

LAND SURVEYORS

CIVIL ENGINEERS

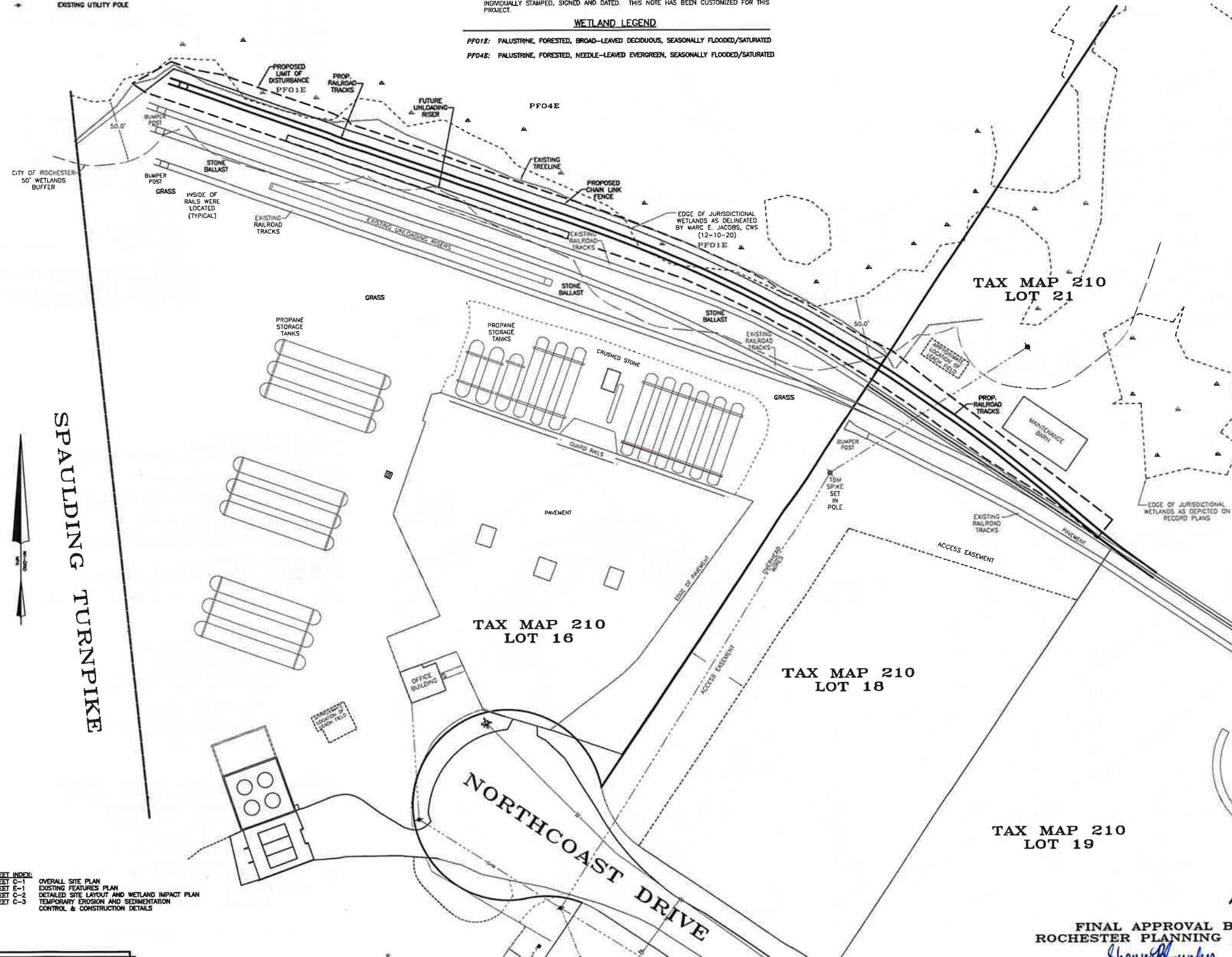
LEGEND

- PROPERTY LINE
- LIMITS OF JURISDICTIONAL WETLANDS
- WETLANDS 50 FOOT SETBACK
- EXISTING TREE LINE
- EXISTING STONEWALLS
- EXISTING RAILROAD TRACKS
- EXISTING CONTOUR LINE
- EXISTING OVERHEAD WIRES
- EXISTING EDGE OF PAVEMENT
- EXISTING UTILITY POLE

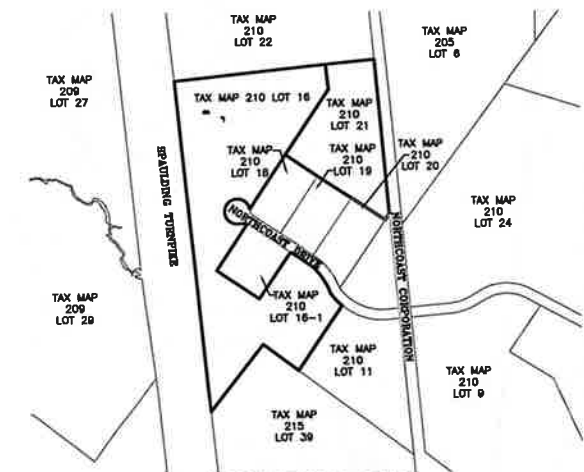
JURISDICTIONAL WETLANDS WITHIN THE AREA-OF-INTEREST DEPICTED WERE DELINEATED IN DECEMBER 2020 BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL; THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL; NORTH-CENTRAL AND NORTH-EAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV WT 100-900 AND CHAPTER 42 - §42.12 CONSERVATION OVERLAY DISTRICT OF THE CITY OF ROCHESTER ZONING. SOILS WERE EVALUATED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, APRIL 2017 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE INDICATOR STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTH-CENTRAL AND NORTH-EAST 2016 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.

WETLAND LEGEND

- PP01E: PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED
- PP04E: PALUSTRINE, FORESTED, NEEDLE-LEAVED EVERGREEN, SEASONALLY FLOODED/SATURATED



- GENERAL SITE PLAN NOTES
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED RAILROAD LINE EXPANSION ON TAX MAP 210, LOTS 16 & 21.
 2. THIS PARCEL IS LOCATED IN THE INDUSTRIAL (IND) ZONE.
 3. PARCEL AREAS:
MAP 210, LOT 16: 1,005,607 SQUARE FEET / 23.09 ACRES.
MAP 210, LOT 21: 324,175 SQUARE FEET / 7.44 ACRES.
 4. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
GENERAL INDUSTRIAL ZONE:
WITH BOTH MUNICIPAL SEWER AND WATER.
MINIMUM LOT SIZE = 20,000 SF
MINIMUM LOT FRONTAGE = 100 FEET
MINIMUM YARD SETBACKS:
FRONT = 25'
SIDE = 20'
REAR = 25'
WETLAND BUFFER = 50'
MINIMUM LOT COVERAGE = 75%
MAXIMUM BUILDING HEIGHT = 55'
 5. ORIENTATION: HORIZONTAL DATUM - CITY OF ROCHESTER GIS (NHSPC).
VERTICAL DATUM - NAD83.
 6. PARCEL IS PARTIALLY LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 33017C02030 DATED MAY 17, 2003.
 7. FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03607. (603) 335-1338.



LOCATION MAP

SCALE 1" = 500'

TAX MAP/LOT	OWNER OF RECORD
205/6	NEW HAMPSHIRE BUSINESS FINANCE AUTHORITY
209/27	HEATH BROOK TRUST
209/29	STONY BROOK COOPERATIVE INC C/O ADMIRAL
IN R W LOT (TY)	PROPERTY MANAGEMENT LLC
210/11	SAME AS 210/21
210/16/1	SAME AS 210/18
210/18	SAME AS 210/21
210/19	SAME AS 210/21
210/20	SAME AS 210/21
210/22	SAME AS 210/21
210/23	SAME AS 210/21
215/39	DHILLON FARM TRUST
215/44	NH NORTHCOAST CORPORATION

MAILING ADDRESS
2 PILLSBURY STREET, SUITE 201, CONCORD, NH 03301-0485
283 CHESTNUT HILL ROAD, ROCHESTER, NH 03607-5107
1 WAKEFIELD STREET SUITE 5, ROCHESTER, NH 03607-1943

105 PAULS WAY, ROCHESTER, NH 03608-8839
PO BOX 428, OSSISPEE, NH 03864

TAX MAP 210, LOT 16
OWNER OF RECORD:
L.P. GAS EQUIPMENT, INC.
P.O. BOX 1800
ROCHESTER, NH 03866-1800
S.C.R.D. BOOK 1781, PAGE 445

TAX MAP 210, LOT 21
OWNER OF RECORD:
OSSISPEE AGGREGATES CORPORATION
ROUTE 16, P.O. BOX 237
ROCHESTER, NH 03864
S.C.R.D. BOOK 1482, PAGE 292

OVERALL SITE PLAN
79 & 111 NORTHCOAST DRIVE
SPAULDING TURNPIKE
STRAFFORD COUNTY
ROCHESTER
NEW HAMPSHIRE
PREPARED FOR:
**L.P. GAS EQUIPMENT, INC. &
OSSISPEE AGGREGATES
CORPORATION**

JUNE 2021
GRAPHIC SCALE



(IN FEET)
1 INCH = 40 FEET

C-1

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: *Shannon Brunden* DATE: *12-20-21*
Per Aug 2, 2021 PB Meeting

FILE NO. 147
PLAN NO. C-3153-SP1
DWG NO. 20342

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

NORWAY PLAINS ASSOCIATES, INC.

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



LEGEND

- PROPERTY LINE
- LIMIT OF JURISDICTIONAL WETLANDS
- 50 FOOT WETLAND BUFFER
- EXISTING TREE LINE
- EXISTING CHAIN LINK FENCE
- EXISTING CONTOUR LINE
- EXISTING DRAIN LINE
- EXISTING UTILITY POLE
- EXISTING MONUMENTS
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING TEST PIT LOCATION & NUMBER

REVISIONS:
07/23/21 - ADD TEST PIT LOCATIONS AND RESULTS.
09/21/21 - REVISED PER NOD

- GENERAL SITE PLAN NOTES
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FEATURES ON TAX MAP 210, LOTS 16 & 21.
 2. THIS PARCEL IS LOCATED IN THE INDUSTRIAL (IND) ZONE.
 3. PARCEL AREA:
MAP 210, LOT 16: 1,005,807 SQUARE FEET / 23.09 ACRES.
MAP 210, LOT 21: 324,175 SQUARE FEET / 7.44 ACRES.
DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
 4. GENERAL INDUSTRIAL ZONE:
WITH BOTH MUNICIPAL SEWER AND WATER.
MINIMUM LOT SIZE = 20,000 SF
MINIMUM LOT FRONTAGE = 100 FEET
MINIMUM YARD SETBACKS:
FRONT = 25'
SIDE = 20'
REAR = 25'
WETLAND BUFFER = 50'
MAXIMUM LOT COVERAGE = 75%
MAXIMUM BUILDING HEIGHT = 55'
 5. ORIENTATION: HORIZONTAL DATUM - CITY OF ROCHESTER GIS (NHSPC)
VERTICAL DATUM - MADD.
 6. PARCEL IS PARTIALLY LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 35017C02030 DATED MAY 17, 2005.
 7. FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1336.

TEST PIT LOGS

JULY 18, 2021

TEST PIT 1

- 0' - 2' LOAM TOPSOIL, COMMON ROOTS.
- 2' - 13' MEDIUM SANDS, SINGLE GRAIN, LOOSE.
- 13' - 23' MEDIUM SANDS, SINGLE GRAIN, MOIST.
- 23' - 37' MEDIUM TO FINE SANDS, SINGLE GRAIN, SATURATED. WATER ENTERING THE HOLE THROUGH THE SIDEWALLS AT 37'. NO OBSERVED REDOX FEATURES.

TEST PIT 2

- 0' - 13' LOAMY FINE SAND, GRANULAR, FRAGILE, SOMEWHAT FIRM IN PLACE.
- 13' - 27' FINE TO MEDIUM SANDS, SINGLE GRAIN, LOOSE.
- 27' - 34' MEDIUM SANDS, SINGLE GRAIN, LOOSE.
- 34' - 56' COARSE GRAVELLY SANDS, SOMEWHAT FIRM IN PLACE, GRANULAR, FRAGILE, MOIST. WATER OBSERVED ENTERING FROM THE SIDE OF HOLE AT 56'.

TEST PIT 3

- 0' - 4' LOAM TOPSOIL, COMMON ROOTS.
- 4' - 13' FINE SANDY LOAM, GRANULAR, FRAGILE, FIRM IN PLACE.
- 13' - 25' MEDIUM SANDS, SINGLE GRAIN, WET.
- 25' - 35' COARSE SANDS, SINGLE GRAIN, LOOSE, SATURATED. WATER ENTERING THE HOLE THROUGH THE SIDEWALLS AT 35'. NO OBSERVED REDOX FEATURES.

TEST PIT 4

- 0' - 8' LOAM TOPSOIL, COMMON ROOTS.
- 8' - 16' SANDY LOAM, GRANULAR, FRAGILE, MOIST.
- 16' - 28' FINE SANDY LOAM/GRANULAR, FRAGILE, SATURATED.
- 28' - 40' COARSE SANDY GRAVEL, LOOSE, SATURATED. WATER ENTERING THE HOLE THROUGH THE SIDEWALLS AT 40'. NO OBSERVED REDOX FEATURES.

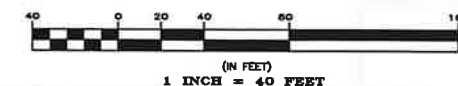
TEST PITS 1-4 WERE PERFORMED BY ASHLEY F. ROWE AND WITNESSED BY SCOTT A. LAWLER.

TAX MAP 210, LOT 16
OWNER OF RECORD:
L.P. GAS EQUIPMENT, INC.
P.O. BOX 1800
ROCHESTER, NH 03866-1800
S.C.R.D. BOOK 1791, PAGE 445

TAX MAP 210, LOT 21
OWNER OF RECORD:
OSSIPPE AGGREGATES CORPORATION
ROUTE 16, P.O. BOX 237
ROCHESTER, NH 03864
S.C.R.D. BOOK 1482, PAGE 292

EXISTING FEATURES PLAN
79 & 111 NORTHCOAST DRIVE
SPAULDING TURNPIKE
STRAFFORD COUNTY
ROCHESTER
NEW HAMPSHIRE
PREPARED FOR:
L.P. GAS EQUIPMENT, INC. &
OSSIPEE AGGREGATES
CORPORATION

SCALE: 1" = 40' MARCH 2021
GRAPHIC SCALE



SPAULDING TURNPIKE

NORTHCOAST DRIVE

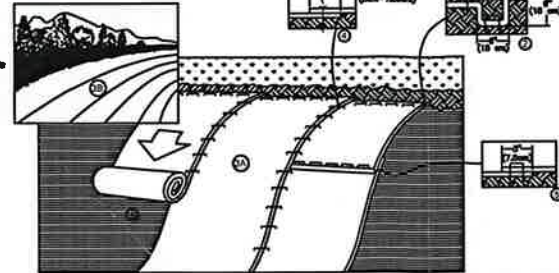
TAX MAP 210
LOT 21TAX MAP 210
LOT 16TAX MAP 210
LOT 18TAX MAP 210
LOT 19

FILE NO. 147
PLAN NO. C-3153-SP1
DWG NO. 20342

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



NORTH AMERICAN GREEN
EROSION CONTROL PRODUCTS
SOLUTIONS
14448 HIGHWAY 41 NORTH
DANVILLE, N.H. 07725
800-775-1200
www.namgreen.com



SLOPE INSTALLATION

MAINTENANCE REQUIREMENTS:

1. ALL BLANKET AND MATS SHALL BE INSPECTED WEEKLY DURING THE CONSTRUCTION PERIOD, AND AFTER ANY RAINFALL EVENT EXCEEDING 1/2 INCH IN A 24-HOUR PERIOD.
2. ANY FAILURE SHALL BE REPAIRED IMMEDIATELY. IF WASHOUT OF THE MAT, OR DAMAGE TO THE MAT OCCURS, THE AFFECTED SLOPE SHALL BE REPAIRED AND RESEEDING, AND THE AFFECTED AREA OF MAT SHALL BE RE-INSTALLED.

CONSTRUCTION SPECIFICATIONS:

1. MANUFACTURER'S INSTALLATION INSTRUCTIONS:

- A. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
 - NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 - B. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" (15 CM) DEEP X 8" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF BIO-STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF BIO-STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP'S.
 - C. ROLL THE RECP'S (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING BIO-STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, BIO-STAKES SHALL BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
 - D. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP'S TYPE.
 - E. CONSECUTIVE RECP'S PLACED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP'S WIDTH.
- NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

2. SITE PREPARATION:

- A. PROPER SITE PREPARATION IS ESSENTIAL TO ENSURE COMPLETE CONTACT OF THE PROTECTION MATING WITH THE SOIL. GRADE AND SHAPE AREA IF INSTALLATION.
- B. REMOVE ALL ROCKS, CLODS, TRASH, VEGETATIVE OR OTHER OBSTRUCTIONS SO THAT THE INSTALLED BLANKETS WILL HAVE DIRECT CONTACT WITH THE SOIL.
- D. PREPARE SEEDBED BY LOOSENING 2-3 INCHES OF TOPSOIL ABOVE FINAL GRADE.
- E. INCORPORATE AMENDMENTS, SUCH AS LIME AND FERTILIZER, INTO SOIL ACCORDING TO SOIL TEST AND THE SEEDING PLAN.

3. SEEDING:

- A. SEED AREA BEFORE BLANKET INSTALLATION FOR EROSION CONTROL AND REVEGETATION. SEEDING AFTER MAT INSTALLATION IS OFTEN SPECIFIED FOR TURF REINFORCEMENT APPLICATIONS. WHEN SEEDING PRIOR TO BLANKET INSTALLATION, ALL CHECK SLOTS AND OTHER AREAS DISTURBED DURING INSTALLATION MUST BE RESEEDING.
- B. WHEN SOIL FILLING IS SPECIFIED, SEED THE MATING AND THE ENTIRE DISTURBED AREA AFTER INSTALLATION AND PRIOR TO FILLING THE MAT WITH SOIL.

TEMPORARY

EROSION CONTROL BLANKET DETAIL

NOT TO SCALE

TEMPORARY VEGETATION
SEEDING RECOMMENDATIONS

SPECIES	PER ACRE BUSHELS (BU) OR POUNDS (LBS.)	PER 1,000-SF OR 100-SQ-YD	REMARKS
WINTER RYE	2.5 BU OR 112 LBS.	2.5 LBS.	BEST FOR FALL SEEDING. SEED FROM AUGUST 15 TO SEPTEMBER 15 FOR BEST COVER. SEED TO A DEPTH OF 1 INCH.
OATS	2.5 BU OR 60 LBS.	2.0 LBS.	BEST FOR SPRING SEEDING. SEED NO LATER THAN MAY 15 FOR SUMMER PROTECTION. SEED TO A DEPTH OF 1 INCH.
ANNUAL RYE GRASS	40 LBS.	1.0 LB.	GROWS QUICKLY, BUT IS OF SHORT DURATION. USE WHERE APPEARANCES ARE IMPORTANT. SEED EARLY SPRING AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15. COVER THE SEED WITH NO MORE THAN 0.25 INCH OF SOIL.
PERENNIAL RYE GRASS	30 LBS.	0.7 LBS.	BEST FOR FALL SEEDING. SEED FROM AUGUST 15 TO SEPTEMBER 15 FOR BEST COVER. SEED TO A DEPTH OF 1 INCH.

SOURCES:
1. NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3, TABLE 4-1
2. MINNICK, E.L. AND H.T. MARSHALL, (AUGUST 1992)

TEMPORARY VEGETATION:

SPECIFICATIONS:

SITE PREPARATION:

1. INSTALL NEEDED EROSION AND SEDIMENT CONTROL MEASURES SUCH AS SILTATION BARRIERS, DIVERSIONS, AND SEDIMENT TRAPS.
2. GRADE AS NEEDED FOR THE ACCESS OF EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND CHAIN ANCHORING.
3. RUNOFF SHALL BE DIVERTED FROM THE SEEDING AREA.
4. ON SLOPES 4:1 OR STEEPER, THE FINAL PREPARATION SHALL INCLUDE CREATING HORIZONTAL GROOVES PERPENDICULAR TO THE DIRECTION OF THE SLOPE TO CATCH SEED AND REDUCE RUNOFF.

SEEDING PREPARATION:

1. STONES AND TRASH SHALL BE REMOVED SO AS NOT TO INTERFERE WITH THE SEEDING AREA.
2. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
3. IF APPLICABLE, FERTILIZER AND ORGANIC SOIL AMENDMENTS SHALL BE APPLIED DURING THE GROWING SEASON.
4. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER SHALL BE RESTRICTED TO LIME, WOOD ASH OR LOW PHOSPHATE AND SLOW RELEASE NITROGEN VARIETIES, UNLESS A SOIL TEST WARRANTS OTHERWISE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL FERTILIZER AND LIMESTONE MAY BE APPLIED AT THE FOLLOWING RATES:

LIMESTONE APPLICATION RATE = 3 TONS/ACRE (138 LB./1,000-SF)*
*EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE

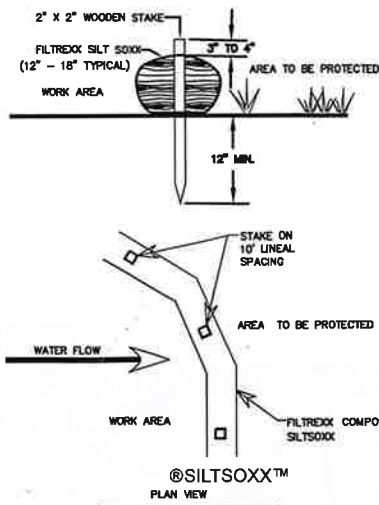
FERTILIZER APPLICATION RATE = 870 LB./ACRE (20 LB./1,000-SF)*
*LOW PHOSPHATE FERTILIZER (8-0-4) OR EQUIVALENT

SEEDING:

1. APPLY SEED UNIFORMLY BY HAND, CYCLOPE SEEDER, DRILL CULTIPACKER TYPE SEEDER OR HYDRO SEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4 TO 1/2 INCH. HYDROSEEDING THAT INCLUDES MULCH MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
2. TEMPORARY SEED SHALL TYPICALLY OCCUR PRIOR TO SEPTEMBER 15.
3. AREAS SEEDING BETWEEN MAY 15 AND AUGUST 15 SHALL BE COVERED WITH HAY OR STRAW MULCH, ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE DESCRIBED IN THE NHSSM, VOL. 3.
4. VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED AREA SHALL BE ACHIEVED PRIOR TO OCTOBER 15. IF THIS CONDITION IS NOT ACHIEVED, IMPLEMENT OTHER TEMPORARY STABILIZATION MEASURES FOR OVER WINTER PROTECTION.

MAINTENANCE REQUIREMENTS:

1. TEMPORARY SEEDING SHALL BE INSPECTED WEEKLY AFTER ANY RAINFALL EXCEEDING 1/2 INCH IN 24 HOURS ON ACTIVE CONSTRUCTION SITES. TEMPORARY SEEDING SHALL BE INSPECTED JUST PRIOR TO SEPTEMBER 15, TO ASCERTAIN WHETHER ADDITIONAL SEEDING IS REQUIRED TO PROVIDE STABILIZATION OVER THE WINTER PERIOD.
2. BASED ON INSPECTION, AREAS SHALL BE RESEEDING TO ACHIEVE FULL STABILIZATION OF EXPOSED SOILS. IF IT IS TOO LATE IN THE PLANTING SEASON TO APPLY ADDITIONAL SEED, THEN OTHER TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED.
3. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND AREAS SHALL BE RESEEDING, WITH OTHER TEMPORARY MEASURES (I.E. MULCH, ETC.) USED TO PROVIDE EROSION PROTECTION DURING THE PERIOD OF VEGETATION ESTABLISHMENT.

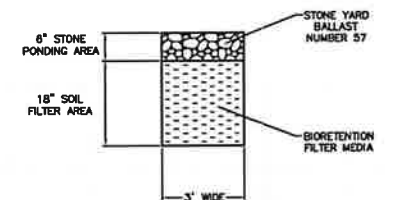


NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS
2. COMPOST MATERIAL TO BE DISPERSED ON SITE UP SLOPE FROM PROTECTED AREA.

SILTSOXX DETAIL

NOT TO SCALE



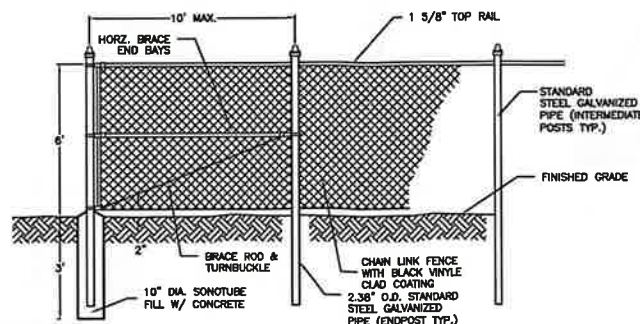
CROSS SECTION

BIORETENTION TRENCH DETAIL

NOT TO SCALE

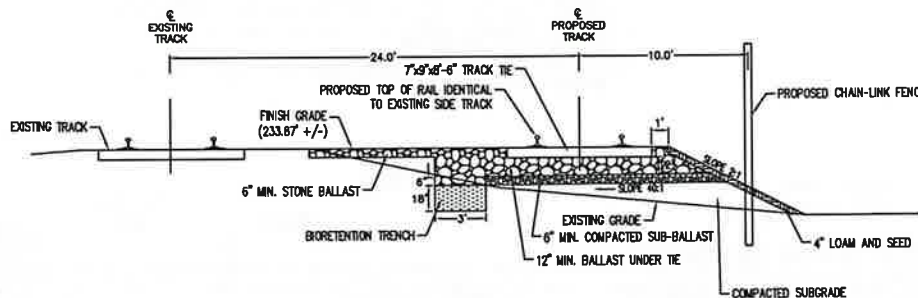
- BIORETENTION BASIN CONSTRUCTION AND MAINTENANCE NOTES:
1. CONTRACTOR SHALL ENSURE THAT THE SOILS BELOW THE BIORETENTION TRENCH NOT BE COMPACTED AND SHALL BE FREE OF ANY ORGANIC MATTER.
 2. SYSTEMS SHALL BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EVENTS EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION AS WARRANTED BY SUCH INSPECTION.
 3. TRASH AND DEBRIS SHALL BE REMOVED AT EACH INSPECTION.
 4. AT LEAST ANNUALLY, SYSTEM SHALL BE INSPECTED FOR DRAINAGE TIME. IF THE RAIN GARDEN DOES NOT DRAIN WITHIN 72 HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHALL ASSESS THE CONDITIONS OF THE GARDEN TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION, INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.

COMPONENT MATERIAL	BIORETENTION FILTER MEDIA		GRADATION OF MATERIAL	
	PERCENT OF MIXTURE BY VOLUME	PERCENT BY WEIGHT	PERCENT BY WEIGHT	PERCENT BY WEIGHT
		200	200	200
ASTM C-33 CONCRETE SAND	60 - 85			
LOAMY SAND TOPSOIL, WITH FINES AS INDICATED	15 - 25	200	15 TO 25	
MODERATELY FINE SHREDDY BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	3 - 8	200	< 5	



TYPICAL CHAINLINK FENCE

NOT TO SCALE

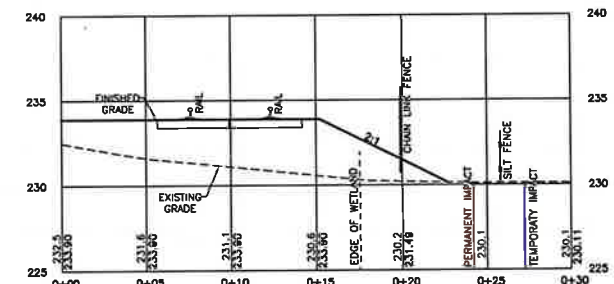


TYPICAL PROPOSED CROSS SECTION

SCALE 1" = 5'

NOTES:

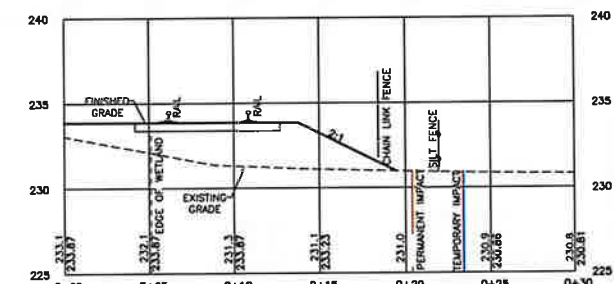
1. CLEARING AND GRUBBING SHALL BE PERFORMED WITHIN THE LIMITS SHOWN ON THE PLANS. PERFORM CLEARING AND GRUBBING AS NECESSARY TO REMOVE VEGETATION AND OBSTRUCTIONABLE MATERIAL FROM THE SITE. ACTUAL GRUBBING LIMITS MAY VARY BASED ON FIELD CONDITIONS AS DIRECTED BY THE ENGINEER. ESTIMATED GRUBBING DEPTHS ARE 6-INCHES IN THE FIELD AREAS AND 12 INCHES IN WOODED AREAS.
2. SUB GRADE GRADING SHALL BE CONSIDERED INCIDENTAL TO TRACK CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY EXISTING GROUND ELEVATION WITHIN THE VICINITY OF SIDE TRACK.
4. CROSS SLOPES FOR BALLAST AND SUB-BALLAST SHALL BE UNIFORM.
5. CONTRACTOR SHALL PLACE BALLAST BETWEEN EXISTING RACK AND PROPOSED SIDE TRACK TO PROVIDE A SMOOTH, RELATIVELY LEVEL AND UNIFORM SURFACE. FIELD ADJUSTMENTS ON OFFSETS AND LIMITS OF BALLAST MAY BE NECESSARY.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE "HDOT" GUIDELINES FOR TEMPORARY EROSION AND SEDIMENTATION CONTROL AND STORMWATER MANAGEMENT.
7. ALL WASTE MATERIAL, NOT TO BE USED ON THE PROJECT SHALL BE DISPOSED OFF THE PROJECT SITE IN ACCORDANCE TO LOCAL, STATE, AND FEDERAL GUIDANCE.
8. BALLAST STONE SHALL MEET THE REQUIREMENTS FOR AREA MANUAL FOR RAILWAY ENGINEERING FOR YARD BALLAST SIZE NUMBER 57.
9. SUB-BALLAST STONE SHALL MEET HDOT SPECIFICATION 304.4, AND SHALL BE COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY.
10. ALL EROSION CONTROLS SHALL REMAIN IN PLACE UNTIL ALL WORK IS COMPLETED AND THE FINISH GRADE HAS BEEN STABILIZED.



A-A CROSS SECTION

VERTICAL 1" = 5'

HORIZONTAL 1" = 5'



B-B CROSS SECTION

VERTICAL 1" = 5'

HORIZONTAL 1" = 5'

TEMPORARY EROSION & SEDIMENTATION
CONTROLS & CONSTRUCTION DETAILS

79 & 111 NORTHCOST DRIVE

SPAULDING TURNPIKE

STRAFFORD COUNTY

ROCHESTER

NEW HAMPSHIRE

PREPARED FOR:

L.P. GAS EQUIPMENT, INC. &
OSSPEE AGGREGATES CORPORATION

JUNE 2021

C-3

FILE NO. 147
PLAN NO. C-3153-SP1
DWC NO. 20342

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

NORWAY PLAINS ASSOCIATES, INC.

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

LAND SURVEYORS



CIVIL ENGINEERS



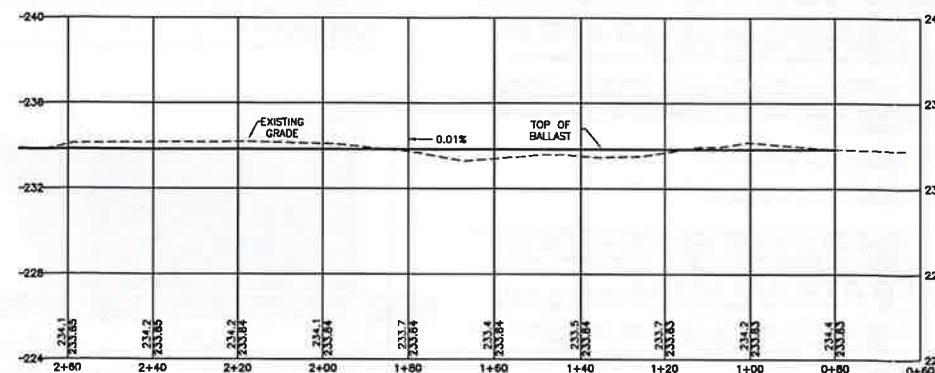
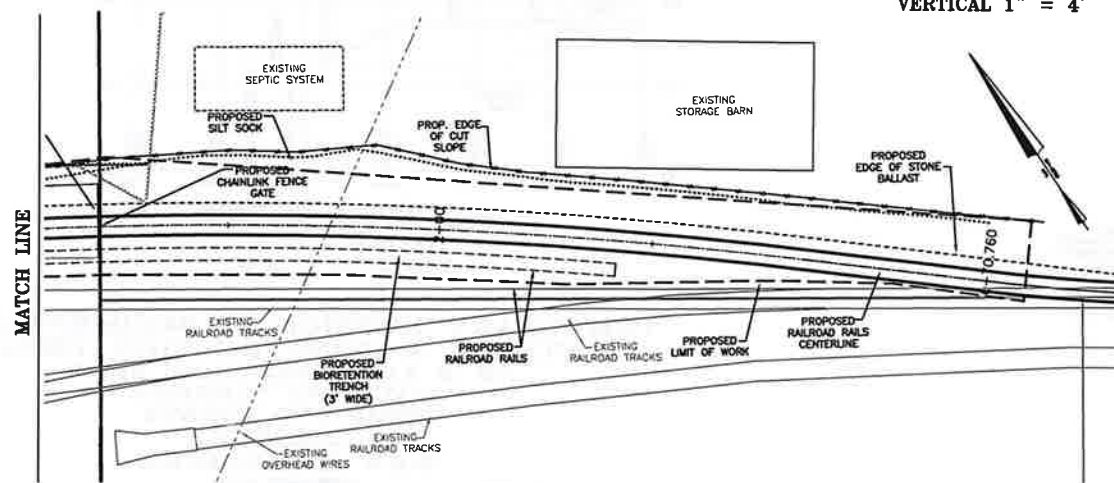
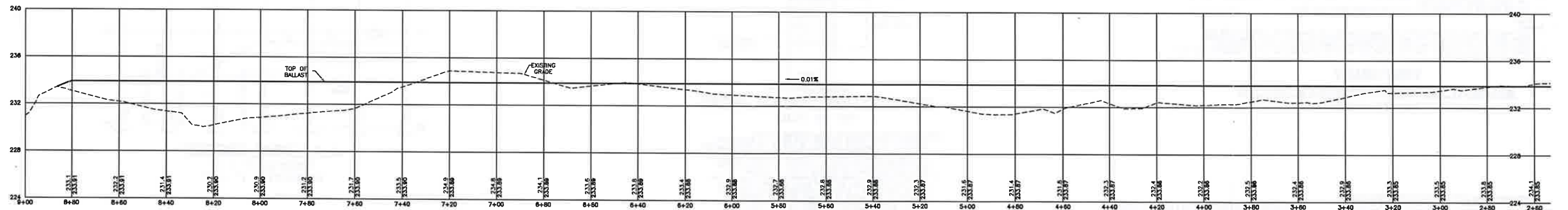
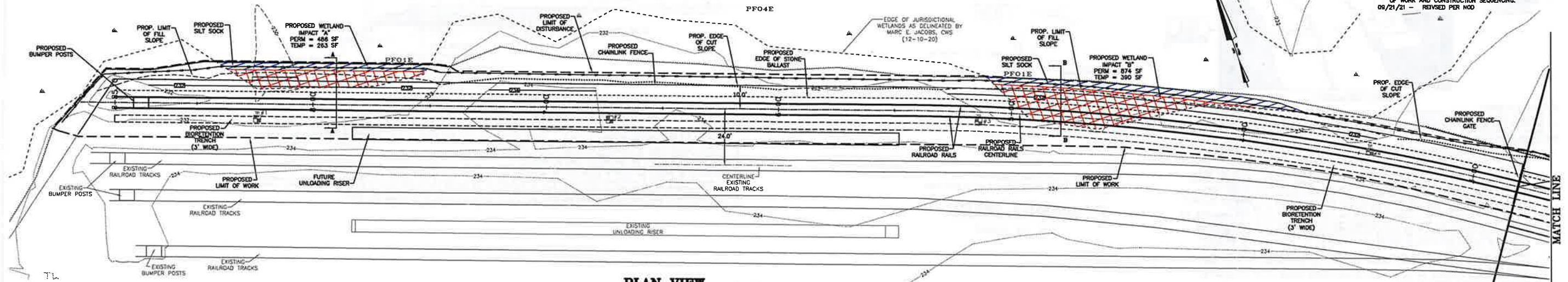
LEGEND

- LIMITS OF JURISDICTIONAL WETLANDS
- - - EXISTING CONTOUR LINE
- △ EXISTING WETLAND SYMBOL
- EXISTING TEST PIT LOCATION & NUMBER
- PROPOSED RAILROAD TRACKS
- PROPOSED LIMIT OF STONE BALLAST
- PROPOSED LIMIT OF FILL SLOPE
- PROPOSED LIMIT OF CUT SLOPE
- PROPOSED CHAINLINK FENCE
- PROPOSED CONTOURS
- PROPOSED SILT SOCK
- PROPOSED TEMPORARY WETLAND IMPACT
- PROPOSED WETLAND IMPACT

CONSTRUCTION SEQUENCING

1. EROSION CONTROLS SHALL BE PLACED AS DEPICTED ON THE PLAN ALONG THE OUTSIDE PERIMETER OF THE CONSTRUCTION AREA.
2. THE CONTRACTOR SHALL REMOVE PORTION OF THE EXISTING FENCE, TREES AND STUMPS, GRUB AND REMOVE TOP SOIL.
3. PERFORM CUTS AND FILLS TO SUBGRADE ELEVATIONS.
4. CONSTRUCT BIORETENTION TRENCH.
5. INSTALL SUB-BALLAST STONE AND COMPACT TO 95% PROCTOR.
6. INSTALL BALLAST STONE AS DEPICTED ON THE PLAN AND PER THE CONSTRUCTION DETAIL.
7. INSTALL 4" LOAM WITH SEED AND MULCH ALONG OUTER SIDE OF THE FILL SLOPES OR IN ANY AREA NOT RECEIVING BALLAST STONE.
8. ALL SIDE SLOPES WHICH ARE STEEPER THAN 3:1 SHALL HAVE EROSION CONTROL FABRIC INSTALLED ON TOP OF LOAM AND SEED.
9. INSTALL NEW CHAINLINK FENCE.
10. INSTALL NEW RAILROAD TIES, RAILS AND STONE BALLAST.
11. REMOVE ALL EROSION CONTROL MEASURES ONCE SIDE SLOPES HAVE GREATER THAN 85% VEGETATED GROWTH.

REVISIONS:
07/08/21 - ADD LIMITS OF CUT SLOPE, FILL SLOPE, EDGE OF BALLAST STONE. REVISE UNLOADING RISER TO FUTURE.
07/23/21 - ADD PROPOSED BIORETENTION TRENCH, LIMIT OF WORK AND CONSTRUCTION SEQUENCING.
08/21/21 - REVISED PER NOD



DETAILED SITE LAYOUT AND
WETLAND IMPACT PLAN
79 & 111 NORTHCOST DRIVE
SPAULDING TURNPIKE
STRAFFORD COUNTY
ROCHESTER
NEW HAMPSHIRE
PREPARED FOR:
L.P. GAS EQUIPMENT, INC. &
OSSISPEE AGGREGATES
CORPORATION
MAY 2021

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