

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

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P. O. Box 268
31 Mooney St.
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July 13, 2023

Shanna Saunders, Director
Department of Planning and Development
City Hall Annex
33 Wakefield Street
Rochester, NH 03867-1917

Re: Case #208-18-GRD-21; Proposed Self-Storage Facility with Solar; 17 Sterling Drive; Modification to Approved Project Application.

Dear Shanna:

The following is a summary of the plan revisions that the applicant is seeking approval. These revisions were the result of shifting the solar trackers to avoid impacts to the jurisdictional wetlands. The original approved plan depicted 6 solar trackers located in the jurisdictional wetlands with a constructed access path located on the easterly property line. This approval required both temporary and permanent impacts to the wetlands which facilitated the need for approval from the NHDES Wetlands Bureau and the US Army Corps of Engineers.


After several discussions and pre-application meeting with NHDES, it was determined that the process was going to be very lengthy and triggering State and Federal mitigation for the impacts to the wetlands. At which point, the applicant decided to request a variance from the Zoning Board of Adjustment to allow for the placement of the solar trackers in the Conservation Overlay district. On June 14, 2023, the Rochester Zoning Board of Adjustment granted a variance with conditions to allow for the construction of solar tracker within the wetlands buffer setbacks.

- Four of the six solar trackers that were in the wetlands are relocated a minimum of 25 feet from the wetlands along the existing stonewall. By placing the trackers 25 feet away, it would ensure the solar panels would not rotate over the wetlands and cause any impacts to the wetlands. This resulted in shifting the temporary maintenance path from one side of the site to the other side. The overall temporary impacts square footages to the CO district were revised accordingly.
- The other two of the six trackers are relocated to the southwesterly corner of the development. They are placed such to not have any impacts on the operation of the site.
- The three trackers that are located in the stormwater management system were shifted to place them in the berm between the infiltration basin and the sediment forebay. The placement to the berm was to reduce the disturbance to the established infiltration basin and to provide more separation to the other proposed trackers.

On behalf of Packy Investment Properties, LLC and Packy Campbell, I want to thank everyone within the Planning Department, Public Works Department, and other City Departments that assisted in the approval and implantation of their project. Please do not hesitate to contact me with any questions, comments, or concerns.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: 
Scott A. Lawler, P.E., Project Engineer

Cc: Packy Investment Properties, LLC



Modification to Approved Project
City of Rochester, New Hampshire

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

Type of project: Site Plan^X; Subdivision____; Line Adjustment____; Other ____

Project name Packy Investment Properties Self-Storage Facility

Date of original Planning Board approval February 6, 2023

Description of modification: The four proposed solar trackers that were proposed in the wetlands were revised to place them
at least 25 feet from the wetlands. The plans were also revised to remove all wetland impacts and relocate the proposed temporary
access path and adjusted the temporary impacts to the Conservation Overlay district.

Applicant Name: Packy Investment Properties, LLC c/o Packy Campbell

Mailing Address 123 Washington Street, Rochester NH 03867

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

Please note: *Modifications are reviewed by the Planning Board but no public hearing is held and no notices are required. (In contrast, projects, which are considered to have a potential impact upon abutters, are considered amendments for which notice and a public hearing is required.) There is a \$125.00 fee for a modification.*

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

Please check box: Applicant ☐ Agent ☒

Signature of person completing form:  Date: 07/13/2023

Signature of property owner (if different): _____ Date: _____

LAND SURVEYORS



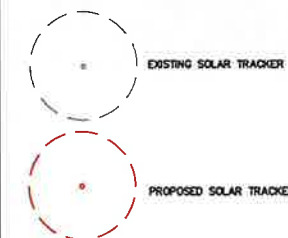
CIVIL ENGINEERS



REVISIONS:
11/2/22 - REVISE PER TRG COMMENTS
1/26/23 - ADD NOTE 18 AND KNOX BOX
07/11/23 - REVISE LOCATION OF TRACKERS TO REMOVE FROM THE WETLANDS AND A MINIMUM OF 25 FEET FROM THE WETLANDS. REVISE GENERAL SITE PLAN NOTES.

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

- LEGEND**
- PROPERTY LINE
 - JURISDICTIONAL WETLANDS
 - EXISTING TREE LINE
 - EXISTING OVERHEAD WIRES
 - EXISTING HYDRANT
 - EXISTING WATER GATE OR SHUT-OFF VALVE
 - EXISTING UTILITY POLE
 - EXISTING SEWER MAN HOLE
 - EXISTING CATCH BASIN
 - EXISTING LIGHT POLES
 - EXISTING SOLAR TRACKER
 - PROPOSED SOLAR TRACKER



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

FEMA FLOOD ZONE LINE

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

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



LOCUS MAP
NTS

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

REFERENCE PLAN
1) "AS-BUILT PLAN SITE PLAN, TAX MAP 208, LOT 18, 17 STERLING DRIVE, ROCHESTER, NH PREPARED FOR PACKYS INVESTMENT PROPERTIES LLC" DATED MAY 2022, BY NORWAY PLAINS ASSOCIATES, INC.
2) "SUBDIVISION OF LAND, NH ROUTE 11 - FARMINGTON ROAD, STRAFFORD COUNTY, ROCHESTER, NH" FOR RAVEN REALTY, LLC; DATED: OCTOBER 2007; BY NORWAY PLAINS ASSOCIATES, INC. RECORDED SCRD PLAN 94-28.
3) "EASEMENT PLAN - SUBDIVISION OF LAND, NH ROUTE 11 - FARMINGTON ROAD, STRAFFORD COUNTY, ROCHESTER, NH" FOR RAVEN REALTY, LLC; DATED: OCTOBER 2007; BY NORWAY PLAINS ASSOCIATES, INC. RECORDED SCRD PLAN 94-28.

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

NORWAY PLAINS ASSOCIATES, INC.

- GENERAL SITE PLAN NOTES**
- THE PURPOSE OF THIS PLAN IS TO AMEND PREVIOUS APPROVED SITE PLAN TO DEPICT THIRTEEN ADDITIONAL SOLAR TRACKERS ON TAX MAP 208, LOT 18-2.
 - THIS PARCEL IS LOCATED IN THE GRANITE RIDGE DEVELOPMENT (GRD) ZONE, THE AQUIFER PROTECTION OVERLAY DISTRICT (APOD), THE FLOOD HAZARD OVERLAY DISTRICT (FHOD) AND THE WETLAND CONSERVATION OVERLAY DISTRICT.
 - TOTAL PARCEL AREA: LOT 18-2 = 6.67 ACRES OR 290,543 SQUARE FEET
 - THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FEATURES ON THE LOT.
 - THE LOT IS SERVED BY CITY SEWER AND WATER.
 - DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
GRANITE RIDGE DEVELOPMENT (GRD) ZONE:
MINIMUM LOT AREA = NO DIMENSIONAL STANDARD
MINIMUM LOT FRONTAGE = 50 FEET
PAVEMENT SETBACKS:
FRONT = 10'
SIDE = 5'
REAR = 10'
MINIMUM YARD SETBACKS:
FRONT = NO DIMENSIONAL STANDARD
SIDE = NO DIMENSIONAL STANDARD
REAR = NO DIMENSIONAL STANDARD
MAXIMUM LOT COVERAGE = NO STANDARD
MAXIMUM BUILDING HEIGHT = NO STANDARD
MIN-WAREHOUSE:
FRONT = 100'
SIDE = 75' (IF ABUTTING RESIDENTIAL PROPERTY)
REAR = 75' (IF ABUTTING RESIDENTIAL PROPERTY)
CONSERVATION OVERLAY DISTRICT:
FRONT = 100'
SIDE = 75' (IF ABUTTING RESIDENTIAL PROPERTY)
REAR = 75' (IF ABUTTING RESIDENTIAL PROPERTY)
 - ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS AND NAD83
 - PARCEL IS LOCATED WITHIN ZONE AE (100% FLOOD) AND THE FLOODWAY ZONE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #330110140 DATED MAY 17, 2005.
 - WETLANDS DELINEATION WAS COMPLETED BY DAMON E. BURT, CWS IN MAY OF 2020.
 - SOIL SERIES TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICE:
+ HSB - HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES
+ HSC - HINCKLEY LOAMY SAND, 8 TO 15 PERCENT SLOPES
+ HSE - HINCKLEY LOAMY SAND, 15 TO 60 PERCENT SLOPES
+ RU - RUNNET FINE SANDY LOAM
 - FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03607, (603) 335-1338.
 - THIS DEVELOPMENT MUST BE IN COMPLIANCE WITH ALL APPLICABLE LAW - INCLUDING ALL PERTINENT PROVISIONS OF THE CITY OF ROCHESTER SITE PLAN REGULATIONS - UNLESS OTHERWISE WAIVED.
 - ACCESS INTO THE SITE FOR FIRE APPARATUS MUST BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS. THIS IS THE SOLE RESPONSIBILITY OF THE APPLICANT/DEVELOPER TO MAINTAIN THIS ACCESS. PLEASE CONTACT THE FIRE DEPARTMENT AT 330-7182 WITH ANY QUESTIONS ABOUT ACCESS REQUIREMENTS.
 - SHOW SHALL NOT BE PILED IN SUCH A MANNER AS TO BLOCK THE VISIBILITY OF THE VEHICLES ON STERLING DRIVE AND ALL EXCESS SHOW SHALL BE REMOVED FROM THE SITE.
 - ALL OUTSIDE CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS RESTRICTED TO THE HOURS OF 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 6:00 P.M. SATURDAY.
 - ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THE STREET, ONE ADDITIONAL POLE MAY BE PLACED ON/NEAR THE PROPERTY TO ALLOW FOR OVERHEAD EXTENSION OF WIRES ACROSS THE STREET. UTILITIES EXTENDING FROM ANY SUCH NEW POLE MUST BE UNDERGROUND. THE APPLICANT MAY WORK WITH THE CITY STAFF AS APPROPRIATE TO ADDRESS THIS REQUIREMENT.
 - SITE PLAN TO CONSTRUCT FOUR SELF STORAGE BUILDINGS WITH SOLAR ARRAYS, ASSOCIATED PAVEMENT AND DRAINAGE, CASE# 208-18-GRD-21 RECEIVED PLANNING BOARD APPROVAL ON JANUARY 4, 2021.
 - ONLY DISEASED OR HAZARDOUS TREES SHALL BE CUT WITHIN JURISDICTIONAL WETLANDS AND MUST BE COMPLETE BY HAND WITHOUT MECHANICAL EQUIPMENT. IF MECHANICAL EQUIPMENT IS USED, IT SHALL BE IN ACCORDANCE WITH RIDGES LOGGING REGULATIONS.
 - ON JANUARY 11, 2023 THE CITY OF ROCHESTER ZONING BOARD OF ADJUSTMENTS GRANTED A SPECIAL EXCEPTION TO PERMIT UTILITY POWER GENERATION, CASE # 2-23-02.
 - ON JUNE 14, 2023 THE CITY OF ROCHESTER ZONING BOARD OF ADJUSTMENTS GRANTED A VARIANCE TO ALLOW THE CONSTRUCTION OF SOLAR TRACKERS WITHIN THE WETLAND BUFFER.
 - THE APPLICANT MUST ADHERE TO THE RECOMMENDATIONS TO PROTECT WILDLIFE FOLLOWING THE NHB REVIEW.
 - A KNOX BOX SHALL BE INSTALLED AT THE GATE PER THE REQUIREMENTS OF THE ROCHESTER FIRE DEPARTMENT.
 - TOTAL EARTH DISTURBANCE UNDER PREVIOUS SITE DEVELOPMENT WAS 118,000 SQUARE FEET. THE PROPOSED ADDITIONAL EARTH DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF THE SOLAR TRACKERS OUTSIDE THE PREVIOUSLY IMPACTED AREA IS 3,600 SQUARE FEET.

SITE REVIEW APPROVAL

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE REVIEW PLAN, THE SITE REVIEW APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/DEVELOPER TO ALL WRITTEN AND VERBAL REPRESENTATIONS MADE REGARDING SUCH MATTERS AS USE, NUMBER OF EMPLOYEES, DRAINAGE, CONSTRUCTION, ETC. AS WELL AS ALL OTHER TERMS, CONDITIONS, PROVISIONS, REQUIREMENTS AND SPECIFICATIONS OF THE SITE PLAN REVIEW REGULATIONS OF THE CITY OF ROCHESTER, N.H., AS AMENDED, IN EFFECT ON THE DATE OF APPROVAL. ANY VARIATION FROM THE PROPOSAL AS APPROVED MAY ALSO REQUIRE THE SUBMISSION AND APPROVAL OF A NEW SITE REVIEW APPLICATION.

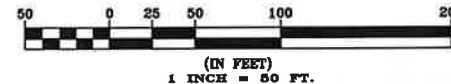
FINAL APPROVAL BY ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

TAX MAP 208, LOTS 18
OWNER OF RECORD:
PACKYS INVESTMENT PROPERTIES LLC
PO BOX 77
FARMINGTON, NH 03835-0077
SCRD BOOK 4746, PAGE 803

OVERALL SITE PLAN
TAX MAP 208, LOTS 18
17 STERLING DRIVE
ROCHESTER, NH

PREPARED FOR:
PACKYS INVESTMENT PROPERTIES LLC
OCTOBER 2022
GRAPHIC SCALE



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

LAND SURVEYORS

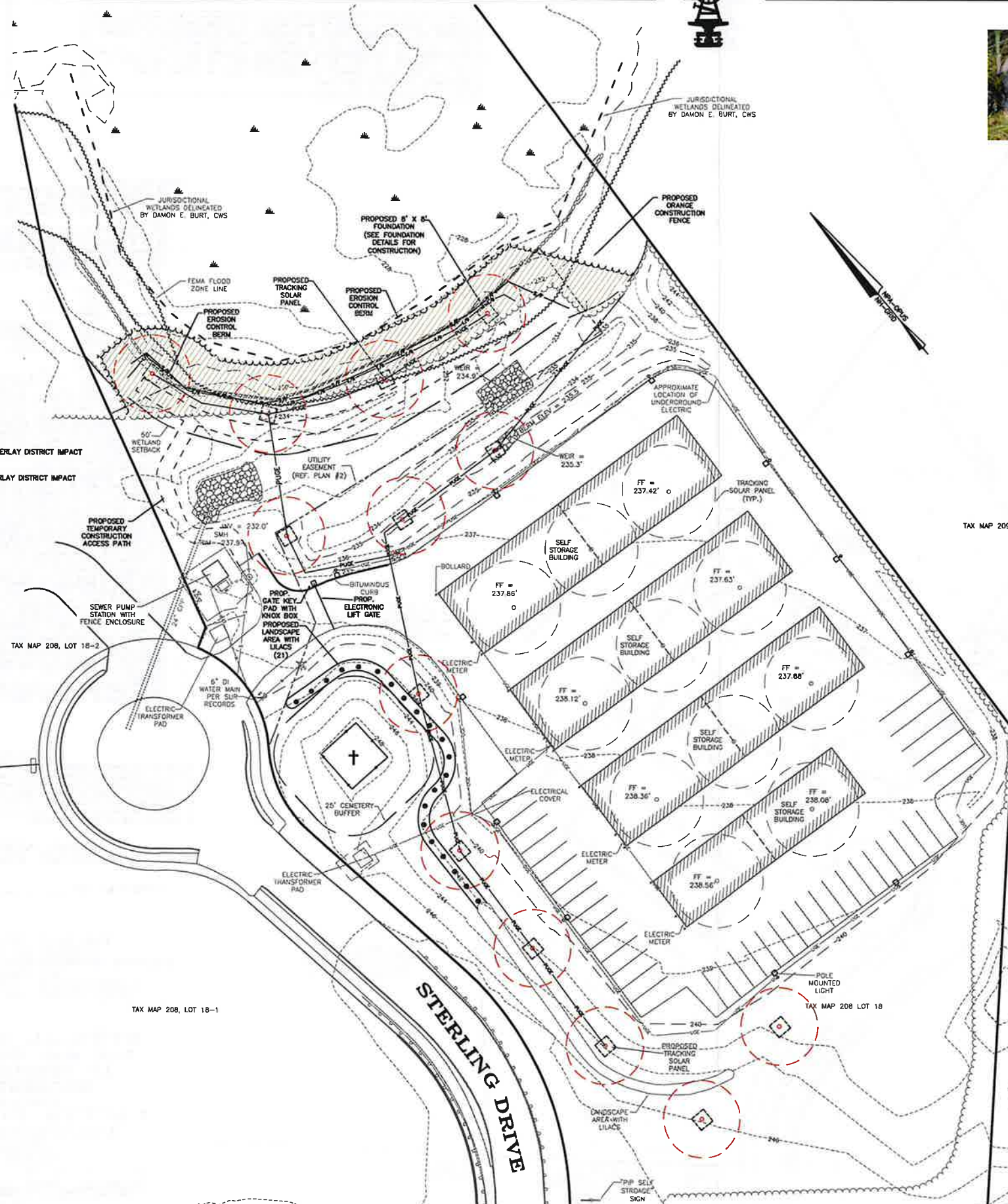
CIVIL ENGINEERS

LEGEND

- PROPERTY LINE
- LIMITS OF JURISDICTIONAL WETLANDS
- EDGE OF PAVEMENT
- TREE LINE
- FEMA FLOOD ZONE LINE
- STONEWALL
- CONTOUR LINE
- DRAIN LINE
- UNDERGROUND ELECTRIC
- WATER LINE
- SEWER LINE
- CATCH BASIN
- SEWER MANHOLE
- MONUMENT
- HYDRANT
- WATER GATE OR SHUT-OFF VALVE
- WETLANDS
- LIGHT POLE
- SPOT ELEVATION
- BOLLARD

- EXISTING SOLAR TRACKER
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED TREELINE
- PROPOSED EARTH BERM
- PROPOSED GRAVEL

- PROPOSED SOLAR TRACKER
- PROPOSED TEMPORARY CONSERVATION OVERLAY DISTRICT IMPACT
- PROPOSED FORESTRY CONSERVATION OVERLAY DISTRICT IMPACT



THE BLAIN'S TURTLE



THE WOOD TURTLE

WILDLIFE PROTECTION NOTES

- ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHGREVIEW@WILDLIFE.NH.GOV. EMAIL SUBJECT LINE: NH822-1198, 115 NH ROUTE 11, FARMINGTON, WILDLIFE SPECIES OBSERVATION. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NH&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION AS FEASIBLE.
- IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NH&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NH&G. IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FS 1002.04. THE NH&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

PROPOSED IMPACTS

TEMPORARY CONSERVATION OVERLAY DISTRICT IMPACT (SQUARE FOOT)	FORESTRY CONSERVATION OVERLAY DISTRICT IMPACT (SQUARE FOOT)
1,850 SF	7,930 SF



LOCUS MAP
NTS

FILE NO. 116
PLAN NO. C-3077
DWG. NO. 19273 SP-34

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

NORWAY PLAINS ASSOCIATES, INC.

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TAX MAP 208, LOT 18
OWNER OF RECORD:
PACKYS INVESTMENT PROPERTIES LLC
PO BOX 77
FARMINGTON, NH 03835-0077
SCRD BOOK 4748, PAGE 803

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

OCTOBER 2022

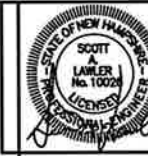
GRAPHIC SCALE



(IN FEET)

1 INCH = 30 FEET

C-2



REVISIONS:
1/26/23 - REVISE PER CONSERVATION COMMISSION
RECOMMENDATIONS.
07/12/23 - REVISE CONSTRUCTION SEQUENCE NOTES,
RELOCATE TRACKERS AND CONSTRUCTION ACTIVITY FROM
THE WETLANDS. RELOCATE TEMPORARY CONSTRUCTION
ACCESS PATH.

1. ESTABLISH STAGING AREA AS SHOWN ON CONSTRUCTION PLAN. USE THIS AREA FOR ALL MATERIAL STORAGE AND CONSTRUCTION EQUIPMENT.
2. INSTALL ORANGE CONSTRUCTION FENCE AT PERIMETER OF DISTURBANCE AREA.
3. INSTALL EROSION CONTROL BERM AS SHOWN ON SHEET C-2.
4. ESTABLISH DRAINAGE AREA AS SHOWN ON PLAN, IF NECESSARY. BUILD USING SPECIFICATION ON SHEET C-4 AND GUIDANCE FROM 161 STORMWATER MANUAL, VOLUME 3.
5. CONSTRUCT TEMPORARY ACCESS PATH:
 - a. WORKING FROM THE END OF THE PATH, DIG TRENCH FOR UNDERGROUND CONDUIT.
 - b. DIG AREA FOR EACH BRACING PANEL FOUNDATION.
6. ESTABLISH CONCRETE WASHOUT AREA AS SHOWN ON PLAN.
7. SAW CUT PAVEMENT FOR INSTALLATION OF UNDERGROUND CONDUIT AS SHOWN ON CONSTRUCTION PLAN.
8. INSTALL UNDERGROUND CONDUIT 30" BELOW GRADE AND SURROUND IN SAND BOX AS SHOWN IN DETAIL ON SHEET C-4.
9. INSTALL FOUNDATION FOR SOLAR TRACKERS. DURING CONSTRUCTION OF FOUNDATIONS, A CONCRETE PUMP TRUCK SHALL BE USED AND NO CONCRETE TRUCK SHALL ENTER INTO THE BUFFER OR WETLAND AREA.
10. RESTORE ALL DISTURBED AREAS WITHIN THE WETLANDS BUFFER TO EXISTING CONDITIONS AND SEED USING NEW ENGLAND WETLAND SEED MIXTURE AND NATIVE PLANT SPECIES AT THE END OF CONSTRUCTION.
11. REPLANT ANY AREAS OF DISTURBANCE WITHIN THE EXISTING INFILTRATION BASIN USING 3 INCHES OF LOAM AND 20% MULCH.
12. REPAIR ANY AREAS OF PAVEMENT THAT WERE REMOVED DURING CONSTRUCTION.
13. INSTALL ELECTRONIC LIGHT GATE, SEE DETAIL ON SHEET C-2.
14. INSTALL 1" DIAM. RUBBER WITH BARK COVERING PLANTS AND GRASS COVER. LIGARS SHALL BE A MINIMUM OF 36" TALL AT THE TIME OF PLANTING.
15. RESEED ANY AREAS OUTSIDE OF THE WETLANDS BUFFER AND STORMWATER MANAGEMENT AREA THAT WERE DISTURBED DURING CONSTRUCTION.
16. REMOVE ALL EROSION CONTROL MEASURES OFF THE LAND IS STABILIZED.

TAX MAP 208, LOT 18
OWNER OF RECORD:
PACKYS INVESTMENT PROPERTIES LLC
PO BOX 77
FARMINGTON, NH 03835-0077
SCRD BOOK 4746, PAGE 803

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

NOVEMBER 2022
GRAPHIC SCALE



(IN FEET)
1 INCH = 30 FEET

C-

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

	PROPERTY LINE
	LIMITS OF JURISDICTIONAL WETLANDS
	EDGE OF PAVEMENT
	TREE LINE
	FEMA FLOOD ZONE LINE
	STONEWALL
	CONTOUR LINE
	DRAIN LINE
	UNDERGROUND ELECTRIC
	WATER LINE
	SEWER LINE
	CATCH BASIN
	SEWER MANHOLE
	MONUMENT
	HYDRANT
	WATER GATE OR SHUT-OFF VALVE
	WETLANDS
	LIGHT POLE
	SPOT ELEVATION
	BOLLARD
	EXISTING SOLAR TRACKER
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED EARTH BERM
	PROPOSED ORANGE CONSTRUCTION FENCE
	PROPOSED GRAVEL
	PROPOSED SOLAR TRACKER



LOCUS MAP
NTS

FILE NO. 116
PLAN NO. C-3077
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31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.



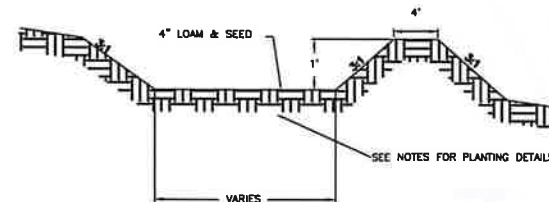
REVISIONS:
11/3/22 - REVISE PER TRG COMMENTS
11/17/22 - REVISE PER 2ND TRG COMMENTS
07/12/23 - REMOVE RETAINING WALL DETAIL AND WETLAND IMPACT CONSTRUCTION PATH DETAIL. REVISE TEMPORARY MAINTENANCE ACCESS PATH DETAIL.



ELECTRIC LIFT GATE

NOT TO SCALE

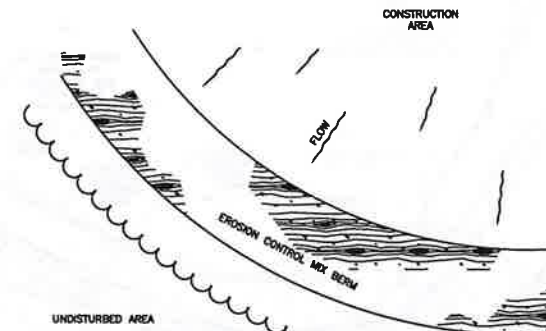
- NOTES:
1. THE PROPOSED CANTILEVER GATE SHALL BE INSTALLED IN ACCORDANCE WITH GATE MANUFACTURER'S REQUIREMENTS.
 2. THE AUTOMATIC OPERATION KEYPAD AND MOTOR SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S AND LOCAL REQUIREMENTS.
 3. GATE SHALL BE EQUIPPED WITH RADIO CONTROLLED ACCESS OR A CODE WILL BE PROVIDED FOR EMERGENCY PERSONNEL.



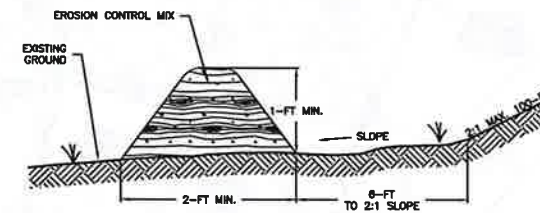
TYPICAL INFILTRATION BASIN CROSS SECTION

N.T.S.

- SPECIFICATIONS:
1. LOAM AND SEED AREAS OF IMPACT USING SEED MIXTURE = A FROM NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3, TABLES 4-2 AND 4-3.
- MAINTENANCE REQUIREMENTS:
1. INSPECT PRETREATMENT MEASURES (I.E. SEDIMENT FOREBAY(S), HOODED CATCH BASINS, ETC.) AT LEAST TWICE A YEAR AND AFTER EVERY STORM GREATER THAN 2.5 INCHES OF RAIN OVER A 24-HOUR PERIOD.
 2. INSPECT INFILTRATION SURFACE 18-MONTHLY, ONCE IN THE SPRING PRIOR TO MAY 15 AND ONCE IN THE FALL PRIOR TO OCTOBER 15.
 3. INSPECT INFILTRATION SURFACE AFTER ANY RAINFALL EVENT OF 2.5-INCHES OR GREATER IN A 24-HOUR PERIOD.
 4. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENT BASED ON INSPECTION. REPAIR AREA OF REMOVAL AS NECESSARY TO RESTORE INFILTRATION CAPACITY.
 5. PERFORM MAINTENANCE AND REHABILITATION BASED ON INSPECTIONS.
 6. REMOVE DEBRIS (IF ANY) FROM INFILTRATION BASIN INLET BASED ON INSPECTION.
 7. CONDUCT PERIODIC MOWING OF THE INFILTRATION BASIN SLOPES AND EMBANKMENTS (MINIMUM TWICE A YEAR) TO ELIMINATE WOODY GROWTH FROM THE EMBANKMENTS AND BOTTOM. MOWING THE INFILTRATION BASIN EMBANKMENTS WHEN MOWING THE REST OF THE SITE IS RECOMMENDED.
 8. IF THE INFILTRATION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL (I.E. PROFESSIONAL ENGINEER, CERTIFIED SOIL SCIENTIST, ETC.) SHALL ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE INFILTRATION FUNCTION, INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE INFILTRATION SURFACE.



EROSION CONTROL MIX BERM CROSS-SECTION



EROSION CONTROL MIX BERM CROSS-SECTION

- MAINTENANCE REQUIREMENTS:
1. EROSION CONTROL MIX BERMS SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
 2. EROSION CONTROL MIX BERMS SHOULD BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM.
 3. IF THERE ARE SIGNS OF BREACHING OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, THE EROSION CONTROL MIX BERMS SHOULD BE REPLACED WITH OTHER MEASURES TO INTERCEPT AND TRAP SEDIMENT (SUCH AS A SEDIMENT BERM DIRECTING RUNOFF TO A SEDIMENT TRAP OR BASIN).
 4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT.
 5. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) OF THE HEIGHT OF THE BARRIER.
 6. EROSION CONTROL MIX BERMS SHOULD BE RESHAPED OR REAPPLIED AS NEEDED.
 7. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIER IS NO LONGER REQUIRED SHOULD BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

- CONSTRUCTION SPECIFICATIONS:
1. EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF OF THE PROJECT SITE.
 2. EROSION CONTROL MIX MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE SHREDDED BARK, STUMP CHIPPINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS.
 3. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

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

- B. ORGANIC MATTER = 25-60% DRY WEIGHT BASIS

- C. PARTICLES PASSING BY WEIGHT:

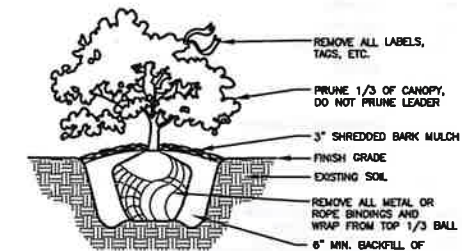
- D. SCREEN-PASSING BY WEIGHT:

- E. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
- F. THE MIX SHOULD CONTAIN NO SILTS, CLAYS OR FINE SANDS.
- G. SOLUBLE SALTS CONTENT < 4.0 mmhos/cm
- H. pH OF THE MIX SHOULD BE BETWEEN 5.0 AND 8.0

5. THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL CONTOUR.
6. IT MAY BE NECESSARY TO CUT TALL GRASSES AND WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES IN THE BARRIER THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
7. THE BARRIER MUST BE A MINIMUM OF 12-INCHES TALL AS MEASURED ON THE UPHILL SIDE OF THE BARRIER.
8. THE BARRIER MUST BE A MINIMUM OF 2-FT WIDE.

EROSION CONTROL MIX BERM DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

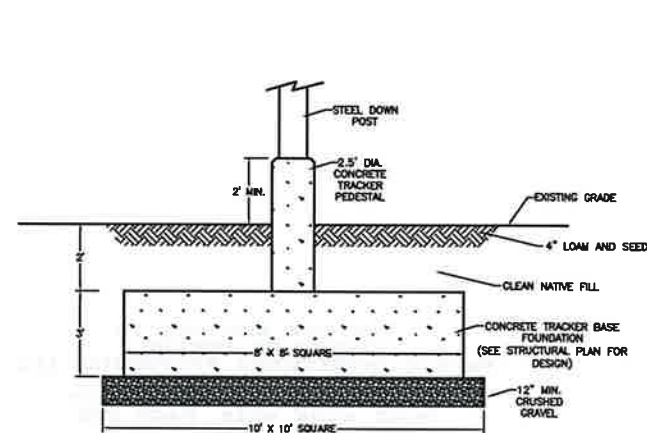
NOT TO SCALE



TEMPORAY MAINTENANCE PATH CROSS-SECTIONS

NOT TO SCALE

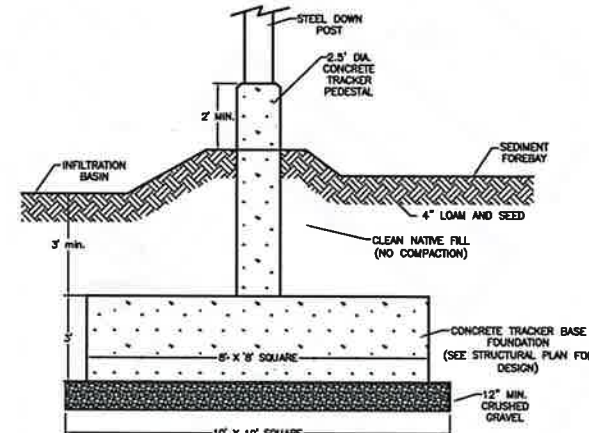
- CONSTRUCTION NOTES:
1. EXCAVATE TO 10" BELOW EXISTING GROUND SURFACE.
 2. INSTALL 6" CRUSHED GRAVEL, COMPACTED TO 95% PROCTOR.
 3. INSTALL 4" OF NATIVE TOP SOILS AND RESEED WITH NEW ENGLAND WETLAND SEED MIX AFTER THE INSTALLATION OF THE SOLAR TRACKER FOUNDATIONS AND CONDUITS ARE INSTALLED.



STANDARD SOLAR TRACKER INSTALLATION DETAIL

NOT TO SCALE

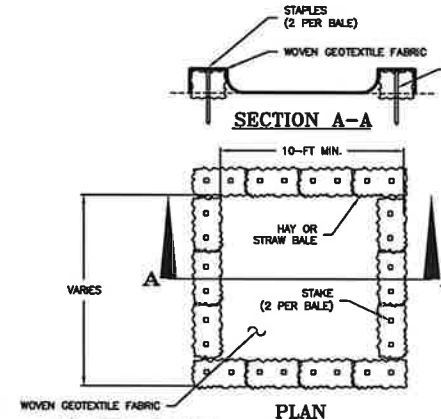
- NOTES:
1. CONCRETE TRACKER BASE OR PEDESTAL DESIGN BY OTHERS. REFER TO STRUCTURAL DESIGN.
 2. TRACKERS PLACED IN UPLAND AREAS SHALL HAVE A MINIMUM OF 4" OF LOAM AND SEEDED WITH GRASS SEED MIXTURE, WITH MULCH.



INFILTRATION BASIN BERM SOLAR TRACKER INSTALLATION DETAIL

NOT TO SCALE

- NOTES:
1. CONCRETE TRACKER BASE OR PEDESTAL DESIGN BY OTHERS. REFER TO STRUCTURAL DESIGN.
 2. TRACKERS PLACED IN UPLAND AREAS SHALL HAVE A MINIMUM OF 4" OF LOAM AND SEEDED WITH GRASS SEED MIXTURE, WITH MULCH.
 3. LIMIT CONSTRUCTION VEHICLE TRAVEL WITHIN THE INFILTRATION BASIN TO LIMIT IMPACTS TO INFILTRATION RATES.
 4. INFILTRATION TESTING WILL BE DONE WITHIN THE BASIN AT THE COMPLETION OF THE INSTALLATION OF THE TRACKERS AND CONDUITS.



- CONSTRUCTION SPECIFICATIONS:
1. THE DE-WATERING AREA WILL BE CONSTRUCTED BEFORE ANY PUMPING OCCURS AT THE SITE.
 2. TEMPORARY DE-WATERING AREA TYPE, ABOVE GRADE, WILL BE CONSTRUCTED AS SHOWN ABOVE, WITH A RECOMMENDED MINIMUM LENGTH AND MINIMUM WIDTH OF 10-FT.
 3. ALTERNATIVE TO THE WOVEN GEOTEXTILE FABRIC LINER, THE CONTRACTOR CAN USE A DEWATERING (DANDY) BAG. THE DEWATERING BAG SHALL BE PLACED IN THE SAME LOCATION AND SHALL HAVE STAKED HAY BALES AROUND IT.
 4. THE DE-WATERING AREA WILL BE LOCATED AS SHOWN.
 5. GEOTEXTILE LINING WILL BE FREE OF TEARS, OR OTHER DEFECTS THAT COMPROMISE THE DURABILITY OF THE MATERIAL.
 6. CONTRACTOR SHALL USE A SLUMP PUMP SUITABLE TO LIFTING ANY GROUNDWATER FROM THE EXCAVATED AREA TO THE DEWATERING LOCATION.

- MAINTENANCE NOTES:
1. THE DE-WATERING AREAS(S) WILL BE INSPECTED DAILY TO ENSURE THAT ALL SEDIMENT IS BEING DISCHARGED INTO THE HAYBALE DAM AREA, NO TEARS ARE PRESENT AND TO IDENTIFY WHICH SEDIMENT NEED OT BE REMOVED.
 2. THE DE-WATERING AREA(S) WILL BE CLEANED OUT ONCE THE AREA IS FILLED TO 75 PERCENT OF ITS HOLDING CAPACITY.
 3. ONCE THE HOLDING CAPACITY HAS BEEN REACHED THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATION.
 4. THE GEOTEXTILE LINING WILL BE REPLACED IF TEARS OCCUR DURING REMOVAL OF SEDIMENT FROM THE DE-WATERING AREA.

DE-WATERING AREA DETAIL

NOT TO SCALE

CONSTRUCTION DETAILS
TAX MAP 208, LOT 18
17 STERLING DRIVE
ROCHESTER, NH

PREPARED FOR:
PACKYS INVESTMENT
PROPERTIES LLC

OCTOBER 2022

C-4

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

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