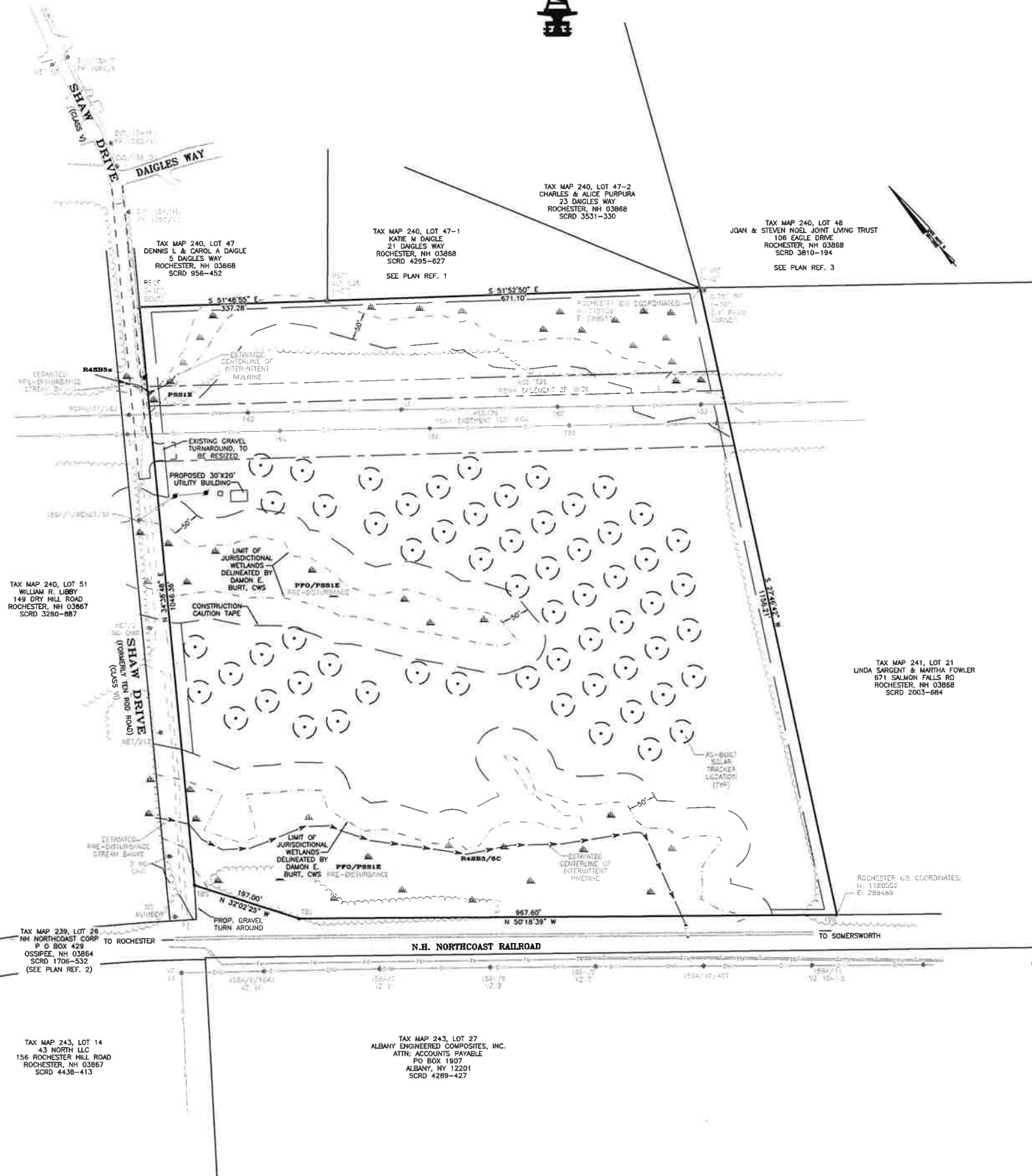


LEGEND

- PROPERTY LINE
--- JURISDICTIONAL WETLANDS
--- 50' WETLANDS BUFFER
--- EXISTING OVERHEAD WIRES
--- EXISTING UTILITY POLE
--- EXISTING MONUMENT
--- EXISTING SOLAR TRACKER
--- PROPOSED OVERHEAD WIRES
--- PROPOSED UNDERGROUND ELECTRIC
--- PROPOSED GRAVEL
--- PROPOSED DRAIN LINE
■ PROPOSED BLUEBERRY PATCH



REVISIONS:
2/6/24 - UPDATE SOLAR TRACKER RADIUS

- GENERAL SITE PLAN NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED SOLAR TRACKER FIELD AND BLUEBERRY PATCHES ON THE PARCEL.
 2. TOTAL PARCEL AREA: MAP 240, LOT 49 27.60 ACRES
 3. PARCEL IS ZONED AGRICULTURAL (AG).
 4. THE SURVEYED LOT IS SERVED BY THE MUNICIPAL WATER SYSTEM. THE SURVEYED LOT HAS NO SEPTIC SYSTEM.
 5. BEARINGS SHOWN ON THIS PLAN REFER TO GRID NORTH, NH STATE PLANE, BASED ON GPS OBSERVATION TAKEN JANUARY 2022.
 6. VERTICAL DATUM NAVD83
 7. THE SURVEYED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/2005, COMMUNITY PANEL 33017C02160.
 8. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
AGRICULTURAL ZONE (A):
MINIMUM LOT AREA = 45,000 SQ. FT.
MINIMUM LOT FRONTAGE = 150 FT.
MINIMUM YARD SETBACKS:
FRONT = 20 FT.
SIDE = 10 FT.
REAR = 20 FT.
 9. VARIANCE GRANTED BY ROCHESTER ZONING BOARD OF ADJUSTMENTS TO PERMIT A POWER GENERATION UTILITY IN THE AGRICULTURAL ZONE ON SEPTEMBER 14, 2022.
 10. SHAW DRIVE MUST BE ABLE TO SUPPORT ACCESS TO THE LOT FOR EMERGENCY VEHICLES.
 11. FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKFIELD ST., ROCHESTER, NH 03607, (603) 335-1336.
 12. ALL SOLAR TRACKERS SHALL BE PROGRAMMED TO REST IN A POSITION THAT IS PARALLEL TO THE SLOPES TO PREVENT CHANNELIZED FLOW AND EROSION.
 13. ALL CONSTRUCTION ACCESS TO THE SOLAR TRACKERS SHALL BE FROM THE PROPOSED SHAW DRIVE IMPROVEMENTS AND NOT DOWN THE UNIMPROVED SECTION OF SHAW DRIVE OR ACROSS THE WETLANDS AND WETLAND BUFFERS.
 14. ORANGE CONSTRUCTION FENCE OR OTHER CONTINUOUS VISIBLE BOUNDARY BE INSTALLED AT THE WETLAND BUFFER LIMITS TO ASSURE NO FURTHER IMPACTS OF THE WETLANDS OR BUFFERS.
 15. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF POST CONSTRUCTION DISTURBED AREAS ARE DETERMINED TO BE ESTABLISHED PER THE EROSION CONTROL NOTES ON THE APPROVED PLANS.

REFERENCE PLANS:

1. "SUBDIVISION PLAN FOR CAROL & DENNIS DAIGLE"
DATED: OCTOBER 2003 BY POHOKEE SURVEY & SEPTIC DESIGN
RECORDED: SCR 85-8
2. "RIGHT OF WAY AND TRACK MAP, BOSTON AND MAINE RAILROAD, STA. 507+90 TO 560+70"
DATED: JUNE 1914, REVISED 1935 BY BOSTON AND MAINE RAILROAD
NOT RECORDED
3. "LOT LINE REVISION, SALMON FALLS ROAD, FOR JOAN MARY & STEVEN W. NOEL, SR., TRUSTEES"
DATED: MARCH 2014, BY NORWAY PLAINS ASSOCIATES, INC.
RECORDED: SCR 107-41
4. "CITY OF ROCHESTER CONTRACT DRAWINGS FOR GRANITE STATE BUSINESS PARK WATER MAIN EXTENSION, ROCHESTER, NH JUNE 2019, CONFORMED VERSION AUGUST 2019" PREPARED BY WRIGHT-PIERCE ON FILE WITH THE CITY OF ROCHESTER

TAX MAP 241, LOT 21
LINDA SARGENT & MARTHA FOWLER
571 SALMON FALLS RD
ROCHESTER, NH 03668
SCR 2003-684

ROCHESTER U.S. COORDINATES:
N: 1180562
E: 288489

Signed 4/3/24 Shannal Saunders per Feb 26, 2024 MSP Meeting

TAX MAP 240, LOT 49
OWNER OF RECORD:
BAYONNE CONSTRUCTION CO., INC.
PO BOX 1018
ROCHESTER N.H. 03866
SCR BOOK 5155, PAGE 399

OVERALL SITE LAYOUT PLAN
TAX MAP 240, LOT 49
SHAW DRIVE
ROCHESTER NH
PREPARED FOR:
GNM SOLAR 17, LLC
JANUARY 2024

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 INCH = 100 FT.

C-1

FILE NO. 104
PLAN NO. C-3235
DWG. NO. 21033 SP-3

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

NORWAY PLAINS ASSOCIATES, INC.

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

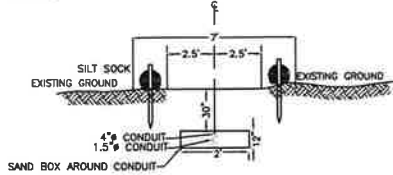


- LEGEND**
- PROPERTY LINE
 - - - JURISDICTIONAL WETLANDS
 - - - EXISTING OVERHEAD WIRES
 - - - EXISTING WATER MAIN
 - - - EXISTING GRAVITY SEWER MAIN
 - - - EXISTING HYDRANT
 - - - EXISTING WATER GATE OR SHUT-OFF VALVE
 - - - EXISTING UTILITY POLE
 - - - UGE
 - - - PROPOSED UNDERGROUND ELECTRIC WIRES
 - - - OHW
 - - - PROPOSED OVERHEAD WIRES
 - - - PROPOSED DRAIN LINE

PROPOSED IMPACTS	
TEMPORARY WETLANDS IMPACT (SQUARE FOOT)	TEMPORARY CONSERVATION OVERLAY DISTRICT IMPACT (SQUARE FOOT)
375 SF	375 SF

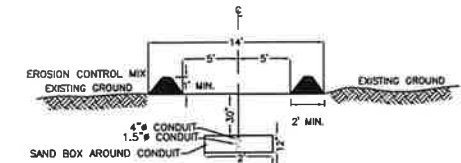
REVISIONS:
03/13/24 -- REVISE PER NOTICE OF DECISION

- NOTES:**
- CONSTRUCTION WILL CONFORM TO THE FOLLOWING UTILITIES STANDARDS AND SPECIFICATION:
 - A) SANITARY SEWER DISPOSAL - CITY OF ROCHESTER
 - B) ELECTRIC DISTRIBUTION - EVERSOURCE
 - C) TELEPHONE - FAIRPOINT
 - D) CABLE - BREEZELINE
 - E) WATER - CITY OF ROCHESTER
 - ALL PROPOSED ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - WATERLINE LOCATION IS APPROXIMATE BASED ON "CITY OF ROCHESTER, CONTRACT DRAWINGS FOR, GRANITE STATE BUSINESS PARK WATER MAIN EXTENSION, ROCHESTER, NH, JUNE 2019, CONFORMED VERSION, AUGUST 2019, BY WRIGHT-PERCE".
 - THE LOCATION OF THE UNDERGROUND CONDUITS SHALL BE ADJUSTED TO MINIMIZE THE OVERALL EARTH DISTURBANCE AND TO AVOID ANY LARGE STUMPS, ROCKS, OR LEDGE.
 - THE PROPOSED ELECTRIC WIRES WILL BE INSTALLED EITHER OVERHEAD OR UNDER THE RAILROAD AS AGREED UPON BY BOTH EVERSOURCE AND N.H. NORTHEAST RAILROAD.



TEMPORARY WETLAND IMPACT CONSTRUCTION PATH CROSS-SECTION

- NOTES:**
- INSTALL SILT SOCK AS SHOWN ON PLAN.
 - DIG TRENCH FOR UNDERGROUND CONDUIT.
 - STOCKPILE MATERIAL WITHIN TEMPORARY IMPACT AREAS AS NEEDED.
 - INSTALL UNDERGROUND CONDUIT 30" BELOW GRADE AND SURROUND IN SAND BOX.
 - USE PATH FOR ALL CONSTRUCTION ACTIVITIES WITHIN THE WETLAND AND WETLAND BUFFER AREAS.
 - RESTORE PATH TO EXISTING CONDITIONS USING NEW ENGLAND WETLAND SEED MIXTURE AT THE END OF CONSTRUCTION.

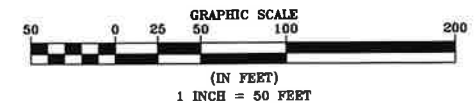


TEMPORARY WETLAND BUFFER IMPACT CONSTRUCTION PATH CROSS-SECTION

- NOTES:**
- INSTALL EROSION CONTROL BERM AS SHOWN ON PLAN.
 - DIG TRENCH FOR UNDERGROUND CONDUIT.
 - STOCKPILE MATERIAL WITHIN TEMPORARY IMPACT AREAS AS NEEDED.
 - INSTALL UNDERGROUND CONDUIT 30" BELOW GRADE AND SURROUND IN SAND BOX.
 - USE PATH FOR ALL CONSTRUCTION ACTIVITIES WITHIN THE WETLAND AND WETLAND BUFFER AREAS.
 - RESTORE PATH TO EXISTING CONDITIONS USING 4" LOAM AND SEED AT THE END OF CONSTRUCTION.

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.

UTILITY PLAN
TAX MAP 240, LOT 49
SHAW DRIVE
ROCHESTER NH
PREPARED FOR:
GNM SOLAR 17, LLC
JANUARY 2024



FILE NO. 104
PLAN NO. C-3235
DWG. NO. 21033 SP-3

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

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