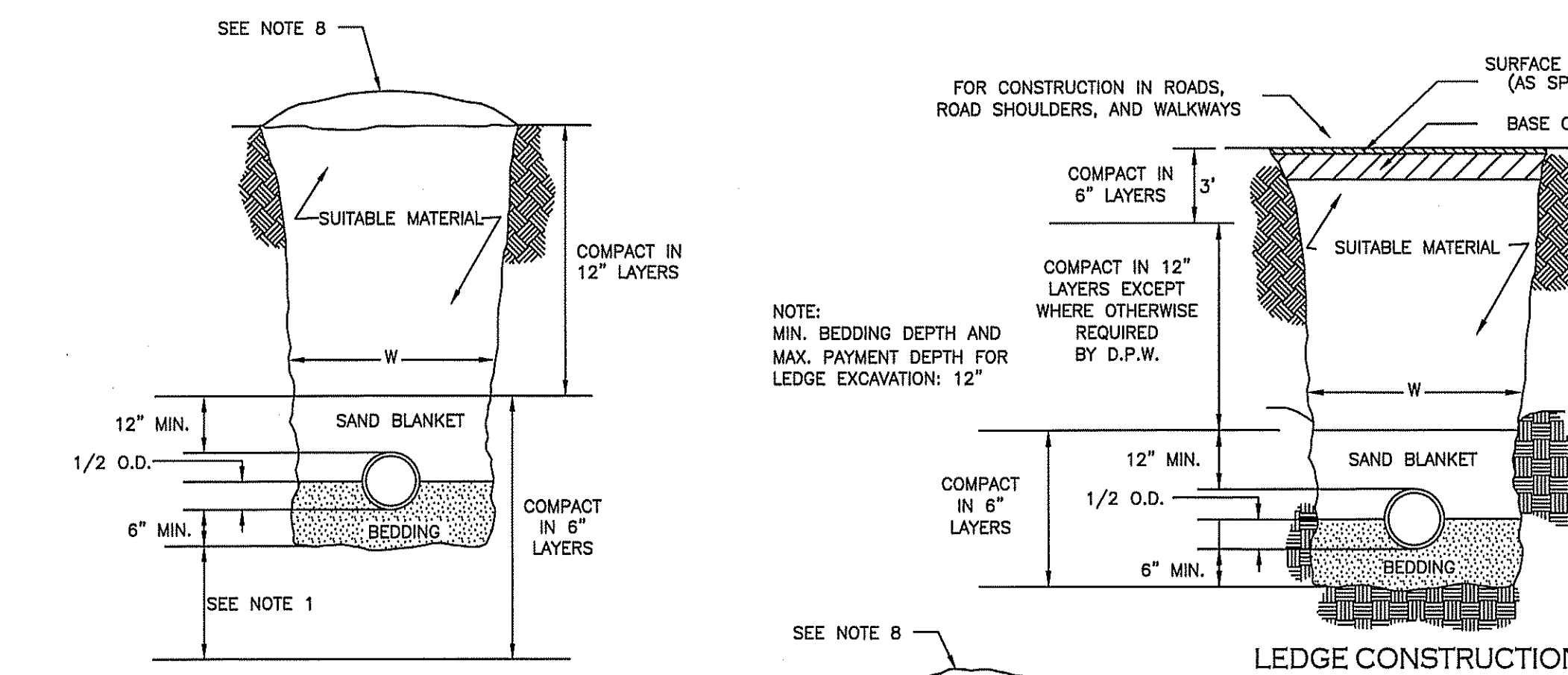
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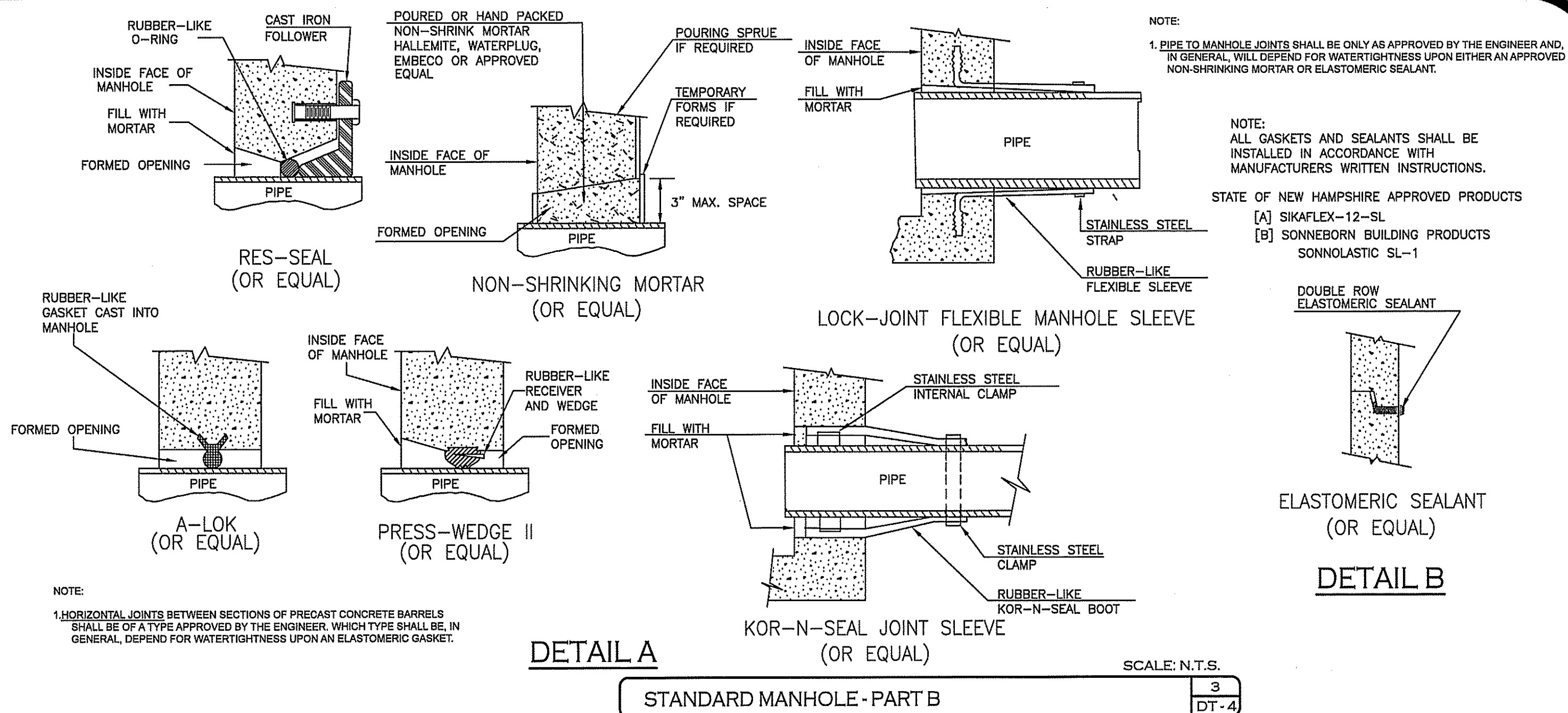
STANDARD MANHOLE - PART A



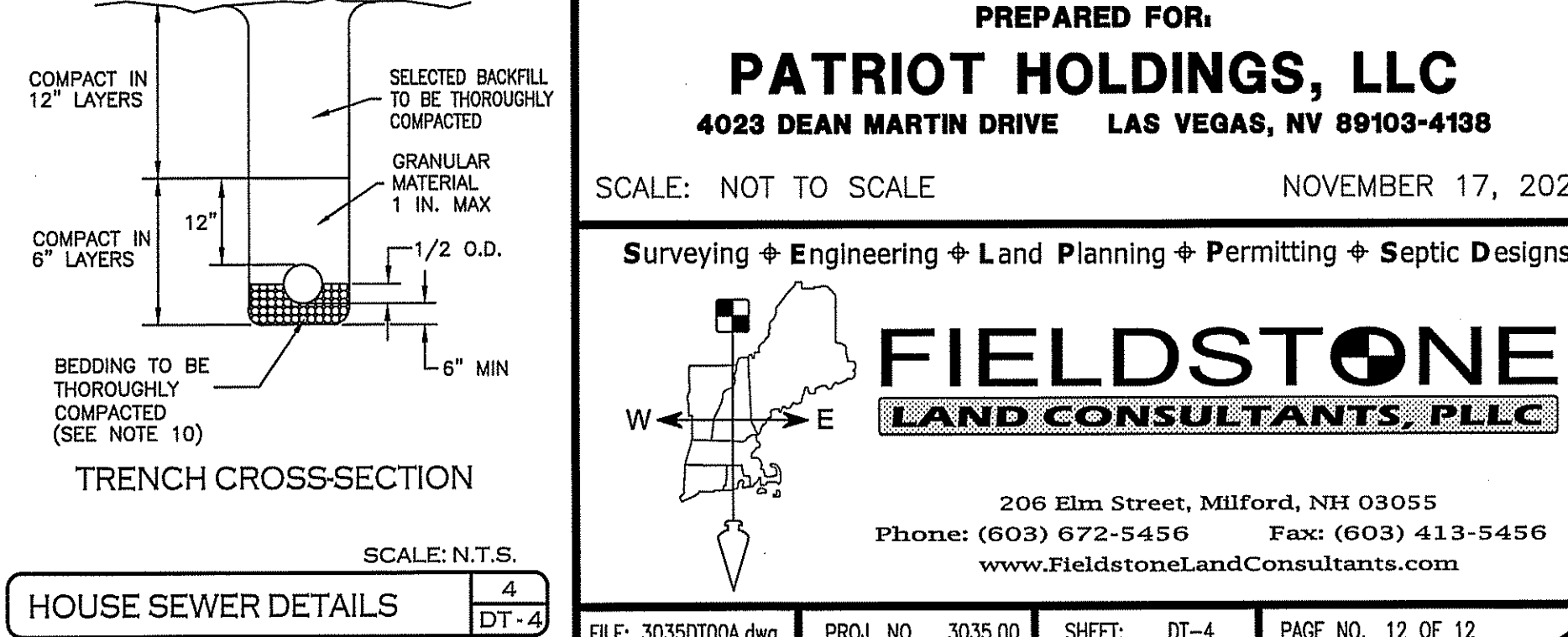
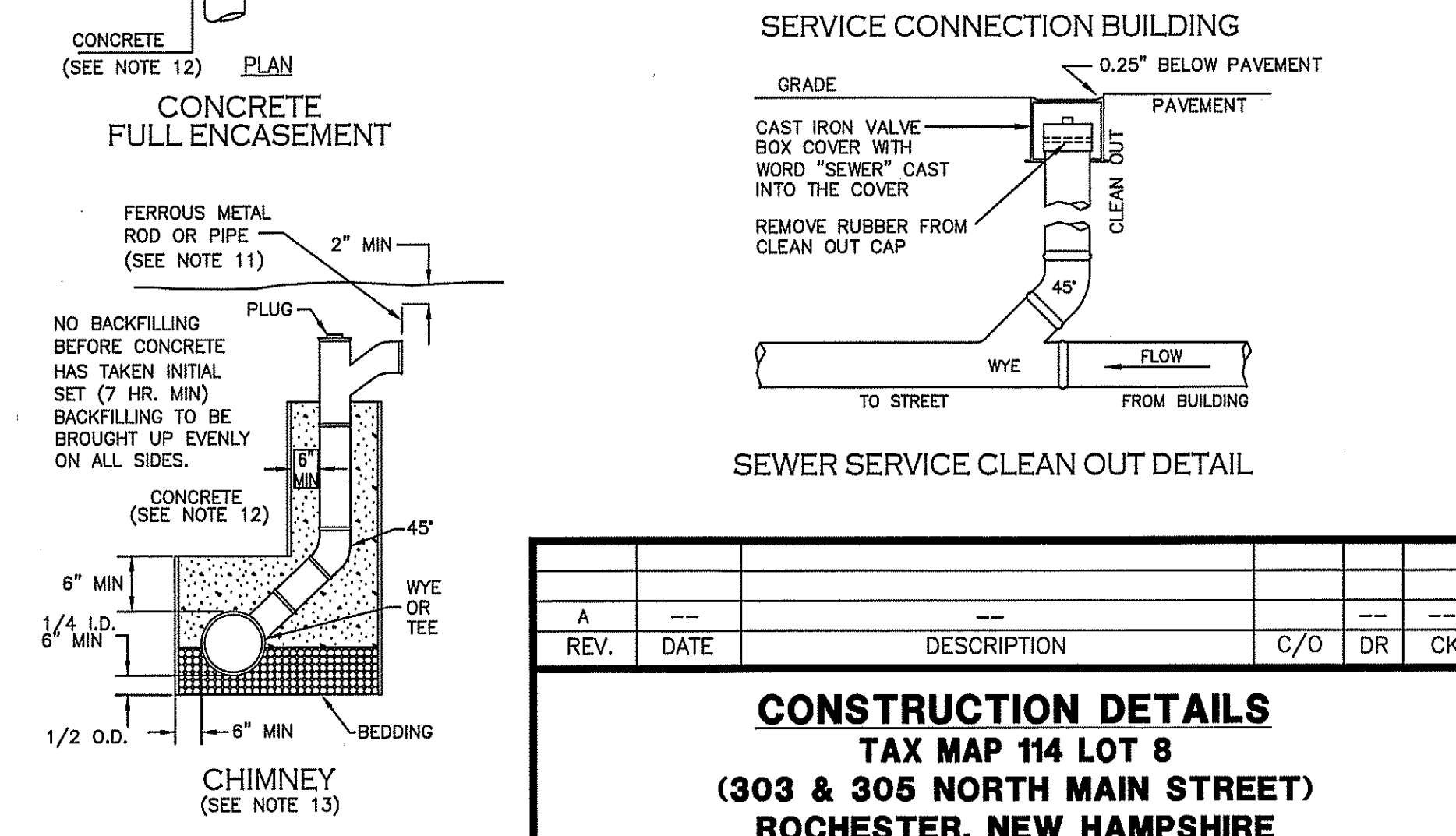
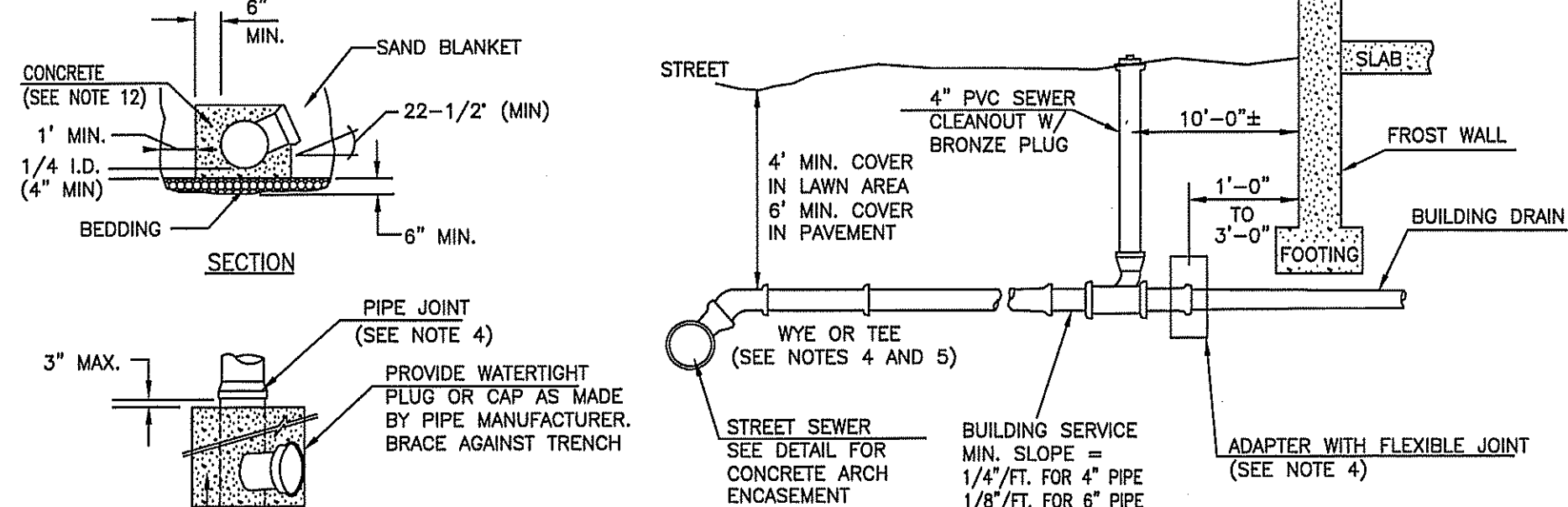
STANDARD TRENCH SECTION

- NOTES:
- IT IS INTENDED: THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE. STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE SPACE REQUIREMENTS AND CONFIGURATIONS SHALL BE AS SHOWN ON THE DRAWINGS. MANHOLES MAY BE AN ASSEMBLY OF PRECAST SECTIONS WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING PER ENR-WQ 704.10 (d). IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
 - BARRELS AND CONE SECTIONS: SHALL BE PRECAST REINFORCED CONCRETE
 - PRECAST CONCRETE BARREL SECTIONS, CONES, AND BASES SHALL CONFORM TO ASTM C 478.
 - BASE SECTIONS: SHALL BE MONOLITHIC TO A POINT 6" ABOVE THE CROWN OF THE INCOMING PIPE, AND SHALL BE PRE-CAST REINFORCED CONCRETE.
 - INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE DIRECTION OF FLOW. THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE. CROWN AND SLOPE DRAIN TOWARD THE FLOW THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.
 - FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN EQUAL TO CLASS 30, CONFORMING TO ASTM A48 AND PROVIDE A 30 INCH CLEAR OPENING. THE COVERS SHALL BE THE WORD "SEWER" IN 3 INCH HIGH LETTERS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
 - BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 SIZE #57.
100% PASSING 1 INCH SCREEN
90-100% PASSING 3/4 INCH SCREEN
20-55% PASSING 3/8 INCH SCREEN
0-10% PASSING #4 SIEVE
0-5% PASSING #8 SIEVE
WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE. SCREENED GRAVEL OR CRUSHED STONE 1-1/2 TO 1/2 INCH SHALL BE USED.
 - FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES:
RCP & CI PIPE - ALL SIZES - 48"
PVC PIPE - UP THROUGH 18" DIAMETER - NO FLEXIBLE JOINT REQUIRED
 - SHALLOW MANHOLE IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED. IT MUST HAVE AN ECCENTRIC ENTRANCE OPENING AND BE CAPABLE OF SUPPORTING H-20 LOADING.
 - HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE SEALED WITH A DOUBLE ROW OF ELASTOMERIC OR MASTIC-LIKE SEALANT IN ACCORDANCE WITH ENR-WQ 704.10 (f). A TYPE APPROVED BY THE ENGINEER, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON AN MASTIC-LIKE OR ELASTOMERIC SEALANT
 - PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND IN GENERAL, WILL DEPEND FOR WATERTIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.
 - MATERIAL REQUIREMENTS FOR BRICK AND MORTAR SHALL CONFORM TO ENR-WQ 704.10 (k) (9) THROUGH (14)
 - ALL SEWER CONSTRUCTION SHALL CONFORM TO SPECIFICATIONS DEFINED BY TOWN OF WILTON STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION. THESE STANDARD MANHOLE DRAWINGS ARE NOT COMPLETE WITHOUT THESE SPECIFICATIONS.

- NOTES:
- ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE, REFILL WITH BEDDING MATERIAL. (SEE ALSO NOTE 7).
 - BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33, STONE SIZE #57
100% PASSING 1 INCH SCREEN
90-100% PASSING 3/4 INCH SCREEN
20-55% PASSING 3/8 INCH SCREEN
0-10% PASSING #4 SIEVE
0-5% PASSING #8 SIEVE
 - SAND BLANKET: CLEAN SAND, FREE FROM ORGANIC MATTER, SO GRADED THAT 90-100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE. BLANKET MAY BE OMITTED FOR DUCTILE IRON AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2" IS IN CONTACT WITH THE PIPE.
 - SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOPSOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION OR ANY MATERIAL WHICH AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT TO MAINTAIN THE COMPLETED CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP-SOIL, LOAM, MUCK OR PEAT. IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE (AND POSSIBLY RECONSTRUCTION, WHEN NECESSARY) WILL BE PRESERVED.
 - BASE COURSE: IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF N.H. DEPT. OF TRANSPORTATION.
 - WOOD SHEETING: IF REQUIRED, IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER. IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE THE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISH GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.
 - W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
 - FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUND TO A HEIGHT OF 8 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
 - CONCRETE: FOR ENCASEMENT SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE N.H. DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS:
CEMENT: 6.0 BAGS PER CUBIC YARD
WATER: 5.75 GALLONS PER BAG OF CEMENT
MAXIMUM AGGREGATE SIZE: 1 INCH
NOTE: ANY SEWER PIPE TO BE ENCASED MUST BE MADE OF DUCTILE IRON.

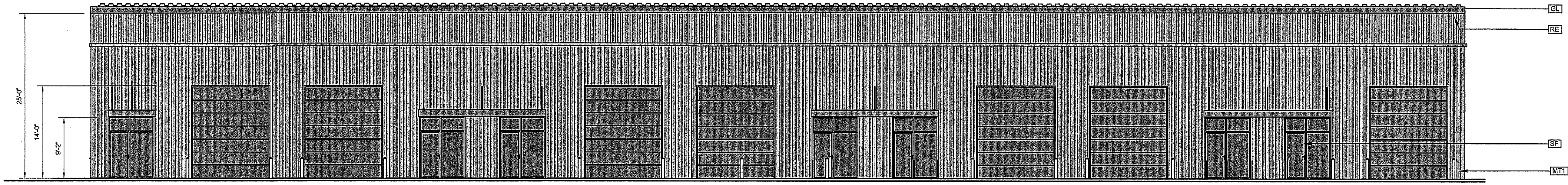


- NOTES:
- MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE 4 INCHES.
 - PIPE AND JOINT MATERIALS:
A. PLASTIC SEWER PIPE
1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:
ASTM MATERIALS APPROVED SIZES
D3034 PVC (SOLID WALL) 8" THROUGH 15" (SDR 35)
F679 PVC (SOLID WALL) 18" THROUGH 27" (T-1 & T-2)
F789 PVC (SOLID WALL) 4" THROUGH 18" (T-1 TO T-3)
F794 PVC (RIBBED WALL) 8" THROUGH 36"
D2880 ABS (COMPOSITES WALL) 8" THROUGH 15"
ABS: ACRYLONITRILE-BUTADIENE-STYRENE
2. JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO:
A21.50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS.
A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.
A21.11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE AND FITTINGS.
 - DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
 - JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATERTIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER "Y" OR AT THE FOUNDATION WALL, APPROPRIATE ADAPTERS SHALL BE USED.
 - "T" AND "Y" WHERE "T" OR "Y" IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE IN THE SEWER, FOLLOWING MANUFACTURERS INSTRUCTIONS USING A BOLTED, CLAMPED, OR EPOXY CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH (OR OTHER SUCH MATERIAL) AROUND THE JOINT OR APPLYING MORTAR TO HOLD THE CONNECTION AND ANY OTHER SIMILAR CRUDE PRACTICES OR INEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED, AS SHOWN IN THE DETAIL, UP TO AND INCLUDING 15" DIAMETER.
 - HOUSE SEWER INST. SHALL THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL, AS SPECIFIED IN NOTE 10, BEDDING AND RE-FILL FOR A DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY TAMPED BY HAND OR WITH AN APPROPRIATE MECHANICAL DEVICES THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE HOUSE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4 INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DRY THE TRENCH.
 - TESTING THE COMPLETED HOUSE SEWER SHALL BE SUBJECT TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS (PRIOR TO BACKFILLING):
A. AN OBSERVATION "T" SHALL BE INSTALLED AS SHOWN. WHEN READY TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE "T". AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 6 FEET ABOVE THE LEVEL OF THE PLUG.
B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS. IF THE TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.
C. DRY FLUORESCENT DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER. IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST MANHOLE DOWNSTREAM. LEAKAGE OBSERVED IN ANY OF THE ABOVE, ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG UP IF NECESSARY, AND RE-LAID SO AS TO ASSURE WATERTIGHTNESS.
 - ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FLOW FROM THE HOUSE TOILETS SINKS, LAUNDRY, ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR ANY OTHER SIMILAR CONNECTION CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.
 - HOUSE WATER SERVICE SHALL NOT BE LAID IN THE SAME TRENCH AS THE SEWER SERVICE.
 - BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33-67.
100% PASSING 1 INCH SCREEN
90-100% PASSING 3/4 INCH SCREEN
20-55% PASSING 3/8 INCH SCREEN
0-10% PASSING #4 SIEVE
0-5% PASSING #8 SIEVE
WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE (1-1/2 TO 1/2 INCH) SHALL BE USED.
 - LOCATION: THE LOCATION OF THE "T" OR "Y" SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE "T" OR "Y", AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.
 - CONCRETE: FOR ENCASEMENT SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE N.H. DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS:
CEMENT: 6.0 BAGS PER CUBIC YARD
WATER: 5.75 GALS/SBAG CEMENT
AGGREGATE: 1 INCH MAX
 - CHIMNEYS IF VERTICAL DROP INTO THE SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.

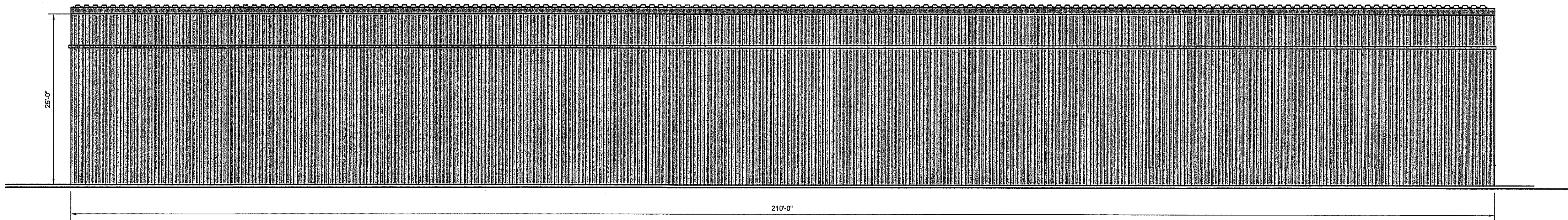


CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 811
811

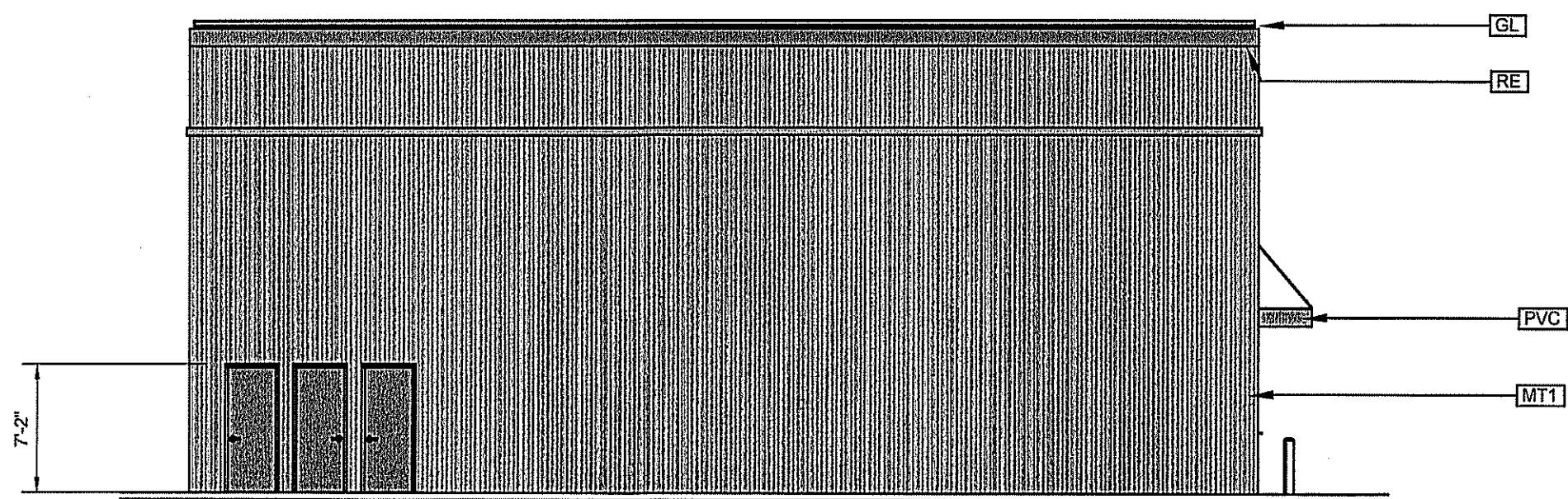
CONSTRUCTION DETAILS
TAX MAP 114 LOT 8
(303 & 305 NORTH MAIN STREET)
ROCHESTER, NEW HAMPSHIRE
PREPARED FOR:
PATRIOT HOLDINGS, LLC
4023 DEAN MARTIN DRIVE LAS VEGAS, NV 89103-4138
SCALE: NOT TO SCALE
NOVEMBER 17, 2023
Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs
FIELDSTONE
LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com
FILE: 3035D700A.dwg PROJ. NO. 3035.00 SHEET: DT-4 PAGE NO. 12 OF 12



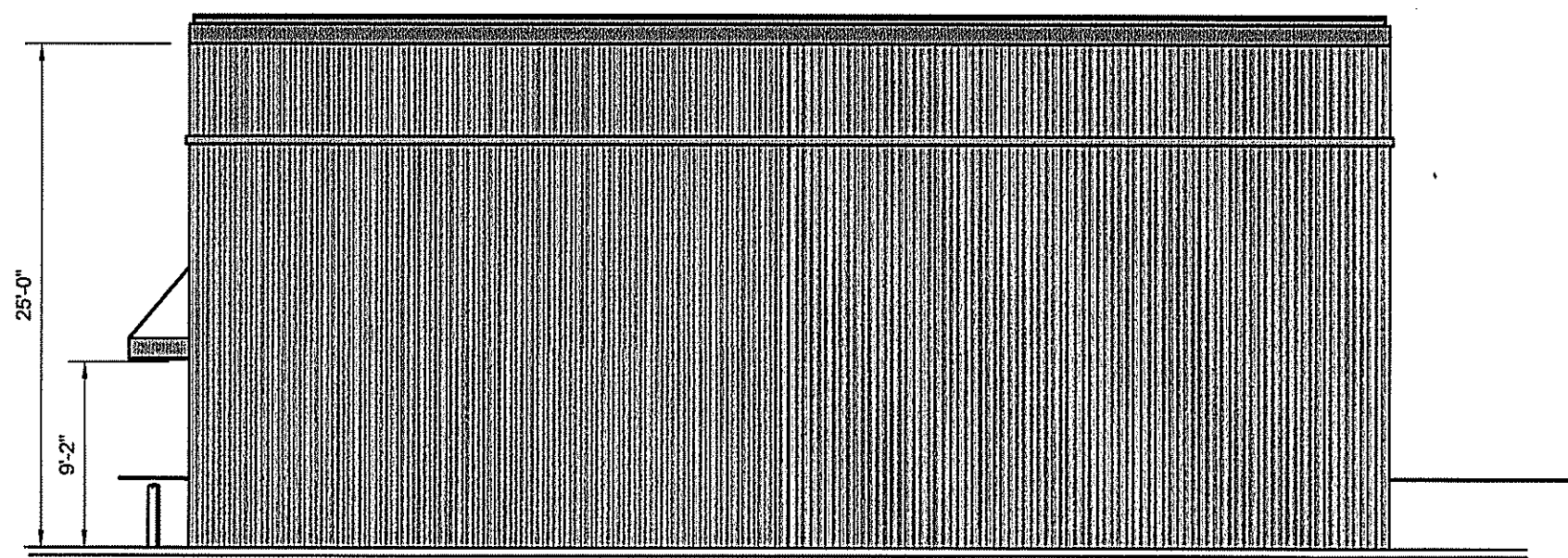
1
A1
NORTH ELEVATION
scale: 1/8"=1'-0"



2
A1
SOUTH ELEVATION
scale: 1/8"=1'-0"



3
A1
EAST ELEVATION
scale: 1/8"=1'-0"



4
A1
WEST ELEVATION
scale: 1/8"=1'-0"

MATERIAL	CODE NO.	MANUFACTURER	COLOR/FINISH
METAL SIDING	MT1	TBD	ASH GRAY HEX#B2BEB5
ROOF EDGE	RE	TBD	CHARCOAL GRAY HEX#3C4142
ALUMINUM STOREFRONT	SF	TBD	POLISHED ALUMINUM
PVC TRIM/AWNING	PVC	AZEK	PMS 2144C BLUE
GALVALUME	GL	TBD	CHARCOAL GRAY HEX#3C4142

NOTES
ALL DIMENSIONS ARE APPROXIMATE.
ALL MEASUREMENTS TO BE FIELD VERIFIED
AND ADJUSTED ACCORDINGLY PRIOR
TO CONSTRUCTION

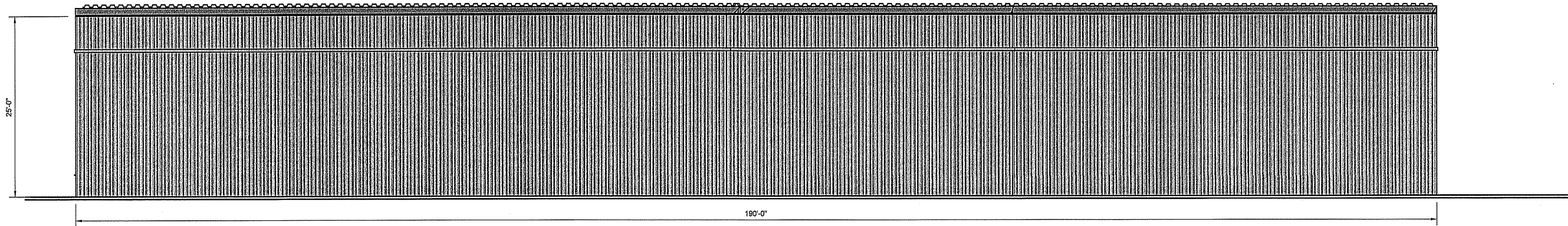
CLIENT
PATRIOT HOLDINGS
4007 DEAN MARTIN DRIVE
LAS VEGAS, NEVADA 89103

PROJECT
ROCHESTER
PROJECT NO.
N/A

ISSUE
December 18, 2023
DRAWN BY
J.H.

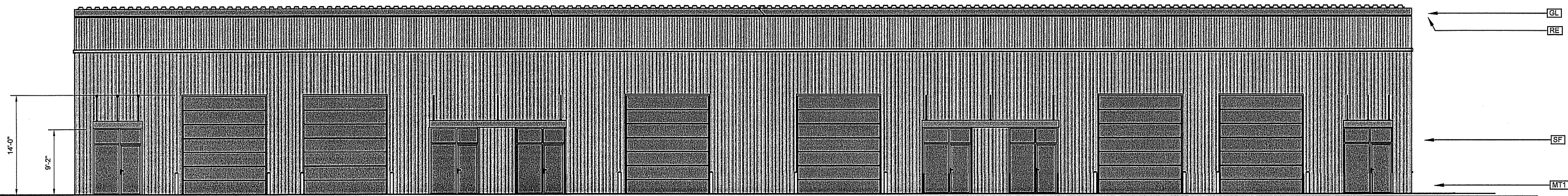
BUILDING 1

A1



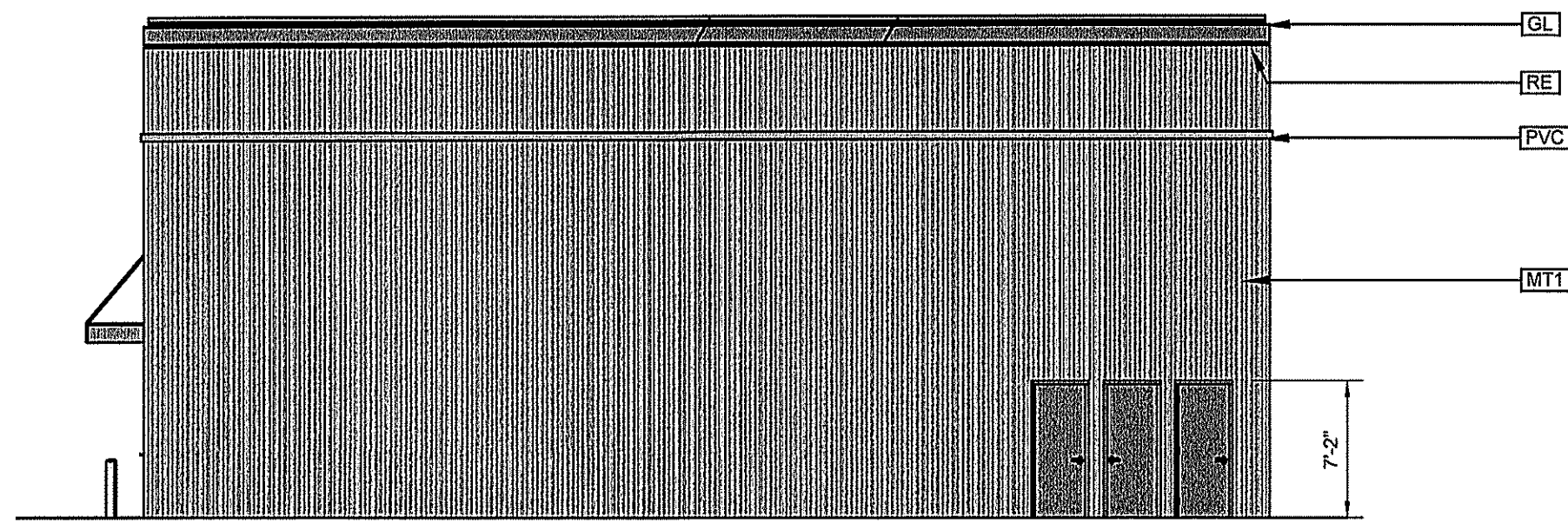
NORTH ELEVATION
scale: 1/8"=1'-0"

1
A2



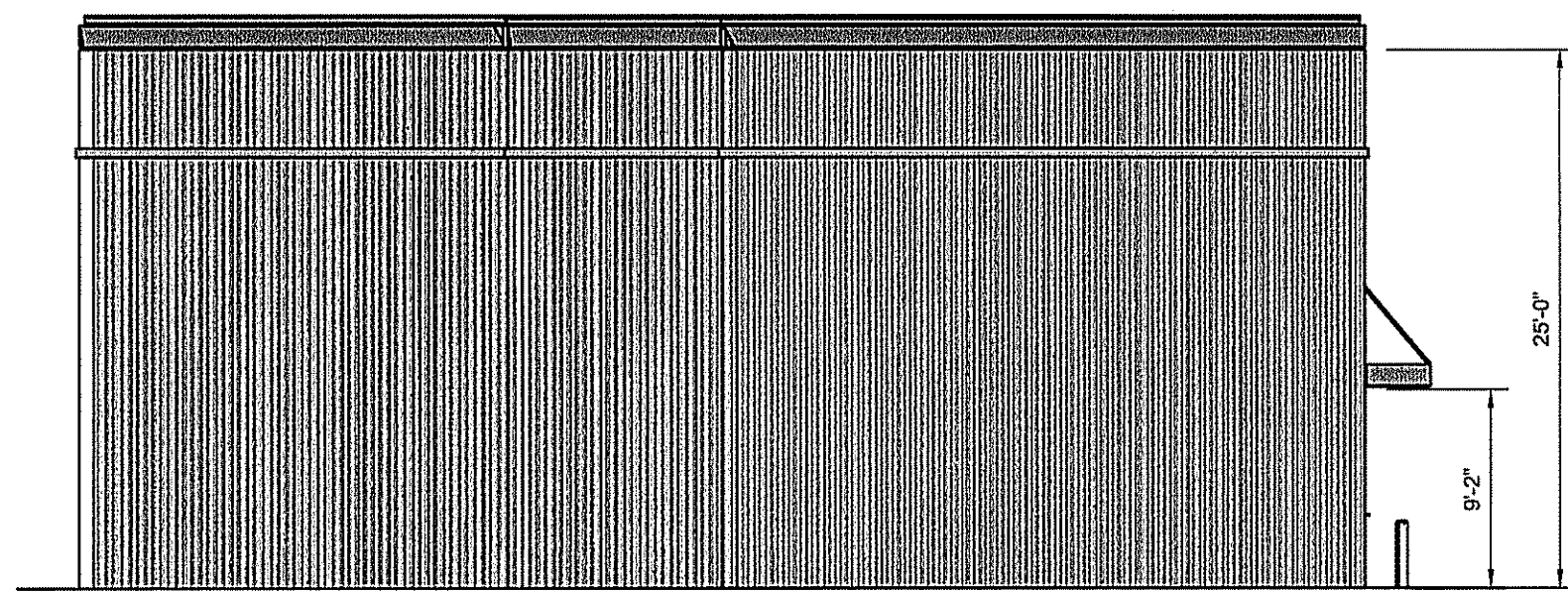
SOUTH ELEVATION
scale: 1/8"=1'-0"

2
A2



EAST ELEVATION
scale: 1/8"=1'-0"

3
A2



WEST ELEVATION
scale: 1/8"=1'-0"

4
A2

MATERIAL	CODE NO.	MANUFACTURER	COLOR/FINISH
METAL SIDING	MT1	TBD	ASH GRAY HEX#B2BEB5
ROOF EDGE	RE	TBD	CHARCOAL GRAY HEX#3C4142
ALUMINUM STOREFRONT	SF	TBD	POLISHED ALUMINUM
PVC TRIM/ AWNING	PVC	AZEK	PMS 2144C BLUE
GALVALUME	GL	TBD	CHARCOAL GRAY HEX#3C4142

NOTES
ALL DIMENSIONS ARE APPROXIMATE.
ALL MEASUREMENTS TO BE FIELD VERIFIED
AND ADJUSTED ACCORDINGLY PRIOR
TO CONSTRUCTION

CLIENT
PATRIOT HOLDINGS
4007 DEAN MARTIN DRIVE
LAS VEGAS, NEVADA 89103

PROJECT
ROCHESTER
PROJECT NO.
N/A

ISSUE
December 18, 2023
DRAWN BY
J.H.

BUILDING 2

A2

Site Plan Checklist (residential and nonresidential)

**To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements

City of Rochester Planning & Development Department

Project Name: Light Industrial / Facility Map: 114 Lot: 8 Date: 12/19/2023

Applicant/agent: Brandon Richards Signature: 

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
<u>4</u> sets completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>4</u> copies of narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>3</u> sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>2</u> sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Plan Information

Basic information including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Title sheet					
• Name of Project					
• Date					
• North arrow					
• Scale					
• Legend					
• Revision block					
• Vicinity sketch -not less than 1" = 1,000'					
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of land survey, engineer, and/or architect	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
City tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Notation on plans: "For more information about this site plan contact...."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

General items Continued

	Yes	No	N/A	Waiver Requested	Comments
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Surveyed property lines including: <ul style="list-style-type: none">• existing and proposed bearings• existing and proposed distances• pins, stakes, bounds• monuments• benchmarks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Include error of closure statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Information on abutting properties: <ul style="list-style-type: none">• owner name• owner address• tax map and lot #• square footage of lots• approximate building footprints• use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Zoning

Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning requirements for district: <ul style="list-style-type: none">• frontage• lot dimensions/density• all setbacks• lot coverage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Existing Topographic Features:

Contour lines a (not to exceed two-foot Intervals, except on steep slopes) and spot elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Soil types and boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Soil test pit locations, profiles, and Depth to water table and ledge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Percolation test locations and results	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

No infiltration proposed on-site

Existing Topographic Features Continued:

	Yes	No	N/A	Waiver Requested	Comments
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Wetlands including name of certified Wetlands scientist who delineated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Statement whether located in flood area, And if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Delineation of trees and open areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Overview of types of trees and vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Stone walls and archaeological features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Locations of trails and paths	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Other natural/cultural resources (productive farmland, habitats, scenic views, historic structures, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Building Information

Existing buildings/structures including square footage and use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed building/structures including <ul style="list-style-type: none">• square footage• first floor elevation• use• # bedrooms per unit if residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Elevation drawing of proposed buildings and structures as follows: <ul style="list-style-type: none">• Showing all four sides• Drawn to scale with dimensions• Showing exterior materials• Showing exterior colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Circulation and Parking Plans

Existing and proposed driveways and access points including: <ul style="list-style-type: none">• Width of opening• Turning radii• Cross section of driveway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Curbing & edge treatment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Traffic control devices, if appropriate:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Circulation and Parking Plans Continued:

	Yes	No	N/A	Waiver Requested	Comments
Number of parking spaces • required by ordinance • proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Parking layout and dimensions of spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Handicap spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Loading area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Pedestrian circulation plan (including existing sidewalks in vicinity, if any)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Bicycle rack, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Buffers, landscaping & screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Snow storage areas/plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Utilities

Show all pertinent existing and proposed profiles, elevations, materials, sizes, and details

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Sewer lines/septic and leaching areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Pump stations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Stormwater management system: pipes, culverts,, catch basins detention/ retention basins, swales, rip rap, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fire hydrant location(s) and details	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Electric, telephone, cable TV (underground or overhead)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Gas lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fire alarm connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Treatment of solid waste (dumpsters?)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Handling of oil, grease, chemicals hazardous materials/waste	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Landscaping Plan

	Yes	No	N/A	Waiver Requested	Comments
Demarcation of limits of construction, clear delineation of vegetation to be saved, and strategy for protecting vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed ground cover, shrubbery, and trees including: <ul style="list-style-type: none"> • botanical and common names • locations and spacing • total number of each species • size at installation 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Planting plan (size of holes, depth of planting, soil amendments, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Irrigation: system? soaker hose? Manual? underground, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Protection of landscaping from vehicles (Curb stops, berm, railroad ties, etc)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Specification all finished ground surfaces and edges (greenspace, mulch, asphalt, concrete, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fencing/screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Signage</u>					
Location and type of signs: <ul style="list-style-type: none"> • Attached to building • Freestanding • Directional, if appropriate 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Dimensions of signs: <ul style="list-style-type: none"> • Height • Area • Setback 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Elevation drawings with colors & materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Type of Illumination, if proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

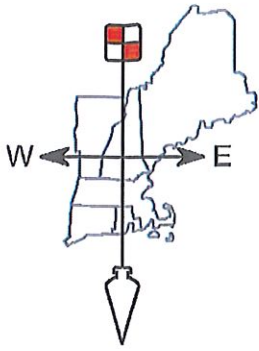
Outdoor Lighting

	Yes	No	N/A	Waiver Requested	Comments
Locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Height of fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Wattage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Type of light (high pressure sodium, etc)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Design/cut sheets of fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Illumination study, if appropriate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Other Elements

Traffic study, if appropriate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Drainage study with calculations, storm Water impact analysis, and mitigation plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grading plan (including finish grades)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Earth being removed from site(in cubic yards)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Erosion and sedimentation plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed covenants, easements, And deed restrictions, if any	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Fiscal impact study, if requested	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Additional Comments:



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

October 4, 2021

RE: Patriot Holdings, LLC
303 & 305 North Main Street - Rochester, NH
Tax Map 114 Lot 8

To Whom It May Concern:

The undersigned hereby authorizes Patriot Holdings, LLC and Fieldstone Land Consultants, PLLC to act as their agents in filing and seeking the necessary local, state and federal approvals for the above referenced project.

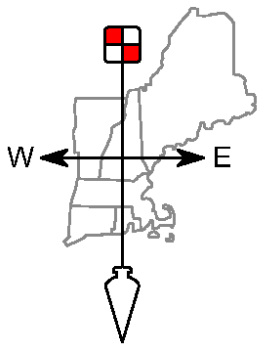
Very truly yours,

Owner:

Signature: 

Print: Jeremiah Boucher
(Managing Member)

Date 7/05/22



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

December 18, 2023
FLC#3035.00 / TJB

List of Abutters
Tax Map 114 Lot 8
303 & 305 North Main Street
Rochester, New Hampshire

Map 114 Lot 8
All Purpose Storage Rochester LLC
4007 Dean Martin drive
Las Vegas, NV 89103

Map 114 Lot 7
401 North Main Street LLC
549 US Highway 1 Bypass
Portsmouth, NH 03801

Map 114 Lot 2
400 North Main Street LLC
549 US Highway 1 Bypass
Portsmouth, NH 03801

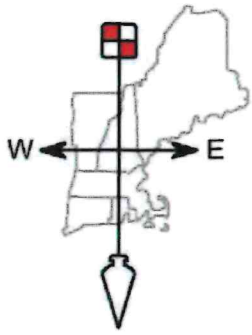
Map 114 Lot 1
R E L Commons LLC
8 Greenleaf Woods Drive, Suite 200
Portsmouth, NH 03801

Map 115 Lot 39
Rochesterdom LLC
100 Conifer Hill Drive, Suite 402
Danvers, MA 01923

Map 115 Lot 40
RLP Realty Inc NH Corp.
401 North Main Street
Rochester, NH 03867-4350

Map 115 Lot 72
Gloria A. Martel
9 Beauview Street
Rochester, NH 03867-1102

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055



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Stormwater Management Report

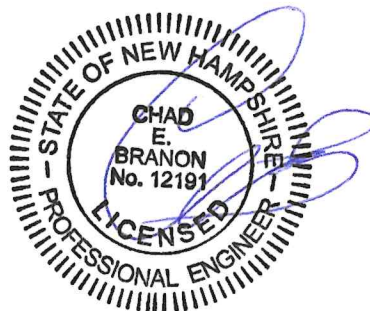
ALL PURPOSE STORAGE ROCHESTER, LLC.

Prepared for:

All Purpose Storage Auburn, LLC.
4023 Dean Martin Drive
Las Vegas, NV 89103

Date: 12/19/2023

Job No: 03035.00



12/19/23

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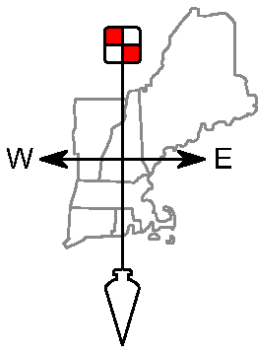
Pre-Developed Conditions Plan

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Appendix A: Inspection and Maintenance Manual



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STORM WATER MANAGEMENT REPORT
TAX MAP PARCEL 114-8
303 & 305 NORTH MAIN STREET
ROCHESTER, NEW HAMPSHIRE

Prepared for:
All Purpose Storage Rochester, LLC.

December 19, 2023

I) INTRODUCTION

The following are storm water drainage calculations for the proposed development of Tax Map Parcel 114-8 in Rochester, New Hampshire. The subject parcel consists of 3.18 acres. The property is currently a commercial lot with two occupied restaurants. The property is bordered by commercial lots, North Main Street, and the Cocheco River. The project is located on North Main Street, and is known as Tax Map Parcel 114-8 on the Town of Rochester Assessor's map. The applicant is proposing to construct two (2) new buildings that will serve as contractor bay units. Along with the two (2) new buildings other site improvements will be constructed such as parking and stormwater management. This site is serviced by municipal sewer, water, underground electric, and communication services.

The purpose of this report is to analyze the qualitative and quantitative impacts of the proposed development. The objective of the proposed stormwater management system for this project is to mitigate any increases resulting from the proposed development and to meet the drainage guidelines set forth in the City of Rochester's Site Plan Regulations (Section 13).

II) SITE DESCRIPTION (EXISTING)

The subject property is currently in use with two (2) existing restaurants and associated parking. The access to the site is an existing access way from North Main Street located on the eastern side of North Main Street approximately 375 feet North of Ten Rod Road. The majority of the site is developed and cleared, although a small portion of the rear of the property remains wooded. There are delineated wetlands along the frontage of the property as well as bordering the southern property line. Web Soil Survey maps indicated that the soils present on the property consist of Made Land.

III) METHODOLOGY

The quantity of runoff and the conveyance of that flow through the site are determined using the software package HydroCAD 10.20-3f by HydroCAD Software Solutions, LLC. HydroCAD is a computer aided design program for modeling storm water hydrology based on the Soil Conservation Service (SCS) TR-20 method combined with standard hydraulics calculations used to model detention basins and culverts.

Stormwater management systems and erosion control are designed in accordance with the methodology for the "Best Management Practices" (BMP's), as outlined in the New Hampshire Storm Water Manual, Volume 2.

IV) DRAINAGE DESIGN

The city of Rochester requires that the two (2), ten (10), and twenty-five (25) year frequency storm events be evaluated. These design storms have therefore been analyzed to compare the pre and post-development peak flow rates for the site (see attached comparison table).

Pre-Development Drainage Conditions:

As can be seen on the Pre-Development drainage plan, the property is broken up into three (3) subcatchments with one (1) observation point. All the subcatchments end up draining off-site (OP-1) and into the Cocheco River.

Post-Development Drainage Conditions:

As can be seen on the Post-Development Drainage Plan, the applicant is proposing to construct two (2) commercial buildings along with parking, associated drainage, and site improvements. The roof areas and some of the parking lot is to be captured and conveyed into the proposed Rain Garden (2P) for treatment. The remainder of the parking lot will enter CB2 (3P) and be conveyed into DMH-1 (5P). After stormwater is treated in the Rain Garden (2P) it is to be conveyed to DMH-1 (5P). From DMH-1 (5P) water is conveyed into DMH-2 (4P) which is then conveyed into the existing CB1 (1P) before outletting into the existing Delineated wetland along the front of the site.

V) SUMMARY

The intent of the stormwater management system for this project is to address the qualitative and quantitative aspects of the stormwater runoff so that there are no downstream adverse impacts created by the project. The proposed development will result in a decrease in stormwater flow to the observation points due to the site improvements.

The net result is that new paved areas will receive qualitative treatment.

The following table is a summary of the attached calculations and show a comparison of the peak flow rates and volumes at the observation points for the site. The values presented are based on pre- and post-development conditions.

Table 1.1: Peak Flow Rates (CFS) to Culvert(s) under off-site - OP1

Location	Q 2YR (CFS)			Q 10YR (CFS)			Q 50YR (CFS)		
	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ
OP-1	2.12	2.19	0.07	5.01	5.16	0.15	7.58	7.25	-0.33

Table 1.2: Peak Flow Rates (CFS)/Volume (AF) off-site - OP1

Location	Q 2YR (CFS)			Q 10YR (CFS)			Q 50YR (CFS)		
	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ
OP-1	0.182	0.211	0.029	0.395	0.445	0.050	0.592	0.657	0.065

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point	
Smoothing State	Yes
Location	
Latitude	43.314 degrees North
Longitude	70.994 degrees West
Elevation	70 feet
Date/Time	Tue Dec 05 2023 15:47:02 GMT-0500 (Eastern Standard Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr	
1yr	0.26	0.40	0.49	0.65	0.81	1.02	1yr	0.70	0.97	1.19	1.52	1.96	2.54	2.82	1yr
2yr	0.32	0.49	0.61	0.80	1.01	1.28	2yr	0.87	1.16	1.49	1.89	2.40	3.07	3.43	2yr
5yr	0.37	0.57	0.72	0.96	1.23	1.58	5yr	1.06	1.44	1.85	2.36	3.02	3.86	4.37	5yr
10yr	0.41	0.64	0.81	1.10	1.43	1.86	10yr	1.24	1.68	2.18	2.80	3.59	4.60	5.26	10yr
25yr	0.47	0.75	0.95	1.32	1.75	2.30	25yr	1.51	2.08	2.71	3.51	4.52	5.80	6.72	25yr
50yr	0.53	0.85	1.09	1.52	2.04	2.71	50yr	1.76	2.45	3.21	4.17	5.39	6.92	8.10	50yr
100yr	0.60	0.97	1.24	1.76	2.39	3.19	100yr	2.06	2.88	3.80	4.95	6.41	8.25	9.76	100yr
200yr	0.67	1.09	1.41	2.02	2.79	3.76	200yr	2.41	3.39	4.50	5.89	7.64	9.84	11.76	200yr
500yr	0.79	1.30	1.69	2.46	3.44	4.67	500yr	2.97	4.21	5.62	7.39	9.63	12.44	15.06	500yr

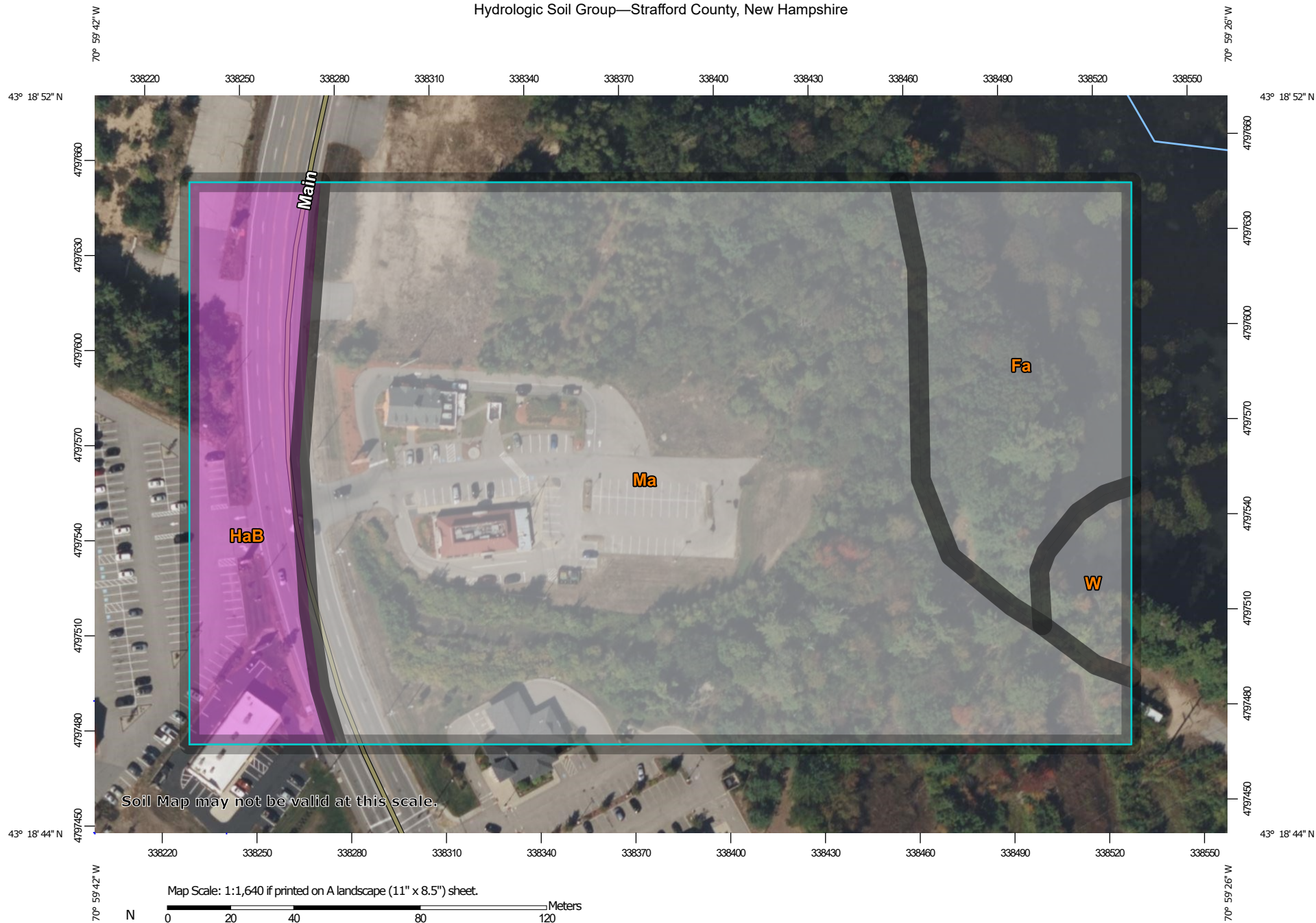
Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr	
1yr	0.23	0.36	0.44	0.59	0.73	0.90	1yr	0.63	0.88	0.92	1.24	1.45	2.01	2.43	1yr
2yr	0.31	0.48	0.59	0.80	0.99	1.17	2yr	0.85	1.15	1.34	1.80	2.31	2.97	3.32	2yr
5yr	0.35	0.54	0.67	0.92	1.16	1.39	5yr	1.01	1.36	1.60	2.11	2.74	3.56	4.01	5yr
10yr	0.38	0.59	0.73	1.02	1.32	1.59	10yr	1.14	1.56	1.80	2.39	3.08	4.06	4.62	10yr
25yr	0.44	0.67	0.84	1.20	1.57	1.90	25yr	1.36	1.86	2.11	2.79	3.55	4.82	5.56	25yr
50yr	0.49	0.75	0.93	1.34	1.80	2.18	50yr	1.55	2.13	2.37	3.14	3.95	5.48	6.39	50yr
100yr	0.55	0.83	1.04	1.50	2.06	2.51	100yr	1.78	2.45	2.68	3.52	4.37	6.22	7.33	100yr
200yr	0.61	0.92	1.17	1.69	2.36	2.88	200yr	2.04	2.82	3.02	3.96	4.83	7.05	8.42	200yr
500yr	0.72	1.07	1.38	2.00	2.85	3.49	500yr	2.46	3.41	3.56	4.62	5.53	8.28	10.11	500yr

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr	
1yr	0.28	0.43	0.53	0.71	0.87	1.07	1yr	0.75	1.04	1.22	1.69	2.12	2.77	3.04	1yr
2yr	0.33	0.50	0.62	0.84	1.03	1.24	2yr	0.89	1.21	1.44	1.92	2.51	3.19	3.56	2yr
5yr	0.39	0.60	0.75	1.02	1.30	1.57	5yr	1.13	1.53	1.83	2.45	3.15	4.17	4.73	5yr
10yr	0.46	0.70	0.87	1.21	1.57	1.89	10yr	1.35	1.85	2.20	2.99	3.80	5.14	5.88	10yr
25yr	0.56	0.85	1.06	1.51	1.99	2.42	25yr	1.72	2.37	2.83	3.88	4.90	6.81	7.85	25yr

Hydrologic Soil Group—Strafford County, New Hampshire



Map Scale: 1:1,640 if printed on A landscape (11" x 8.5") sheet.

0 20 40 80 120 Meters

0 50 100 200 300 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

12/5/2023
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Strafford County, New Hampshire

Survey Area Data: Version 24, Aug 22, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Fa	Fresh water marsh		1.9	14.8%
HaB	Hinckley loamy sand, 3 to 8 percent slopes	A	1.7	12.9%
Ma	Made land		9.2	69.9%
W	Water		0.3	2.4%
Totals for Area of Interest			13.1	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

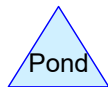
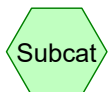
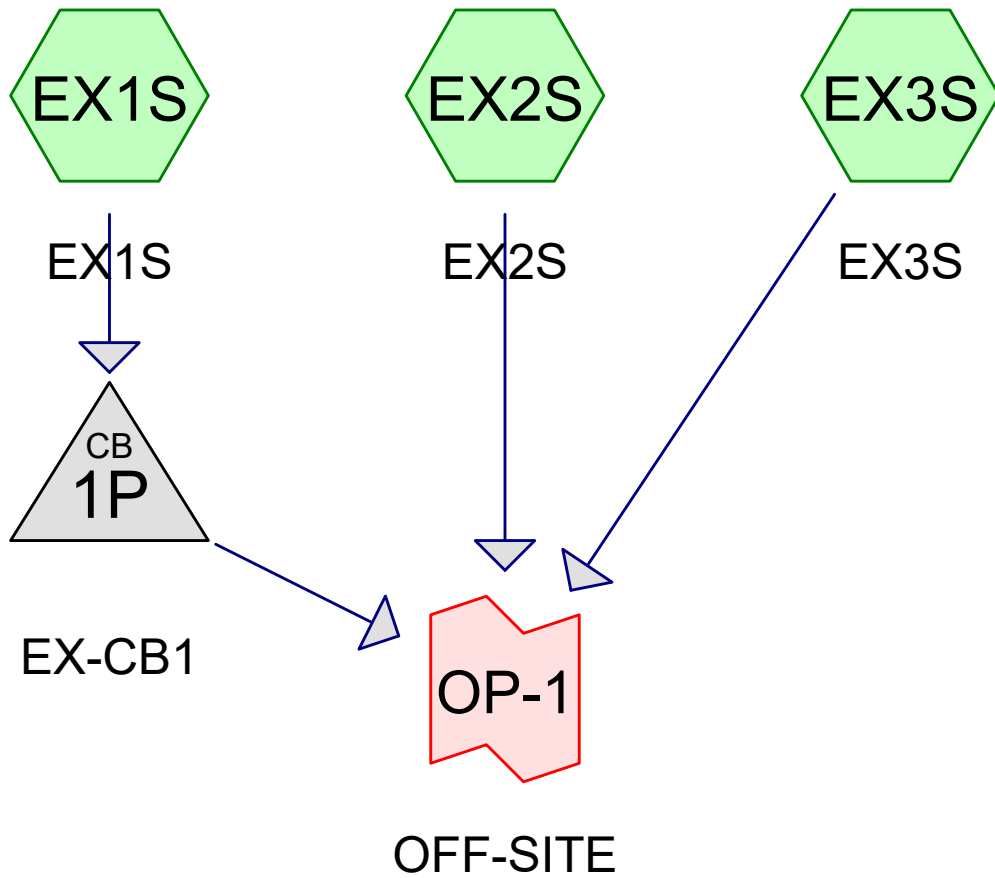
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Section 1.0: Pre-Developed Conditions



Routing Diagram for 3035EX00

Prepared by Fieldstone Land Consultants, Printed 12/18/2023
HydroCAD® 10.20-3g s/n 06037 © 2023 HydroCAD Software Solutions LLC

3035EX00

Prepared by Fieldstone Land Consultants

Printed 12/18/2023

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Page 2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.892	39	>75% Grass cover, Good HSG A (EX1S, EX2S, EX3S)
0.002	76	Gravel roads HSG A (EX2S)
1.271	98	Paved parking HSG A (EX1S, EX2S)
0.148	98	Roofs HSG A (EX1S)
0.847	30	Woods, Good HSG A (EX1S, EX2S, EX3S)
0.021	77	Woods, Good HSG D (EX3S)
3.181	63	TOTAL AREA

3035EX00

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Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
3.160	HSG A	EX1S, EX2S, EX3S
0.000	HSG B	
0.000	HSG C	
0.021	HSG D	EX3S
0.000	Other	
3.181		TOTAL AREA

3035EX00

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EXISTING CONDITIONS

Type III 24-hr 2-YR Rainfall=3.07"

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Page 4

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment EX1S: EX1S

Runoff Area=46,745 sf 73.36% Impervious Runoff Depth=1.43"
Flow Length=211' Slope=0.0678 '/' Tc=6.0 min CN=82 Runoff=1.80 cfs 0.128 af

Subcatchment EX2S: EX2S

Runoff Area=66,014 sf 41.69% Impervious Runoff Depth=0.43"
Flow Length=351' Slope=0.0714 '/' Tc=8.5 min CN=62 Runoff=0.43 cfs 0.054 af

Subcatchment EX3S: EX3S

Runoff Area=25,827 sf 0.00% Impervious Runoff Depth=0.00"
Flow Length=174' Slope=0.1830 '/' Tc=6.7 min CN=32 Runoff=0.00 cfs 0.000 af

Pond 1P: EX-CB1

Peak Elev=222.63' Inflow=1.80 cfs 0.128 af
18.0" Round Culvert n=0.012 L=41.1' S=0.0338 '/' Outflow=1.80 cfs 0.128 af

Link OP-1: OFF-SITE

Inflow=2.12 cfs 0.182 af
Primary=2.12 cfs 0.182 af

Total Runoff Area = 3.181 ac Runoff Volume = 0.182 af Average Runoff Depth = 0.69"
55.40% Pervious = 1.762 ac 44.60% Impervious = 1.419 ac

3035EX00

Prepared by Fieldstone Land Consultants

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EXISTING CONDITIONS

Type III 24-hr 10-YR Rainfall=4.60"

Printed 12/18/2023

Page 5

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment EX1S: EX1S

Runoff Area=46,745 sf 73.36% Impervious Runoff Depth=2.72"
Flow Length=211' Slope=0.0678 '/ Tc=6.0 min CN=82 Runoff=3.43 cfs 0.244 af

Subcatchment EX2S: EX2S

Runoff Area=66,014 sf 41.69% Impervious Runoff Depth=1.20"
Flow Length=351' Slope=0.0714 '/ Tc=8.5 min CN=62 Runoff=1.74 cfs 0.151 af

Subcatchment EX3S: EX3S

Runoff Area=25,827 sf 0.00% Impervious Runoff Depth=0.01"
Flow Length=174' Slope=0.1830 '/ Tc=6.7 min CN=32 Runoff=0.00 cfs 0.000 af

Pond 1P: EX-CB1

Peak Elev=222.94' Inflow=3.43 cfs 0.244 af
18.0" Round Culvert n=0.012 L=41.1' S=0.0338 '/ Outflow=3.43 cfs 0.244 af

Link OP-1: OFF-SITE

Inflow=5.01 cfs 0.395 af
Primary=5.01 cfs 0.395 af

Total Runoff Area = 3.181 ac Runoff Volume = 0.395 af Average Runoff Depth = 1.49"
55.40% Pervious = 1.762 ac 44.60% Impervious = 1.419 ac

3035EX00

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EXISTING CONDITIONS

Type III 24-hr 25-YR Rainfall=5.80"

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Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment EX1S: EX1S

Runoff Area=46,745 sf 73.36% Impervious Runoff Depth=3.80"
Flow Length=211' Slope=0.0678 '/' Tc=6.0 min CN=82 Runoff=4.75 cfs 0.340 af

Subcatchment EX2S: EX2S

Runoff Area=66,014 sf 41.69% Impervious Runoff Depth=1.95"
Flow Length=351' Slope=0.0714 '/' Tc=8.5 min CN=62 Runoff=3.03 cfs 0.247 af

Subcatchment EX3S: EX3S

Runoff Area=25,827 sf 0.00% Impervious Runoff Depth=0.11"
Flow Length=174' Slope=0.1830 '/' Tc=6.7 min CN=32 Runoff=0.01 cfs 0.005 af

Pond 1P: EX-CB1

Peak Elev=223.18' Inflow=4.75 cfs 0.340 af
18.0" Round Culvert n=0.012 L=41.1' S=0.0338 '/' Outflow=4.75 cfs 0.340 af

Link OP-1: OFF-SITE

Inflow=7.58 cfs 0.592 af
Primary=7.58 cfs 0.592 af

Total Runoff Area = 3.181 ac Runoff Volume = 0.592 af Average Runoff Depth = 2.23"
55.40% Pervious = 1.762 ac 44.60% Impervious = 1.419 ac

Section 1.1: Pre-Developed Conditions
25-year Storm – Full Summary

3035EX00

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EXISTING CONDITIONS

Type III 24-hr 25-YR Rainfall=5.80"

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Summary for Subcatchment EX1S: EX1S

CarlsonPlanXYPos|0.0000|0.0000|

Runoff = 4.75 cfs @ 12.09 hrs, Volume= 0.340 af, Depth= 3.80"
 Routed to Pond 1P : EX-CB1

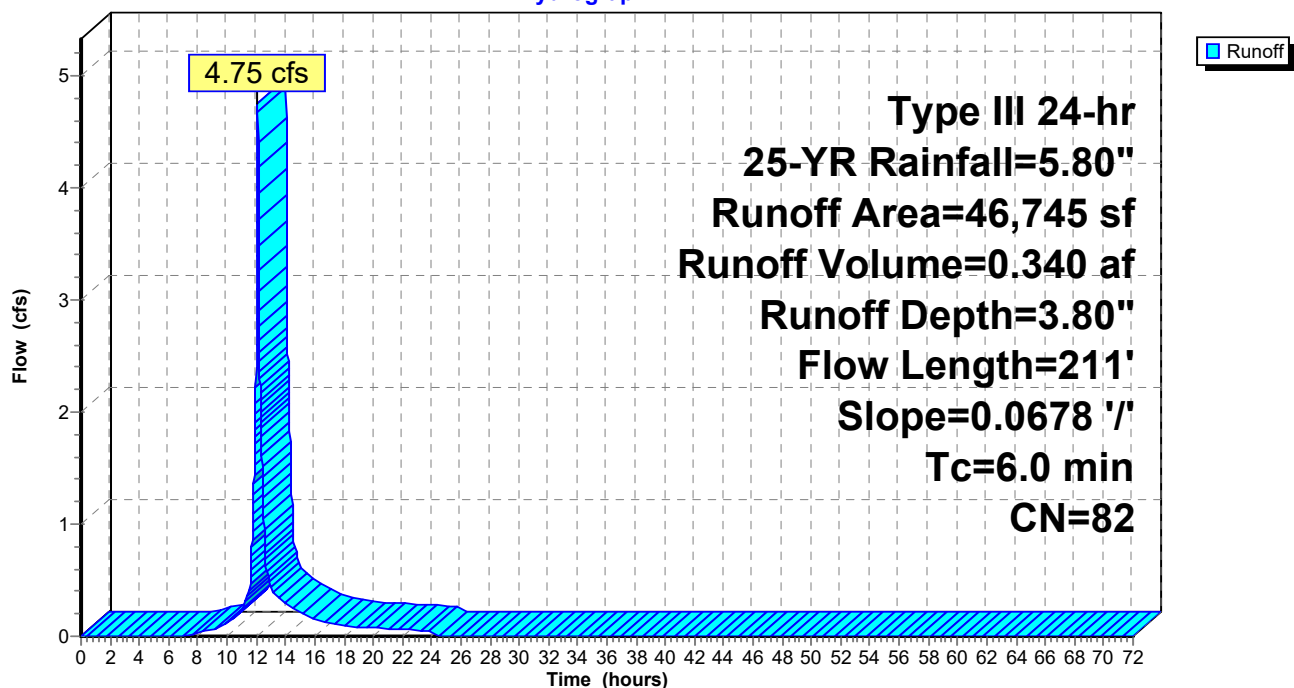
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Type III 24-hr 25-YR Rainfall=5.80"

Area (sf)	CN	Description
27,840	98	Paved parking HSG A
5,770	39	>75% Grass cover, Good HSG A
613	30	Woods, Good HSG A
6,453	98	Roofs HSG A
6,069	39	>75% Grass cover, Good HSG A
46,745	82	Weighted Average
12,453		26.64% Pervious Area
34,292		73.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	211	0.0678	1.07		Lag/CN Method,
3.3	211	Total, Increased to minimum Tc = 6.0 min			

Subcatchment EX1S: EX1S

Hydrograph



3035EX00

Prepared by Fieldstone Land Consultants

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EXISTING CONDITIONS

Type III 24-hr 25-YR Rainfall=5.80"

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Summary for Subcatchment EX2S: EX2S

CarlsonPlanXYPos[0.0000|0.0000|

Runoff = 3.03 cfs @ 12.13 hrs, Volume= 0.247 af, Depth= 1.95"
Routed to Link OP-1 : OFF-SITE

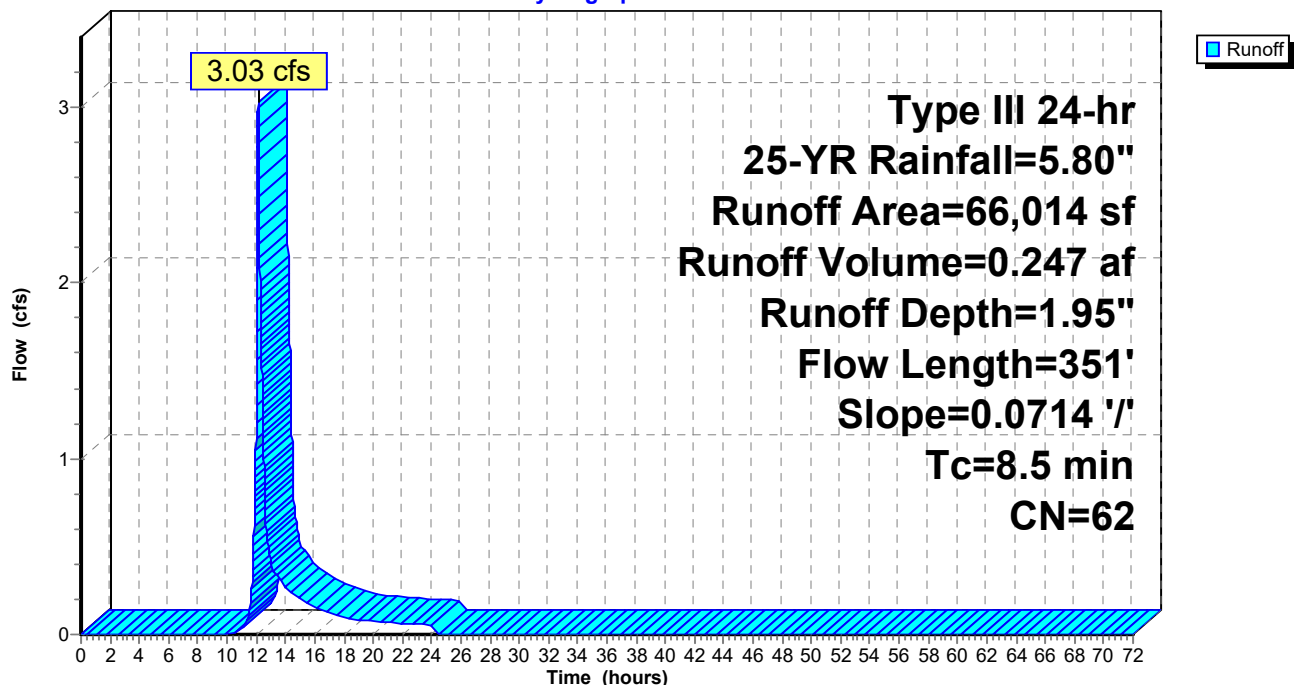
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=5.80"

Area (sf)	CN	Description
27,519	98	Paved parking HSG A
75	76	Gravel roads HSG A
12,932	30	Woods, Good HSG A
1,988	39	>75% Grass cover, Good HSG A
23,499	39	>75% Grass cover, Good HSG A
66,014	62	Weighted Average
38,495		58.31% Pervious Area
27,519		41.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.5	351	0.0714	0.69		Lag/CN Method,

Subcatchment EX2S: EX2S

Hydrograph



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EXISTING CONDITIONS

Type III 24-hr 25-YR Rainfall=5.80"

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Summary for Subcatchment EX3S: EX3S

CarlsonPlanXYPos|0.0000|0.0000|

Runoff = 0.01 cfs @ 15.06 hrs, Volume= 0.005 af, Depth= 0.11"
Routed to Link OP-1 : OFF-SITE

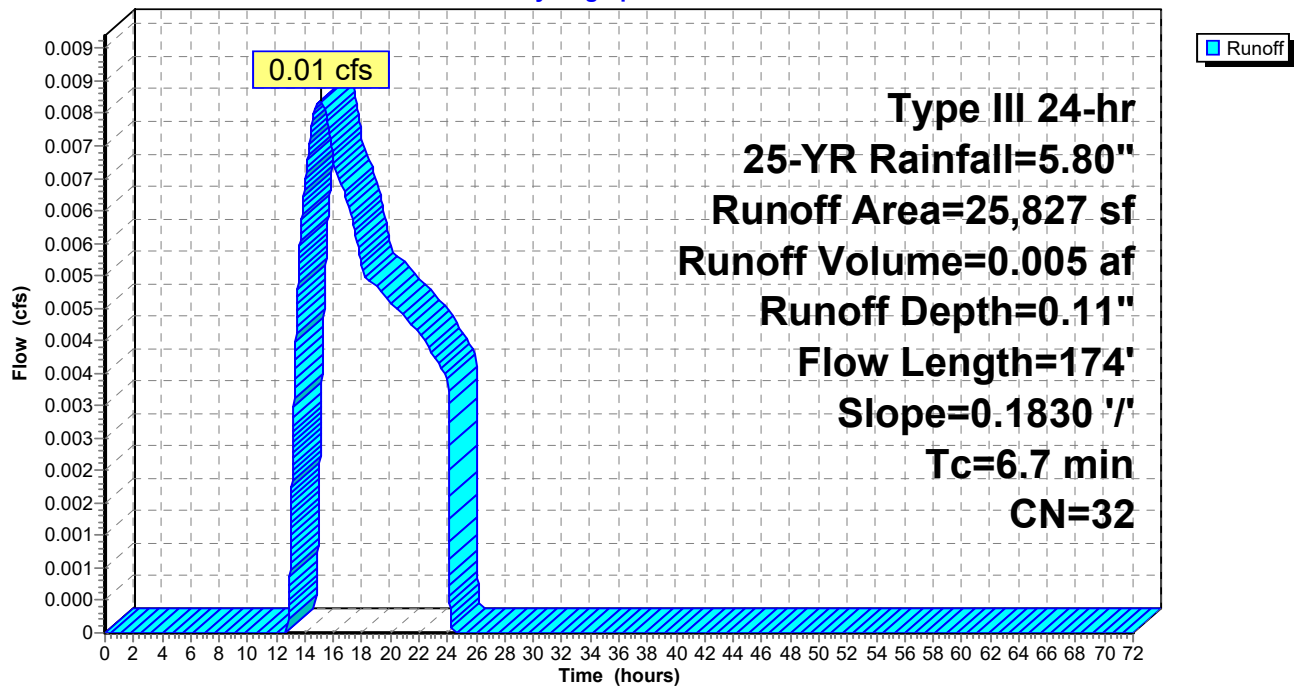
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=5.80"

Area (sf)	CN	Description
23,371	30	Woods, Good HSG A
916	77	Woods, Good HSG D
1,541	39	>75% Grass cover, Good HSG A
25,827	32	Weighted Average
25,827		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.7	174	0.1830	0.43		Lag/CN Method,

Subcatchment EX3S: EX3S

Hydrograph



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EXISTING CONDITIONS

Type III 24-hr 25-YR Rainfall=5.80"

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Summary for Pond 1P: EX-CB1

[57] Hint: Peaked at 223.18' (Flood elevation advised)

Inflow Area = 1.073 ac, 73.36% Impervious, Inflow Depth = 3.80" for 25-YR event
 Inflow = 4.75 cfs @ 12.09 hrs, Volume= 0.340 af
 Outflow = 4.75 cfs @ 12.09 hrs, Volume= 0.340 af, Atten= 0%, Lag= 0.0 min
 Primary = 4.75 cfs @ 12.09 hrs, Volume= 0.340 af
 Routed to Link OP-1 : OFF-SITE

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Peak Elev= 223.18' @ 12.09 hrs

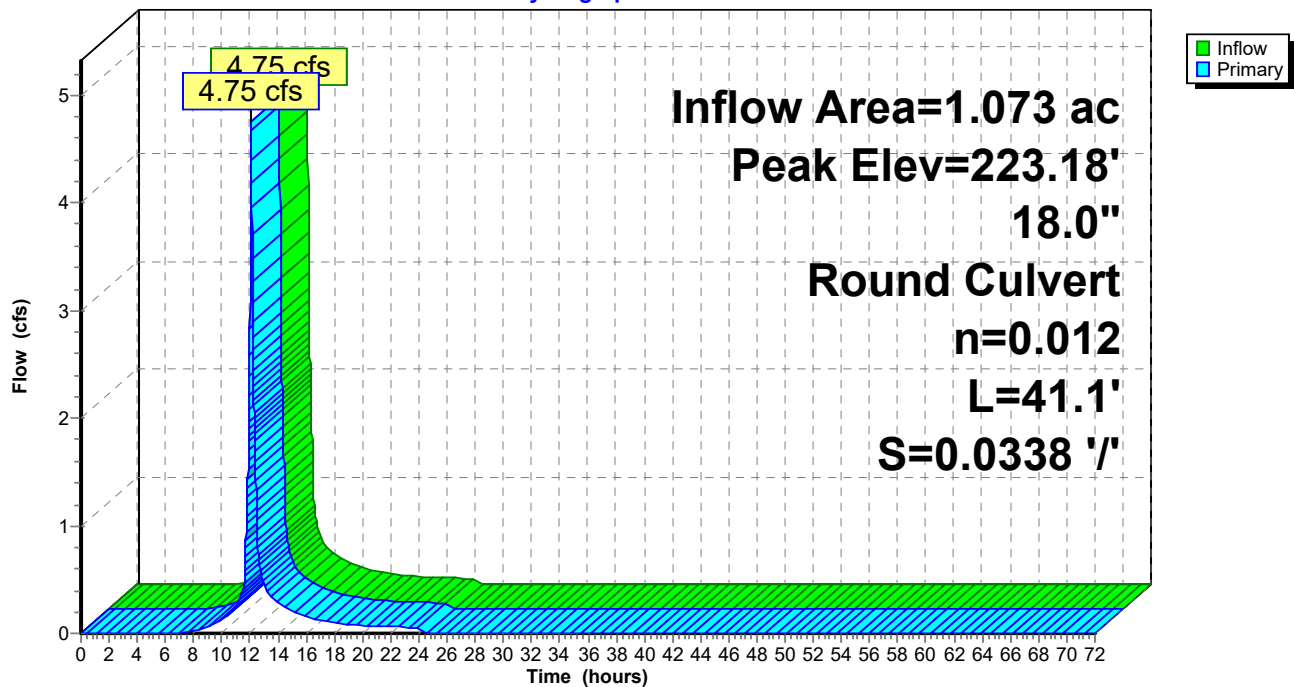
Device	Routing	Invert	Outlet Devices
#1	Primary	221.93'	18.0" Round Culvert L= 41.1' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 221.93' / 220.54' S= 0.0338 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=4.74 cfs @ 12.09 hrs HW=223.18' (Free Discharge)

↑1=Culvert (Inlet Controls 4.74 cfs @ 3.01 fps)

Pond 1P: EX-CB1

Hydrograph



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EXISTING CONDITIONS

Type III 24-hr 25-YR Rainfall=5.80"

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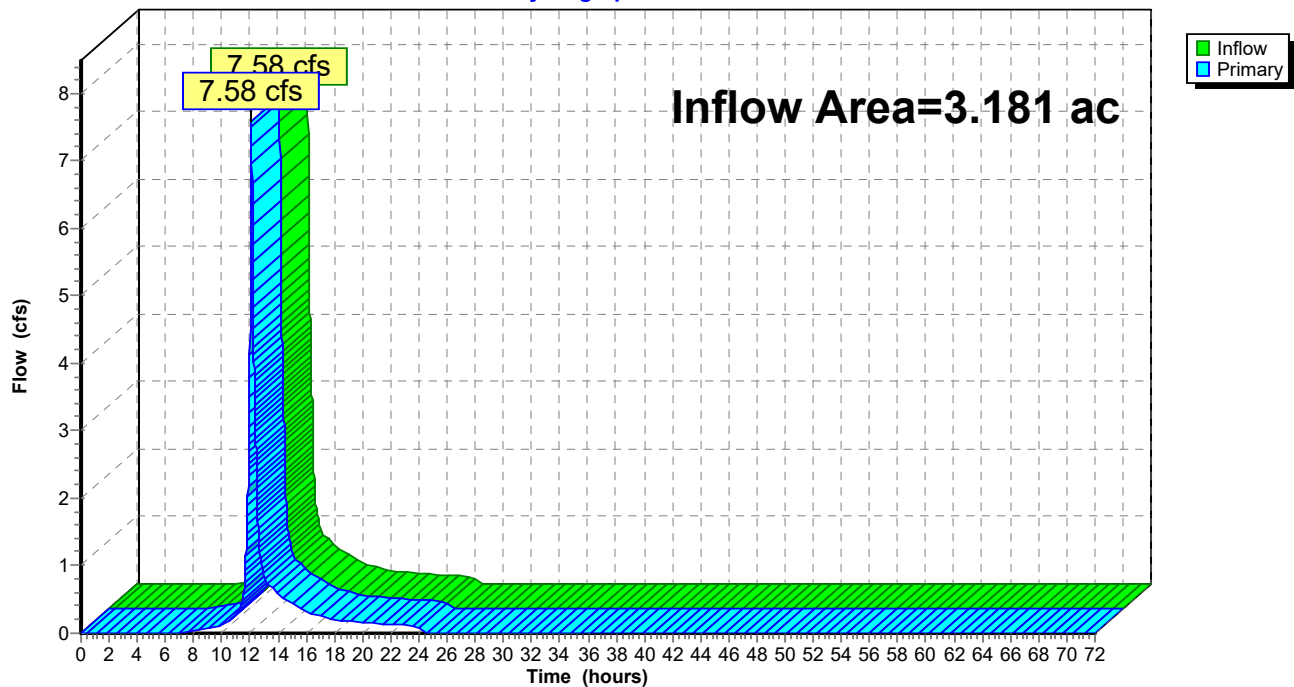
Summary for Link OP-1: OFF-SITE

Inflow Area = 3.181 ac, 44.60% Impervious, Inflow Depth = 2.23" for 25-YR event
Inflow = 7.58 cfs @ 12.10 hrs, Volume= 0.592 af
Primary = 7.58 cfs @ 12.10 hrs, Volume= 0.592 af, Atten= 0%, Lag= 0.0 min

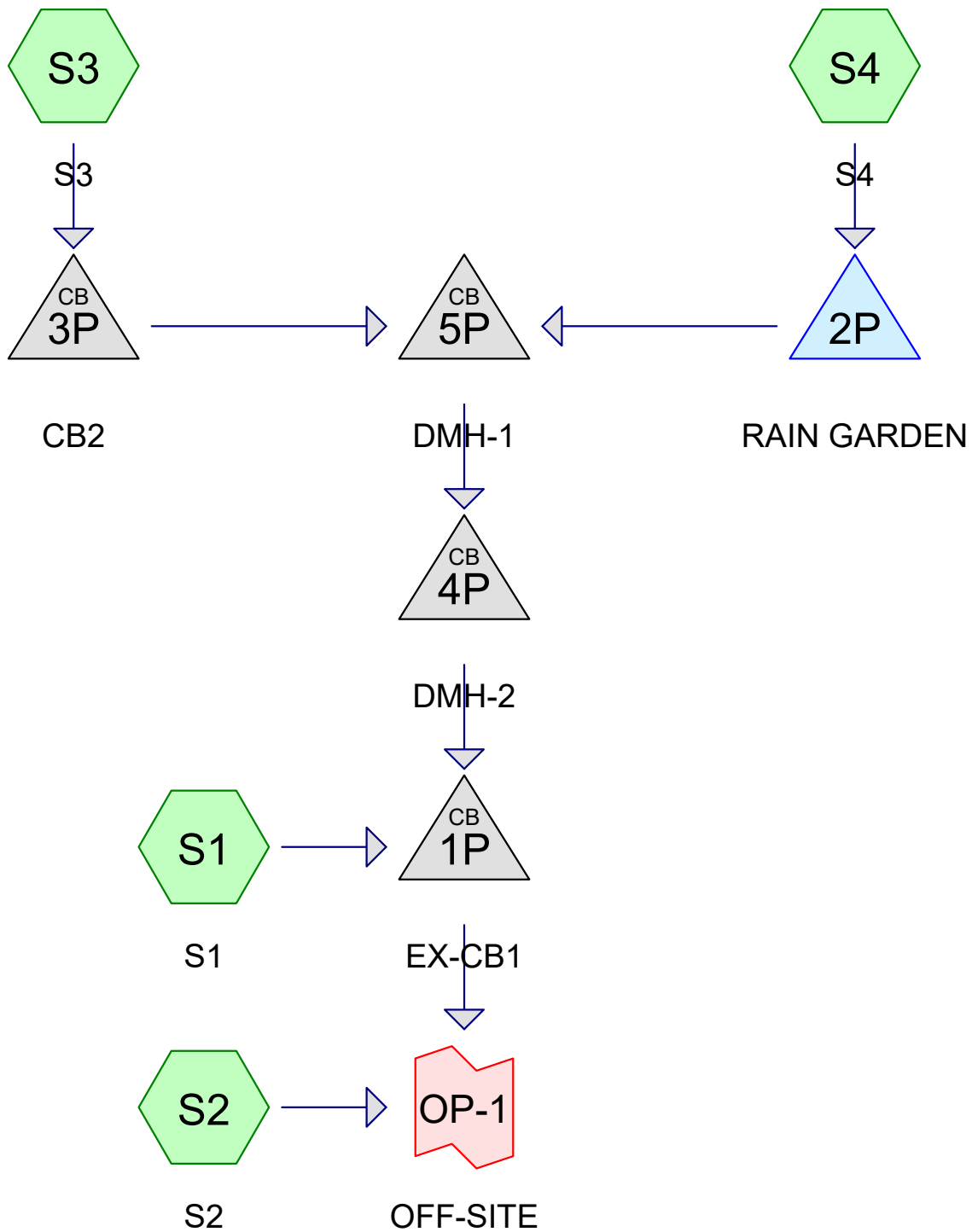
Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link OP-1: OFF-SITE

Hydrograph



Section 2.0: Post-Developed Conditions



Routing Diagram for 3035DV00

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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.127	39	>75% Grass cover, Good HSG A (S1, S2, S3, S4)
0.002	76	Gravel roads HSG A (S2)
0.888	98	Paved parking HSG A (S1, S3)
0.649	98	Roofs HSG A (S1, S4)
0.496	30	Woods, Good HSG A (S1, S2, S3, S4)
0.021	77	Woods, Good HSG D (S2)
3.181	66	TOTAL AREA

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Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
3.160	HSG A	S1, S2, S3, S4
0.000	HSG B	
0.000	HSG C	
0.021	HSG D	
0.000	Other	S2
3.181		TOTAL AREA

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DEVELOPED CONDITIONS
Type III 24-hr 2-YR Rainfall=3.07"

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Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment S1: S1 Runoff Area=46,745 sf 73.36% Impervious Runoff Depth=1.43"
Flow Length=211' Slope=0.0678 '/' Tc=6.0 min CN=82 Runoff=1.80 cfs 0.128 af

Subcatchment S2: S2 Runoff Area=31,422 sf 0.00% Impervious Runoff Depth=0.00"
Flow Length=130' Slope=0.1392 '/' Tc=6.0 min CN=35 Runoff=0.00 cfs 0.000 af

Subcatchment S3: S3 Runoff Area=22,248 sf 48.66% Impervious Runoff Depth=0.66"
Flow Length=243' Slope=0.0330 '/' Tc=8.0 min CN=68 Runoff=0.31 cfs 0.028 af

Subcatchment S4: S4 Runoff Area=38,170 sf 57.11% Impervious Runoff Depth=0.85"
Flow Length=288' Slope=0.1020 '/' Tc=6.0 min CN=72 Runoff=0.80 cfs 0.062 af

Pond 1P: EX-CB1 Peak Elev=222.71' Inflow=2.19 cfs 0.211 af
18.0" Round Culvert n=0.012 L=41.1' S=0.0338 '/' Outflow=2.19 cfs 0.211 af

Pond 2P: RAIN GARDEN Peak Elev=224.47' Storage=554 cf Inflow=0.80 cfs 0.062 af
Outflow=0.48 cfs 0.055 af

Pond 3P: CB2 Peak Elev=223.48' Inflow=0.31 cfs 0.028 af
12.0" Round Culvert n=0.012 L=71.4' S=0.0050 '/' Outflow=0.31 cfs 0.028 af

Pond 4P: DMH-2 Peak Elev=221.99' Inflow=0.72 cfs 0.083 af
15.0" Round Culvert n=0.012 L=19.2' S=0.0052 '/' Outflow=0.72 cfs 0.083 af

Pond 5P: DMH-1 Peak Elev=223.12' Inflow=0.72 cfs 0.083 af
15.0" Round Culvert n=0.012 L=195.7' S=0.0050 '/' Outflow=0.72 cfs 0.083 af

Link OP-1: OFF-SITE Inflow=2.19 cfs 0.211 af
Primary=2.19 cfs 0.211 af

Total Runoff Area = 3.181 ac Runoff Volume = 0.219 af Average Runoff Depth = 0.82"
51.71% Pervious = 1.645 ac 48.29% Impervious = 1.536 ac

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DEVELOPED CONDITIONS
Type III 24-hr 10-YR Rainfall=4.60"

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Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment S1: S1 Runoff Area=46,745 sf 73.36% Impervious Runoff Depth=2.72"
Flow Length=211' Slope=0.0678 '/ Tc=6.0 min CN=82 Runoff=3.43 cfs 0.244 af

Subcatchment S2: S2 Runoff Area=31,422 sf 0.00% Impervious Runoff Depth=0.04"
Flow Length=130' Slope=0.1392 '/ Tc=6.0 min CN=35 Runoff=0.00 cfs 0.002 af

Subcatchment S3: S3 Runoff Area=22,248 sf 48.66% Impervious Runoff Depth=1.60"
Flow Length=243' Slope=0.0330 '/ Tc=8.0 min CN=68 Runoff=0.86 cfs 0.068 af

Subcatchment S4: S4 Runoff Area=38,170 sf 57.11% Impervious Runoff Depth=1.89"
Flow Length=288' Slope=0.1020 '/ Tc=6.0 min CN=72 Runoff=1.92 cfs 0.138 af

Pond 1P: EX-CB1 Peak Elev=223.27' Inflow=5.16 cfs 0.443 af
18.0" Round Culvert n=0.012 L=41.1' S=0.0338 '/ Outflow=5.16 cfs 0.443 af

Pond 2P: RAIN GARDEN Peak Elev=225.41' Storage=1,085 cf Inflow=1.92 cfs 0.138 af
Outflow=1.09 cfs 0.131 af

Pond 3P: CB2 Peak Elev=223.71' Inflow=0.86 cfs 0.068 af
12.0" Round Culvert n=0.012 L=71.4' S=0.0050 '/ Outflow=0.86 cfs 0.068 af

Pond 4P: DMH-2 Peak Elev=222.35' Inflow=1.87 cfs 0.199 af
15.0" Round Culvert n=0.012 L=19.2' S=0.0052 '/ Outflow=1.87 cfs 0.199 af

Pond 5P: DMH-1 Peak Elev=223.44' Inflow=1.87 cfs 0.199 af
15.0" Round Culvert n=0.012 L=195.7' S=0.0050 '/ Outflow=1.87 cfs 0.199 af

Link OP-1: OFF-SITE Inflow=5.16 cfs 0.445 af
Primary=5.16 cfs 0.445 af

Total Runoff Area = 3.181 ac Runoff Volume = 0.452 af Average Runoff Depth = 1.71"
51.71% Pervious = 1.645 ac 48.29% Impervious = 1.536 ac

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DEVELOPED CONDITIONS
Type III 24-hr 25-YR Rainfall=5.80"

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Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment S1: S1 Runoff Area=46,745 sf 73.36% Impervious Runoff Depth=3.80"
Flow Length=211' Slope=0.0678 '/' Tc=6.0 min CN=82 Runoff=4.75 cfs 0.340 af

Subcatchment S2: S2 Runoff Area=31,422 sf 0.00% Impervious Runoff Depth=0.21"
Flow Length=130' Slope=0.1392 '/' Tc=6.0 min CN=35 Runoff=0.02 cfs 0.013 af

Subcatchment S3: S3 Runoff Area=22,248 sf 48.66% Impervious Runoff Depth=2.47"
Flow Length=243' Slope=0.0330 '/' Tc=8.0 min CN=68 Runoff=1.36 cfs 0.105 af

Subcatchment S4: S4 Runoff Area=38,170 sf 57.11% Impervious Runoff Depth=2.83"
Flow Length=288' Slope=0.1020 '/' Tc=6.0 min CN=72 Runoff=2.90 cfs 0.207 af

Pond 1P: EX-CB1 Peak Elev=223.85' Inflow=7.25 cfs 0.644 af
18.0" Round Culvert n=0.012 L=41.1' S=0.0338 '/' Outflow=7.25 cfs 0.644 af

Pond 2P: RAIN GARDEN Peak Elev=226.44' Storage=1,664 cf Inflow=2.90 cfs 0.207 af
Outflow=1.45 cfs 0.199 af

Pond 3P: CB2 Peak Elev=223.89' Inflow=1.36 cfs 0.105 af
12.0" Round Culvert n=0.012 L=71.4' S=0.0050 '/' Outflow=1.36 cfs 0.105 af

Pond 4P: DMH-2 Peak Elev=222.56' Inflow=2.68 cfs 0.304 af
15.0" Round Culvert n=0.012 L=19.2' S=0.0052 '/' Outflow=2.68 cfs 0.304 af

Pond 5P: DMH-1 Peak Elev=223.63' Inflow=2.68 cfs 0.304 af
15.0" Round Culvert n=0.012 L=19.7' S=0.0050 '/' Outflow=2.68 cfs 0.304 af

Link OP-1: OFF-SITE Inflow=7.25 cfs 0.657 af
Primary=7.25 cfs 0.657 af

Total Runoff Area = 3.181 ac Runoff Volume = 0.665 af Average Runoff Depth = 2.51"
51.71% Pervious = 1.645 ac 48.29% Impervious = 1.536 ac

Section 2.1: Post-Developed Conditions
25-year Storm – Full Summary

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DEVELOPED CONDITIONS
Type III 24-hr 25-YR Rainfall=5.80"

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Page 1

Summary for Subcatchment S1: S1

CarlsonPlanXYPos|0.0000|0.0000|

Runoff = 4.75 cfs @ 12.09 hrs, Volume= 0.340 af, Depth= 3.80"
 Routed to Pond 1P : EX-CB1

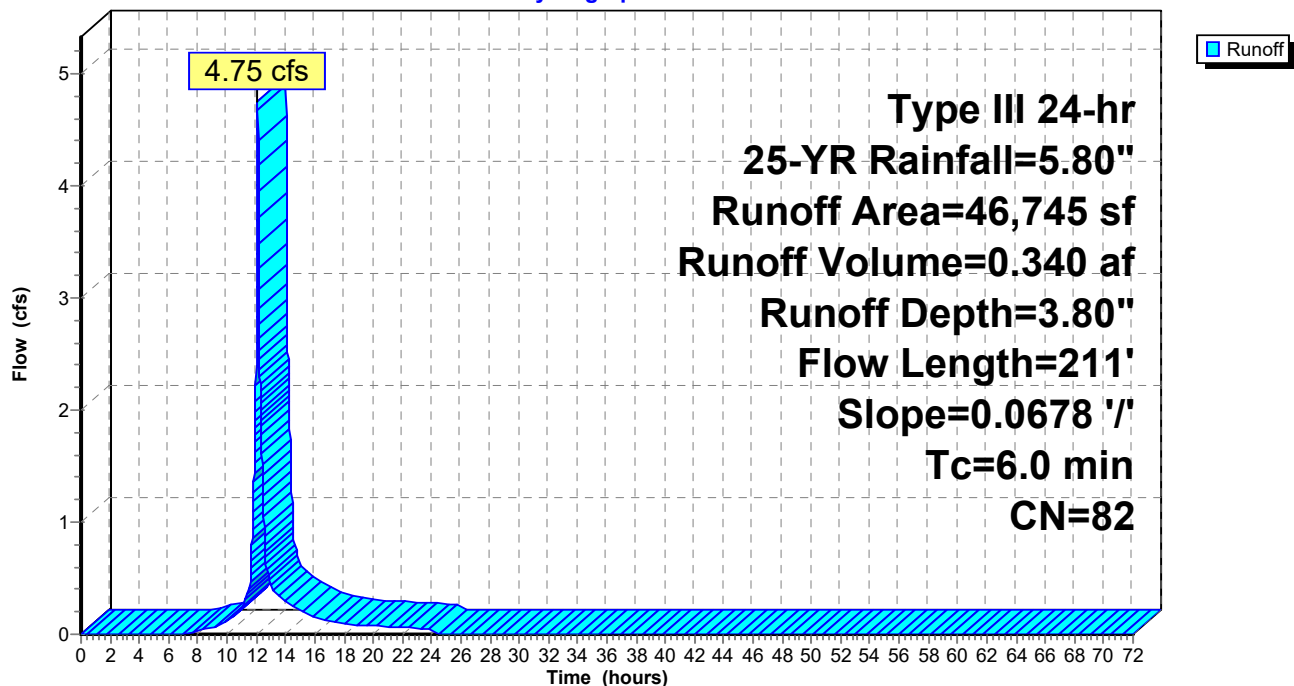
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Type III 24-hr 25-YR Rainfall=5.80"

Area (sf)	CN	Description
27,840	98	Paved parking HSG A
5,770	39	>75% Grass cover, Good HSG A
574	30	Woods, Good HSG A
6,453	98	Roofs HSG A
6,109	39	>75% Grass cover, Good HSG A
46,745	82	Weighted Average
12,453		26.64% Pervious Area
34,292		73.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	211	0.0678	1.07		Lag/CN Method,
3.3	211	Total, Increased to minimum Tc = 6.0 min			

Subcatchment S1: S1

Hydrograph



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DEVELOPED CONDITIONS
Type III 24-hr 25-YR Rainfall=5.80"

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Summary for Subcatchment S2: S2

CarlsonPlanXYPos|0.0000|0.0000|

Runoff = 0.02 cfs @ 12.50 hrs, Volume= 0.013 af, Depth= 0.21"
 Routed to Link OP-1 : OFF-SITE

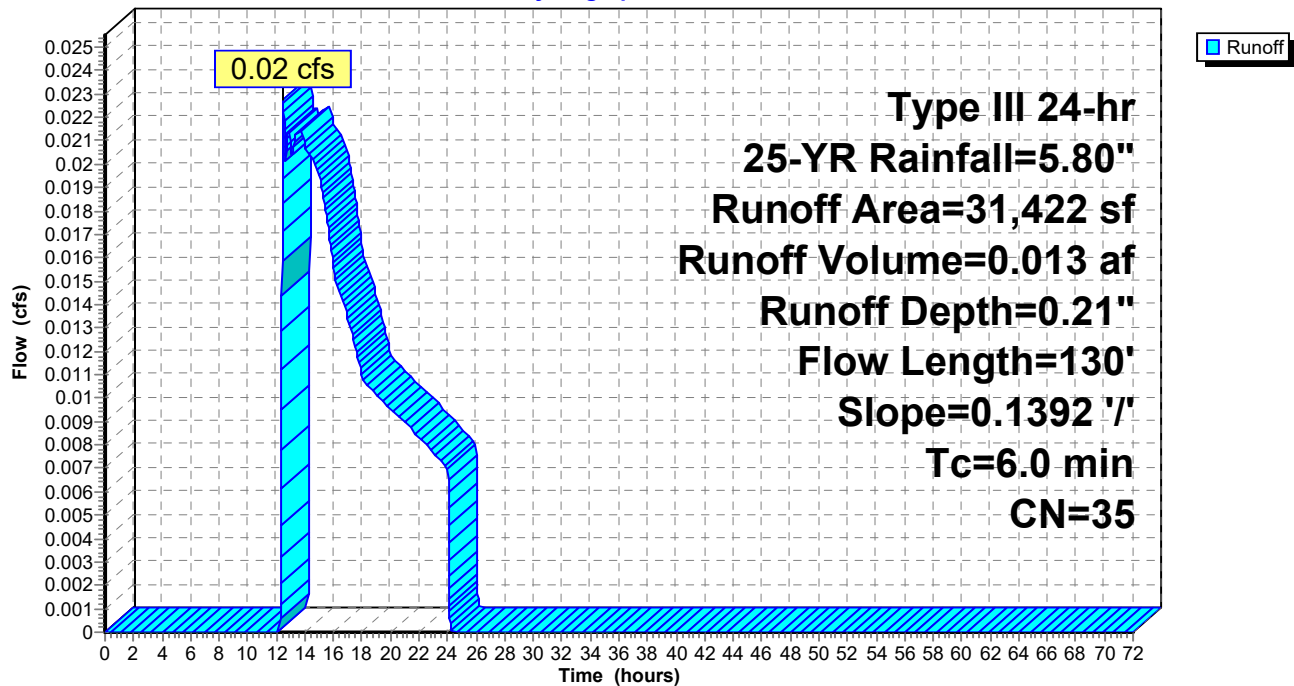
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Type III 24-hr 25-YR Rainfall=5.80"

Area (sf)	CN	Description
916	77	Woods, Good HSG D
75	76	Gravel roads HSG A
16,713	30	Woods, Good HSG A
13,718	39	>75% Grass cover, Good HSG A
31,422	35	Weighted Average
31,422		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	130	0.1392	0.39		Lag/CN Method,
5.6	130	Total, Increased to minimum Tc = 6.0 min			

Subcatchment S2: S2

Hydrograph



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DEVELOPED CONDITIONS

Type III 24-hr 25-YR Rainfall=5.80"

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Summary for Subcatchment S3: S3

CarlsonPlanXYPos|0.0000|0.0000|

Runoff = 1.36 cfs @ 12.12 hrs, Volume= 0.105 af, Depth= 2.47"
Routed to Pond 3P : CB2

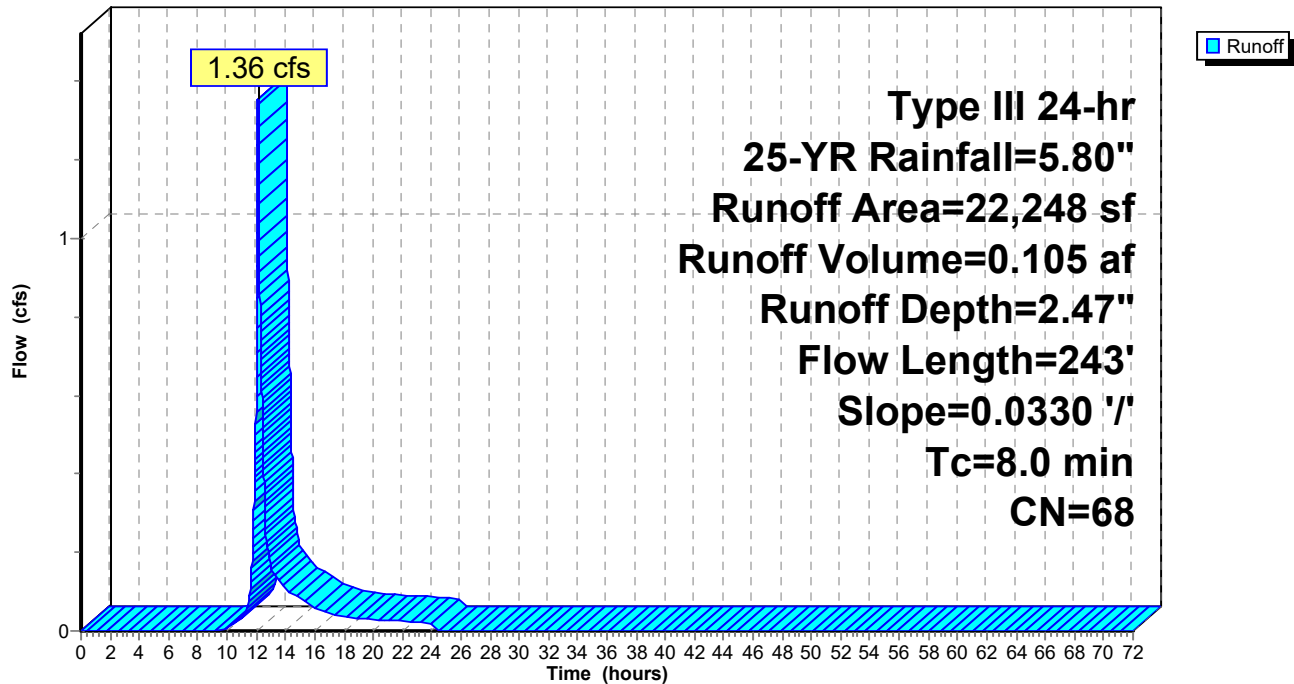
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=5.80"

Area (sf)	CN	Description
336	30	Woods, Good HSG A
10,825	98	Paved parking HSG A
1,315	39	>75% Grass cover, Good HSG A
9,772	39	>75% Grass cover, Good HSG A
22,248	68	Weighted Average
11,423		51.34% Pervious Area
10,825		48.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.0	243	0.0330	0.51		Lag/CN Method,

Subcatchment S3: S3

Hydrograph



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DEVELOPED CONDITIONS

Type III 24-hr 25-YR Rainfall=5.80"

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Summary for Subcatchment S4: S4

CarlsonPlanXYPos|0.0000|0.0000|

Runoff = 2.90 cfs @ 12.09 hrs, Volume= 0.207 af, Depth= 2.83"
 Routed to Pond 2P : RAIN GARDEN

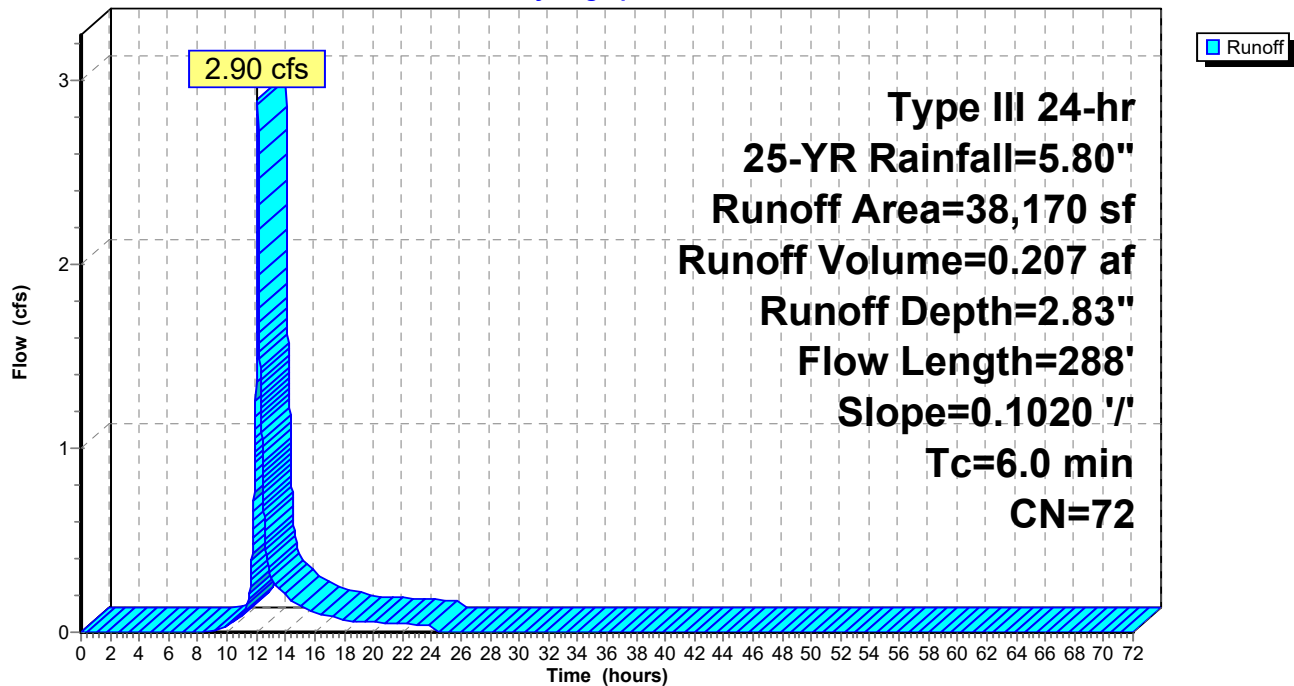
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Type III 24-hr 25-YR Rainfall=5.80"

Area (sf)	CN	Description
21,800	98	Roofs HSG A
3,971	30	Woods, Good HSG A
12,399	39	>75% Grass cover, Good HSG A
38,170	72	Weighted Average
16,370		42.89% Pervious Area
21,800		57.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.6	288	0.1020	1.03		Lag/CN Method,
4.6	288	Total, Increased to minimum Tc = 6.0 min			

Subcatchment S4: S4

Hydrograph



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DEVELOPED CONDITIONS

Type III 24-hr 25-YR Rainfall=5.80"

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Summary for Pond 1P: EX-CB1

[81] Warning: Exceeded Pond 4P by 1.33' @ 12.09 hrs

Inflow Area = 2.460 ac, 62.44% Impervious, Inflow Depth = 3.14" for 25-YR event
Inflow = 7.25 cfs @ 12.10 hrs, Volume= 0.644 af
Outflow = 7.25 cfs @ 12.10 hrs, Volume= 0.644 af, Atten= 0%, Lag= 0.0 min
Primary = 7.25 cfs @ 12.10 hrs, Volume= 0.644 af
Routed to Link OP-1 : OFF-SITE

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Peak Elev= 223.85' @ 12.10 hrs

Flood Elev= 224.94'

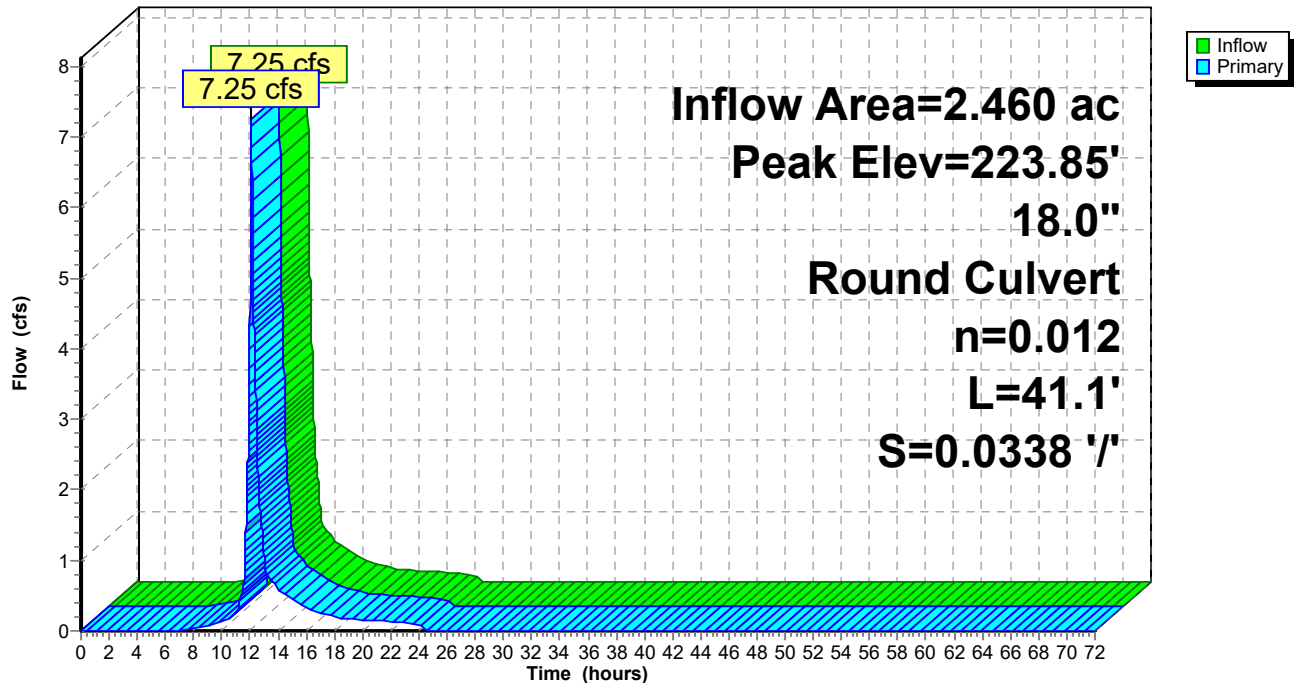
Device	Routing	Invert	Outlet Devices
#1	Primary	221.93'	18.0" Round Culvert L= 41.1' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 221.93' / 220.54' S= 0.0338 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=7.24 cfs @ 12.10 hrs HW=223.84' (Free Discharge)

↑1=Culvert (Inlet Controls 7.24 cfs @ 4.10 fps)

Pond 1P: EX-CB1

Hydrograph



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DEVELOPED CONDITIONS

Type III 24-hr 25-YR Rainfall=5.80"

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Summary for Pond 2P: RAIN GARDEN

Inflow Area = 0.876 ac, 57.11% Impervious, Inflow Depth = 2.83" for 25-YR event
 Inflow = 2.90 cfs @ 12.09 hrs, Volume= 0.207 af
 Outflow = 1.45 cfs @ 12.26 hrs, Volume= 0.199 af, Atten= 50%, Lag= 10.0 min
 Primary = 1.45 cfs @ 12.26 hrs, Volume= 0.199 af
 Routed to Pond 5P : DMH-1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 226.44' @ 12.26 hrs Surf.Area= 1,406 sf Storage= 1,664 cf
 Flood Elev= 226.75' Surf.Area= 2,661 sf Storage= 1,992 cf

Plug-Flow detention time= 42.6 min calculated for 0.199 af (96% of inflow)
 Center-of-Mass det. time= 22.4 min (857.6 - 835.2)

Volume	Invert	Avail.Storage	Storage Description
#1	226.50'	628 cf	ABOVE GROUND STORAGE (Irregular) Listed below (Recalc)
#2	223.50'	1,681 cf	Filter Media (Irregular) Listed below (Recalc)
			4,218 cf Overall - 16 cf Embedded = 4,202 cf x 40.0% Voids
#3	224.08'	16 cf	6.0" Round Pipe Storage Inside #2
			L= 79.4'
		2,325 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
226.50	1,111	188.3	0	0	1,111
227.00	1,407	206.5	628	628	1,691

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
223.50	1,406	206.5	0	0	1,406
226.50	1,406	206.5	4,218	4,218	2,026

Device	Routing	Invert	Outlet Devices
#1	Primary	224.08'	12.0" Round Culvert L= 242.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 224.08' / 222.87' S= 0.0050 ' S= 0.0050 ' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.79 sf
#2	Device 1	223.58'	6.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.45 cfs @ 12.26 hrs HW=226.44' (Free Discharge)

1=Culvert (Passes 1.45 cfs of 3.49 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 1.45 cfs @ 7.40 fps)

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DEVELOPED CONDITIONS

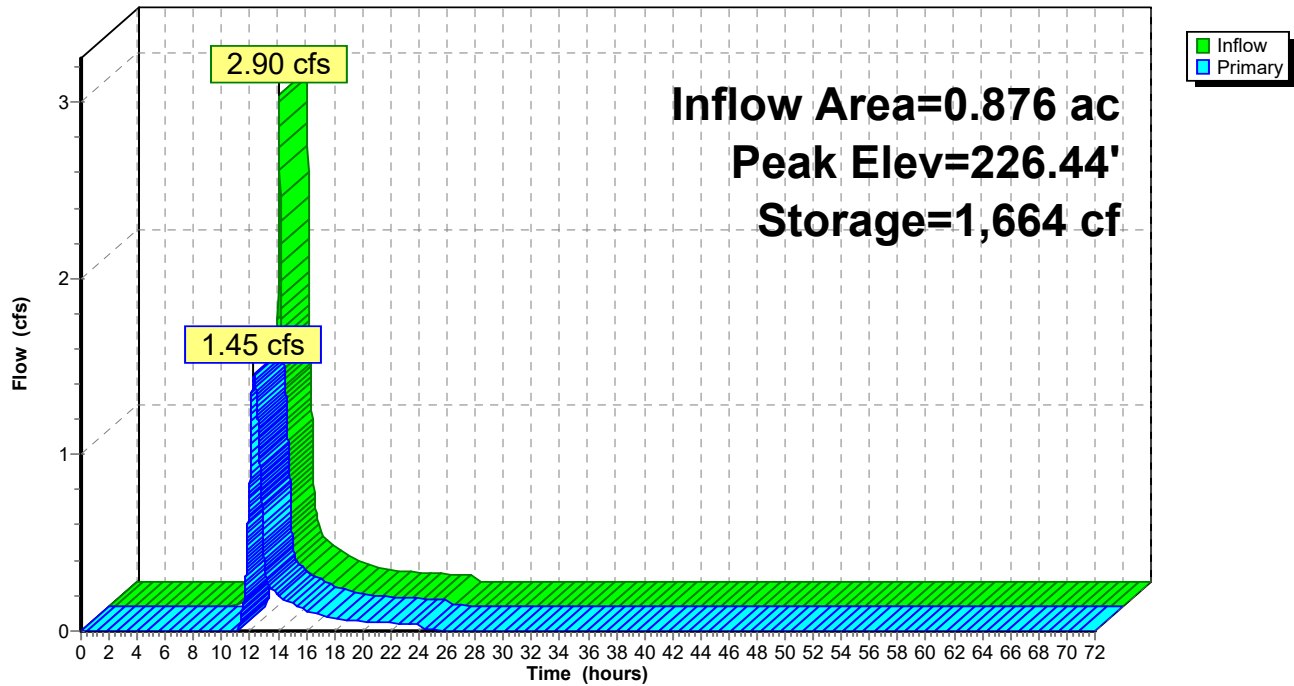
Type III 24-hr 25-YR Rainfall=5.80"

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Pond 2P: RAIN GARDEN

Hydrograph



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DEVELOPED CONDITIONS

Type III 24-hr 25-YR Rainfall=5.80"

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Page 8

Summary for Pond 3P: CB2

Inflow Area = 0.511 ac, 48.66% Impervious, Inflow Depth = 2.47" for 25-YR event
Inflow = 1.36 cfs @ 12.12 hrs, Volume= 0.105 af
Outflow = 1.36 cfs @ 12.12 hrs, Volume= 0.105 af, Atten= 0%, Lag= 0.0 min
Primary = 1.36 cfs @ 12.12 hrs, Volume= 0.105 af
Routed to Pond 5P : DMH-1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Peak Elev= 223.89' @ 12.12 hrs

Flood Elev= 225.50'

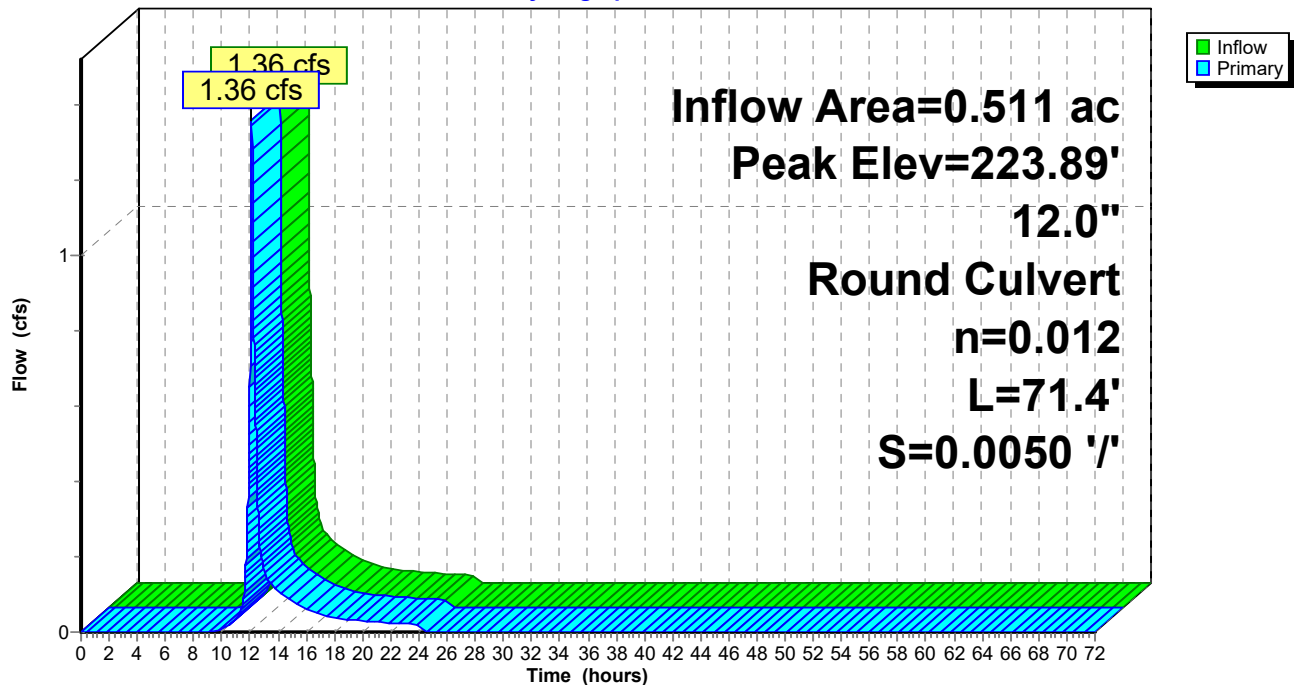
Device	Routing	Invert	Outlet Devices
#1	Primary	223.16'	12.0" Round Culvert L= 71.4' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 223.16' / 222.80' S= 0.0050 '/ Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.36 cfs @ 12.12 hrs HW=223.89' (Free Discharge)

1=Culvert (Barrel Controls 1.36 cfs @ 3.08 fps)

Pond 3P: CB2

Hydrograph



3035DV00

Prepared by Fieldstone Land Consultants

HydroCAD® 10.20-3g s/n 06037 © 2023 HydroCAD Software Solutions LLC

DEVELOPED CONDITIONS

Type III 24-hr 25-YR Rainfall=5.80"

Printed 12/18/2023

Page 9

Summary for Pond 4P: DMH-2

[79] Warning: Submerged Pond 5P Primary device # 1 OUTLET by 0.87'

Inflow Area = 1.387 ac, 54.00% Impervious, Inflow Depth = 2.63" for 25-YR event
Inflow = 2.68 cfs @ 12.13 hrs, Volume= 0.304 af
Outflow = 2.68 cfs @ 12.13 hrs, Volume= 0.304 af, Atten= 0%, Lag= 0.0 min
Primary = 2.68 cfs @ 12.13 hrs, Volume= 0.304 af
Routed to Pond 1P : EX-CB1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Peak Elev= 222.56' @ 12.13 hrs

Flood Elev= 225.50'

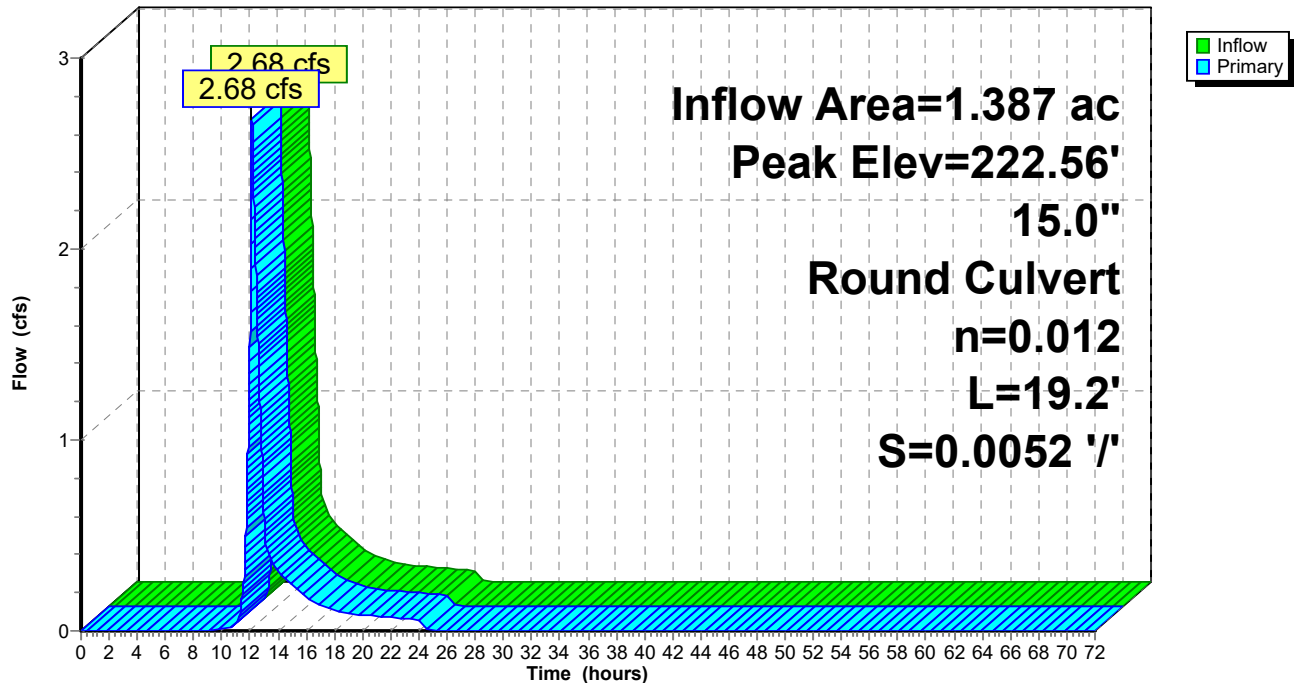
Device	Routing	Invert	Outlet Devices
#1	Primary	221.50'	15.0" Round Culvert L= 19.2' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 221.50' / 221.40' S= 0.0052 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=2.68 cfs @ 12.13 hrs HW=222.56' (Free Discharge)

1=Culvert (Barrel Controls 2.68 cfs @ 3.25 fps)

Pond 4P: DMH-2

Hydrograph



3035DV00

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DEVELOPED CONDITIONS

Type III 24-hr 25-YR Rainfall=5.80"

Printed 12/18/2023

Page 10

Summary for Pond 5P: DMH-1

[79] Warning: Submerged Pond 2P Primary device # 1 OUTLET by 0.76'

[79] Warning: Submerged Pond 3P Primary device # 1 INLET by 0.47'

Inflow Area = 1.387 ac, 54.00% Impervious, Inflow Depth = 2.63" for 25-YR event
 Inflow = 2.68 cfs @ 12.13 hrs, Volume= 0.304 af
 Outflow = 2.68 cfs @ 12.13 hrs, Volume= 0.304 af, Atten= 0%, Lag= 0.0 min
 Primary = 2.68 cfs @ 12.13 hrs, Volume= 0.304 af
 Routed to Pond 4P : DMH-2

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Peak Elev= 223.63' @ 12.13 hrs

Flood Elev= 226.20'

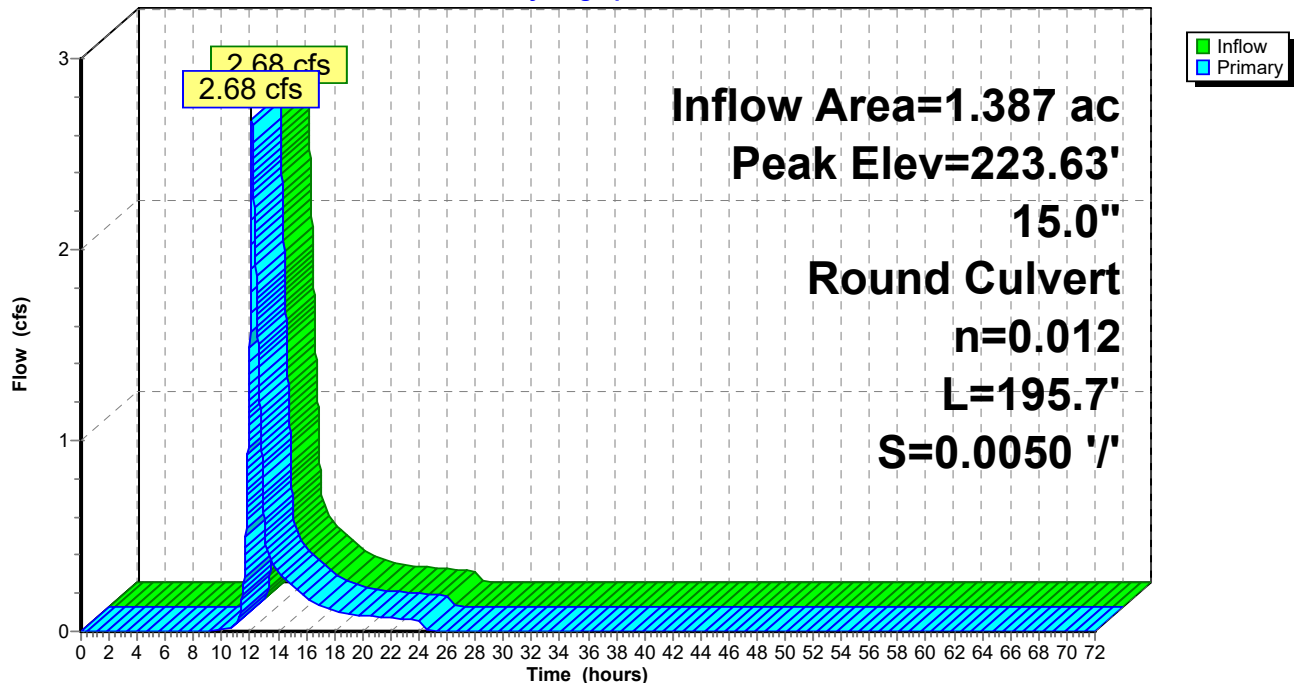
Device	Routing	Invert	Outlet Devices
#1	Primary	222.67'	15.0" Round Culvert L= 195.7' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 222.67' / 221.69' S= 0.0050 '/ Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=2.68 cfs @ 12.13 hrs HW=223.63' (Free Discharge)

↑1=Culvert (Inlet Controls 2.68 cfs @ 2.64 fps)

Pond 5P: DMH-1

Hydrograph



3035DV00

Prepared by Fieldstone Land Consultants

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DEVELOPED CONDITIONS
Type III 24-hr 25-YR Rainfall=5.80"

Printed 12/18/2023

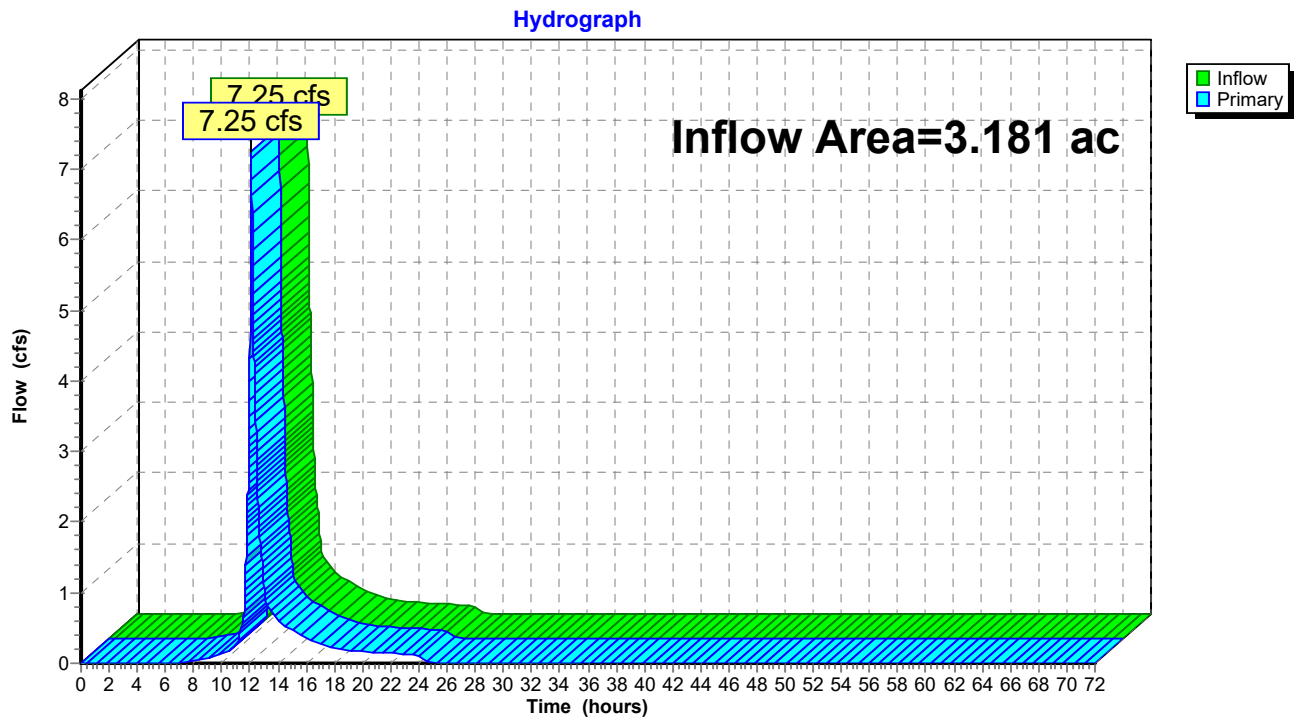
Page 11

Summary for Link OP-1: OFF-SITE

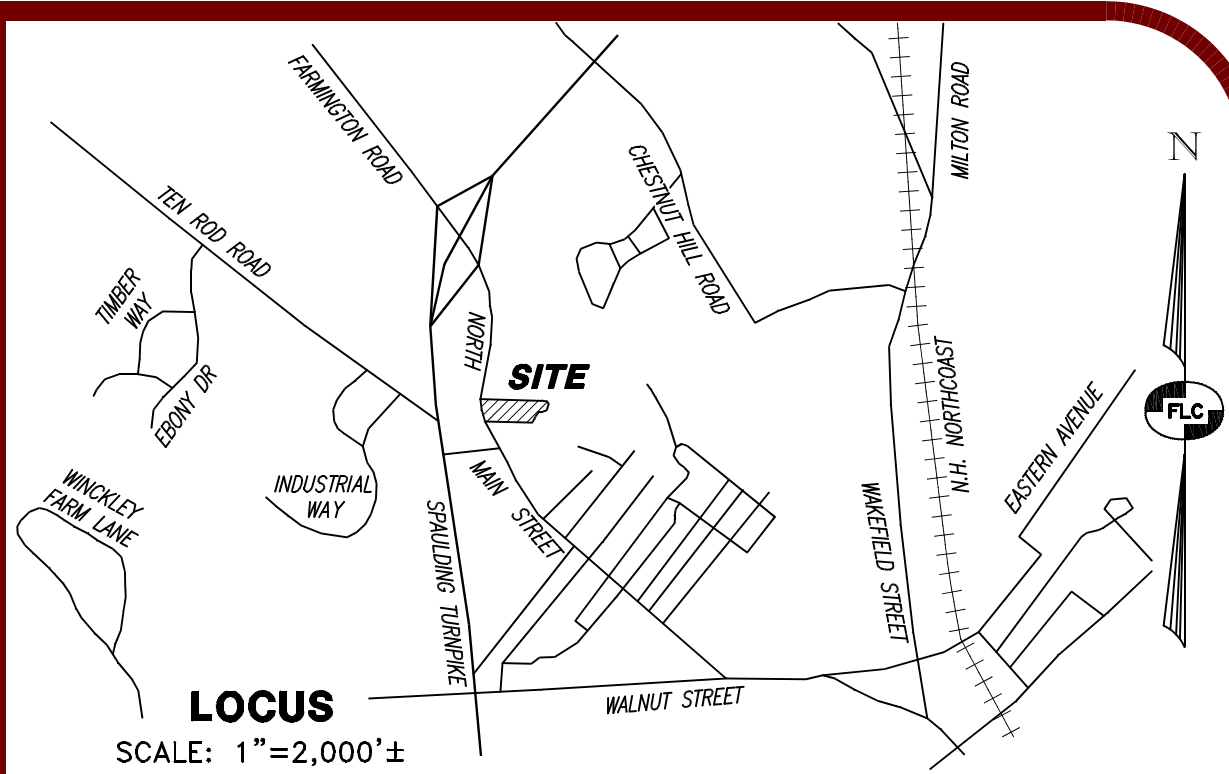
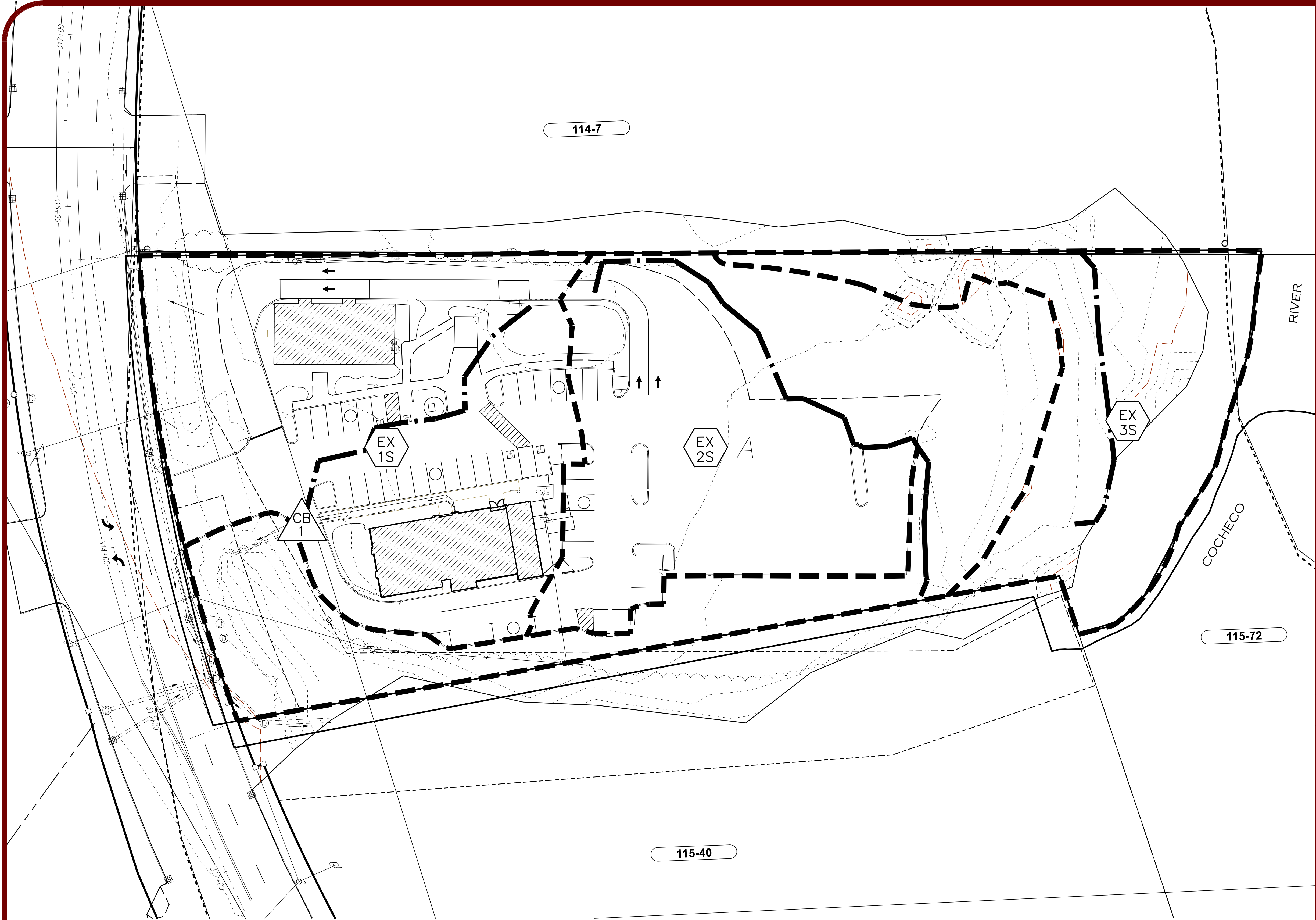
Inflow Area = 3.181 ac, 48.29% Impervious, Inflow Depth = 2.48" for 25-YR event
Inflow = 7.25 cfs @ 12.10 hrs, Volume= 0.657 af
Primary = 7.25 cfs @ 12.10 hrs, Volume= 0.657 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

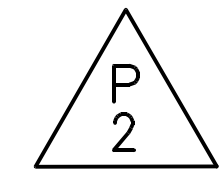
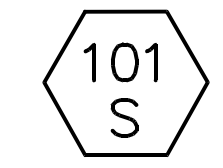
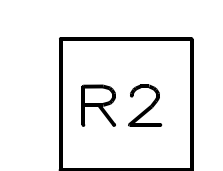
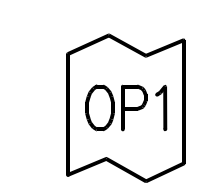
Link OP-1: OFF-SITE



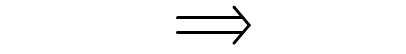


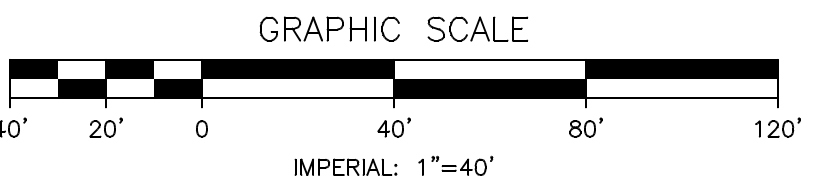
Section 3.0: Drainage Area Plans



DRAINAGE SYMBOLS:

-  PIPE OR BASIN
-  SUBCATCHMENT
-  REACH
-  OBSERVATION POINT

-  WATERSHED BOUNDARY
-  TIME OF CONCENTRATION
-  SURFACE WATER FLOW



REV.	DATE	DESCRIPTION	C/O	DR	CK

PRE-DEVELOPMENT DRAINAGE PLAN

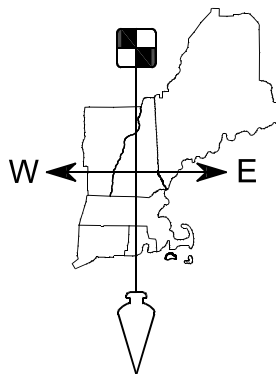
TAX MAP 114 LOT 8
(303 & 305 NORTH MAIN STREET)
ROCHESTER, NEW HAMPSHIRE

PREPARED FOR & LAND OF:
**ALL PURPOSE STORAGE
ROCHESTER, LLC**

4023 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103 (702)-353-5622

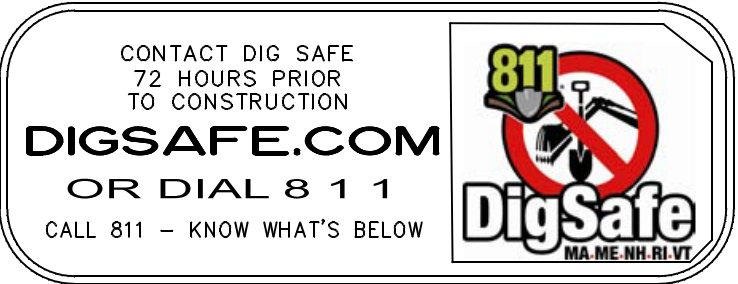
SCALE: 1"=40' DECEMBER 5, 2023

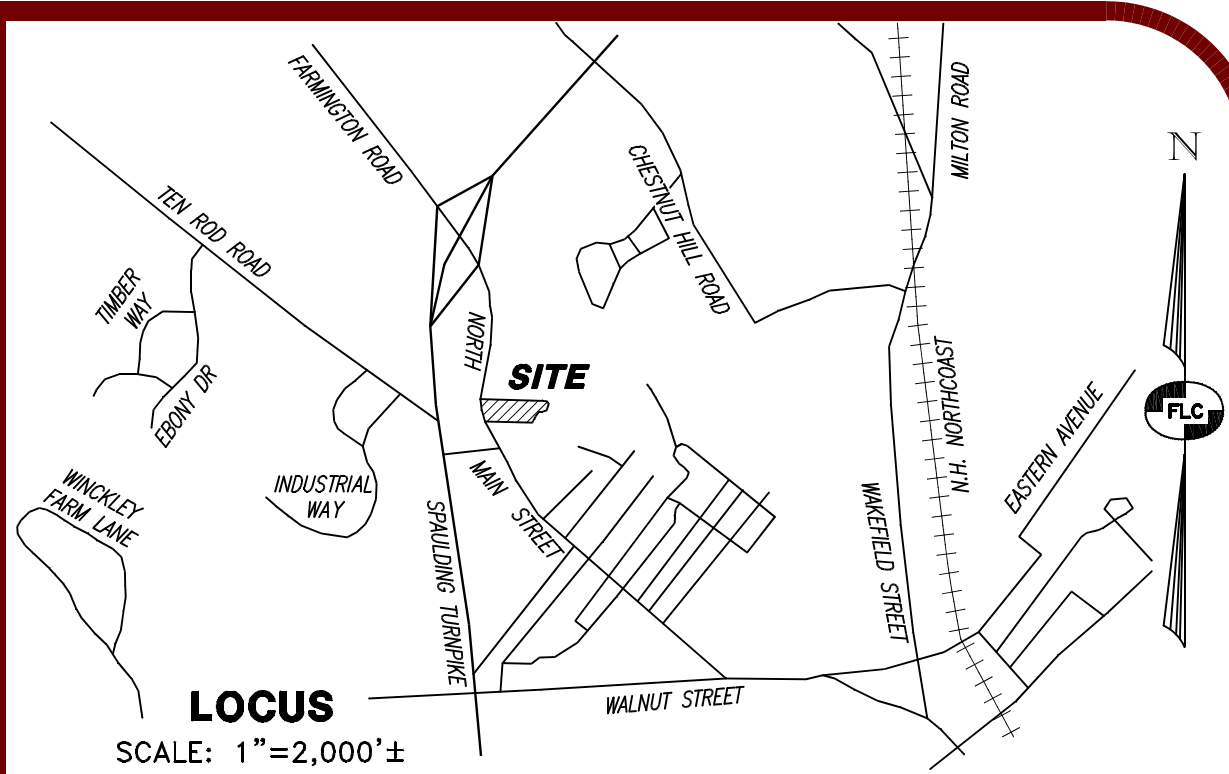
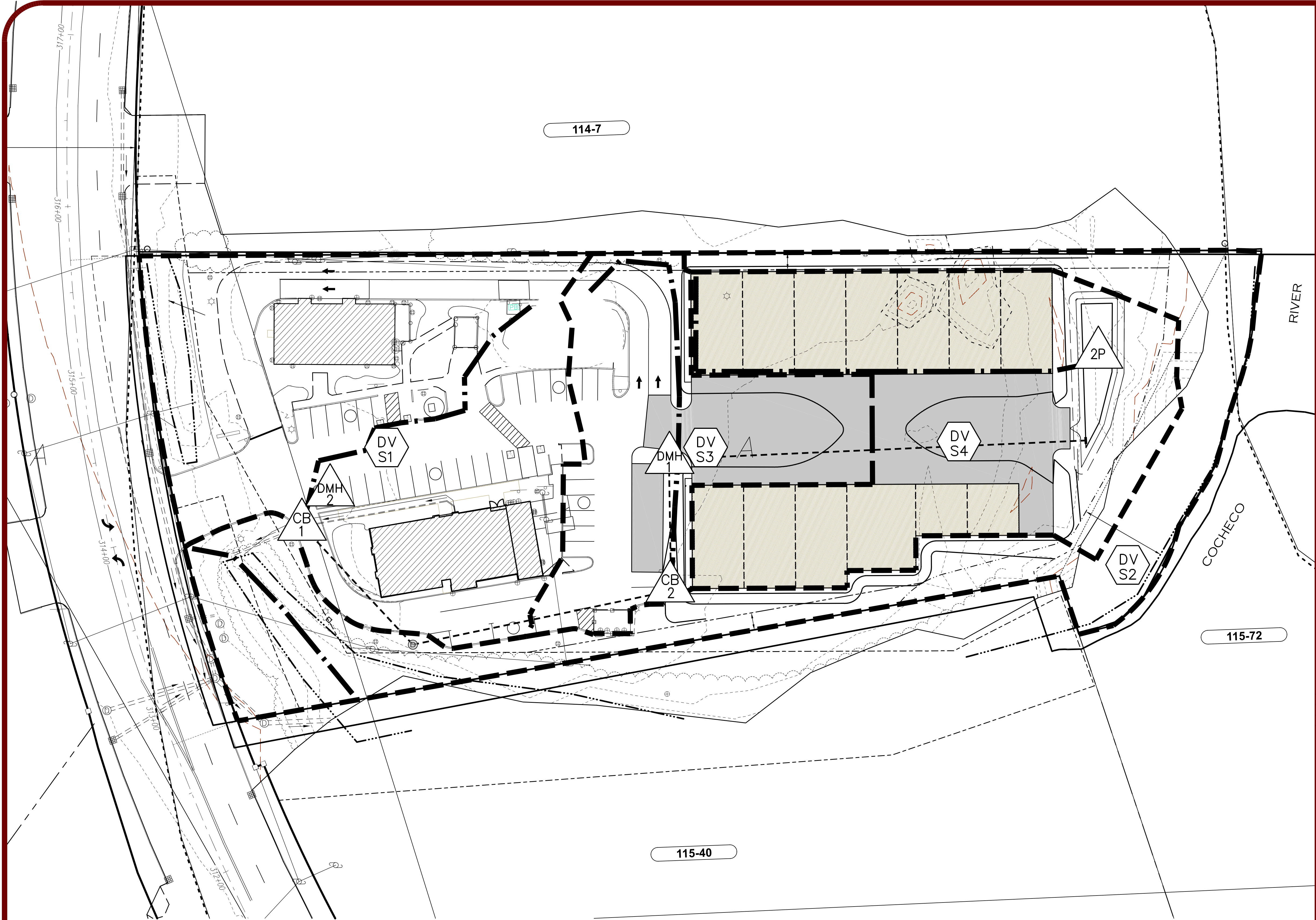
Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



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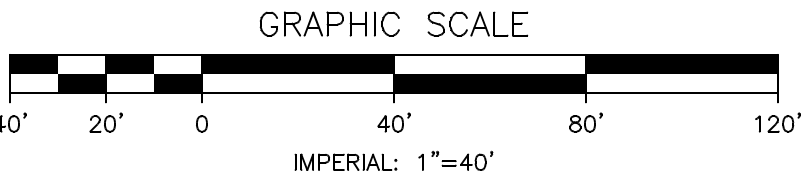
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com





DRAINAGE SYMBOLS:

- PIPE OR BASIN
- SUBCATCHMENT
- REACH
- OBSERVATION POINT
- WATERSHED BOUNDARY
- TIME OF CONCENTRATION
- SURFACE WATER FLOW



REV.	DATE	DESCRIPTION	C/O	DR	CK

POST-DEVELOPMENT DRAINAGE PLAN

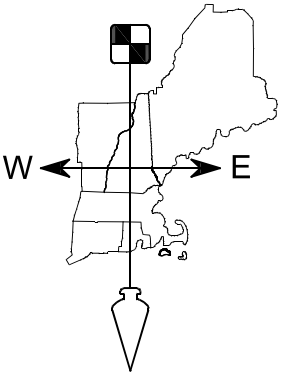
TAX MAP 114 LOT 8
(303 & 305 NORTH MAIN STREET)
ROCHESTER, NEW HAMPSHIRE

PREPARED FOR & LAND OF:
**ALL PURPOSE STORAGE
ROCHESTER, LLC**

4023 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103 (702)-353-5622

SCALE: 1"=40' DECEMBER 5, 2023

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



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Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com



Appendix A:
Inspection and Maintenance Manual

Light Industrial / Facility
All Purpose Storage Rochester, LLC.
Map 114 Lot 8
Rochester, New Hampshire
Storm Water Management System
Inspection and Maintenance Manual
December 19, 2023

Introduction:

The operation and maintenance of a storm water management system and its individual components is as critical to system performance as the design. Without proper maintenance, best management practices (BMPs) are likely to become functionally impaired or to fail, providing reduced or no treatment of storm water. Proper operation and maintenance will ensure that the storm water system and individual BMPs will remain effective at removing pollutants as designed and meeting New Hampshire's water quality objectives. Proper maintenance will:

- Maintain the volume of storm water treated over the long term;
- Sustain the pollutant removal efficiency of the BMP;
- Reduce the risk of re-suspending sediment and other pollutants captured by the BMP;
- Prevent structural deterioration of the BMP and minimize the need for expensive repairs;
- Decrease the potential for failure of the BMP.

The NH Department of Environmental Services Alteration of Terrain (AoT) regulations (Env-Wq 1500) require the long-term maintenance of storm water practices and stipulate the establishment of a mechanism to provide for ongoing inspections and maintenance.

Facilities Information:

Owner of Record: All Purpose Storage Rochester, LLC.
4023 Dean Martin Drive
Las Vegas, NV 89103

Report Information:

- Every effort has been made to provide a comprehensive operation and maintenance plan for this project. All measures and guidelines presented within this plan are the minimum efforts required to achieve the intent of the erosion and sedimentation control program and minimize off site impacts.
- Should any omissions or inconsistencies arise in the plan, the owner, and governing officials are expected to use reasonable and experienced judgment in the field relative to evaluation and implementing measures based on the intent of this plan.
- This manual does not preclude any requirements for additional controls identified in the approved plan set or support documents or any other appropriate techniques to limit erosion and sedimentation of the site.
- Any measures deemed necessary by the town planning board, conservation commission, zoning board, or the town's representative shall become part of this inspection and maintenance plan.
- All Purpose Storage Rochester, LLC. will be responsible for implementing the required reporting, inspection, and maintenance activities identified in this Inspection and Maintenance (I&M) manual.
- All Purpose Storage Rochester, LLC. shall maintain all record keeping required by the I&M manual. Any transfer of responsibility for I&M activities or transfer in ownership shall be documented to the DES in writing.
- Inspection and maintenance reports shall be completed after each inspection. Copies of the report forms to be completed by the inspector are attached at the end of this manual, including:
 - Inspection checklist to be used during each inspection;
 - Inspection and maintenance logs to document each inspection and maintenance activity;
- A plan showing the locations of all the storm water practices described in the I&M manual is attached at the end of this manual.
- **Inspection and maintenance records must be provided to DES upon request.**

Storm water management systems present at Light Industrial / Facility

Description:

The parcel will contain one (1) Rain Garden, two (2) Catch Basins, and one (1) Conveyance Swale. The parking lot will be curbed as noted on the plans to direct stormwater to the appropriate stormwater management system.

Maintenance:

1. Regular inspection and routine maintenance are necessary to ensure that the storm water management system continues to control and treat runoff.
2. Structural components of the site's drainage system must be inspected and maintained on an annual basis (minimum).
3. The outlets of the storm water management system must be inspected bi-annually.
4. All outfalls shall be cleaned of all siltation and debris at the completion of the construction process when the site has been stabilized with loam, seed, and landscaping.
5. Any evidence of erosion, structural damage to the outlet, or other damage must be reported to the appropriate on-site representative and repaired as soon as possible.
6. Any sediment and/or trash should be removed from the outlet structures and pipes cleaned of all silt.
7. Subsurface pipe detention systems must be inspected and maintained on an annual basis (minimum).

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Bioretention System (underdrained)

Description:

A bioretention system (sometimes referred to as a “rain garden”) is a type of filtration BMP designed to collect and filter moderate amounts of stormwater runoff using conditioned planting soil beds, gravel beds and vegetation within shallow depressions. The bioretention system may be designed with an underdrain, to collect treated water and convey it to discharge, or it may be designed to infiltrate the treated water directly to the subsoil. Bioretention cells can reduce sediment, nutrients, oil and grease, and trace metals. Bioretention systems should be sited near the origin of the stormwater runoff to be treated.

The major difference between bioretention systems and other filtration systems is the use of vegetation. A typical surface sand filter is designed to be maintained with no vegetation, whereas a bioretention cell is planted with a variety of shrubs and perennials whose roots assist with pollutant uptake. The use of vegetation allows these systems to blend in with other landscaping features.

Maintenance:

1. Systems should be inspected at least twice annually and following any rainfall event exceeding 2.5 inches in a 24 hour period, with maintenance or rehabilitation conducted as warranted by such inspection.
2. Pretreatment measures should be inspected at least twice annually, and cleaned of accumulated sediment as warranted by inspection, but no less than once annually.
3. Trash and debris should be removed at each inspection.
4. At least once annually, system should be inspected for drawdown time. If bioretention system does not drain within 72-hours following a rainfall event, then a qualified professional should assess the condition of the facility to determine measures required to restore filtration function or infiltration function (as applicable), including but not limited to removal of accumulated sediments or reconstruction of the filter media.
5. Vegetation should be inspected at least annually, and maintained in healthy condition, including pruning, removal and replacement of dead or diseased vegetation, and removal of invasive species.

Practice Location: _____

Date: _____

Performed By: _____

Signature _____

Presence of trash or debris	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Presence of accumulated sediment	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Structural damage at inlet or outlet	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Drains with 72 hours of rainfall	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Presence of invasive species	<input type="checkbox"/> Yes	<input type="checkbox"/> No

[illegible]

Deep-Sump Catch Basins

Description:

A deep sump catch basin consists of a manhole-type structure with an inlet grate, an outlet pipe connected to the piped drainage system, and a sump with a depth several times the diameter of the outlet pipe. The inlet grate is located at the surface and is sometimes combined with a vertical inlet integrated with a street or parking area curb. The sump's purpose is to capture coarse sediments and debris from the runoff intercepted by the structure. The outlet pipe can be fitted with a "hood" consisting of a cast metal or formed plastic fitting, designed to prevent floating materials from exiting the structure.

Deep sump catch basins used as pretreatment are most effective if sited "off-line" since flow-through basins are more susceptible to sediment re-suspension. The outlet hood provides benefits for trapping floating trash, as well as for short-term spill containment.

Maintenance:

1. Catch basins may require frequent maintenance. Depending on location, this may require several cleanings of the sumps each year. At a minimum, it is recommended that catch basins be inspected at least twice annually, once following snow-melt and once following leaf-drop and cleaned as indicated by inspection.
2. Sediment should be removed when it approaches half the sump depth.
3. If floating hydrocarbons are observed during an inspection, the material should be removed immediately by skimming, absorbent materials, or other method and disposed in conformance with applicable state and federal regulations.
4. Cleaning may require Vacuum-truck instead of "clam-shell" to avoid damage to hood.
5. Damaged hoods should be replaced when noted by inspection

Inspection Checklist and Maintenance Report Deep-Sump Catch Basins

Practice Location: _____

Date: _____

Performed By: _____

Signature _____

Inspection Checklist

Presence of erosion or vegetation loss	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--	------------------------------	-----------------------------

Presence of accumulated sediment	<input type="checkbox"/> Yes	<input type="checkbox"/> No
----------------------------------	------------------------------	-----------------------------

Presence of trash or debris	<input type="checkbox"/> Yes	<input type="checkbox"/> No
-----------------------------	------------------------------	-----------------------------

Maintenance Performed

Conveyance Swales

Description:

Conveyance swales are stabilized channels designed to convey runoff at non-erosive velocities. They may be stabilized using vegetation, riprap, or a combination, or with an alternative lining designed to accommodate design flows while protecting the integrity of the sides and bottom of the channel. Conveyance channels may provide incidental water quality benefits but are not specifically designed to provide treatment. Conveyance swales are not considered a Treatment or Pretreatment Practice under the AoT regulations, unless they are also designed to meet the requirements of an acceptable Treatment/Pretreatment Practice as described elsewhere in this Chapter.

Maintenance:

1. Grassed channels should be inspected periodically (at least annually) for sediment accumulation, erosion, and condition of surface lining (vegetation or riprap).
2. Repairs, including stone or vegetation replacement, should be made based on this inspection.
3. Remove sediment and debris annually, or more frequently as warranted by inspection.
4. Mow vegetated channels based on frequency specified by design. Mowing at least once per year is required to control establishment of woody vegetation. It is recommended to cut grass no shorter than 4 inches.

Inspection Checklist and Maintenance Report Conveyance Swales

Practice Location: _____

Date: _____

Performed By: _____

Signature _____

Inspection Checklist

Presence of erosion or vegetation loss	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--	------------------------------	-----------------------------

Presence of accumulated sediment	<input type="checkbox"/> Yes	<input type="checkbox"/> No
----------------------------------	------------------------------	-----------------------------

Presence of trash or debris	<input type="checkbox"/> Yes	<input type="checkbox"/> No
-----------------------------	------------------------------	-----------------------------

Maintenance Performed

Invasive Species Information:



UNIVERSITY of NEW HAMPSHIRE
COOPERATIVE EXTENSION

Methods for Disposing Non-Native Invasive Plants

Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Tatarian honeysuckle
Lonicera tatarica

USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 3: 282.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces helps determine the appropriate disposal method. Most

are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr 3802.01)

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag “head first” at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can't be burned. Invasive plants with easily airborne seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn't be burned as the seeds may disperse by the hot air created by the fire.

Bagging (solarization): Use this technique with softer-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let it dry for several weeks.

Chipping: Use this method for woody plants that don't reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn't used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don't compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants non-viable before composting. Closely examine the plant before composting and avoid composting seeds.



Japanese knotweed
Polygonum cuspidatum
USDA-NRCS PLANTS Database /
Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 1: 676.

Finally, be diligent looking for seedlings for years in areas where removal and disposal took place.

Suggested Disposal Methods for Non-Native Invasive Plants

This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

Plant Name	Method of Reproducing	Time of Year To Dispose	Methods of Disposal
Woody Plants*	Fruit/Seeds		
Norway Maple (<i>Acer platanoides</i>) European Barberry (<i>Berberis vulgaris</i>) Japanese Barberry (<i>Berberis thunbergii</i>) Autumn Olive (<i>Elaeagnus umbellata</i>) Burning Bush (<i>Euonymus alatus</i>) Morrow's Honeysuckle (<i>Lonicera morrowii</i>) Tatarian Honeysuckle (<i>Lonicera tatarica</i>) Showy Bush Honeysuckle (<i>Lonicera x bella</i>) Common Buckthorn (<i>Rhamnus cathartica</i>) Glossy Buckthorn (<i>Frangula alnus</i>)		Prior to fruit/seed ripening	Seedlings and small plants. ▪ Pull or cut and leave on site with roots up. No special care needed. Larger plants ▪ Use as firewood. ▪ Make a brush pile. ▪ Chip. ▪ Burn.
		After fruit/seed is ripe	Don't remove from site. ▪ Burn. ▪ Make a covered brush pile. ▪ Chip once all fruit has dropped from branches. ▪ Leave resulting chips on site and monitor.
Woody Plants*	Fruits/Seeds/Plant Fragments		
Oriental Bittersweet (<i>Celastrus orbiculatus</i>) Multiflora Rose (<i>Rosa multiflora</i>)		Prior to fruit/seed ripening	Seedlings and small plants. ▪ Pull or cut and leave on site with roots up. No special care needed. Larger plants ▪ Make a brush pile. ▪ Burn.
		After fruit/seed is ripe	Don't remove from site. ▪ Burn. ▪ Make a covered brush pile. ▪ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.

October, 2009

11 I&M

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Deicing Log

Access Drives & Parking Areas

Do Not Apply Sand To Permeable Pavements

Date: _____

Performed By: _____

Signature _____

Maintenance Performed:

Air Temperature	Pavement Temperature	Relative Humidity	Dew Point	Sky

Reason for applying:

Chemical:

Application Time:

Application Amount:

Observation (first day):

Observation (after event):

Observation (before next application):

Inspection and Maintenance Log					
	BMP	Inspection Date	Inspected By	Maintenance Required?	Maintenance Performed
1				<input type="checkbox"/> Yes <input type="checkbox"/> No	
2				<input type="checkbox"/> Yes <input type="checkbox"/> No	
3				<input type="checkbox"/> Yes <input type="checkbox"/> No	
4				<input type="checkbox"/> Yes <input type="checkbox"/> No	
5				<input type="checkbox"/> Yes <input type="checkbox"/> No	
6				<input type="checkbox"/> Yes <input type="checkbox"/> No	
7				<input type="checkbox"/> Yes <input type="checkbox"/> No	
8				<input type="checkbox"/> Yes <input type="checkbox"/> No	
9				<input type="checkbox"/> Yes <input type="checkbox"/> No	



Memorandum

To: Chad Branon
Fieldstone Land Consultants, PLLC
778 Elm Street, Suite C
Milford, NH 03055

Date: October 2, 2023

Project #: 59034.00

From: Jason R. Plourde, PE, PTP

Re: Traffic Assessment
North Main Street Warehouses
Rochester, New Hampshire

Introduction

As proposed, two warehouse structures totaling 21,800 square feet will be located at 303 and 305 North Main Street (Tax Map 114 Lot 8) in Rochester, New Hampshire. As proposed, the warehouse development will be constructed east of the existing Dunkin and Pizza Hut restaurants on the east side of North Main Street. Access would be shared with these existing restaurants across from Spaulding Commons. Based on preliminary research, North Main Street is under City of Rochester jurisdiction. Therefore, review and approval are required with respect to traffic through the City of Rochester permitting process. This Traffic Assessment has been prepared to summarize the estimated site trips generated by the proposed development along the adjacent roadway system. The site location is graphically presented in Figure 1.

Trip Generation Methodology

To estimate the volume of traffic to be generated by the proposed project, trip rates that are published in the Institute of Transportation Engineers (ITE) Trip Generation Manual¹ were reviewed. Table 1 summarizes the ITE trip-generation estimates for the proposed development. The trip-generation calculations are attached to this memorandum.

Based on ITE methodologies² and NHDOT guidance,³ a development may result in a change in vehicular operations (i.e., noticeably drop level of service or increase volume-to-capacity ratios) if the addition of site trips would increase peak hour traffic volumes at an intersection by 100 vehicles or more. In general, traffic increases less than this threshold could be attributed to the fluctuation of vehicles due to driver patterns that occur during the day, on different days of the week, or different months of the year. As shown in Table 1, the site trips associated with the proposed warehouse development are not anticipated to exceed this threshold even at the North Main Street site driveway. Therefore, standard traffic engineering practice suggests that the proposed development would be expected to result in negligible impacts to the adjacent roadway system.

¹ Institute of Transportation Engineers. Trip Generation Manual, 11th ed. Washington, DC, Sept. 2021.

² ITE Recommended Practice: Multimodal Transportation Impact Analysis for Site Development. Washington, DC: Institute of Transportation Engineers. 2023.

³ Bollinger, Robert E. Inter-Department Communication. New Hampshire Department of Transportation, Bureau of Traffic. 17 Feb. 2010.



Site Location Image

Figure 1



0 150 300 Feet

Table 1 Trip-Generation Summary

Time Period/Direction	Estimated Site Trips ^a
Weekday Daily	
Enter	37
Exit	37
Total	74
Weekday AM Peak Hour	
Enter	3
Exit	1
Total	4
Weekday PM Peak Hour	
Enter	1
Exit	3
Total	4
Saturday Daily	
Enter	2
Exit	2
Total	4
Saturday Peak Hour	
Enter	1
Exit	1
Total	2

^a ITE Land Use Code 150 (Warehousing) for 21,800 sf.

As shown, the proposed development would result in traffic volume increases at the Base Hill Road site driveway in the range of 2 to 4 vehicles per hour. These increases represent, on average, 1 vehicle every 15 to 30 minutes. Therefore, the proposed development would be expected to result in negligible impacts to the adjacent roadway system.

Conclusion

In summary, ITE and NHDOT methodologies suggest that a development may have a noticeable impact if the addition of site trips increases traffic volumes at an intersection by 100 vehicles per hour or more. Based on the findings of this Traffic Assessment, the site trips for the proposed warehouse development are far below this threshold (2 to 4 vehicles per hour). These minimal site trips added to the roadway network are considered to be representative of the typical fluctuation of traffic volumes within the area. Therefore, the proposed development is anticipated to result in negligible impacts to the adjacent roadway network.

Attachments

Trip-Generation Calculations

ITE TRIP GENERATION WORKSHEET

(11th Edition, Updated 2021)

LANDUSE: Warehousing
 LANDUSE CODE: 150
 LOCATION: General Urban / Suburban
 JOB NAME:
 JOB NUMBER:

Independent Variable --- 1,000 Sq. Feet Gross Floor Area

FLOOR AREA (KSF): 21.800

WEEKDAY

RATES:		# Studies	R^2	Total Trip Ends			Independent Variable Range			Directional Distribution	
				Average	Low	High	Average	Low	High	Enter	Exit
	DAILY	31	0.92	1.71	0.15	16.93	292	4	3,300	50%	50%
	AM PEAK OF GENERATOR	25	0.85	0.21	0.02	2.08	284	4	3,300	66%	34%
	PM PEAK OF GENERATOR	27	0.90	0.23	0.02	1.80	284	4	3,300	24%	76%
	AM PEAK (ADJACENT ST)	36	0.69	0.17	0.02	1.93	448	4	3,300	77%	23%
	PM PEAK (ADJACENT ST)	49	0.65	0.18	0.01	1.80	400	4	3,300	28%	72%

TRIPS:		BY AVERAGE			BY REGRESSION		
		Total	Enter	Exit	Total	Enter	Exit
	DAILY	38	19	19	74	37	37
	AM PEAK OF GENERATOR	5	3	2	31	20	11
	PM PEAK OF GENERATOR	5	1	4	24	6	18
	AM PEAK (ADJACENT ST)	4	3	1	26	20	6
	PM PEAK (ADJACENT ST)	4	1	3	29	8	21

SATURDAY

RATES:		# Studies	R^2	Total Trip Ends			Independent Variable Range			Directional Distribution	
				Average	Low	High	Average	Low	High	Enter	Exit
	DAILY	3	--	0.15	0.01	1.58	226	56	420	50%	50%
	PEAK OF GENERATOR	2	--	0.05	0.01	0.22	129	56	201	64%	36%

TRIPS:		BY AVERAGE			BY REGRESSION		
		Total	Enter	Exit	Total	Enter	Exit
	DAILY	4	2	2	--	--	--
	PEAK OF GENERATOR	1	1	0	--	--	--

SUNDAY

RATES:		# Studies	R^2	Total Trip Ends			Independent Variable Range			Directional Distribution	
				Average	Low	High	Average	Low	High	Enter	Exit
	DAILY	3	--	0.06	0.03	0.32	226	56	420	50%	50%
	PEAK OF GENERATOR	2	--	0.04	0.02	0.11	129	56	201	52%	48%

TRIPS:		BY AVERAGE			BY REGRESSION		
		Total	Enter	Exit	Total	Enter	Exit
	DAILY	2	1	1	--	--	--
	PEAK OF GENERATOR	1	0	0	--	--	--

Doc # 210018842
Book 4955 Page 155

09/17/2021 12:33:14 PM
Page 1 of 3

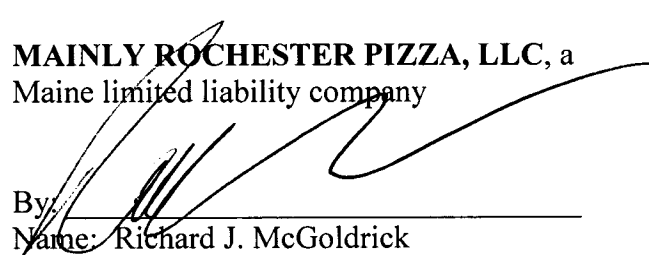
Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA186113 25.00
TRANS TAX ST855919 31,500.00

QUITCLAIM DEED WITH COVENANT
(New Hampshire Short Form Deed)

MAINLY ROCHESTER PIZZA, LLC, with a place of business in Falmouth, Cumberland County, State of Maine, for consideration paid, grants to **ALL PURPOSE STORAGE ROCHESTER LLC**, a Nevada limited liability company, with a mailing address of 4007 Dean Martin Drive, Las Vegas, Clark County, State of Nevada, 89103 with quitclaim covenants, the land and improvements thereon described in **Exhibit A**, attached hereto and incorporated herewith. The foregoing is not homestead property of the grantor.

Executed this 14th day of September, 2021, by Richard J. McGoldrick, Manager of Mainly Rochester Pizza, LLC.

MAINLY ROCHESTER PIZZA, LLC, a
Maine limited liability company

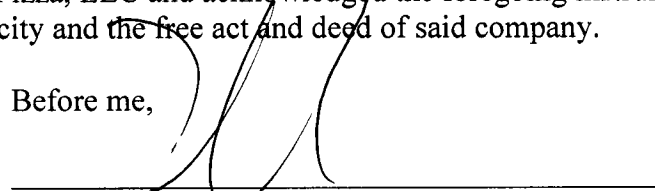
By: 
Name: Richard J. McGoldrick
Its: Manager

STATE OF MAINE
Cumberland, SS.

September 14, 2021

Personally appeared the above-named Richard J. McGoldrick in his capacity as Manager of Mainly Rochester Pizza, LLC and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said company.

Before me,


Notary Public/Attorney at Law

Print Name: Nicholas J. Merrill

EXHIBIT A

The land referred to herein below is situated in the County of Strafford, State of New Hampshire, and described as follows:

A certain tract or parcel of land, with any improvements thereon, situate in the City of Rochester, County of Strafford, and State of New Hampshire. Said land is on the easterly side of NH Route 11, (a/k/a North Main Street - a/k/a Farmington Road - a/k/a Henry Wilson Highway). Said land is shown on a "Plan of Land for J. Peirce Trust, Meredith Peirce, Trustee, and William "Chip" Albee", dated: March 2001, prepared by: LAND TECHNICAL SERVICE CORP., as file number: 00244, to be recorded. Said land is more particularly described as follows:

Beginning at the southwest corner of the subject land, on the easterly boundary of NH Route 11, being the northwest corner of land of RLP Realty, Inc, at a pin/cap to be set; thence running:

Northerly, along Route 11, along a curve to the right having a radius of 921.93 ft, a distance of 278.51 ft, to a pin/cap to be set, at the southwest corner of land of Opportunity Realty of Rochester, LLC, still on the easterly boundary of Route 11; thence running:

Southeasterly, S 71-05'-11" E, 660.23 ft, along Opportunity Realty, through a pin/cap to be set, to a marsh ditch near the Cocheco River, at land believed to be of City of Rochester, across from land of Gloria Martel; thence running:

Southwesterly and westerly, along the marsh/ditch and City land, 260+/- ft, to a point at land of RLP Realty, Inc.; thence running:

Northerly, N 00-21'-13" E, 35.72 ft, along RLP Realty, to a pin/cap to be set, at the northeast corner of RLP Realty; thence running:

Westerly, N 80-47'-39" W, 499.64 ft, still along RLP Realty, to the point of beginning.

Said land contains 141.652 square feet being 3.252 acres.

EXCEPTING THEREFROM a certain tract or parcel of land set forth in a Warranty Deed from Mainly Rochester Pizza, LLC to the State of New Hampshire dated December 15, 2005 and recorded December 23, 2008 at the Strafford Comity Registry of Deeds, Book 3699 at page 744, which land is more particularly described as follows:

A certain parcel of land situated on the Easterly side of Farmington Road (NH Route 11), as now traveled, in the City of Rochester, Comity of Strafford, State of New Hampshire, and being near the Farmington Road (NH Route 11) Construction Base Line Station 314+00 and shown as Parcel 116 on a Plan of Rochester, 10620D (10620L construction phase), on file in the records of the New Hampshire Department of Transportation and to be recorded in the Strafford County Registry of Deeds; bounded and described as follows:

Being all that land belonging to the grantor that comes within a distance of forty (40) feet measured Easterly and parallel with the Farmington Road (NH Route 11) construction base line; bounded on the West by the Easterly side line of Farmington Road (NH Route 11), as now traveled; bounded on the North by land now or formerly of Opportunity Realty of Rochester, LLC; bounded on the East by other land of the Grantor; and bounded on the South by land now or formerly of RLP Realty, Inc.

Containing nine hundredths (0.09) of an acre, more or less.

TOGETHER WITH AND SUBJECT TO the rights, easements, and obligations set forth in that Cross Easement Agreement and Declaration of Reciprocal Easement dated February 13, 2007 and recorded in the Strafford County Registry of Deeds in Book 3502, Page 156.

SUBJECT TO that Notice of Activity and Use Restriction dated May 15, 2001 and recorded in the Strafford County Registry of Deeds in Book 2312, Page 336.

SUBJECT TO that Notice of Activity and Use Restriction dated December 3, 2001 and recorded in the Strafford County Registry of Deeds in Book 2417, Page 258.

FURTHER SUBJECT TO all tenancies, covenants, easements, and restrictions of record.

For grantor's title see Warranty Deed from Meredith S. Pierce and William L. Albee, Co-Trustees of the J. Peirce Trust, under Declaration of Trust dated April 5, 1984 and William "Chip" Albee to Mainly Rochester Pizza, LLC dated December 14, 2001 and recorded December 14, 2001 in Book 2425 at Page 804 of the Stafford Registry of Deeds.

SEWER LINE EASEMENT

1986 SEP -8 PM 2:27

STRAFFORD COUNTY
REGISTRY OF DEEDS

018803

KNOW ALL MEN BY THESE PRESENTS, that MEREDITH S. PEIRCE, Trustee, of the J. PEIRCE TRUST, under declaration dated April 5, 1984, recorded at Book 1128, Page 640 of the Strafford County Records, with a place of business in Wolfeboro, County of Carroll and State of New Hampshire, for consideration paid, grants to the CITY OF ROCHESTER, New Hampshire, a municipal corporation with a place of business at 31 Wakefield Street, Rochester, County of Strafford and State of New Hampshire, with QUITCLAIM COVENANTS, the permanent right and easement to enter upon and to lay, construct, operate, replace, maintain and remove an underground sewer line, including necessary underground pipes, conduits and appurtenances across land of the Grantor situate in the City of Rochester, County of Strafford and State of New Hampshire, the same being shown on a plan entitled, "Plan Showing Takings for Sewer Easements, Rochester, N.H.", dated February 11, 1986 by Harry R. Feldman, Inc., Surveyors, to be recorded in the Strafford County Registry of Deeds, and being more particularly bounded and described as follows:

Rochester, New Hampshire:

A certain tract or parcel of land situate on the easterly sideline of the Farmington Road, so-called, in Rochester, County of Strafford and State of New Hampshire, as shown on a plan entitled "Plan Showing Takings for Sewer Easements, Rochester, N.H.," dated February 11, 1986 by Harry R. Feldman, Inc., Surveyors, said premises being more particularly bounded and described as follows:

Beginning at a point on the easterly sideline of the Farmington Road, so-called, said point being the southwest corner of the land of the Grantor; thence running in a northerly direction along the easterly sideline of the Farmington Road, so-called, along a curve to the right with a radius of nine hundred four and ninety-three hundredths (904.93) feet, more or less, a distance of two hundred eighty-seven (287) feet, more or less, to a point in the easterly sideline of the Farmington Road, so-called; thence turning and running in a southeasterly direction a distance of twenty (20) feet, more or less, to a point; thence turning and running in a southerly direction along a curve to the left with a radius of eight hundred eighty-five (885) feet, more or less, a distance of one hundred fifty (150) feet, more or less, to a point; thence turning and running in a general easterly direction a distance of thirty (30) feet, more or less, to a point; thence turning and running in a general southerly direction along a curve to the left with a radius of eight hundred fifty-five (855) feet, more or less, a distance of one hundred forty (140) feet, more or less, to a point in the southerly boundary of land of the Grantor and the northerly boundary of land now or formerly of Richard L. Poulin; thence

BK 1256 PG 0120

MICHAEL, JONES
AND WENSLEY
ATTORNEYS AT LAW
ROCHESTER, N. H.

turning and running in a westerly direction along the northerly boundary of land now or formerly of Richard L. Poulin, a distance of fifty-two (52) feet, more or less, to the point of beginning. The above-described parcel contains 9,750 square feet, more or less.

For title of the Grantor, reference is made to deed to Meredith S. Peirce, Trustee of the J. Peirce Trust, dated April 9, 1984 and recorded at Book 1128, Page 643 of the Strafford County Records.

IN WITNESS WHEREOF, Meredith S. Peirce, Trustee of the J. Peirce Trust, has hereunto set her hand this 2 day of July, 1986.

Mary Aldrich
Witness

J. PEIRCE TRUST

By: Meredith S. Peirce
Meredith S. Peirce, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

July 2, 1986

Personally appeared the above-named Meredith S. Peirce, Trustee of the J. Peirce Trust, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before me,

Geraldine E. Colley
Notary Public/Justice of the Peace

SUBORDINATION AGREEMENT

Vincent J. Bober and Mary C. Bober, both of 778 Ridge Road, New Durham, New Hampshire, holders of a mortgage from James A. Peirce to MarVin Realty, Inc. with respect to the above-described real estate, dated April 4, 1984 and recorded at Book 1128, Page 265 of the Strafford County Records, by virtue of an assignment from MarVin Realty, Inc., dated April 7, 1984, recorded at Book 1131, Page 724, hereby agree to subordinate such mortgage to the temporary construction easement conveyed herein from Meredith S. Peirce, Trustee of the J. Peirce Trust, to the City of Rochester.

In witness whereof Vincent J. Bober and Mary C. Bober have hereunto set their hands this 2 day of July, 1986.

Leona I. Madson
Witness

Vincent J. Bober
Vincent J. Bober

Leona I. Madson
Witness

Mary C. Bober
Mary C. Bober

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

July 2, 1986

Personally appeared Vincent J. Bober and Mary C. Bober, and acknowledged that they executed the within Subordination Agreement for the purposes therein contained.

Before me,

[Signature]
Notary Public/Justice of the Peace

BK 1256 PG 0121

Notice of Activity and Use
Restrictions

Site name: 303 North Main St. Rochester, NH, formerly Peirce Ford Sales
Strafford County Registry of Deeds Reference: Book 1128, Page 643; City of
Rochester, Nh Tax Reference: Map 114, Lot 8

This notice is effective as of May 15, 2001 and will continue in effect as set
Forth below.

WHEREAS, J.Peirce Trust is the sole owner in fee simple of this property in
Rochester, NH with buildings and improvements and,

WHEREAS, said property is more particularly described in Exhibit A,
Attached hereto and,

WHEREAS, a portion of this property is sited over a municipal waste
Disposal site formerly owned and operated by the City of Rochester, NH and,

WHEREAS, the City of Rochester, NH ceased activity and use of this site
Disposal of municipal waste in 1967 and accomplished closure of this site under then
Existing regulations for closure of municipal waste disposal sites and,

WHEREAS, responsive actions have been selected for the portion of this
Property sited over the municipal waste disposal site. Said response actions being
based upon a) the restriction of human access to and contact with hazardous material, b)
monitoring of groundwater contamination and c) review by the New Hampshire
Department of Environmental Security (DES) of any construction or renovation
Projects on the property during the period set forth in the Groundwater Management
Permit issued by DES and ,

WHEREAS, J.Peirce Trust has completed the installation and initial
Testing of the monitoring wells and completed the
Repaving with bituminous concrete of the effected area and installed passive gas
Ventilation beneath the paved areas and at the perimeter of the building.

NOW, THEREFORE, notice is hereby given of activity and use
Limitations:

1. Permitted Activities and Uses: this notice provides that a condition of
No Significant Risk to health , safety, public welfare or the environment exist so long
As the following activities and uses occur:

ii) All uses that will not expose or disturb soil beneath the paved
portion of this property including but not limited to; residential use,
commercial use, manufacturing, retailing, professional services,
warehousing, education, medical services, government, and the uses
and activities further allowed by the City of Rochester and its elected
boards and officials;

iii) Maintenance of paved areas to prevent water penetration into
solid waste ,

iv) Continuation of biannual water testing at each of three test wells
installed at the property in accordance with the ground water management
permit issued by the State of New Hampshire and in effect for a 5 (five)

2001 MAY 17 AM 11:28

STRAFFORD COUNTY
REGISTRY OF DEEDS

009146

BK2312PG0336

year period beginning in November 1998 and continuing until November 2003 at which time DES or other state agencies will determine whether to continue testing requirements for additional time or to discontinue testing,

v) All soil removed from the portion of this property effected by this restriction will be managed, characterized, and disposed of in accordance with State of New Hampshire solid waste regulations and guidelines.

2. Activities inconsistent with this restriction: are uses which if Implemented at this property may result in significant risk of harm To health, safety, public welfare or the environment and are as follows:

i) Any use that will expose or disturb solid waste beneath the paved or floored area of this property, except for temporary Activities related to construction.

3. Modifications and or amendments to these activity and use restrictions May be allowed subject to the approval of such modifications and or amendments by NHDES.

4. Incorporation Into Deeds, Mortgages, Leases, and Instruments of Transfer, This notice shall be incorporated either in full or by reference Into all deeds, easements, mortgages, leases, occupancy agreements or Any other instrument of transfer whereby an interest in and/or a right To use the property is conveyed.

Owner hereby authorizes and consents to the filing and recordation Of this Notice at the registry of deeds for Strafford County New Hampshire.

Witness the execution hereof this 15th day of May 2001



By: William Albee Trustee
J. Peirce Trust

Then personally appeared the above named William Albee and
Acknowledged the foregoing to be his free act and deed before me,

Notary Public: 
My commission expires:

HEATHER K. CUBEDDU, Notary Public
My Commission Expires June 10, 2003

BK2312PG0337

STRAFFORD COUNTY
REGISTRY OF DEEDS

NOTICE OF ACTIVITY AND USE RESTRICTION

Site Name: Peirce Ford Site
303 North Main Street
Rochester, New Hampshire
Assessors Map 114, Lot 8

NHDES Site Number: 199611022

This Notice of Activity and Use Restriction ("Notice") is made as of this 1st day of November, 2001 by J. Peirce Trust, P.O. Box 421, Wolfeboro, New Hampshire and William "Chip" Albee, P.O. Box 21, Center Tuftonboro, New Hampshire together with its successors and assigns, (collectively "Owners").

WITNESSETH:

WHEREAS, Meredith S. Peirce, Trustee of the J. Peirce Trust under Declaration of Trust dated April 5, 1994, as amended on June 30, 1998, with an address of P.O. Box 421, Wolfeboro, New Hampshire and William "Chip" Albee, of P.O. Box 21, Center Tuftonboro, New Hampshire are the sole owners in fee simple of property with buildings and improvements known as 303 North Main Street, City of Rochester, County of Strafford and State of New Hampshire (formerly Peirce Ford Sales) (the "Property").

WHEREAS, said property is more particularly described in EXHIBIT A, attached hereto and,

WHEREAS, a portion of the property is sited over a municipal waste disposal site formerly owned and operated by the City of Rochester, New Hampshire and,

WHEREAS, in 1967 the City of Rochester, New Hampshire ceased activity and use of this site for the disposal of municipal waste and,

WHEREAS, response actions have been required for that portion of the property sited over the municipal waste disposal site. Said response actions include (a) the restriction of human access to and contact with solid waste and contaminants; (b) monitoring of groundwater contamination; and (c) review by the New Hampshire Department of Environmental Services (NHDES) of any construction or renovation projects on the property and,

WHEREAS, the Owners have completed the installation and initial testing of the monitoring wells shown on EXHIBIT B, completed repaving with bituminous concrete in the parking area, and installed passive gas ventilation beneath the paved areas and at the perimeter of the building; and

BK2417PG0258

WHEREAS, the NHDES has reviewed and approved this Notice of Activity and Use Restriction, and has approved the continued use of the Property, subject to the restrictions set forth in this Notice of Activity and Use Restriction.

NOW THEREFORE, notice is hereby given that the Activity and Use Restrictions (AUR) set forth below apply to the Property:

1. Permitted Activities and Uses:

- i) Commercial or industrial uses as permitted by the City of Rochester and its elected boards and officials;
- ii) Activities conducted within the Property that do not excavate or disturb contaminated soil or waste;
- iii) Activities conducted within the property that involve the excavation or disturbance of contaminated soil or waste, provided such activities are carried out in accordance with the terms and conditions set forth herein;
- iv) Underground utility or other excavation which are likely to disturb contaminated soil or waste, provided that such activities are conducted in accordance with Obligations/Conditions (i), (ii), and (v) of Section 3 of this AUR, and all applicable worker health and safety practices;
- v) Activities associated with maintenance of waste areas and installation of monitoring devices, including monitoring wells; and
- vi) New building construction activities, including construction both within and outside of the footprint of existing site structures, provided that such activities are conducted in accordance with Obligations/Conditions (i), (ii), (iii), (iv) and (v) of Section 3 of the AUR, and all applicable worker health and safety practices.

2. Prohibited Activities and Uses.

- i) Any activity, including but not limited to excavation, which is likely to disturb contaminated soil or waste, without prior development and implementation of a Soil and Waste Management Plan and a Health and Safety Plan in accordance with Obligations/Conditions (i) and (ii) of Section 3 of the AUR;
- ii) Any activity, including, but not limited to, contaminated soil or waste relocation, construction, dredging or excavation activity,

BK2417PG0259

which will disturb soil or waste, except as permitted in Section 1 above; and

- iii) Installation and/or use of a private well to supply groundwater for human consumption.

3. Obligations and Conditions:

- i) A Soil and Waste Management Plan must be prepared by a qualified environmental professional prior to commencement of any activity which is likely to disturb contaminated soil or waste on the Property. The Soil and Waste Management Plan shall describe appropriate soil and waste management, characterization, storage, transport, and disposal procedures in accordance with applicable state regulations. Workers who may come into contact with contaminated soil or waste should be trained regarding the requirements of the Plan, and the Plan must remain available on site throughout the course of the project. Prior to commencement of the work, a copy of the Plan shall be submitted to DES. Construction may commence upon the submission of the Plan;
- ii) A Health and Safety Plan must be prepared and implemented prior to the commencement of any activity that may result in the disturbance of contaminated soil or waste. The Health and Safety Plan should be prepared by a Certified Industrial Hygienist or other qualified individual appropriately trained in worker health and safety procedures and requirements. The Plan shall specify the type of personnel protection, engineering controls, and environmental monitoring necessary to prevent worker and other potential receptor exposures to contaminated soil and waste through ingestion, dermal contact, and inhalation. Workers who may come into contact with the contaminated soil should be appropriately trained regarding the requirements of the Plan, and the Plan must remain available on site throughout the course of the project. Prior to commencement of the work, a copy of the Plan shall be submitted to DES. Construction may commence upon the submission of the Plan.
- iii) Any new construction on the Property must provide for the safety of any and all future occupants by properly managing landfill gas. Buildings must be provided with a landfill gas venting system, designed by a professional engineer licensed in New Hampshire, and provided with continuous methane monitoring devices with an audible alarm set to sound at a maximum methane concentration of 25% of the lower explosive limit (LEL);

BK2417PG0260

- iv) Any new construction on the Property must provide for the safety of any and all future occupants by properly addressing differential and excessive settlement;
- v) All soil and waste removed from the portion of the property affected by this restriction must be managed, characterized, and disposed of in accordance with applicable State of New Hampshire waste regulations and guidelines; and
- vi) Continuation of periodic water testing at each of the test wells installed at the property in accordance with the groundwater management permit issued by the State of New Hampshire and in effect for a 5 (five) year period beginning in November 1998 and continuing until November 2003 at which time NHDES or other state agencies will determine whether to continue testing requirements for additional time or to discontinue testing; and
- vii) Maintain existing paved areas and soil cover, which serve as a protective cover to limit access and exposure to contaminated soils and solid waste.
4. Modifications and/or Amendments: Modifications and/or amendments to these activity and use restrictions may be allowed subject to the approval of such modifications and/or amendments by NHDES.
5. Incorporation into Deeds, Mortgages, Leases, and Instruments of Transfer: This notice shall be incorporated either in full or by reference into all deeds, easements, mortgages, leases, occupancy agreements or any other instrument of transfer whereby an interest in and/or a right to use the Property or a portion thereof is conveyed. The activity and use restrictions shall run with the land.
6. Emergency Procedures: In the event that an emergency requires immediate excavation of the Property, Owners shall:
- i) Promptly notify NHDES of such emergency action; and
 - ii) Limit the disturbance of contaminated media to the minimum reasonably necessary to adequately respond to such emergency; and
 - iii) Implement appropriate precautions to reduce exposures to contaminated media of neighbors and site workers; and
 - iv) Engage the services of a qualified environmental professional to supervise the preparation and implementation of a written plan for restoring the Property to a condition consistent with this Notice.

BK2417PG0261

7. Termination of Activity and Use Restrictions: The AUR imposed by this Notice may be terminated in accordance with the following procedures:

- i) Owner shall submit to NHDES a written request to terminate the AUR described above, with an explanation as to why such restrictions are no longer necessary to maintain the protection of human health and the environment; and
- ii) Owner shall provide such supporting documentation as NHDES may deem necessary to justify the termination of the AUR required by this Notice; and
- iii) Owner shall arrange for recording at the Strafford County Registry of Deeds of any such NHDES approved termination of this Notice, and provide an as-recorded copy of such instrument to NHDES.

Owners hereby authorize and consent to the filing and recordation of this Notice at the Strafford County Registry of Deeds.

The undersigned Meredith S. Peirce, as Trustee of the J. Peirce Trust under Declaration of Trust dated April 5, 1984, as amended, has full and absolute power in said Trust Agreement, having received all necessary or desirable direction from the beneficiaries of the Trust Agreement, to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee for a conveyance thereof.

Witness the execution hereof this 3 day of December 2001.

J. PEIRCE TRUST


By: Meredith S. Peirce, Trustee, duly authorized


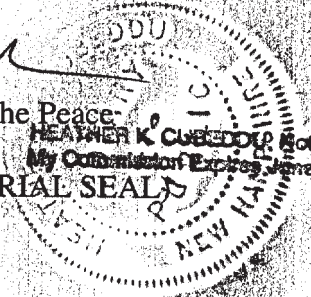

William "Chip" Albee

BK2417PG0262

STATE OF NEW HAMPSHIRE
COUNTY OF *Carroll*

Then personally appeared the above-named, Meredith S. Peirce, duly authorized Trustee of the J. Peirce Trust, known to me to be the person signing the within instrument and acknowledged that she executed the same, on behalf of said Trust, for the purposes therein contained.


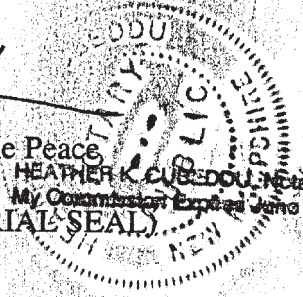
Dated: December 3, 2001


Notary Public/Justice of the Peace
My Commission Expires: June 10, 2003
(PLEASE AFFIX NOTARIAL SEAL)


STATE OF NEW HAMPSHIRE
COUNTY OF *Carroll*

Then personally appeared the above-named, William "Chip" Albee, known to me to be the person signing the within instrument and acknowledged that he executed the same for the purposed therein contained.

Dated: December 3, 2001


Notary Public/Justice of the Peace
My Commission Expires: June 10, 2003
(PLEASE AFFIX NOTARIAL SEAL)


BK2417PG0263



State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES

6 Hazen Drive, P.O. Box 95, Concord, NH 03302-0095
(603) 271-3644 FAX (603) 271-2181



November 19, 2001

Mr. William Albee
99 Ledge Road
P.O. Box 21
Center Tuftonboro, NH 03816

**SUBJECT: ROCHESTER, Peirce Ford Property, 303 North Main Street
(DES# 199611022)**

Dear Mr. Albee:

The Department of Environmental Services (Department) has received the proposed final *Notice of Activity and Use Restriction* for the subject property, submitted via e-mail by your counsel, Matthew Upton, on November 1, 2001. This draft is the result of review and discussions between the Department and Mr. Upton. Based upon its review, the Department hereby approves the content of the Notice. For your reference, and in order to avoid any confusion, I have enclosed a copy of the approved text.

You may now finalize the document with appropriate signature lines and in a form suitable for recordation. Within 30 days after execution and recordation in the Strafford County Registry of Deeds, please submit a copy of the recorded Notice of Activity and Use Restriction to my attention.

If you have any questions regarding this letter, please feel free to contact me at (603) 271-6422.

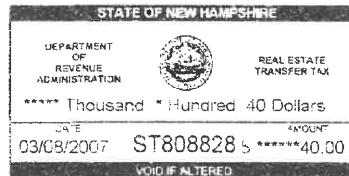
Sincerely,

Michael J. Wimsatt
Waste Management Division

Enclosure

cc: DB/File
Matthew Upton, Esq. – Upton & Hatfield
George Dana Bisbee, Asst. Commissioner, DES
Richard Reed SWMB
Michael Sills, Chief Engineer WMD
Gary Lynn, ORCB

BK2417PG0264



**CROSS EASEMENT AGREEMENT AND DECLARATION OF
RECIPROCAL EASEMENT**

**Rochester Plaza
Rochester, New Hampshire**

This Agreement made this 13th day of February, 2007, by and between **Mainly Rochester Pizza, LLC**, a Maine limited liability company ("Mainly Rochester") with a mailing address of 155 Center Street, Building C, Box 7, Auburn, Maine 04210, and **Lefta Realty, LLC**, a New Hampshire limited liability company ("Lefta") with a mailing address of c/o Donut Management Inc., 3 Pluff Avenue, North Reading, Massachusetts 01864.

RECITALS

WHEREAS, Mainly Rochester is the Owner of certain lands located in the City of Rochester, Strafford County, State of New Hampshire on 303 Farmington Road (a/k/a North Main Street) being more particularly bounded and described on Exhibit A, attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, Mainly Rochester is developing one portion of said Property leased to Capital Pizza of New Hampshire, Inc. ("Capital Pizza") for a Pizza Hut Restaurant facility (the "Pizza Hut Leasehold Parcel"); and

WHEREAS, Mainly Rochester is developing a second portion of said Property for a pad site leased to Lefta ("Lefta Lease") for a restaurant facility; and

WHEREAS, Lefta anticipates developing the leasehold for occupancy by a Dunkin' Donuts restaurant (the "Dunkin' Donuts Leasehold Parcel"); and

WHEREAS, Mainly Rochester is developing a third portion of said Property for a pad site leased to Crystal Touch Car Wash, LLC ("Crystal") for a car wash facility (the "Car Wash Leasehold Parcel"); and

WHEREAS, it is to the advantage of the parties to this Agreement that the commercial developments on each of the leasehold parcels share certain improvements and facilities, including vehicular and pedestrian access, landscaping, and signage in a common development pattern known as Rochester Plaza.

INTRODUCTORY STATEMENT

**CROSS EASEMENT AGREEMENT AND DECLARATION OF
RECIPROCAL EASEMENT**

**Rochester Plaza
Rochester, New Hampshire**

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WHEREAS, Mainly Rochester is developing one portion of said Property leased to Capital Pizza of New Hampshire, Inc. ("Capital Pizza") for a Pizza Hut Restaurant facility (the "Pizza Hut Leasehold Parcel"); and

WHEREAS, Mainly Rochester is developing a second portion of said Property for a pad site leased to Lefta ("Lefta Lease") for a restaurant facility; and

WHEREAS, Lefta anticipates developing the leasehold for occupancy by a Dunkin Donuts restaurant (the "Dunkin Donuts Leasehold Parcel"); and

WHEREAS, Mainly Rochester is developing a third portion of said Property for a pad site leased to Crystal Touch Car Wash, LLC ("Crystal") for a car wash facility (the "Car Wash Leasehold Parcel"); and

WHEREAS, it is to the advantage of the parties to this Agreement that the commercial developments on each of the leasehold parcels share certain improvements and facilities, including vehicular and pedestrian access, landscaping, and signage in a common development pattern known as Rochester Plaza.

INTRODUCTORY STATEMENT

A. Mainly Rochester is developing the Property as shown on site plan entitled "Site Layout Plan, Commercial Development, 303 North Main St., Mainly Rochester Pizza, LLC" by Gorrill-Palmer Consulting Engineers, Inc., drawing number C-102 dated April 2003, as revised, (the "Plat"), a reduced copy of which Plat is attached hereto as Exhibit B.

B. Pursuant to a certain lease with Mainly Rochester dated August 8, 2003, Capital Pizza is the lessee of Pizza Hut Leasehold Parcel ("Capital Pizza Lease"), which leasehold property is

shown and designated as "Pizza Hut" on the Plat, as such site plan was revised and certified by the Rochester Planning Board and Staff Planner on December 12, 2006 and as depicted on said Plat revised through December 8, 2006, a reduced copy of which is attached hereto as Exhibit C.

C. Pursuant to the Lefta Lease dated December 20, 2006, Lefta is the lessee of Dunkin Donuts Leasehold Parcel, which leasehold property is shown and designated as "Restaurant A" on the Plat.

D. Pursuant to a certain lease with Mainly Rochester dated August 8, 2003, Crystal is the lessee of Car Wash Leasehold Parcel ("Crystal Lease"), which Leasehold property is shown and designated as "Car Wash" on the Plat.

E. Pursuant to the Capital Pizza Lease, Mainly Rochester has constructed an approximately 3,630 square foot Pizza Hut Restaurant with drive-through and appurtenant automobile parking spaces on the Pizza Hut Leasehold Parcel.

F. Pursuant to the Lefta Lease, Lefta is to construct a Dunkin Donuts restaurant with drive through and appurtenant automobile parking spaces on the Lefta Leasehold Parcel.

G. Pursuant to the Crystal Lease, Crystal is to construct a car wash facility and appurtenant automobile parking spaces on the Car Wash Leasehold Parcel.

H. Lefta and Mainly Rochester desire to subject the Property to certain easements and restrictions for the benefit of each Leasehold Parcel and to subject each Leasehold Parcel to certain easements, covenants, conditions and restrictions for the benefit of the other Leasehold Parcel. Such easements, covenants, conditions and restrictions shall run to the benefit of and bind upon each respective Leasehold Parcel, Lefta and Mainly Rochester thereof from time to time.

NOW, THEREFORE, for and in consideration of the Recitals and Introductory Statement, which is deemed a material and substantive part of this Declaration, and Ten Dollars (\$10.00) and other good and valuable consideration, Mainly Rochester and Lefta as declarants (the "Declarants") hereby declare that the Property shall be held, sold and conveyed, subject to the following easements, restrictions, covenants and agreements which shall run with the Property and each part thereof and which shall inure to the benefit of the owner and Lessee of each Leasehold Parcel, and bind their respective successors and assigns:

1. **Definitions.** For purposes of this Declaration, the following terms shall have the following definitions:

(a) "Access Drive" is that certain Access Drive depicted on Exhibit B which traverses the Property to and from Farmington Road;

(b) "Common Areas" are the access drives and parking areas as depicted on Exhibit C.

(c) "Owner" means and refers to the fee simple owner or owners of all or any part of the Property, including, without limitation, the Pizza Hut Leasehold Parcel, Car Wash

Leasehold Parcel and the Dunkin Donuts Leasehold Parcel; but Owner does not mean any person or entity holding such interest merely as security for the repayment of a debt; and

(d) "Permittee" means and refers to (i) the tenants, employees, agents, contractors, customers, invitees and licensees of an Owner of the Property or any portion thereof; and (ii) any person or entity with whom any Owner shall hereafter enter into an agreement similar to this Declaration affecting a portion of any Leasehold Parcel, including its tenants, employees, agents, contractors, customers, invitees and licensees.

2. **Easement for Access Drive**

(a) Mainly Rochester, its tenants, Lefta, and their respective Permittees shall have and enjoy mutual, reciprocal and non-exclusive easements, rights and privileges to use the Access Drive for purposes of vehicular and pedestrian ingress and egress over and across the Access Drive and Property to the Leasehold Parcels. In addition, Mainly Rochester, its tenants, and Lefta shall have a non-exclusive easement over, across and under the Access Drive to install utility lines to service their respective Leasehold Parcels.

(b) Mainly Rochester, its tenants, and Lefta shall indemnify and hold the other and its Permittees harmless from and against any and all damage to the Access Drive caused by any extraordinary use thereof by the indemnifying party or its Permittees, respectively, extraordinary use including, but not limited to, the use of road for ingress and egress for construction equipment.

3. **Maintenance Responsibility**

(a) If any utility line, main, connection or facility for water, sewer, gas, electric, telephone or any other utility exclusively serves one Leasehold Parcel and crosses over, under or through any other Leasehold Parcel ("Exclusive Facilities"), such Exclusive Facilities shall be serviced, maintained, repaired, replaced and paid for by the respective parties served by such Exclusive Facilities and the Party so served shall have an easement therefor.

(b) Mainly Rochester as lessor of the Dunkin Donuts Leasehold Parcel, shall maintain that portion of the Access Drive and Common Areas located within the Dunkin Donuts Parcel in good order and repair. Lefta shall maintain the Leasehold Property not included in the Access Drive or Common Areas. In connection with the construction of any improvements on any Leasehold Parcel, the applicable party and its Permittees (i) will perform such construction work expeditiously so as to not interfere with or hinder the use and enjoyment of the Access Drive by any person or entity having a right to use the Access Drive; (ii) will not alter the size or configuration of the improvements within the Access Drive without the prior written approval of the other parties of any of the other Leasehold Parcels, which approval shall not be unreasonably withheld, conditioned or delayed; and (iii) will, or will cause its contractors performing such work to, provide general liability insurance to protect Lefta or Mainly Rochester, as the case may be, of each of the other Leasehold Parcels and its Permittees from the risk involved in such construction.

(c) The costs of maintaining the Access Drive and Common Areas located within a Leasehold Parcel shall be born two-thirds by Mainly Rochester and one-third by Lefta.

(d) If any party is delinquent and fails to comply with its maintenance obligations under this Section 3, any other party shall have the right to maintain, or cause the maintenance of, that portion of the Access Drive located on such other Leasehold Parcel and shall have the right to enter upon any other Leasehold Parcel for the purpose of such maintenance. The costs and expenses of such maintenance incurred by the non-delinquent Party shall be due and payable by the delinquent party to the non-delinquent party that performs such maintenance within five (5) days after receipt of demand therefor and if such amounts are not paid when due, then such amounts, together with interest thereon at the annual rate of five percent (5%) over the prime commercial rate of interest as reported by the Wall Street Journal and reasonable attorneys' fees, shall, upon proper recordation of a claim of lien in the Clerk's Office constitute a lien on that portion of such Leasehold Parcel owned or leased by such delinquent Parcel party until paid in full.

4. **Initial Construction of Access Drive.** Mainly Rochester shall have the responsibility at its sole cost and expense for the construction of the entrance to the Property, all other common facilities shown on the plan (e.g. curbing, traffic lights, traffic signs, etc) and the Access Drive, subject to the Lefta Lease. Such work shall be performed by Mainly Rochester in conformance with the plans and specifications and in accordance with the requirements of the City of Rochester as shown on the Site Plan.

5. **Construction Expenses.** Subject to the terms of the Lefta Lease, each party shall pay the cost of any fees or charges in connection with the construction and/or use of the Exclusive Facilities to the extent that such Exclusive Facilities service only the improvements on such party's Leasehold Parcel.

6. **Enforcement.** This Declaration may be enforced by any Mainly Rochester, Lefta, Crystal and/or Pizza Hut or their respective successors and assigns against any person or entity having obligations hereunder. The non-defaulting party(s) of a Leasehold Parcel or Pizza Hut and/or Lefta and /or Crystal and/or Mainly Rochester or their respective successors and assigns shall be entitled forthwith to full and adequate relief by injunction and/or all such other legal and equitable remedies for the consequences of such breach. If any party, or person benefited hereby, institutes any litigation to enforce any of the terms, covenants, conditions, easements and restrictions set out in the Declaration, the prevailing party in such litigation shall be entitled to collect court costs and reasonable attorneys' fees from the nonprevailing party. Any monetary judgment, which shall include attorney's fees, shall constitute a lien against the Leased Parcel of the defaulting party. Upon proper recordation in the Register's Office, unpaid assessments, including special assessments, shall constitute a lien and charge against a Leasehold Parcel until paid in full or otherwise discharged and released, and in addition to any other right or remedy, at law or in equity, and shall be collectable and enforceable against said real property.

7. **Term.** Unless otherwise canceled or terminated, this Declaration and all the easements, covenants, restrictions, rights, benefits, obligations and liabilities created under this Declaration shall be deemed to be perpetual unless terminated or released by the recordation among the Register's Office of a written instrument executed by all parties whose Leasehold Parcels are benefited by such easements. Until such termination, cancellation or release, all such easements, covenants, restrictions, rights, benefits, obligations and liabilities created in this

Declaration shall be perpetual easements and shall be deemed covenants and easements running with and binding upon the land as appurtenances to the dominant estates.

8. **Rights Granted.** The easements, restrictions, benefits and obligations set forth in this Declaration shall create mutual and reciprocal easements, restrictions, benefits and servitudes upon the Pizza Hut Leasehold Parcel, Car Wash Leasehold Parcel and the Dunkin Donuts Leasehold Parcel and the property running with the land. This Declaration shall create privity of contract and estate with and among all grantees of all or any part of the Pizza Hut Leasehold Parcel, Car Wash Leasehold Parcel and/or the Dunkin Donuts Leasehold Parcel and the Property, their successors and assigns. The Owner or lessee of each Leasehold Parcel and/or the Property may grant the benefit of all easements, restrictions, rights or privileges hereby granted to or conferred upon each of them, respectively, to lessees who hereafter shall occupy any part of their respective properties within the Leasehold Parcels for the duration of such tenancies, and also to its employees, agents, customers and invitees and those of its tenants.

9. **Modification; Cancellation.** This Declaration may be modified or canceled only by written consent of all entities or persons that qualify as an Owner of the Property or Lessee of any Leasehold Parcel from time to time; provided, however, that (a) during the term of the Pizza Hut Lease, and any extensions, renewals, or replacements thereof, the Owner of the Pizza Hut Leasehold Parcel shall not modify or cancel this Declaration without the prior written consent of Pizza hut, its successor or assigns, (b) during the term of the Lefta Lease, and any extensions, renewals, or replacements thereof, the Owner of the Dunkin Donuts Leasehold Parcel shall not modify or cancel this Declaration without the prior written consent of Lefta; and (c) during the term of the Crystal Lease, and any extensions, renewals, or replacements thereof, the Owner of the Car Wash Leasehold Parcel shall not modify or cancel this Declaration without the prior written consent of Crystal.

10. **Gender.** As used in this Declaration, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders, as the context may require.

11. **Headings.** Headings are for convenience or reference only and shall not affect meanings or interpretations of the contents of this Declaration.

12. **Binding.** This Declaration shall be binding upon and inure to the benefit of the Declarants, Lefta, Crystal and Pizza Hut, their respective personal or legal representatives, successors and assigns.

13. **Governing Law.** This Declaration shall be governed by the laws of the State of New Hampshire.

14. **Severability.** If any term or provision of this Declaration or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Declaration or the application of such term or provision to person or circumstance, other than those as to which it would become invalid or unenforceable, shall not be affected thereby, and each term and provision of this Declaration shall be valid and enforceable to the fullest extent permitted by law.

15. **Mortgages.** Any mortgages or deeds of trust encumbering any portion of each Leasehold Parcel and/or Property shall at all times be subordinate to the terms of this Declaration and any party foreclosing any such mortgage or deed of trust, or acquiring title by deed in lieu of foreclosure or trustee's sale, shall acquire title subject to all of the terms and provisions of this Declaration.

16. **Further Instrument.** Each party shall execute and deliver, in recordable form when necessary, any and all documentation as is necessary and applicable to effectuate or confirm the intention of that parties set forth herein.

17. **Waiver.** No delay or omission of any party in the exercise of any right occurring upon any default of any other party shall impair such right or be construed to be a waiver thereof, unless expressly waived in writing by such party. A waiver by any party of a breach of, or a default in, any of the terms and conditions of this Declaration by any other party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provisions of this Declaration. Exercise by an party, or the beginning of the exercise by an party, of any one or more of the rights or remedies provided for in this Declaration, now or hereafter existing at law or in equity, shall not be considered as an election of remedies so as to preclude the simultaneous or subsequent exercise by such party of any other right or for such breach.

18. **No Merger.** It is the intent of the Declarants that the easement rights created hereunder shall not merge with the fee title to the Leasehold Parcels, notwithstanding that fee title to all of the Leasehold Parcels may now or in the future be held by the same person or entity.

IN WITNESS WHEREOF, the Declarants have executed this Declaration under seal the day and year first above written.

WITNESS:




Witness

MAINLY ROCHESTER PIZZA, LLC

By:  Loyola Pizza, LLC, its Manager

By: 
Daniel G. Thompson, its Manager

LEFTA REALTY, LLC, A NEW HAMPSHIRE LIMITED LIABILITY COMPANY

By: 
Constantine G. Scrivanos
Its Manager



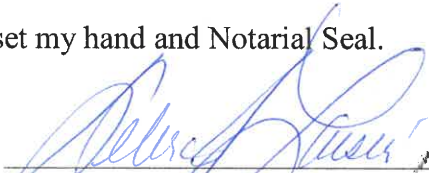
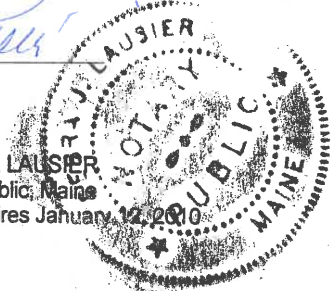
Witness

STATE OF MAINE
COUNTY OF CUMBERLAND

On this 13th day of February, 2007, before me, a Notary Public of said State and City aforesaid, duly commissioned and sworn, personally appeared Daniel G.

Thompson, known to me to be the Manager of Loyola Pizza, LLC, as Manager of MAINLY ROCHESTER PIZZA, LLC, a limited liability company, and that he as such Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Manager.


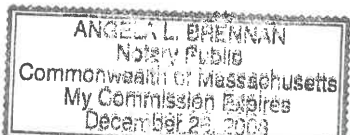
IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.


Notary Public
My Commission Expires:
DEBRA J. LAUSIER
Notary Public, Maine
My Commission Expires January 12, 2010


STATE OF Massachusetts
COUNTY OF Essex

On this 26th day of January, 2007, before me, a Notary Public of said State and City aforesaid, duly commissioned and sworn, personally appeared Constantine G. Scrivanos, Manager of LEFTA REALTY, LLC, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Manager.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.


Notary Public
My Commission Expires:
ANGELA L. BRENNAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 23, 2009


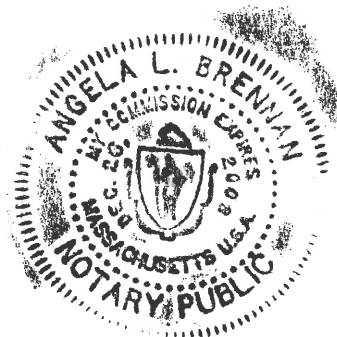


EXHIBIT A
303 NORTH MAIN STREET
TAX LOT 114-8
PLAN 64-21
ROCHESTER, NH

A certain tract or parcel of land with any improvements thereon, situate in the City of Rochester, County of Strafford and State of New Hampshire. Said land is on the easterly side of NH Route 11 (a/k/a North Main Street - a/k/a Farmington Road - a/k/a Henry Wilson Highway). Said land is shown on a "Plan of Land for J. Peirce Trust, Meredith Peirce, Trustee and William "Chip" Albee" dated March, 2001, drawn by Land Technical Service Corp., as file number 00244 and recorded as Plan 64-21 in the Strafford County Registry of Deeds and more particularly bounded and described as follows:

Beginning at the southwest corner of the subject land, on the easterly boundary of NH Route 11, being the northwest corner of land of RLP Realty, Inc. at a pin/cap to be set;

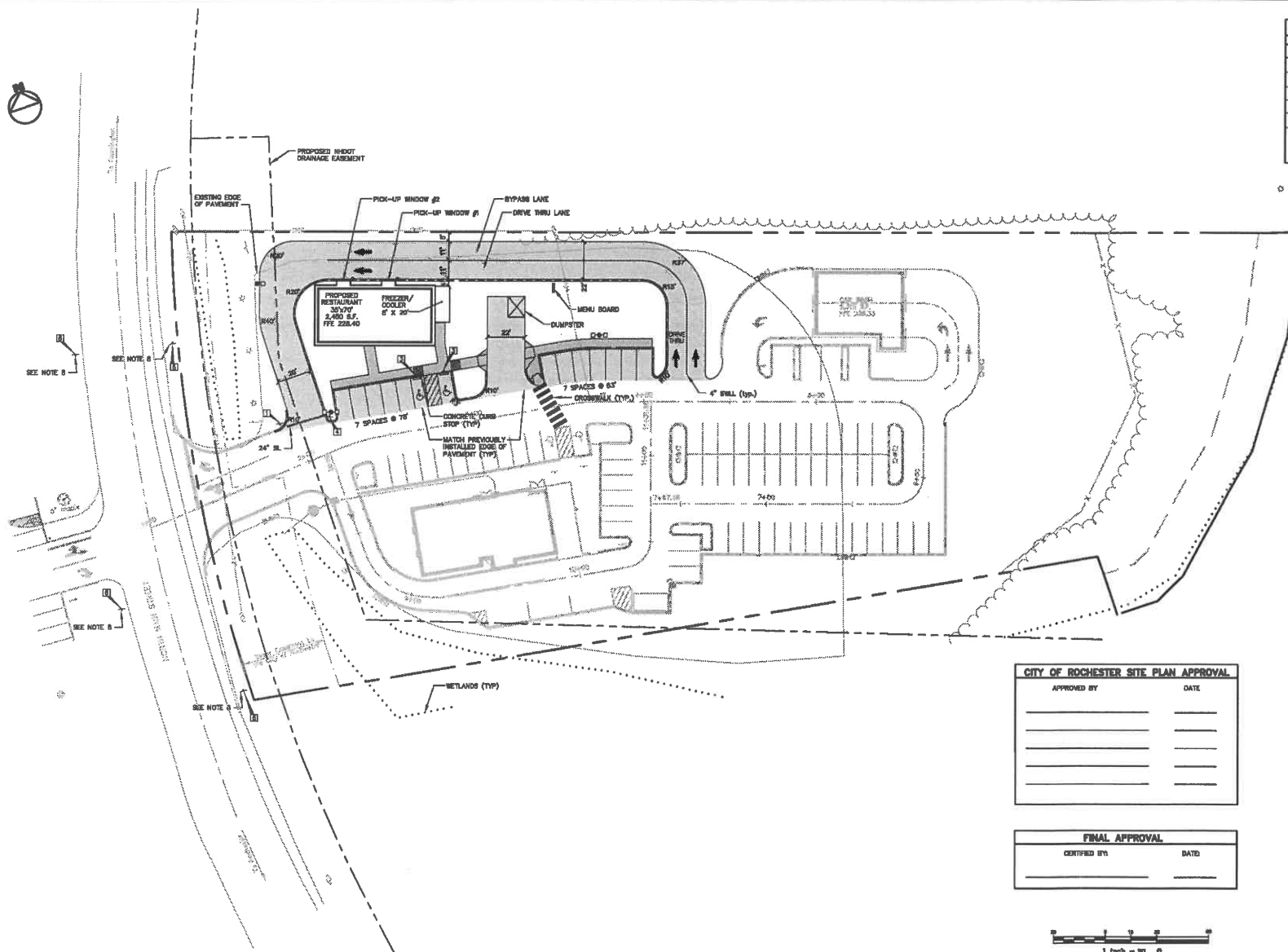
thence running northerly along Route 11 along a curve to the right, said curve having a radius of 921.93 feet, a distance of 278.51 feet to a pin/cap to be set at the southwest corner of land now or formerly of Opportunity Realty of Rochester, LLC still n the easterly boundary of Route 11;

thence turning and running S 71° 05' 11" E a distance of 660.23 feet by land of said Opportunity Realty through a pin/cap to be set to a marsh/ditch near the Cocheco River, at land believed to be the City of Rochester, across from land now or formerly of Gloria Martel;

thence turning and running southwesterly and westerly along said marsh/ditch and land of the City of Rochester a distance of 260 feet, more or less, to a point at land now or formerly of RLP Realty, Inc.;

thence turning and running N 00° 21' 13" E a distance of 35.72 feet by land of said RLP Realty to a pin/cap to be set at the northeast corner of land of RLP Realty;

thence turning and running N 80° 47' 39" W a distance of 499.64 feet still by land of said RLP Realty to the point of beginning.



BULK AREA REQUIREMENTS		
ITEM	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	NO REGULATION	141,081.5 S.F.
MINIMUM LOT FRONTAGE	NO REGULATION	278.31 FT
MINIMUM FRONT SETBACK	NONE REQUIRED	10 FT
MINIMUM SIDE SETBACK	NO REGULATION	5 FT
MINIMUM REAR SETBACK	25 FT	>25 FT
MINIMUM LOT COVERAGE	30%	40.74% *

* THE EXISTING SITE INCLUDES 68,530 S.F. OF IMPERVIOUS SURFACE (68,400 IMPERVIOUS COVERAGE). THE SITE IS AN OLD LANDFILL THAT HAS BEEN CAPPED WITH AN IMPERVIOUS COVER. MODIFICATIONS TO THE CAP ARE RESTRICTED BY ACTIVITY AND USE RESTRICTIONS DEVELOPED BY MADES.

SITE DATA		
ZONE: B-2		
LOT AREA	141,081.5 S.F.	3.23 ACRES
BUILDING AREA	2,400 S.F. (SEE NOTE 6)	
DUNKIN' DONUTS	2,400 S.F. (APPROXIMATE 9/2/00)	
PARKING	2,400 S.F. (APPROXIMATE 9/2/00)	
TOTAL	2,400 S.F.	
PARKING		
NEW STRUCTURE		
TOTAL PARKING		
(SEE NOTE 6)		
DUNKIN' DONUTS	17	21
(1 SP / 1 SEAT + 1 SP / 1 EMPLOYEE)		
PARKING	17	20
(1 SP / 1 SEAT + 1 SP / 1 EMPLOYEE)		
CAR WASH		
(NO REGULATION)		
TOTAL	34	41
HANDICAPPED SPACES	4	4

SIGN LEGEND		
STOP	NO PARKING	NO PARKING
1	2	3
4	5	6
7	8	9

STRIPING LEGEND		
24" - 24" WIDE STOP LINE		
4" - 4" WIDE SOLID WHITE LANE LINE		
4" - 4" DOUBLE SOLID YELLOW LANE LINE		

CURBING LEGEND		
STANDARD BORN CURB		

NOTES:

- FOR MORE INFORMATION ABOUT THIS SITE PLAN CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NEW HAMPSHIRE 03607, (603) 330-1336.
- THIS LAND MAY NOT BE FURTHER DEVELOPED WITHOUT PLANNING BOARD APPROVAL. THE PLANNING BOARD RESERVES THE RIGHT TO DENY ANY ADDITIONAL DEVELOPMENT HERE. THE PURPOSES OF MAINTAINING THIS AREA AS UNDEVELOPED ARE TO MAINTAIN SOME OPEN AREA ON THE SITE, MITIGATE THE INTENSITY OF DEVELOPMENT OF THE SITE, AND PROVIDE SOME BUFFER TO THE COCHOWE RIVER.
- THE PROPOSED PLAN CONFORMS WITH ALL STATE REQUIREMENTS AS INDICATED IN THE NOTICE OF ACTIVITY AND USE RESTRICTIONS (CHOSD SITE NUMBER 199911023) AS PREPARED BY NIDES ON DECEMBER 3, 2001.
- INTERIOR LIGHTING FOR CAR WASH SHALL BE FULLY SHIELDED WITH 100% OPAQUE SHIELDS, AND THE NUMBER OF LIGHT FIXTURES SHALL NOT EXCEED 10, AND NO LIGHTS MAY FLASH.
- MAIN DUNKIN' DONUTS BUILDING IS 2,400 S.F. WITH A 180 S.F. COOLER ATTACHED.
- PARKING WILL BE SHARED BETWEEN ALL PROPOSED USES.
- WALKER REQUESTED TO ALLOW REDUCTION IN SIDE LANDSCAPED BUFFER FROM 10 FEET TO 5 FEET. SITE PLAN APPROVED NOVEMBER 23, 2005.
- APPLICANT TO PROVIDE 'NO PARKING' SIGNS FOR INSTALLATION ALONG BOTH SIDES OF NORTH MAIN STREET (ON FRONT OF 303 NORTH MAIN STREET) SITE. LOCATIONS TO BE APPROVED BY NIDES AND CITY OF ROCHESTER.

CITY OF ROCHESTER SITE PLAN APPROVAL	
APPROVED BY _____	DATE _____
_____	_____
_____	_____
_____	_____

FINAL APPROVAL	
CERTIFIED BY _____	DATE _____



Final Approval Certification	12/06/08	LRB
Contractor Information	12/13/08	LRB
Revised Per City Comments	10/17/08	LRB
Site Plan Review Modifications	9/08/08	WCH
Issued For	Date	By

Design: GCP (Draft: G.A.) Date: SEPT 08
 Checked: WCH Scale: 1"=30' Link No: 171.03
 File Name: 171.03-SP.dwg
 This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc. (GPCE). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCE.

GP Gorrill-Palmer Consulting Engineers, Inc.
 PO Box 1237 Traffic and Civil Engineering Services 207-857-8910
 15 Shaker Road FAX: 207-857-8912
 Gray, ME 04039 E-Mail: mailbox@gorrillpalmer.com

Drawing Name: Site Plan - Dunkin' Donuts
 Project: COMMERCIAL DEVELOPMENT, 303 NORTH MAIN ST.
 Client: Konstantino Sklavounos
 Dunkin' Donuts, Inc.

Drawing No.
C-102

Rev.	Date	Revision

WARRANTY DEED

THAT, Mainly Rochester Pizza, LLC, of 155 Center Street, Auburn 04210, County of Androscoggin, State of Maine, for consideration paid, grant to the State of New Hampshire, whose address is PO Box 483, 7 Hazen Drive, Concord, New Hampshire 03302-0483, with WARRANTY covenants,

A certain parcel of land situated on the Easterly side of Farmington Road (NH Route 11), as now travelled, in the City of Rochester, County of Strafford, State of New Hampshire, and being near the Farmington Road (NH Route 11) Construction Base Line Station 314+00 and shown as Parcel 116 on a Plan of Rochester, 10620D (10620L construction phase), on file in the records of the New Hampshire Department of Transportation and to be recorded in the Strafford County Registry of Deeds; bounded and described as follows:

Being all that land belonging to the grantor that comes within a distance of forty (40) feet measured Easterly and parallel with the Farmington Road (NH Route 11) construction base line; bounded on the West by the Easterly side line of Farmington Road (NH Route 11), as now travelled; bounded on the North by land now or formerly of Opportunity Realty of Rochester, LLC; bounded on the East by other land of the Grantor; and bounded on the South by land now or formerly of RLP Realty, Inc.

Containing nine hundredths (0.09) of an acre, more or less, and being a portion of that real estate recorded December 14, 2001, at the Strafford County Registry of Deeds in Book 2425, Page 804.

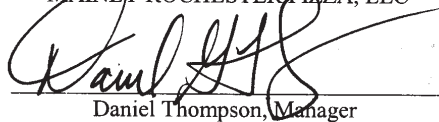
And also granting the permanent right and easement to construct, reconstruct, maintain, repair and operate ditches, culverts, pipes, catch basins or other facilities for drainage purposes over, under or through land of the of the Grantor abutting or near the Farmington Road. (NH Route 11) in the area shown on the above-referenced Plan in accordance with the standard practice of highway construction.

And also granting the temporary right and easement for the purposes of creating slopes and matching driveways on land of the Grantor as shown on the above-referenced Plan in accordance with the standard practice of highway construction. Said temporary construction easement areas shall be affected for a period of twelve (12) months during the construction of the project. The property owner shall have unencumbered use of the areas at all other times. Said easement shall expire on December 31, 2023, or one (1) year after completion of the construction for the project, whichever date shall come first.

It is hereby made a part of the before mentioned consideration and a condition to this instrument that the property taxes are to be pro-rated as of the date of execution of this instrument.

Executed this 15th day of December, 2008

MAINLY ROCHESTER PIZZA, LLC


Daniel Thompson, Manager

STATE OF MAINE

COUNTY OF Androscoggin

On this the 15 day of December, 2008, before me Darsi Simond, the undersigned officer, personally appeared, Daniel Thompson, whose acknowledged himself to be the Manager of Mainly Rochester Pizza, LLC, a corporation, and that he, as such manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him manager.

In witness whereof I hereunto set my hand and official seal.


Darsi Simond

Notary Public/Justice of the Peace

My commission expires: November 3, 2015

